

SITE DEVELOPMENT PLANS

FOR ONE NEW ENGLAND WAY AYER, MA

TRANSPORTATION:
MDM TRANSPORTATION CONSULTANTS, INC.
28 LORD ROAD, SUITE 280
MARLBOROUGH, MA 01752

GEOTECHNICAL:
NORTHEAST GEOTECHNICAL, INC
166 RAYMOND HALL DRIVE
NORTH ATTLEBOROUGH, MA 02760

ATTORNEY:
LAW OFFICE OF THOMAS A. GIBBONS, P.C.
21 PARK STREET
AYER, MA 01432

02/07/2024

SHEET INDEX						
SHEET No.	DESCRIPTION	LATEST REVISED DATE	CONSTRUCTION	REVISIONS		
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2	EXISTING CONDITIONS PLAN	04/12/24				
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4	DEMOLITION PLAN	04/12/24				
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11	DETAIL SHEET	04/12/24				
12	DETAIL SHEET	04/12/24				



LOCATION MAP

OWNER/APPLICANT:
NOSOYA FOODS USA LLC
C/O
PULMUONE FOODS USA
2315 MOORE AVE
FULLERTON, CA 92833

CIVIL ENGINEERS:
KELLY ENGINEERING GROUP, INC.
0 CAMPANELLI DRIVE
BRAINTREE, MA 02184

ARCHITECT
TETRA TECH
100 NICKERSON DRIVE
MARLBOROUGH, MA 01752

PROJECT:

Nasoya Food Factory
Expansion and Renovation
Project

CONTRACTOR:

DESIGN MANAGER:
 BAUM CM Engineering
a-1311, 167
Songpa-daero
Songpa-gu, Seoul 05855

DESIGNER:
 **TETRA TECH**
MASSACHUSETTS CORPORATION
No. 954578431
www.tetrattech.com

SUBCONTRACTOR -CIVIL ENGINEER:
 **KELLY ENGINEERING GROUP**
civil engineering consultants
0 Campanelli Drive, Braintree, MA 02184
Phone: 781-843-4333 www.kellyengineeringgroup.com

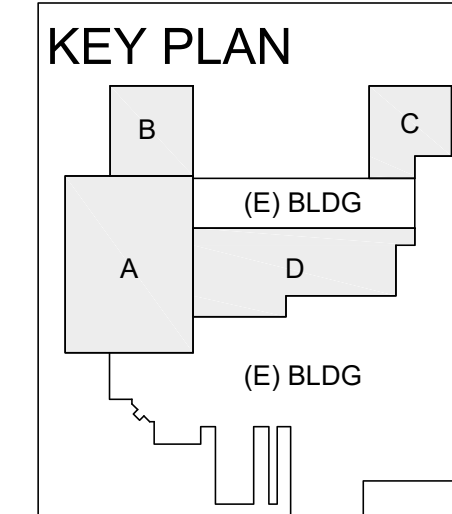
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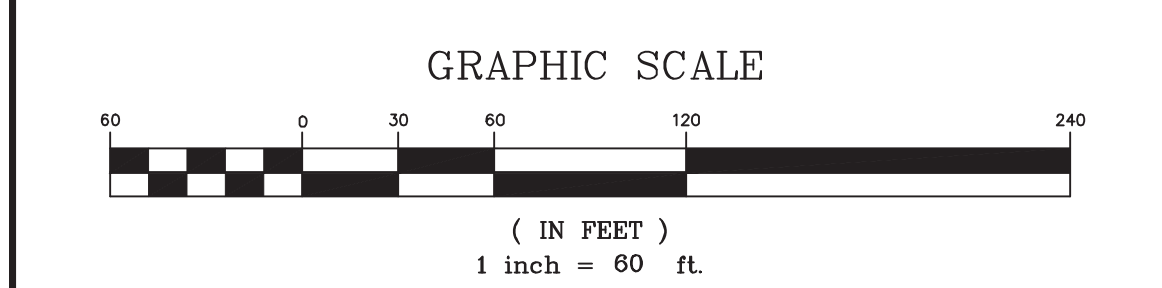
ISSUE RECORD:		
NO.	DESCRIPTION	DATE
E	SITE PLAN MODIFICATION	12 APR 24
D	PICK & PACK PERMIT	08 APR 24
C	DESIGN DEVELOPMENT	08 APR 24
B	CORRECTED SD	04 MAR 24
A	SCHEMATIC	02/07/24

SEAL  Brandon Li 2024.04.10 17:43:12 -04'00'	PROJECT # DRAWN BY: D. MACKWELL CHECKED BY: B. LI APPROVED BY: D. ANTHOLZ DATE 08 APR 2024
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SHEET TITLE:
FACTORY EXPANSION AND RENOVATION
ONE NEW ENGLAND WAY
AYER, MA

SHEET NUMBER: TITLE C-1
REV. A





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1 NEW ENGLAND WAY
AYER. MA

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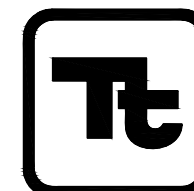
2022-108-LAND-COLOR

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DESIGN MANAGER:

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CM Engineering
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Songpa-daero
Songpa-gu, Seoul 05855

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NOTES:

LEGEND	
	CATCH BASIN / DOUBLE CB
	DRAIN MANHOLE
	SEWER MANHOLE
	MANHOLE
	GENERATOR
	TREE LINE
	POST INDICATOR VALVE
	HYDRANT
	WATER VALVE
	GAS METER
	GAS VALVE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	UTILITY POLE
	TRANSFORMER
	TEST BORINGS
	LIGHT POLE
	GUY WIRE
	SIGN
	FLOOD PLAIN LINE
	CAPE COD BERM
	CONCRETE
	BITUMINOUS
	LANDSCAPED
	STONE BOUND / DRILL HOLE
	DRILL HOLE
	HANDICAP PARKING
	BOLLARD
	CHAINLINK FENCE
	GUARDRAIL
	WETLAND FLAG
	WETLAND
	WETLAND LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	SPOT GRADE
	SEWER LINE
	SEWER FORCE MAIN
	RECORD WATER LINE
	ESTIMATED WATER LINE
	GAS LINE
	ESTIMATED GAS LINE
	DRAIN LINE
	ESTIMATED DRAIN LINE
	NRCS SOILS LINES

* SEE GEOTECHNICAL ENGINEERING
REPORT BY NORTHEAST
GEOTECHNICAL, INC.

** WETLANDS IDENTIFIED BY ECOTEC,
INC. ON AUGUST 24, 2022 AND
FIELD LOCATED BY KELLY
ENGINEERING GROUP, INC.

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SEAL:  **STEVEN M. HORSFALL**
No. 41608
PROFESSIONAL ENGINEER
MASSACHUSETTS

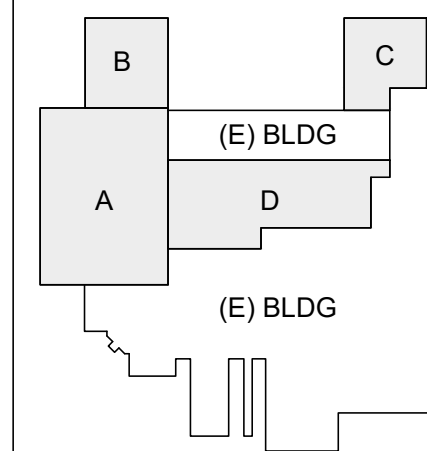
PROJECT #:
DRAWN BY: **D. MACKWELL**
CHECKED BY: **B. LI**
APPROVED BY: **D. ANTHOLZ**
DATE: 08 APR 2024

SHEET TITLE:
FACTORY EXPANSION AND RENOVATION
ONE NEW ENGLAND WAY
AYER, MA

SHEET NUMBER: **EXISTING CONDITIONS**
C-2

REV. **A**

KEY PLAN



NOTES:

1.) UNDERGROUND FEATURES HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND KELLY ENGINEERING GROUP, INC. DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO KELLY ENGINEERING GROUP, INC. THE SIZE, LOCATION, AND EXISTENCE OF ALL SUCH FEATURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.

2.) THE LOCATION OF ALL UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED USING ASCE 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA) QUALITY LEVEL C.

3.) THE SITE DETAIL AND SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN ON THE GROUND SURVEY PERFORMED BY KELLY ENGINEERING GROUP IN AUGUST AND SEPTEMBER OF 2022.

4.) ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1988 (NAD83). VERTICAL CONTROL WAS PROVIDED BY GPS RTK SURVEY PERFORMED BY KELLY ENGINEERING GROUP, INC.

5.) THE SITE IS LOCATED AT #1 NEW ENGLAND WAY, AYER, MA, ASSESSORS MAP 17, LOT 18.

6.) THE SITE IS LOCATED WITHIN THE INDUSTRIAL ZONING DISTRICT, WITHIN THE AQUIFER PROTECTION DISTRICT, A PORTION OF THE SITE IS LOCATED WITHIN THE FLOODPLAIN DISTRICT.

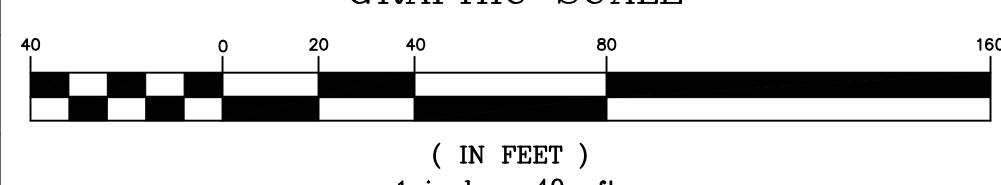
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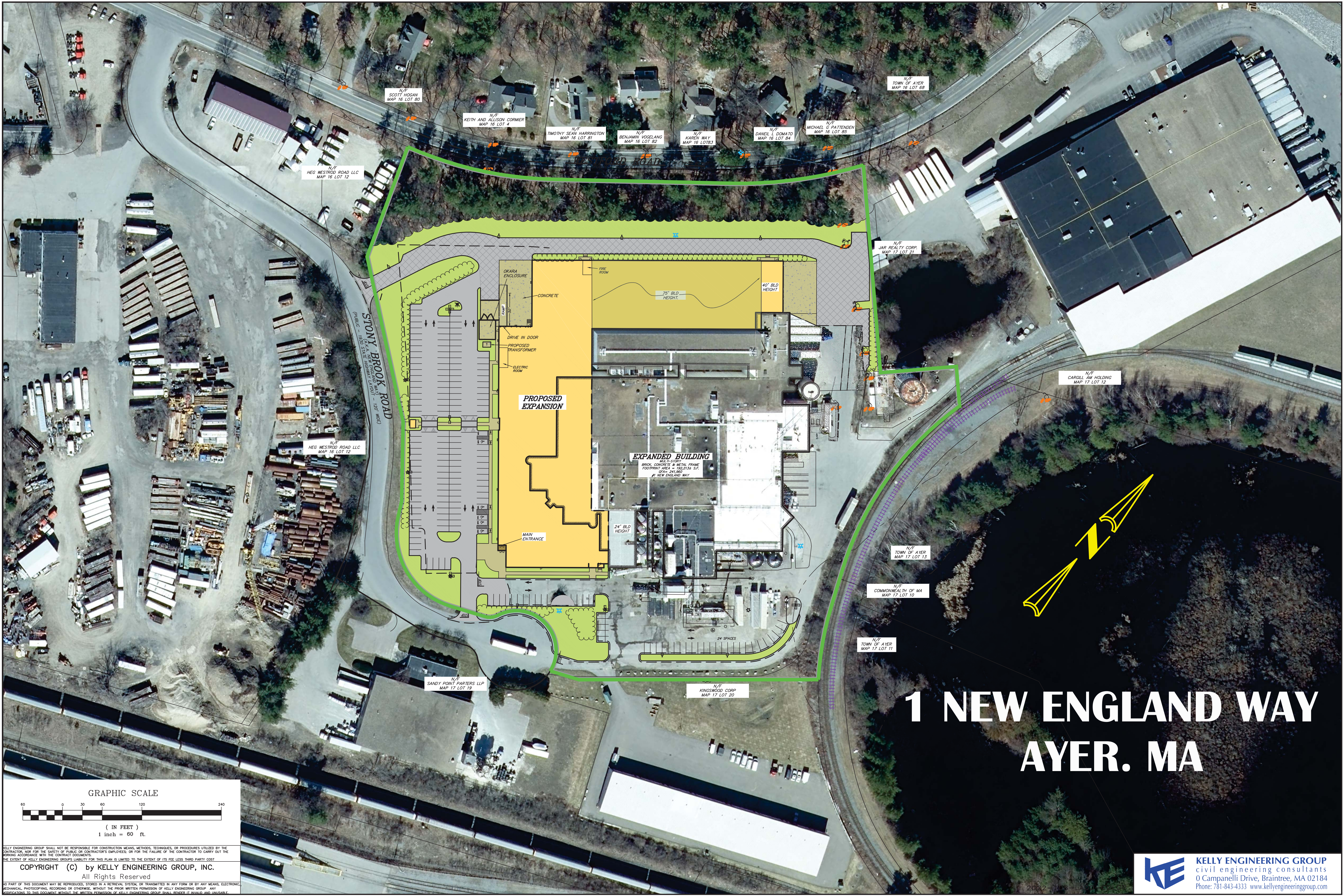
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GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



1 NEW ENGLAND WAY AYER. MA

GRAPHIC SCALE

(IN FEET)

1 inch = 60 ft.

60 0 30 60 120 240

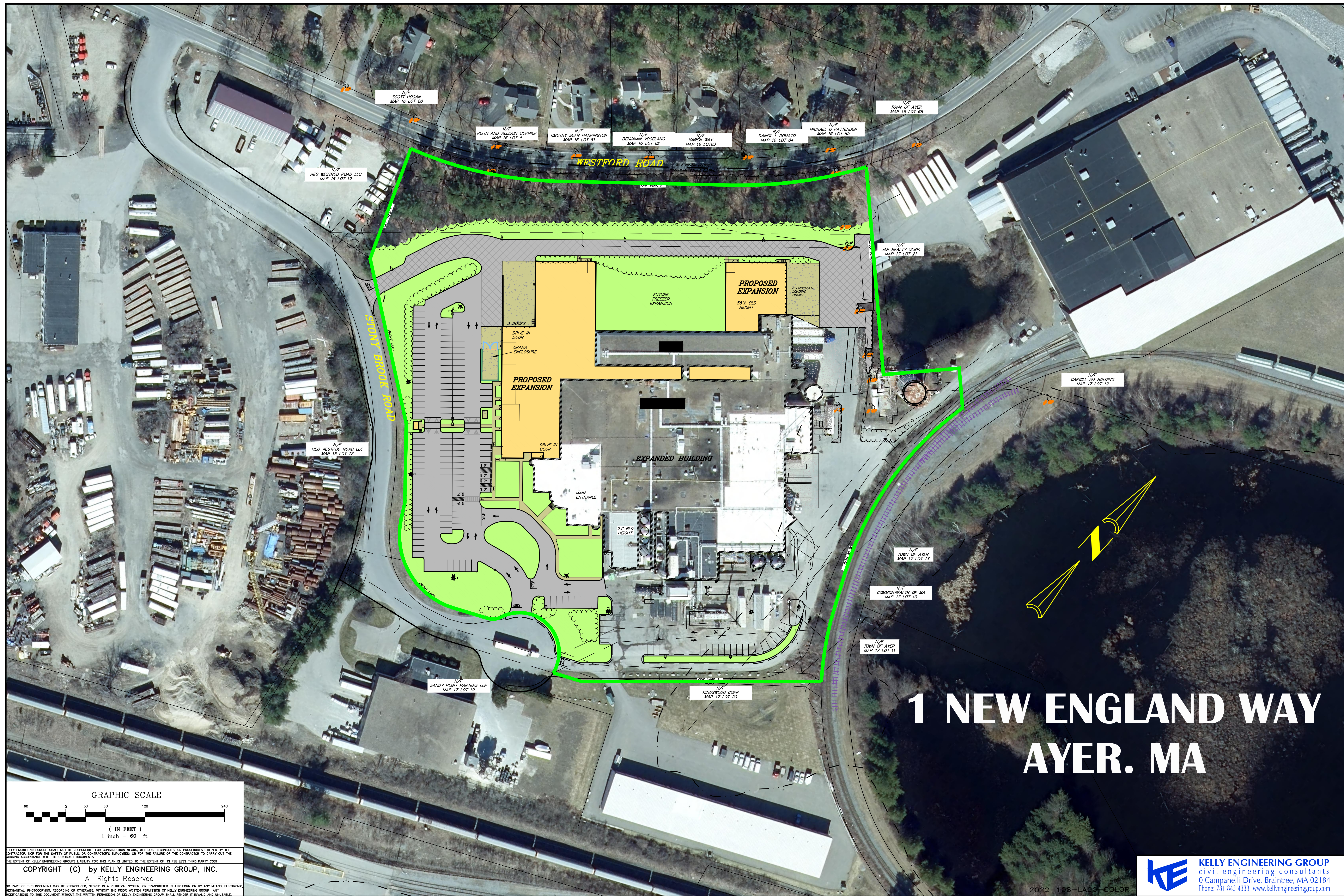
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GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

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2022-108-LA00-COLOR

ZONE: INDUSTRIAL, AQUIFER PROTECTION, FLOOD PLAIN

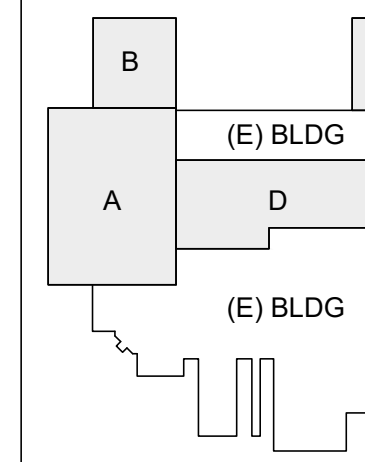
	REQUIRED	EXISTING	PROVIDED	COMPLIANCE
MIN LOT AREA	30,000 S.F.	528,557 S.F.	528,557 S.F.	YES
MIN. FRONTAGE	150'	800'+/-	800'+/-	YES
MIN. FRONT	25'	127'+/-	127'+/-	YES
MIN. SIDE	25' (1)	196'+/-	117'+/-	YES
MIN. REAR	30'	118'+/-	118'	YES
MAX STORIES	3	2	2	YES
MAX HEIGHT	40'	58'	58'	BY VARIANCE
MIN OPEN SPACE	20% (2)	34.1%	30.9%	YES
MAX. FAR	1.0	0.26	0.40	YES
MAX. BLDG COVERAGE	50%	22.3%	31.3%	YES
PARKING TOTAL	410 MIN	359	169	BY WAIVER
SIZE	9' X 18'	NA	9' X 18'	YES
MIN. PARKING REQUIRED:				
OFFICE:	15,664 S.F. x 1 SPACE/300 S.F.			= 65.5
WAREHOUSE:	31,001 S.F. x 1 SPACE/1,500 S.F.			= 20.7
MANUFACTURING:	161,708 S.F. x 1 SPACE/500 S.F.			= 323.4
TOTAL REQUIRED:				= 410
BIKEWAY PARKING: (1/10 5 SPACES * 50 SPACES) + (1/20 SPACES * 137) = 12 SPACES REQUIRED				
4. NASOYA FOODS OPERATES 24 HOURS WITH EMPLOYEE SHIFTS AS FOLLOWS:				
EXISTING	63	26	16	105
PROPOSED	89	61	60	210
MAXIMUM NUMBER OF EMPLOYEES AT SHIFT CHANGE IS 150				
LOADING AND UNLOADING OPERATIONS WILL BE BETWEEN 6:00 AM AND 10:00 PM				

PROPOSED LEGEND

CCB	CAPE COD BERM
VGC	VERTICAL GRANITE CURB
ICC	INTEGRATED CONCRETE CURB
CC	CONCRETE CURB
CAR	HANDICAP SPACE
VAN	VAN HANDICAP SPACE
→	HANDICAP RAMP
→	CURB STOP
→	TRAFFIC FLOW
CAR	HANDICAP SPACE
VAN	VAN HANDICAP SPACE
→	HANDICAP RAMP
→	CURB STOP
→	SAW CUT / MATCH PAVEMENT LINE
→	HEAVY DUTY PAVEMENT
→	TRAFFIC FLOW
→	SIGN
→	SNOW STORAGE
→	TREE LINE
→	LIGHT POLES
→	WALL MOUNTED LIGHT

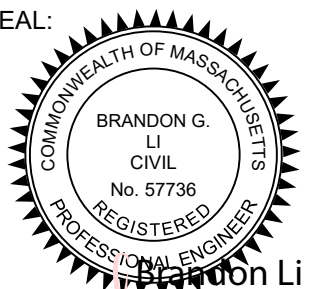
NOTE: FOR EXISTING SYMBOL LEGEND SEE SHEET 02

KEY PLAN



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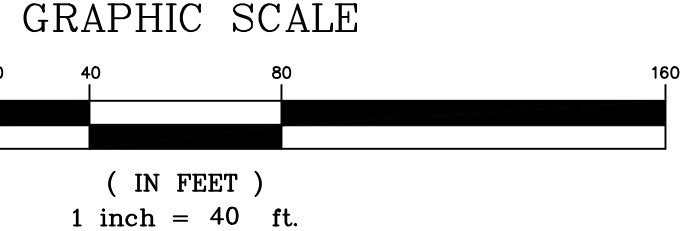
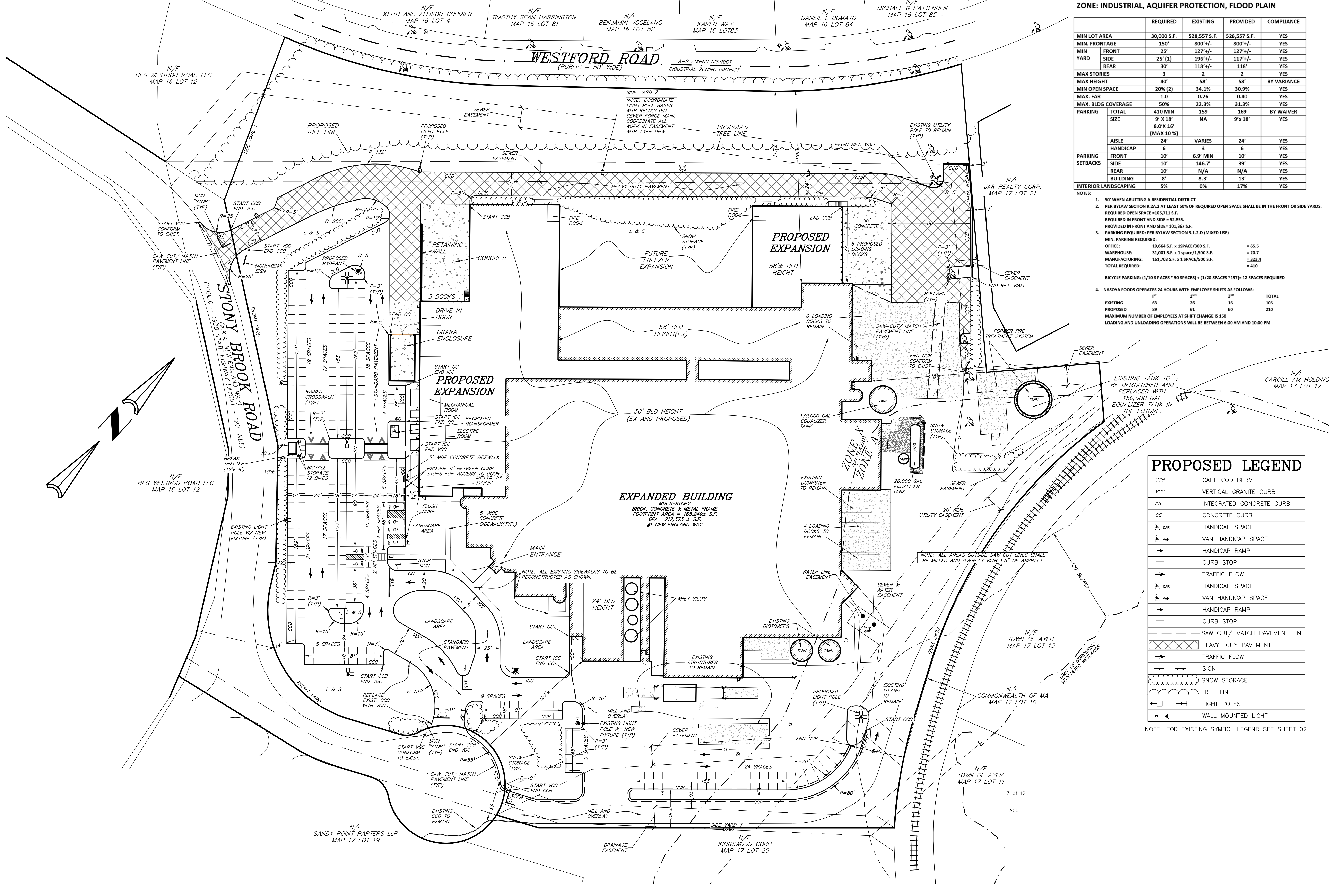
SEAL:	PROJECT #
	DRAWN BY: D. MACKWELL
	CHECKED BY: B. LI
	APPROVED BY: D. ANTHOLZ
	DATE: 08 APR 2024

SHEET TITLE: FACTORY EXPANSION AND RENOVATION

ONE NEW ENGLAND WAY
AYER, MA

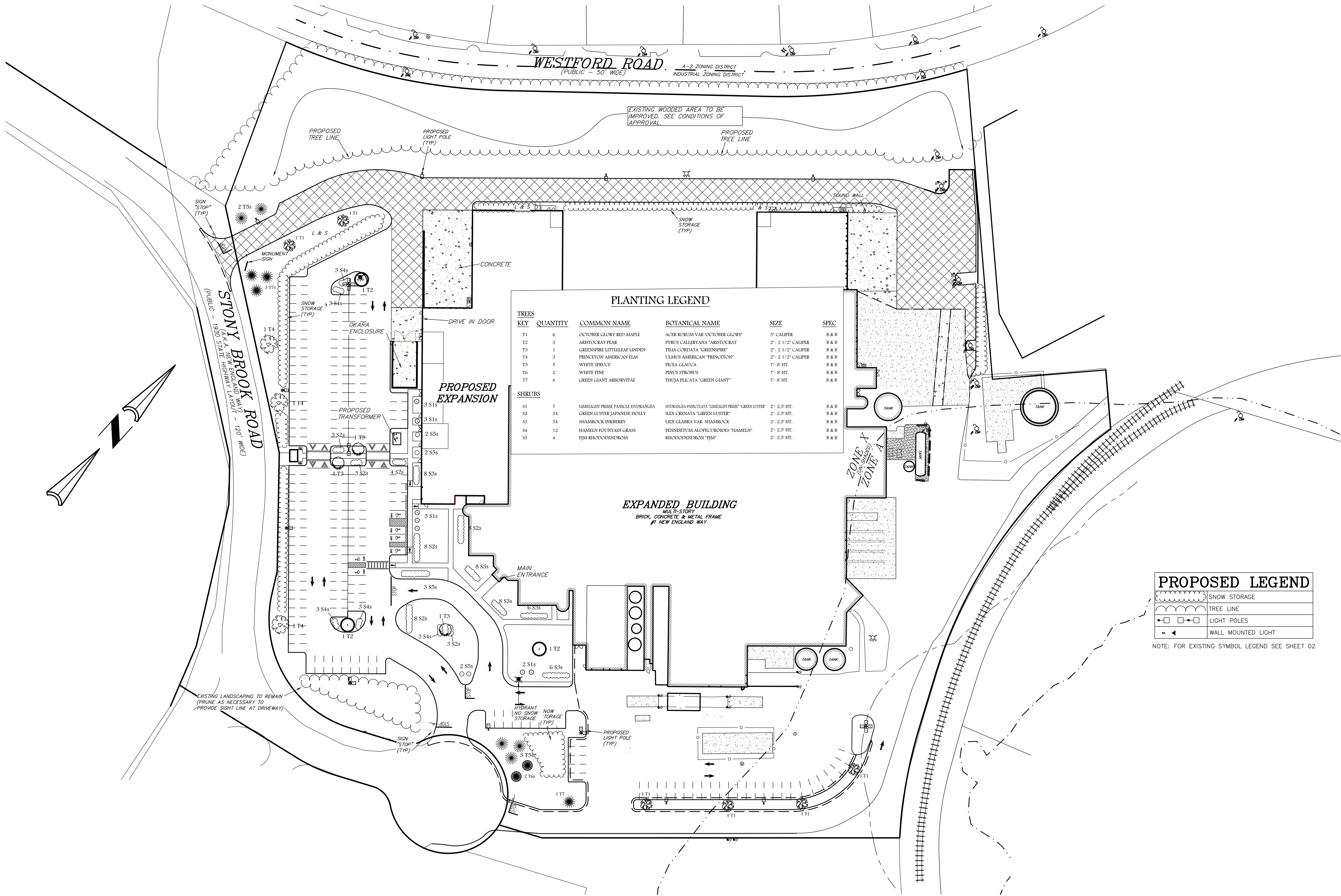
SHEET NUMBER: LAYOUT PLAN C-3

REV. A



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PLANTING LEGEND					
TREES					
KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	SPEC
T1	6	OCTOBER GLORY RED MAPLE	ACER RUBRUM VAR OCTOBER GLORY	5" CALIPER	B & B
T2	3	ARISTOCRAT PEAR	PIRUS CALLERYANA 'ARISTOCRAT'	2" - 2 1/2" CALIPER	B & B
T3	1	GREENSBRE LITTLELEAF LINDEN	TEILA CORNUTA 'GREENSBRE'	2" - 2 1/2" CALIPER	B & B
T4	3	PRINCETON AMERICAN ELM	ULMUS AMERICAN 'PRINCETON'	2" - 2 1/2" CALIPER	B & B
T5	5	WHITE SPRUCE	PICEA GLAUCA	7'-8' HT.	B & B
T6	2	WHITE PINE	PINUS STROBUS	7'-8' HT.	B & B
T7	4	GREEN GIANT ARBORVITAE	THUJA PLICATA 'GREEN GIANT'	7'-8' HT.	B & B
SHRUBS					
S1	7	LIMELIGHT PRIME PANICLE HYDRANGEA	HYDRANGEA PANICULATA 'LIMELIGHT PRIME' 'GREEN LUSTRE'	2'-2.5' HT.	B & B
S2	34	GREEN LUSTER JAPANESE HOLLY	ILEX CORNATA 'GREEN LUSTER'	2'-2.5' HT.	B & B
S3	34	SHAMROCK DENDROBY	ILEX GLABRA VAR. SHAMROCK	2'-2.5' HT.	B & B
S4	12	HAMMILL FOUNTAIN GRASS	PENSTEMON ALPOTICUS 'HAMEL'	2'-2.5' HT.	B & B
S5	4	FJM RHODODENDROM	RHODODENDRON 'FJM'	2'-2.5' HT.	B & B

PROPOSED LEGEND	
	SNOW STORAGE
	TREE LINE
	LIGHT POLES
	WALL MOUNTED LIGHT

NOTE: FOR EXISTING SYMBOL LEGEND SEE SHEET 02

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Expansion and Renovation
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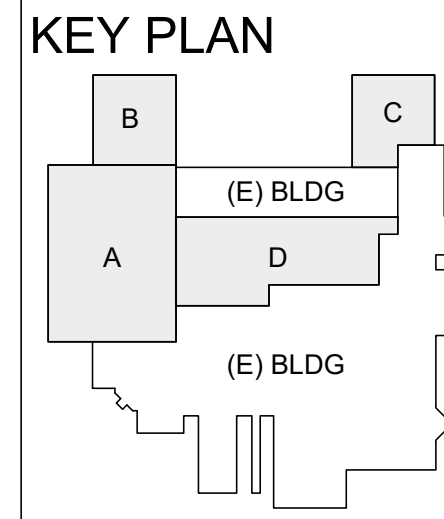
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08 APR 2024

SHEET TITLE:
FACTORY EXPANSION AND RENOVATION
ONE NEW ENGLAND WAY
AYER, MA
SHEET NUMBER:
LANDSCAPING
C-7
REV. A



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PROPOSED LEGEND

	CATCH BASIN
	AREA DRAIN
	TRENCH DRAIN
	DRAIN MANHOLE
	INSPECTION PORT
	DRAIN CLEAN OUT
	DRAIN LINE
	ROOF DRAIN LINE
	SAW CUT/ MATCH PAVEMENT LINE
	CONTOUR LINE
	SPOT GRADE
	M.E. MATCH EXISTING
	H.P. HIGH POINT
	HIGH POINT LINE
	EROSION CONTROL LINE
	SILT SACK
	SILT SACK

NOTE: FOR EXISTING SYMBOL LEGEND SEE SHEET 02

PROJECT INFORMATION/ PLAN REFERENCES

1. THIS PLAN IS TO ENSURE SEDIMENT CONTROLS ARE MAINTAINED FOR ALL WORK ASSOCIATED WITH THE PROJECT. ALL FINAL WORK IS SHOWN ON THE FOLLOWING ON PREVIOUS SHEETS.
2. ALL SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. SEDIMENT CONTROL SHALL CONFORM TO THE TOWN OF AYER CONSERVATION COMMISSION REQUIREMENTS.
3. CONTACT PERSONS FOR THE PROJECT GENERAL CONTRACTOR, TO BE DETERMINED SITE SUPERVISOR = TO BE DETERMINED PROJECT MANAGER= TO BE DETERMINED

CIVIL ENGINEER: KELLY ENGINEERING GROUP, INC. © 781-843-4333

Note: This Erosion Control Plan is only a guide. The Site Contractor is responsible for ensuring no silt or sediment leaves the site and resource areas are protected. All construction activities shall comply with Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System's (NPDES) Construction General Permit.

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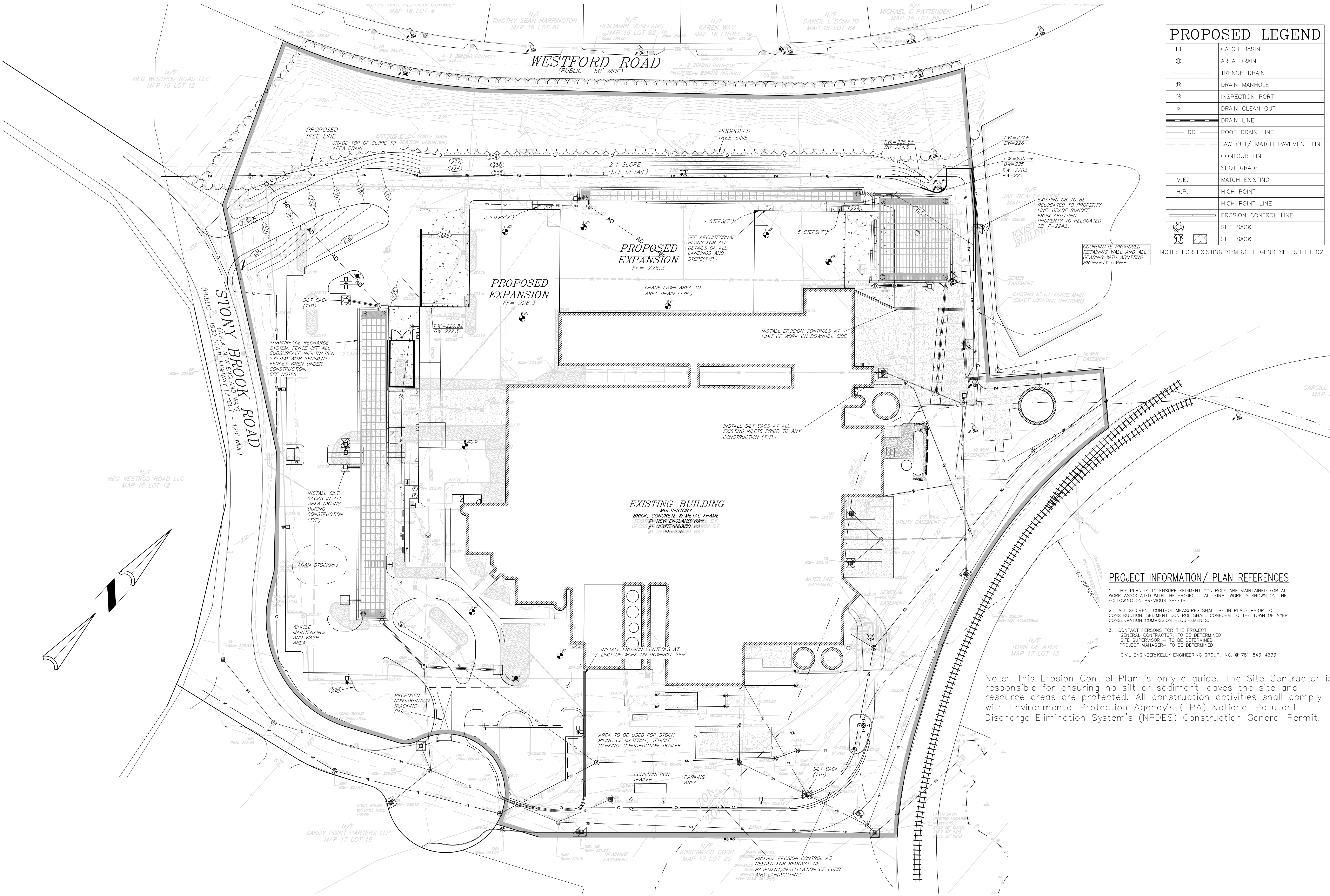
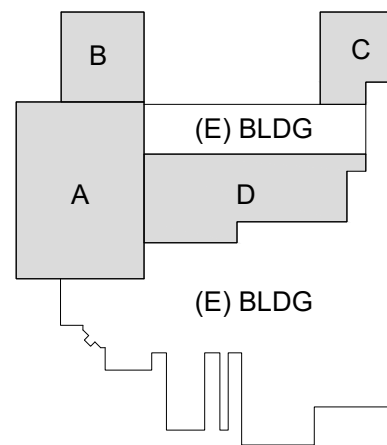
SEAL:  BRANDON G. LI 2024.04.10 1803:15 -04'00'	PROJECT #: DRAWN BY: D. MACKWELL CHECKED BY: B. LI APPROVED BY: D. ANTHOLZ DATE: 08 APR 2024
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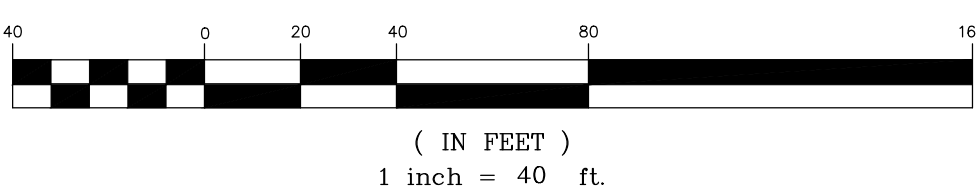
SHEET NUMBER:
EROSION CONTROL
C-8

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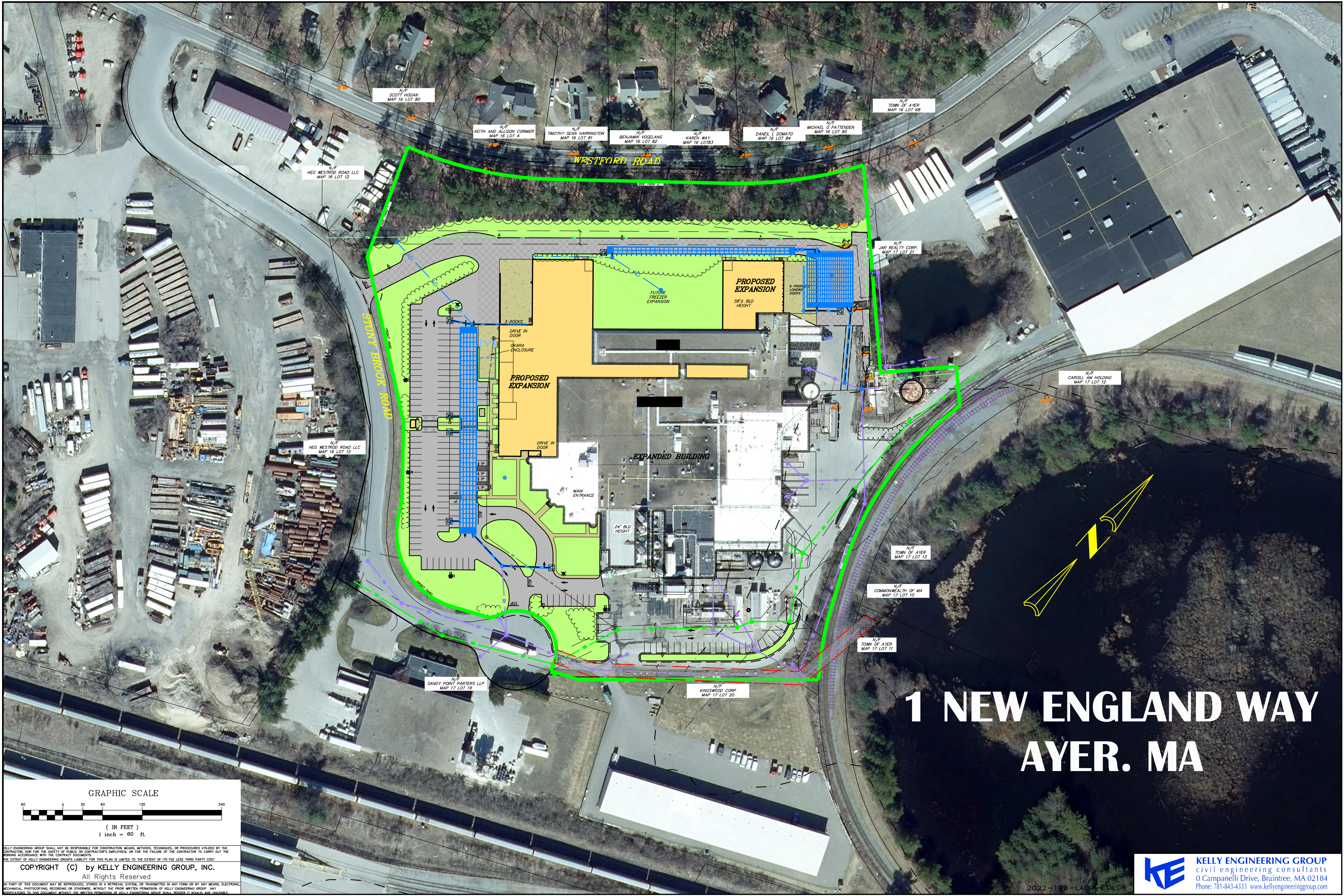
KEY PLAN



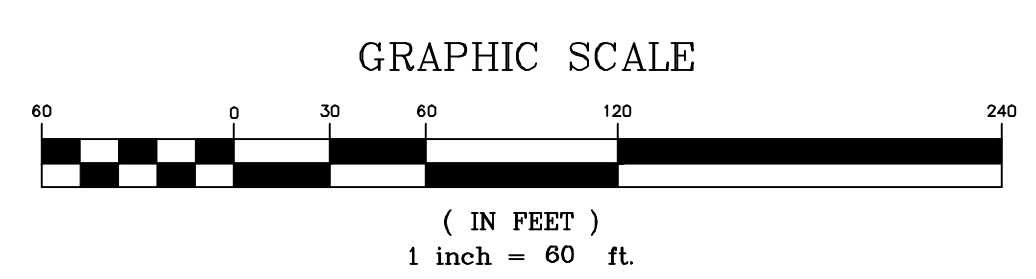
GRAPHIC SCALE



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1 NEW ENGLAND WAY AYER. MA

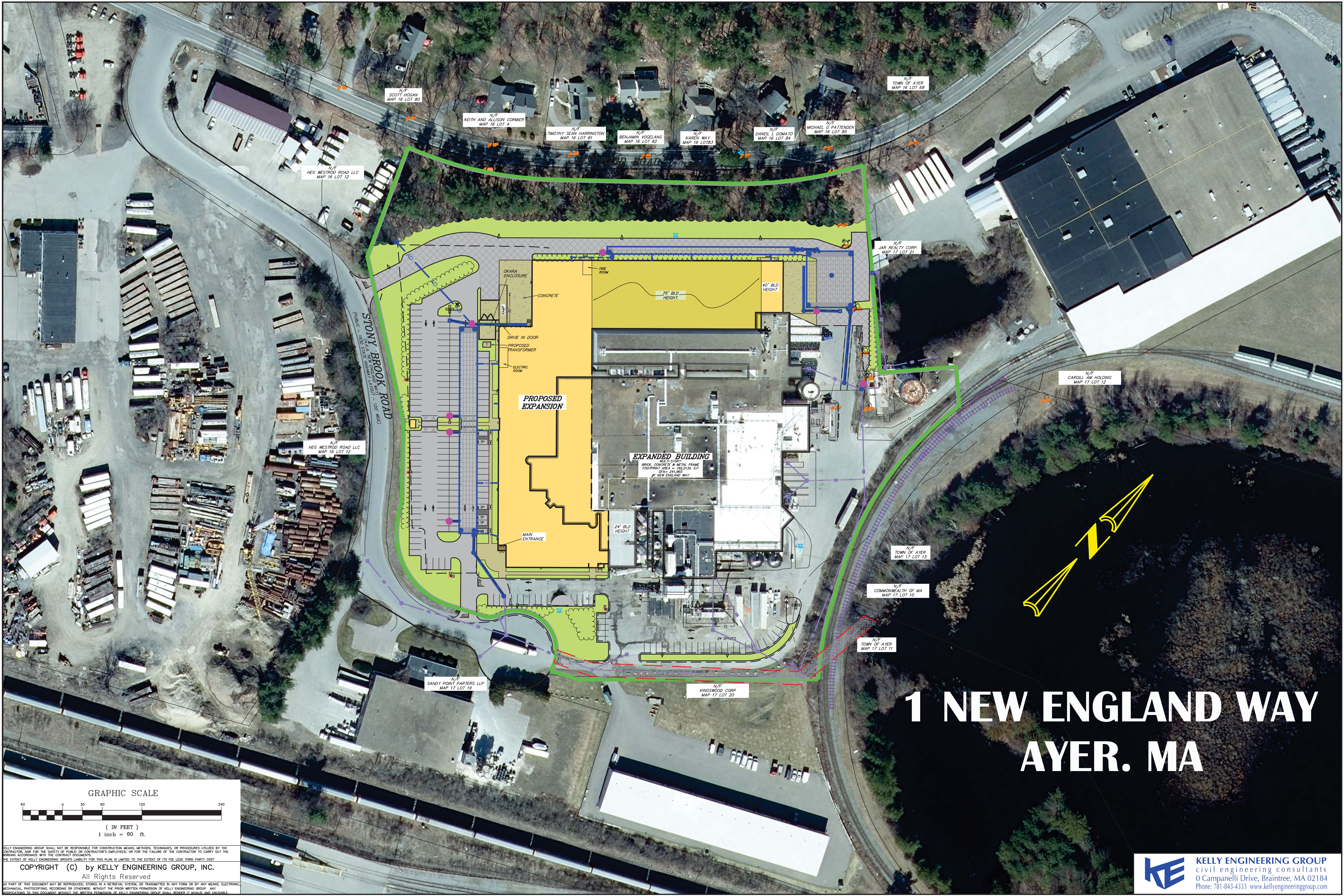


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1 NEW ENGLAND WAY AYER. MA

GRAPHIC SCALE

(IN FEET)

1 inch = 60 ft.

60 0 30 60 120 240

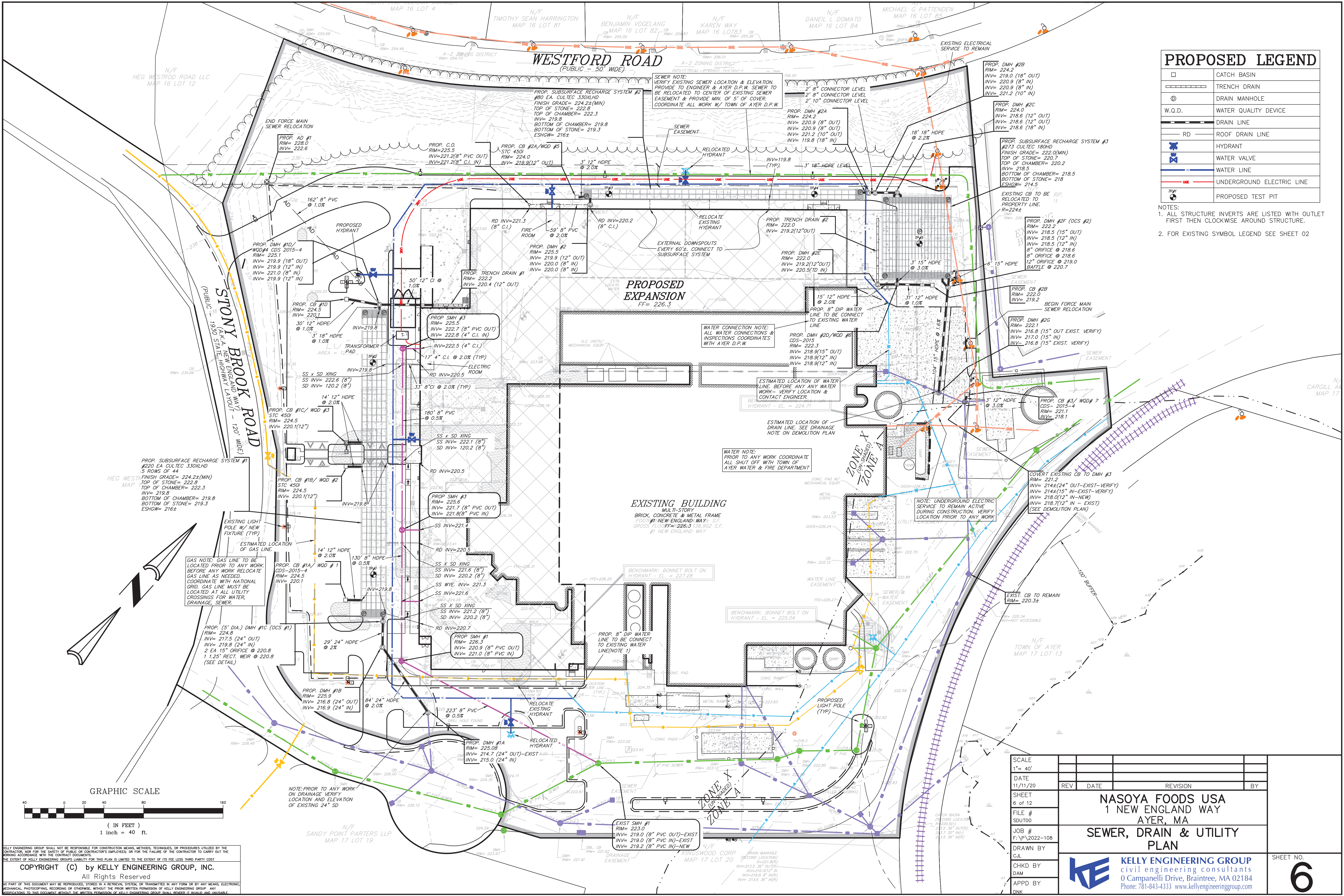
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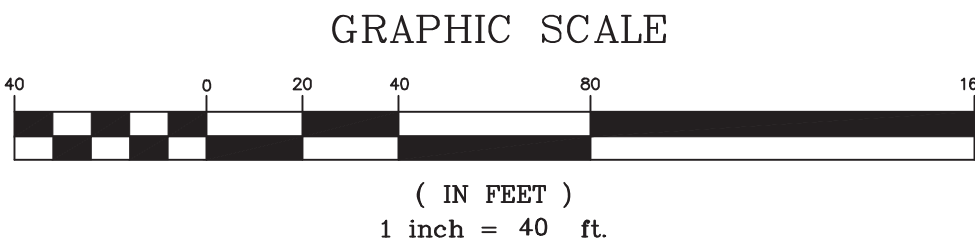
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PROPOSED LEGEND

	CATCH BASIN
	TRENCH DRAIN
	DRAIN MANHOLE
	W.Q.D.
	RAIN LINE
	RD
	HYDRANT
	WATER VALVE
	WATER LINE
	UNDERGROUND ELECTRIC LINE
	PROPOSED TEST PIT

- NOTES:
1. ALL STRUCTURE INVERTS ARE LISTED WITH OUTLET FIRST THEN CLOCKWISE AROUND STRUCTURE.
 2. FOR EXISTING SYMBOL LEGEND SEE SHEET 02

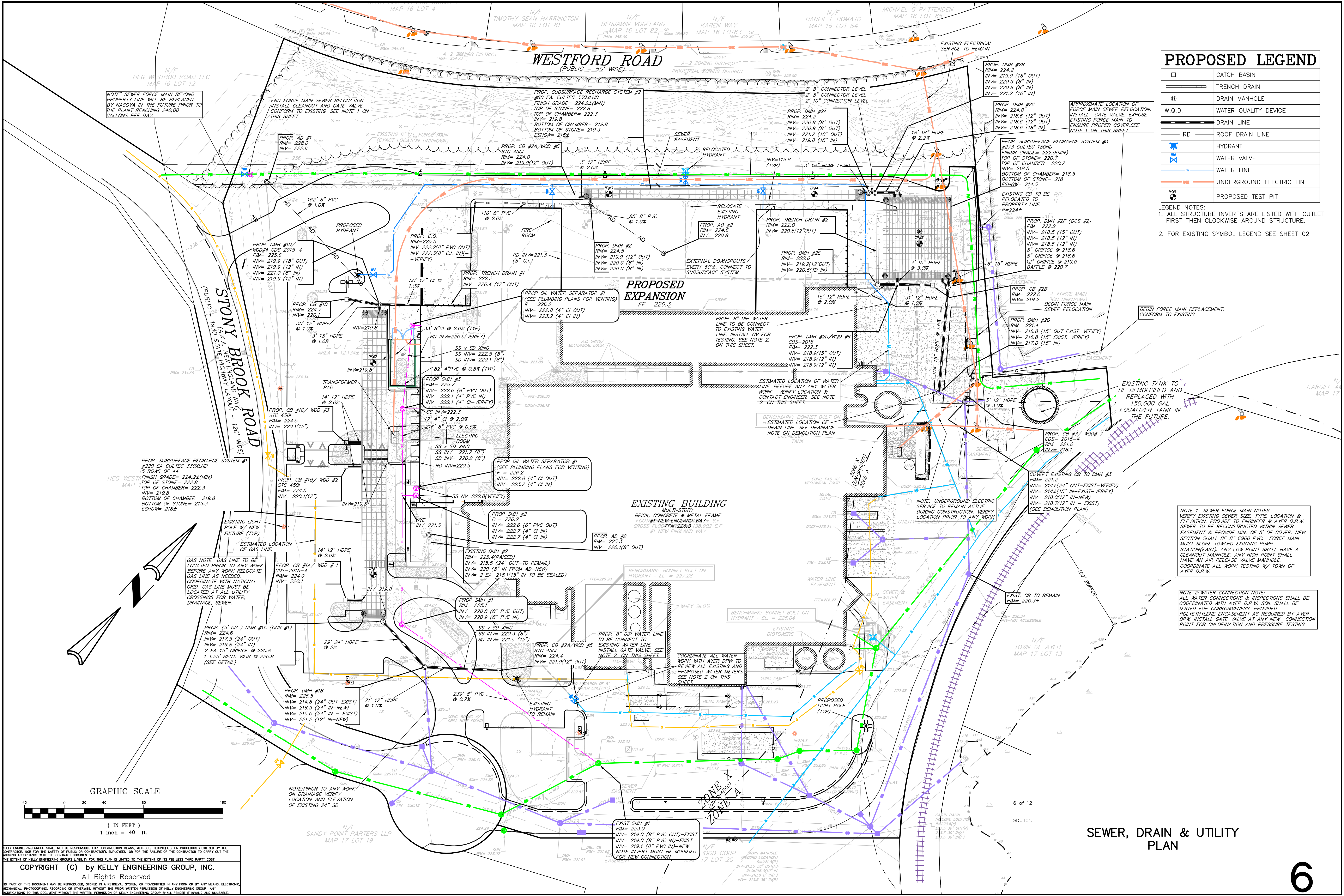


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SCALE 1"= 40'				
DATE 11/11/20	REV	DATE	REVISION	BY
SHEET 6 of 12				
FILE # SDUT00				
JOB # F:\P\2022-108				
DRAWN BY C.J.L				
CHKD BY DAM				
APPD BY DNK				
NASOYA FOODS USA 1 NEW ENGLAND WAY AYER, MA SEWER, DRAIN & UTILITY PLAN				
KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com				
SHEET NO.				6



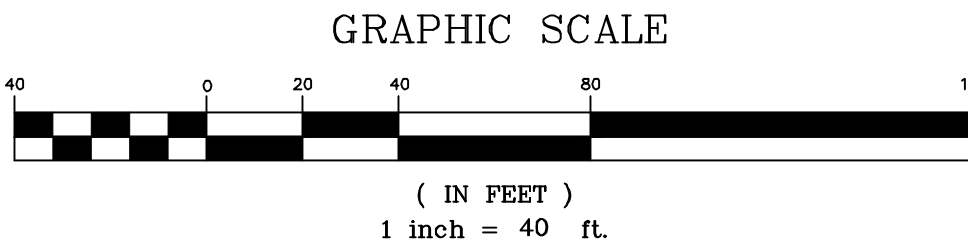
PROPOSED LEGEND

	CATCH BASIN
	TRENCH DRAIN
	DRAIN MANHOLE
	W.Q.D.
	DRAIN LINE
	RD
	HYDRANT
	WATER VALVE
	WATER LINE
	UNDERGROUND ELECTRIC LINE
	PROPOSED TEST PIT

- LEGEND NOTES:
- ALL STRUCTURE INVERTS ARE LISTED WITH OUTLET FIRST THEN CLOCKWISE AROUND STRUCTURE.
 - FOR EXISTING SYMBOL LEGEND SEE SHEET 02

NOTE 1: SEWER FORCE MAIN NOTES. VERIFY EXISTING SEWER SIZE, TYPE, LOCATION & ELEVATION. PROVIDE TO ENGINEER & AYER D.P.W. SEWER TO BE RECONSTRUCTED WITHIN SEWER EASEMENT & PROVIDE MIN. OF 5' OF COVER. NEW SECTION SHALL BE 8" C900 PVC. FORCE MAIN MUST SLOPE TOWARD EXISTING PUMP STATION(EAST). ANY LOW POINT SHALL HAVE A CLEANOUT MANHOLE. ANY HIGH POINT SHALL HAVE AN AIR RELEASE VALVE MANHOLE. COORDINATE ALL WORK TESTING W/ TOWN OF AYER D.P.W.

NOTE 2: WATER CONNECTION NOTE. ALL WATER CONNECTIONS & INSPECTIONS SHALL BE COORDINATED WITH AYER D.P.W. SOIL SHALL BE TESTED FOR CORROSION. PROVIDED POLYETHYLENE ENCASMENT AS REQUIRED BY AYER D.P.W. INSTALL GATE VALVE AT ANY NEW CONNECTION POINT FOR CHLORINATION AND PRESSURE TESTING.





A-914