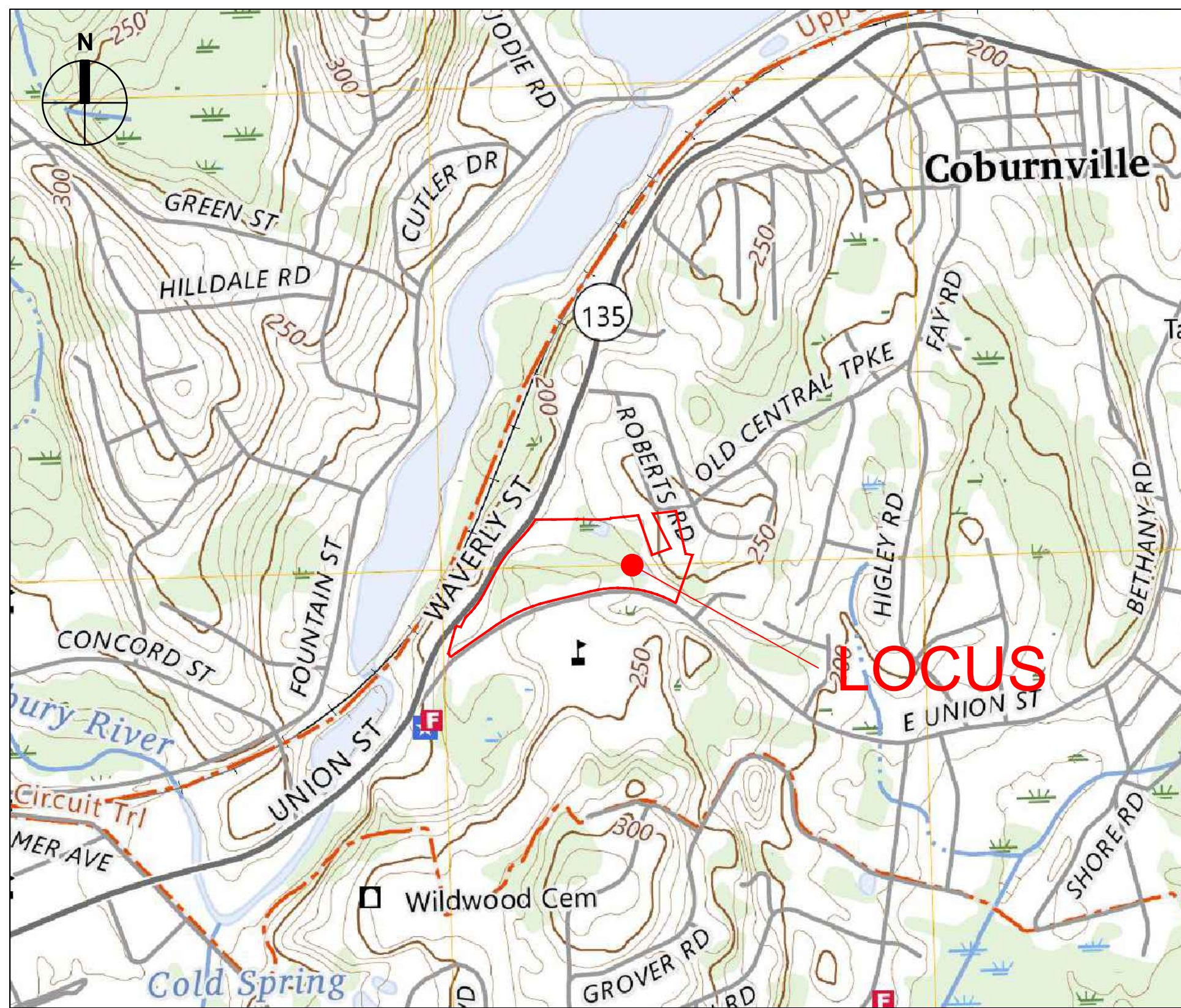


**ZONING MAP**  
SCALE: 1"=300'

**LEGEND**

- WILDWOOD MIXED USE DISTRICT B
- WILDWOOD MIXED USE DISTRICT C
- WILDWOOD MIXED USE DISTRICT D
- WILDWOOD MIXED USE DISTRICT E
- WILDWOOD MIXED USE DISTRICT BUFFER
- RESIDENTIAL A
- SURFACE WATER BODY
- RAIL RIGHT OF WAY
- HIGHWAY COMMERCE



**USGS-LOCUS**  
SCALE: 1"=800'



**KEY PLAN**  
SCALE: 1"=150'



**THE RESIDENCES AT ASHLAND**  
**61 WAVERLY STREET**  
ASHLAND, MA

**NOTICE OF INTENT**

**OCTOBER 29, 2025**

- COVER SHEET
- EXISTING CONDITIONS PLAN (GLM)
- C-101 EXISTING CONDITIONS PLAN
- C-111 SITE PREPARATION PLAN
- C-121 LAYOUT & MATERIALS PLAN
- C-131 GRADING & UTILITIES PLAN
- C-151 PLANTING PLAN
- C-501 DETAILS I
- C-502 DETAILS II
- C-503 DETAILS III
- C-504 DETAILS IV
- C-505 DETAILS V
- C-506 DETAILS VI
- C-507 DETAILS VII
- ES100 SITE LIGHTING PHOTOMETRICS PLAN

**PROJECT TEAM:**

**APPLICANT / DEVELOPER**

THE GUTIERREZ COMPANY  
200 SUMMIT DRIVE, SUITE 400  
BURLINGTON, MA 01803

**WETLAND SCIENTIST**

GODDARD CONSULTING, LLC  
291 MAIN STREET, SUITE 8  
NORTHBOROUGH, MA 01532

**CIVIL ENGINEER / LANDSCAPE ARCHITECT**

SMMA  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

**GEOTECHNICAL ENGINEER**

SANBORN, HEAD & ASSOCIATES, INC.  
6 BEDFORD FARMS DRIVE  
BEDFORD, NH 03110

**ARCHITECT**

CUBE3  
56 HIGH STREET  
ANDOVER, MA 01845

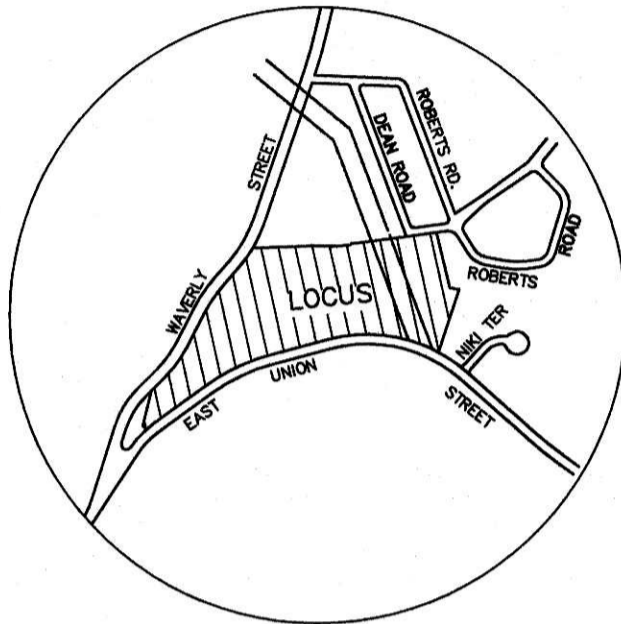
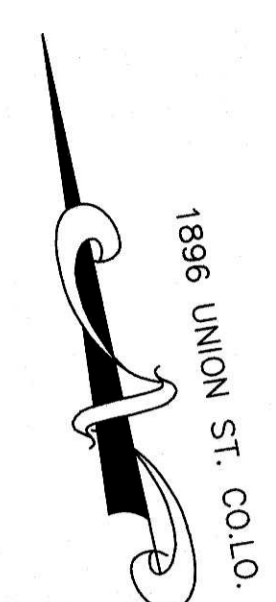
**SURVEYOR**

GLM ENGINEERING CONSULTANTS, INC.  
19 EXCHANGE STREET  
HOLLISTON, MA 01746

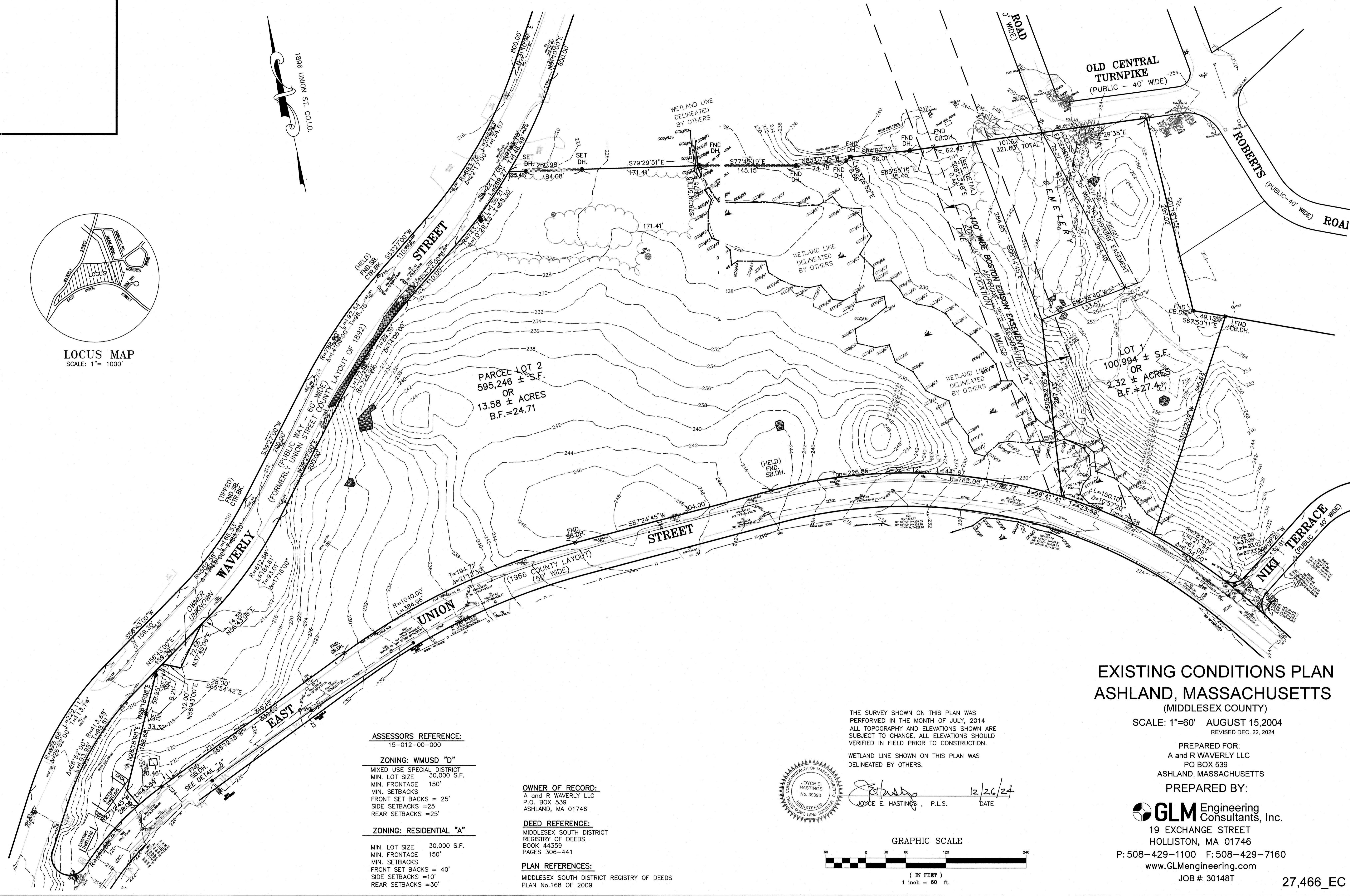
**TRAFFIC ENGINEER**

LANGAN  
100 CAMBRIDGE STREET, SUITE 1310  
BOSTON, MA 02114





LOCUS MAP  
SCALE: 1" = 1000'



**ASSESSORS REFERENCE:**  
15-012-00-000

**ZONING: WMUSD "D"**  
MIXED USE SPECIAL DISTRICT  
MIN. LOT SIZE 30,000 S.F.  
MIN. FRONTAGE 150'  
MIN. SETBACKS  
FRONT SET BACKS = 25'  
SIDE SETBACKS = 25'  
REAR SETBACKS = 25'

**ZONING: RESIDENTIAL "A"**  
MIN. LOT SIZE 30,000 S.F.  
MIN. FRONTAGE 150'  
MIN. SETBACKS  
FRONT SET BACKS = 40'  
SIDE SETBACKS = 10'  
REAR SETBACKS = 30'

**OWNER OF RECORD:**  
A and R WAVERLY LLC  
P.O. BOX 539  
ASHLAND, MA 01746

**DEED REFERENCE:**  
MIDDLESEX SOUTH DISTRICT  
REGISTRY OF DEEDS  
BOOK 44359  
PAGES 306-441

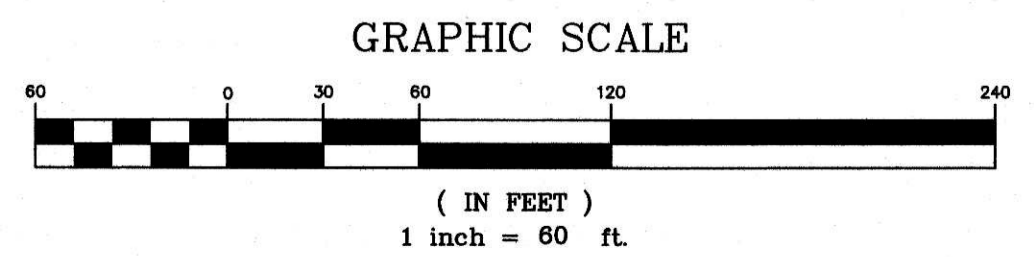
**PLAN REFERENCES:**  
MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS  
PLAN No.168 of 2009

THE SURVEY SHOWN ON THIS PLAN WAS PERFORMED IN THE MONTH OF JULY, 2014. ALL TOPOGRAPHY AND ELEVATIONS SHOWN ARE SUBJECT TO CHANGE. ALL ELEVATIONS SHOULD BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.

WETLAND LINE SHOWN ON THIS PLAN WAS DELINEATED BY OTHERS.



*Joyce E. Hastings*  
JOYCE E. HASTINGS, P.L.S. DATE 12/26/24

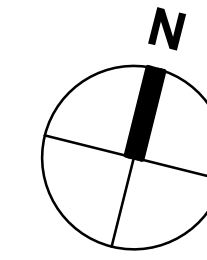


### EXISTING CONDITIONS PLAN ASHLAND, MASSACHUSETTS (MIDDLESEX COUNTY)

SCALE: 1"=60' AUGUST 15,2004  
REVISED DEC. 22, 2024

PREPARED FOR:  
A and R WAVERLY LLC  
PO BOX 539  
ASHLAND, MASSACHUSETTS  
PREPARED BY:

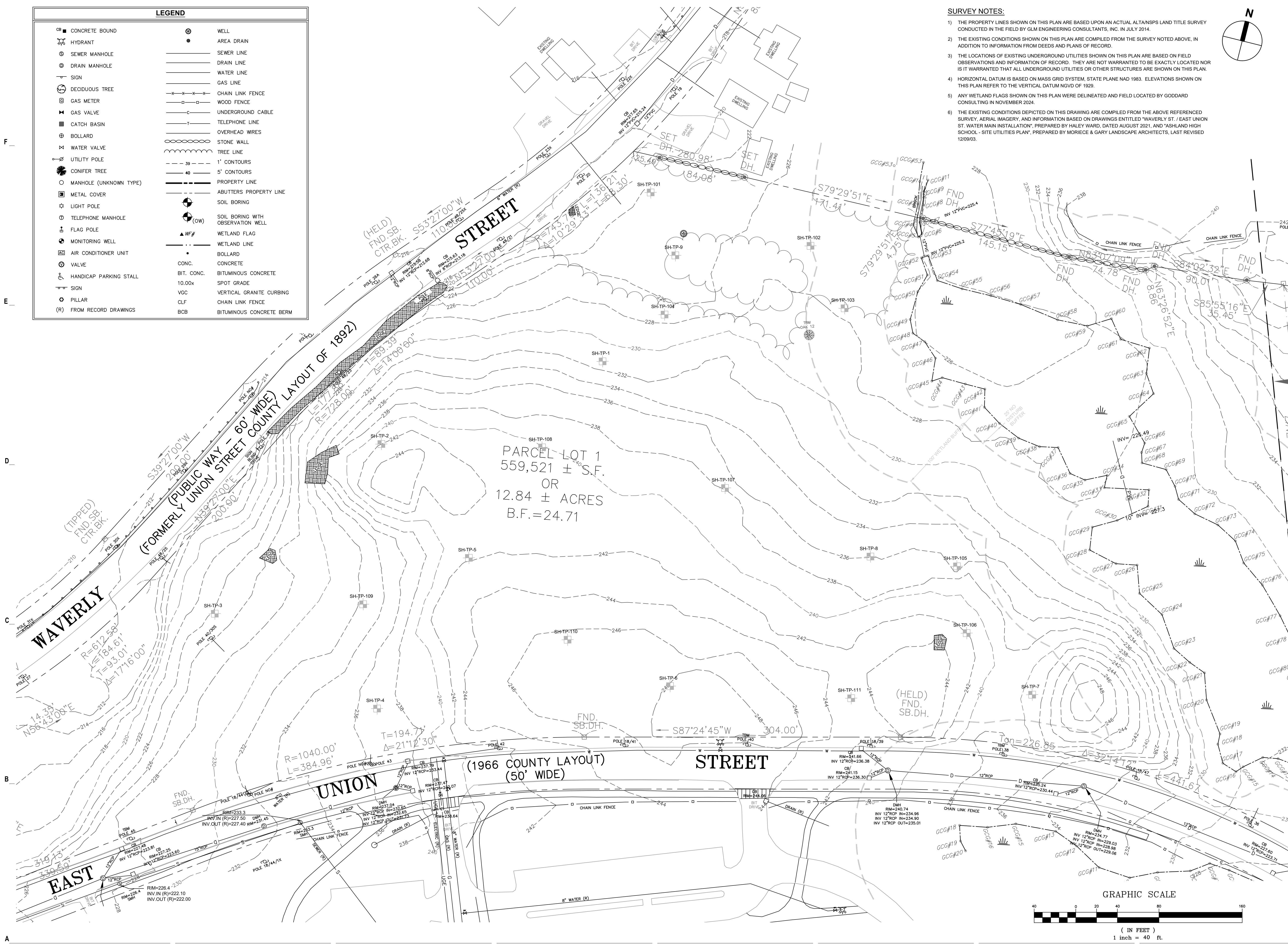
**GLM** Engineering  
Consultants, Inc.  
19 EXCHANGE STREET  
HOLLISTON, MA 01746  
P: 508-429-1100 F: 508-429-7160  
www.GLMengineering.com  
JOB #: 30148T



**SURVEY NOTES:**

- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ALTA/NSPS LAND TITLE SURVEY CONDUCTED IN THE FIELD BY GLM ENGINEERING CONSULTANTS, INC. IN JULY 2014.
- 2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE COMPILED FROM THE SURVEY NOTED ABOVE, IN ADDITION TO INFORMATION FROM DEEDS AND PLANS OF RECORD.
- 3) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
- 4) HORIZONTAL DATUM IS BASED ON MASS GRID SYSTEM, STATE PLANE NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO THE VERTICAL DATUM NGVD OF 1929.
- 5) ANY WETLAND FLAGS SHOWN ON THIS PLAN WERE DELINEATED AND FIELD LOCATED BY GODDARD CONSULTING IN NOVEMBER 2024.
- 6) THE EXISTING CONDITIONS DEPICTED ON THIS DRAWING ARE COMPILED FROM THE ABOVE REFERENCED SURVEY, AERIAL IMAGERY, AND INFORMATION BASED ON DRAWINGS ENTITLED "WAVERLY ST. / EAST UNION ST. WATER MAIN INSTALLATION", PREPARED BY HALEY WARD, DATED AUGUST 2021, AND "ASHLAND HIGH SCHOOL - SITE UTILITIES PLAN", PREPARED BY MORICE & GARY LANDSCAPE ARCHITECTS, LAST REVISED 12/09/03.

LEGEND	
CONCRETE BOUND	WELL
HYDRANT	AREA DRAIN
SEWER MANHOLE	SEWER LINE
DRAIN MANHOLE	DRAIN LINE
SIGN	WATER LINE
DECIDUOUS TREE	GAS LINE
GAS METER	CHAIN LINK FENCE
GAS VALVE	WOOD FENCE
CATCH BASIN	UNDERGROUND CABLE
BOLLARD	TELEPHONE LINE
WATER VALVE	OVERHEAD WIRES
UTILITY POLE	STONE WALL
CONIFER TREE	TREE LINE
MANHOLE (UNKNOWN TYPE)	1' CONTOURS
METAL COVER	5' CONTOURS
LIGHT POLE	PROPERTY LINE
TELEPHONE MANHOLE	ABUTTERS PROPERTY LINE
FLAG POLE	SOIL BORING
MONITORING WELL	SOIL BORING WITH OBSERVATION WELL
AIR CONDITIONER UNIT	WETLAND FLAG
VALVE	WETLAND LINE
HANDICAP PARKING STALL	BOLLARD
SIGN	CONC.
PILLAR	BIT. CONC.
FROM RECORD DRAWINGS	10.00x
	VGC
	CLF
	BCB



**THE RESIDENCES AT ASHLAND**  
61 WAVERLY STREET  
ASHLAND, MA

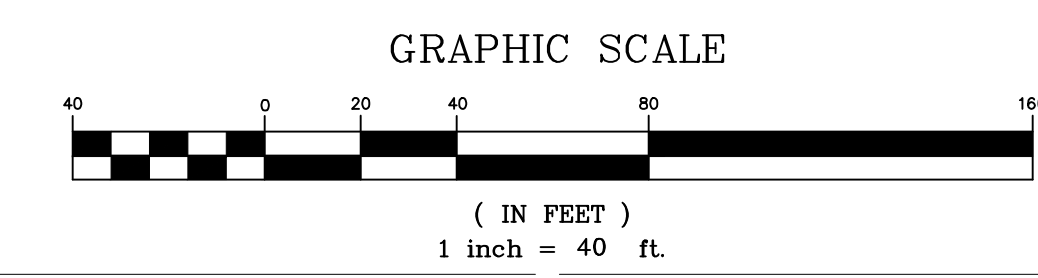
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10/15/2025	PLANS OF RECORD
08/27/2025	REVISION TO CURB CUT LAYOUT
08/19/2025	RESPONSE TO COMMENTS
08/09/2025	REVISION TO CURB CUT LAYOUT
05/20/2025	RESPONSE TO COMMENTS
05/20/2025	COMPREHENSIVE PERMIT

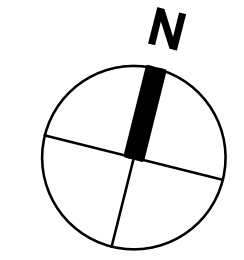
MARK: DATE: DESCRIPTION:  
ISSUE LOG  
△ = CLOUDED CHANGE

SCALE	1"=40'
DRAWN BY	JMK
CHECK BY	WVP
PROJ.ARCH.ENGR.	JAH
PROJ. MGR.	SAV
JOB NO.	24142.00

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**EXISTING CONDITIONS PLAN**





LEGEND	
	FLARED END SECTION
	PROPOSED TREE LINE
	DRAIN LINE
	CATCH BASIN
	DRAIN MANHOLE
	SPOT GRADE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	RIPRAP
	CORRUGATED POLYETHYLENE PIPE
	LIMIT OF WORK
	REINFORCED CONCRETE PIPE
	POLYVINYL CHLORIDE PIPE
	VEHICLE ACCESS
	SILT FENCE WITH STRAW WATTLE
	BUILDING
	EDGE OF PAVEMENT
	DIRECTION OF SURFACE RUNOFF
	REMOVE BITUMINOUS PAVEMENT AND ADJACENT CURBING
	REMOVE LIGHT POLE
	REMOVE TREES
	TEMPORARY OUTLET STRUCTURE

GENERAL EROSION CONTROL NOTES (CONTINUED):

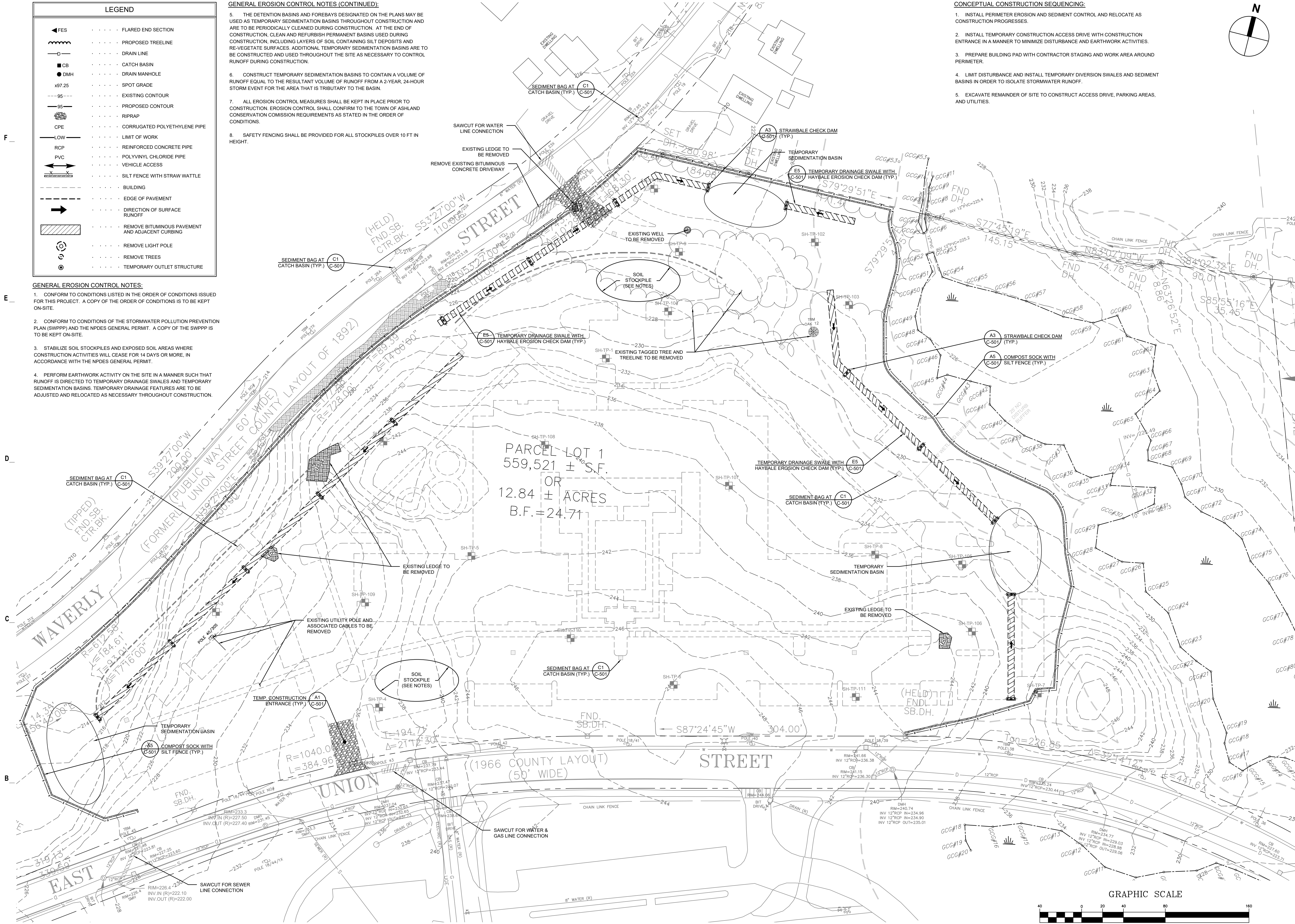
- THE DETENTION BASINS AND FOREBAYS DESIGNATED ON THE PLANS MAY BE USED AS TEMPORARY SEDIMENTATION BASINS THROUGHOUT CONSTRUCTION AND ARE TO BE PERIODICALLY CLEANED DURING CONSTRUCTION. AT THE END OF CONSTRUCTION, CLEAN AND REFURBISH PERMANENT BASINS USED DURING CONSTRUCTION, INCLUDING LAYERS OF SOIL CONTAINING SILT DEPOSITS AND RE-VEGETATE SURFACES. ADDITIONAL TEMPORARY SEDIMENTATION BASINS ARE TO BE CONSTRUCTED AND USED THROUGHOUT THE SITE AS NECESSARY TO CONTROL RUNOFF DURING CONSTRUCTION.
- CONSTRUCT TEMPORARY SEDIMENTATION BASINS TO CONTAIN A VOLUME OF RUNOFF EQUAL TO THE RESULTANT VOLUME OF RUNOFF FROM A 2-YEAR, 24-HOUR STORM EVENT FOR THE AREA THAT IS TRIBUTARY TO THE BASIN.
- ALL EROSION CONTROL MEASURES SHALL BE KEPT IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFIRM TO THE TOWN OF ASHLAND CONSERVATION COMMISSION REQUIREMENTS AS STATED IN THE ORDER OF CONDITIONS.
- SAFETY FENCING SHALL BE PROVIDED FOR ALL STOCKPILES OVER 10 FT IN HEIGHT.

CONCEPTUAL CONSTRUCTION SEQUENCING:

- INSTALL PERIMETER EROSION AND SEDIMENT CONTROL AND RELOCATE AS CONSTRUCTION PROGRESSES.
- INSTALL TEMPORARY CONSTRUCTION ACCESS DRIVE WITH CONSTRUCTION ENTRANCE IN A MANNER TO MINIMIZE DISTURBANCE AND EARTHWORK ACTIVITIES.
- PREPARE BUILDING PAD WITH CONTRACTOR STAGING AND WORK AREA AROUND PERIMETER.
- LIMIT DISTURBANCE AND INSTALL TEMPORARY DIVERSION SWALES AND SEDIMENT BASINS IN ORDER TO ISOLATE STORMWATER RUNOFF.
- EXCAVATE REMAINDER OF SITE TO CONSTRUCT ACCESS DRIVE, PARKING AREAS, AND UTILITIES.

GENERAL EROSION CONTROL NOTES:

- CONFORM TO CONDITIONS LISTED IN THE ORDER OF CONDITIONS ISSUED FOR THIS PROJECT. A COPY OF THE ORDER OF CONDITIONS IS TO BE KEPT ON-SITE.
- CONFORM TO CONDITIONS OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND THE NPDES GENERAL PERMIT. A COPY OF THE SWPPP IS TO BE KEPT ON-SITE.
- STABILIZE SOIL STOCKPILES AND EXPOSED SOIL AREAS WHERE CONSTRUCTION ACTIVITIES WILL CEASE FOR 14 DAYS OR MORE, IN ACCORDANCE WITH THE NPDES GENERAL PERMIT.
- PERFORM EARTHWORK ACTIVITY ON THE SITE IN A MANNER SUCH THAT RUNOFF IS DIRECTED TO TEMPORARY DRAINAGE SWALES AND TEMPORARY SEDIMENTATION BASINS. TEMPORARY DRAINAGE FEATURES ARE TO BE ADJUSTED AND RELOCATED AS NECESSARY THROUGHOUT CONSTRUCTION.



THE RESIDENCES AT ASHLAND  
61 WAVERLY STREET  
ASHLAND, MA

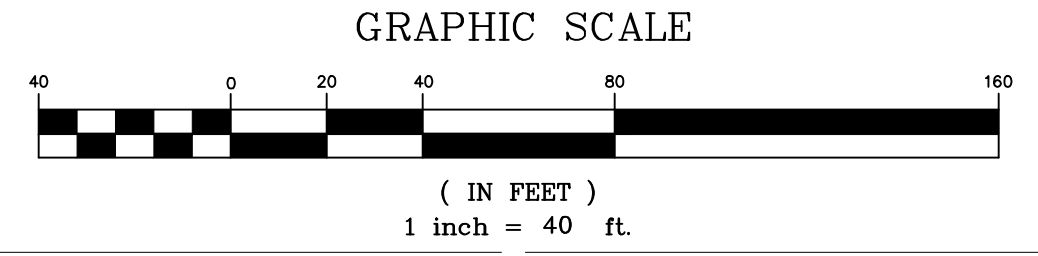
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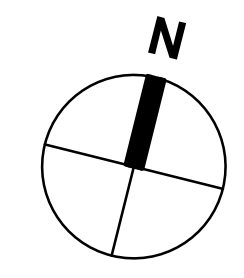
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SCALE	1"=40'
DRAWN BY	JMK
CHECK BY	WVP
PROJ.ARCH.ENGR.	JAH
PROJ.MRG.	SAV
JOB NO.	24142.00

SITE PREPARATION PLAN





**LEGEND**

- BOLLARD
- SIGN
- RETAINING WALL
- VERTICAL GRANITE CURB
- SLOPED GRANITE CURB
- ACCESS GRANITE CURB
- PRECAST CONCRETE CURB
- ||||| CROSSWALK
- WHEELCHAIR ACCESSIBLE CURB RAMP
- HANDICAP PARKING
- WOOD GUARDRAIL
- METAL GUARDRAIL
- CHAIN LINK FENCE
- PICKET FENCE
- ⊙ PARKING COUNTS (REGULAR)
- ▨ SNOW STORAGE AREA
- EVSE/EV-READY SPACES

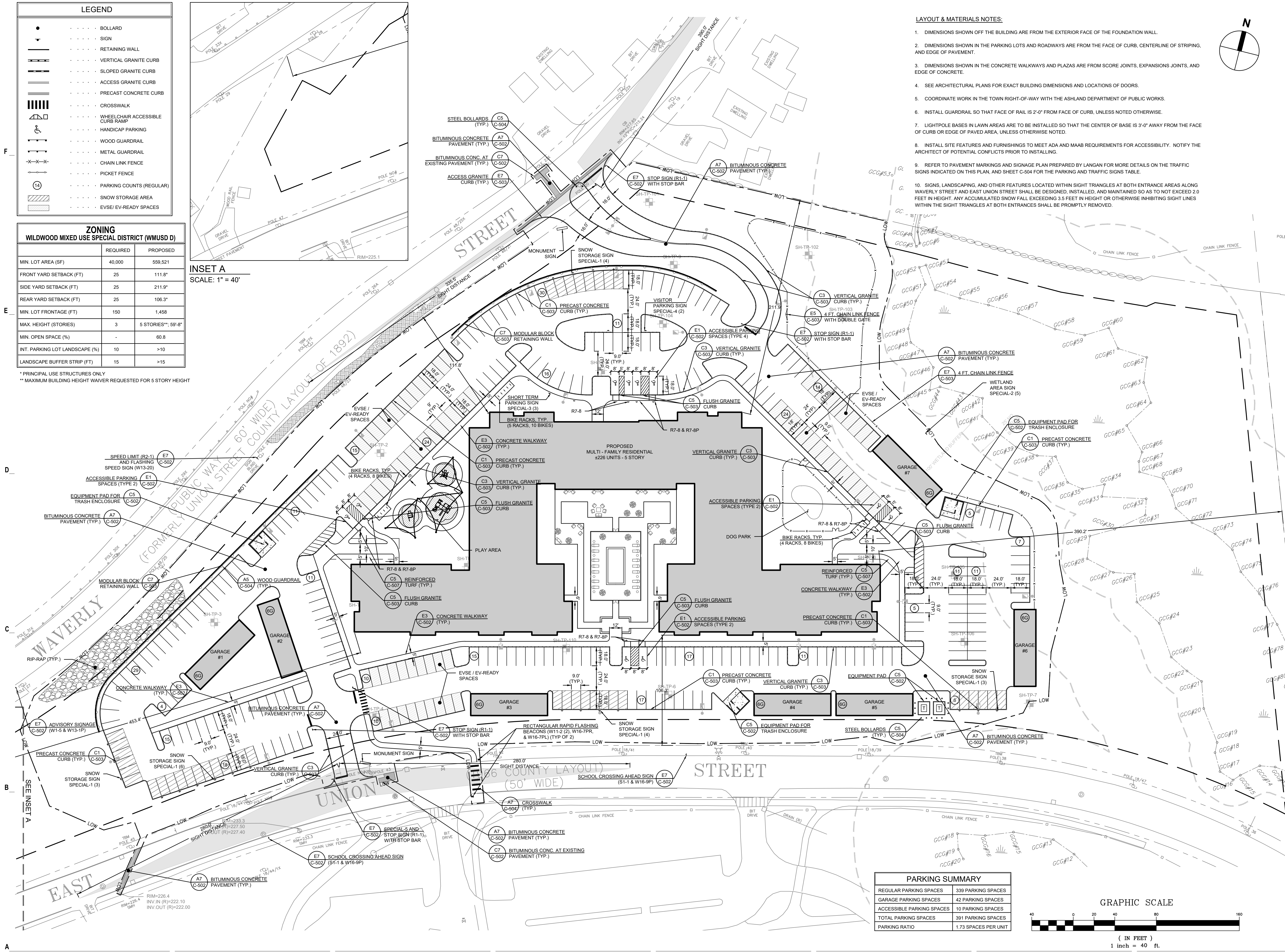
**ZONING**  
WILDWOOD MIXED USE SPECIAL DISTRICT (WMUSD)

	REQUIRED	PROPOSED
MIN. LOT AREA (SF)	40,000	559,521
FRONT YARD SETBACK (FT)	25	111.8'
SIDE YARD SETBACK (FT)	25	211.9'
REAR YARD SETBACK (FT)	25	106.3'
MIN. LOT FRONTAGE (FT)	150	1,458
MAX. HEIGHT (STORIES)	3	5 STORIES*, 59'-0"
MIN. OPEN SPACE (%)	-	60.8
INT. PARKING LOT LANDSCAPE (%)	10	>10
LANDSCAPE BUFFER STRIP (FT)	15	>15

\* PRINCIPAL USE STRUCTURES ONLY  
\*\* MAXIMUM BUILDING HEIGHT WAIVER REQUESTED FOR 5 STORY HEIGHT

**INSET A**  
SCALE: 1" = 40'

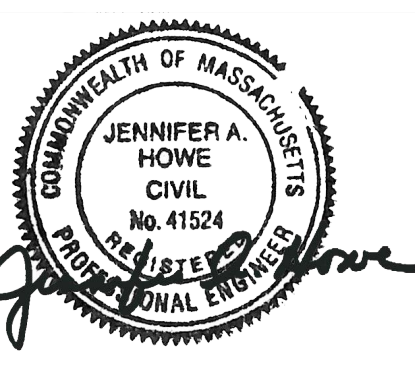
- LAYOUT & MATERIALS NOTES:**
- DIMENSIONS SHOWN OFF THE BUILDING ARE FROM THE EXTERIOR FACE OF THE FOUNDATION WALL.
  - DIMENSIONS SHOWN IN THE PARKING LOTS AND ROADWAYS ARE FROM THE FACE OF CURB, CENTERLINE OF STRIPING, AND EDGE OF PAVEMENT.
  - DIMENSIONS SHOWN IN THE CONCRETE WALKWAYS AND PLAZAS ARE FROM SCORE JOINTS, EXPANSIONS JOINTS, AND EDGE OF CONCRETE.
  - SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF DOORS.
  - COORDINATE WORK IN THE TOWN RIGHT-OF-WAY WITH THE ASHLAND DEPARTMENT OF PUBLIC WORKS.
  - INSTALL GUARDRAIL SO THAT FACE OF RAIL IS 2'-0" FROM FACE OF CURB, UNLESS NOTED OTHERWISE.
  - LIGHTPOLE BASES IN LAWN AREAS ARE TO BE INSTALLED SO THAT THE CENTER OF BASE IS 3'-0" AWAY FROM THE FACE OF CURB OR EDGE OF PAVED AREA, UNLESS OTHERWISE NOTED.
  - INSTALL SITE FEATURES AND FURNISHINGS TO MEET ADA AND MAAB REQUIREMENTS FOR ACCESSIBILITY. NOTIFY THE ARCHITECT OF POTENTIAL CONFLICTS PRIOR TO INSTALLING.
  - REFER TO PAVEMENT MARKINGS AND SIGNAGE PLAN PREPARED BY LANGAN FOR MORE DETAILS ON THE TRAFFIC SIGNS INDICATED ON THIS PLAN, AND SHEET C-504 FOR THE PARKING AND TRAFFIC SIGNS TABLE.
  - SIGNS, LANDSCAPING, AND OTHER FEATURES LOCATED WITHIN SIGHT TRIANGLES AT BOTH ENTRANCE AREAS ALONG WAVERLY STREET AND EAST UNION STREET SHALL BE DESIGNED, INSTALLED, AND MAINTAINED SO AS TO NOT EXCEED 2.0 FEET IN HEIGHT. ANY ACCUMULATED SNOW FALL EXCEEDING 3.5 FEET IN HEIGHT OR OTHERWISE INHIBITING SIGHT LINES WITHIN THE SIGHT TRIANGLES AT BOTH ENTRANCES SHALL BE PROMPTLY REMOVED.



**THE RESIDENCES AT ASHLAND**  
61 WAVERLY STREET  
ASHLAND, MA

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08/09/2025	RESPONSE TO CURB CUT LAYOUT
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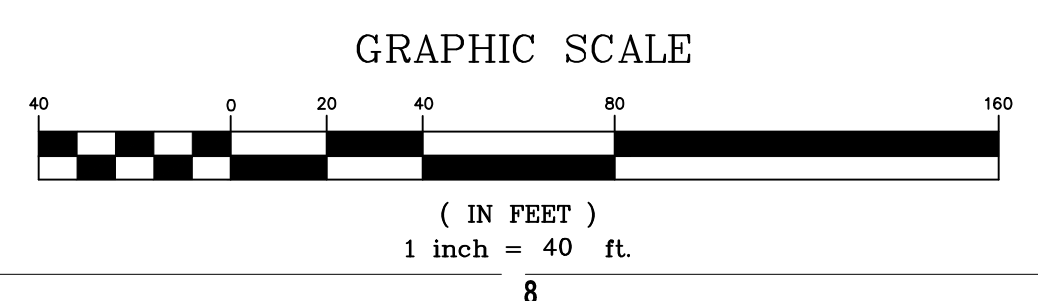
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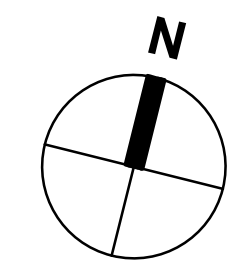
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CHECK BY: WWP  
PROJ.ARCH/ENGR: JAH  
PROJ. MRG: SAV  
JOB NO.: 24142.00

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**PARKING SUMMARY**

REGULAR PARKING SPACES	339 PARKING SPACES
GARAGE PARKING SPACES	42 PARKING SPACES
ACCESSIBLE PARKING SPACES	10 PARKING SPACES
TOTAL PARKING SPACES	391 PARKING SPACES
PARKING RATIO	1.73 SPACES PER UNIT

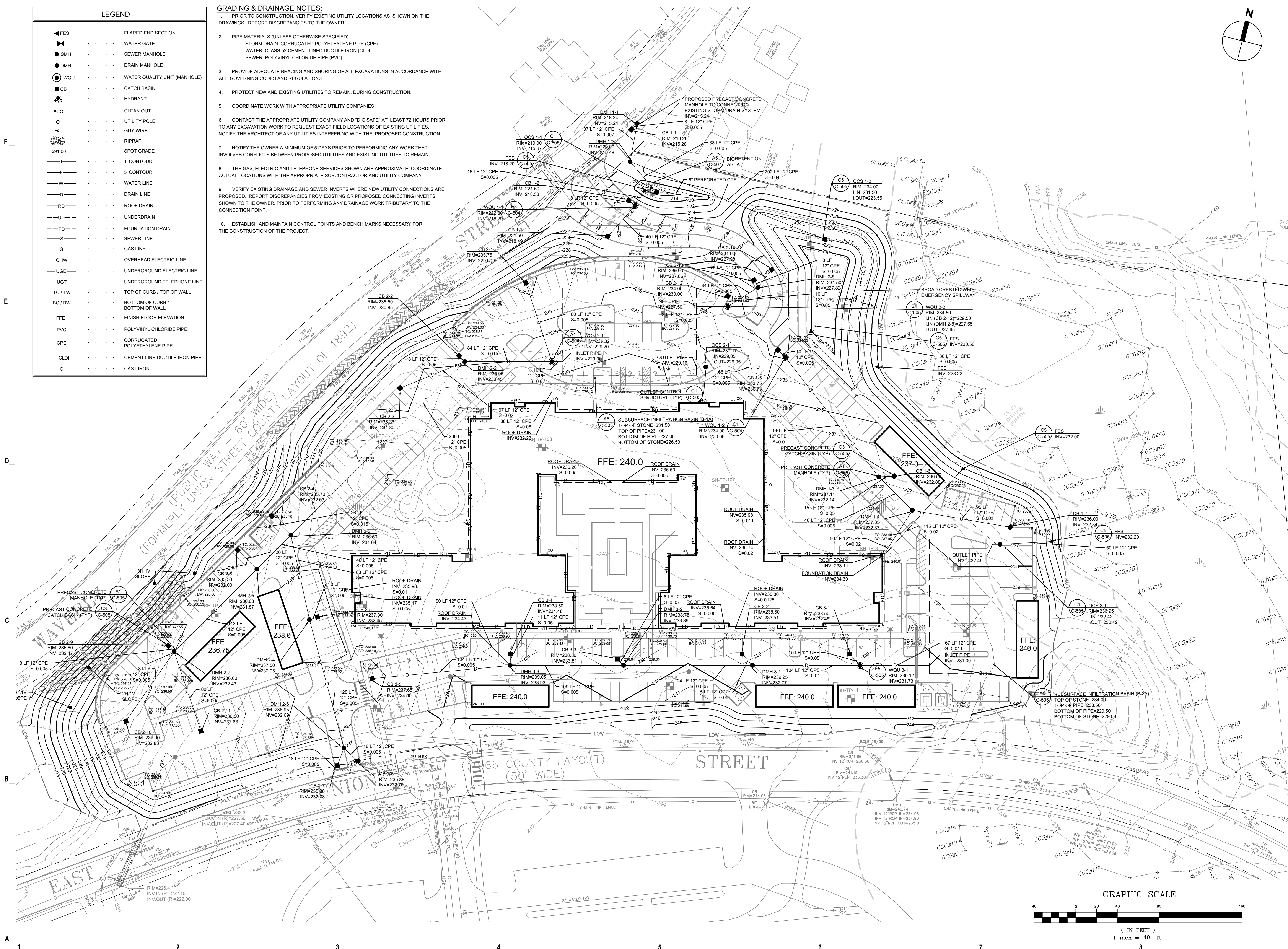




LEGEND

◀ FES	FLARED END SECTION
◀	WATER GATE
● SMH	SEWER MANHOLE
● DMH	DRAIN MANHOLE
○ WQU	WATER QUALITY UNIT (MANHOLE)
■ CB	CATCH BASIN
⊕	HYDRANT
○ CO	CLEAN OUT
○	UTILITY POLE
○	GUY WIRE
○	RIPRAP
○	SPOT GRADE
— 1 —	1' CONTOUR
— 5 —	5' CONTOUR
— W —	WATER LINE
— D —	DRAIN LINE
— RD —	ROOF DRAIN
— UD —	UNDERDRAIN
— FD —	FOUNDATION DRAIN
— S —	SEWER LINE
— G —	GAS LINE
— OHW —	OVERHEAD ELECTRIC LINE
— UGE —	UNDERGROUND ELECTRIC LINE
— UGT —	UNDERGROUND TELEPHONE LINE
TC / TW	TOP OF CURB / TOP OF WALL
BC / BW	BOTTOM OF CURB / BOTTOM OF WALL
FFE	FINISH FLOOR ELEVATION
PVC	POLYVINYL CHLORIDE PIPE
CPE	CORRUGATED POLYETHYLENE PIPE
CLDI	CEMENT LINE DUCTILE IRON PIPE
CI	CAST IRON

- GRADING & DRAINAGE NOTES:**
- PRIOR TO CONSTRUCTION, VERIFY EXISTING UTILITY LOCATIONS AS SHOWN ON THE DRAWINGS. REPORT DISCREPANCIES TO THE OWNER.
  - PIPE MATERIALS (UNLESS OTHERWISE SPECIFIED):  
STORM DRAIN: CORRUGATED POLYETHYLENE PIPE (CPE)  
WATER: CLASS 52 CEMENT LINED DUCTILE IRON (CLDI)  
SEWER: POLYVINYL CHLORIDE PIPE (PVC)
  - PROVIDE ADEQUATE BRACING AND SHORING OF ALL EXCAVATIONS IN ACCORDANCE WITH ALL GOVERNING CODES AND REGULATIONS.
  - PROTECT NEW AND EXISTING UTILITIES TO REMAIN, DURING CONSTRUCTION.
  - COORDINATE WORK WITH APPROPRIATE UTILITY COMPANIES.
  - CONTACT THE APPROPRIATE UTILITY COMPANY AND 'DIG SAFE' AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ARCHITECT OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION.
  - NOTIFY THE OWNER A MINIMUM OF 5 DAYS PRIOR TO PERFORMING ANY WORK THAT INVOLVES CONTACT BETWEEN PROPOSED UTILITIES AND EXISTING UTILITIES TO REMAIN.
  - THE GAS, ELECTRIC AND TELEPHONE SERVICES SHOWN ARE APPROXIMATE. COORDINATE ACTUAL LOCATIONS WITH THE APPROPRIATE SUBCONTRACTOR AND UTILITY COMPANY.
  - VERIFY EXISTING DRAINAGE AND SEWER INVERTS WHERE NEW UTILITY CONNECTIONS ARE PROPOSED. REPORT DISCREPANCIES FROM EXISTING OR PROPOSED CONNECTING INVERTS SHOWN TO THE OWNER, PRIOR TO PERFORMING ANY DRAINAGE WORK TRIBUTARY TO THE CONNECTION POINT.
  - ESTABLISH AND MAINTAIN CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT.



**THE RESIDENCES AT ASHLAND**

61 WAVERLY STREET  
ASHLAND, MA

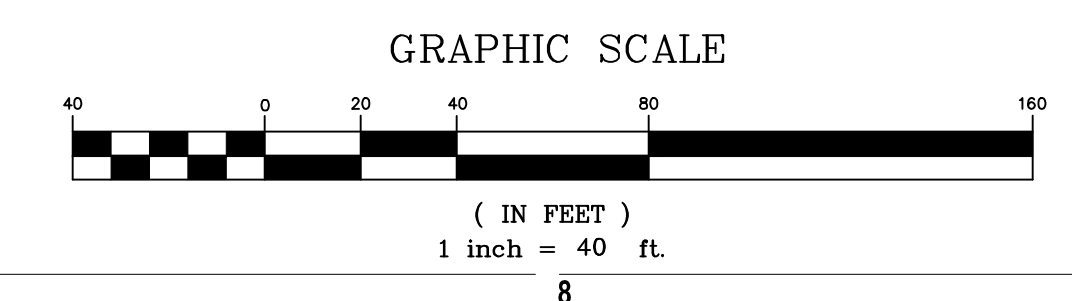
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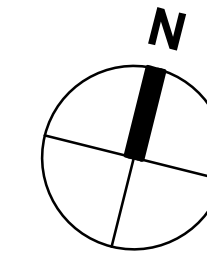
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SCALE	1"=40'
DRAWN BY	KC
CHECK BY	WVP
PROJ.ARCH.ENGR.	JAH
PROJ.MRG.	SAV
JOB NO.	24142.00

**GRADING & DRAINAGE PLAN**

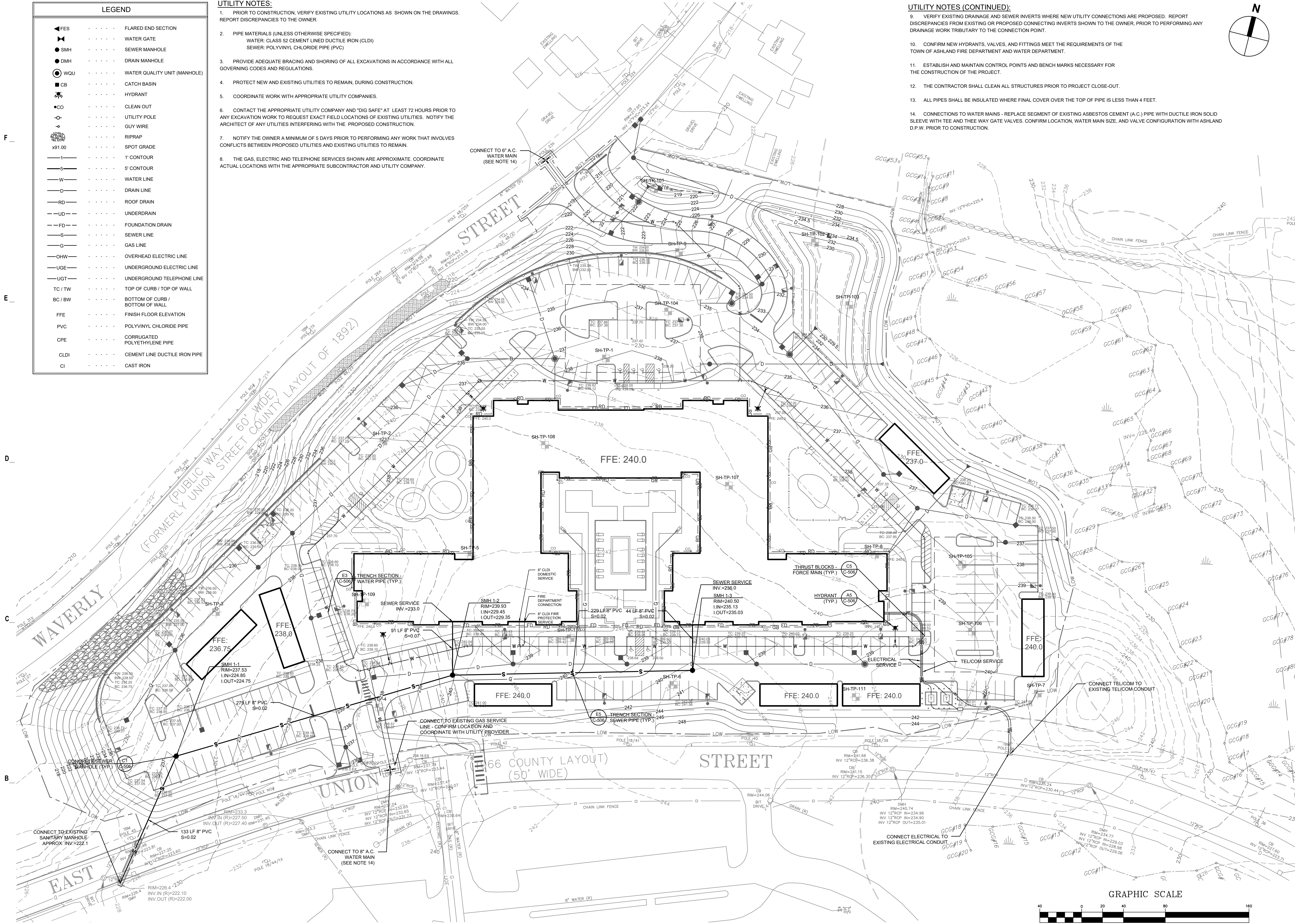




LEGEND	
◄ FES	FLARED END SECTION
◄	WATER GATE
● SMH	SEWER MANHOLE
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● WQU	WATER QUALITY UNIT (MANHOLE)
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FFE	FINISH FLOOR ELEVATION
PVC	POLYVINYL CHLORIDE PIPE
CPE	CORRUGATED POLYETHYLENE PIPE
CLDI	CEMENT LINE DUCTILE IRON PIPE
CI	CAST IRON

- UTILITY NOTES:**
- PRIOR TO CONSTRUCTION, VERIFY EXISTING UTILITY LOCATIONS AS SHOWN ON THE DRAWINGS. REPORT DISCREPANCIES TO THE OWNER.
  - PIPE MATERIALS (UNLESS OTHERWISE SPECIFIED):  
WATER: CLASS 52 CEMENT LINED DUCTILE IRON (CLDI)  
SEWER: POLYVINYL CHLORIDE PIPE (PVC)
  - PROVIDE ADEQUATE BRACING AND SHORING OF ALL EXCAVATIONS IN ACCORDANCE WITH ALL GOVERNING CODES AND REGULATIONS.
  - PROTECT NEW AND EXISTING UTILITIES TO REMAIN, DURING CONSTRUCTION.
  - COORDINATE WORK WITH APPROPRIATE UTILITY COMPANIES.
  - CONTACT THE APPROPRIATE UTILITY COMPANY AND "DIG SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ARCHITECT OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION.
  - NOTIFY THE OWNER A MINIMUM OF 5 DAYS PRIOR TO PERFORMING ANY WORK THAT INVOLVES CONFLICTS BETWEEN PROPOSED UTILITIES AND EXISTING UTILITIES TO REMAIN.
  - THE GAS, ELECTRIC AND TELEPHONE SERVICES SHOWN ARE APPROXIMATE. COORDINATE ACTUAL LOCATIONS WITH THE APPROPRIATE SUBCONTRACTOR AND UTILITY COMPANY.

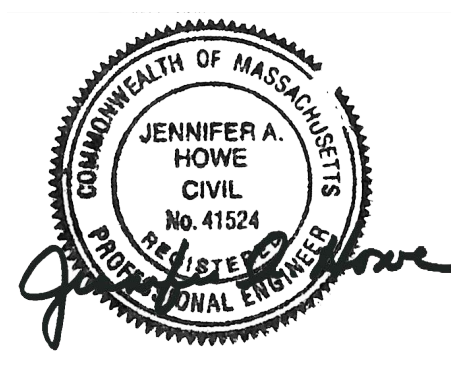
- UTILITY NOTES (CONTINUED):**
- VERIFY EXISTING DRAINAGE AND SEWER INVERTS WHERE NEW UTILITY CONNECTIONS ARE PROPOSED. REPORT DISCREPANCIES FROM EXISTING OR PROPOSED CONNECTING INVERTS SHOWN TO THE OWNER, PRIOR TO PERFORMING ANY DRAINAGE WORK TRIBUTARY TO THE CONNECTION POINT.
  - CONFIRM NEW HYDRANTS, VALVES, AND FITTINGS MEET THE REQUIREMENTS OF THE TOWN OF ASHLAND FIRE DEPARTMENT AND WATER DEPARTMENT.
  - ESTABLISH AND MAINTAIN CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT.
  - THE CONTRACTOR SHALL CLEAN ALL STRUCTURES PRIOR TO PROJECT CLOSE-OUT.
  - ALL PIPES SHALL BE INSULATED WHERE FINAL COVER OVER THE TOP OF PIPE IS LESS THAN 4 FEET.
  - CONNECTIONS TO WATER MAINS - REPLACE SEGMENT OF EXISTING ASBESTOS CEMENT (A.C.) PIPE WITH DUCTILE IRON SOLID SLEEVE WITH TEE AND THREE WAY GATE VALVES. CONFIRM LOCATION, WATER MAIN SIZE, AND VALVE CONFIGURATION WITH ASHLAND D.P.W. PRIOR TO CONSTRUCTION.



**THE RESIDENCES AT ASHLAND**  
61 WAVERLY STREET  
ASHLAND, MA

DATE	DESCRIPTION
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08/27/2025	REVISION TO CURB CUT LAYOUT
08/19/2025	RESPONSE TO COMMENTS
08/09/2025	REVISION TO CURB CUT LAYOUT
05/20/2025	RESPONSE TO COMMENTS
02/10/2025	COMPREHENSIVE PERMIT

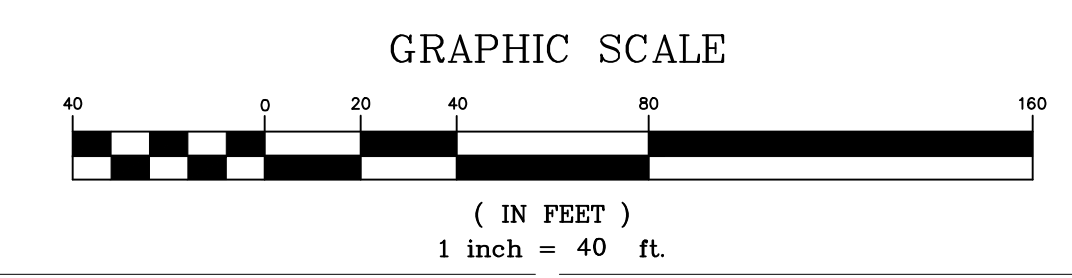
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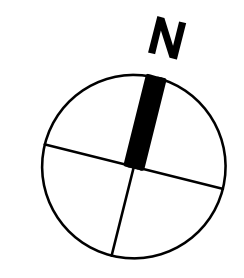


SCALE	1"=40'
DRAWN BY	JMK
CHECK BY	WVP
PROJ.ARCH.ENGR.	JAH
PROJ.MRG.	SAV
JOB NO.	24142.00

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**UTILITIES PLAN**





**PLANTING NOTES**

1. SEE SPECIFICATION SECTION 02900.
2. ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOC. OF NURSERYMEN, INC. IN ADDITION, ALL NEW PLANT MATERIAL FOR THE PROJECT SHALL BE OF SPECIMEN QUALITY.
3. ALL NEW PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER-GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
4. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS OR PLANT SCHEDULE, WHICH EVER IS GREATER.
5. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
6. ALL NEW PLANTS SHALL BE TAGGED AND APPROVED BY THE LANDSCAPE ARCHITECT AT THE NURSERY PRIOR TO DIGGING OR DELIVERY TO THE SITE.
7. CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
8. NO TREES, SHRUBS, GROUND COVER, SEED, OR SOD SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING. TREES SHALL BEAR THE SAME RELATIONSHIP TO GRADE AS THEY BORE TO PREVIOUS GRADE.
9. STAKE LOCATION OF ALL TREE AND SHRUB PLANTING FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.
10. PREPARE ALL SHRUB PLANTING BEDS TO A MINIMUM DEPTH OF EIGHTEEN INCHES (18") WITH LOAM.
11. ALL PLANT BEDS AND INDIVIDUAL TREE PITS SHALL RECEIVE THREE INCHES (3") OF BARK MULCH PER SPECIFICATIONS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ALL DAMAGED, STOLEN, DEAD, DECLINING OR LOST MATERIAL UNTIL COMPLETION OF MAINTENANCE PERIODS.
13. ALL AREAS TO BE SEEDED OR SODDED SHALL RECEIVE SIX INCHES (6") OF LOAM, MEASURED AFTER COMPACTION UNLESS OTHERWISE NOTED.
14. SPECIFIC EXISTING LAWN AREAS DESIGNED TO REMAIN SHALL BE AERATED, FERTILIZED AND OVERSEEDED, AS DIRECTED BY THE LANDSCAPE ARCHITECT.
15. ALL DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITIES NOT DESIGNATED FOR SEEDING OR SODDING SHALL BE SEEDED PER APPLICABLE SEEDING SPECIFICATIONS.

**PLANTING LEGEND**

	PROPOSED DECIDUOUS TREE		NEW ENGLAND WET MIX
	PROPOSED FLOWERING TREE		NEW ENGLAND RESTORATION SEED MIX-DRY
	PROPOSED EVERGREEN TREE		LAWN AREA
	PROPOSED MULTI STEM TREE		REINFORCED LAWN AREA

**Deciduous Trees**

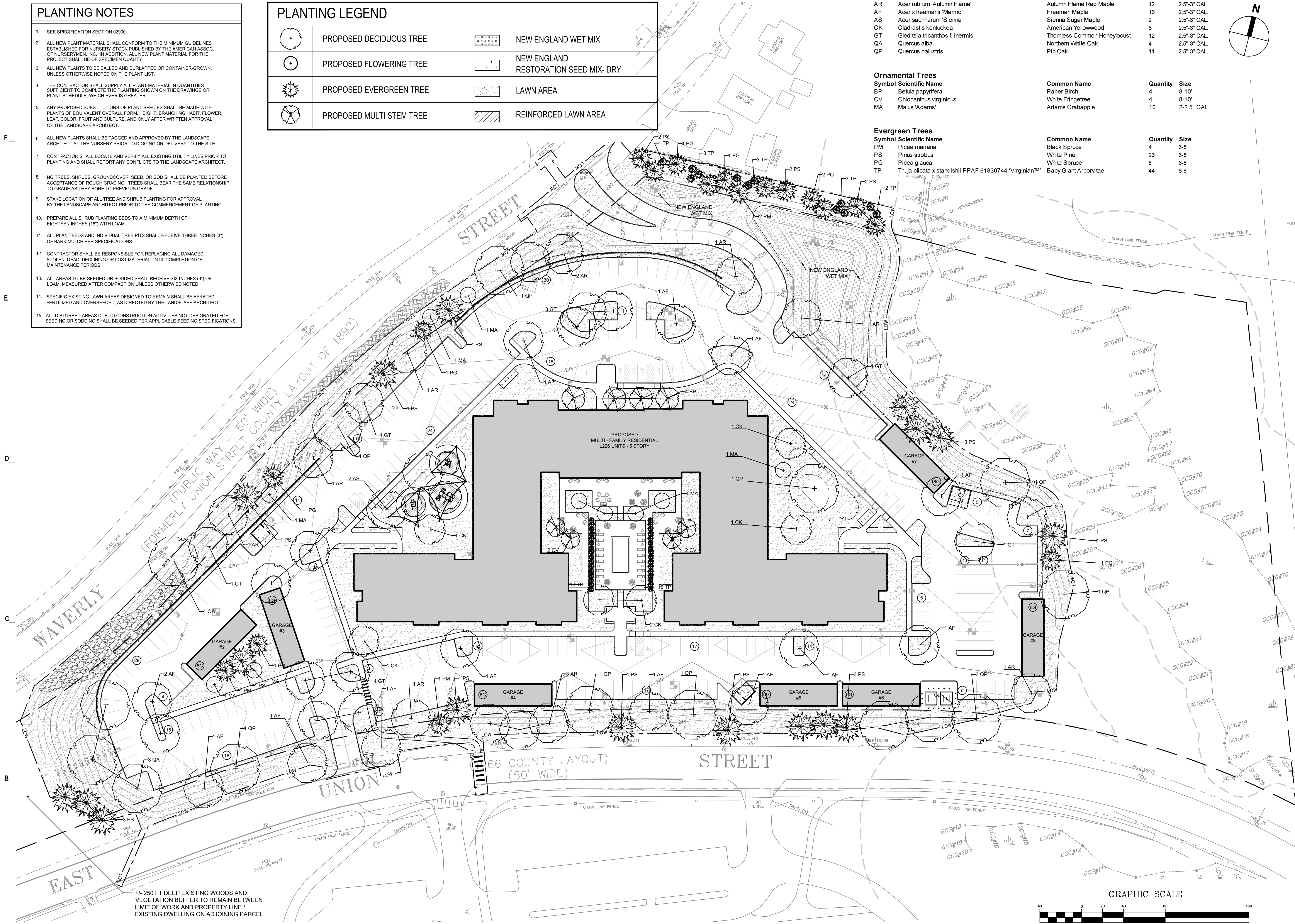
Symbol	Scientific Name	Common Name	Quantity	Size
AR	Acer rubrum 'Autumn Flame'	Autumn Flame Red Maple	12	2.5'-3" CAL.
AF	Acer x freemanii 'Marmo'	Freeman Maple	16	2.5'-3" CAL.
AS	Acer sacharum 'Sienna'	Sienna Sugar Maple	2	2.5'-3" CAL.
CK	Cladrastis kentuckea	American Yellowwood	6	2.5'-3" CAL.
GT	Gleditsia tricanthos f. inermis	Thornless Common Honeylocust	12	2.5'-3" CAL.
QA	Quercus alba	Northern White Oak	4	2.5'-3" CAL.
QP	Quercus palustris	Pin Oak	11	2.5'-3" CAL.

**Ornamental Trees**

Symbol	Scientific Name	Common Name	Quantity	Size
BP	Betula papyrifera	Paper Birch	4	8-10'
CV	Chionanthus virginicus	White Fringetree	4	8-10'
MA	Malus 'Adams'	Adams Crabapple	10	2-2.5" CAL.

**Evergreen Trees**

Symbol	Scientific Name	Common Name	Quantity	Size
PM	Picea mariana	Black Spruce	4	6-8'
PS	Pinus strobus	White Pine	23	6-8'
PG	Picea glauca	White Spruce	8	6-8'
TP	Thuja plicata x standishii PPAF 61830744 'Virginian™'	Baby Giant Arborvitae	44	6-8'



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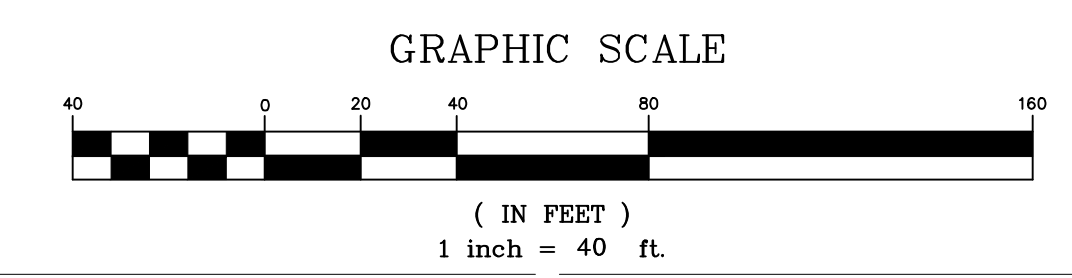
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DRAWN BY	WMP
CHECK BY	JAH
PROJ.ARCH.ENGR.	JAH
PROJ.MRG.	SAV
JOB NO.	24142.00

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**PLANTING PLAN**



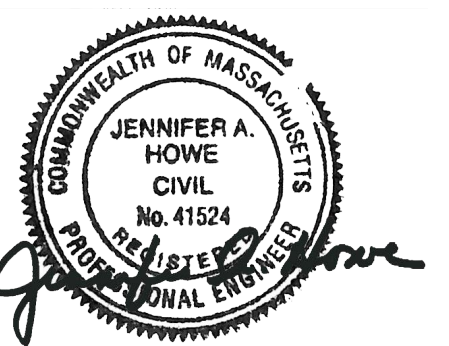


**THE RESIDENCES AT ASHLAND**

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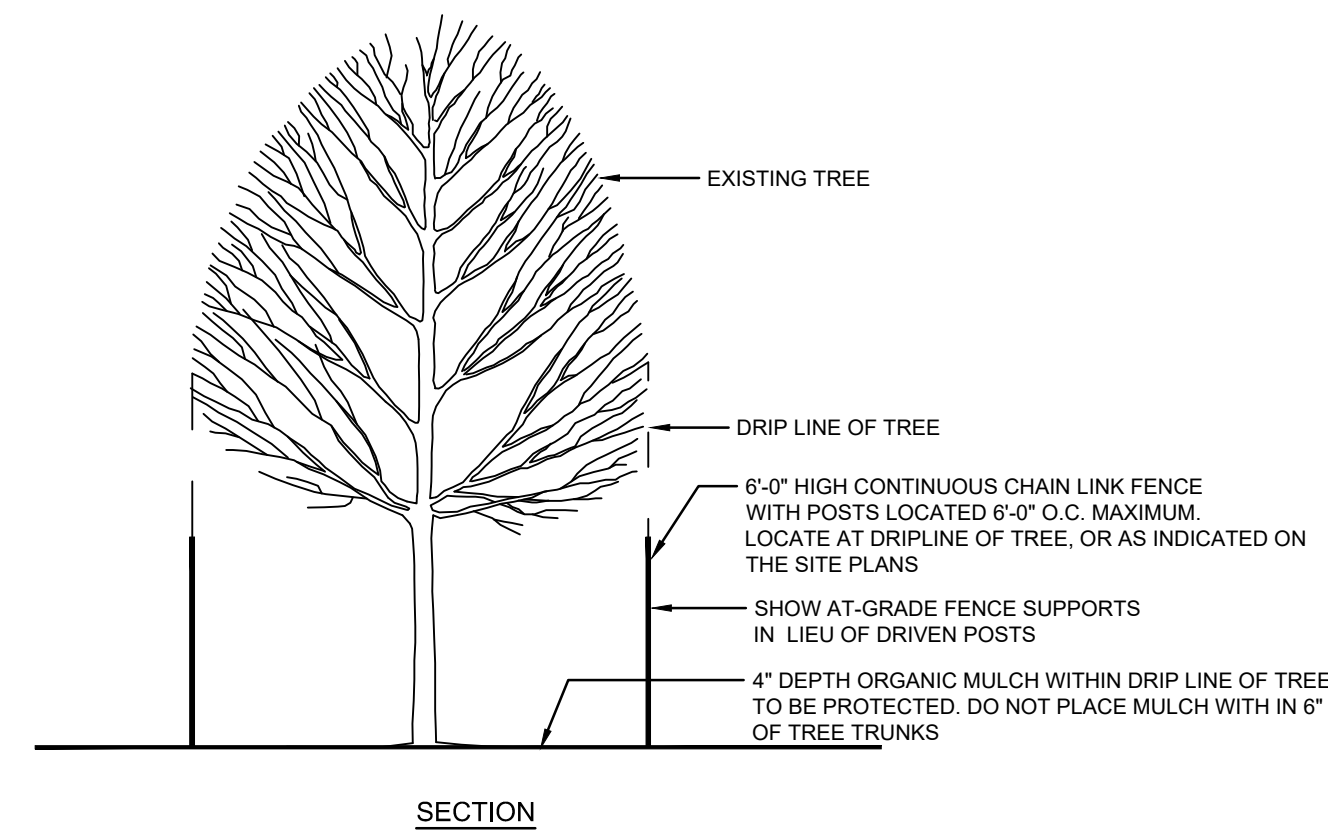
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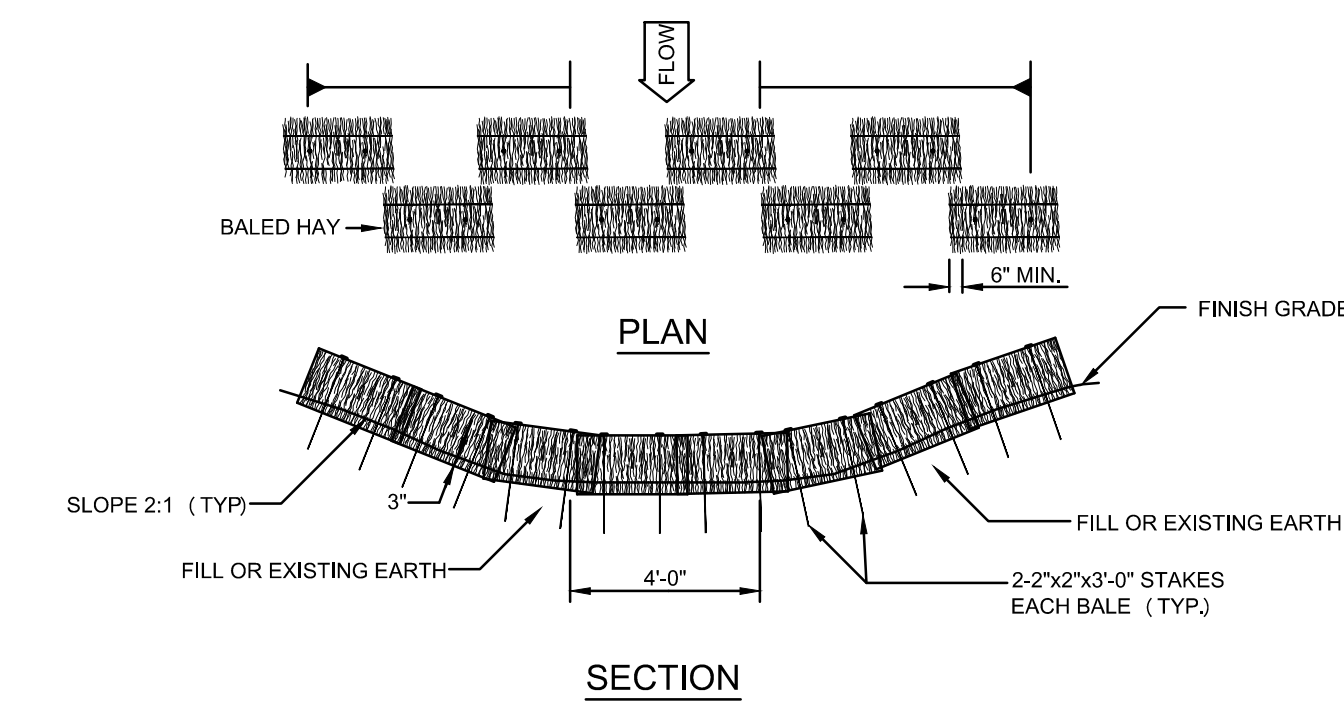
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PROJ.ARCH.ENGR.	JAH
PROJ.MRG.	SAV
JOB NO.	24142.00

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**DETAILS I**

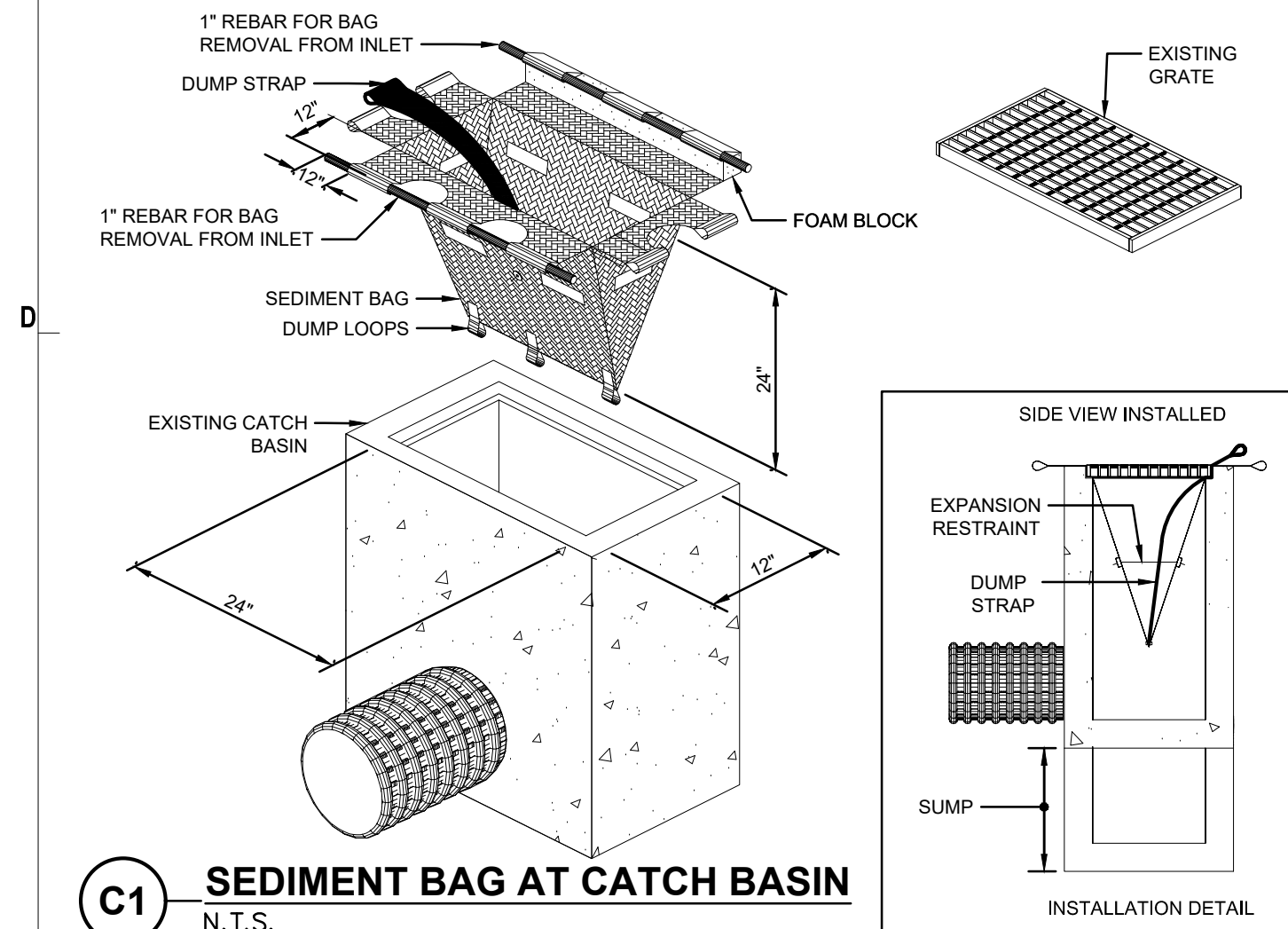


**E3 TREE PROTECTION DETAIL**  
 N.T.S.

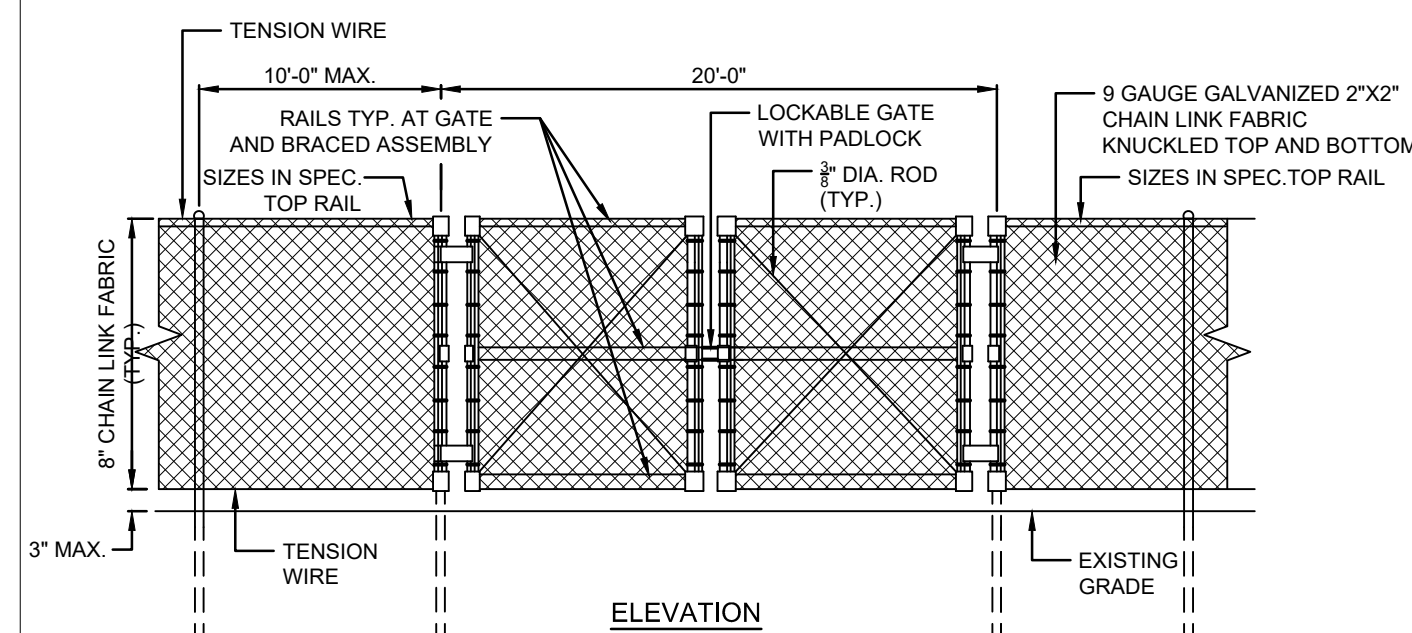


**E5 TEMPORARY DRAINAGE SWALE WITH HAYBALE EROSION CHECK DAM**  
 N.T.S.

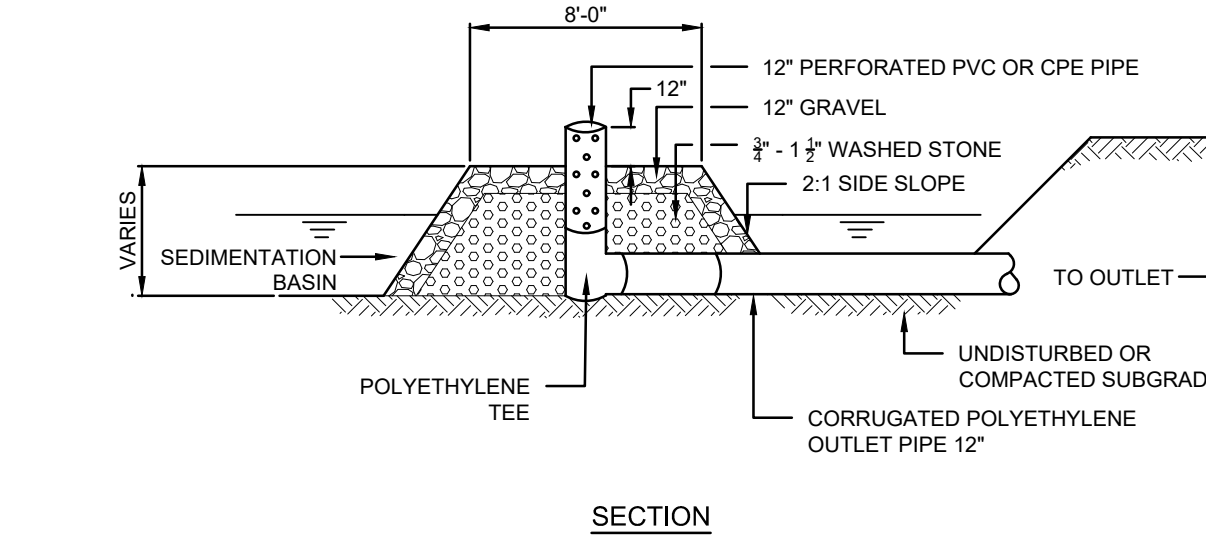
**NOTE:**  
 1. INSTALL REBAR PRIOR TO GRATE REMOVAL.  
 2. USE FOAM BLOCK ONLY WHEN ADJACENT TO CURB INLET.



**C1 SEDIMENT BAG AT CATCH BASIN**  
 N.T.S.

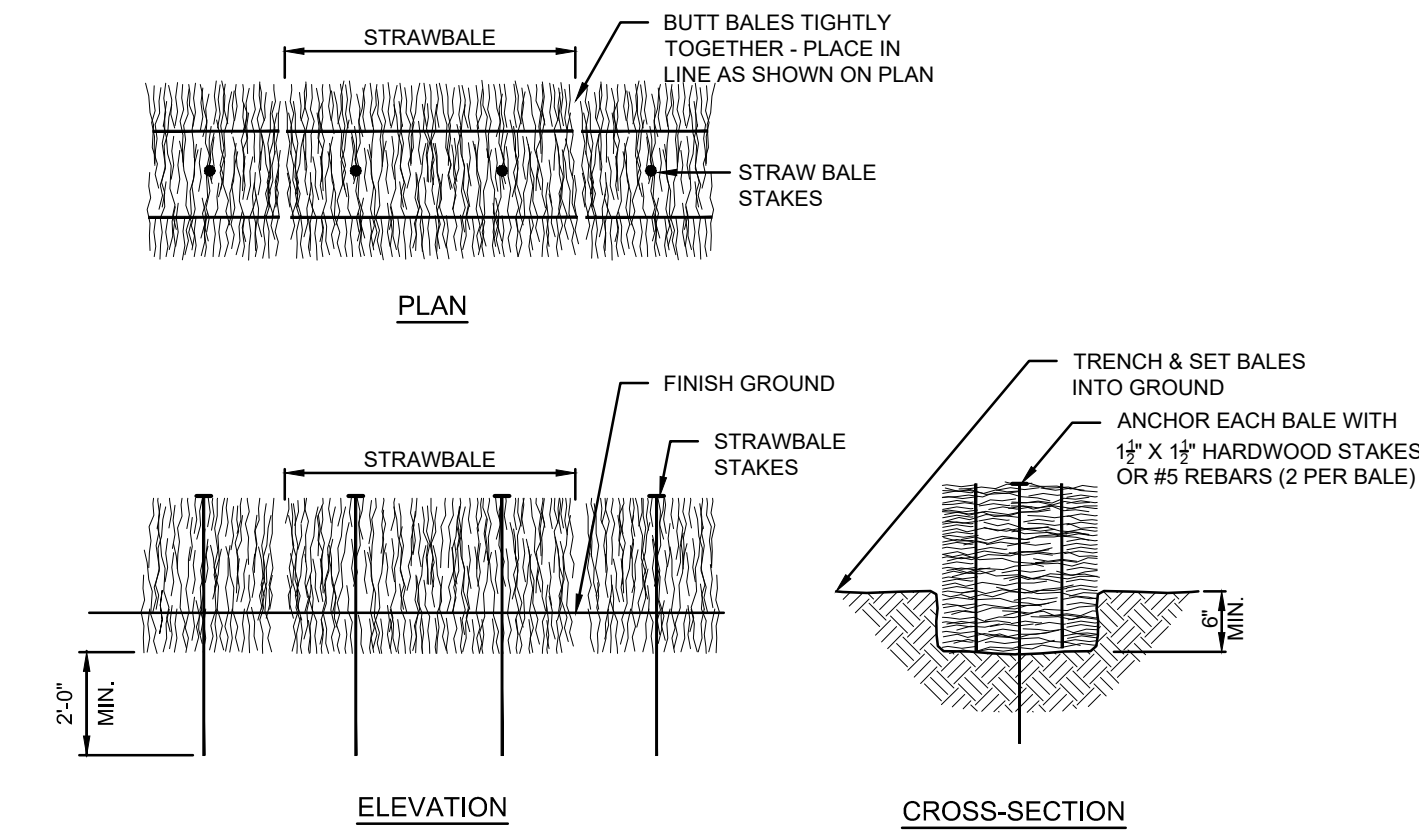


**C3 TEMPORARY CONSTRUCTION FENCE W/GATE IN GROUND POSTS**  
 N.T.S.



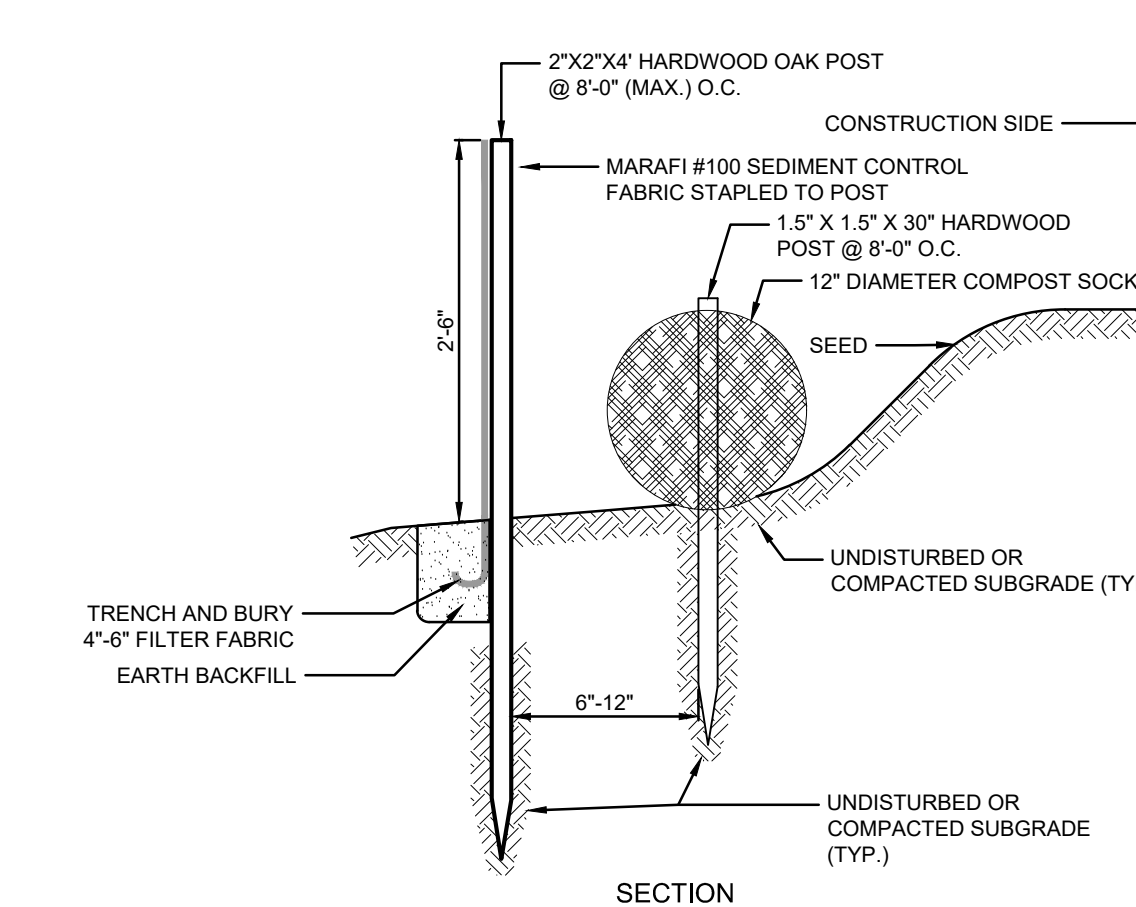
**C5 TEMPORARY SEDIMENTATION BASIN OUTLET DEVICE**  
 N.T.S.

**NOTE:**  
 1. CONTRACTOR SHALL REPLACE STRAWBALES AS REQUIRED TO INSURE PROPER FUNCTION AS EROSION CONTROL.



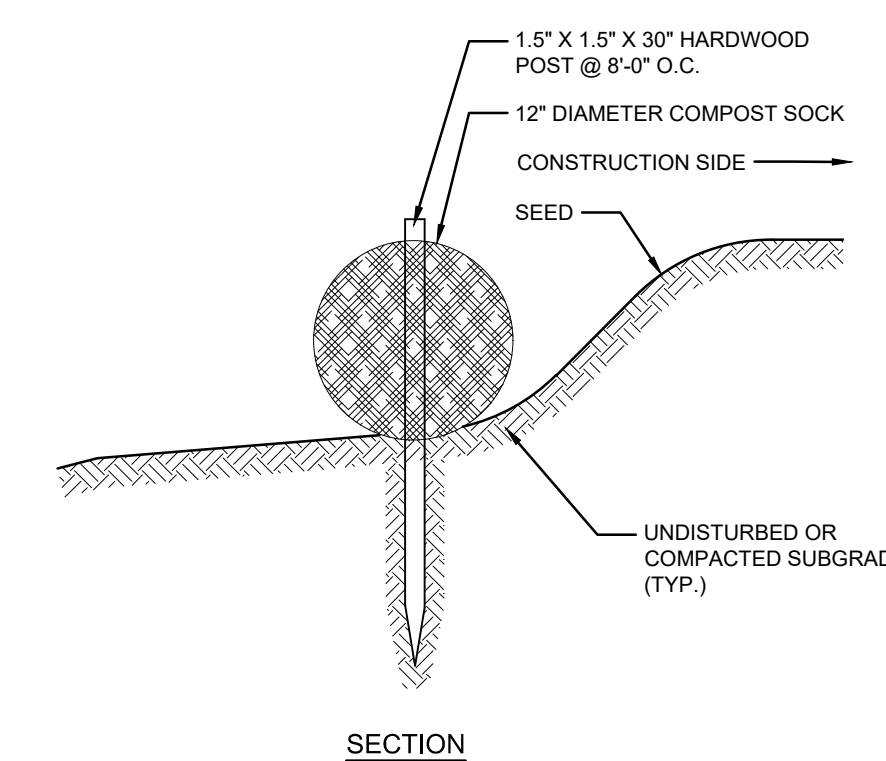
**A3 STRAWBALE CHECK DAM**  
 N.T.S.

**NOTE:**  
 1. INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

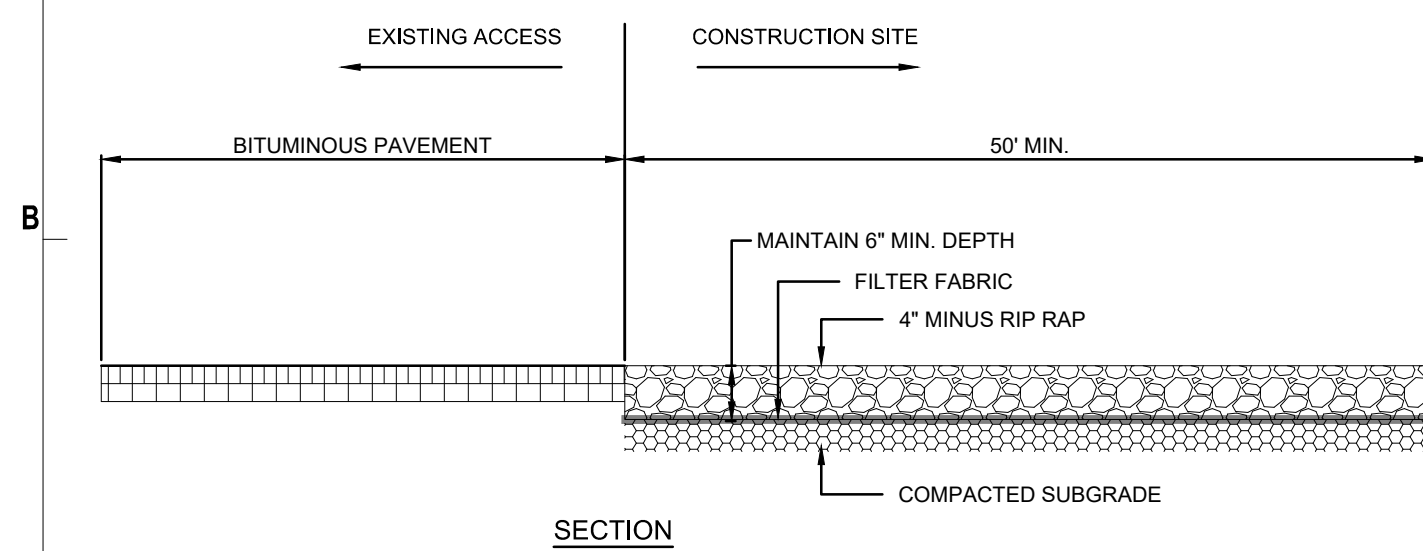


**A5 COMPOST SOCK WITH SILT FENCE**  
 N.T.S.

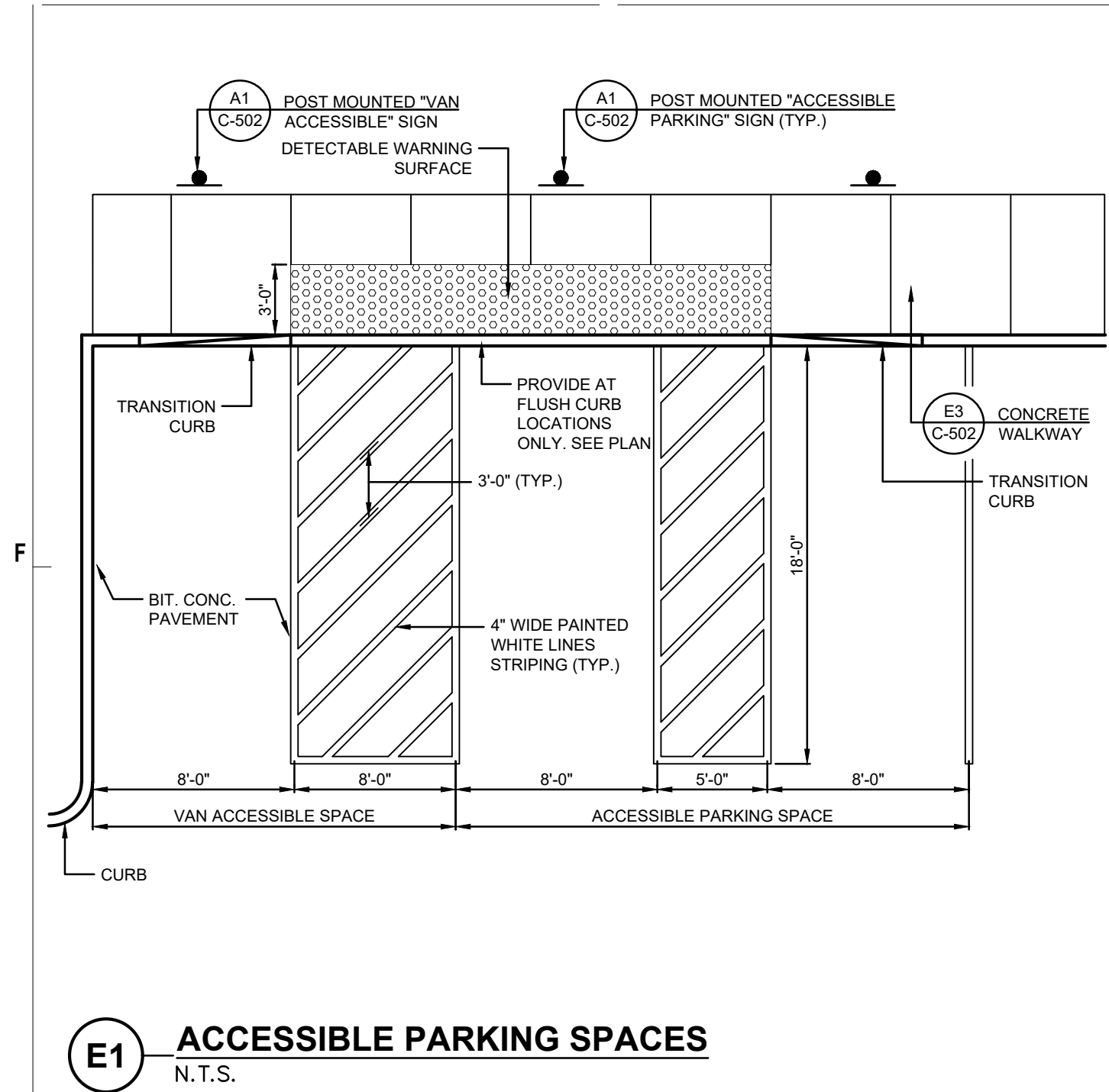
**NOTE:**  
 1. INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.  
 2. WATTLE OR SOCK TO BE 100% BIODEGRADABLE.



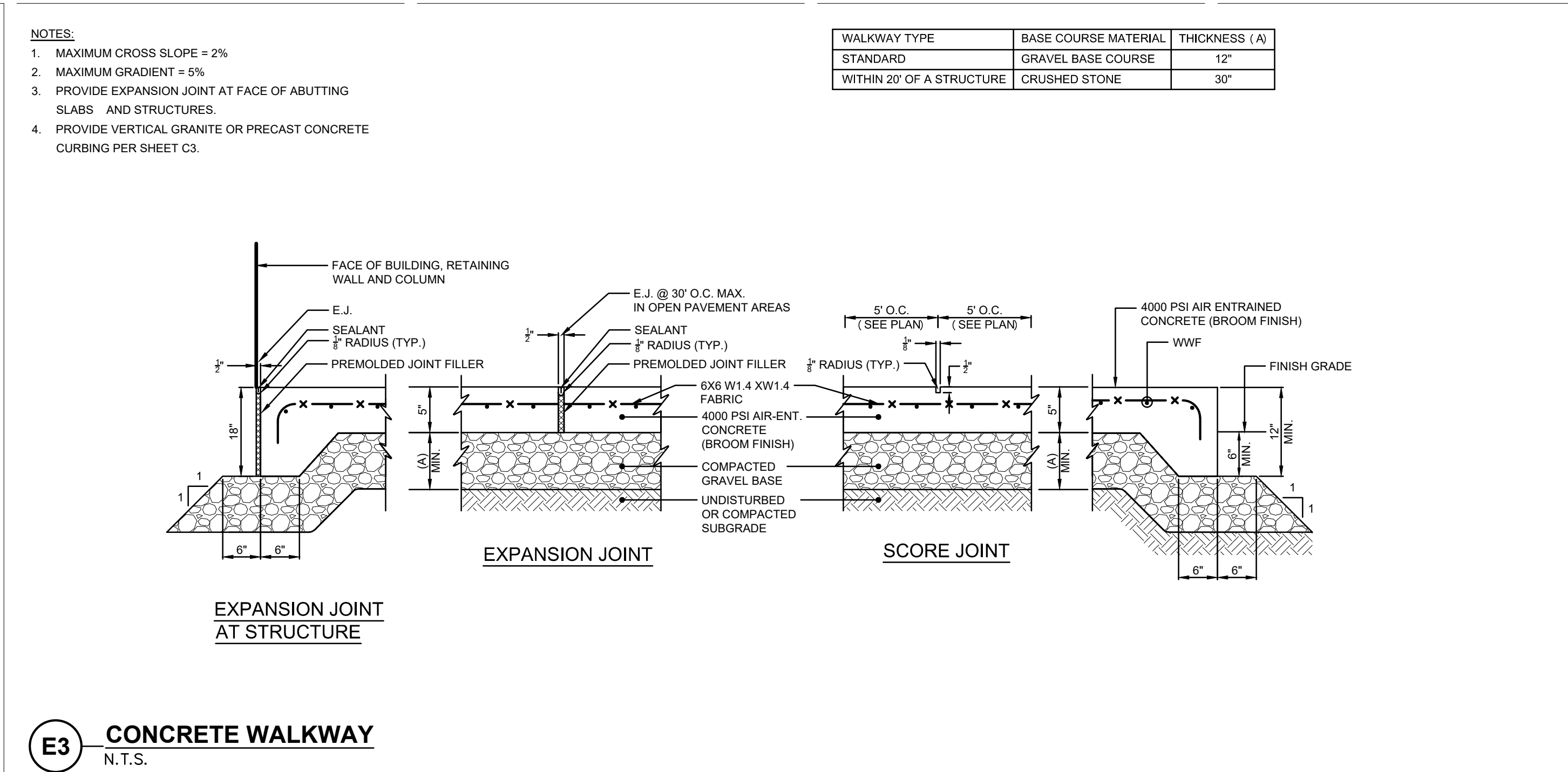
**A7 COMPOST SOCK**  
 N.T.S.



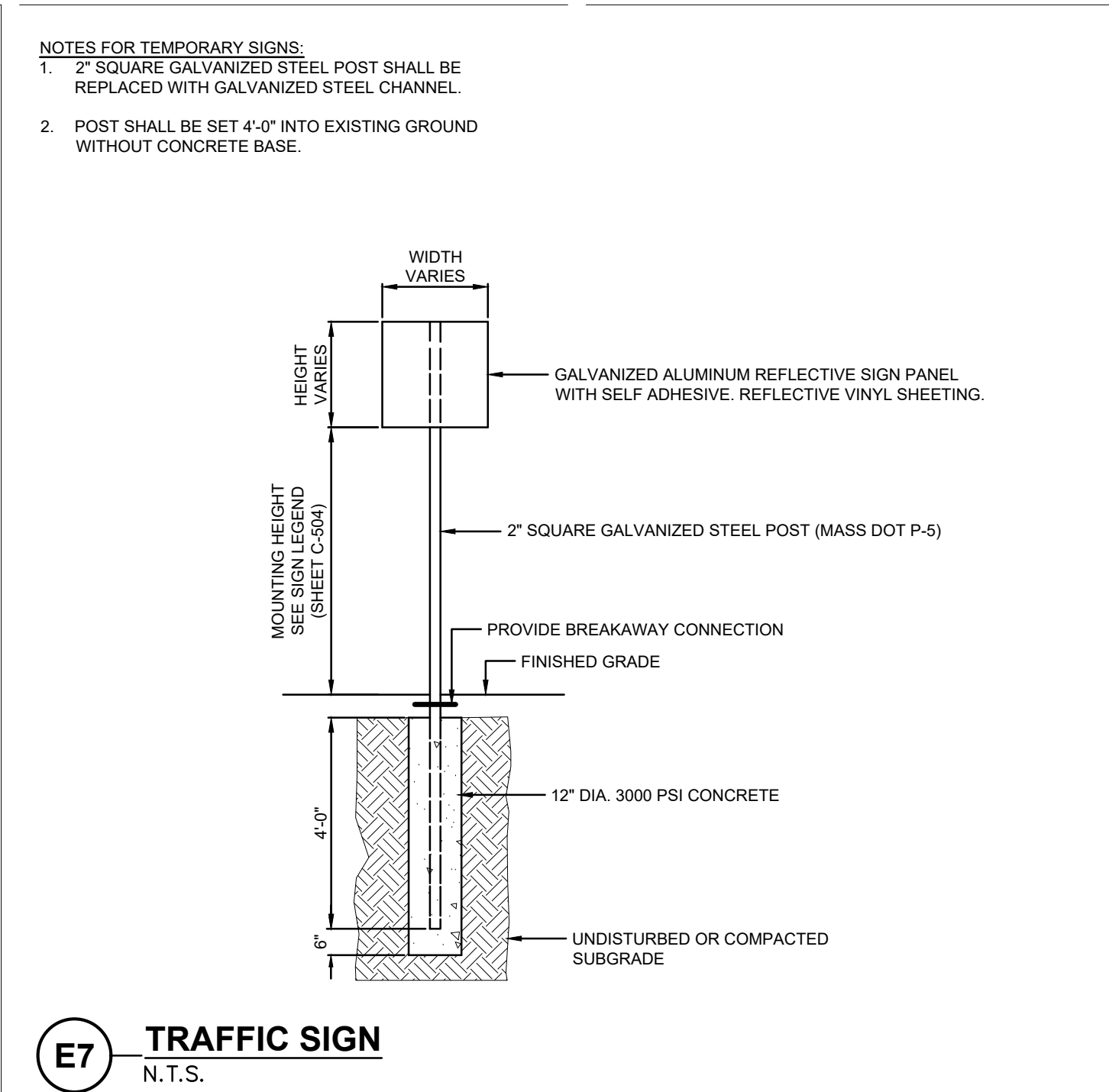
**A1 TEMPORARY CONSTRUCTION ENTRANCE**  
 N.T.S.



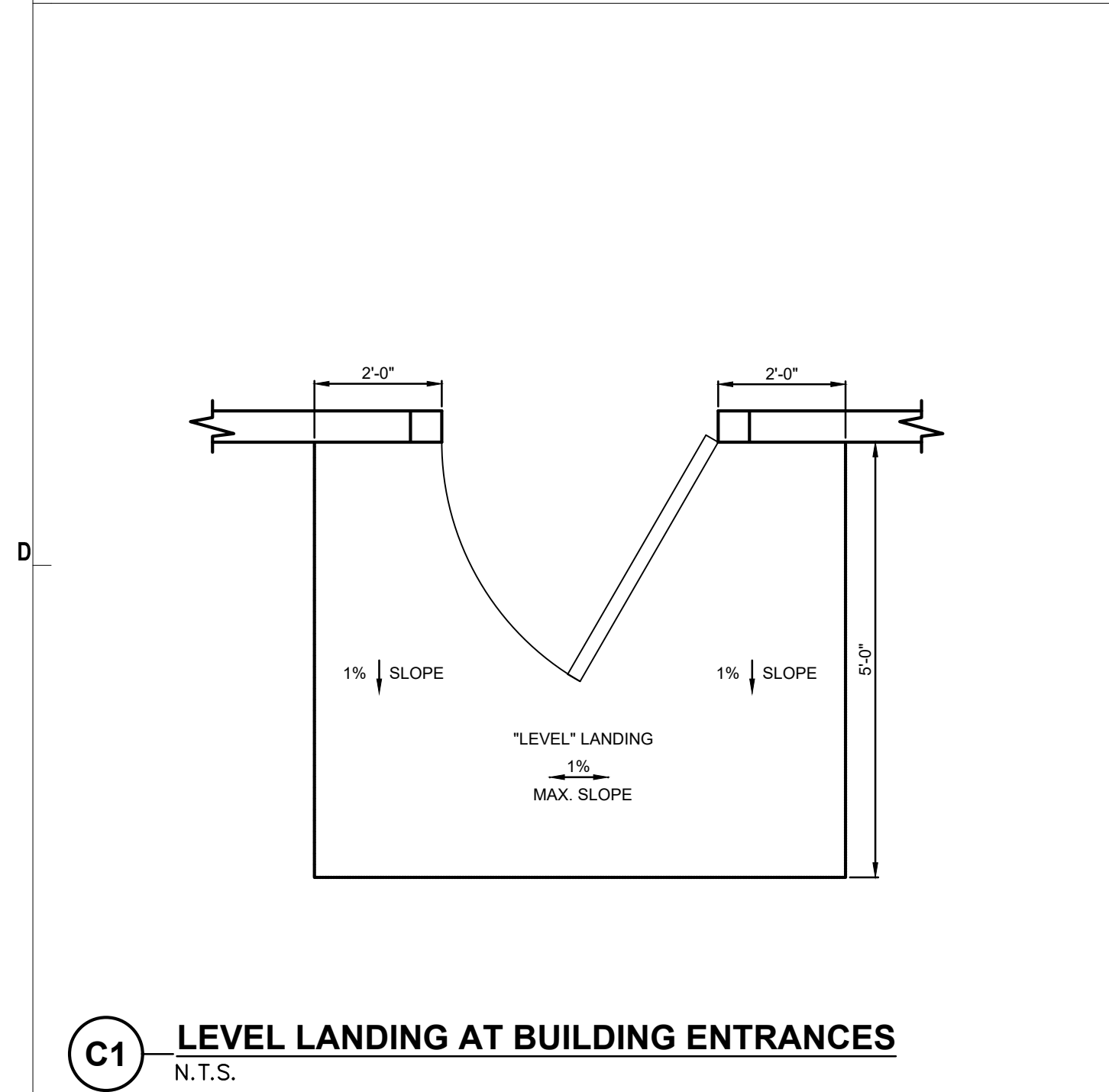
**E1 ACCESSIBLE PARKING SPACES**  
N.T.S.



**E3 CONCRETE WALKWAY**  
N.T.S.



**E7 TRAFFIC SIGN**  
N.T.S.



**C1 LEVEL LANDING AT BUILDING ENTRANCES**  
N.T.S.

**NOTES:**

**ACCESSIBLE PARKING SPACES:**

1. MAXIMUM SLOPE 2% IN ANY DIRECTION.
2. LOCATE SIGN WITHIN 10' OF ACCESSIBLE SPACE.
3. PROVIDE AN ACCESSIBLE CURB CUT AT EACH ACCESSIBLE SPACE BETWEEN ACCESSIBLE SPACES.

**SIDEWALKS AND PLAZAS:**

1. SLOPE REQUIREMENTS APPLY TO ALL WALKWAY SURFACES INCLUDING BITUMINOUS, PORTLAND CEMENT, PAVERS AND CHIPSEAL.
2. SLOPE REQUIREMENTS APPLY TO ALL SIDEWALKS AND PLAZAS AND ARE NOT LIMITED TO ACCESSIBLE ROUTES.
3. PROVIDE A 5' LEVEL LANDING AT ALL BUILDING DOORWAYS.
4. IN THE EVENT OF DISCREPANCY BETWEEN THE MAXIMUM ACCESSIBLE CROSS SLOPE OR RUNNING SLOPE PER THE DETAILS AND THE GRADING SHOWN ON THE DRAWINGS, NOTIFY THE ARCHITECT PRIOR TO CONSTRUCTING THE PAVEMENT.

**CURB CUTS:**

1. PROVIDE FLUSH TRANSITION FROM CURB CUTS TO ADJACENT WALKS AND STREETS, FREE OF CHANGES IN LEVEL GREATER THAN 1/2-INCH.
2. THE SLOPE OF THE LEVEL LANDING AT THE TOP OF THE CURB CUT SHALL NOT EXCEED 1% IN ANY DIRECTION.
3. ALL CURB CUTS ARE TO BE CONSTRUCTED OUT OF PORTLAND CEMENT CONCRETE UNLESS OTHERWISE NOTED ON PLANS.

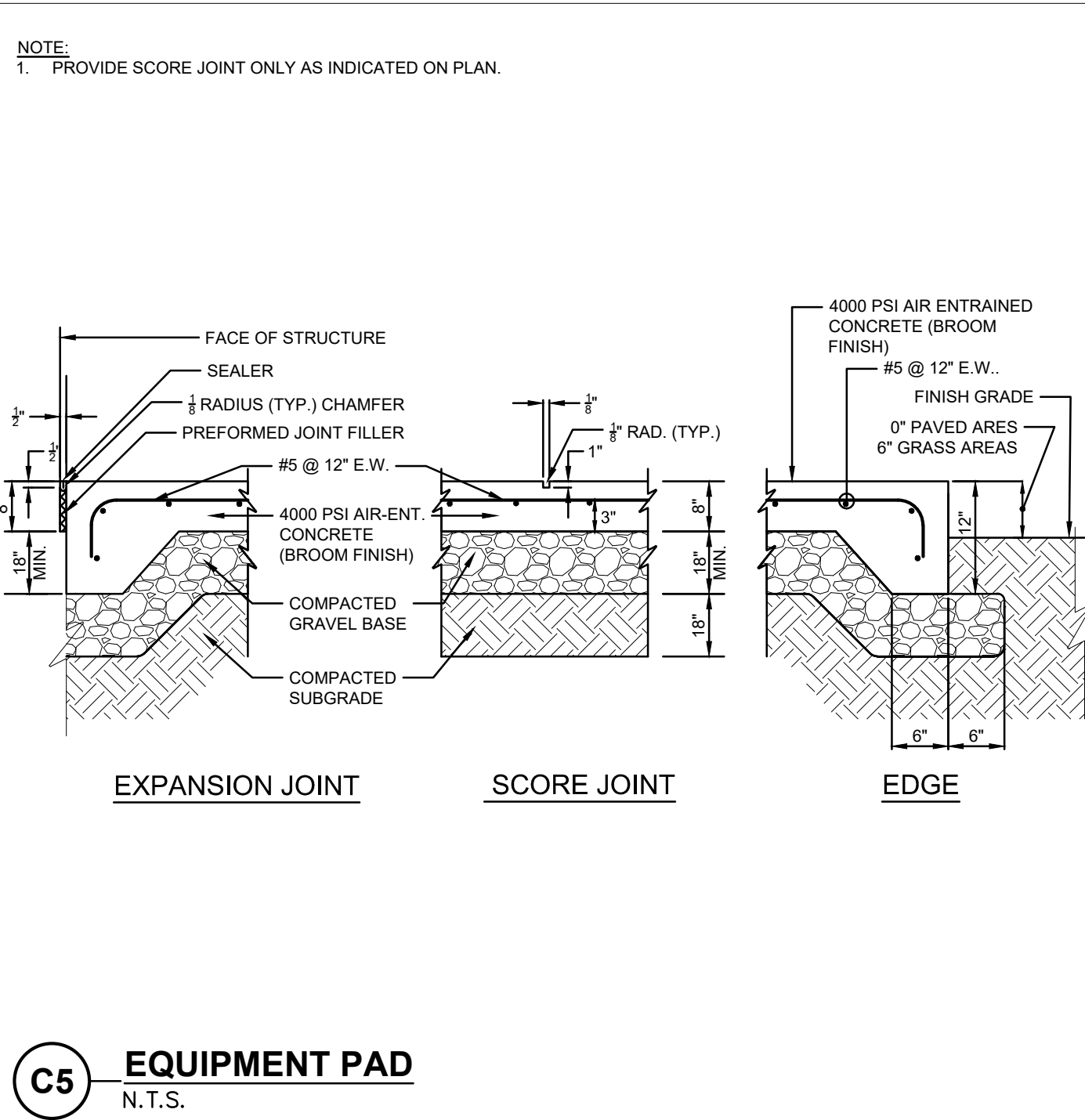
**LEVEL LANDINGS:**

1. PROVIDE LEVEL LANDINGS WITH MAXIMUM SLOPE IN ANY DIRECTION OF 1%.

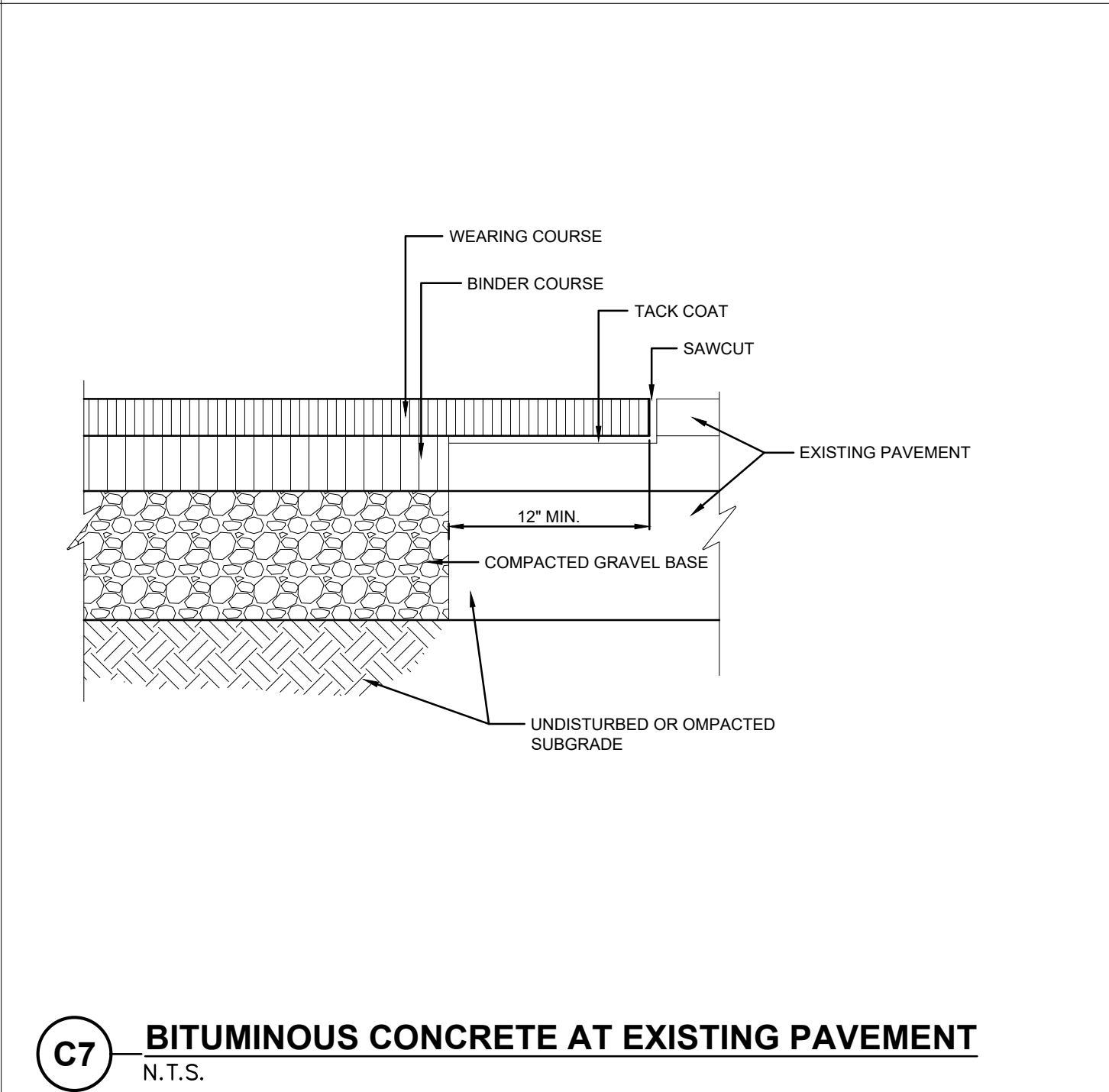
**TACTILE WARNING DEVICES:**

1. EXTEND FULL WIDTH OF CURB RAMP AND A LENGTH OF 24 INCHES.
2. MATERIAL CONTRASTS WITH ADJACENT MATERIAL BY AT LEAST 70%.
3. DOME SIZE  
HEIGHT: 0.2 INCHES  
BASE DIAMETER: 0.9 TO 1.4 INCHES  
TOP DIAMETER: 50% TO 60% OF BASE DIAMETER
4. DOME SPACING:  
PATTERN: SQUARE GRID PATTERN  
CENTER-TO-CENTER: 1.8 TO 2.4 INCHES  
BASE TO BASE: 0.65 MINIMUM, BETWEEN CLOSEST DOMES IN GRID

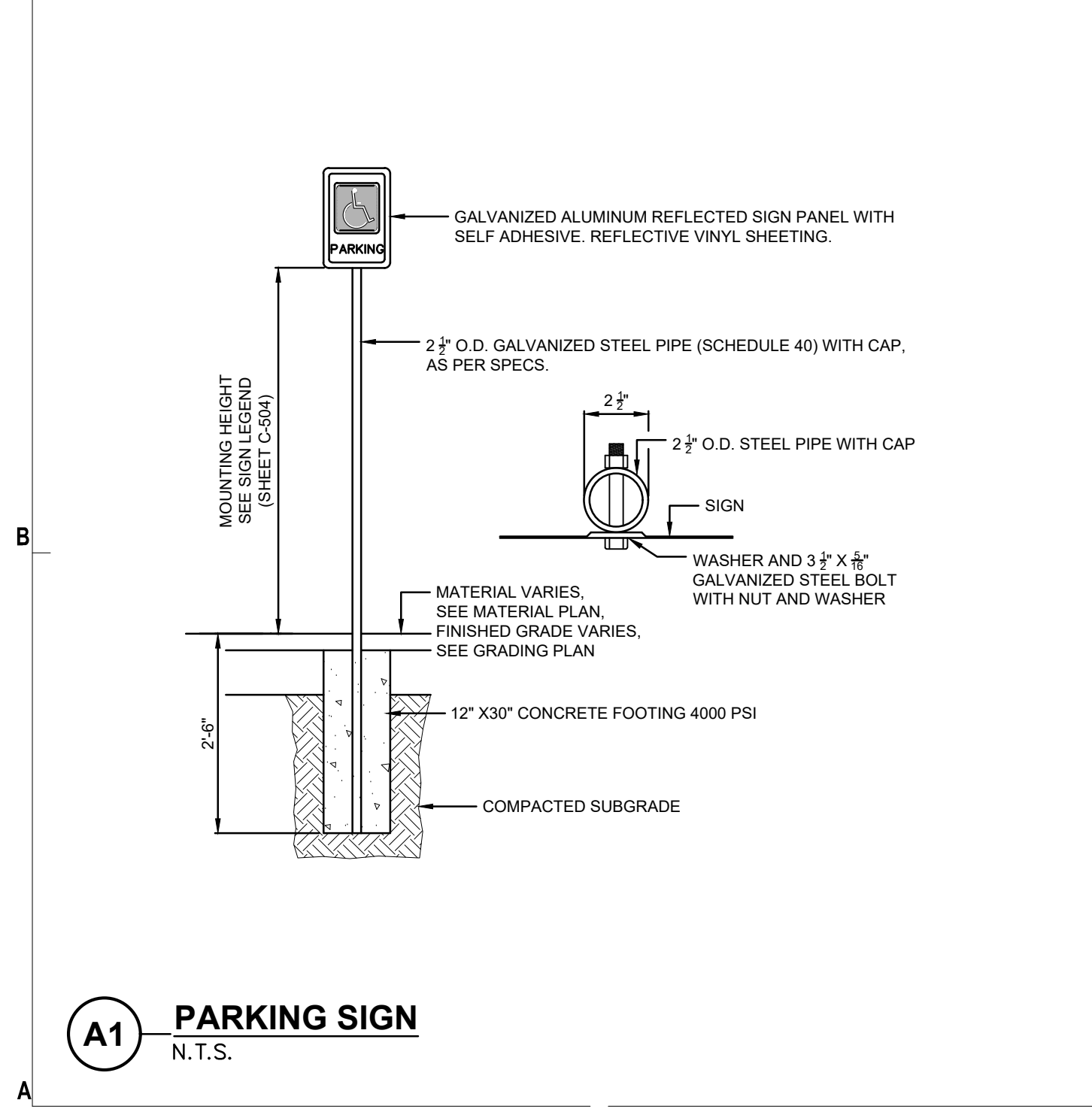
**C3 NOTES**  
N.T.S.



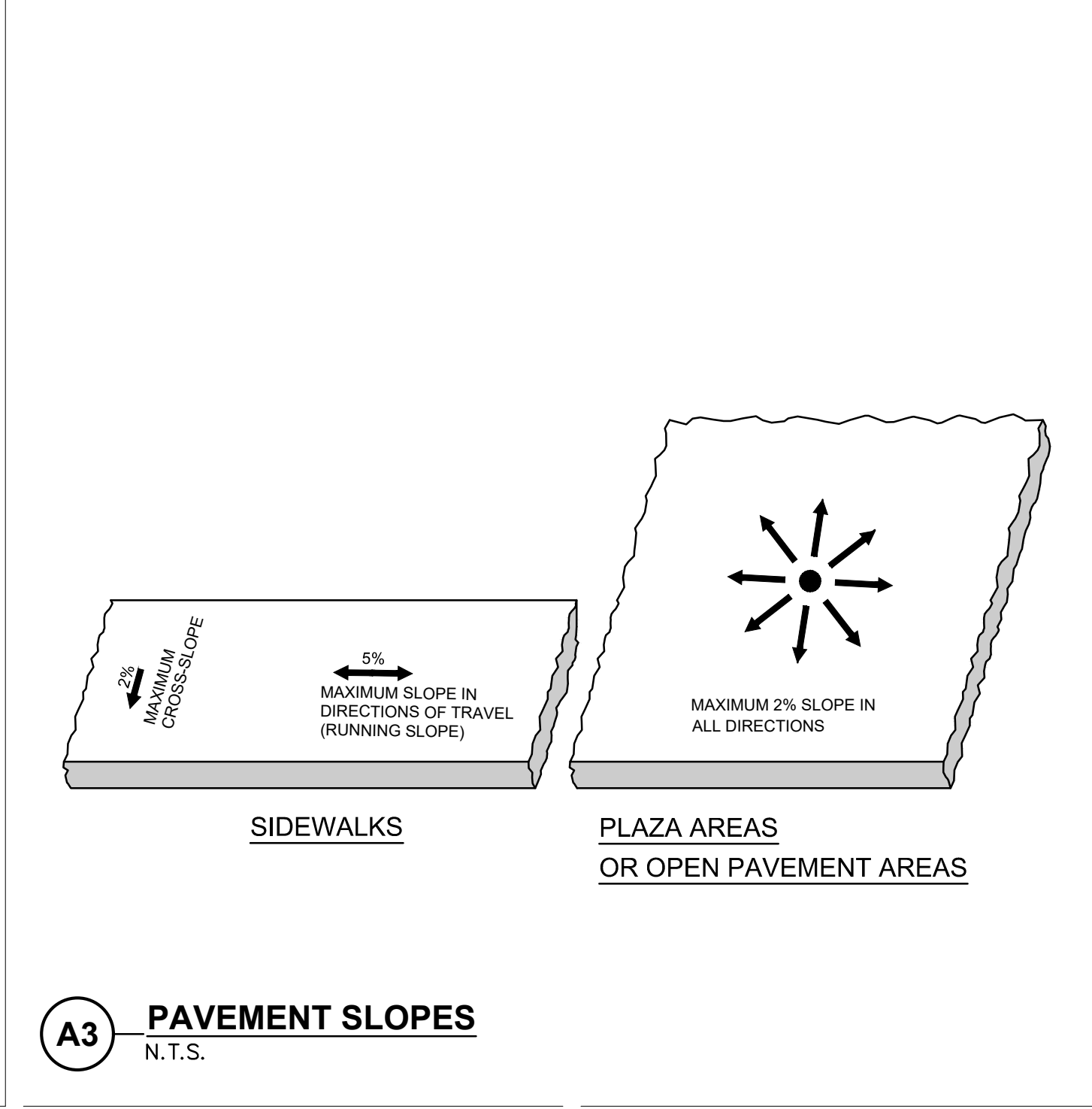
**C5 EQUIPMENT PAD**  
N.T.S.



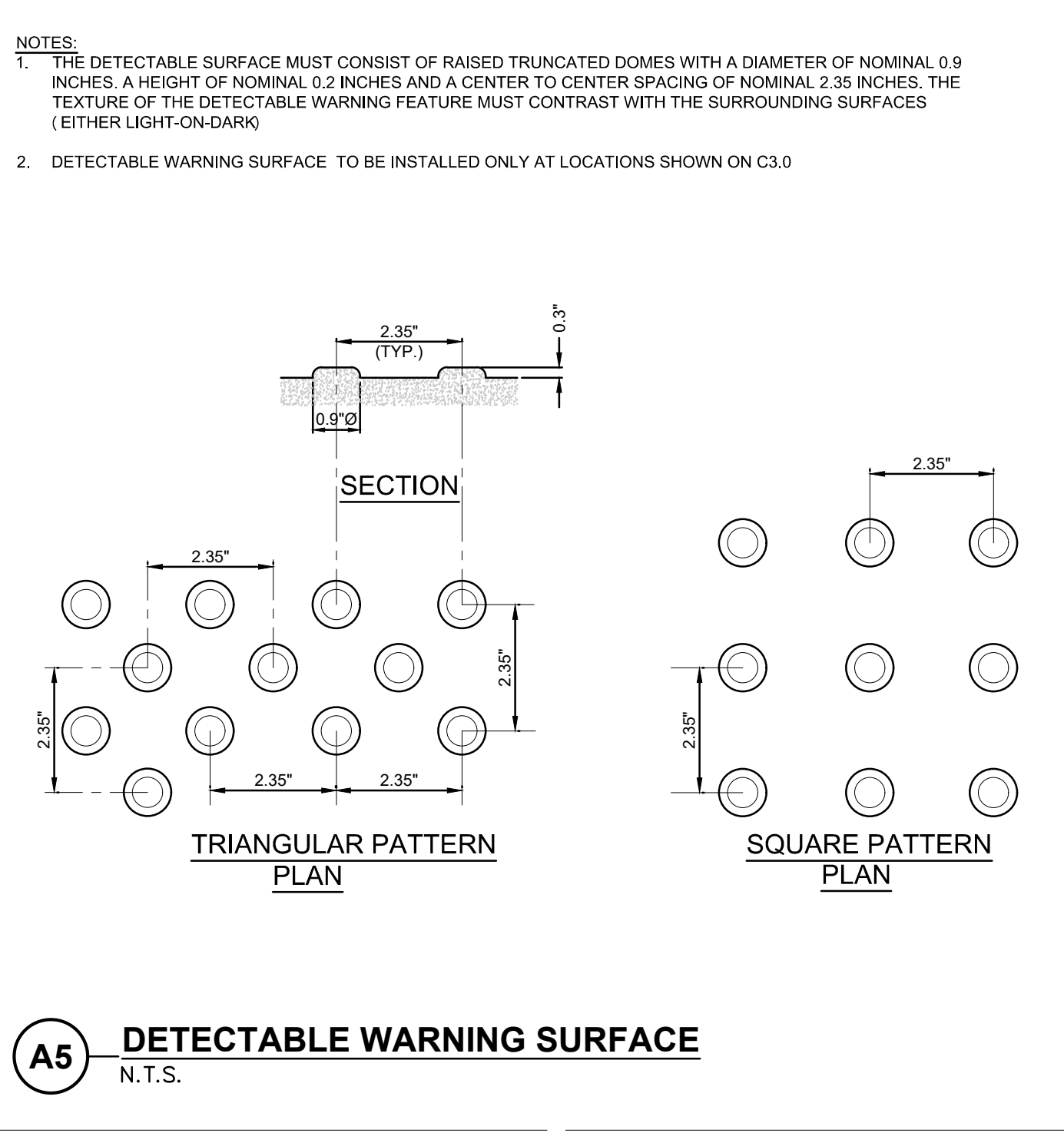
**C7 BITUMINOUS CONCRETE AT EXISTING PAVEMENT**  
N.T.S.



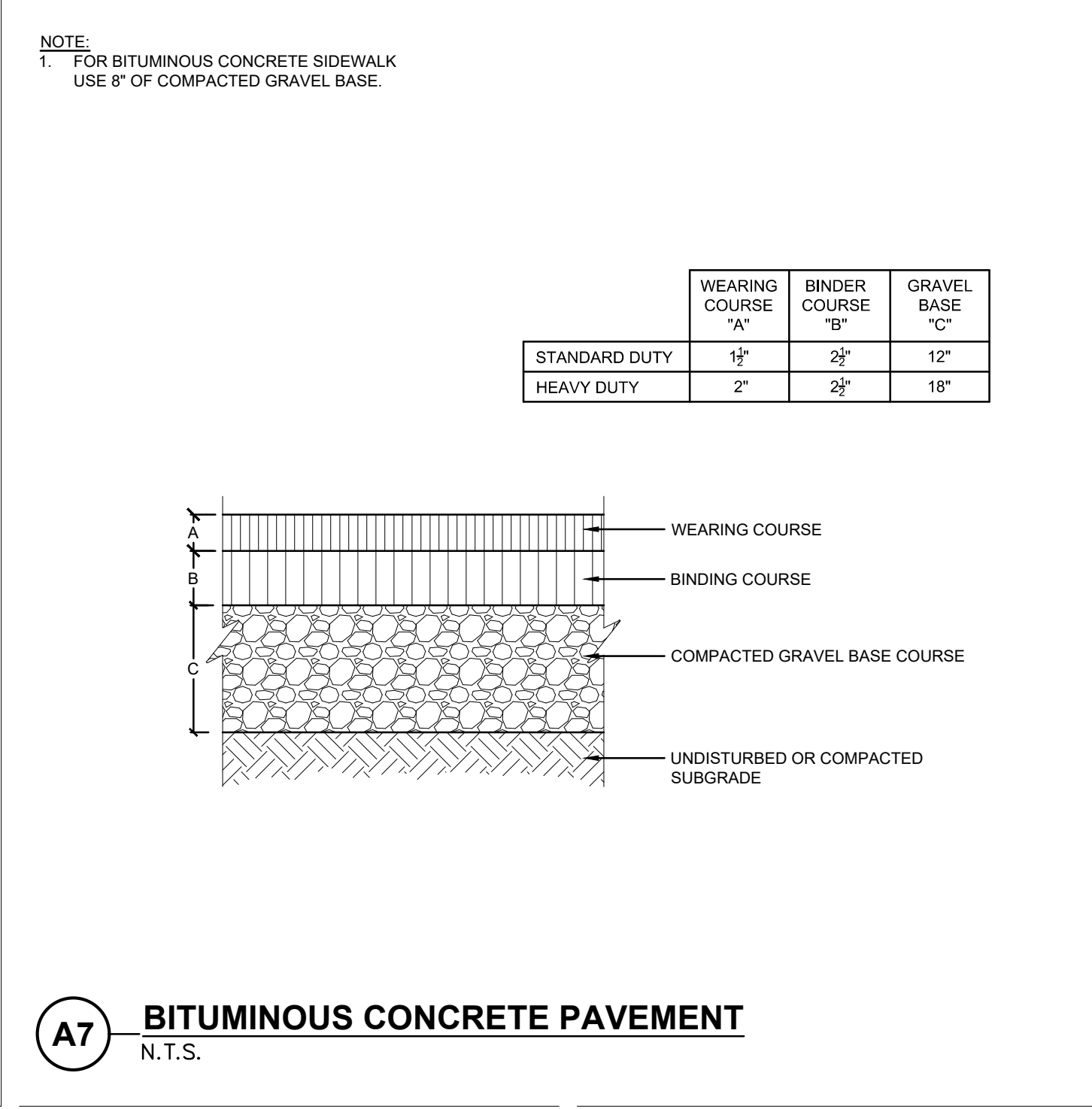
**A1 PARKING SIGN**  
N.T.S.



**A3 PAVEMENT SLOPES**  
N.T.S.



**A5 DETECTABLE WARNING SURFACE**  
N.T.S.



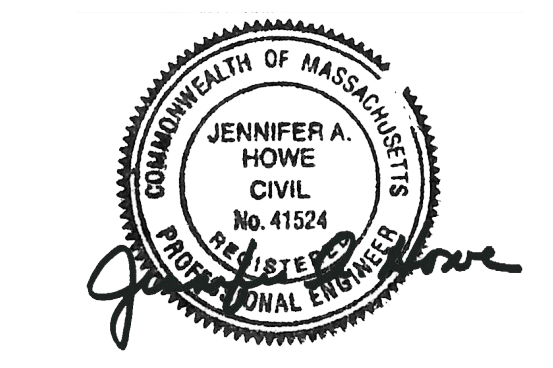
**A7 BITUMINOUS CONCRETE PAVEMENT**  
N.T.S.



**THE RESIDENCES AT ASHLAND**  
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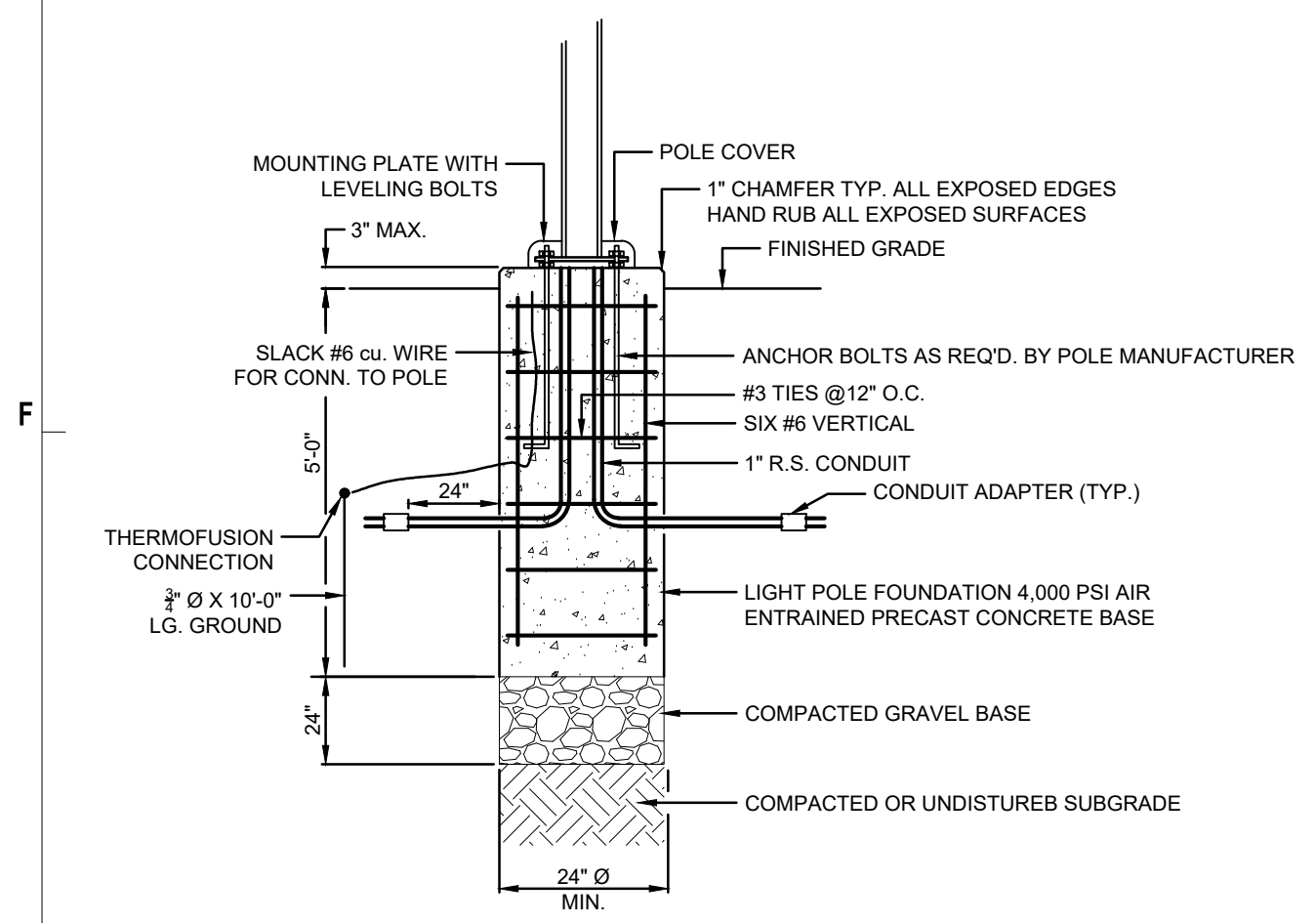
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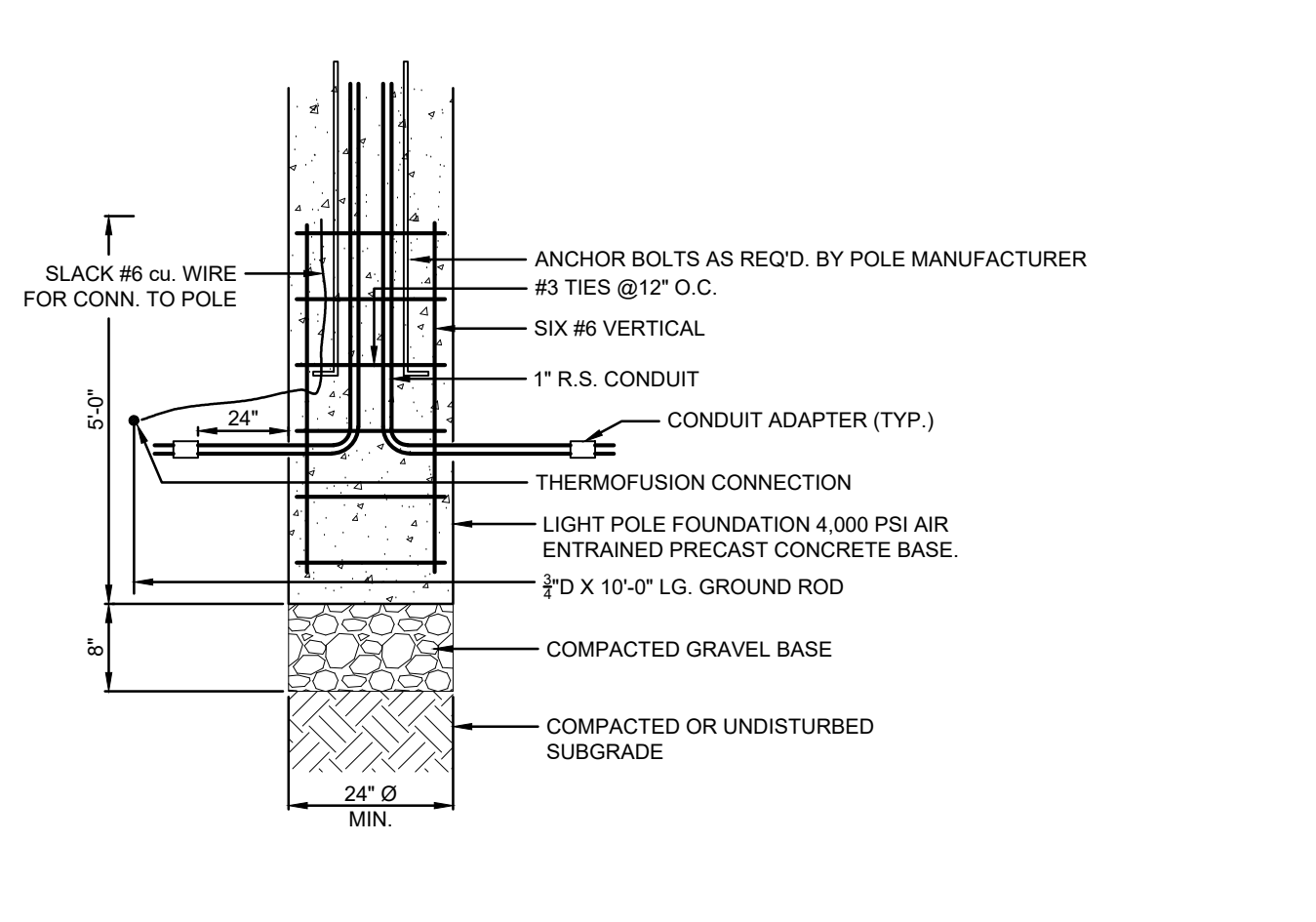
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PROJ.ARCH.ENGR. \_\_\_\_\_ JAH  
PROJ. MRG. \_\_\_\_\_ SAV  
JOB NO. \_\_\_\_\_ 24142.00  
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**DETAILS II**

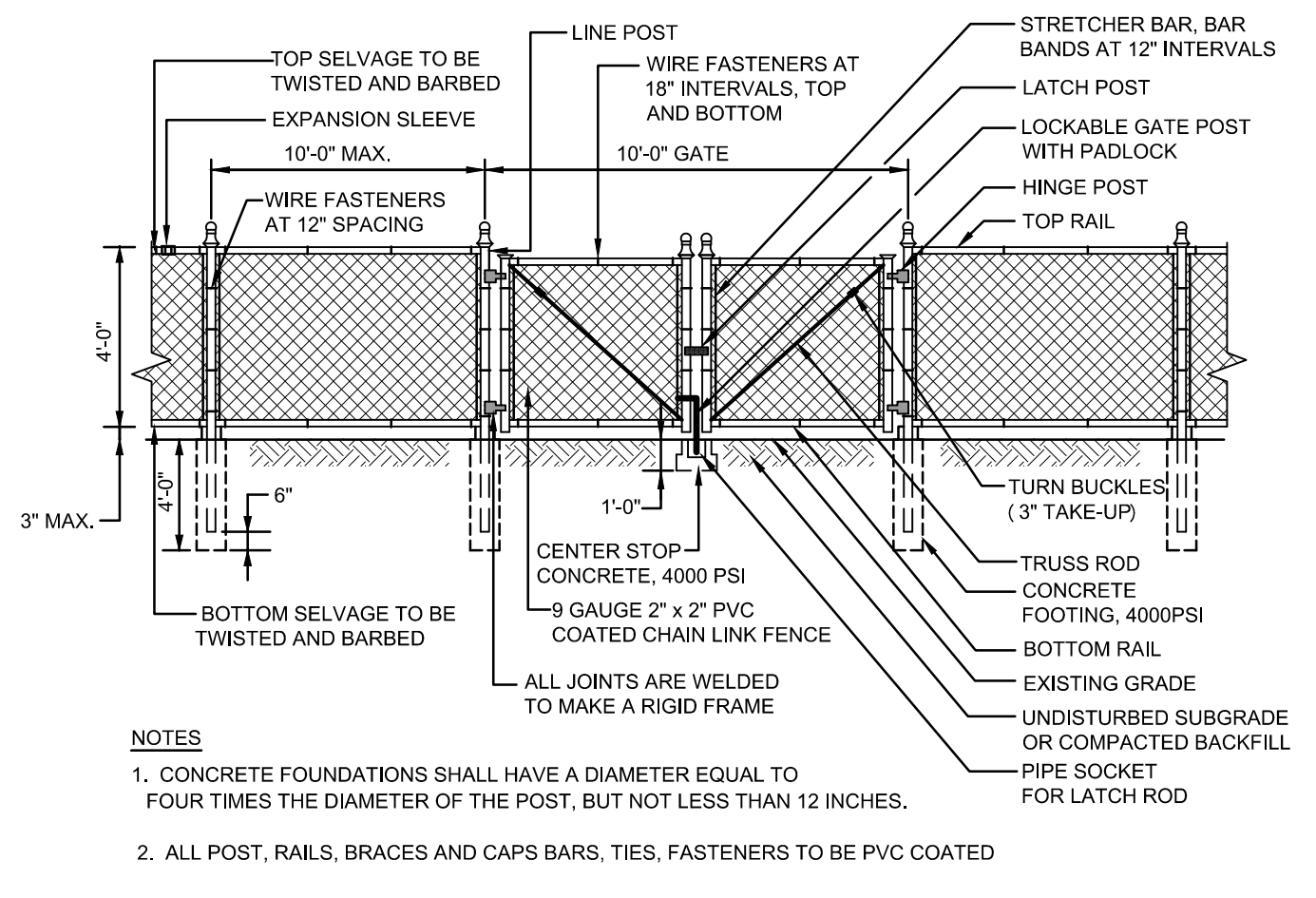
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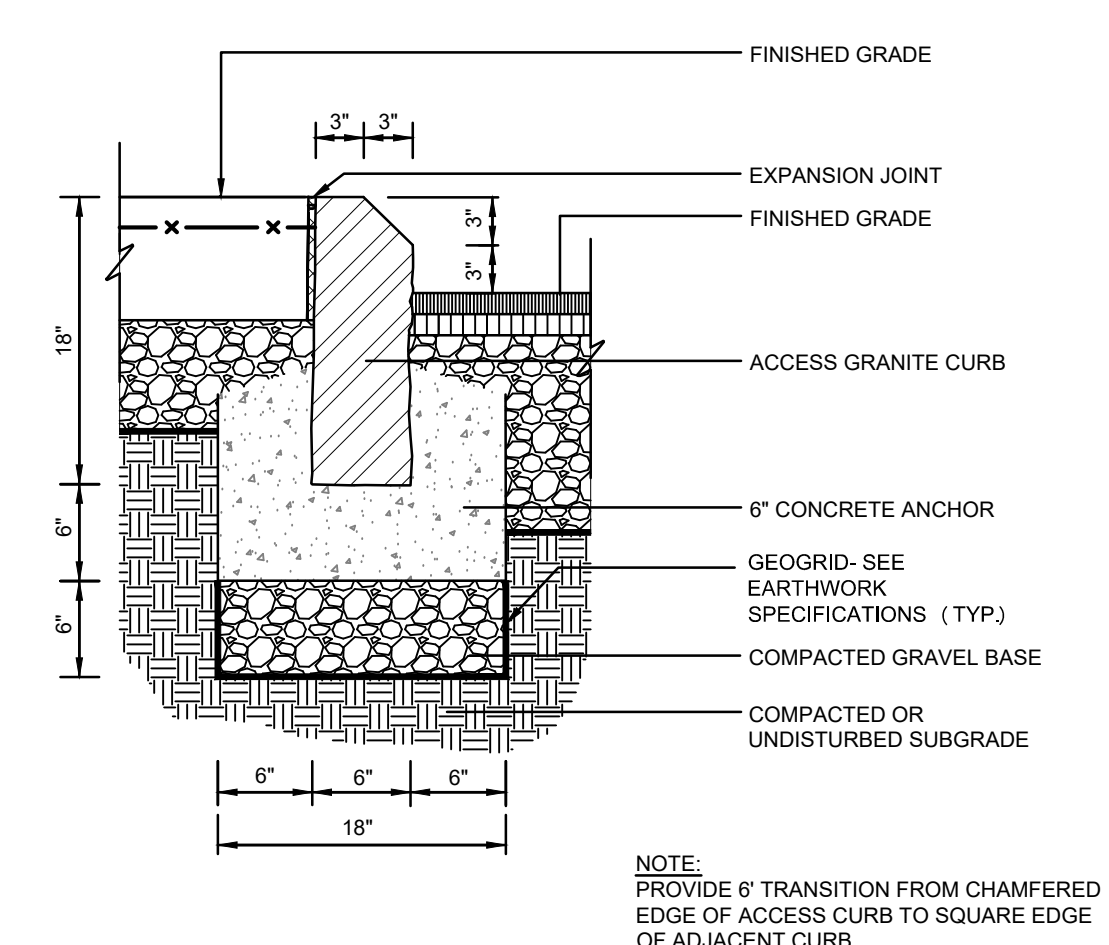
**E1 LIGHTPOLE BASE IN LAWN AREAS**  
 N.T.S.



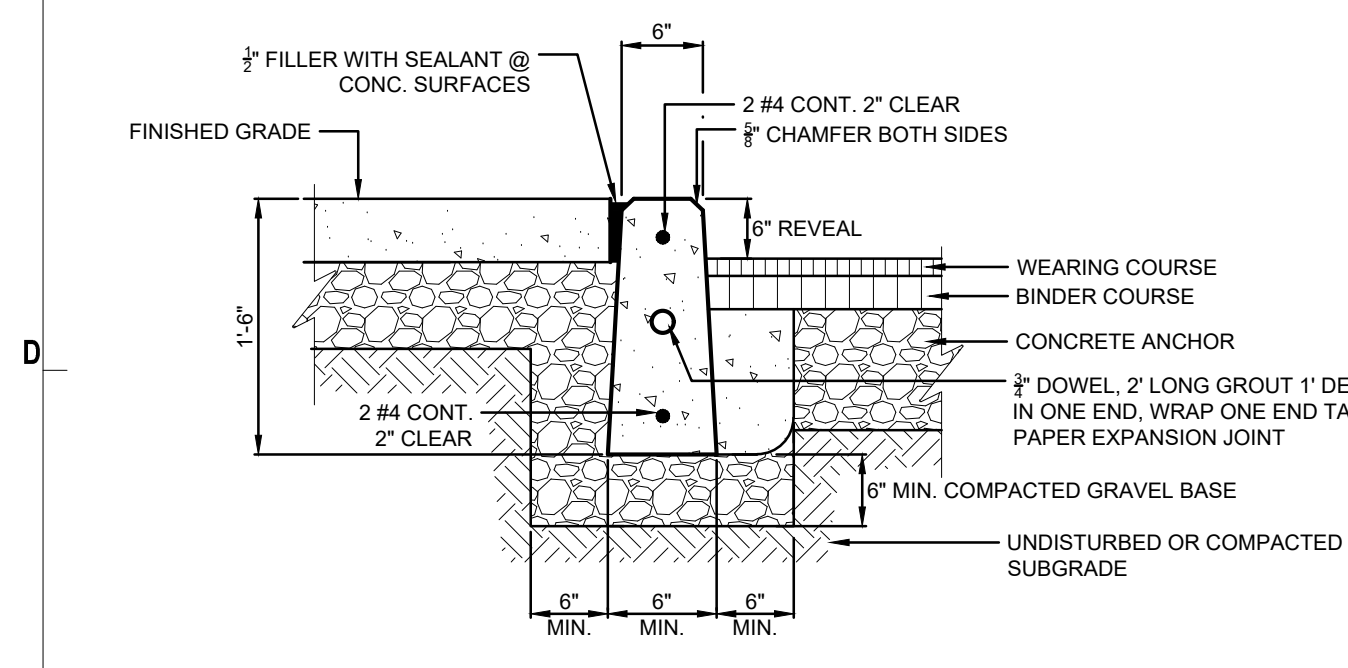
**E3 LIGHTPOLE BASE IN PAVEMENT**  
 N.T.S.



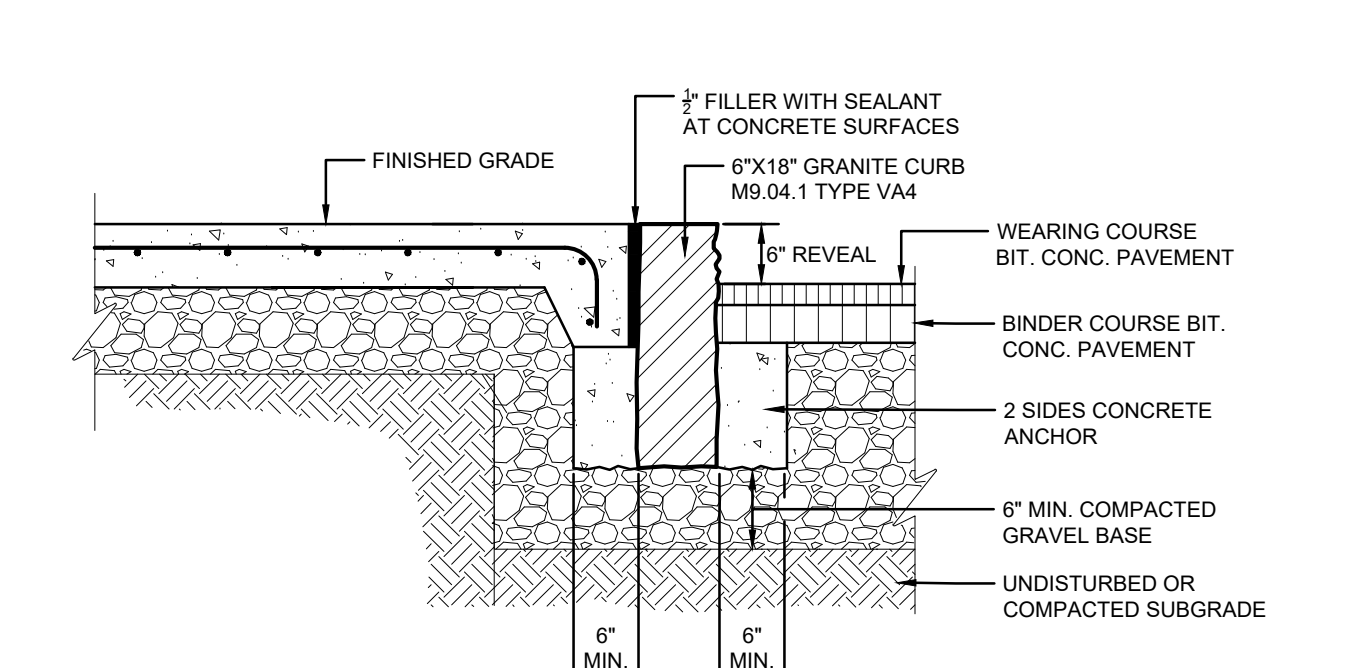
**E5 4 FT. HIGH CHAIN LINK FENCE WITH DOUBLE GATE**  
 N.T.S.



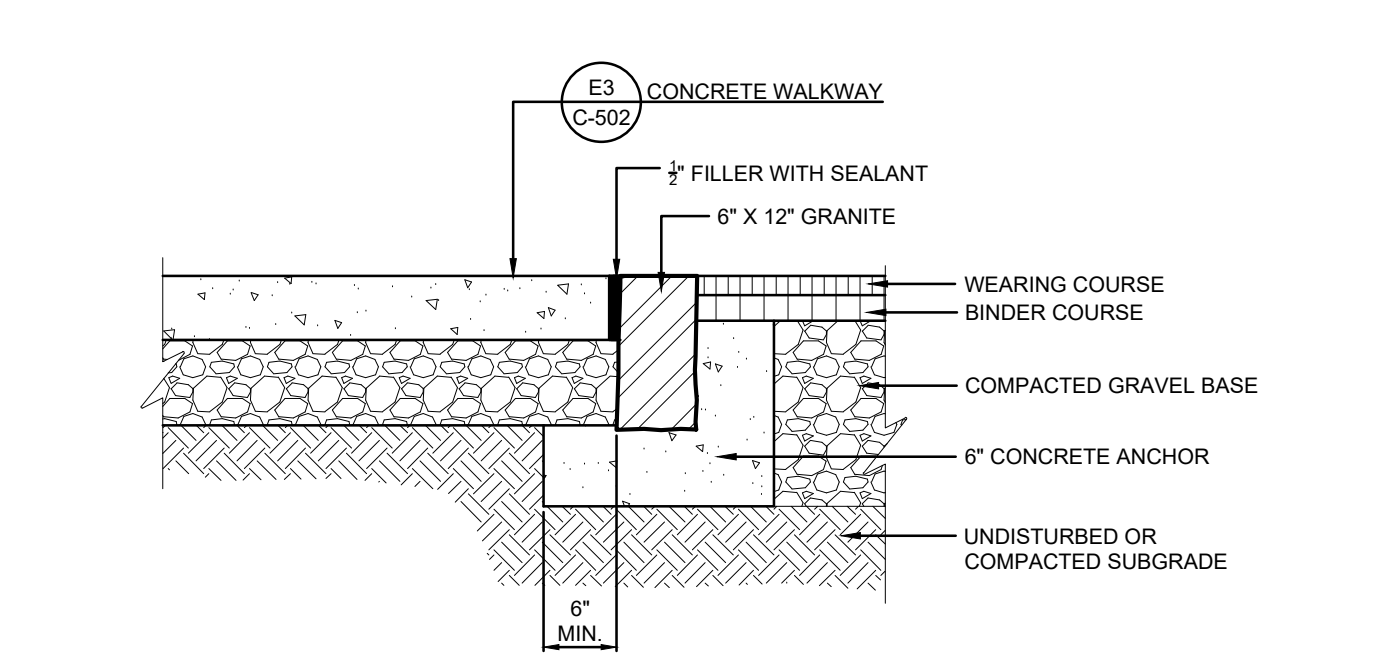
**E7 ACCESS GRANITE CURB**  
 N.T.S.



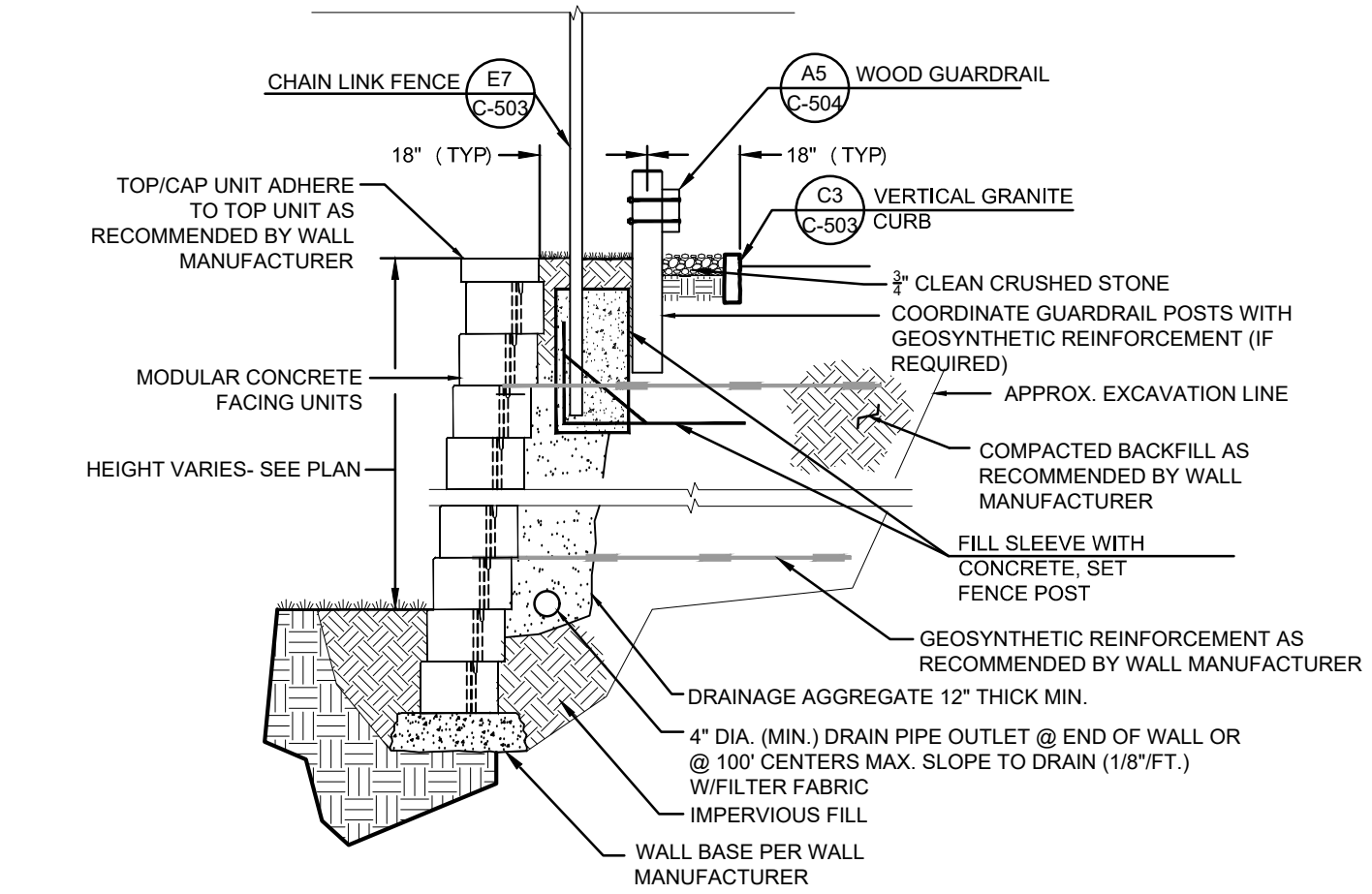
**C1 PRECAST CONCRETE CURB 4,000 PSI**  
 N.T.S.



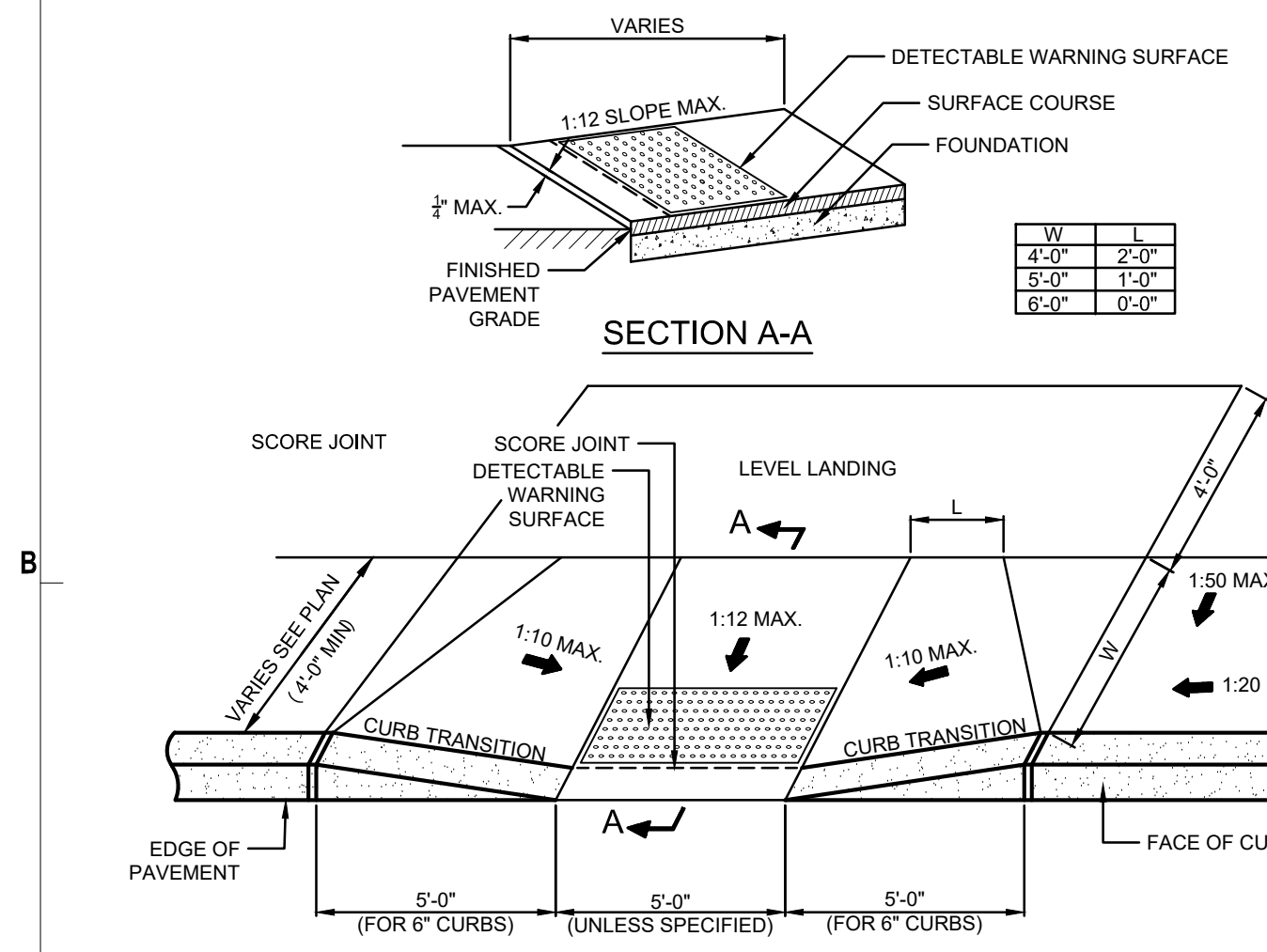
**C3 VERTICAL GRANITE CURB**  
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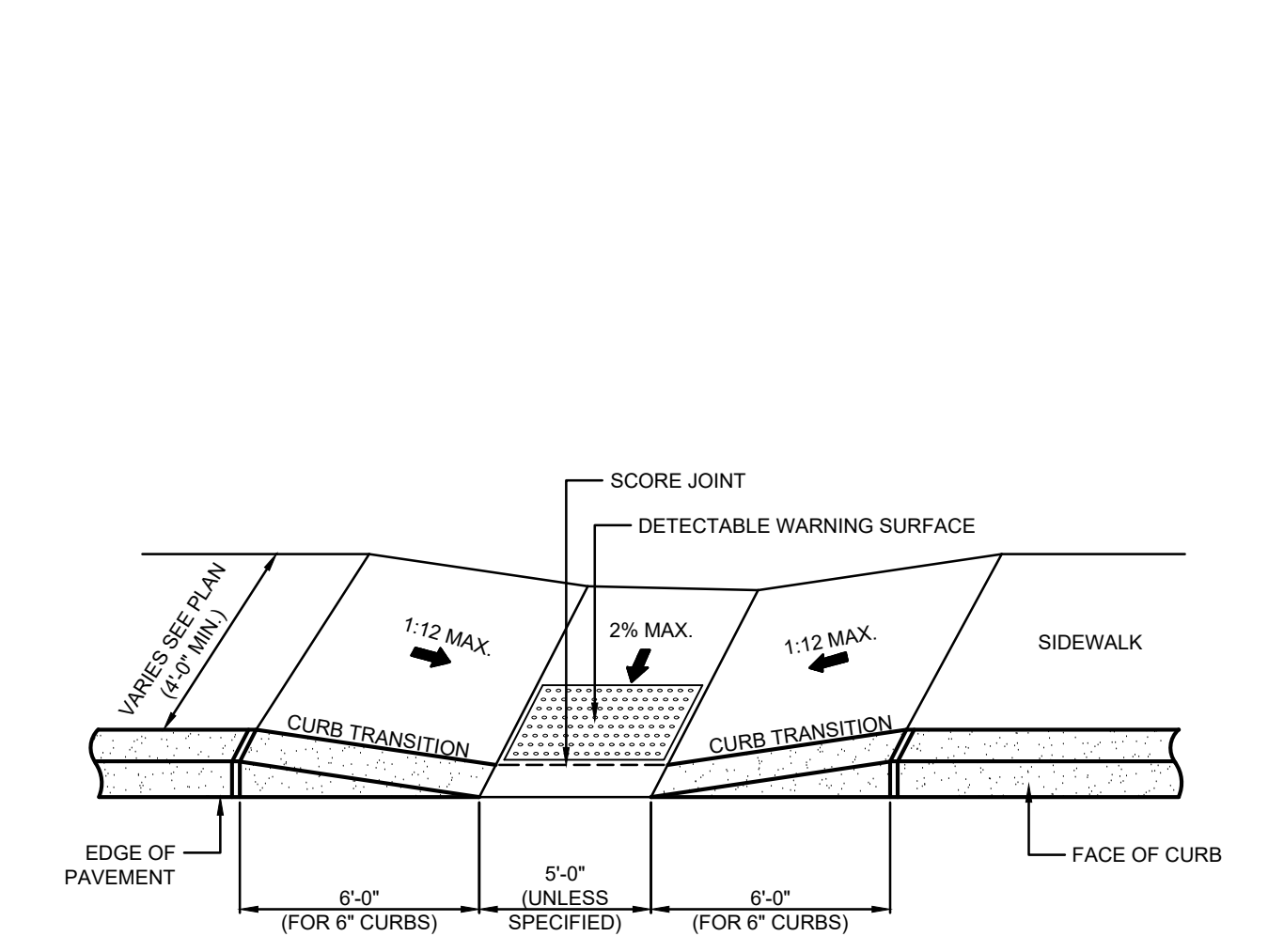
**C5 FLUSH VERTICAL GRANITE CURB**  
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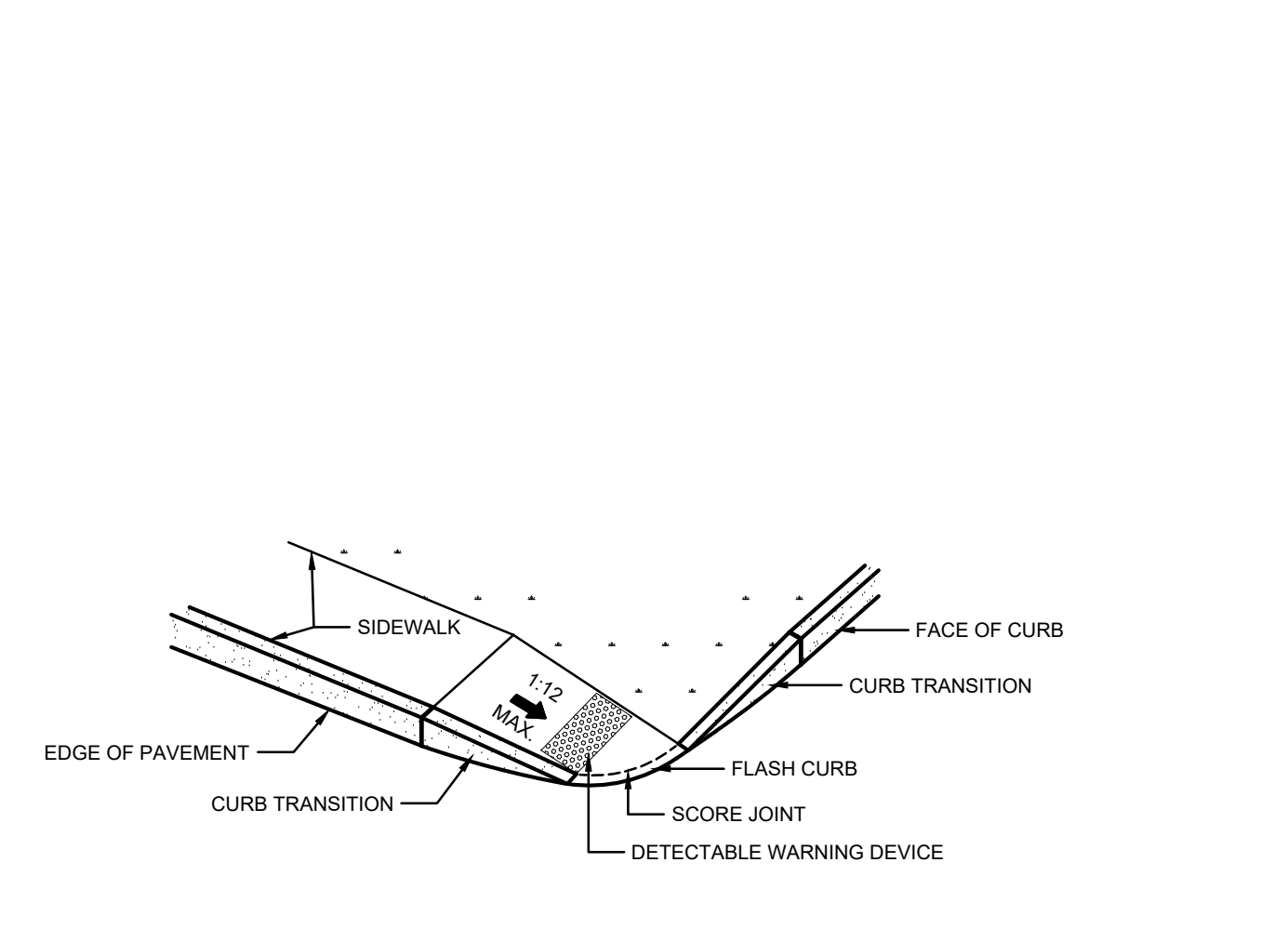
**C7 MODULAR BLOCK RETAINING WALL**  
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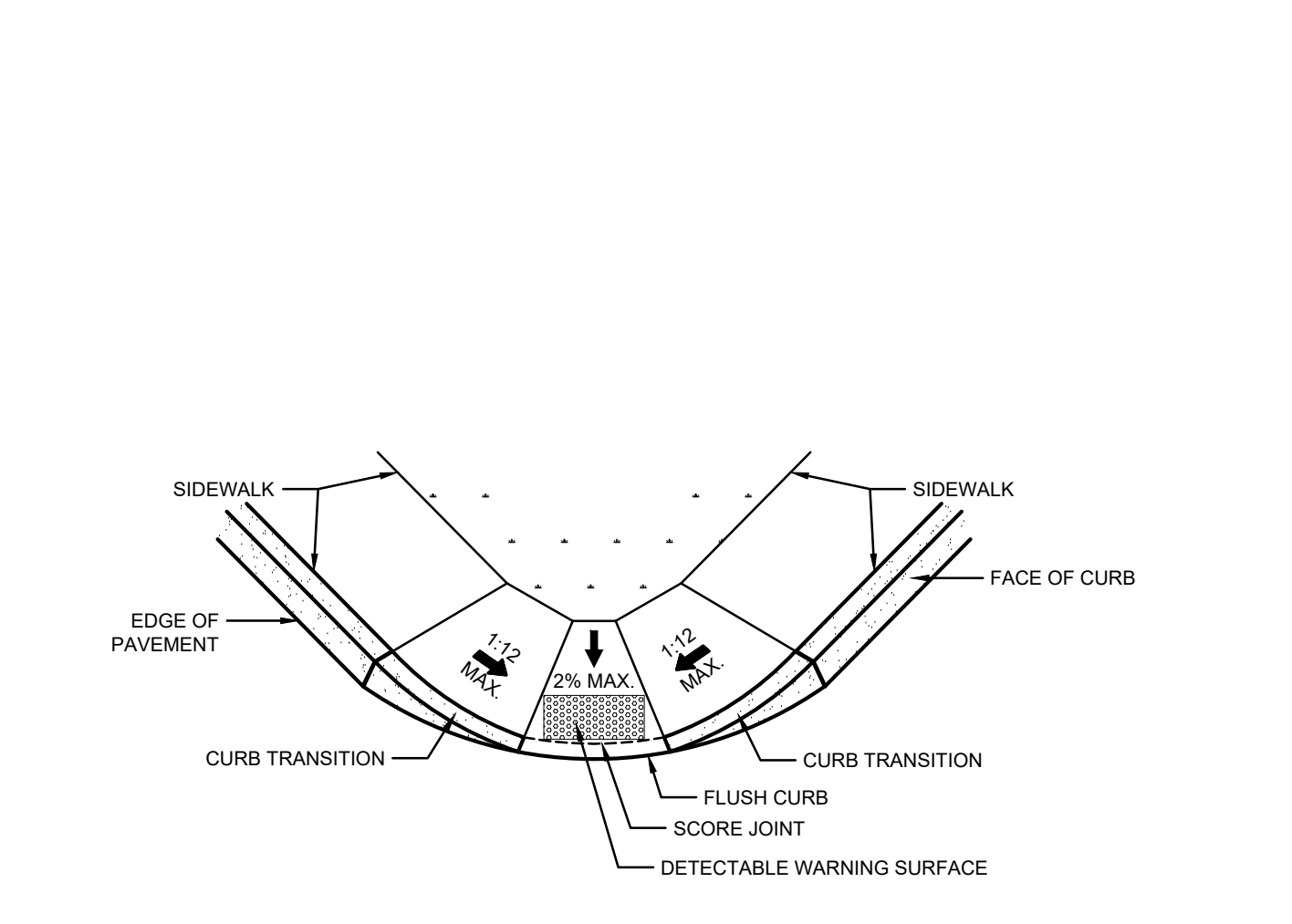
**A1 ACCESSIBLE CURB CUT (TYPE 1)**  
 N.T.S.



**A3 ACCESSIBLE CURB CUT (TYPE 2)**  
 N.T.S.



**A5 ACCESSIBLE CURB CUT (TYPE 4)**  
 N.T.S.



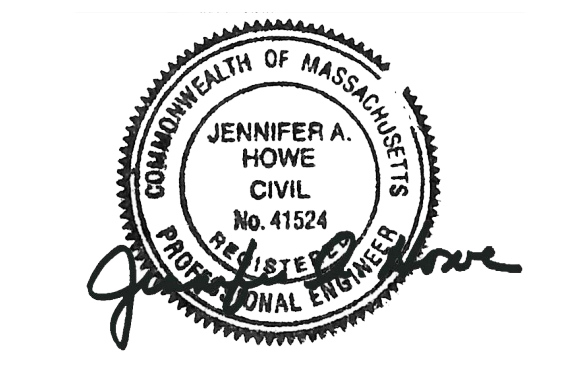
**A7 ACCESSIBLE CURB CUT (TYPE 5)**  
 N.T.S.



**THE RESIDENCES AT ASHLAND**  
 61 WAVERLY STREET  
 ASHLAND, MA

10/29/2025	NOTICE OF INTENT
10/15/2025	PLANS OF RECORD
08/27/2025	REVISION TO CURB CUT LAYOUT
08/19/2025	RESPONSE TO COMMENTS
08/09/2025	REVISION TO CURB CUT LAYOUT
05/20/2025	RESPONSE TO COMMENTS
02/10/2025	COMPREHENSIVE PERMIT

MARK: DATE: DESCRIPTION:  
 ISSUE LOG  
 △ = CLOUDED CHANGE



SCALE	NTS
DRAWN BY	JMK
CHECK BY	WWP
PROJ.ARCH.ENGR.	JAH
PROJ. MRG.	SAV
JOB NO.	24142.00

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**DETAILS III**

**C-503**

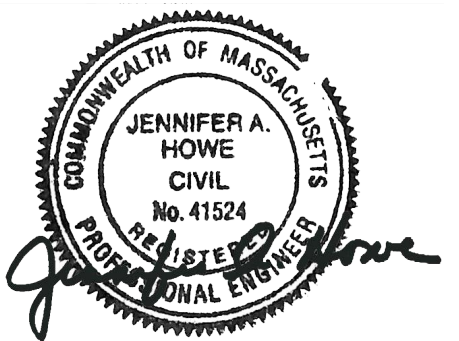


**THE RESIDENCES AT ASHLAND**

61 WAVERLY STREET  
 ASHLAND, MA

10/29/2025	NOTICE OF INTENT
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MARK: DATE: DESCRIPTION:  
 ISSUE LOG  
 △ = CLOUDED CHANGE



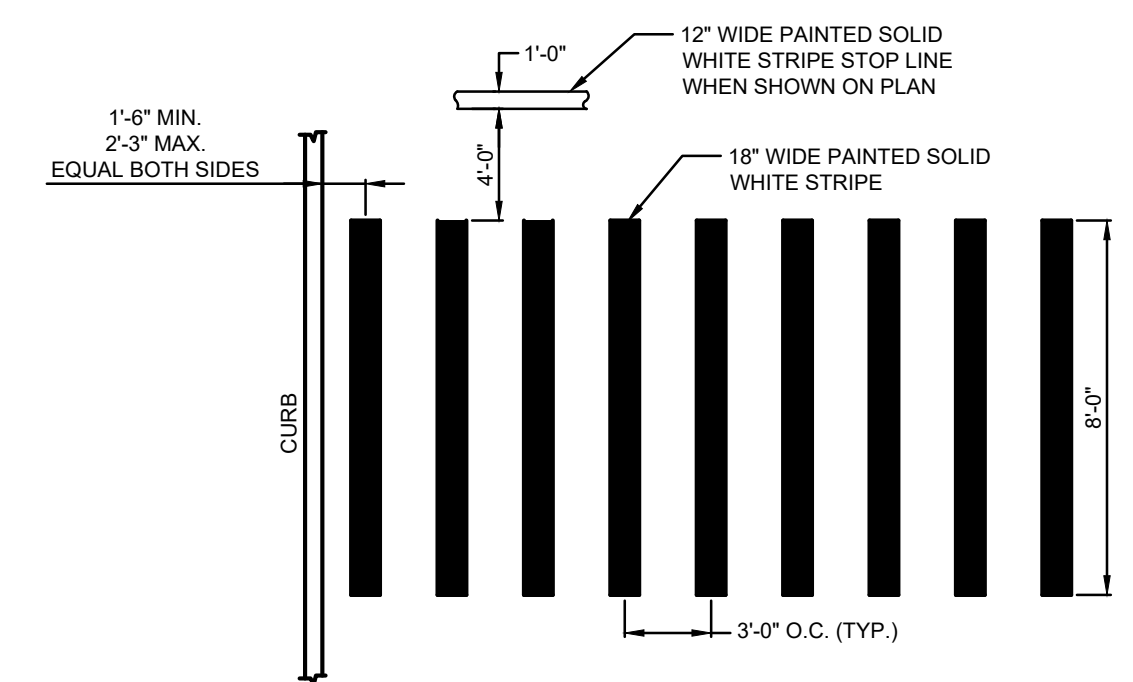
SCALE	N.T.S.
DRAWN BY	JMK
CHECK BY	WVP
PROJ.ARCH.ENGR.	JAH
PROJ.MRG.	SAV
JOB NO.	24142.00

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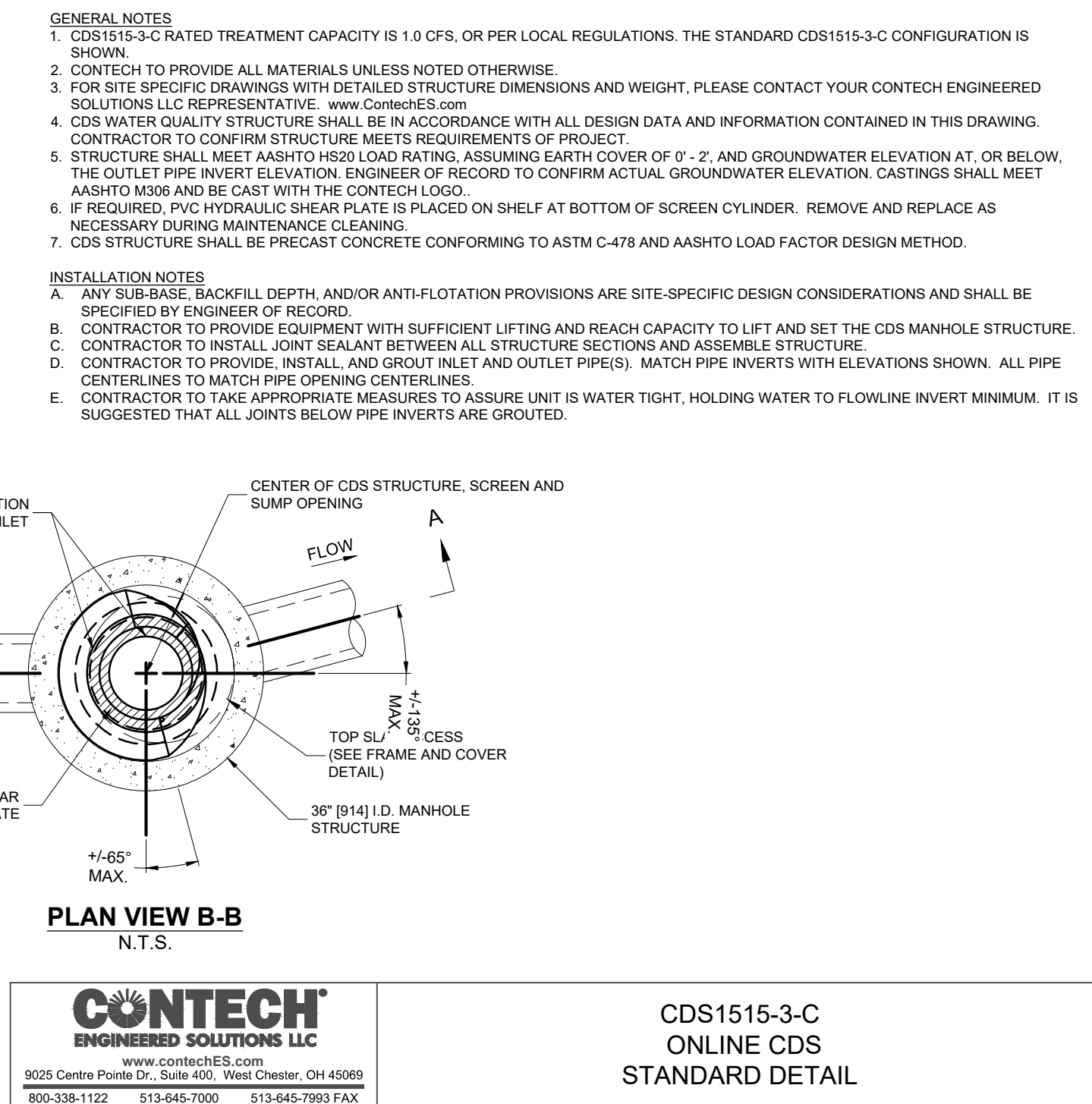
**DETAILS IV**

**C-504**

PARKING AND TRAFFIC SIGNS					
SIGN	SIGN NUMBER	DIMENSIONS OF SIGN		DESCRIPTION	MOUNT HEIGHT (TO BOTTOM)
		WIDTH	HEIGHT		
	R1-1	30"	30"	WHITE ON RED	7'-0"
	R7-8	12"	18"	BLUE & GREEN ON WHITE	5'-6"
	R7-8P	18"	6"	GREEN ON WHITE	5'-0"
	R2-1	24"	30"	BLACK ON WHITE	9'-4"
	W13-20	40"	40"	BLACK ON YELLOW	6'-0"
	W1-5	30"	30"	BLACK ON YELLOW	7'-6"
	W13-1P	18"	18"	BLACK ON YELLOW	6'-0"
	S1-1/ W16-6P	36"/24"	36"/12"	BLACK ON FLUORESCENT YELLOW	7'-0"/6'-0"
	W11-2	36"	36"	BLACK ON FLUORESCENT YELLOW	7'-9"
	W16-7PL	21"	15"	BLACK ON FLUORESCENT YELLOW	6'-0"
	W16-7PR	21"	15"	BLACK ON FLUORESCENT YELLOW	6'-0"
	SPECIAL-1	12"	18"	RED ON WHITE	5'-0"
	SPECIAL-2	18"	12"	BLUE AND BLACK ON WHITE	5'-0"
	SPECIAL-3	12"	18"	BLACK ON WHITE	5'-0"
	SPECIAL-4	12"	18"	BLACK ON WHITE	5'-0"
	SPECIAL-5	12"	18"	BLACK AND RED ON WHITE	6'-0"



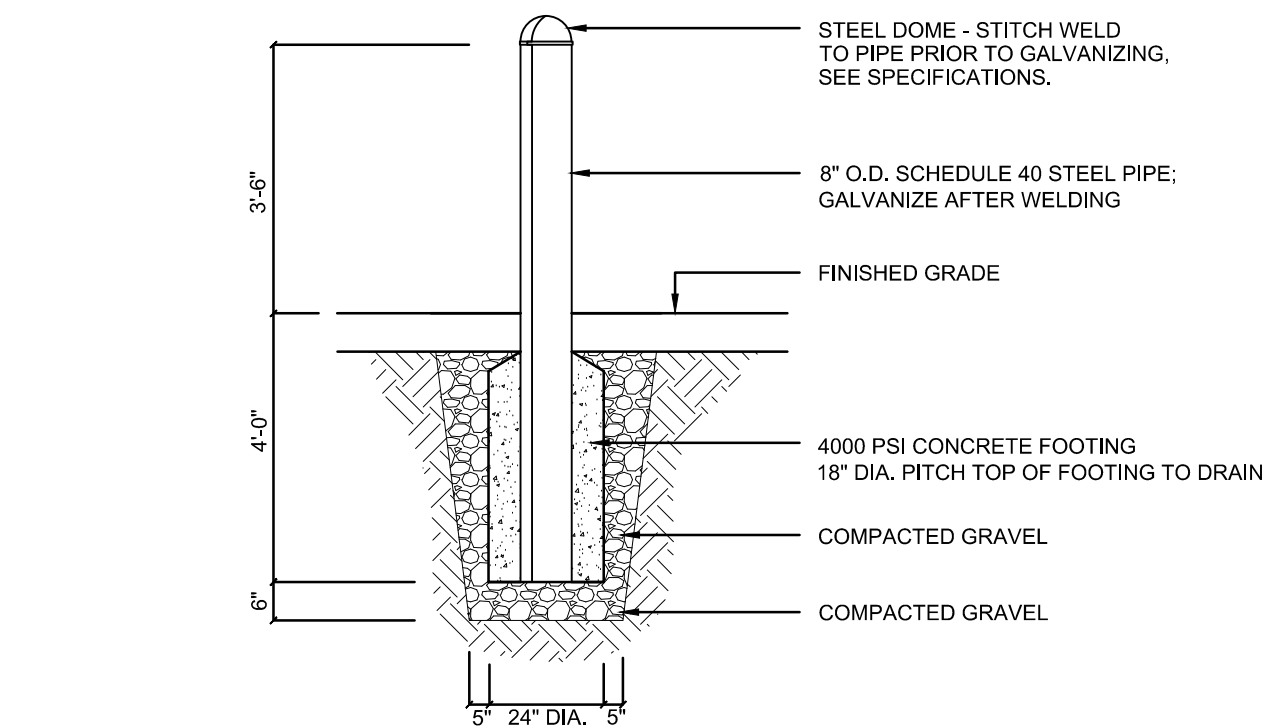
**A7 CROSSWALK**  
 N.T.S.



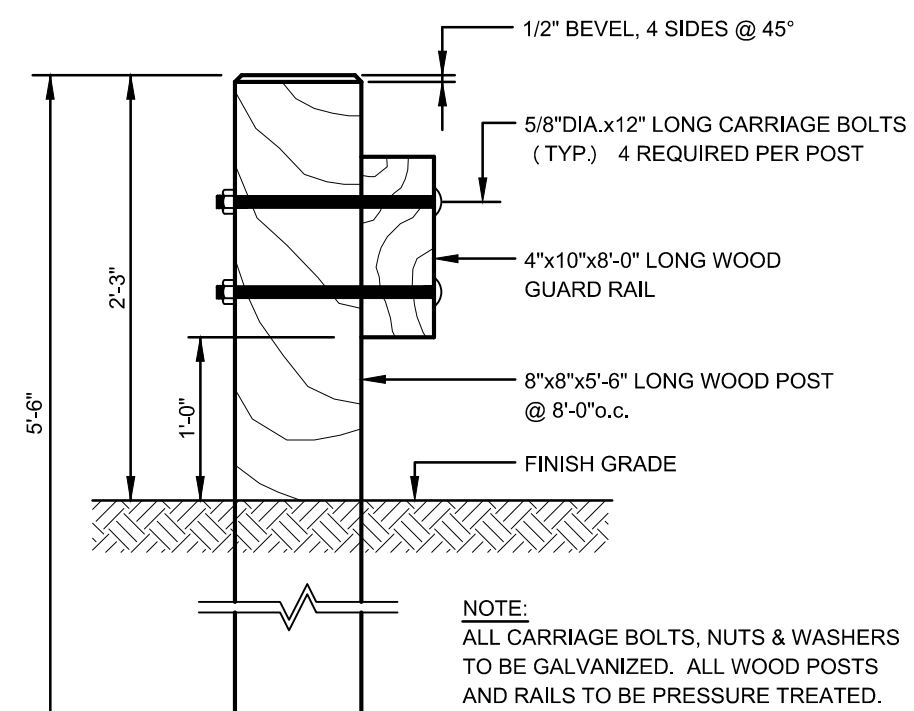
**E3 WATER QUALITY UNIT - CDS1515-3-C**  
 N.T.S.

**CONTECH ENGINEERED SOLUTIONS LLC**  
 www.contechES.com  
 9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069  
 800-338-1122 513-645-7000 513-645-7993 FAX

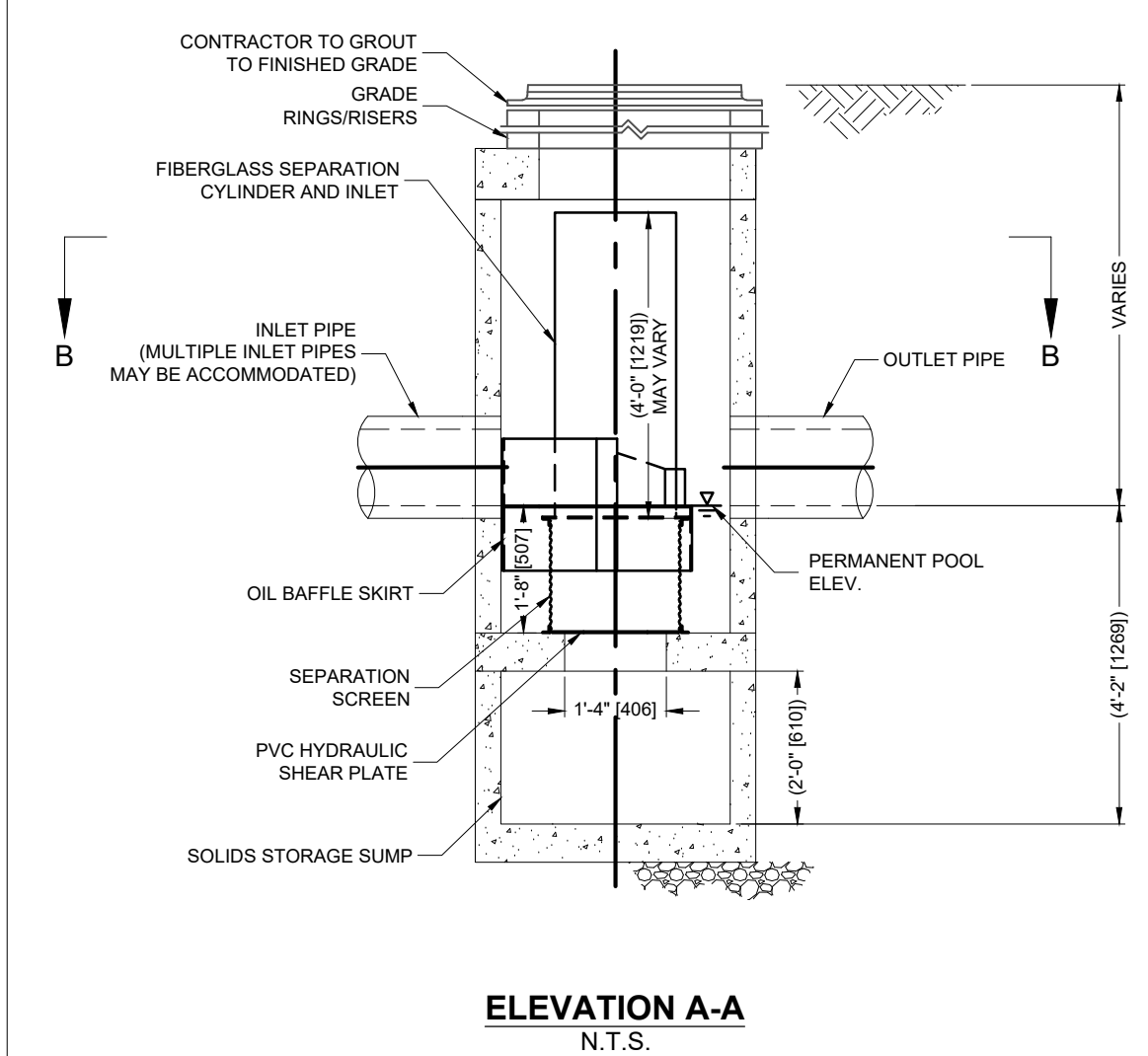
**CDS1515-3-C ONLINE CDS STANDARD DETAIL**



**C5 STEEL BOLLARD**  
 N.T.S.



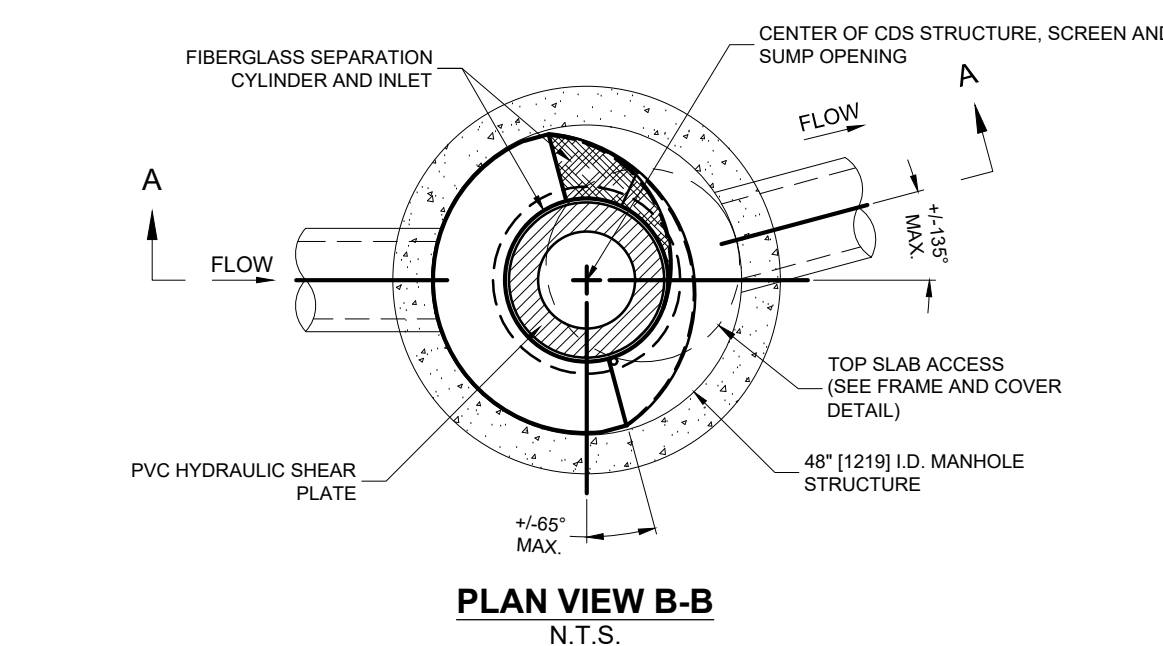
**A5 WOOD GUARDRAIL**  
 N.T.S.



**E3 WATER QUALITY UNIT - CDS2015-4-C**  
 N.T.S.

**CONTECH ENGINEERED SOLUTIONS LLC**  
 www.contechES.com  
 9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069  
 800-338-1122 513-645-7000 513-645-7993 FAX

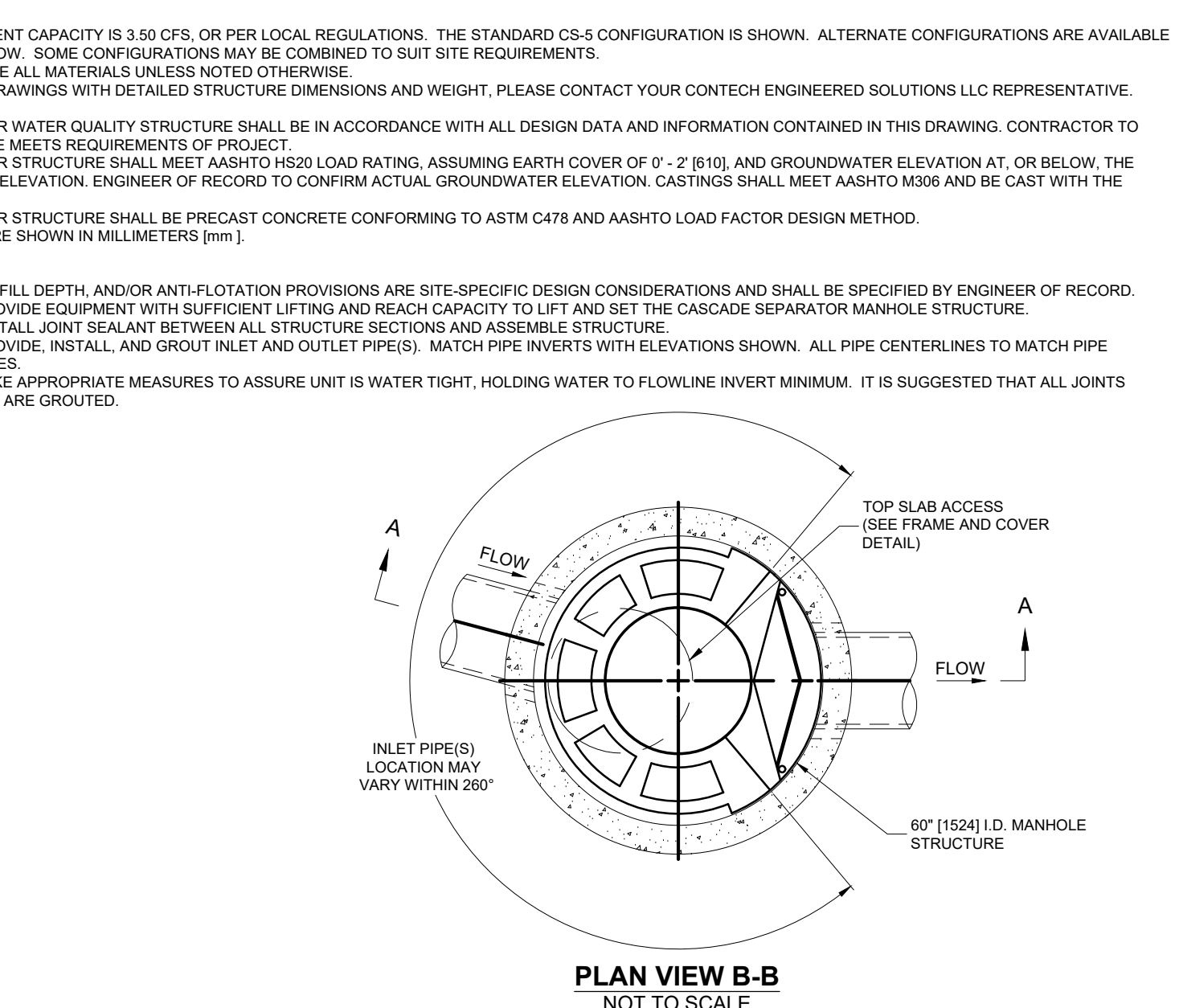
**CDS2015-4-C ONLINE CDS STANDARD DETAIL**



**E3 WATER QUALITY UNIT - CDS2015-4-C**  
 N.T.S.

**CONTECH ENGINEERED SOLUTIONS LLC**  
 www.contechES.com  
 9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069  
 800-338-1122 513-645-7000 513-645-7993 FAX

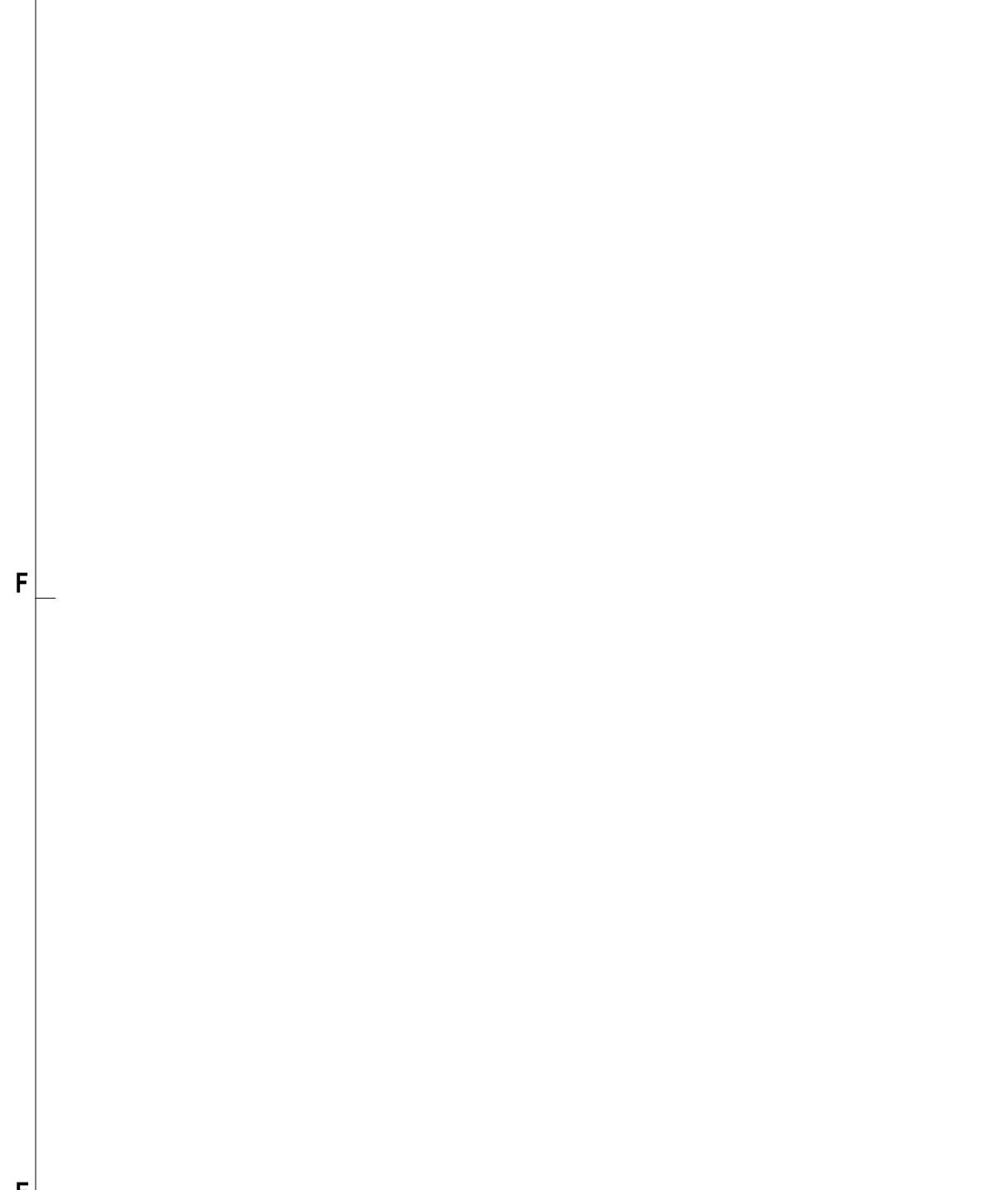
**CDS2015-4-C ONLINE CDS STANDARD DETAIL**



**A1 WATER QUALITY UNIT - CS-5**  
 N.T.S.

**CONTECH ENGINEERED SOLUTIONS LLC**  
 www.contechES.com  
 2650 Greenwood Plaza Blvd., Suite 455, Englewood, CO 80111  
 800-526-9999 303-796-2233 303-796-2238 FAX

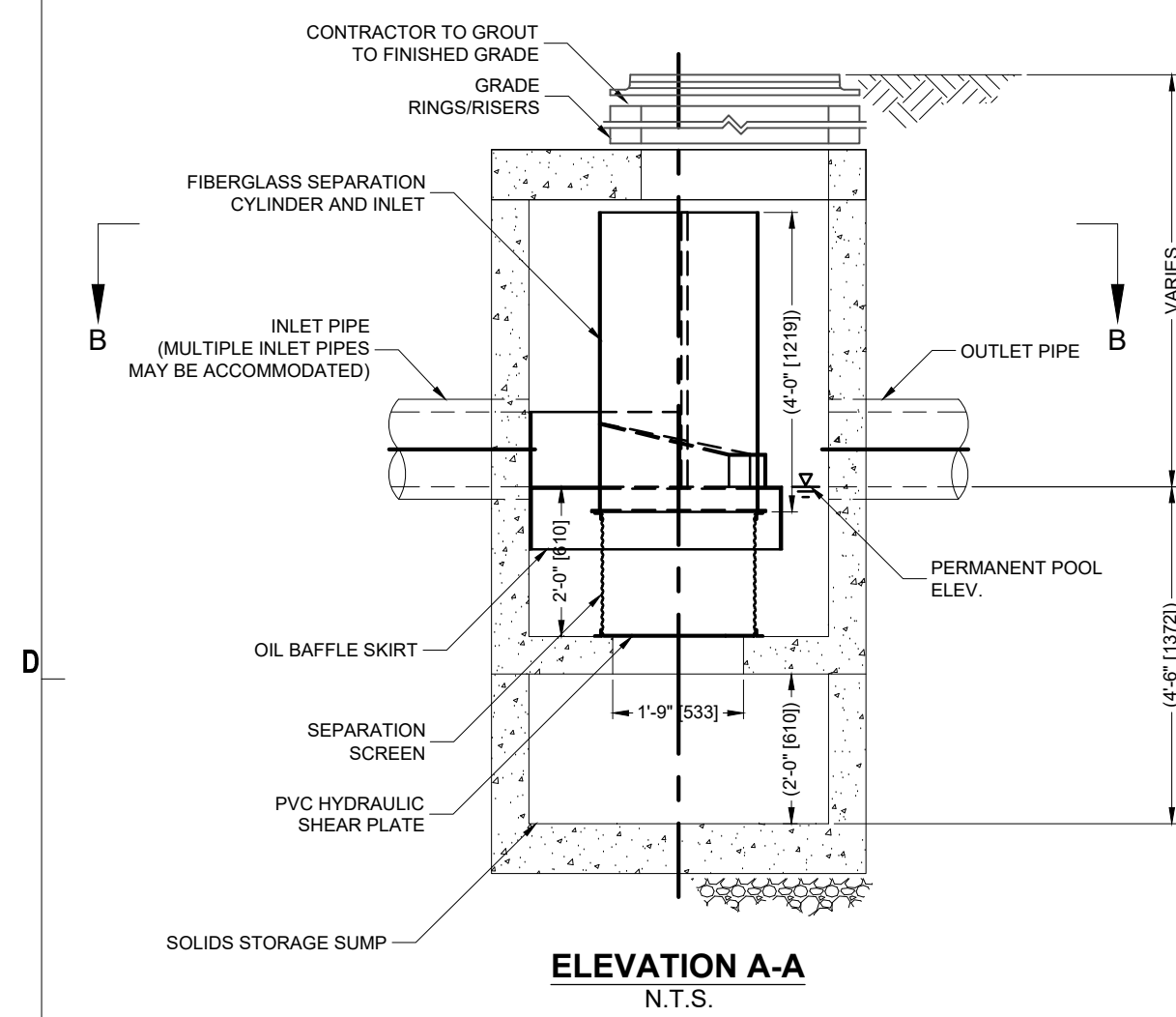
**CS-5 CASCADE SEPARATOR STANDARD DETAIL**



**E3 WATER QUALITY UNIT - CDS1515-3-C**  
 N.T.S.

**CONTECH ENGINEERED SOLUTIONS LLC**  
 www.contechES.com  
 9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069  
 800-338-1122 513-645-7000 513-645-7993 FAX

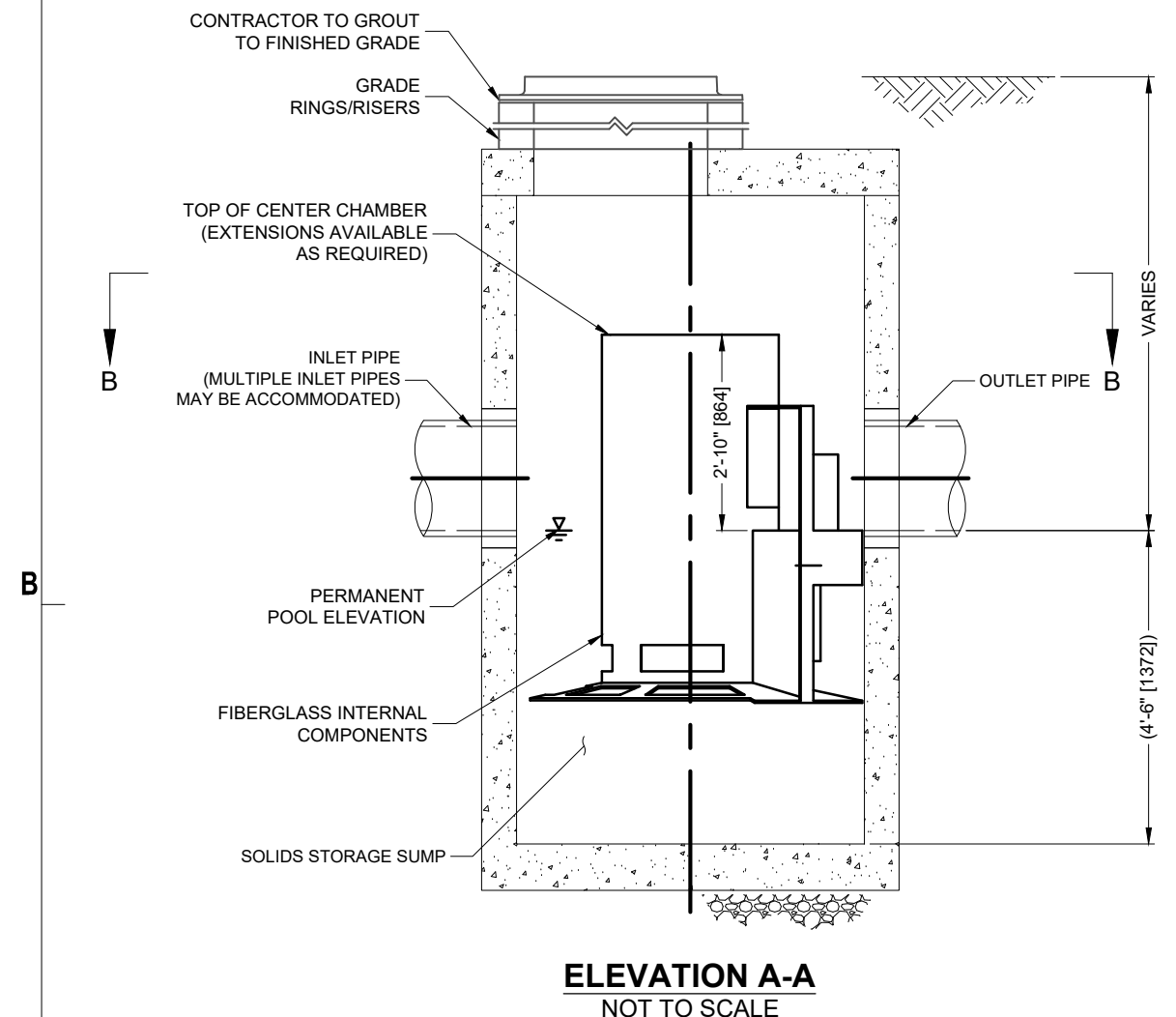
**CDS1515-3-C ONLINE CDS STANDARD DETAIL**



**E3 WATER QUALITY UNIT - CDS2015-4-C**  
 N.T.S.

**CONTECH ENGINEERED SOLUTIONS LLC**  
 www.contechES.com  
 9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069  
 800-338-1122 513-645-7000 513-645-7993 FAX

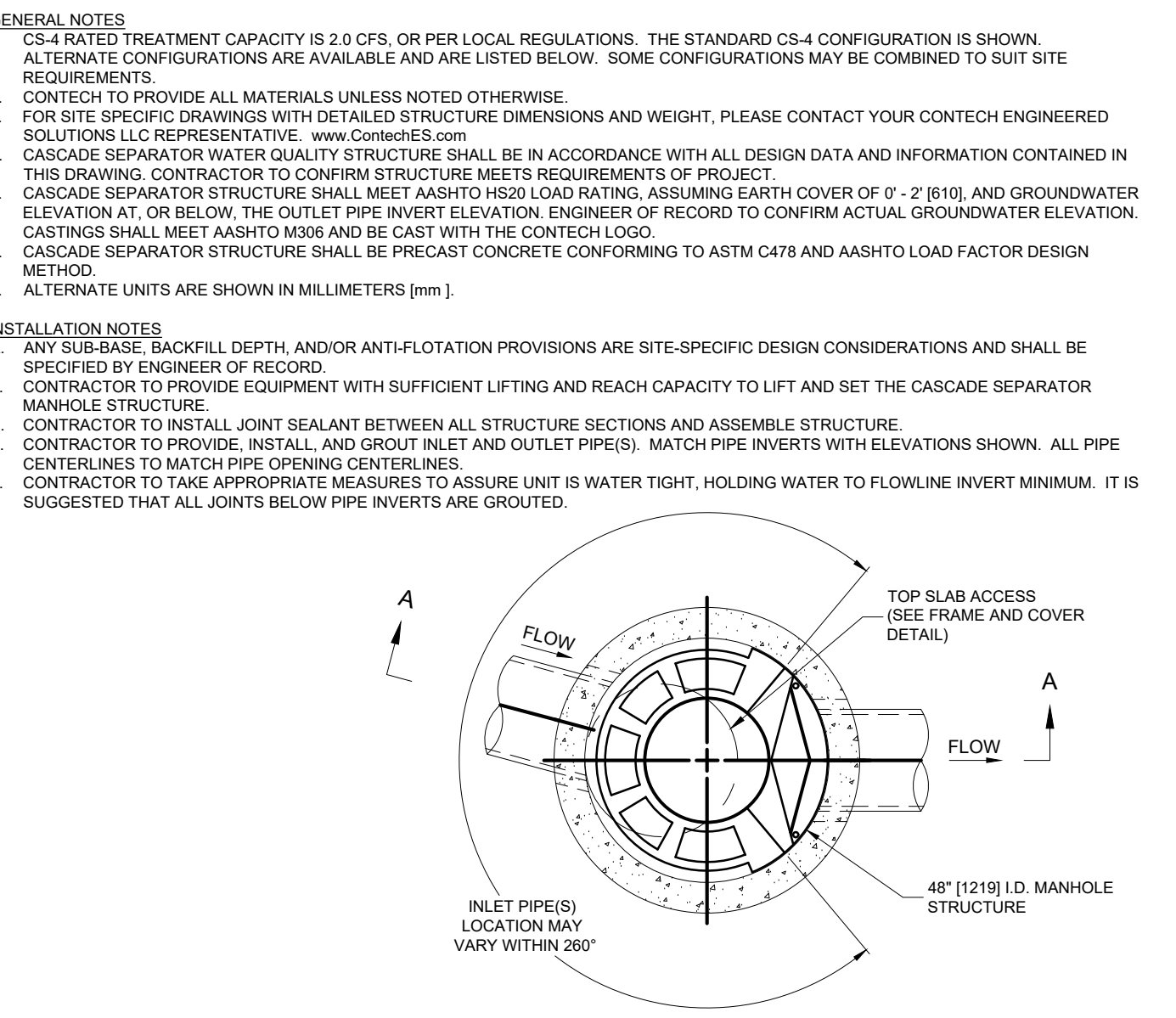
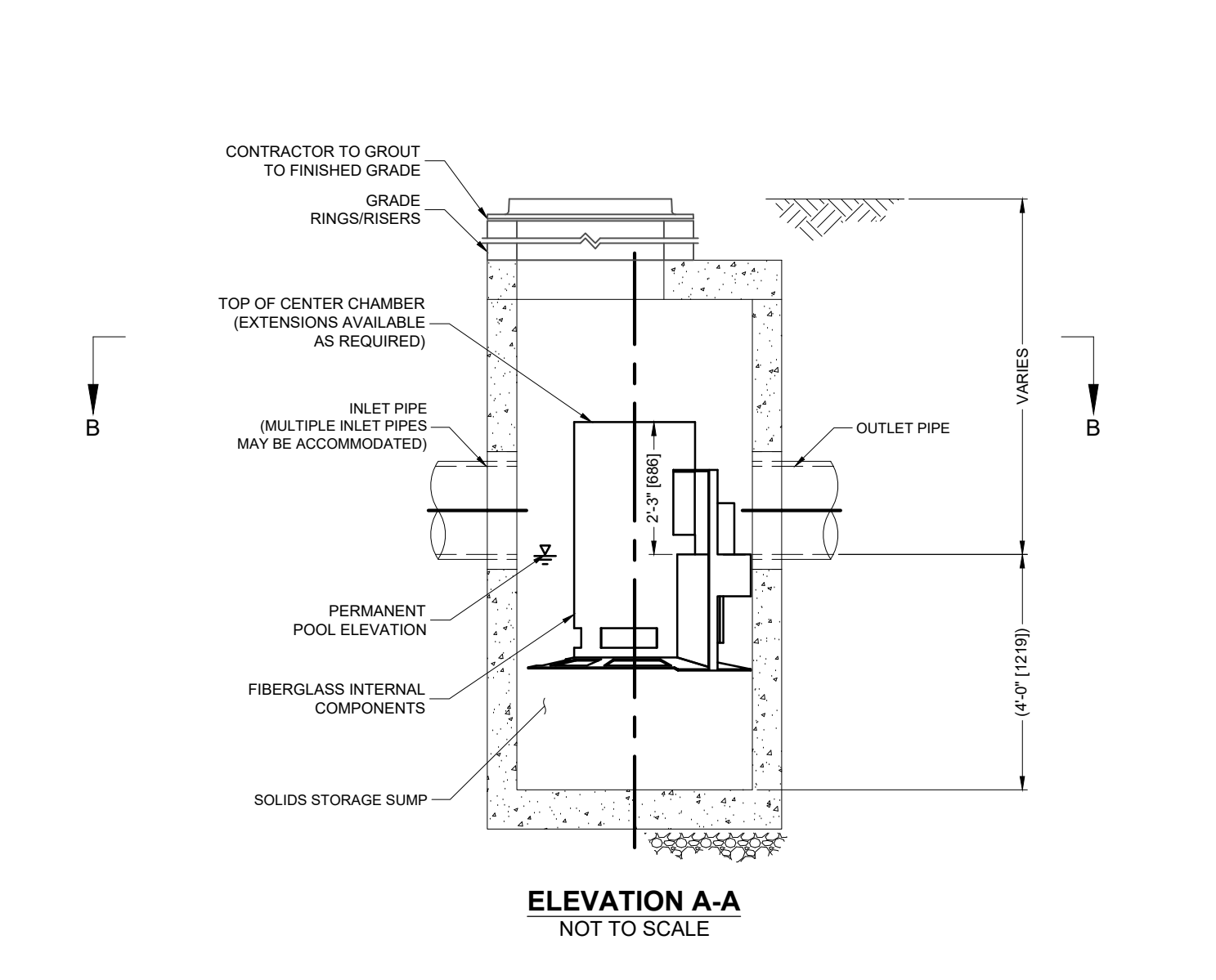
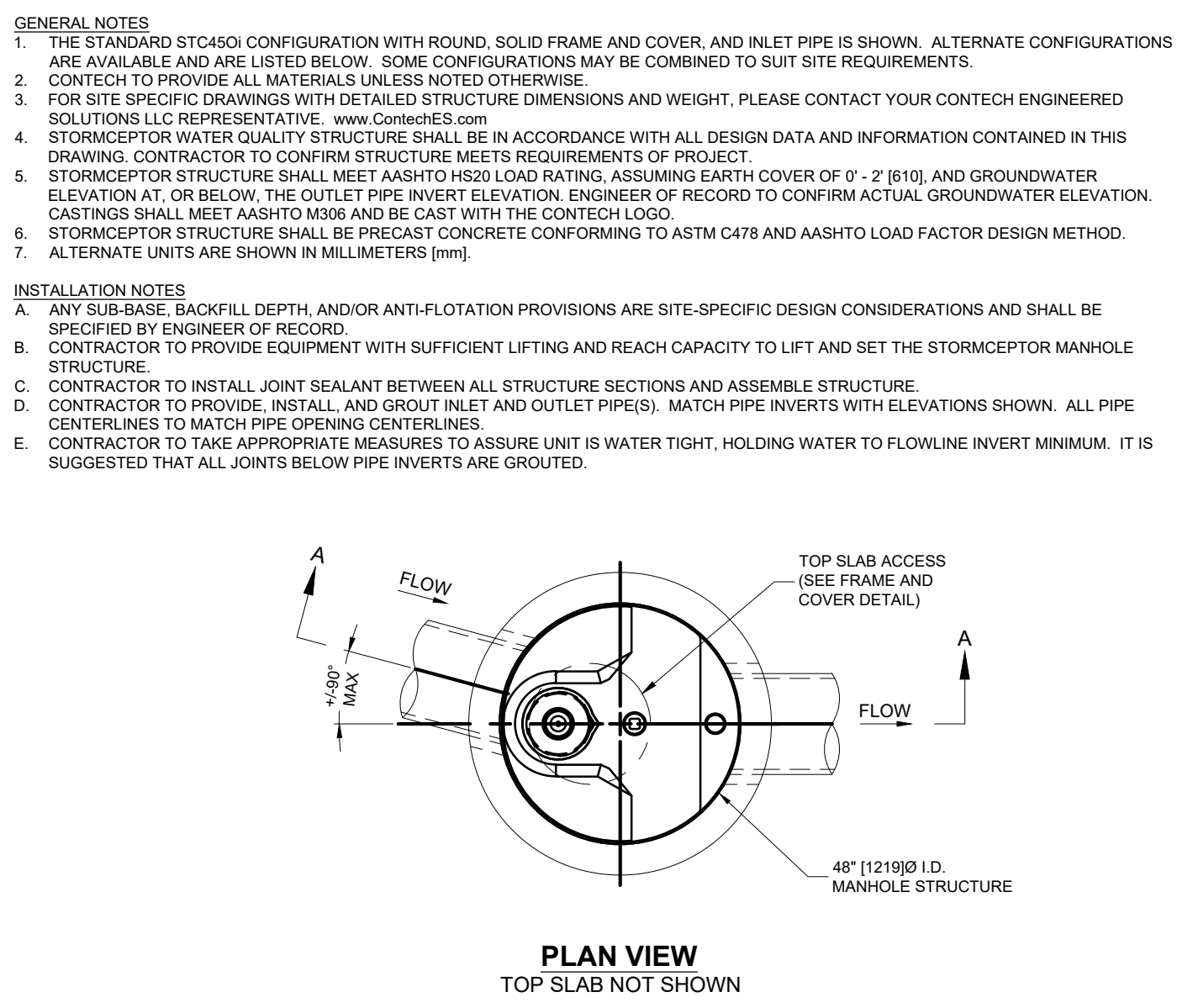
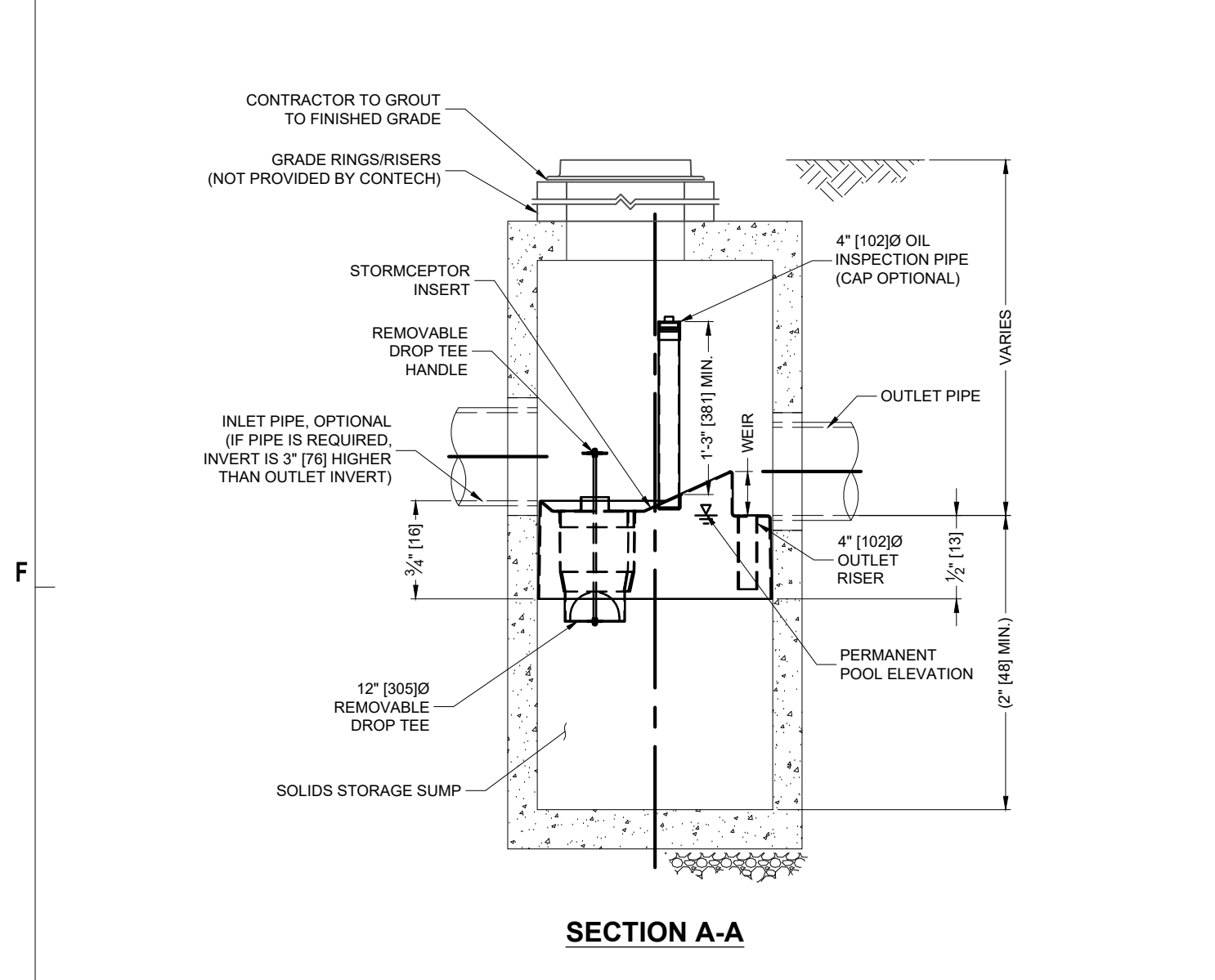
**CDS2015-4-C ONLINE CDS STANDARD DETAIL**



**A1 WATER QUALITY UNIT - CS-5**  
 N.T.S.

**CONTECH ENGINEERED SOLUTIONS LLC**  
 www.contechES.com  
 2650 Greenwood Plaza Blvd., Suite 455, Englewood, CO 80111  
 800-526-9999 303-796-2233 303-796-2238 FAX

**CS-5 CASCADE SEPARATOR STANDARD DETAIL**

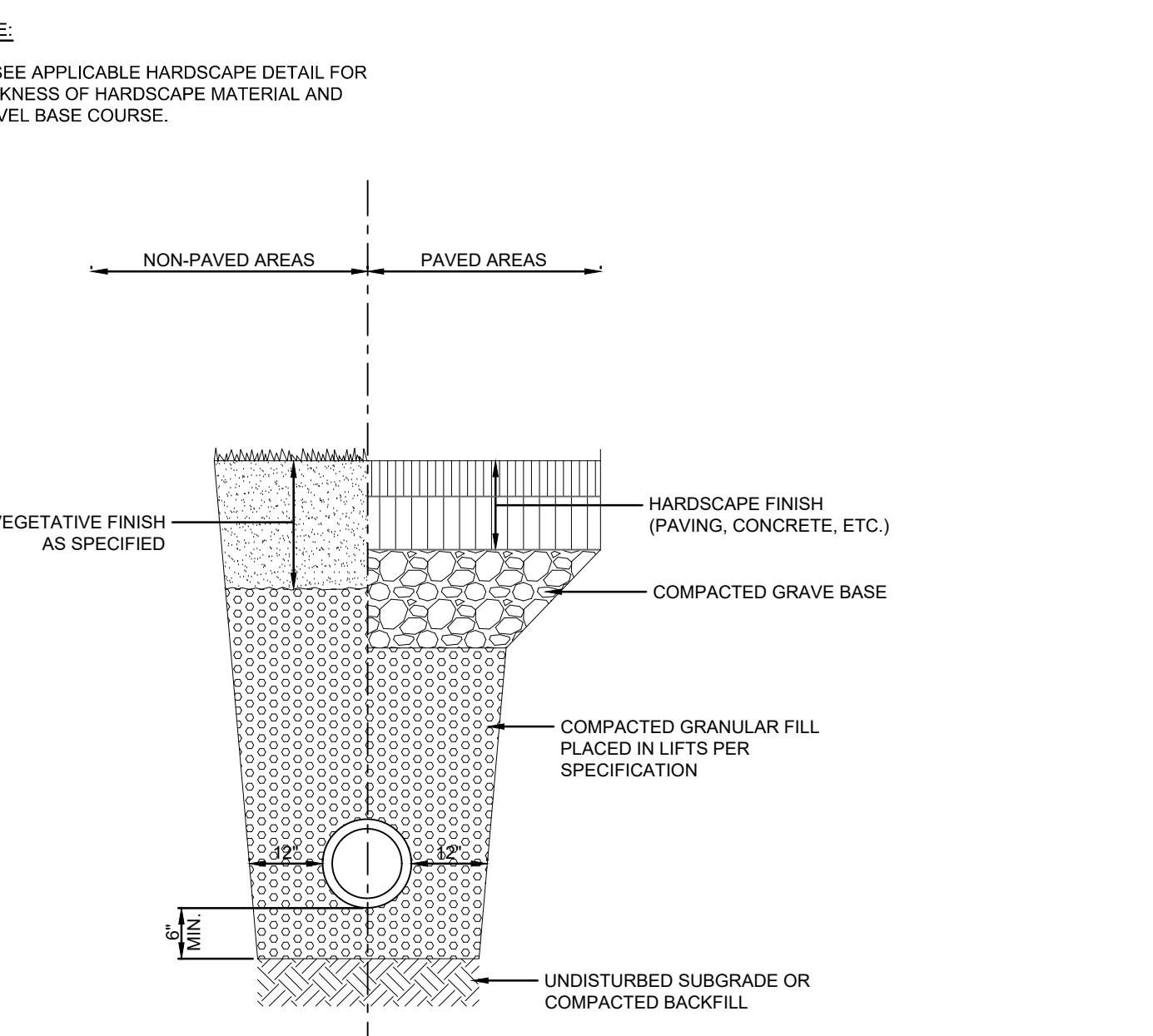
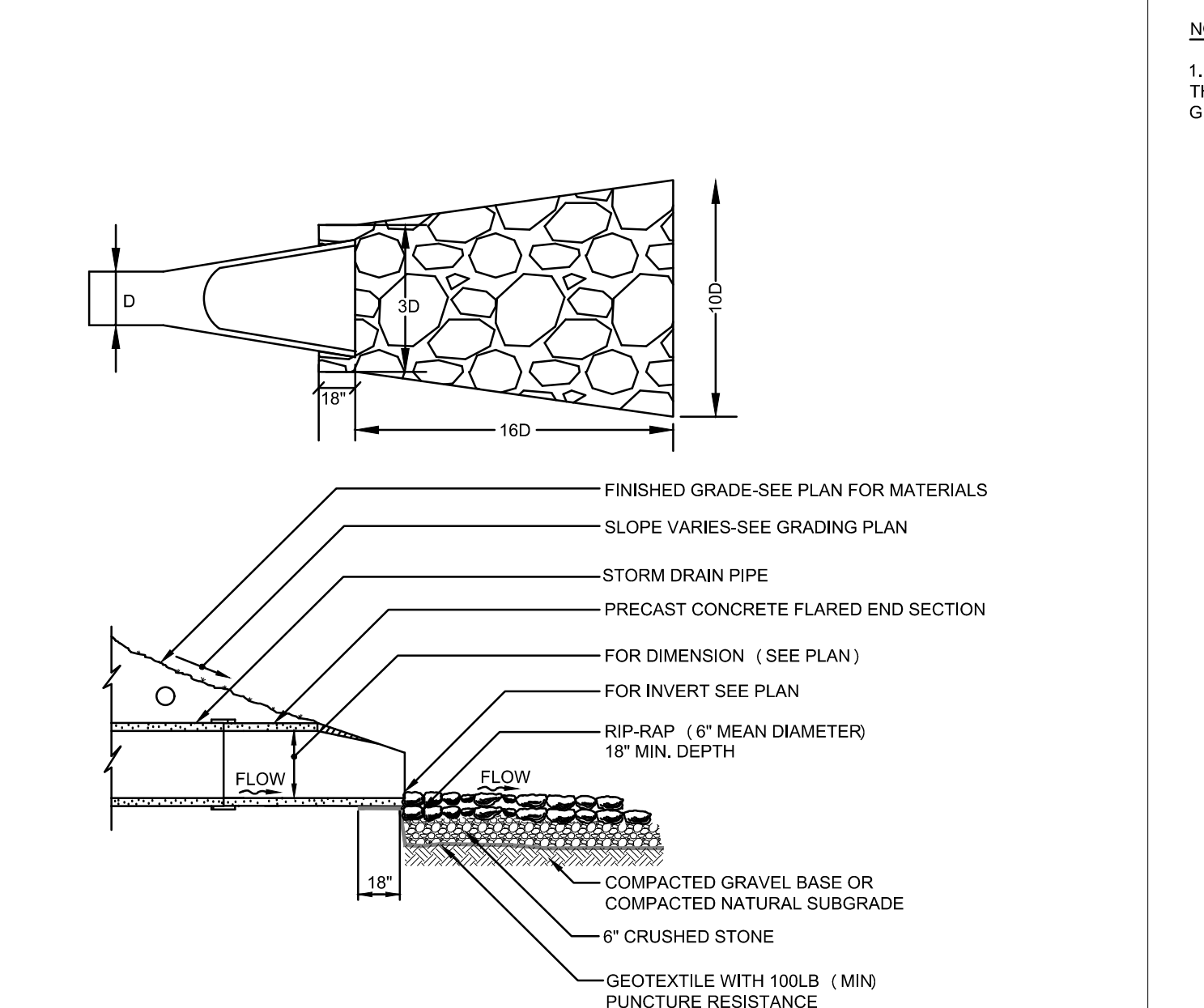
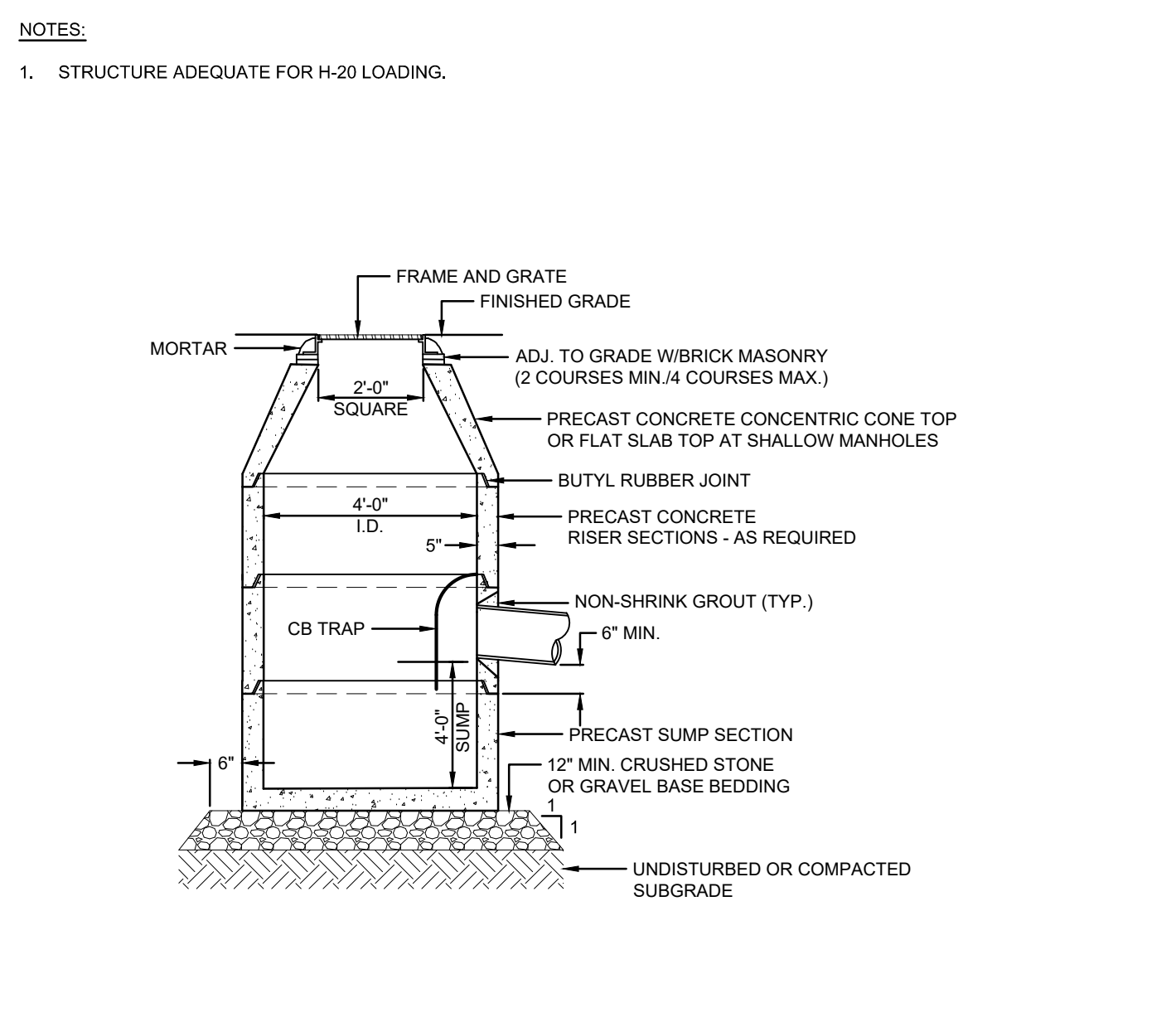
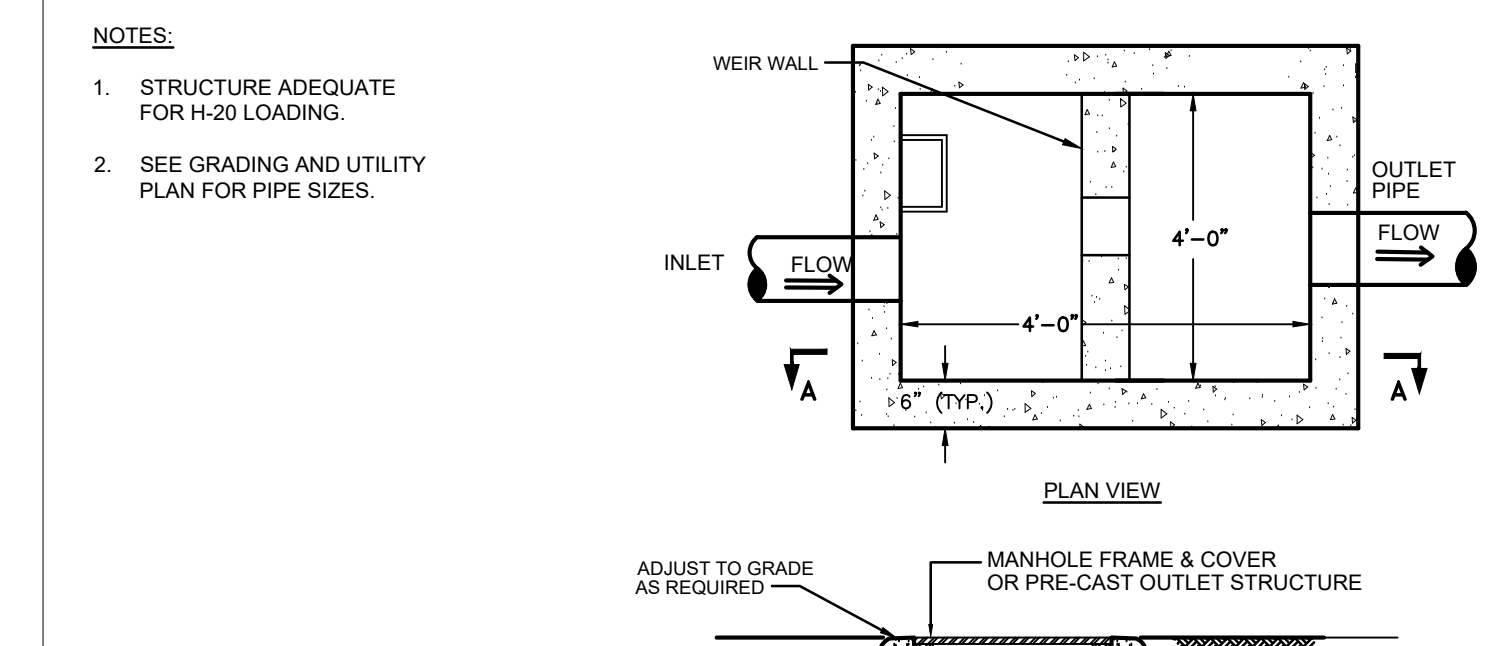


**E1 WATER QUALITY UNIT - STC 450i**  
N.T.S.

**CONTECH ENGINEERED SOLUTIONS LLC**  
STC 450i  
STORMCEPTOR  
STANDARD DETAIL

**E5 WATER QUALITY UNIT - CS-4**  
N.T.S.

**CONTECH ENGINEERED SOLUTIONS LLC**  
CS-4  
CASCADE SEPARATOR  
STANDARD DETAIL



**ELEVATION TABLE**

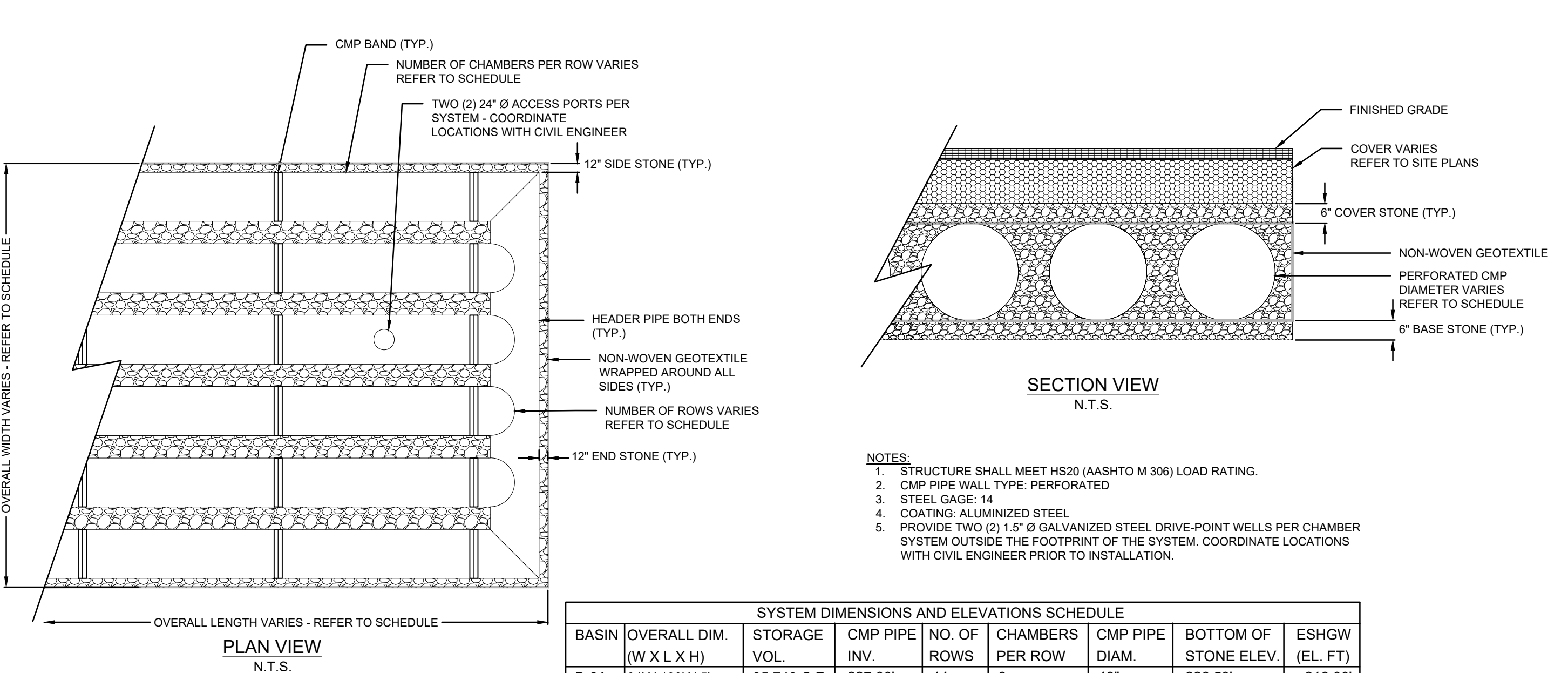
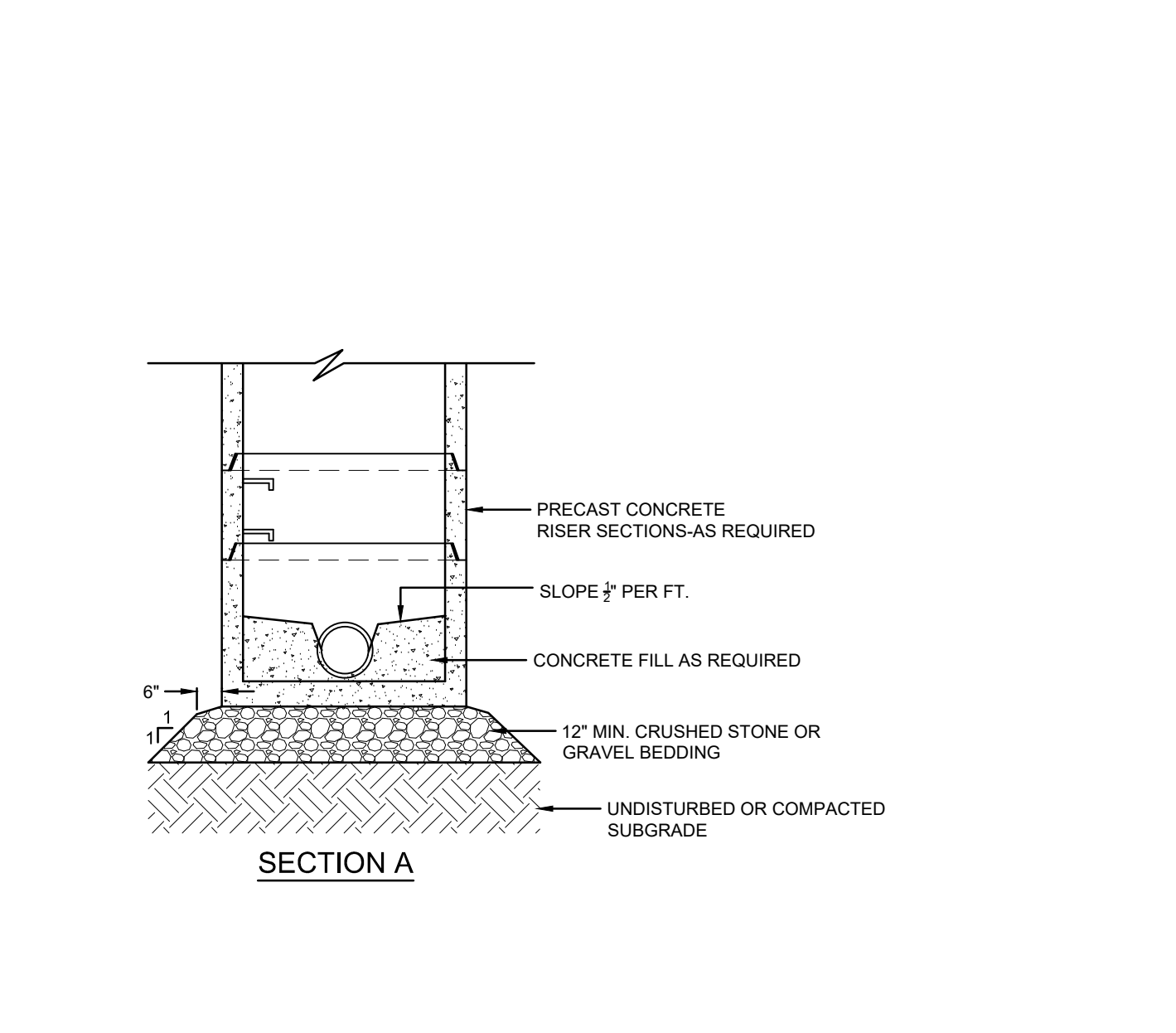
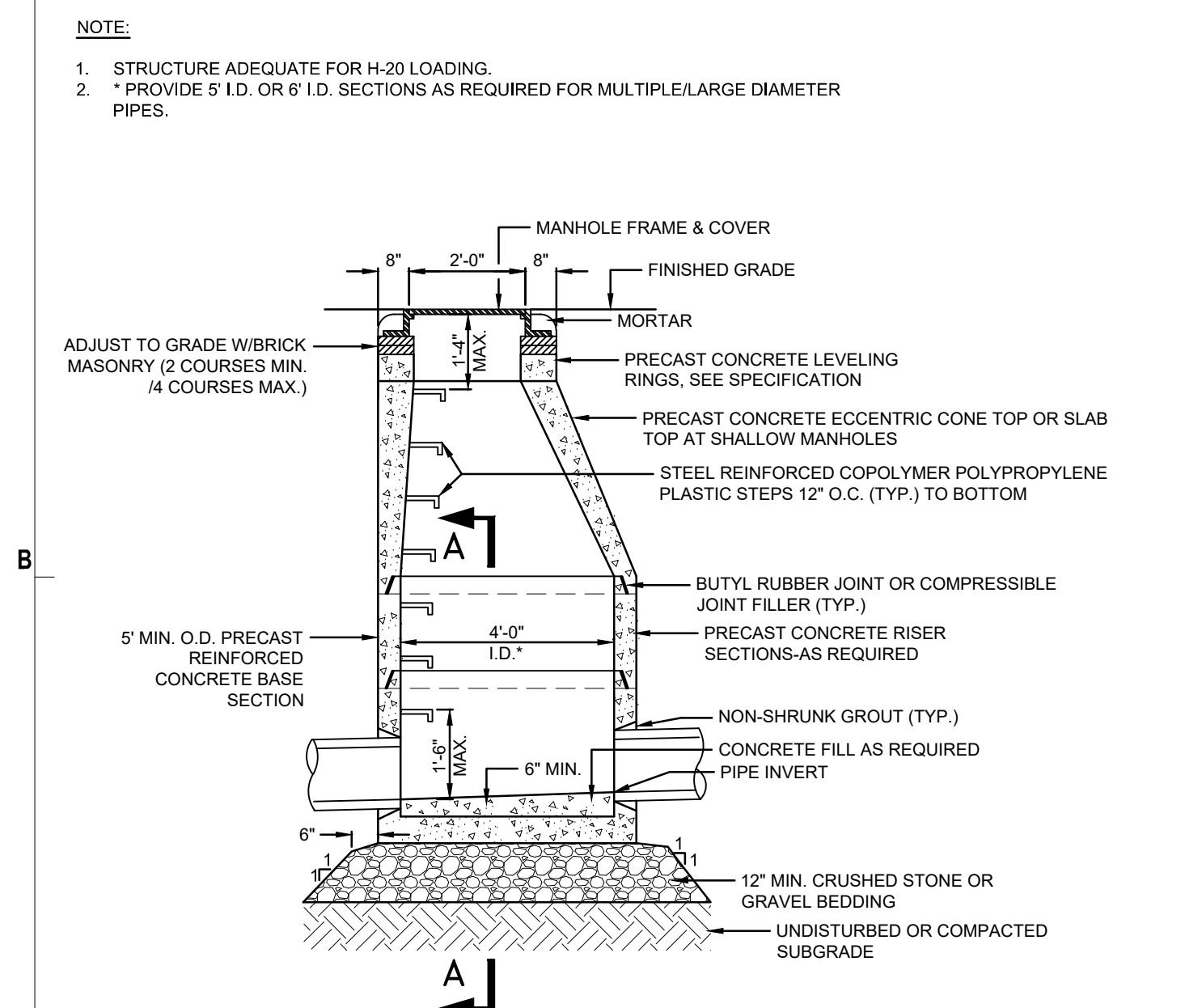
	"A"	"B"	"C"	"D"	"E"
OCS 1-1	215.67	215.67	1"	N/A	N/A
OCS 1-2	231.50	231.50	1"	232.26	4'12"
OCS 2-1	229.05	229.10	1"	229.15	1"
OCS 3-1	231.42	231.46	2"	N/A	N/A

**C3 PRECAST CONCRETE CATCH BASIN**  
N.T.S.

**C5 FLARED END**  
N.T.S.

**E3 TRENCH SECTION - CPE DRAINS**  
N.T.S.

**C1 OUTLET CONTROL STRUCTURE**  
N.T.S.



**A1 PRECAST CONCRETE DRAIN MANHOLE**  
N.T.S.

**A5 SUBSURFACE CHAMBER SYSTEM**  
N.T.S.

**A5 SUBSURFACE CHAMBER SYSTEM**  
N.T.S.

**SYSTEM DIMENSIONS AND ELEVATIONS SCHEDULE**

BASIN	OVERALL DIM. (W X L X H)	STORAGE VOL.	CMP PIPE INV.	NO. OF ROWS	CHAMBERS PER ROW	CMP PIPE DIAM.	BOTTOM OF STONE ELEV.	ESHW (EL. FT.)
B-2A	84' X 130' X 5'	35,743 C.F.	227.00'	14	6	48"	226.50'	<218.00'
B-2B	80' X 130' X 5'	25,522 C.F.	229.50'	10	6	48"	229.00'	<225.00'



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MARK: DATE: DESCRIPTION:  
ISSUE LOG  
△ = CLOUDED CHANGE



SCALE \_\_\_\_\_ NTS  
DRAWN BY \_\_\_\_\_ JMK  
CHECK BY \_\_\_\_\_ WWP  
PROJ.ARCH.ENGR. \_\_\_\_\_ JAH  
PROJ. MGR. \_\_\_\_\_ SAV  
JOB NO. \_\_\_\_\_ 24142.00

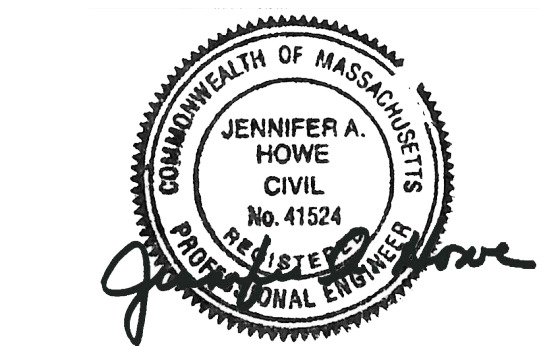
**DETAILS V**



**THE RESIDENCES AT ASHLAND**

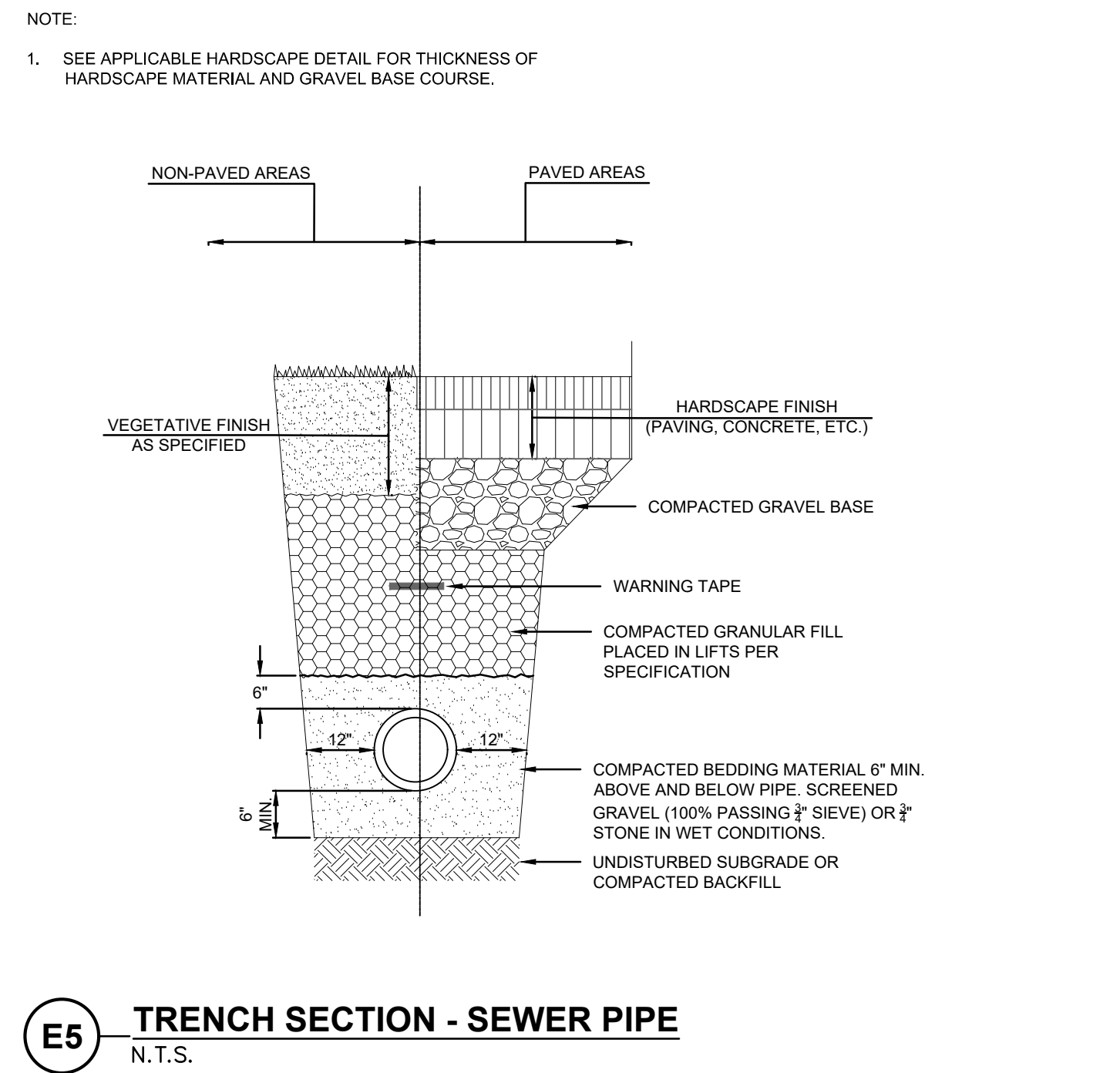
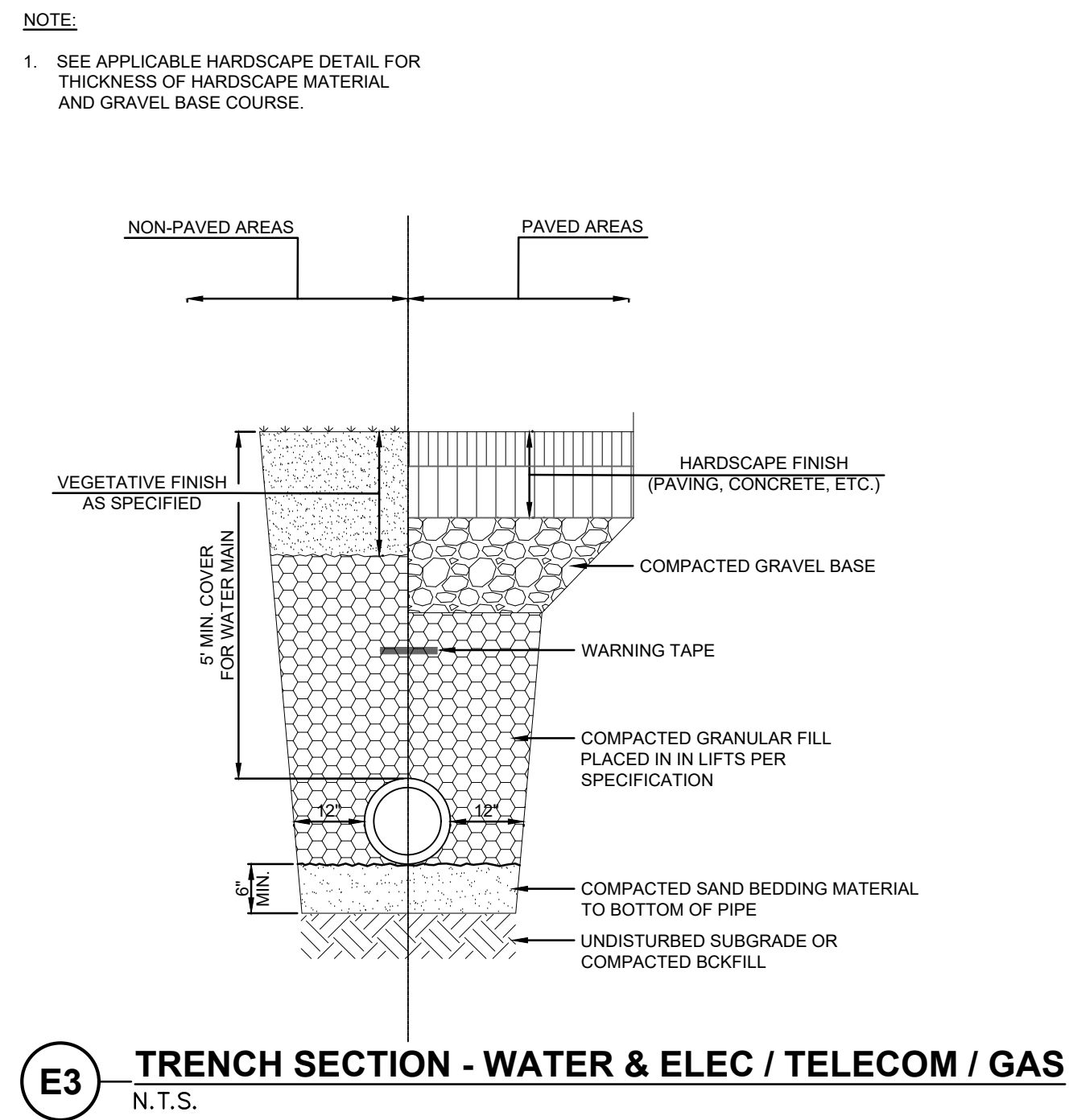
61 WAVERLY STREET  
 ASHLAND, MA

MINIMUM BEARING AREA (SQUARE FEET)		BENDS			CAPS & TEES			VALVES		REDUC.	
FITTINGS PIPE SZ.		90 °	45 °	22-1/2"	11-1/4"						
6"		4	2	2	2	3	3	3	3	3	3
8"		6	3	3	3	5	5	5	5	5	5
10"		9	4	4	4	6	6	6	6	6	6
12"		12	7	4	3	9	9	9	9	9	9

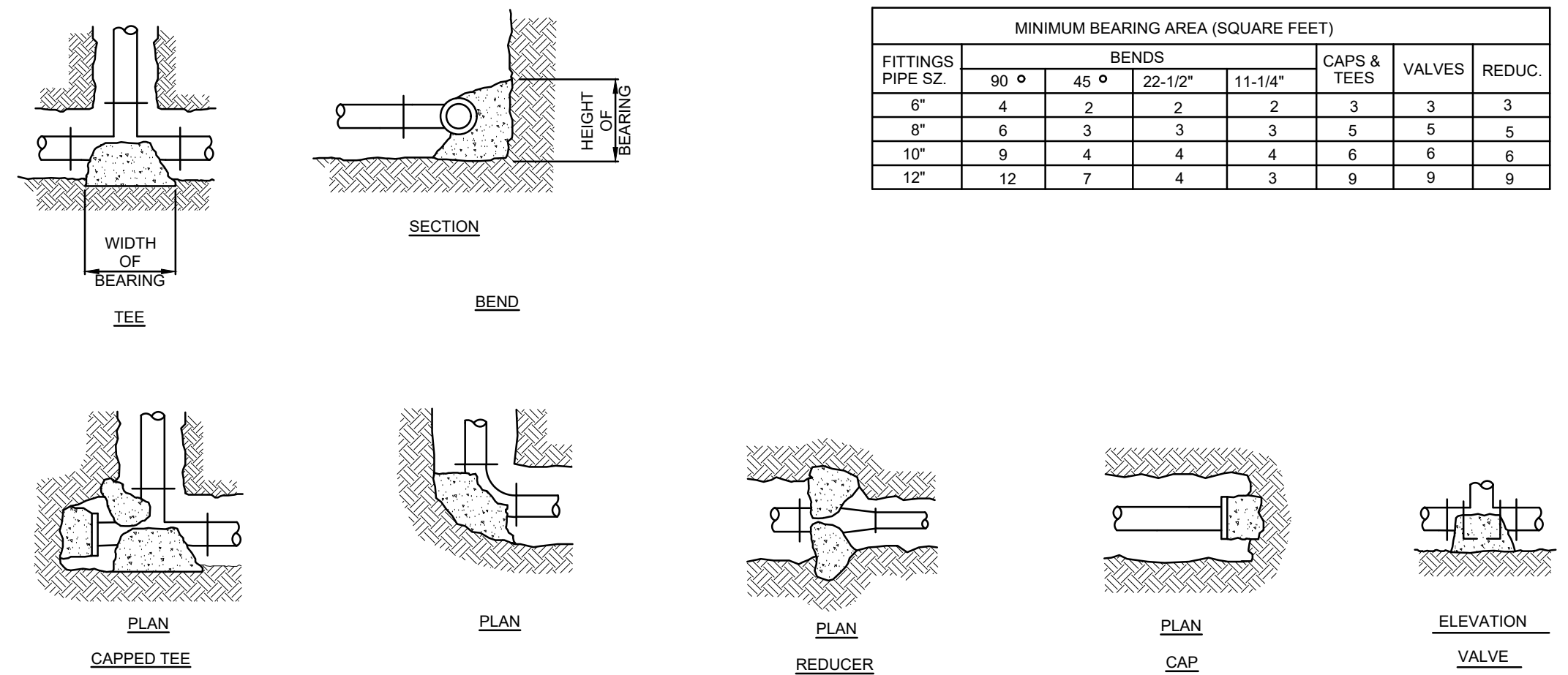


SCALE \_\_\_\_\_ NTS  
 DRAWN BY \_\_\_\_\_ JMK  
 CHECK BY \_\_\_\_\_ WWP  
 PROJ.ARCH.ENGR. \_\_\_\_\_ JAH  
 PROJ. MRG. \_\_\_\_\_ SAV  
 JOB NO. \_\_\_\_\_ 24142.00  
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**DETAILS VI**

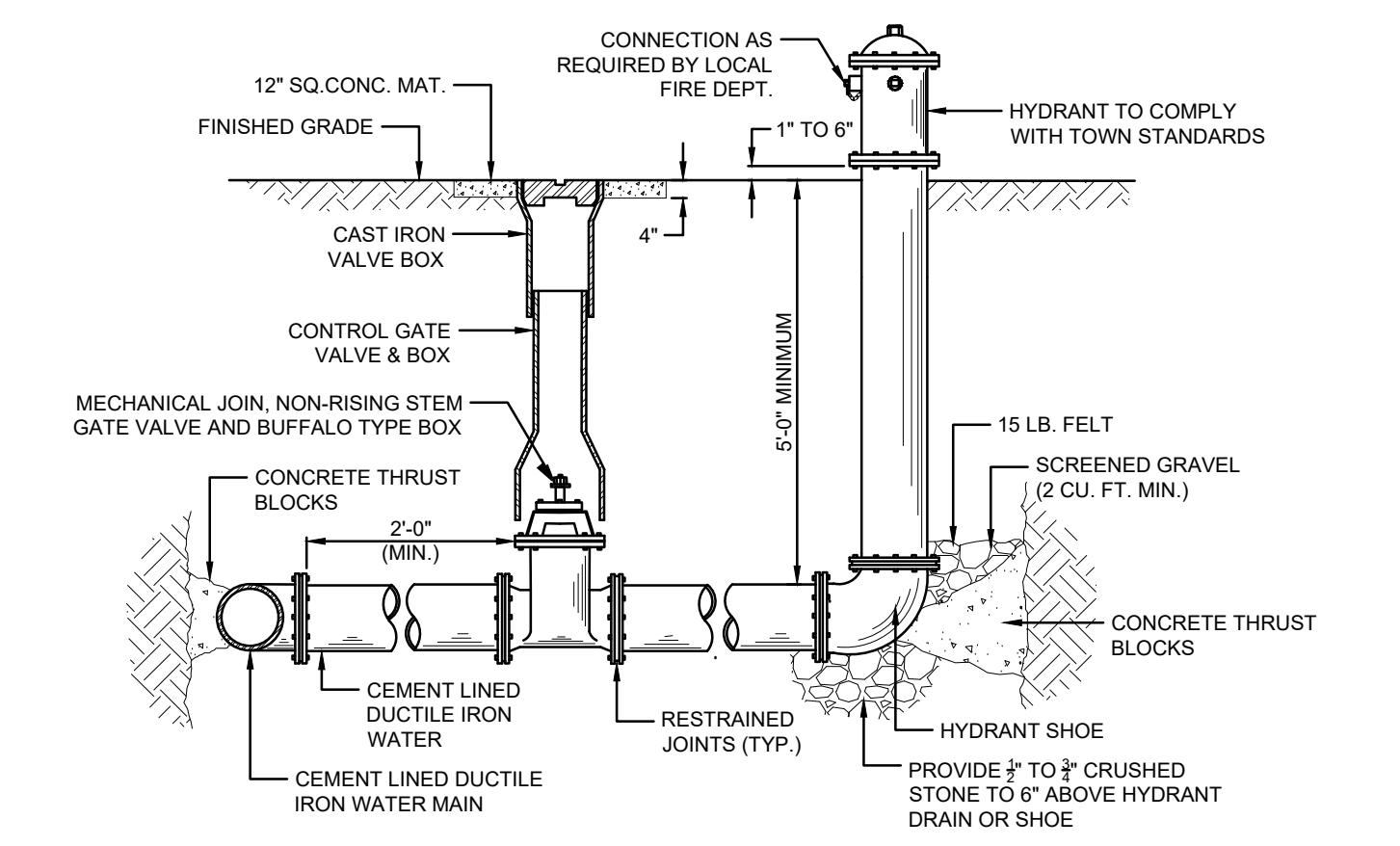


**NOTE:**  
 1. WIDTH & HEIGHT OF BEARING AREAS SHALL BE APPROX. THE SAME.  
 2. BEARING SHALL BE ON UNDISTURBED SOIL.

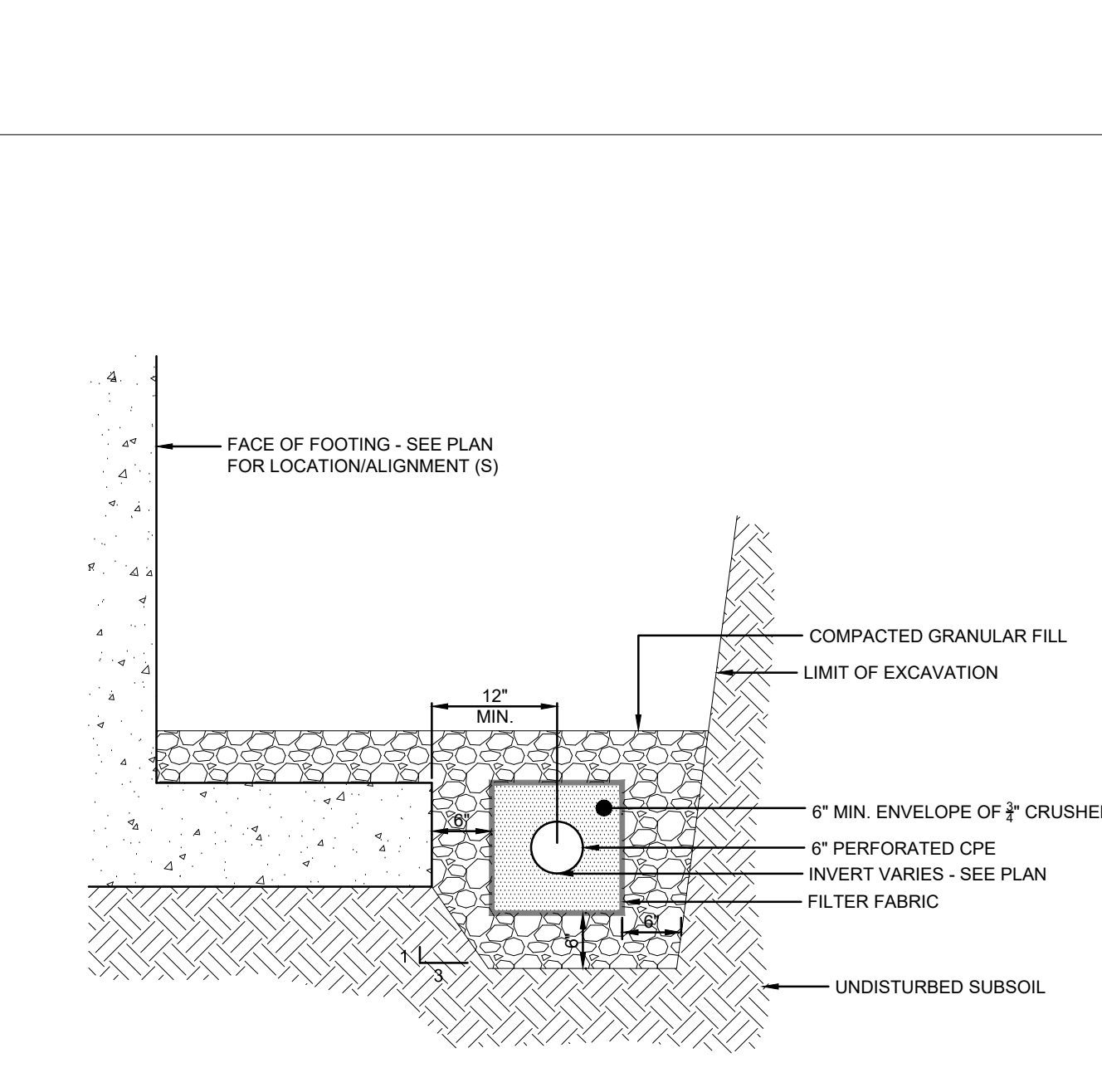
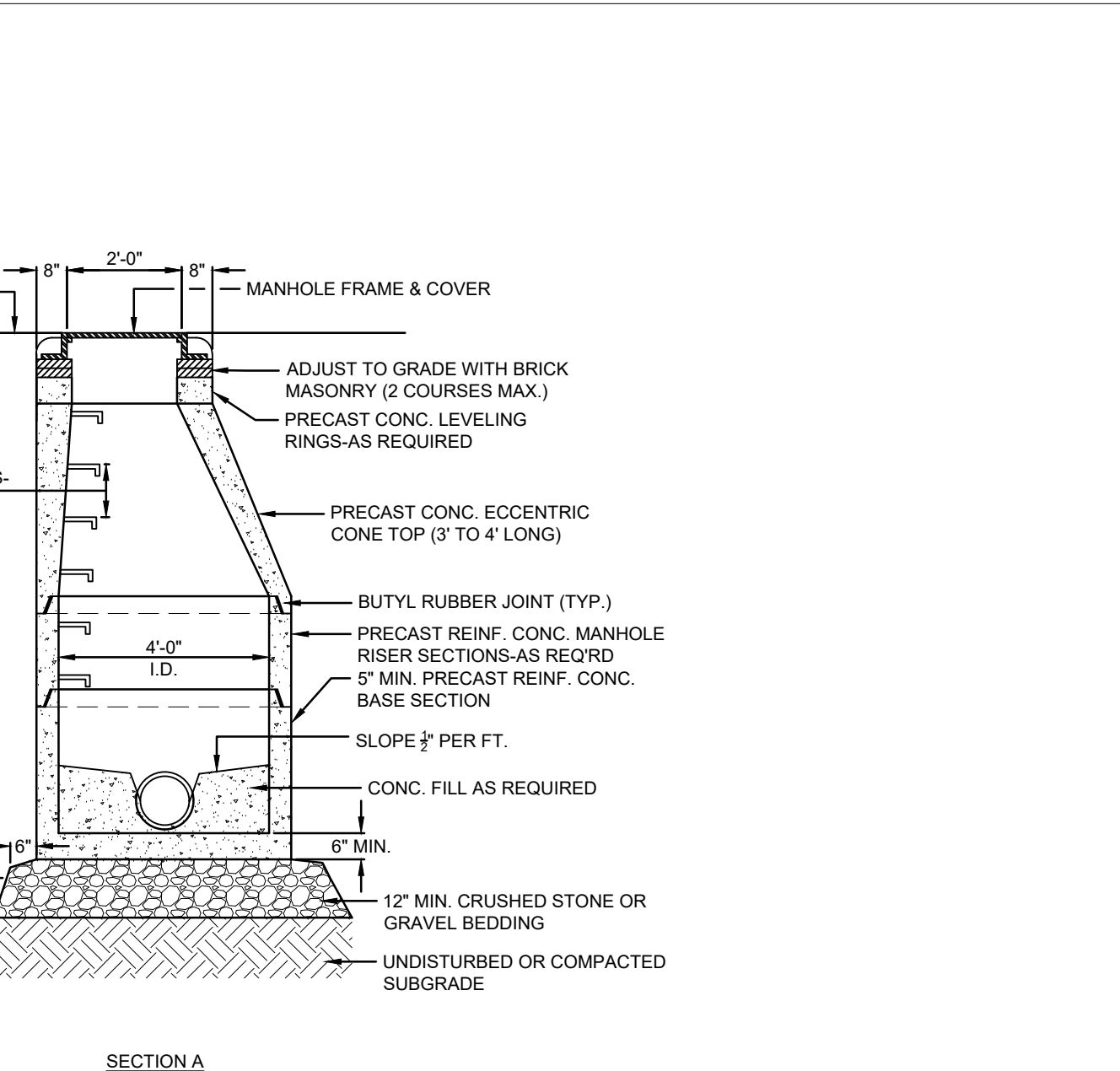


**C5 THRUST BLOCKS - FORCE MAIN**  
 N.T.S.

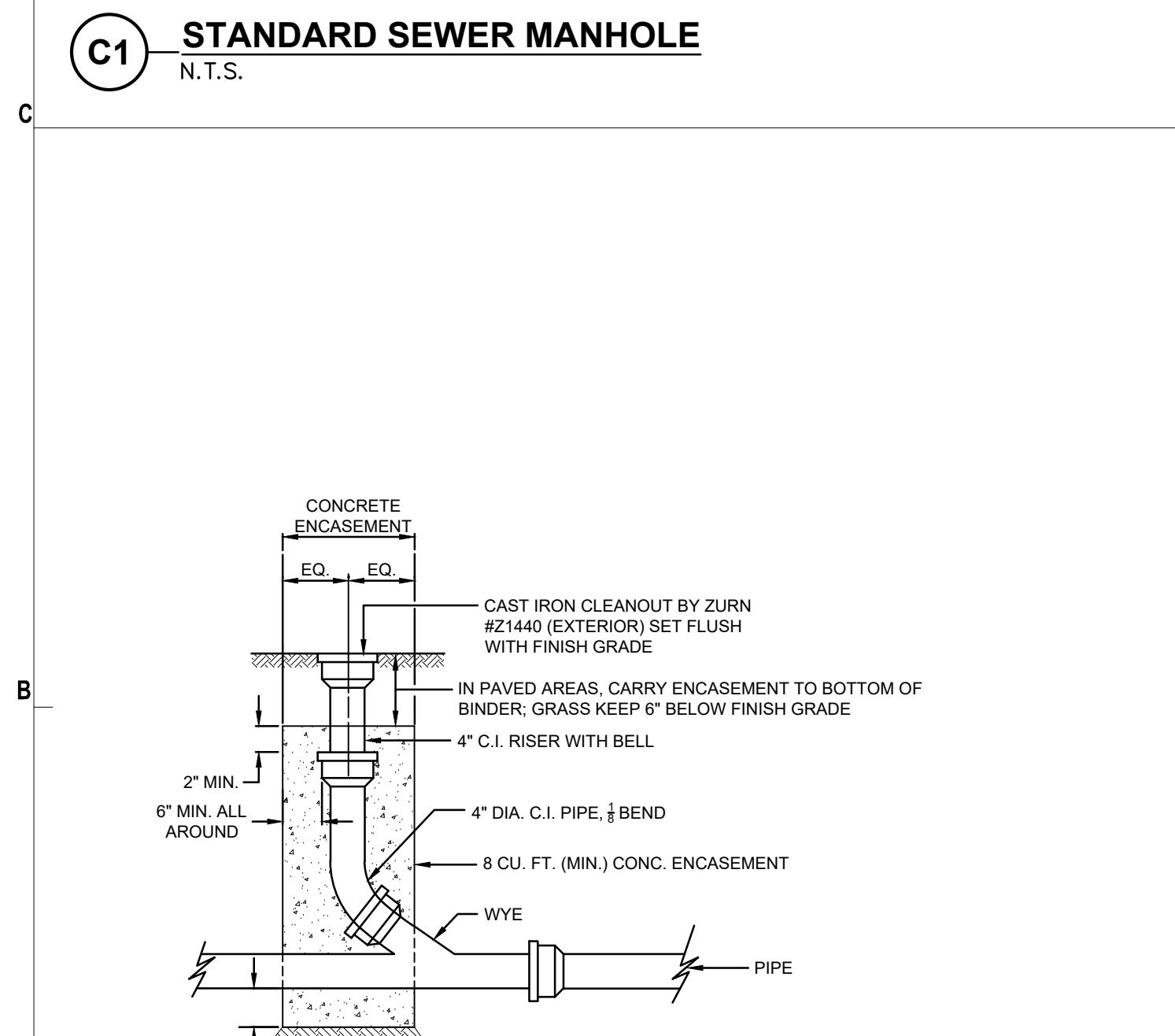
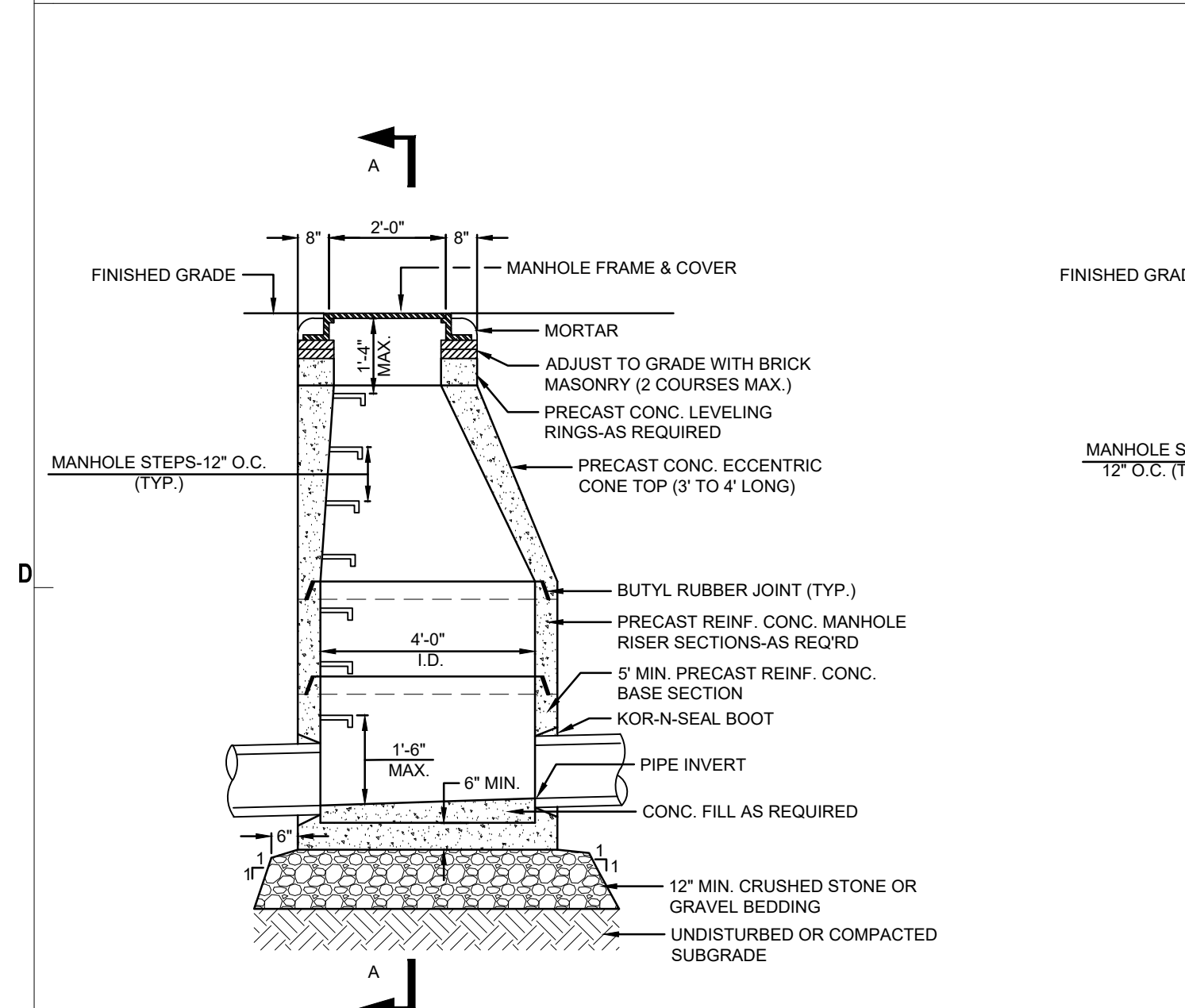
**NOTES:**  
 1. EXTEND RISER SECTION AS REQUIRED TO ESTABLISH PROPER HYDRANT ELEVATION.  
 2. SEE THRUST BLOCK DETAIL FOR CONCRETE THRUST BLOCK REQUIREMENTS.



**A5 HYDRANT**  
 N.T.S.



**A3 FOUNDATION DRAIN**  
 N.T.S.



**A1 CLEANOUT**  
 N.T.S.



**RAZOR SERIES - LED**  
LOW PROFILE AREA LUMINAIRE

**Optical Housing**  
Heavy cast aluminum assembly minimum wall thickness .188". LED Module mounting area is machined to within a 0.002" surface flatness tolerance for maximum surface contact and thermal conductivity from the LED module to the rotating fins. Positive radiating fins above the LED Optics provide superior thermal management and long LED life. The optical and electrical compartments are integrated with the support arm to create one assembly. Cast and hinged driver compartment cover allows access to the drivers and wiring.

**Electrical Housing w/ Integrated Arm**  
Heavy cast aluminum assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photovoltaic receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

**Max Arm Rfltr/Electrical Housing**  
Rotates standard Electrical Housing. Fits standard 2 3/8" O.D. horizontal tenon. Two (2) slots with two (2) bolts each enclose the lower half of the tenon. Upper half of the tenon rests on self-centering steps that position the angle of the luminaire at 0°, +1.5°, +1.5 or +3° up from the horizontal. All hardware is stainless steel.

**PLED™ Optics**  
PLED™ (LED) are etched on a metal core PCB panel with each emitter located on a copper thermal transfer pad and etched by an LED refractor. LED optics completely enclose each individual emitter to meet on the optic. In asymmetric distributors, a micro-reflector inside the refractor re-directs the house side emitter output toward the street side mounting location. Color and house side shields are available that cover each individual optic. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are secured by an aluminum frame. Any one Panel or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard beam distributions. Panels are field replaceable and field adjustable in 90° increments. Quick-connects are provided above each panel for field replacement. Allature optical patterns will provide a 10% to 15% light output tolerance and is one side of the refractor.

**LED Emitters**  
LED thermal management is designed to maintain LED operating temperature below 80° C, well below the manufacturers thermal max of 100° C for long life, high lumen maintenance and color stability. High Power White LEDs are often between 350mA and 700mA for a maximum output of 2.5 Watts nominal. LEDs are available in standard Warm White (2700K & 3000K), Neutral White (4000K), or Cool White (5000K). All Standard LEDs have a minimum of 70 CRI. Casual Factory for other LED options. Lumen Maintenance of 65K or 50,000 hours (M43) calculated at full time.

**True Amber LED's**  
True Amber LED's emit light in the amber spectral band with centered on 585-590nm. True Amber has negligible blue light and is suitable for wildlife.

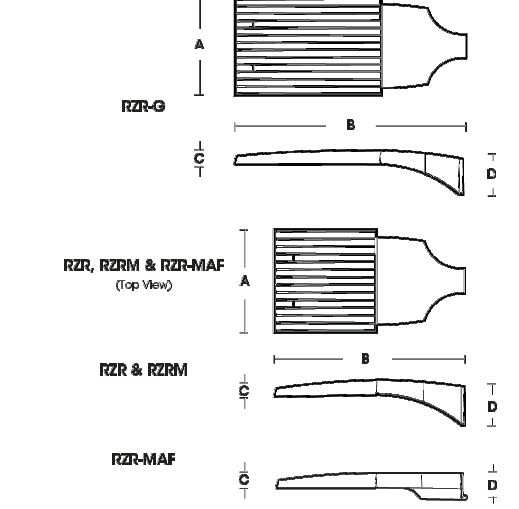
**LED Driver**  
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40F/-40C. Driver(s) have UL and cUL recognized. While thermal shock testing between the driver and optical areas. Driver output on foot of 120-277V, 50/60Hz or 347V-480V, 50/60Hz. 0-10V dimmable driver is standard. Driver has a minimum of 30V inrush surge protection. Luminaires supplied with a separate 20kV surge protector for field installation.

**Finish**  
Super TIG cast powder coating is applied onto a metal substrate this has been generated with a 400° F process for maximum adhesion and color retention. The top coat is baked at 400° F for maximum hardness and exterior durability.

PROJECT NAME: \_\_\_\_\_  
PROJECT TYPE: \_\_\_\_\_



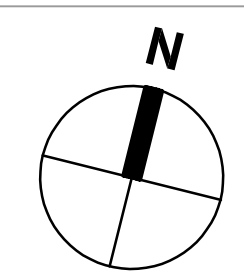
**RZR**  
(Models: RZR, R2, R2A & R2MAAF)



Fixture	A	B	C	D
RZR-G	14.75"	14.75"	5.75"	6.50"
RZR	11.4"	11.4"	2.4"	2.4"
RZR & R2MAAF	11.4"	11.4"	2.4"	2.4"
RZR & R2M	11.4"	11.4"	2.4"	2.4"
RZR-MAAF	11.4"	11.4"	2.4"	2.4"

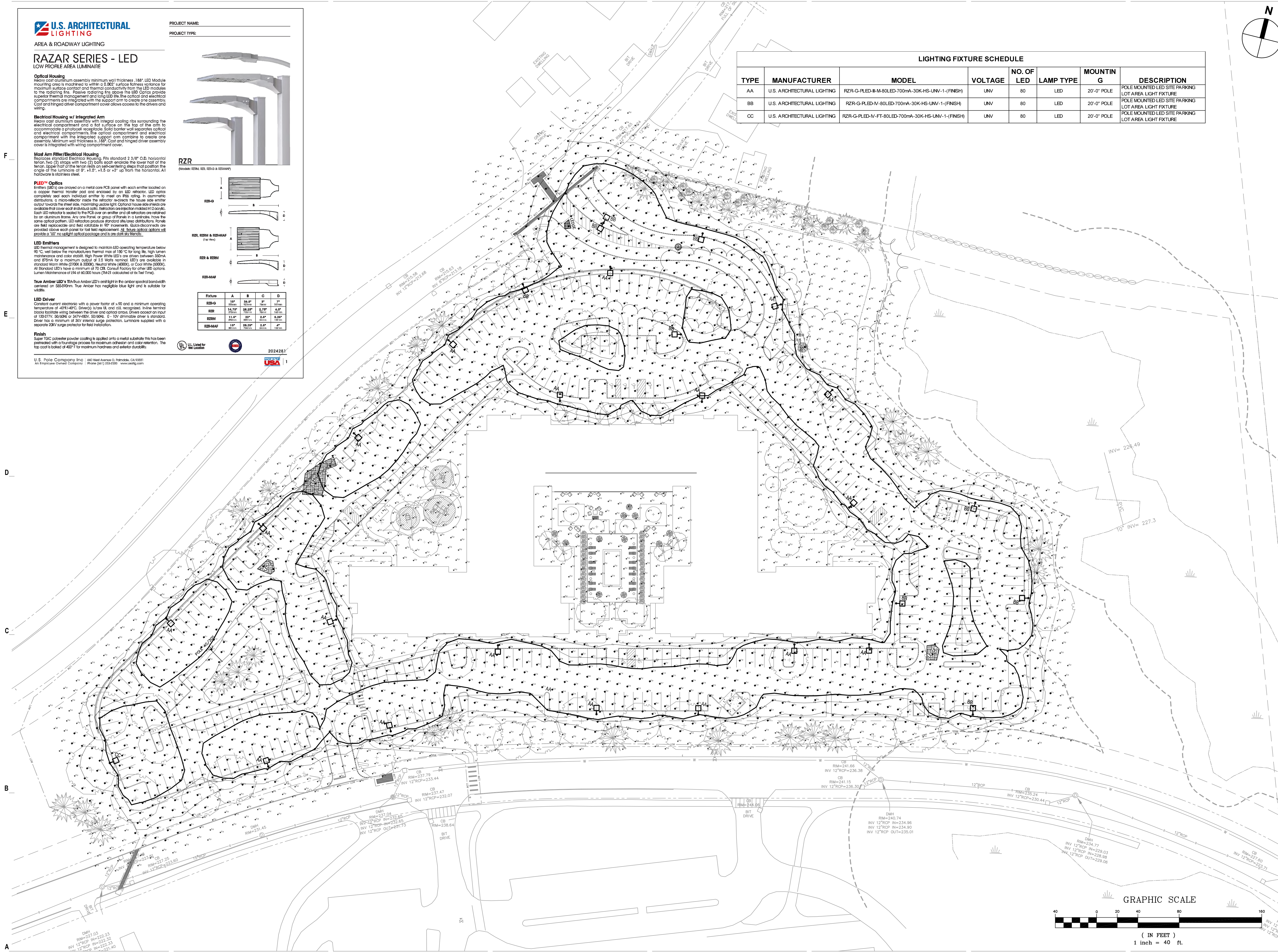
U.S. Limited by the Location  
2024261

U.S. Pole Company Inc. 460 West Avenue G, Hamden, CT 06517  
An Employee Owned Company Phone (813) 233-2330 www.uslight.com



**SMMA**  
1000 Massachusetts Ave.  
Cambridge, MA 02138  
Phone: 617.547.5400  
Fax: 617.507.7885

LIGHTING FIXTURE SCHEDULE							
TYPE	MANUFACTURER	MODEL	VOLTAGE	NO. OF LED	LAMP TYPE	MOUNTING	DESCRIPTION
AA	U.S. ARCHITECTURAL LIGHTING	RZR-G-PLED-III-M-80LED-700mA-30K-HS-UNV-1-(FINISH)	UNV	80	LED	20'-0" POLE	POLE MOUNTED LED SITE PARKING LOT AREA LIGHT FIXTURE
BB	U.S. ARCHITECTURAL LIGHTING	RZR-G-PLED-IV-80LED-700mA-30K-HS-UNV-1-(FINISH)	UNV	80	LED	20'-0" POLE	POLE MOUNTED LED SITE PARKING LOT AREA LIGHT FIXTURE
CC	U.S. ARCHITECTURAL LIGHTING	RZR-G-PLED-IV-FT-80LED-700mA-30K-HS-UNV-1-(FINISH)	UNV	80	LED	20'-0" POLE	POLE MOUNTED LED SITE PARKING LOT AREA LIGHT FIXTURE



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08/09/2025 RESPONSE TO CURB CUT LAYOUT  
05/20/2025 RESPONSE TO COMMENTS  
02/10/2025 COMPREHENSIVE PERMIT  
MARK: DATE: DESCRIPTION:  
ISSUE LOG  
△ = CLOUDED CHANGE



SCALE: 1"=40'  
DRAWN BY: AMB  
CHECK BY: JAH  
PROJ.ARCH.ENGR: JAH  
PROJ. MRG: SAV  
JOB NO: 24142.00  
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**SITE LIGHTING PHOTOMETRICS PLAN**

