

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
1	6/24/25	NOI AND SMP



TEAM HOYT
COMMUNITY YMCA

MEMORIAL DRIVE
ASHLAND, MA

cbt

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BOHLER

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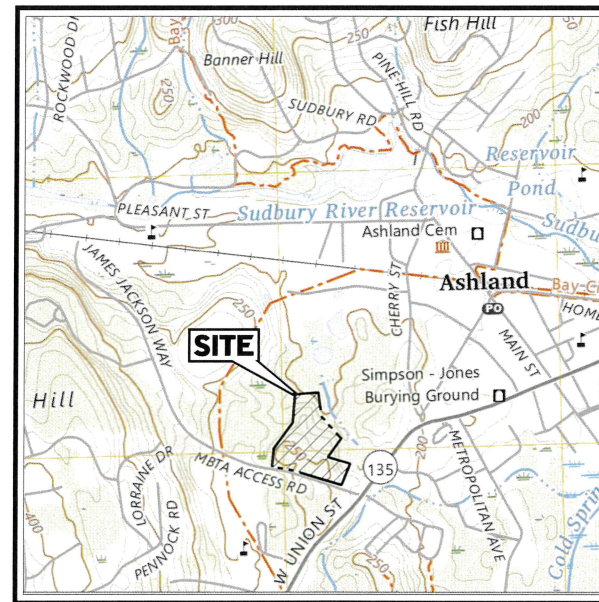
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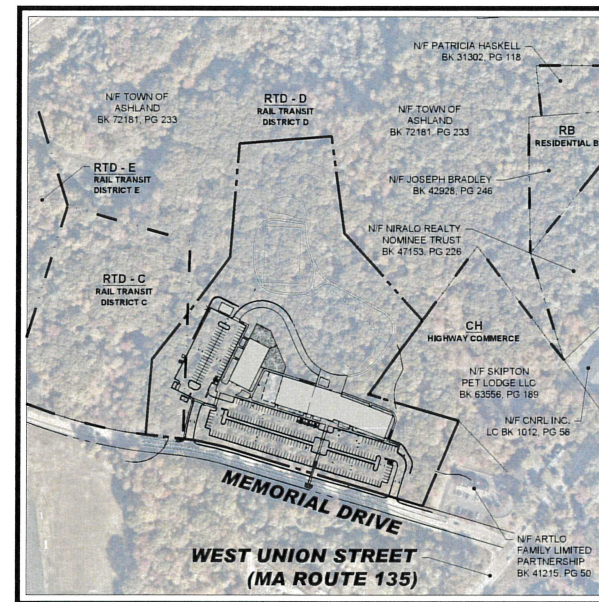
REFERENCES AND CONTACTS

REFERENCES
<ul style="list-style-type: none"> EXISTING CONDITIONS PLAN: ALLEN & MAJOR ASSOCIATES, INC. 100 COMMERCIAL WAY WOBURN, MA 01801-8551 DATED: 03/05/2025 SURVEY JOB # 2581-01C ELEVATIONS: NAVD 1988 GEOTECHNICAL ENGINEERING REPORT: GEOTECHNICAL ENGINEERS USA 236 CAUSEWAY STREET SUITE 400 BOSTON, MA 02114 DATED: 09/13/2024 ARCHITECTURAL PLAN: CBT ONE CONSTITUTION ROAD SUITE 200 BOSTON, MA 02129 DATED: 04/25/2025

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: FRAMMINGHAM, MA
USGS QUADRANGLE, 2024



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

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ISSUED FOR
PERMIT

PREPARED BY

BOHLER

COVER SHEET

SCALE AS NOTED PROJECT # MAA240220.01 DATE ISSUED 06.24.2025

C-101

GENERAL NOTE
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SHOWN PRIOR TO THE START OF CONSTRUCTION SHOULD BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE INFORMATION. THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE PROJECT INFORMATION OF RECORD IS LIMITED TO THE INFORMATION PROVIDED TO THE CONTRACTOR BY THE DESIGN PROFESSIONAL. THE CONTRACTOR 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 APPLICABLE REGULATIONS AND CODES.

MASSACHUSETTS UTILITY NOTES

(Rev. 1/2024)

- THE CONTRACTOR'S PRICE FOR WATER AND SEWER SERVICE INSTALLATIONS MUST INCLUDE ALL FEES, COSTS, AND APPURTENANCES REQUIRED BY THE UTILITY PROVIDER (AND OTHER AGENCIES HAVING JURISDICTION OVER THE WORK) TO PROVIDE FULL AND COMPLETE WORKING SERVICE, INCLUDING (BUT NOT LIMITED TO) NECESSARY FEES, TESTING, DISINFECTING, INSPECTIONS, ROAD OPENING & BACKFILL REQUIREMENTS, TRAFFIC CONTROL, AND SURETY BONDS AS DEFINED BY THE PROVIDER (AND OTHER AGENCIES HAVING JURISDICTION OVER THE WORK).
- ALL WORK ASSOCIATED WITH UTILITY POLES, OVERHEAD WIRES AND ANY/ALL APPURTENANCES SHALL BE COORDINATED BY THE GC WITH THE LOCAL UTILITY COMPANIES PRIOR TO THE ORDERING OF ANY MATERIALS. THIS MAY INCLUDE BUT IS NOT LIMITED TO THE REMOVAL, INSTALLATION, RELOCATION OR PROTECTION OF ANY BRACING, GUY WIRES, OVERHEAD WIRES, ETC. AS MAY BE REQUIRED TO ACCOMMODATE THE PROJECT.
- SEWERS CONVEYING SANITARY FLOW, OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES MUST AT A MINIMUM, BE IN SEPARATE TRENCHES WITH THE AT LEAST 18 INCHES OF VERTICAL SEPARATION FROM THE BOTTOM OF THE WATER MAIN TO THE TOP OF THE SEWER LINE, WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE. THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SANITARY SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SANITARY SEWER MUST BE PROVIDED. ALL CROSSINGS SHALL BE IN ACCORDANCE WITH JURISDICTIONAL PERMITTING/UTILITY AUTHORITIES REGULATIONS.
- WHEN THESE PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL UTILITY SERVICES, INCLUDING BUT NOT LIMITED TO STORM, SANITARY, UTILITIES, AND IRRIGATION LINES, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. THE CONTRACTOR MUST CAP ENDS OF INSTALLED UTILITIES AS APPROPRIATE. MARK UTILITY ENDS WITH MAGNETIC TRACER TAPE. MARK TERMINUS LOCATIONS WITH A 2X4 STAKE, AND MUST NOTE THE LOCATION OF ALL UTILITY STUBS ON A CLEAN COPY OF THE PLAN. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK, ALL OF WHICH IS AT THE CONTRACTOR'S SOLE COST, UNLESS INDICATED OTHERWISE. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC., MUST BE INSTALLED UNDERGROUND. ALL NEW UTILITY SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
- SANITARY PIPE MUST BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE CLEARLY INDICATED OTHERWISE. SANITARY LATERAL(S) MUST BE PVC SDR 26 UNLESS CLEARLY INDICATED OTHERWISE.
- UNLESS CLEARLY INDICATED OTHERWISE ALL SANITARY PIPE MUST BE:
 - FOR PIPES LESS THAN 12 FEET DEEP POLYVINYL CHLORIDE (PVC) SDR 35 PER ASTM D3034.
 - FOR PIPES GREATER THAN 12 FEET DEEP POLYVINYL CHLORIDE (PVC) SDR 26 PER ASTM D3034.
 - UNLESS LOCAL OR STATE BUILDING / PLUMBING CODE CLEARLY SPECIFIES DIFFERENTLY, SANITARY LATERALS MUST BE PVC SDR 26.
- FOR ALL UTILITY PIPING (INCLUDING DRAIN) WITHIN 10 FT OF A BUILDING, PIPE MATERIAL SHALL COMPLY WITH APPLICABLE LOCAL OR STATE BUILDING AND PLUMBING CODES. CONTRACTOR SHALL REFER TO PLUMBING ENGINEERING PLANS AND VERIFY PIPE MATERIAL WITH LOCAL OFFICIAL PRIOR TO ORDERING OF MATERIALS.
- CONTRACTOR SHALL VERIFY THE CONNECTION OF EXTERIOR PIPING TO ANY FIXTURES (SUCH AS AN EXTERIOR GREASE INTERCEPTOR) OR OTHER DRAINAGE SYSTEMS WITH LOCAL OFFICIALS FOR COMPLIANCE WITH APPLICABLE LOCAL OR STATE BUILDING AND PLUMBING CODES PRIOR TO ORDERING OF MATERIALS.
- WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER COMPANY. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.
- GAS METERS MUST BE PROTECTED AS REQUIRED BY THE JURISDICTIONAL GAS PROVIDER.
- TRANSFORMERS AND SWITCH GEARS: GC SHALL PROVIDE ALL APPURTENANCES IN ACCORDANCE WITH UTILITY COMPANY SPECIFICATIONS AND CARRY SAME IN BASE BID. APPURTENANCES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE CONCRETE PAD, SECONDARY SPILL CONTAINMENT AREAS (IF REQUIRED), BOLLARD / VEHICULAR PROTECTION, AND OTHER ITEMS AS MAY BE REQUIRED BY THE UTILITY PROVIDER FOR INSTALLATION OF THE TRANSFORMER AND SWITCH GEAR (IF REQUIRED). GC SHALL COORDINATE ALL ASPECTS OF INSTALLATION WITH UTILITY PROVIDER PRIOR TO ORDERING OF MATERIALS AND NOTIFY DESIGN ENGINEER OF ANY CONFLICTS IN WRITINGS.

MASSACHUSETTS DEMOLITION NOTES

(Rev. 1/2023)

- THE CONTRACTOR MUST LOCATE AND CLEARLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
- CONTRACTOR SHALL FIELD LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION AND IF REQUIRED, DIG EXPLORATORY TEST PITS TO CONFIRM EXACT LOCATION AND DEPTH OF UTILITIES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER WITH ANY CONFLICTS AS NEEDED TO COORDINATE FINAL LOCATION OF ALL PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL INSPECT ALL EXISTING UTILITY STRUCTURES THAT ARE TO REMAIN FOR THE PROJECTS REUSE TO VERIFY SUITABILITY FOR SAME. IF STRUCTURES CAN NOT BE REUSED THEN THE CONTRACTOR SHALL PROVIDE A NEW STRUCTURE. THE CONTRACTOR SHALL COORDINATE SUCH WORK WITH THE APPLICABLE UTILITY PROVIDER.
- CONTRACTOR TO REMOVE ANY BUILDING FOUNDATION REMAINS OR ASSOCIATED IMPROVEMENTS, DELETERIOUS MATERIALS, AND/OR DEBRIS THAT IMPEDE THE WORK SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL REVIEW THE PLANS VERSUS THE LOCATION OF EXISTING STRUCTURES, UTILITIES AND APPURTENANCES IN THE FIELD TO CONFIRM ACCURACY OF SAME AND VERIFY ITEMS TO BE REMOVED. CONTRACTOR SHALL CARRY COSTS FOR REMOVAL OF ANY EXISTING STRUCTURES, APPURTENANCES, AND UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO, DRAIN, WATER, SEWER, STEAM, IRRIGATION, GAS, TELECOM AND ELECTRIC.
- THE CONTRACTOR SHALL MAINTAIN, ADJUST OR ABANDON EXISTING MONITORING WELLS IN ACCORDANCE WITH THE DIRECTION OF THE ENVIRONMENTAL CONSULTANT (EPC).
- WHERE THE LIMIT OF WORK COINCIDES WITH PROPERTY LINE, TREE LINE, PROPOSED SAWCUT OR COMBINATION THEREOF IT IS SHOWN ADJACENT TO THESE FEATURES FOR GRAPHICAL CLARITY.
- EXISTING TREES TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION UNLESS CLEARLY INDICATED OTHERWISE. REASONABLE CARE AND CAUTION SHALL BE TAKEN DURING CONSTRUCTION TO PREVENT DAMAGE AND SELECTIVE PRUNING MAY BE REQUIRED TO ENSURE THAT TREES DO NOT CONFLICT WITH THE DEVELOPMENT.
- CONTRACTOR SHALL REPAIR/REPLACE ANY TRAFFIC LOOP DETECTORS THAT ARE DAMAGED DURING CONSTRUCTION WITHIN EXISTING OR PROPOSED RIGHTS OF WAYS. ANY SUCH WORK SHALL BE PERFORMED BY A LICENSED / DOT APPROVED SIGNAL CONTRACTOR. ANY DAMAGED LOOPS OR OTHER SIGNAL EQUIPMENT SHALL BE REPAIRED IMMEDIATELY AFTER THE WORK IS COMPLETE. THE SIGNAL CONTRACTOR SHALL BE AVAILABLE TO MAKE ANY TEMPORARY SIGNAL CHANGES IF REQUESTED BY DOT AND/OR THE MUNICIPALITY.
- THE CONTRACTOR MUST FIELD VERIFY THE LOCATIONS WHERE PROPOSED UTILITIES CROSS EXISTING UNDERGROUND UTILITIES BY USING A TEST PIT TO DETERMINE THE EXACT SIZE, DEPTH AND LOCATION, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL LOCATE ANY EXISTING UTILITY SERVICES THAT ARE TO BE TERMINATED AT THE EXISTING MAIN AND/OR PROPERTY LINE. THESE SERVICES ARE TO BE TERMINATED IN ACCORDANCE WITH MUNICIPAL / STATE TRANSPORTATION DEPARTMENT REQUIREMENTS.

MASSACHUSETTS SITE NOTES

(Rev. 5/2024)

- WHEN APPLICABLE, OWNER/ OPERATOR MUST FILE THE NOI FOR NPDES PERMITS AT APPROPRIATE AND/OR REQUIRED TIME FRAMES BASED UPON THE DESIRED START OF CONSTRUCTION, LAND DISTURBING ACTIVITIES MUST NOT COMMENCE UNTIL APPROVAL, DO SO HAS BEEN RECEIVED FROM GOVERNING AUTHORITIES (INCLUDING STORMWATER POLLUTION PREVENTION PLAN). THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED).
- ALL CONCRETE MUST BE AIR ENTRAINED AND INCLUDE THE MINIMUM COMPRESSIVE STRENGTH OF JURISDICTIONAL STANDARD PSI AT 28 DAYS (OR 4,000 PSI) UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLANS, DETAILS AND GEOTECHNICAL REPORT THEN THE GEOTECHNICAL REPORT SHALL GOVERN.
- THE CONTRACTOR MUST FILE SITE SIGNAGE APPLICATION OR PERMIT UNDER SEPARATE APPLICATION UNLESS DONE SO AS PART OF JURISDICTIONAL PERMITTING PROCEDURES.
- THE CONTRACTOR MUST REPAIR OR REPLACE, AT THE CONTRACTOR'S SOLE COST AND EXPENSE, ALL SIDEWALKS, CURBS, PAVEMENT MARKINGS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES WHETHER SPECIFIED ON THIS PLAN OR NOT.
- WORK WITHIN THE RIGHT-OF-WAY MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS, ENGINEERING DEPARTMENT, HIGHWAY DIVISION AND/OR STATE DOT HIGHWAY DEPARTMENT.
- WHERE RETAINING WALLS ARE IDENTIFIED ON THE PLANS, TOP AND BOTTOM OF WALL WIDTHS DO NOT REPRESENT THE ACTUAL WIDTH OF THE PROPOSED WALL, RATHER THEY ARE AN ASSUMPTION BASED ON WALL TYPE AND WALL HEIGHT. WALL FOOTINGS AND/OR FOUNDATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR OR WALL DESIGNER, AND MUST BE SET BASED UPON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS. THE CONTRACTOR MUST ENSURE THAT AN APPROPRIATELY LICENSED PROFESSIONAL DESIGNER ALL WALLS SHOWN HEREON AND PRIOR TO CONSTRUCTION, REFER TO GRADING NOTES REGARDING RETAINING WALL DESIGN.
- CONTRACTOR IS CAUTIONED OF EXISTING UTILITY SERVICES TO REMAIN IN PROXIMITY TO PROPOSED BOLLARDS AND SIGNS. CONTRACTOR SHALL PROVIDE FIELD MODIFICATION LOCATIONS OF BOLLARDS AND BOLLARDS WITH SIGNAGE AS NEEDED TO AVOID CONFLICTS WITH EXISTING UTILITY SERVICES TO REMAIN.

MASSACHUSETTS GRADING NOTES

(Rev. 5/2024)

- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE PAVEMENT GRADE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR MUST CONFIRM AND ENSURE THAT AS CONSTRUCTED IMPROVEMENTS CREATE THE FOLLOWING MINIMUM SLOPES (EXCEPT WHERE ADA REQUIREMENTS LIMIT THEM): 1.0% ON ALL CONCRETE SURFACES, 1.5% ON ASPHALT SURFACES, 1.5% IN LANDSCAPED AREAS AND 0.75% SLOPE AGAINST ALL ISLANDS, GUTTERS AND CURBS TO PROVIDE POSITIVE DRAINAGE.
- WHERE RETAINING WALLS ARE IDENTIFIED ON THE PLANS, TOP AND BOTTOM OF WALL ELEVATIONS (G & GL) REPRESENT THE PROPOSED FINISHED GRADE AT THE FACE OF THE TOP AND THE BOTTOM OF THE WALL AND DO NOT REPRESENT THE OVERALL HEIGHT OF THE WALL TO ITS EXTENTS (I.E. ANY CAP UNITS OR COURSES BELOW GRADE INCLUDING FOOTINGS ARE EXCLUDED). WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR OR WALL DESIGNER, AND MUST BE SET BASED UPON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS. THE CONTRACTOR MUST ENSURE THAT THERE ARE NO UTILITIES ON THE PASSIVE SIDE OF THE RETAINING WALL. NO EXCAVATION MAY BE PERFORMED ON THE PASSIVE SIDE OF THE RETAINING WALL WITHOUT APPROPRIATELY AND SAFELY SUPPORTING THE WALL IN ACCORDANCE WITH THE STANDARD OF CARE AND ALL APPLICABLE RULES, REGULATIONS, CODES, ORDINANCES, LAWS AND STATUTES.
- MSE OR GRAVITY BLOCK WALLS SHALL BE CONSTRUCTED SUCH THAT UPON COMPLETION OF CONSTRUCTION THERE IS NO UNFINISHED SURFACE OR LIFTING RINGS VISIBLE (E.G. USE OF FINISHED TOP BLOCK OR CAP STONES)
- STORMWATER RUNOFF WITHIN PROPERTY MUST BE COLLECTED ON-SITE WITH NO OVERLAND RUNOFF ONTO THE RIGHT-OF-WAY OR ADJACENT PROPERTIES TO THE MAXIMUM EXTENT POSSIBLE OR IN THE MANNER SHOWN ON THE CONSTRUCTION DRAWINGS. STORMWATER RUNOFF ONTO ADJACENT PROPERTIES SHALL BE CONTROLLED AS TO NOT ADVERSELY IMPACT SAID PROPERTIES.
- BEFORE COMMENCING GRADING WORK, CONTRACTOR SHALL SUBMIT SAMPLES OF ALL NATIVE AND IMPORTED MATERIALS WITH THEIR INTENDED FOR STRUCTURAL USES TO THE GEOTECHNICAL ENGINEER OF RECORD.
- REFER TO GENERAL NOTES SHEET FOR ADDITIONAL ADA GUIDELINES AND REQUIREMENTS.
- FOR ALL RETAINING WALLS 4 FEET OR GREATER IN HEIGHT:
 - THE OWNER OR THE OWNER'S CONTRACTOR IS TO PROVIDE A SITE-SPECIFIC RETAINING WALL DESIGN PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED (E.G. STRUCTURAL ENGINEER) IN THE STATE WHERE THE CONSTRUCTION OCCURS. SOIL TYPES, WATER TABLE ELEVATION, EXISTING & PROPOSED SURROUNDING IMPROVEMENTS/CONDITIONS (INCLUDING BUT NOT LIMITED TO SLOPES, DRIVE AISLES, ROADS, FENCING, GUIDERAILS, UTILITIES, DRAINAGE FACILITIES, STRUCTURES, FOUNDATIONS), LIVE LOADS AND OTHER SITE AMENITIES THAT COULD HAVE AN INFLUENCE OR IMPACT ON THE RETAINING WALL'S CONSTRUCTABILITY AND/OR LONGEVITY SHALL BE CONSIDERED AND INCORPORATED INTO THE RETAINING WALL DESIGN AS WELL AS THE GLOBAL STABILITY ANALYSIS.
 - PEER REVIEW AND GLOBAL STABILITY ANALYSIS OF THE RETAINING WALL DESIGN MUST BE COMPLETED BY THE OWNER'S GEOTECHNICAL ENGINEER TO CERTIFY THE DESIGN MEETS INDUSTRY STANDARDS FOR FACTOR OF SAFETY, SOIL TYPES, WATER TABLE ELEVATION AND DESIGN PROPERTIES AS NOTED ABOVE SHALL BE FIELD CONFIRMED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO WALL CONSTRUCTION.
- CONTRACTOR SHALL INSTALL CONCRETE CURB ALONG FACE OF BUILDING / WALL AS SHOWN TO PROVIDE CONSISTENT WIDTH ALONG LENGTH OF PROPOSED ACCESSIBLE RAMP AND RAMP LANDING TO MEET ADA/AB REQUIREMENTS.
- CONTRACTOR SHALL REVIEW RETAINING WALL LOCATIONS VERSUS APPLICABLE STATE AND LOCAL CODES AND PROVIDE FALL PROTECTION (E.G. FENCING OR RAILING) IN ACCORDANCE WITH SAID CODE.
- CONTRACTOR SHALL COORDINATE WITH OWNER/OPERATOR TO REVIEW EXISTING DEPRESSIONS WITHIN EXISTING PAVEMENT AREAS TO REMAIN AND SHALL CONFIRM THAT THE SCOPE OF WORK SHALL PROVIDE POSITIVE DRAINAGE BY FIXING ANY EXISTING AREAS OF PONDING.
- BEFORE COMMENCING GRADING WORK, CONTRACTOR SHALL SUBMIT SAMPLES OF ALL NATIVE AND IMPORTED MATERIALS WITH THEIR INTENDED FOR STRUCTURAL USES TO THE GEOTECHNICAL ENGINEER OF RECORD.

MASSACHUSETTS ACCESSIBILITY DESIGN

GUIDELINES

(Rev. 5/2024)

- IN ADDITION TO THE ACCESSIBILITY DESIGN GUIDELINES ON SHEET C-102, THE CONTRACTOR MUST ALSO ENSURE THAT ALL ACCESSIBLE COMPONENTS AND ACCESSIBLE ROUTES ARE CONSTRUCTED IN STRICT ACCORDANCE WITH THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATIONS 521 CMR. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCIES BETWEEN THE AMERICANS WITH DISABILITIES ACT (ADA CODE AND STATE BUILDING CODE) AS IT RELATES TO ANY ACCESSIBLE IMPROVEMENTS BEING CONSTRUCTED PRIOR TO COMMENCING THE WORK.

MASSACHUSETTS DRAINAGE NOTES

(Rev. 1/2023)

- WHEN THESE PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL UTILITY SERVICES, INCLUDING BUT NOT LIMITED TO STORM, SANITARY, UTILITIES, AND IRRIGATION LINES, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. THE CONTRACTOR MUST CAP ENDS OF INSTALLED UTILITIES AS APPROPRIATE. MARK UTILITY ENDS WITH MAGNETIC TRACER TAPE. MARK TERMINUS LOCATIONS WITH A 2X4 STAKE, AND MUST NOTE THE LOCATION OF ALL UTILITY STUBS ON A CLEAN COPY OF THE PLAN. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK, ALL OF WHICH IS AT THE CONTRACTOR'S SOLE COST.
- STORM AND SANITARY PIPE LENGTHS INDICATED ARE NOMINAL AND ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS INDICATED ON THE PLANS OTHERWISE.
- UNLESS CLEARLY INDICATED OTHERWISE, ALL STORM PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH GILTS/CL TIGHT JOINTS, WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHTO M252 FOR PIPES 4" TO 10" AND TO AASHTO M294 FOR PIPES 12" TO 60" AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT/SOIL TIGHT JOINT. PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 PVC OR SCH-40E UNLESS INDICATED OTHERWISE. HOPE PIPE JOINT GASKETS MUST BE PROVIDED AND CONFORM TO ASTM F477. DRAIN PIPE INSTALLED WITH OVER TEN (10) FEET OVER COVER AND/OR IN HIGH GROUNDWATER CONDITIONS SHALL BE SANITITE HP POLYPROPYLENE PIPE (PP), OR APPROVED EQUIVALENT.

REVISIONS

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1	6/24/25	NOI AND SMP



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ISSUED FOR
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JURISDICTIONAL NOTES

SCALE AS NOTED PROJECT # MAA240220.01 DATE ISSUED 06.24.2025

C-103

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	1	6/24/25	NOI AND SMP

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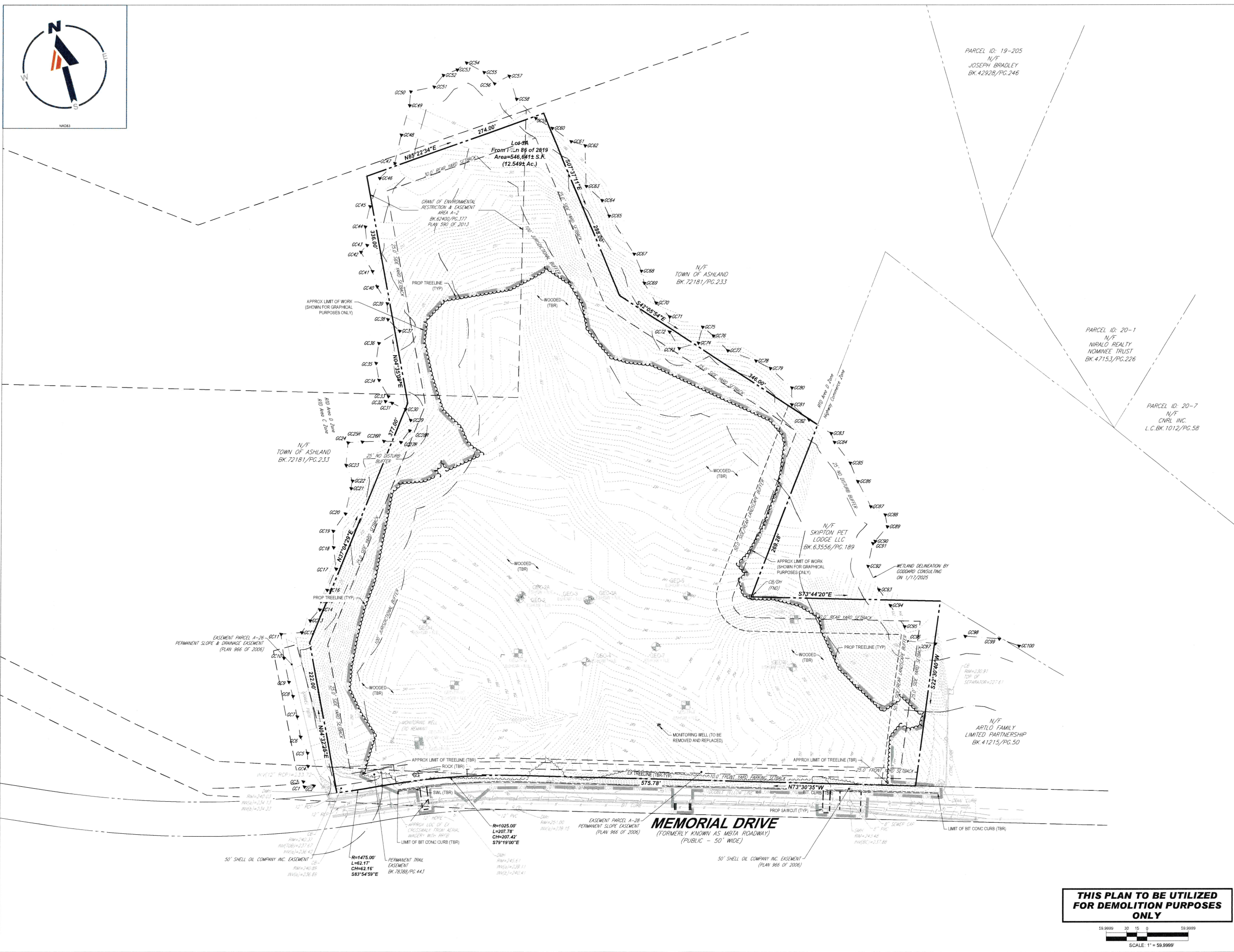


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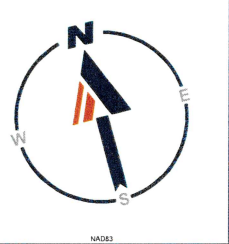
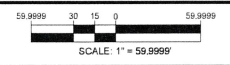
EXISTING CONDITIONS/
DEMOLITION PLAN

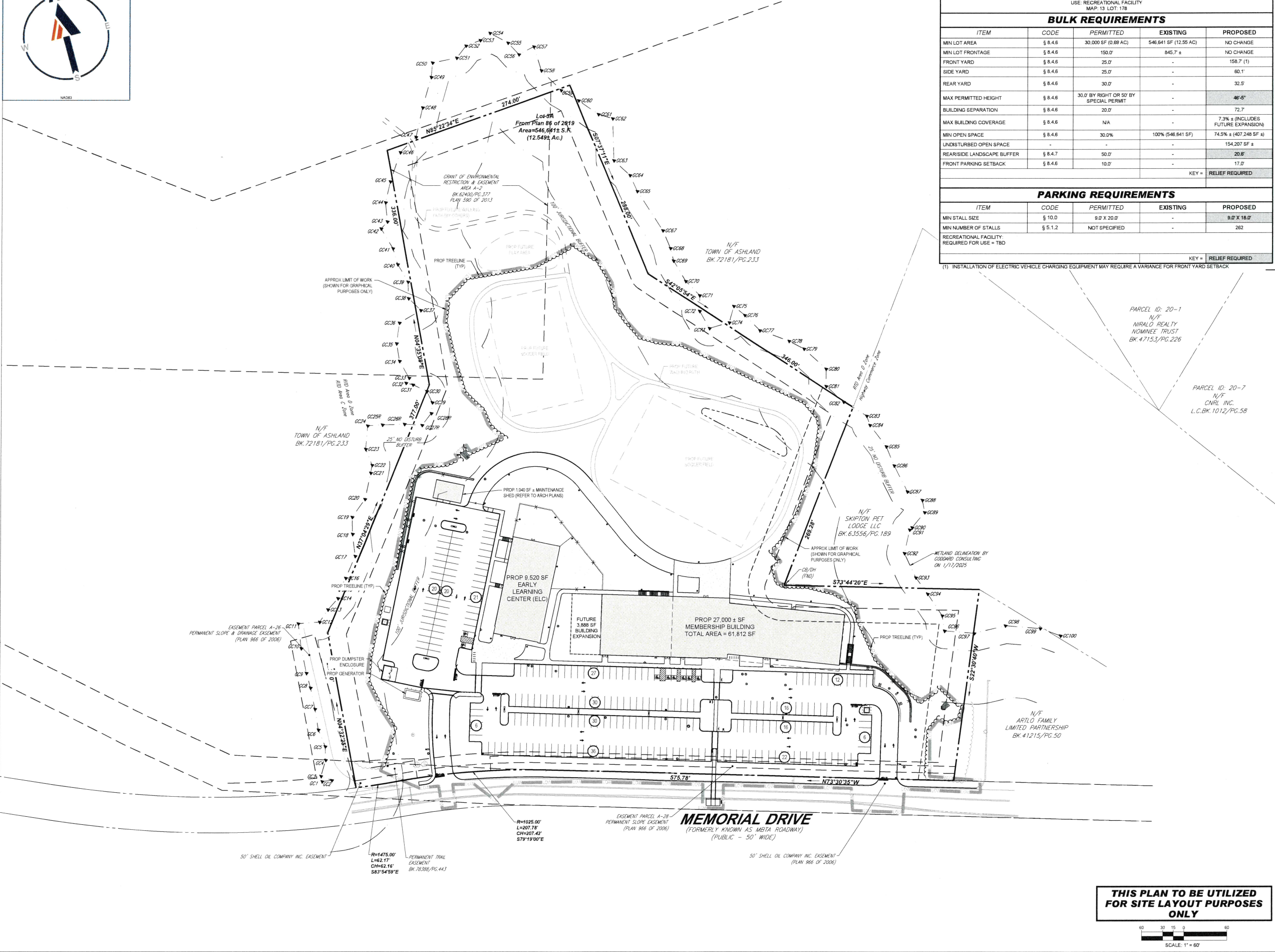
SCALE AS NOTED PROJECT # MAA240220.01 DATE ISSUED 06.24.2025

C-201



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





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 (0.68 AC)	546,841 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'-6"
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%	100% (546,841 SF)	74.5% ± (407,248 SF ±)
UNDISTURBED OPEN SPACE	-	-	-	154,207 SF ±
REAR/SIDE LANDSCAPE BUFFER	§ 8.4.7	50.0'	-	20.8'
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		
#	DATE	DESCRIPTION
1	6/24/25	NOI AND SMP

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MEMORIAL DRIVE
ASHLAND, MA

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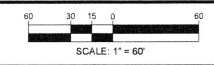
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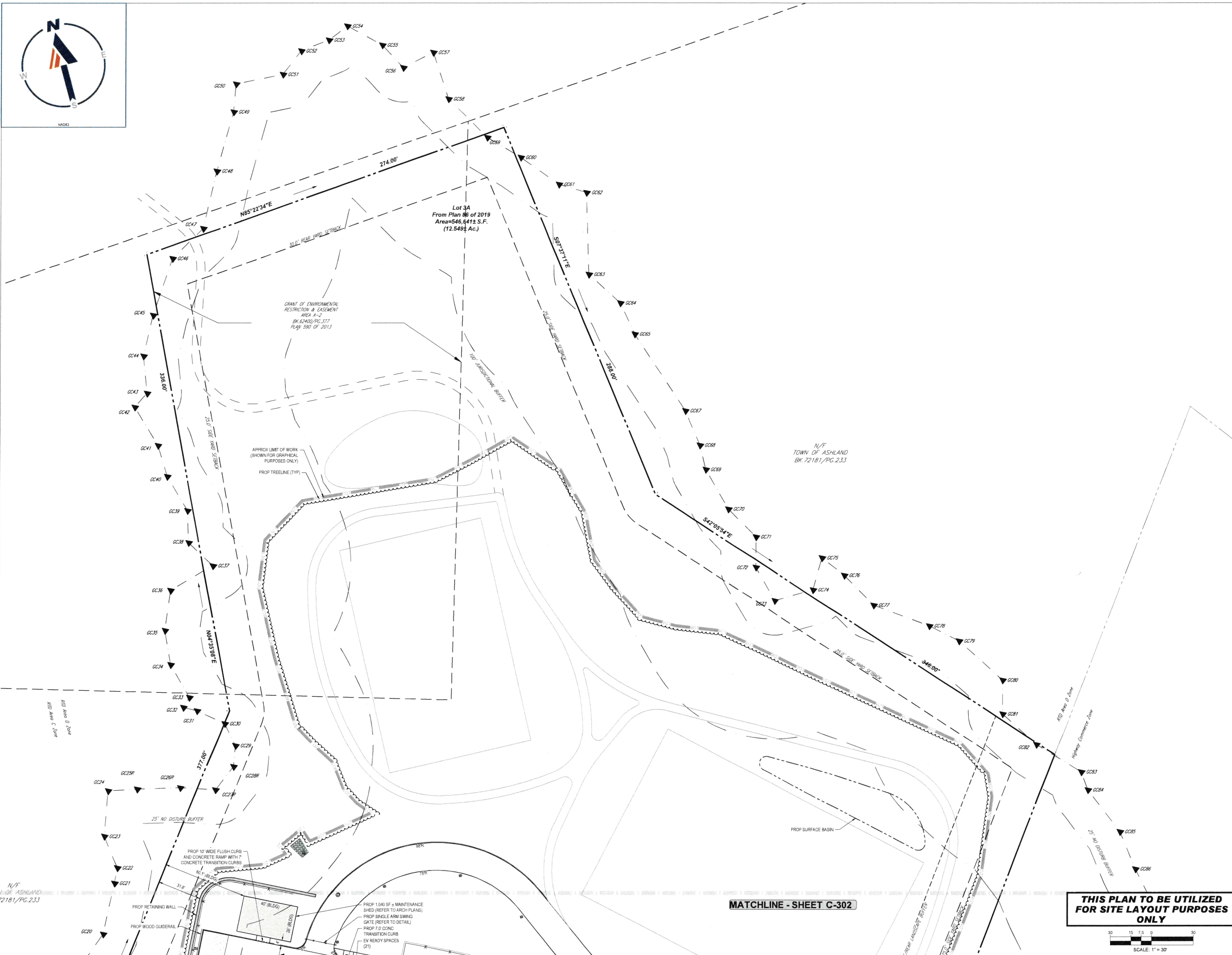
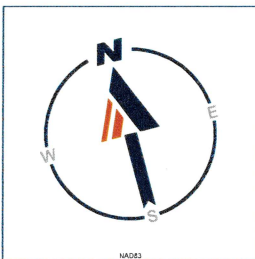
OVERALL SITE PLAN

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SCALE AS NOTED PROJECT # MAA240220.01 DATE ISSUED 06.24.2025

C-301



REVISIONS	#	DATE	DESCRIPTION
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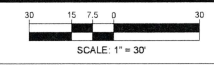
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SITE PLAN B

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SCALE AS NOTED PROJECT # MAA240220.01 DATE ISSUED 06.24.2025

C-303

MATCHLINE - SHEET C-302

N/T TOWN OF ASHLAND BK. 72181/PG. 233

GRANT OF ENVIRONMENTAL RESTRICTION & EASEMENT AREA A-2 BK. 62400/PG. 177 PLAN 590 OF 2013

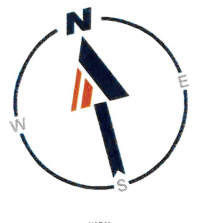
Lot 3A From Plan 86 of 2019 Area=546,641± S.F. (12.549± Ac.)

N/T TOWN OF ASHLAND BK. 72181/PG. 233

APPROX LIMIT OF WORK (SHOWN FOR GRAPHICAL PURPOSES ONLY) PROP TREELINE (TYP)

PROP 10' WIDE FLUSH CURB AND CONCRETE RAMP WITH 7\"/>

PROP 1346 SF = MAINTENANCE SHED (REFER TO ARCH PLANS)
 PROP SINGLE ARM SWING GATE (REFER TO DETAIL)
 PROP 7.5\"/>



REVISIONS	#	DATE	DESCRIPTION
	1	6/24/25	NOI AND SMP

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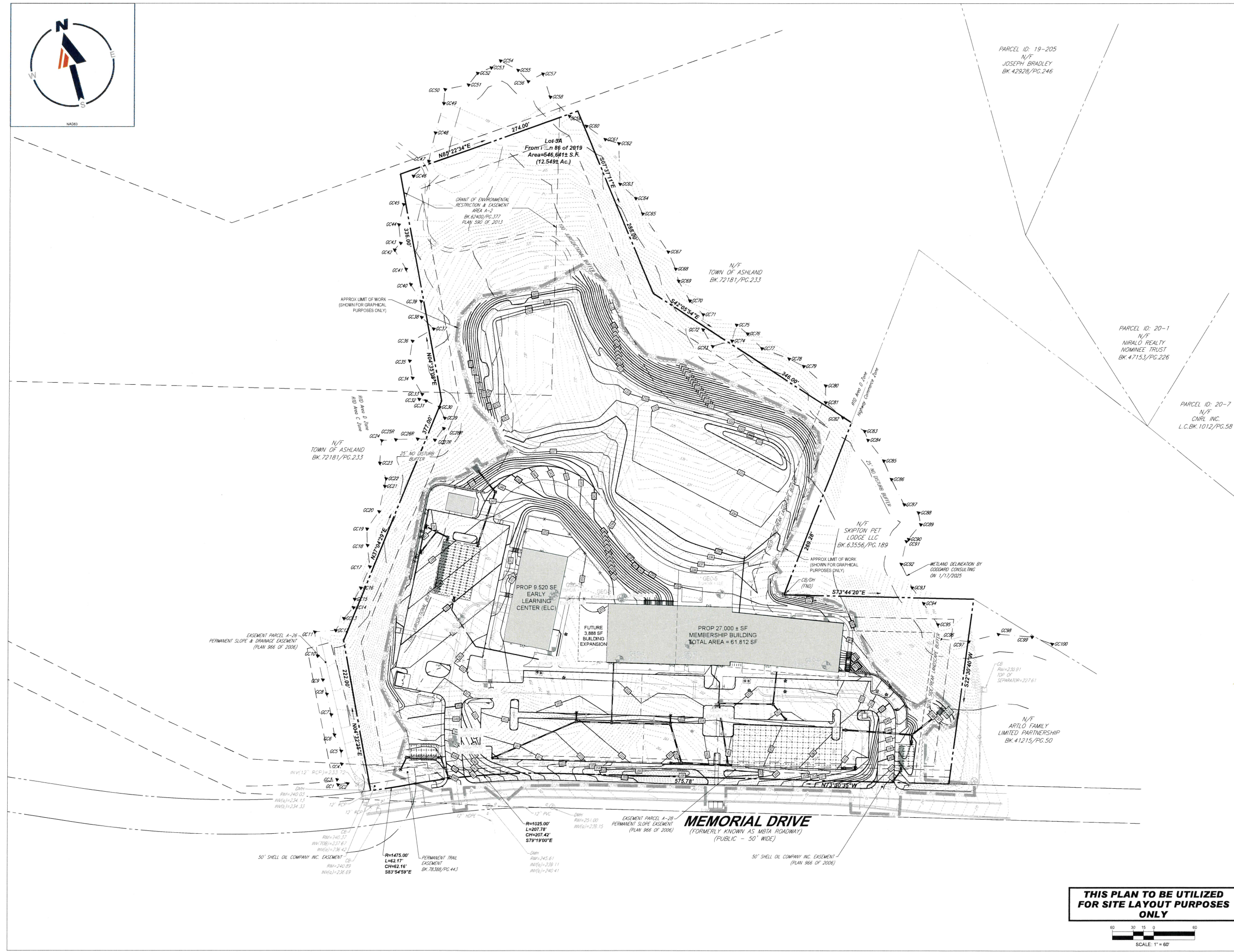
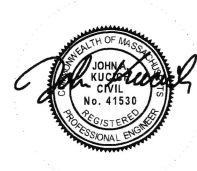
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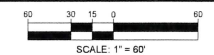
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OVERALL GRADING AND DRAINAGE PLAN

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C-401

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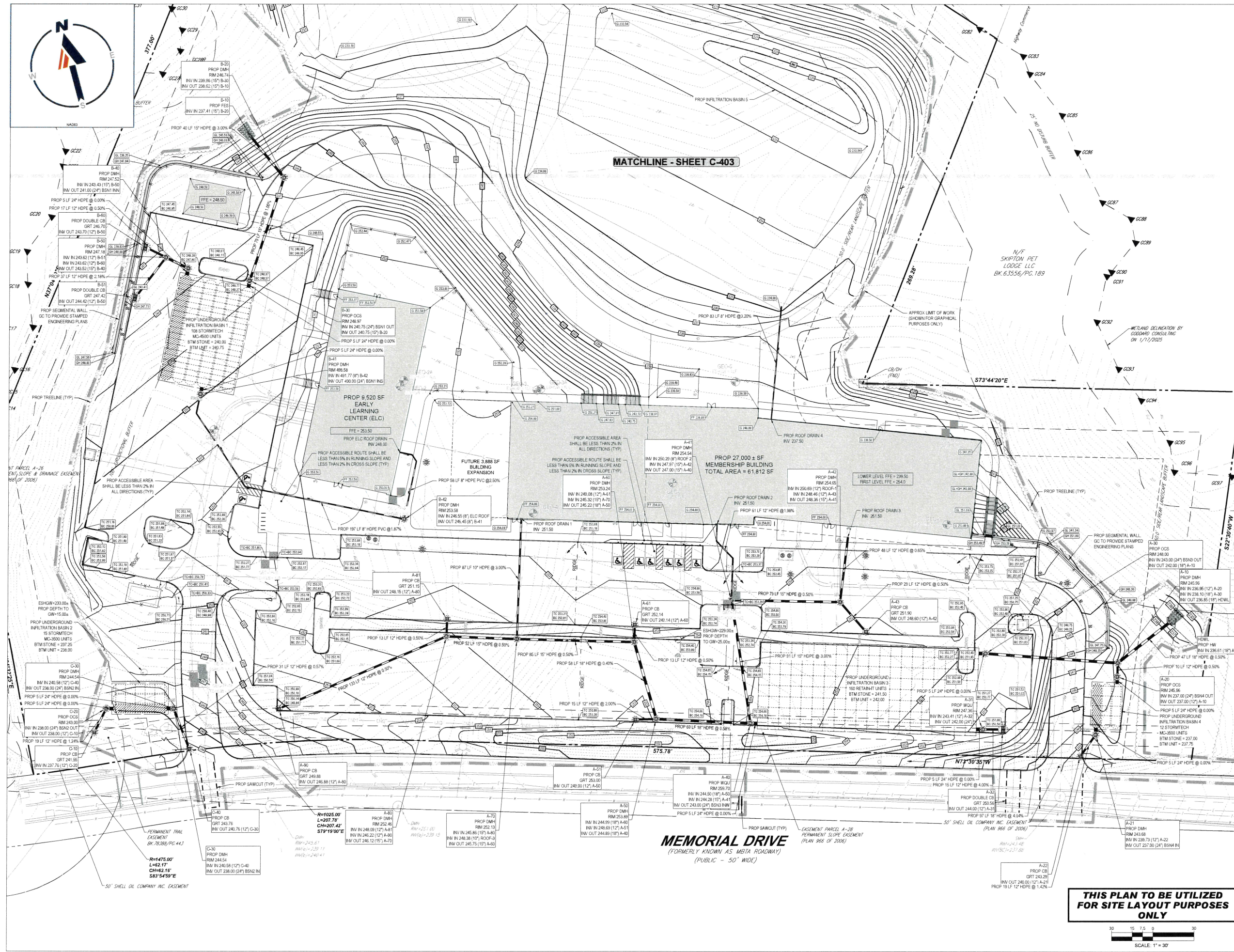


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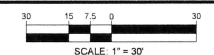
GRADING AND DRAINAGE PLAN A

SCALE AS NOTED PROJECT # MAA240220.01 DATE ISSUED 06.24.2025

C-402



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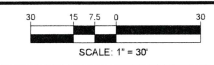
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GRADING AND DRAINAGE PLAN B

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SCALE AS NOTED PROJECT # DATE ISSUED
 MAA240220.01 06.24.2025

C-403

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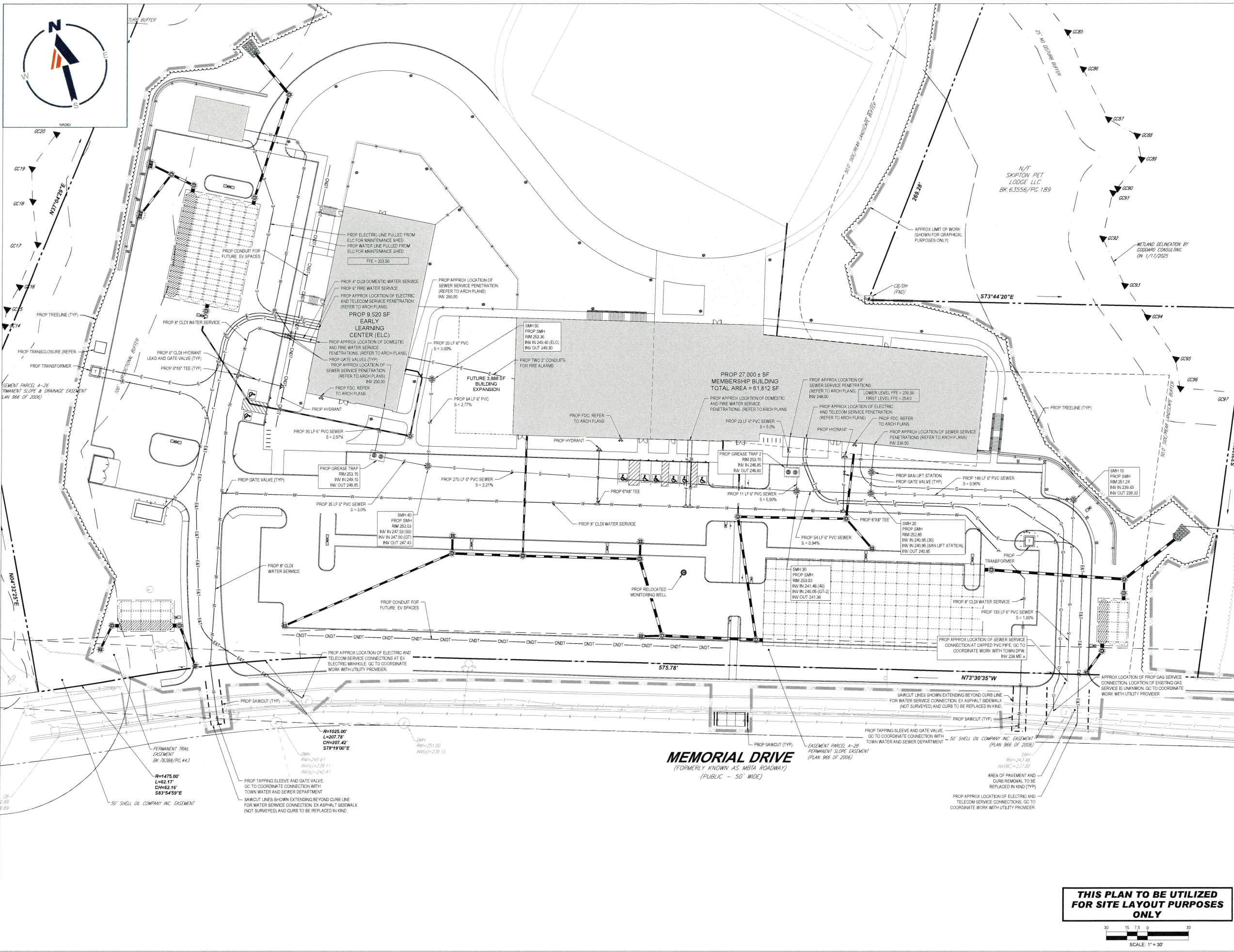
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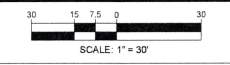
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UTILITY PLAN

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C-501

MASSACHUSETTS EROSION AND SEDIMENT CONTROL NOTES

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE EROSION AND SEDIMENT CONTROL REGULATIONS.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. AT A MINIMUM, AREAS SHALL BE PERMANENTLY STABILIZED ACCORDING TO THE CURRENT EDITION OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) OR IN THE ABSENCE OF A SWPPP, THEY SHALL BE PERMANENTLY STABILIZED WITHIN 14 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 8%.
- INSTALL SILTATION BARRIERS AT 10% OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE PERMANENTLY STABILIZED. FOR SEDIMENT CONTROL DEVICES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE DEVICES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1) UNLESS OTHERWISE INDICATED ON THE PLANS. SLOPE PROTECTION FOR SLOPES GREATER THAN 2:1 SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER.
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE DORMANT SEEDING MAY BE ATTEMPTED AS WELL TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL STANDARDS.
- VEGETATION MEASURES PRIOR TO COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - SIX INCHES OR MORE OF THE LANDSCAPE PLAN OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR WAREHOUSE SITES, OR WHERE TIMING OF SEEDING IS CRITICAL, APPLY A RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
 - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREeping RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PRELIMINARY MIXTURE OF 44% BLUE GRASS, 44% CREeping RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 130 LBS PER 1,000 SF LAWN. QUALITY SOG MAY BE SUBSTITUTED FOR SEED WHERE SLOPES DO NOT EXCEED 2:1. SOG ON SLOPES STEEPER THAN 3:1 SHOULD BE PEGGED.
 - STRAW MULCH AT THE RATE OF 70-80 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS 70% STABILIZED. FOR EROSION CONTROL MEASURES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE MEASURES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
- WETLANDS WILL BE PROTECTED WITH BARRIERS CONSISTING OF STRAW BALES, COMPOST TUBES, SILT FENCE OR A COMBINATION THEREOF.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

LOCATION	MULCH	MULCH RATE
1000' PROTECTED AREA	STRAW	100 POUNDS
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS	185-275 POUNDS
	STRAW (ANCHORED)*	100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELISIOR MAT	AS REQUIRED
GREATER THAN 3:1	(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)	

* A HYDRO-APPLICATION OF WOOD OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER SHALL BE USED TO ADDITIONAL WIND CONTROL.
 * MULCH ANCHORING: ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD/BLOCK). MULCH NETTING (AS PER MANUFACTURER). WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS). USE OF A SERRATED STRAIGHT DISK, WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

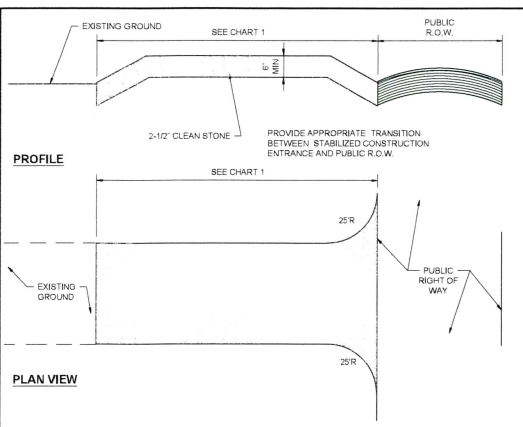
- PROPOSED LOCATIONS OF SURFACE STORMWATER MANAGEMENT BASINS CAN BE UTILIZED AS A TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION. SEDIMENT TRAPS SHALL BE SIZED AND CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- TEMPORARY SEDIMENT TRAPS SHALL BE SIZED PER THE CURRENT EDITION OF THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS AND PROVIDE A MINIMUM OF 1,800 CF PER ACRE OF TRIBUTARY AREA WITH A MAXIMUM TRIBUTARY AREA OF 5 ACRES. MAINTAIN A 2:1 LENGTH TO WIDTH RATIO, AND NOT EXCEED 5 FT IN HEIGHT. UPON SITE STABILIZATION, ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE TEMPORARY SEDIMENT TRAP EXCAVATED TO 1 FOOT BELOW THE TRAP. THE AREA SHALL THEN BE SCARIFIED TO PREVENT COMPACTION AND PROMOTE INFILTRATION, AND GRADED AND STABILIZED IN ACCORDANCE WITH THE GRADING AND LANDSCAPE PLANS.
- STOCKPILING OF MATERIALS (SOIL, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
- EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.
- THE CONTRACTOR MUST PERFORM DEWATERING (IF REQUIRED), IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR THE COSTS ASSOCIATED WITH ANY AND ALL NECESSARY DISCHARGE PERMITS ASSOCIATED WITH SAME.
- THE CONTRACTOR MUST LOCATE CONSTRUCTION WASTE MATERIAL STORAGE AREAS TO MINIMIZE EXPOSURE TO STORMWATER. THE CONTRACTOR MUST IMMEDIATELY PLACE CONSTRUCTION WASTE IN ON-SITE STORAGE CONTAINERS UNTIL THAT CONSTRUCTION WASTE IS READY FOR OFF-SITE DISPOSAL. THE CONTRACTOR MUST MAINTAIN SPILL PREVENTION AND RESPONSE EQUIPMENT AND MAKE SAME CONTINUOUSLY AVAILABLE ON-SITE FOR USE BY THE CONTRACTOR'S EMPLOYEES WHO MUST BE PROPERLY TRAINED IN THE APPLICATION OF SPILL PREVENTION AND RESPONSE PROCEDURES.
- EROSION CONTROL NOTES DURING WINTER CONSTRUCTION
- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT THE AMOUNT OF AREA OPEN AT ONE TIME IS MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE AND IN CONFORMANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN SUCH THAT ADEQUATE PROVISIONS ARE EMPLOYED TO CONTROL STORMWATER RUNOFF.
- CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
- AN AREA SHALL BE CONSIDERED TO HAVE BEEN TEMPORARILY STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDING, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
- FOR AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD EXCEEDING 14 DAYS BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH, LOAM OR SEED WILL NOT BE REQUIRED. THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDING. IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND SMOOTH, THEN THE AREA MAY BE DORMANT SEEDING AT A RATE OF 200-300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED AS APPLICABLE. SLOPES SHALL NOT BE LEFT UNSTABILIZED OVER THE WINTER OR IN AREAS WHERE WORK HAS CEASED FOR MORE THAN 14 DAYS UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF SEDIMENT BARRIERS OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- MULCHING REQUIREMENTS
 - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15%, AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE STORMWATER PREVENTION PLAN.
- DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY, THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS SPECIFIC NOTES.
- EROSION CONTROL MEASURES MUST CONFORM TO THE STATE, LOCAL, AND FEDERAL GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, UNLESS OTHERWISE NOTED, OR UNLESS THE PROFESSIONAL OF RECORD CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.
- THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY 9.44 ACRES.
- THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:
 - STABILIZED CONSTRUCTION ENTRANCE/EXIT - A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT IS TO BE INSTALLED AT THE DESIGNATED LOCATION SHOWN ON THE PLAN. THIS AREA MUST BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE.
 - SEDIMENT FENCE - INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE. TEMPORARY FILL AND SOIL STOCKPILES.
 - INSTALL FILTER FABRIC DROP INLET PROTECTION AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALLED TO REDUCE THE QUANTITY OF SEDIMENT. INSTALL TEMPORARY INLET PROTECTION ON INLETS DOWNSLOPE FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF DISTURBED AREA.
 - INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 6 INCHES OR HALF THE EROSION CONTROL BARRIERS HEIGHT COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.
- THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
- THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF THE PROFESSIONAL OF RECORD SO REQUIRES, TO PREVENT ANY, INCLUDING THE INCIDENTAL, DISCHARGE OF SILT-LOADED RUNOFF FROM EXITING THE SITE.
- THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF/LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS.
- THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.
- THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER INSTALLING A DIFFERENT, SPECIFIED METHOD OF STABILIZATION.
- THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES, MEASURES AND STRUCTURES. ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL, DISCHARGE OF SILT-LOADED RUNOFF FROM EXITING THE SITE.
- THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLANS) FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.
- THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR MUST CLEAR EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
- SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES.
- THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.

THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

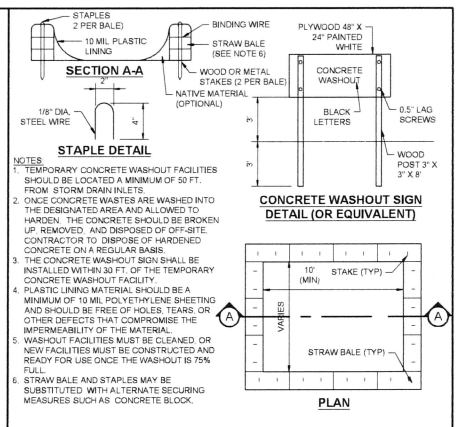
- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)
- INSTALLATION OF EROSION CONTROL BARRIER (STRAW BALES AND SILT FENCE) (AS SHOWN)
- DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)
- DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN)
- CLEARING AND GRUBBING
- INSTALLATION OF TEMPORARY SWALES AND SEDIMENT BASINS
- EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
- CONSTRUCTION OF UTILITIES
- STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
- INSTALLATION OF INLET PROTECTION OF ON-SITE UTILITIES (AS SHOWN)
- CONSTRUCTION OF BUILDINGS
- CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
- SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
- FINAL GRADING OF ALL SLOPED AREAS
- PLACE 6" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS REQUIRED.
- REMOVAL OF THE TEMPORARY SEDIMENT BASINS
- PAVE PARKING LOT
- LANDSCAPING PER LANDSCAPING PLAN
- REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER



PERCENT SLOPE OF ROADWAY	COARSE GRAINED SOILS	LENGTH OF STONE REQUIRED	FINE GRAINED SOILS
0 TO 2%	55 FT	100 FT	100 FT
2% TO 5%	100 FT	150 FT	150 FT
> 5%	ENTIRE ENTRANCE STABILIZED WITH FABRIC BASE COURSE (1)		

(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

CHART 1

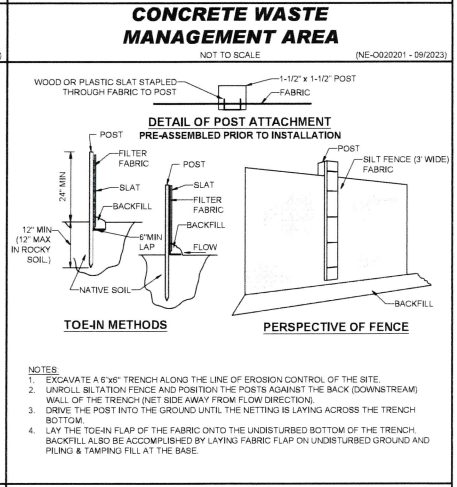
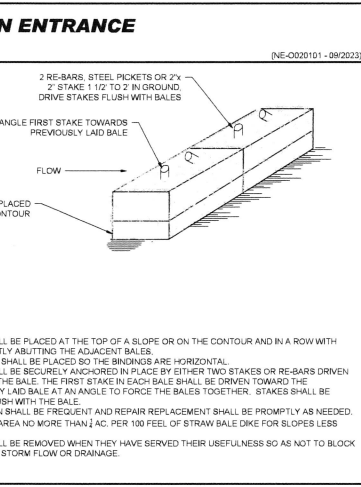
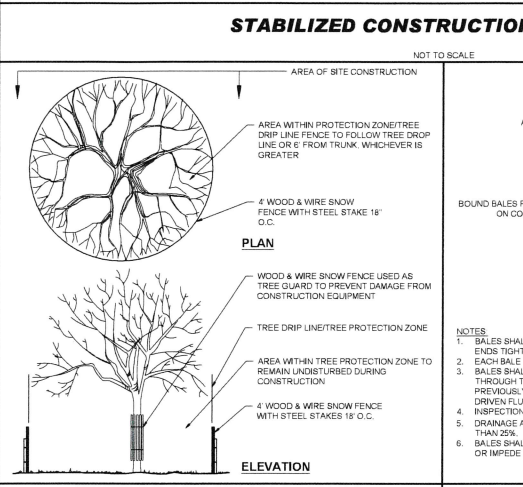


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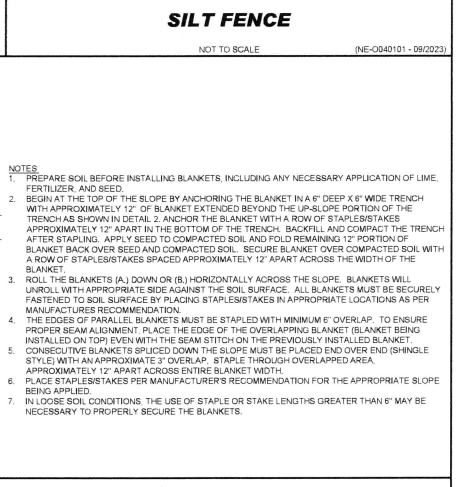
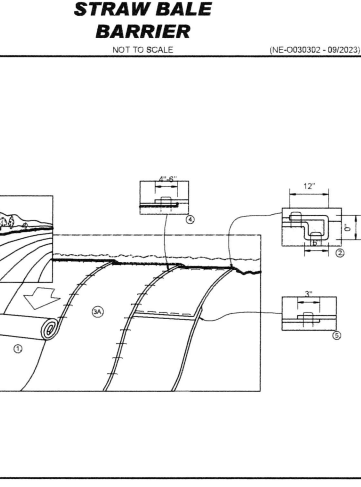
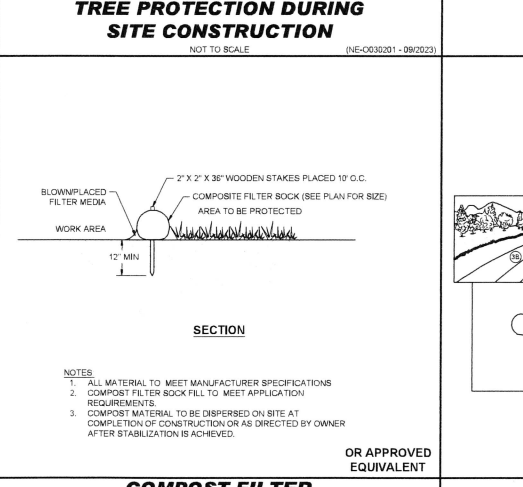
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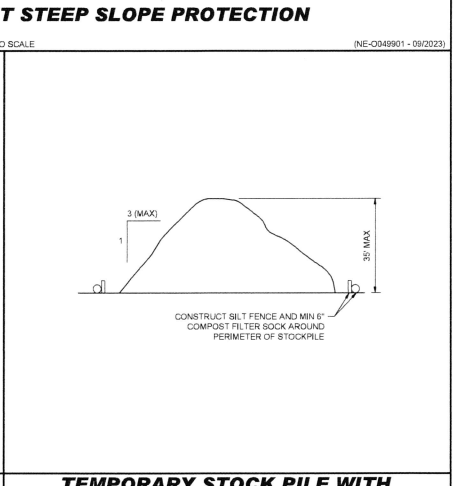
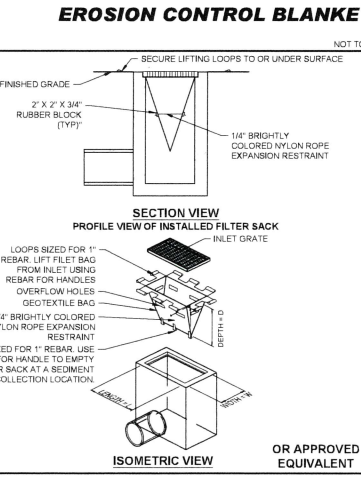
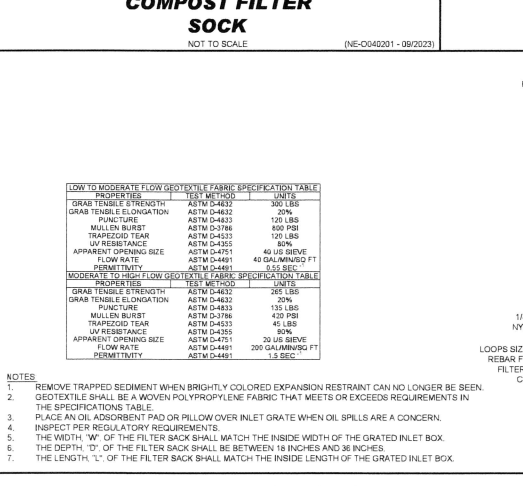
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EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

SCALE AS NOTED PROJECT # MAA240220.01 DATE ISSUED 06.24.2025

C-802

<p>PAVEMENT SECTION NOT TO SCALE (NE-8015101 - 10/2024)</p> <p>NOTES: 1. PAVEMENT BASE AND SUBBASE COURSES TO CONFORM TO STATE DEPARTMENT OF TRANSPORTATION. 2. GC TO REFER TO GEOTECHNICAL REPORT FOR PAVEMENT SPECIFICATIONS.</p>	<p>PRECAST CONCRETE CURB NOT TO SCALE (NE-8020251 - 10/2024)</p> <p>NOTES: 1. CURB SHALL CONSIST OF 4,000 PSI AIR ENTRAINED CONCRETE. EXPOSED EDGES TO HAVE RUBBED FINISH. AND SURFACE SHALL BE TREATED WITH A CONCRETE PENETRANT/SEALER. 2. THE ENDS OF CURB SECTIONS SHALL BE CHAMFERED 1/4" BICH. 3. THE CORNERS OF CURB SECTIONS SHALL MATCH THE ADJACENT CURB IN SIZE, COLOR AND FINISH. 4. CURBS, CURB CORNERS OR EDGING SHALL BE FITTED TOGETHER AS CLOSELY AS POSSIBLE. 5. EXPANSION JOINTS SHALL BE INSTALLED AT A MAXIMUM OF TWENTY FEET (20') ON CENTER USING PREFORMED EXPANSION JOINT FILLER WITH A THICKNESS OF 1" INCH. 6. PAVEMENT SECTION DEPTHS, MATERIAL, AND SPECIFICATIONS PER PAVEMENT SECTION DETAIL. 7. STRAIGHT CURB SECTIONS CAN BE USED FOR RADIUS 25' OR GREATER. OTHERWISE, CURVED CURB LENGTHS SHALL BE INSTALLED AT THE SPECIFIED RADIUS PER THE SITE PLAN.</p>	<p>PRECAST CONCRETE TRANSITION CURB NOT TO SCALE (NE-8030205 - 09/2023)</p> <p>NOTES: 1. SEE TYPICAL CURB DETAIL AND SITE PLAN FOR CURB TYPE AND TRANSITION CURB LOCATION.</p>	<p>CONCRETE SIDEWALK NOT TO SCALE (NE-8030201 - 10/2024)</p> <p>NOTES: 1. TO BE USED FOR BUILDING SURROUNDING AND OTHER CONCRETE WALKS. USE CHAIRS TO SUPPORT REINFORCING STEEL DURING POUR. VARIES SEE PLAN. 2. SEE SITE PLAN FOR WIDTH AND GRADINGS. 3. PROVIDE MINIMUM 1/8" FT. CROSS-SLOPE. 4. PROVIDE CONTROL JOINTS 5'-0" O.C. MIN. PROVIDE EXPANSION JOINTS 20'-0" O.C. MIN AT EXPANSION JOINTS. PROVIDE DOWELS @ 24" O.C.</p>
<p>ACCESSIBLE RAMP TYPE B NOT TO SCALE (NE-8030205 - 10/2024)</p> <p>NOTES: 1. ALL PAVEMENT STRIPING AND MARKINGS SHALL CONSIST OF CHLORINATED RUBBER PAINT APPLIED TO A DRY SURFACE WHEN THE TEMPERATURE IS GREATER THAN 40°F. PAINT SHALL BE APPLIED AT A MINIMUM OF 0.015" (15 MIL) FILM THICKNESS.</p>	<p>ACCESSIBLE RAMP TYPE C NOT TO SCALE (NE-8030206 - 10/2024)</p> <p>NOTES: 1. ADA RAMP TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ADA STANDARDS. 2. CONTRACTOR TO CONSTRUCT DETECTABLE WARNING STRIP WHERE REQUIRED BY ADA STANDARD (SEE PLAN). 3. DETECTABLE WARNING SURFACES SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A BOTTOM DIAMETER OF NOMINAL 0.9 INCH, A TOP DIAMETER OF 0.4 INCH, A HEIGHT OF NOMINAL 0.2 INCH, A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCH, AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES. EITHER LIGHT OR DARK OR DARK ON LIGHT. (SEE DETAIL). 4. TOP OF CURB TO HAVE SAME SLOPE AS ADJACENT CURB RAMP.</p>	<p>WOOD GUIDERAIL NOT TO SCALE (NE-8090101 - 10/2024)</p> <p>NOTE: ALL CARRIAGE BOLTS, NUTS & WASHERS TO BE GALVANIZED & ALL WOOD POSTS & RAILS TO BE PRESSURE TREATED.</p>	<p>SIGN IN BOLLARD NOT TO SCALE (NE-8060201 - 12/2024)</p> <p>NOTES: 1. ACCESSIBLE AND VAN PARKING SIGNS SHALL CONFORM WITH CURRENT FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS. REFER TO ACCESSIBLE SIGN DETAILS FOR ADDITIONAL INFORMATION.</p>
<p>ACCESSIBLE PARKING STALL NOT TO SCALE (NE-8050101 - 10/2024)</p> <p>NOTES: 1. LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING. 2. DIMENSIONS PER FIGURE 3B-22 PER LATEST EDITION OF MUTCD. 3. ACCESSIBLE PARKING SYMBOL TO CONFORM TO THE STRIPING PAINT SPECIFIED AND SHALL BE CENTERED IN THE STALL.</p>	<p>ACCESSIBLE PARKING SIGNS NOT TO SCALE (NE-8060101 - 10/2024)</p> <p>NOTES: 1. GC TO REFER TO GEOTECHNICAL REPORT FOR SPECIFICATIONS. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND THE GEOTECHNICAL REPORT, THE REPORT SHALL GOVERN. 2. EXPANSION JOINTS SHALL BE PLACED ALONG BUILDING EDGES AND AT CORNERS.</p>	<p>BOLLARD NOT TO SCALE (NE-8070101 - 09/2023)</p> <p>NOTES: 1. BOLLARDS REQUIRED AT BUILDING CORNERS, FIRE HYDRANTS, WATER METERS, GAS METERS, SPRINKLER RISER, SHOWER TRANSFORMERS & ALL UTILITIES AT LOCATIONS SHOWN ON THESE DRAWINGS INTERIOR & EXTERIOR.</p>	<p>BIKE RACK NOT TO SCALE (NY-8999003 - 08/2023)</p> <p>NOTES: 1. ALL TRAFFIC FLOW ARROWS TO BE REFLECTIVE WHITE PAINT PER SPECS.</p>
<p>ACCESSIBLE PARKING SYMBOL NOT TO SCALE (NE-8050102 - 10/2024)</p>	<p>TRASH ENCLOSURE PAD NOT TO SCALE (NE-8100201 - 12/2024)</p> <p>NOTES: 1. GC TO REFER TO GEOTECHNICAL REPORT FOR SPECIFICATIONS. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND THE GEOTECHNICAL REPORT, THE REPORT SHALL GOVERN. 2. EXPANSION JOINTS SHALL BE PLACED ALONG BUILDING EDGES AND AT CORNERS.</p>	<p>STOP BAR NOT TO SCALE (NE-8050302 - 12/2024)</p> <p>NOTES: 1. ALL PAVEMENT STRIPING AND MARKINGS SHALL CONSIST OF CHLORINATED RUBBER PAINT APPLIED, OR APPROVED EQUIVALENT, IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. PAINT SHALL BE APPLIED AT A MINIMUM OF 0.015" (15 MIL) FILM THICKNESS.</p>	<p>TRAFFIC FLOW ARROW NOT TO SCALE (NE-8050302 - 10/2024)</p>

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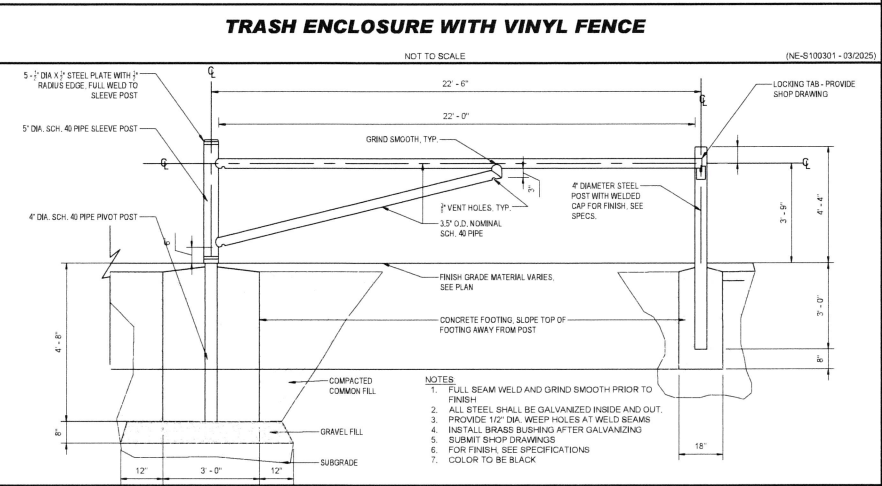
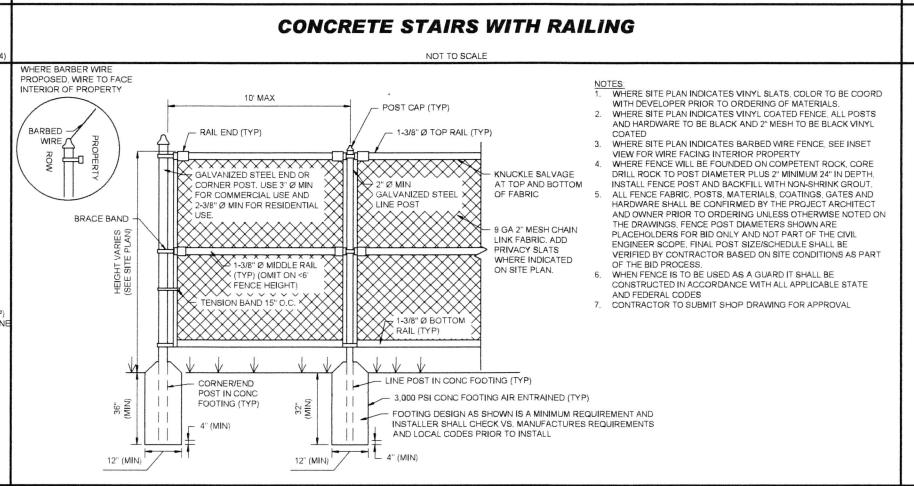
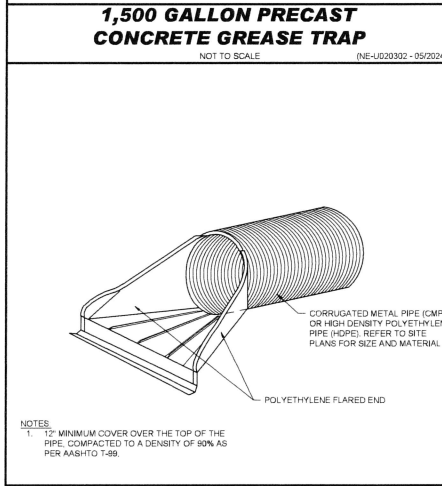
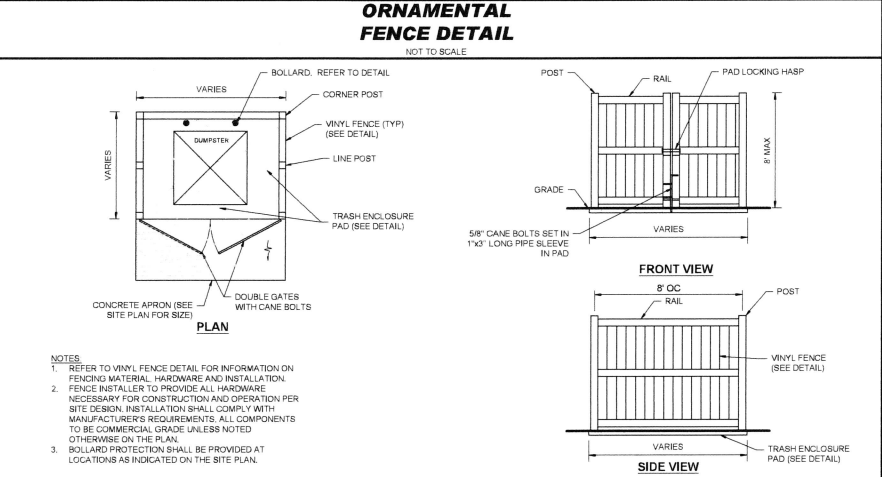
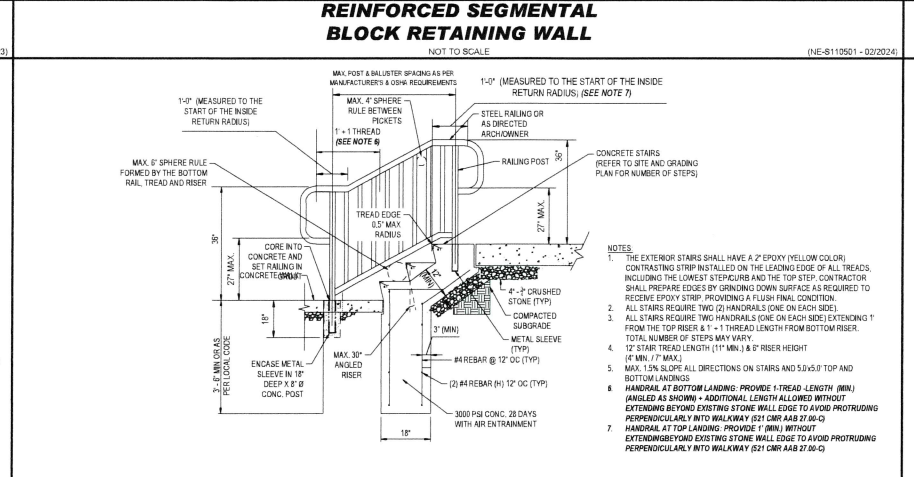
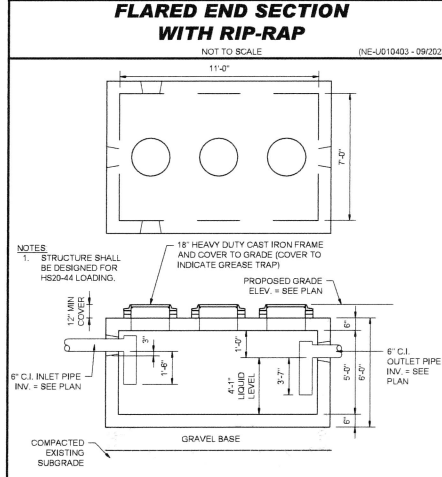
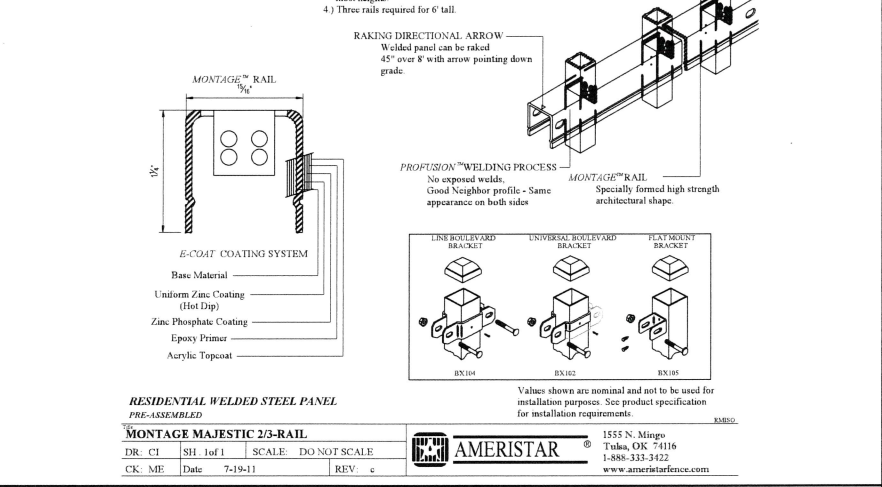
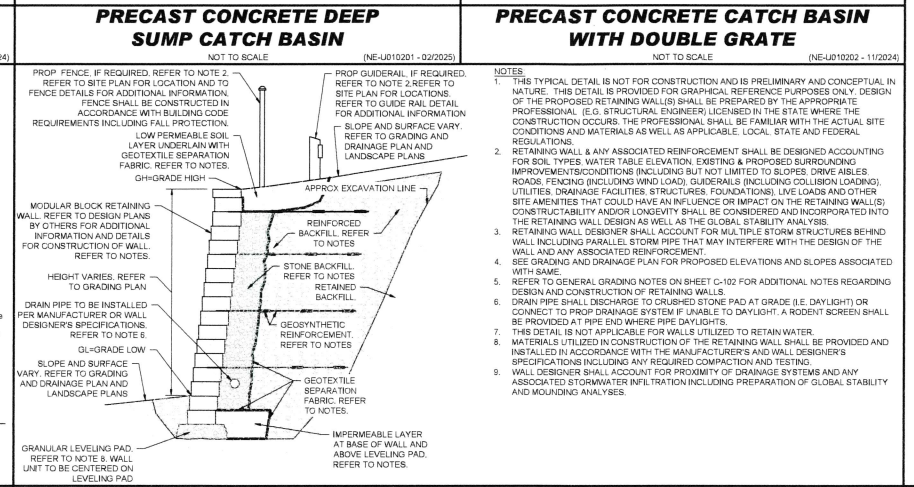
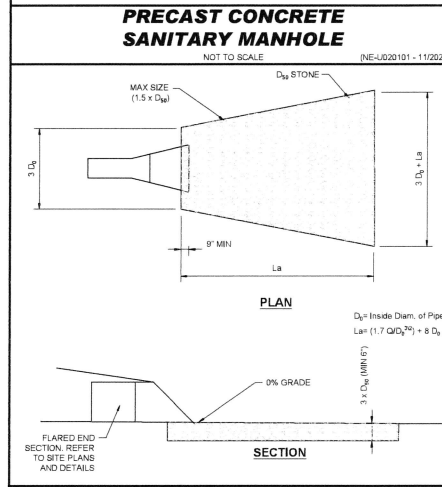
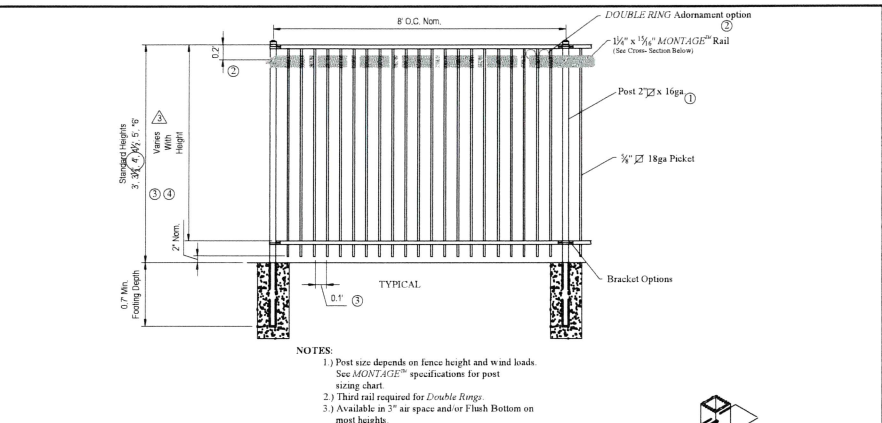
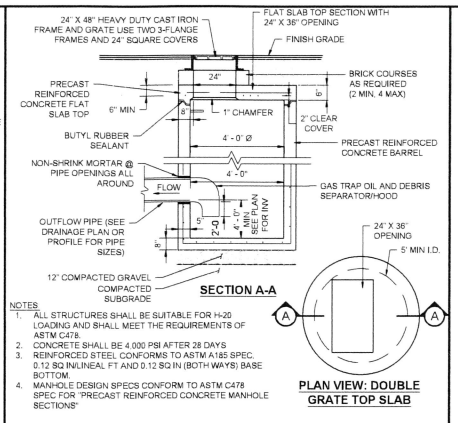
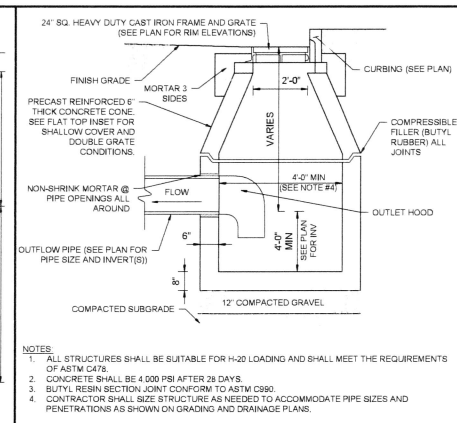
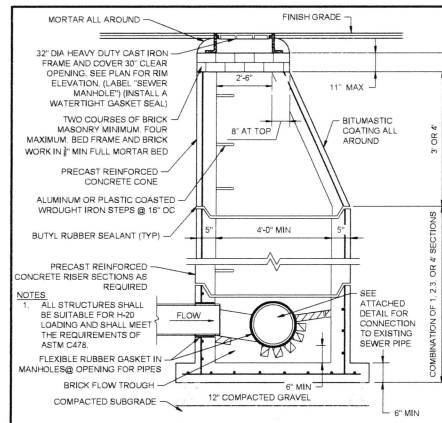


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C-901



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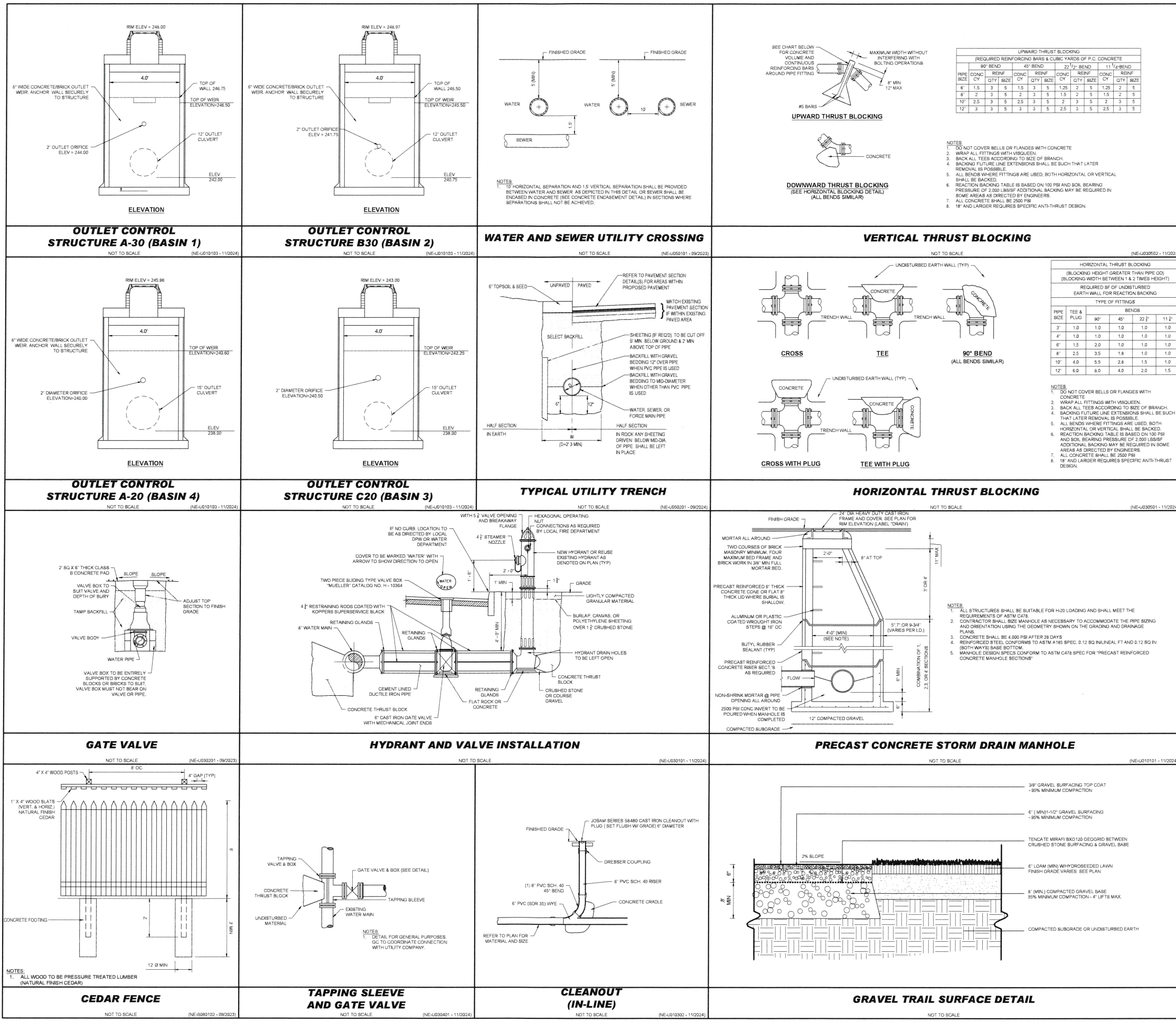


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C-903



MC-3500 STORMTECH CHAMBER SPECIFICATIONS

- 1 CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS
2 CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2411, 'STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL, STORMWATER COLLECTION CHAMBERS' CHAMBER CLASSIFICATION 4W6 DESIGNATION IS
3 CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPED FLOW OR LIMIT ACCESS FOR INSPECTION
4 THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE ASHOTO LIFT-BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE ASHOTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES
5 CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, 'STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL, STORMWATER COLLECTION CHAMBERS'. LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS 141 MIN ASHOTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER; 2) MAXIMUM PERMANENT (75-YR) COVER LOAD; AND 3) ALLOWABLE COVER WITH PARKED (1-YEAR); ASHOTO DESIGN TRUCK
6 CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, 'STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL, STORMWATER COLLECTION CHAMBERS'. LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS 141 MIN ASHOTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER; 2) MAXIMUM PERMANENT (75-YR) COVER LOAD; AND 3) ALLOWABLE COVER WITH PARKED (1-YEAR); ASHOTO DESIGN TRUCK
7 REQUIREMENTS FOR HANDLING AND INSTALLATION
7.1 TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LOGS
7.2 TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3"
7.3 TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 300 LBS/FT^2. THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2411 AND IS TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 77 F / 27 C). CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS
8 ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL, BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS
8.1 THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER
8.2 THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.5 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD. THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE ASHOTO LIFT-BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE
8.3 THE TEST DERIVED STIFFNESS MODULUS AS SPECIFIED IN ASTM F2411 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN
9 CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY
10 MANHOLE SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECHNICAL NOTE 32 FOR MANHOLE SIZING GUIDANCE DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS. IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANHOLE COMPONENTS IN THE FIELD
11 ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

- 1 STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLER
2 STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE 'STORMTECH MC-3500MC-4500 CONSTRUCTION GUIDE'
3 CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS
3.1 STORMTECH RECOMMENDS 3 BACKFILL METHODS
3.2 STONEHOPPER LOCATED OFF THE CHAMBER BED
3.3 BACKFILL ROWS ARE BUILT USING AN EXCAVATOR ON THE EXCAVATION STONE OR SURGRADE
3.4 BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR
4 THE FOUNDATION STONE SHALL BE LEVELLED AND COMPACTED PRIOR TO PLACING CHAMBERS
5 JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEALED TO PREVENT STONE
6 MAINTAIN MINIMUM 1" (25.4 mm) SPACING BETWEEN THE CHAMBER ROWS
7 INLET AND OUTLET MANHOLES MUST BE INSERTED A MINIMUM OF 12" (305 mm) INTO CHAMBER END CAPS
8 EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE. ASHOTO M41 (A, B, C) 4, 4E, 5, 5E, 5T, 6, 6T, 6E, 7, 7E, 8, 8E, 9, 10
9 STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING
10 THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER
11 ADS RECOMMENDS THE USE OF 'FLEXITON' CATON IT' INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF
NOTES FOR CONSTRUCTION EQUIPMENT
1 STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE 'STORMTECH MC-3500MC-4500 CONSTRUCTION GUIDE'
2 THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED
2.1 NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS
2.2 NO RUBBER TYRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE 'STORMTECH MC-3500MC-4500 CONSTRUCTION GUIDE'
2.3 HEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE 'STORMTECH MC-3500MC-4500 CONSTRUCTION GUIDE'
3 FULL 36" (914 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL, OR DUMPING USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE 'DOZOR AND PUSH' METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.
CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

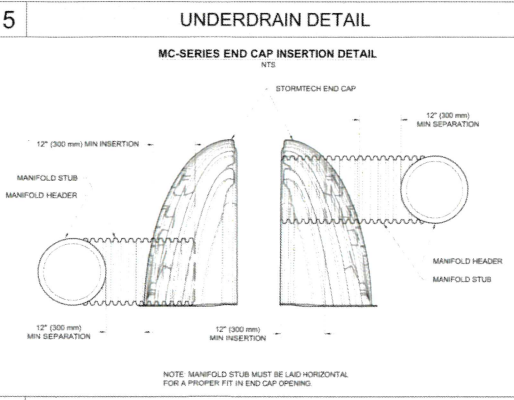
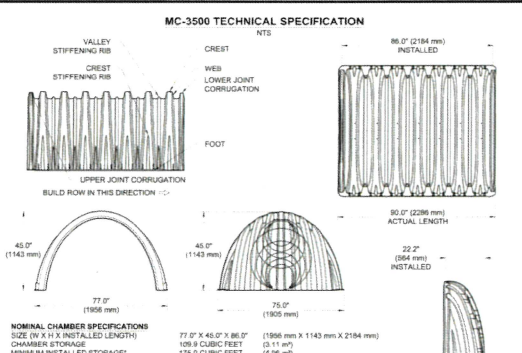
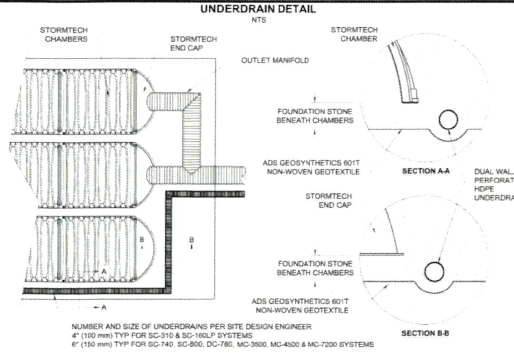


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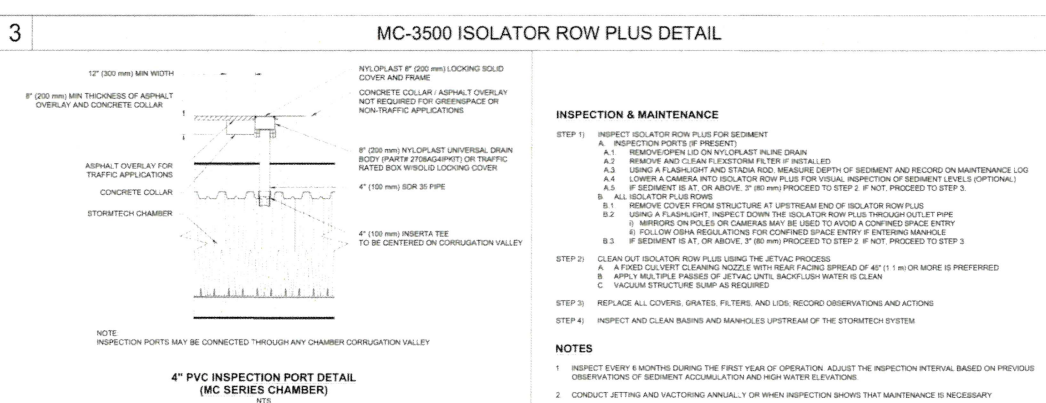
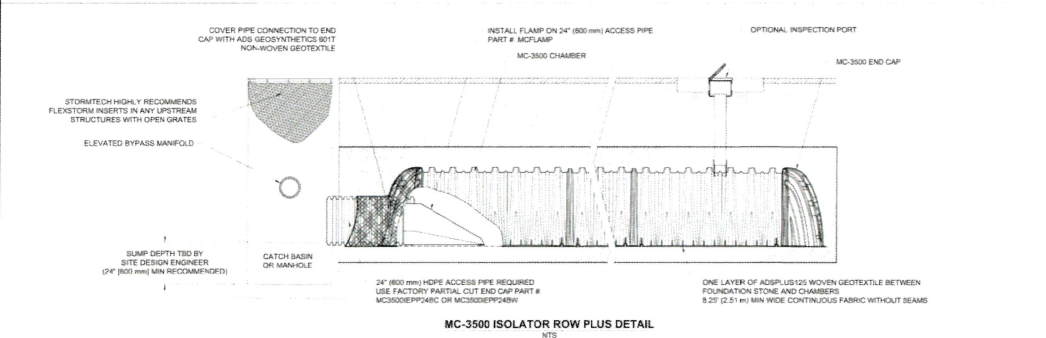
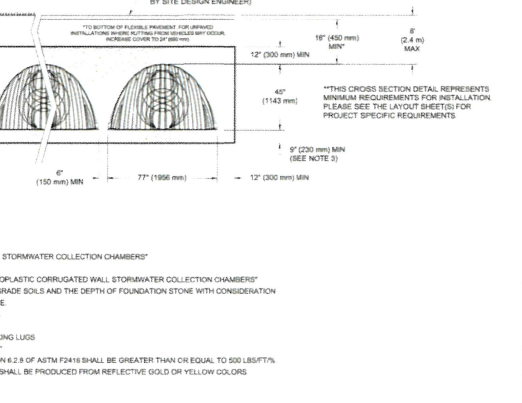
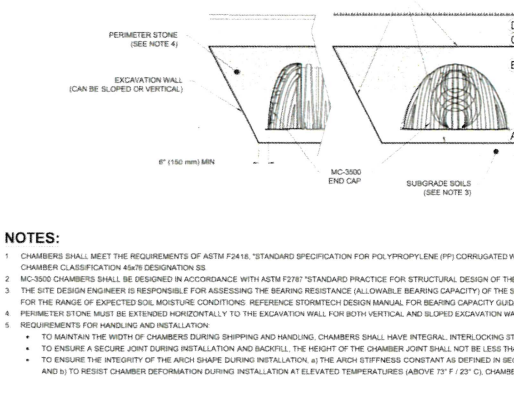


Table with 3 columns: MATERIAL LOCATION, DESCRIPTION, and ASHOTO MATERIAL CLASSIFICATIONS. Lists acceptable fill materials for stormtech mc-3500 chamber systems.



DATE: 02/17/2025 PROJECT NO: 724-390 NOT TO SCALE
DRAWN: SMW REVIEWED: JLM
MC-3500 STANDARD DETAILS SHEET 1

Table with 3 columns: #, DATE, DESCRIPTION. Lists revisions 1 and 2.

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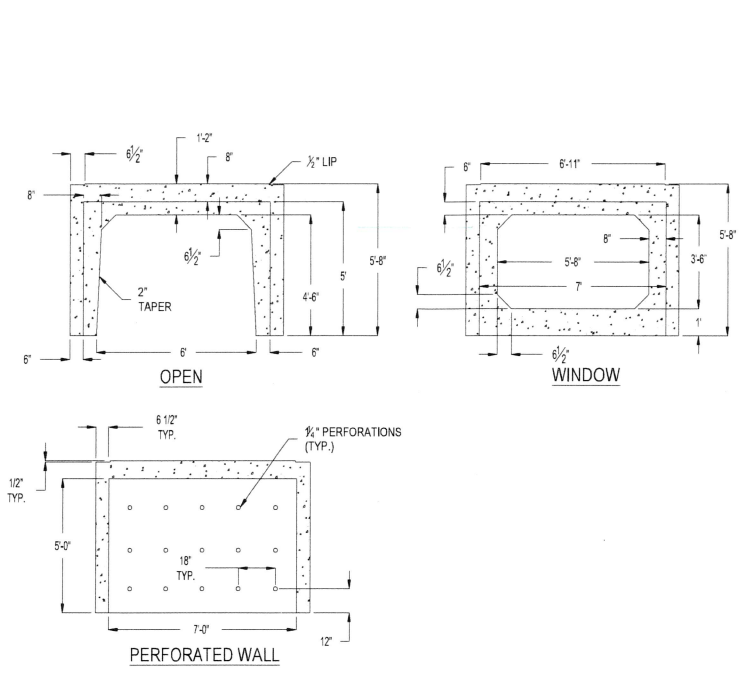
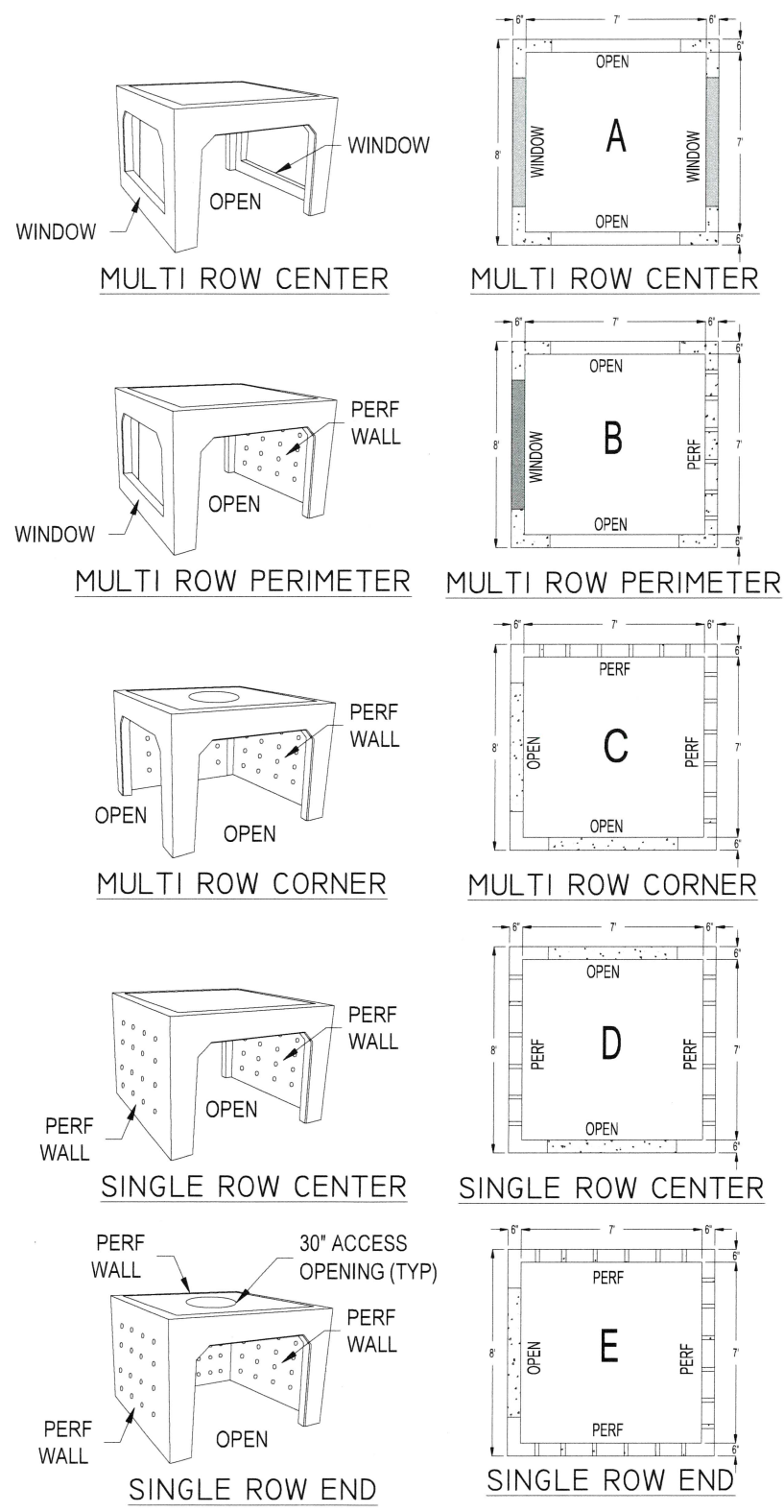


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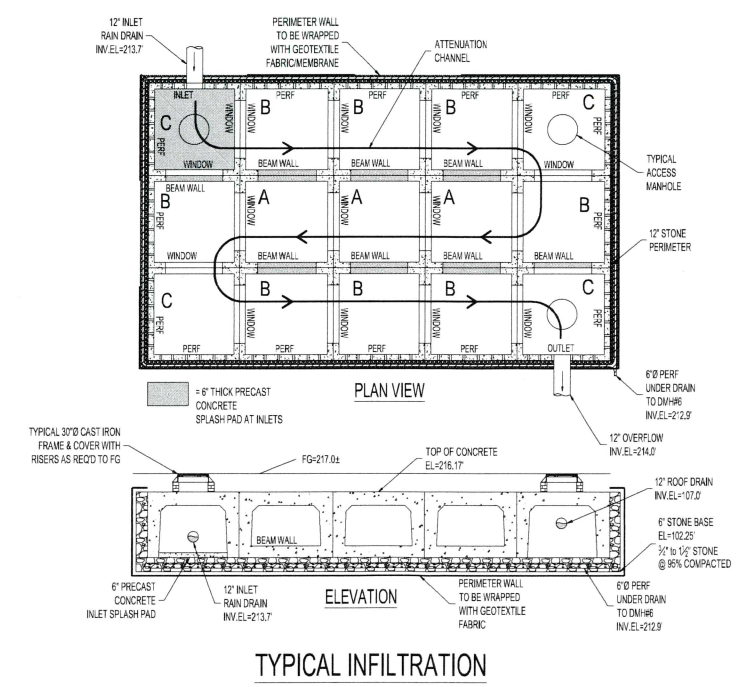
CONSTRUCTION DETAILS

SCALE AS NOTED PROJECT # MAA240220.01 DATE ISSUED 06.24.2025

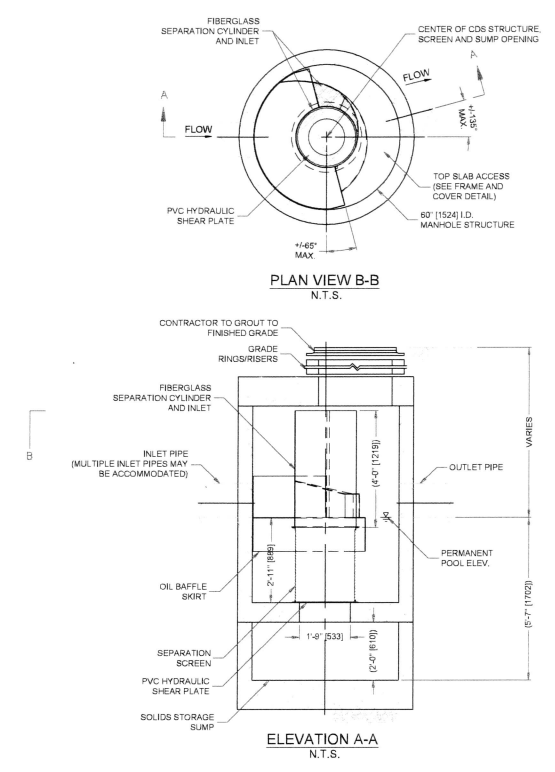
C-905



TYPICAL 5' UNIT DIMENSIONS



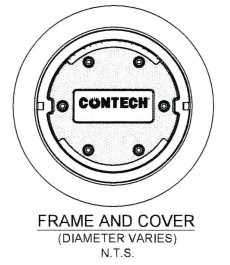
TYPICAL INFILTRATION



CDS2025-5-C DESIGN NOTES

THE STANDARD CDS2025-5-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NUDEP / NJCAT CONFORMING UNITS



SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	WATER QUALITY FLOW RATE (CFS OR L/s)	PEAK FLOW RATE (CFS OR L/s)	RETURN PERIOD OF PEAK FLOW (YRS)	SCREEN APERTURE (2400 OR 4700)

PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			

RIM ELEVATION: *

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT

NOTES/SPECIAL REQUIREMENTS: *

* PER ENGINEER OF RECORD

- GENERAL NOTES
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 - FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE: www.contechES.com
 - CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 - STRUCTURE SHALL MEET AASHTO H20 AND CASTINGS SHALL MEET H20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
 - PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
- INSTALLATION NOTES
- ANY SUB-BASE BACKFILL DEPTH AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
 - CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH
ENGINEERED SOLUTIONS LLC
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CDS2025-5-C
INLINE CDS
STANDARD DETAIL

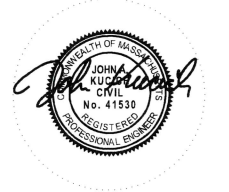
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SCALE AS NOTED PROJECT # MAA240220.01 DATE ISSUED 06.24.2025

C-906

RETAIN-IT UNDERGROUND INFILTRATION BASIN DETAILS

CONTECH CDS2025-5-C STANDARD DETAIL (WQU)

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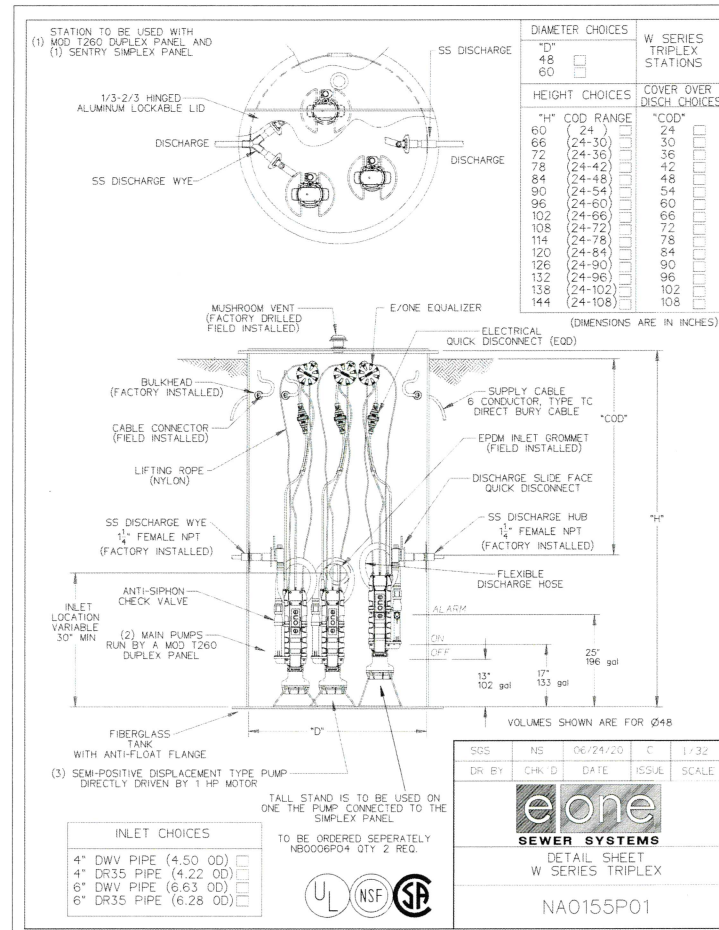
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SCALE AS NOTED PROJECT # MAA240220.01 DATE ISSUED 05.24.2025

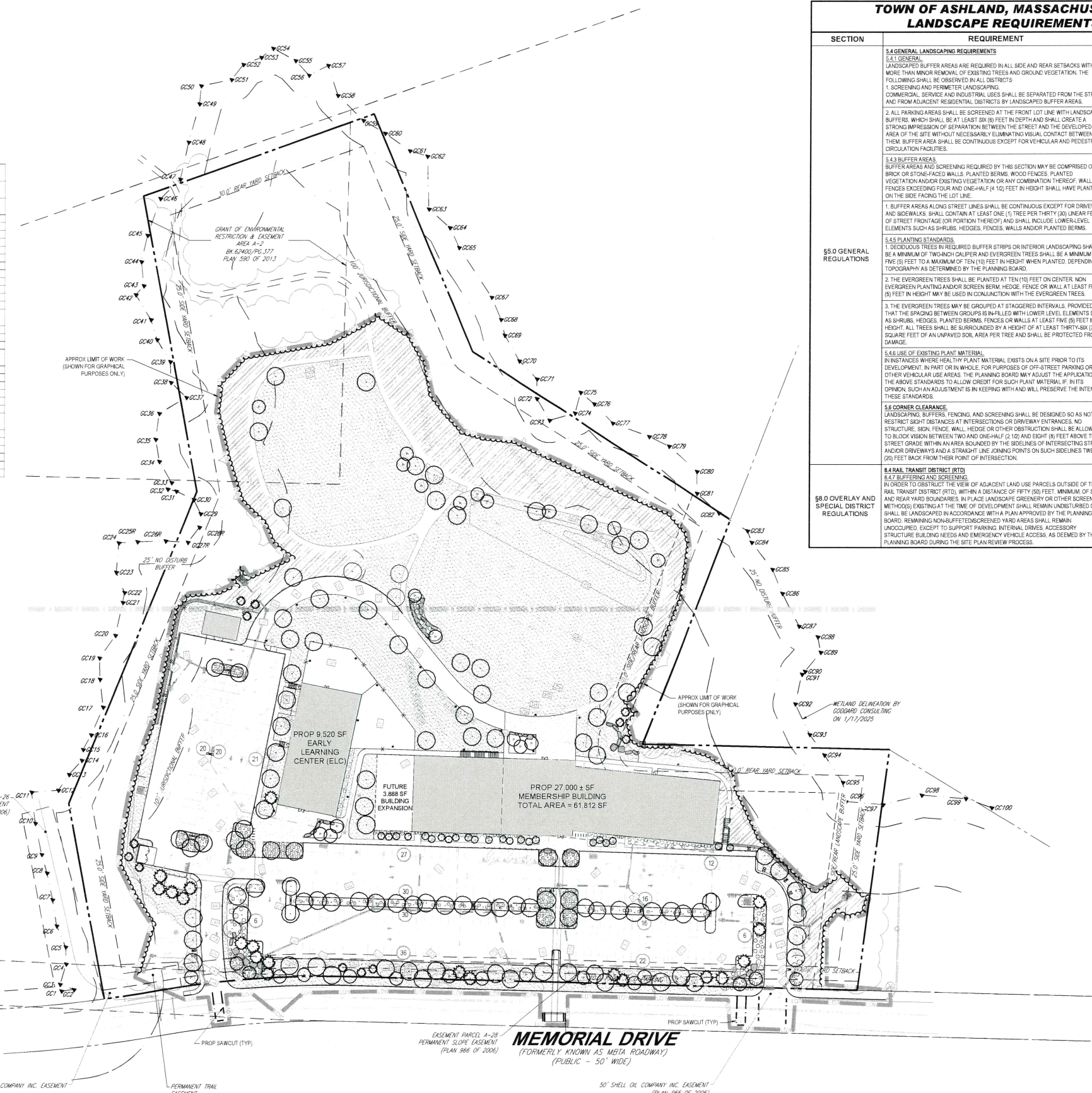
C-907



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
ASDG	12	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	25'-3" CAL.	B&B
AS	16	ACER SACCHARUM 'BONFIRE'	BONFIRE SUGAR MAPLE	25'-3" CAL.	B&B
CC	14	CECROPS CANADENSIS	EASTERN REDBUD	8-10"	B&B
CF	26	COENUS FLORIDA	EASTERN DOGWOOD	8-10"	B&B
CO	7	CARYA OVATA	SHAGBARK HICKORY	25'-3" CAL.	B&B
LS	9	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	25'-3" CAL.	B&B
LS2	15	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEET GUM	25'-3" CAL.	B&B
LT	21	LIRIODENDRON TULIPIFERA	TULIP TREE	25'-3" CAL.	B&B
LT2	8	LIRIODENDRON TULIPIFERA 'ARNOLD'	ARNOLD TULIP POPLAR	25'-3" CAL.	B&B
QP	5	QUERCUS PALustris	PIN OAK	25'-3" CAL.	B&B
QR	6	QUERCUS RUBRA	NORTHERN RED OAK	25'-3" CAL.	B&B
UP	36	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	25'-3" CAL.	B&B
EVERGREEN TREES					
AB	20	ABIES BALSAMEA	BALSAM FIR	5-8"	B&B
AF	12	ABIES FRASERI	FRASER FIR	5-8"	B&B
LL	5	LARIX LARicina	TAMARACK	5-8"	B&B
SHRUBS					
AM	48	ARONIA MELANOCARPA 'L'COONHAM196'	LOW SCALP HEDGERIB BLACK CHOKEBERRY	24-36"	CONTAINER
IGC	124	ILEX GLABRA 'COMPACTA'	COMPACT HICKBERRY	24-30"	CONTAINER
IWR	15	ILEX VERTICILLATA 'WINTER RED'	WINTER RED WINTERBERRY	30-36"	CONTAINER
JK	49	JUNPERUS X GREY OWL	GREY OWL JUNPER	24-30"	CONTAINER
MP	31	MIRICA PENSYLVANICA	NORTHERN BAYBERRY	30-36"	CONTAINER
RA	285	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	15-18"	CONTAINER
PERENNIALS					
ACW3	25	AGASTHIS CANADENSE	WILD GINGER	1 GAL.	CONTAINER
AH	82	ARIZONIA HUBRICHII	ARIZONIA BLUE STAR	1 GAL.	CONTAINER
AF4	95	ASTER NOVAE-ANGLAE PURPLE DOME	PURPLE DOME NEW ENGLAND ASTER	1 GAL.	CONTAINER
DMS	35	DRYOPTERIS MARGINALIS	MARGINAL SHIELD FERN	1 GAL.	CONTAINER
RFG	128	RUBRODIA FLUGORA SULLIVANTII GOLDSTURM	GOLDSTURM CONEFLOWER	1 GAL.	CONTAINER
TGF	24	TARAXACUM OFFICINALE	FOAMFLOWER	1 GAL.	CONTAINER

SYMBOL	DESCRIPTION
SURFACING	
[Symbol]	PROP HYDROSEED LAWN
[Symbol]	PROP CONSERVATION WILDLIFE SEED MIX
[Symbol]	SYNTHETIC TURF
FURNITURE	
[Symbol]	BIKE RACK
[Symbol]	LANDSCAPE BOULDER (NTS)



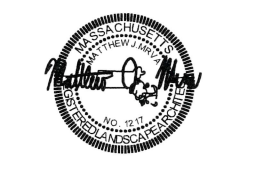
TOWN OF ASHLAND, MASSACHUSETTS LANDSCAPE REQUIREMENTS		
SECTION	REQUIREMENT	PROPOSED
§4.0 GENERAL LANDSCAPING REQUIREMENTS	<p>§4.1 GENERAL: LANDSCAPED BUFFER AREAS ARE REQUIRED IN ALL SIDE AND REAR SETBACKS WITH NO MORE THAN MINOR REMOVAL OF EXISTING TREES AND GROUND VEGETATION. THE FOLLOWING SHALL BE OBSERVED IN ALL DISTRICTS:</p> <p>1. SCREENING AND PERIMETER LANDSCAPING. COMMERCIAL, SERVICE AND INDUSTRIAL USES SHALL BE SEPARATED FROM THE STREET AND FROM ADJACENT RESIDENTIAL DISTRICTS BY LANDSCAPED BUFFER AREAS.</p> <p>2. ALL PARKING AREAS SHALL BE SCREENED AT THE FRONT LOT LINE WITH LANDSCAPED BUFFERS WHICH SHALL BE AT LEAST SIX (6) FEET IN DEPTH AND SHALL CREATE A STRONG IMPRESSION OF SEPARATION BETWEEN THE STREET AND THE DEVELOPED AREA OF THE SITE WITHOUT NECESSARILY ELIMINATING VISUAL CONTACT BETWEEN THEM. BUFFER AREA SHALL BE CONTINUOUS EXCEPT FOR VEHICULAR AND PEDESTRIAN CIRCULATION FACILITIES.</p>	PROVIDED
§4.3 BUFFER AREAS	<p>BUFFER AREAS AND SCREENING REQUIRED BY THIS SECTION MAY BE COMPRISED OF BRICK OR STONE-FACED WALLS, PLANTED BERMS, WOOD FENCES, PLANTED VEGETATION AND/OR EXISTING VEGETATION OR ANY COMBINATION THEREOF. WALLS OR FENCES EXCEEDING FOUR AND ONE-HALF (4 1/2) FEET IN HEIGHT SHALL HAVE PLANTINGS ON THE SIDE FACING THE LOT LINE.</p> <p>1. BUFFER AREAS ALONG STREET LINES SHALL BE CONTINUOUS EXCEPT FOR DRIVEWAYS AND SIDEWALKS. SHALL CONTAIN AT LEAST ONE (1) TREE PER THIRTY (30) LINEAR FEET OF STREET FRONTAGE (OR PORTION THEREOF) AND SHALL INCLUDE LOWER-LEVEL ELEMENTS SUCH AS SHRUBS, HEDGES, FENCES, WALLS AND/OR PLANTED BERMS.</p>	PROVIDED
§5.0 GENERAL REGULATIONS	<p>§5.1 PLANTING STANDARDS:</p> <p>1. DECIDUOUS TREES IN REQUIRED BUFFER STRIPS OR INTERIOR LANDSCAPING SHALL BE A MINIMUM OF TWENTY (20) INCH CALIPER AND EVERGREEN TREES SHALL BE A MINIMUM OF FIVE (5) FEET TO A MAXIMUM OF TEN (10) FEET IN HEIGHT WHEN PLANTED, DEPENDING ON TOPOGRAPHY AS DETERMINED BY THE PLANNING BOARD.</p> <p>2. THE EVERGREEN TREES SHALL BE PLANTED AT TEN (10) FEET ON CENTER. NON EVERGREEN PLANTING AND/OR SCREEN BERM, HEDGE, FENCE OR WALL AT LEAST FIVE (5) FEET IN HEIGHT MAY BE USED IN CONJUNCTION WITH THE EVERGREEN TREES.</p> <p>3. THE EVERGREEN TREES MAY BE GROUPED AT STAGGERED INTERVALS. PROVIDED THAT THE SPACING BETWEEN GROUPS IS FILLED WITH LOWER LEVEL ELEMENTS SUCH AS SHRUBS, HEDGES, PLANTED BERMS, FENCES OR WALLS AT LEAST FIVE (5) FEET IN HEIGHT. ALL TREES SHALL BE SURROUNDED BY A HEIGHT OF AT LEAST THIRTY-SIX (36) SQUARE FEET OF AN UNPAVED SOIL AREA PER TREE AND SHALL BE PROTECTED FROM DAMAGE.</p> <p>§5.6 USE OF EXISTING PLANT MATERIAL:</p> <p>IN INSTANCES WHERE HEALTHY PLANT MATERIAL EXISTS ON A SITE PRIOR TO ITS DEVELOPMENT, IN PART OR IN WHOLE, FOR PURPOSES OF OFF-STREET PARKING OR OTHER VEHICULAR USE AREAS, THE PLANNING BOARD MAY ADJUST THE APPLICATION OF THE ABOVE STANDARDS TO ALLOW CREDIT FOR SUCH PLANT MATERIAL, IF, IN ITS OPINION, SUCH AN ADJUSTMENT IS IN KEEPING WITH AND WILL PRESERVE THE INTENT OF THESE STANDARDS.</p>	PROVIDED
§8.0 OVERLAY AND SPECIAL DISTRICT REGULATIONS	<p>§8.1 CORNER CLEARANCE:</p> <p>LANDSCAPING, BUFFERS, FENCING, AND SCREENING SHALL BE DESIGNED SO AS NOT TO RESTRICT SIGHT DISTANCES AT INTERSECTIONS OR DRIVEWAY ENTRANCES. NO STRUCTURE, SIGN, FENCE, WALL, HEDGE OR OTHER OBSTRUCTION SHALL BE ALLOWED TO BLOCK VISION BETWEEN TWO AND ONE-HALF (2 1/2) AND EIGHT (8) FEET ABOVE THE STREET GRADE WITHIN AN AREA BOUNDED BY THE SIDELINES OF INTERSECTING STREET AND/OR DRIVEWAYS AND A STRAIGHT LINE JOINING POINTS ON SUCH SIDELINES TWENTY (20) FEET BACK FROM THEIR POINT OF INTERSECTION.</p> <p>§8.4 RAIL TRANSIT DISTRICT (RTD):</p> <p>8.4.7 BUFFERING AND SCREENING:</p> <p>IN ORDER TO OBSTRUCT THE VIEW OF ADJACENT LAND USE PARCELS OUTSIDE OF THE RAIL TRANSIT DISTRICT (RTD), WITHIN A DISTANCE OF FIFTY (50) FEET, MINIMUM OF SIDE AND REAR YARD BOUNDARIES, IN PLACE LANDSCAPE GREENERY OR OTHER SCREENING METHODS EXISTING AT THE TIME OF DEVELOPMENT SHALL REMAIN UNDISTURBED OR SHALL BE LANDSCAPED IN ACCORDANCE WITH A PLAN APPROVED BY THE PLANNING BOARD. REMAINING NON-BUFFERED/SCREENED YARD AREAS SHALL REMAIN UNOCCUPIED, EXCEPT TO SUPPORT PARKING, INTERNAL DRIVES, ACCESSORY STRUCTURE, BUILDING REEFS AND EMERGENCY VEHICLE ACCESS, AS DETERMINED BY THE PLANNING BOARD DURING THE SITE PLAN REVIEW PROCESS.</p>	PROVIDED

REVISIONS		
#	DATE	DESCRIPTION
1	6/24/25	NOI AND SMP

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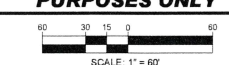
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OVERALL LANDSCAPE PLAN

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

SCALE AS NOTED PROJECT # MAA240220.01 DATE ISSUED 06.24.2025

L-101



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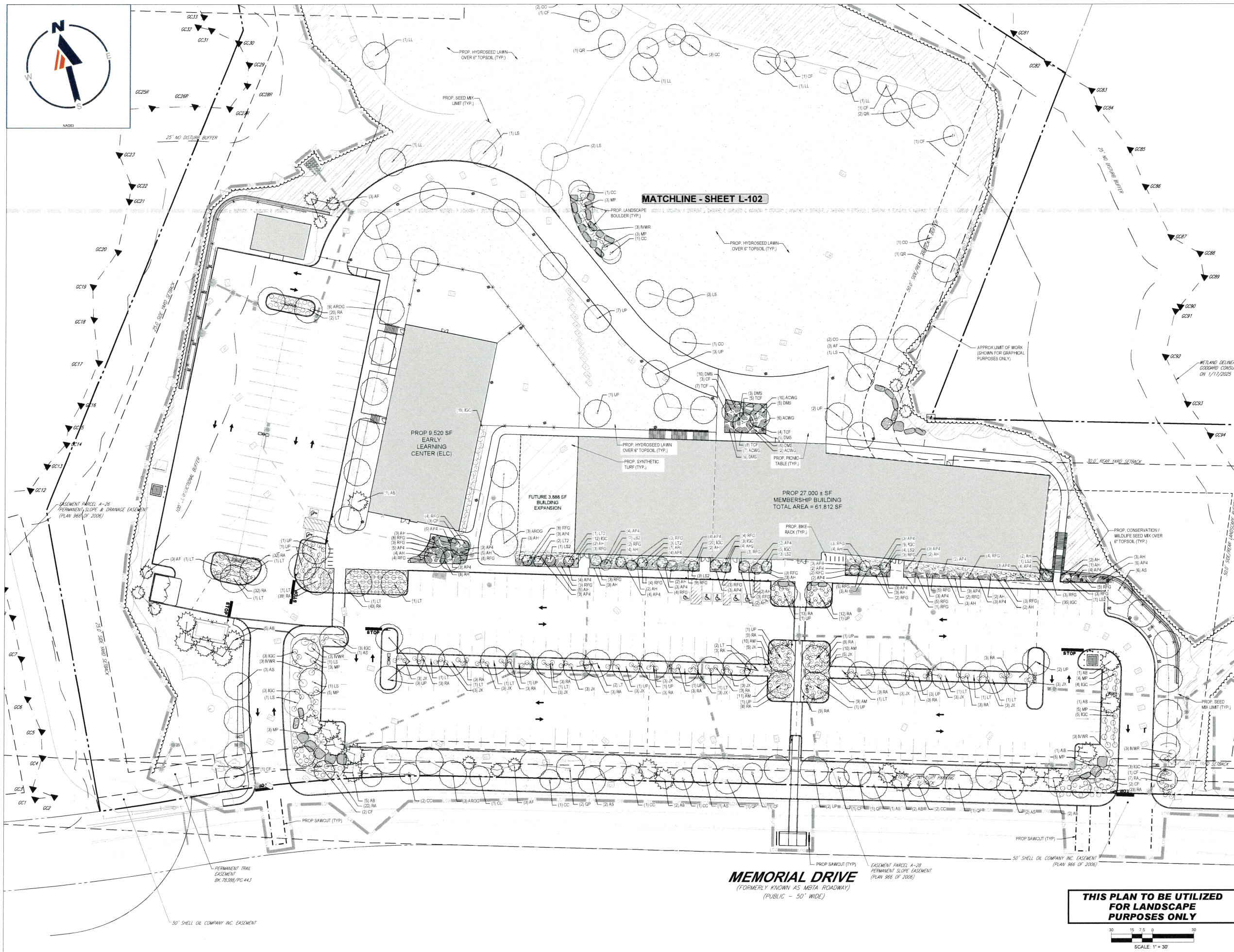


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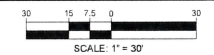
LANDSCAPE PLAN A

SCALE AS NOTED PROJECT # MAA240220.01 DATE ISSUED 06.24.2025

L-102



THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY



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

PERMANENT TRAIL EASEMENT BK. 78388/PIC. 443

EASEMENT PARCEL A-28 PERMANENT SLOPE EASEMENT (PLAN 966 OF 2006)

50' SHELL OIL COMPANY INC. EASEMENT (PLAN 966 OF 2006)

30' SHELL OIL COMPANY INC. EASEMENT

EASEMENT PARCEL A-28 PERMANENT SLOPE & DRAINAGE EASEMENT (PLAN 966 OF 2006)

PERMANENT TRAIL EASEMENT BK. 78388/PIC. 443

PERMANENT TRAIL EASEMENT BK. 78388/PIC. 443

PERMANENT TRAIL EASEMENT BK. 78388/PIC. 443

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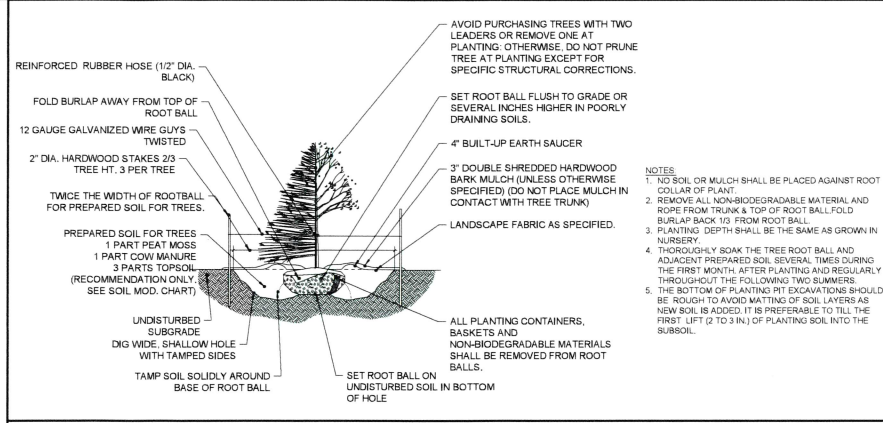
PERMANENT TRAIL EASEMENT BK. 78388/PIC. 443

MASSACHUSETTS LANDSCAPE SPECIFICATION

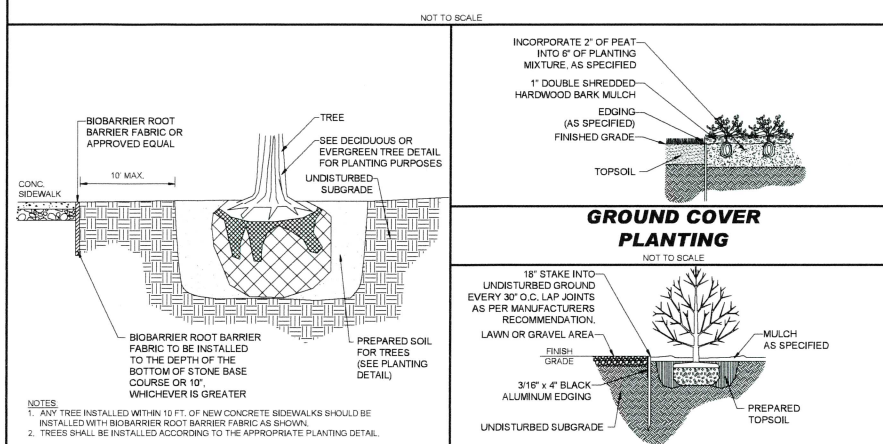
- SCOPE OF WORK
 - THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SOODING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
- MATERIALS
 - GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
 - TOPSOIL - NATURAL SILT-SAND SOIL, HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1") WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
- LAWN
 - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 6" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SOODIED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE LANDSCAPE PLAN.
 - LAWN SEEDTURE SHALL BE FREELY CLEAN NEW CROP SEED
 - SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.
 - MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE-SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES / DETAILS.
- FERTILIZER
 - FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
 - FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY. CONTRACTOR TO ADHERE TO STATE REGULATIONS REGARDING APPLICATION OF FERTILIZERS.
- PLANT MATERIAL
 - ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).
 - IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT IN ALL CASES.
 - PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
 - TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISRUPTION OR FRESH CUTS OF LIMBS OVER 1/2", WHICH HAVE NOT BEEN COMPLETELY CALLEDUS, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
 - TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISRUPTION OR FRESH CUTS OF LIMBS OVER 1/2", WHICH HAVE NOT BEEN COMPLETELY CALLEDUS, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
 - ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH. WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS EGGS OR LARVAE.
 - MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX CALIPER INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GRAD EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
 - SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
 - TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.
- GENERAL WORK PROCEDURES
 - CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
 - WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.
- SITE PREPARATION
 - BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
 - ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN SHARP TOOLS AND TOPSOIL SHALL BE PLACED AGAINST THE REMAINING OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DRYING.
 - CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.
- TREE PROTECTION
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE BEGINNING OR END OF CONSTRUCTION DISTURBANCE WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
 - A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY VISIBENCE/ OR APPROVED EQUIVALENT, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
 - WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
 - AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE STACKED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.
- SOIL MODIFICATIONS
 - CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
 - LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
 - THE FOLLOWING AMENDMENTS ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. THE COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
 - TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6"-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
 - TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 80% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
- FINISHED GRADING
 - UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.
 - LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1")
 - ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
 - ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.
- TOPSOILING
 - CONTRACTOR SHALL PROVIDE A 6" THICK MINIMUM LAYER OF TOPSOIL OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
 - ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
 - ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY (SEE SPECIFICATION 6.A.1)).
 - 20 POUNDS GRO-POWER OR APPROVED SOIL CONDITIONER/FERTILIZER
 - 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER
 - THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.
- PLANTING
 - INsofar THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
 - PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH GENERAL LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
 - ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
 - ALL PLANTING CONTAINERS, BASKETS AND NON-Biodegradable MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
 - POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS. MAKING NECESSARY ADJUSTMENTS AS DIRECTED PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS:
 - THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS.
 - PLANTS: MARCH 15 TO DECEMBER 15
 - LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
 - PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.
 - FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON.

ACER RUBRUM	PLATANUS X ACERIFOLIA
BETULA VARIETIES	POPULUS VARIETIES

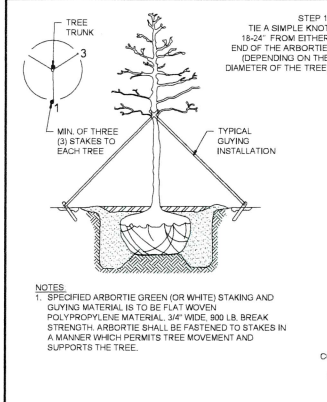
- | | |
|--|--|
| CARPINUS VARIETIES
CRATAEGUS VARIETIES
KOELERUTERA
LIQUDAMBAR SYRACIFLUA
LIRIODENDRON TULIPIFERA | PRUNUS VARIETIES
PYRUS VARIETIES
QUERCUS VARIETIES
TILIA TOMENTOSA
ZELKOVA VARIETIES |
|--|--|
- PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY.
 - 1 PART PEAT MOSS
 - 1 PART COMPOSTED COW MANURE BY VOLUME
 - 3 PARTS TOPSOIL BY VOLUME
 - 21 GRAMS AGRIFORM PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
 - 2 TABLETS PER 1 GALLON PLANT
 - 3 TABLETS PER 5 GALLON PLANT
 - 4 TABLETS PER 15 GALLON PLANT
 - LARGER PLANTS 2 TABLETS PER 1/2" CALIPER OF TRUNK
 - FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.
 - ALL PLANTS MUST BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.
 - ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7 FROM GRADE.
 - GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.
 - NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.
 - ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.
 - ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.
 - TRANSPLANTING (WHEN REQUIRED)
 - ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.
 - IF PLANTS ARE TO STOCKPILE BEFORE REPLANTING, THEY SHALL BE SEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
 - PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
 - UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
 - TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
 - IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.
 - WATERING
 - NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.
 - SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
 - IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.
 - GUARANTEE
 - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF 1 YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
 - TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.
 - LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
 - CLEANUP
 - UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.
 - THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
 - MAINTENANCE ALTERNATE BID
 - A 90 DAY MAINTENANCE PERIOD SHALL COMMENCE AT THE END OF ALL LANDSCAPE INSTALLATION OPERATIONS. THE 90 DAY MAINTENANCE PERIOD ENSURES TO THE OWNER/OPERATOR THAT THE NEWLY INSTALLED LANDSCAPE HAS BEEN MAINTAINED AS SPECIFIED ON THE APPROVED LANDSCAPE PLAN. ONCE THE INITIAL 90 DAY MAINTENANCE PERIOD HAS EXPIRED, THE OWNER/OPERATOR MAY REQUEST THAT BIDDERS SUBMIT AN ALTERNATE MAINTENANCE BID FOR A MONTHLY MAINTENANCE CONTRACT. THE ALTERNATE MAINTENANCE CONTRACT WILL ENCOMPASS ANY WORK THAT IS CONSIDERED APPROPRIATE TO ENSURE THAT PLANT AND LAWN AREAS ARE HEALTHY AND MANICURED TO THE APPROVAL OF THE OWNER/OPERATOR.



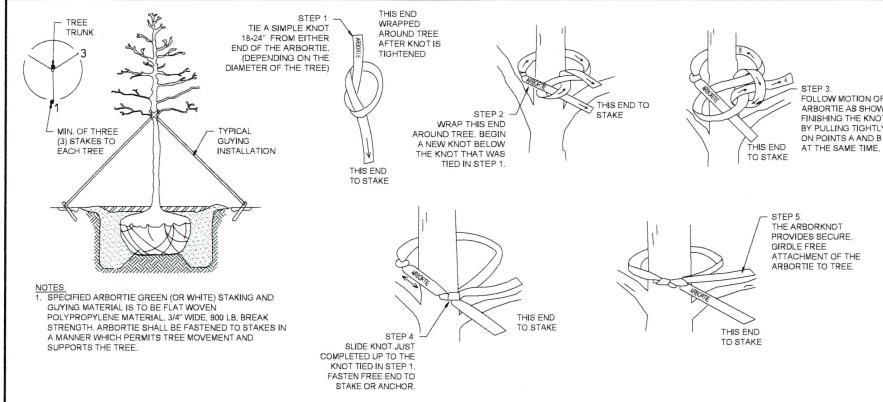
TREE PLANTING



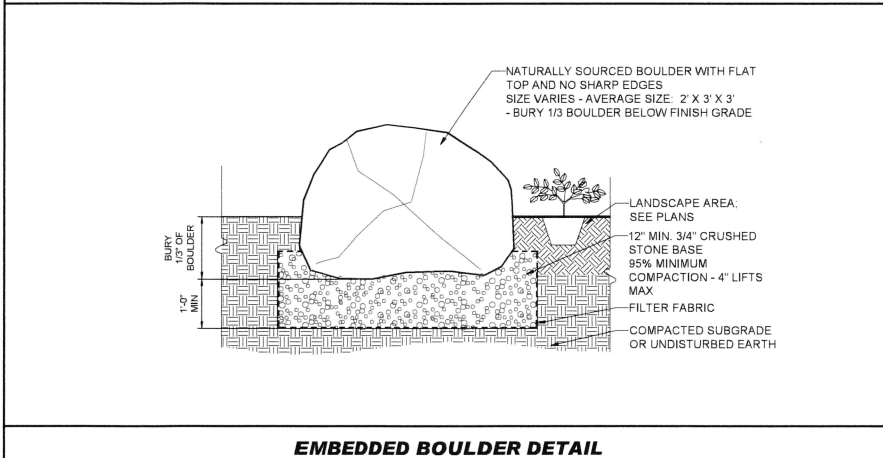
BIOPARRIER ROOT BARRIER



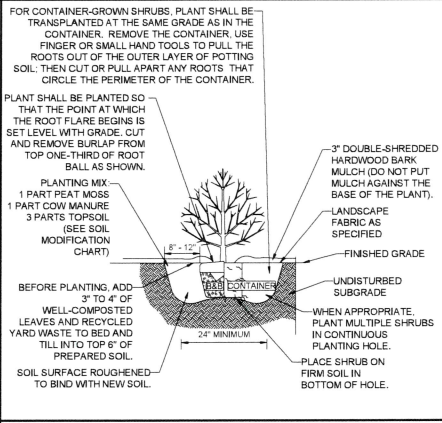
BLACK ALUMINUM EDGING



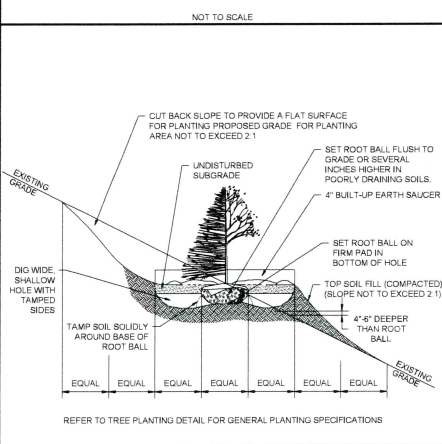
ARBORTIE STAKING



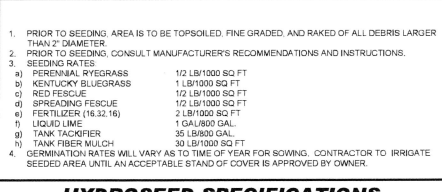
EMBEDDED BOULDER DETAIL



SHRUB PLANTING



TREE PLANTING ON SLOPE



HYDROSEED SPECIFICATIONS

- APPLICATION RATE: 1750 SQ FT/LB OR 25LBS/ACRE
- MINIMUM ORDER: 2 LBS
 - SPECIES:
 - VIRGINIA WILD RYE (Elymus virginicus)
 - LITTLE BLUESTEM (Sporobolus vaginatus)
 - BIG BLUESTEM (Andropogon gerardii)
 - RED FESCUE (Festuca rubra)
 - SWITCH GRASS (Panicum virgatum)
 - PARTRIDGE PEA (Chamaecrista fasciculata)
 - PANICLELEAF TICK TROFOLI (Desmodium paniculatum)
 - INDIAN GRASS (Sorghastrum nutans)
 - BLUE VERVAIN (Verbena hastata)
 - BUTTERFLY MILKWEED (Asclepias tuberosa)
 - BLACK EYED SUSAN (Rudbeckia hirta)
 - COMMON SNEEZEWEED (Helenium autumnale)
 - HEATH ASTER (Aster pilosus/symphotrichum pilosum)
 - EARLY GOLDENROD (Solidago juncea)
 - UPLAND BENTGRASS (Agrostis perennans)

NEW ENGLAND CONSERVATION I WILDLIFE SEED MIX SPECIFICATION

- APPLICATION RATE: 1750 SQ FT/LB OR 25LBS/ACRE
- MINIMUM ORDER: 2 LBS
 - SPECIES:
 - VIRGINIA WILD RYE (Elymus virginicus)
 - LITTLE BLUESTEM (Sporobolus vaginatus)
 - BIG BLUESTEM (Andropogon gerardii)
 - RED FESCUE (Festuca rubra)
 - SWITCH GRASS (Panicum virgatum)
 - PARTRIDGE PEA (Chamaecrista fasciculata)
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 - EARLY GOLDENROD (Solidago juncea)
 - UPLAND BENTGRASS (Agrostis perennans)

REVISIONS	#	DATE	DESCRIPTION
	1	6/24/25	NOI AND SMP

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LANDSCAPE NOTES AND DETAILS

SCALE AS NOTED PROJECT # MAA24022R.01 DATE ISSUED 06.24.2025

Northport Bike Rack



Product Data Sheet



Northport Collection bike racks reflect the refined elegance found throughout the collection. Their gentle curves and delicate taper offer a modern take on traditional decorative forms. Northport bike racks are crafted entirely from durable cast aluminum and can be embedded or surface mounted.

Bike Rack

- Northport bike rack is comprised of a cast aluminum frame.
- Capacity: 2 bikes.
- Bike racks are available surface mounted or embedded.
- All bike racks include two (2) cast aluminum cover plates.
- Cover plates conceal anchoring hardware and leveling guide adjustment screws.
- Bike rack ships fully assembled.

	Style	Depth	Length	Height	Weight
	Bike Rack	3"	16"	36.25"	20 lbs.

Finishes

- All metal is finished with Landscape Forms' proprietary Pangard III polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- A wide range of standard, optional and custom colors are available.

To Specify

- Specify Northport bike rack, select powdercoat color and choose mounting style. Northport bike rack ships full assembled.

Designed by Robert A.M. Stern Architects

[Click here](#) for patent information related to this product.

Visit landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level. ©2022 Landscape Forms, Inc. Printed in U.S.A.

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1 Revised May 16, 2023 | Landscape Forms Inc. | 800.521.2546 | F 269.381.3455 | 7800 E. Michigan Ave. Kalamazoo, MI 49048

LANDSCAPE FORMS NORTHPORT BIKE RACK

REVISIONS		
#	DATE	DESCRIPTION
1	6/24/25	NOI AND SMP



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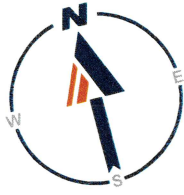


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DETAILS

SCALE AS NOTED PROJECT # MAA240220.01 DATE ISSUED 06.24.2025

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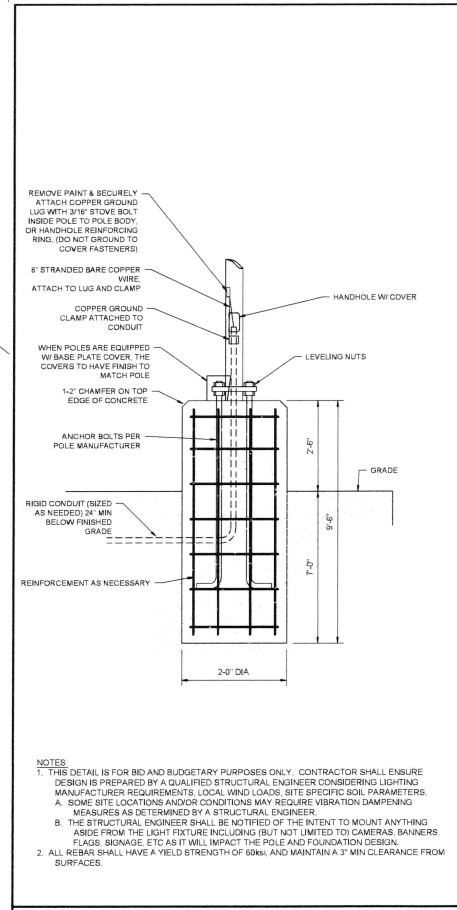
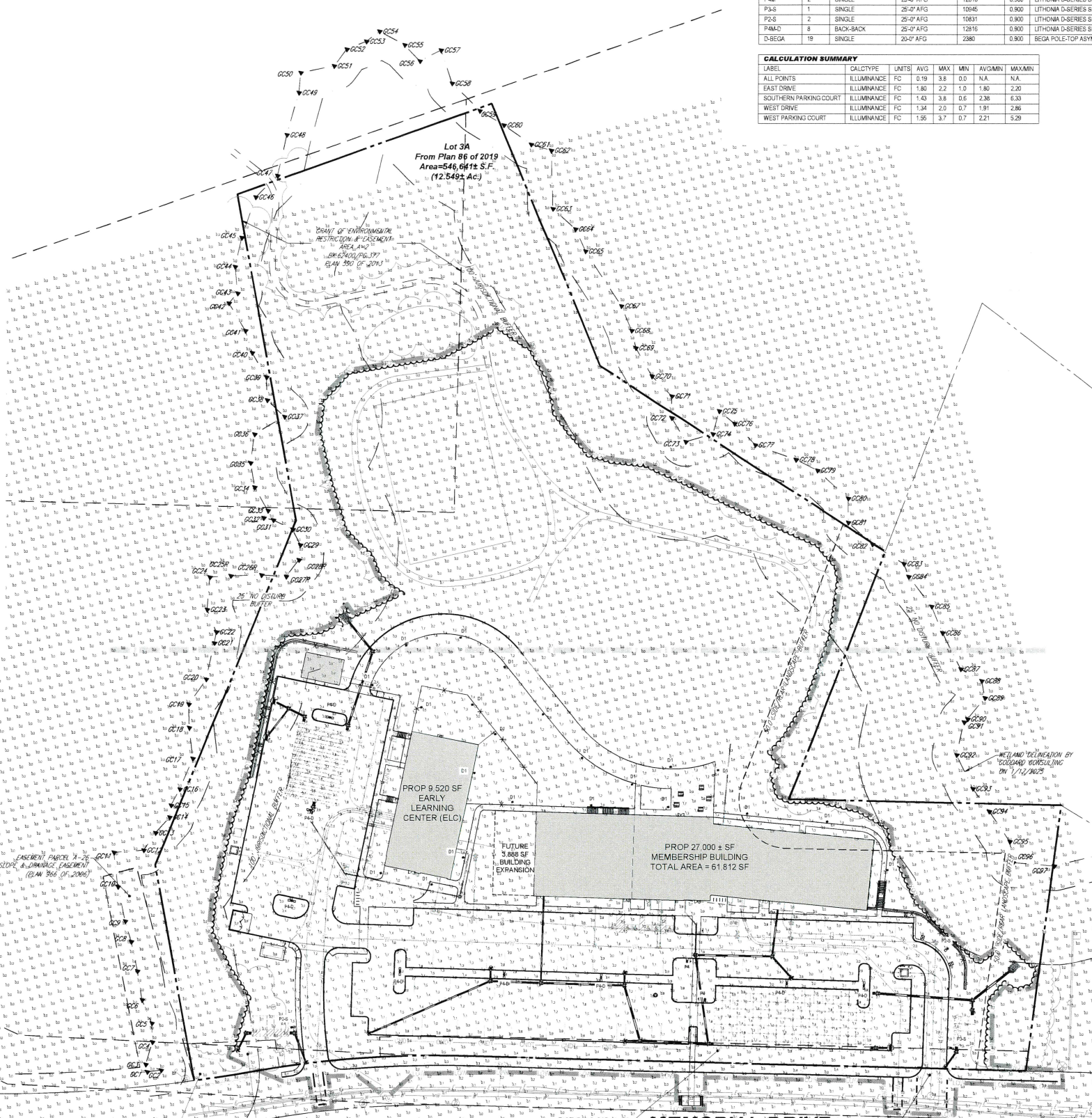


GENERAL LIGHTING NOTES:

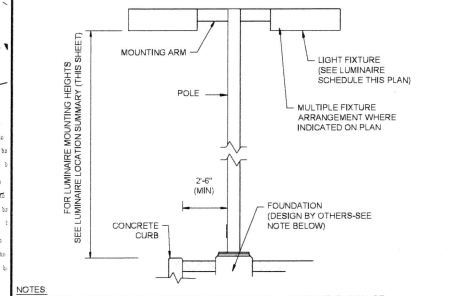
- THE GENERAL NOTES, FOUND ON THE NOTES PAGE OF THIS PLAN SET, MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE ELECTRICAL CONTRACTOR MUST BECOME FAMILIAR WITH, REFER TO AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY.
- THE ELECTRICAL CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THIS LIGHTING PLAN, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL APPLICABLE AGENCY AND GOVERNMENTAL REGULATIONS. THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, MAINTENANCE, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOTCANDLES (FC).
- THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES. POWER SYSTEM, CONDUITS, WIRING, CONTROLS, AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, ELECTRICAL ENGINEER'S AND/OR ELECTRICAL CONTRACTOR'S RESPONSIBILITY AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC) AND ALL APPLICABLE BUILDING AND LOCAL ELECTRICAL CODES.
- THE ELECTRICAL CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE PROFESSIONAL RECORDS ATTENTION, PRIOR TO THE START OF CONSTRUCTION.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL LIGHTING IS INSTALLED PER THIS LIGHTING PLAN, INCLUDING THE LOCATION, ORIENTATION, SHIELDING, AND/OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS DEPICTED ON THIS PLAN. EXISTING POLES AND FOUNDATIONS ARE NOT TO BE REUSED.
- UPON OWNERS ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND OTHER MAINTENANCE SPECIFIED BY THE MANUFACTURER. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN.
- THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER FOLLOWING IES LM-80-21 TESTING (OR MOST RECENT EDITION). THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO BOHLER FOR REVIEW AND APPROVAL. SUBSTITUTION REQUESTS MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE LUMINAIRE(S) IN QUESTION WILL MEET THE DESIGN INTENT OF THIS PLAN. SUBSTITUTION REQUESTS WITHOUT A PHOTOMETRIC STUDY WILL BE REJECTED.
- LIGHT POLE FOUNDATIONS ARE SHOWN ON THE PLAN IN THE INTENDED LOCATION BASED ON THE LIGHTING CALCULATIONS. UNLESS OTHERWISE NOTED, LIGHT SYMBOLS ARE SHOWN LARGER THAN ACTUAL SIZE, HOWEVER FOUNDATION SIZE IS SHOWN AT ACTUAL SIZE.

LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUM. LUMENS	LLF	DESCRIPTION
PLM-1	2	SINGLE	25'-0" AFG	12816	0.900	LITHONIA D-SERIES SIZE 1 LED AREA LUMINAIRE, TYPE 4, ZERO UP-LIGHT (DSX1 LED P3 30K 80CRI T4M)
PLM-2	1	SINGLE	25'-0" AFG	12816	0.900	LITHONIA D-SERIES SIZE 1 LED AREA LUMINAIRE, TYPE 3, WITH HOUSE-SIDE SHIELD, ZERO UP-LIGHT (DSX1 LED P3 30K 80CRI T4M HS)
PLM-3	2	SINGLE	25'-0" AFG	12816	0.900	LITHONIA D-SERIES SIZE 1 LED AREA LUMINAIRE, TYPE 2, WITH HOUSE-SIDE SHIELD, ZERO UP-LIGHT (DSX1 LED P3 30K 80CRI T4M HS)
PLM-4	8	BACK-TO-BACK	25'-0" AFG	12816	0.900	LITHONIA D-SERIES SIZE 1 LED AREA LUMINAIRE, TYPE 4, ZERO UP-LIGHT (DSX1 LED P3 30K 80CRI T4M)
D-BEGA	19	SINGLE	20'-0" AFG	2380	0.900	BEGA POLE-TOP ASYMMETRIC LED LUMINAIRE, ZERO UP-LIGHT (80263-K3-BLK)

LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG(MIN)	MAX(MIN)
ALL POINTS	ILLUMINANCE	FC	0.19	3.8	0.0	N/A	N/A
EAST DRIVE	ILLUMINANCE	FC	1.80	2.2	1.0	1.80	2.20
SOUTHERN PARKING COURT	ILLUMINANCE	FC	1.43	3.8	0.6	2.38	6.33
WEST DRIVE	ILLUMINANCE	FC	1.34	2.0	0.7	1.91	2.86
WEST PARKING COURT	ILLUMINANCE	FC	1.95	3.7	0.7	2.21	5.29

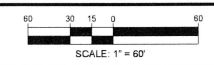


LIGHT POLE FOUNDATION
NOT TO SCALE (PA-810101 - 11/2023)



AREA LIGHT
NOT TO SCALE (BE-820101 - 09/2023)

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



REVISIONS	#	DATE	DESCRIPTION
	1	6/24/25	NOI AND SMP

TEAM HOYT COMMUNITY YMCA
MEMORIAL DRIVE
ASHLAND, MA

cbt
One Constitution Road
Suite 200
Boston, MA 02129
cbtarchitects.com
617.262.4354

BOHLER
50 WASHINGTON ST., SUITE 2000
WESTBOROUGH, MA 01581
Phone: (508) 480-9900
www.BohlerEngineering.com

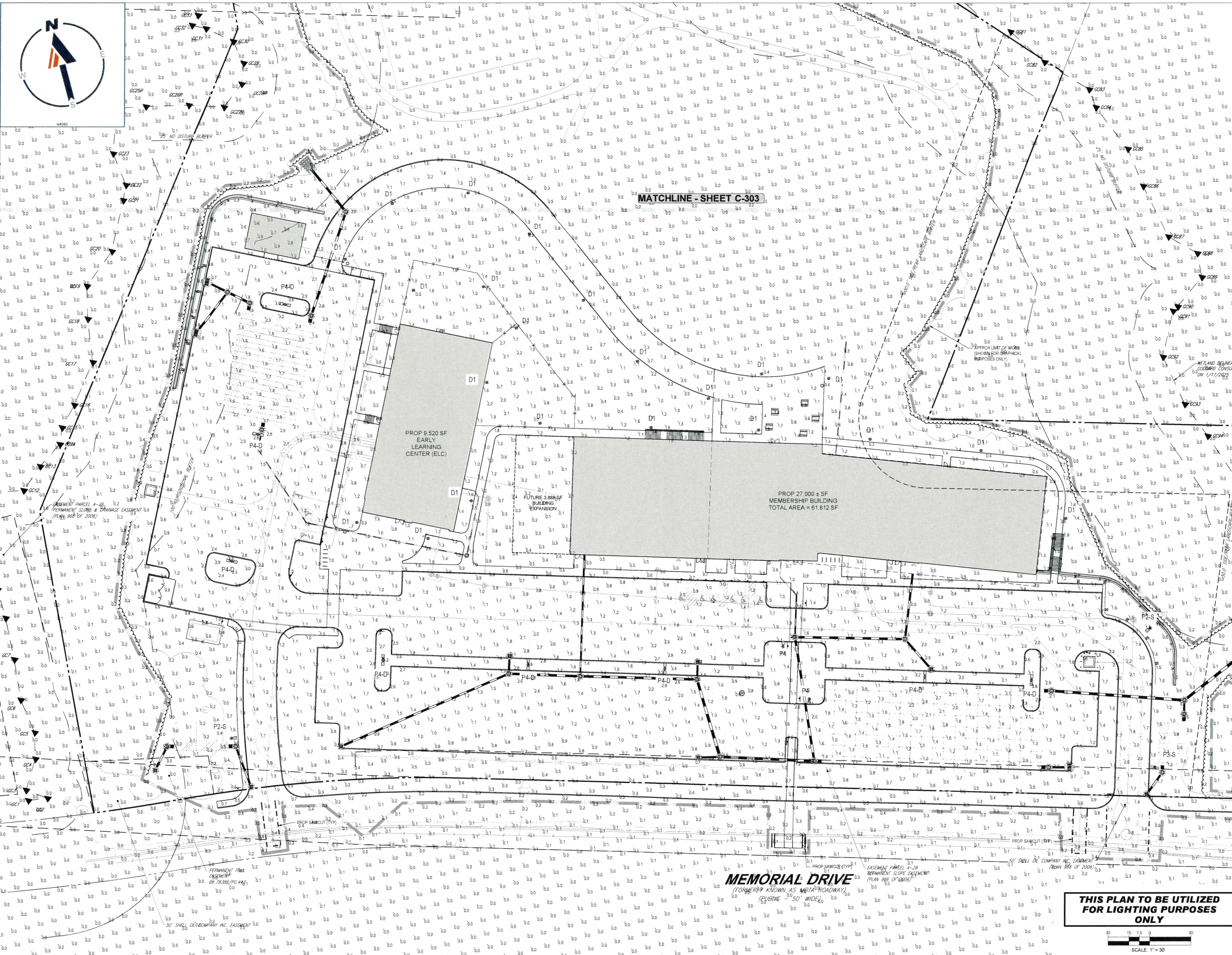


ISSUED FOR PERMIT

OVERALL LIGHTING PLAN

SCALE AS NOTED PROJECT # DATE ISSUED
MAA240220.01 06.24.2025

L-201



REVISIONS	#	DATE	DESCRIPTION
	1	6/24/25	NOI AND SMP

TEAM HOYT
COMMUNITY YMCA
 MEMORIAL DRIVE
 ASHLAND, MA

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 One Constitution Road
 Suite 200
 Boston, MA 02129
 cbtarchitects.com
 617.262.4354

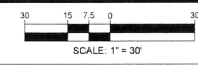
BOHLER
 50 WASHINGTON ST., SUITE 2000
 WESTBOROUGH, MA 01581
 Phone: (508) 480-9900
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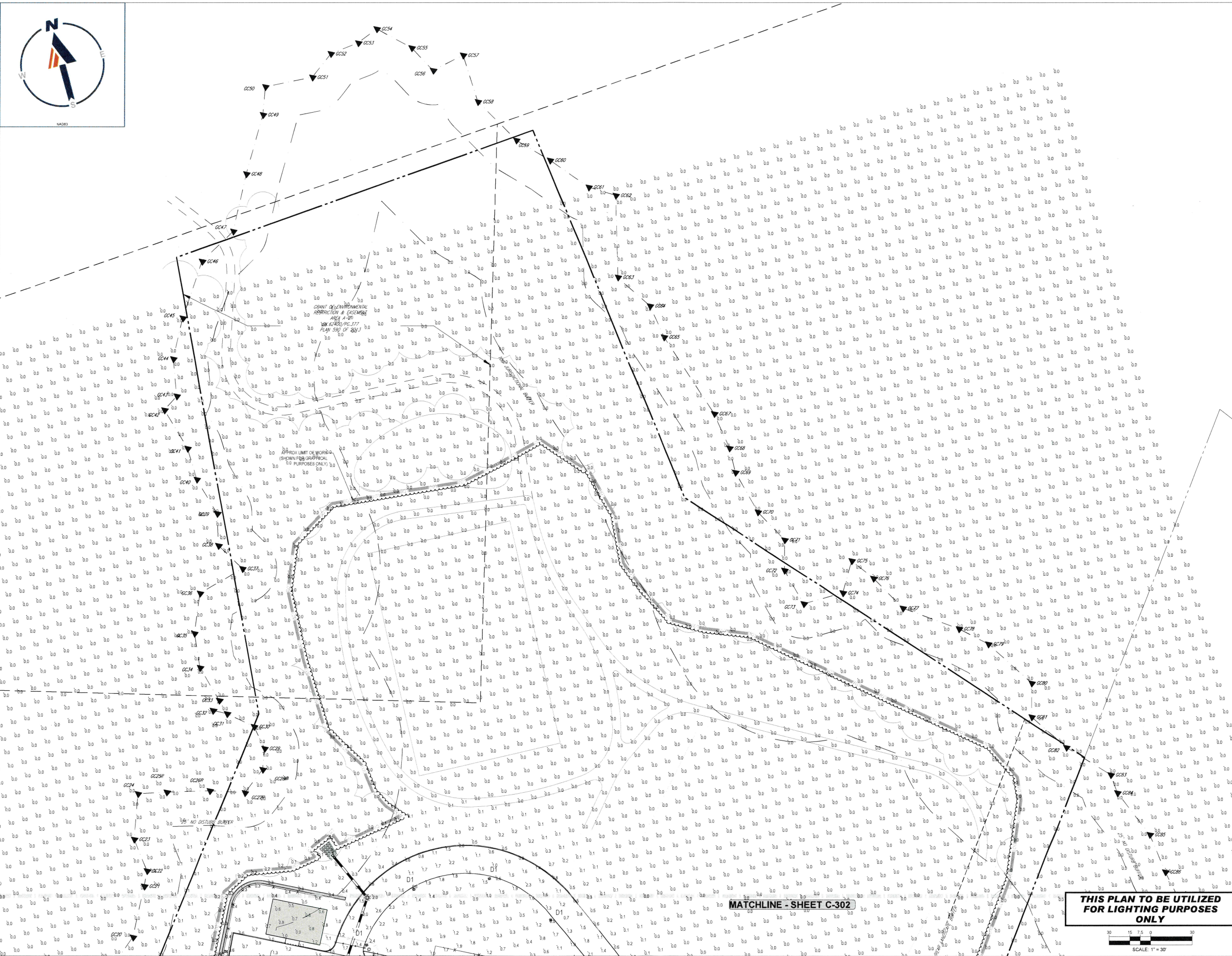
LIGHTING PLAN A

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



SCALE AS NOTED PROJECT # DATE ISSUED
 MAA240220.01 06.24.2025

L-202



REVISIONS #	DATE	DESCRIPTION
1	6/24/25	NOI AND SMP

TEAM HOYT
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 MEMORIAL DRIVE
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LIGHTING PLAN B

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

SCALE AS NOTED PROJECT # MAA240220.01 DATE ISSUED 06.24.2025

L-203

REVISIONS		
#	DATE	DESCRIPTION
1	6/24/25	NOI AND SMP

**TEAM HOYT
COMMUNITY YMCA**

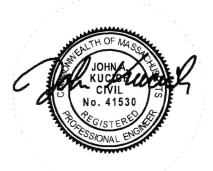
MEMORIAL DRIVE
ASHLAND, MA

cbt

One Constitution Road
Suite 200
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BOHLER

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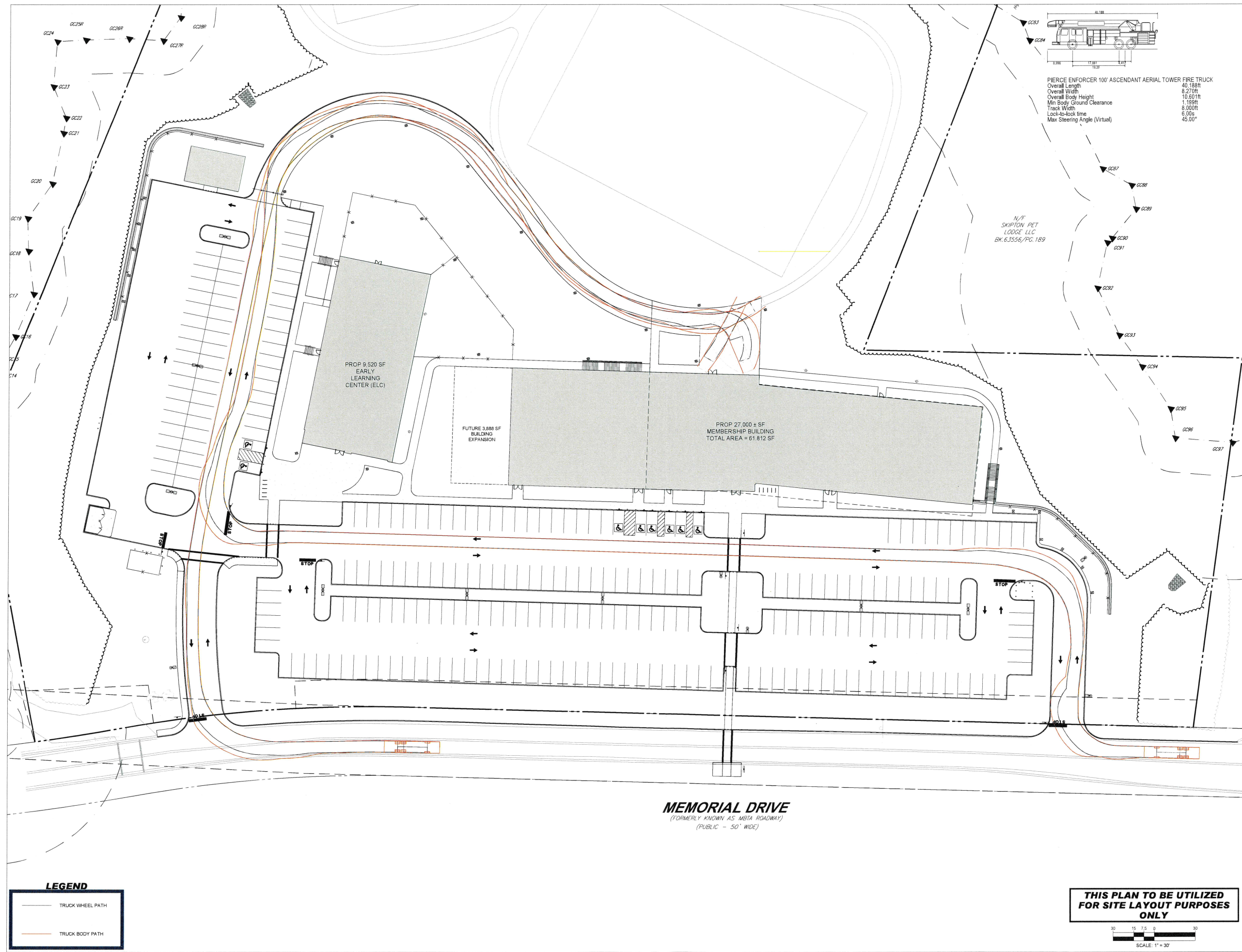


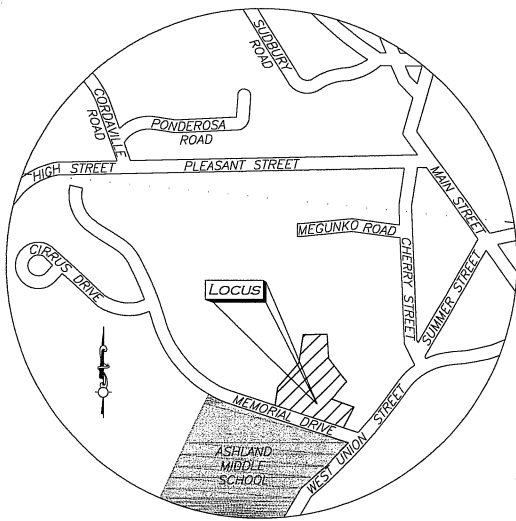
ISSUED FOR
PERMIT

FIRE TRUCK TURNING
PLAN

SCALE AS NOTED PROJECT # DATE ISSUED
MAA240220.01 06.24.2025

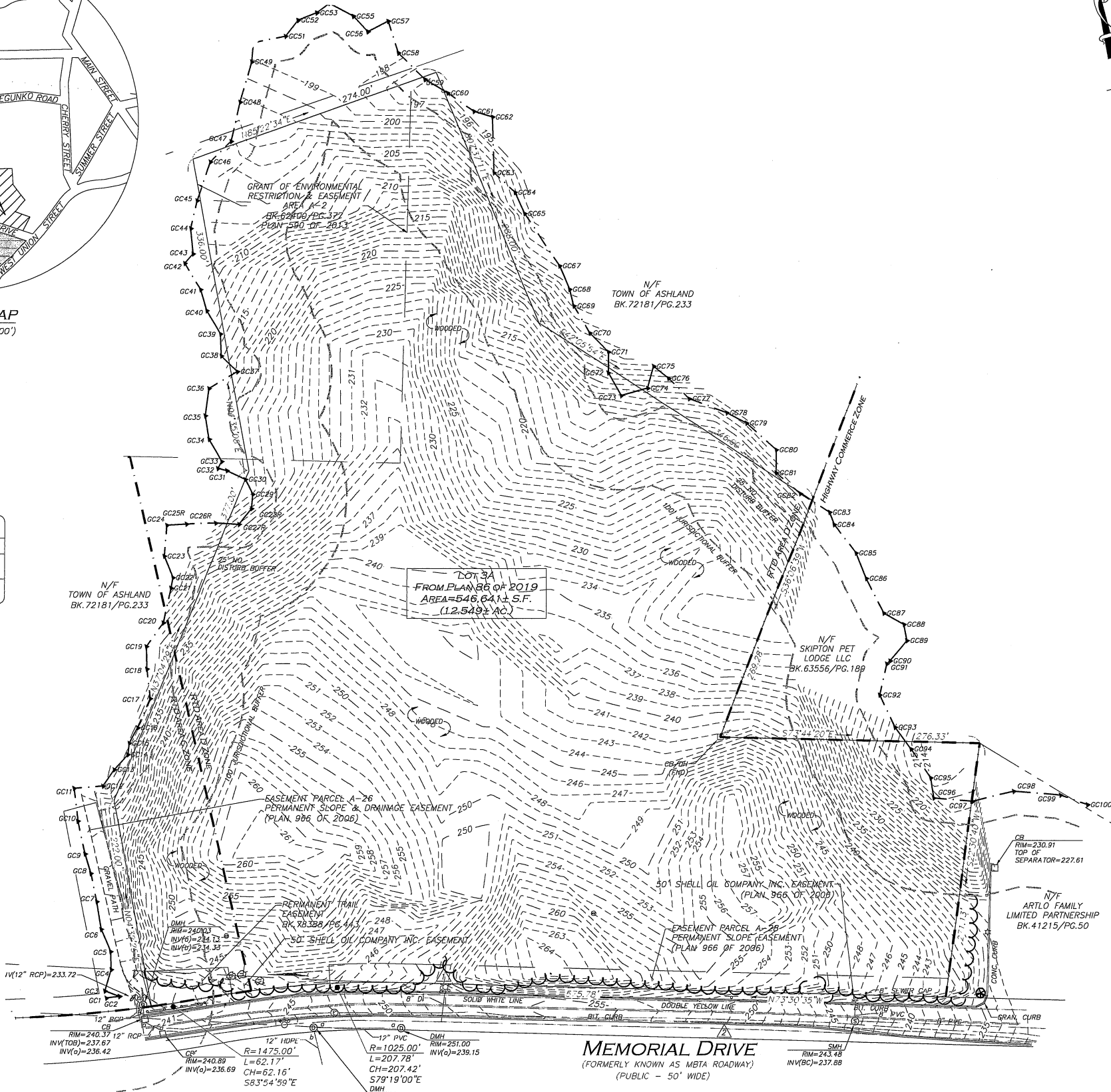
EX-101





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

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



UTILITY STATEMENT

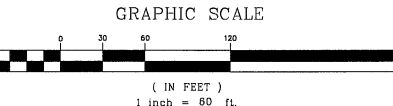
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. ALLEN & MAJOR ASSOCIATES, INC. (A&M) MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. A&M FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN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

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	⊙
WETLAND AREA	⊙
WETLAND	⊙
EASEMENT LINE	⊙
1' CONTOUR	---53---
5' CONTOUR	---55---
PROPERTY LINE	---
ABUTTERS LINE	---
TREE LINE	---
EDGE OF GRAVEL	---
CURB	---
GUARDRAIL	---
ZONE LINE	---
WATER LINE	W
SEWER LINE	S
DRAIN LINE	D
ELECTRIC LINE	E
COMMUNICATION LINE	C
BITUMINOUS	BIT.
CONCRETE	CONC.
GRANITE	GRAN.
BOTTOM CENTER	(BC)
REINFORCED CONCRETE PIPE	RCP
POLYVINYL CHLORIDE PIPE	PVC
DUCTILE IRON PIPE	DI
HIGH DENSITY POLYETHYLENE PIPE	HDPE
CONC. BOUND W/DRILL HOLE	CB/DH
FOUND	FND
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.
LAND COURT	L.C.
LAND COURT CASE	L.C.C.

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 3A.
 - WETLAND LINE SHOWN HEREON DELINEATED BY GODDARD CONSULTING LLC AND FIELD LOCATED BY ALLEN & MAJOR ASSOCIATES, INC.



FOR REGISTRY USE ONLY

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.

REV	DATE	DESCRIPTION

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. N&M2591-01B-EC
DRAFTED BY: KAC/AJR	CHECKED BY: AJR

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
 civil & structural engineering • land surveying
 environmental consulting • landscape architecture
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 100 COMMERCIAL WAY
 WOBURN MA 01801-8501
 TEL: (781) 985-8889
 FAX: (781) 985-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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EXISTING CONDITIONS V-101