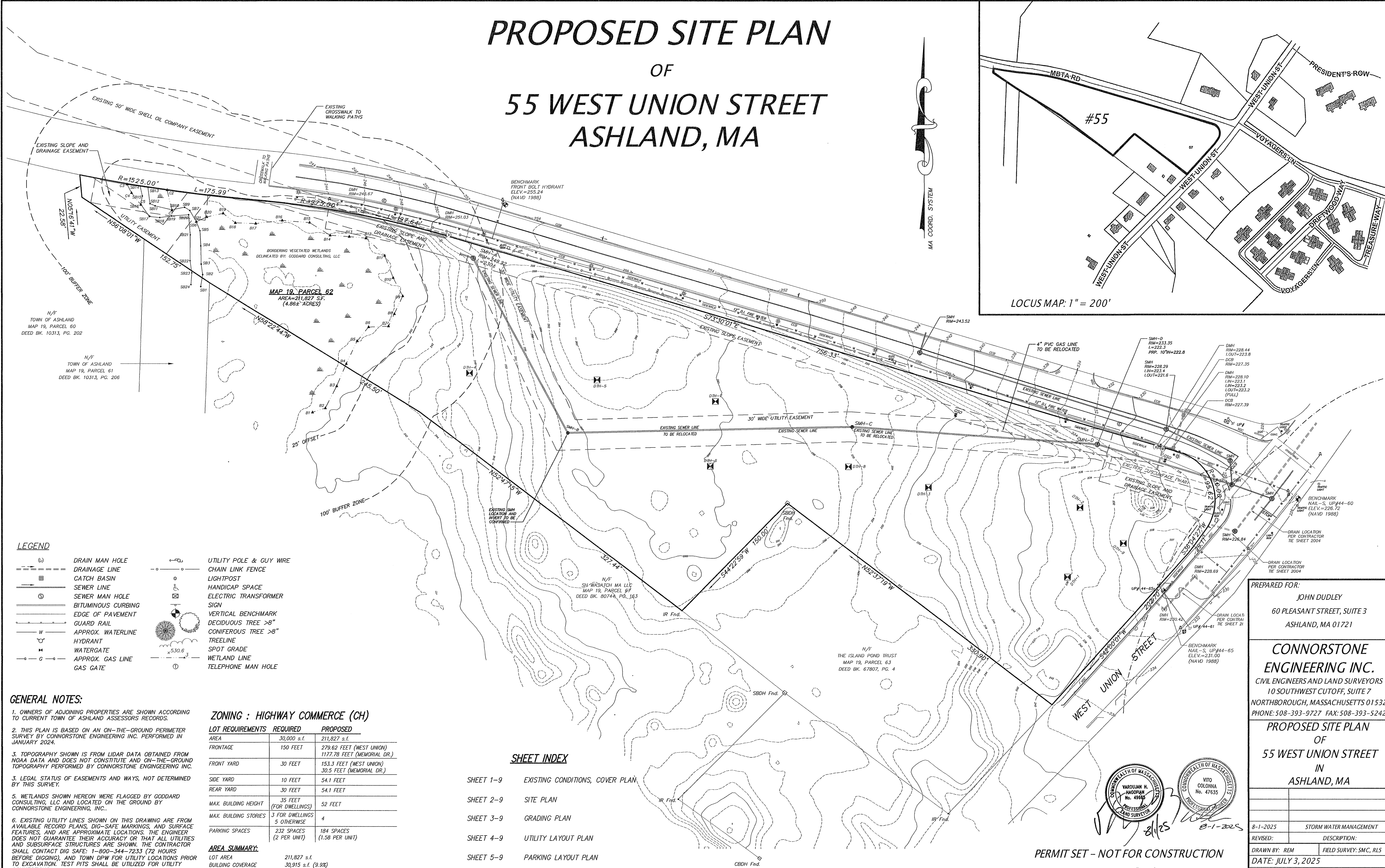
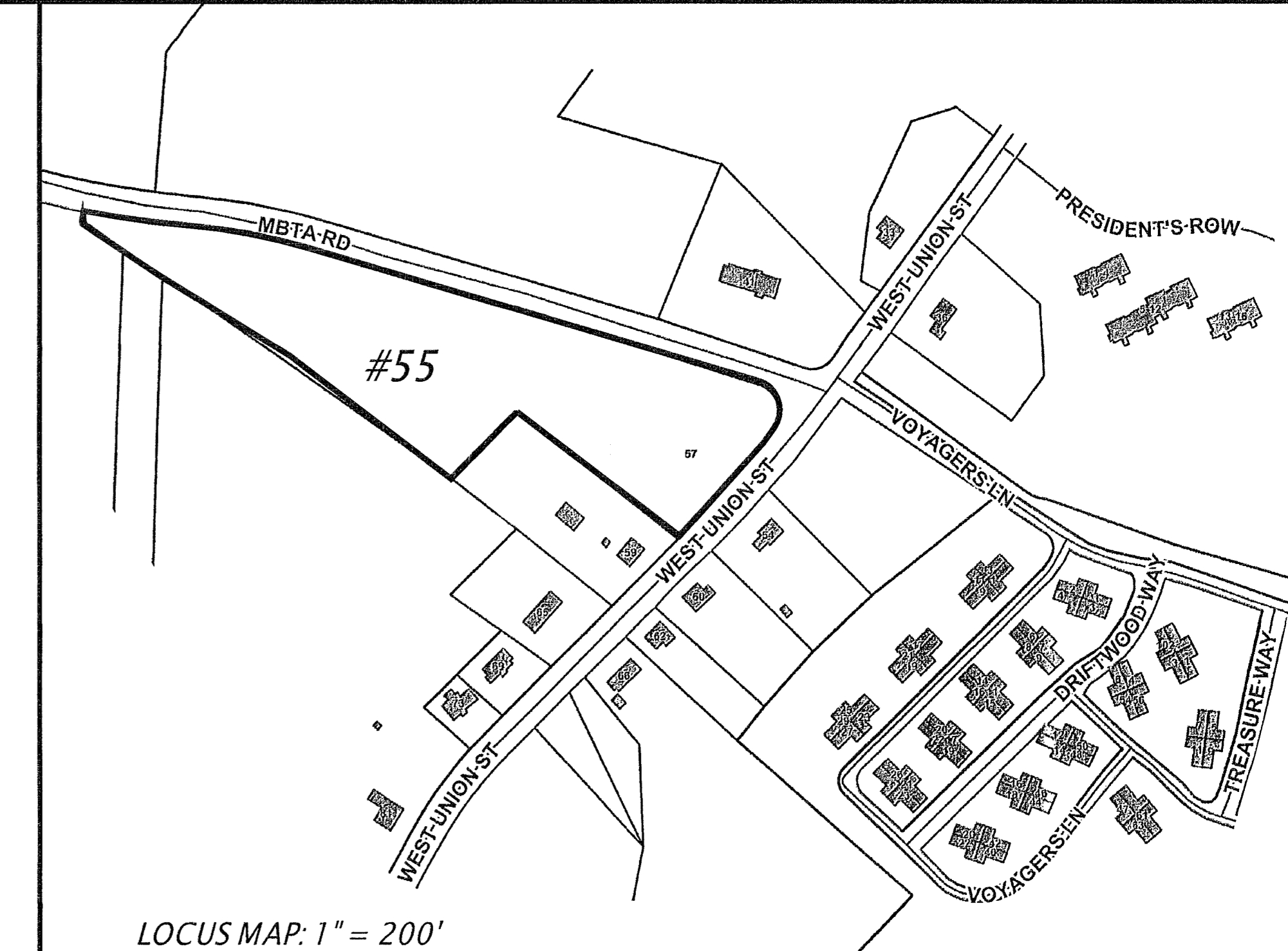


PROPOSED SITE PLAN OF 55 WEST UNION STREET ASHLAND, MA



LEGEND

	DRAIN MAN HOLE		UTILITY POLE & GUY WIRE
	DRAINAGE LINE		CHAIN LINK FENCE
	CATCH BASIN		LIGHT POST
	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. (9.9%)
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
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**PROPOSED SITE PLAN
OF
55 WEST UNION STREET
IN
ASHLAND, MA**

8-1-2025 STORM WATER MANAGEMENT

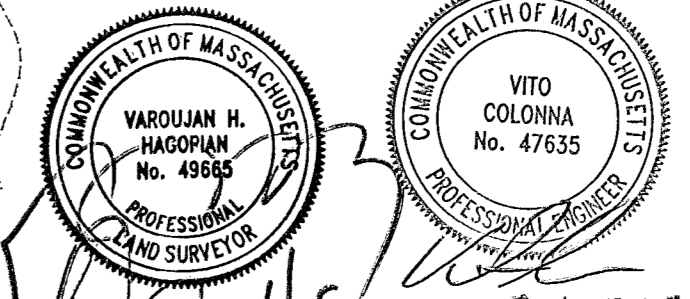
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DRAWN BY: REM FIELD SURVEY: SMC, RLS

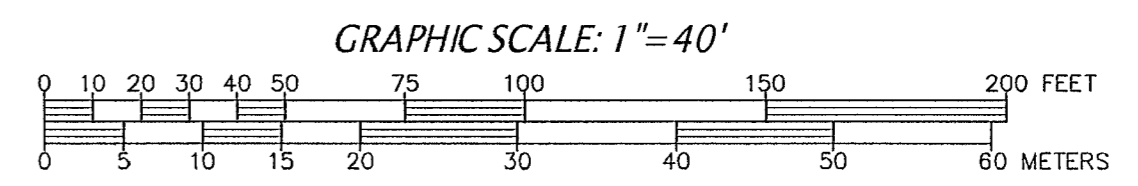
DATE: JULY 3, 2025

SCALE: 1" = 40' SHEET 1 OF 9.

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



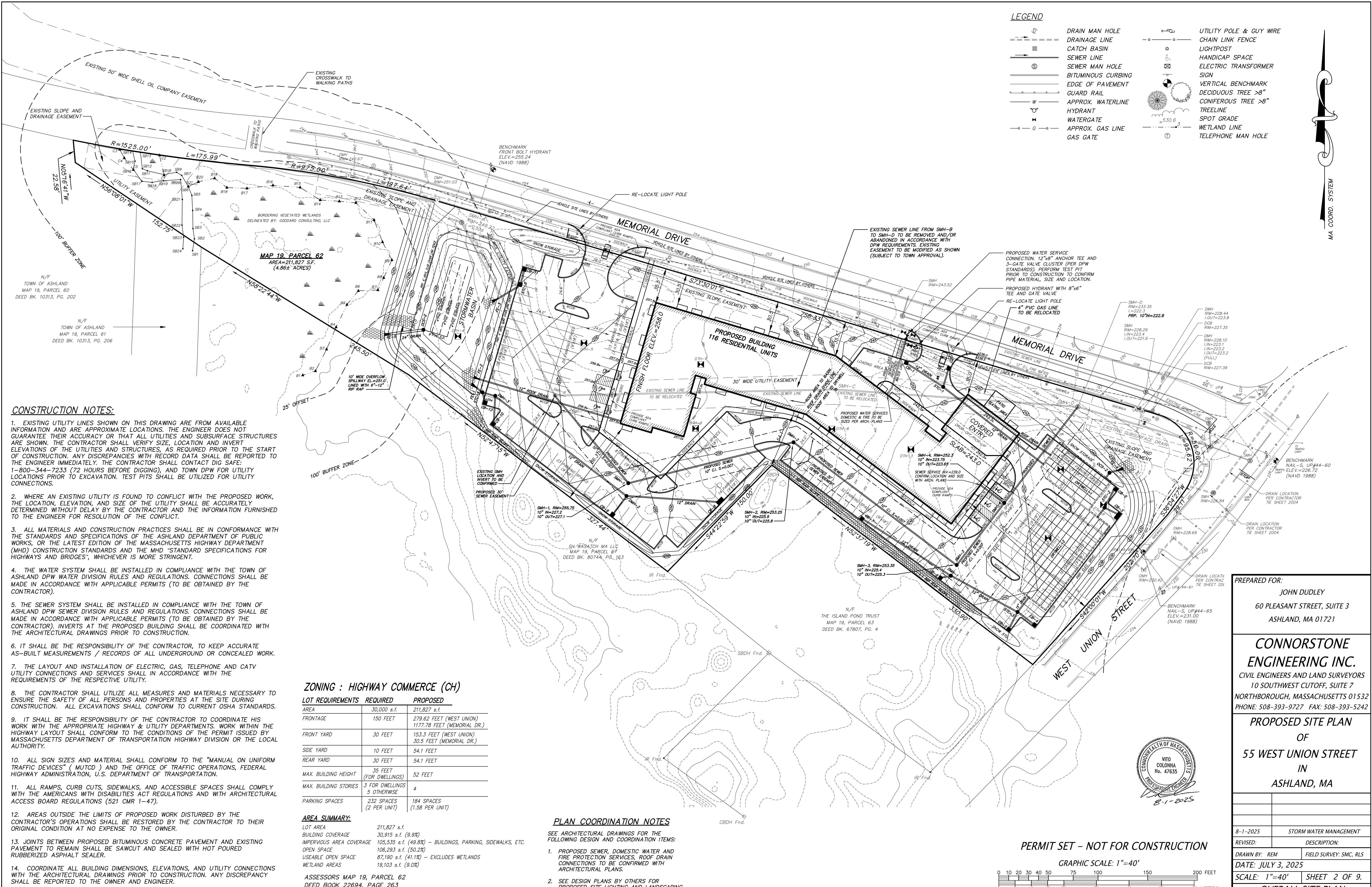
PERMIT SET - NOT FOR CONSTRUCTION



LEGEND

- DRAIN MAN HOLE
- +— DRAINAGE LINE
- +— CATCH BASIN
- +— SEWER LINE
- SEWER MAN HOLE
- +— BITUMINOUS CURBING
- +— EDGE OF PAVEMENT
- +— GUARD RAIL
- +— APPROX. WATERLINE
- +— HYDRANT
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- LIGHTPOST
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- 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 RAMP, 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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ASSESSORS MAP 19, PARCEL 62
DEED BOOK 22694, PAGE 263

PLAN COORDINATION NOTES

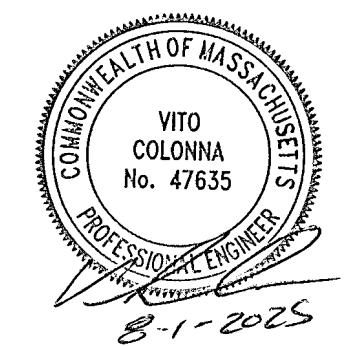
SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING DESIGN AND COORDINATION ITEMS:

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

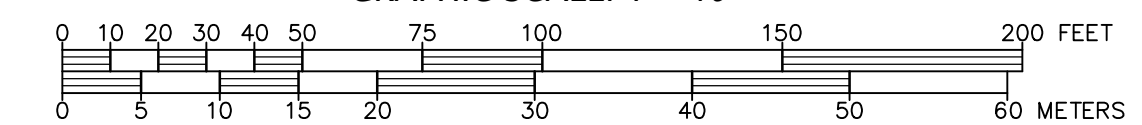
CONNORSTONE ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
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NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

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

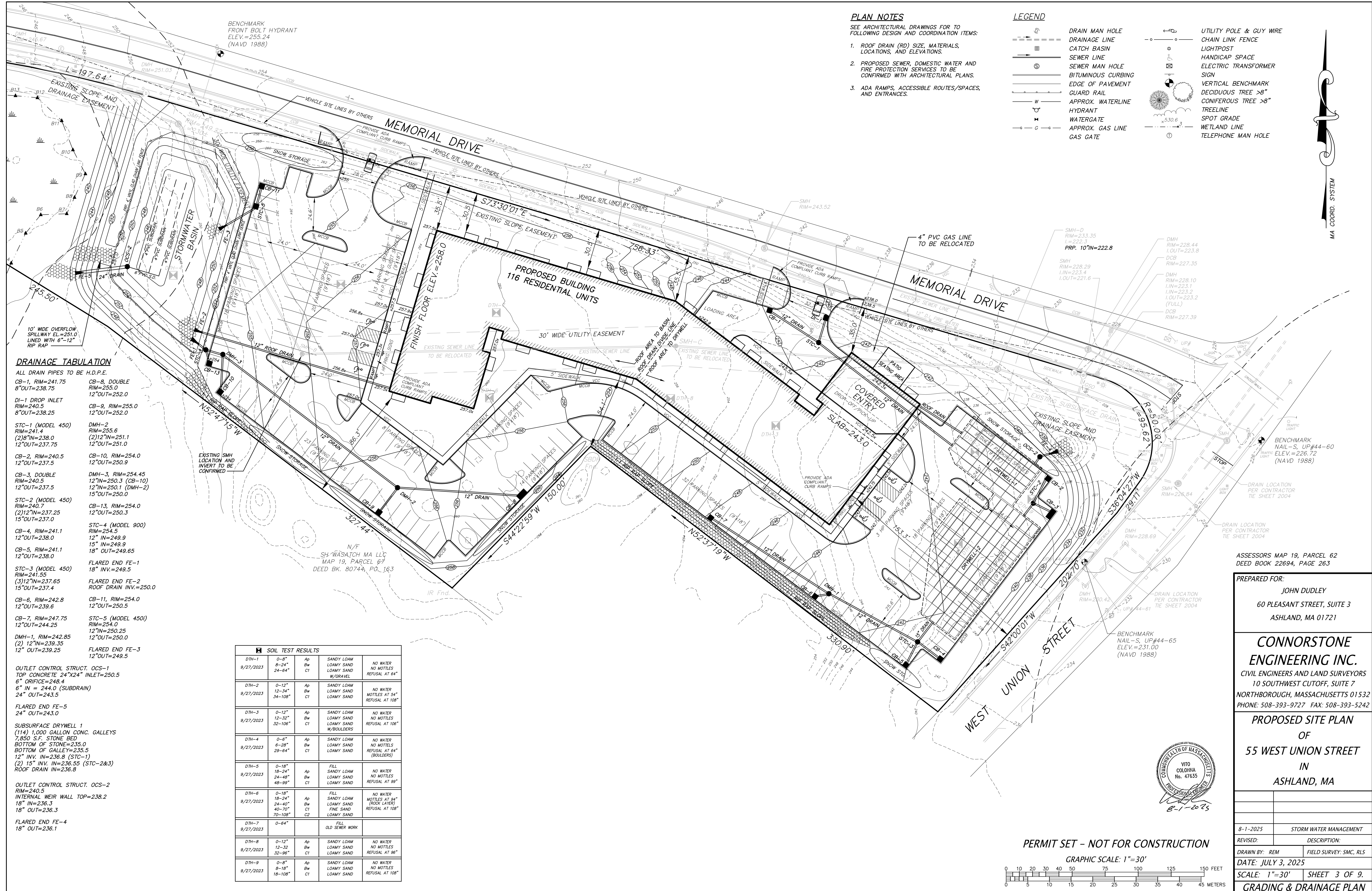


PERMIT SET - NOT FOR CONSTRUCTION

GRAPHIC SCALE: 1"=40'



8-1-2025	STORM WATER MANAGEMENT
REVISED:	DESCRIPTION:
DRAWN BY: REM	FIELD SURVEY: SMC, RLS
DATE: JULY 3, 2025	
SCALE: 1"=40'	SHEET 2 OF 9.
OVERALL SITE PLAN	



PLAN NOTES

SEE ARCHITECTURAL DRAWINGS FOR THE 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

- DRAIN MAN HOLE
- DRAINAGE LINE
- CATCH BASIN
- SEWER LINE
- SEWER MAN HOLE
- BITUMINOUS CURBING
- EDGE OF PAVEMENT
- GUARD RAIL
- W --- APPROX. WATERLINE
- HYDRANT
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- DECIDUOUS TREE >8"
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- 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 450)
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 450)
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
- 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-4 (MODEL 900)
RIM=254.5
12" IN=249.9
15" IN=249.9
18" OUT=249.65
- FLARED END FE-1
18" INV.=249.5
- FLARED END FE-2
ROOF DRAIN INV.=250.0
- CB-11, RIM=254.0
12"OUT=250.5
- STC-5 (MODEL 450)
RIM=254.0
12"IN=250.25
12"OUT=250.0
- FLARED END FE-3
12"OUT=249.5

OUTLET CONTROL STRUCT. OCS-1
TOP CONCRETE 24"x24" INLET=250.5
6" ORIFICE=248.4
6" IN = 244.0 (SUBDRAIN)
24" OUT=243.5

FLARED END FE-5
24" OUT=243.0

SUBSURFACE DRYWELL 1
(114) 1,000 GALLON CONC. GALLEYS
7,850 S.F. STONE BED
BOTTOM OF STONE=235.0
BOTTOM OF GALLEY=235.5
12" INV. IN=236.8 (STC-1)
(2) 15" INV. IN=236.55 (STC-2&3)
ROOF DRAIN IN=236.8

OUTLET CONTROL STRUCT. OCS-2
RIM=240.5
INTERNAL WEIR WALL TOP=238.2
18" IN=236.3
18" OUT=236.3

FLARED END FE-4
18" OUT=236.1

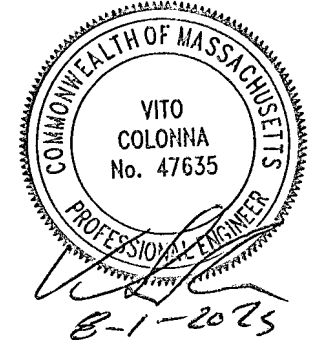
SOIL TEST RESULTS				
DTH-1	0-8"	Ap	SANDY LOAM	NO WATER
9/27/2023	8-24"	Bw	LOAMY SAND	NO MOTILES
	24-64"	C1	LOAMY SAND W/GRAVEL	REFUSAL AT 64"
DTH-2	0-12"	Ap	SANDY LOAM	NO WATER
9/27/2023	12-34"	Bw	LOAMY SAND	MOTILES AT 54"
	34-108"	C1	LOAMY SAND	REFUSAL AT 108"
DTH-3	0-12"	Ap	SANDY LOAM	NO WATER
9/27/2023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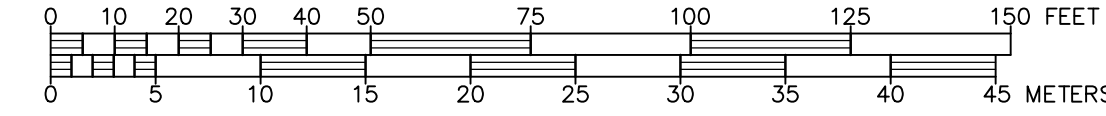
CONNORSTONE ENGINEERING INC.
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PROPOSED SITE PLAN
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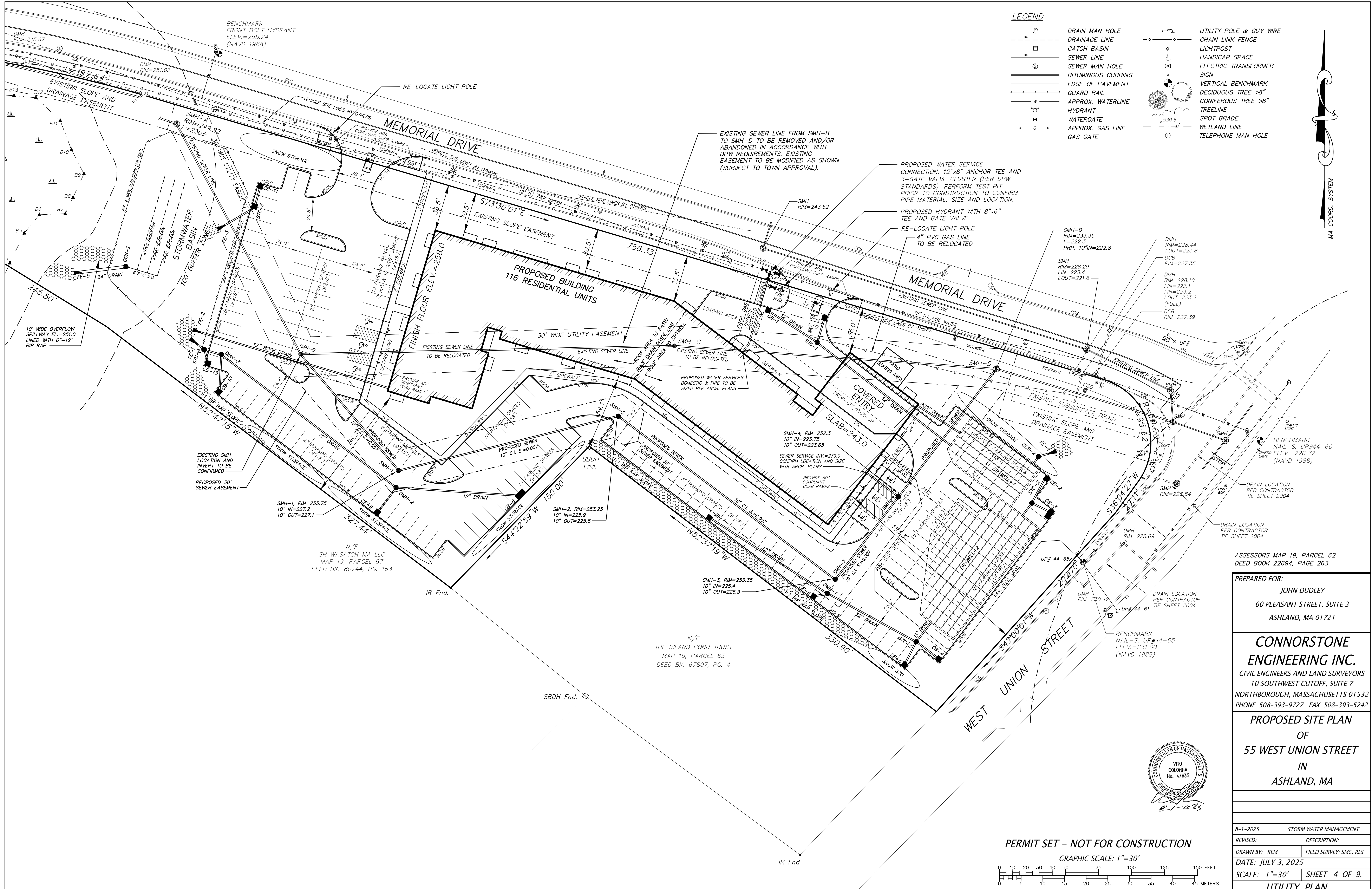


PERMIT SET - NOT FOR CONSTRUCTION

GRAPHIC SCALE: 1"=30'



8-1-2025	STORM WATER MANAGEMENT
REVISED:	DESCRIPTION:
DRAWN BY: REM	FIELD SURVEY: SMC, RLS
DATE: JULY 3, 2025	
SCALE: 1"=30'	SHEET 3 OF 9.
GRADING & DRAINAGE PLAN	



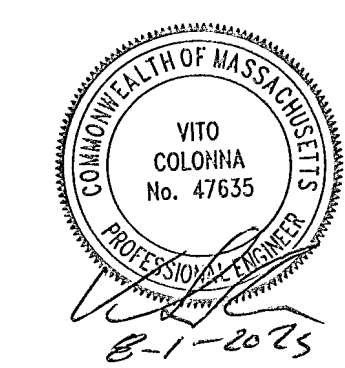
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ASSESSORS MAP 19, PARCEL 62
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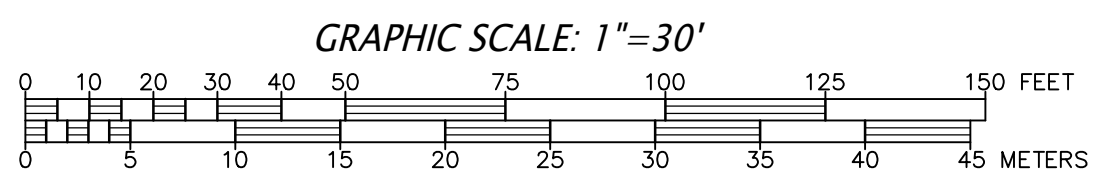
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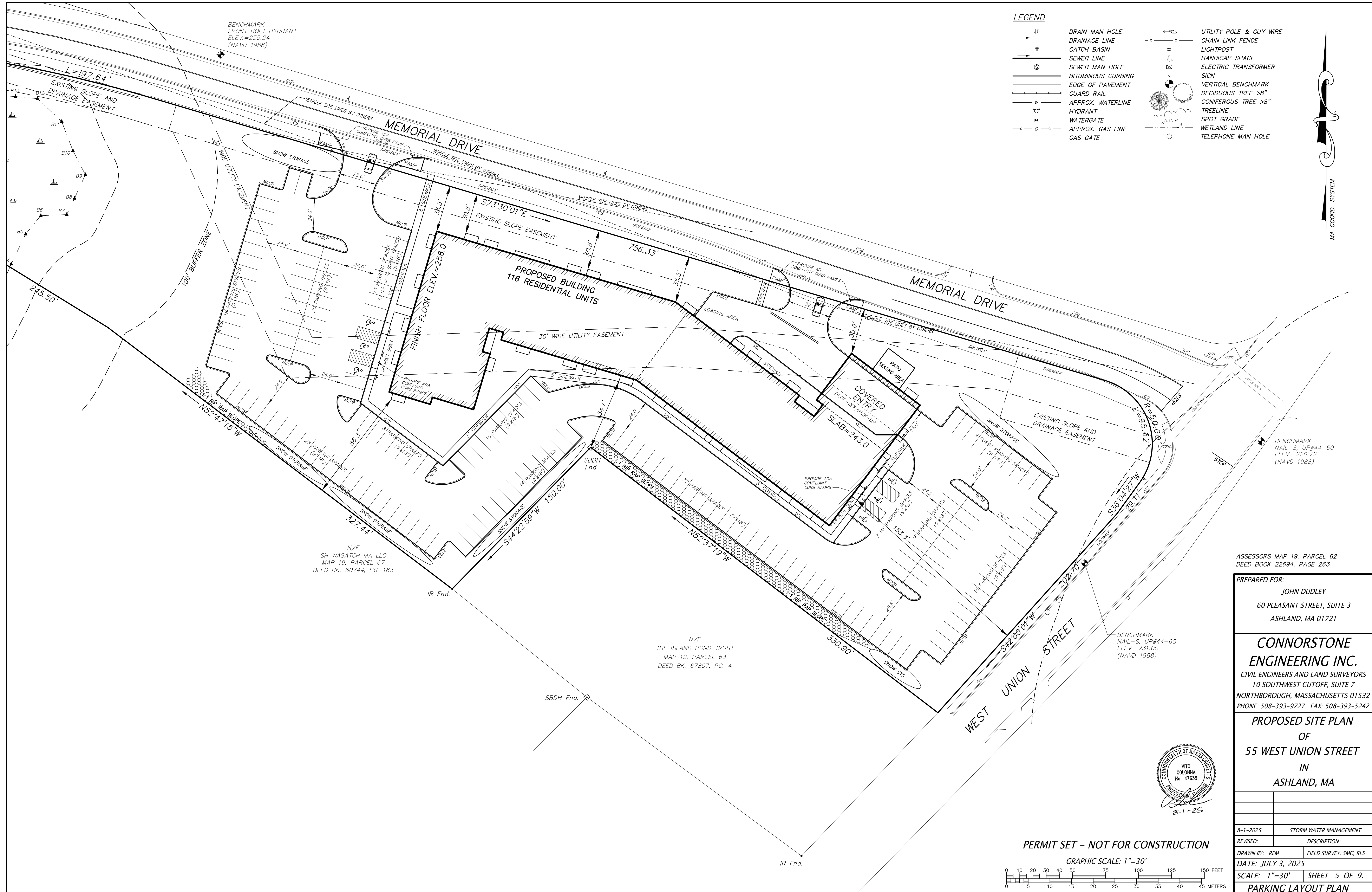
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REVISED:	DESCRIPTION:
DRAWN BY: REM	FIELD SURVEY: SMC, RLS
DATE: JULY 3, 2025	
SCALE: 1"=30'	SHEET 4 OF 9.
UTILITY PLAN	



- LEGEND**
- ⊕ DRAIN MAN HOLE
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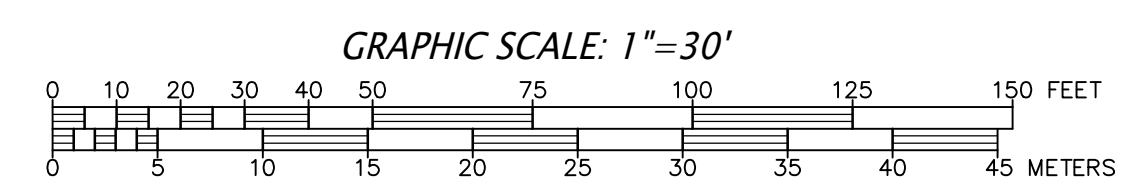
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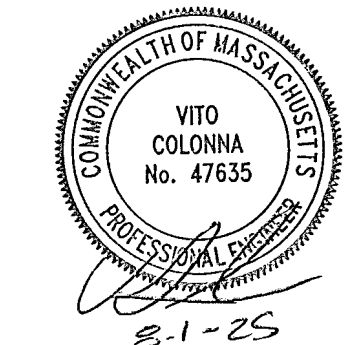
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SCALE: 1"=30' SHEET 5 OF 9.	
PARKING LAYOUT PLAN	

PERMIT SET - NOT FOR CONSTRUCTION

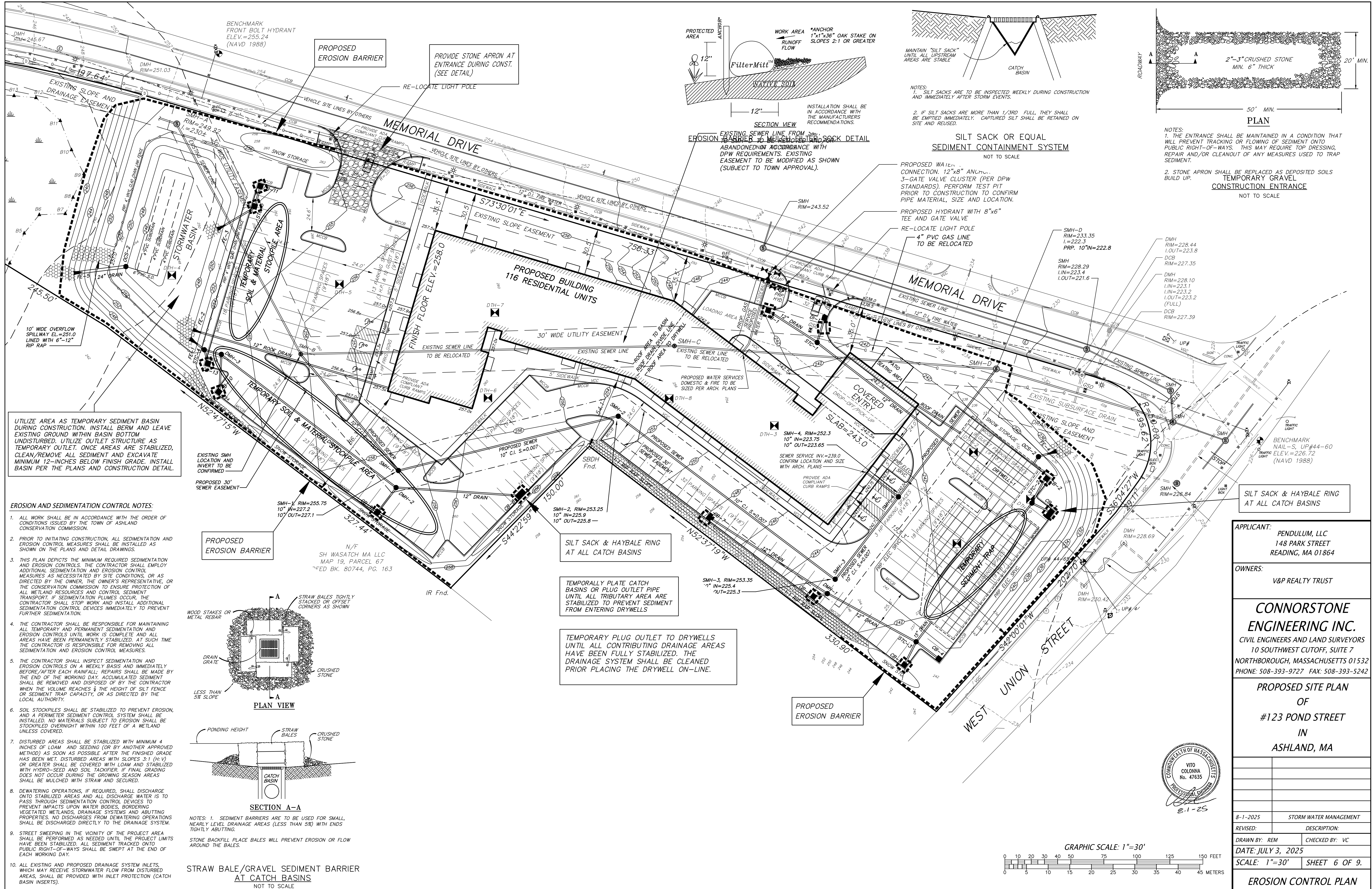


N/F
SH WASATCH MA LLC
MAP 19, PARCEL 67
DEED BK. 80744, PG. 163

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

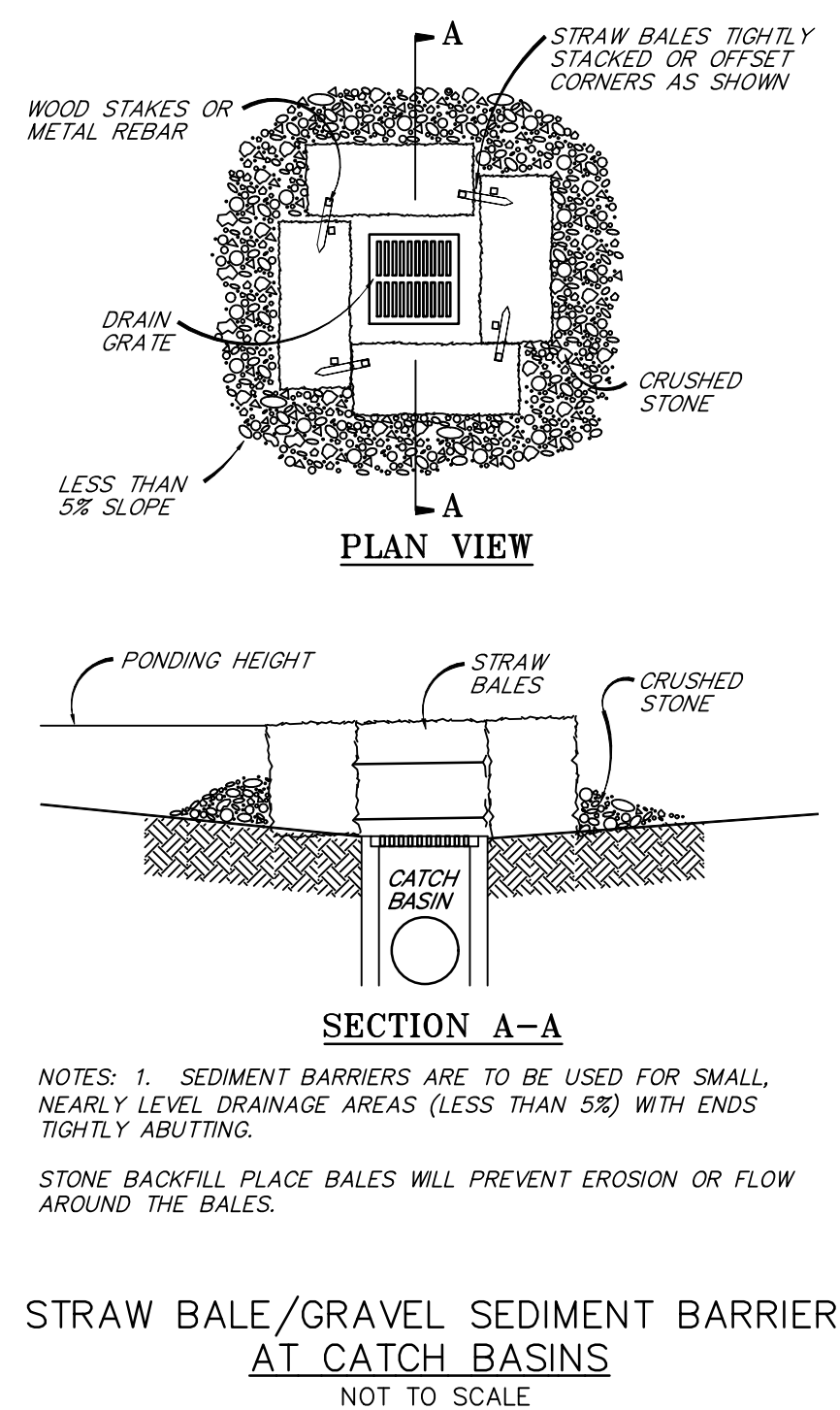


8-1-25



UTILIZE AREA AS TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION. INSTALL BERM AND LEAVE EXISTING GROUND WITHIN BASIN BOTTOM UNDISTURBED. UTILIZE OUTLET STRUCTURE AS TEMPORARY OUTLET. ONCE AREAS ARE STABILIZED, CLEAN/RMOVE ALL SEDIMENT AND EXCAVATE MINIMUM 12-INCHES BELOW FINISH GRADE. INSTALL BASIN PER THE PLANS AND CONSTRUCTION DETAIL.

- EROSION AND SEDIMENTATION CONTROL NOTES:**
- ALL WORK SHALL BE IN ACCORDANCE WITH THE ORDER OF CONDITIONS ISSUED BY THE TOWN OF ASHLAND CONSERVATION COMMISSION.
 - PRIOR TO INITIATING CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND DETAIL DRAWINGS.
 - THIS PLAN DEPICTS THE MINIMUM REQUIRED SEDIMENTATION AND EROSION CONTROL MEASURES. 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - ALL EXISTING AND PROPOSED DRAINAGE SYSTEM INLETS, WHICH MAY RECEIVE STORMWATER FLOW FROM DISTURBED AREAS, SHALL BE PROVIDED WITH INLET PROTECTION (CATCH BASIN INSERTS).



PROPOSED EROSION BARRIER

PROPOSED 30' SEWER EASEMENT

EXISTING SMH LOCATION AND INVERT TO BE CONFIRMED

TEMPORARY SOIL & MATERIAL STOCKPILE AREA

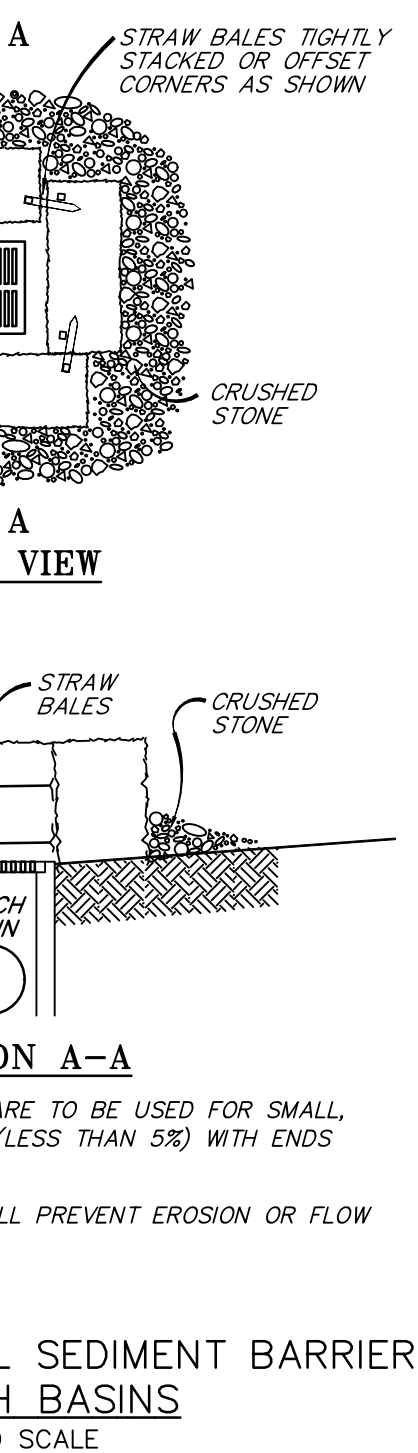
TEMPORARY SOIL & MATERIAL STOCKPILE AREA

TEMPORARY SOIL & MATERIAL STOCKPILE AREA

TEMPORARY SOIL & MATERIAL STOCKPILE AREA

PROPOSED EROSION BARRIER

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



PROPOSED EROSION BARRIER

PROPOSED 30' SEWER EASEMENT

TEMPORARY SOIL & MATERIAL STOCKPILE AREA

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PROPOSED EROSION BARRIER

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



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PROPOSED 30' SEWER EASEMENT

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



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PROPOSED EROSION BARRIER

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



PROPOSED EROSION BARRIER

PROPOSED 30' SEWER EASEMENT

TEMPORARY SOIL & MATERIAL STOCKPILE AREA

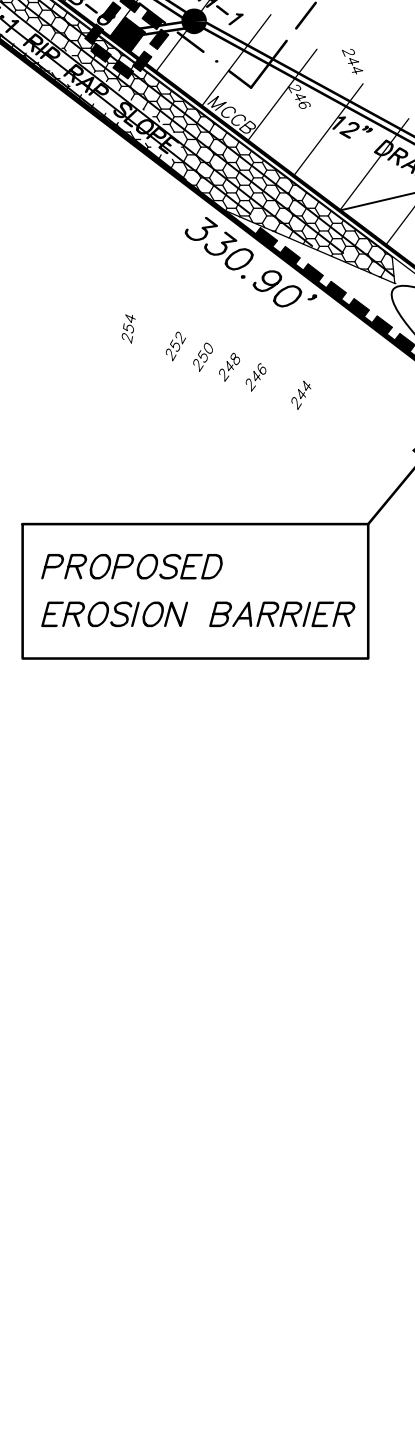
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PROPOSED EROSION BARRIER

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



PROPOSED EROSION BARRIER

PROPOSED 30' SEWER EASEMENT

TEMPORARY SOIL & MATERIAL STOCKPILE AREA

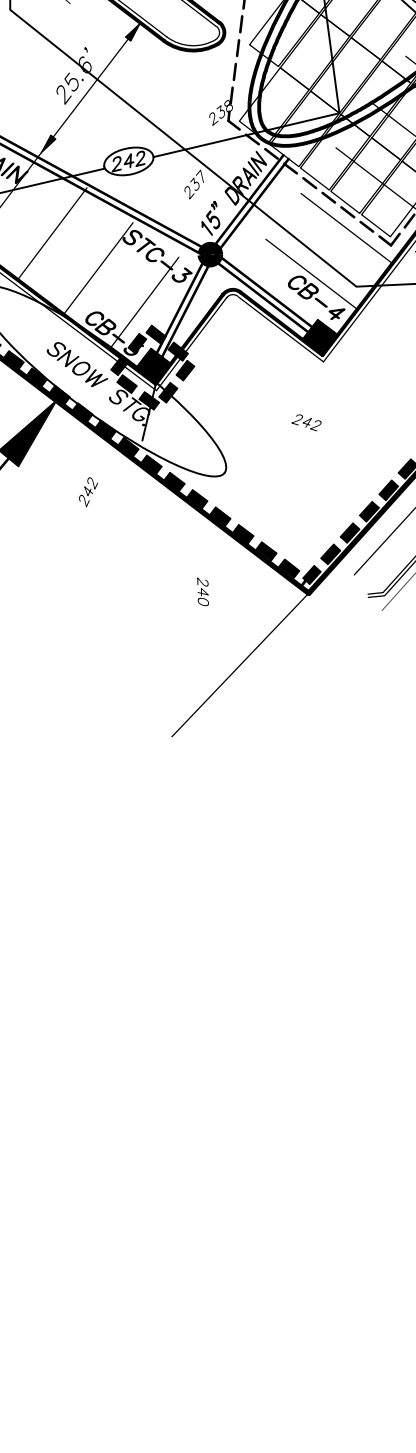
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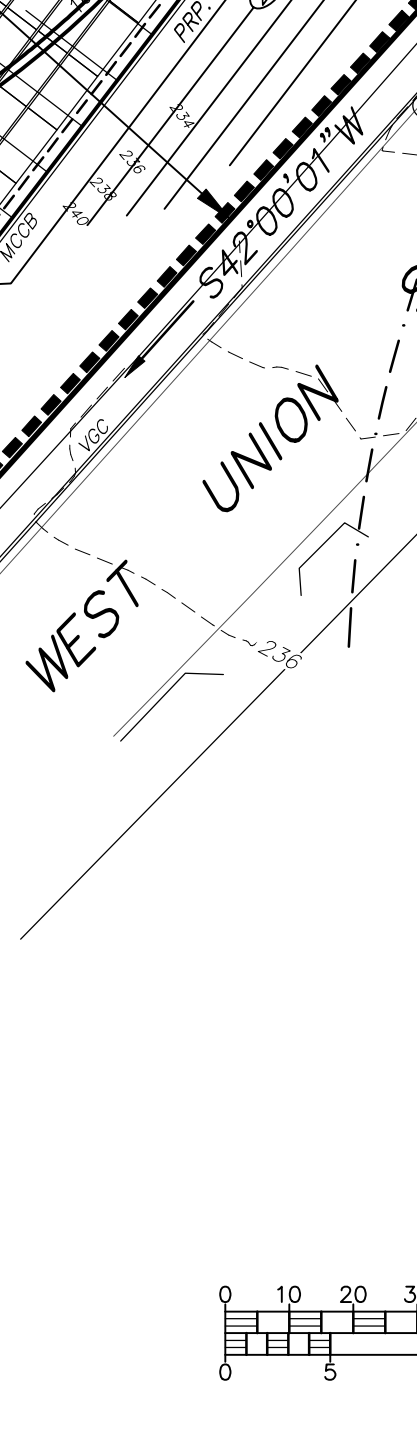
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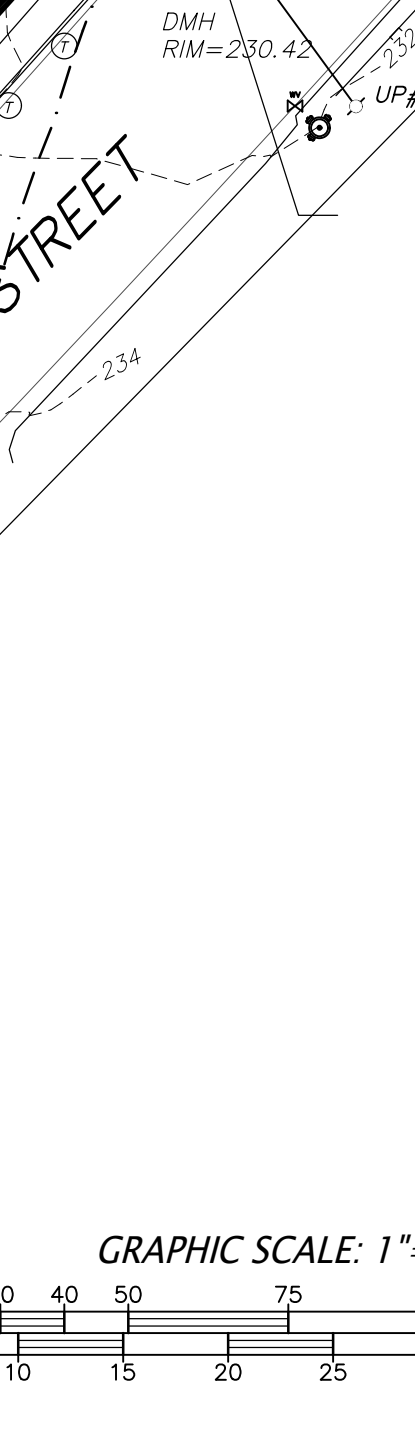
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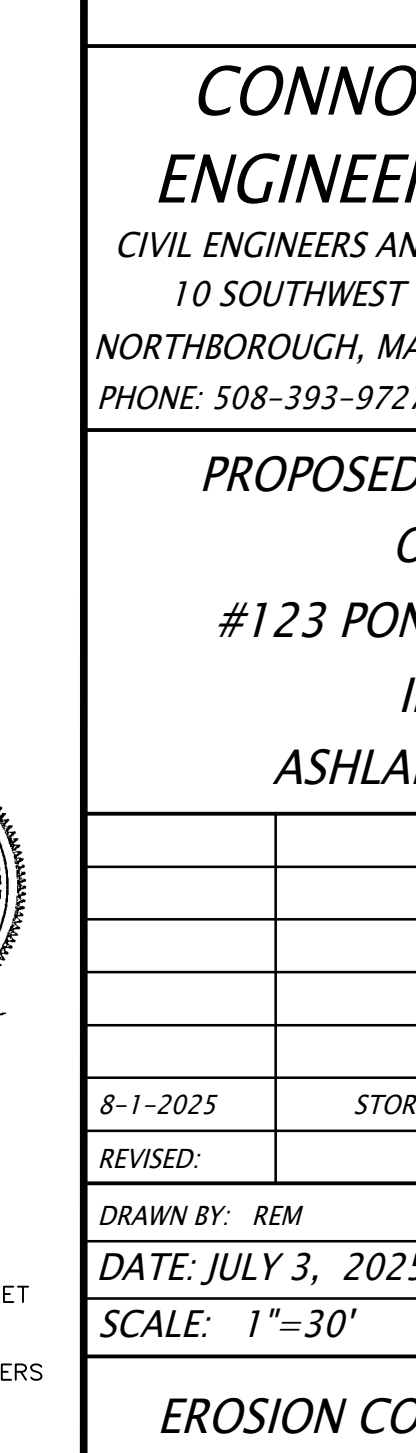
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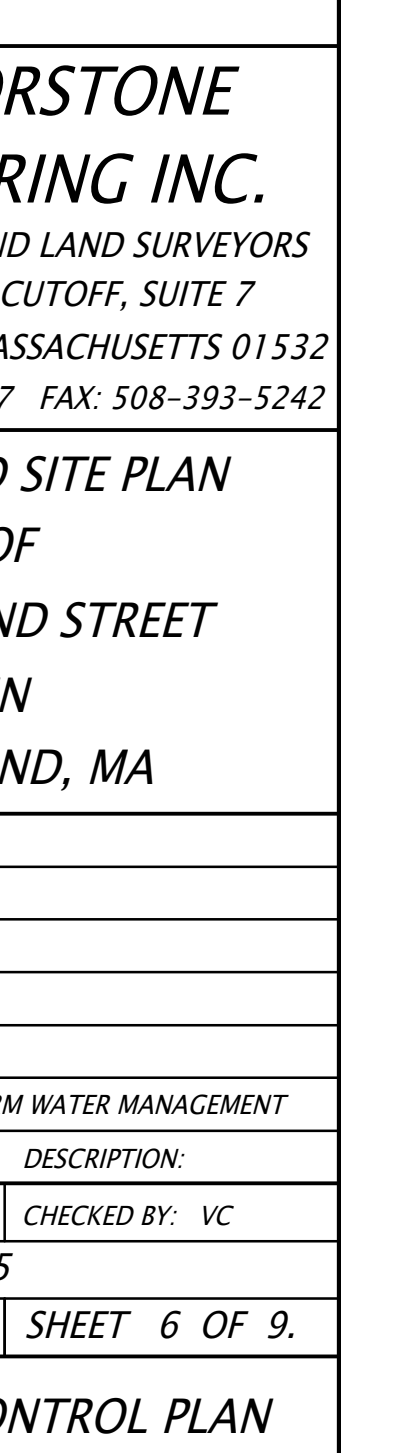
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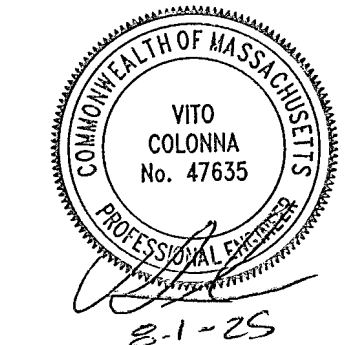
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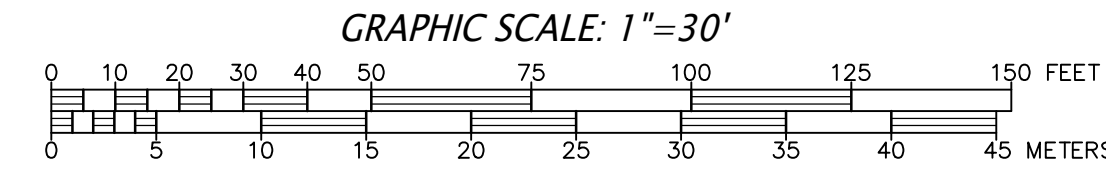
TEMPORARY SOIL & MATERIAL STOCKPILE AREA

PROPOSED EROSION BARRIER

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



8-1-25



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

OWNERS: V&P REALTY TRUST

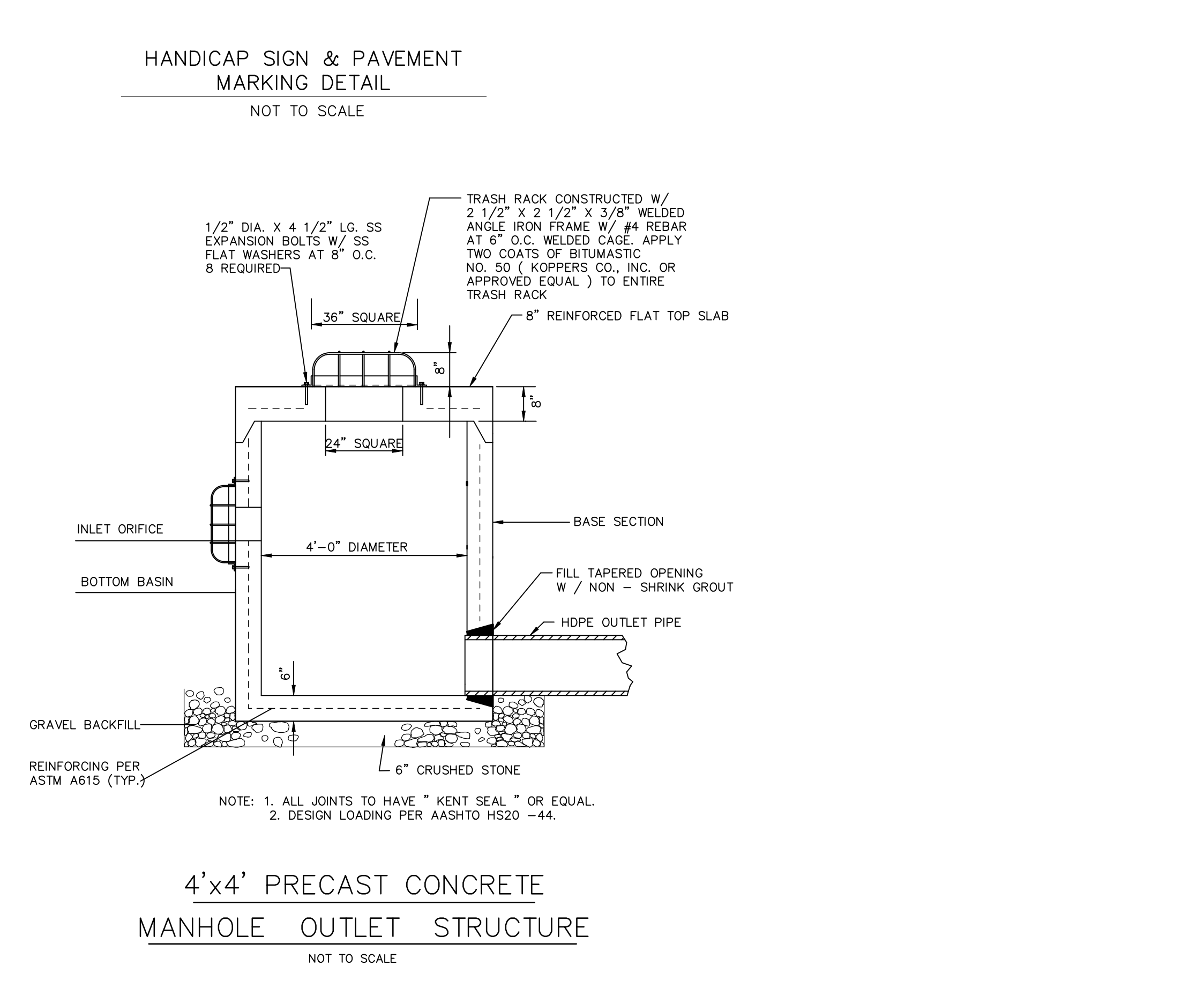
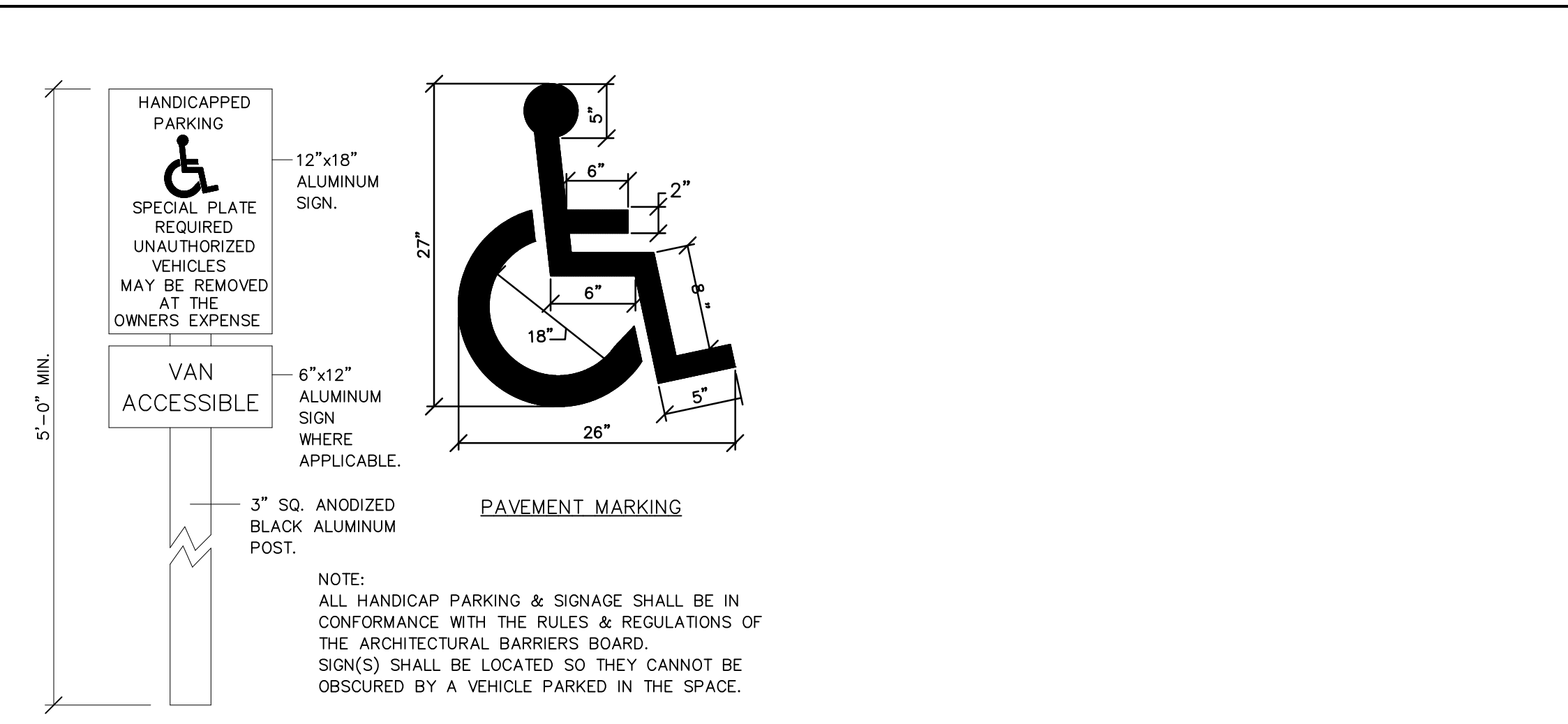
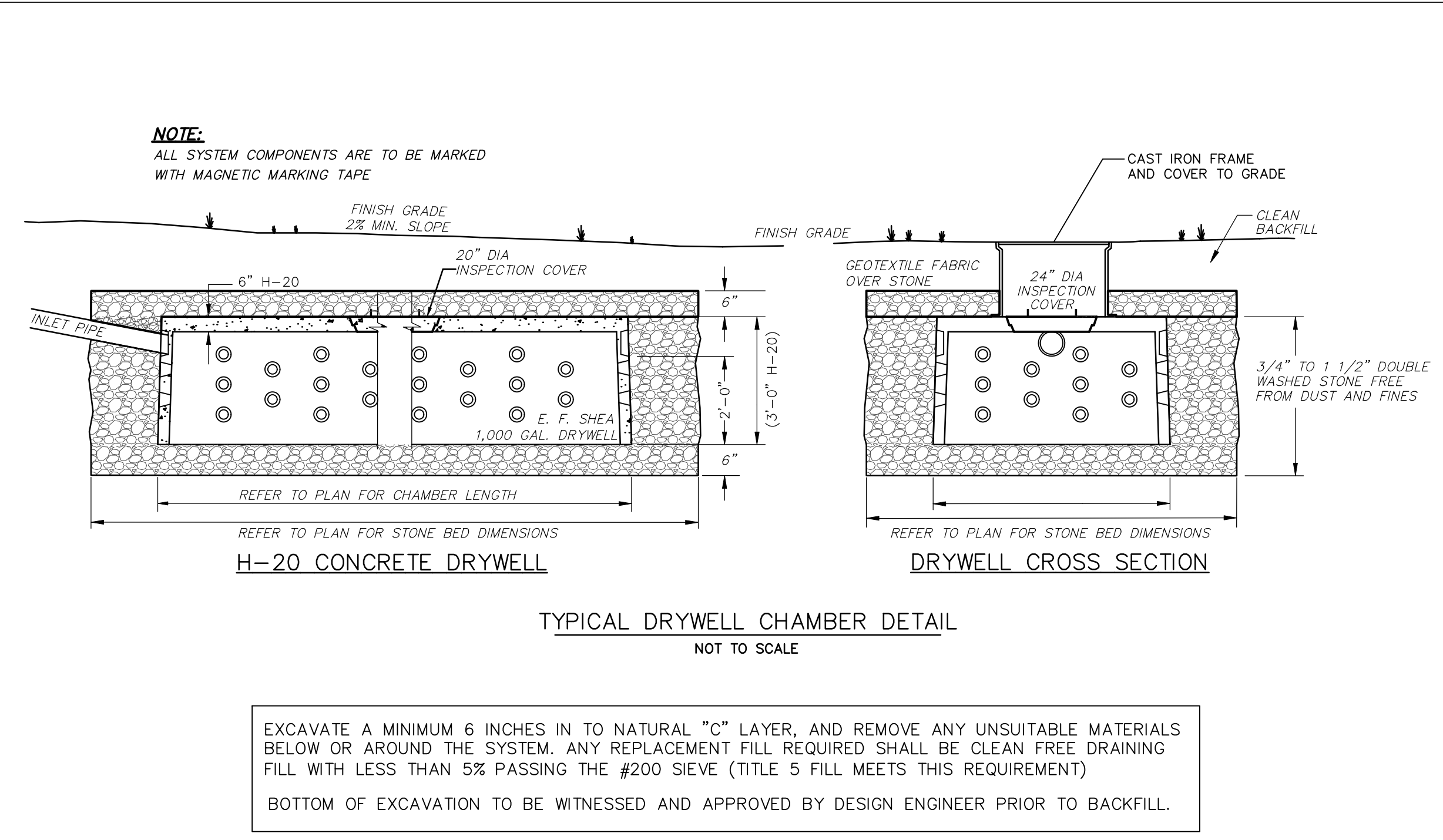
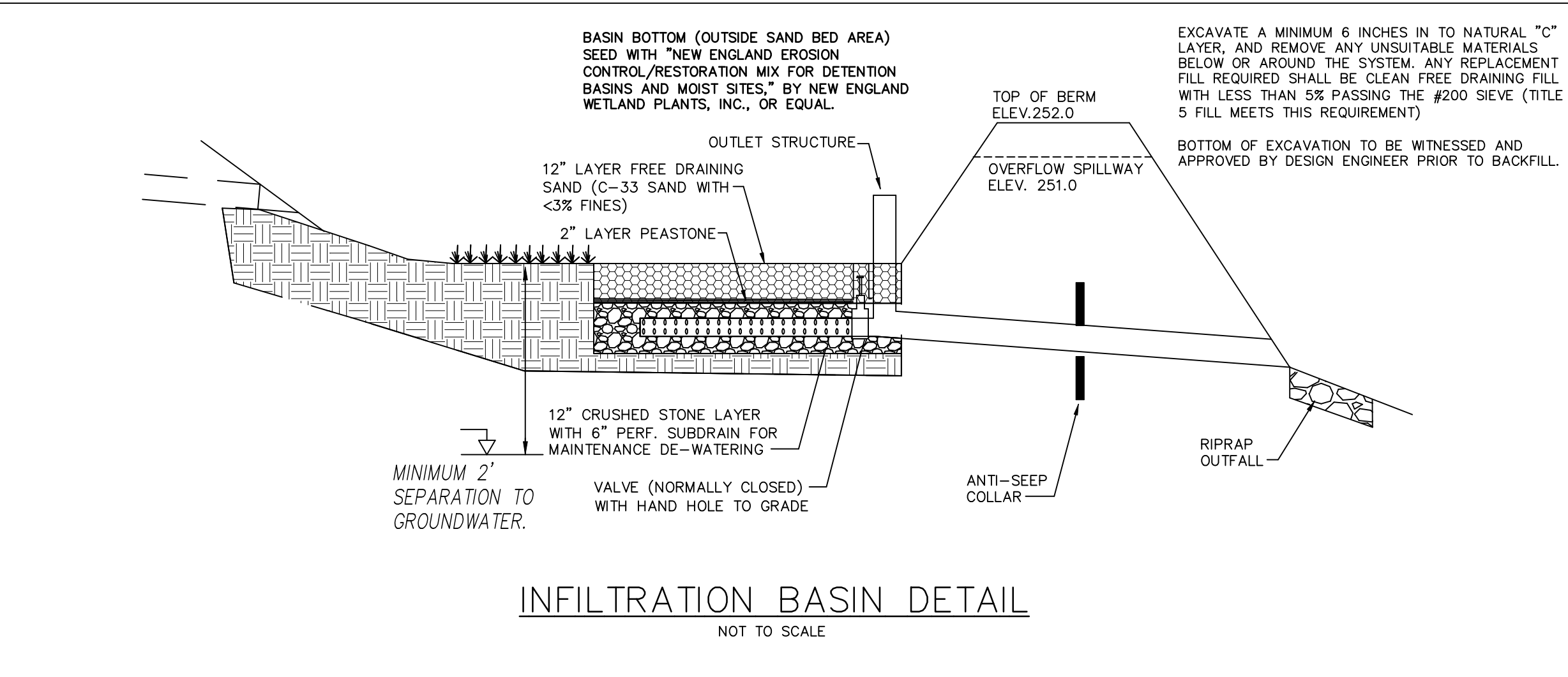
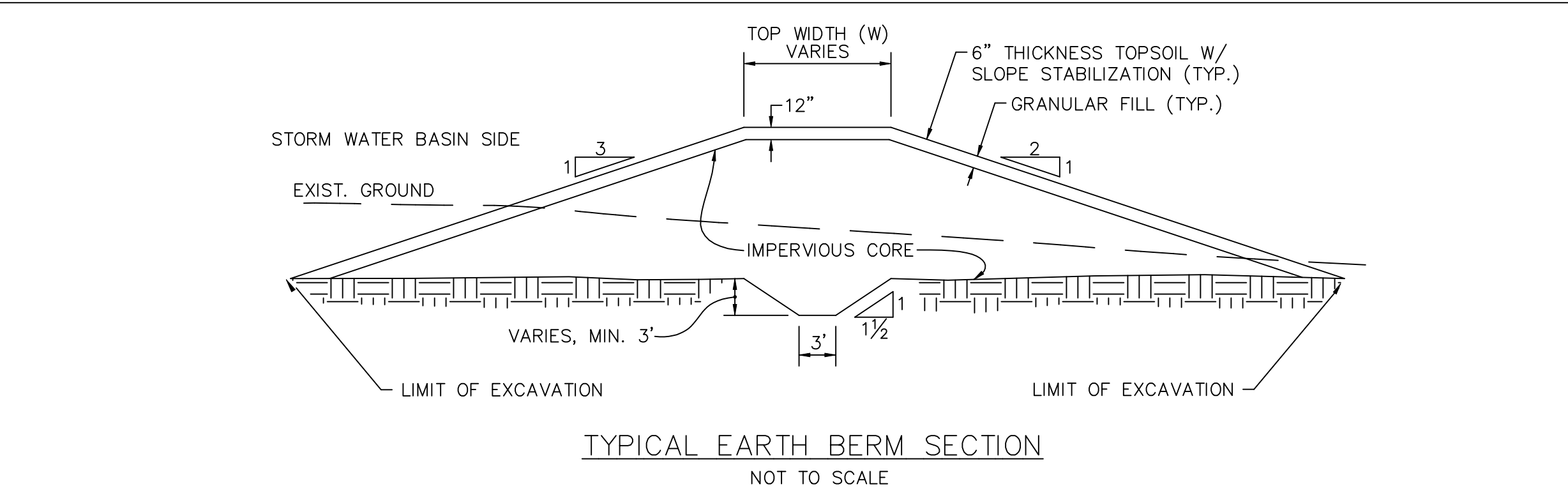
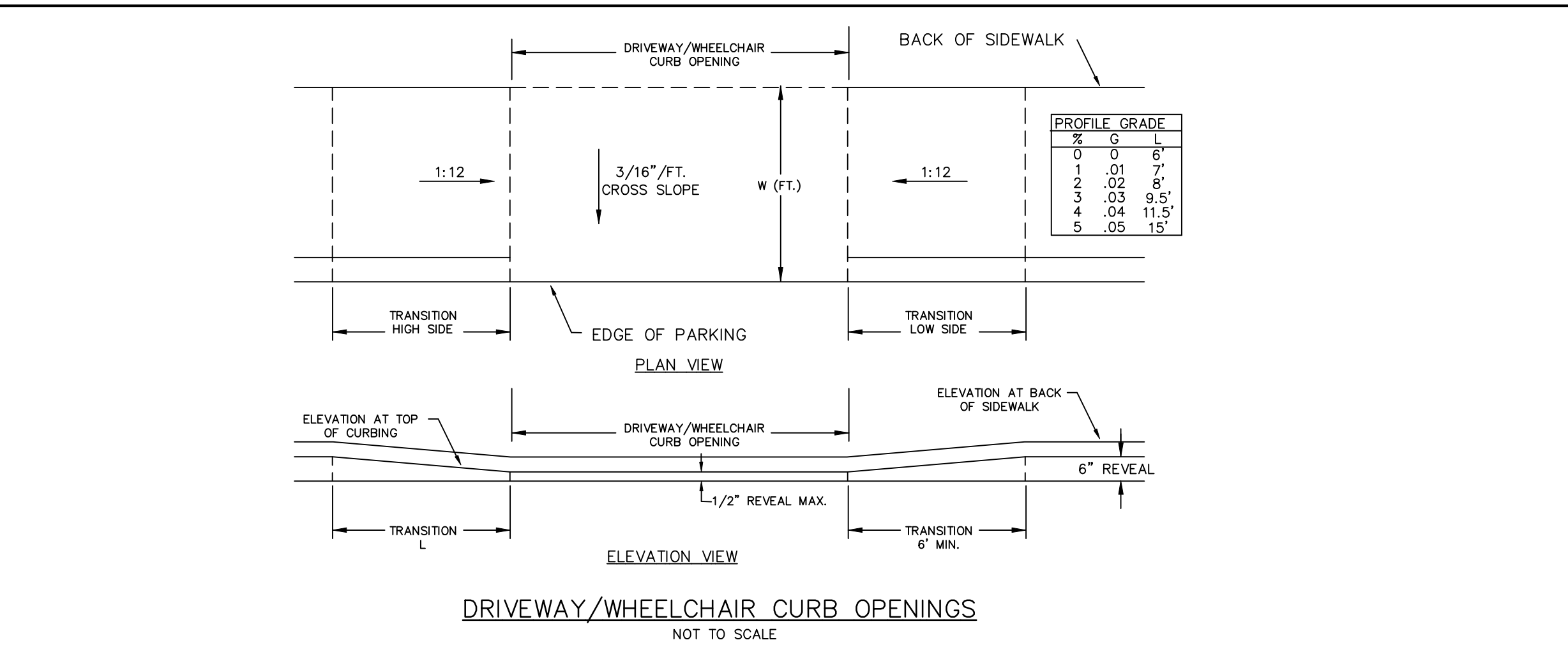
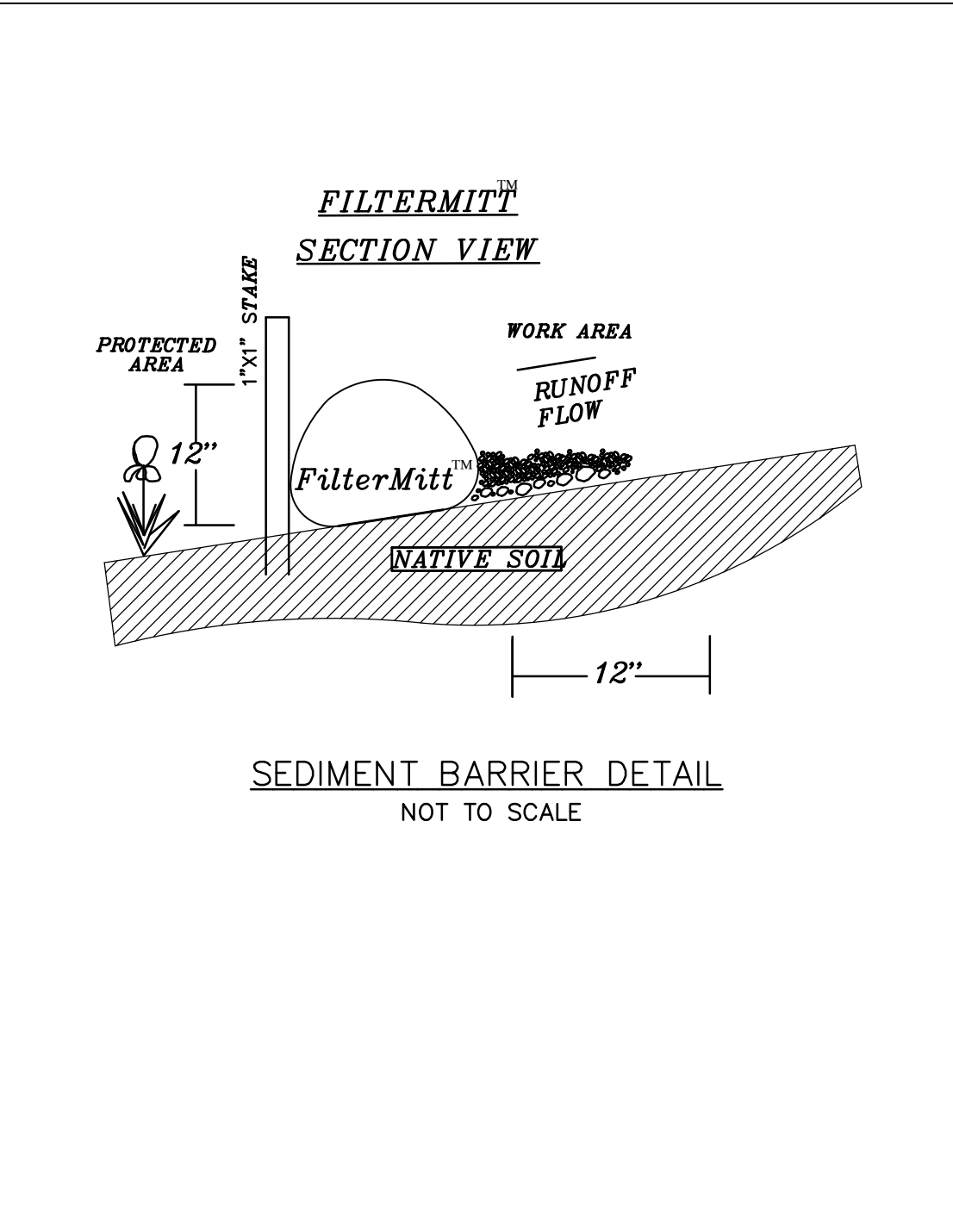
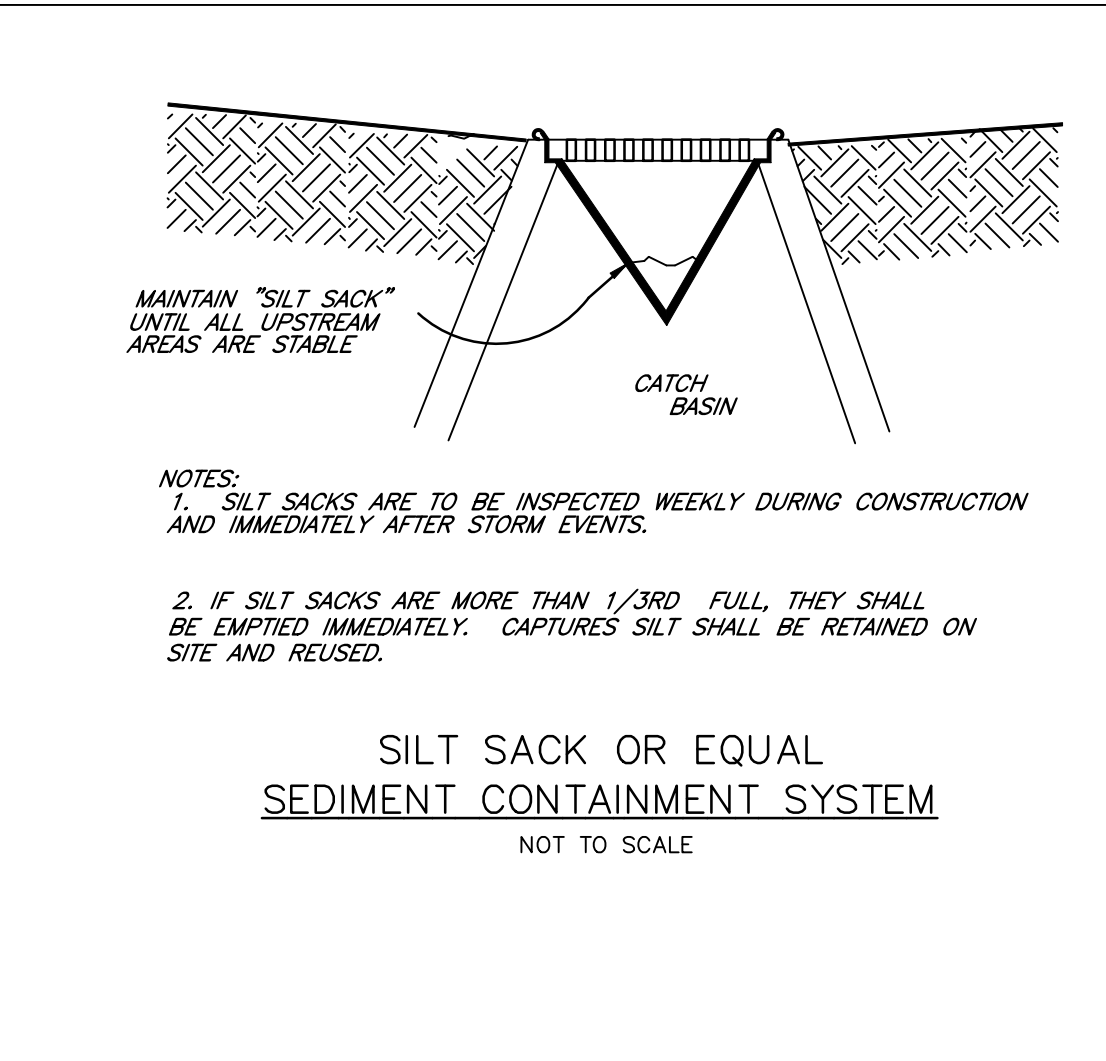
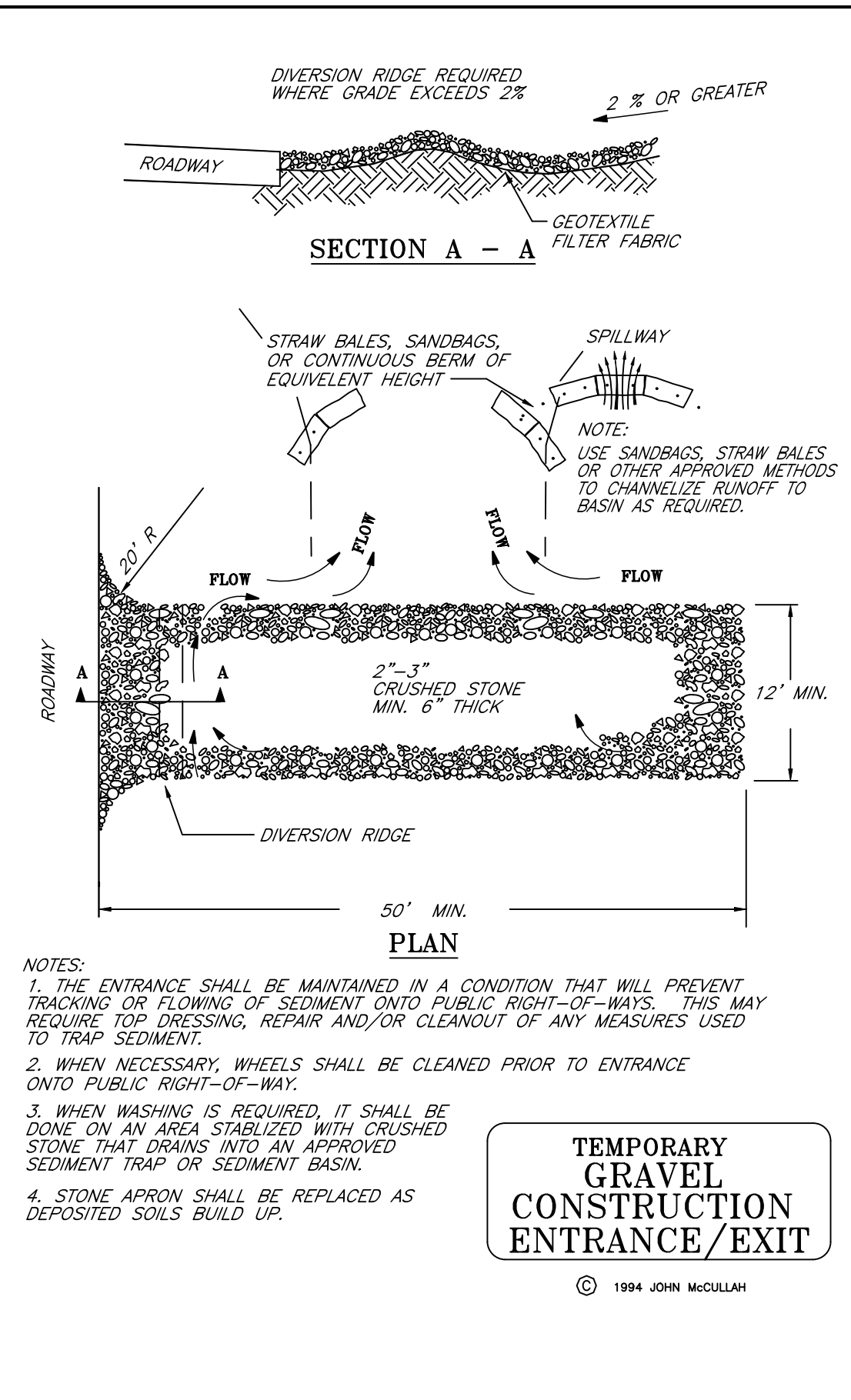
CONNORSTONE ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

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

8-1-2025 STORM WATER MANAGEMENT

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

EROSION CONTROL PLAN



PROFESSIONAL SEAL

COMMONWEALTH OF MASSACHUSETTS

VITO COLOMBA No. 47635

PROFESSIONAL ENGINEER

8-1-2025

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

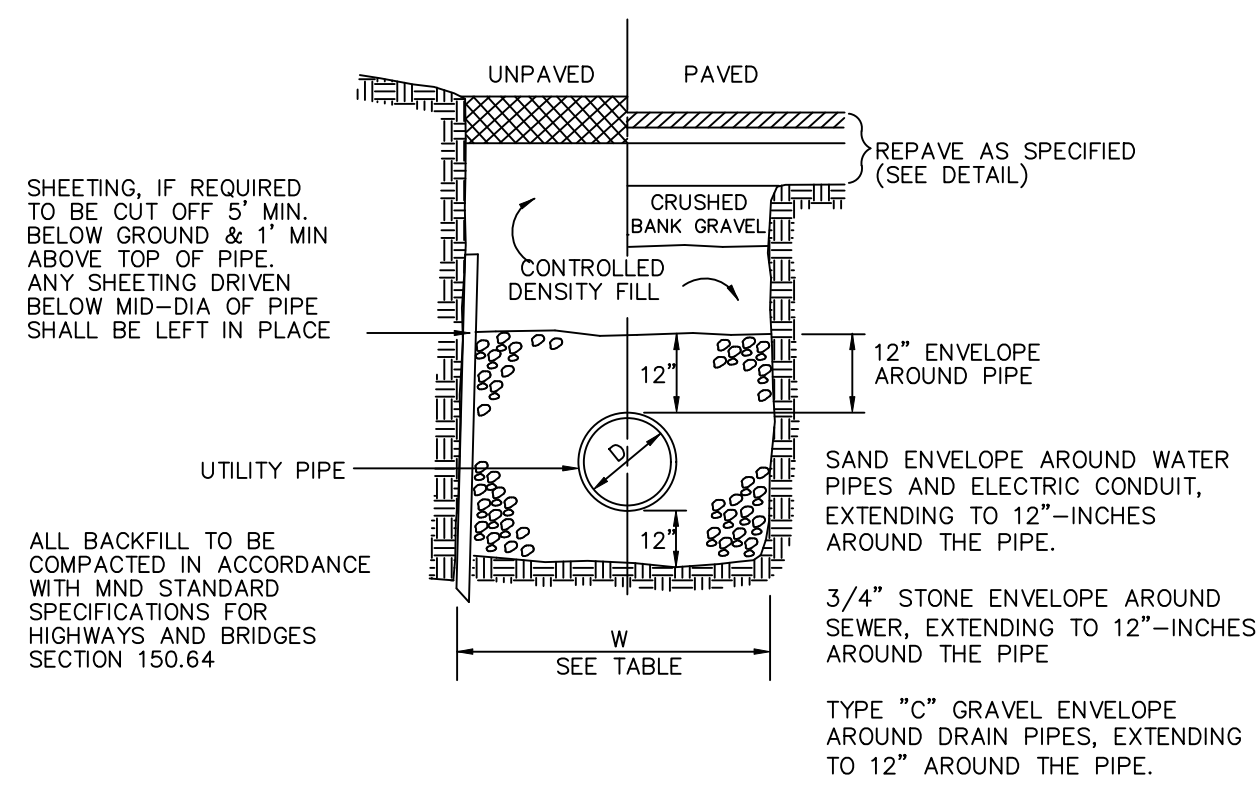
IN

ASHLAND, MA

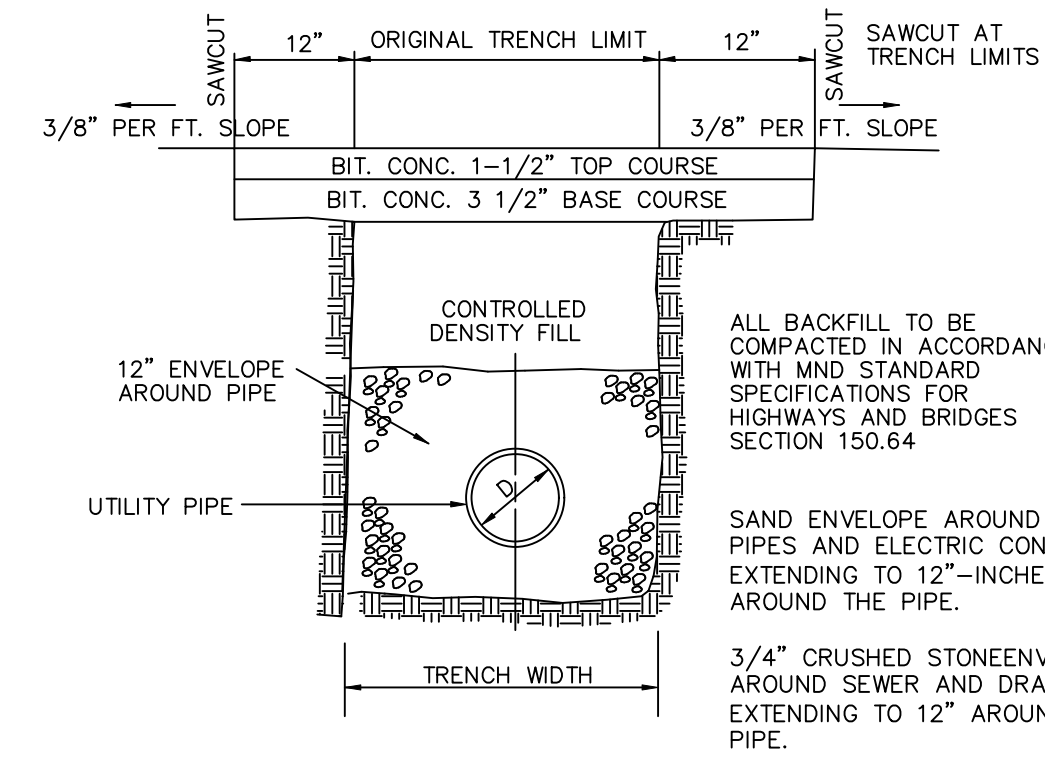
8-1-2025	STORM WATER MANAGEMENT
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: JULY 3, 2025	
SCALE: NONE	SHEET 7 OF 9.

CONSTRUCTION DETAILS

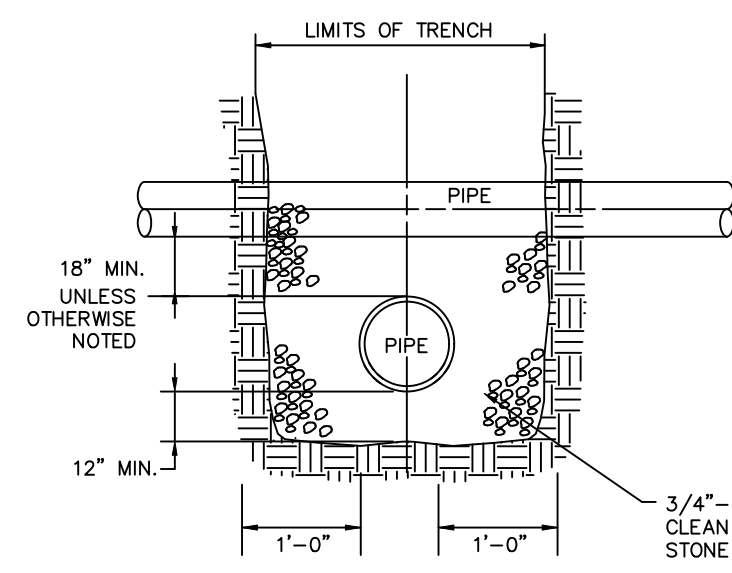
TRENCH WIDTH (W)		
D	W	W
DIAMETER OF PIPE	UNSHEETED	SHEETED
TO 12"	3'	4'
14" TO 24"	4'	5'
30" TO 36"	5'	6'



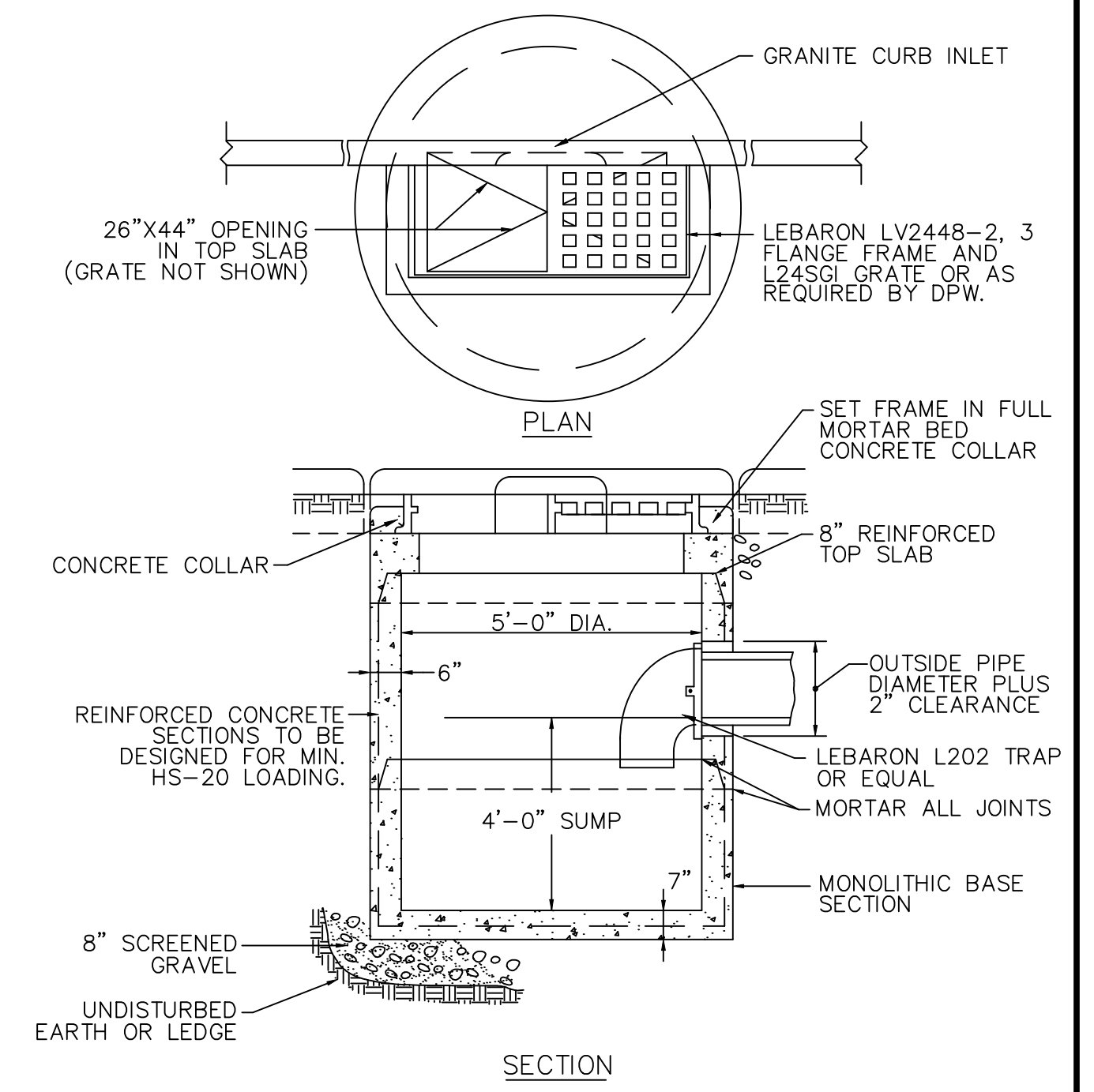
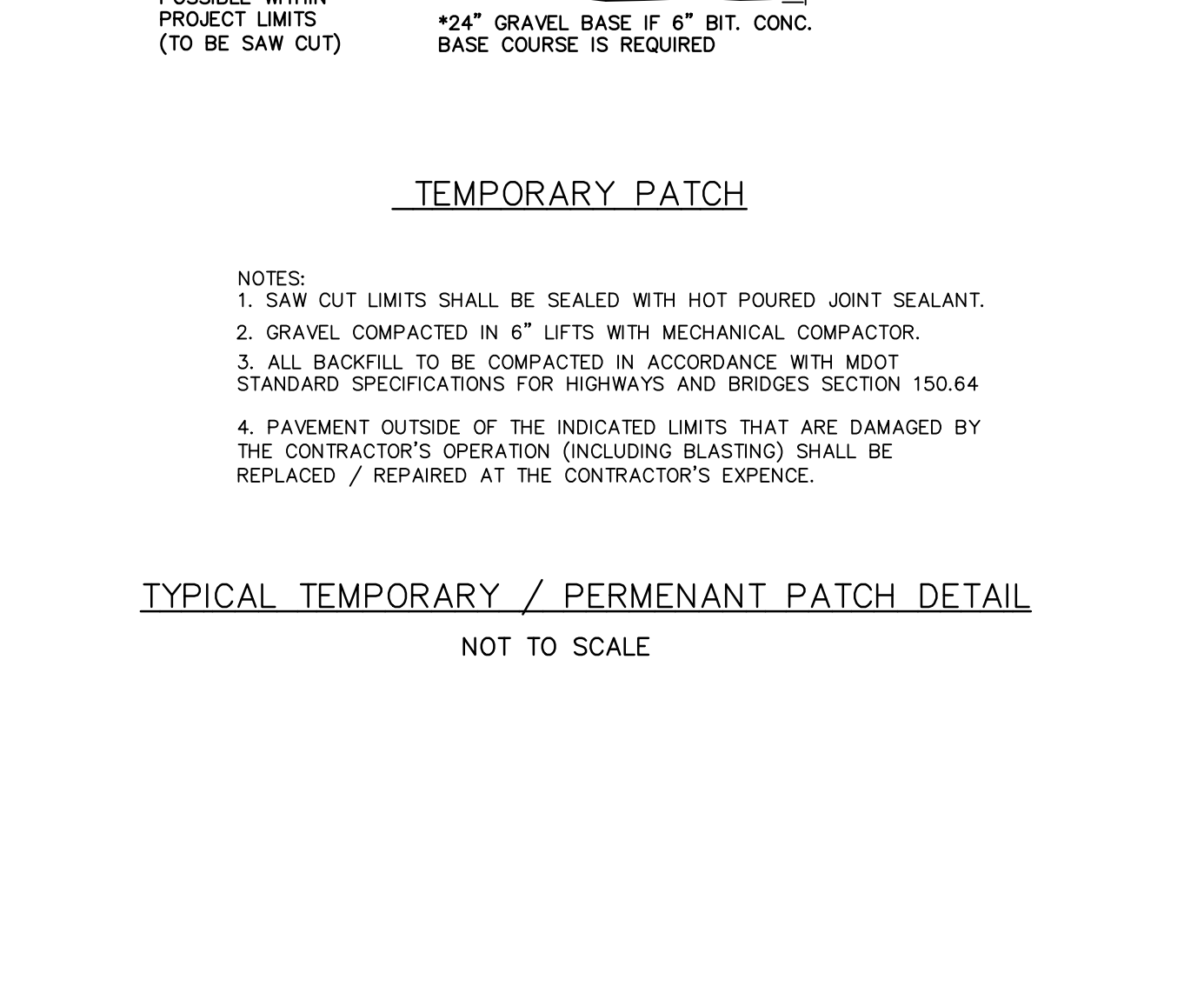
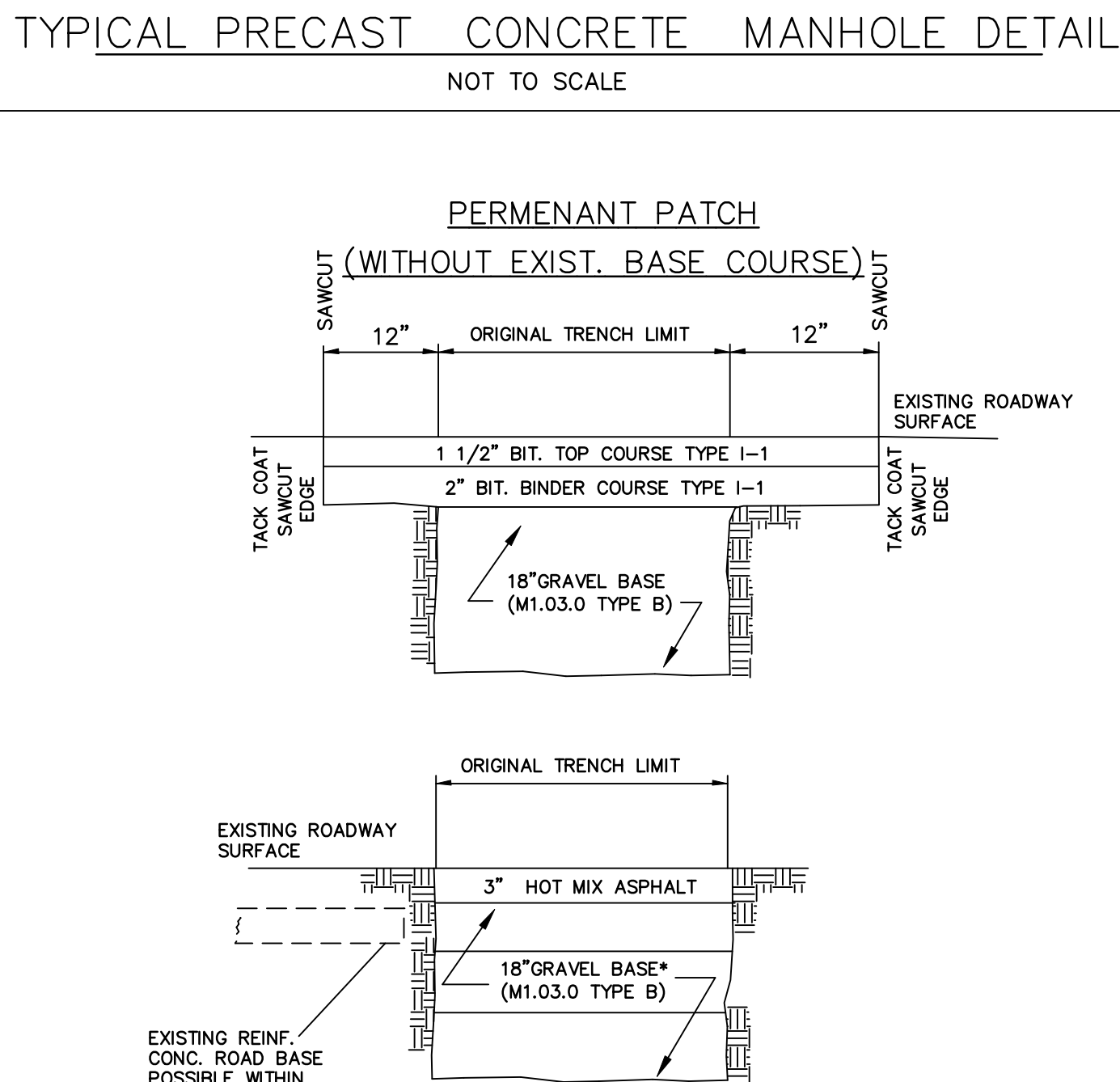
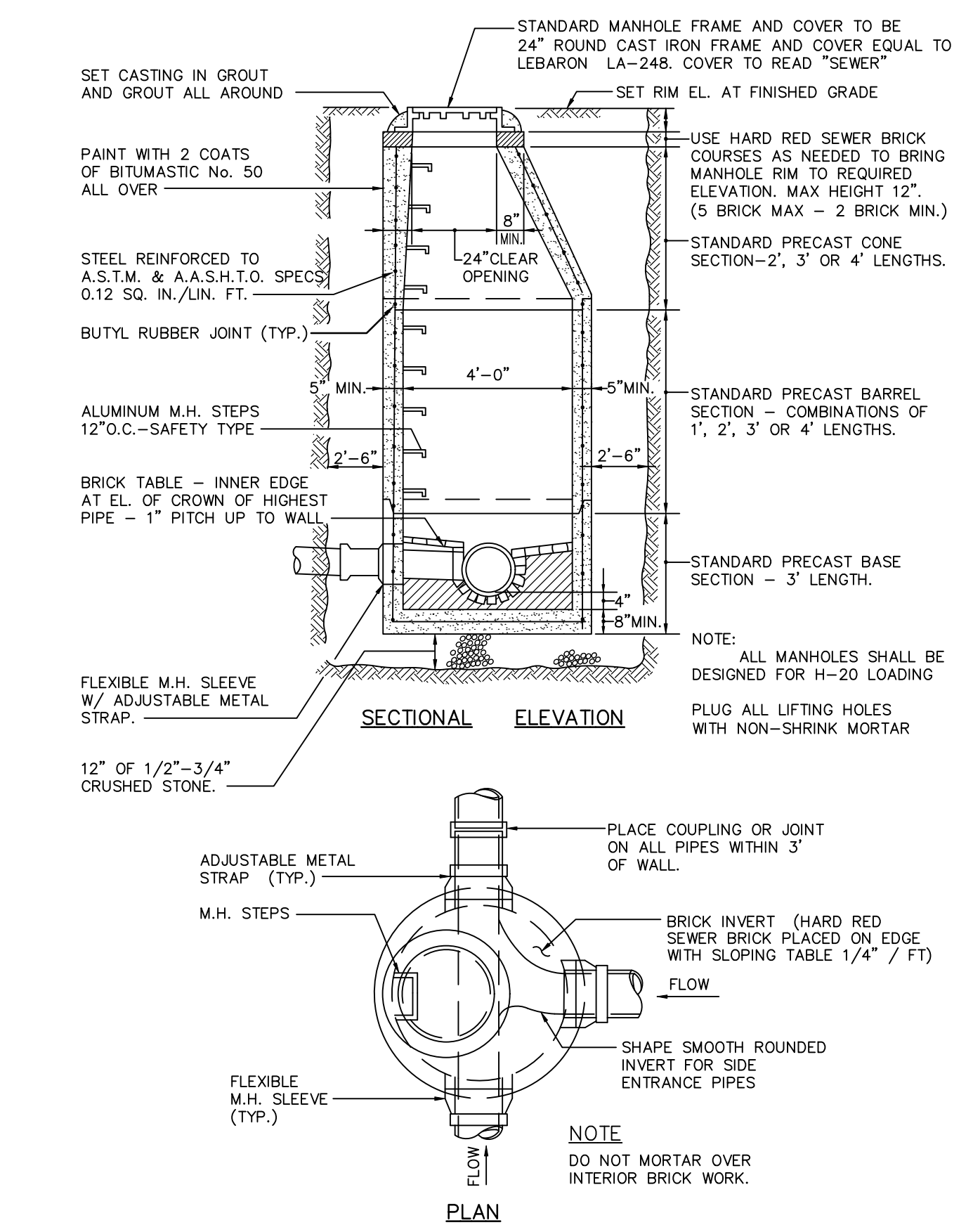
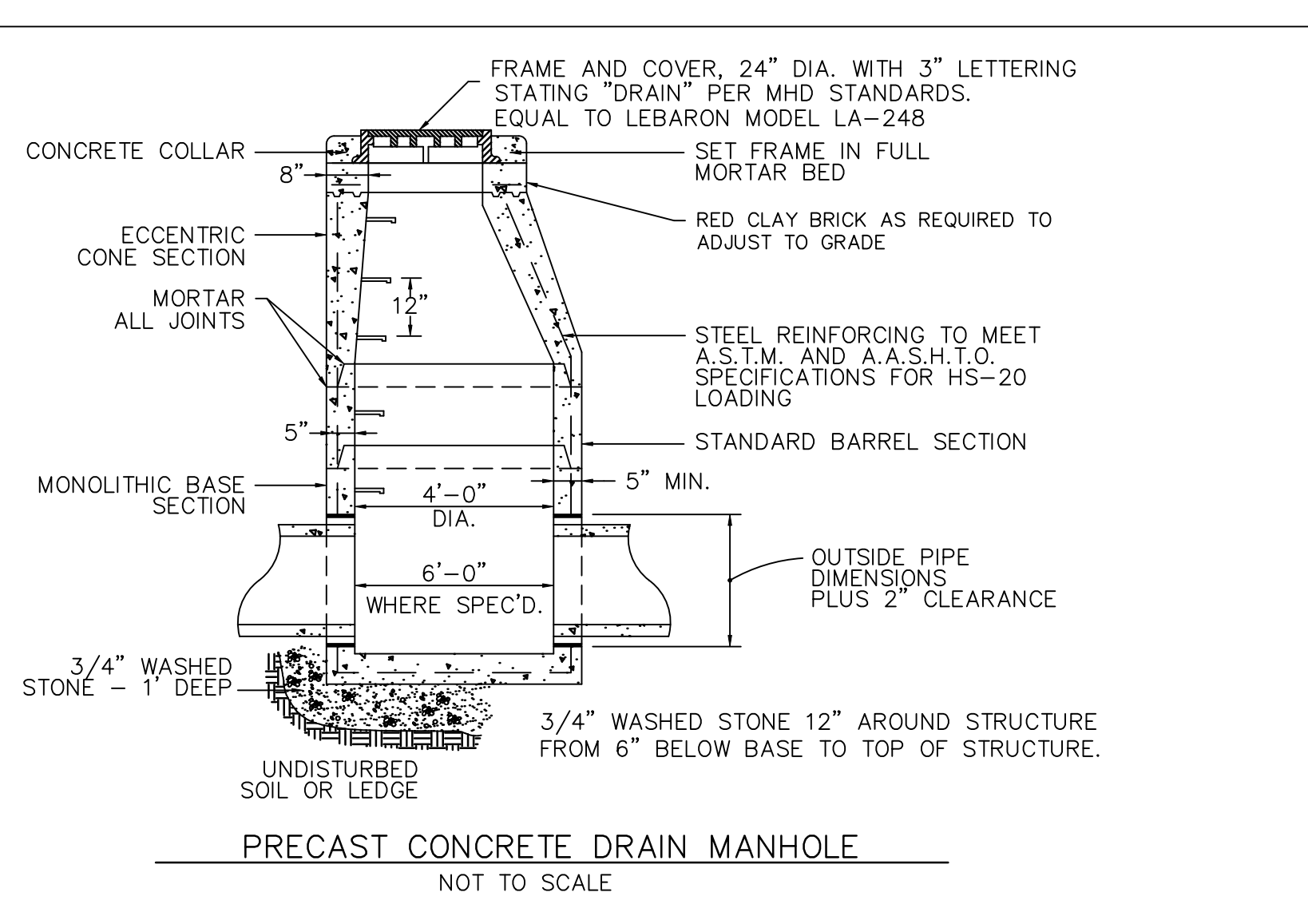
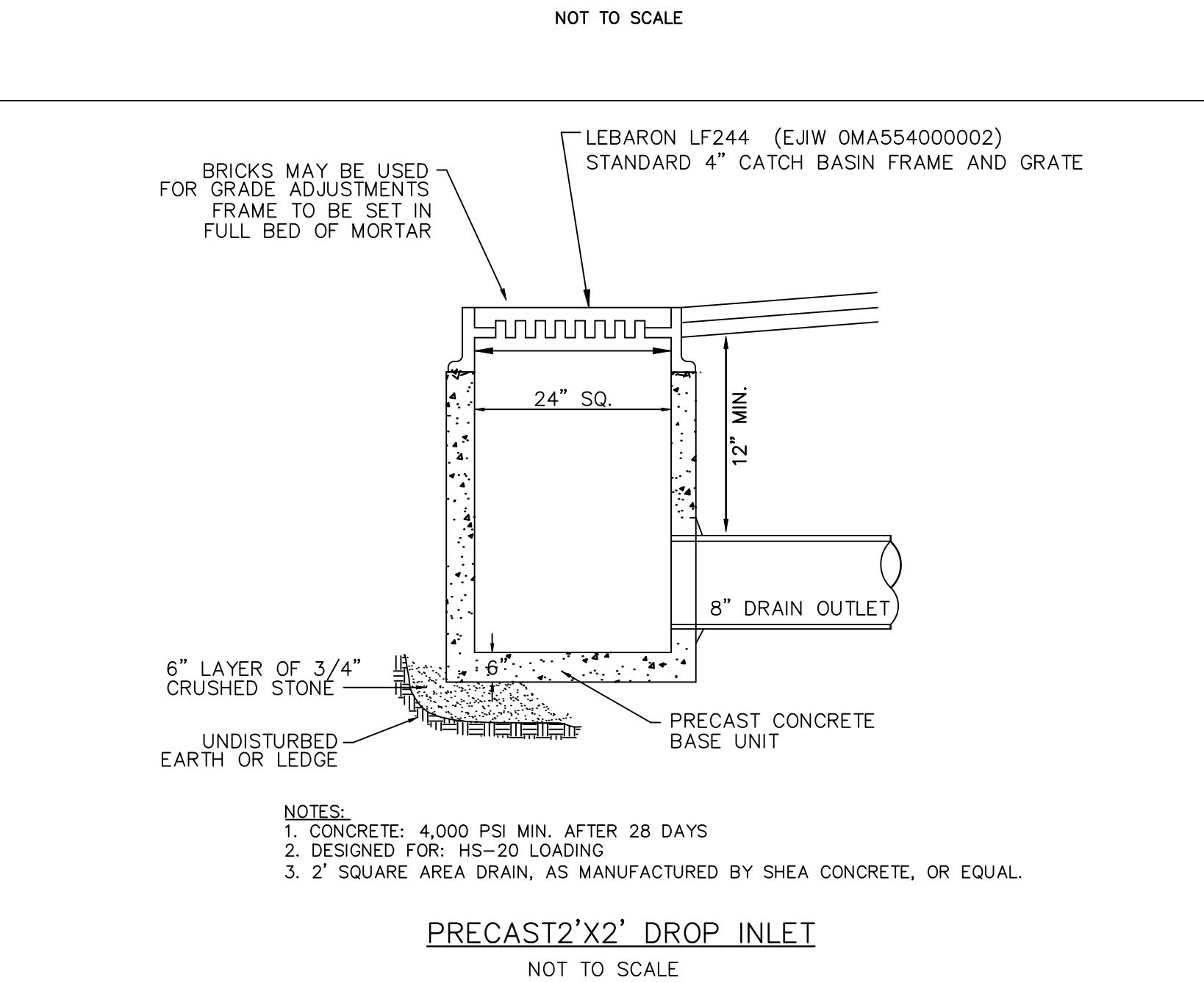
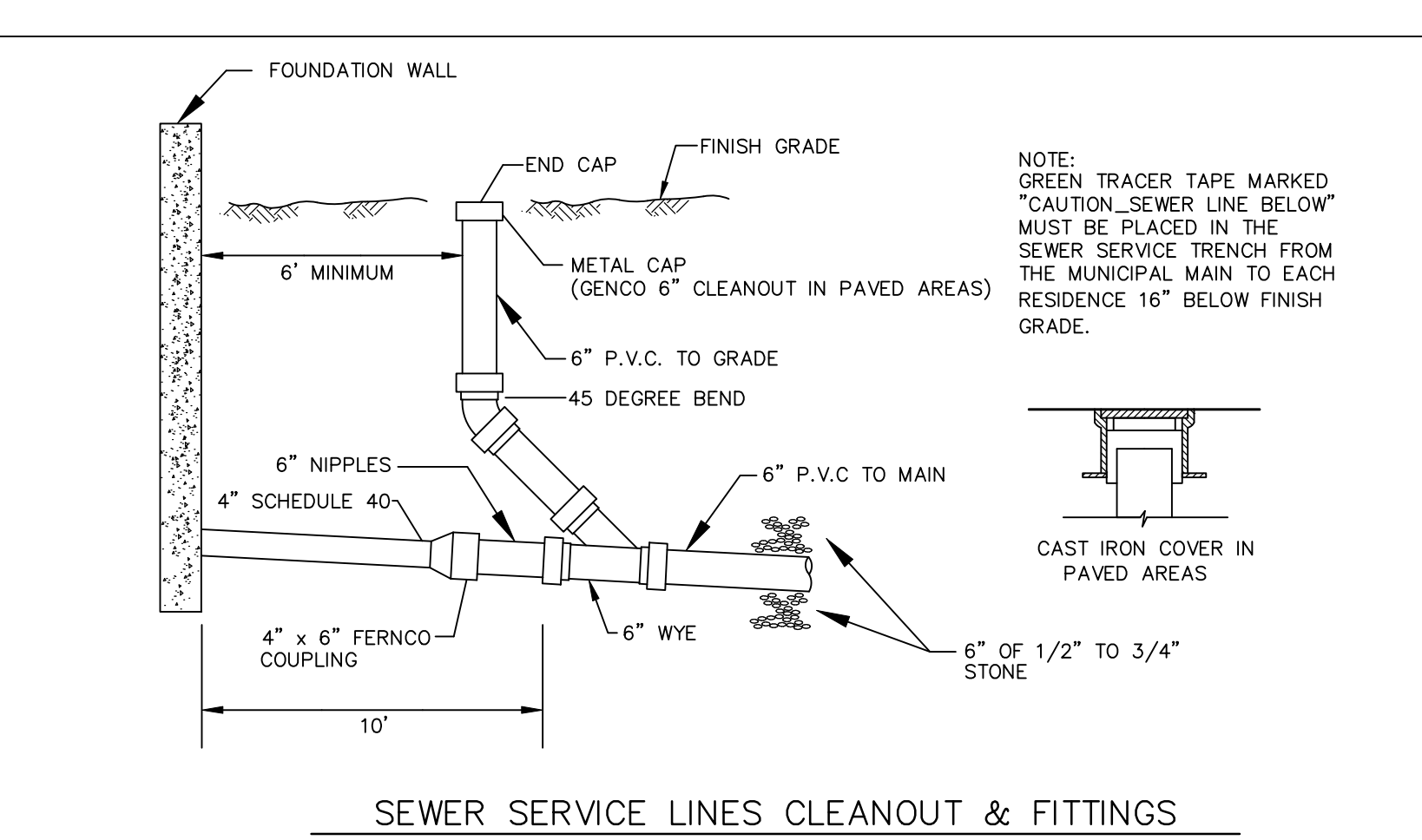
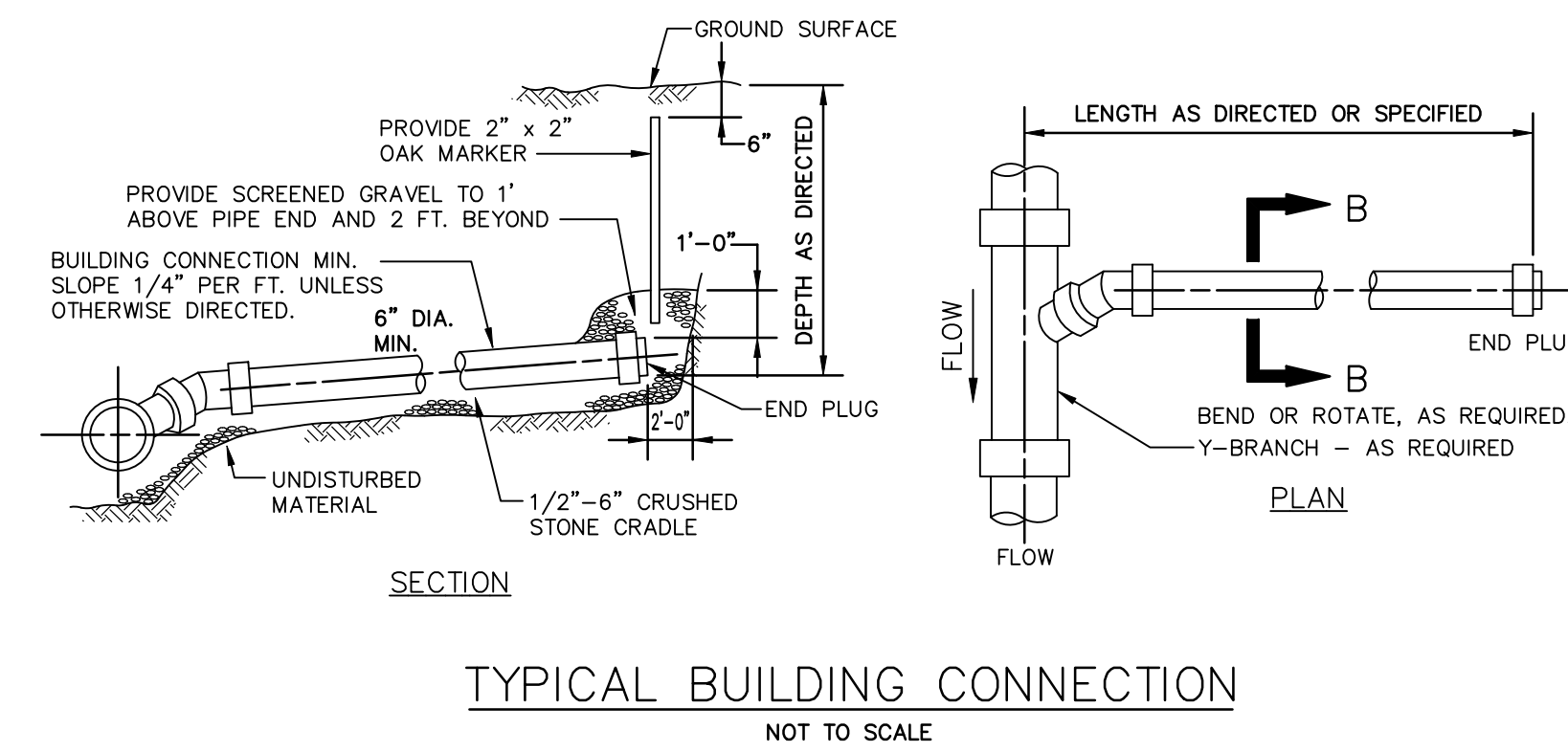
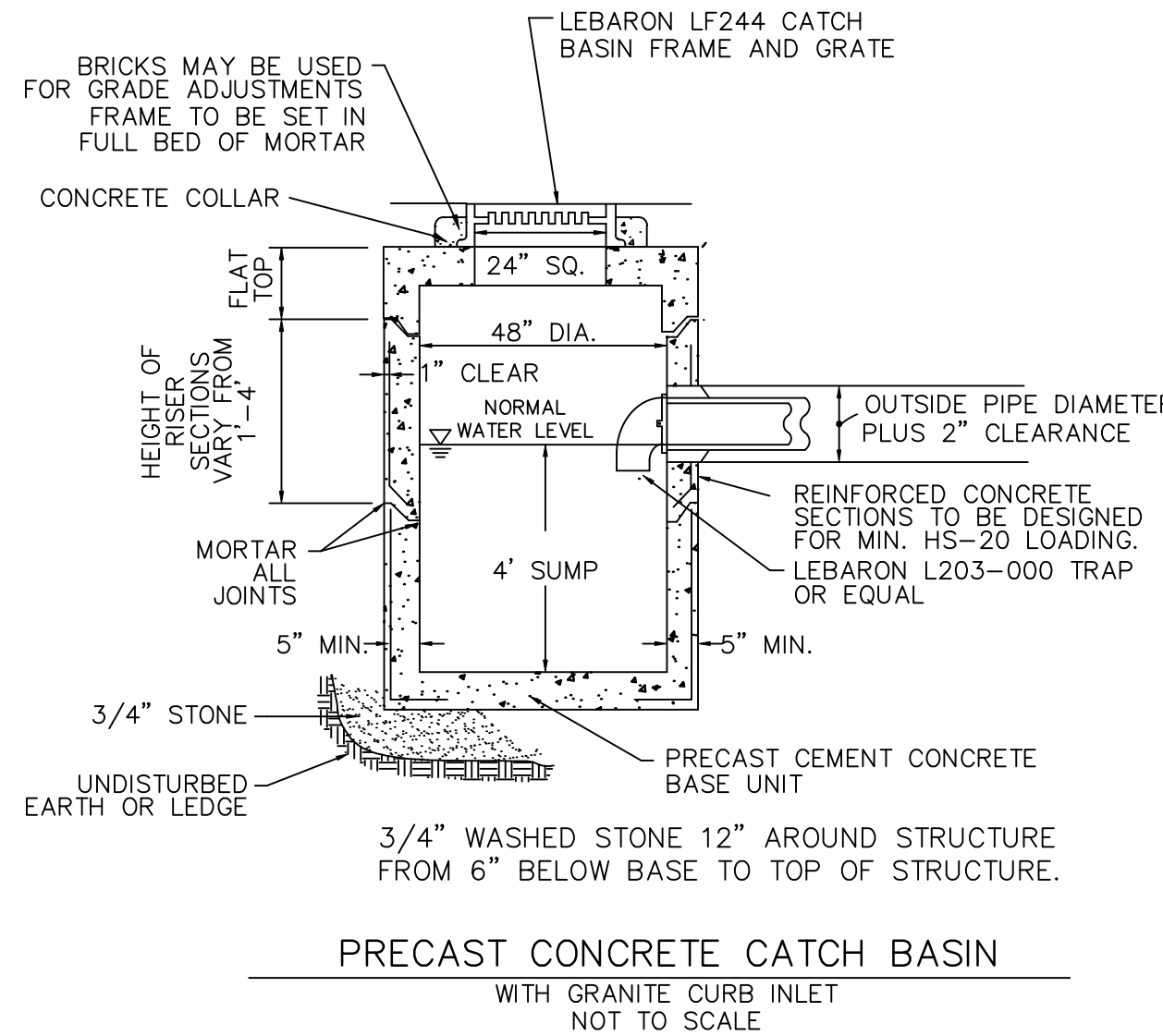
TYPICAL TRENCH SECTION
NOT TO SCALE



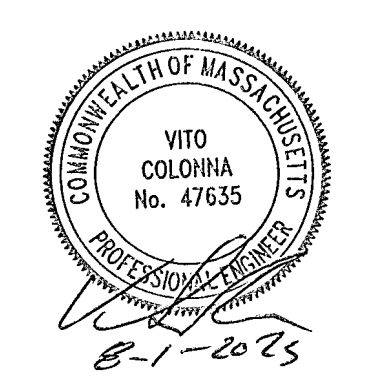
PERMANENT TRENCH PAVING
NOT TO SCALE



UTILITY CROSSING DETAIL
NOT TO SCALE



DOUBLE GRATE CATCH BASIN
WITH GRANITE CURB INLET
NOT TO SCALE

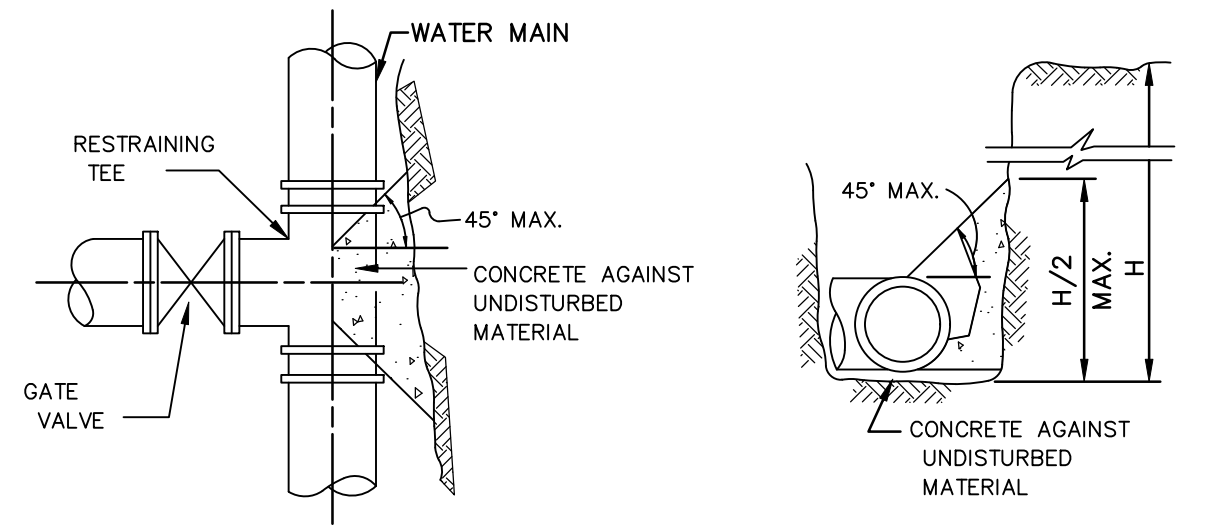
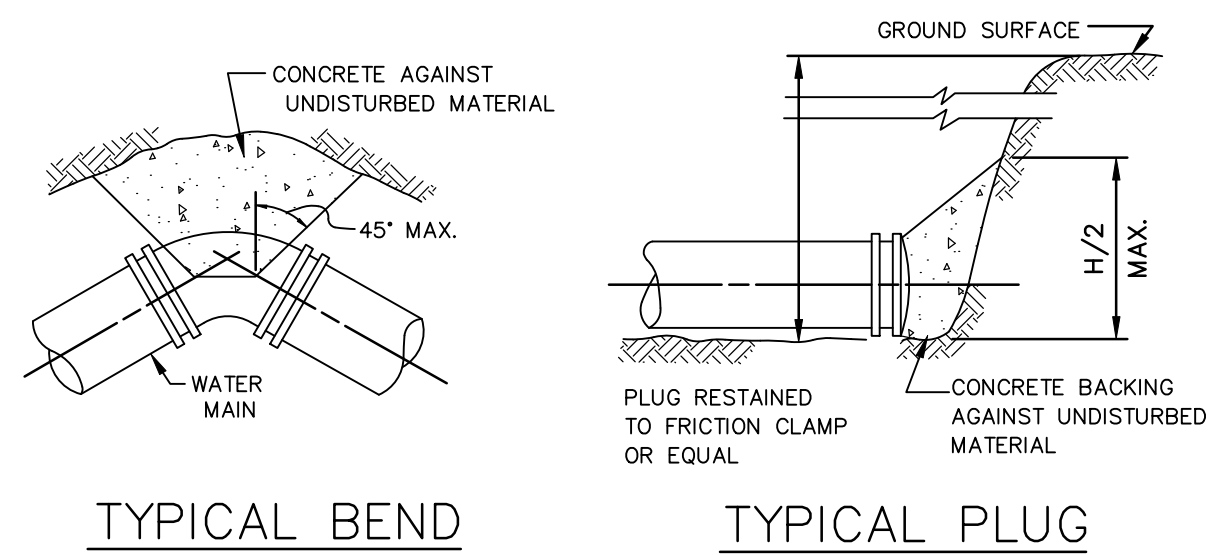


PREPARED FOR:
JOHN DUDLEY
60 PLEASANT STREET, SUITE 3
ASHLAND, MA 01721

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

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

8-1-2025	STORM WATER MANAGEMENT
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: JULY 3, 2025	
SCALE: NONE	SHEET 8 OF 9.
CONSTRUCTION DETAILS	

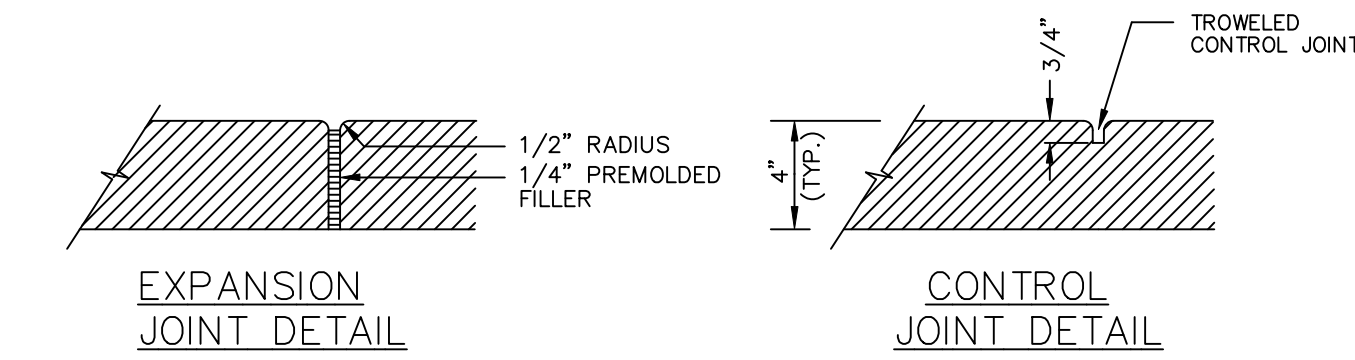
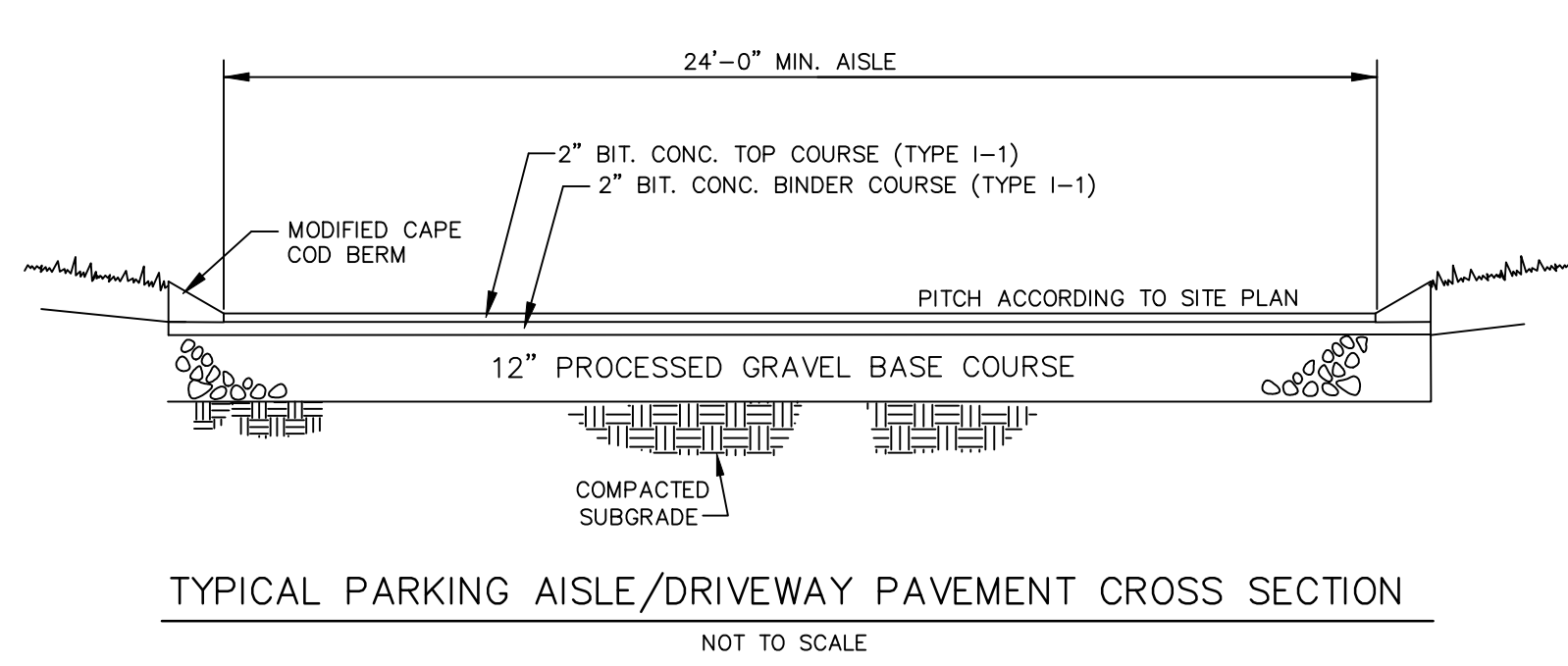


NOTE: CONCRETE FOR THRUST BLOCKS SHALL BE NO LONGER THAN THE RATIO OF 2 1/2 : 5 1/2 AND SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 2000 PSI (SO THAT FLANGES AND BOLTS ARE ACCESSIBLE.)

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

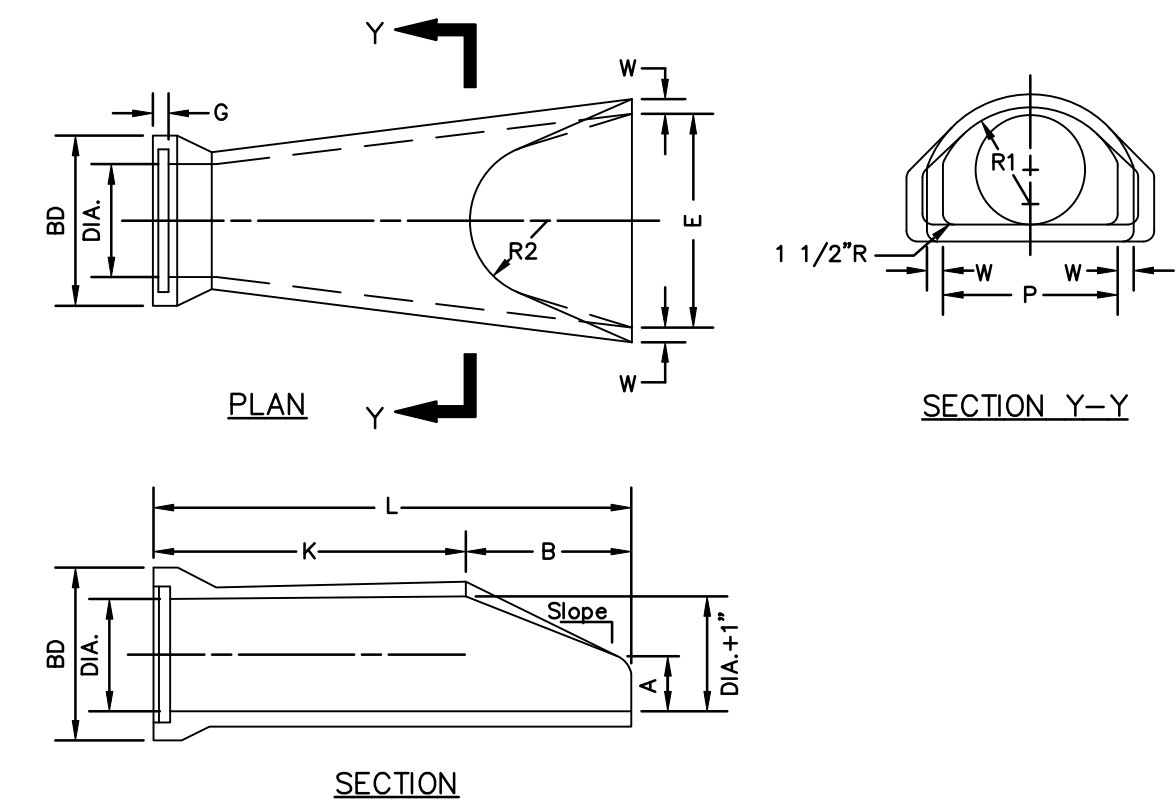
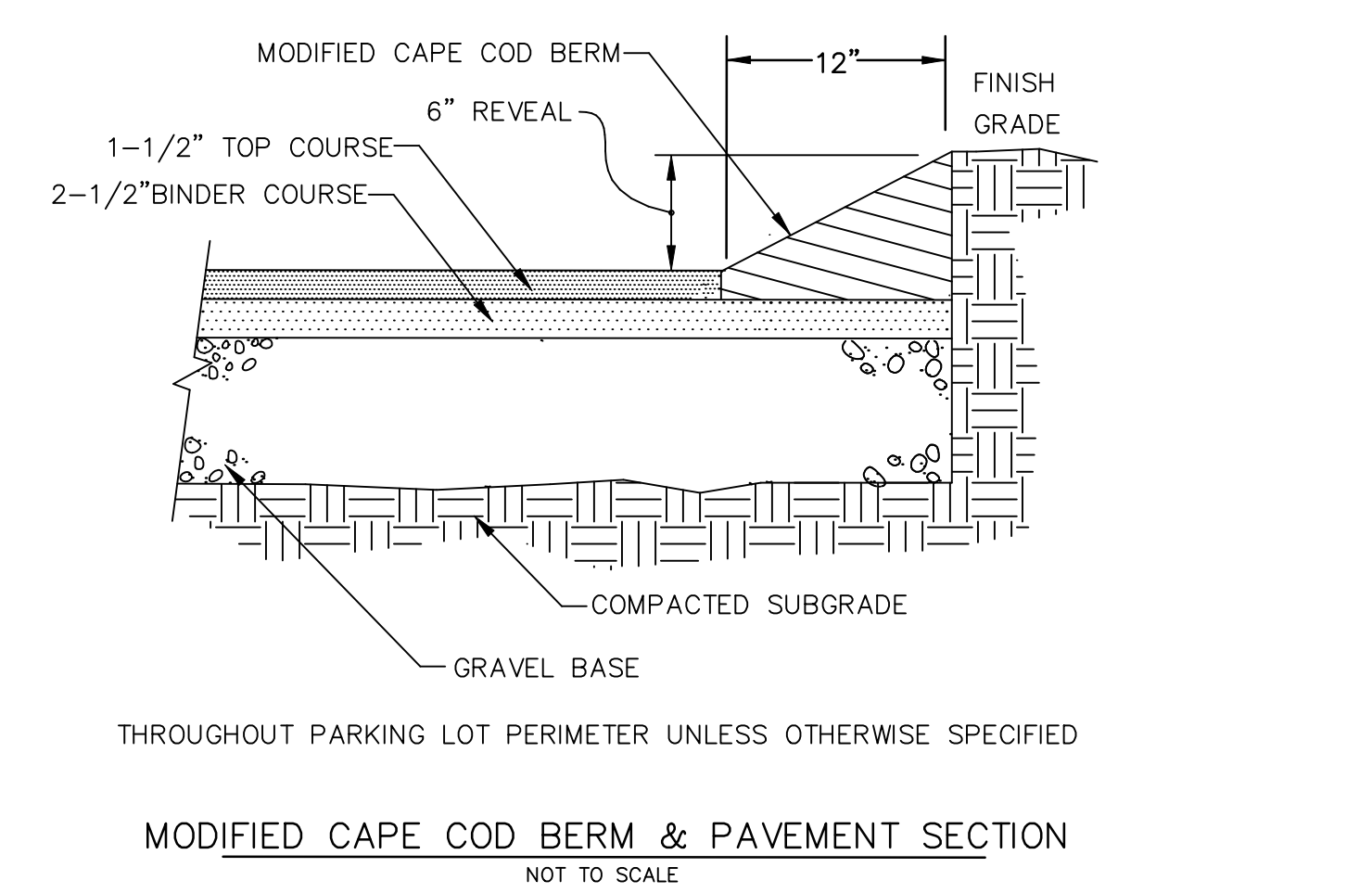
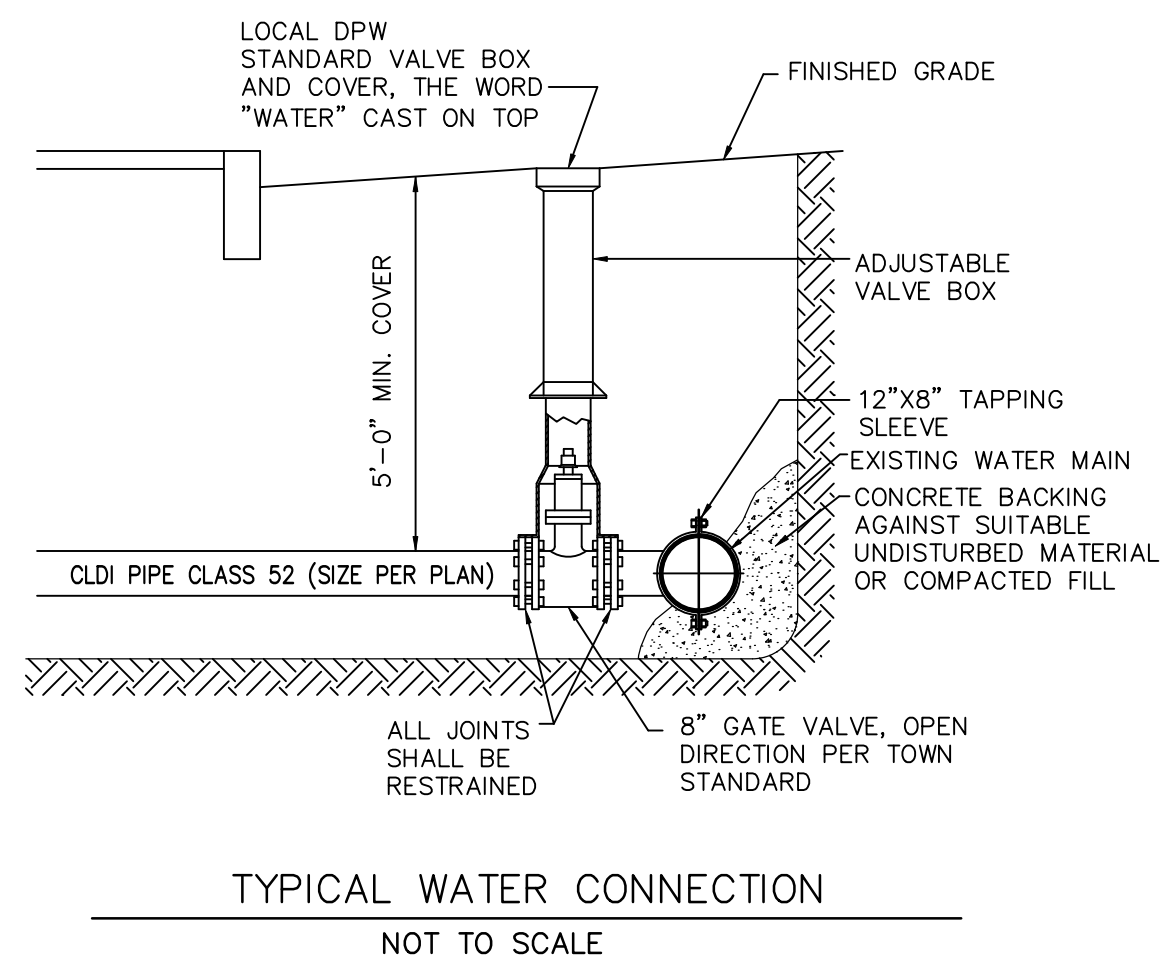
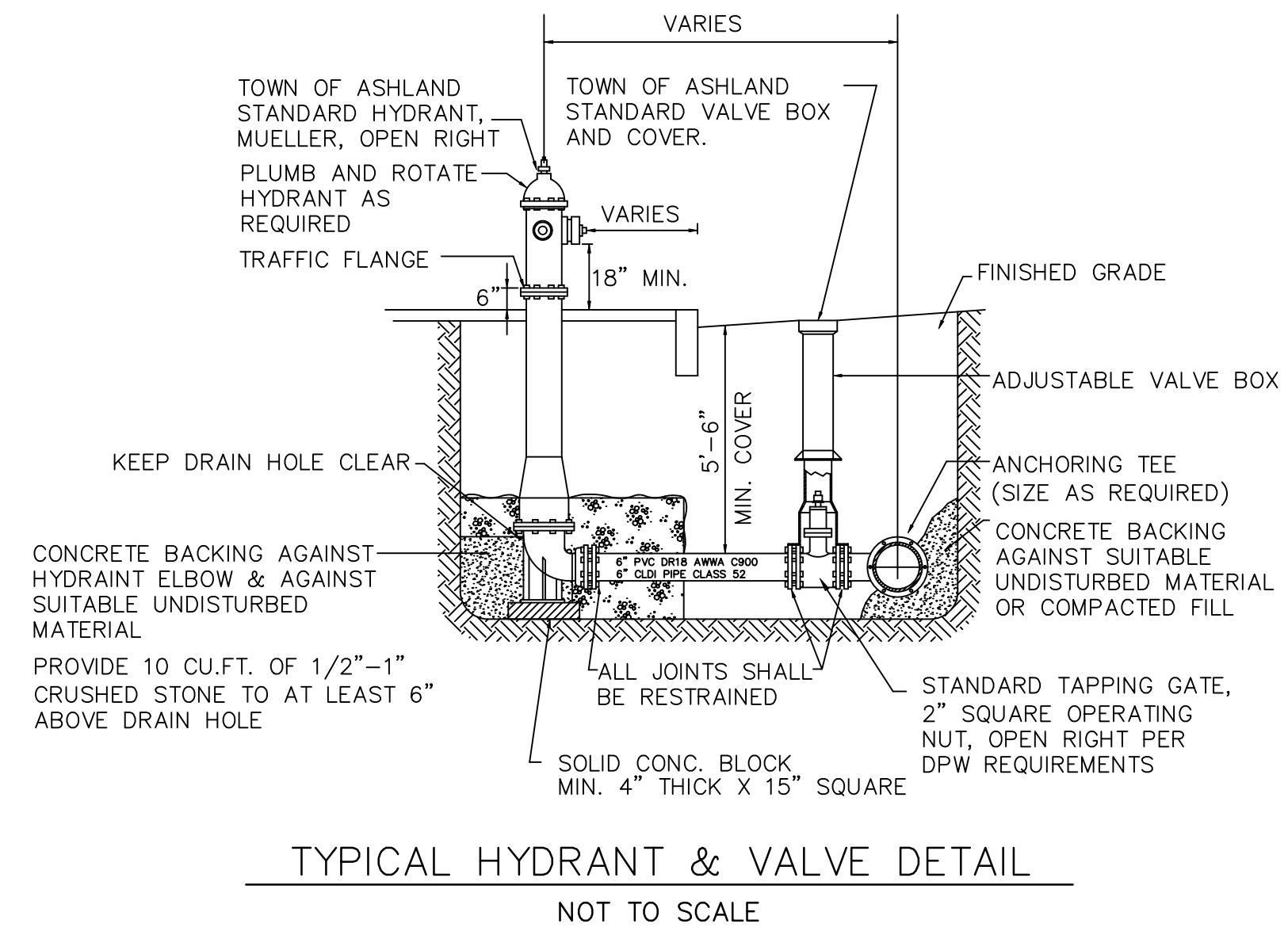
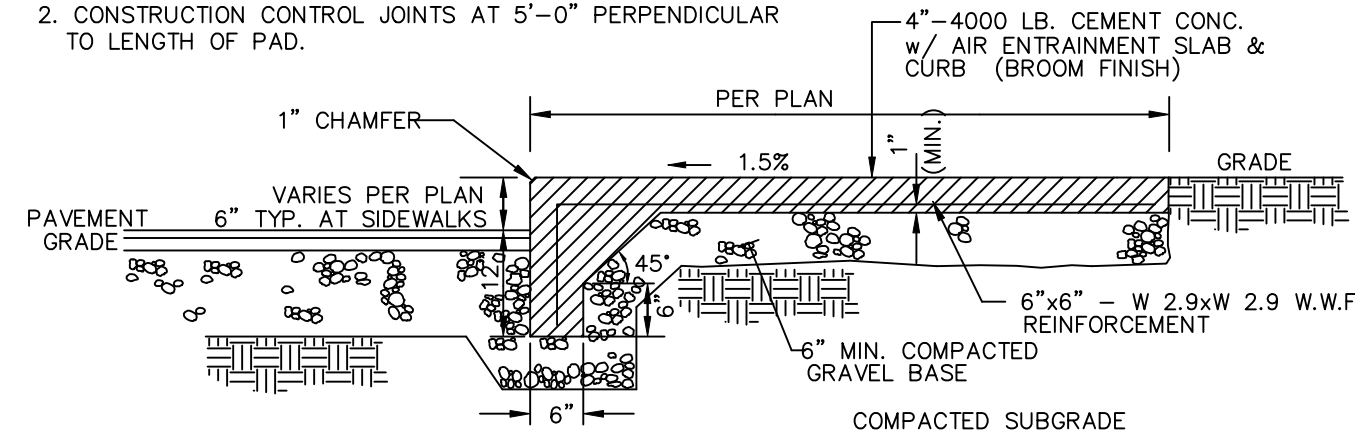
PIPE SIZE INCHES	1/4 BEND	1/8 BEND	1/16 BEND OR LESS	PLUG TEES
6 AND 8	8	8	8	8
10 AND 12	22	13	8	16

TYPICAL THRUST BLOCK DETAIL
NOT TO SCALE

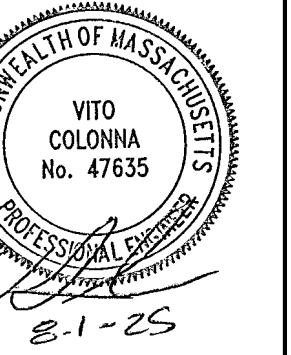
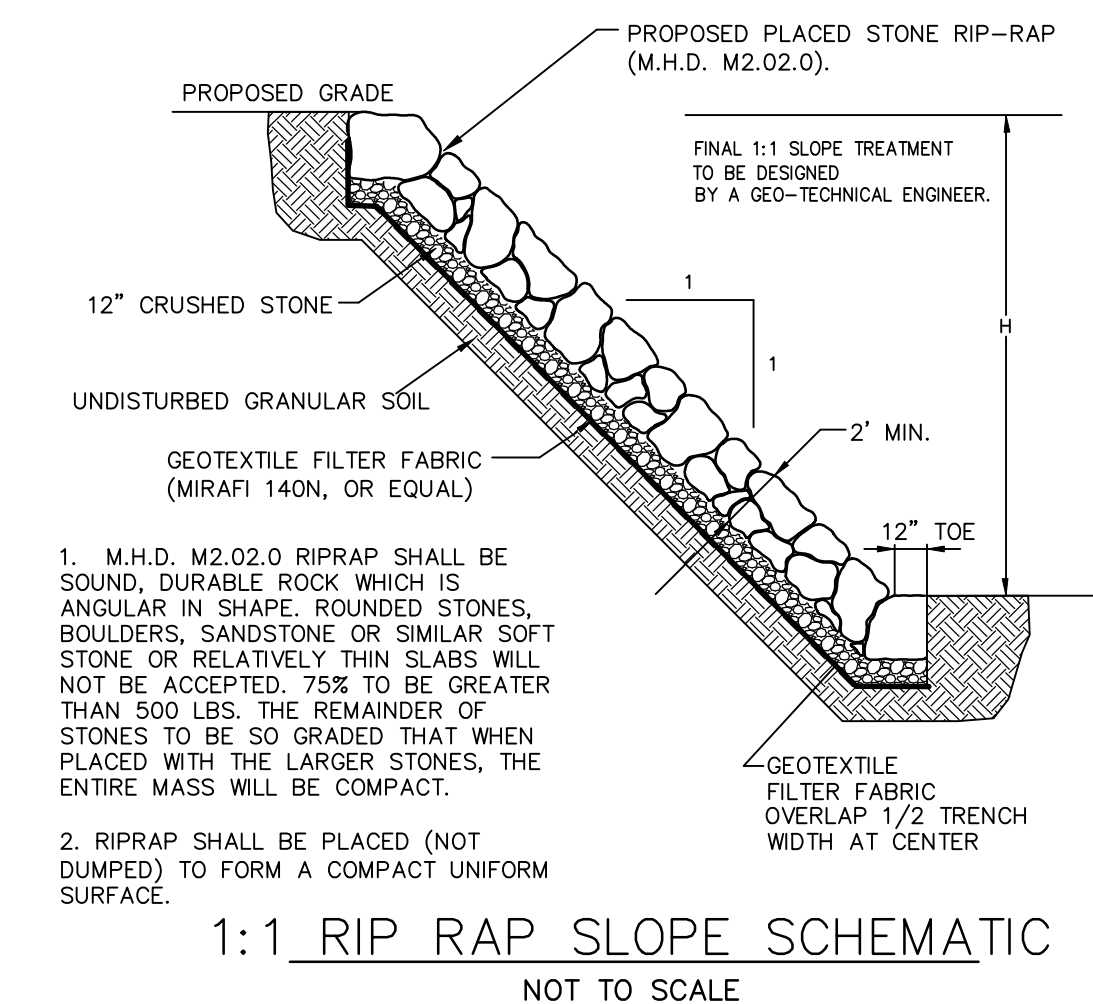
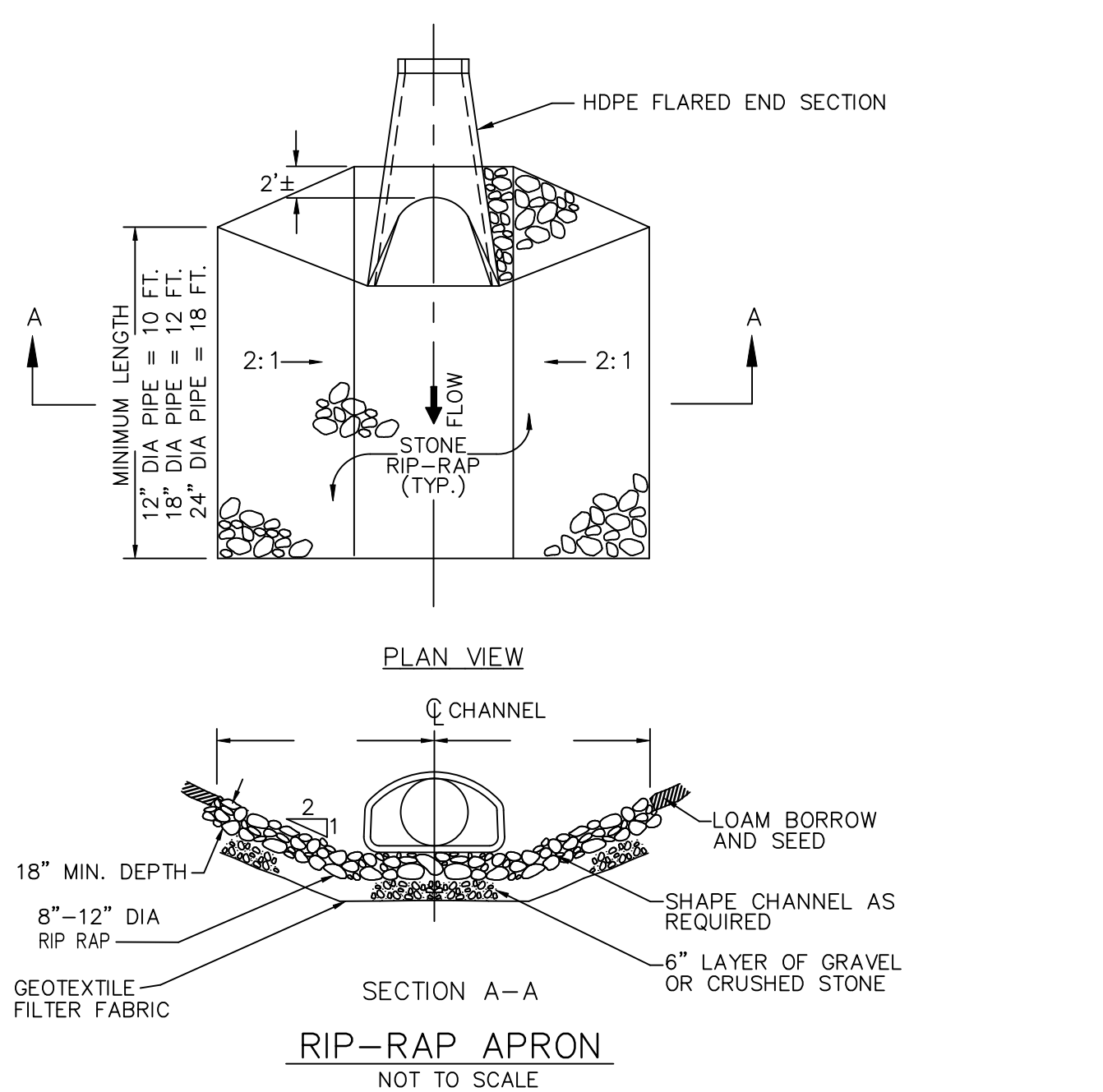


NOTES:

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



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"	5'-6 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"	5'-6 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"	5'-6 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 5/8"	6'-7 5/8"	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 13/16"	14"	3"	3:1



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

8-1-2025 STORM WATER MANAGEMENT
REVISED: DESCRIPTION:
DRAWN BY: REM CHECK BY: VC
DATE: JULY 3, 2025
SCALE: NONE SHEET 9 OF 9.

CONSTRUCTION DETAILS