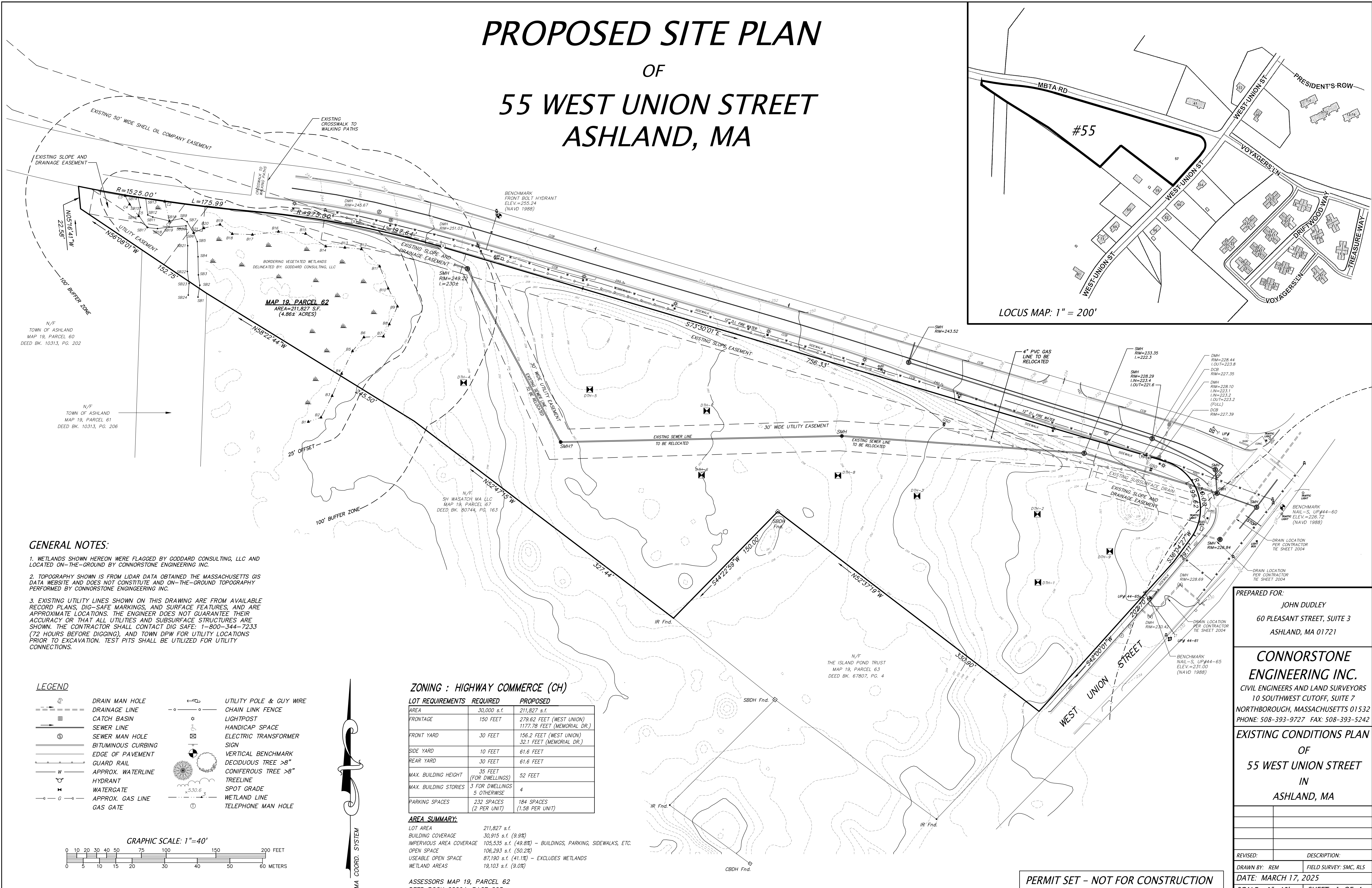
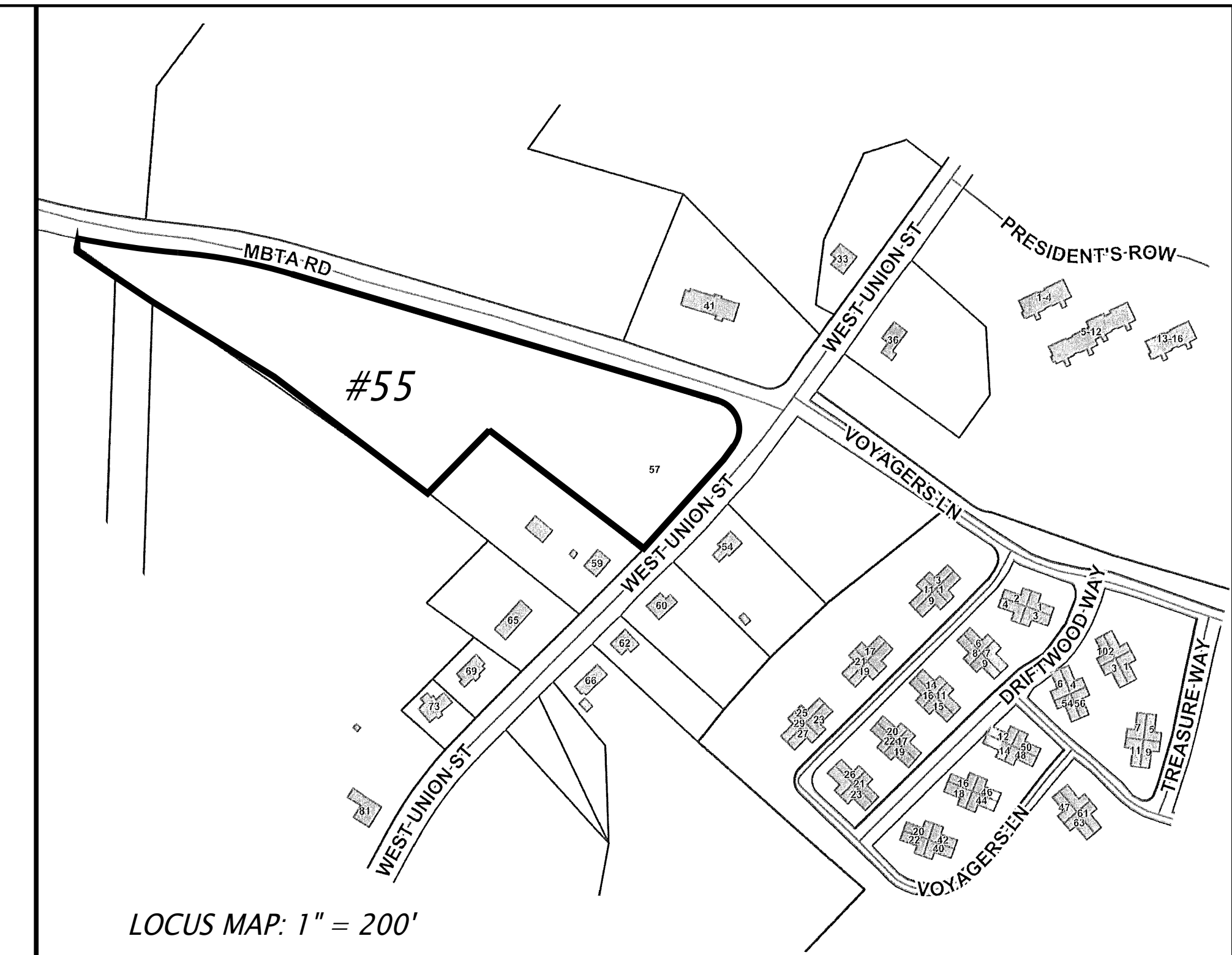


# PROPOSED SITE PLAN OF 55 WEST UNION STREET ASHLAND, MA



**LEGEND**

	DRAIN MAN HOLE		UTILITY POLE & GUY WIRE
	DRAINAGE LINE		CHAIN LINK FENCE
	CATCH BASIN		LIGHTPOST
	SEWER LINE		HANDICAP SPACE
	SEWER MAN HOLE		ELECTRIC TRANSFORMER SIGN
	BITUMINOUS CURBING		VERTICAL BENCHMARK
	EDGE OF PAVEMENT		DECIDUOUS TREE >8"
	GUARD RAIL		CONIFEROUS TREE >8"
	APPROX. WATERLINE		TREELINE
	HYDRANT		SPOT GRADE
	WATERGATE		WETLAND LINE
	APPROX. GAS LINE		TELEPHONE MAN HOLE
	GAS GATE		

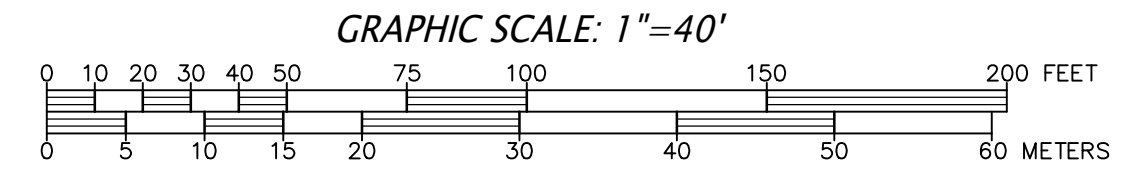
**ZONING : HIGHWAY COMMERCE (CH)**

LOT REQUIREMENTS	REQUIRED	PROPOSED
AREA	30,000 s.f.	211,827 s.f.
FRONTAGE	150 FEET	279.62 FEET (WEST UNION) 1177.78 FEET (MEMORIAL DR.)
FRONT YARD	30 FEET	156.2 FEET (WEST UNION) 32.1 FEET (MEMORIAL DR.)
SIDE YARD	10 FEET	61.6 FEET
REAR YARD	30 FEET	61.6 FEET
MAX. BUILDING HEIGHT	35 FEET (FOR DWELLINGS)	52 FEET
MAX. BUILDING STORIES	3 FOR DWELLINGS 5 OTHERWISE	4
PARKING SPACES	232 SPACES (2 PER UNIT)	184 SPACES (1.58 PER UNIT)

**AREA SUMMARY:**

LOT AREA	211,827 s.f.
BUILDING COVERAGE	30,915 s.f. (14.6%)
IMPERVIOUS AREA COVERAGE	105,535 s.f. (49.8%) - BUILDINGS, PARKING, SIDEWALKS, ETC.
OPEN SPACE	106,293 s.f. (50.2%)
USEABLE OPEN SPACE	87,190 s.f. (41.1%) - EXCLUDES WETLANDS
WETLAND AREAS	18,103 s.f. (8.5%)

ASSESSORS MAP 19, PARCEL 62  
DEED BOOK 22694, PAGE 263



PREPARED FOR:  
**JOHN DUDLEY**  
60 PLEASANT STREET, SUITE 3  
ASHLAND, MA 01721

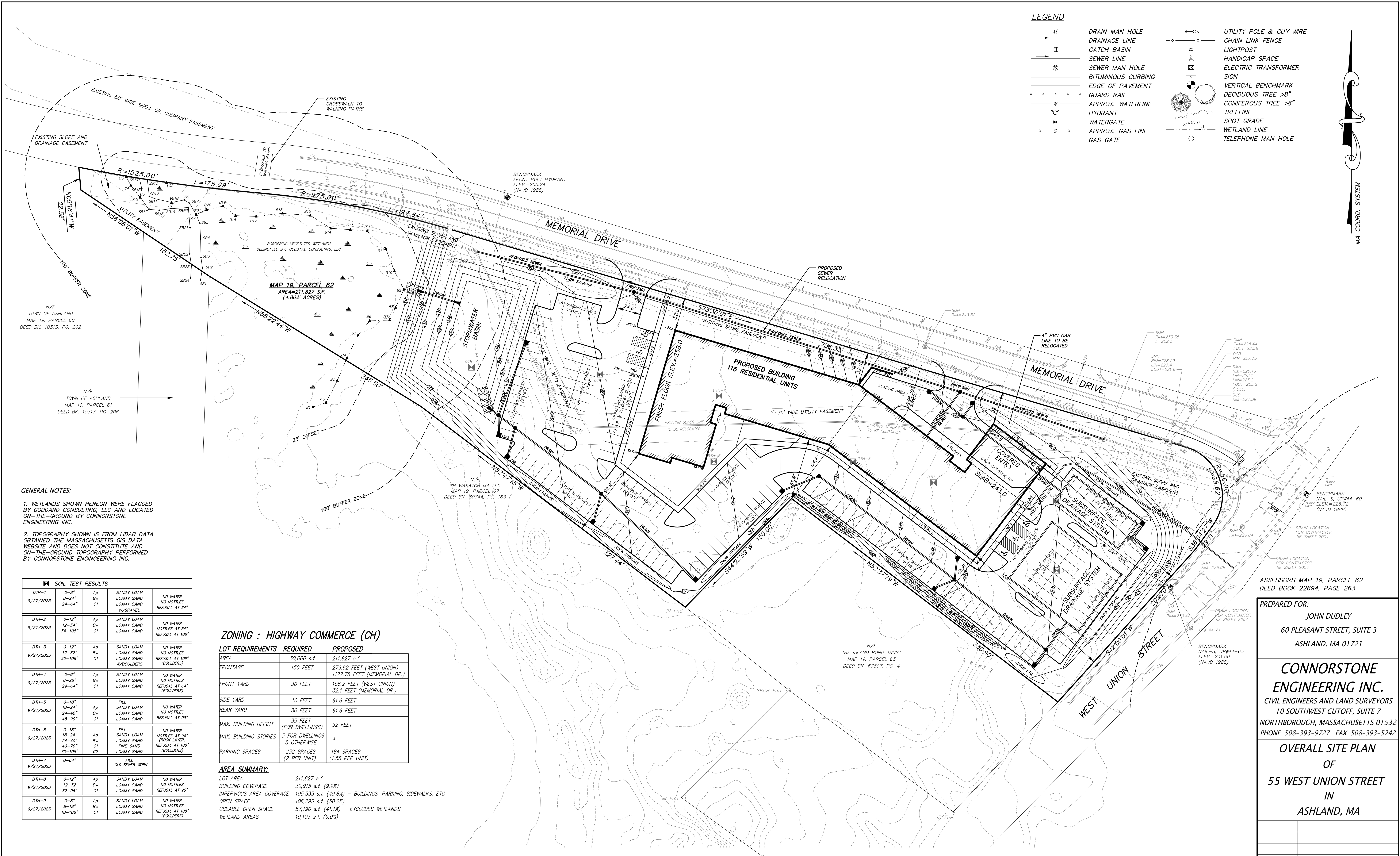
**CONNORSTONE ENGINEERING INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
10 SOUTHWEST CUTOFF, SUITE 7  
NORTHBOROUGH, MASSACHUSETTS 01532  
PHONE: 508-393-9727 FAX: 508-393-5242

**EXISTING CONDITIONS PLAN**  
OF  
**55 WEST UNION STREET**  
IN  
**ASHLAND, MA**

REVISED:	DESCRIPTION:
DRAWN BY: REM	FIELD SURVEY: SMC, RLS
DATE: MARCH 17, 2025	
SCALE: 1"=40'	SHEET 1 OF 4.

**PERMIT SET - NOT FOR CONSTRUCTION**

- LEGEND**
- DRAIN MAN HOLE
  - DRAINAGE LINE
  - CATCH BASIN
  - SEWER LINE
  - SEWER MAN HOLE
  - BITUMINOUS CURBING
  - EDGE OF PAVEMENT
  - GUARD RAIL
  - APPROX. WATERLINE
  - HYDRANT
  - WATERGATE
  - APPROX. GAS LINE
  - GAS GATE
  - UTILITY POLE & GUY WIRE
  - CHAIN LINK FENCE
  - LIGHTPOST
  - HANDICAP SPACE
  - ELECTRIC TRANSFORMER SIGN
  - VERTICAL BENCHMARK
  - DECIDUOUS TREE >8"
  - CONIFEROUS TREE >8"
  - TREELINE
  - SPOT GRADE
  - WETLAND LINE
  - TELEPHONE MAN HOLE



N/F  
TOWN OF ASHLAND  
MAP 19, PARCEL 60  
DEED BK. 10313, PG. 202

N/F  
TOWN OF ASHLAND  
MAP 19, PARCEL 61  
DEED BK. 10313, PG. 206

- GENERAL NOTES:**
1. WETLANDS SHOWN HEREON WERE FLAGGED BY GODDARD CONSULTING, LLC AND LOCATED ON-THE-GROUND BY CONNORSTONE ENGINEERING INC.
  2. TOPOGRAPHY SHOWN IS FROM LIDAR DATA OBTAINED THE MASSACHUSETTS GIS DATA WEBSITE AND DOES NOT CONSTITUTE AND ON-THE-GROUND TOPOGRAPHY PERFORMED BY CONNORSTONE ENGINEERING INC.

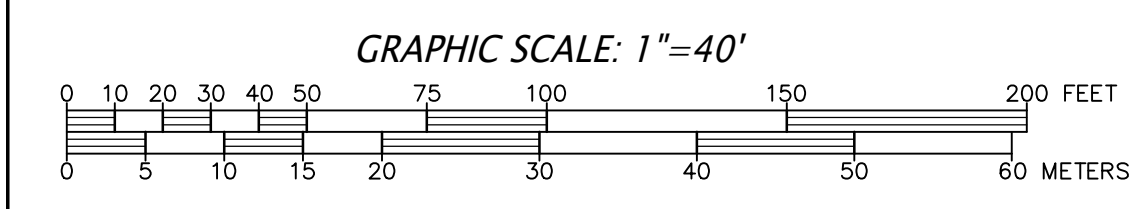
SOIL TEST RESULTS			
DTH-1 9/27/2023	0-8" 8-24" 24-64"	Ap Bw C1	SANDY LOAM LOAMY SAND LOAMY SAND W/GRAVEL NO WATER NO MOTTLING REFUSAL AT 64"
DTH-2 9/27/2023	0-12" 12-34" 34-108"	Ap Bw C1	SANDY LOAM LOAMY SAND LOAMY SAND NO WATER NO MOTTLING REFUSAL AT 54" REFUSAL AT 108"
DTH-3 9/27/2023	0-12" 12-32" 32-106"	Ap Bw C1	SANDY LOAM LOAMY SAND LOAMY SAND W/BOULDERS NO WATER NO MOTTLING REFUSAL AT 108" (BOULDERS)
DTH-4 9/27/2023	0-6" 6-28" 28-64"	Ap Bw C1	SANDY LOAM LOAMY SAND LOAMY SAND NO WATER NO MOTTLING REFUSAL AT 64" (BOULDERS)
DTH-5 9/27/2023	0-18" 18-24" 24-48" 48-99"	Ap Bw C1	FILL SANDY LOAM LOAMY SAND LOAMY SAND NO WATER NO MOTTLING REFUSAL AT 99"
DTH-6 9/27/2023	0-18" 18-24" 24-40" 40-70" 70-108"	Ap Bw C1 C2	FILL SANDY LOAM LOAMY SAND FINE SAND LOAMY SAND NO WATER NO MOTTLING REFUSAL AT 94" (ROCK LAYER) REFUSAL AT 108" (BOULDERS)
DTH-7 9/27/2023	0-64"		FILL OLD SEWER WORK
DTH-8 9/27/2023	0-12" 12-32" 32-96"	Ap Bw C1	SANDY LOAM LOAMY SAND LOAMY SAND NO WATER NO MOTTLING REFUSAL AT 96"
DTH-9 9/27/2023	0-8" 8-18" 18-108"	Ap Bw C1	SANDY LOAM LOAMY SAND LOAMY SAND NO WATER NO MOTTLING REFUSAL AT 108" (BOULDERS)

**ZONING : HIGHWAY COMMERCE (CH)**

LOT REQUIREMENTS	REQUIRED	PROPOSED
AREA	30,000 s.f.	211,827 s.f.
FRONTAGE	150 FEET	279.62 FEET (WEST UNION) 1177.78 FEET (MEMORIAL DR.)
FRONT YARD	30 FEET	156.2 FEET (WEST UNION) 32.1 FEET (MEMORIAL DR.)
SIDE YARD	10 FEET	61.6 FEET
REAR YARD	30 FEET	61.6 FEET
MAX. BUILDING HEIGHT	35 FEET (FOR DWELLINGS)	52 FEET
MAX. BUILDING STORIES	3 FOR DWELLINGS 5 OTHERWISE	4
PARKING SPACES	232 SPACES (2 PER UNIT)	184 SPACES (1.58 PER UNIT)

**AREA SUMMARY:**

LOT AREA	211,827 s.f.
BUILDING COVERAGE	30,915 s.f. (14.6%)
IMPERVIOUS AREA COVERAGE	105,535 s.f. (49.8%) - BUILDINGS, PARKING, SIDEWALKS, ETC.
OPEN SPACE	106,293 s.f. (50.2%)
USEABLE OPEN SPACE	87,190 s.f. (41.2%) - EXCLUDES WETLANDS
WETLAND AREAS	19,103 s.f. (9.0%)



ASSESSORS MAP 19, PARCEL 62  
DEED BOOK 22694, PAGE 263

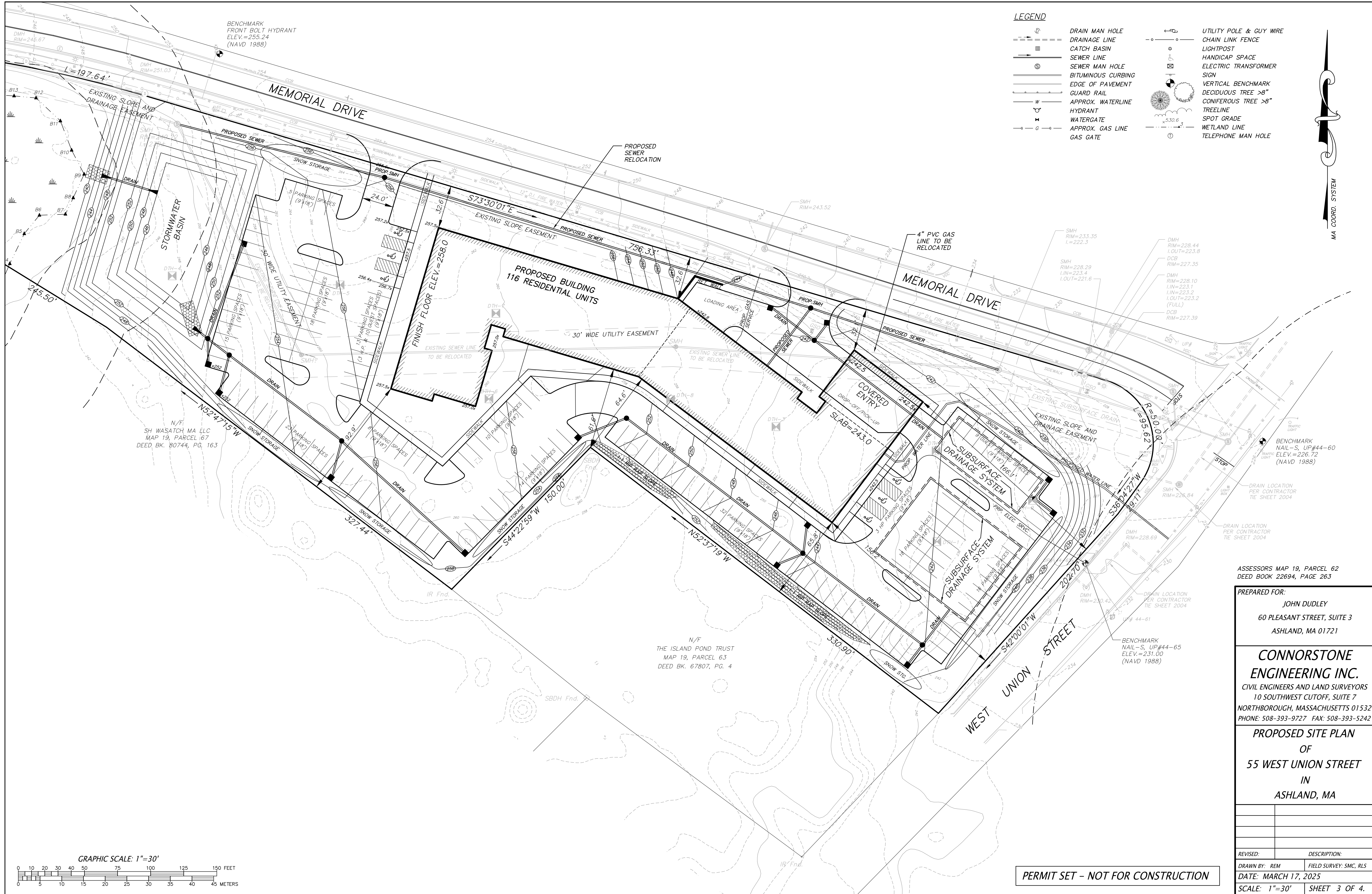
PREPARED FOR:  
**JOHN DUDLEY**  
60 PLEASANT STREET, SUITE 3  
ASHLAND, MA 01721

**CONNORSTONE ENGINEERING INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
10 SOUTHWEST CUTOFF, SUITE 7  
NORTHBOROUGH, MASSACHUSETTS 01532  
PHONE: 508-393-9727 FAX: 508-393-5242

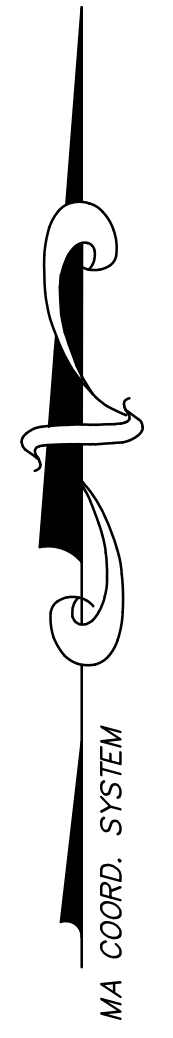
**OVERALL SITE PLAN OF 55 WEST UNION STREET IN ASHLAND, MA**

REVISED:	DESCRIPTION:
DRAWN BY: REM	FIELD SURVEY: SMC, RLS
DATE: MARCH 17, 2025	
SCALE: 1"=40'	SHEET 2 OF 4.

**PERMIT SET - NOT FOR CONSTRUCTION**



- LEGEND**
- DRAIN MAN HOLE
  - DRAINAGE LINE
  - ▨ CATCH BASIN
  - SEWER LINE
  - S SEWER MAN HOLE
  - BITUMINOUS CURBING
  - EDGE OF PAVEMENT
  - GUARD RAIL
  - W APPROX. WATERLINE
  - H HYDRANT
  - WATERGATE
  - G APPROX. GAS LINE
  - GAS GATE
  - ○ ○ ○ ○ UTILITY POLE & GUY WIRE
  - CHAIN LINK FENCE
  - LIGHTPOST
  - ○ ○ ○ ○ HANDICAP SPACE
  - ○ ○ ○ ○ ELECTRIC TRANSFORMER
  - ○ ○ ○ ○ SIGN
  - ○ ○ ○ ○ VERTICAL BENCHMARK
  - ○ ○ ○ ○ DECIDUOUS TREE >8"
  - ○ ○ ○ ○ CONIFEROUS TREE >8"
  - ○ ○ ○ ○ TREELINE
  - ○ ○ ○ ○ SPOT GRADE
  - ○ ○ ○ ○ WETLAND LINE
  - ○ ○ ○ ○ TELEPHONE MAN HOLE



BENCHMARK  
FRONT BOLT HYDRANT  
ELEV.=255.24  
(NAVD 1988)

N/F  
SH WASATCH MA LLC  
MAP 19, PARCEL 167  
DEED BK. 80744, PG. 163

N/F  
THE ISLAND POND TRUST  
MAP 19, PARCEL 63  
DEED BK. 67807, PG. 4

SMH  
RIM=233.35  
I.=222.3

SMH  
RIM=228.29  
I.IN=223.4  
I.OUT=221.6

DMH  
RIM=228.44  
I.OUT=223.8

DCB  
RIM=227.35

DMH  
RIM=228.10  
I.IN=223.1  
I.IN=223.2  
I.OUT=223.2  
(FULL)

DCB  
RIM=227.39

ASSESSORS MAP 19, PARCEL 62  
DEED BOOK 22694, PAGE 263

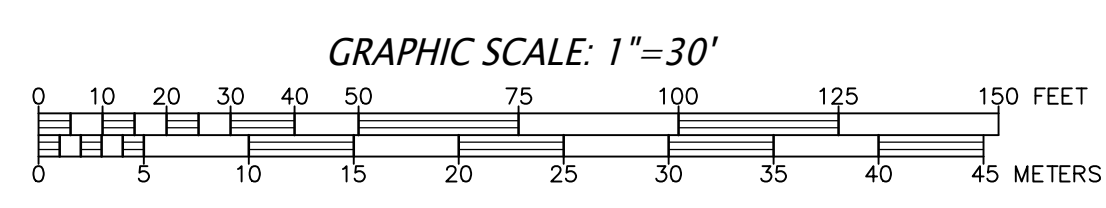
PREPARED FOR:  
JOHN DUDLEY  
60 PLEASANT STREET, SUITE 3  
ASHLAND, MA 01721

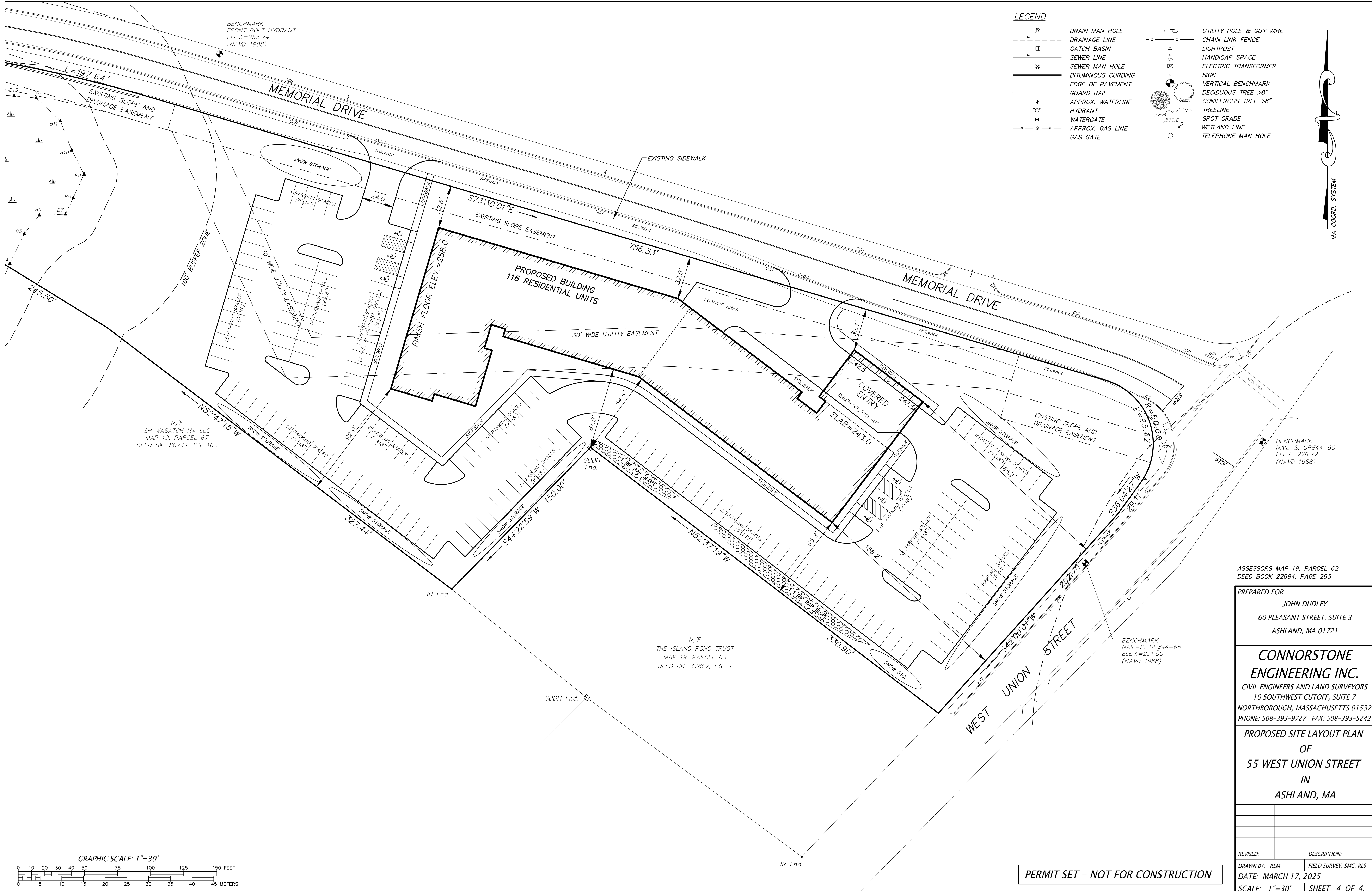
**CONNORSTONE  
ENGINEERING INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
10 SOUTHWEST CUTOFF, SUITE 7  
NORTHBOROUGH, MASSACHUSETTS 01532  
PHONE: 508-393-9727 FAX: 508-393-5242

**PROPOSED SITE PLAN  
OF  
55 WEST UNION STREET  
IN  
ASHLAND, MA**

REVISED:	DESCRIPTION:
DRAWN BY: REM	FIELD SURVEY: SMC, RLS
DATE: MARCH 17, 2025	
SCALE: 1"=30'	SHEET 3 OF 4.

**PERMIT SET - NOT FOR CONSTRUCTION**





- LEGEND**
- DRAIN MAN HOLE
  - DRAINAGE LINE
  - CATCH BASIN
  - SEWER LINE
  - SEWER MAN HOLE
  - BITUMINOUS CURBING
  - EDGE OF PAVEMENT
  - GUARD RAIL
  - APPROX. WATERLINE
  - HYDRANT
  - WATERGATE
  - APPROX. GAS LINE
  - GAS GATE
  - UTILITY POLE & GUY WIRE
  - CHAIN LINK FENCE
  - LIGHTPOST
  - HANDICAP SPACE
  - ELECTRIC TRANSFORMER SIGN
  - VERTICAL BENCHMARK
  - DECIDUOUS TREE >8"
  - CONIFEROUS TREE >8"
  - TREELINE
  - SPOT GRADE
  - WETLAND LINE
  - TELEPHONE MAN HOLE

BENCHMARK  
FRONT BOLT HYDRANT  
ELEV.=255.24  
(NAVD 1988)

BENCHMARK  
NAIL-S, UP#44-60  
ELEV.=226.72  
(NAVD 1988)

BENCHMARK  
NAIL-S, UP#44-65  
ELEV.=231.00  
(NAVD 1988)

N/F  
SH WASATCH MA LLC  
MAP 19, PARCEL 67  
DEED BK. 80744, PG. 163

N/F  
THE ISLAND POND TRUST  
MAP 19, PARCEL 63  
DEED BK. 67807, PG. 4

ASSESSORS MAP 19, PARCEL 62  
DEED BOOK 22694, PAGE 263

PREPARED FOR:  
JOHN DUDLEY  
60 PLEASANT STREET, SUITE 3  
ASHLAND, MA 01721

**CONNORSTONE  
ENGINEERING INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
10 SOUTHWEST CUTOFF, SUITE 7  
NORTHBOROUGH, MASSACHUSETTS 01532  
PHONE: 508-393-9727 FAX: 508-393-5242

PROPOSED SITE LAYOUT PLAN  
OF  
55 WEST UNION STREET  
IN  
ASHLAND, MA

REVISED:	DESCRIPTION:
DRAWN BY: REM	FIELD SURVEY: SMC, RLS
DATE: MARCH 17, 2025	
SCALE: 1"=30'	SHEET 4 OF 4.

PERMIT SET - NOT FOR CONSTRUCTION

