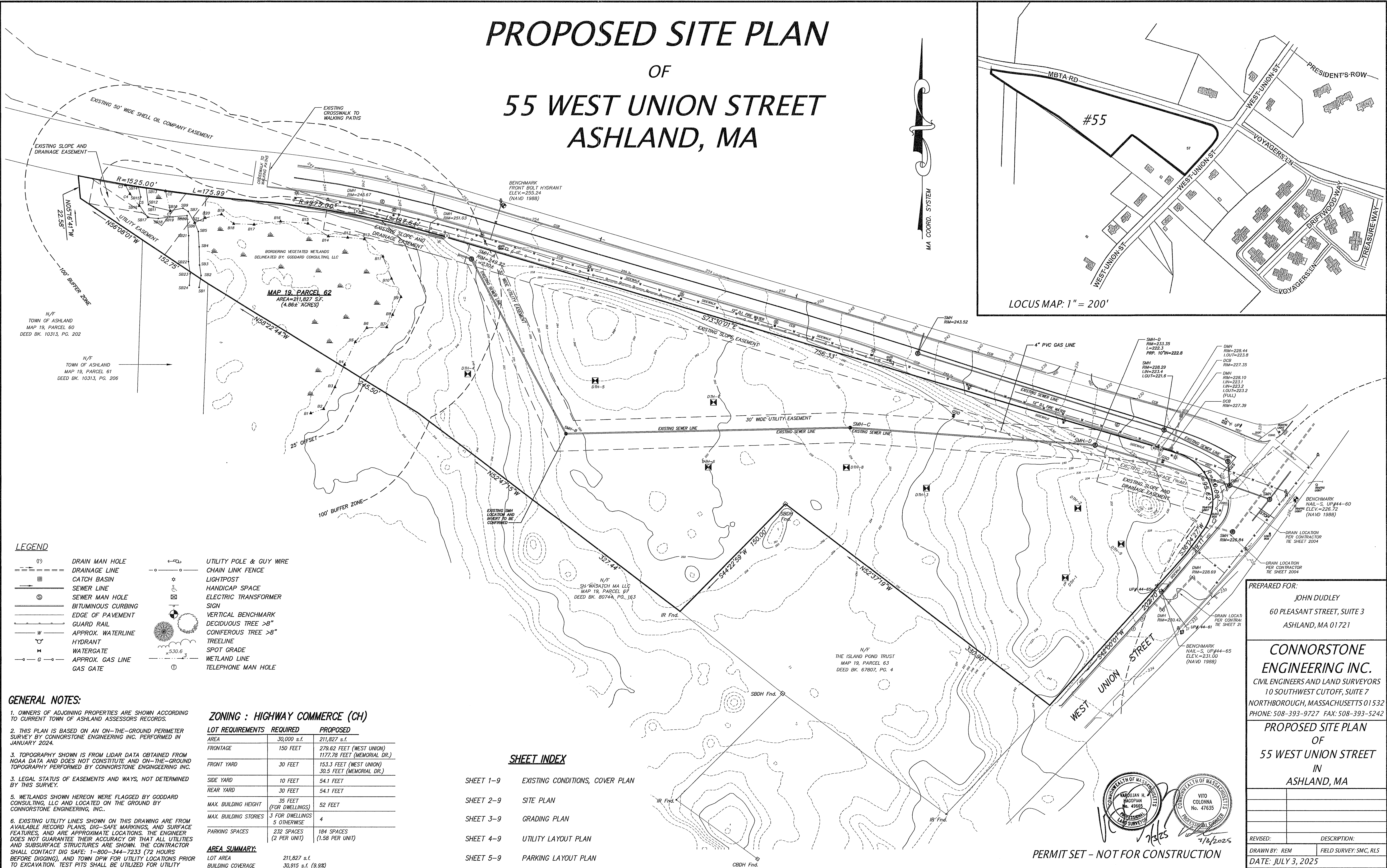


# PROPOSED SITE PLAN OF 55 WEST UNION STREET ASHLAND, MA



**LEGEND**

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

**GENERAL NOTES:**

- OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF ASHLAND ASSESSORS RECORDS.
- THIS PLAN IS BASED ON AN ON-THE-GROUND PERIMETER SURVEY BY CONNORSTONE ENGINEERING INC. PERFORMED IN JANUARY 2024.
- TOPOGRAPHY SHOWN IS FROM LIDAR DATA OBTAINED FROM NOAA DATA AND DOES NOT CONSTITUTE AND ON-THE-GROUND TOPOGRAPHY PERFORMED BY CONNORSTONE ENGINEERING INC.
- LEGAL STATUS OF EASEMENTS AND WAYS, NOT DETERMINED BY THIS SURVEY.
- WETLANDS SHOWN HEREON WERE FLAGGED BY GODDARD CONSULTING, LLC AND LOCATED ON THE GROUND BY CONNORSTONE ENGINEERING, INC..
- EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE RECORD PLANS, DIG-SAFE MARKINGS, AND SURFACE FEATURES, AND ARE APPROXIMATE LOCATIONS. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL CONTACT DIG SAFE: 1-800-344-7233 (72 HOURS BEFORE DIGGING), AND TOWN DPW FOR UTILITY LOCATIONS PRIOR TO EXCAVATION. TEST PITS SHALL BE UTILIZED FOR UTILITY CONNECTIONS.

**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	153.3 FEET (WEST UNION) 30.5 FEET (MEMORIAL DR.)
SIDE YARD	10 FEET	54.1 FEET
REAR YARD	30 FEET	54.1 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	19,103 s.f. (9.0%)

**SHEET INDEX**

SHEET 1-9	EXISTING CONDITIONS, COVER PLAN
SHEET 2-9	SITE PLAN
SHEET 3-9	GRADING PLAN
SHEET 4-9	UTILITY LAYOUT PLAN
SHEET 5-9	PARKING LAYOUT PLAN
SHEET 6-9	EROSION CONTROL PLAN
SHEET 7-9,9	CONSTRUCTION DETAILS

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

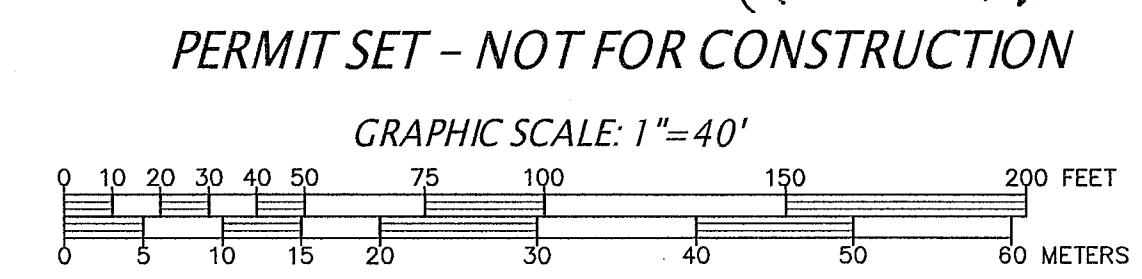
**CONNORSTONE ENGINEERING INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
10 SOUTHWEST CUTOFF, SUITE 7  
NORTHBOROUGH, MASSACHUSETTS 01532  
PHONE: 508-393-9727 FAX: 508-393-5242

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

REVISED: \_\_\_\_\_ DESCRIPTION: \_\_\_\_\_

DRAWN BY: REM FIELD SURVEY: SMC, RLS  
DATE: JULY 3, 2025  
SCALE: 1"=40' SHEET 1 OF 9.

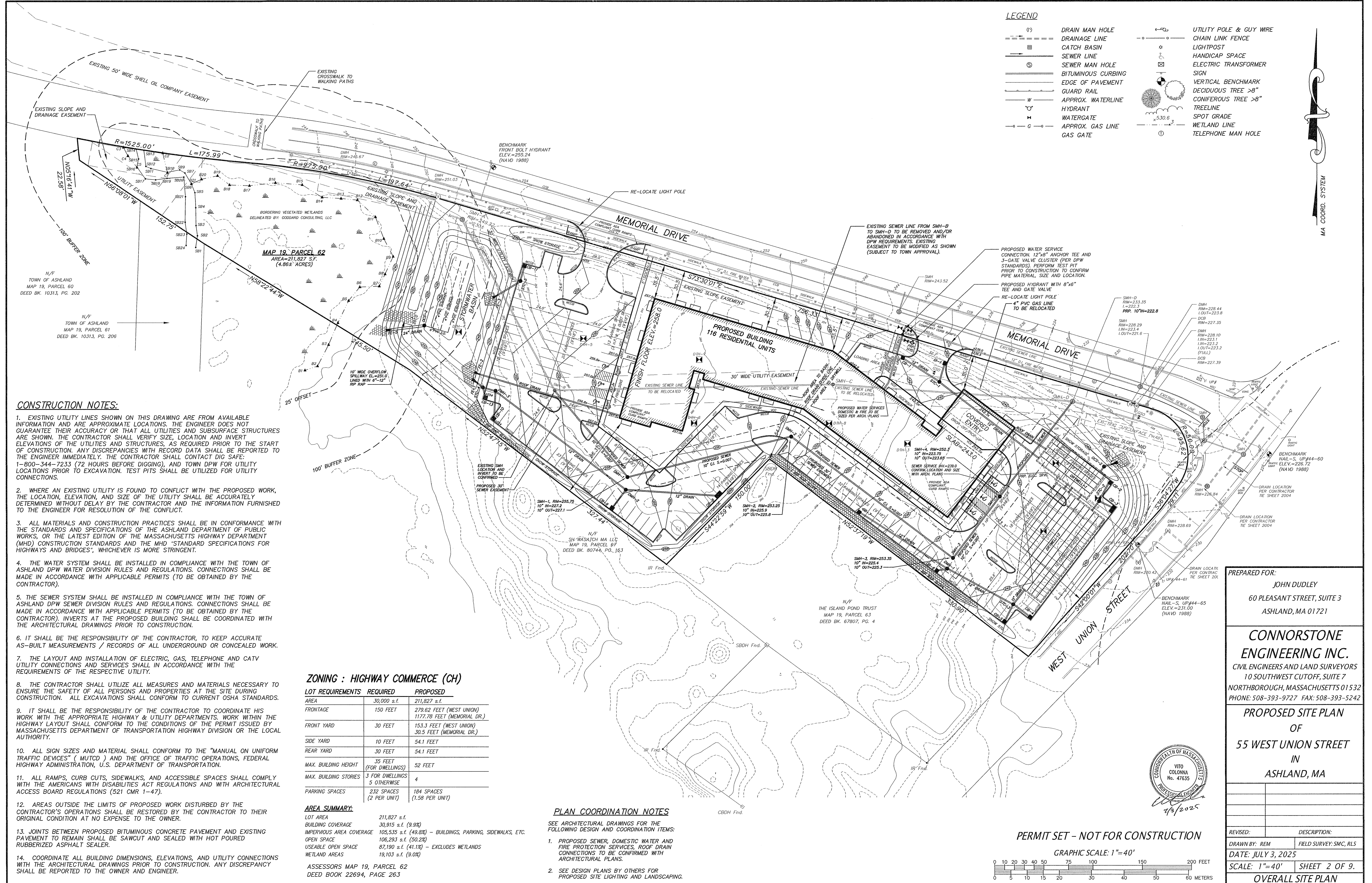
**EXISTING CONDITIONS PLAN  
LOCUS PLAN / COVER PAGE**



**LEGEND**

- (D) DRAIN MAN HOLE
- DRAINAGE LINE
- CATCH BASIN
- SEWER LINE
- ⊙ SEWER MAN HOLE
- BITUMINOUS CURBING
- EDGE OF PAVEMENT
- GUARD RAIL
- W --- APPROX. WATERLINE
- H --- HYDRANT
- C --- 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

MA COORD. SYSTEM



**CONSTRUCTION NOTES:**

1. EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL CONTACT DIG SAFE: 1-800-344-7233 (72 HOURS BEFORE DIGGING), AND TOWN DPW FOR UTILITY LOCATIONS PRIOR TO EXCAVATION. TEST PITS SHALL BE UTILIZED FOR UTILITY CONNECTIONS.
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
3. ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE ASHLAND DEPARTMENT OF PUBLIC WORKS, OR THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT (MHD) CONSTRUCTION STANDARDS AND THE MHD "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES", WHICHEVER IS MORE STRINGENT.
4. THE WATER SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH THE TOWN OF ASHLAND DPW WATER DIVISION RULES AND REGULATIONS. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR).
5. THE SEWER SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH THE TOWN OF ASHLAND DPW SEWER DIVISION RULES AND REGULATIONS. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR). INVERTS AT THE PROPOSED BUILDING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, TO KEEP ACCURATE AS-BUILT MEASUREMENTS / RECORDS OF ALL UNDERGROUND OR CONCEALED WORK.
7. THE LAYOUT AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CATV UTILITY CONNECTIONS AND SERVICES SHALL IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
8. THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY & UTILITY DEPARTMENTS. WORK WITHIN THE HIGHWAY LAYOUT SHALL CONFORM TO THE CONDITIONS OF THE PERMIT ISSUED BY MASSACHUSETTS DEPARTMENT OF TRANSPORTATION HIGHWAY DIVISION OR THE LOCAL AUTHORITY.
10. ALL SIGN SIZES AND MATERIAL SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC DEVICES" (MUTCD) AND THE OFFICE OF TRAFFIC OPERATIONS, FEDERAL HIGHWAY ADMINISTRATION, U.S. DEPARTMENT OF TRANSPORTATION.
11. ALL RAMPS, CURB CUTS, SIDEWALKS, AND ACCESSIBLE SPACES SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT REGULATIONS AND WITH ARCHITECTURAL ACCESS BOARD REGULATIONS (521 CMR 1-47).
12. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT NO EXPENSE TO THE OWNER.
13. JOINTS BETWEEN PROPOSED BITUMINOUS CONCRETE PAVEMENT AND EXISTING PAVEMENT TO REMAIN SHALL BE SAWCUT AND SEALED WITH HOT POURED RUBBERIZED ASPHALT SEALER.
14. COORDINATE ALL BUILDING DIMENSIONS, ELEVATIONS, AND UTILITY CONNECTIONS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE OWNER AND ENGINEER.

**ZONING : HIGHWAY COMMERCE (CH)**

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AREA	30,000 s.f.	211,827 s.f.
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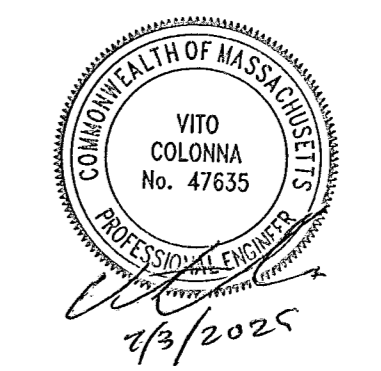
ASSESSORS MAP 19, PARCEL 62  
DEED BOOK 22694, PAGE 263

- PLAN COORDINATION NOTES**
- SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING DESIGN AND COORDINATION ITEMS:
1. PROPOSED SEWER, DOMESTIC WATER AND FIRE PROTECTION SERVICES, ROOF DRAIN CONNECTIONS TO BE CONFIRMED WITH ARCHITECTURAL PLANS.
  2. SEE DESIGN PLANS BY OTHERS FOR PROPOSED SITE LIGHTING AND LANDSCAPING.

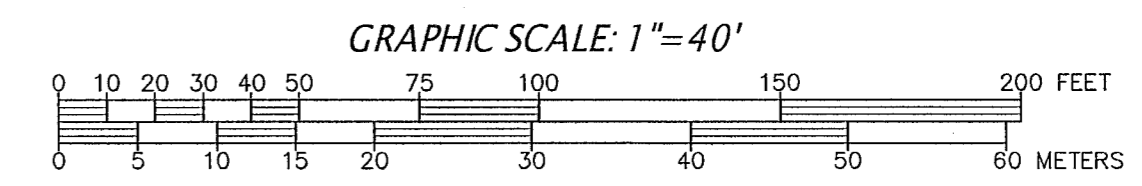
PREPARED FOR:  
**JOHN DUDLEY**  
60 PLEASANT STREET, SUITE 3  
ASHLAND, MA 01721

**CONNORSTONE ENGINEERING INC.**  
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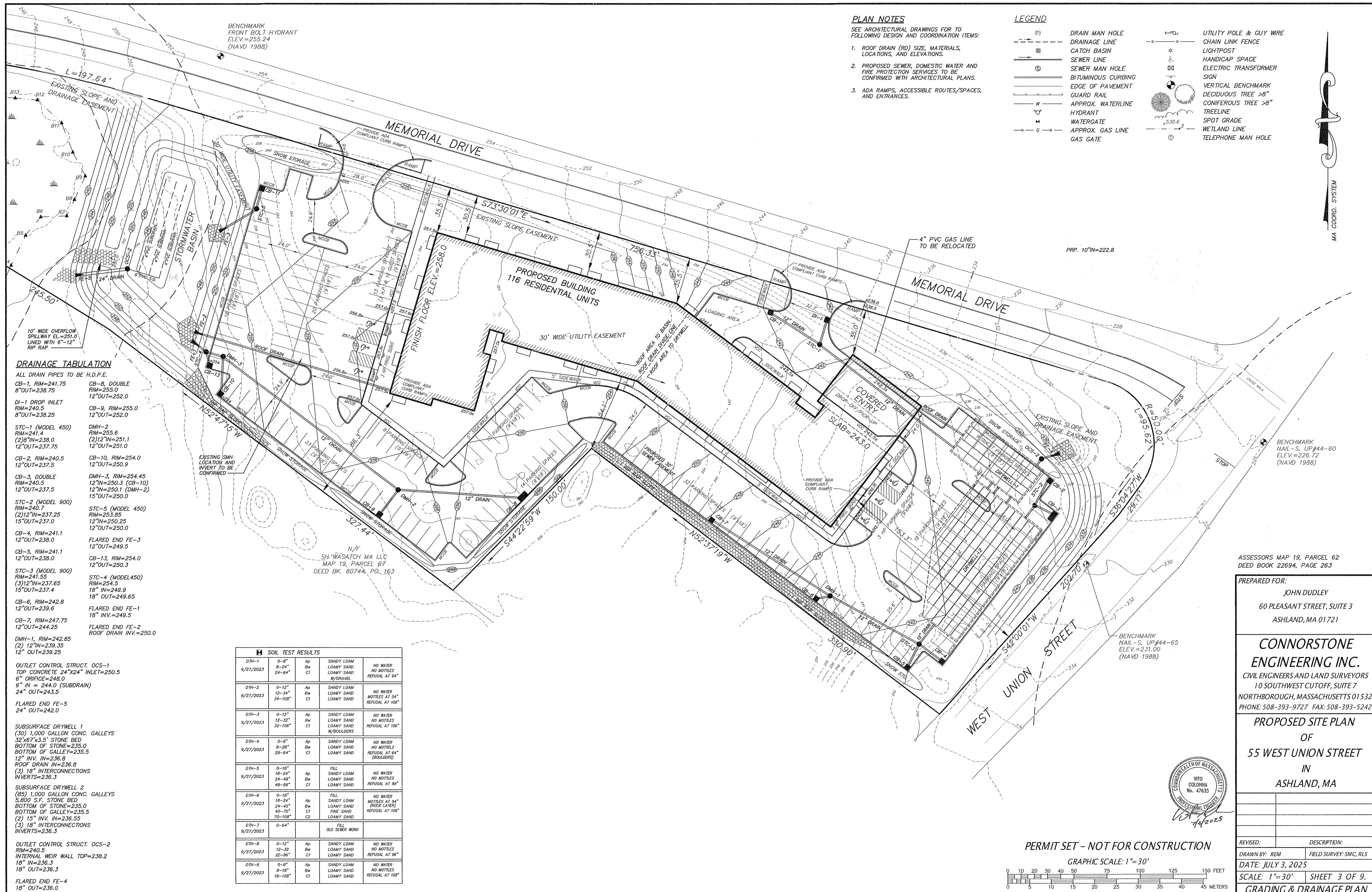
**PROPOSED SITE PLAN**  
OF  
**55 WEST UNION STREET**  
IN  
**ASHLAND, MA**



**PERMIT SET - NOT FOR CONSTRUCTION**



REVISED:	DESCRIPTION:
DRAWN BY: REM	FIELD SURVEY: SMC, RLS
DATE: JULY 3, 2025	
SCALE: 1"=40'	SHEET 2 OF 9.
<b>OVERALL SITE PLAN</b>	



**PLAN NOTES**

- SEE ARCHITECTURAL DRAWINGS FOR TO FOLLOWING DESIGN AND COORDINATION ITEMS:
1. ROOF DRAIN (RD) SIZE, MATERIALS, LOCATIONS, AND ELEVATIONS.
  2. PROPOSED SEWER, DOMESTIC WATER AND FIRE PROTECTION SERVICES TO BE CONFIRMED WITH ARCHITECTURAL PLANS.
  3. ADA RAMP, ACCESSIBLE ROUTES/SPACES, AND ENTRANCES.

**LEGEND**

- (M) 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

**DRAINAGE TABULATION**

ALL DRAIN PIPES TO BE H.D.P.E.

- CB-1, RIM=241.75  
8" OUT=238.75
- DI-1 DROP INLET  
RIM=240.5  
8" OUT=238.25
- STC-1 (MODEL 450)  
RIM=241.4  
(2) 8" IN=238.0  
12" OUT=237.75
- CB-2, RIM=240.5  
12" OUT=237.5
- CB-3, DOUBLE  
RIM=240.5  
12" OUT=237.5
- STC-2 (MODEL 900)  
RIM=240.7  
(2) 12" IN=237.25  
15" OUT=237.0
- CB-4, RIM=241.1  
12" OUT=238.0
- CB-5, RIM=241.1  
12" OUT=238.0
- STC-3 (MODEL 900)  
RIM=241.55  
(3) 12" IN=237.65  
15" OUT=237.4
- CB-6, RIM=242.8  
12" OUT=239.6
- CB-7, RIM=247.75  
12" OUT=244.25
- DMH-1, RIM=242.85  
(2) 12" IN=239.35  
12" OUT=239.25
- OUTLET CONTROL STRUCT. OCS-1  
TOP CONCRETE 24"x24" INLET=250.5  
6" ORIFICE=248.0  
6" IN = 244.0 (SUBDRAIN)  
24" OUT=243.5
- FLARED END FE-5  
24" OUT=242.0
- SUBSURFACE DRYWELL 1  
(30) 1,000 GALLON CONC. GALLEYS  
32'x67'x3.5' STONE BED  
BOTTOM OF STONE=235.0  
BOTTOM OF GALLEY=235.5  
12" INV. IN=236.8  
ROOF DRAIN IN=236.8  
(3) 18" INTERCONNECTIONS  
INVERTS=236.3
- SUBSURFACE DRYWELL 2  
(95) 1,000 GALLON CONC. GALLEYS  
5,900 S.F. STONE BED  
BOTTOM OF STONE=235.0  
BOTTOM OF GALLEY=235.5  
(2) 15" INV. IN=236.55  
(3) 18" INTERCONNECTIONS  
INVERTS=236.3
- OUTLET CONTROL STRUCT. OCS-2  
RIM=240.5  
INTERNAL WEIR WALL TOP=238.2  
18" IN=236.3  
18" OUT=236.0
- FLARED END FE-4  
18" OUT=236.0
- CB-8, DOUBLE  
RIM=255.0  
12" OUT=252.0
- CB-9, RIM=255.0  
12" OUT=252.0
- DMH-2  
RIM=255.6  
(2) 12" IN=251.1  
12" OUT=251.0
- CB-10, RIM=254.0  
12" OUT=250.9
- DMH-3, RIM=254.45  
12" IN=250.3 (CB-10)  
12" IN=250.1 (DMH-2)  
15" OUT=250.0
- STC-5 (MODEL 450)  
RIM=253.85  
12" IN=250.25  
15" OUT=250.0
- FLARED END FE-3  
12" OUT=249.5
- CB-13, RIM=254.0  
12" OUT=250.3
- STC-4 (MODEL 450)  
RIM=254.5  
(3) 12" IN=249.9  
18" IN=249.65
- FLARED END FE-1  
18" INV.=249.5
- FLARED END FE-2  
ROOF DRAIN INV.=250.0

**SOIL TEST RESULTS**

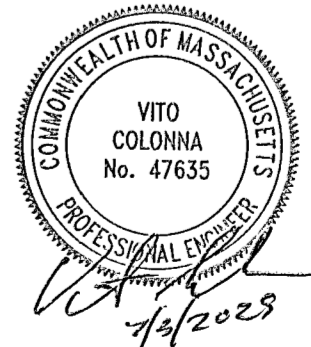
DTH#	DATE	DEPTH	TEST	RESULTS	NOTES
DTH-1	9/27/2023	0-8" 8-24" 24-64"	Ap Bw C1	SANDY LOAM LOAMY SAND LOAMY SAND W/GRAVEL	NO WATER NO MOTILES REFUSAL AT 64"
DTH-2	9/27/2023	0-12" 12-34" 34-108"	Ap Bw C1	SANDY LOAM LOAMY SAND LOAMY SAND	NO WATER MOTILES AT 54" REFUSAL AT 108"
DTH-3	9/27/2023	0-12" 12-32" 32-108"	Ap Bw C1	SANDY LOAM LOAMY SAND LOAMY SAND W/BOULDERS	NO WATER NO MOTILES REFUSAL AT 108"
DTH-4	9/27/2023	0-8" 8-28" 28-64"	Ap Bw C1	SANDY LOAM LOAMY SAND LOAMY SAND	NO WATER NO MOTILES 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 MOTILES 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 MOTILES AT 84" (ROCK LAYER) REFUSAL AT 108"
DTH-7	9/27/2023	0-64"		FILL OLD SEWER WORK	
DTH-8	9/27/2023	0-12" 12-32" 32-98"	Ap Bw C1	SANDY LOAM LOAMY SAND LOAMY SAND	NO WATER NO MOTILES REFUSAL AT 98"
DTH-9	9/27/2023	0-8" 8-18" 18-108"	Ap Bw C1	SANDY LOAM LOAMY SAND LOAMY SAND	NO WATER NO MOTILES REFUSAL AT 108"

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

PREPARED FOR:  
JOHN DUDLEY  
60 PLEASANT STREET, SUITE 3  
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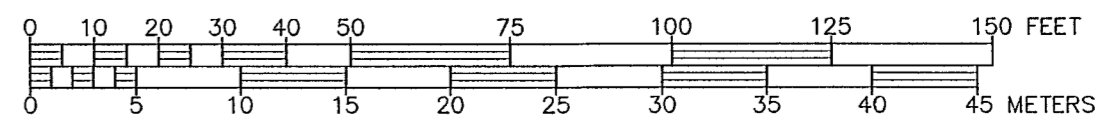
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**PROPOSED SITE PLAN**  
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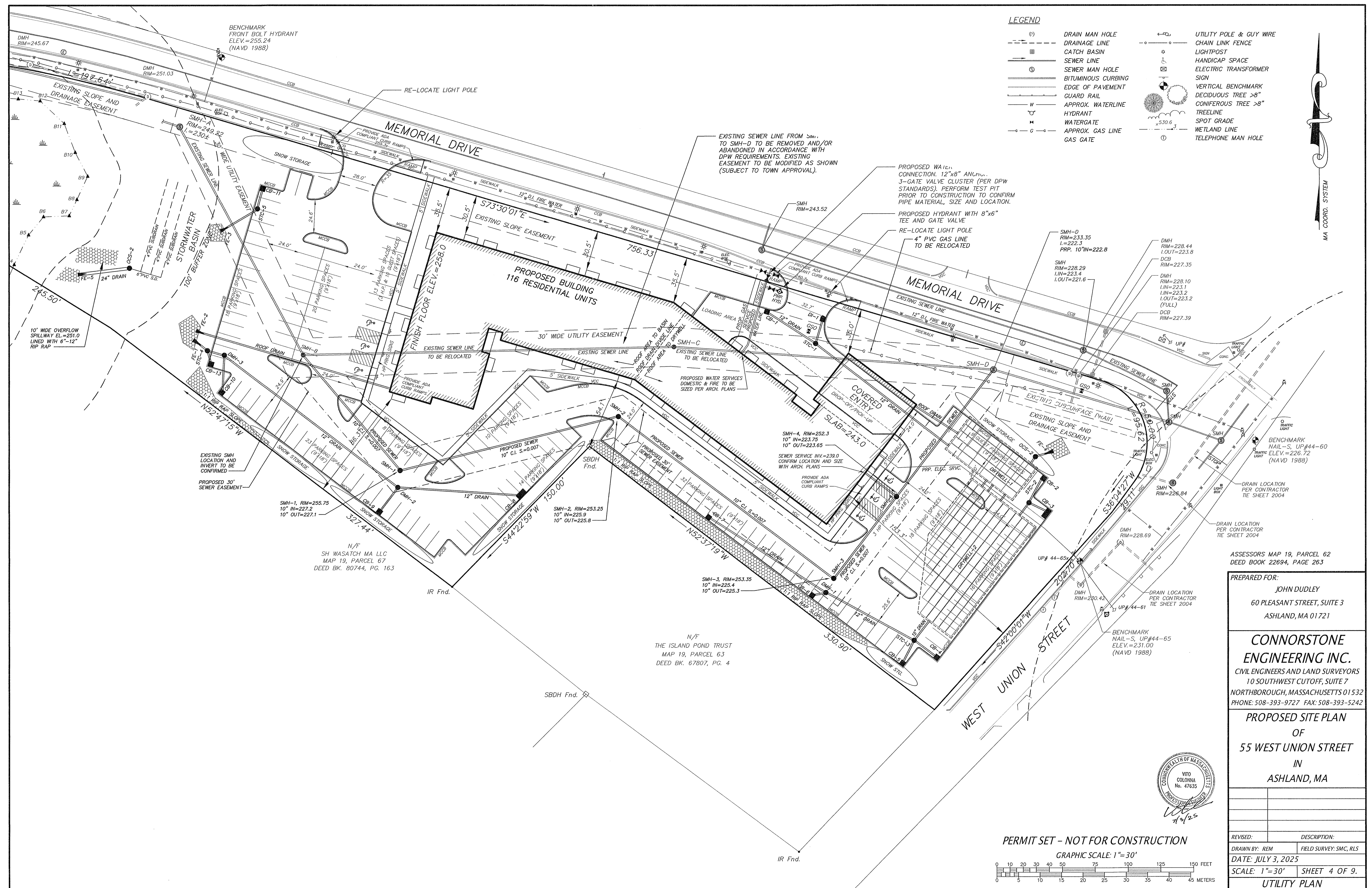


PERMIT SET - NOT FOR CONSTRUCTION

GRAPHIC SCALE: 1"=30'



REVISED:	DESCRIPTION:
DRAWN BY: REM	FIELD SURVEY: SMC, RLS
DATE: JULY 3, 2025	
SCALE: 1"=30'	SHEET 3 OF 9.
GRADING & DRAINAGE PLAN	



- LEGEND**
- (1) DRAIN MAN HOLE
  - DRAINAGE LINE
  - CATCH BASIN
  - SEWER LINE
  - SEWER MAN HOLE
  - BITUMINOUS CURBING
  - EDGE OF PAVEMENT
  - GUARD RAIL
  - APPROX. WATERLINE
  - HYDRANT
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ASSESSORS MAP 19, PARCEL 62  
DEED BOOK 22694, PAGE 263

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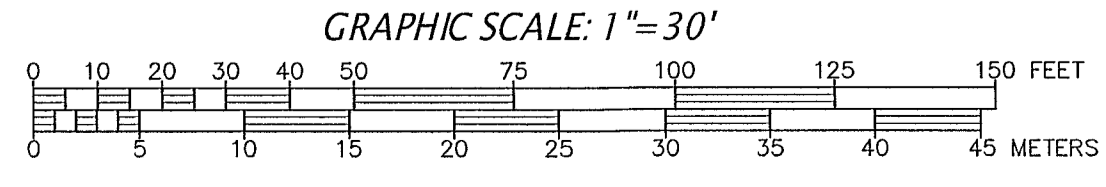
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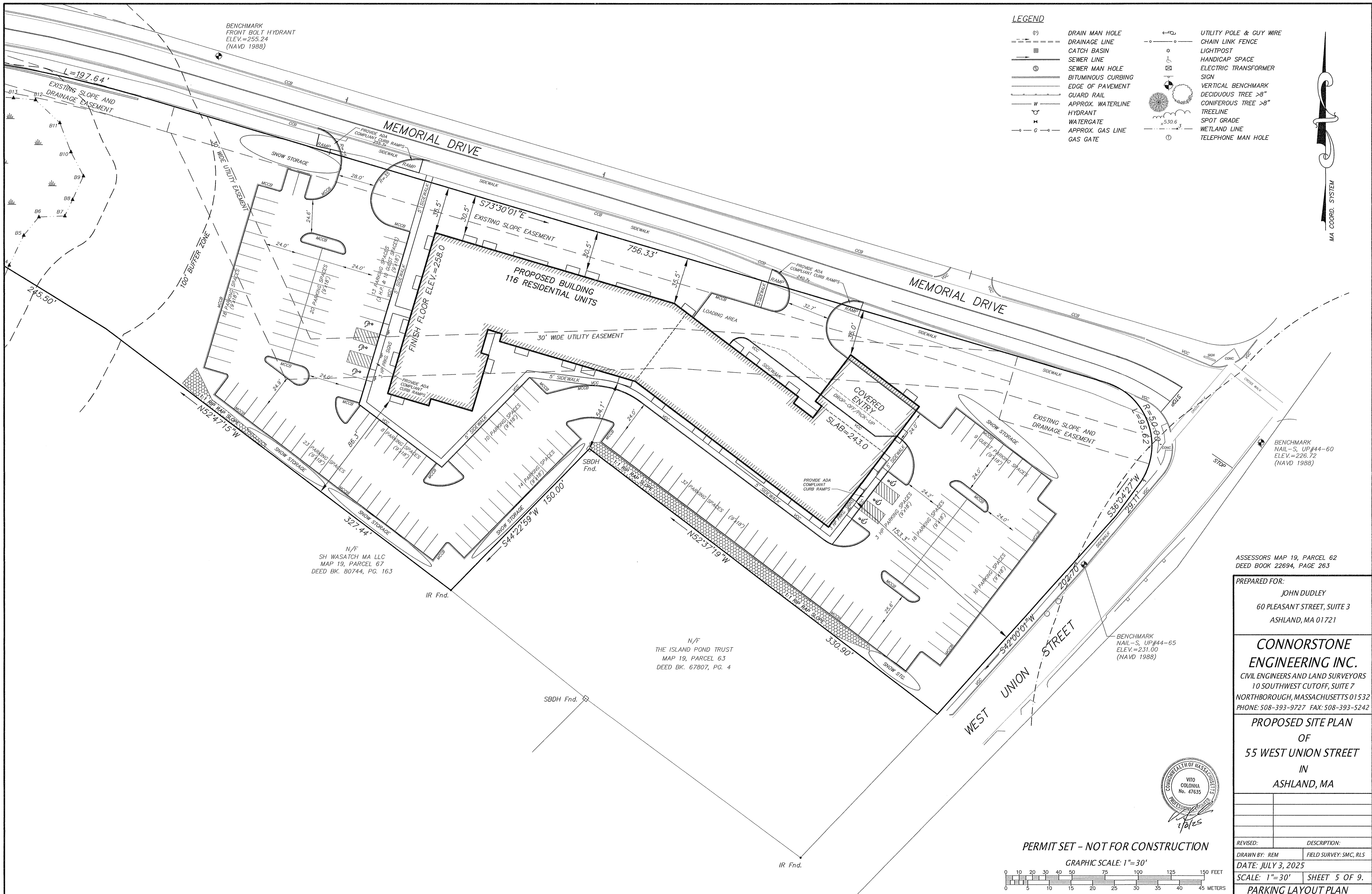


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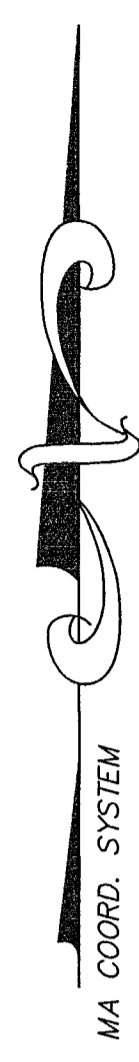
PERMIT SET - NOT FOR CONSTRUCTION



REVISED:	DESCRIPTION:
DRAWN BY: REM	FIELD SURVEY: SMC, RLS
DATE: JULY 3, 2025	
SCALE: 1"=30'	SHEET 4 OF 9.
<b>UTILITY PLAN</b>	



- LEGEND**
- (D) DRAIN MAN HOLE
  - DRAINAGE LINE
  - CATCH BASIN
  - SEWER LINE
  - (S) SEWER MAN HOLE
  - BITUMINOUS CURBING
  - EDGE OF PAVEMENT
  - GUARD RAIL
  - W --- APPROX. WATERLINE
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  - G --- APPROX. GAS LINE
  - G --- GAS GATE
  - U --- UTILITY POLE & GUY WIRE
  - C --- CHAIN LINK FENCE
  - L --- LIGHTPOST
  - H --- HANDICAP SPACE
  - E --- ELECTRIC TRANSFORMER SIGN
  - V --- VERTICAL BENCHMARK
  - D --- DECIDUOUS TREE >8"
  - C --- CONIFEROUS TREE >8"
  - T --- TREELINE
  - S --- SPOT GRADE
  - W --- WETLAND LINE
  - M --- TELEPHONE MAN HOLE



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

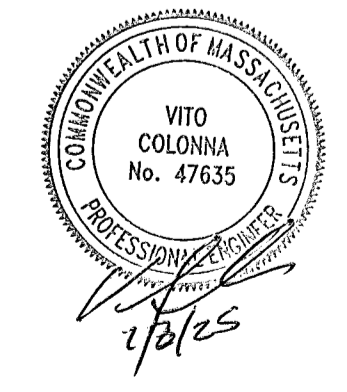
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THE ISLAND POND TRUST  
MAP 19, PARCEL 63  
DEED BK. 67807, PG. 4

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

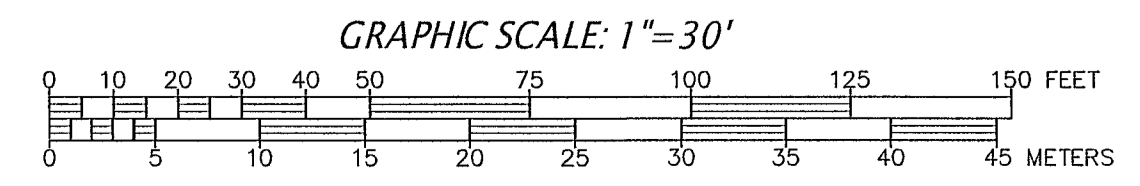
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60 PLEASANT STREET, SUITE 3  
ASHLAND, MA 01721

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

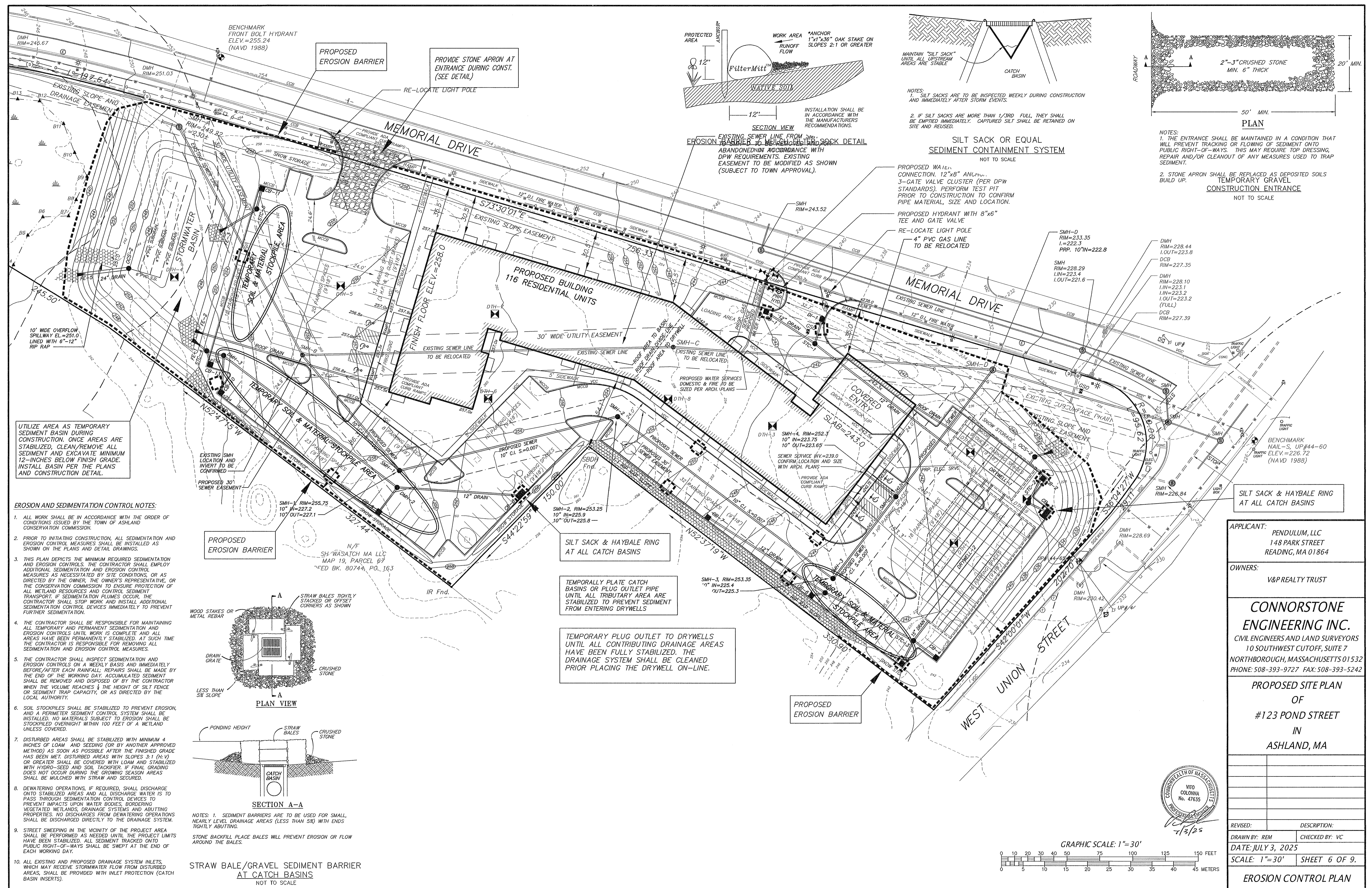
**PROPOSED SITE PLAN OF 55 WEST UNION STREET IN ASHLAND, MA**



PERMIT SET - NOT FOR CONSTRUCTION



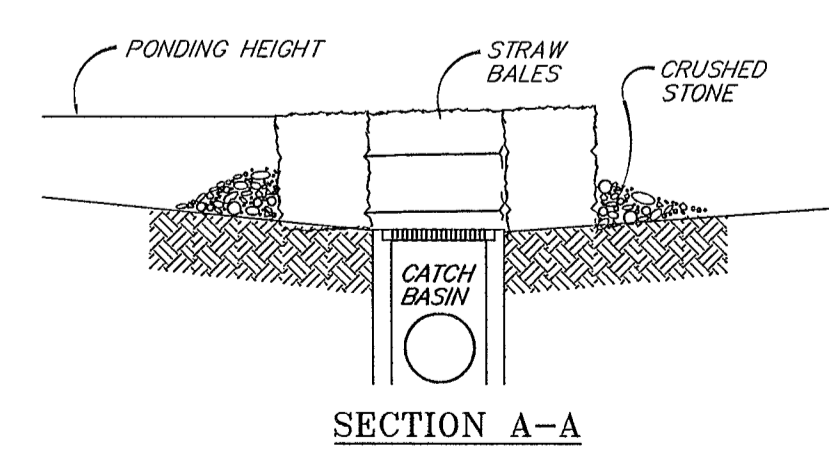
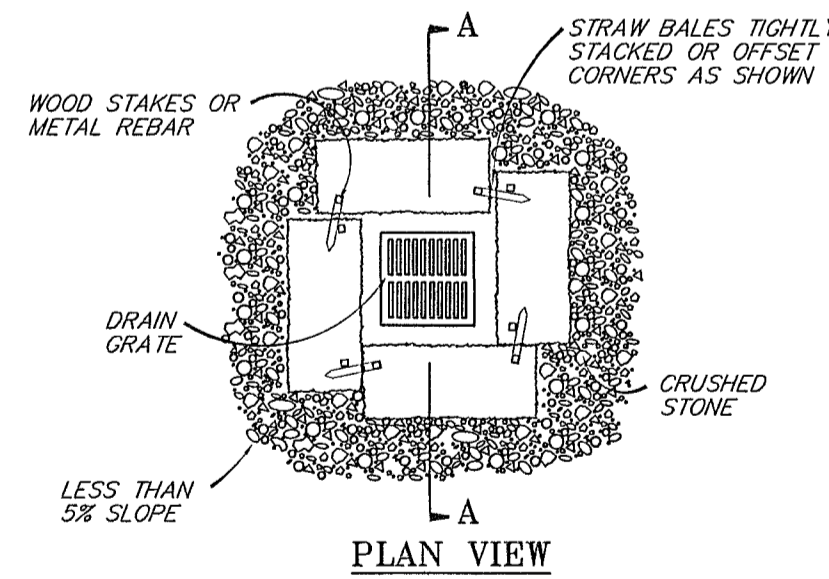
REVISED:	DESCRIPTION:
DRAWN BY: REM	FIELD SURVEY: SMC, RLS
DATE: JULY 3, 2025	
SCALE: 1"=30'	SHEET 5 OF 9.
<b>PARKING LAYOUT PLAN</b>	



UTILIZE AREA AS TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION. ONCE AREAS ARE STABILIZED, CLEAN/REMOVE ALL SEDIMENT AND EXCAVATE MINIMUM 12-INCHES BELOW FINISH GRADE. INSTALL BASIN PER THE PLANS AND CONSTRUCTION DETAIL.

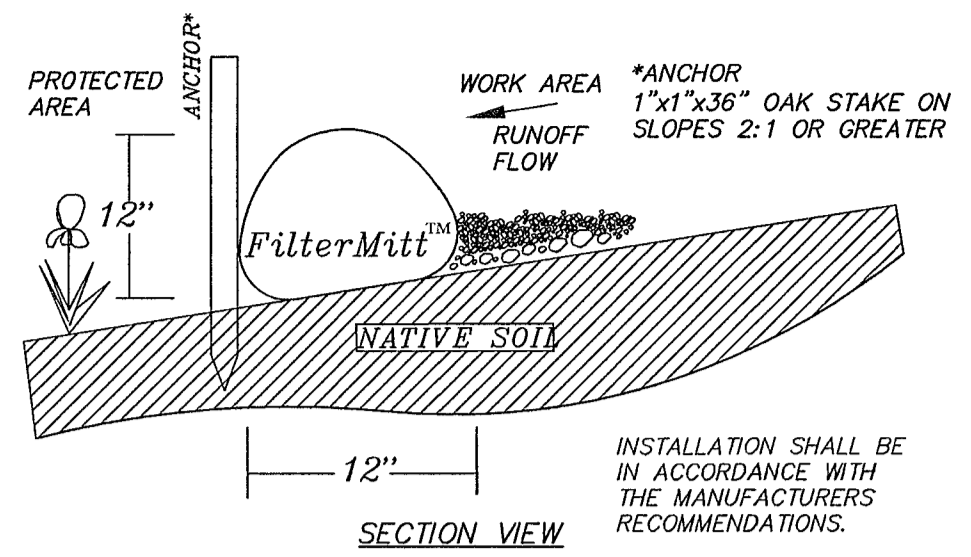
**EROSION AND SEDIMENTATION CONTROL NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE ORDER OF CONDITIONS ISSUED BY THE TOWN OF ASHLAND CONSERVATION COMMISSION.
2. PRIOR TO INITIATING CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND DETAIL DRAWINGS.
3. THIS PLAN DEPICTS THE MINIMUM REQUIRED SEDIMENTATION AND EROSION CONTROLS. THE CONTRACTOR SHALL EMPLOY ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES AS NECESSITATED BY SITE CONDITIONS, OR AS DIRECTED BY THE OWNER, THE OWNER'S REPRESENTATIVE, OR THE CONSERVATION COMMISSION TO ENSURE PROTECTION OF ALL WETLAND RESOURCES AND CONTROL SEDIMENT TRANSPORT. IF SEDIMENTATION PLUMES OCCUR, THE CONTRACTOR SHALL STOP WORK AND INSTALL ADDITIONAL SEDIMENTATION CONTROL DEVICES IMMEDIATELY TO PREVENT FURTHER SEDIMENTATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY AND PERMANENT SEDIMENTATION AND EROSION CONTROLS UNTIL WORK IS COMPLETE AND ALL AREAS HAVE BEEN PERMANENTLY STABILIZED. AT SUCH TIME THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SEDIMENTATION AND EROSION CONTROL MEASURES.
5. THE CONTRACTOR SHALL INSPECT SEDIMENTATION AND EROSION CONTROLS ON A WEEKLY BASIS AND IMMEDIATELY BEFORE/AFTER EACH RAINFALL. REPAIRS SHALL BE MADE BY THE END OF THE WORKING DAY. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR WHEN THE VOLUME REACHES 1/4 THE HEIGHT OF SILT FENCE OR SEDIMENT TRAP CAPACITY, OR AS DIRECTED BY THE LOCAL AUTHORITY.
6. SOIL STOCKPILES SHALL BE STABILIZED TO PREVENT EROSION, AND A PERIMETER SEDIMENT CONTROL SYSTEM SHALL BE INSTALLED. NO MATERIALS SUBJECT TO EROSION SHALL BE STOCKPILED OVERNIGHT WITHIN 100 FEET OF A WETLAND UNLESS COVERED.
7. DISTURBED AREAS SHALL BE STABILIZED WITH MINIMUM 4 INCHES OF LOAM AND SEEDING (OR BY ANOTHER APPROVED METHOD) AS SOON AS POSSIBLE AFTER THE FINISHED GRADE HAS BEEN MET. DISTURBED AREAS WITH SLOPES 3:1 (H:V) OR GREATER SHALL BE COVERED WITH LOAM AND STABILIZED WITH HYDRO-SEED AND SOIL TACKIFIER. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON AREAS SHALL BE MULCHED WITH STRAW AND SECURED.
8. DEWATERING OPERATIONS, IF REQUIRED, SHALL DISCHARGE ONTO STABILIZED AREAS AND ALL DISCHARGE WATER IS TO PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ADJUTING PROPERTIES. NO DISCHARGES FROM DEWATERING OPERATIONS SHALL BE DISCHARGED DIRECTLY TO THE DRAINAGE SYSTEM.
9. STREET SWEEPING IN THE VICINITY OF THE PROJECT AREA SHALL BE PERFORMED AS NEEDED UNTIL THE PROJECT LIMITS HAVE BEEN STABILIZED. ALL SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY.
10. ALL EXISTING AND PROPOSED DRAINAGE SYSTEM INLETS, WHICH MAY RECEIVE STORMWATER FLOW FROM DISTURBED AREAS, SHALL BE PROVIDED WITH INLET PROTECTION (CATCH BASIN INSERTS).

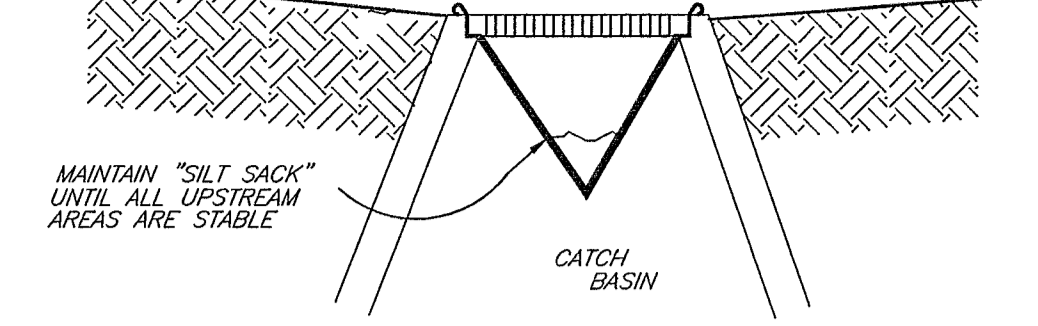


NOTES: 1. SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS (LESS THAN 5%) WITH ENDS TIGHTLY ABUTTING.  
 STONE BACKFILL PLACE BALES WILL PREVENT EROSION OR FLOW AROUND THE BALES.

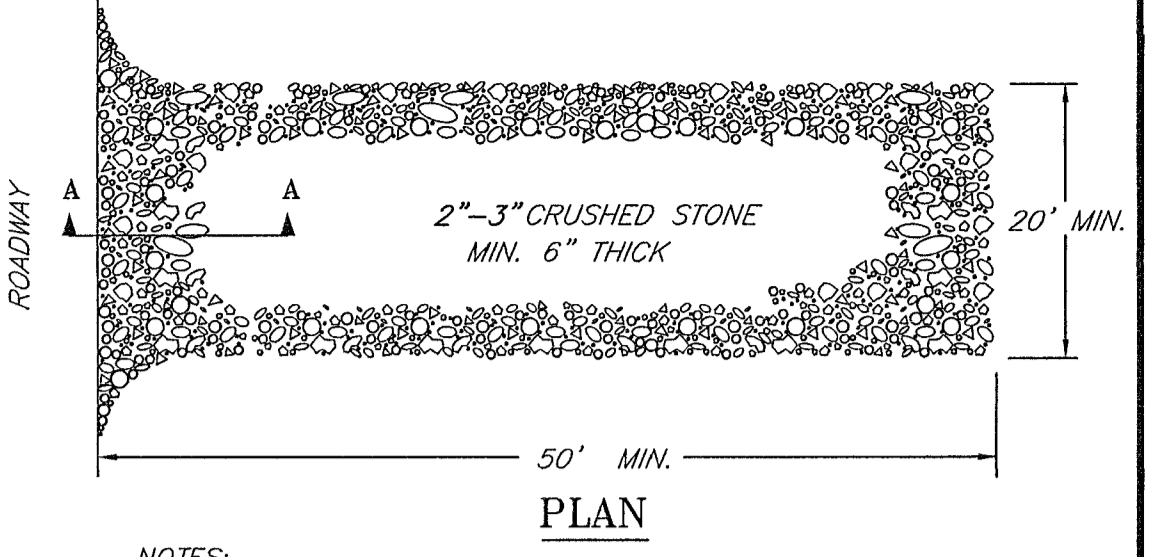
STRAW BALE/GRAVEL SEDIMENT BARRIER AT CATCH BASINS  
 NOT TO SCALE



EXISTING SEWER LINE FROM [unclear] ABANDONED IN ACCORDANCE WITH DPW REQUIREMENTS. EXISTING EASEMENT TO BE MODIFIED AS SHOWN (SUBJECT TO TOWN APPROVAL).



NOTES:  
 1. SILT SACKS ARE TO BE INSPECTED WEEKLY DURING CONSTRUCTION AND IMMEDIATELY AFTER STORM EVENTS.  
 2. IF SILT SACKS ARE MORE THAN 1/3RD FULL, THEY SHALL BE EMPTIED IMMEDIATELY. CAPTURED SILT SHALL BE RETAINED ON SITE AND REUSED.



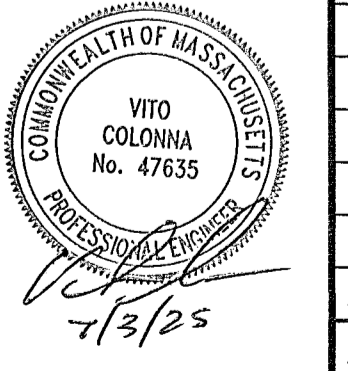
NOTES:  
 1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.  
 2. STONE APRON SHALL BE REPLACED AS DEPOSITED SOILS BUILD UP.  
 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE  
 NOT TO SCALE

APPLICANT: PENDULUM, LLC  
 148 PARK STREET  
 READING, MA 01864

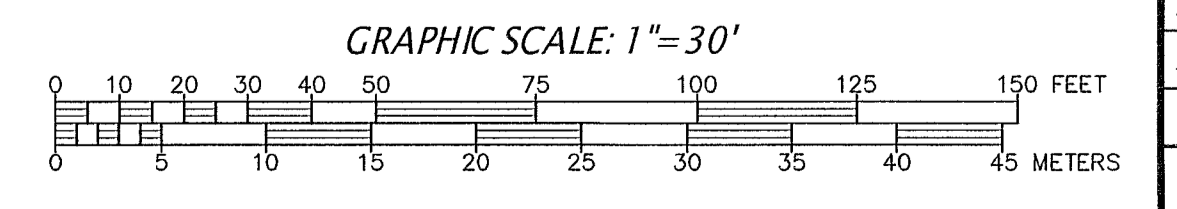
OWNERS: V&P REALTY TRUST

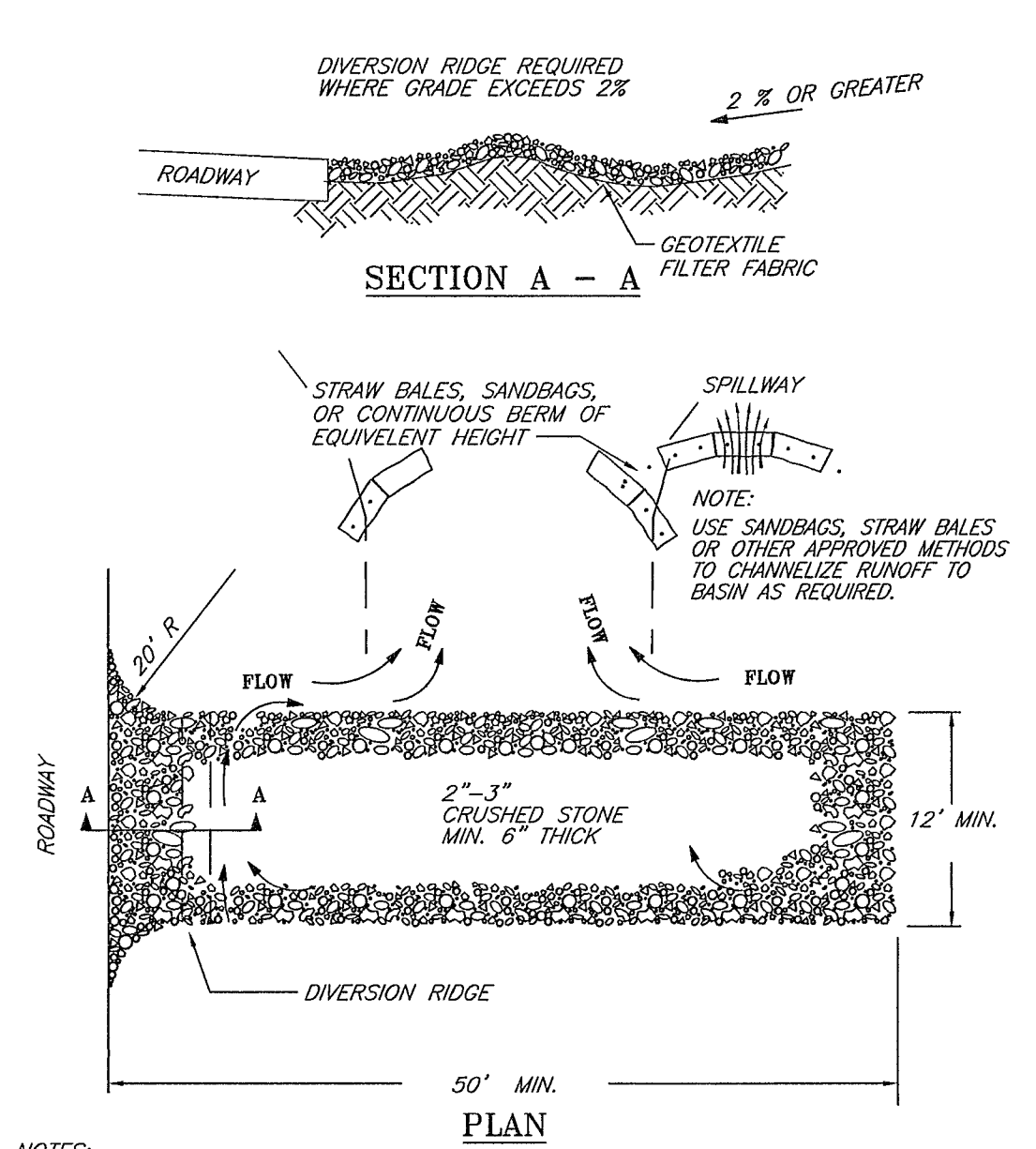
**CONNORSTONE ENGINEERING INC.**  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 10 SOUTHWEST CUTOFF, SUITE 7  
 NORTHBOROUGH, MASSACHUSETTS 01532  
 PHONE: 508-393-9727 FAX: 508-393-5242

PROPOSED SITE PLAN OF #123 POND STREET IN ASHLAND, MA

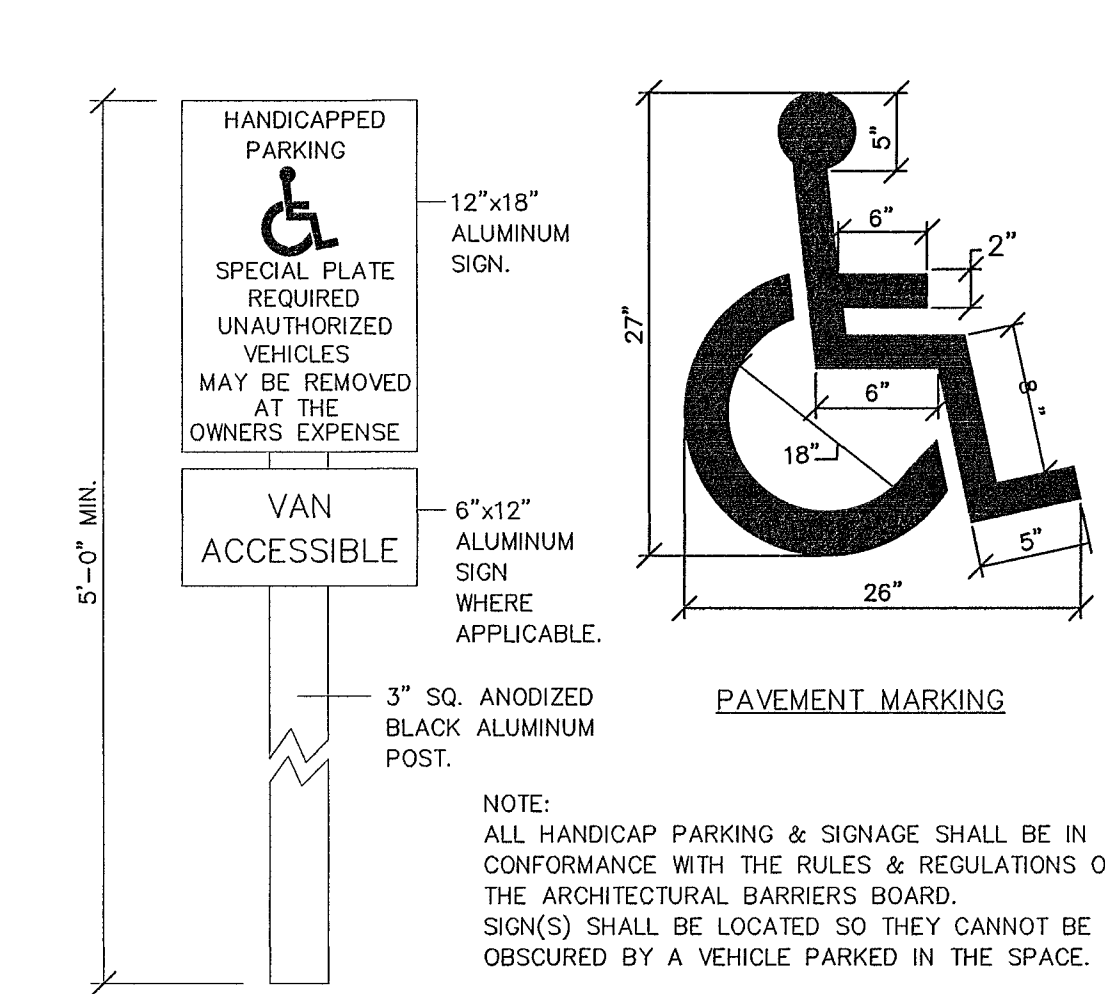
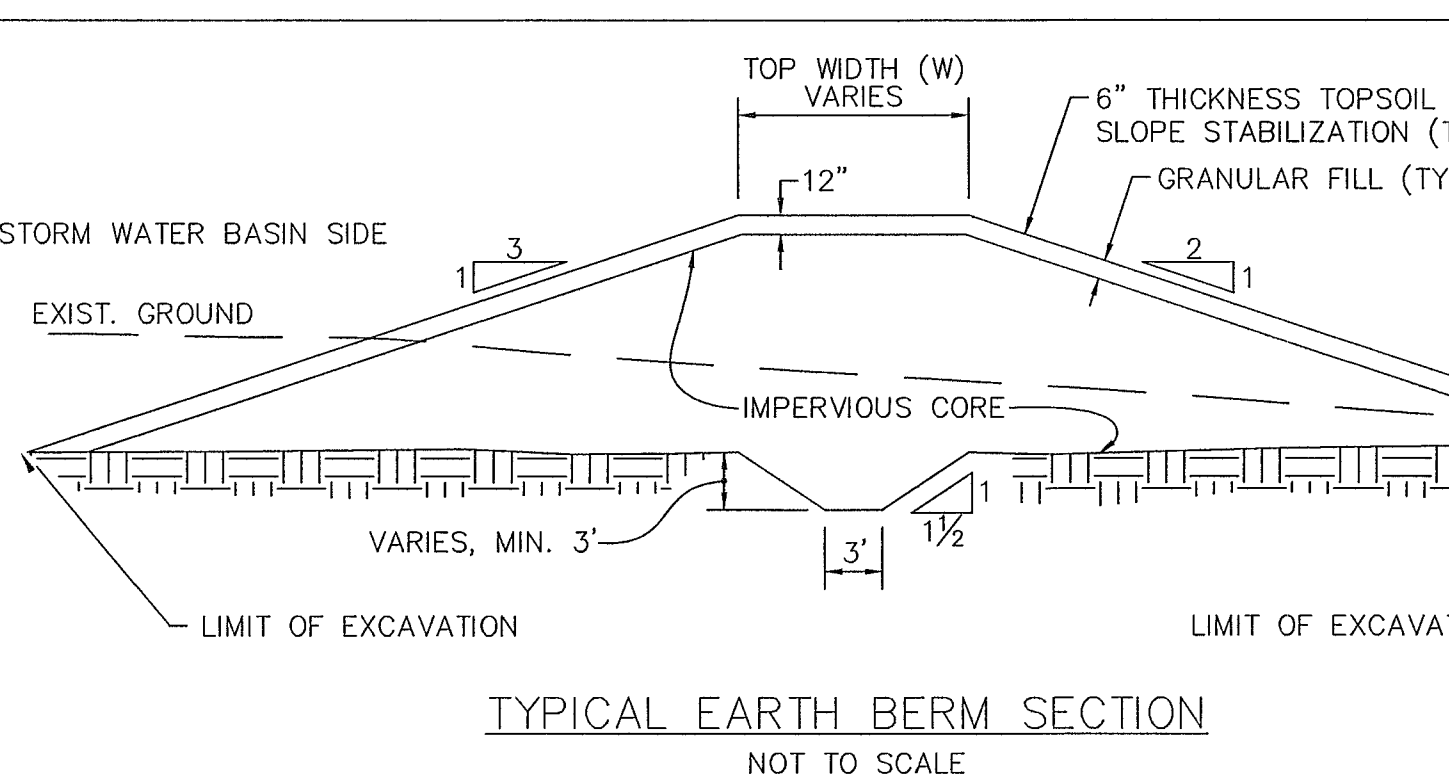
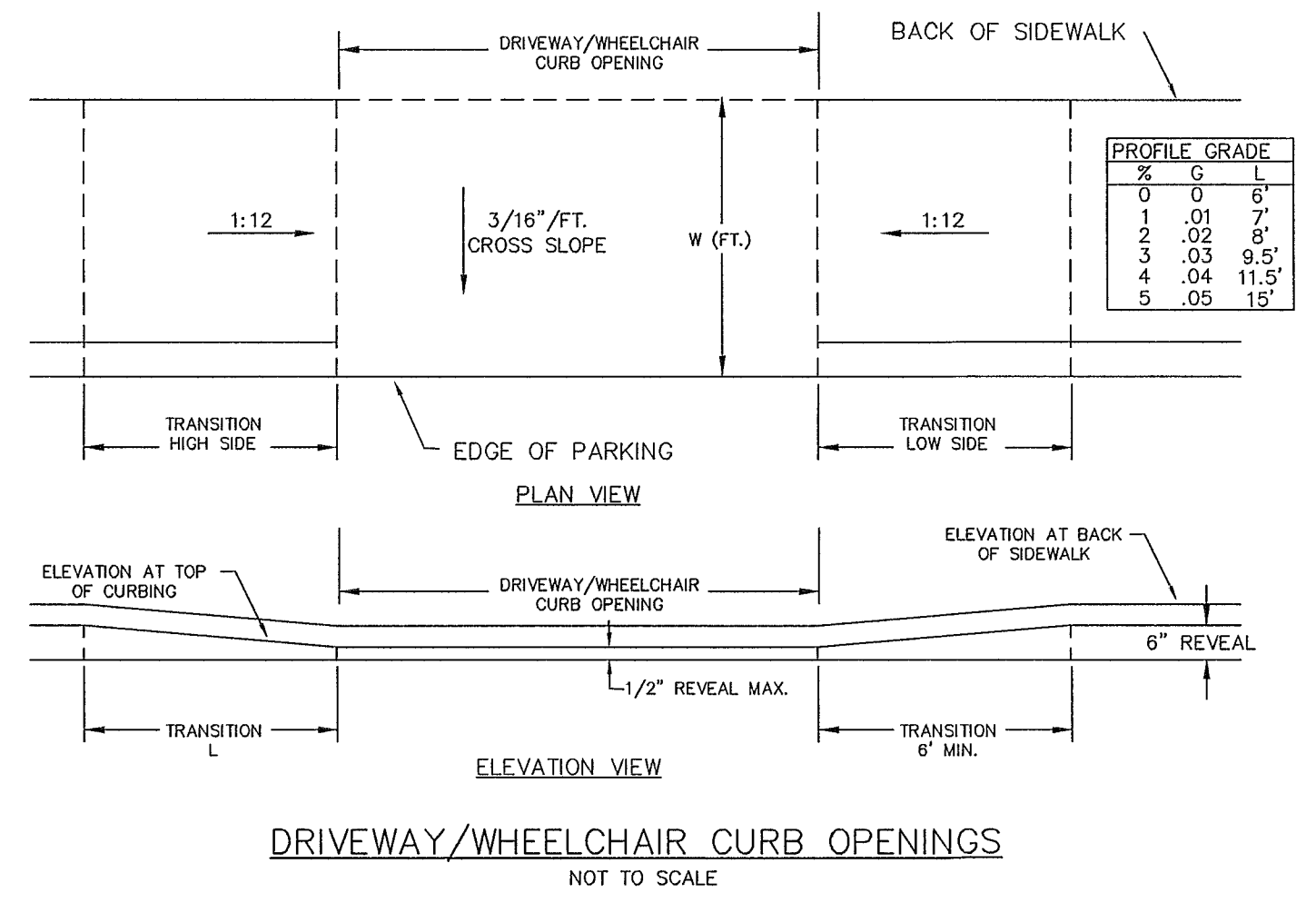


REVISED: DESCRIPTION:  
 DRAWN BY: REM CHECKED BY: VC  
 DATE: JULY 3, 2025  
 SCALE: 1"=30' SHEET 6 OF 9.

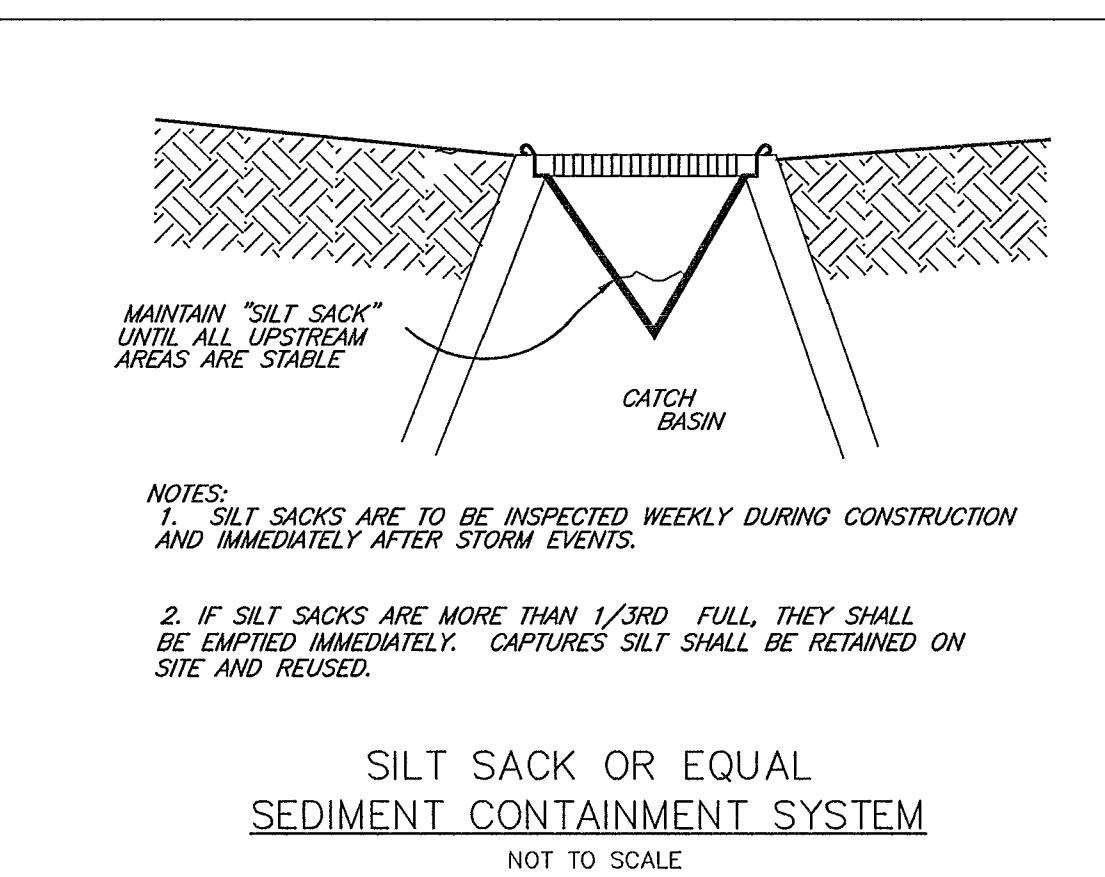




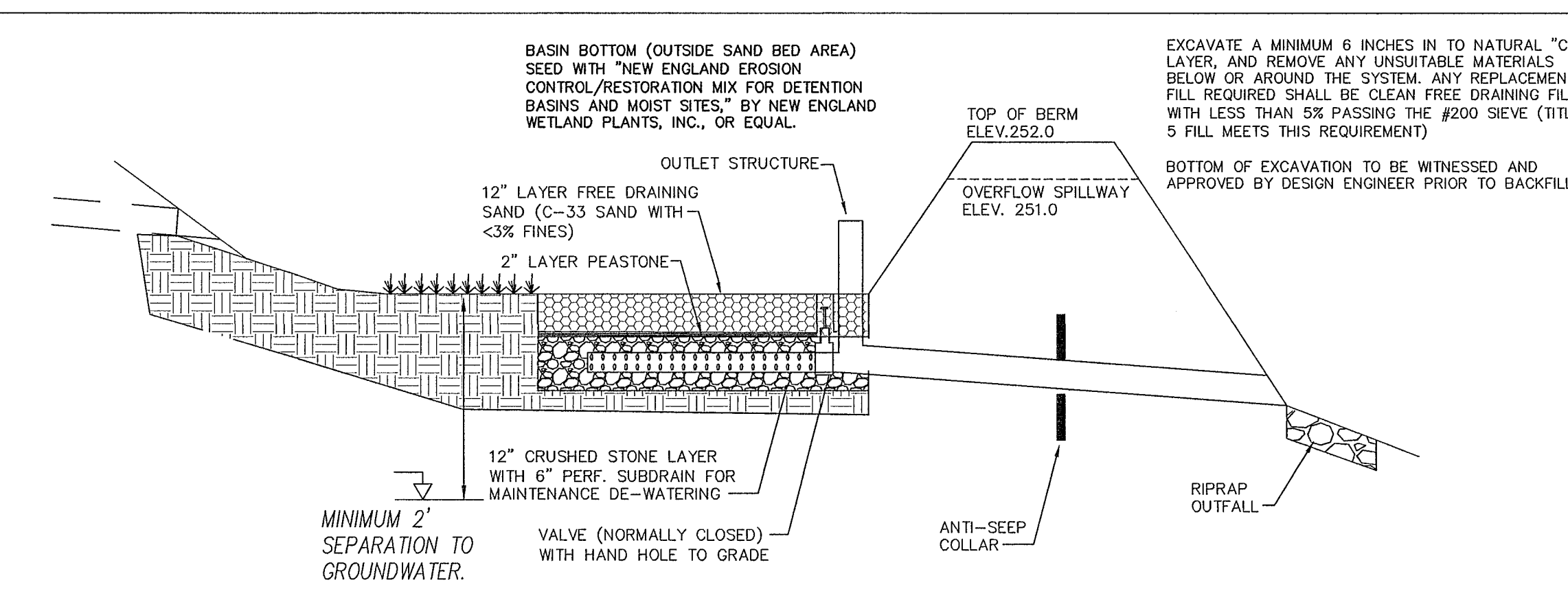
**TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT**  
 © 1994 JOHN MCCULLAN



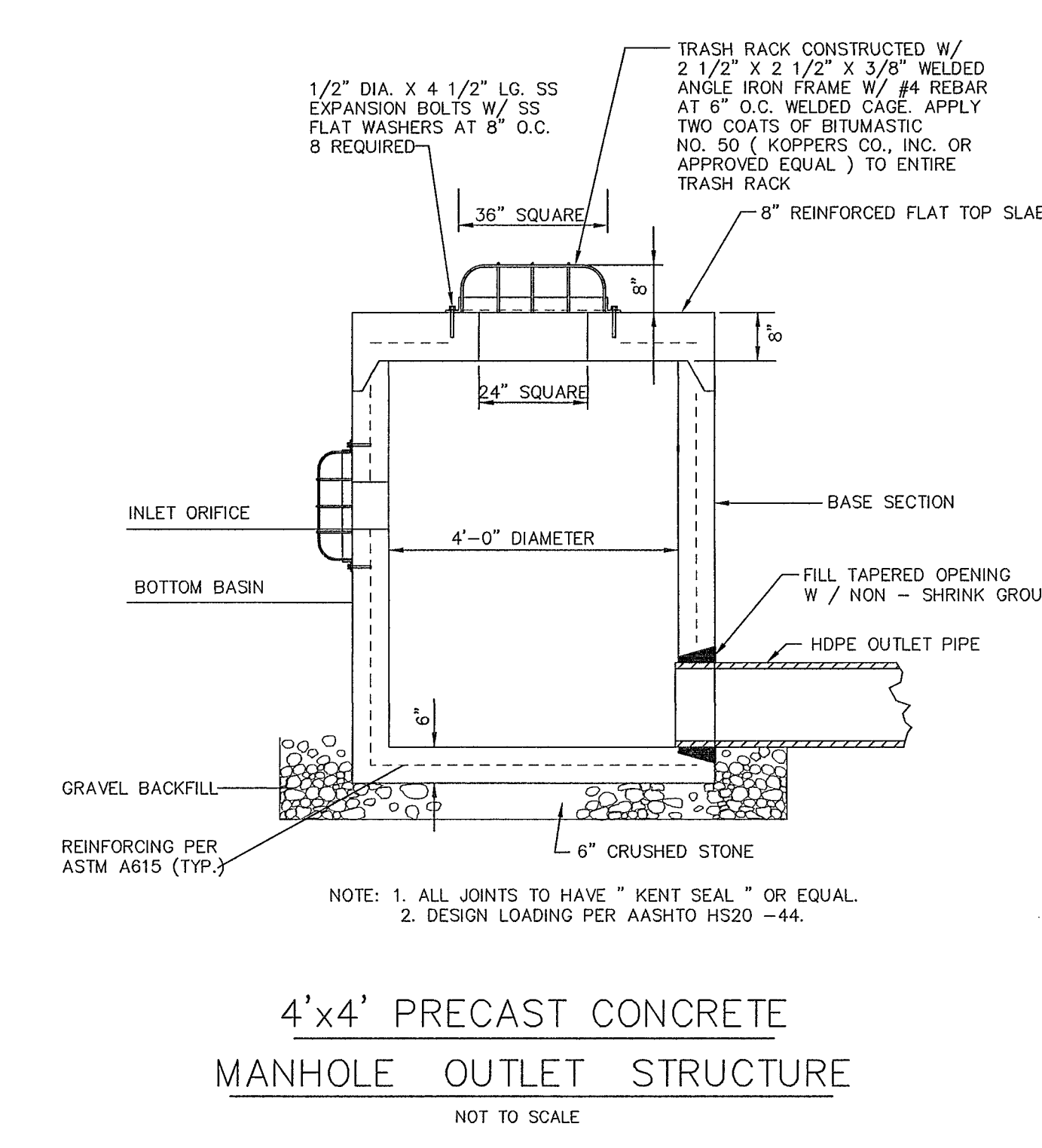
**HANDICAP SIGN & PAVEMENT MARKING DETAIL**  
 NOT TO SCALE



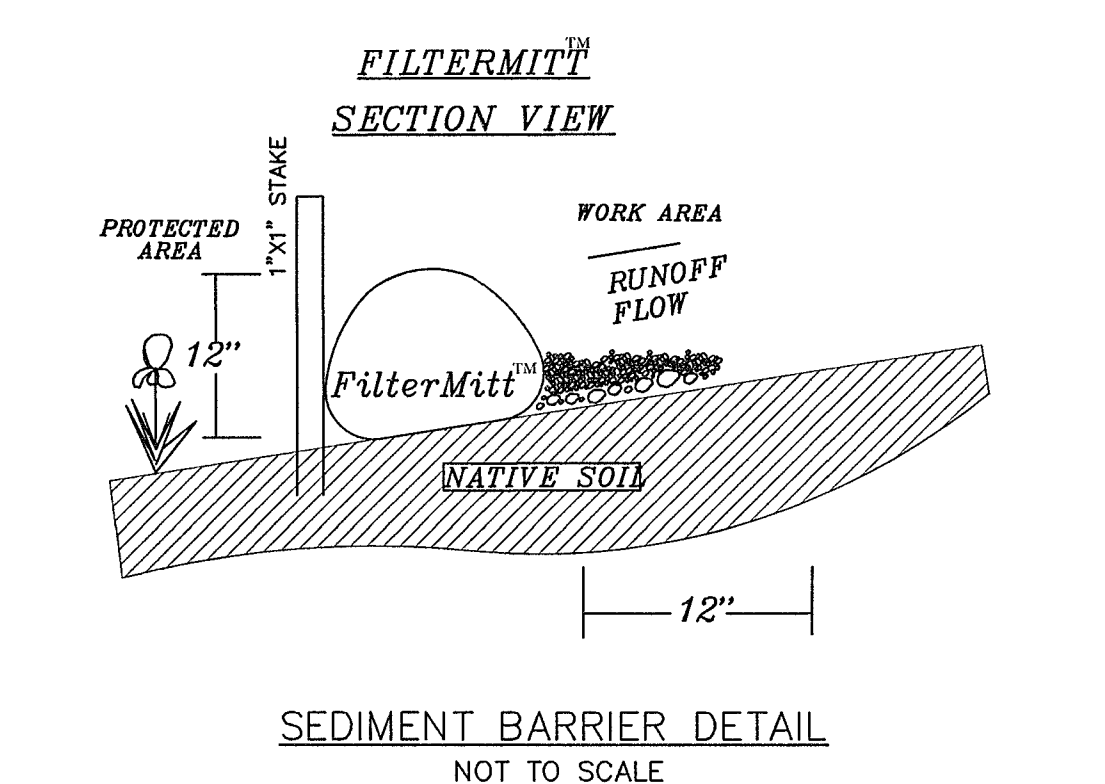
**SILT SACK OR EQUAL SEDIMENT CONTAINMENT SYSTEM**  
 NOT TO SCALE



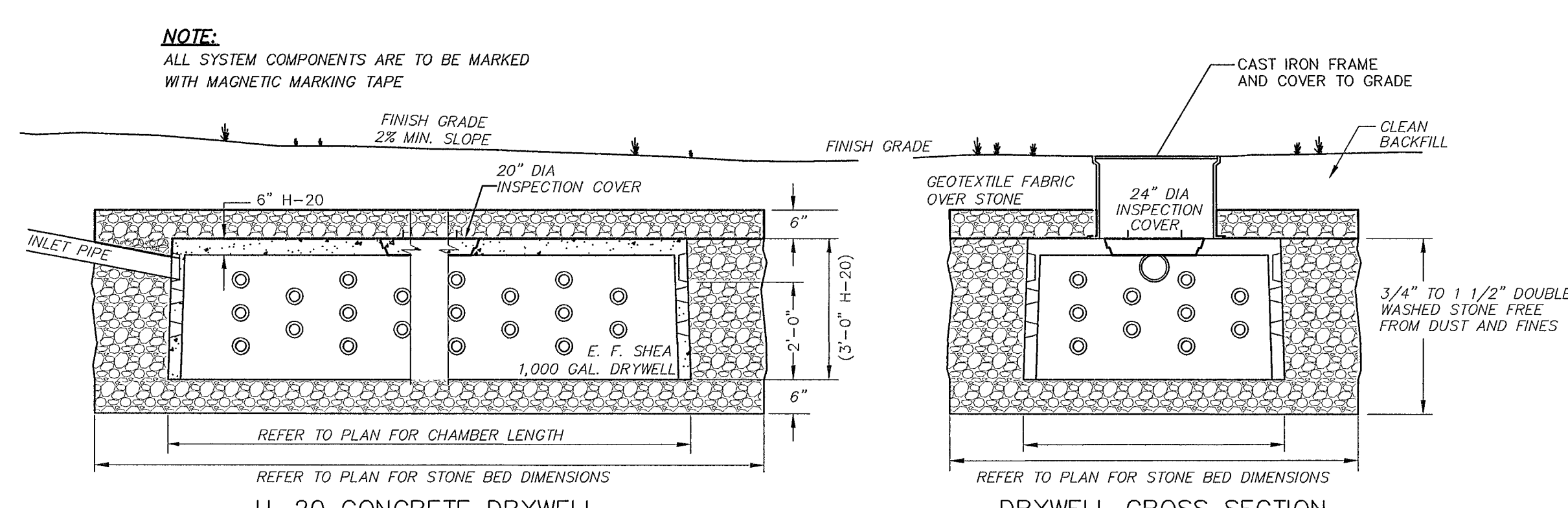
**INFILTRATION BASIN DETAIL**  
 NOT TO SCALE



**4'x4' PRECAST CONCRETE MANHOLE OUTLET STRUCTURE**  
 NOT TO SCALE



**SEDIMENT BARRIER DETAIL**  
 NOT TO SCALE



**TYPICAL DRYWELL CHAMBER DETAIL**  
 NOT TO SCALE

EXCAVATE A MINIMUM 6 INCHES IN TO NATURAL "C" LAYER, AND REMOVE ANY UNSUITABLE MATERIALS BELOW OR AROUND THE SYSTEM. ANY REPLACEMENT FILL REQUIRED SHALL BE CLEAN FREE DRAINING FILL WITH LESS THAN 5% PASSING THE #200 SIEVE (TITLE 5 FILL MEETS THIS REQUIREMENT)  
 BOTTOM OF EXCAVATION TO BE WITNESSED AND APPROVED BY DESIGN ENGINEER PRIOR TO BACKFILL.

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

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

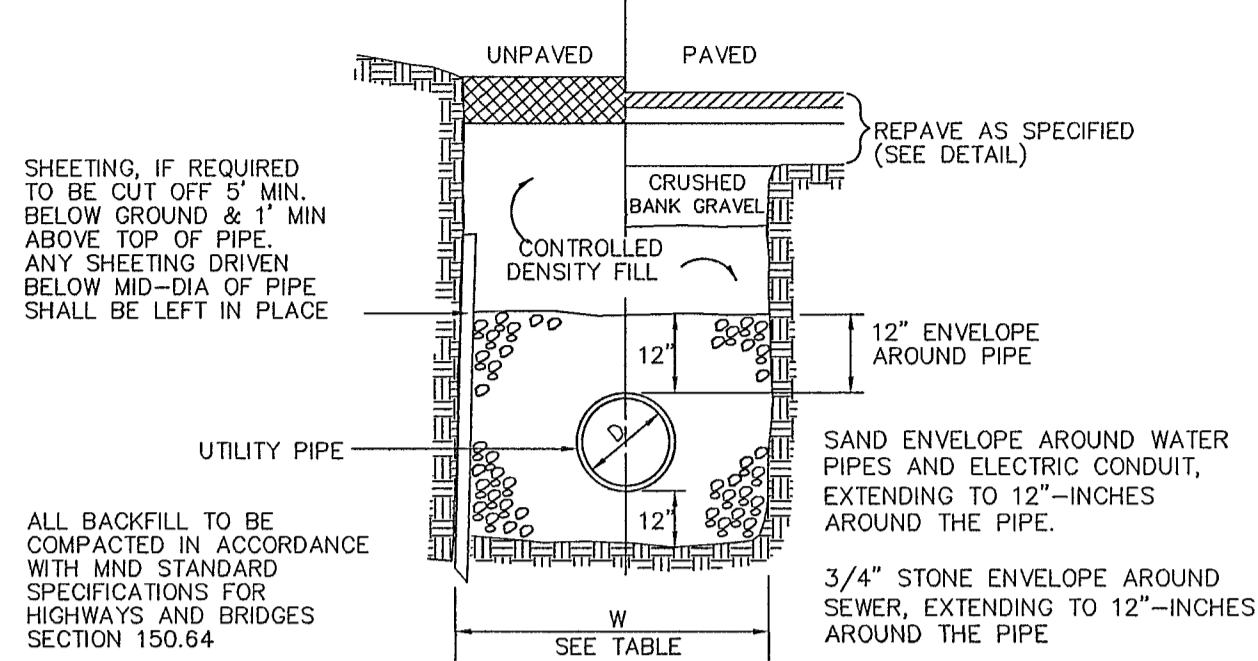
**PROPOSED SITE PLAN OF 55 WEST UNION STREET IN ASHLAND, MA**

REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: JULY 3, 2025	
SCALE: NONE	SHEET 7 OF 9.

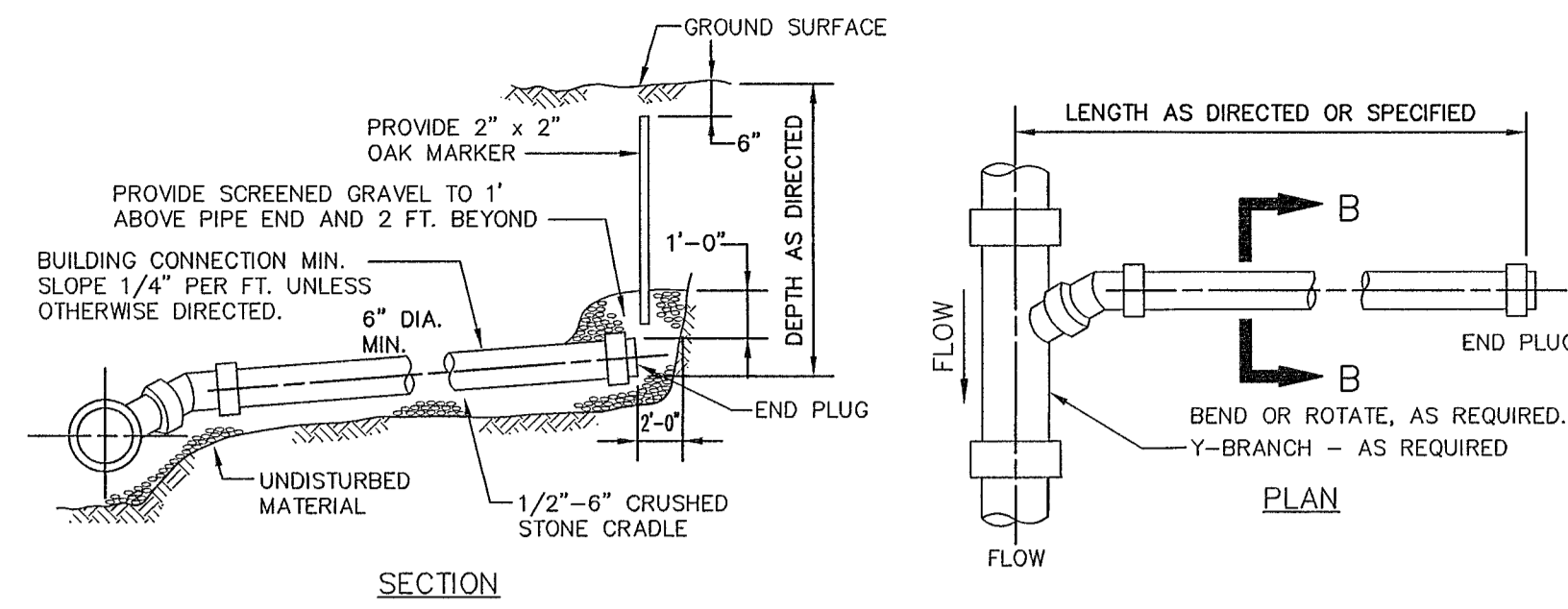
**CONSTRUCTION DETAILS**



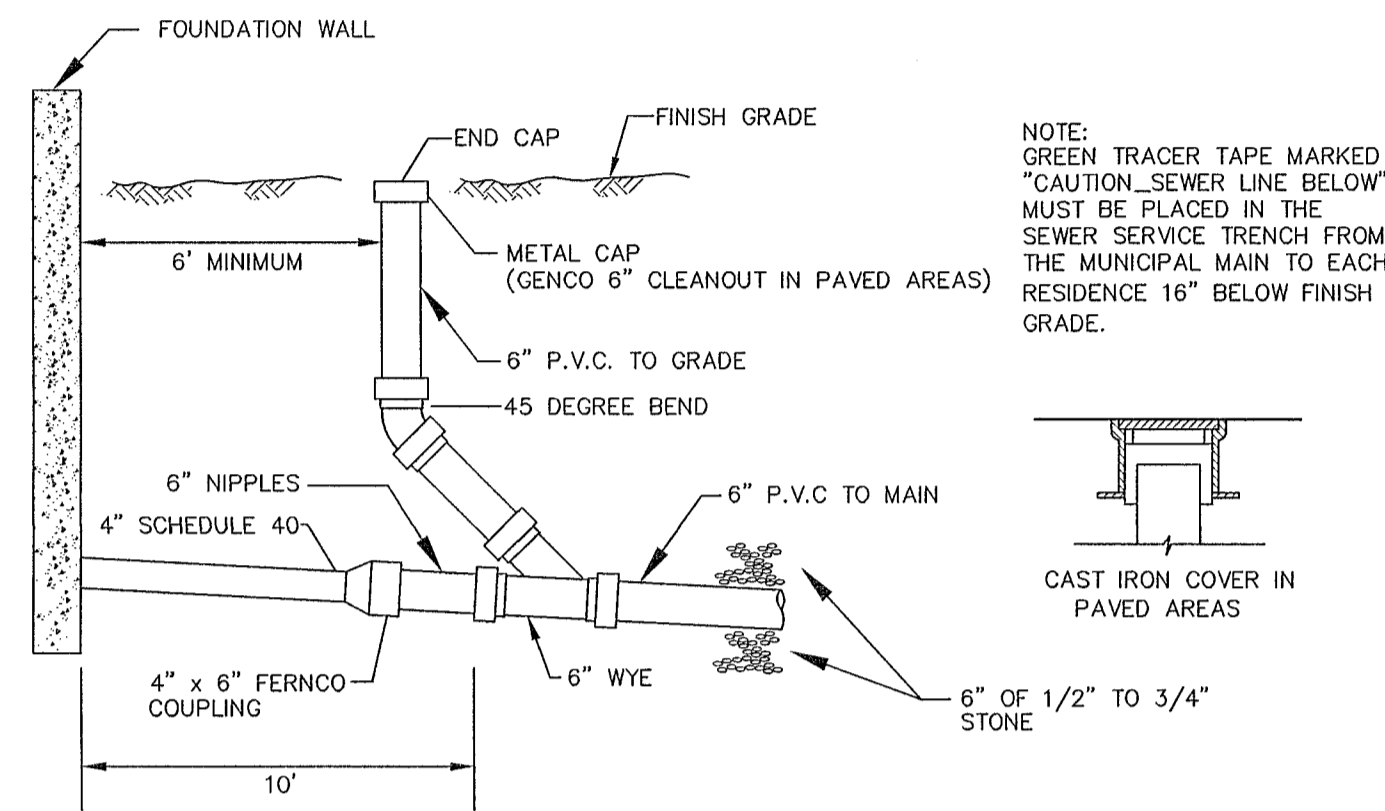
TRENCH WIDTH (W)		
D	W	W
DIAMETER OF PIPE	UN-SHEEDED	SHEEDED
TO 12"	3'	4'
14" TO 24"	4'	5'
30" TO 36"	5'	6'



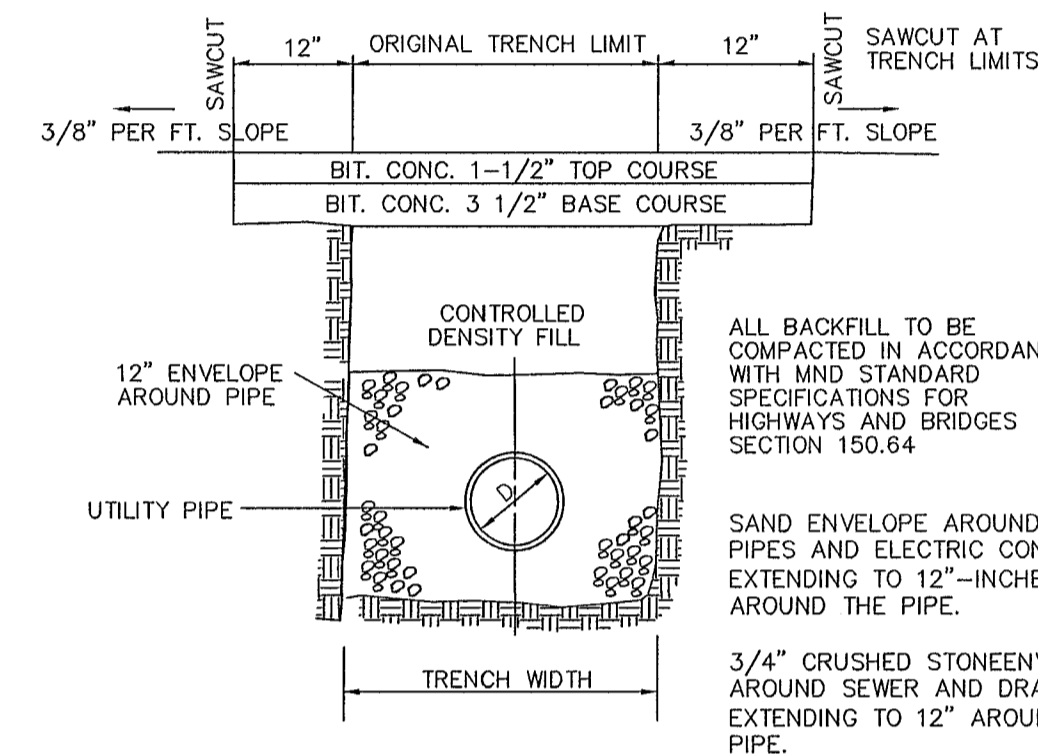
TYPICAL TRENCH SECTION  
NOT TO SCALE



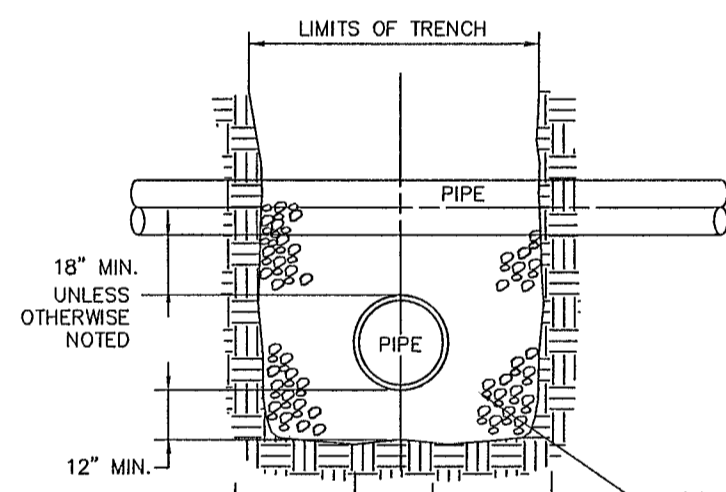
TYPICAL BUILDING CONNECTION  
NOT TO SCALE



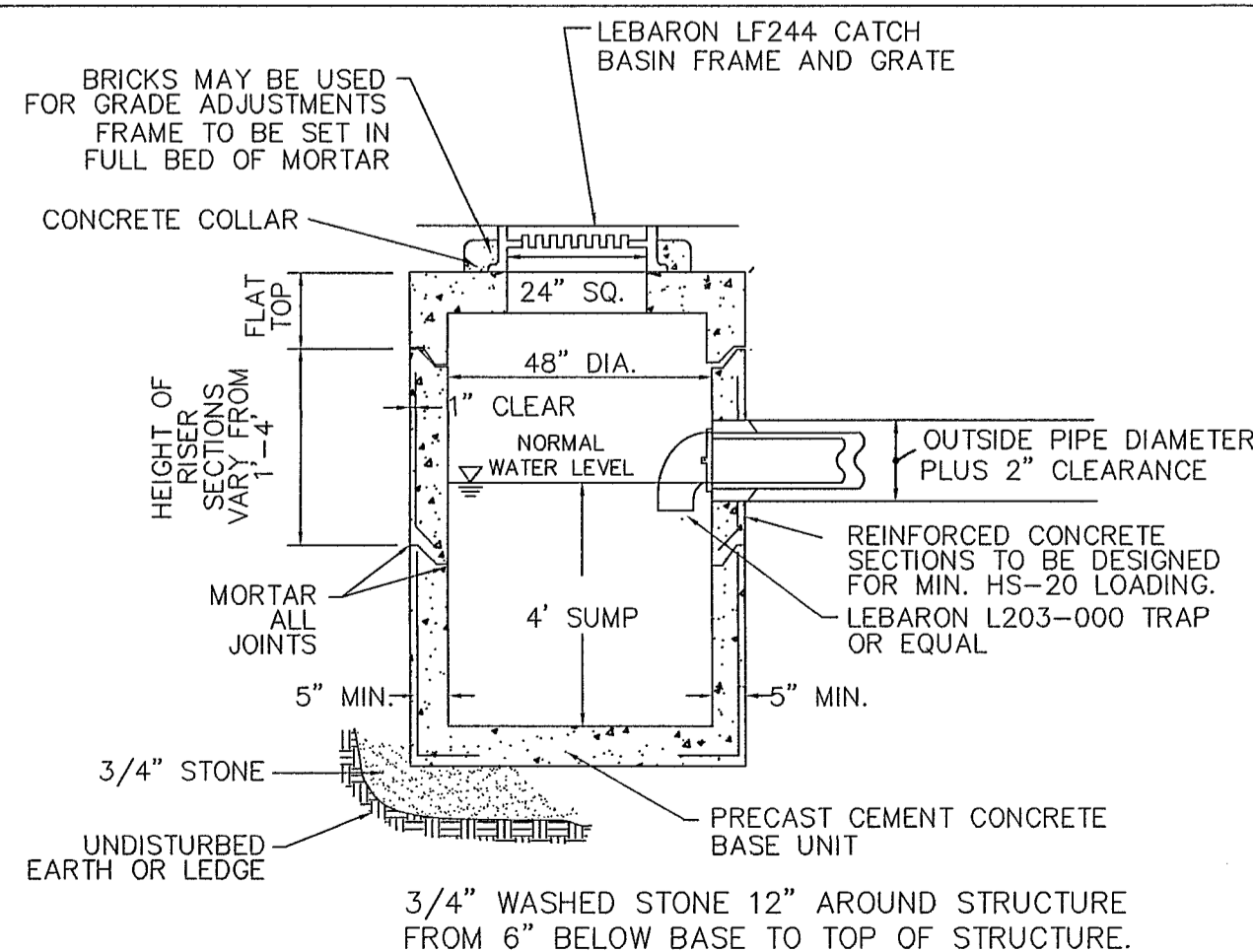
SEWER SERVICE LINES CLEANOUT & FITTINGS  
NOT TO SCALE



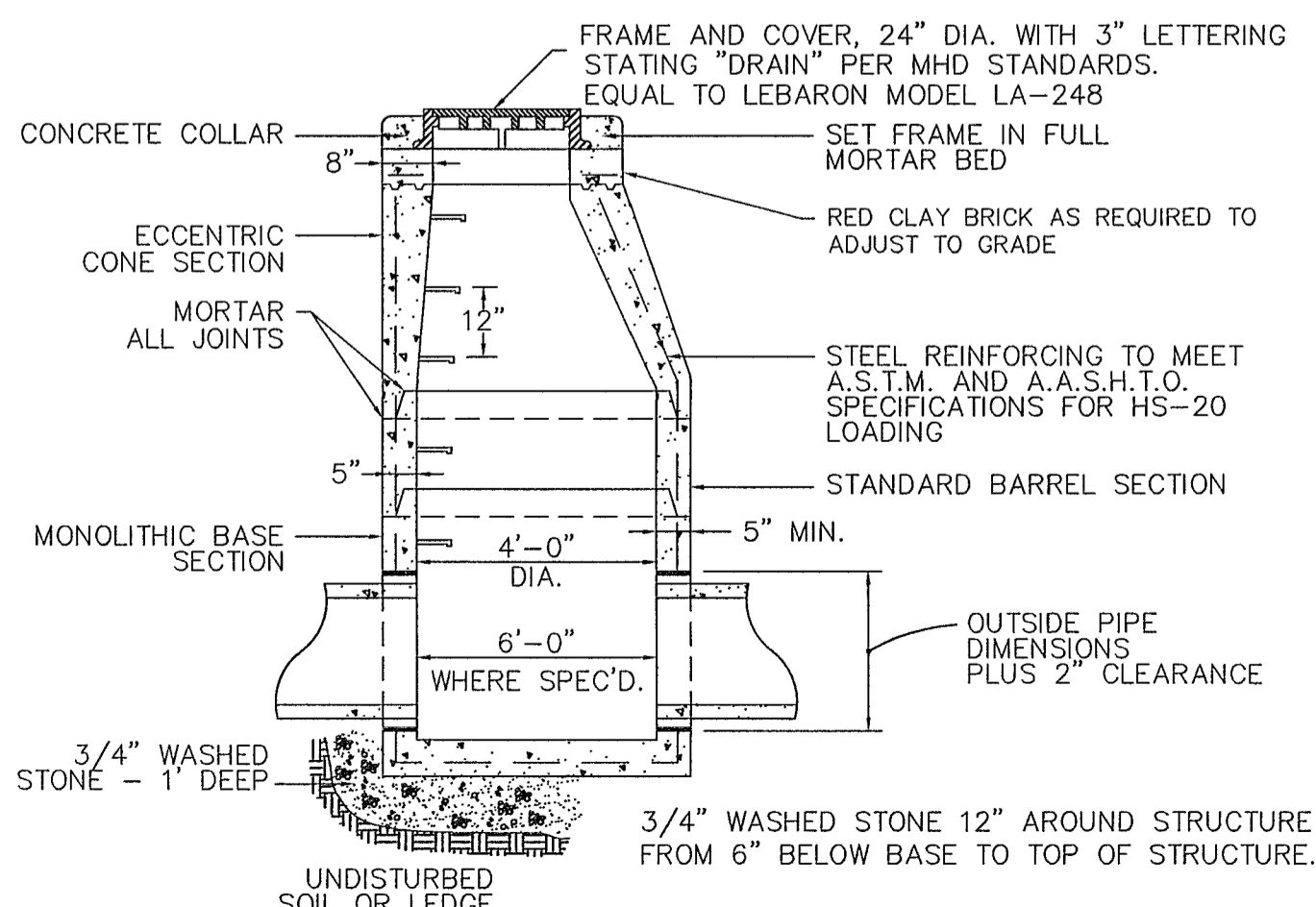
PERMANENT TRENCH PAVING  
NOT TO SCALE



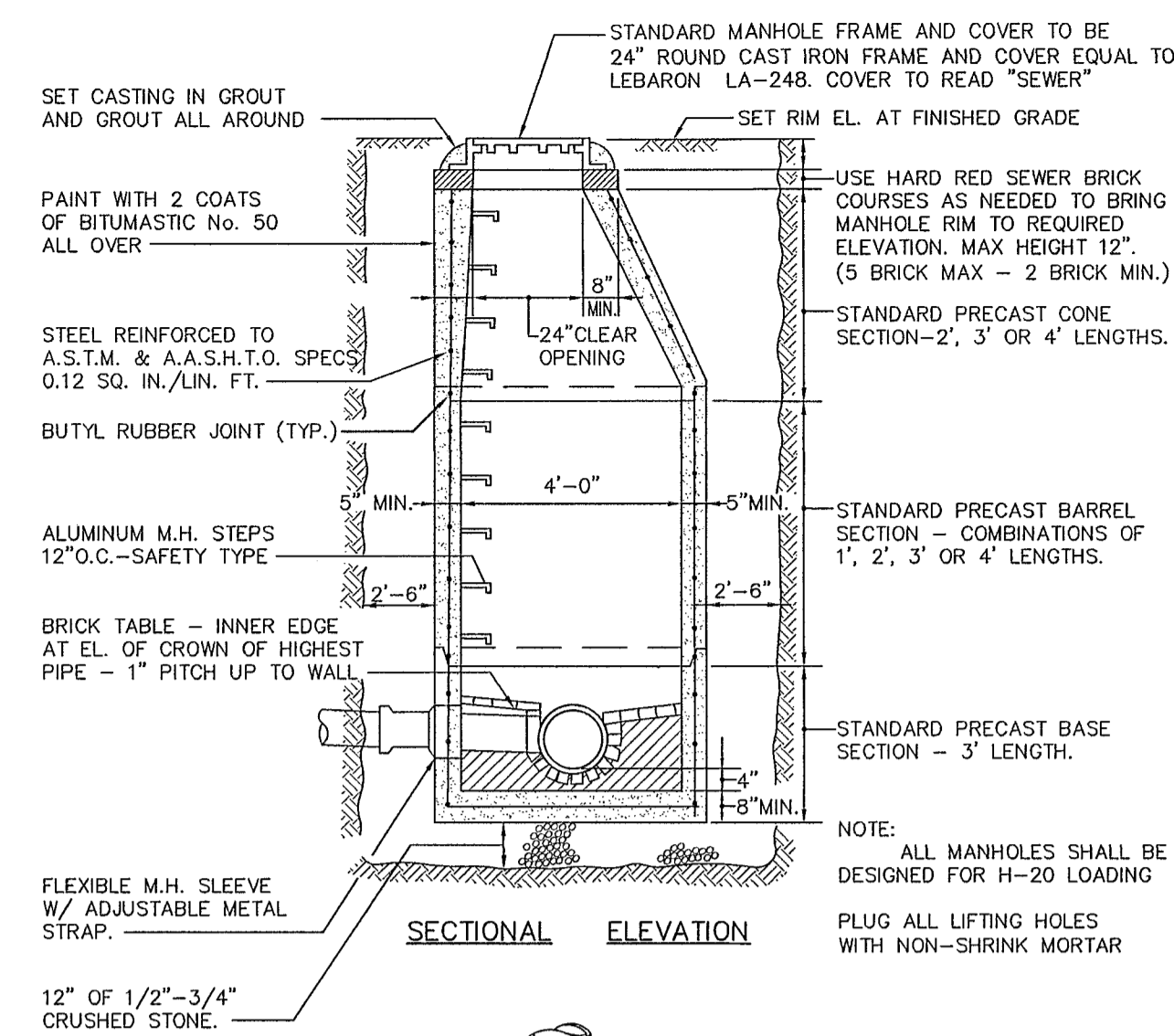
NOTE: FOR WATER AND SEWER CROSSINGS MAINTAIN 18 INCHES OF SEPARATION BETWEEN PIPES. LAY PIPES SUCH THAT CONNECTION JOINTS ARE 10 FEET EITHER SIDE OF THE CROSSING. ALL WATER PIPES LAID OVER SEWER PIPES.



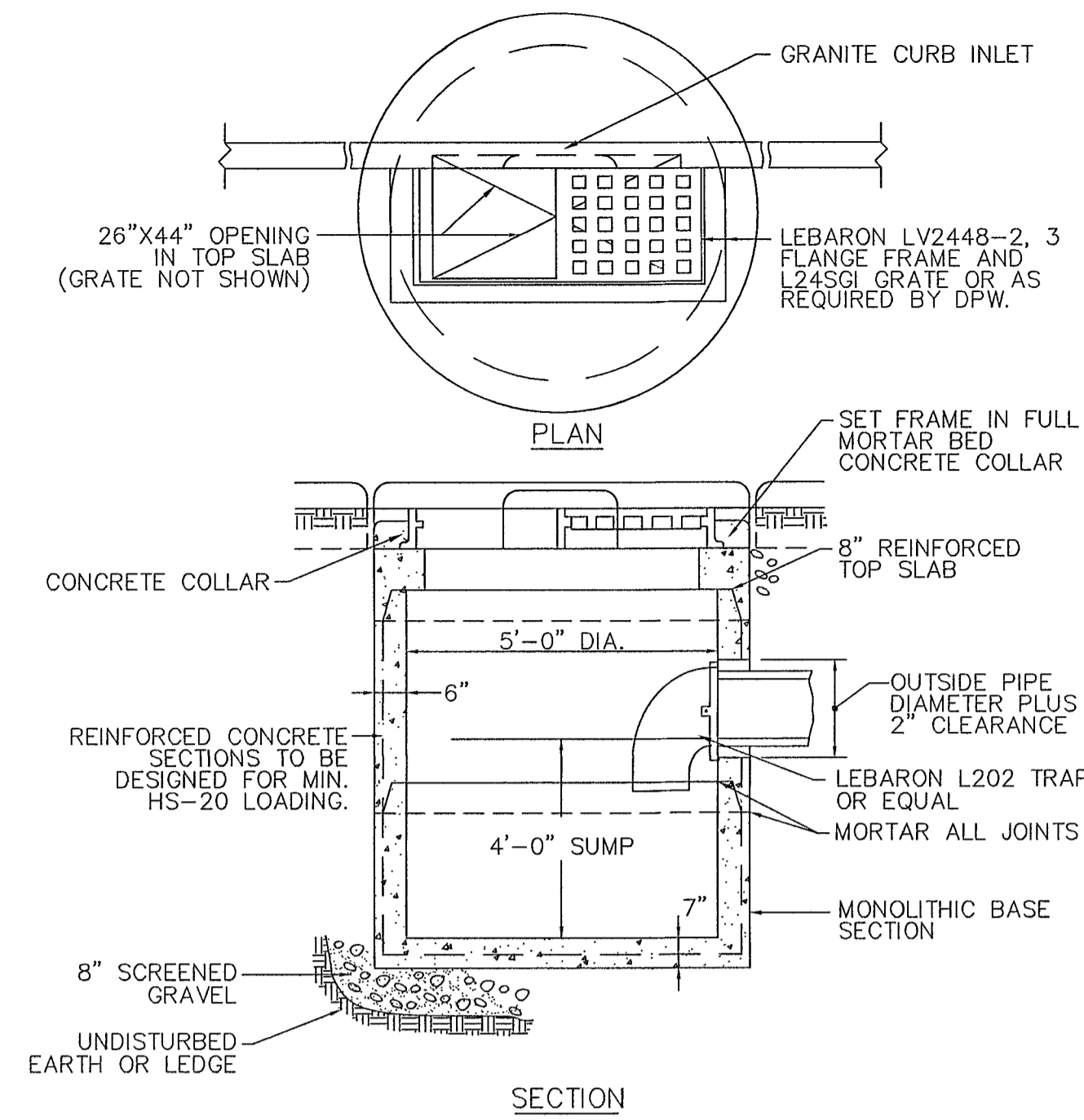
PRECAST CONCRETE CATCH BASIN WITH GRANITE CURB INLET  
NOT TO SCALE



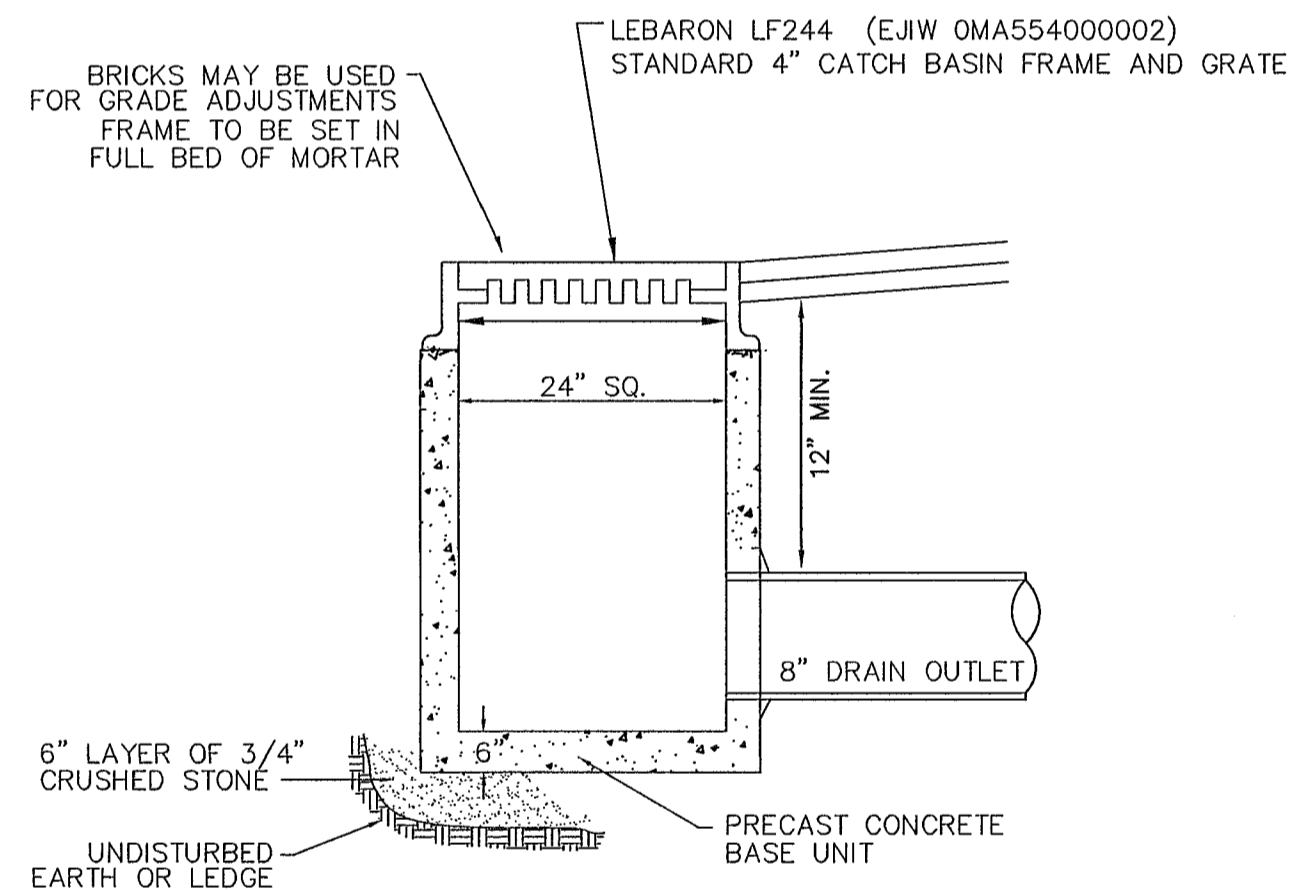
PRECAST CONCRETE DRAIN MANHOLE  
NOT TO SCALE



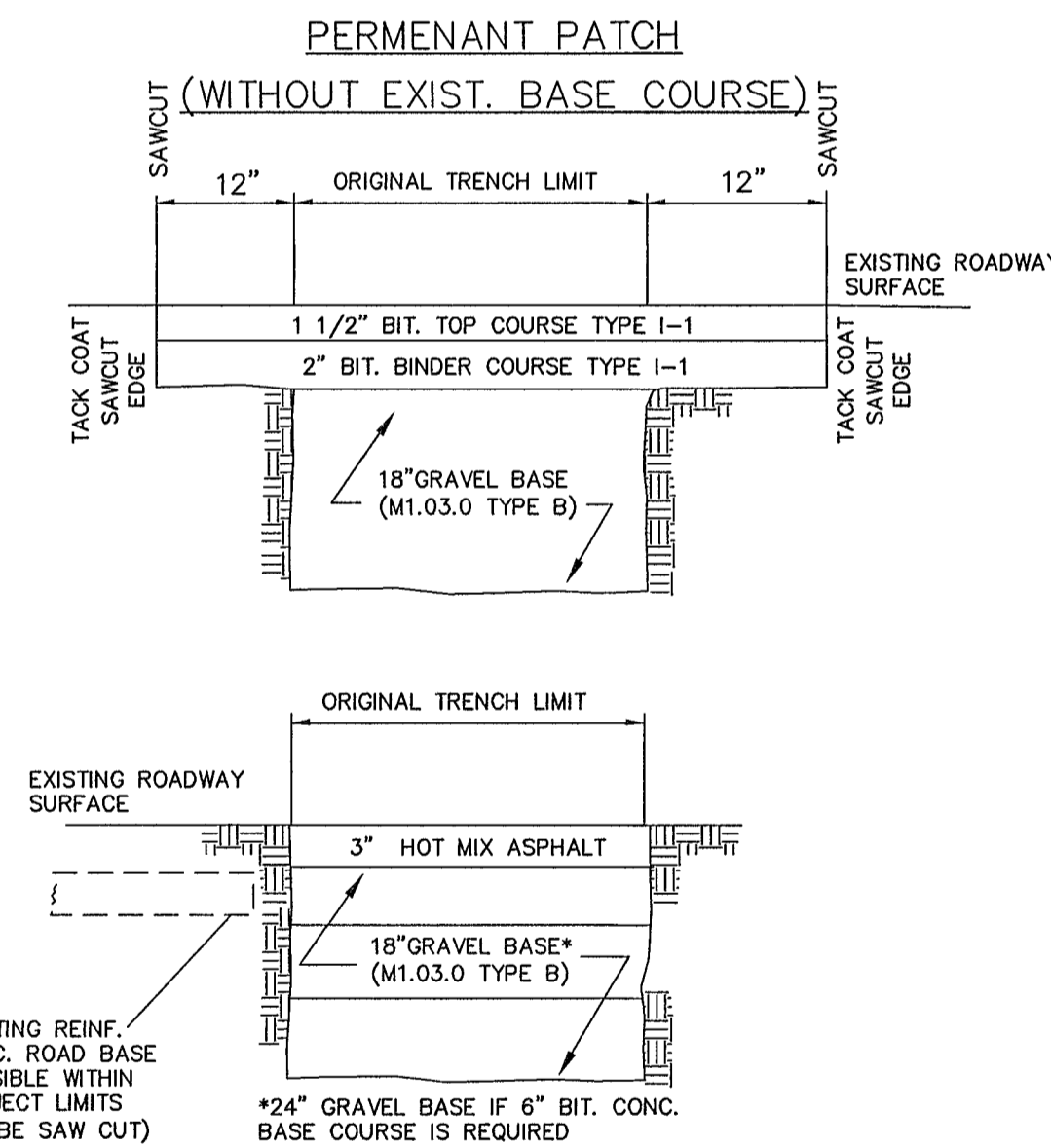
TYPICAL PRECAST CONCRETE MANHOLE DETAIL  
NOT TO SCALE



DOUBLE GRATE CATCH BASIN WITH GRANITE CURB INLET  
NOT TO SCALE



PRECAST 2'X2' DROP INLET  
NOT TO SCALE



PERMANENT PATCH (WITHOUT EXIST. BASE COURSE)  
TEMPORARY PATCH  
NOT TO SCALE

NOTES:  
1. SAW CUT LIMITS SHALL BE SEALED WITH HOT POURED JOINT SEALANT.  
2. GRAVEL COMPACTED IN 6" LIFTS WITH MECHANICAL COMPACTOR.  
3. ALL BACKFILL TO BE COMPACTED IN ACCORDANCE WITH MDO STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES SECTION 150.64  
4. PAVEMENT OUTSIDE OF THE INDICATED LIMITS THAT ARE DAMAGED BY THE CONTRACTOR'S OPERATION (INCLUDING BLASTING) SHALL BE REPLACED / REPAIRED AT THE CONTRACTOR'S EXPENSE.

TYPICAL TEMPORARY / PERMANENT PATCH DETAIL  
NOT TO SCALE

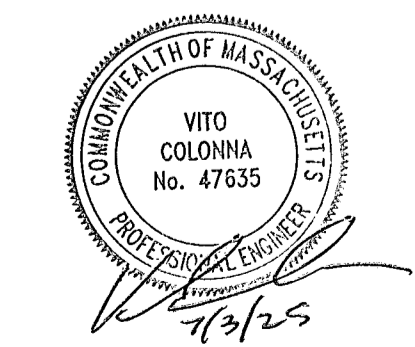
PREPARED FOR:  
JOHN DUDLEY  
60 PLEASANT STREET, SUITE 3  
ASHLAND, MA 01721

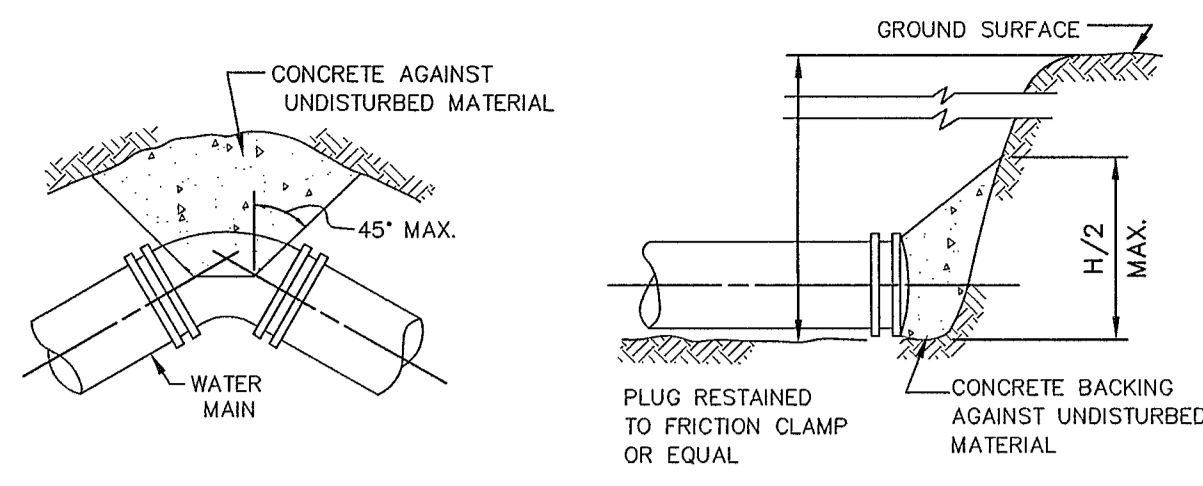
CONNORSTONE ENGINEERING INC.  
CIVIL ENGINEERS AND LAND SURVEYORS  
10 SOUTHWEST CUTOFF, SUITE 7  
NORTHBOROUGH, MASSACHUSETTS 01532  
PHONE: 508-393-9727 FAX: 508-393-5242

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

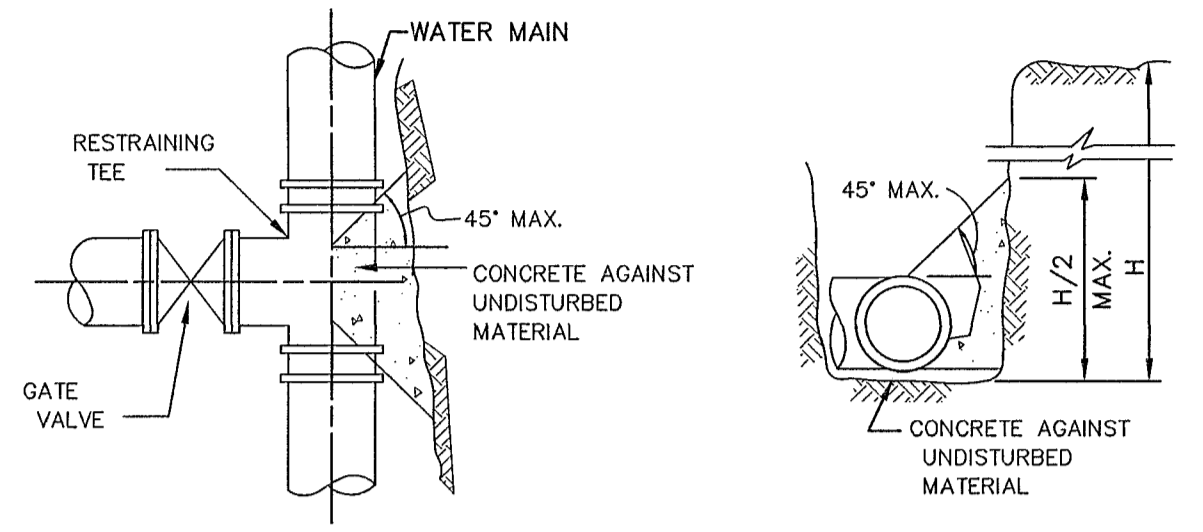
REVISED: DESCRIPTION:  
DRAWN BY: REM CHECK BY: VC  
DATE: JULY 3, 2025  
SCALE: NONE SHEET 8 OF 9.

CONSTRUCTION DETAILS





TYPICAL BEND TYPICAL PLUG



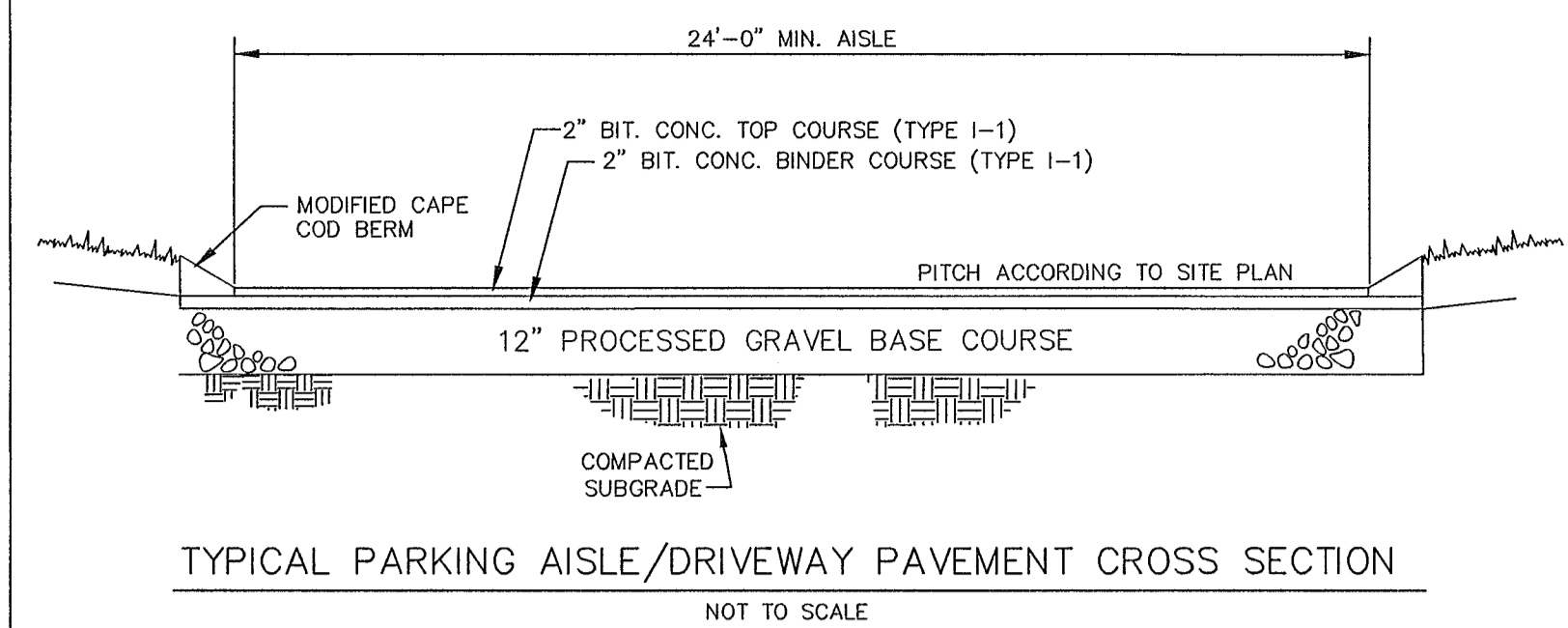
TYPICAL TEE & VALVE TYPICAL SECTION

NOTE: CONCRETE FOR THRUST BLOCKS SHALL BE NO LONGER THAN THE RATIO OF 2 1/2 : 5 1/2 AND SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 2000 PSI (SO THAT FLANGES AND BOLTS ARE ACCESSIBLE.)

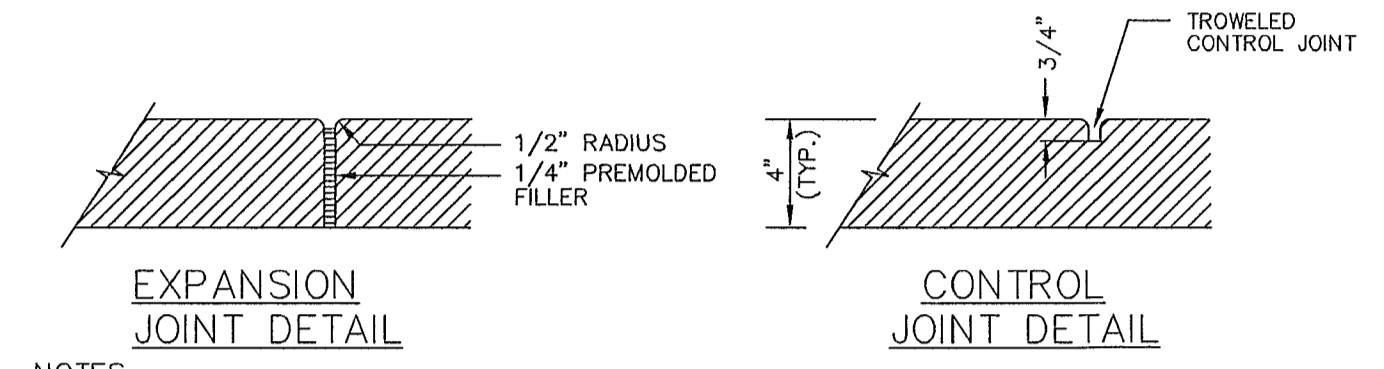
BEARING AREAS OF THRUST BLOCKS (BEARING AREA IN SQUARE FT.)

PIPE SIZE INCHES	1/4 BEND	1/8 BEND	1/16 BEND OR LESS	PLUG TEES
6 AND 8	8	8	8	8
10 AND 12	22	13	8	16

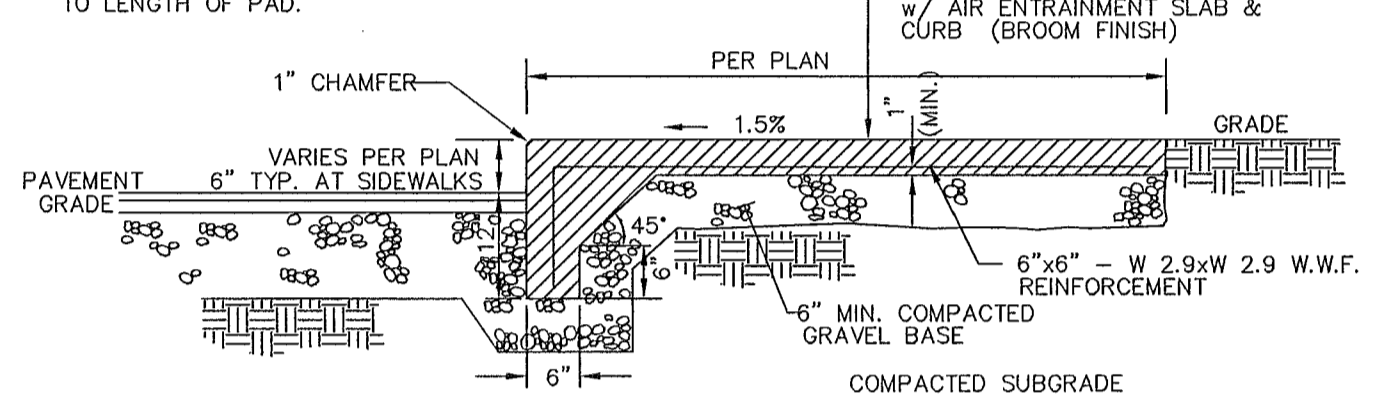
TYPICAL THRUST BLOCK DETAIL NOT TO SCALE



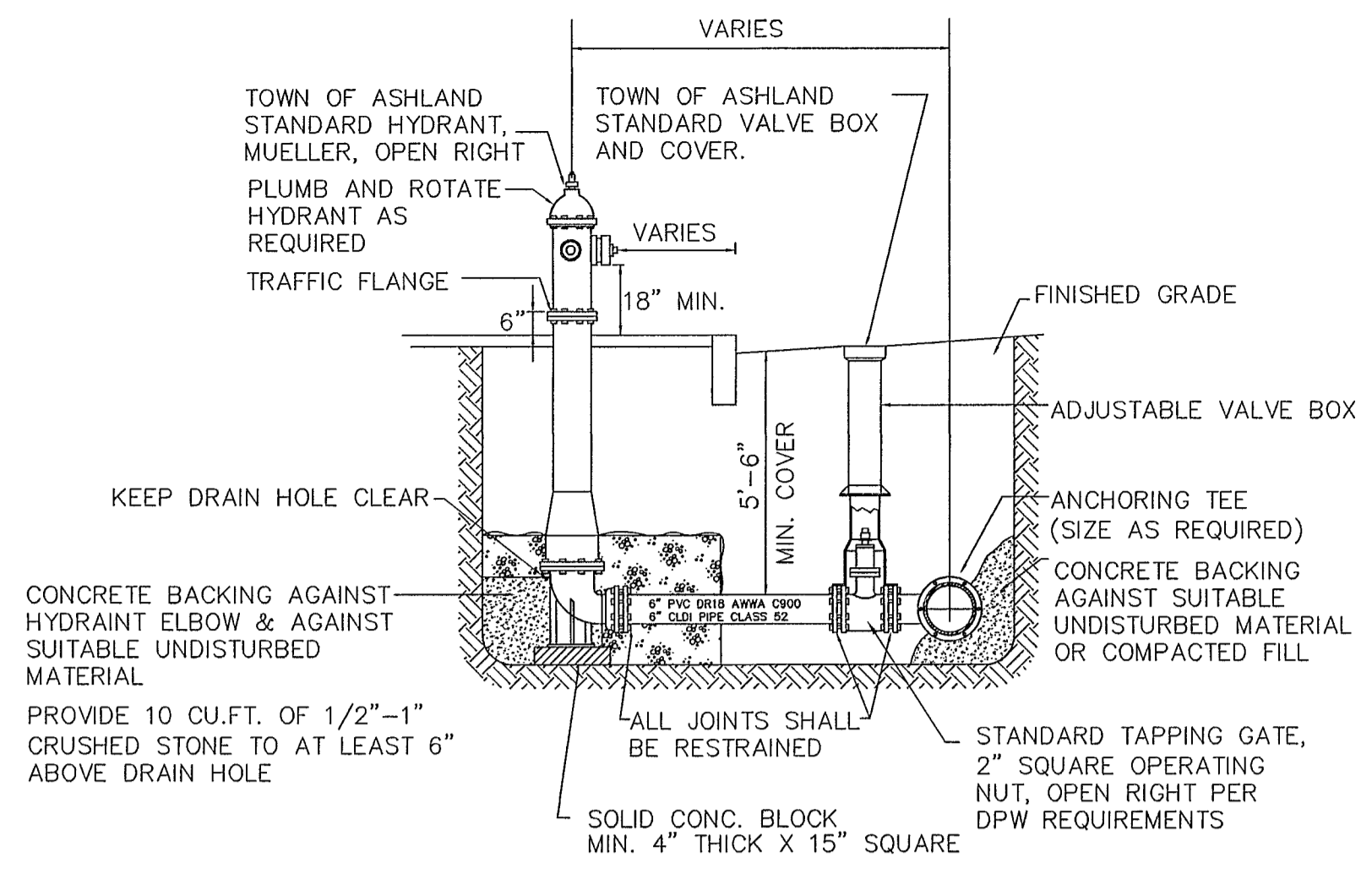
TYPICAL PARKING AISLE/DRIVEWAY PAVEMENT CROSS SECTION NOT TO SCALE



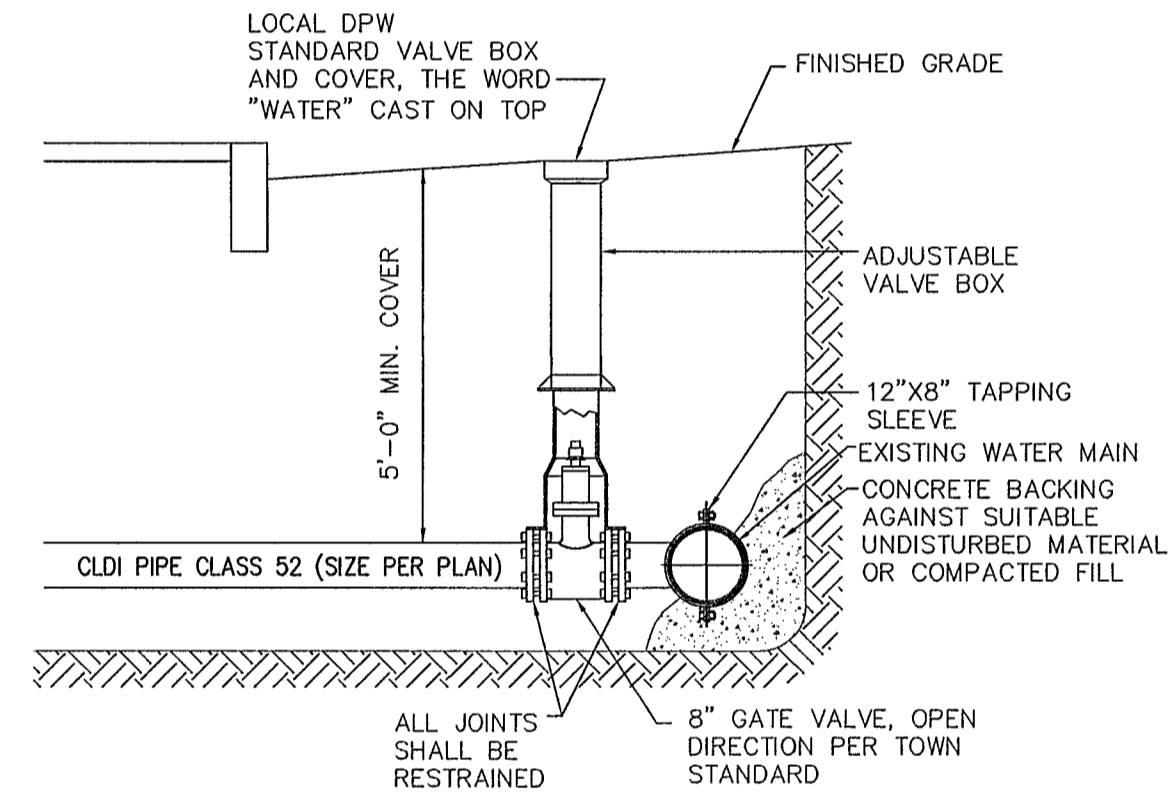
NOTES:  
 1. EXPANSION JOINTS AT 20'-0" OR EVERY 400 SQ. FT. OF PAD - PERPENDICULAR TO LENGTH OF PAD  
 2. CONSTRUCTION CONTROL JOINTS AT 5'-0" PERPENDICULAR TO LENGTH OF PAD.



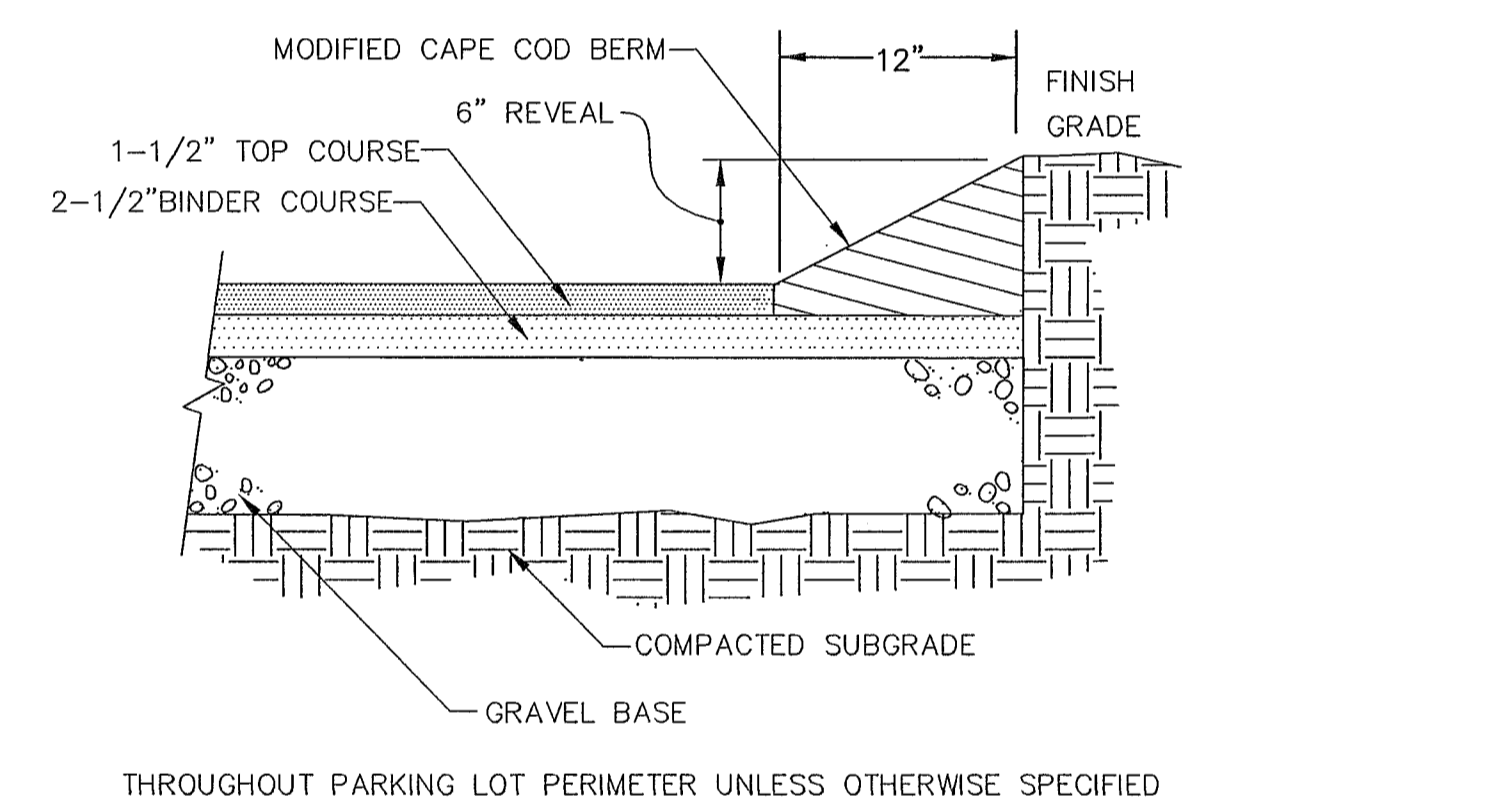
CONCRETE PAD / SIDEWALK DETAIL NOT TO SCALE



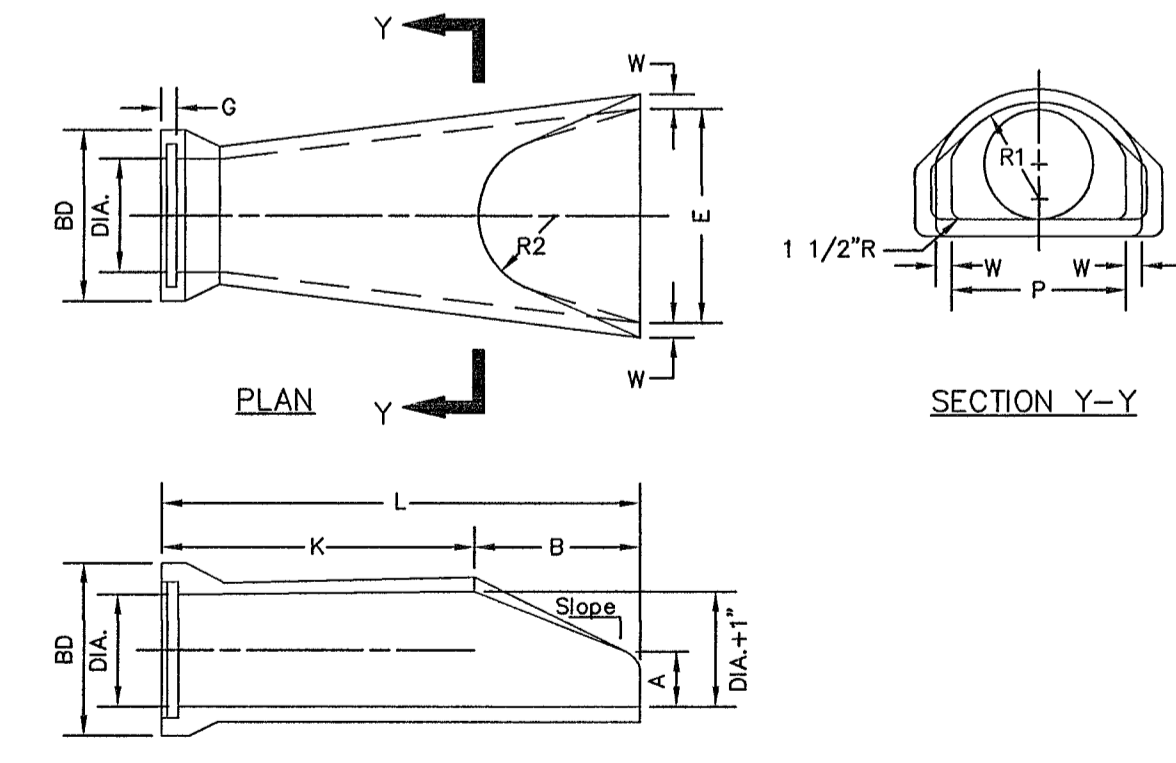
TYPICAL HYDRANT & VALVE DETAIL NOT TO SCALE



TYPICAL WATER CONNECTION NOT TO SCALE

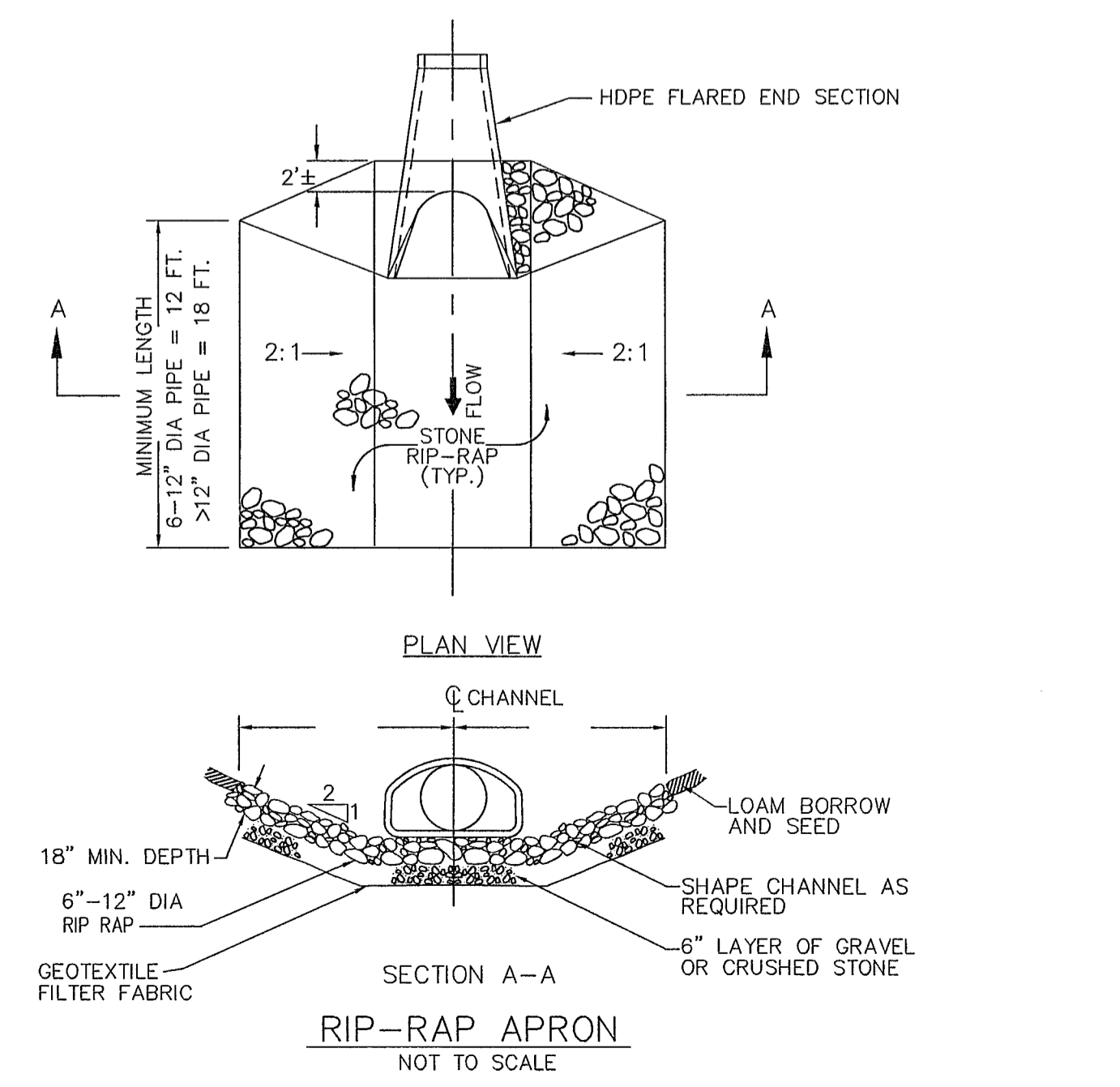


MODIFIED CAPE COD BERM & PAVEMENT SECTION NOT TO SCALE

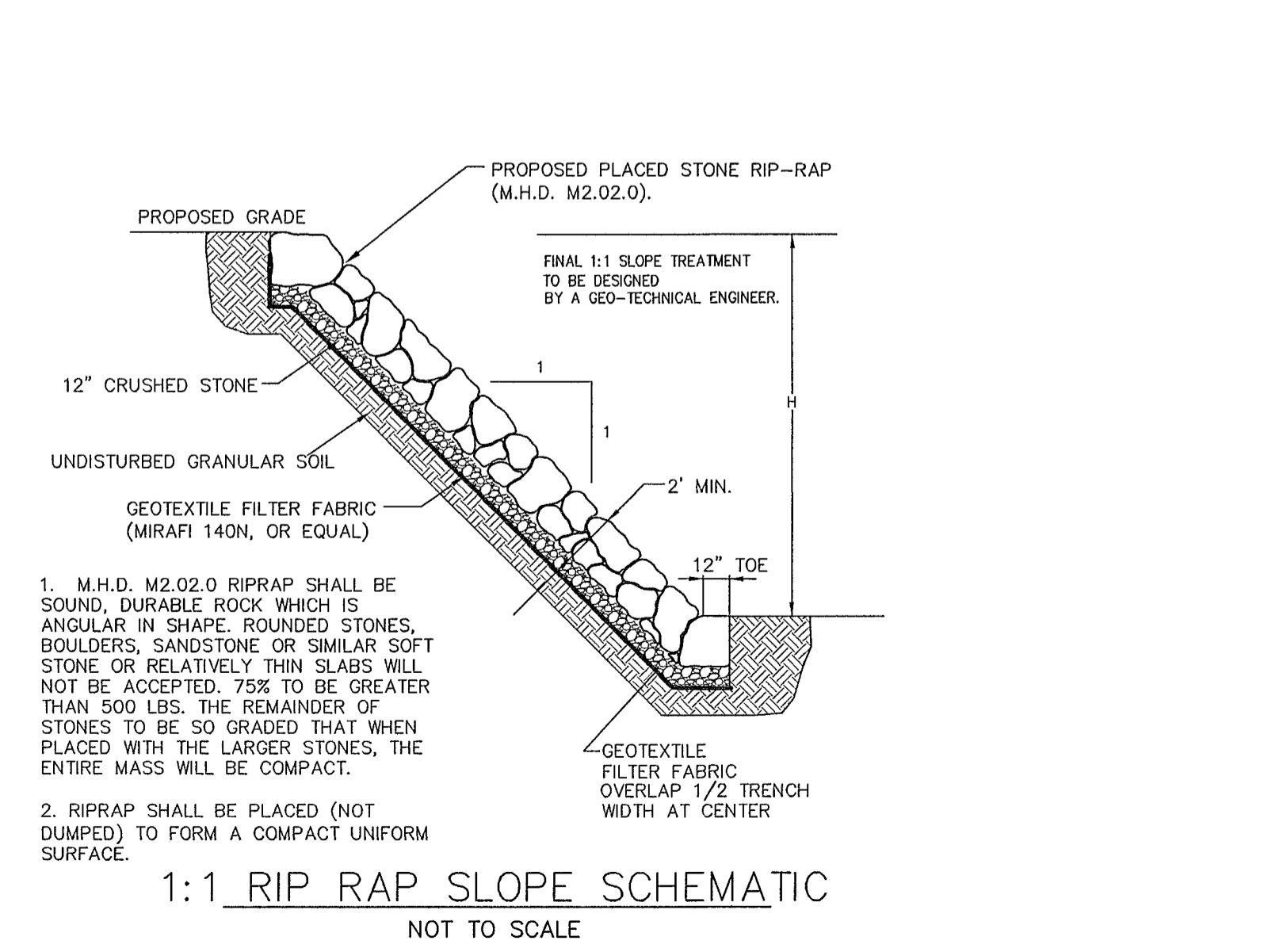


DIA.	W	A	B	E	BD	K	L	P	DIA. +1"	R1	R2	G	Slope
12"	2"	4"	2'-0"	2'-0"	20"	4'-8 1/8"	6'-8 1/8"	19 15/16"	13"	10 1/8"	9"	2 1/2"	3:1
15"	2 1/4"	6"	2'-3"	2'-6"	24"	4'-3 11/16"	6'-4 11/16"	24 5/16"	16"	12 1/2"	11"	2 1/2"	3:1
18"	2 1/2"	9"	2'-3"	3'-0"	28"	4'-3 7/8"	6'-8 7/8"	29"	19"	15 1/2"	12"	2 3/4"	3:1
21"	2 3/4"	9"	2'-11"	3'-6"	32"	5'-8 5/16"	6'-7 3/16"	31 5/8"	22"	16 1/8"	13"	2 3/4"	3:1
24"	3"	9 1/2"	3'-7 1/2"	4'-0"	36"	5'-0 1/2"	6'-8"	33 3/16"	25"	16 15/16"	14"	3"	3:1

R.C.P. FLARED END SECTION DETAILS NOT TO SCALE



RIP-RAP APRON NOT TO SCALE



1:1 RIP-RAP SLOPE SCHEMATIC NOT TO SCALE

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

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 PHONE: 508-393-9727 FAX: 508-393-5242

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

REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: JULY 3, 2025	
SCALE: NONE	SHEET 9 OF 9.

CONSTRUCTION DETAILS

