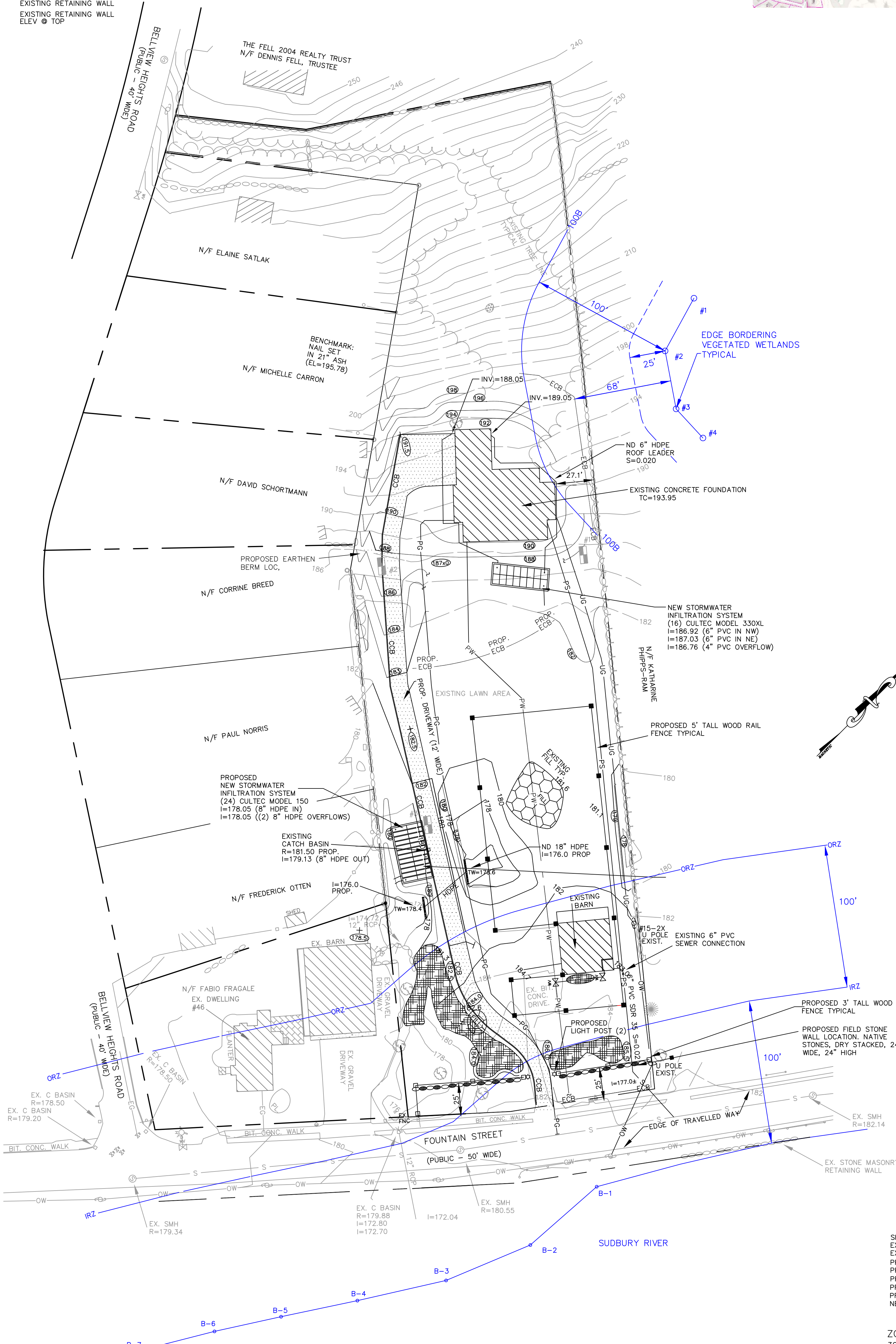
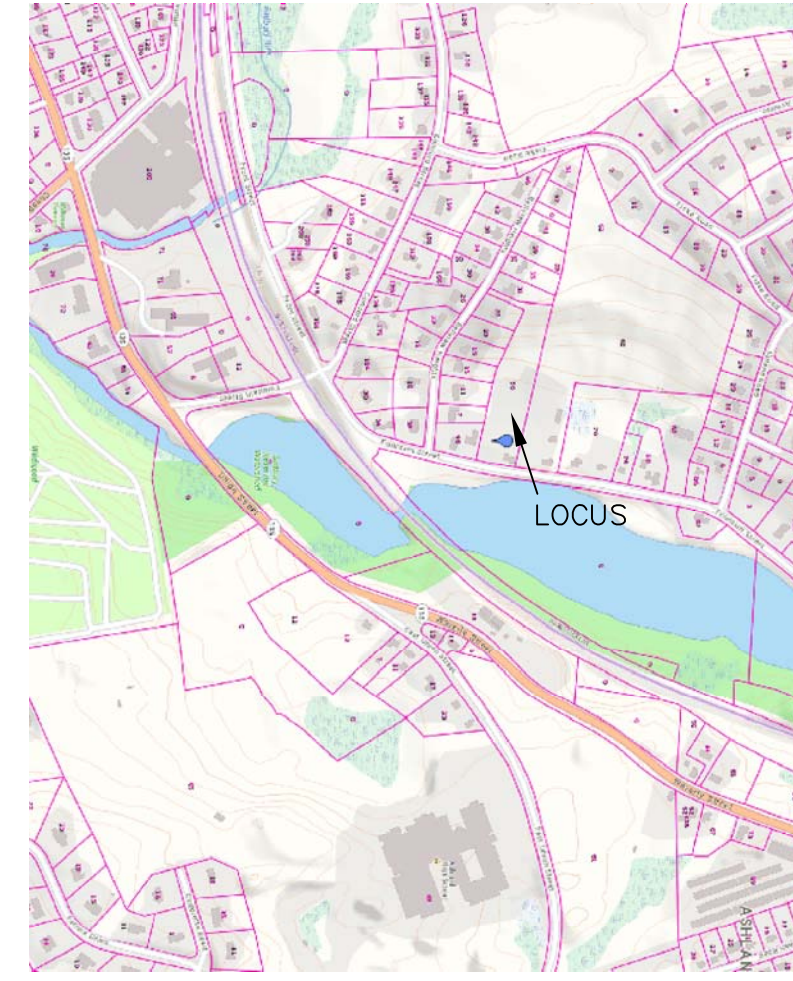


- NOTES:
- 1) PLAN REFERS TO ASHLAND PARCEL ID: 5-3-59.0
 - 2) LOCATIONS AND ELEVATIONS SHOWN ARE THE RESULT OF A FIELD SURVEY BY THIS OFFICE ON APR. 30, 2020. THEY REPRESENT CONDITIONS ON THAT DATE
 - 3) ELEVATIONS SHOWN REFER TO NAVD 1988
 - 4) TOTAL AREA OF DISTURBANCE: 47,600 S.F.+/- . TOTAL AREA OF PROPOSED IMPERVIOUS AREA=11,001 S.F.
 - 5) NO PORTION OF THE SITE FALLS WITHIN A FLOODPLAIN AREA AS SHOWN ON COMMUNITY PANEL 25017C 0514 F DATED JUNE 7, 2014. NO WETLANDS AREAS EXIST AT THE SITE
 - 6) BORDERING VEGETATED WETLANDS DELINEATION PERFORMED BY SCOTT HEIM NORTHEAST ECOLOGICAL SERVICES GLENVIEW STREET UPTON MA

LEGEND:

- | | | | |
|--|------------------------------------|--|----------------------------------|
| | EXISTING CONTOUR ELEVATION | | PROPOSED CONTOUR ELEVATION |
| | EXISTING SPOT ELEVATION | | PROPOSED SPOT ELEVATION |
| | EXISTING STONE WALL | | PROPOSED CATCH BASIN |
| | EXISTING WIRE FENCE | | PROPOSED DWELLING LOCATION |
| | EXISTING OVERHEAD WIRES | | PROPOSED ROADWAY STATIONING |
| | EXISTING UTILITY POLE | | PROPOSED BIT. CONCRETE BERM |
| | EXISTING DECIDUOUS TREE | | PROPOSED UNDERGROUND UTILITIES |
| | EXISTING CONIFER TREE | | PROPOSED EROSION CONTROL BARRIER |
| | HOUSE NUMBER | | PROPOSED DRAIN LINE |
| | LOT OR PARCEL NUMBER | | PROPOSED BIT CONC DRIVEWAY |
| | EXIST. EDGE OF BIT. CONC. PAVEMENT | | PROPOSED GRAVITY SEWER |
| | EXIST. EDGE BIT. CONC. BERM | | PROPOSED WATER SERVICE |
| | EXIST. EDGE GRAVEL DRIVEWAY | | PROPOSED FIELD STONE WALL |
| | EXISTING FIRE HYDRANT | | PROPOSED LANDSCAPE PLANTING AREA |
| | EXISTING TREE LINE | | |
| | EXISTING STRUCTURE | | |
| | EXISTING SEWER MAIN | | |
| | EXISTING SEWER MANHOLE | | |
| | EDGE 200' RIVERFRONT AREA | | |
| | EDGE 100' RIVERFRONT AREA | | |
| | EXISTING WATER SERVICE | | |
| | EXISTING FILL PILE | | |
| | EXISTING RETAINING WALL | | |
| | EXISTING RETAINING WALL ELEV @ TOP | | |



Professional Engineer Seal for Joseph D. Marquedant, No. 27879, State of Massachusetts. Signature of Joseph D. Marquedant.

PROJECT SUMMARY:
 SITE AREA: 2.62 ACRES
 EXISTING IMPERVIOUS AREA: 4,183 S.F. (4% OF SITE)
 EXISTING OPEN SPACE: 109,944 S.F. (96%)
 PROPOSED IMPERVIOUS AREA: 11,001 S.F. (10%)
 PROPOSED OPEN SPACE: 103,126 S.F. (90%)
 PROPOSED TOTAL SITE DISTURBANCE: 99,138 S.F.
 PROPOSED SITE EXCAVATION TOTALS: 1,083 C.Y.
 PROPOSED SITE FILL TOTALS: 1,766 C.Y.
 NET FILL NEEDED: 683 C.Y.

ZONING: DISTRICT -- "RA"
 30,000 S.F. MINIMUM AREA
 150' MINIMUM FRONTAGE
 40' FRONT YARD SETBACK MINIMUM
 10' SIDE YARD SETBACK MINIMUM
 30' REAR YARD SETBACK MINIMUM

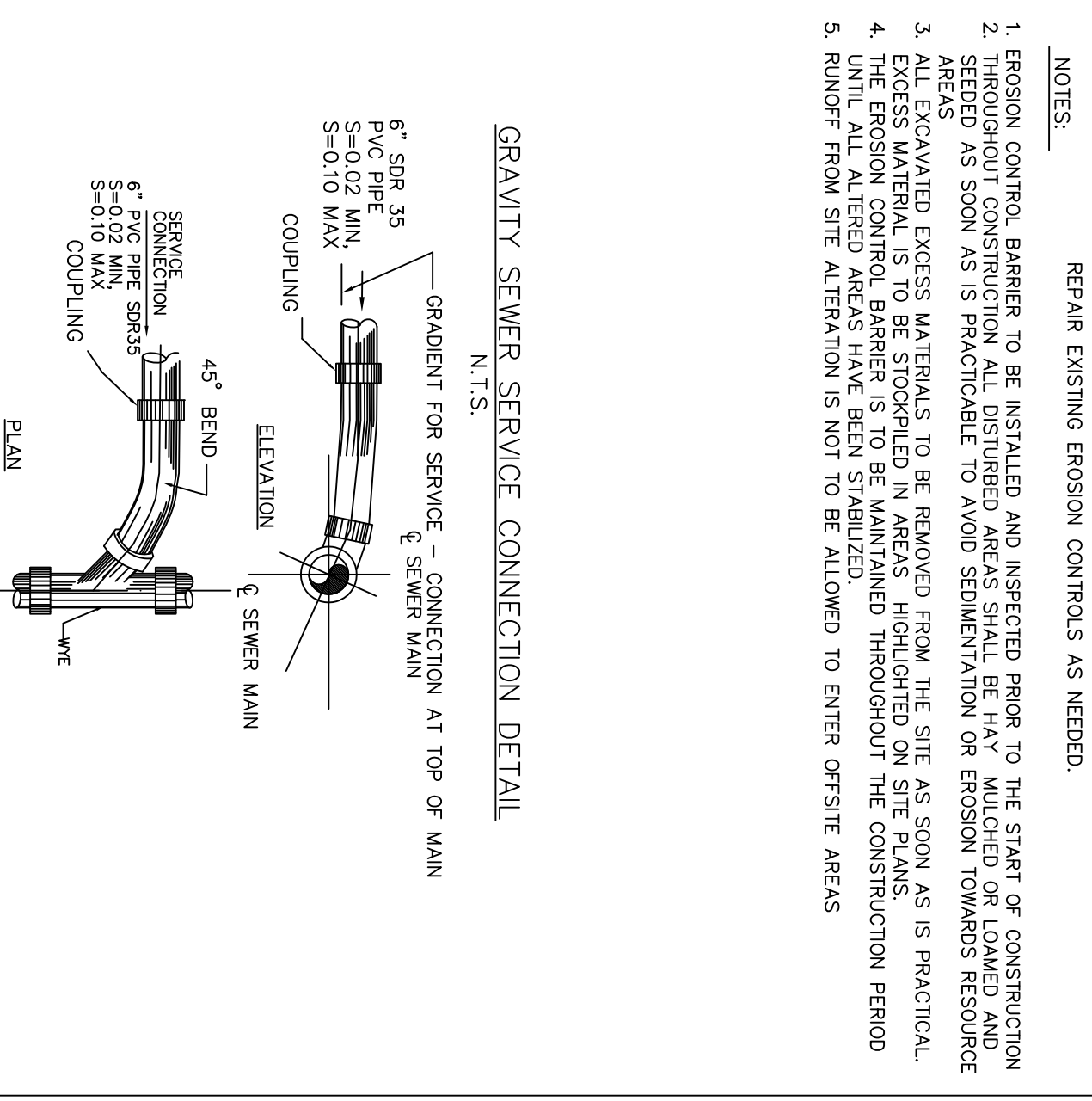
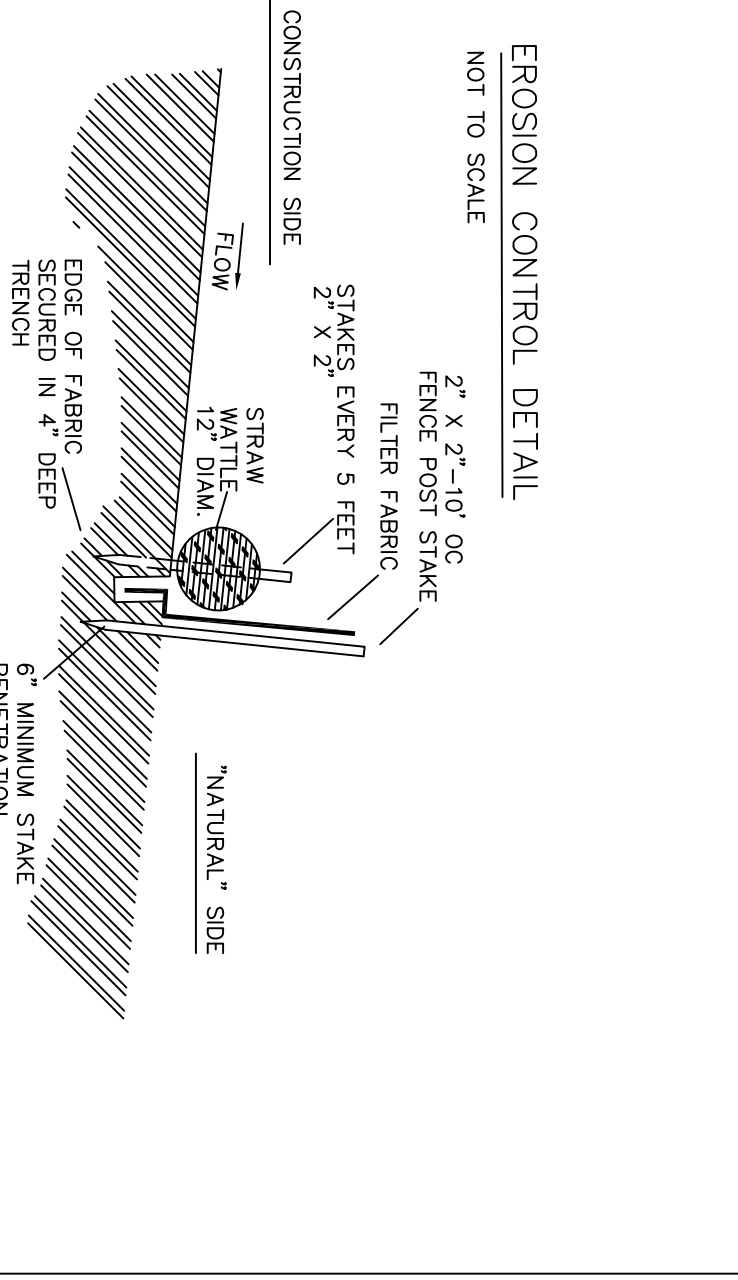
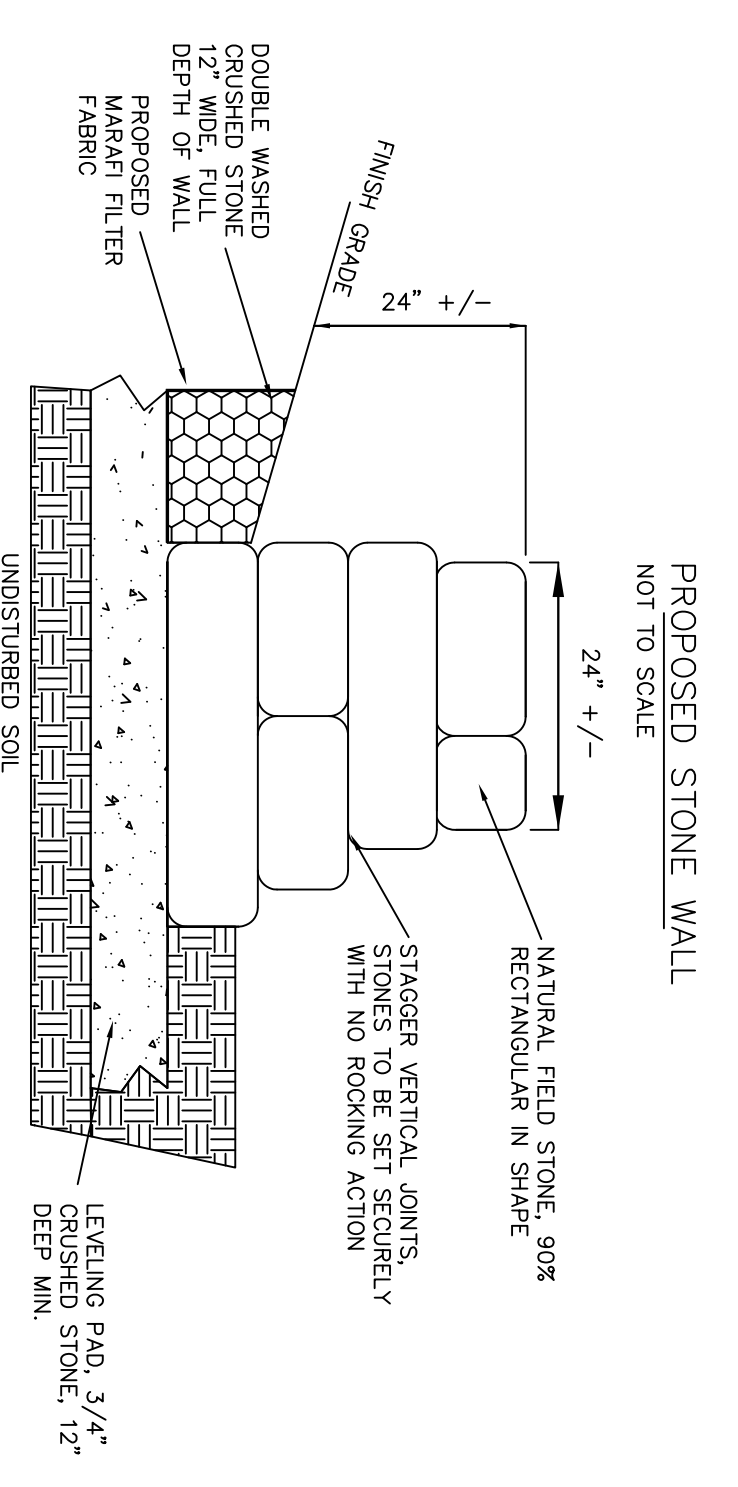
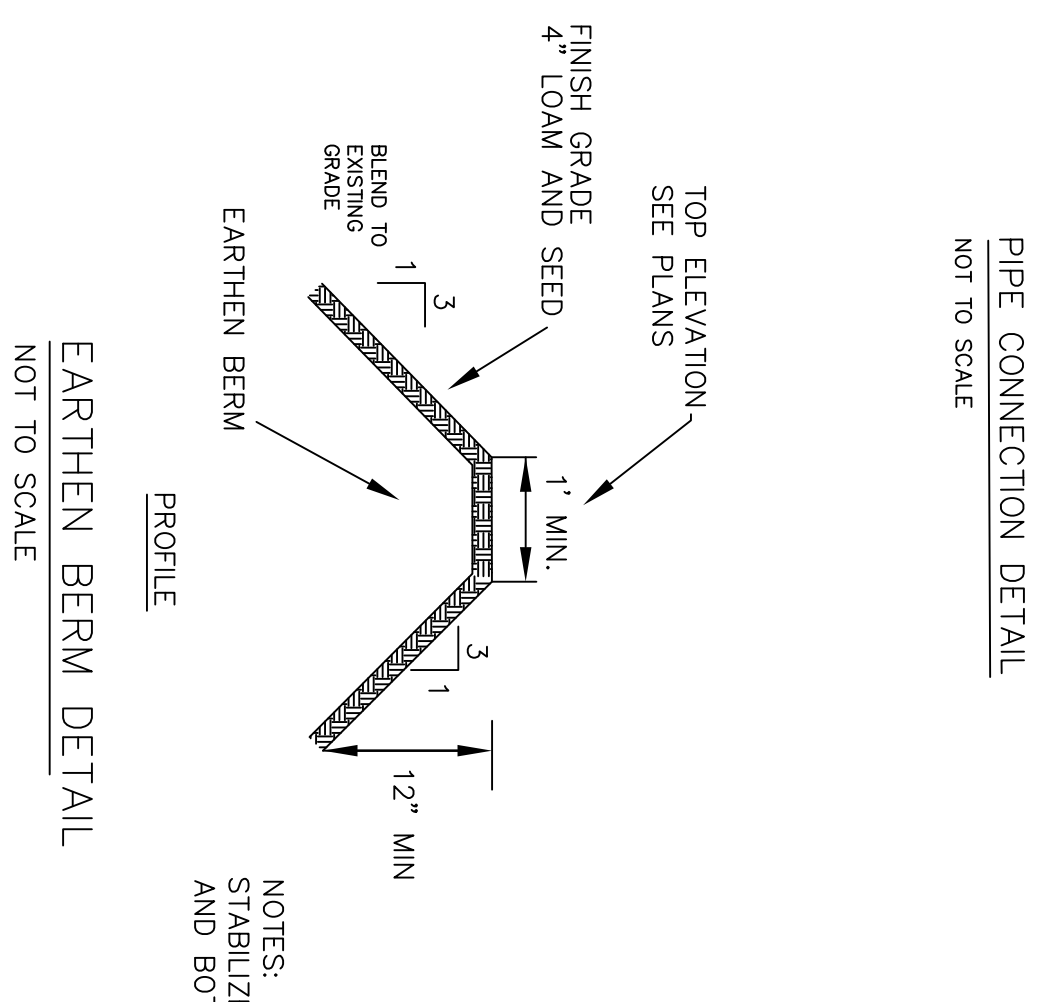
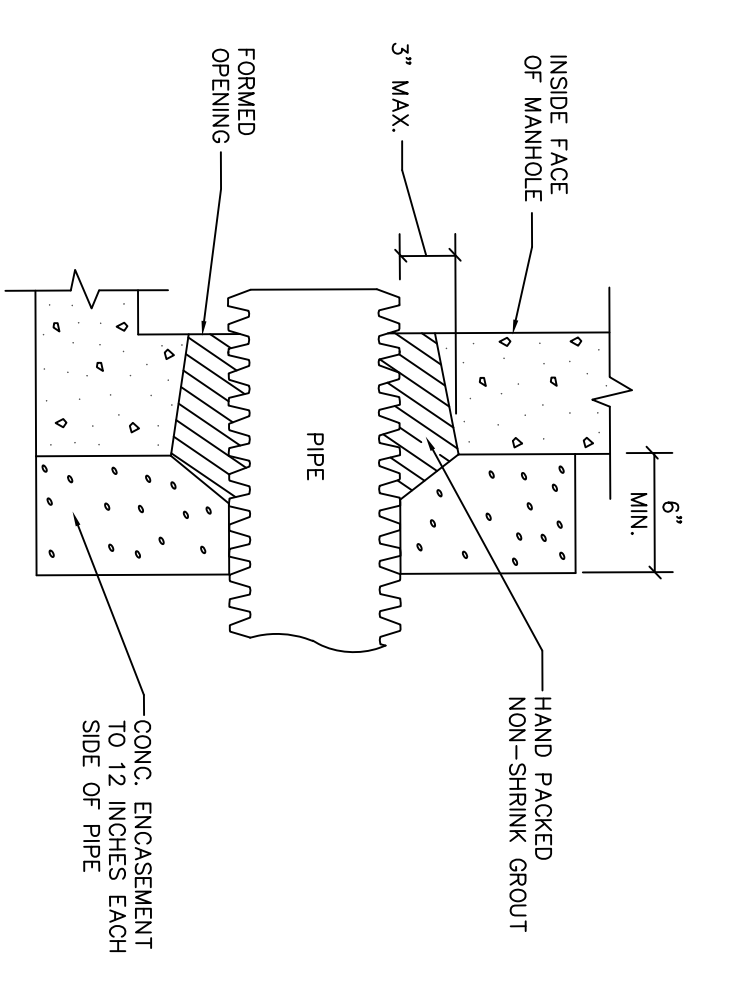
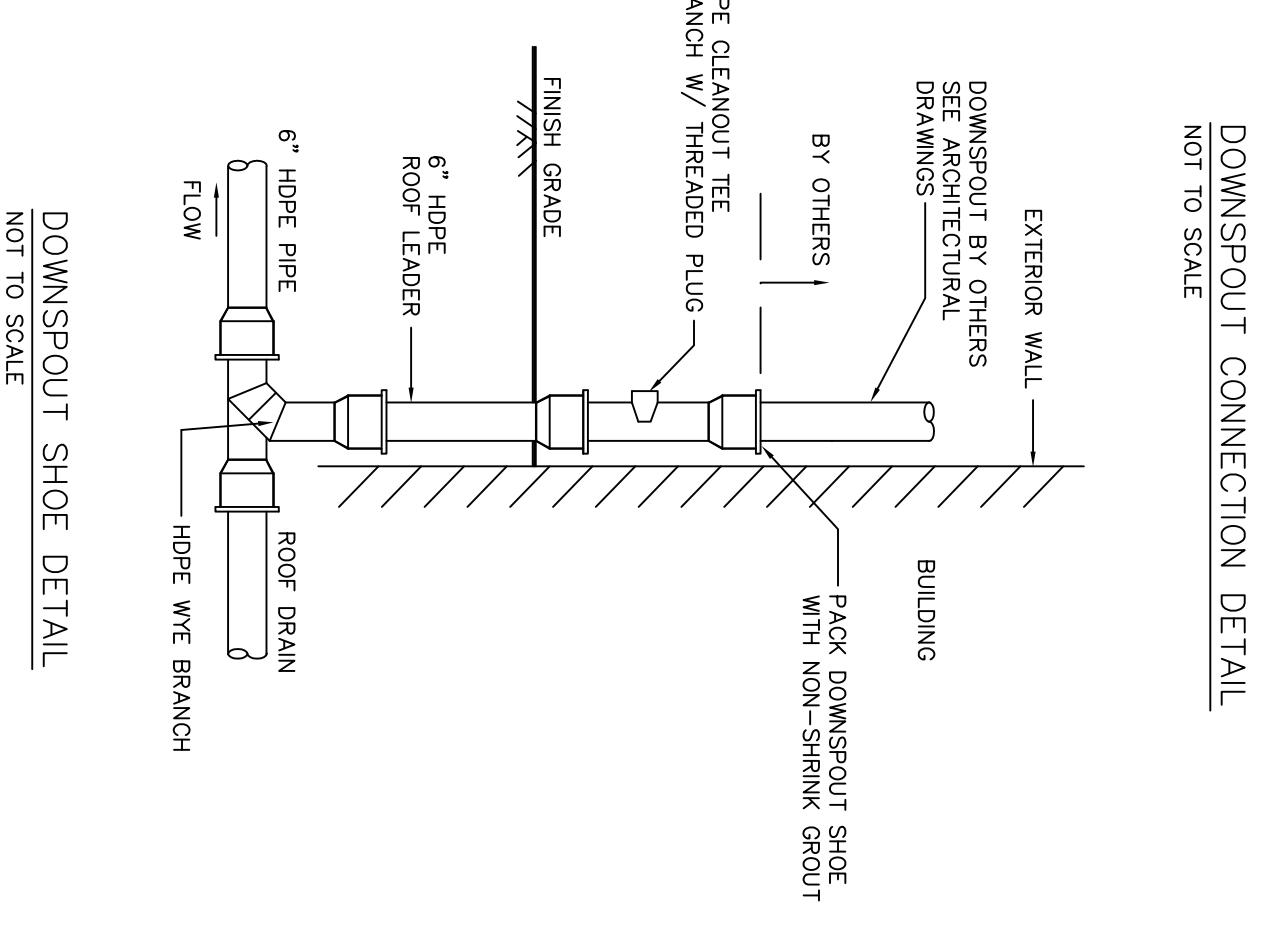
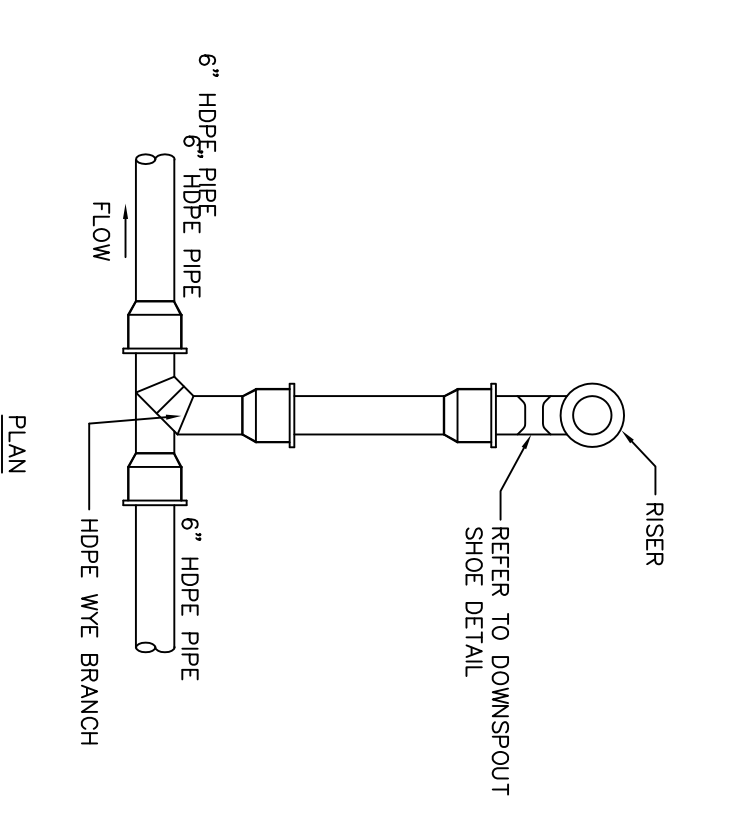
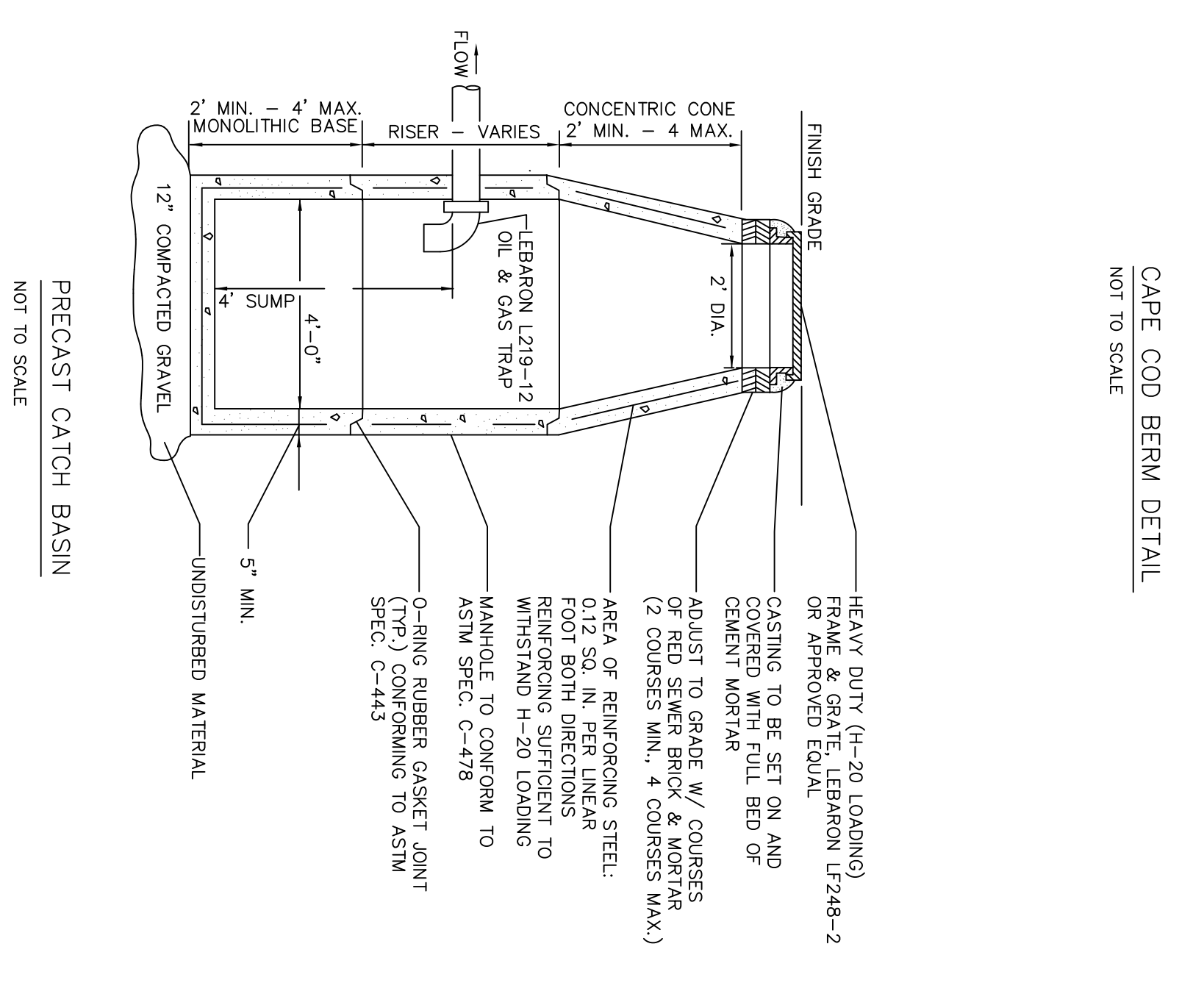
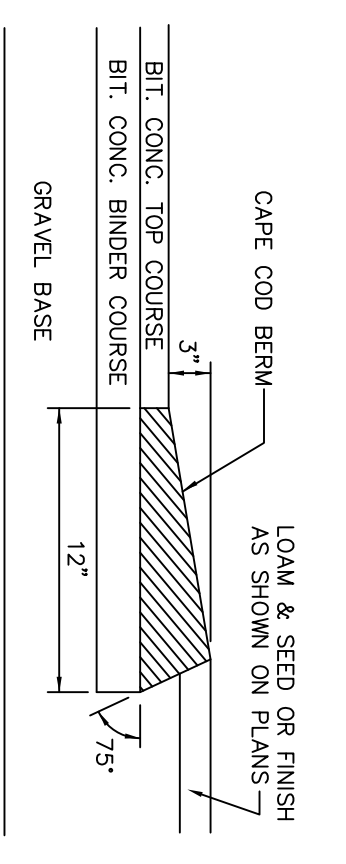
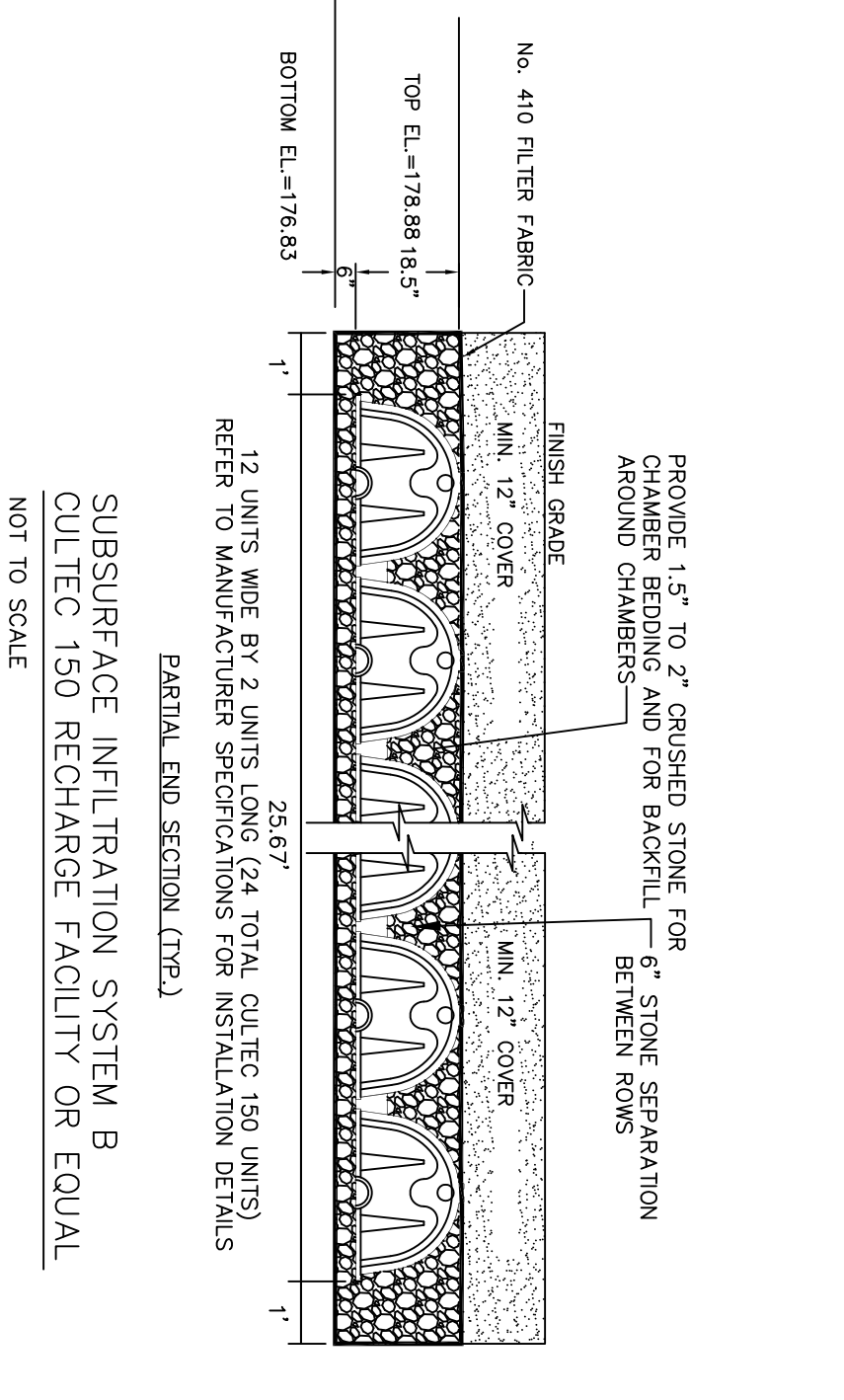
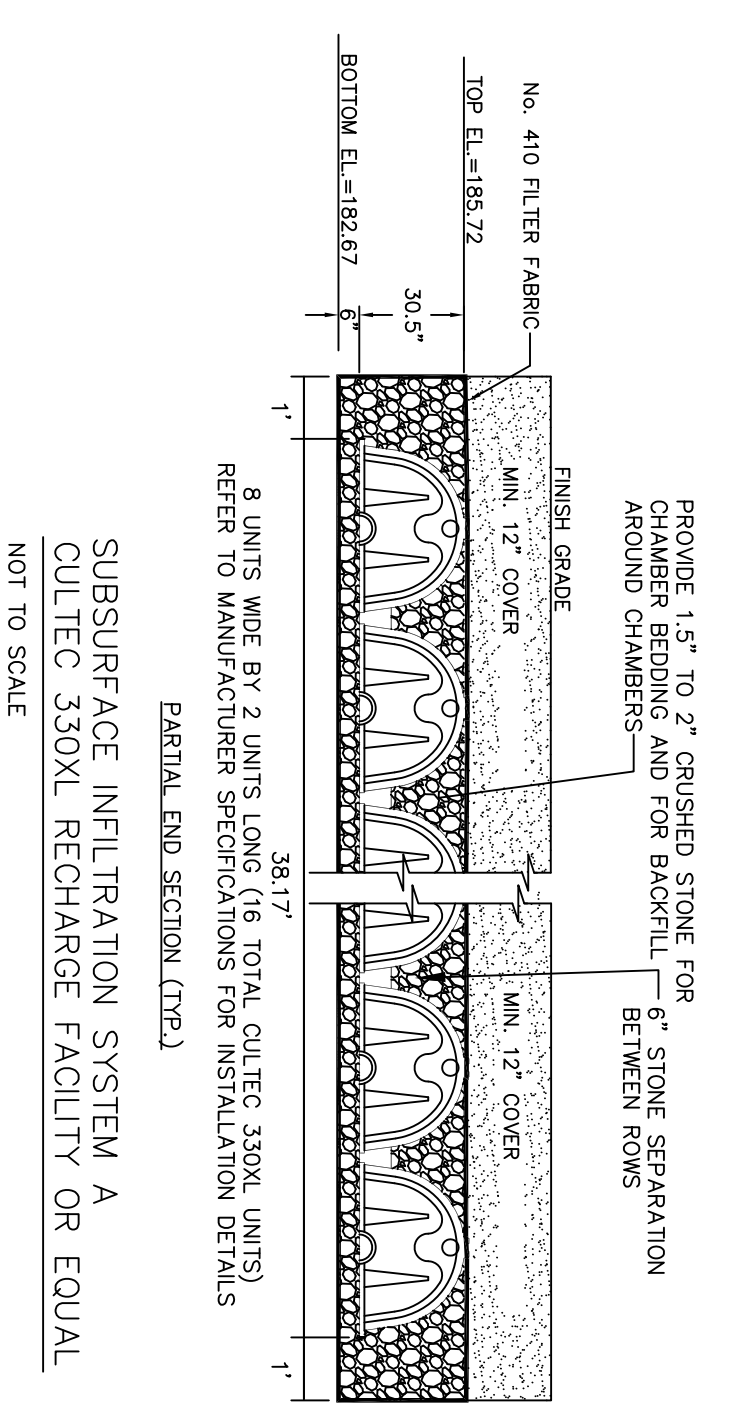
OWNER AND APPLICANT:
 FABIO FRAGALE
 4 CIRRUS DRIVE #4010
 ASHLAND MA

SHEET 1 OF 2
 SKETCH PLAN OF LAND
 SITE LOCATION: 56 FOUNTAIN STREET
 ASHLAND MA

J.D. MARQUEDANT & ASSOCIATES INC.
 LAND SURVEYING
 34 HAYDEN ROWE STREET, SUITE 203
 HOPKINTON MA
 PHONE: 508-435-4145

NO.	DATE	DESCRIPTION	BY
1	11/2/21	RIVERFRONT AREA	
2	12/6/21	BVW LOCATION	
3	12/20/21	BERM, ECB LOC.	
4	3/14/22	DRIVEWAY LOC.	
5	6/27/22	SEWER SERVICE INFO.	
6	10/5/22	NOI AMENDMENT	
NO.	DATE	DESCRIPTION	BY

SCALE: 1"=40' DATE: SEPT. 7, 2020 DRAWN BY: CHECKED BY:



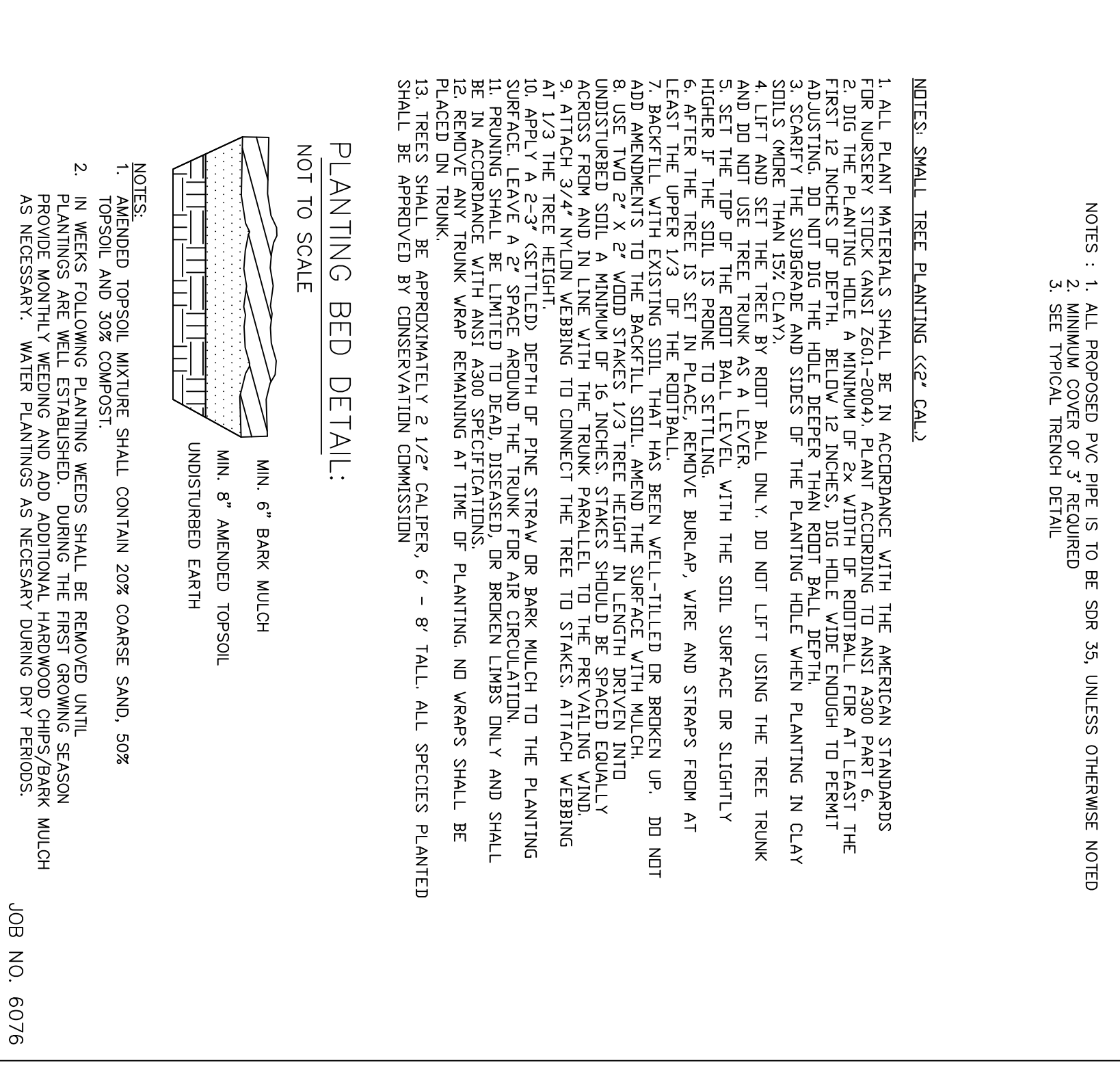
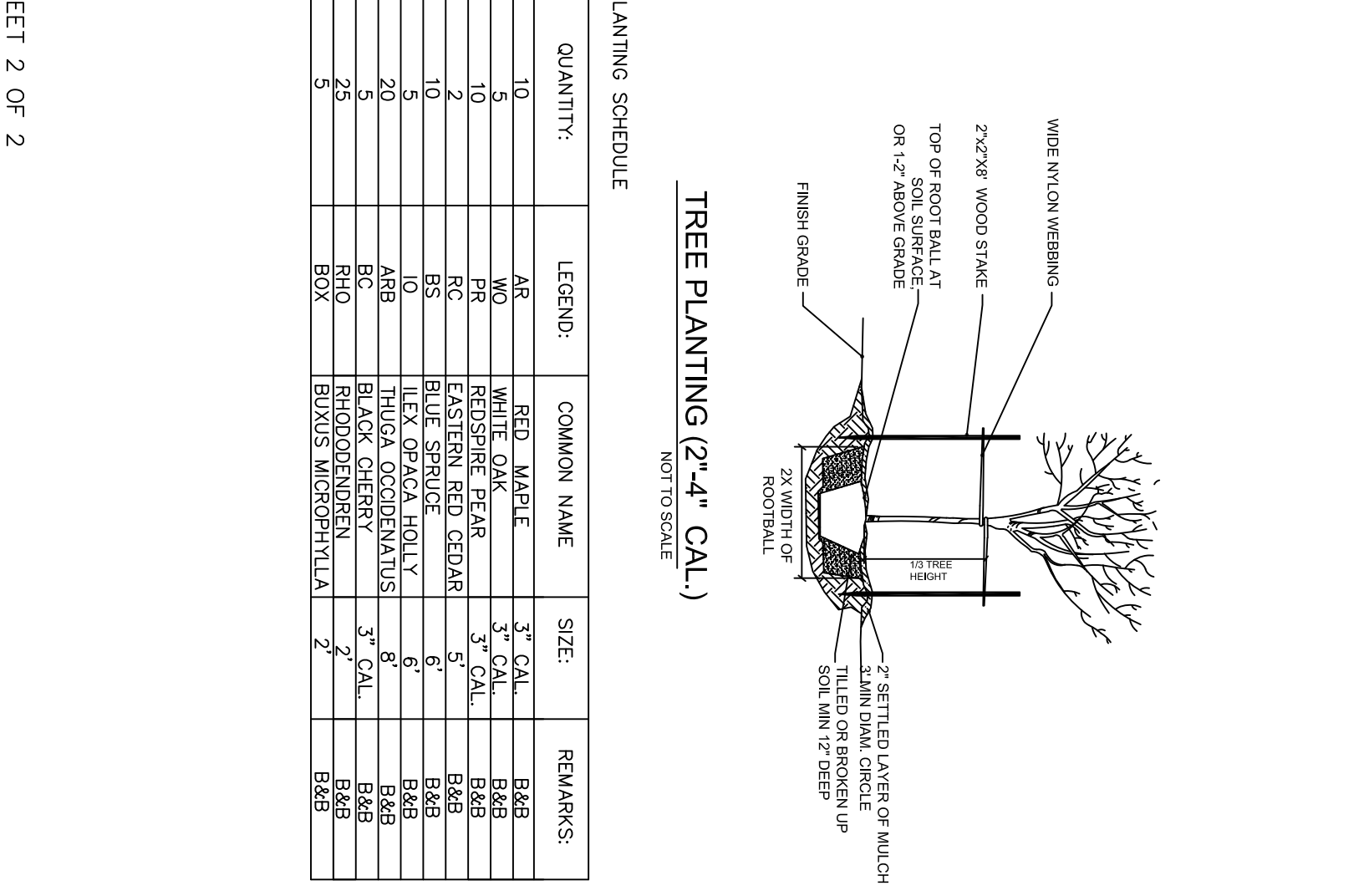
SOIL TESTING RESULTS:

AUGUST 3, 2021
SOIL EVALUATOR: JOSEPH MARQUEDANT

NO.	TEST	NO. 1	NO. 2	NO. 3
1	AT:59R4/3	8"	12"	10"
2	B:7.59R4/4	40"	26"	24"
3	CI:2.5Y 4/4 SIL			CI:10R 4/3 SAND
4	REQUISANA A GROUNDWATER MOTTLES @ 40"	102"	92"	72"
5	REQUISANA A GROUNDWATER MOTTLES @ 38"			
6	REQUISANA A GROUNDWATER MOTTLES @ 38"			

PLANTING SCHEDULE

QUANTITY:	LEGEND:	COMMON NAME	SIZE	REMARKS:
10	AR	RED MAPLE	3" CAL	B&B
5	MO	WHITE OAK	3" CAL	B&B
10	ES	ESSEX HEDGELING	3" CAL	B&B
10	FR	FRASER SPRUCE	6"	B&B
5	BS	BLUE SPRUCE	6"	B&B
20	LD	LEXA OPACIA HOLLY	6"	B&B
10	AR	RED MAPLE	3" CAL	B&B
10	ES	ESSEX HEDGELING	3" CAL	B&B
25	RHO	RHOYDOSPONDYLLA	2"	B&B
5	BOX	BRUXYS MICROPHYLLA	2"	B&B



REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	11/2/21	RIVERFRONT AREA	
2	12/6/21	BW LOCATION	
3	12/20/21	BERN, EGB LOC.	
4	3/14/22	DRIVEWAY LOC.	
5	6/27/22	SEWER SERVICE INFO.	
6	10/5/22	NO AMENDMENT	

PREPARED FOR: FABIO FRAGAILE
3 BLUE JAY LAKE
ASHLAND MA

J.D. MARQUEDANT & ASSOCIATES INC.
LAND SURVEYING
6 WALCOTT STREET HOPKINTON MA
PHONE: 508-435-4145

SCALE: 1"=40'

DATE: SEPT 7, 2021

DRAWN BY:

CHECKED BY:

JOB NO. 6076

SKETCH PLAN OF LAND
SITE LOCATION: 56 FOUNTAIN STREET
ASHLAND MA

SHEET 2 OF 2

NOTES:

1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK GANSE 2601-2604 PLANT ACCORDING TO ANSI A300 PART 6
2. DIG THE PLANTING HOLE A MINIMUM OF 2X WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES DIG HOLE ENOUGH TO PERMIT THE ROOTBALL TO SETTLE INTO THE HOLE. THE HOLE SHOULD BE ENOUGH TO PERMIT THE ROOTBALL TO SETTLE INTO THE HOLE. THE HOLE SHOULD BE ENOUGH TO PERMIT THE ROOTBALL TO SETTLE INTO THE HOLE.
3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (GREYER THAN 15% CLAY).
4. SET THE TOP OF THE ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TIE AS A LEVER WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
6. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT USE UNDISTURBED SOIL. UNDISTURBED SOIL SHOULD BE SPACED EQUALLY ACROSS FROM AND IN LINE WITH THE TRUNK PARALLEL TO THE PREVAILING WIND.
8. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
9. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING HOLE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
10. REMOVE ANY TRUNK WARP REMAINING AT THE OF PLANTING. NO WARPS SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
11. TREES SHALL BE APPROXIMATELY 2 1/2" CALIPER, 6' - 8' TALL. ALL SPECIES PLANTED SHALL BE APPROVED BY CONSERVATION COMMISSION.