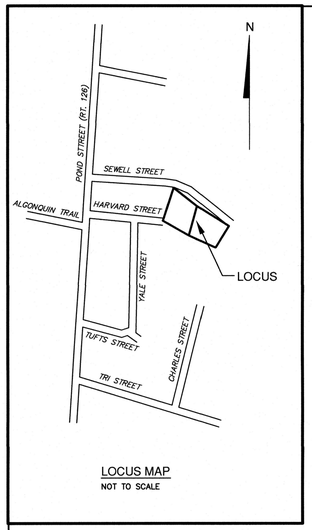
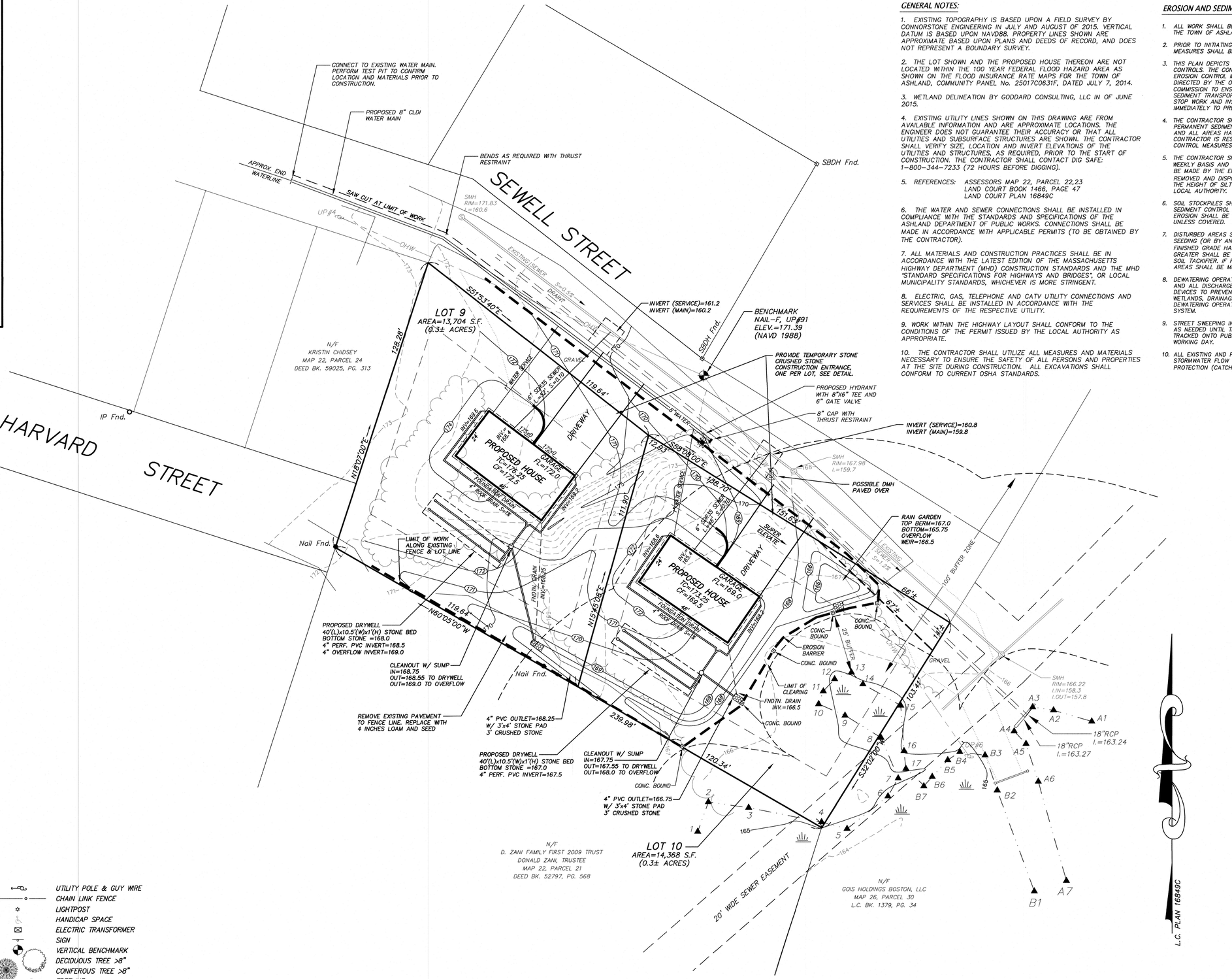


LOCUS MAP
NOT TO SCALE



GRAPHIC SCALE: 1"=20'

0 5 10 15 20 25 30 40 50 75 100 FEET
0 1 2 3 4 5 10 15 20 25 30 METERS

GENERAL NOTES:

1. EXISTING TOPOGRAPHY IS BASED UPON A FIELD SURVEY BY CONNORSTONE ENGINEERING IN JULY AND AUGUST OF 2015. VERTICAL DATUM IS BASED UPON NAVD88. PROPERTY LINES SHOWN ARE APPROXIMATE BASED UPON PLANS AND DEEDS OF RECORD, AND DOES NOT REPRESENT A BOUNDARY SURVEY.

2. THE LOT SHOWN AND THE PROPOSED HOUSE THEREON ARE NOT LOCATED WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF ASHLAND, COMMUNITY PANEL No. 25017C0631F, DATED JULY 7, 2014.

3. WETLAND DELINEATION BY GODDARD CONSULTING, LLC IN OF JUNE 2015.

4. 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. THE CONTRACTOR SHALL CONTACT DIG SAFE: 1-800-344-7233 (72 HOURS BEFORE DIGGING).

5. REFERENCES: ASSESSORS MAP 22, PARCEL 22,23
LAND COURT BOOK 1466, PAGE 47
LAND COURT PLAN 16849C

6. THE WATER AND SEWER CONNECTIONS SHALL BE INSTALLED IN COMPLIANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE ASHLAND DEPARTMENT OF PUBLIC WORKS. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR).

7. ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT (MHD) CONSTRUCTION STANDARDS AND THE MHD "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES", OR LOCAL MUNICIPALITY STANDARDS, WHICHEVER IS MORE STRINGENT.

8. ELECTRIC, GAS, TELEPHONE AND CATV UTILITY CONNECTIONS AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.

9. WORK WITHIN THE HIGHWAY LAYOUT SHALL CONFORM TO THE CONDITIONS OF THE PERMIT ISSUED BY THE LOCAL AUTHORITY AS APPROPRIATE.

10. 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.

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 ½ 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 ABUTTING 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 SWEPT 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).

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

COMMONWEALTH OF MASSACHUSETTS
VITO COLONNA
No. 47635
REGISTERED PROFESSIONAL ENGINEER
6/24/2025

ZONED: VILLAGE COMMERCE CV
ZONED: POND STREET MIXED USE OVERLAY
AREA = 15,000 sf
FRONTAGE = 100 feet
SETBACKS: FRONT = 20 feet
SIDE = 10 feet
REAR = 20 feet

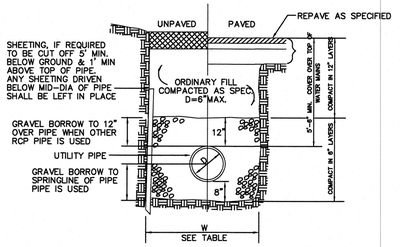
OWNER:
RIMARK LLC
2 CHESTNUT STREET
WAYLAND, MA 01778

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

NOTICE OF INTENT SITE PLAN
OF
LOTS 9A & 10A SEWELL STREET
IN
ASHLAND, MA

REVISED:	DESCRIPTION:
DRAWN BY: RM	CHECK BY: VC
DATE: JUNE 24, 2025	
SCALE: 1"=20'	SHEET 1 OF 2

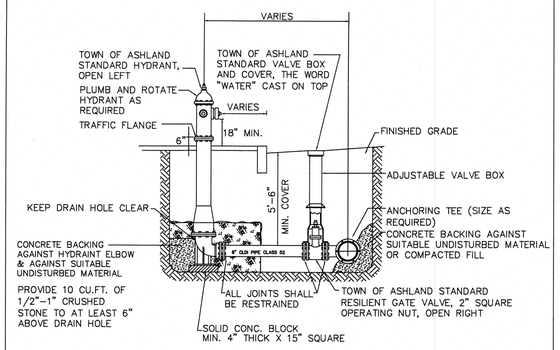
TRENCH WIDTH (W)		
D DIAMETER OF PIPE	W UNSHEETED	W SHEETED
TO 12"	3'	4'
14" TO 24"	4'	5'
30" TO 36"	5'	6'



IF LEDGE IS ENCOUNTERED, REMOVE TO 12" BELOW BOTTOM OF PIPE AND A MINIMUM TRENCH WIDTH OF PIPE DIAMETER PLUS 12" EITHER SIDE OF PIPE.

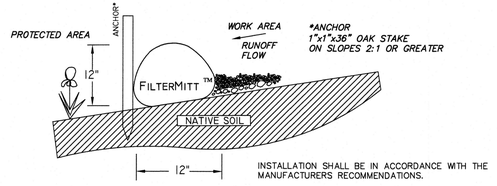
TYPICAL TRENCH SECTION

NOT TO SCALE



TYPICAL HYDRANT & VALVE DETAIL

NOT TO SCALE



SECTION VIEW

EROSION BARRIER / MULCH FILTER SOCK DETAIL

NOT TO SCALE

GENERAL SEQUENCE OF CONSTRUCTION ACTIVITIES:

1. INSTALL SILTATION BARRIERS AS INDICATED ON THE PLANS
2. ROUGH GRADE ENTRANCE AND INSTALL CONSTRUCTION STONE ENTRANCE. CONSTRUCTION STONE ENTRANCE TO BE REPLACED AS NEEDED TO PROVIDE ADEQUATE STORAGE CAPACITY FOR ACCUMULATED SEDIMENT STORAGE FROM VEHICLES LEAVING THE SITE.
3. CUT AND REMOVE TREES.
4. REMOVE AND DISPOSE OF STUMPS.
5. PREPARE STOCKPILE AREAS.
6. STRIP AND STOCKPILE TOP AND SUB SOIL.
7. PERFORM SITE GRADING.
8. CONSTRUCT BUILDING FOUNDATIONS.
9. BACKFILL FOUNDATIONS.
10. CONSTRUCT STRUCTURES, WATER LINES, SEWER LINES, ETC..
11. INSTALL ROOF DRAIN DRYWELLS FOR EACH DWELLING AS THEY ARE CONSTRUCTED. KEEP SEDIMENT OUT OF DRYWELL AREAS.
12. AND PERFORM FINAL GRADING.
13. CONSTRUCT AND PAVE DRIVEWAYS
14. STABILIZE DISTURBED AREAS WITH LOAM AND SEED.
15. ONCE SITE IS COMPLETE REMOVE ALL SEDIMENT CONTROL DEVISES.

WATER SYSTEM NOTES:

1. THE WATER SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE ASHLAND DEPARTMENT OF PUBLIC WORKS, WATER AND SEWER DIVISION, ZONING DIVISION 5 CHAPTER 334.
2. TEST PITS SHALL BE PERFORMED PRIOR TO CONSTRUCTION AT OREGON ROAD TO VERIFY THE LOCATION, SIZE, MATERIAL AND CONDITION OF THE EXISTING MAIN, AND TO DETERMINE WHAT FITTINGS, ADAPTERS, ETC. ARE BE REQUIRED.
3. UNLESS OTHERWISE SPECIFIED BY THE LOCAL AUTHORITY, WATER MAINS SHALL BE 8-INCH CEMENT LINED DUCTILE IRON PIPE, CLASS 52. FITTINGS SHALL BE CLASS 250 DUCTILE IRON OR CAST IRON. CLASS 350 SHORT BODIED FITTINGS MAY BE USED AT THE CONTRACTOR'S OPTION, UNLESS OTHERWISE INDICATED, FITTINGS SHALL HAVE RESTRAINED MECHANICAL JOINTS.
4. THE FINAL LOCATION OF HYDRANTS AND CONFIRMATION OF THE EXACT LOCATION DURING CONSTRUCTION SHALL BE REVIEWED BY THE ASHLAND FIRE CHIEF.
5. MINIMUM FIVE FEET OF COVER SHALL BE PROVIDED OVER ALL PROPOSED WATER MAINS AND SERVICES. APPROPRIATE THRUST BLOCKING SHALL BE INSTALLED.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, TO KEEP ACCURATE MEASUREMENTS / RECORDS OF THE WATER MAIN AND SERVICE INSTALLATION.

OPERATION AND MAINTENANCE PLAN:

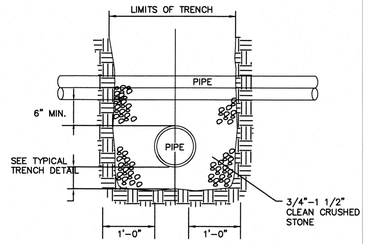
1. DRYWELLS: MAINTENANCE AND INSPECTION OF THE DRYWELL AND ASSOCIATED COMPONENTS SHOULD BE PERFORMED A MINIMUM OF TWICE PER YEAR. INSPECTIONS SHOULD BE PERFORMED AFTER A RAINFALL EVENT OVER 1/2 INCH. GUTTERS SHOULD BE CLEANED TO ENSURE CAPACITY AND REDUCE DEBRIS INTO THE DRYWELL. THE INLET SUMP SHALL BE OPENED, CLEANED OF DEBRIS, AND VERIFY CONDITION OF OUTLET TEE. HEAVY ACCUMULATION IN THE SUMP OR GUTTERS MAY INDICATE INCREASED CLEANING IS REQUIRED. THE DRYWELL SHOULD BE OPENED AND INSPECTED TO SEE IF IT IS DRAINING PROPERLY. THE INSPECTOR SHALL UTILIZE THE INSPECTION PORT ON THE END OF THE SYSTEM. IF THE DRYWELL DOES NOT DRAIN WITHIN 72 HOURS OF THE END OF A STORM, THEN REMEDIATION IS NECESSARY AND REPLACEMENT MAY BE REQUIRED. AT A MINIMUM DRYWELLS SHALL BE INSPECTED ONCE ANNUALLY.

2. VEGETATION: THE INITIAL VEGETATION INSPECTION SHALL OCCUR FOUR (4) WEEKS AFTER FINAL STABILIZATION; VEGETATION SHOULD BE DENSE. THE INSPECTOR SHALL DETERMINE: (1) WHETHER FERTILIZING IS REQUIRED (2) THE AREAS WHERE GRASS SHOULD BE MOWED, AND (3) THE AREAS WHICH SHOULD BE PROTECTED AGAINST EROSION. IN ADDITION, RECENTLY SEEDED AREAS SHOULD BE INSPECTED FOR FAILURES.

ERODED AREAS SHOULD BE FILLED AND COMPACTED, IF NECESSARY, AND RESEEDED AS SOON AS POSSIBLE. IF AN AREA ERODES TWICE, THEN A GEOTEXTILE FABRIC IS TO BE INSTALLED TO STABILIZE THE AREA TO ALLOW VEGETATION TO BE ESTABLISHED. THESE MAINTENANCE ACTIVITIES SHOULD TAKE PLACE DURING THE PLANTING SEASON. AREAS AFFECTED BY LACK OF RAINFALL SHOULD BE WATERED. IF A RECENTLY ESTABLISHED VEGETATED AREA IS DETERMINED TO BE INADEQUATE FOR EROSION CONTROL IT SHALL BE REFERTILIZED WITH MICROBIAL RELEASE, NOT SULFUR ENCAPSULATED, FERTILIZER, (USING HALF OF THE RATE ORIGINALLY APPLIED). IF THE STAND IS MORE THAN 60% DAMAGED, IT SHOULD BE REESTABLISHED, FOLLOWING THE ORIGINAL PREPARATION AND SEEDING INSTRUCTIONS. AREAS OF REPEATED EROSION/SCOUR PROBLEMS SHOULD BE LINED WITH RIPRAP ONLY AFTER TWICE ATTEMPTING TO STABILIZE THE AREA WITH GEOTEXTILE FABRIC.

3. SOURCE CONTROL/POLLUTION PREVENTION. THE FOLLOWING SOURCE CONTROL AND POLLUTION PREVENTION MEASURES SHALL BE EMPLOYED ON THE SITE TO PREVENT CONTAMINATION OF STORMWATER RUNOFF:

- STORE LAWN AND DEICING CHEMICALS UNDER COVER
- APPLY FERTILIZERS AND PESTICIDES SPARINGLY TO PREVENT WASH-OFF
- USE OF SLOW RELEASE NITROGEN AND LOW PHOSPHORUS FERTILIZERS IS REQUIRED
- NO FERTILIZATION OR PESTICIDE APPLICATION IN OR NEAR ANY WETLAND RESOURCE AREA
- PICK UP PET WASTE, DISPOSE OF PROPERLY IN TRASH
- STORE, USE AND DISPOSE OF HOUSEHOLD HAZARDOUS WASTES PROPERLY
- LIMIT EXTERIOR WASHING OF VEHICLES TO LOCATIONS THAT DRAIN TO PERVIOUS SURFACES AND AWAY FROM STORM DRAINS
- MAINTAIN VEHICLES AND CLEAN UP FLUID SPILLS/DRIPS FROM PAVEMENT AREAS
- USE ALTERNATIVE DEICERS SUCH AS CALCIUM CHLORIDE AND MAGNESIUM CHLORIDE IN LIEU OF SODIUM BASED DEICERS
- NO COAL TAR-BASED PAVEMENT SEALANTS ARE TO BE USED ON SITE.

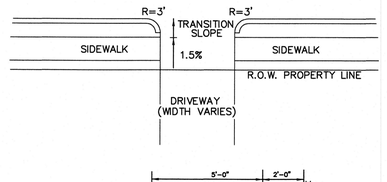


NOTE: FOR WATER AND SEWER CROSSINGS MANTAIN 18 INCHES OF SEPERATION BETWEEN PIPES. LAY PIPES SUCH THAT CONNECTION JOINTS ARE 10 FEET EITHER SIDE OF THE CROSSING. ALL WATER PIPES LAID OVER SEWER PIPES.

SEWER PIPE SHALL BE CLASS 150 PRESSURE PIPE.

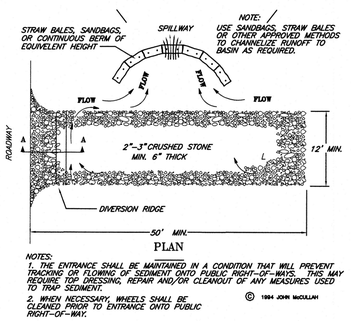
UTILITY CROSSING DETAIL

NOT TO SCALE



TYPICAL DRIVEWAY SCHEMATIC

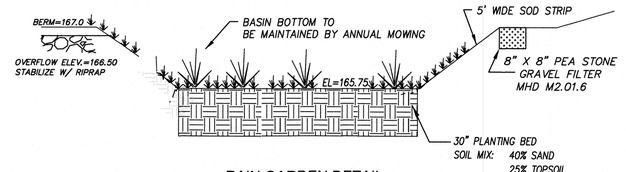
NOT TO SCALE



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

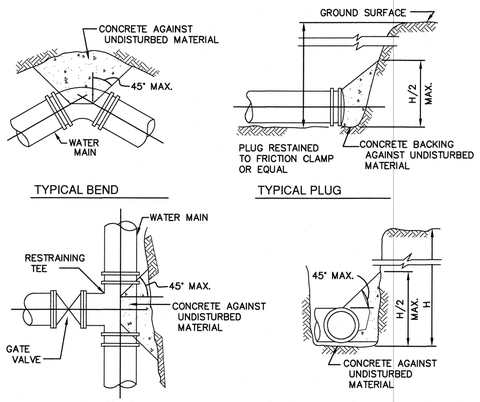
NOT TO SCALE

SEED BOTTOM OF RAIN GARDEN WITH:
NEW ENGLAND EROSION CONTROL/RESTORATION MIX
(FOR DETENTION BASIN AND MOIST SITES)
PLANT PERIMETER OF BASIN AND SIDE SLOPES WITH:
INK BERRY (3 MINIMUM) AND WINTERBERRY (3 MINIMUM)



RAIN GARDEN DETAIL

NOT TO SCALE



TYPICAL BEND — TYPICAL PLUG

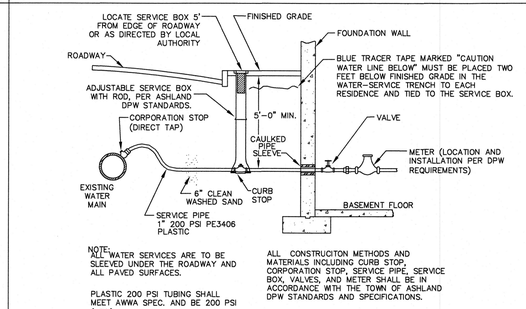
TYPICAL TEE & VALAVE — TYPICAL SECTION

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
10 AND 12	22	13	8	16

TYPICAL THRUST BLOCK DETAIL

NOT TO SCALE



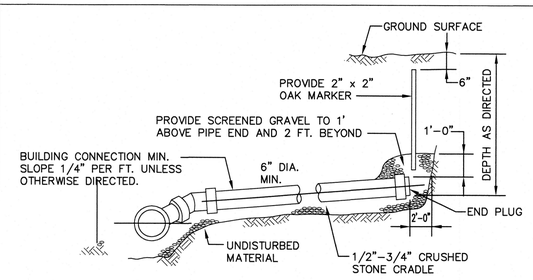
NOTE: ALL WATER SERVICES ARE TO BE SLEEVED UNDER THE ROADWAY AND ALL PAVED SURFACES.

PLASTIC 200 PSI TUBING SHALL MEET AWWA SPEC. AND BE 200 PSI (MIN.)

ALL CONSTRUCITON METHODS AND MATERIALS INCLUDING CURB STOP, CORPORATION STOP, SERVICE PIPE, SERVICE BOX, VALVES, AND METER SHALL BE IN ACCORDANCE WITH THE TOWN OF ASHLAND DPW STANDARDS AND SPECIFICATIONS.

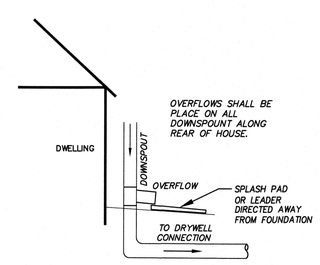
TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE



TYPICAL BUILDING CONNECTION

NOT TO SCALE



ROOF GUTTER
CONNECTION SCHEMATIC

NOT TO SCALE

OWNER:

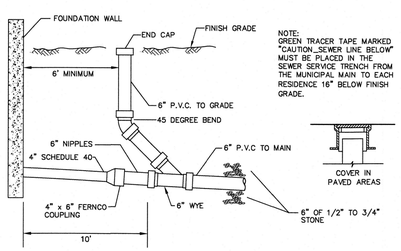
RIMARK LLC
2 CHESTNUT STREET
WAYLAND, MA 01778

CONNORSTONE ENGINEERING INC.

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

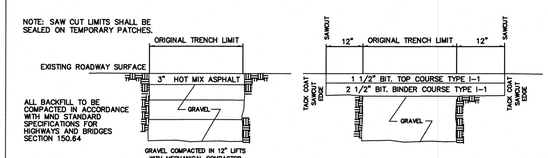
NOTICE OF INTENT SITE PLAN OF LOTS 9A & 10A SEWELL STREET IN ASHLAND, MA

REVISED:	DESCRIPTION:
DRAWN BY: RM	CHECK BY: VC
DATE: JUNE 24, 2025	
SCALE: 1"=20'	SHEET 2 OF 2.



SEWER SERVICE LINES CLEANOUT & FITTINGS

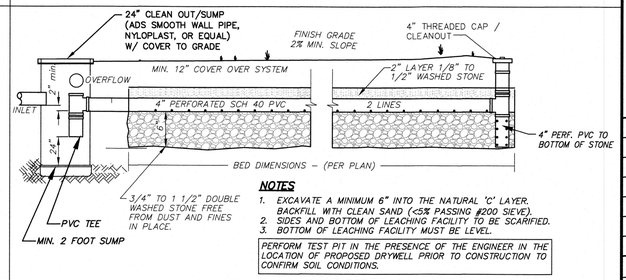
NOT TO SCALE



TEMPORARY PATCH — PERMANENT PATCH

TYPICAL PAVEMENT PATCH DETAIL

NOT TO SCALE



NOTES

1. EXCAVATE A MINIMUM 6" INTO THE NATURAL 'C' LAYER. BACKFILL WITH CLEAN SAND (<5% PASSING #200 SIEVE).
2. SIDES AND BOTTOM OF LEACHING FACILITY TO BE SCARIFIED.
3. BOTTOM OF LEACHING FACILITY MUST BE LEVEL.

PERFORM TEST PIT IN THE PRESENCE OF THE ENGINEER IN THE LOCATION OF PROPOSED DRYWELL PRIOR TO CONSTRUCTION TO CONFIRM SOIL CONDITIONS.

DRYWELL LEACHING BED

NOT TO SCALE