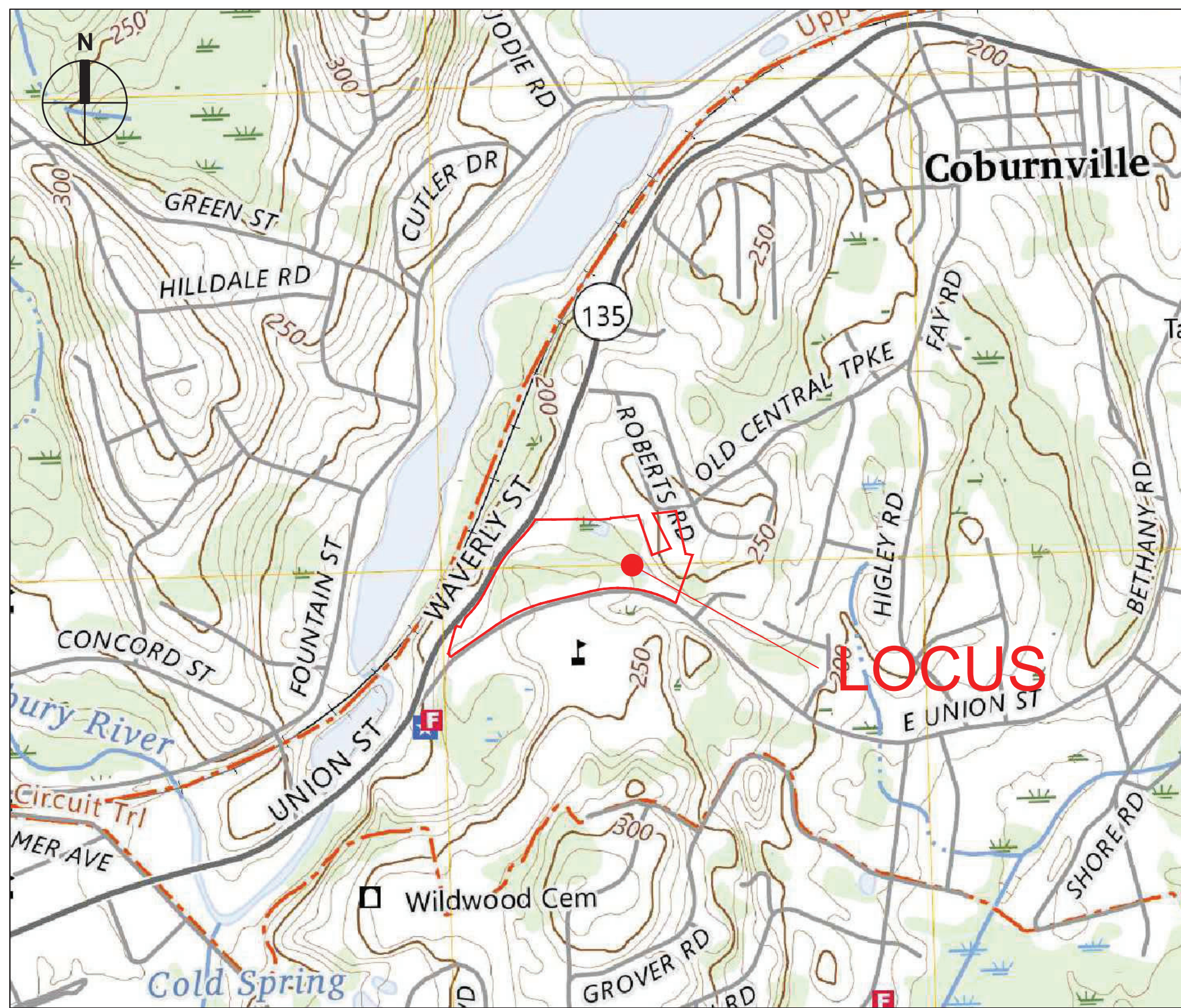


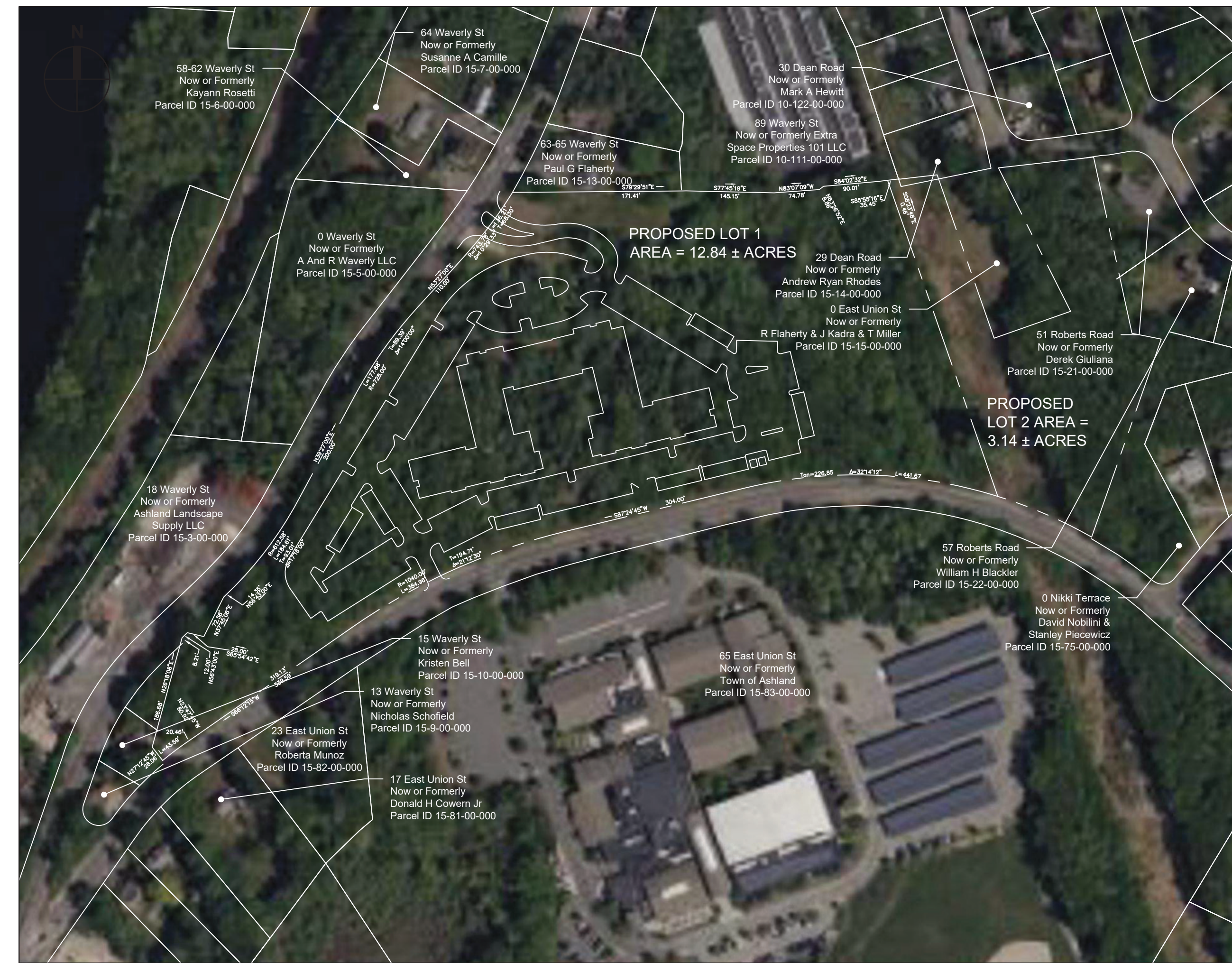
ZONING MAP
SCALE: 1"=300'

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

FINAL NOI CONFORMED SET

MARCH 12, 2026

- COVER SHEET
- EXISTING CONDITIONS PLAN (GLM)
- C-101 EXISTING CONDITIONS PLAN
- C-111 SITE PREPARATION PLAN
- C-121 LAYOUT & MATERIALS PLAN
- C-131 GRADING & DRAINAGE PLAN
- C-141 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
- C-508 DETAILS VIII
- 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

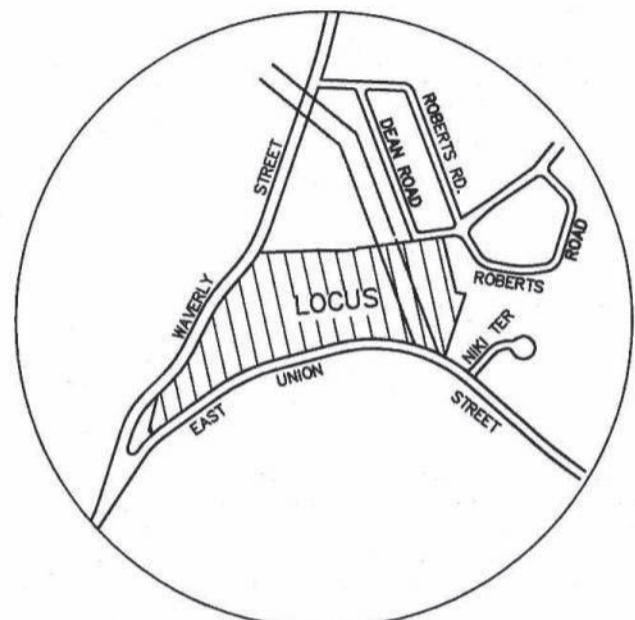
SURVEYOR

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

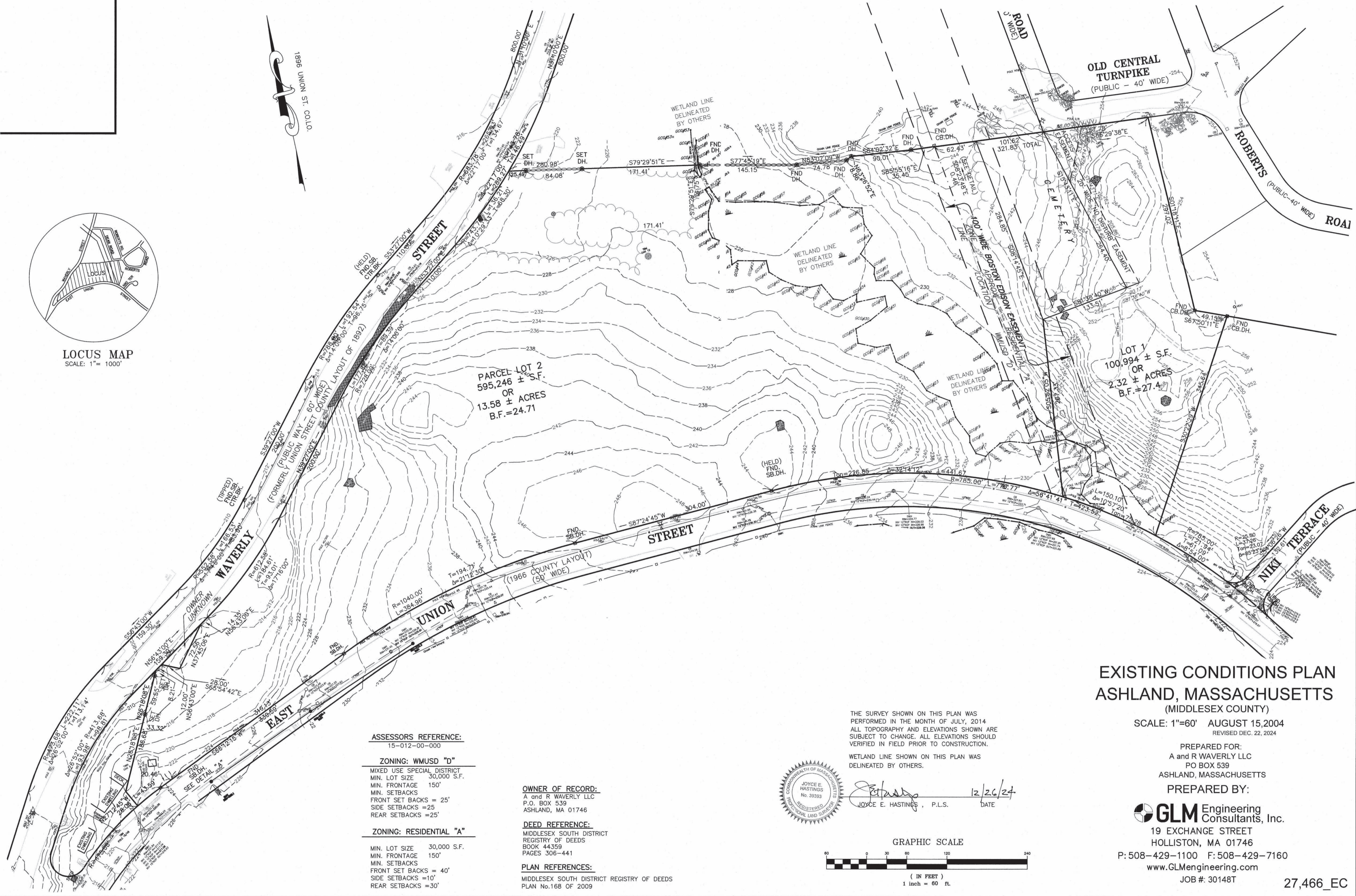
TRAFFIC ENGINEER

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

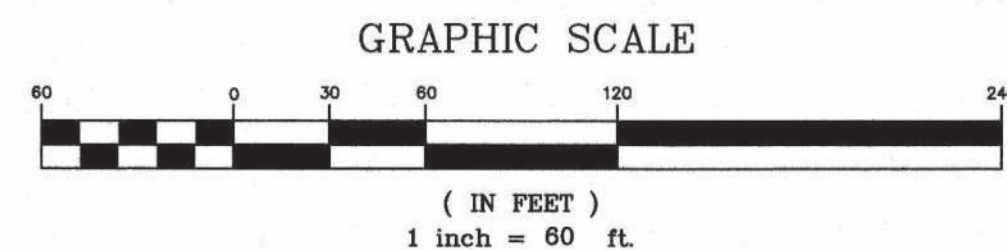
PLAN REFERENCES:
MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS
PLAN No.168 OF 2009

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



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:

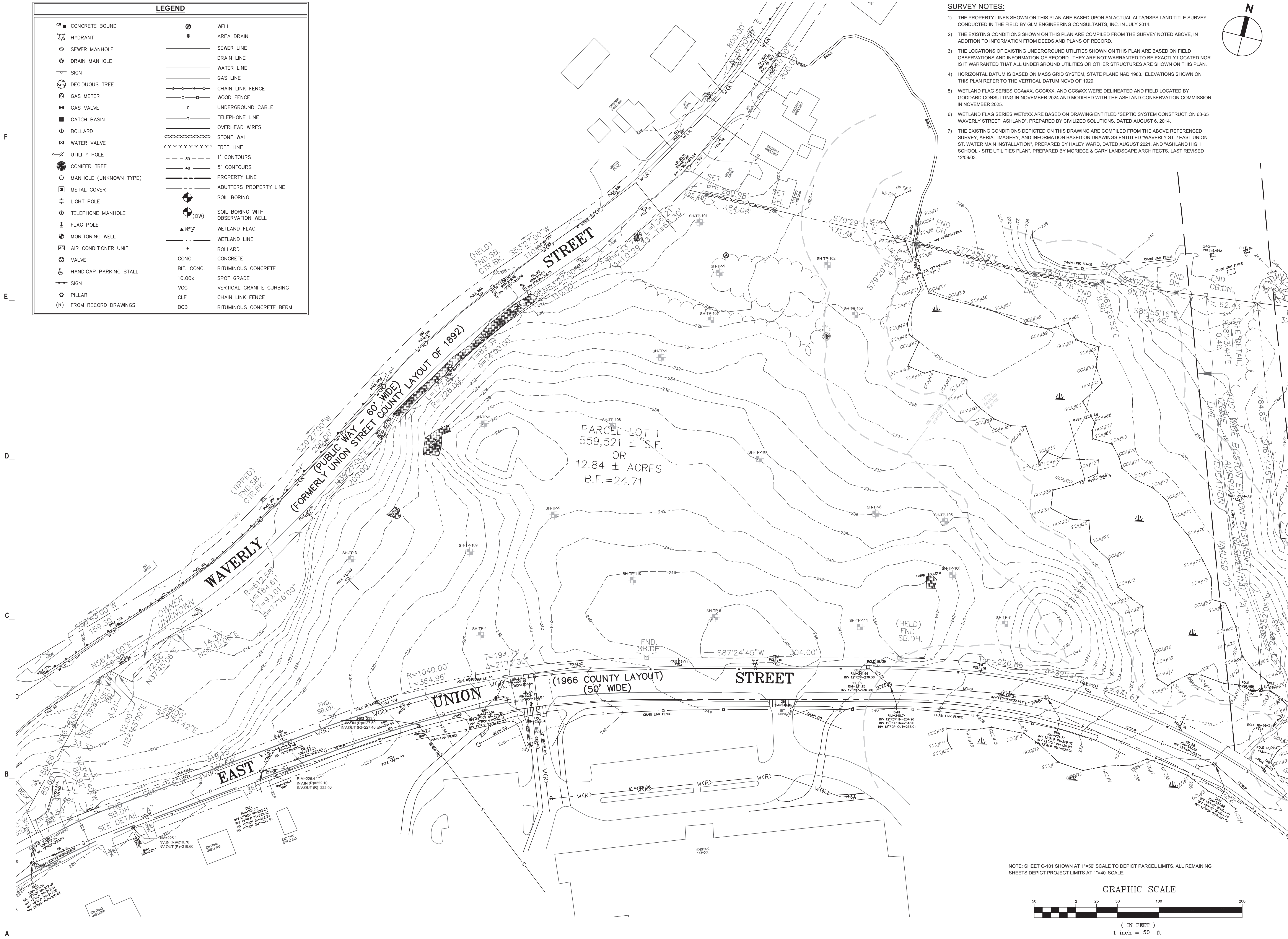
GLM Engineering
Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100 F: 508-429-7160
www.GLMengineering.com
JOB #: 30148T



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) WETLAND FLAG SERIES GCA#XX, GCC#XX, AND GCS#XX WERE DELINEATED AND FIELD LOCATED BY GODDARD CONSULTING IN NOVEMBER 2024 AND MODIFIED WITH THE ASHLAND CONSERVATION COMMISSION IN NOVEMBER 2025.
- 6) WETLAND FLAG SERIES WET#XX ARE BASED ON DRAWING ENTITLED "SEPTIC SYSTEM CONSTRUCTION 63-65 WAVERLY STREET, ASHLAND", PREPARED BY CIVILIZED SOLUTIONS, DATED AUGUST 6, 2014.
- 7) 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 MORIECE & 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	— x — x — x —	CHAIN LINK FENCE
⊕	GAS VALVE	— □ —	WOOD FENCE
⊕	CATCH BASIN	— C —	UNDERGROUND CABLE
⊕	BOLLARD	— T —	TELEPHONE LINE
⊕	WATER VALVE	—	OVERHEAD WIRES
⊕	UTILITY POLE	—	STONE WALL
⊕	CONIFER TREE	—	TREE LINE
⊕	MANHOLE (UNKNOWN TYPE)	— 39 —	1' CONTOURS
⊕	METAL COVER	— 40 —	5' CONTOURS
⊕	LIGHT POLE	—	PROPERTY LINE
⊕	TELEPHONE MANHOLE	—	ABUTTERS PROPERTY LINE
⊕	FLAG POLE	⊕	SOIL BORING
⊕	MONITORING WELL	⊕ (OW)	SOIL BORING WITH OBSERVATION WELL
⊕	AIR CONDITIONER UNIT	▲ WF#	WETLAND FLAG
⊕	VALVE	●	BOLLARD
⊕	HANDICAP PARKING STALL	CONC.	CONCRETE
⊕	SIGN	BIT. CONC.	BITUMINOUS CONCRETE
(R)	FROM RECORD DRAWINGS	10.00x	SPOT GRADE
		VGC	VERTICAL GRANITE CURBING
		CLF	CHAIN LINK FENCE
		BCB	BITUMINOUS CONCRETE BERM



THE RESIDENCES AT ASHLAND
61 WAVERLY STREET
ASHLAND, MA

DATE	DESCRIPTION
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10/15/2025	PLANS OF RECORD
08/27/2025	REVISION TO CURB CUT LAYOUT
08/19/2025	REVISION TO COMMENTS
06/09/2025	REVISION TO CURB CUT LAYOUT
05/20/2025	REVISION TO COMMENTS
02/10/2025	COMPREHENSIVE PERMIT

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

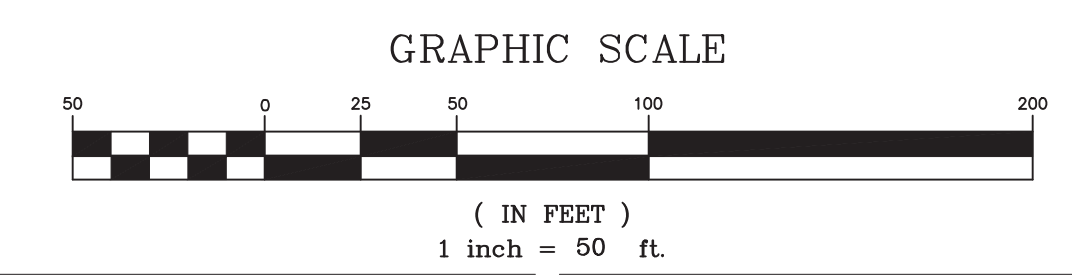


SCALE	1"=50'
DRAWN BY	JMK
CHECK BY	WWP
PROJ.ARCH.ENGR.	JAH
PROJ.MRG.	SAV
JOB NO.	24142.00

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EXISTING CONDITIONS PLAN

NOTE: SHEET C-101 SHOWN AT 1"=50' SCALE TO DEPICT PARCEL LIMITS. ALL REMAINING SHEETS DEPICT PROJECT LIMITS AT 1"=40' SCALE.





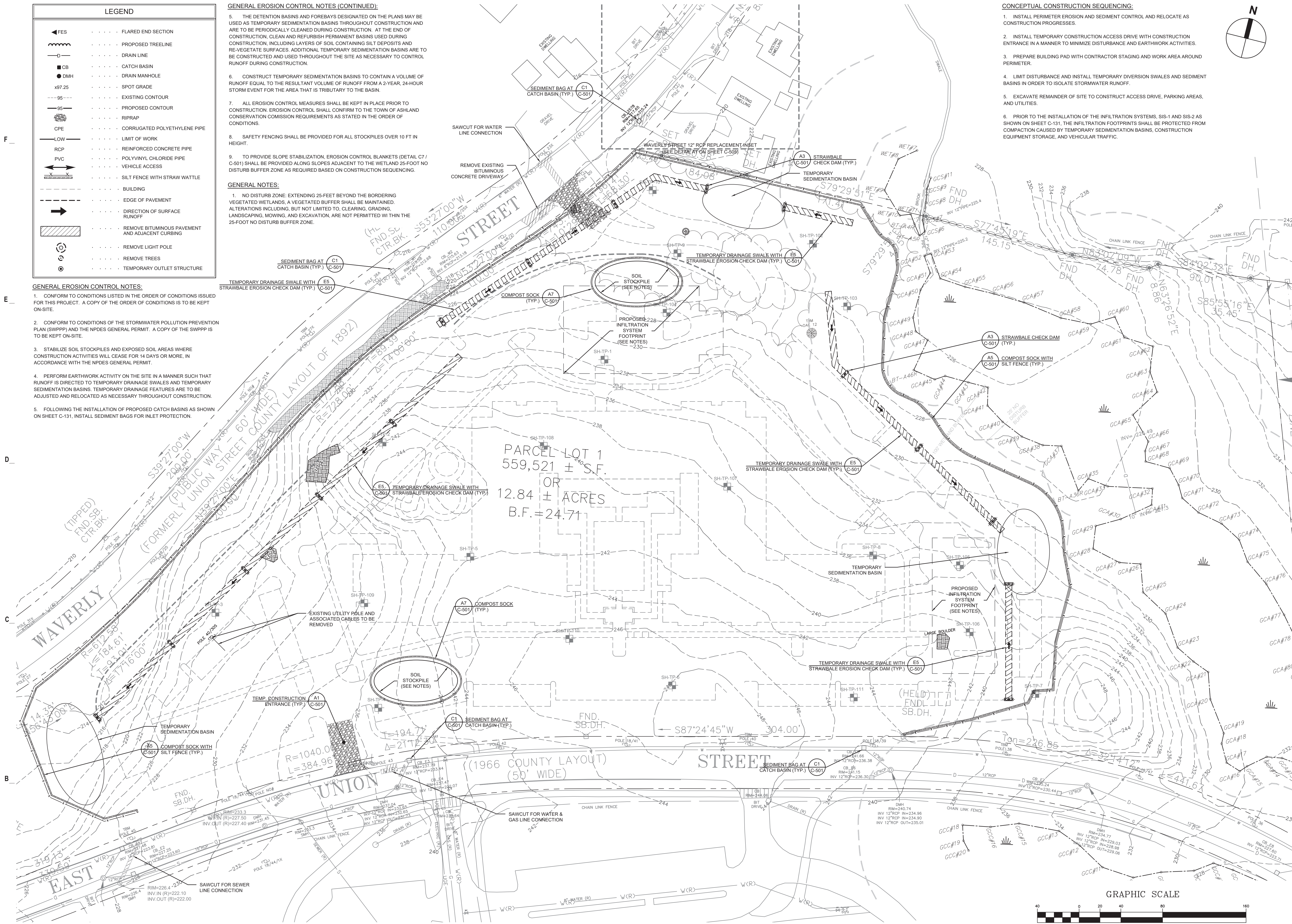
LEGEND	
	FLARED END SECTION
	PROPOSED TREELINE
	DRAIN LINE
	CATCH BASIN
	DRAIN MANHOLE
	SPOT GRADE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	RIPRAP
	CORRUGATED POLYETHYLENE PIPE
	LIMIT OF WORK
	REINFORCED CONCRETE PIPE
	POLYVINYL CHLORIDE PIPE
	VEHICLE ACCESS
	SILT FENCE WITH STRAW WATTLE
	BUILDING
	EDGE 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 CONFORM 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.
 - TO PROVIDE SLOPE STABILIZATION, EROSION CONTROL BLANKETS (DETAIL C7 / C-501) SHALL BE PROVIDED ALONG SLOPES ADJACENT TO THE WETLAND 25-FOOT NO DISTURB BUFFER ZONE AS REQUIRED BASED ON CONSTRUCTION SEQUENCING.

- GENERAL NOTES:**
- NO DISTURB ZONE: EXTENDING 25-FEET BEYOND THE BORDERING VEGETATED WETLANDS. A VEGETATED BUFFER SHALL BE MAINTAINED. ALTERATIONS INCLUDING, BUT NOT LIMITED TO, CLEARING, GRADING, LANDSCAPING, MOWING, AND EXCAVATION, ARE NOT PERMITTED WITHIN THE 25-FOOT NO DISTURB BUFFER ZONE.

- 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.
 - FOLLOWING THE INSTALLATION OF PROPOSED CATCH BASINS AS SHOWN ON SHEET C-131, INSTALL SEDIMENT BAGS FOR INLET PROTECTION.

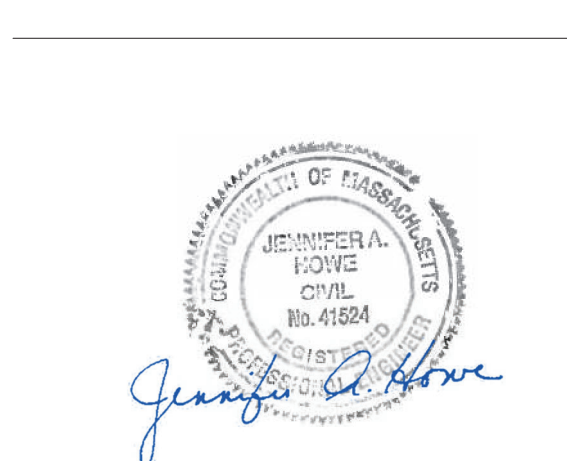
- CONCEPTUAL CONSTRUCTION SEQUENCING:**
- INSTALL PERIMETER EROSION AND SEDIMENT CONTROL AND RELOCATE AS CONSTRUCTION PROGRESSES.
 - INSTALL TEMPORARY CONSTRUCTION ACCESS DRIVE WITH CONSTRUCTION ENTRANCE IN A MANNER TO MINIMIZE DISTURBANCE AND EARTHWORK ACTIVITIES.
 - PREPARE BUILDING PAD WITH CONTRACTOR 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.
 - PRIOR TO THE INSTALLATION OF THE INFILTRATION SYSTEMS, SIS-1 AND SIS-2 AS SHOWN ON SHEET C-131, THE INFILTRATION FOOTPRINTS SHALL BE PROTECTED FROM COMPACTION CAUSED BY TEMPORARY SEDIMENTATION BASINS, CONSTRUCTION EQUIPMENT STORAGE, AND VEHICULAR TRAFFIC.



THE RESIDENCES AT ASHLAND
61 WAVERLY STREET
ASHLAND, MA

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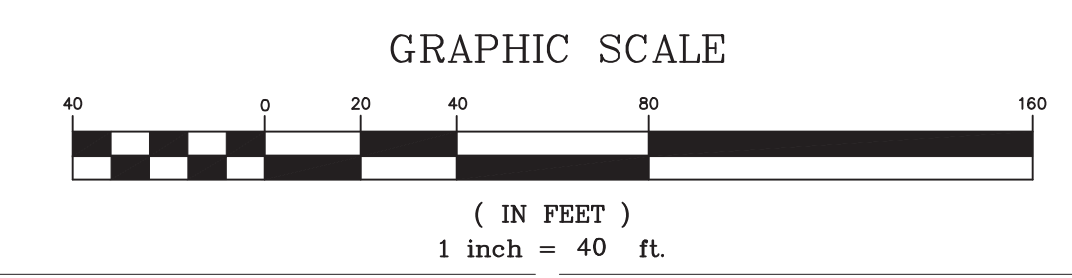
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SCALE	1"=40'
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CHECK BY	WVP
PROJ.ARCH.ENGR.	JAH
PROJ.MRG.	SAV
JOB NO.	24142.00

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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
▨	POROUS PAVEMENT

ZONING
WILDWOOD MIXED USE SPECIAL DISTRICT (WMUSD D)

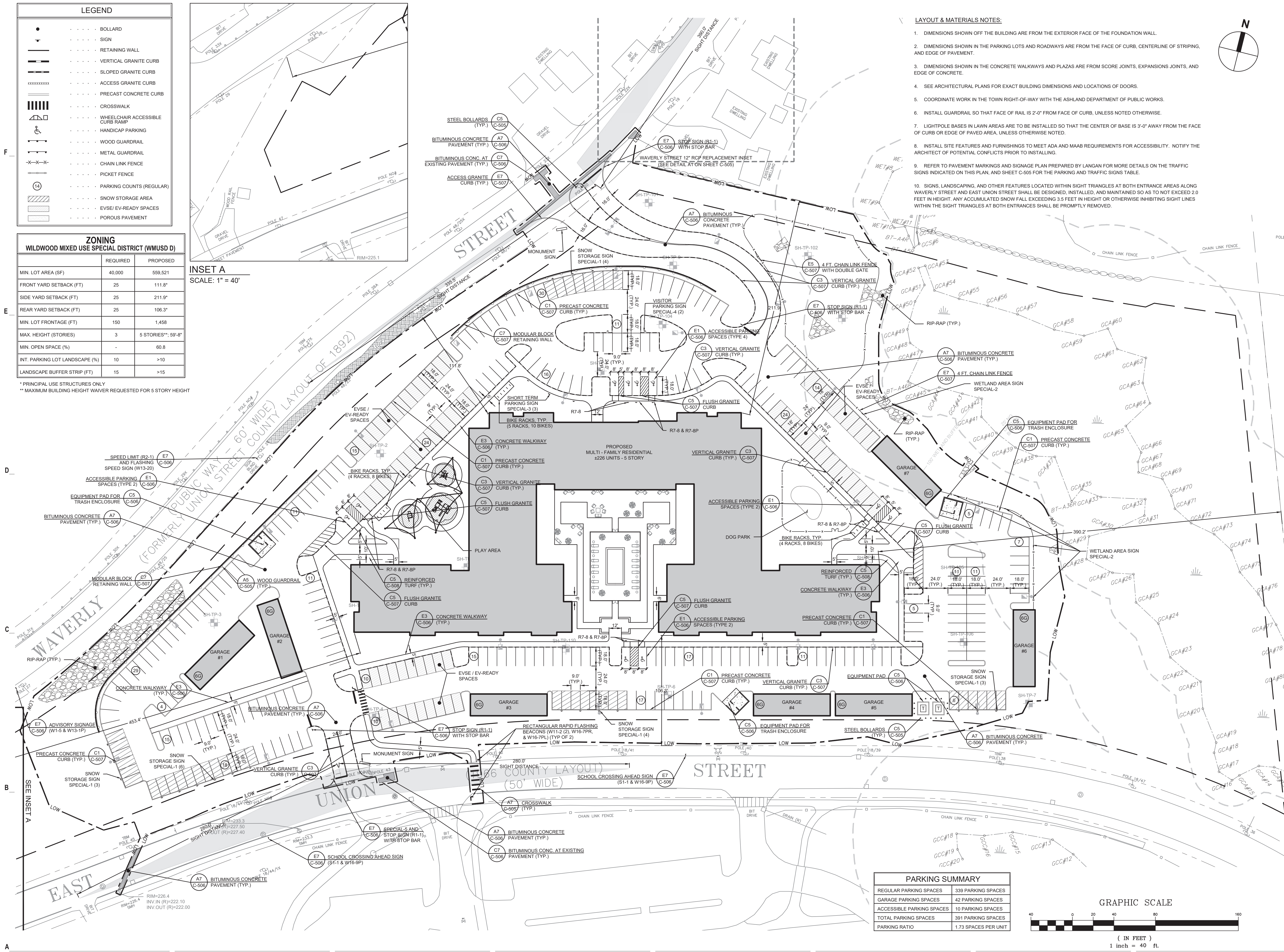
	REQUIRED	PROPOSED
MIN. LOT AREA (SF)	40,000	559,521
FRONT YARD SETBACK (FT)	25	111.8'
SIDE YARD SETBACK (FT)	25	211.9'
REAR YARD SETBACK (FT)	25	106.3'
MIN. LOT FRONTAGE (FT)	150	1,458
MAX. HEIGHT (STORIES)	3	5 STORIES** 59'-8"
MIN. OPEN SPACE (%)	-	60.8
INT. PARKING LOT LANDSCAPE (%)	10	>10
LANDSCAPE 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-505 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

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ASHLAND, MA

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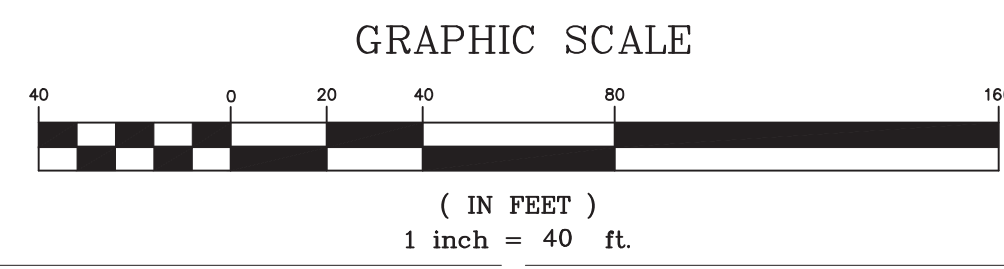
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JOB NO.	24142.00

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LAYOUT & MATERIALS PLAN

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

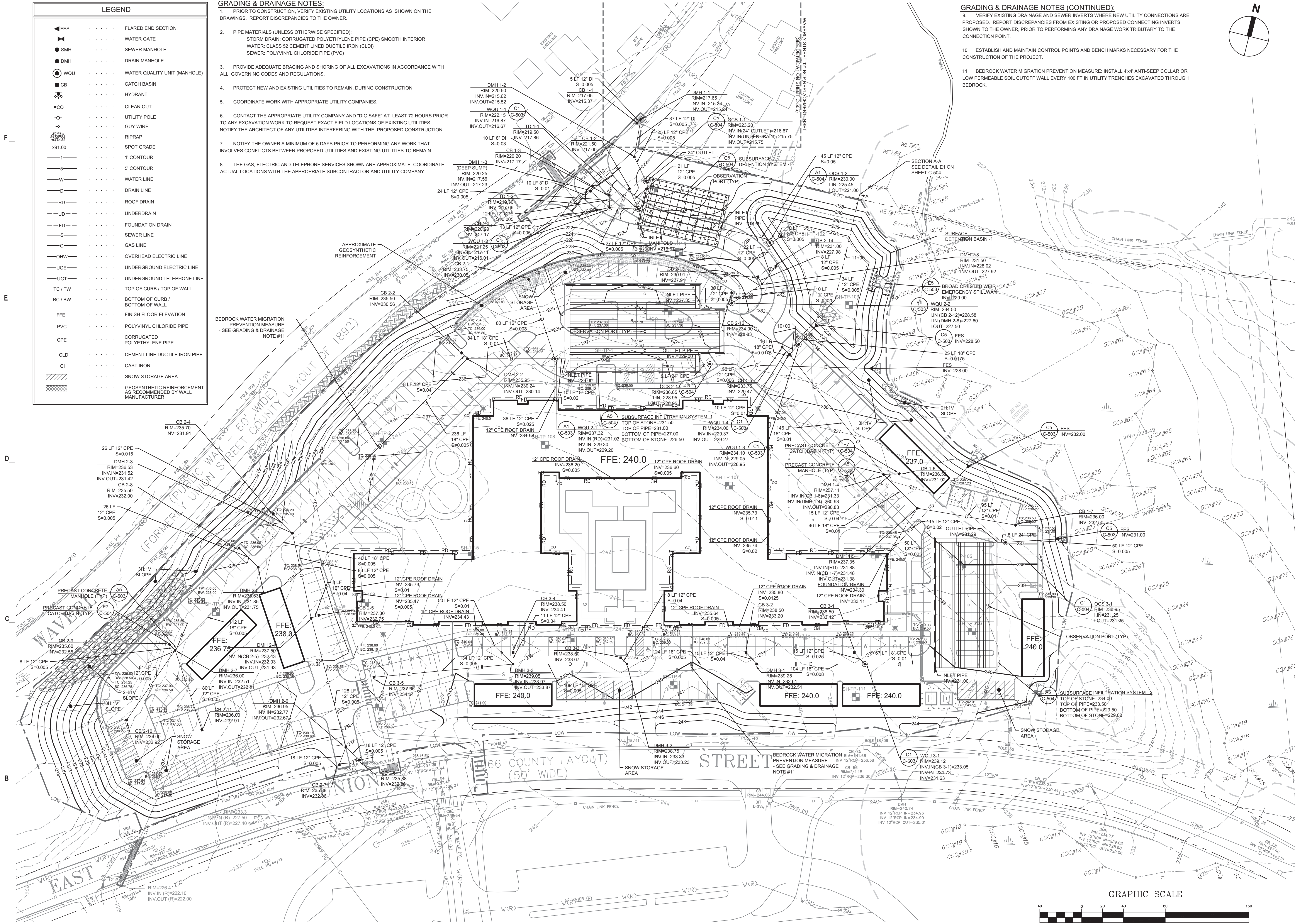




LEGEND	
◀ FES	FLARED END SECTION
◀	WATER GATE
● SMH	SEWER MANHOLE
● DMH	DRAIN MANHOLE
● WQU	WATER QUALITY UNIT (MANHOLE)
● CB	CATCH BASIN
● CO	HYDRANT
●	CLEAN OUT
○	UTILITY POLE
○	GUY WIRE
○	RIPRAP
○	SPOT GRADE
— 1 —	1' CONTOUR
— 5 —	5' CONTOUR
— W —	WATER LINE
— D —	DRAIN LINE
— RD —	ROOF DRAIN
— UD —	UNDERDRAIN
— FD —	FOUNDATION DRAIN
— S —	SEWER LINE
— G —	GAS LINE
— OHW —	OVERHEAD ELECTRIC LINE
— UGE —	UNDERGROUND ELECTRIC LINE
— UT —	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
—	SNOW STORAGE AREA
—	GEOSYNTHETIC REINFORCEMENT AS RECOMMENDED BY WALL MANUFACTURER

- 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) SMOOTH INTERIOR
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.

- GRADING & DRAINAGE 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.
 - ESTABLISH AND MAINTAIN CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT.
 - BEDROCK WATER MIGRATION PREVENTION MEASURE: INSTALL 4"x4" ANTI-SEEP COLLAR OR LOW PERMEABLE SOIL CUTOFF WALL EVERY 100 FT IN UTILITY TRENCHES EXCAVATED THROUGH BEDROCK.



THE RESIDENCES AT ASHLAND
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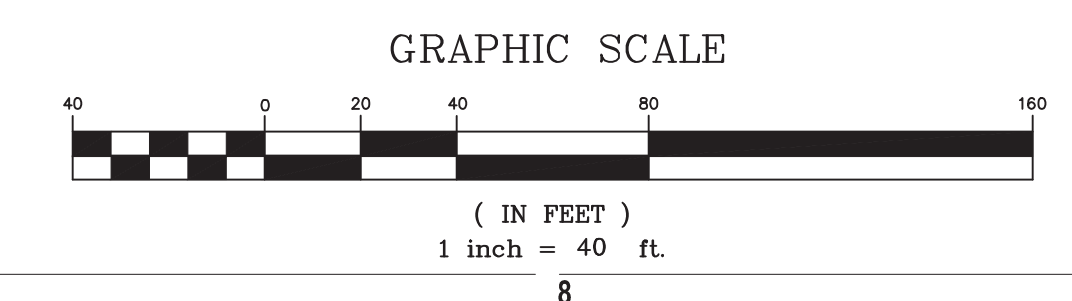
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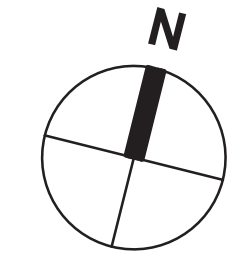
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△ = CLOUDED CHANGE



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

GRADING & DRAINAGE PLAN





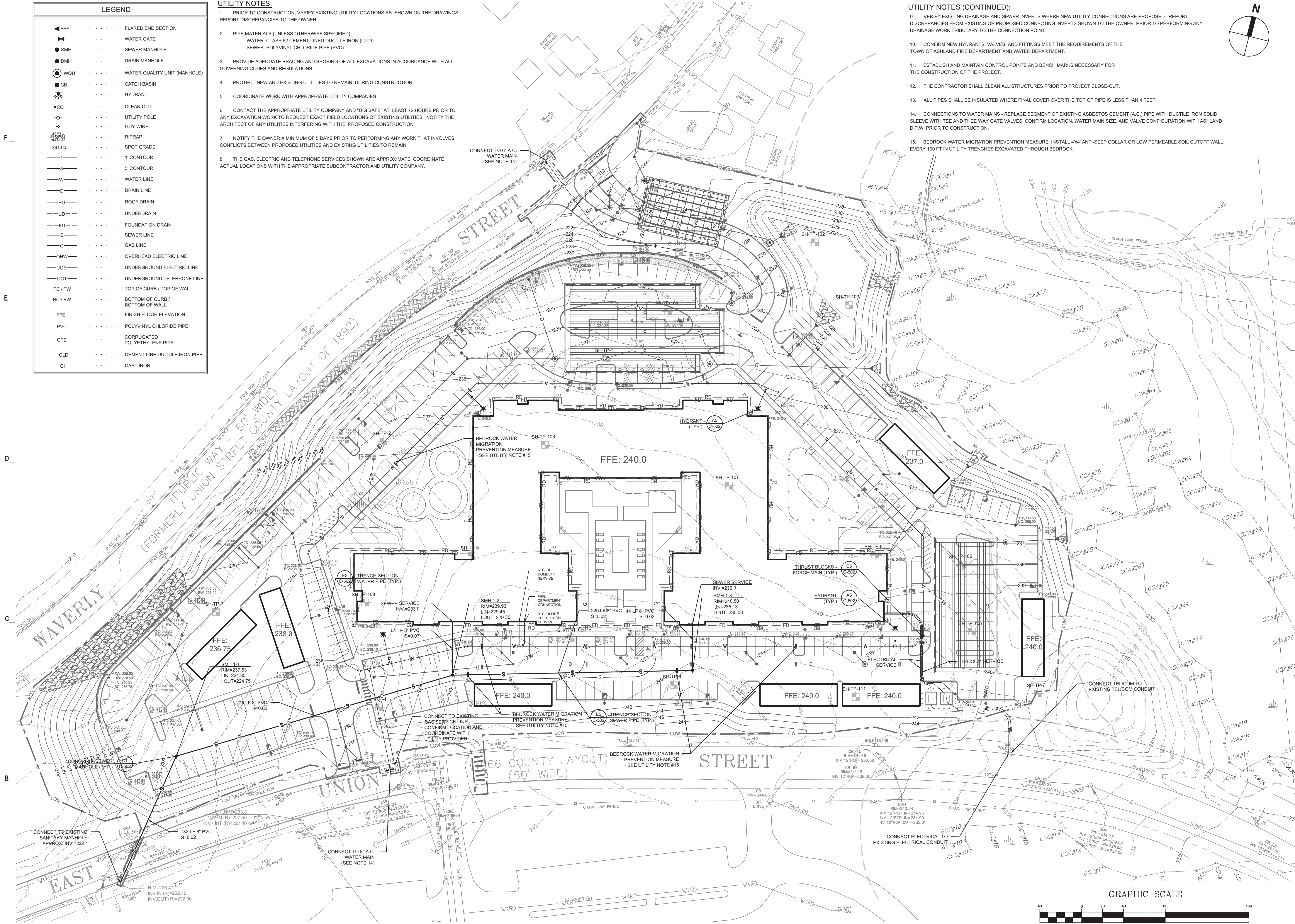
LEGEND	
◀ FES	FLARED END SECTION
◀	WATER GATE
● SMH	SEWER MANHOLE
● DMH	DRAIN MANHOLE
● WQU	WATER QUALITY UNIT (MANHOLE)
■ CB	CATCH BASIN
⊕	HYDRANT
● CO	CLEAN OUT
○	UTILITY POLE
○	GUY WIRE
○	RIPRAP
○	SPOT GRADE
— 1 —	1' CONTOUR
— 5 —	5' CONTOUR
— W —	WATER LINE
— D —	DRAIN LINE
— RD —	ROOF DRAIN
— UD —	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

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.
- BEDROCK WATER MIGRATION PREVENTION MEASURE: INSTALL 4"x4" ANTI-SEEP COLLAR OR LOW PERMEABLE SOIL CUTOFF WALL EVERY 100 FT IN UTILITY TRENCHES EXCAVATED THROUGH BEDROCK



THE RESIDENCES AT ASHLAND

61 WAVERLY STREET
ASHLAND, MA

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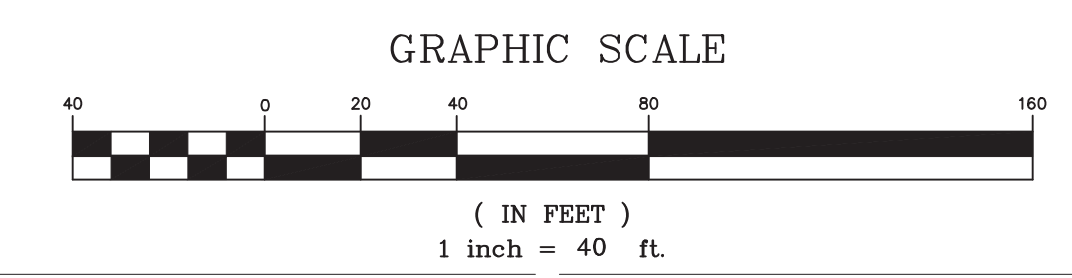
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ISSUE LOG
△ = CLOUDED CHANGE



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

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UTILITIES PLAN



PLANTING NOTES

- SEE SPECIFICATION SECTION 02900.
- 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.
- ALL NEW PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER-GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS OR PLANT SCHEDULE, WHICHEVER IS GREATER.
- 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.
- ALL NEW PLANTS SHALL BE TAGGED AND APPROVED BY THE LANDSCAPE ARCHITECT AT THE NURSERY PRIOR TO DIGGING OR DELIVERY TO THE SITE.
- CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
- 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.
- STAKE LOCATION OF ALL TREE AND SHRUB PLANTING FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.
- PREPARE ALL SHRUB PLANTING BEDS TO A MINIMUM DEPTH OF EIGHTEEN INCHES (18") WITH LOAM.
- ALL PLANT BEDS AND INDIVIDUAL TREE PITS SHALL RECEIVE THREE INCHES (3") OF BARK MULCH PER SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ALL DAMAGED, STOLEN, DEAD, DECLINING OR LOST MATERIAL UNTIL COMPLETION OF MAINTENANCE PERIODS.
- ALL AREAS TO BE SEEDED OR SODDED SHALL RECEIVE SIX INCHES (6") OF LOAM, MEASURED AFTER COMPACTION UNLESS OTHERWISE NOTED.
- SPECIFIC EXISTING LAWN AREAS DESIGNED TO REMAIN SHALL BE AERATED, FERTILIZED AND OVERSEEDED, AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- 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 WILDLIFE SEED MIX - DRY
	PROPOSED EVERGREEN TREE		LAWN AREA
	PROPOSED MULTI STEM TREE		REINFORCED LAWN AREA

Deciduous Trees

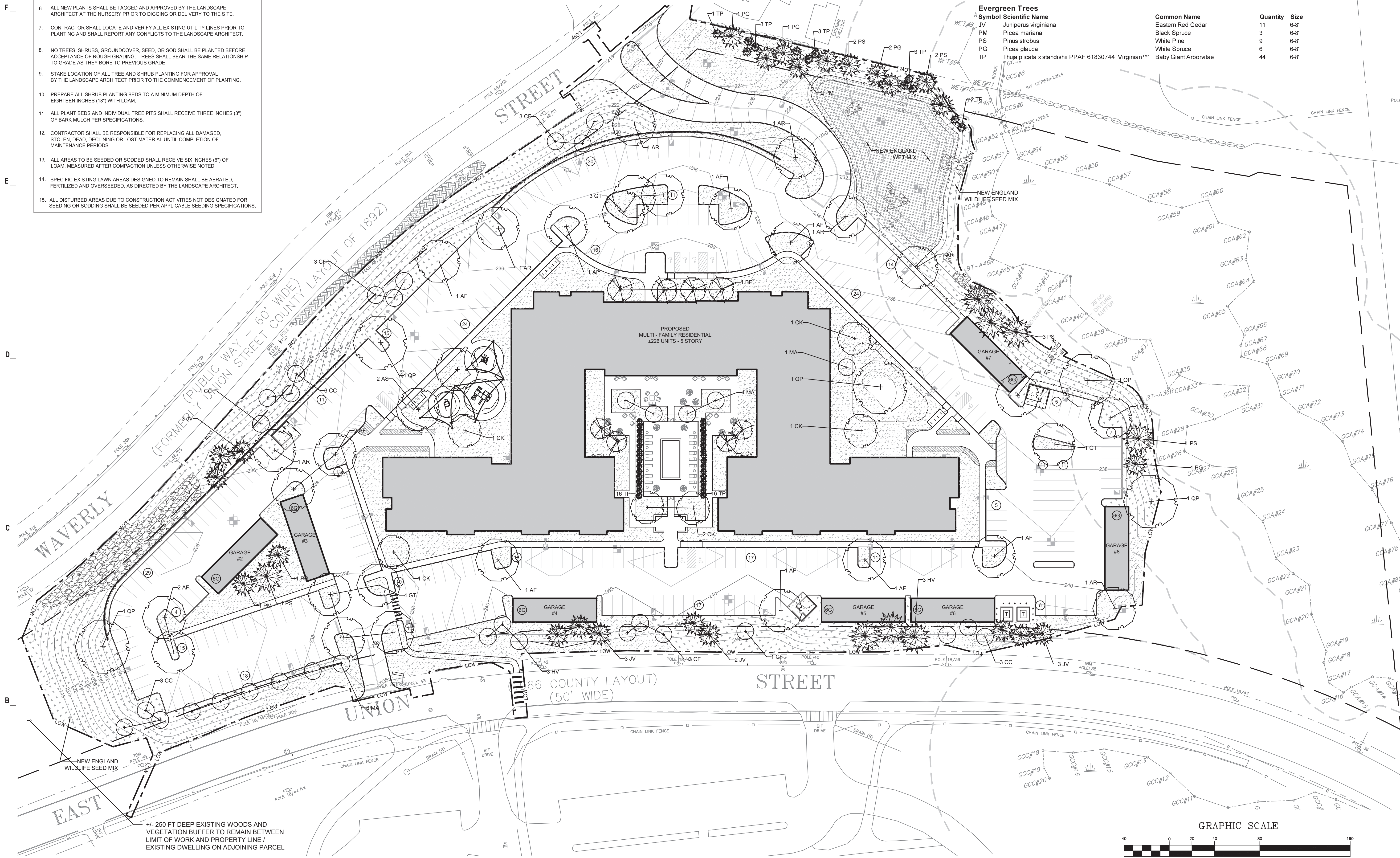
Symbol	Scientific Name	Common Name	Quantity	Size
AR	Acer rubrum 'Autumn Flame'	Autumn Flame Red Maple	7	2.5'-3' CAL.
AF	Acer x freemanii 'Marmo'	Freeman Maple	13	2.5'-3' CAL.
AS	Acer sacharum 'Sienna'	Sienna Sugar Maple	2	2.5'-3' CAL.
CK	Cladrastis kentuckea	American Yellowwood	6	2.5'-3' CAL.
GT	Gleditsia tricanthos f. inermis	Thornless Common Honeylocust	11	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'
CC	Cercis canadensis	Eastern Redbud	10	2-2.5' CAL.
CV	Chionanthus virginicus	White Fringetree	4	8-10'
MA	Malus 'Adams'	Adams Crabapple	5	2-2.5' CAL.
CF	Cornus florida 'Appalachian Spring'	Appalachian Spring' Dogwood	10	2-2.5' CAL.
HV	Hamamelis virginiana	Common Witchazel	6	

Evergreen Trees

Symbol	Scientific Name	Common Name	Quantity	Size
JV	Juniperus virginiana	Eastern Red Cedar	11	6-8'
PM	Picea mariana	Black Spruce	3	6-8'
PS	Pinus strobus	White Pine	9	6-8'
PG	Picea glauca	White Spruce	6	6-8'
TP	Thuja plicata x standishii PPAF 61830744 'Virginian™'	Baby Giant Arborvitae	44	6-8'



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

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PLANTING PLAN



THE RESIDENCES AT ASHLAND

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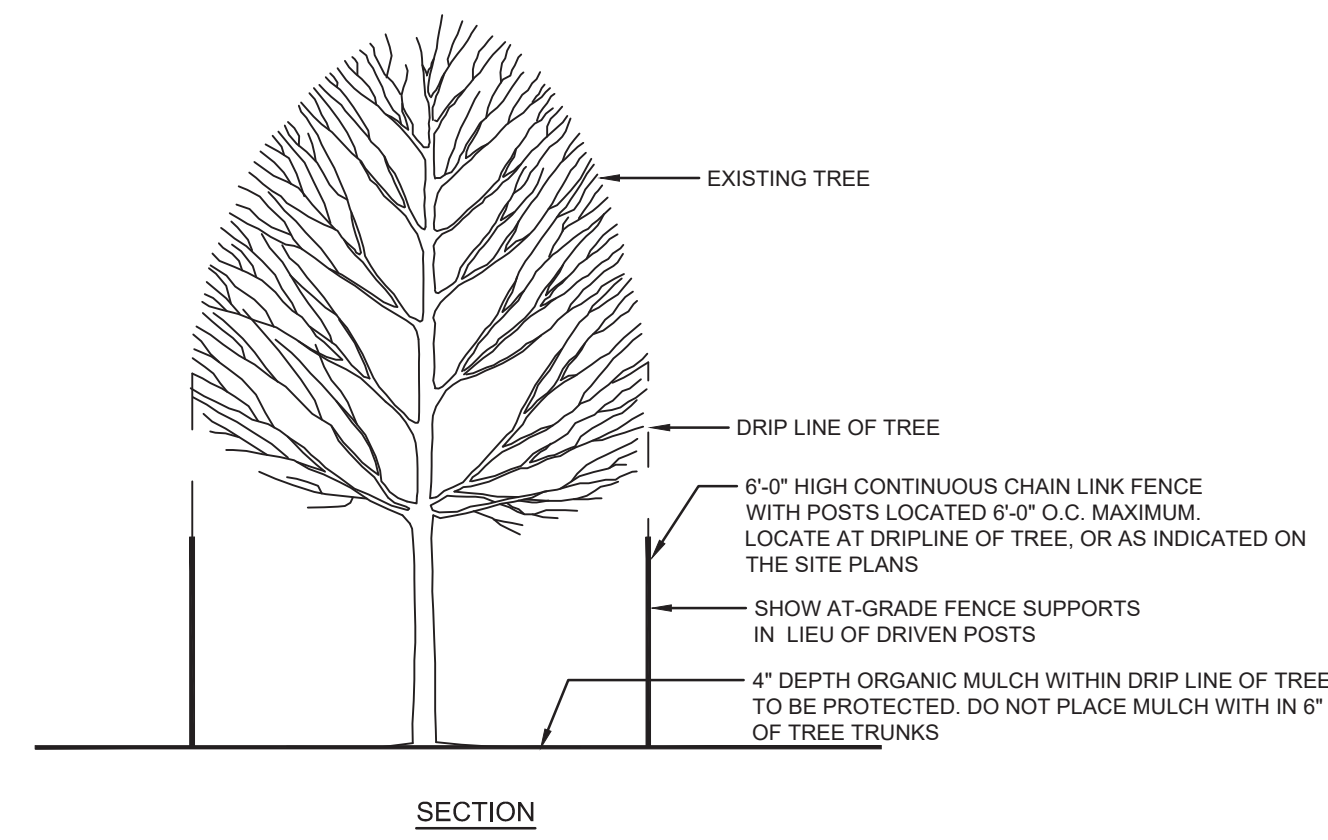


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CHECK BY	WVP
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PROJ.MRG.	SAV
JOB NO.	24142.00

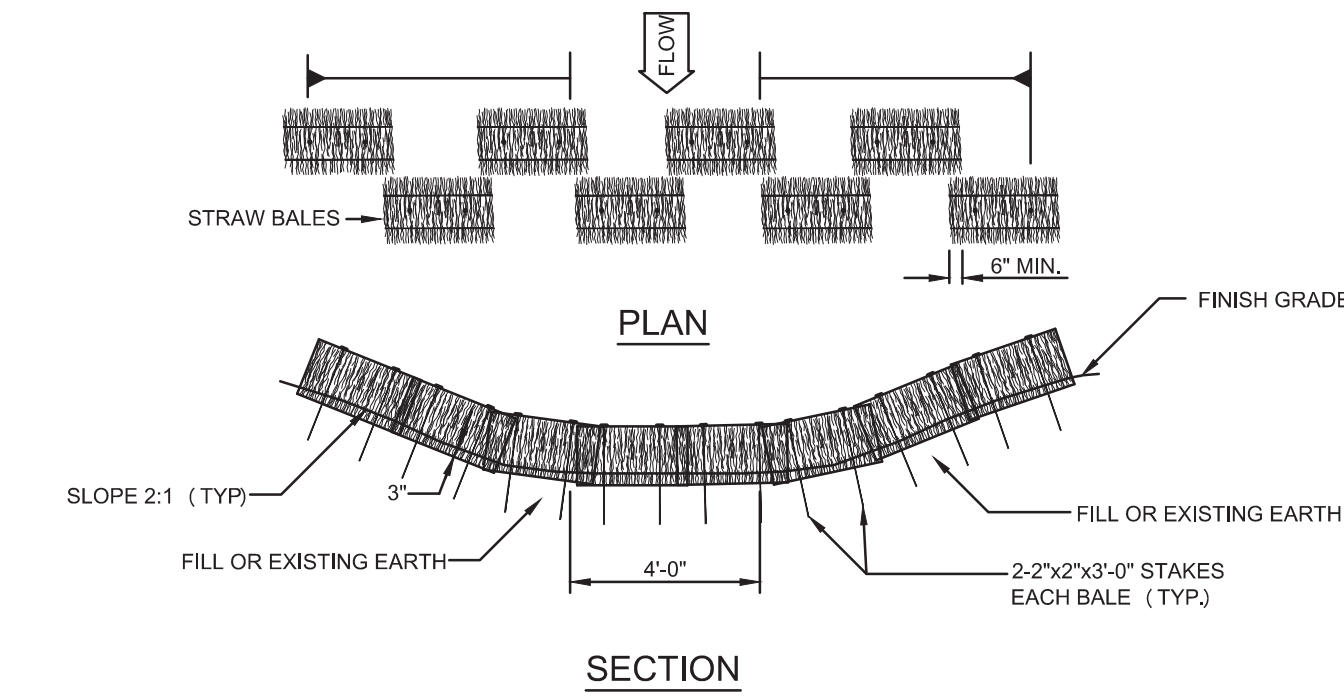
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DETAILS I

C-501

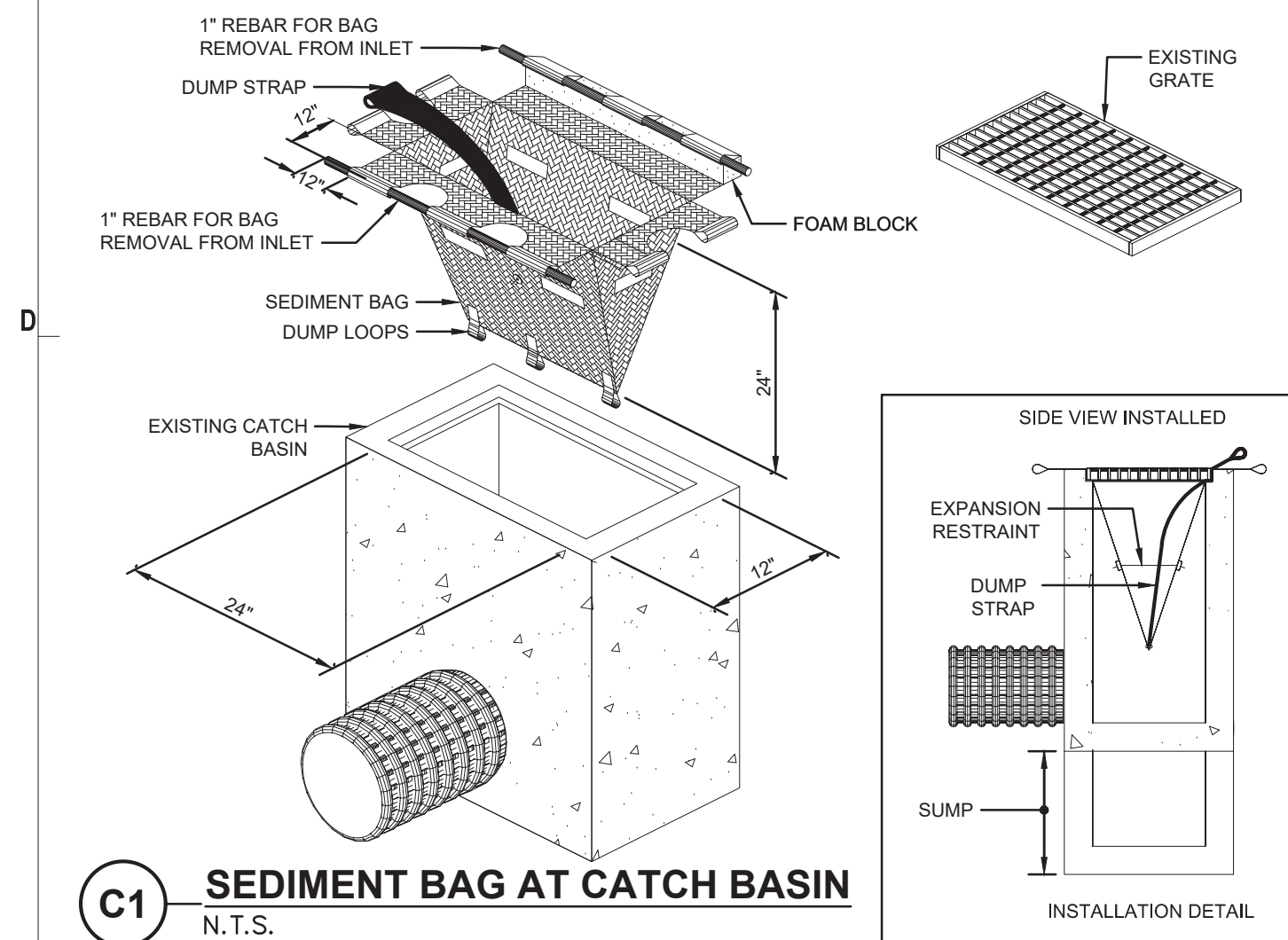


E3 TREE PROTECTION DETAIL
 N.T.S.

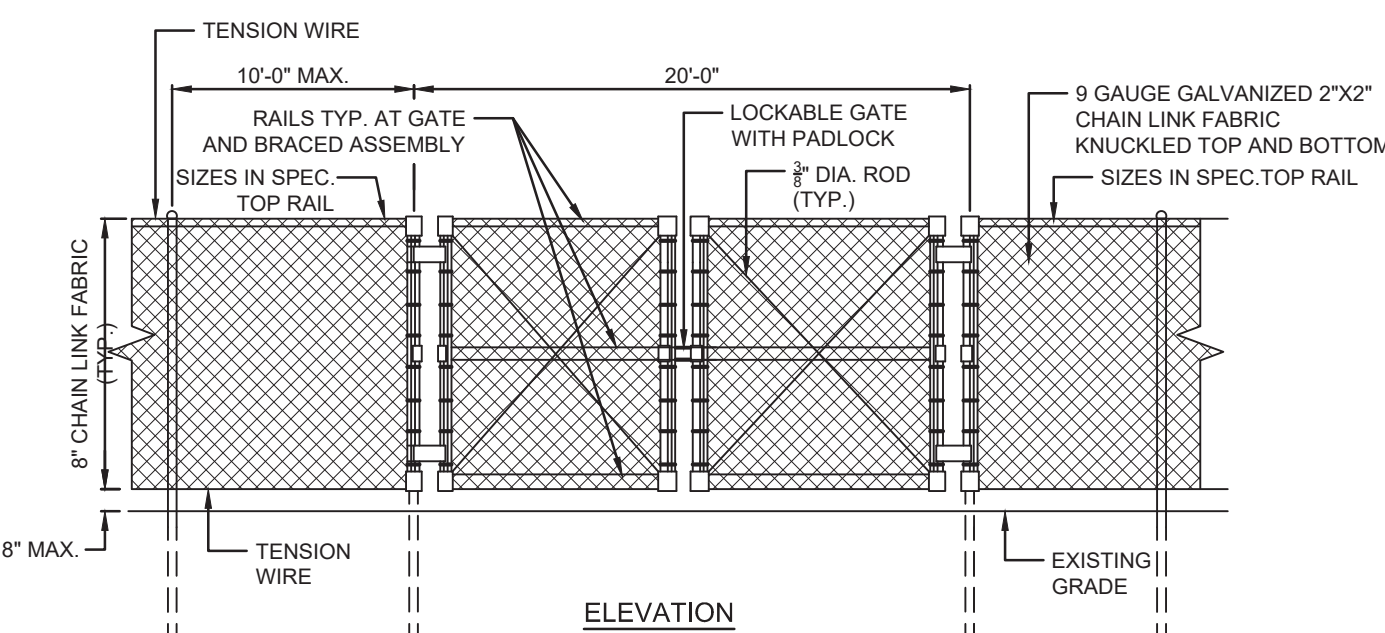


E5 TEMPORARY DRAINAGE SWALE WITH STRAWBALE EROSION CHECK DAM
 N.T.S.

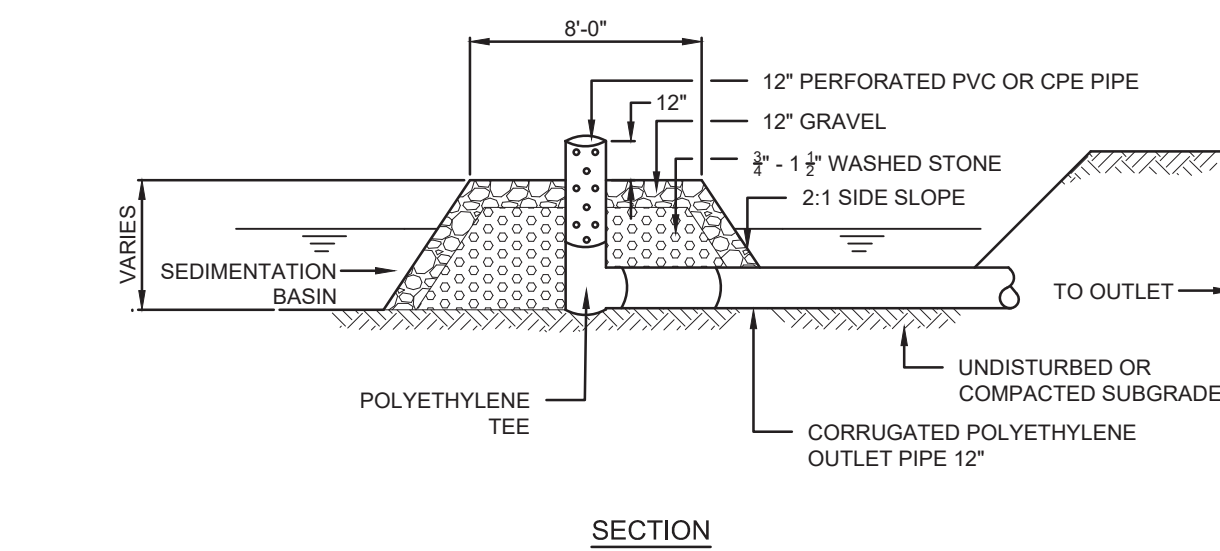
- NOTE:**
1. INSTALL REBAR PRIOR TO GRATE REMOVAL.
 2. USE FOAM BLOCK ONLY WHEN ADJACENT TO CURB INLET.



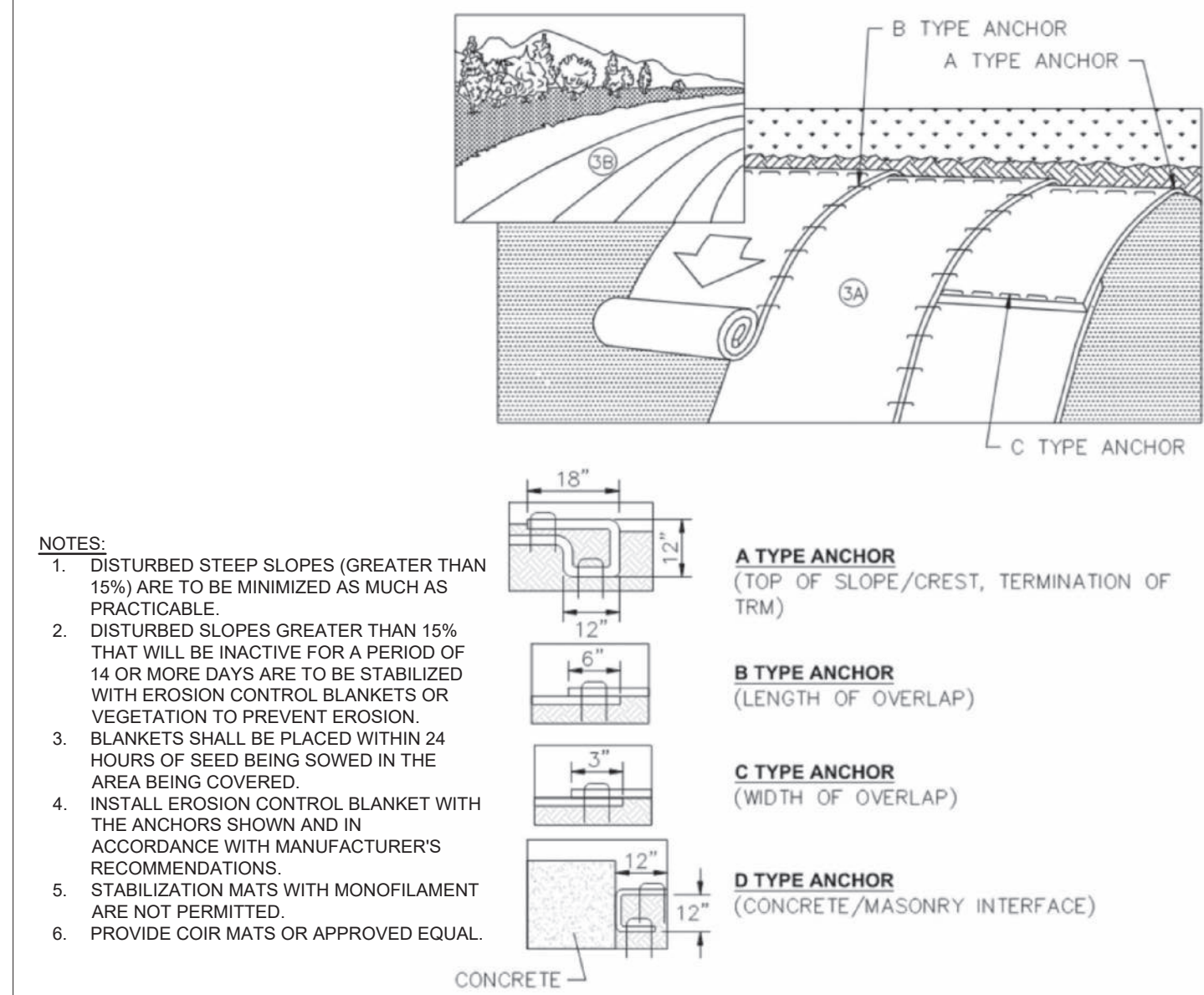
C1 SEDIMENT BAG AT CATCH BASIN
 N.T.S.



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

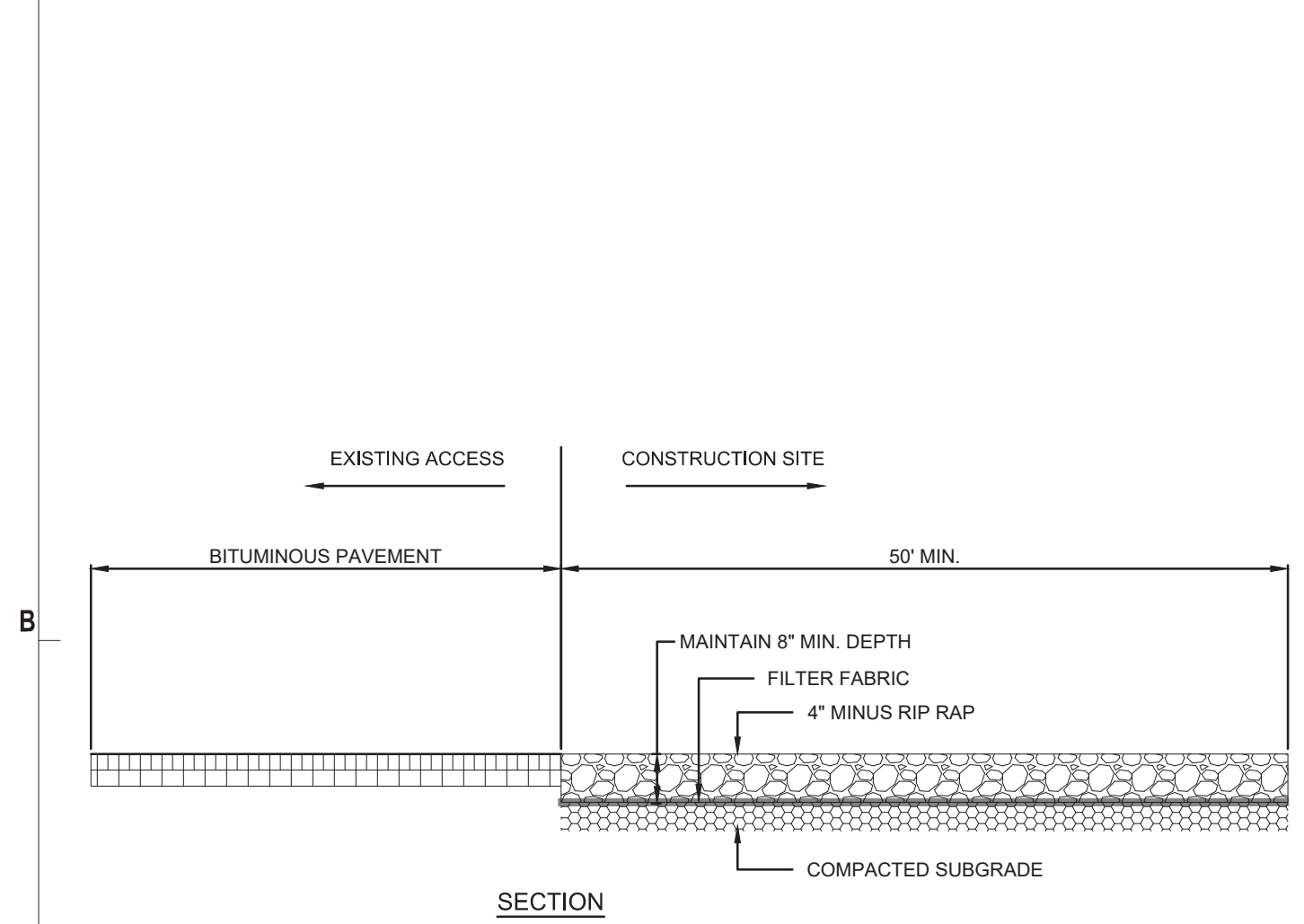


C5 TEMPORARY SEDIMENTATION BASIN OUTLET DEVICE
 N.T.S.

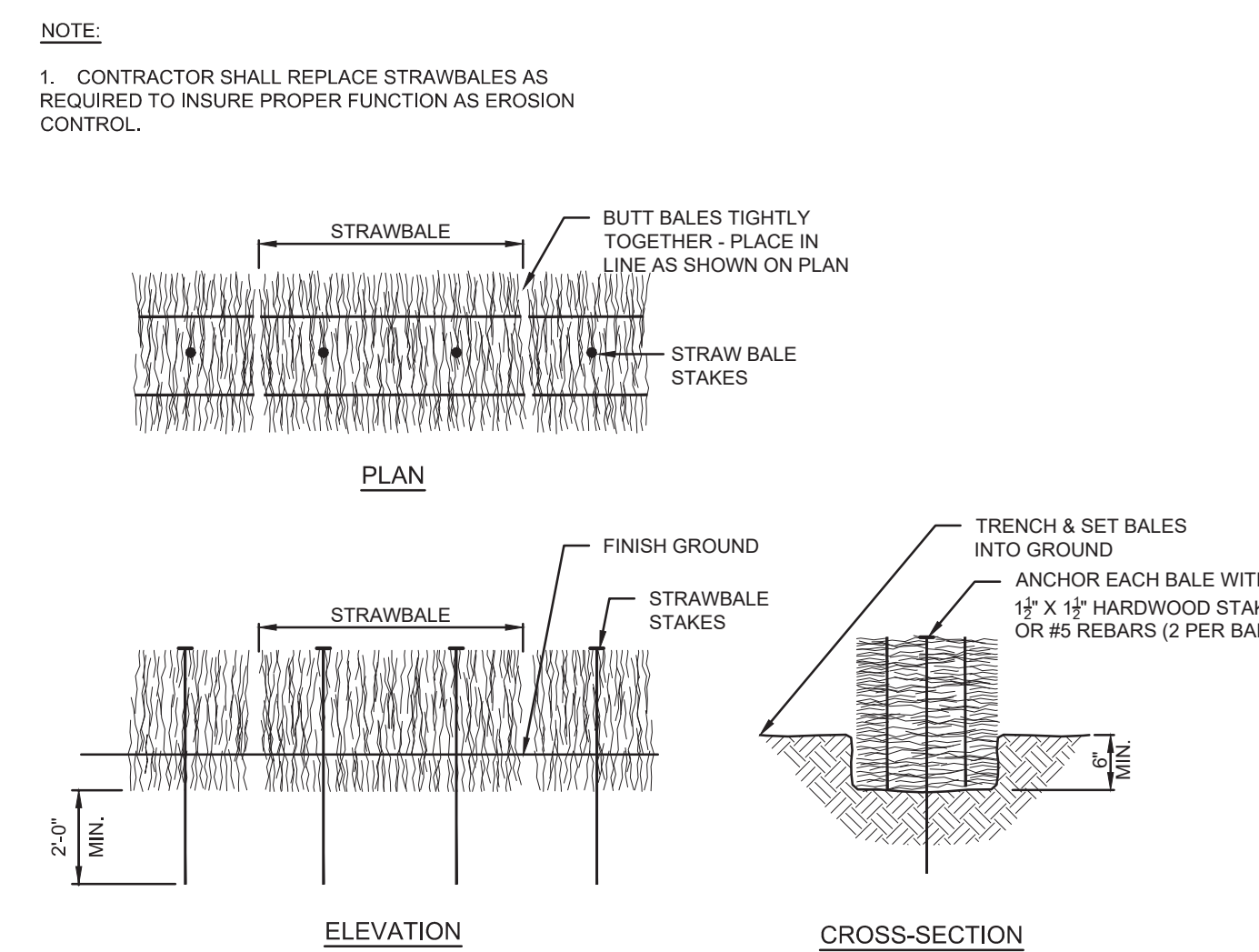


- NOTES:**
1. DISTURBED STEEP SLOPES (GREATER THAN 15%) ARE TO BE MINIMIZED AS MUCH AS PRACTICABLE.
 2. DISTURBED SLOPES GREATER THAN 15% THAT WILL BE INACTIVE FOR A PERIOD OF 14 OR MORE DAYS ARE TO BE STABILIZED WITH EROSION CONTROL BLANKETS OR VEGETATION TO PREVENT EROSION.
 3. BLANKETS SHALL BE PLACED WITHIN 24 HOURS OF SEED BEING SOWN IN THE AREA BEING COVERED.
 4. INSTALL EROSION CONTROL BLANKET WITH THE ANCHORS SHOWN AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 5. STABILIZATION MATS WITH MONOFILAMENT ARE NOT PERMITTED.
 6. PROVIDE COIR MATS OR APPROVED EQUAL.

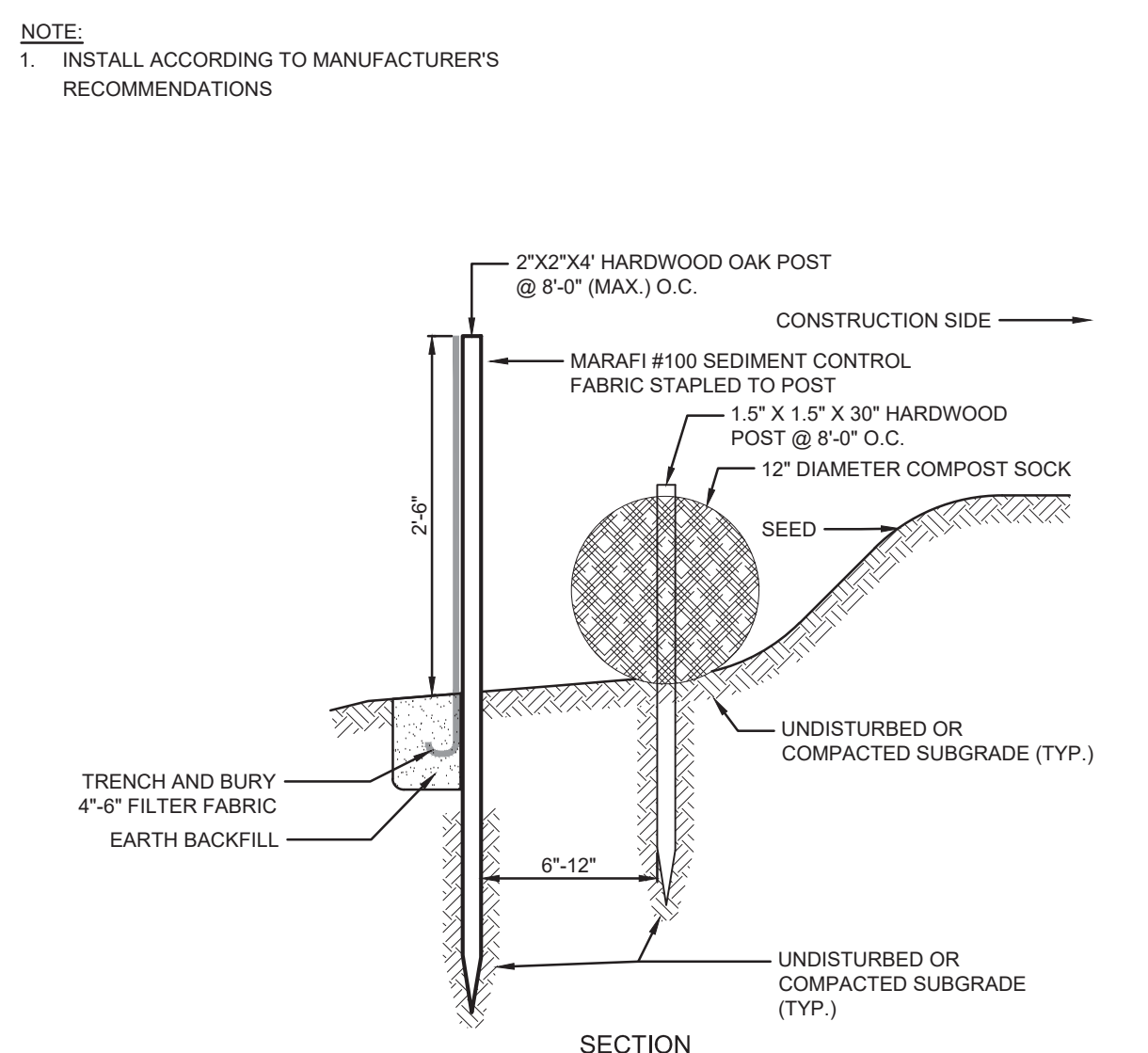
C7 EROSION CONTROL BLANKET
 N.T.S.



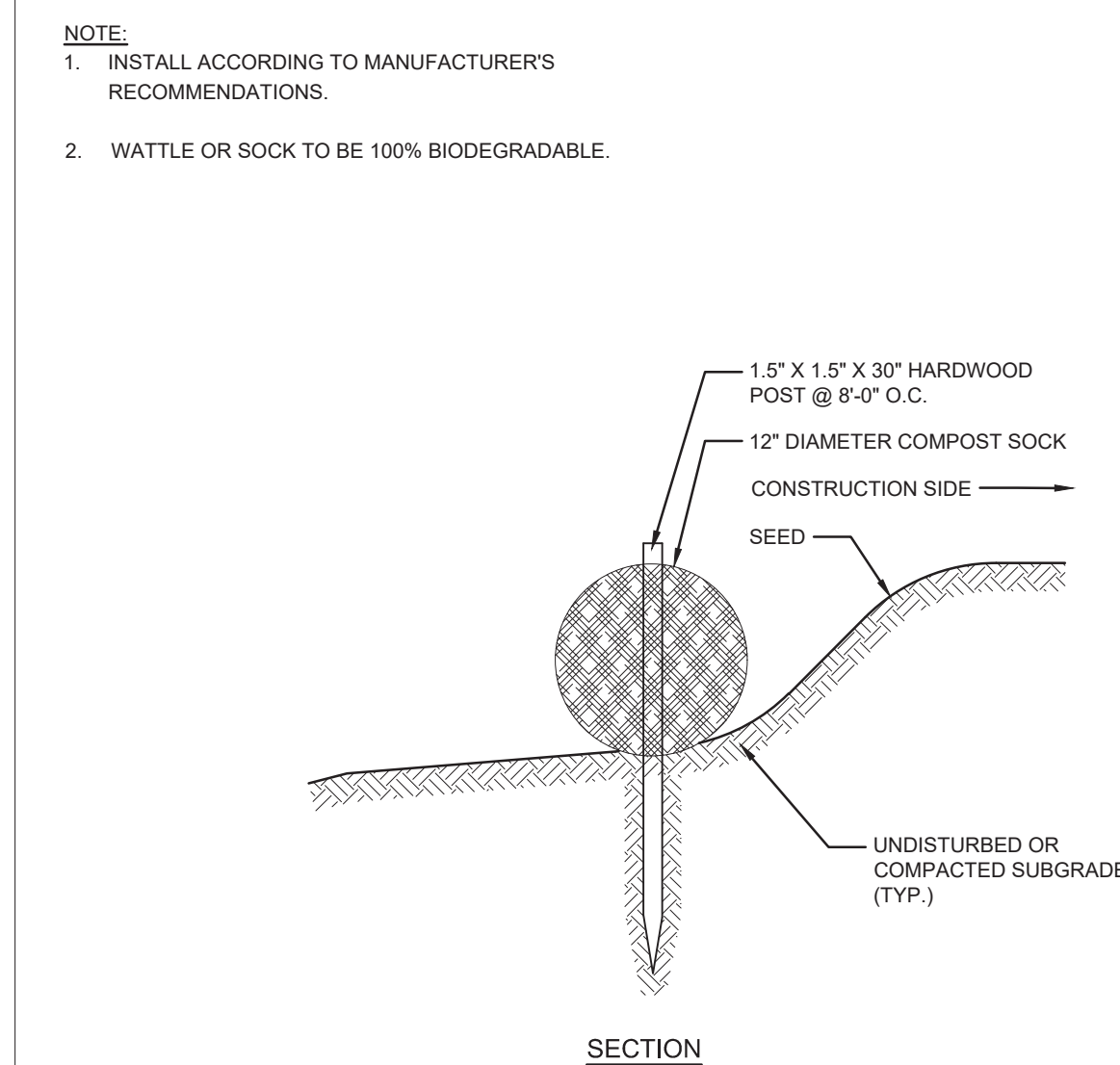
A1 TEMPORARY CONSTRUCTION ENTRANCE
 N.T.S.



A3 STRAWBALE CHECK DAM
 N.T.S.



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



A7 COMPOST SOCK
 N.T.S.

MINIMUM BEARING AREA (SQUARE FEET)				
FITTINGS PIPE SZ.	BENDS	CAPS & TEES	VALVES	REDUC.
6"	4 2	2 2	3 3	3 3
8"	6 3	3 3	5 5	5 5
10"	9 4	4 4	6 6	6 6
12"	12 7	4 3	9 9	9 9



SCALE _____ NTS

DRAWN BY _____ JMK

CHECK BY _____ WWP

PROJ.ARCH.ENGR. _____ JAH

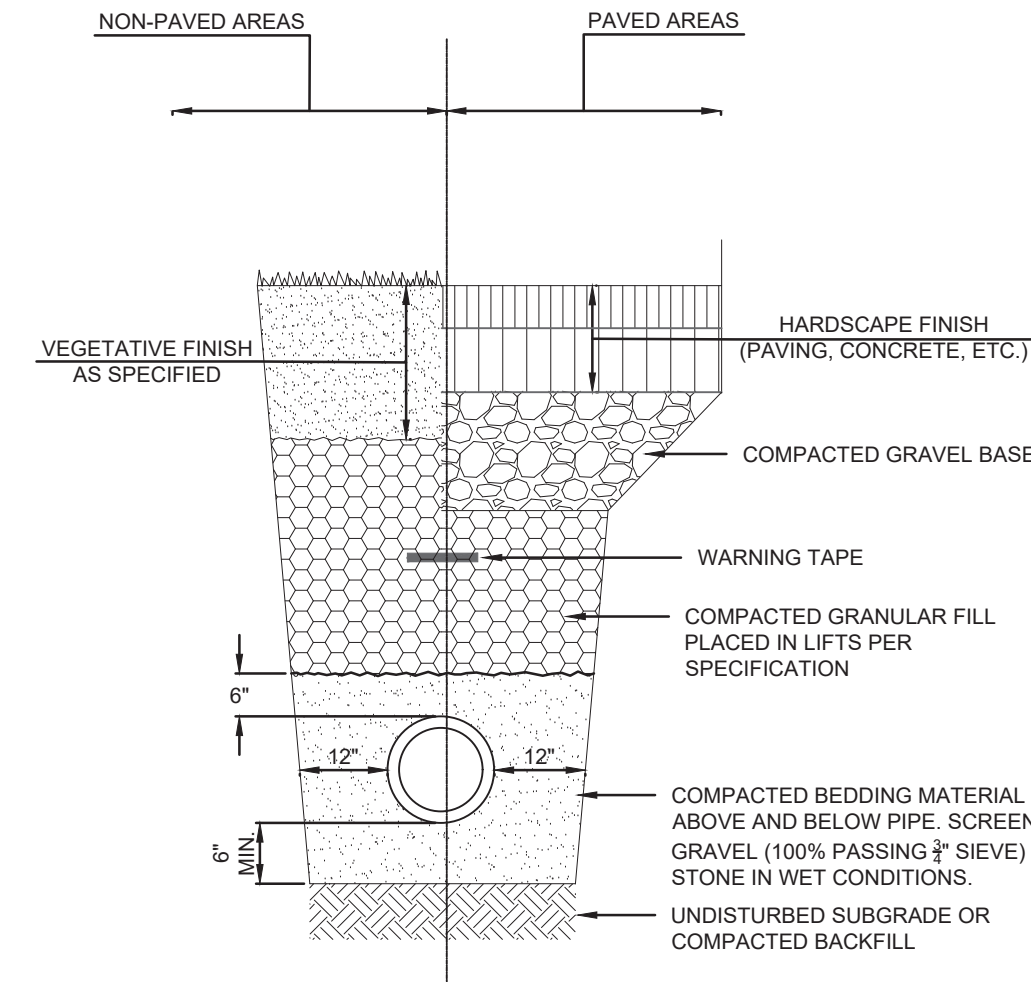
PROJ. MRG. _____ SAV

JOB NO. _____ 24142.00

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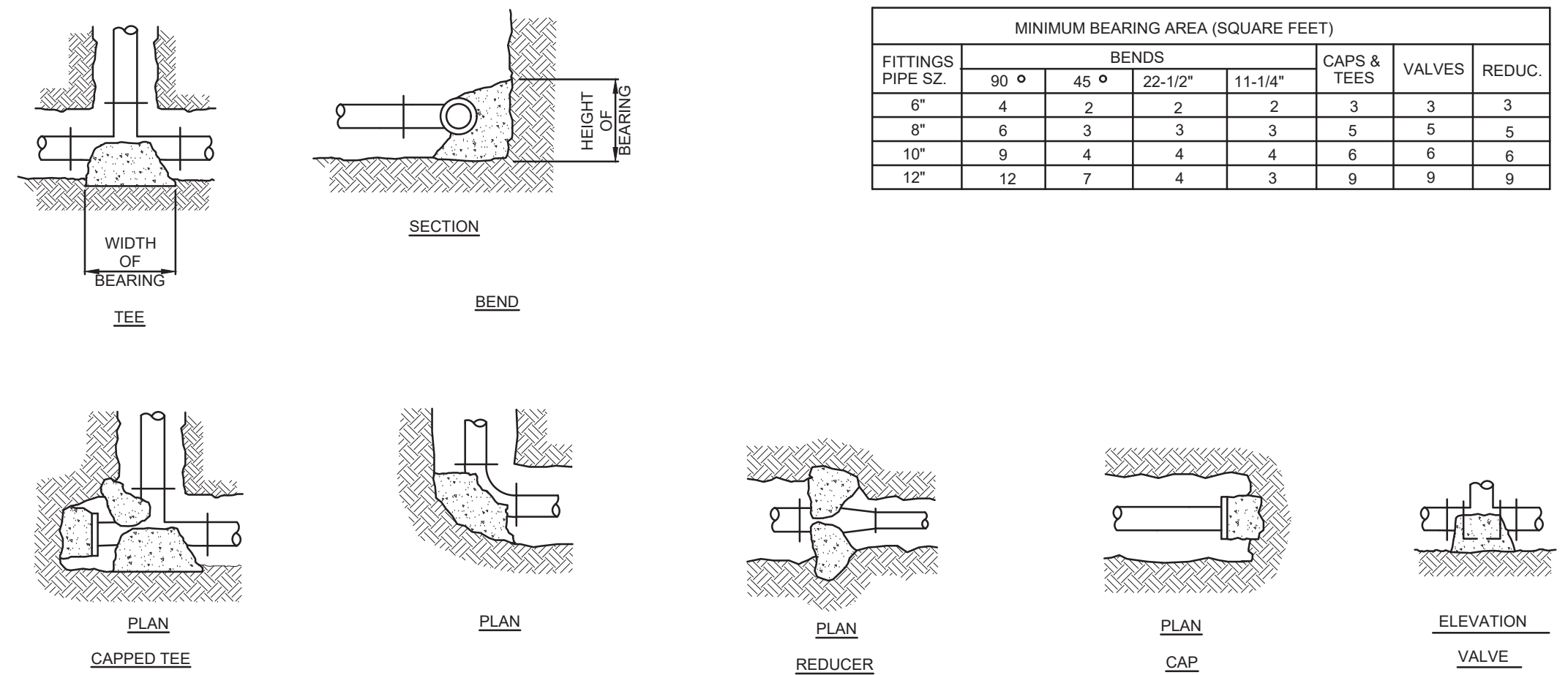
DETAILS II

NOTE:
 1. SEE APPLICABLE HARDSCAPE DETAIL FOR THICKNESS OF HARDSCAPE MATERIAL AND GRAVEL BASE COURSE.



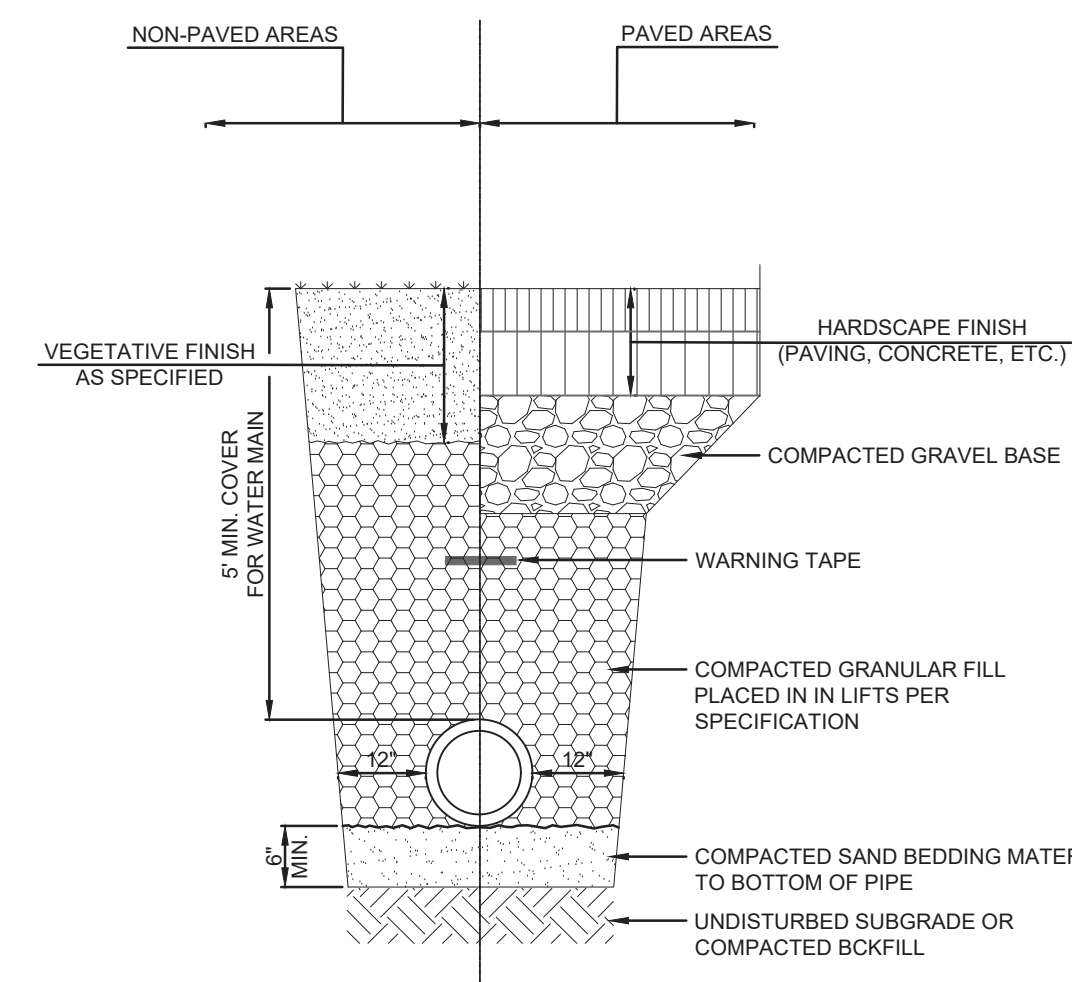
E5 TRENCH SECTION - SEWER PIPE
 N.T.S.

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

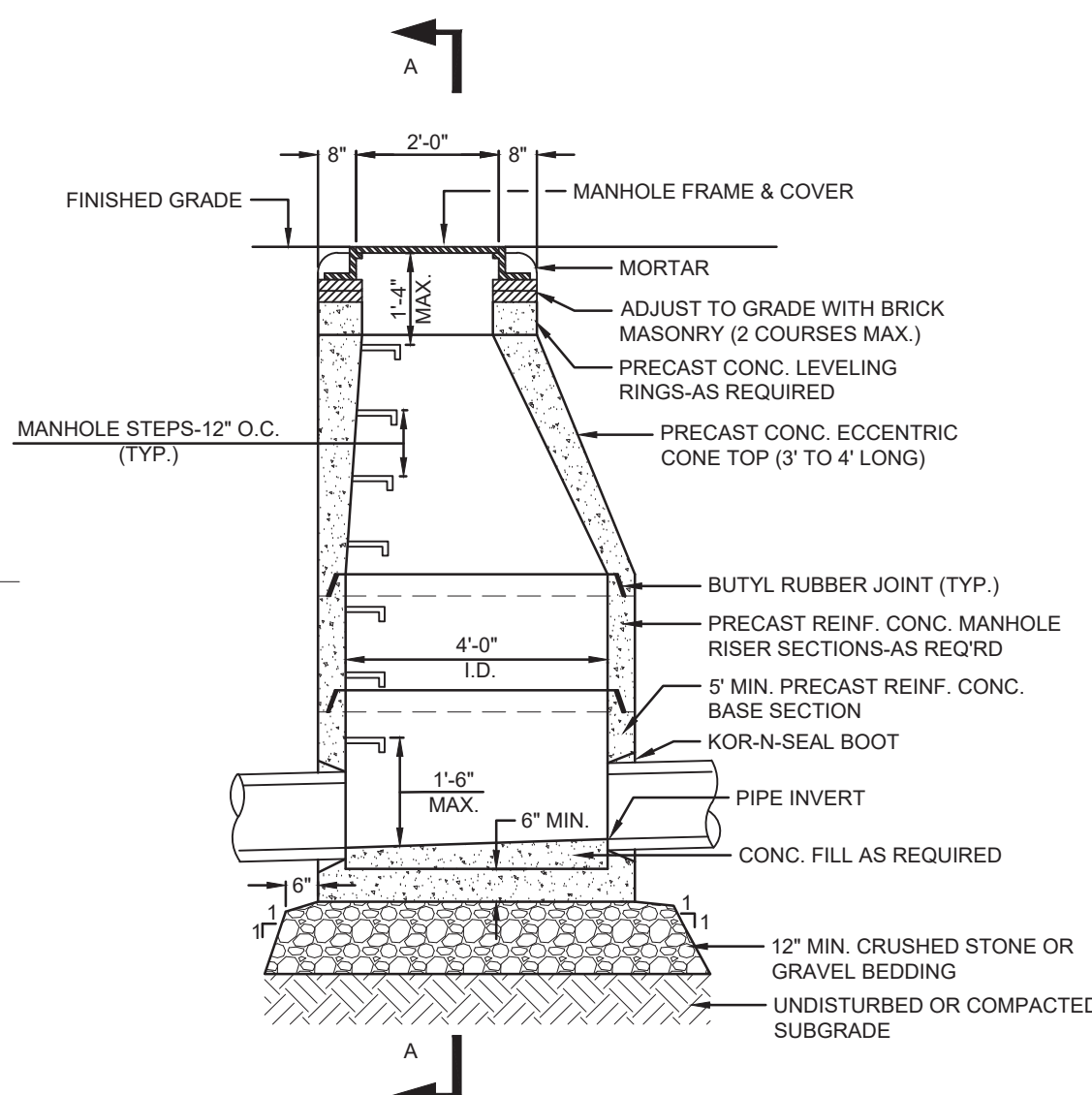


C5 THRUST BLOCKS - FORCE MAIN
 N.T.S.

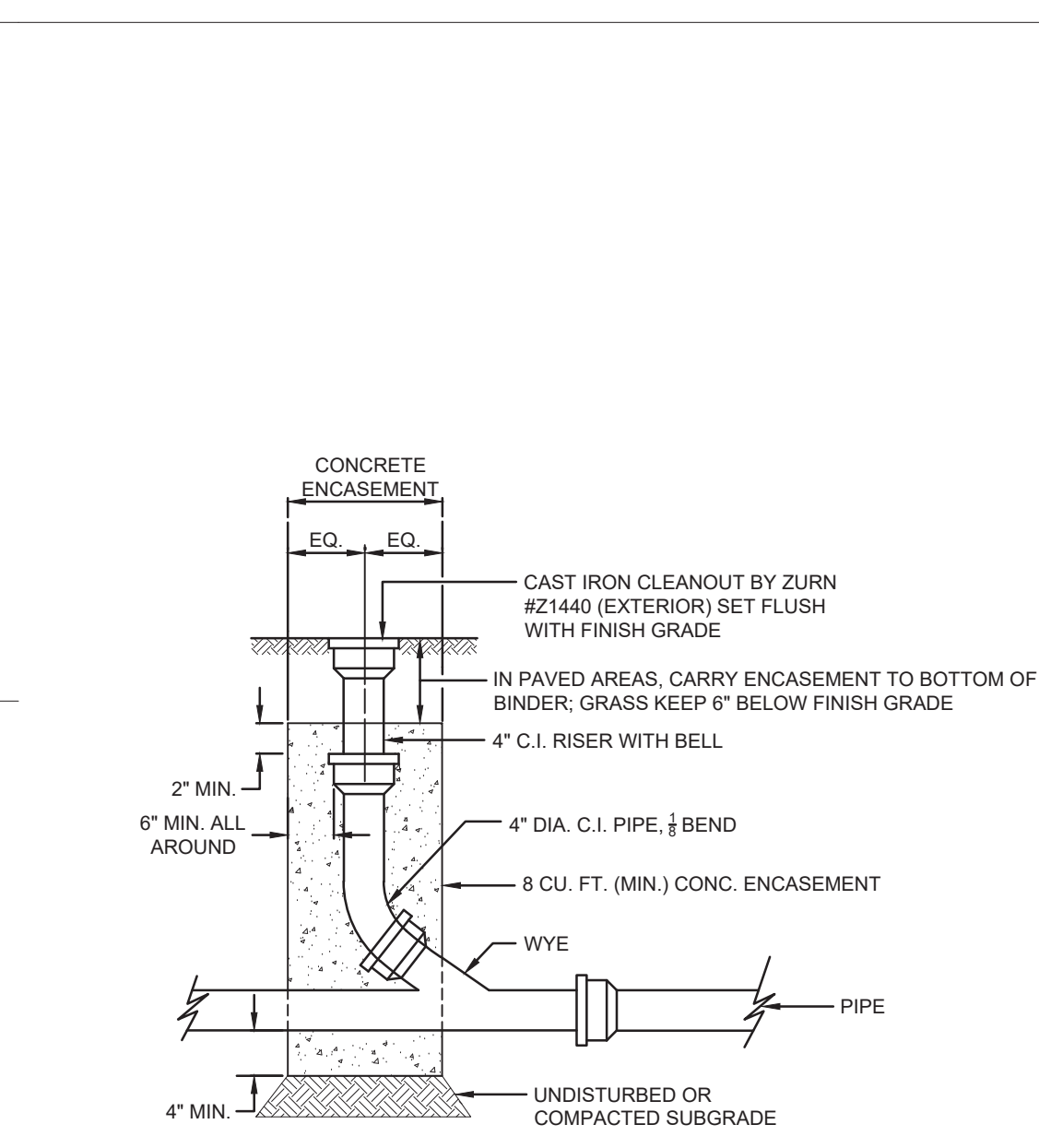
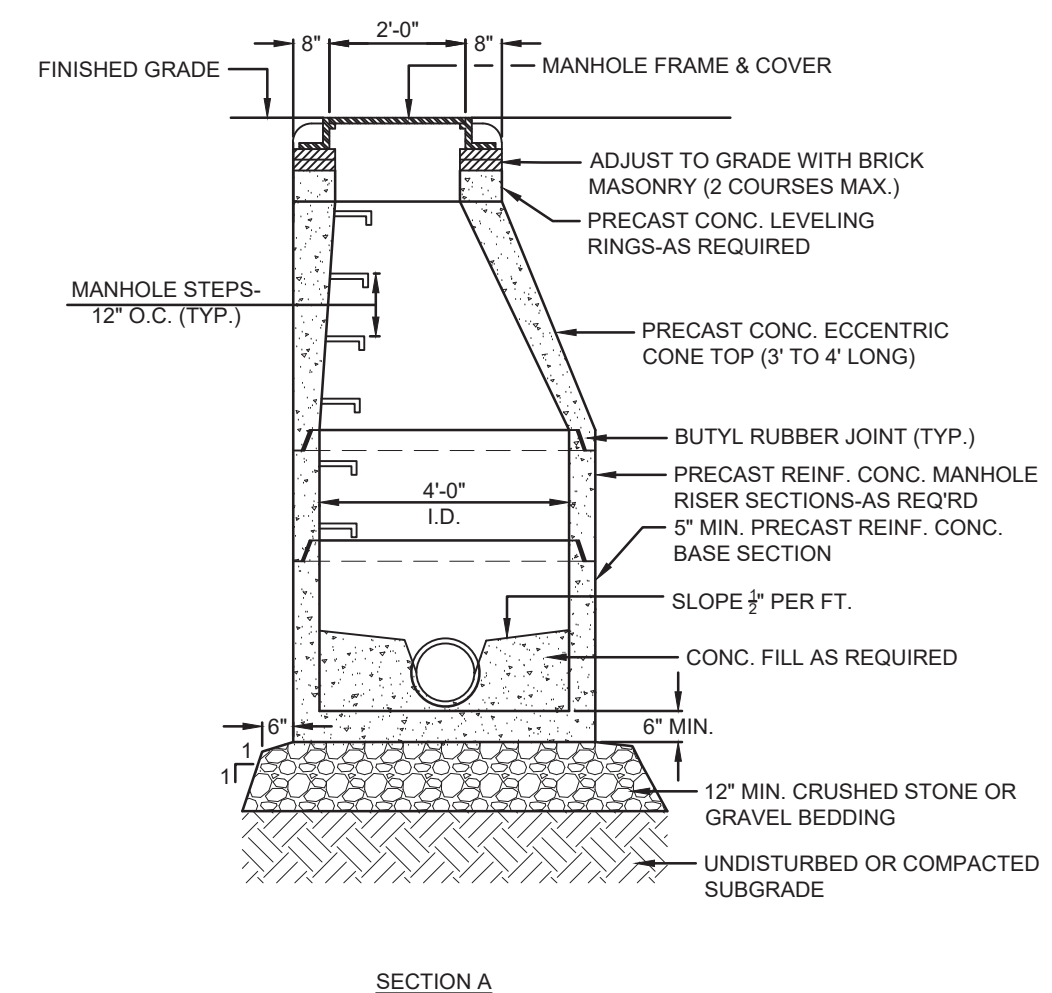
NOTE:
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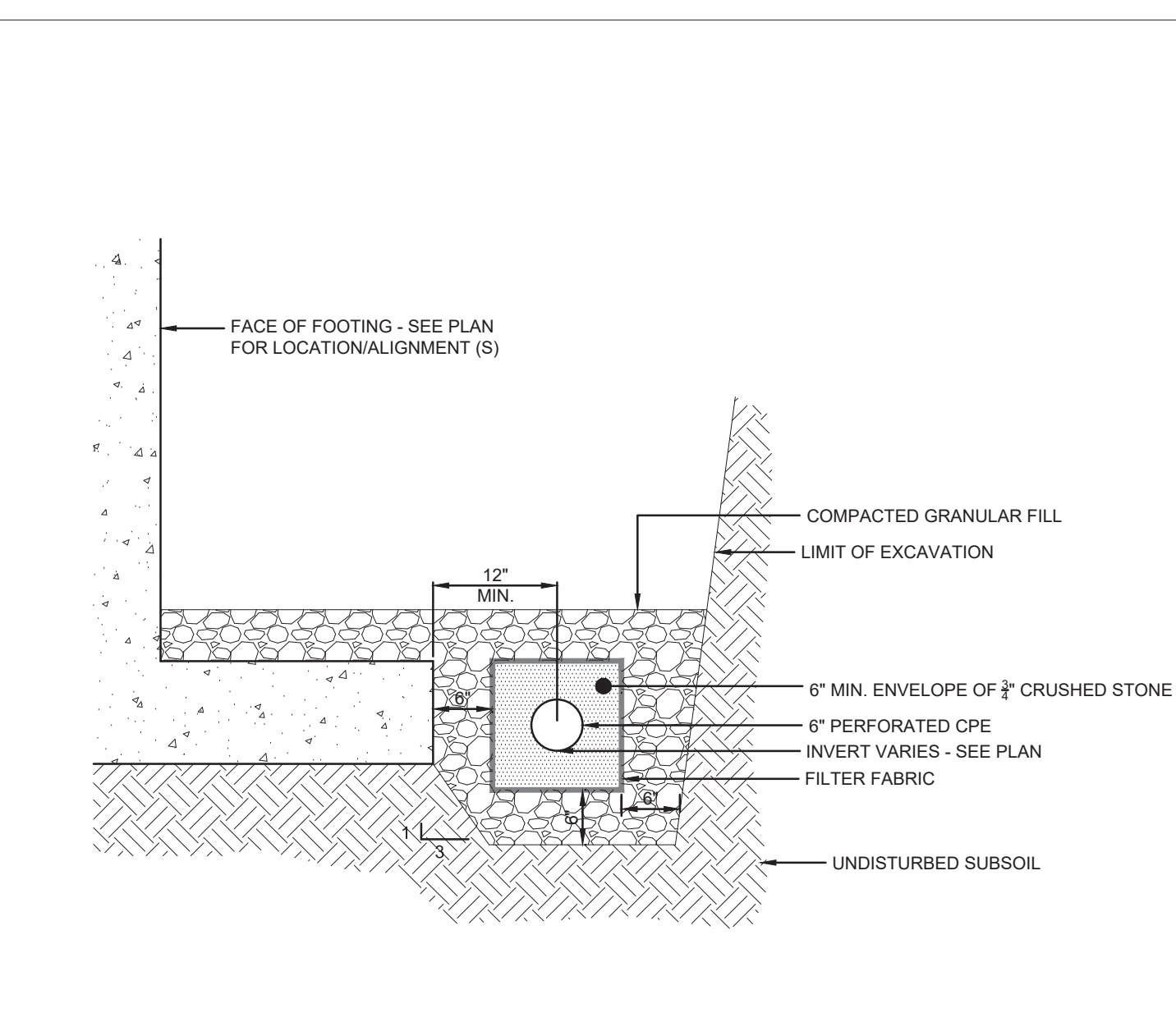
E3 TRENCH SECTION - WATER & ELEC / TELECOM / GAS
 N.T.S.



C1 STANDARD SEWER MANHOLE
 N.T.S.

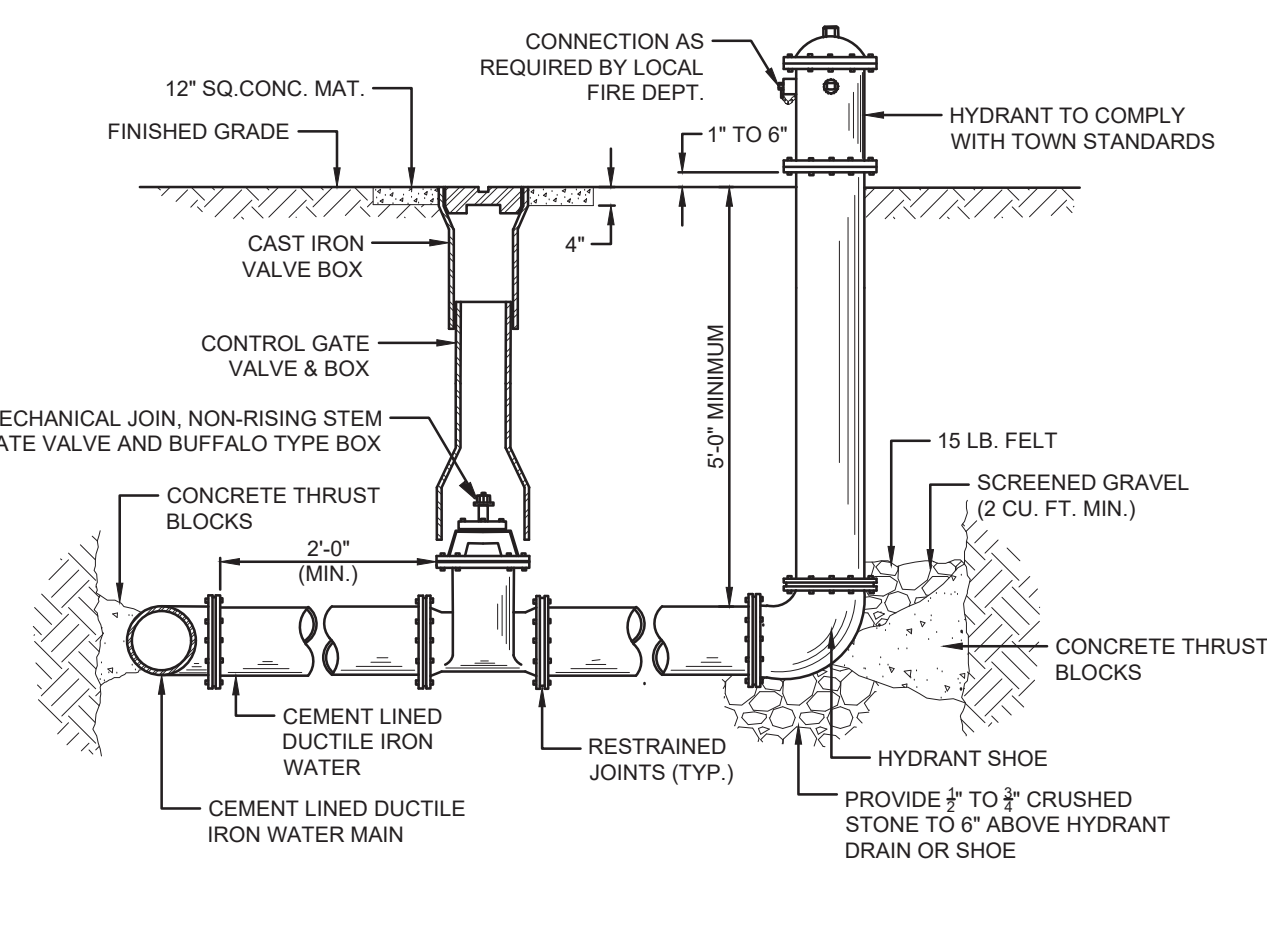


A1 CLEANOUT
 N.T.S.

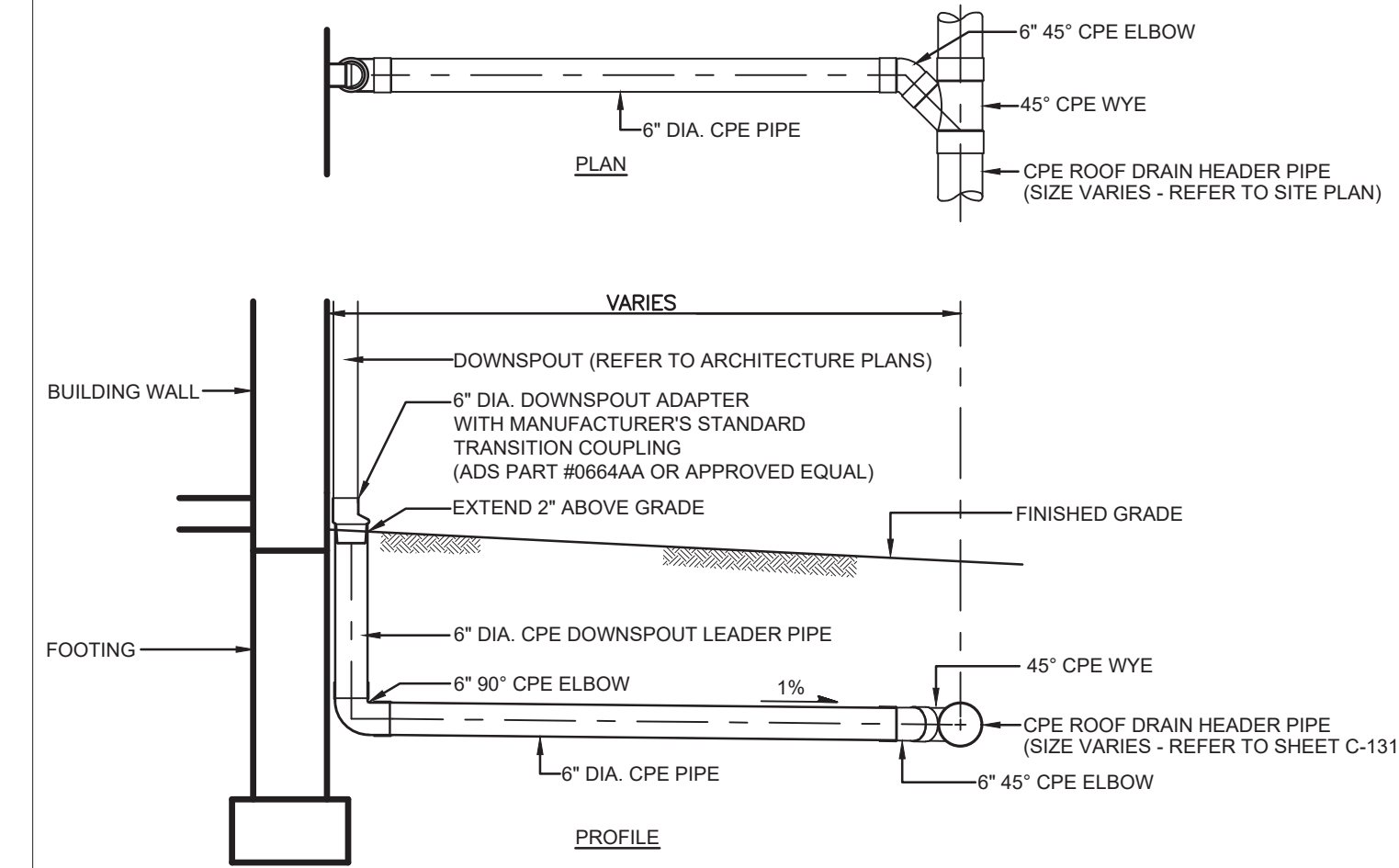


A3 FOUNDATION DRAIN
 N.T.S.

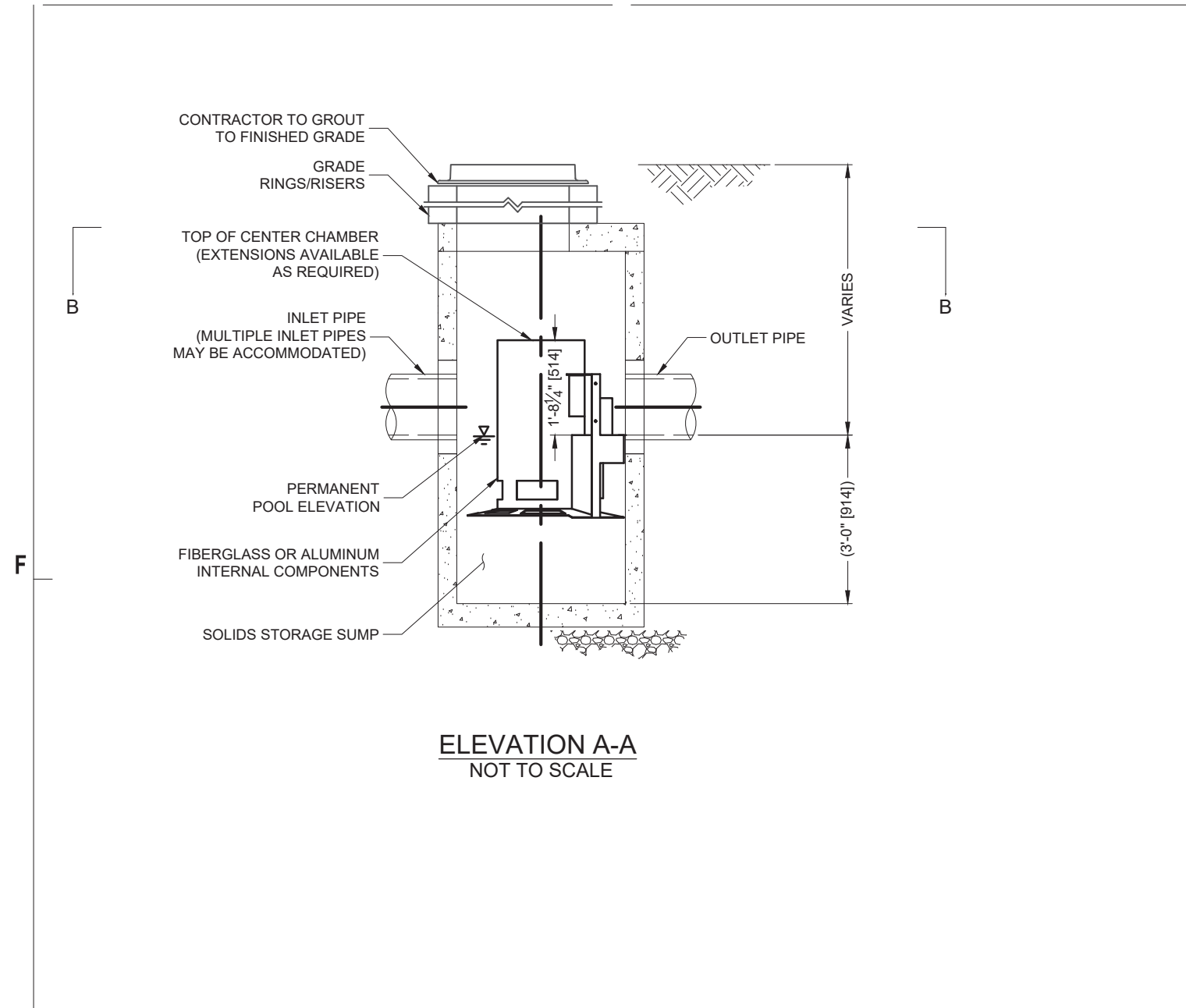
NOTES:
 1. EXTEND RISER SECTION AS REQUIRED TO ESTABLISH PROPER HYDRANT ELEVATION.
 2. SEE THRUST BLOCK DETAIL FOR CONCRETE THRUST BLOCK REQUIREMENTS.



A5 HYDRANT
 N.T.S.



A7 DOWNSPOUT CONNECTION
 N.T.S.



GENERAL NOTES

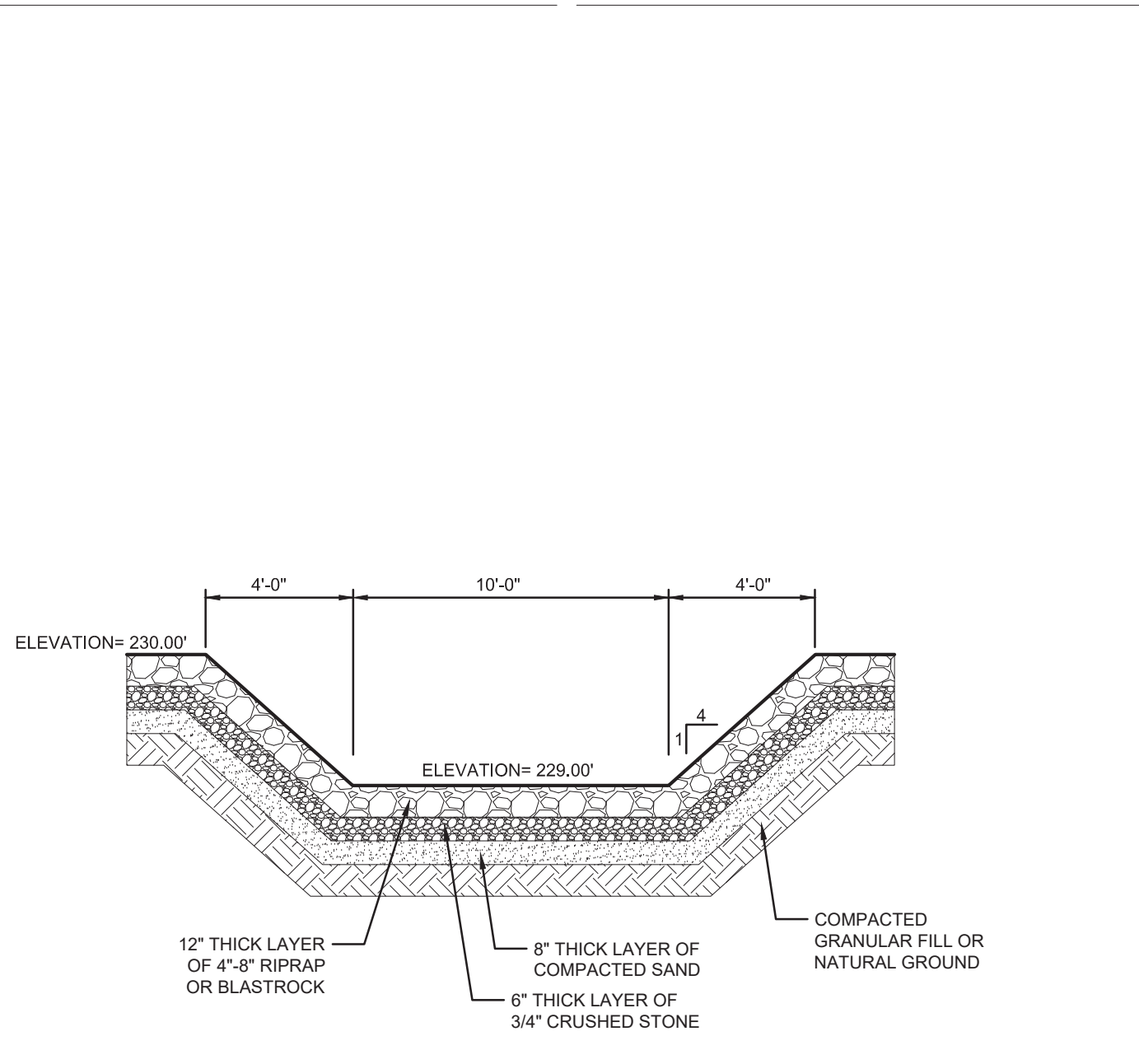
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
- CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
- CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' (B10), AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
- CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
- ALTERNATE UNITS ARE SHOWN IN MILLIMETERS (mm).

INSTALLATION NOTES

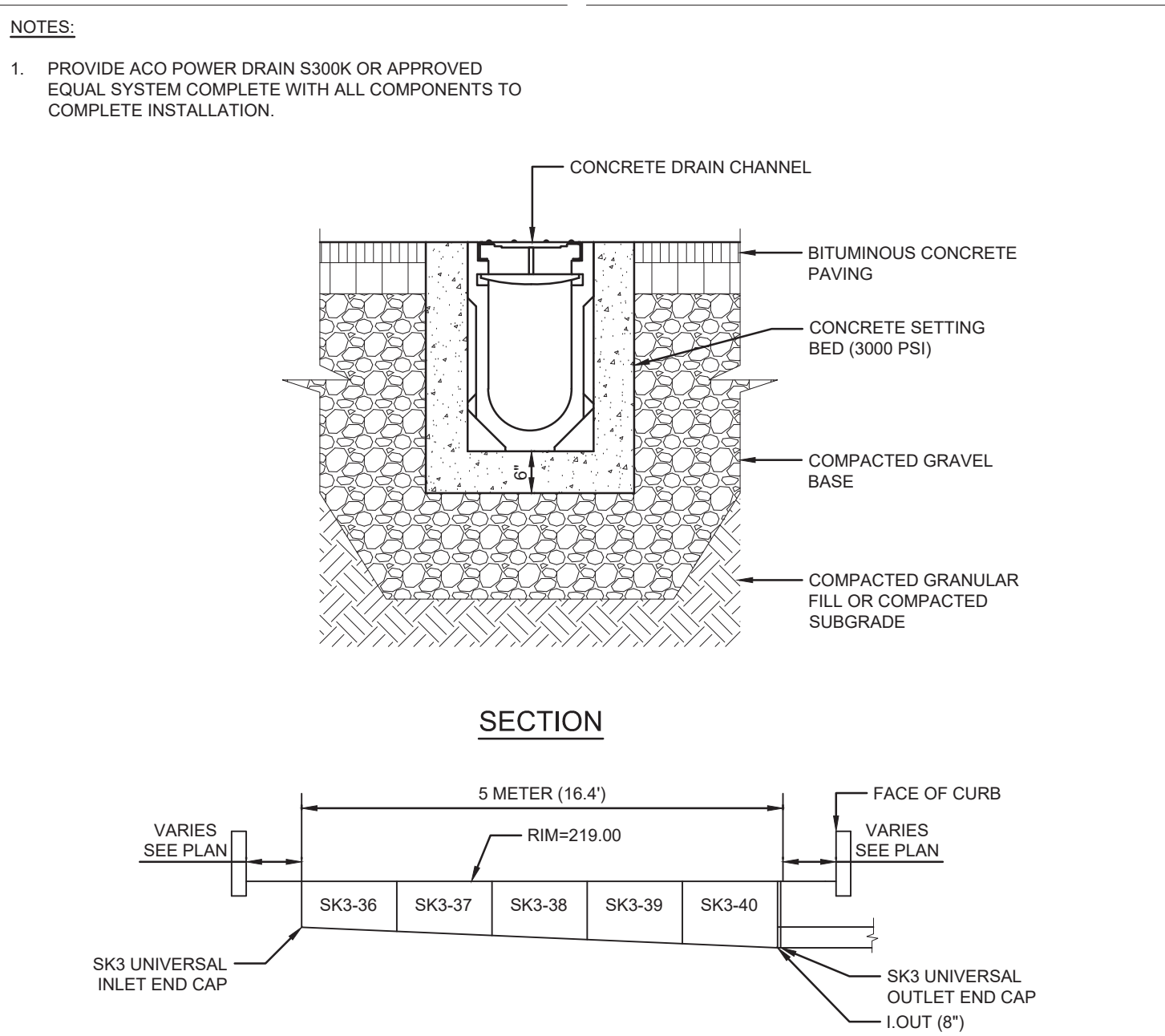
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
- CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
- 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
www.contechES.com
5660 Greenwood Plaza Blvd., Suite 455, Englewood, CO 80111
800-526-3999 303-796-2233 303-796-2239 FAX

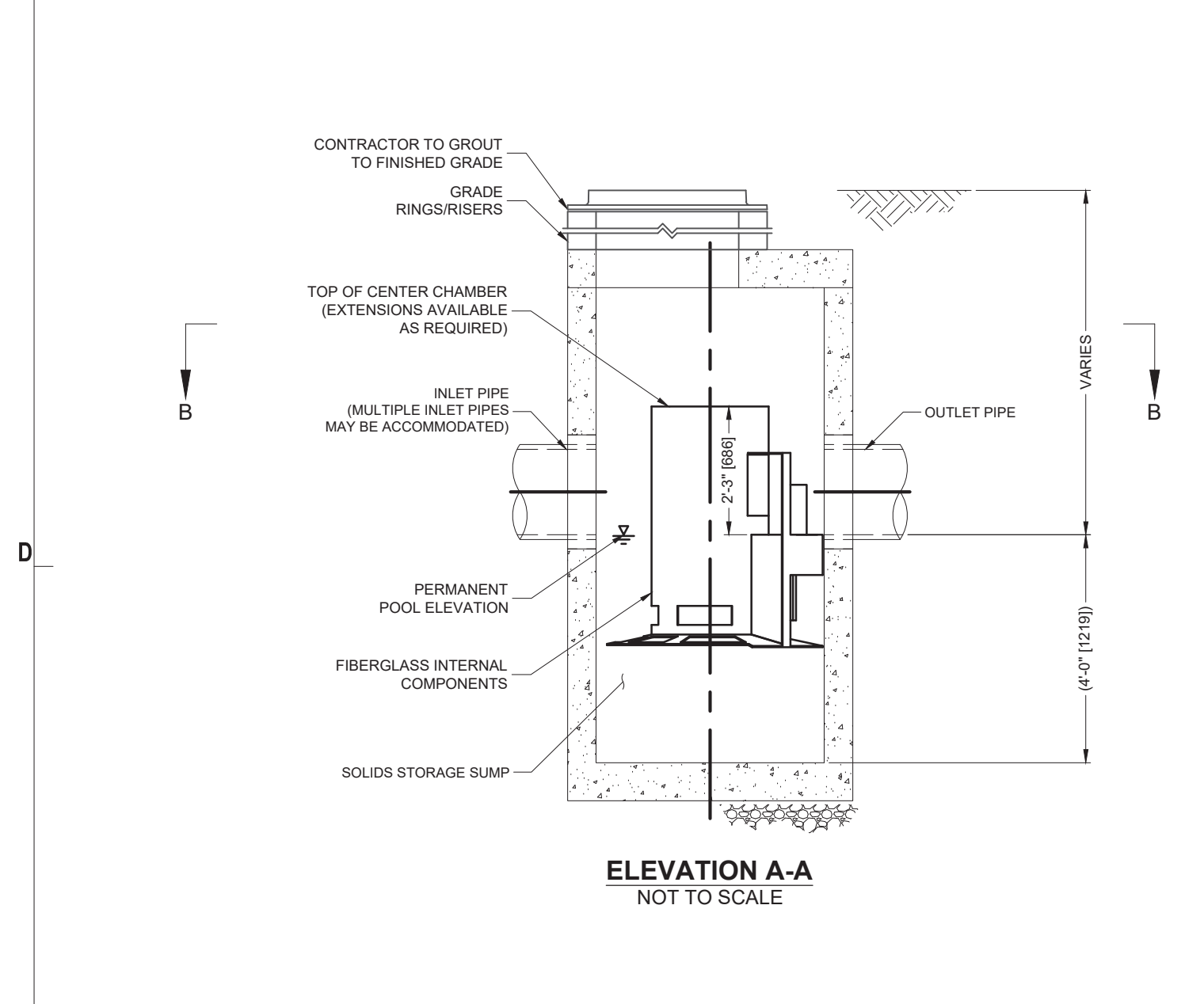
CS-3 CASCADE SEPARATOR STANDARD DETAIL



E5 SPILLWAY SECTION
N.T.S.



E7 CAST-IN-PLACE TRENCH DRAIN IN BITUMINOUS PAVEMENT
N.T.S.



GENERAL NOTES

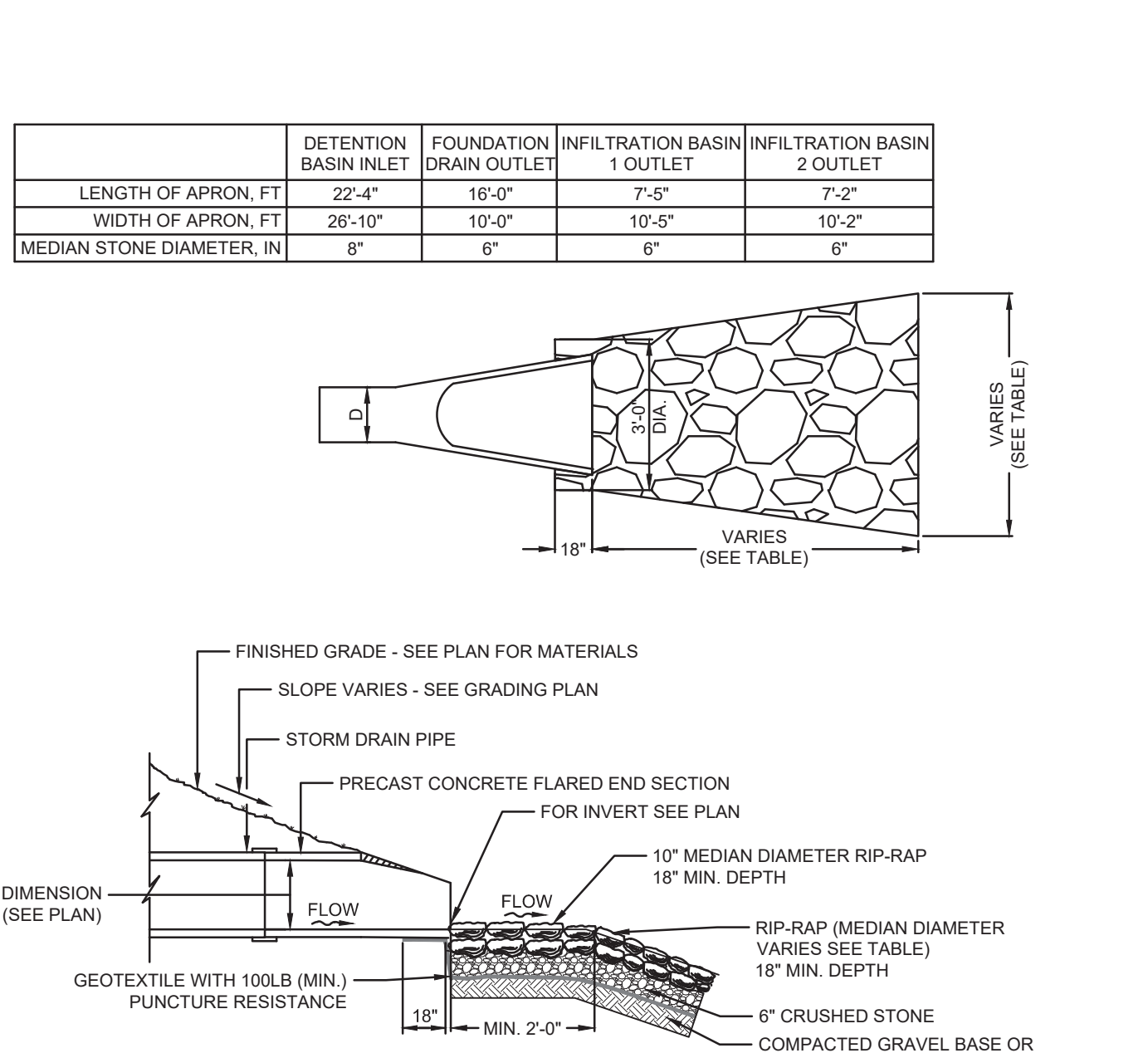
- CS-4 RATED TREATMENT CAPACITY IS 2.0 CFS, OR PER LOCAL REGULATIONS. THE STANDARD CS-4 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
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- ALTERNATE UNITS ARE SHOWN IN MILLIMETERS (mm).

INSTALLATION NOTES

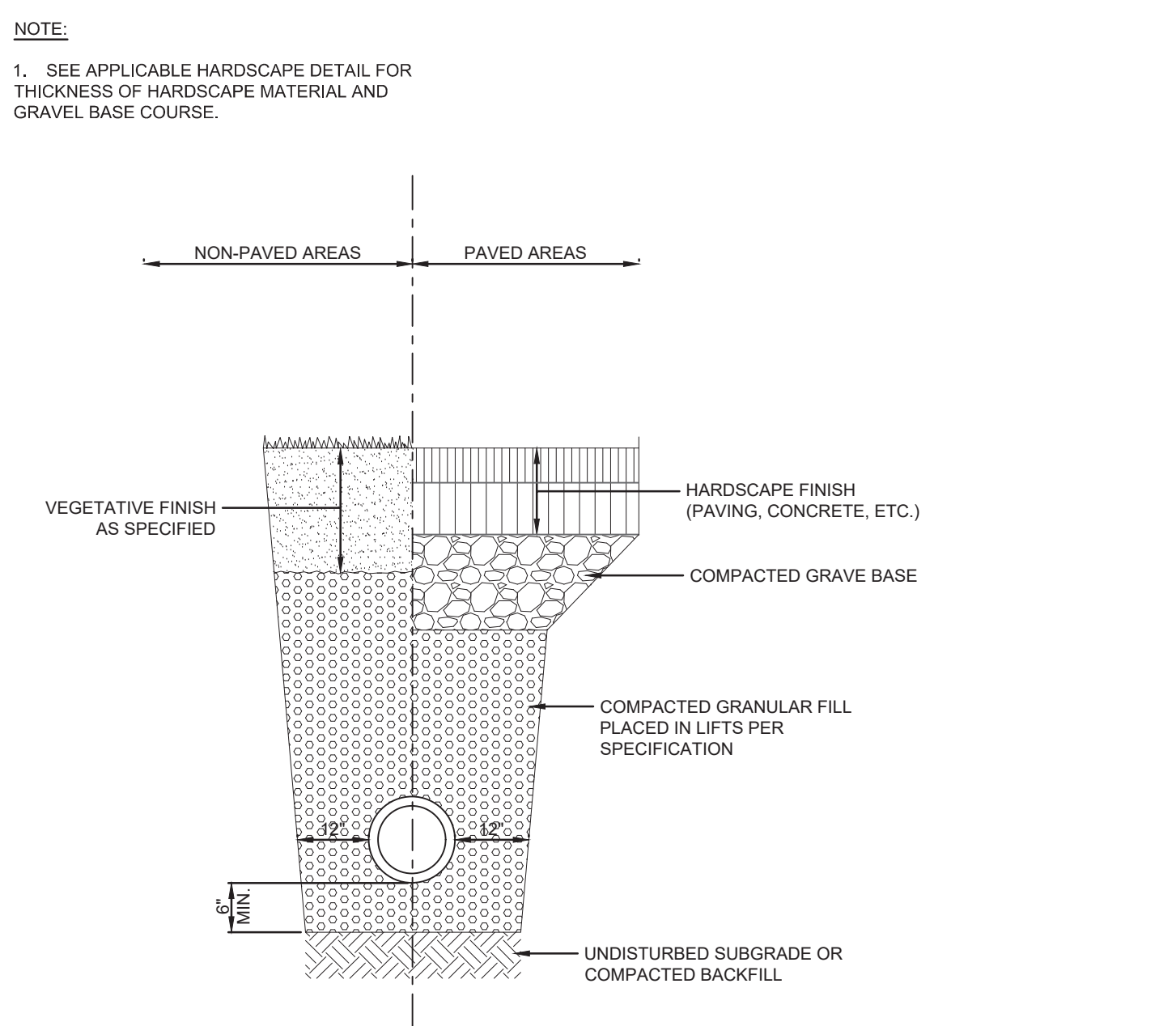
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
- CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
- 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
www.contechES.com
5660 Greenwood Plaza Blvd., Suite 455, Englewood, CO 80111
800-526-3999 303-796-2233 303-796-2239 FAX

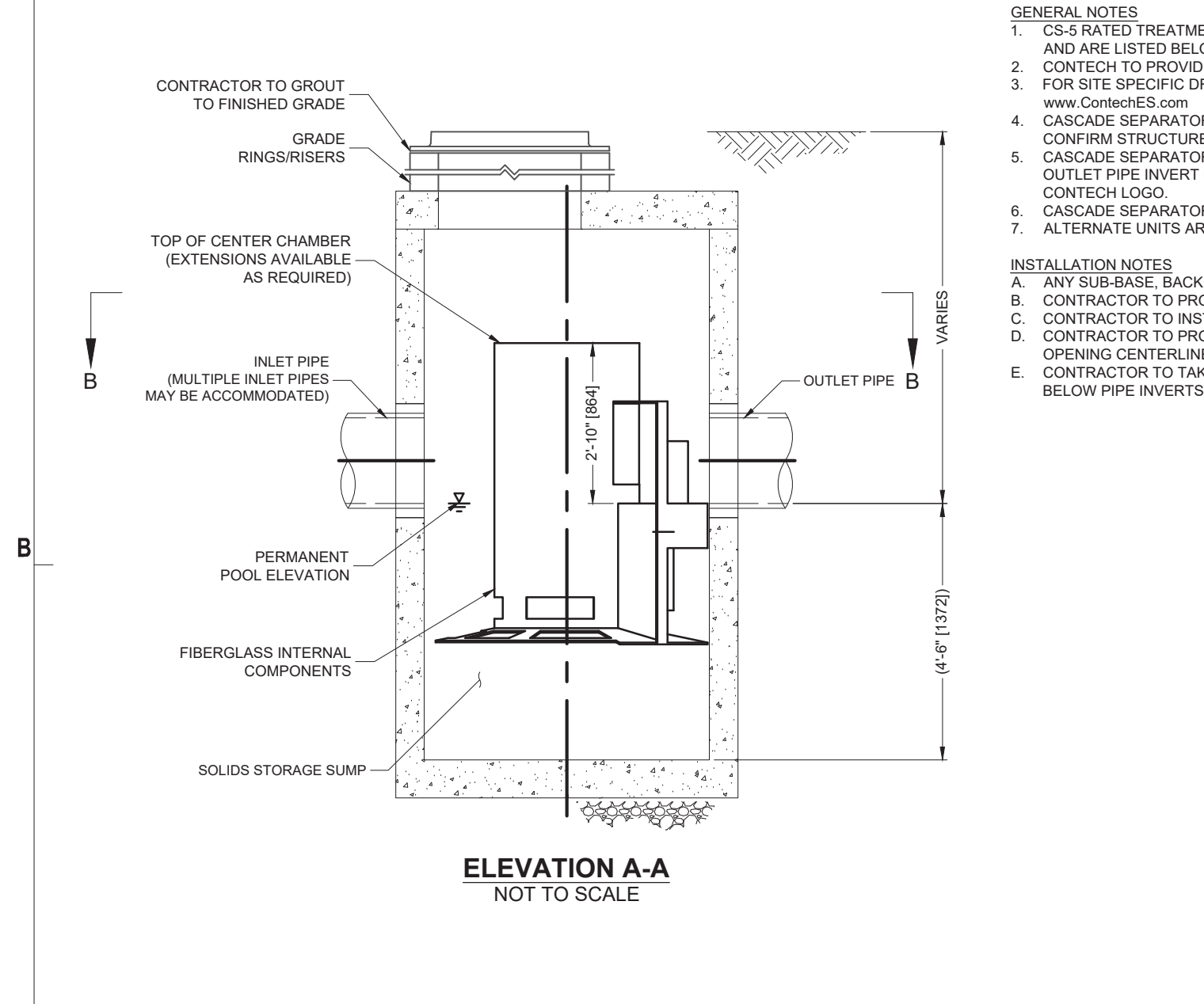
CS-4 CASCADE SEPARATOR STANDARD DETAIL



E5 FLARED END
N.T.S.



E7 TRENCH SECTION - STORM DRAINS
N.T.S.



GENERAL NOTES

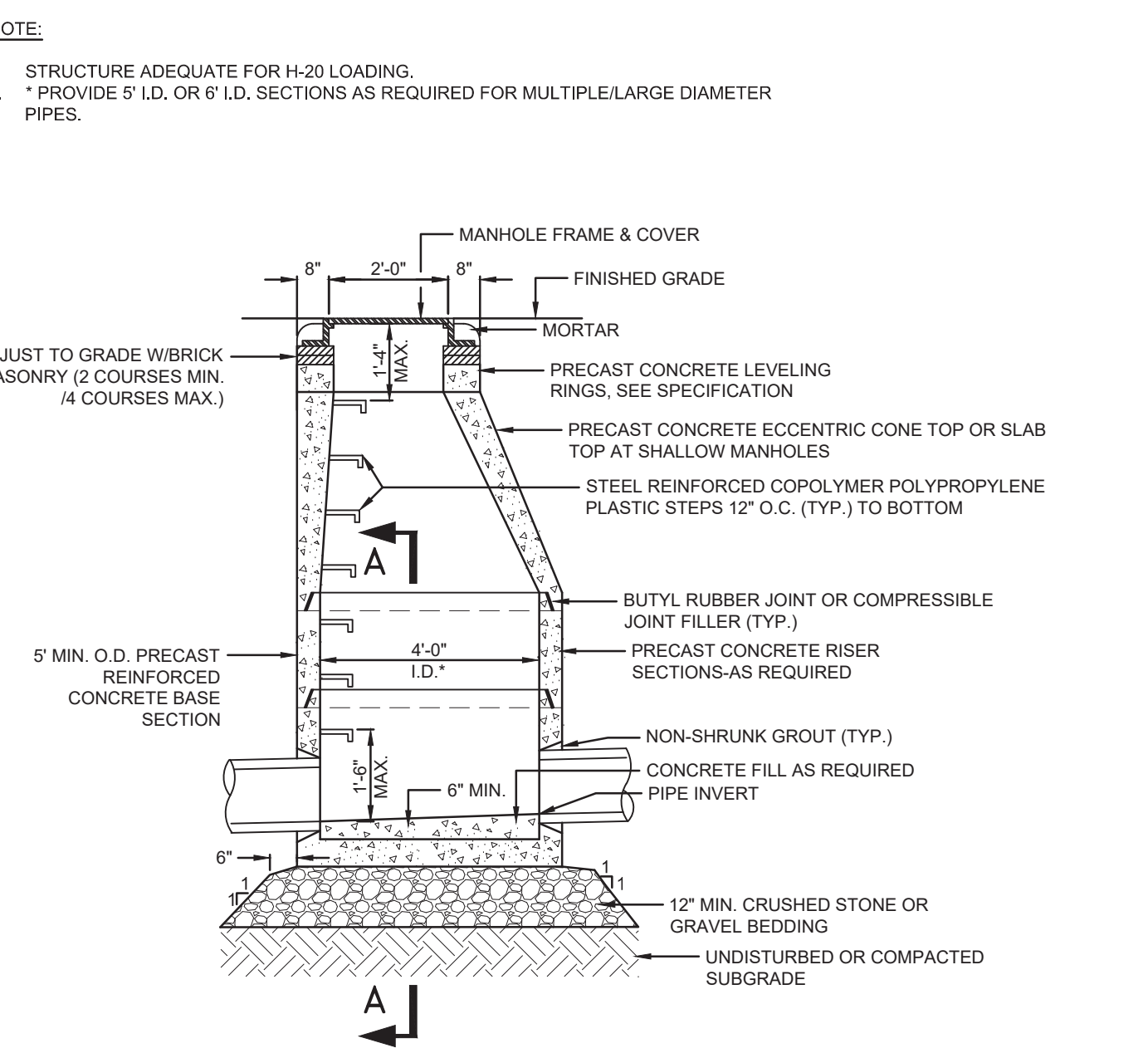
- CS-5 RATED TREATMENT CAPACITY IS 3.50 CFS, OR PER LOCAL REGULATIONS. THE STANDARD CS-5 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
- CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
- CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' (B10), AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
- CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
- ALTERNATE UNITS ARE SHOWN IN MILLIMETERS (mm).

INSTALLATION NOTES

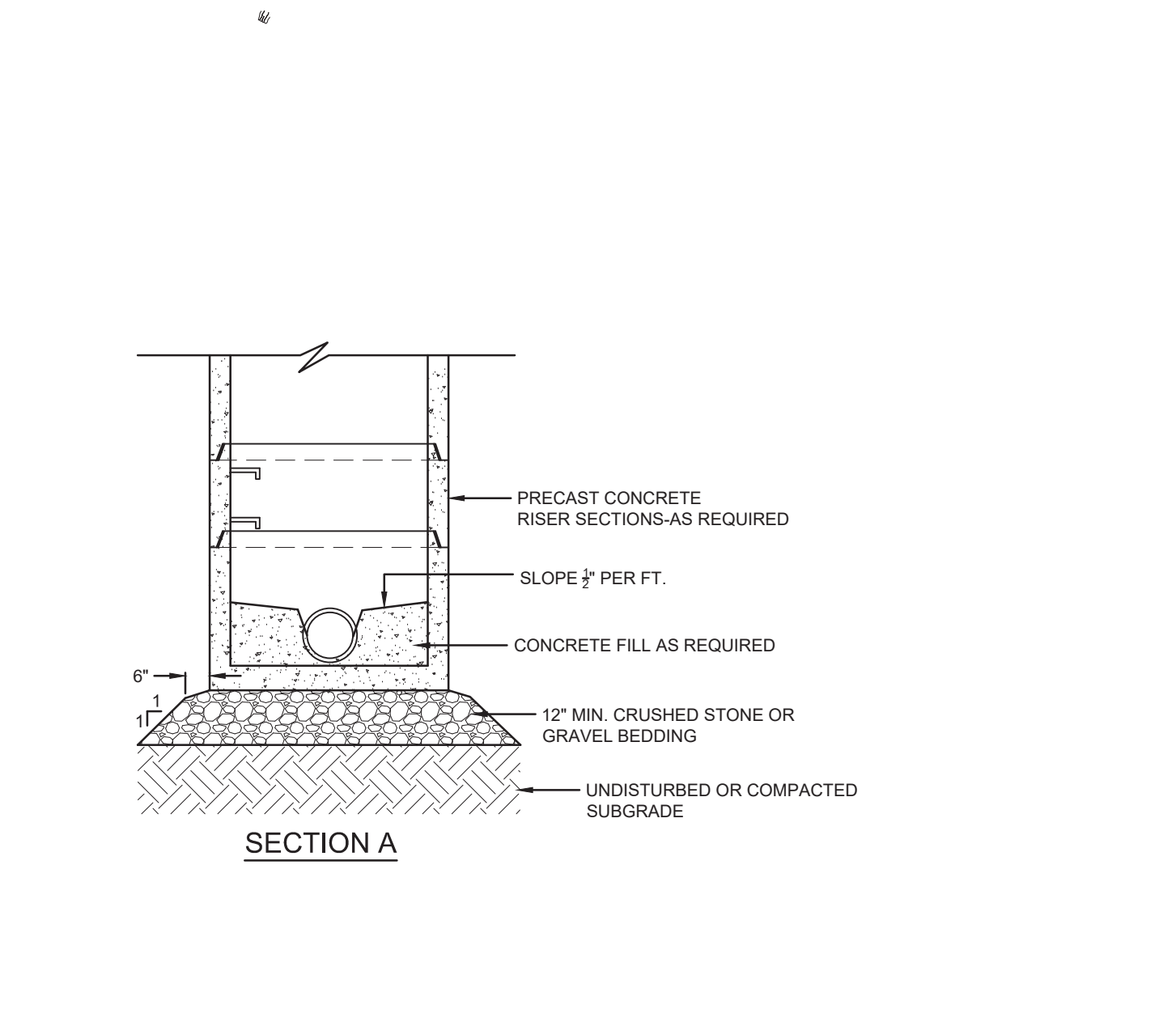
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- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
- CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
- 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.

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CS-5 CASCADE SEPARATOR STANDARD DETAIL



E5 PRECAST CONCRETE DRAIN MANHOLE
N.T.S.



E7 SECTION A



THE RESIDENCES AT ASHLAND
61 WAVERLY STREET
ASHLAND, MA

DATE	DESCRIPTION
03/12/2026	FINAL NOI CONFORMED SET
03/06/2026	RESPONSE TO COMMENTS #1
02/12/2026	RESPONSE TO COMMENTS #2
01/23/2026	RESPONSE TO COMMENTS
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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

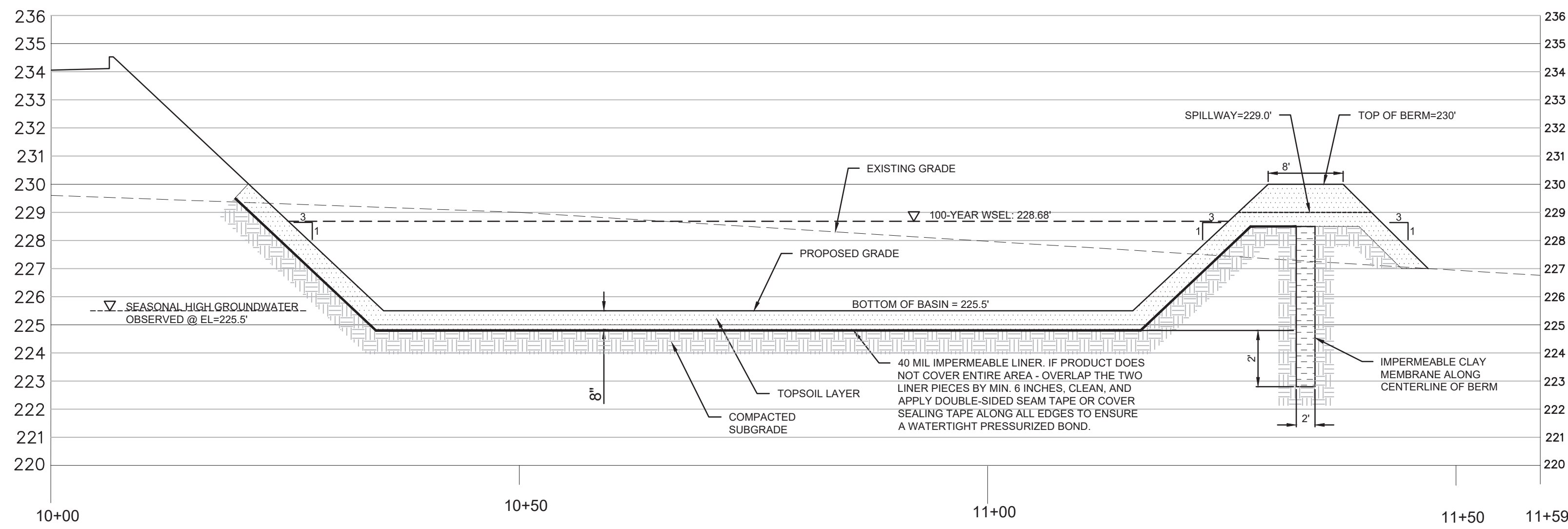


SCALE	NTS
DRAWN BY	JMK
CHECK BY	WVP
PROJ.ARCH.ENGR.	JAH
PROJ. MGR.	SAV
JOB NO.	24142.00

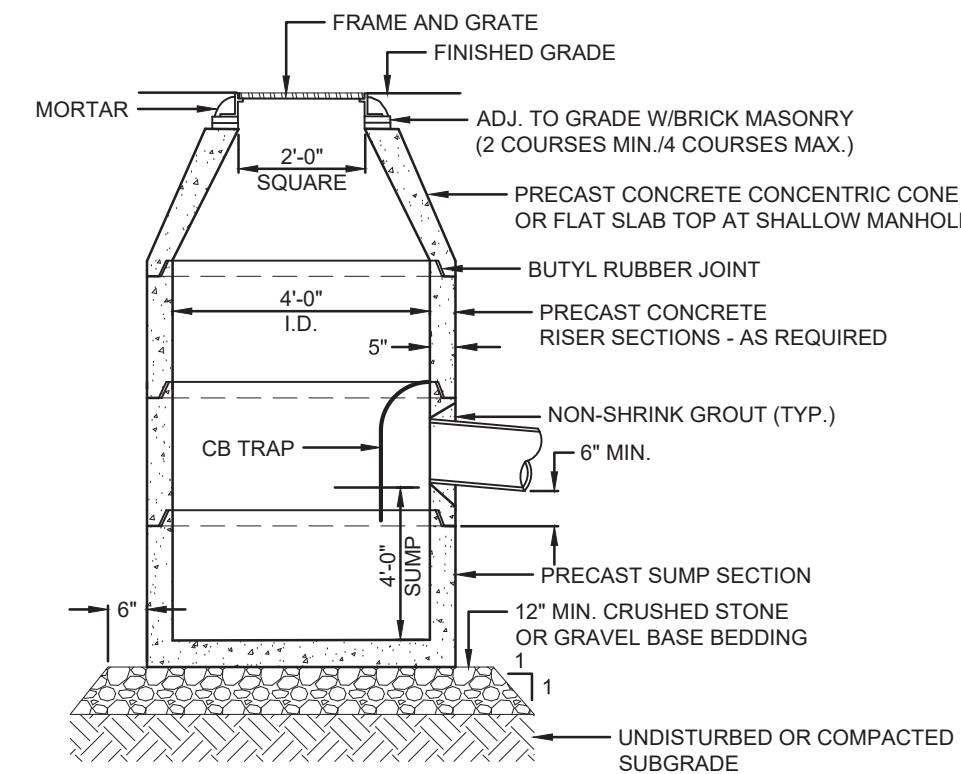
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DETAILS III

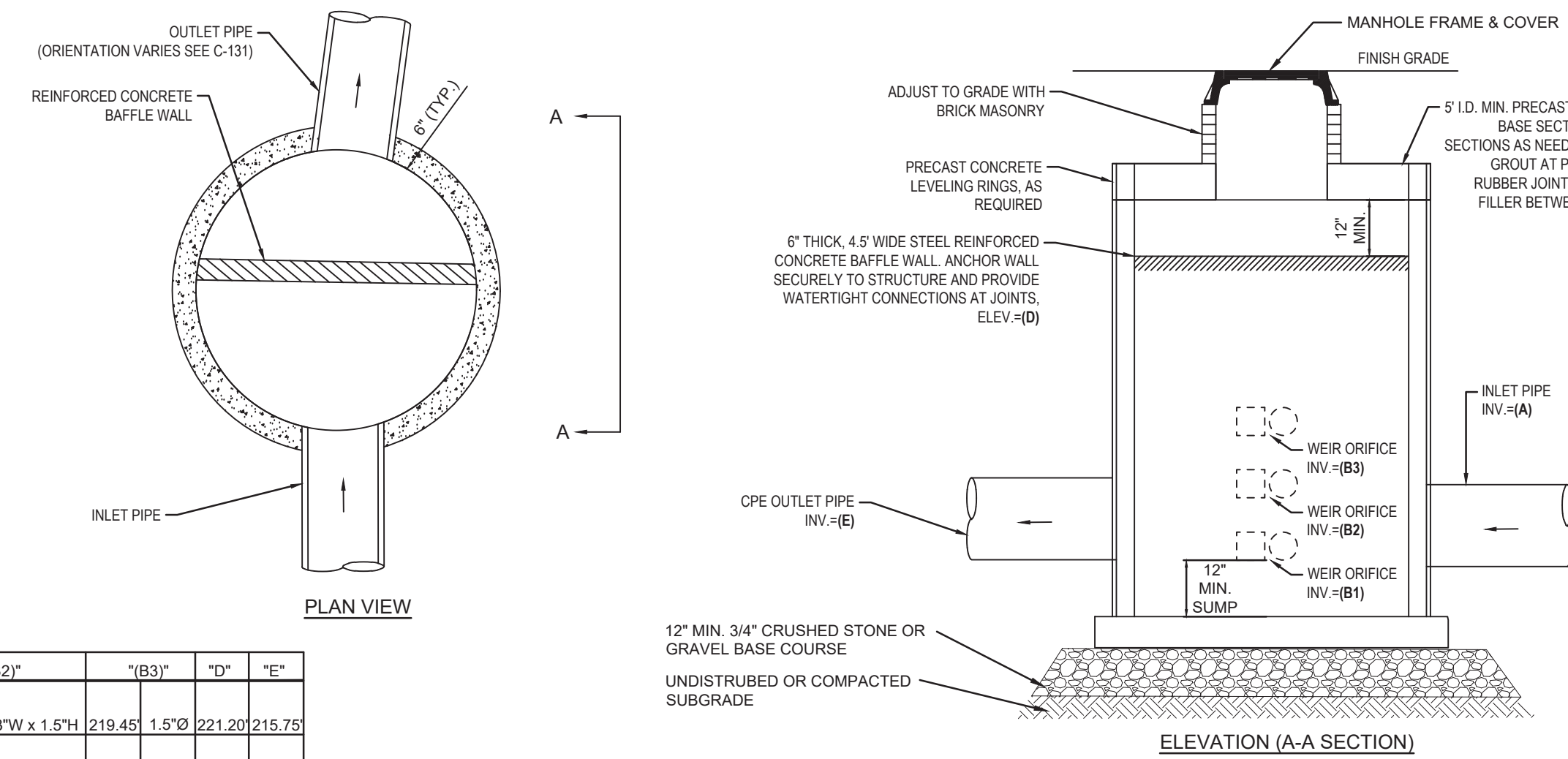
C-503



E1 SURFACE DETENTION BASIN - 1 SECTION A-A
H: 1"=10'; V: 1"=3.33' (3:1 VERTICAL EXAGGERATION)



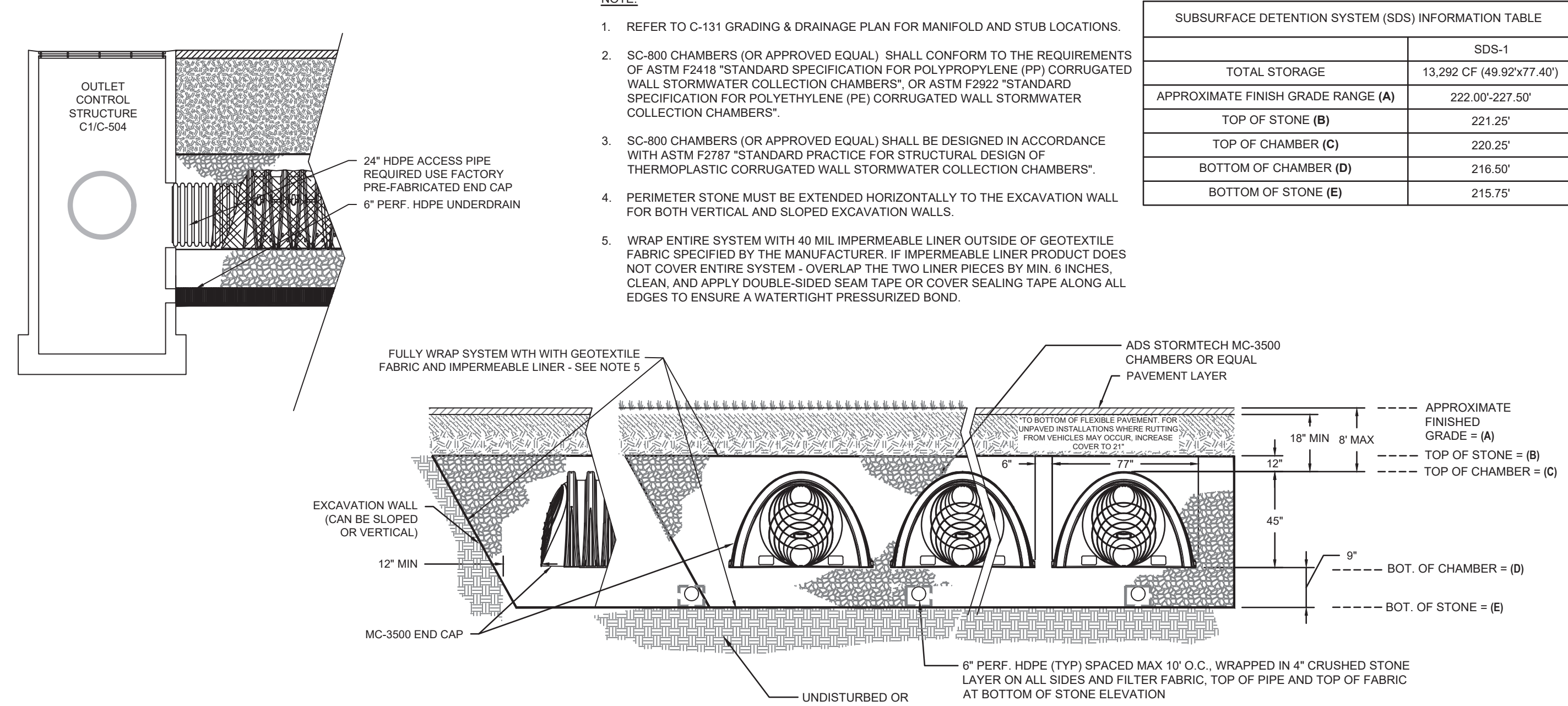
E7 PRECAST CONCRETE CATCH BASIN
N.T.S.



ELEVATION TABLE								
"A"	"B1"	"B2"	"B3"	"D"	"E"			
OCS 1-1	216.67	215.75	1/2"Ø 216.60	3'W x 1.5'H	219.45	1.5'Ø	221.20	215.75
OCS 2-1	228.95	229.00	2"x2"	N/A	N/A	N/A	231.45	228.95
OCS 3-1	231.25	231.20	2'Ø	N/A	N/A	N/A	233.95	231.25

*INSTALL STORMMAX FLAT SERIES SIDE MOUNT TRASH RACK MANUFACTURED BY CONTECH, OR APPROVED EQUAL, WITH NOMINAL DIMENSIONS OF 12" W x 12" H x 8" D.

C1 OUTLET CONTROL STRUCTURE
N.T.S.

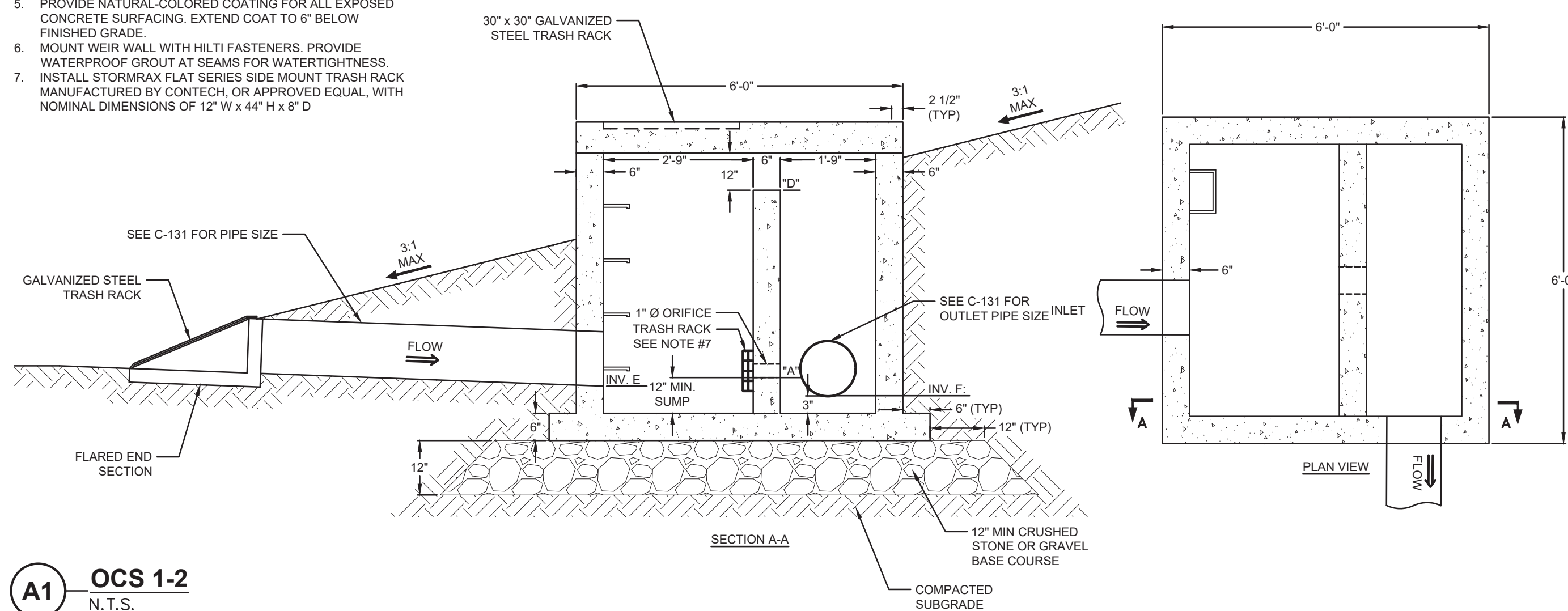


- NOTE:**
- REFER TO C-131 GRADING & DRAINAGE PLAN FOR MANIFOLD AND STUB LOCATIONS.
 - SC-800 CHAMBERS (OR APPROVED EQUAL) SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - SC-800 CHAMBERS (OR APPROVED EQUAL) SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
 - WRAP ENTIRE SYSTEM WITH 40 MIL IMPERMEABLE LINER OUTSIDE OF GEOTEXTILE FABRIC SPECIFIED BY THE MANUFACTURER. IF IMPERMEABLE LINER PRODUCT DOES NOT COVER ENTIRE SYSTEM - OVERLAP THE TWO LINER PIECES BY MIN. 6 INCHES. CLEAN, AND APPLY DOUBLE-SIDED SEAM TAPE OR COVER SEALING TAPE ALONG ALL EDGES TO ENSURE A WATERTIGHT PRESSURIZED BOND.

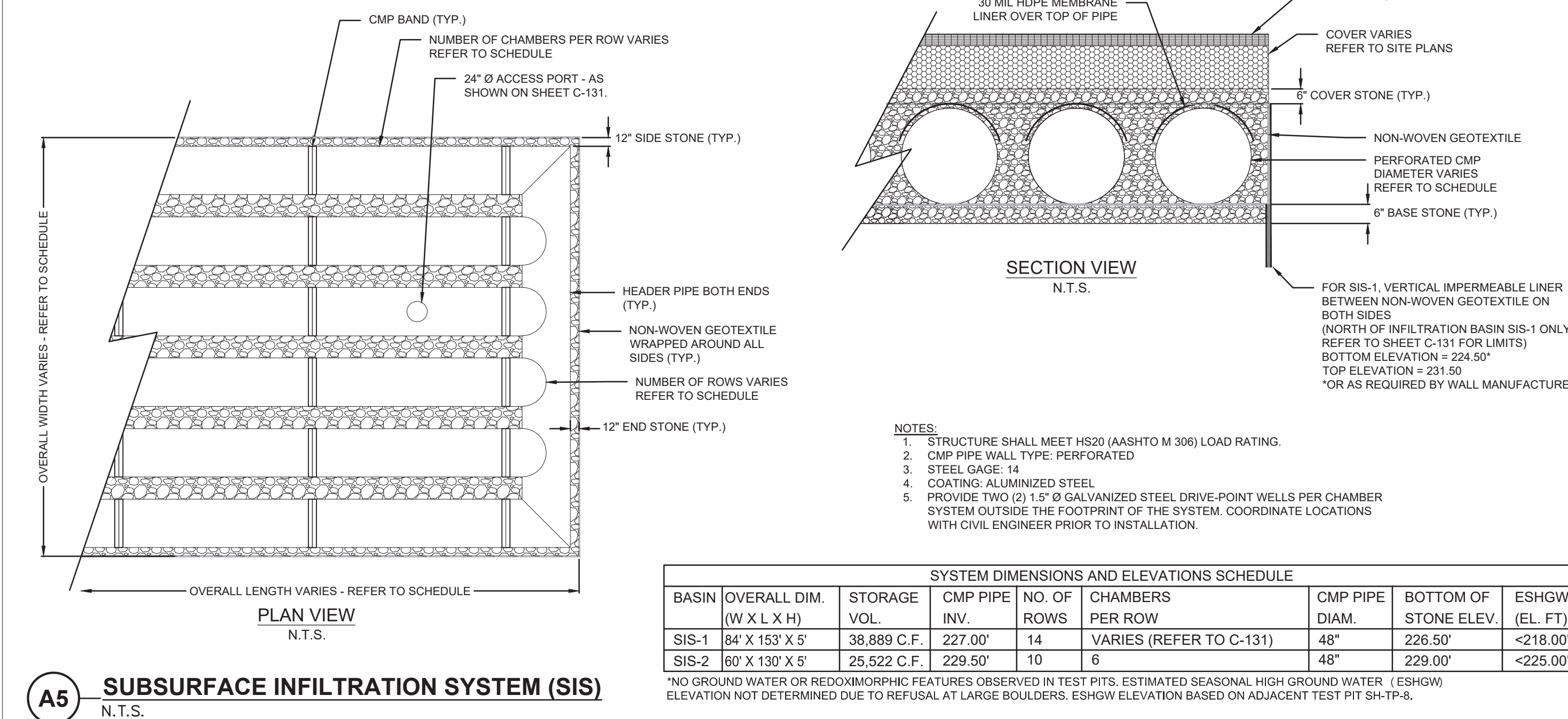
SUBSURFACE DETENTION SYSTEM (SDS) INFORMATION TABLE	
	SDS-1
TOTAL STORAGE	13,292 CF (49.92x77.40')
APPROXIMATE FINISH GRADE RANGE (A)	222.00'-227.50'
TOP OF STONE (B)	221.25'
TOP OF CHAMBER (C)	220.25'
BOTTOM OF CHAMBER (D)	216.50'
BOTTOM OF STONE (E)	215.75'

C5 SUBSURFACE DETENTION SYSTEM - 1 (STORMTECH MC-3500)
N.T.S.

- NOTE:**
- STRUCTURE AND CASTINGS ADEQUATE FOR H-20 LOADING
 - SEE GRADING AND UTILITY PLAN FOR PIPE SIZES
 - GALVANIZED STEEL 18W4 TOP GRATE SECURED WITH 1/2"Ø STAINLESS STEEL ANCHOR BOLTS
 - GALVANIZED STEEL TRASH RACK SECURED WITH 1/2"Ø STAINLESS STEEL ANCHOR BOLTS
 - PROVIDE NATURAL COLORED COATING FOR ALL EXPOSED CONCRETE SURFACING. EXTEND COAT TO 6" BELOW FINISHED GRADE.
 - MOUNT WEIR WALL WITH HILTI FASTENERS. PROVIDE WATERPROOF GROUT AT SEAMS FOR WATERTIGHTNESS
 - INSTALL STORMMAX FLAT SERIES SIDE MOUNT TRASH RACK MANUFACTURED BY CONTECH, OR APPROVED EQUAL, WITH NOMINAL DIMENSIONS OF 12" W x 44" H x 8" D



A1 OCS 1-2
N.T.S.



A5 SUBSURFACE INFILTRATION SYSTEM (SIS)
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.	ESHGW (EL. FT)
SIS-1	84' X 153' X 5'	38,889 C.F.	227.00'	14	VARIES (REFER TO C-131)	48"	226.50'	<218.00'
SIS-2	80' X 130' X 5'	25,522 C.F.	229.50'	10	6	48"	229.00'	<225.00'

*NO GROUND WATER OR REDOX/MORPHIC FEATURES OBSERVED IN TEST PITS. ESTIMATED SEASONAL HIGH GROUND WATER (ESHGW) ELEVATION NOT DETERMINED DUE TO REFUSAL AT LARGE BOULDERS. ESHGW ELEVATION BASED ON ADJACENT TEST PIT SH-TP-8.



THE RESIDENCES AT ASHLAND
61 WAVERLY STREET
ASHLAND, MA

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01/23/2026	RESPONSE TO COMMENTS
10/29/2025	NOTICE OF INTENT
10/15/2025	PLANS OF RECORD
08/12/2025	REVISION TO CURB CUT LAYOUT
08/19/2025	RESPONSE TO COMMENTS
06/09/2025	REVISION TO CURB CUT LAYOUT
05/20/2025	RESPONSE TO COMMENTS
02/10/2025	COMPREHENSIVE PERMIT

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



SCALE	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



THE RESIDENCES AT ASHLAND

61 WAVERLY STREET
 ASHLAND, MA

03/12/2026	FINAL NOI CONFORMED SET
03/06/2026	RESPONSE TO COMMENTS #1
02/12/2026	RESPONSE TO COMMENTS #2
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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	WVP
PROJ.ARCH.ENGR.	JAH
PROJ.MRG.	SAV
JOB NO.	24142.00

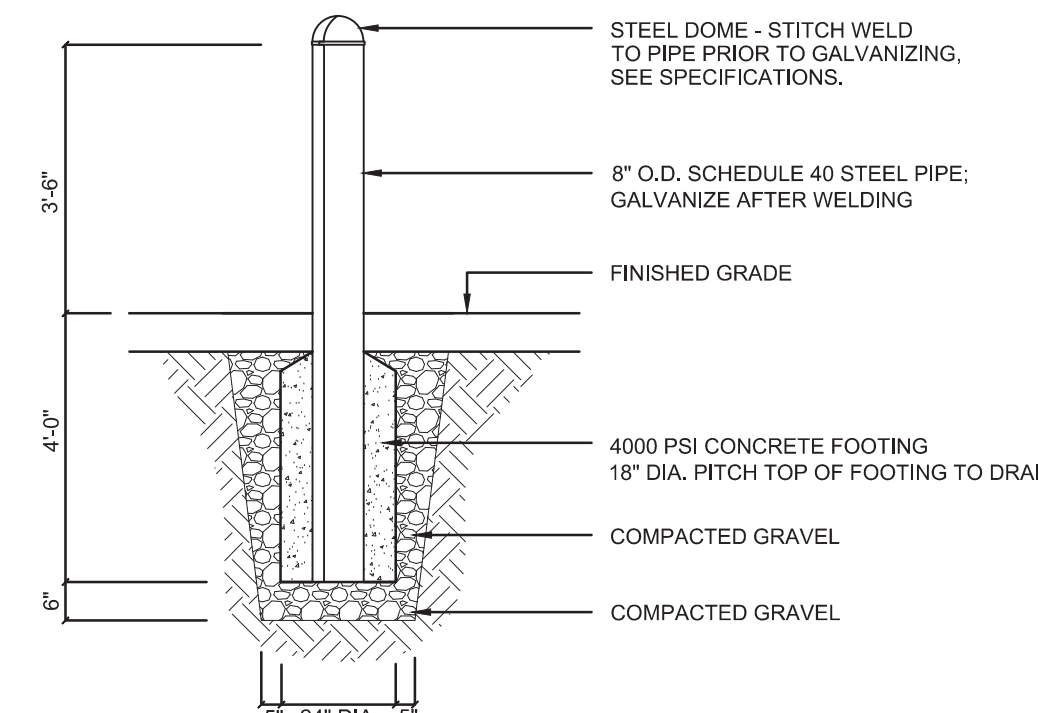
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DETAILS V

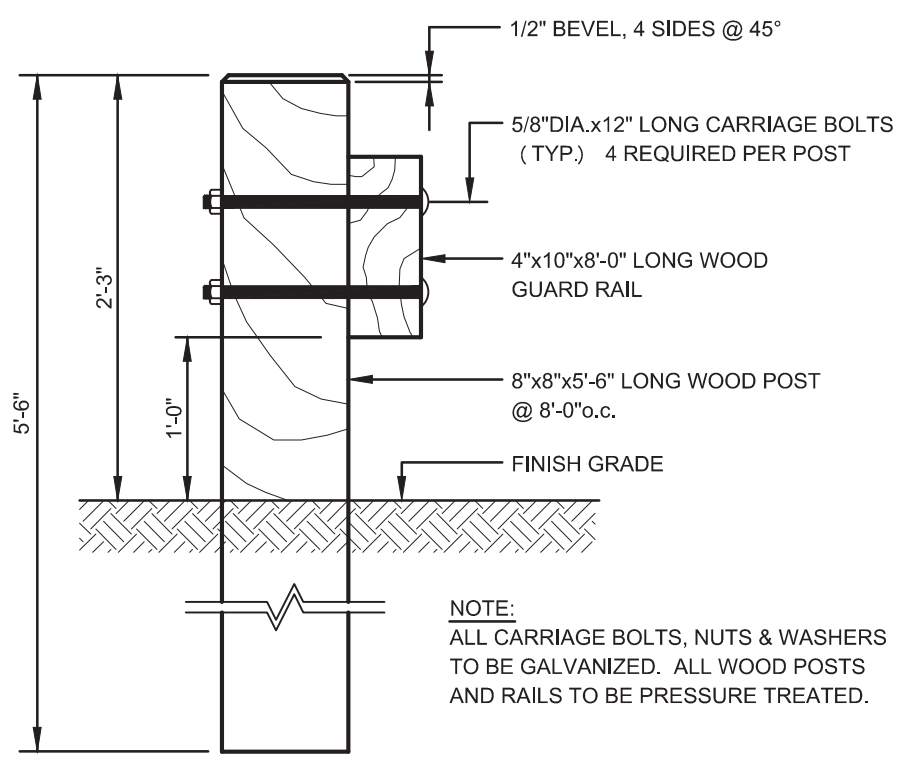
C-505

PARKING AND TRAFFIC SIGNS

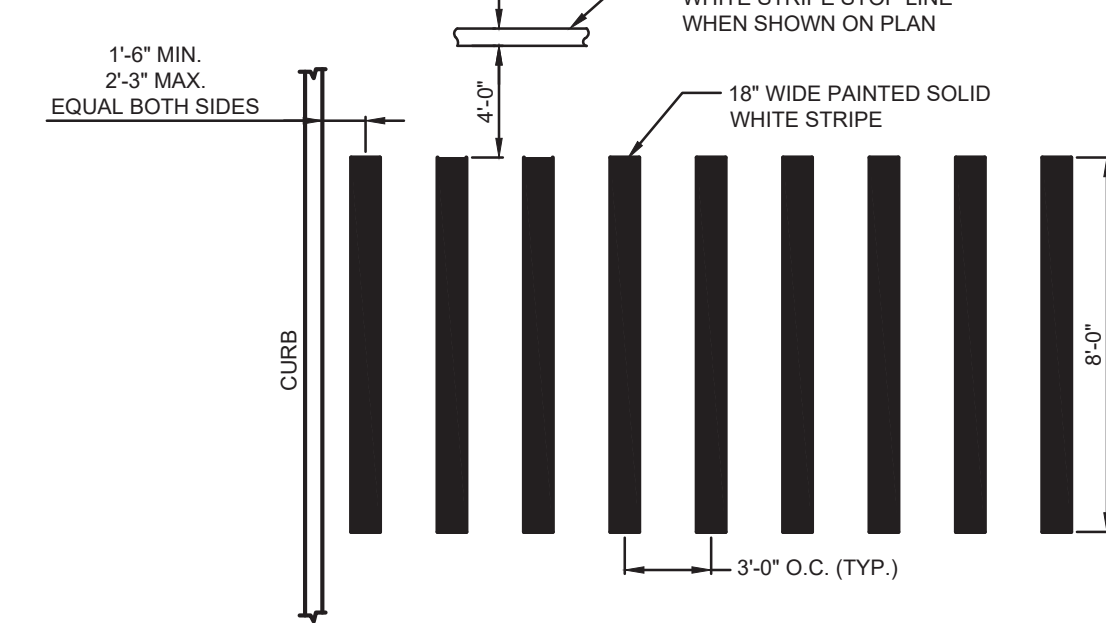
SIGN	SIGN NUMBER	DIMENSIONS OF SIGN		DESCRIPTION	MOUNT HEIGHT (TO BOTTOM)
		WIDTH	HEIGHT		
	R1-1	30"	30"	WHITE ON RED	7'-0"
	R7-8	12"	18"	BLUE & GREEN ON WHITE	5'-6"
	R7-8P	18"	6"	GREEN ON WHITE	5'-0"
	R2-1	24"	30"	BLACK ON WHITE	9'-4"
	W13-20	40"	40"	BLACK ON YELLOW	6'-0"
	W1-5	30"	30"	BLACK ON YELLOW	7'-6"
	W13-1P	18"	18"	BLACK ON YELLOW	6'-0"
	S1-1/ W16-9P	36 7/8"	36 7/8"	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"



C5 STEEL BOLLARD
 N.T.S.

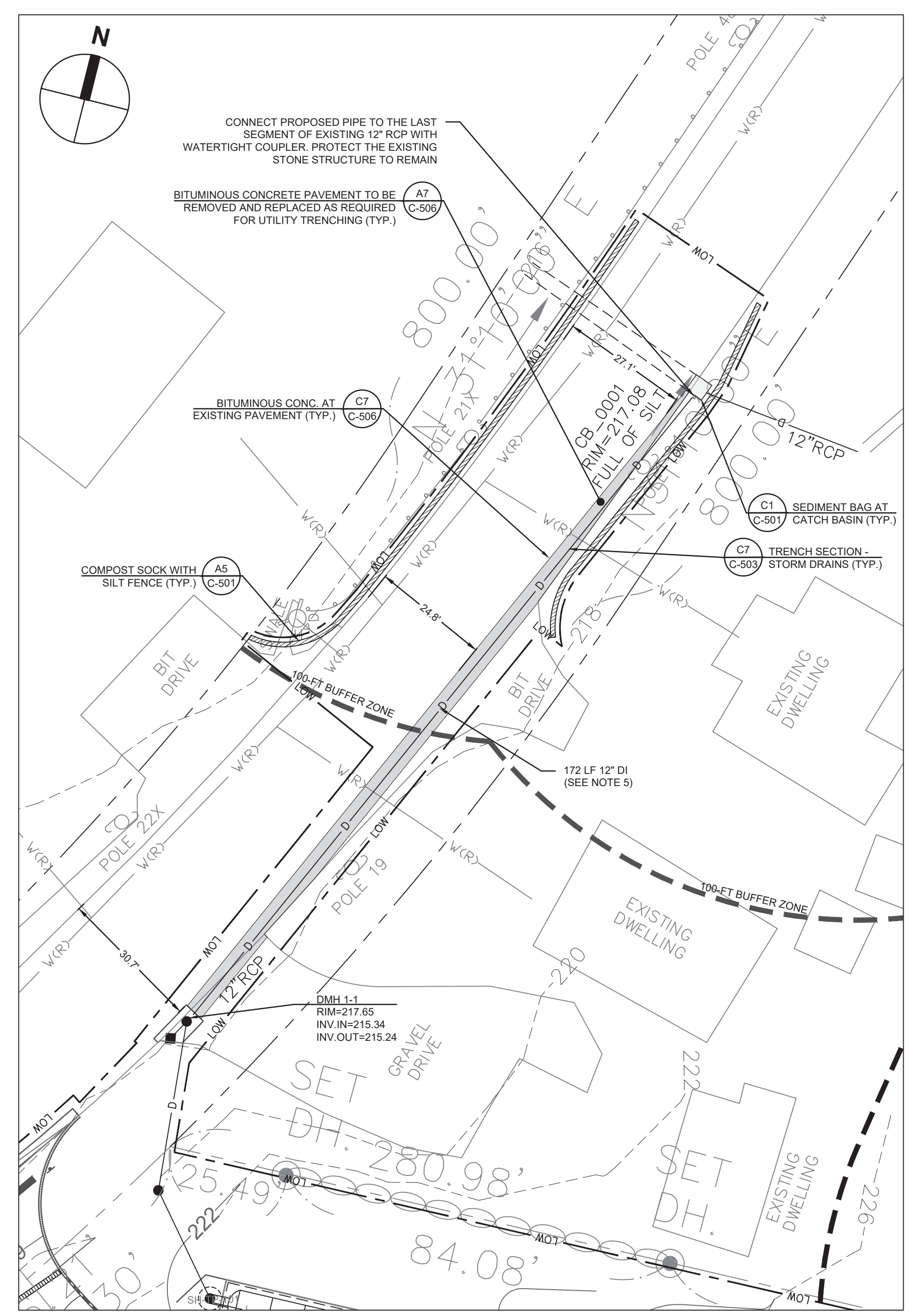


A5 WOOD GUARDRAIL
 N.T.S.



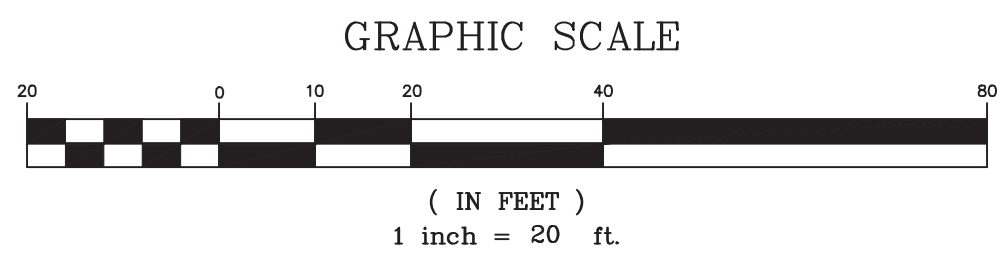
A7 CROSSWALK
 N.T.S.

- NOTES:**
- THE 12" RCP REPLACEMENT SCOPE OF WORK SHOWN IS SCHEMATIC AND REQUIRES COORDINATION WITH AND APPROVAL BY THE ASHLAND DEPARTMENT OF PUBLIC WORKS PRIOR TO CONSTRUCTION.
 - COORDINATE WORK IN THE TOWN RIGHT-OF-WAY WITH THE ASHLAND DEPARTMENT OF PUBLIC WORKS.
 - REFER TO SHEET C-111 FOR EROSION CONTROL NOTES AND SHEET C-131 FOR UTILITY NOTES.
 - A MINIMUM COVER OF 24 INCHES SHALL BE MAINTAINED, WHERE PRACTICABLE DEPENDING ON EXISTING INVERTS.
 - PRIOR TO INSTALLATION CONFIRM THE INLET AND OUTLET ELEVATIONS AND INSTALL PROPOSED PIPE AT UNIFORM SLOPE

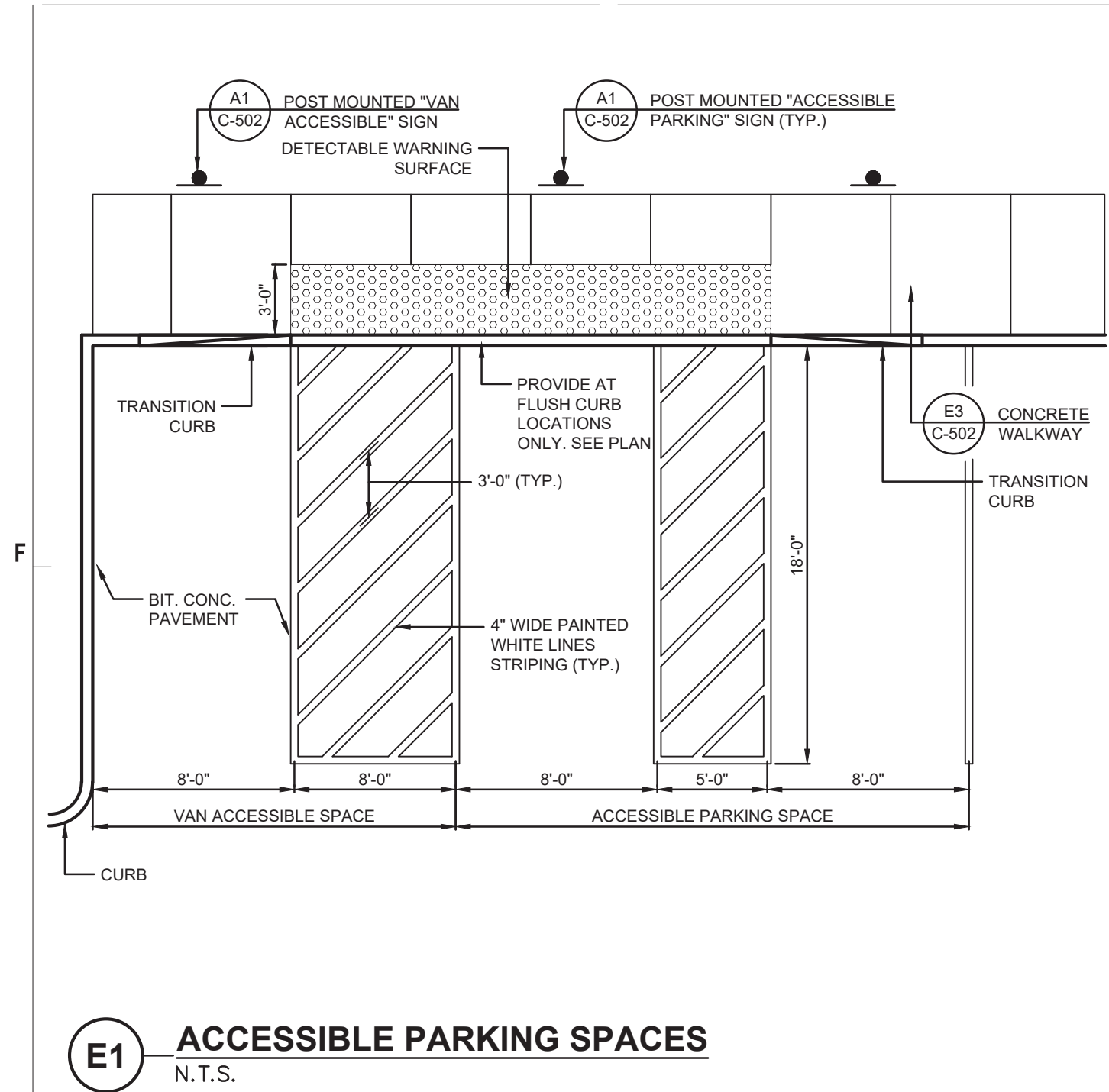


LEGEND

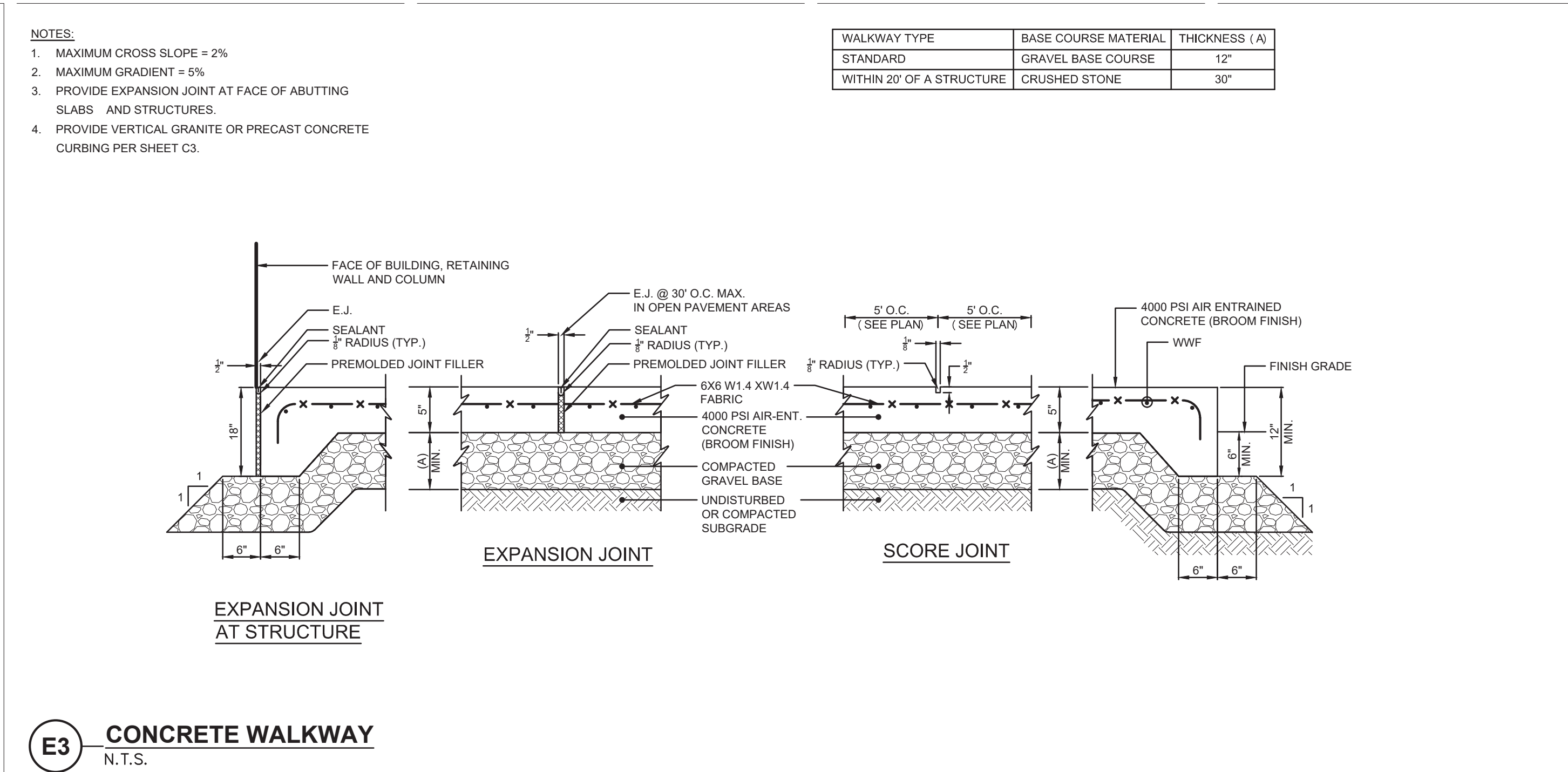
 DRAIN LINE
 CATCH BASIN
 DRAIN MANHOLE
 LIMIT OF WORK
 SILT FENCE WITH STRAW WATTLE



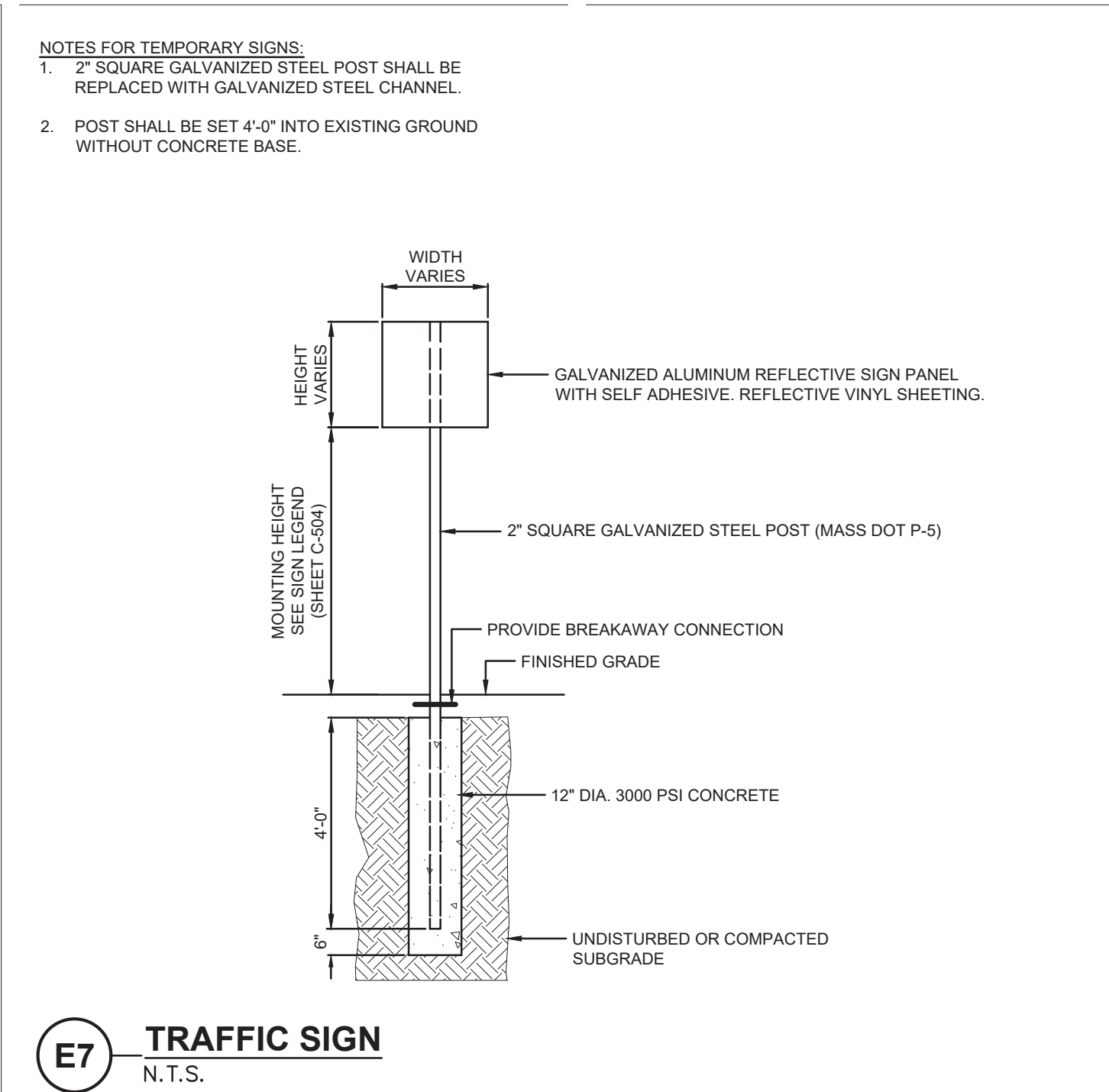
A1 WAVERLY STREET 12" RCP REPLACEMENT
 SCALE: 1" = 20'



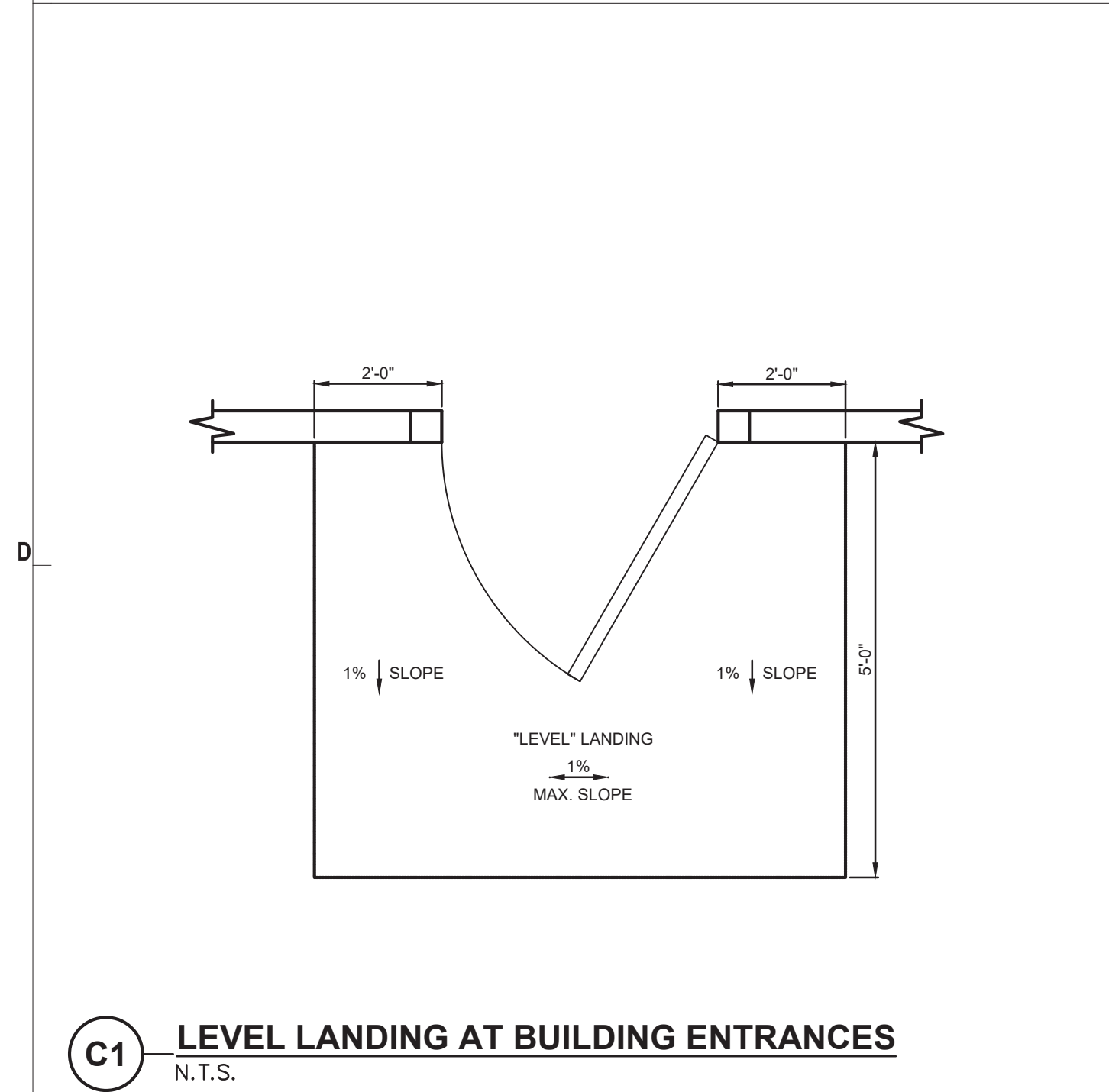
E1 ACCESSIBLE PARKING SPACES
N.T.S.



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 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.

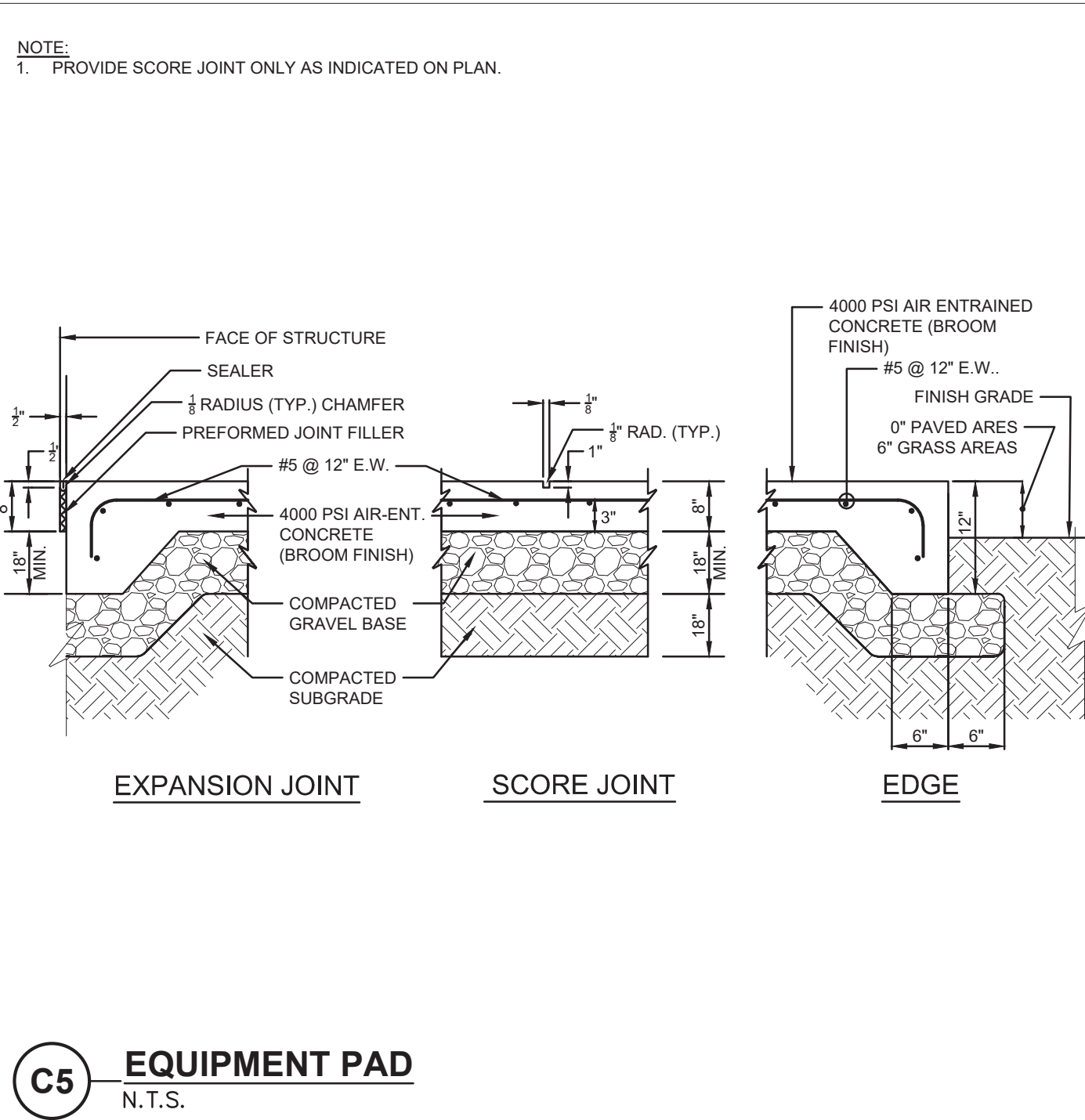
LEVEL LANDINGS:

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

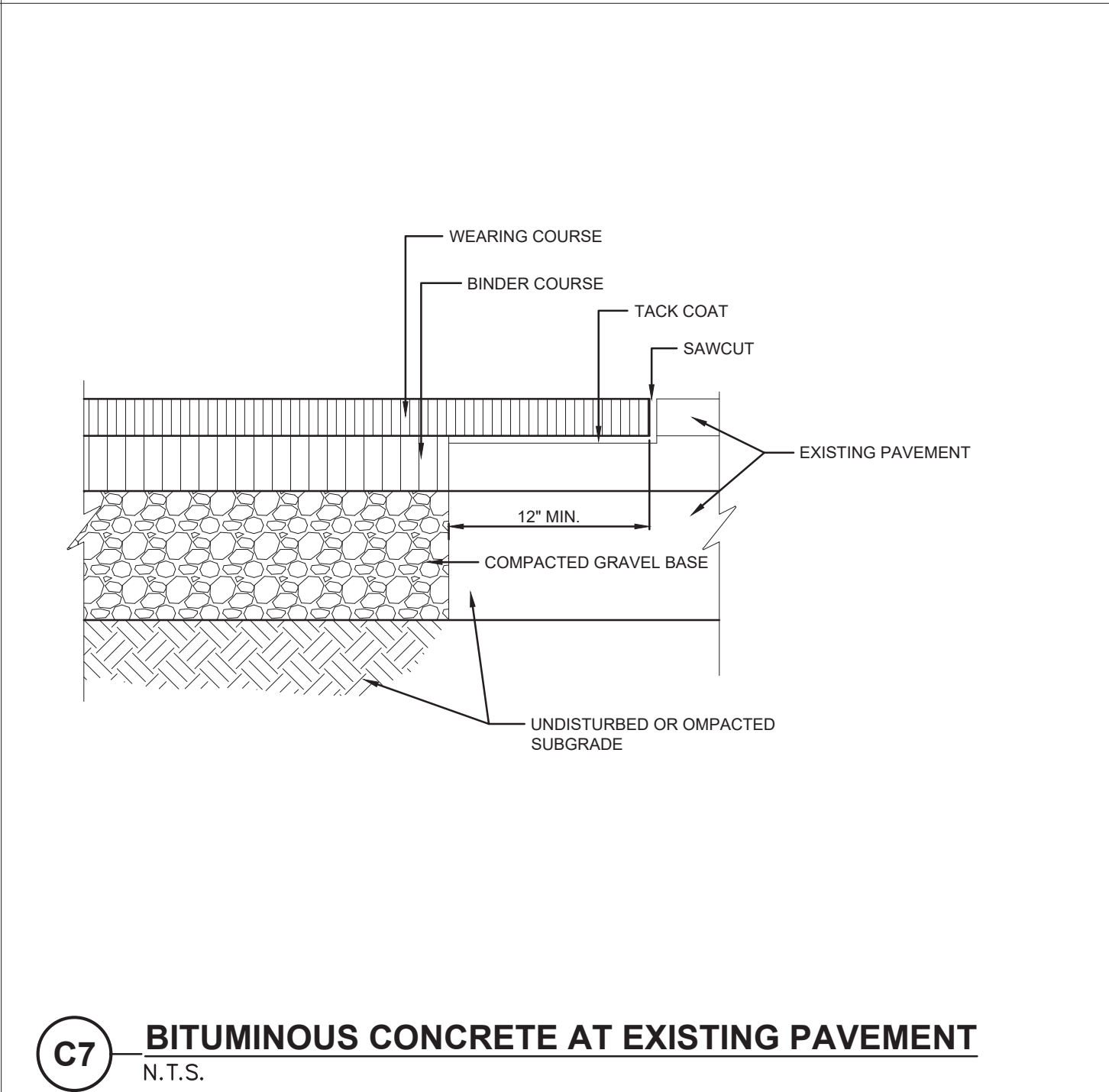
TACTILE WARNING DEVICES:

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

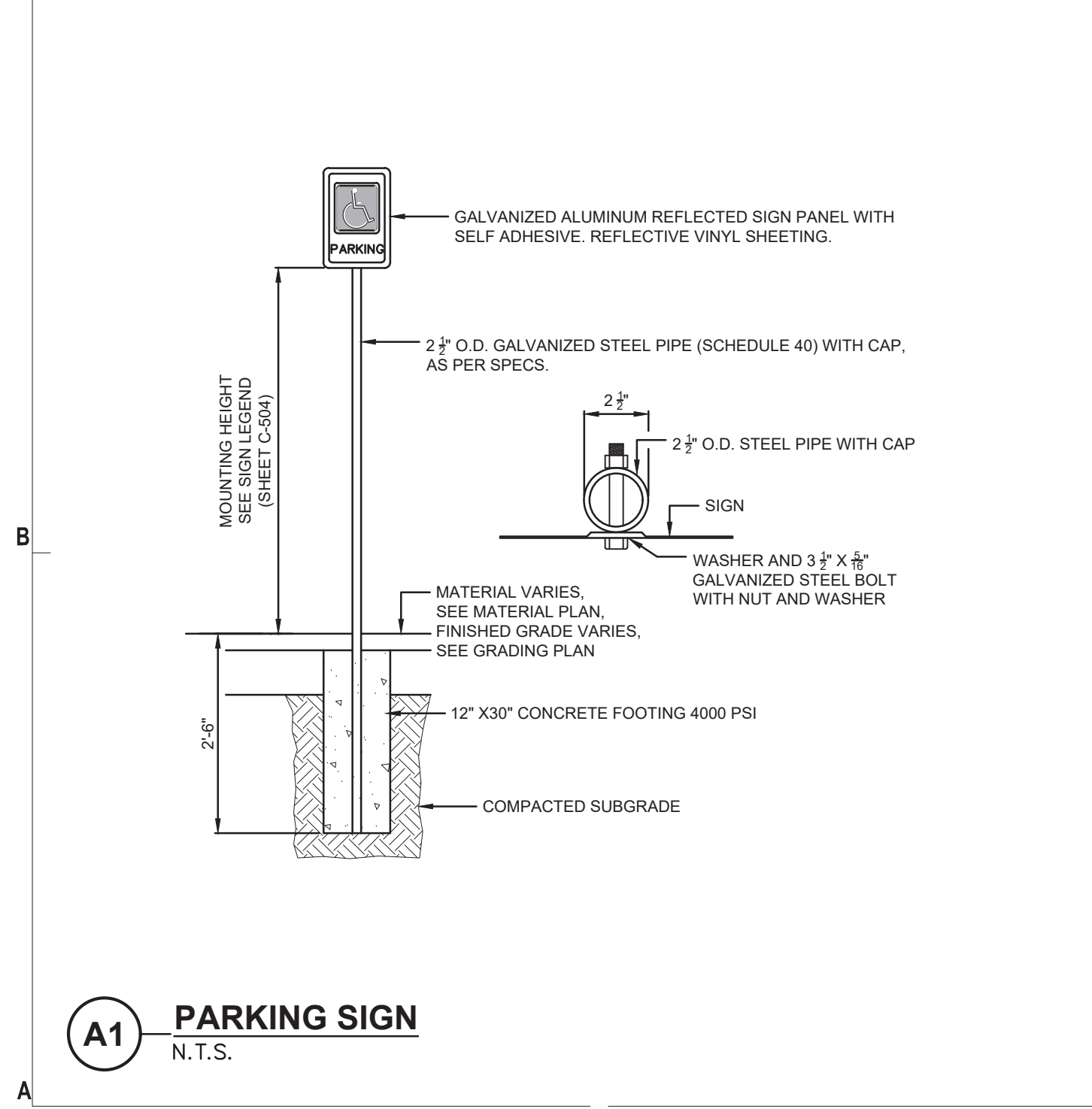
C3 NOTES
N.T.S.



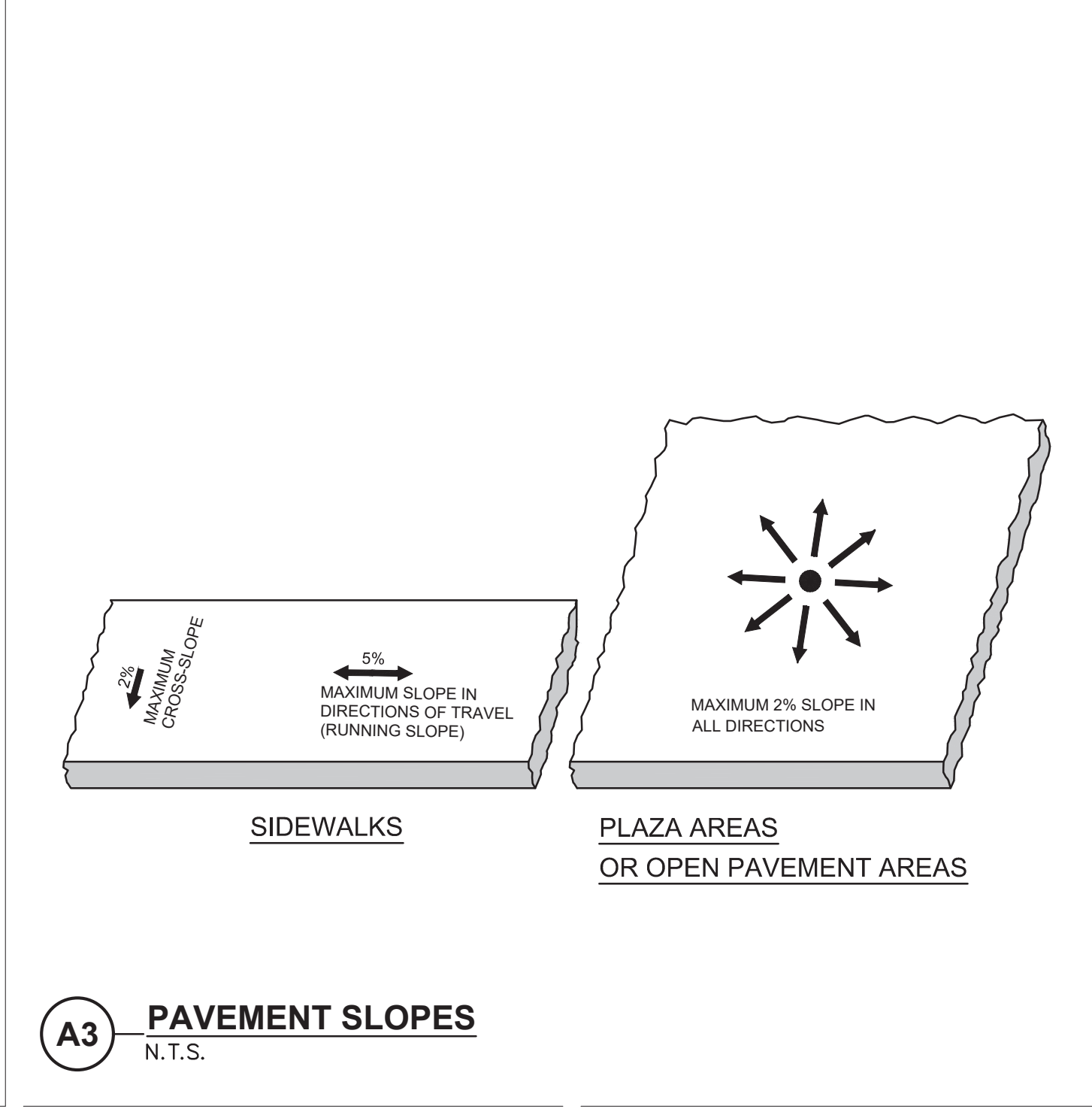
C5 EQUIPMENT PAD
N.T.S.



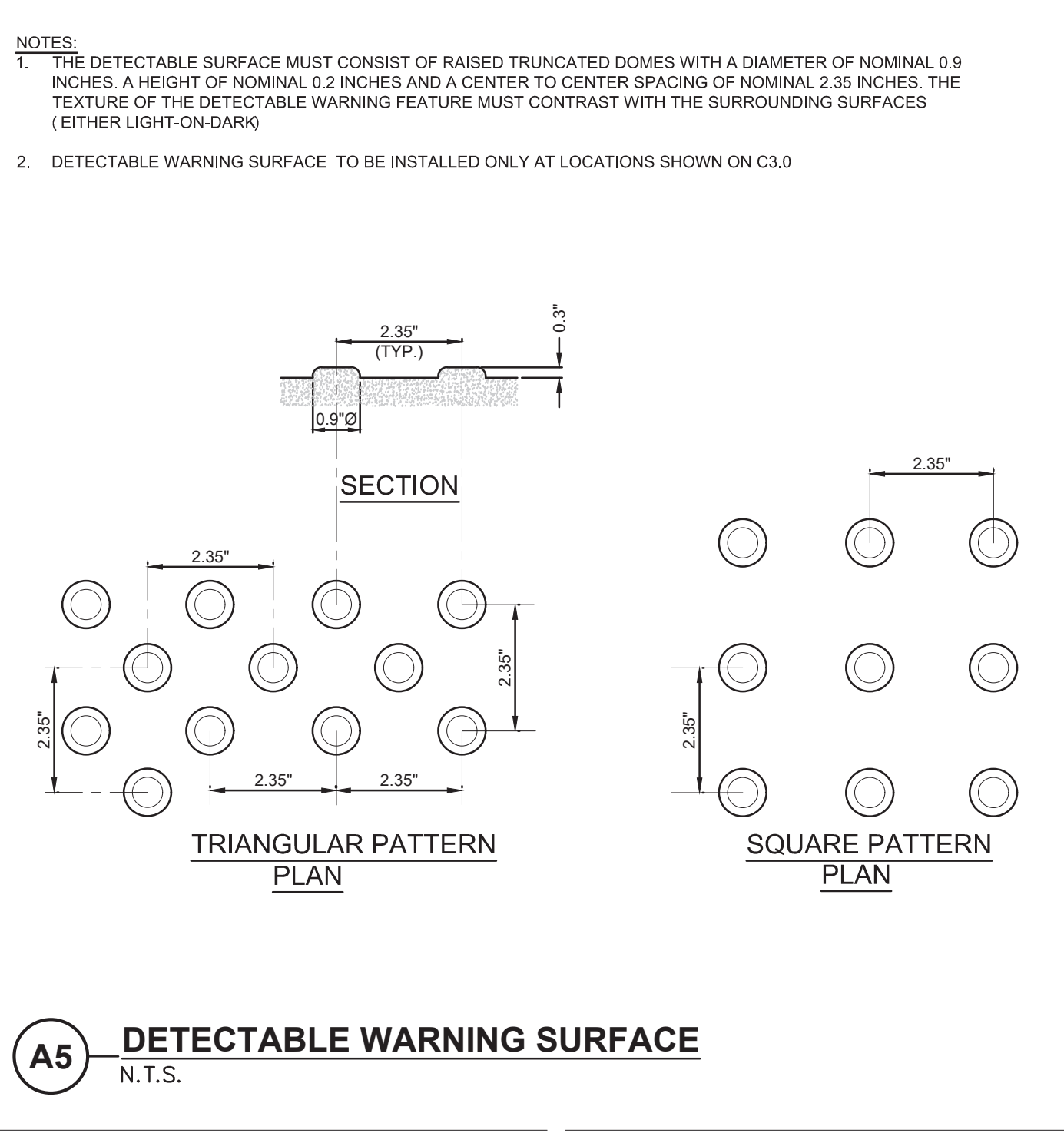
C7 BITUMINOUS CONCRETE AT EXISTING PAVEMENT
N.T.S.



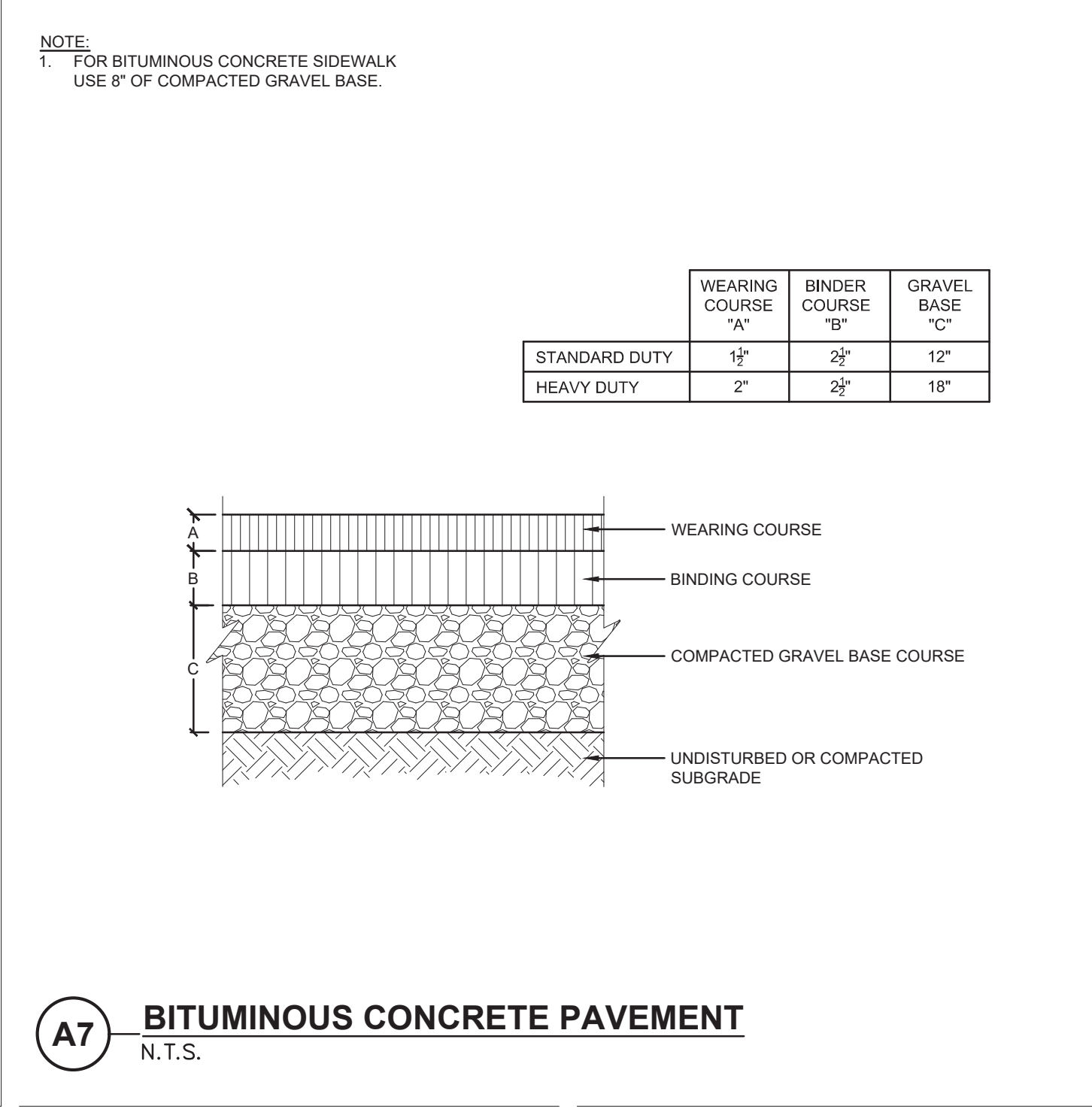
A1 PARKING SIGN
N.T.S.



A3 PAVEMENT SLOPES
N.T.S.



A5 DETECTABLE WARNING SURFACE
N.T.S.



A7 BITUMINOUS CONCRETE PAVEMENT
N.T.S.



THE RESIDENCES AT ASHLAND
61 WAVERLY STREET
ASHLAND, MA

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05/20/2025	RESPONSE TO COMMENTS
02/10/2025	COMPREHENSIVE PERMIT



SCALE _____ NTS

DRAWN BY _____ JMK

CHECK BY _____ WWP

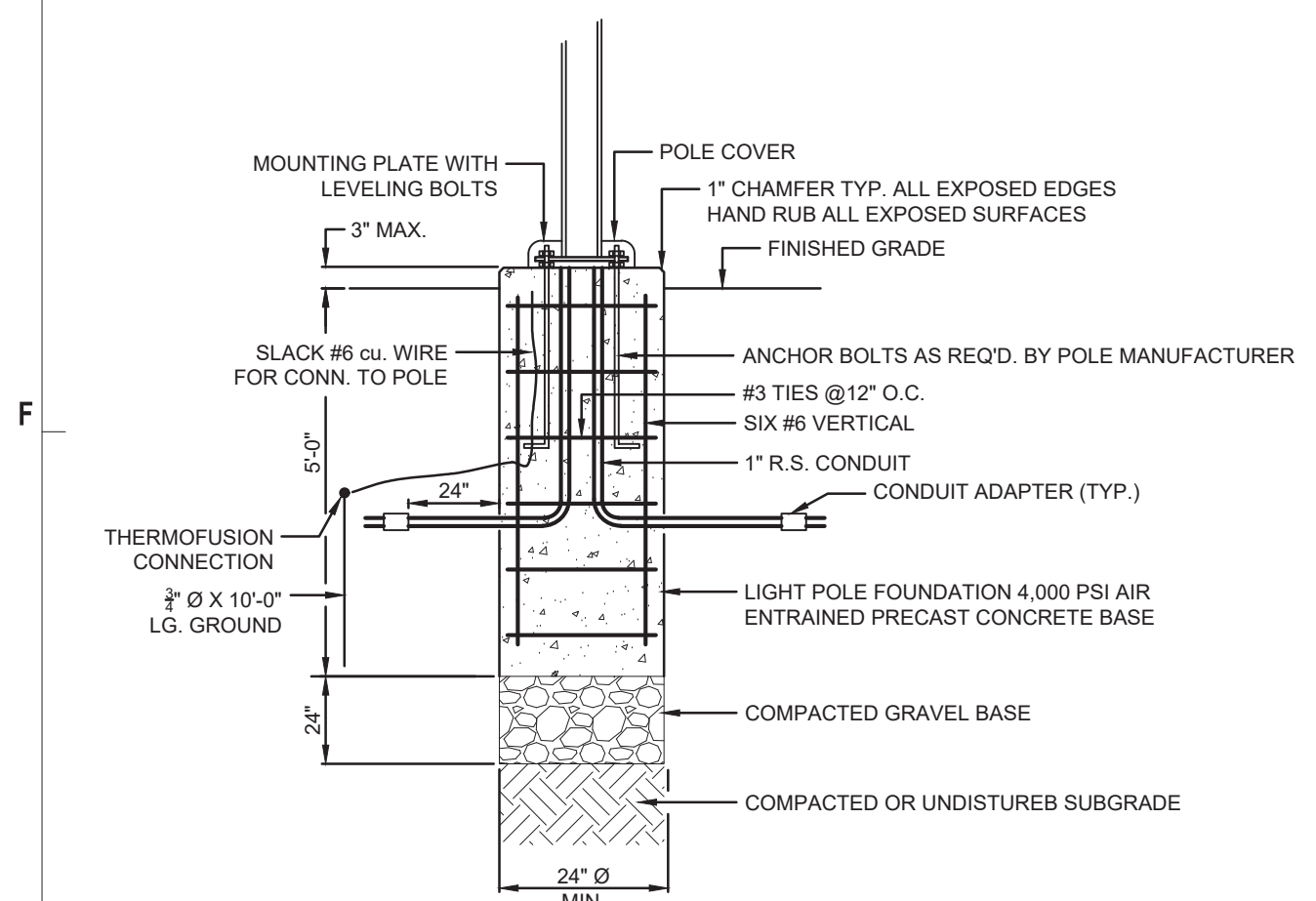
PROJ.ARCH.ENGR. _____ JAH

PROJ. MRG. _____ SAV

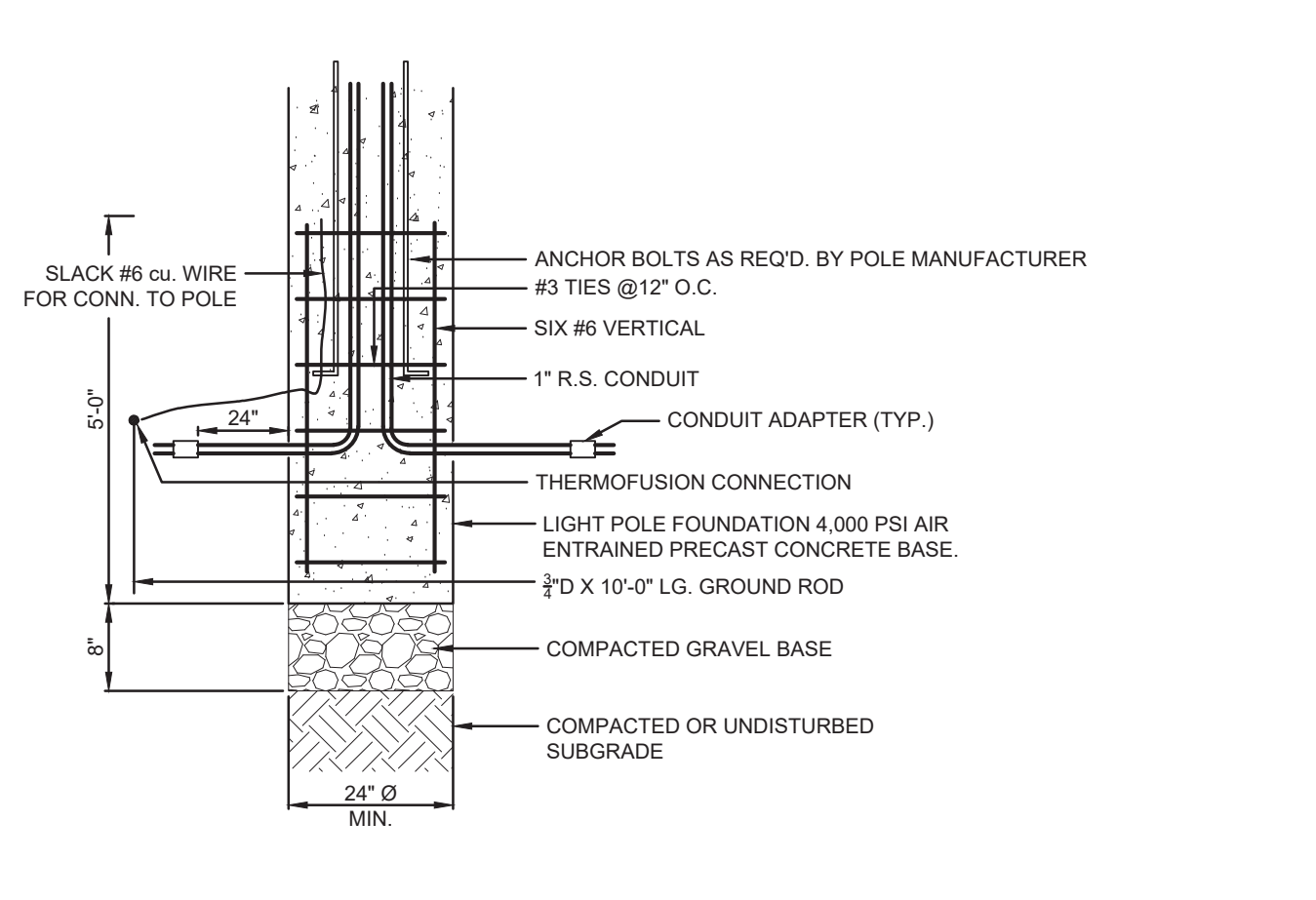
JOB NO. _____ 24142.00

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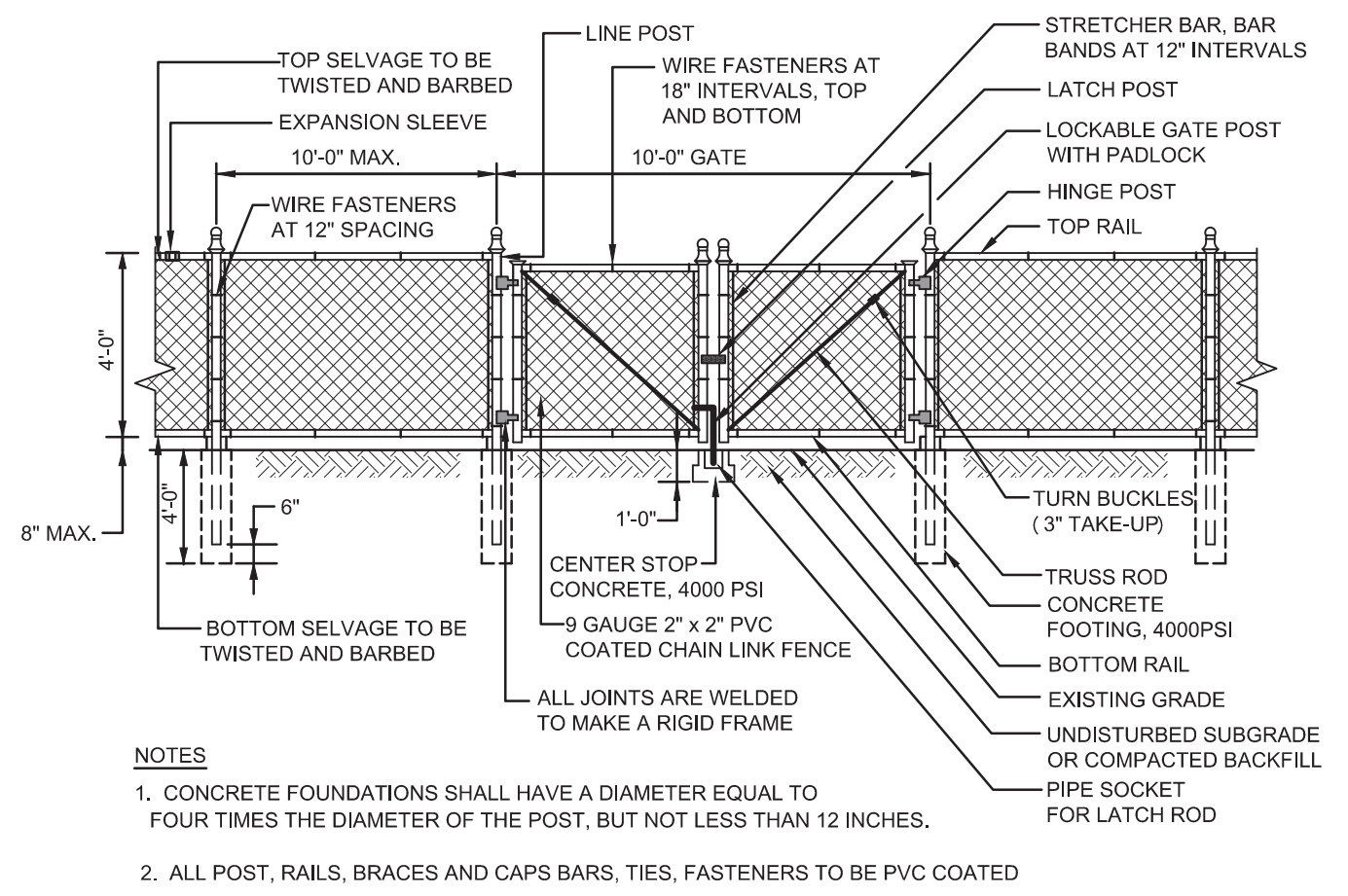
DETAILS VI



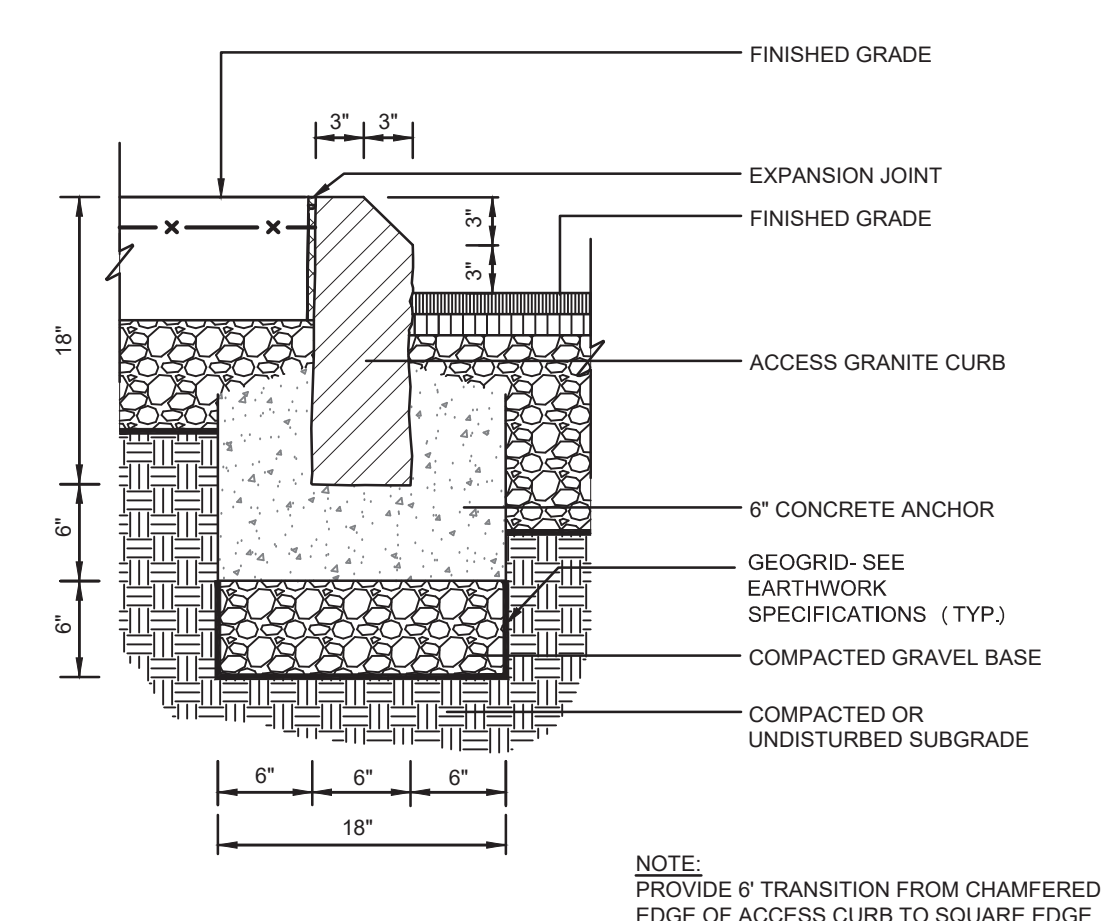
E1 LIGHTPOLE BASE IN LAWN AREAS
 N.T.S.



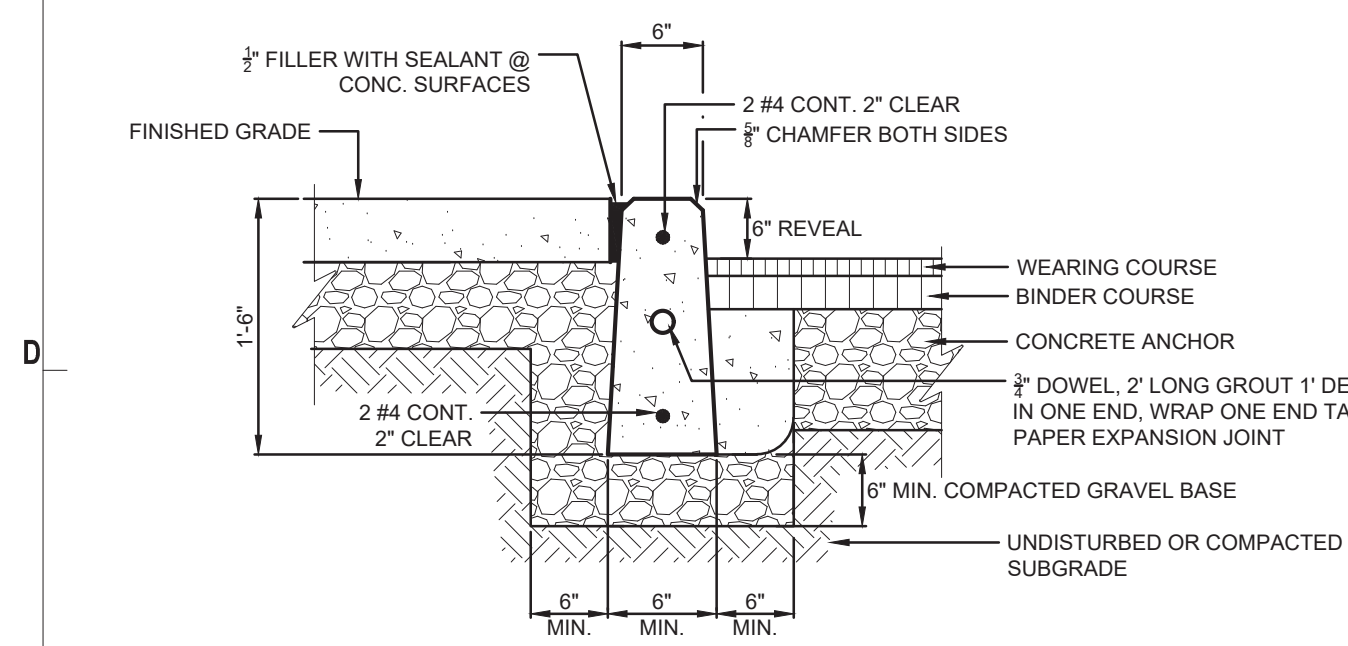
E3 LIGHTPOLE BASE IN PAVEMENT
 N.T.S.



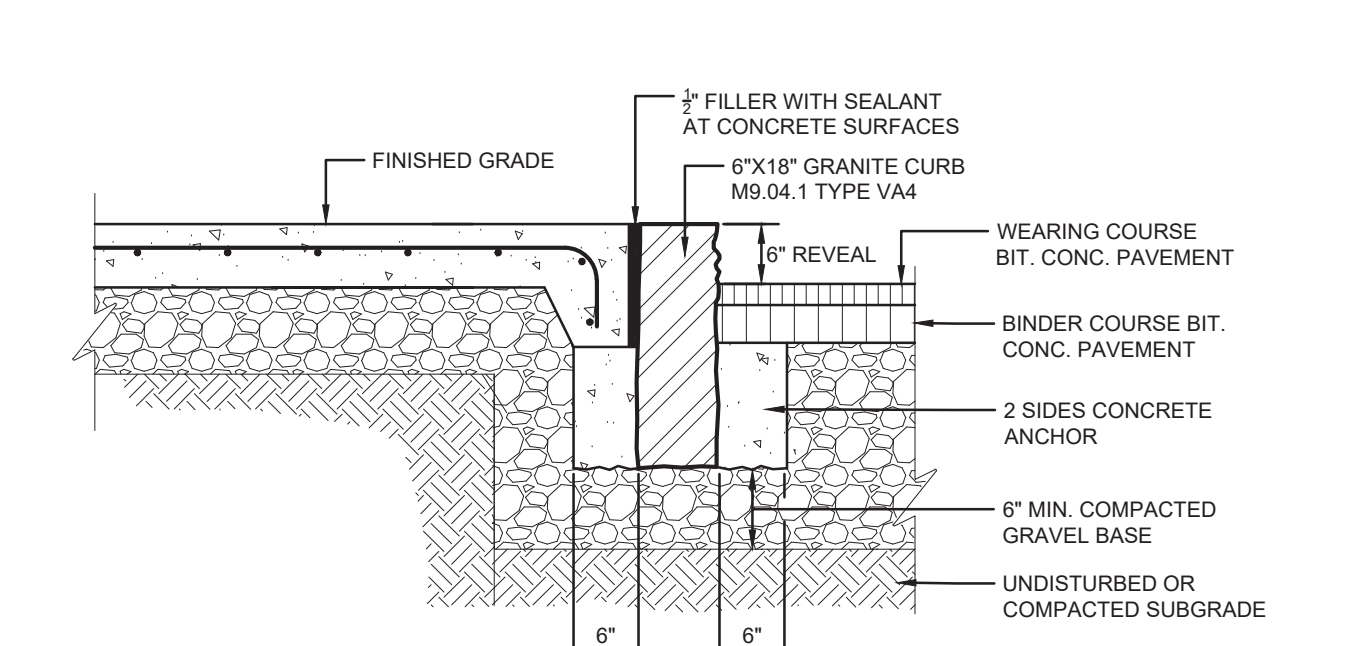
E5 4 FT. HIGH CHAIN LINK FENCE WITH DOUBLE GATE
 N.T.S.



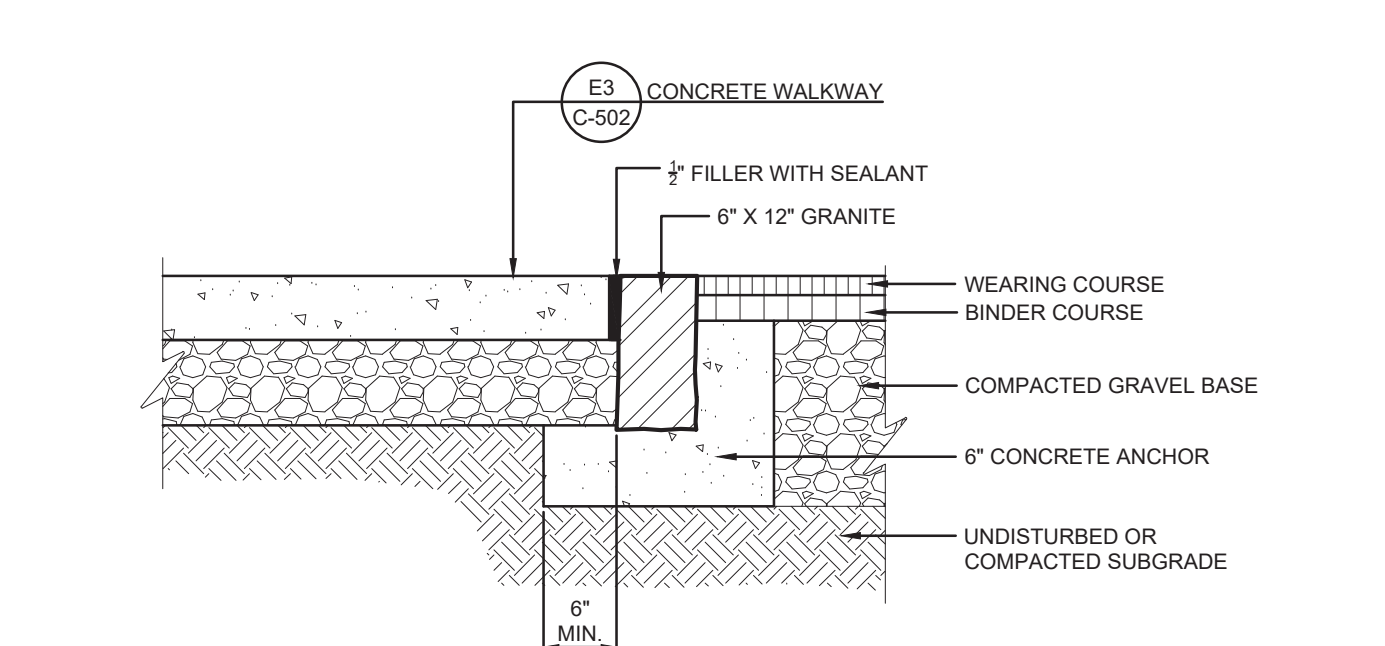
E7 ACCESS GRANITE CURB
 N.T.S.



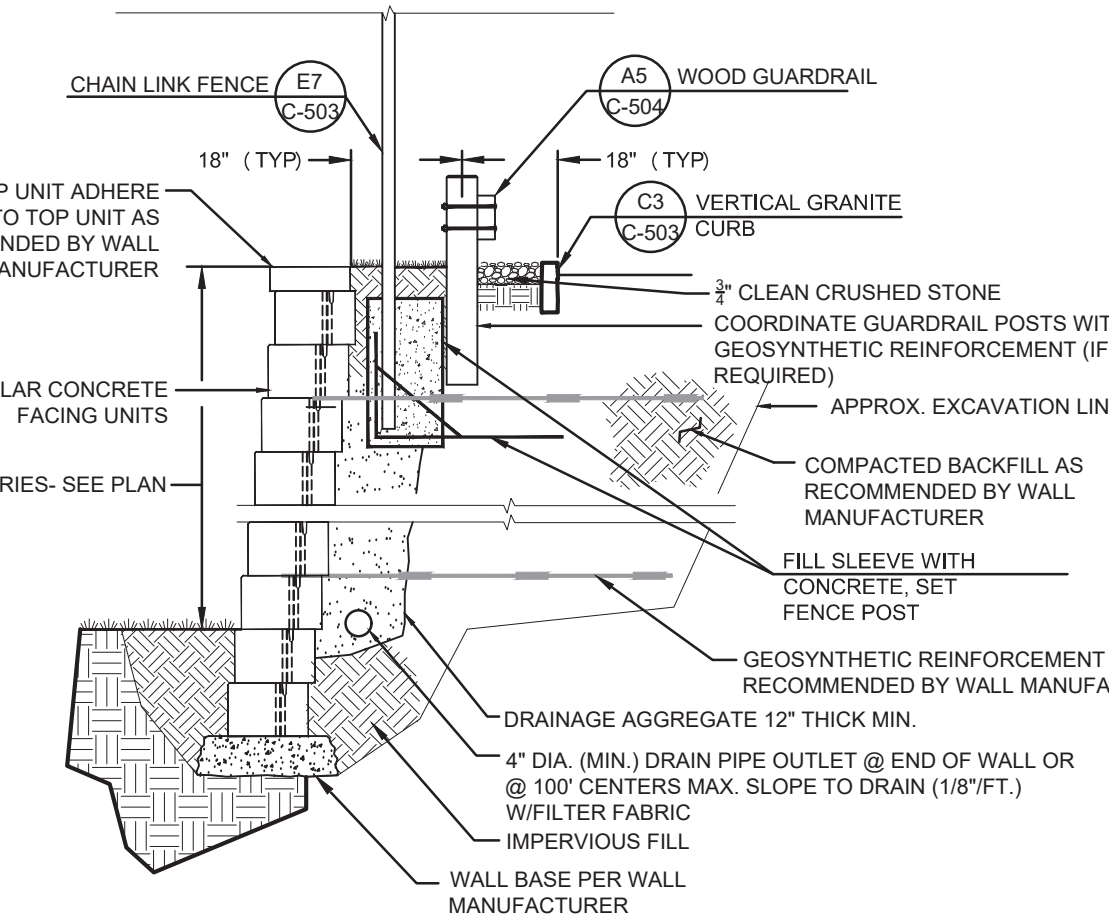
C1 PRECAST CONCRETE CURB 4,000 PSI
 N.T.S.



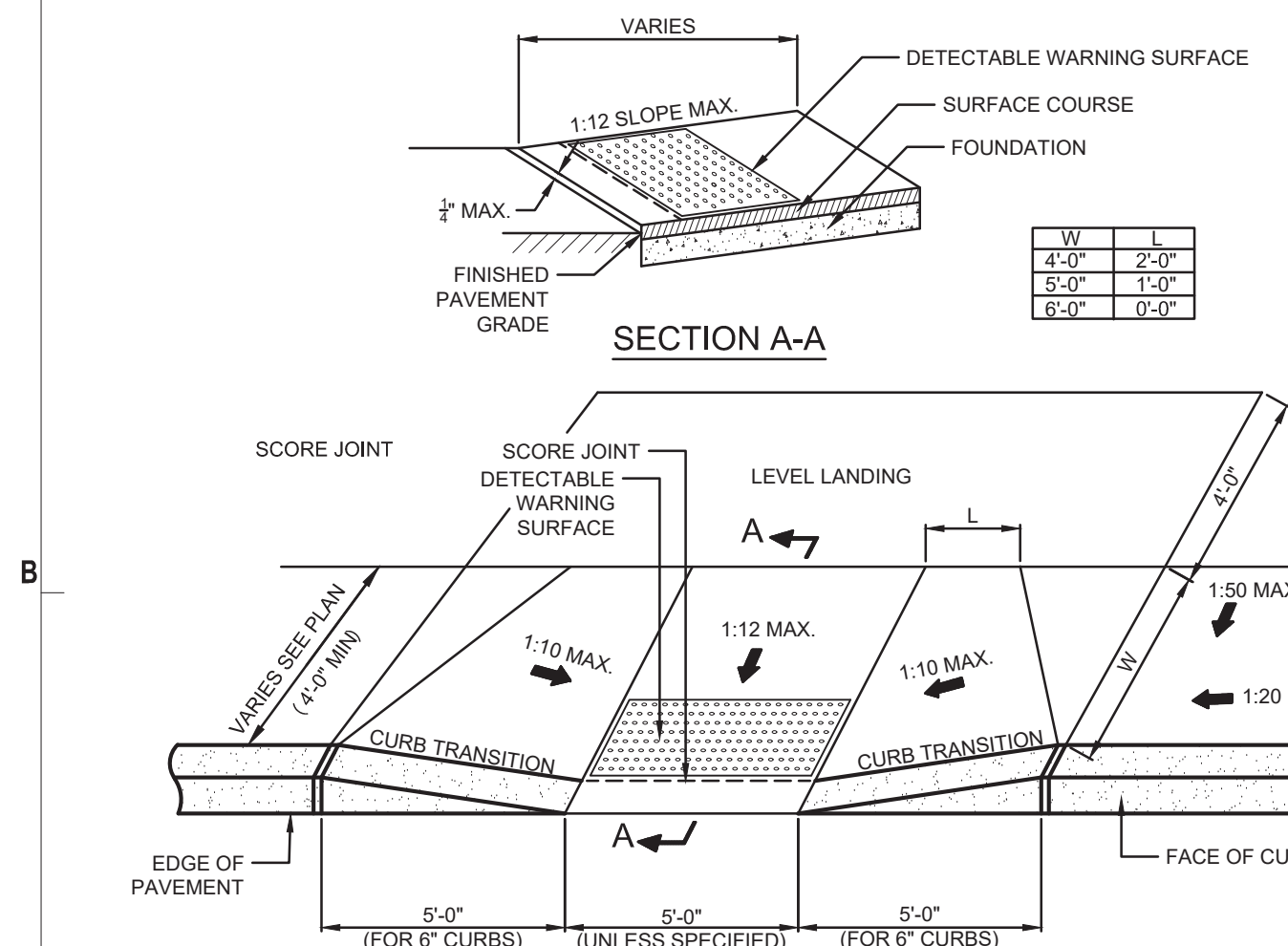
C3 VERTICAL GRANITE CURB
 N.T.S.



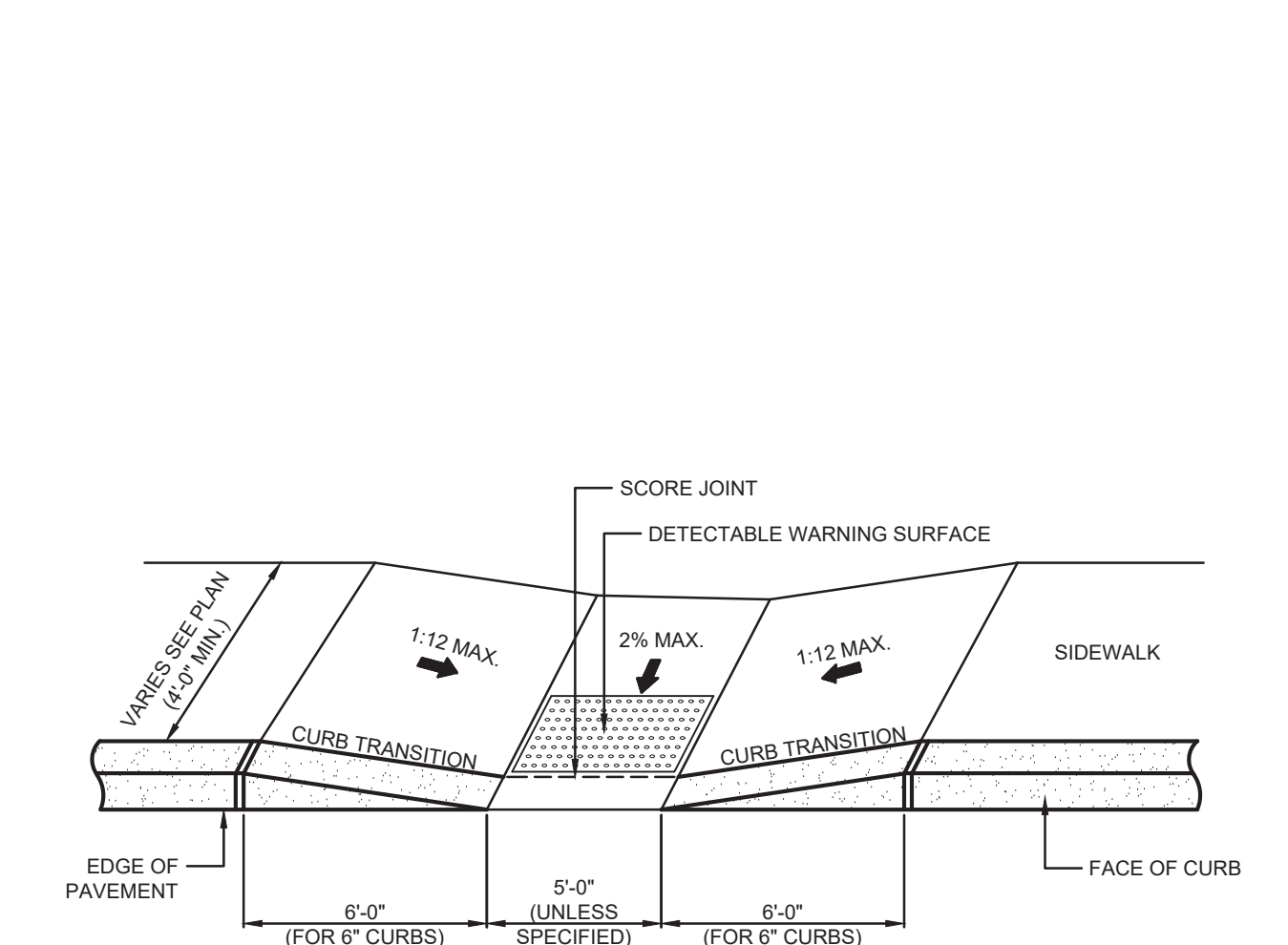
C5 FLUSH VERTICAL GRANITE CURB
 N.T.S.



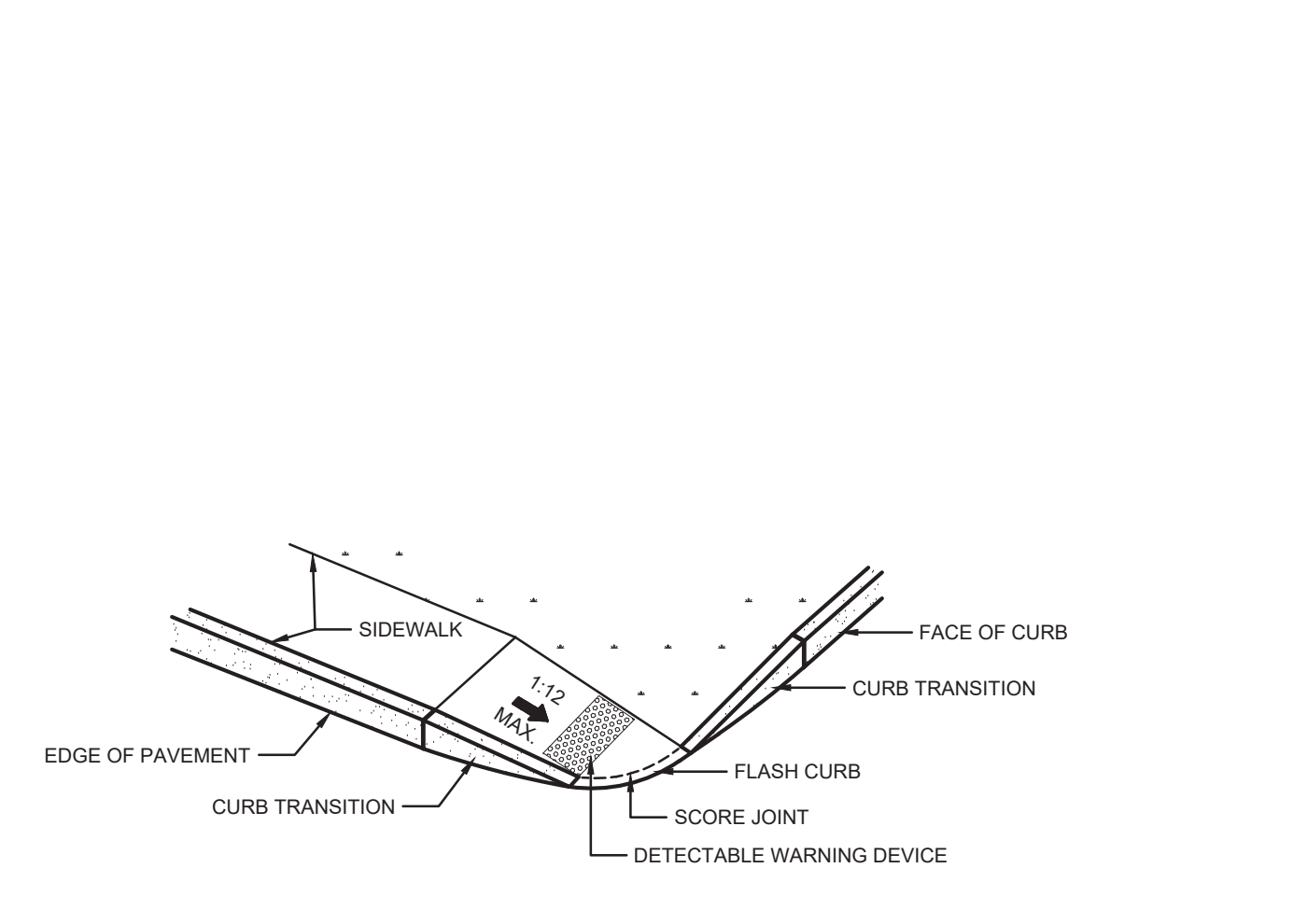
C7 MODULAR BLOCK RETAINING WALL
 N.T.S.



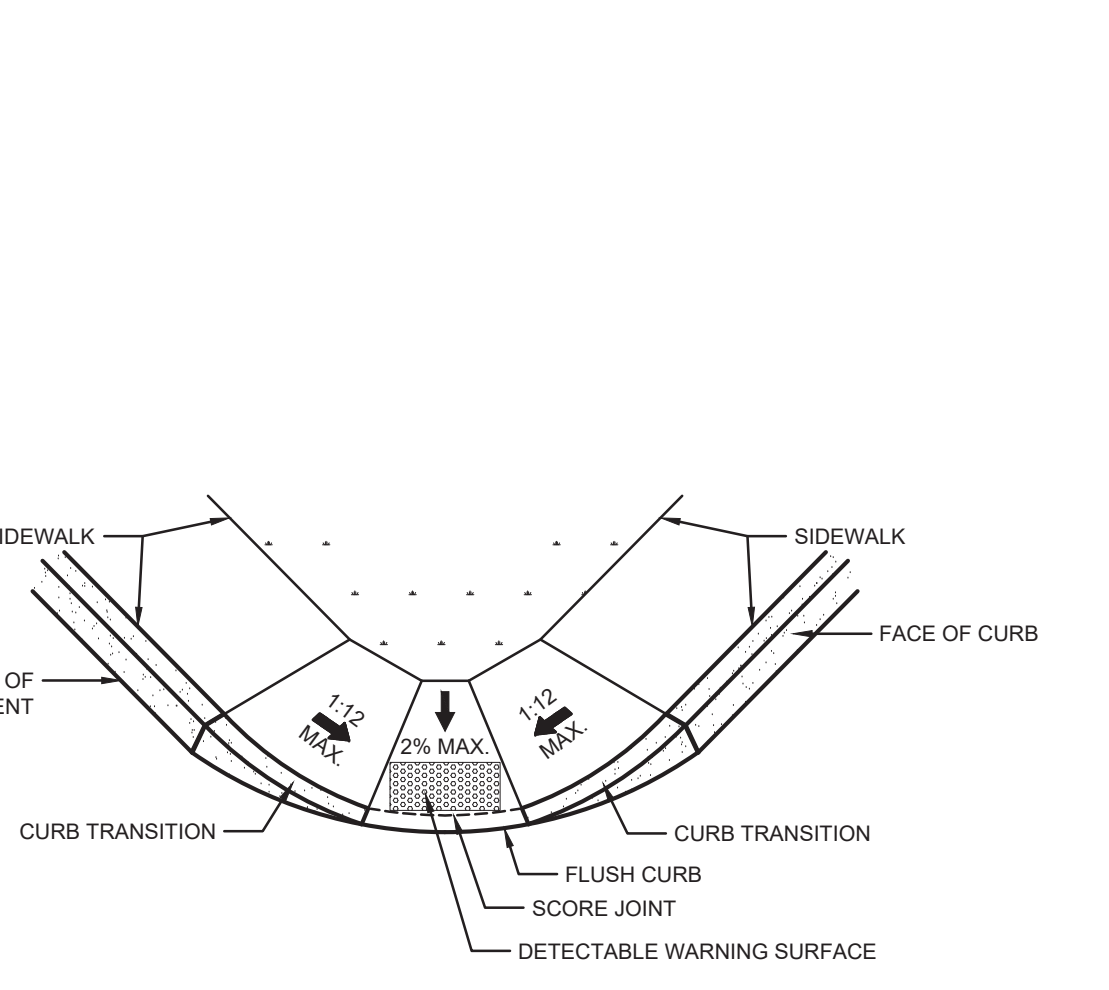
A1 ACCESSIBLE CURB CUT (TYPE 1)
 N.T.S.



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

DATE	DESCRIPTION
03/12/2026	FINAL NOI CONFORMED SET
01/23/2026	RESPONSE TO COMMENTS
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



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

DETAILS VII

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 photometric 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.

Mount Arm Rib/ Electrical Housing
Riprap 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™ (PLED) are etched on a metal core PCB panel with each emitter located on a copper thermal transfer pad and etched by an LED reflector. LED optics completely enclose each individual emitter to meet on the optic. In asymmetric distributors, a micro-reflector inside the reflector re-directs the house side emitter output toward the street side mounting location. Optics of house side emitters are available that cover each individual optic. Reflector are injection molded H12 acrylic. Each LED reflector is sealed to the PCB over an emitter and reflector are secured by an aluminum frame. Any one Panel or group of Panels in a luminaire, have the same optical pattern. LED reflectors produce standard beam distributions. Panels are field replaceable and fast installable in 90° housings. Quick-disconnects are provided above each panel for fast field replacement. All status optical options will provide a 10% to slight optical package and is one side of the reflector.

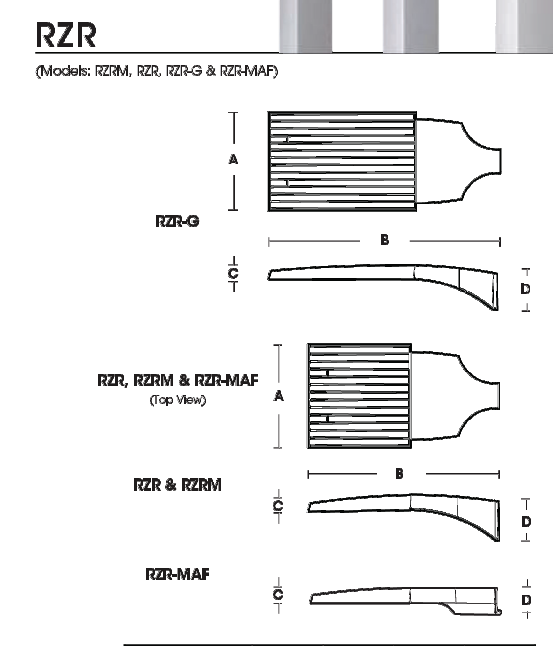
LED Emitters
LED thermal management is designed to maintain LED operating temperature below 60° C, well below the manufacturer's thermal max of 100° C for long life, high lumen maintenance and color stability. High Power White LEDs are chosen between 350mA and 670mA for a maximum output of 2.5 Watts 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. Coastal Factory for other LED options. Lumen Maintenance of 90 or 90,000 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 bottom wire between the driver and optical cross. 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. Luminaire supplied with a separate 200V surge protector for field installation.

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

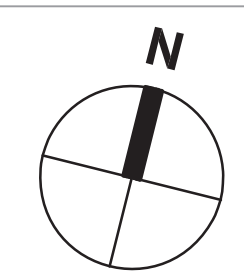
PROJECT NAME: _____
PROJECT TYPE: _____



Fixture	A	B	C	D
RZR-G	14.75"	14.75"	5.75"	6.5"
RZR	11.4"	11.4"	2.4"	2.4"
RZR-M	11.4"	11.4"	2.4"	2.4"
RZR-MAF	11.4"	11.4"	2.4"	2.4"

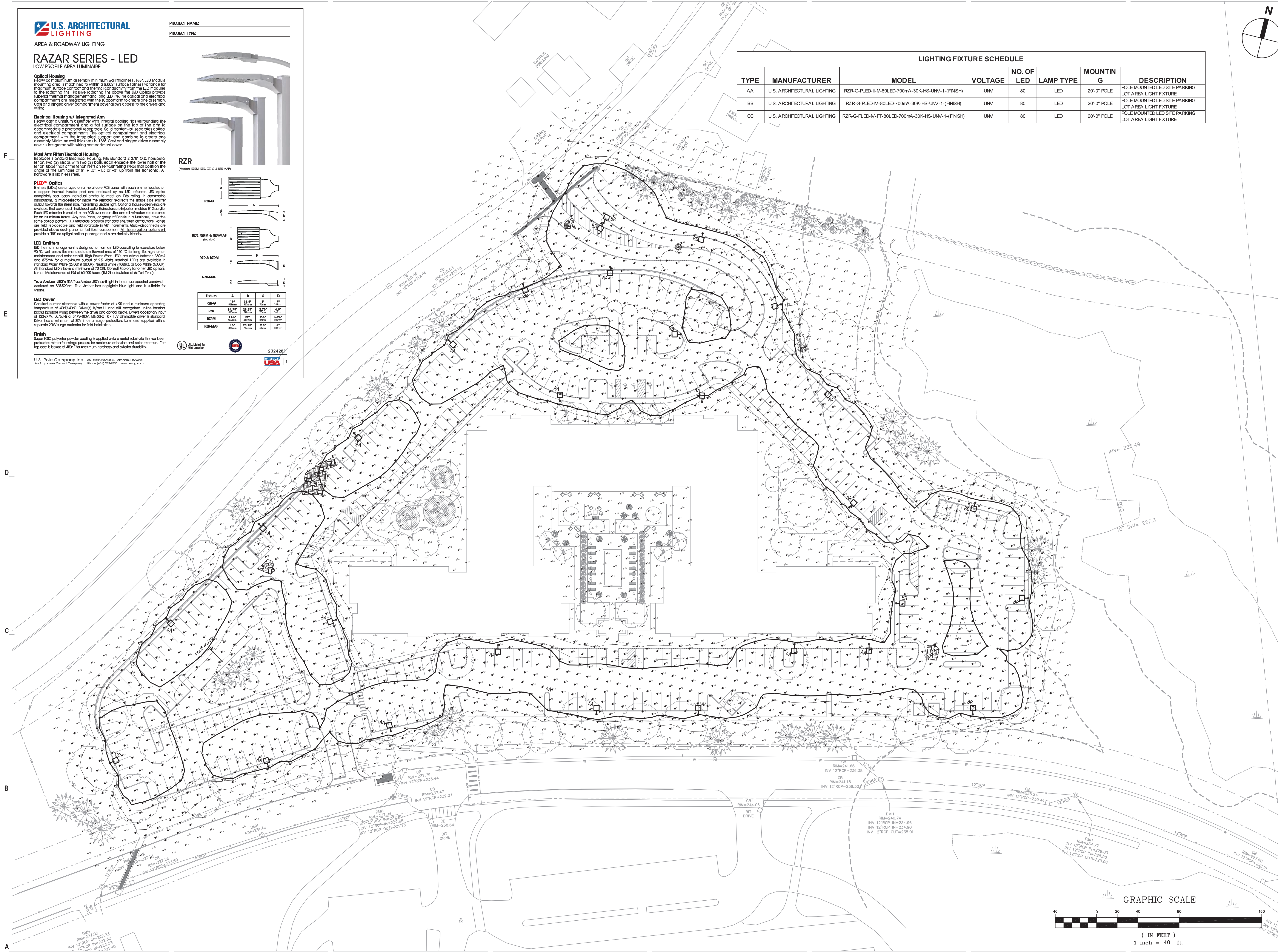


U.S. Pole Company Inc. 660 West Avenue G, Hamden, CT 06518
An Employee Owned Company Phone (861) 233-2330 www.uspole.com



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-B-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-M-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-M-FT-80LED-700mA-30K-HS-UNV-1-(FINISH)	UNV	80	LED	20'-0" POLE	POLE MOUNTED LED SITE PARKING LOT AREA LIGHT FIXTURE



THE RESIDENCES AT ASHLAND
61 WAVERLY STREET
ASHLAND, MA

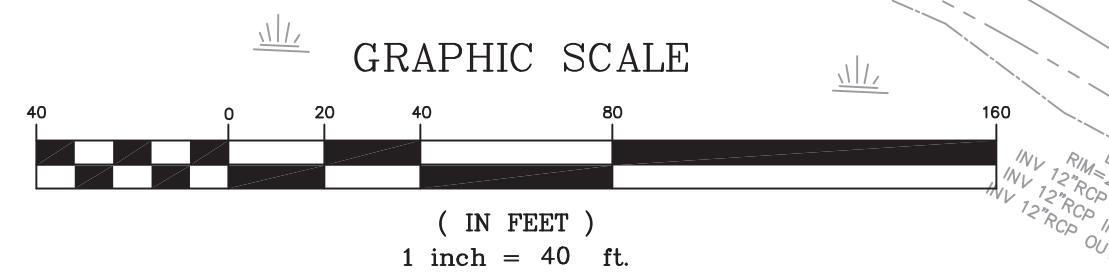
03/12/2025	FINAL NOI CONFORMED SET
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05/20/2025	RESPONSE TO COMMENTS
02/10/2025	COMPREHENSIVE PERMIT

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

SITE LIGHTING PHOTOMETRICS PLAN



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