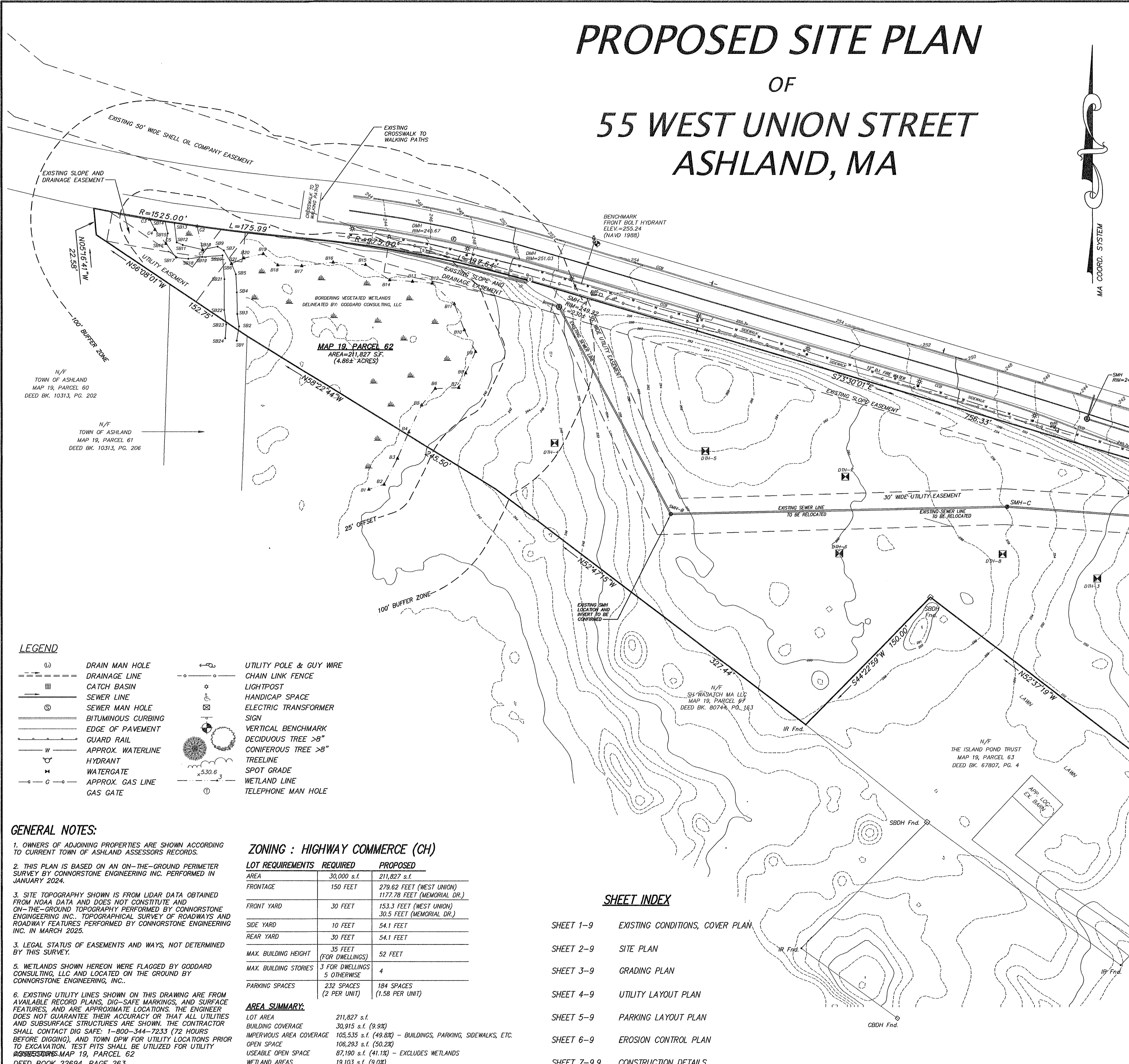
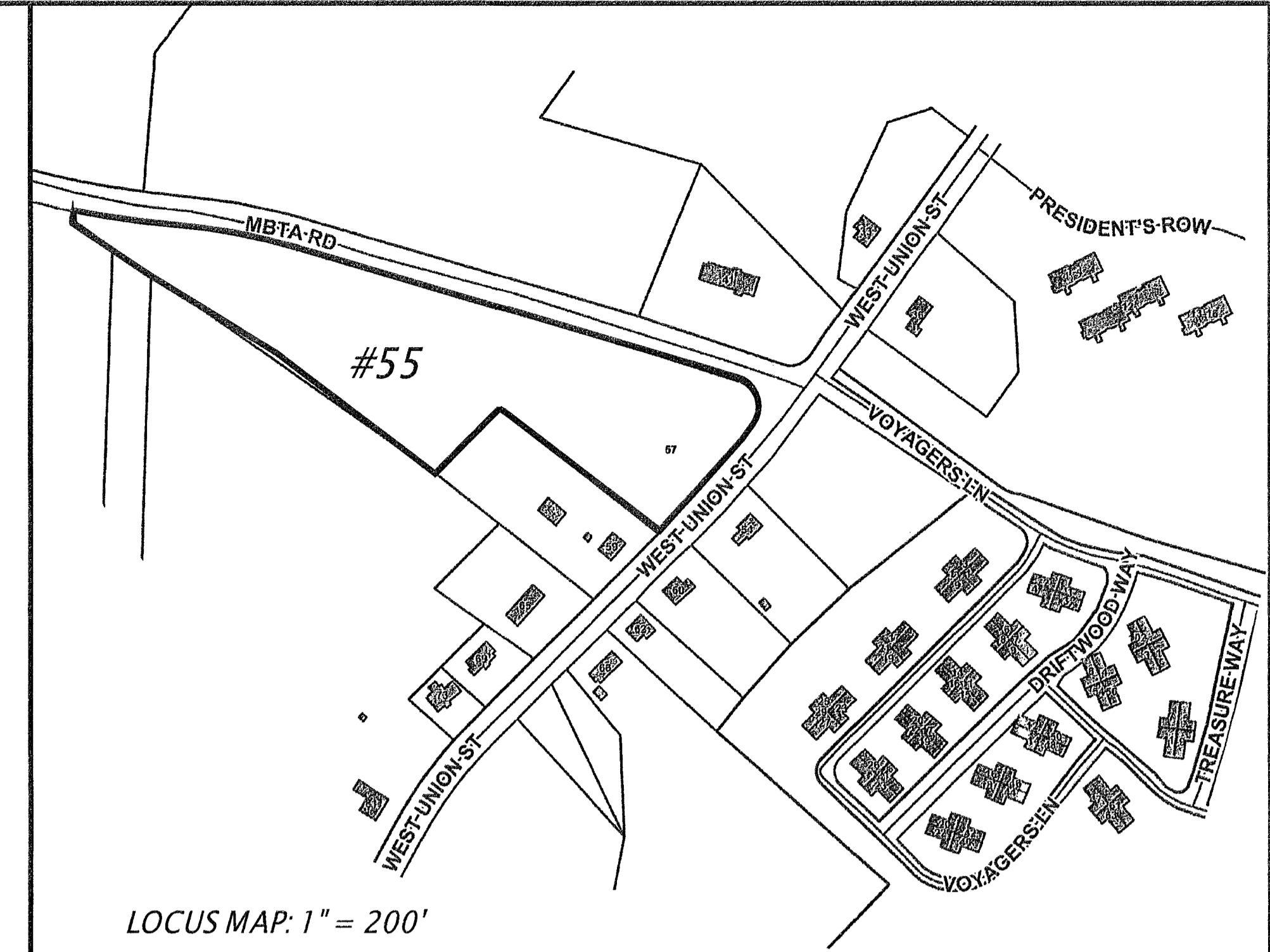


PROPOSED SITE PLAN OF 55 WEST UNION STREET ASHLAND, MA



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
	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.
- SITE TOPOGRAPHY SHOWN IS FROM LIDAR DATA OBTAINED FROM NOAA DATA AND DOES NOT CONSTITUTE AND ON-THE-GROUND TOPOGRAPHY PERFORMED BY CONNORSTONE ENGINEERING INC. TOPOGRAPHICAL SURVEY OF ROADWAYS AND ROADWAY FEATURES PERFORMED BY CONNORSTONE ENGINEERING INC. IN MARCH 2025.
- LEGAL STATUS OF EASEMENTS AND WAYS, NOT DETERMINED BY THIS SURVEY.
- WETLANDS SHOWN HEREON WERE FLAGGED BY CODDARD 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 @ CONNORSTONE.MAP 19, PARCEL 62 DEED BOOK 22694, PAGE 263

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. (41.2%) - 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

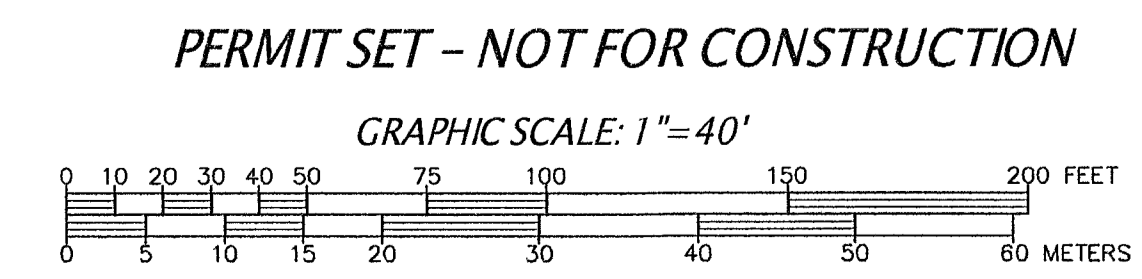
CONNORSTONE ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

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

10-9-2025 STORM WATER PEER REVIEW
8-1-2025 STORM WATER MANAGEMENT

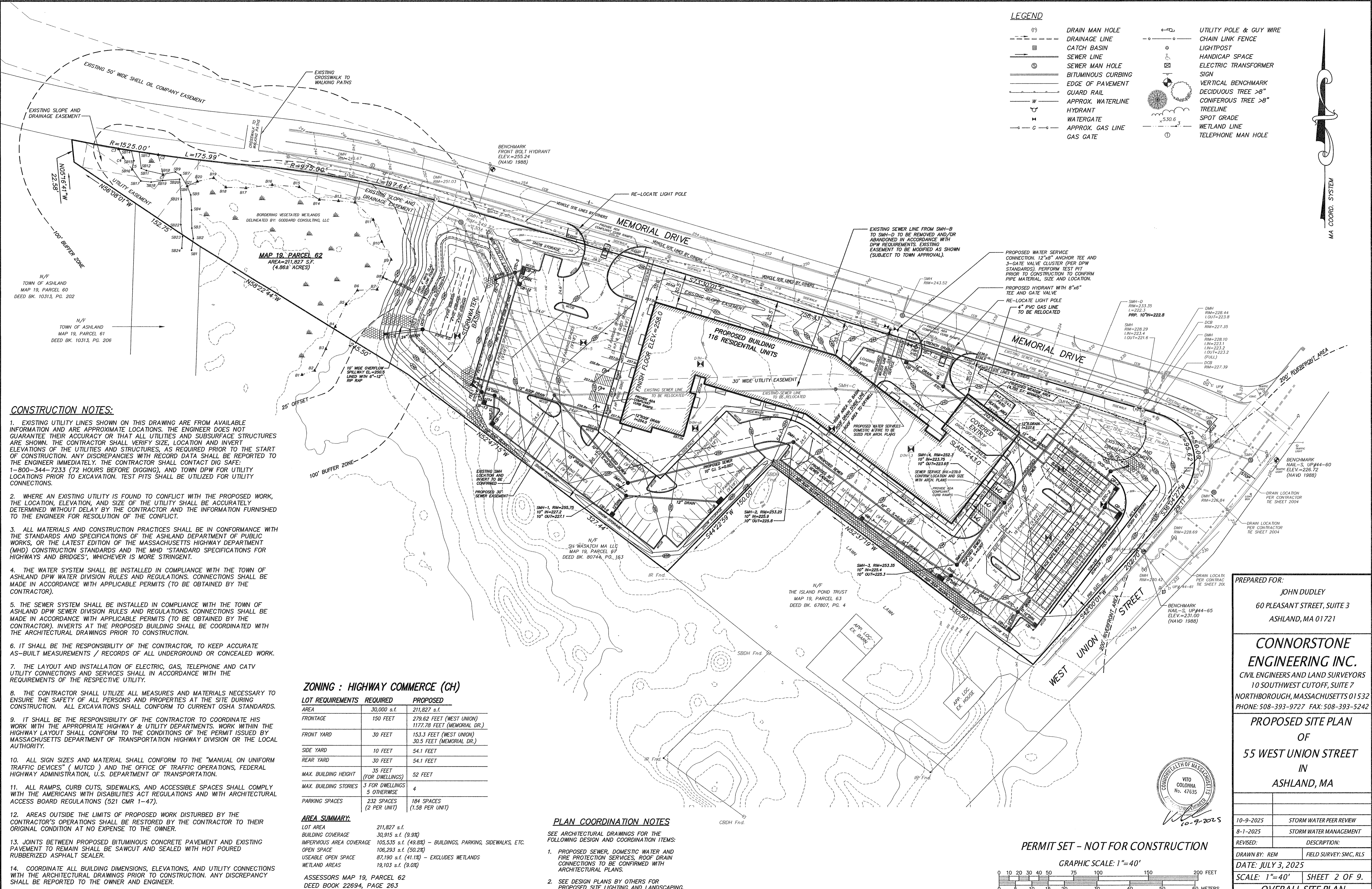
REVISED: DESCRIPTION:

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

- (O) 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
- G --- WATERGATE
- G --- APPROX. GAS LINE
- G --- 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



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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WETLAND AREAS	19,103 s.f. (9.0%)

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.

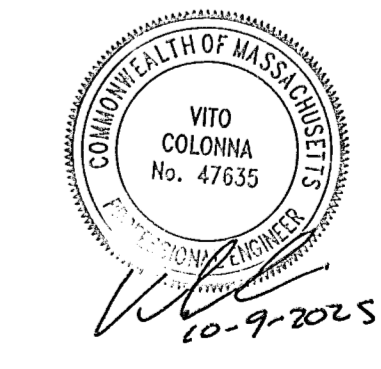
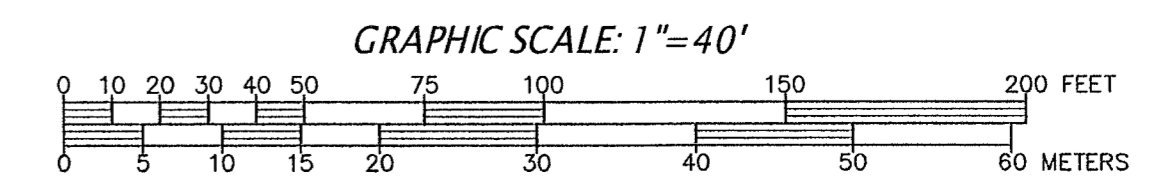
PREPARED FOR:
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ASHLAND, MA 01721

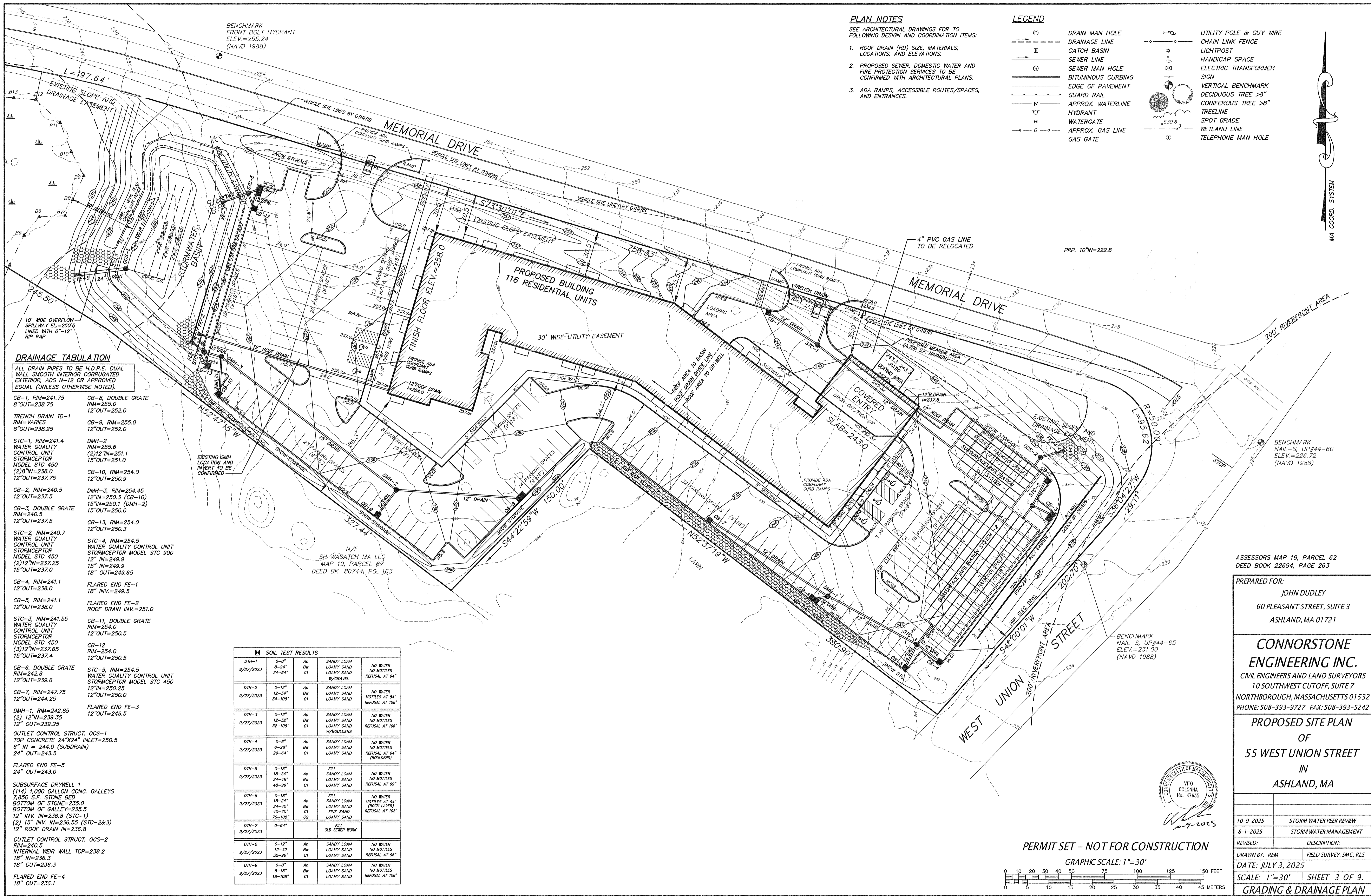
CONNORSTONE ENGINEERING INC.
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PROPOSED SITE PLAN
OF
55 WEST UNION STREET
IN
ASHLAND, MA

10-9-2025	STORM WATER PEER REVIEW
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	

PERMIT SET - NOT FOR CONSTRUCTION





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 RAMPS, ACCESSIBLE ROUTES/SPACES, AND ENTRANCES.

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
- H --- HYDRANT
- WATERGATE
- APPROX. GAS LINE
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- 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. DUAL WALL SMOOTH INTERIOR CORRUGATED EXTERIOR, ADS N-12 OR APPROVED EQUAL (UNLESS OTHERWISE NOTED).

- CB-1, RIM=241.75
8"OUT=238.75
- TRENCH DRAIN TD-1
RIM=VARIES
8"OUT=238.25
- STC-1, RIM=241.4
WATER QUALITY CONTROL UNIT STORMCEPTOR MODEL STC 450 (2)12"IN=238.0 (2)12"IN=237.75
- CB-2, RIM=240.5
12"OUT=237.5
- CB-3, DOUBLE GRATE RIM=240.5
12"OUT=237.5
- STC-2, RIM=240.7
WATER QUALITY CONTROL UNIT STORMCEPTOR MODEL STC 450 (2)12"IN=249.9 (2)12"IN=237.25 (2)12"IN=237.0
- CB-4, RIM=241.1
12"OUT=238.0
- CB-5, RIM=241.1
12"OUT=238.0
- STC-3, RIM=241.55
WATER QUALITY CONTROL UNIT STORMCEPTOR MODEL STC 450 (3)12"IN=237.65 (3)12"IN=237.4
- CB-6, DOUBLE GRATE 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 (2) 12"OUT=239.25
- OUTLET CONTROL STRUCT. OCS-1
TOP CONCRETE 24"X24" INLET=250.5
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)
12" 15" INV. IN=236.55 (STC-2&3)
12" 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
- CB-8, DOUBLE GRATE RIM=255.0
12"OUT=252.0
- DMH-2 RIM=255.6
(2)12"IN=251.1 (2)12"IN=251.0
- CB-10, RIM=254.0
12"OUT=250.9
- DMH-3, RIM=254.45
12"IN=250.3 (CB-10)
15"IN=250.1 (DMH-2)
15"OUT=250.0
- CB-13, RIM=254.0
12"OUT=250.3
- STC-4, RIM=254.5
WATER QUALITY CONTROL UNIT STORMCEPTOR MODEL STC 900 (2)12"IN=249.9 (2)12"IN=237.25 (2)12"IN=237.0
- CB-11, DOUBLE GRATE RIM=254.0
12"OUT=250.5
- CB-12 RIM=254.0
12"OUT=250.5
- STC-5, RIM=254.5
WATER QUALITY CONTROL UNIT STORMCEPTOR MODEL STC 450 (2)12"IN=250.25 (2)12"OUT=250.0
- FLARED END FE-3
12"OUT=249.5

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	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
	32-108"	C1	LOAMY SAND	REFUSAL AT 108"
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"	Bw	LOAMY SAND	REFUSAL AT 99"
	48-99"	C1	LOAMY SAND	
DTH-6	0-18"	Ap	FILL	NO WATER
9/27/2023	18-24"	Bw	SANDY LOAM	MOTILES AT 84"
	24-40"	Bw	LOAMY SAND	(ROCK LAYER)
	40-70"	C1	FINE SAND	REFUSAL AT 108"
	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"

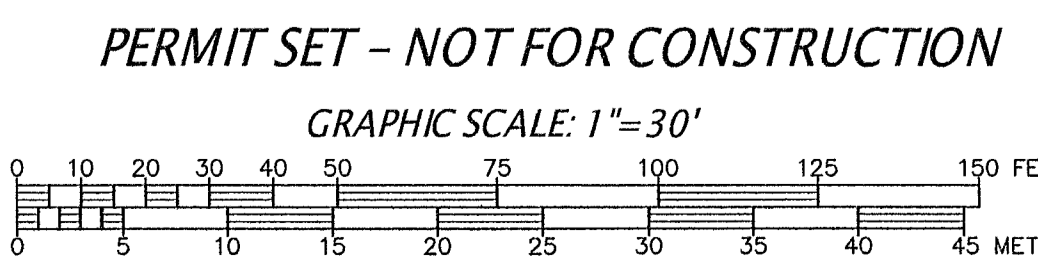
ASSESSORS MAP 19, PARCEL 62
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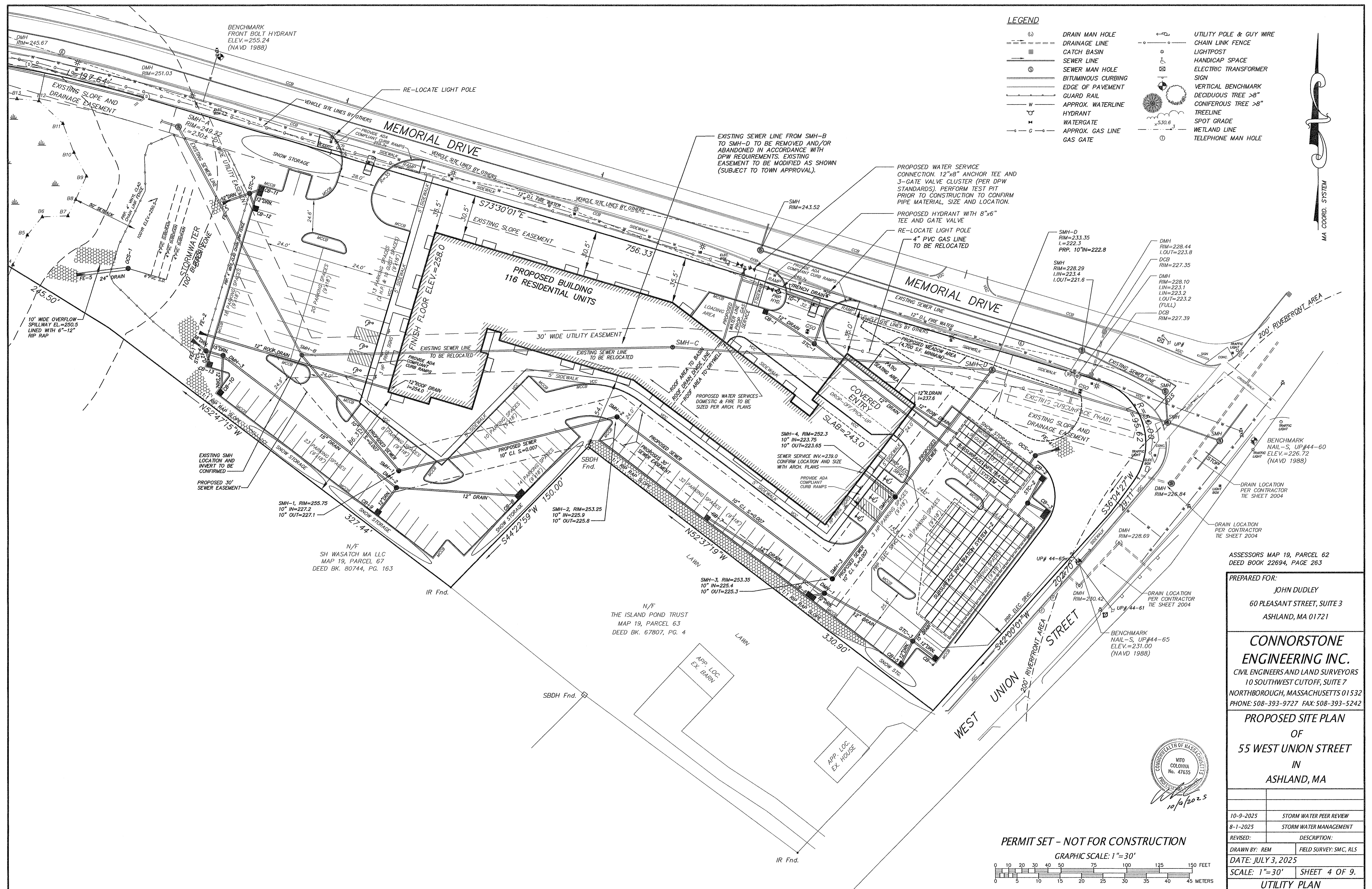
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8-1-2025	STORM WATER MANAGEMENT
REVISED:	DESCRIPTION:
DRAWN BY: REM	FIELD SURVEY: SMC, RLS
DATE: JULY 3, 2025	
SCALE: 1"=30'	SHEET 3 OF 9.
GRADING & DRAINAGE PLAN	



MA COORD. SYSTEM



- LEGEND**
- DRAIN MAN HOLE
 - DRAINAGE LINE
 - ▭ CATCH BASIN
 - SEWER LINE
 - SEWER MAN HOLE
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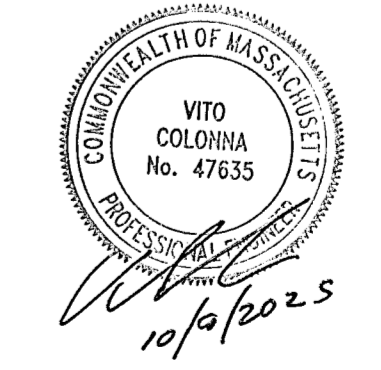
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UTILITY PLAN	

PERMIT SET - NOT FOR CONSTRUCTION
GRAPHIC SCALE: 1"=30'
0 10 20 30 40 50 75 100 125 150 FEET
0 5 10 15 20 25 30 35 40 45 METERS



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

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

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

DRAIN LOCATION
PER CONTRACTOR
THE SHEET 2004

DRAIN LOCATION
PER CONTRACTOR
THE SHEET 2004

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

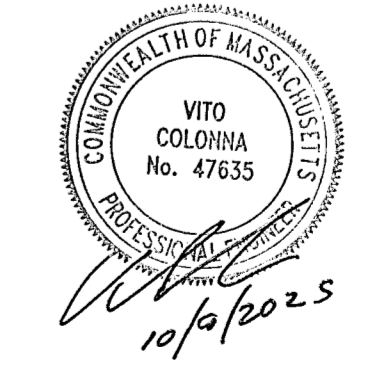
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UTILITY PLAN	

PERMIT SET - NOT FOR CONSTRUCTION
GRAPHIC SCALE: 1"=30'
0 10 20 30 40 50 75 100 125 150 FEET
0 5 10 15 20 25 30 35 40 45 METERS



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PER CONTRACTOR
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PER CONTRACTOR
THE SHEET 2004

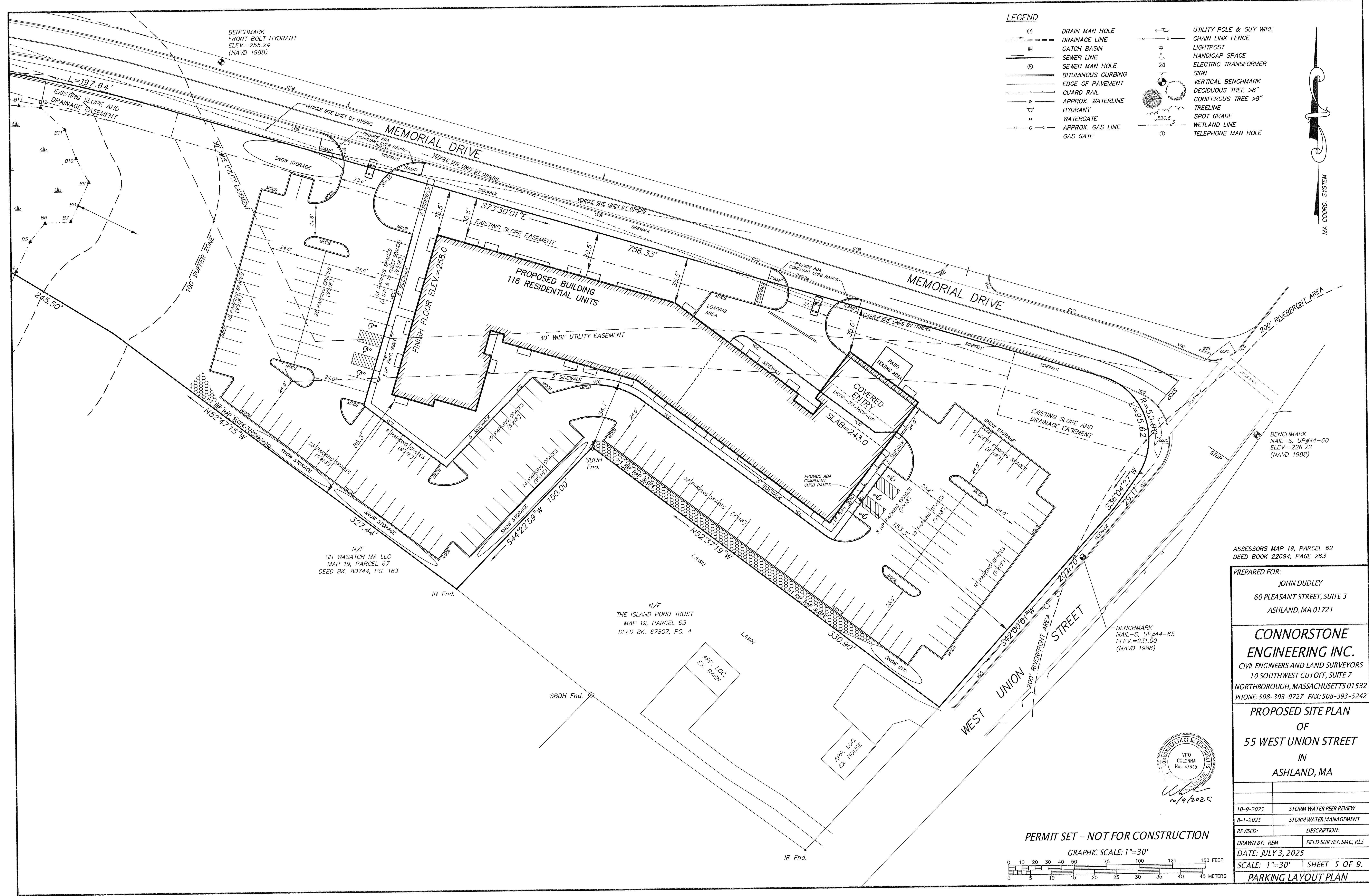
ASSESSORS MAP 19, PARCEL 62
DEED BOOK 22694, PAGE 263

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**

10-9-2025	STORM WATER PEER REVIEW
8-1-2025	STORM WATER MANAGEMENT
REVISED:	DESCRIPTION:
DRAWN BY: REM	FIELD SURVEY: SMC, RLS
DATE: JULY 3, 2025	
SCALE: 1"=30'	SHEET 4 OF 9.
UTILITY PLAN	



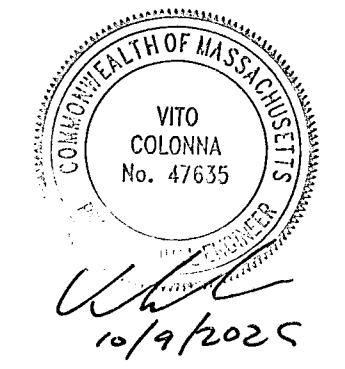
- LEGEND**
- (D) DRAIN MAN HOLE
 - DRAINAGE LINE
 - CATCH BASIN
 - SEWER LINE
 - (S) SEWER MAN HOLE
 - BITUMINOUS CURBING
 - EDGE OF PAVEMENT
 - GUARD RAIL
 - W APPROX. WATERLINE
 - H HYDRANT
 - WATERGATE
 - APPROX. GAS LINE
 - G GAS GATE
 - UTILITY POLE & GUY WIRE
 - CHAIN LINK FENCE
 - * LIGHTPOST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

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



10-9-2025	STORM WATER PEER REVIEW
8-1-2025	STORM WATER MANAGEMENT
REVISED:	DESCRIPTION:
DRAWN BY: REM	FIELD SURVEY: SMC, RLS
DATE: JULY 3, 2025	
SCALE: 1"=30'	SHEET 5 OF 9.
PARKING LAYOUT PLAN	

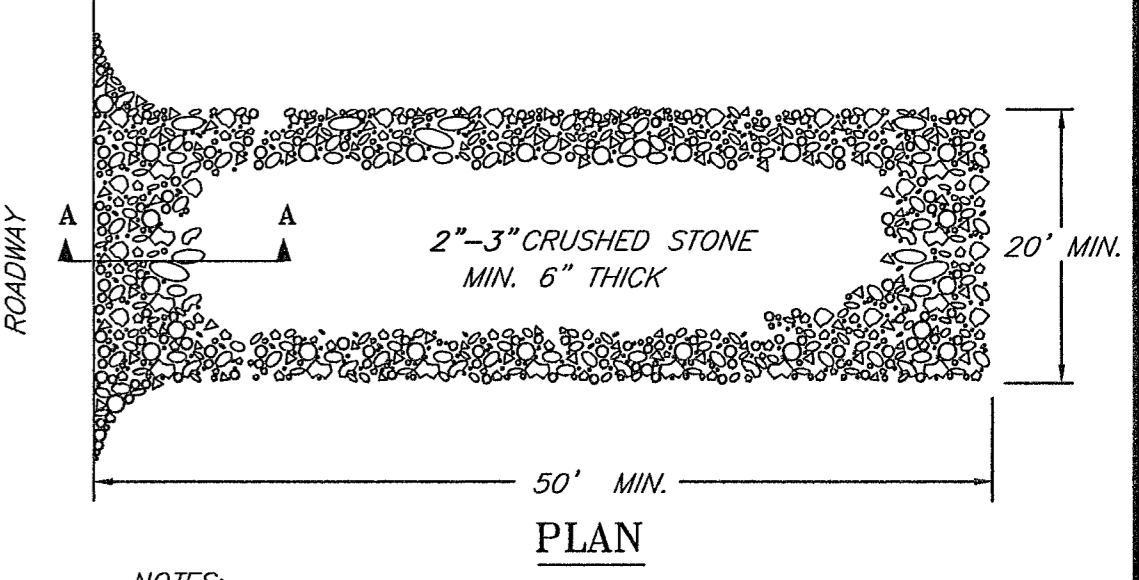
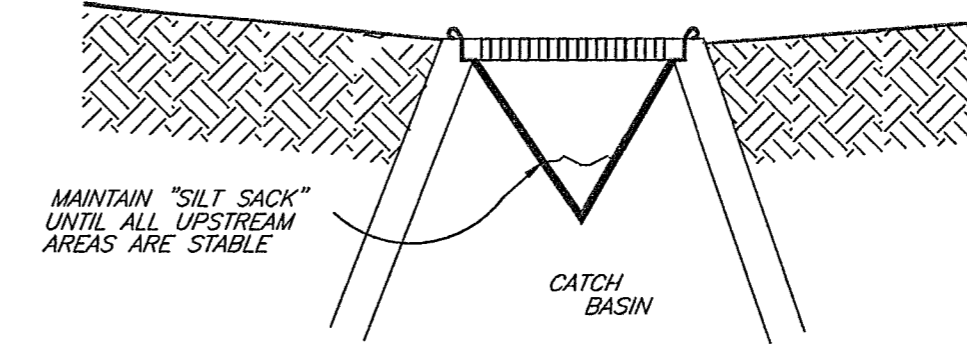
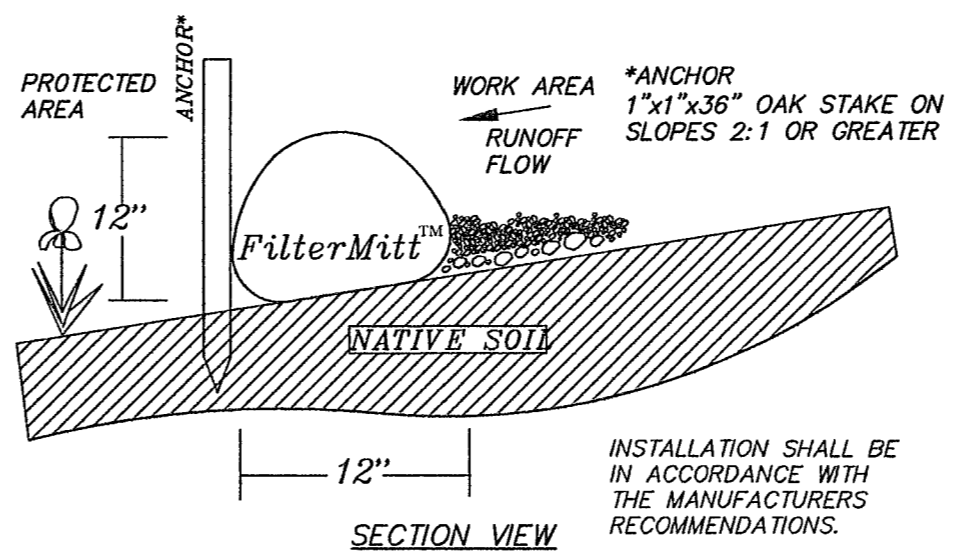
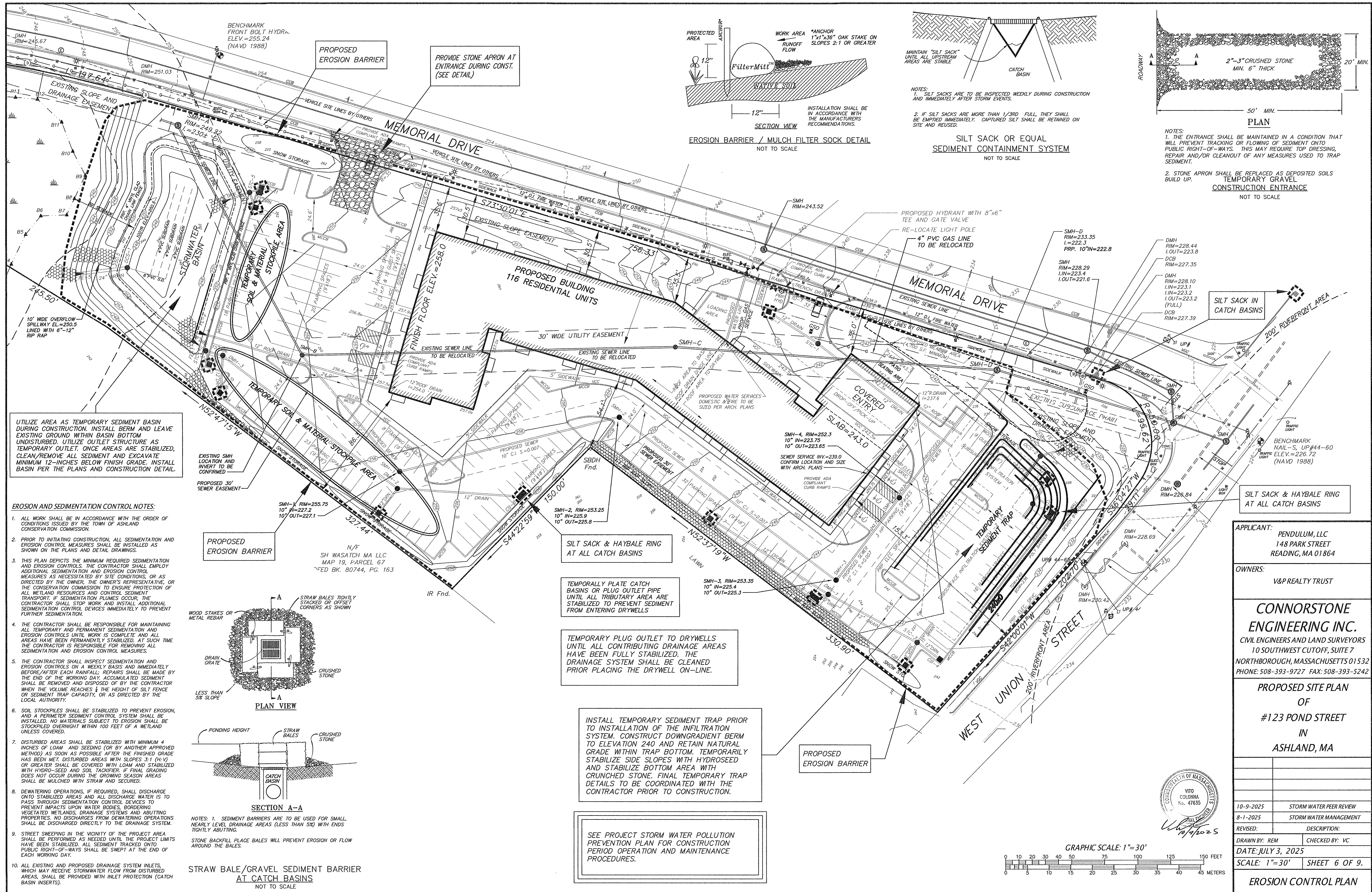
PERMIT SET - NOT FOR CONSTRUCTION
GRAPHIC SCALE: 1"=30'
0 10 20 30 40 50 75 100 125 150 FEET
0 5 10 15 20 25 30 35 40 45 METERS

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

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

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

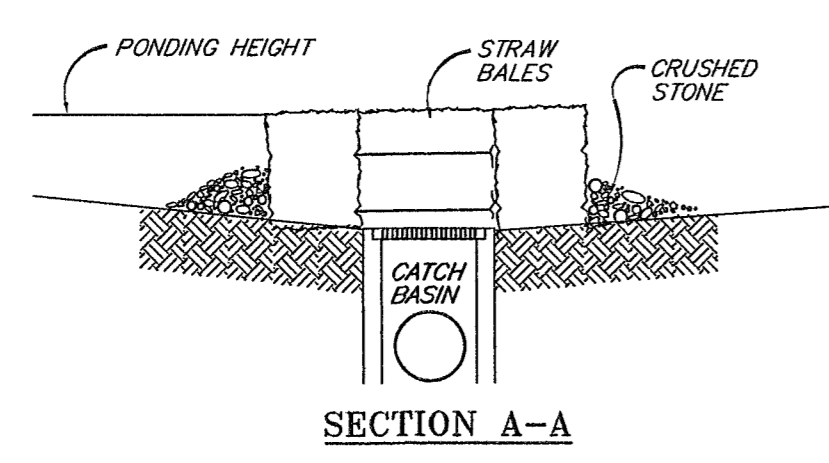
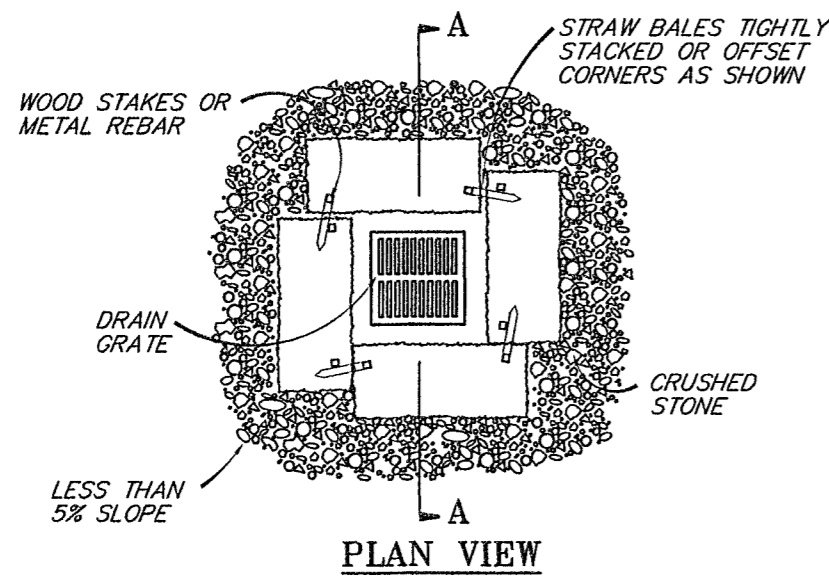


NOTES:
 1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. STONE APRON SHALL BE REPLACED AS DEPOSITED SOILS BUILD UP.
CONSTRUCTION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

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/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 TACKLIFIER. 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 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

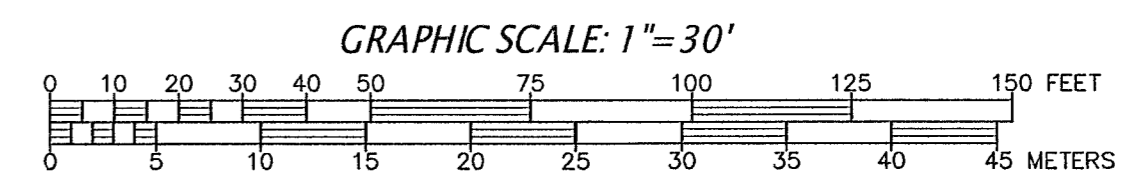
SILT SACK & HAYBALE RING AT ALL CATCH BASINS

TEMPORARILY PLATE CATCH BASINS OR PLUG OUTLET PIPE UNTIL ALL TRIBUTARY AREA ARE STABILIZED TO PREVENT SEDIMENT FROM ENTERING DRYWELLS

TEMPORARY PLUG OUTLET TO DRYWELLS UNTIL ALL CONTRIBUTING DRAINAGE AREAS HAVE BEEN FULLY STABILIZED. THE DRAINAGE SYSTEM SHALL BE CLEANED PRIOR PLACING THE DRYWELL ON-LINE.

INSTALL TEMPORARY SEDIMENT TRAP PRIOR TO INSTALLATION OF THE INFILTRATION SYSTEM. CONSTRUCT DOWNGRADIENT BERM TO ELEVATION 240 AND RETAIN NATURAL GRADE WITHIN TRAP BOTTOM. TEMPORARILY STABILIZE SIDE SLOPES WITH HYDROSEED AND STABILIZE BOTTOM AREA WITH CRUNCHED STONE. FINAL TEMPORARY TRAP DETAILS TO BE COORDINATED WITH THE CONTRACTOR PRIOR TO CONSTRUCTION.

SEE PROJECT STORM WATER POLLUTION PREVENTION PLAN FOR CONSTRUCTION PERIOD OPERATION AND MAINTENANCE PROCEDURES.



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

OWNERS: V&P REALTY TRUST

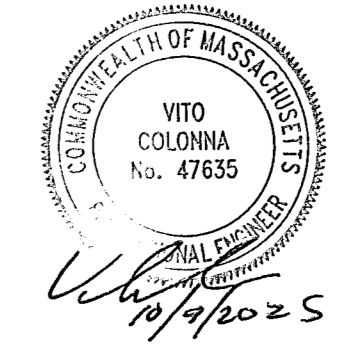
CONNORSTONE ENGINEERING INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 10 SOUTHWEST CUTOFF, SUITE 7
 NORTHBOROUGH, MASSACHUSETTS 01532
 PHONE: 508-393-9727 FAX: 508-393-5242

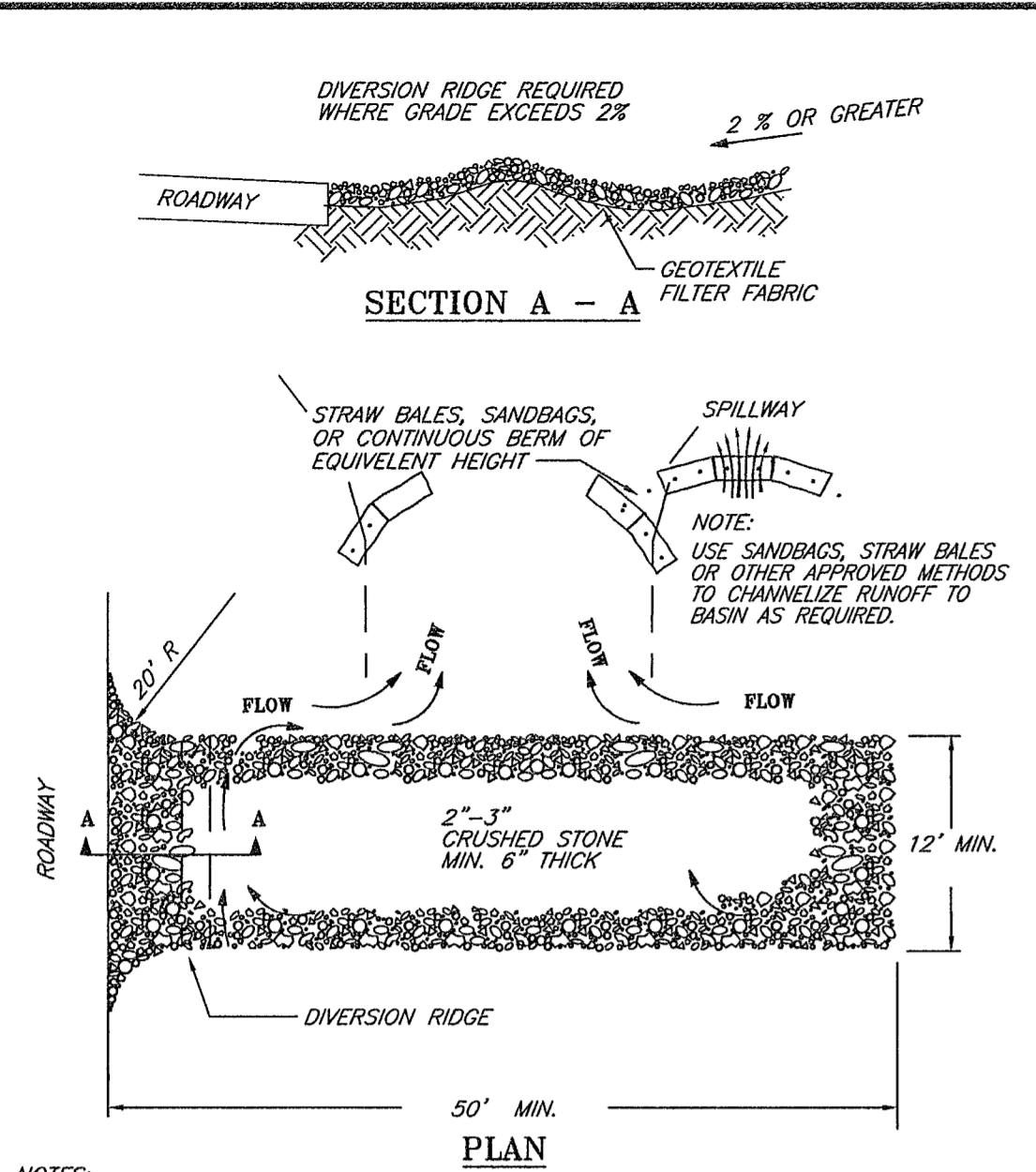
PROPOSED SITE PLAN
 OF
 #123 POND STREET
 IN
 ASHLAND, MA

10-9-2025	STORM WATER PEER REVIEW
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



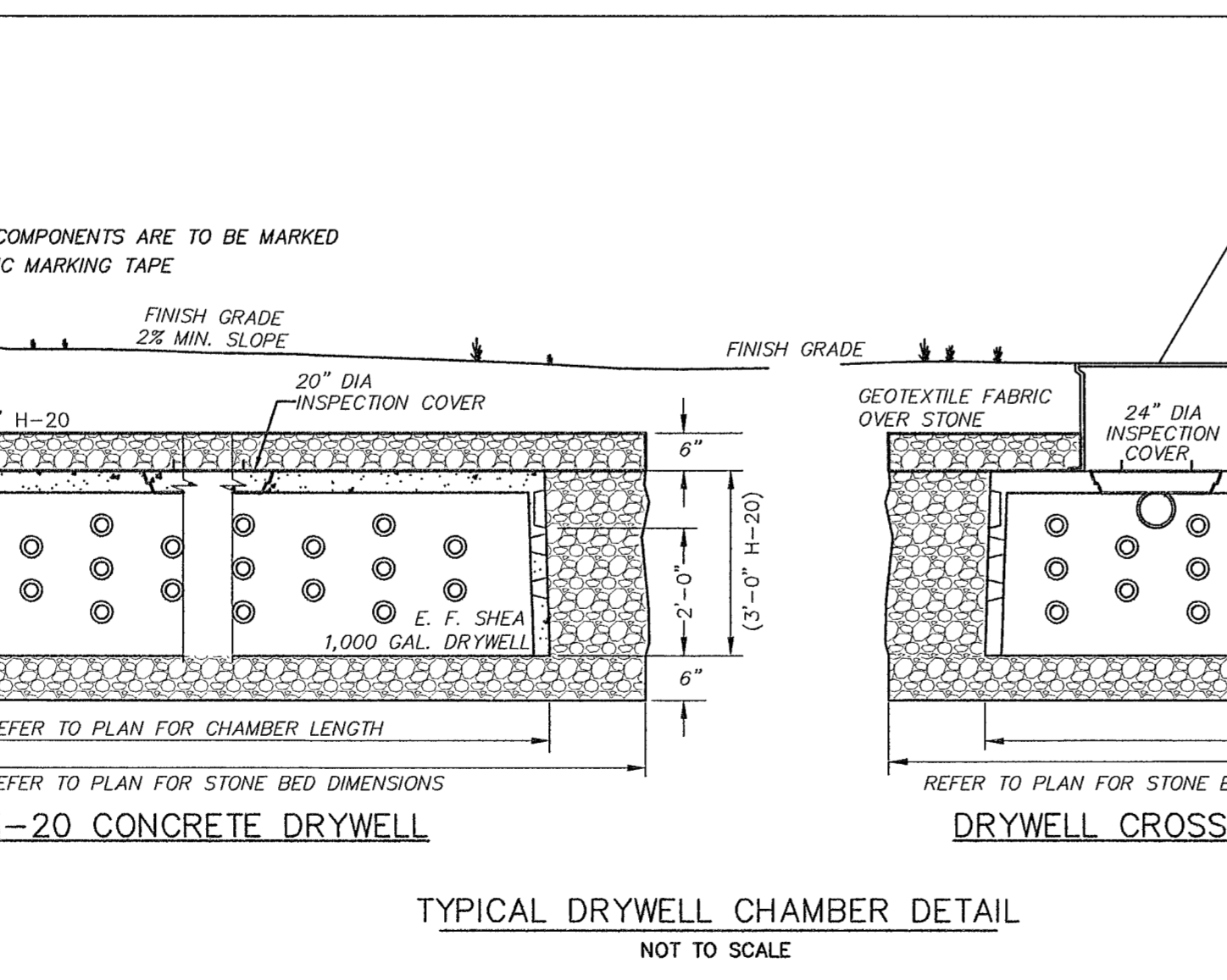
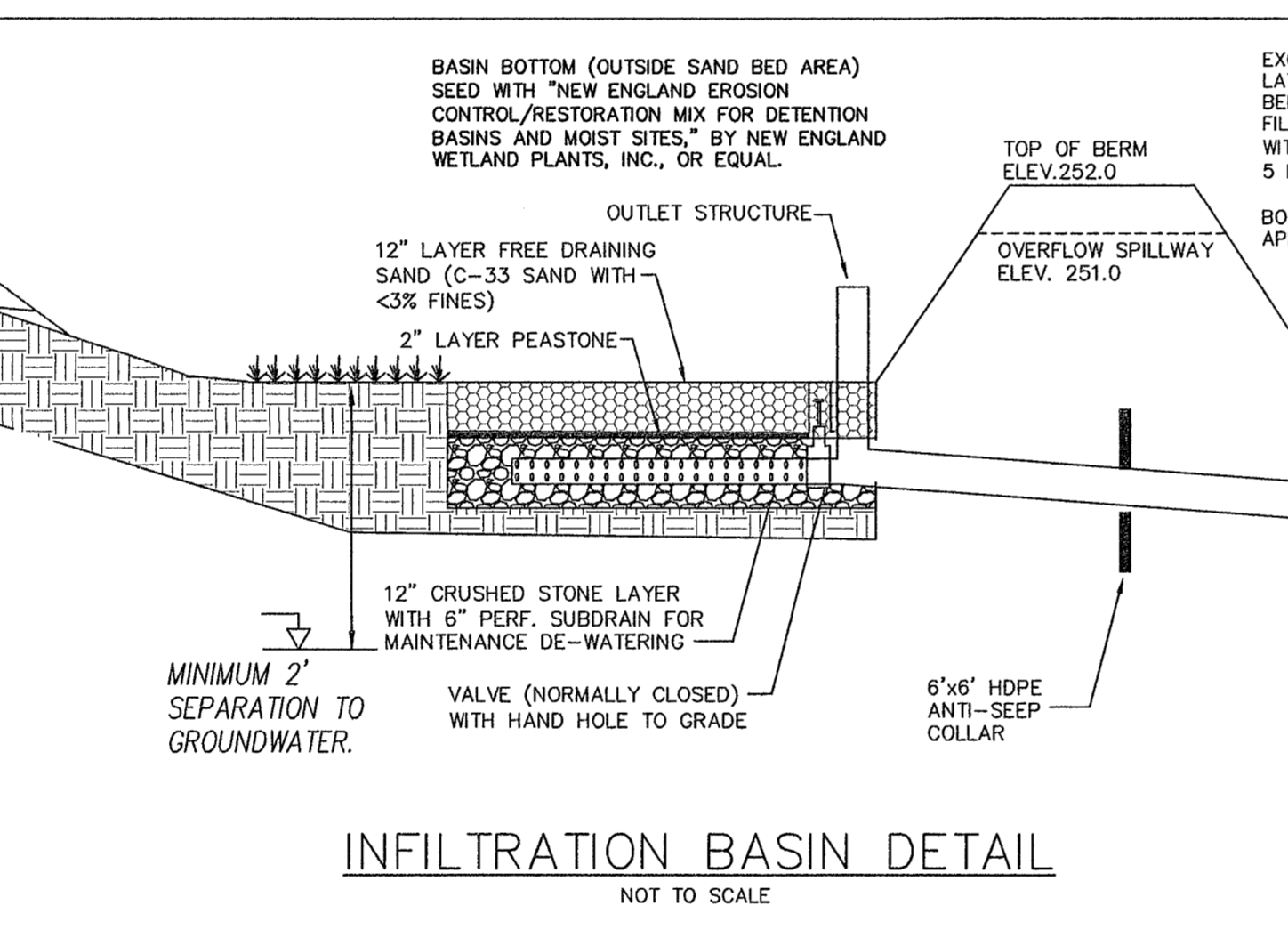
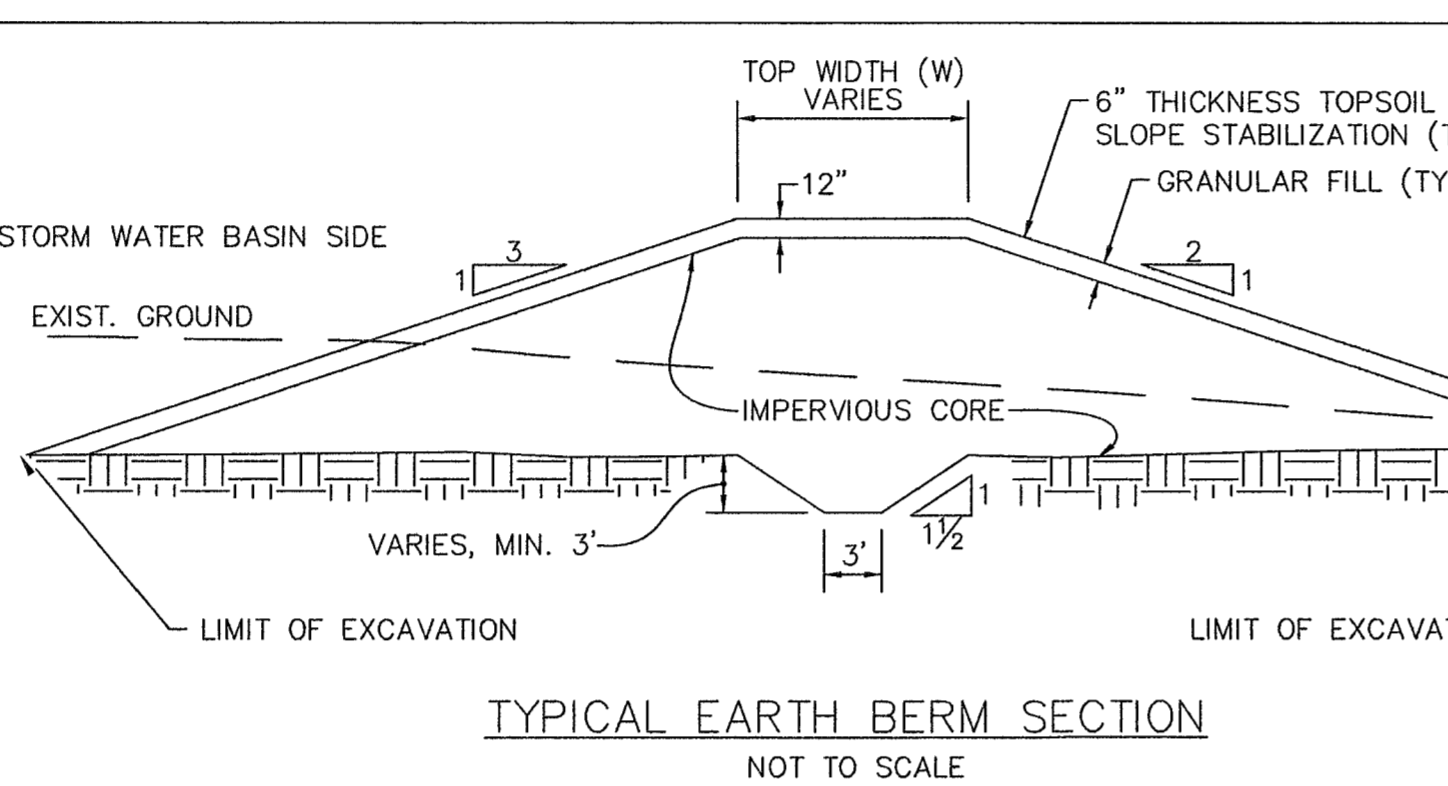
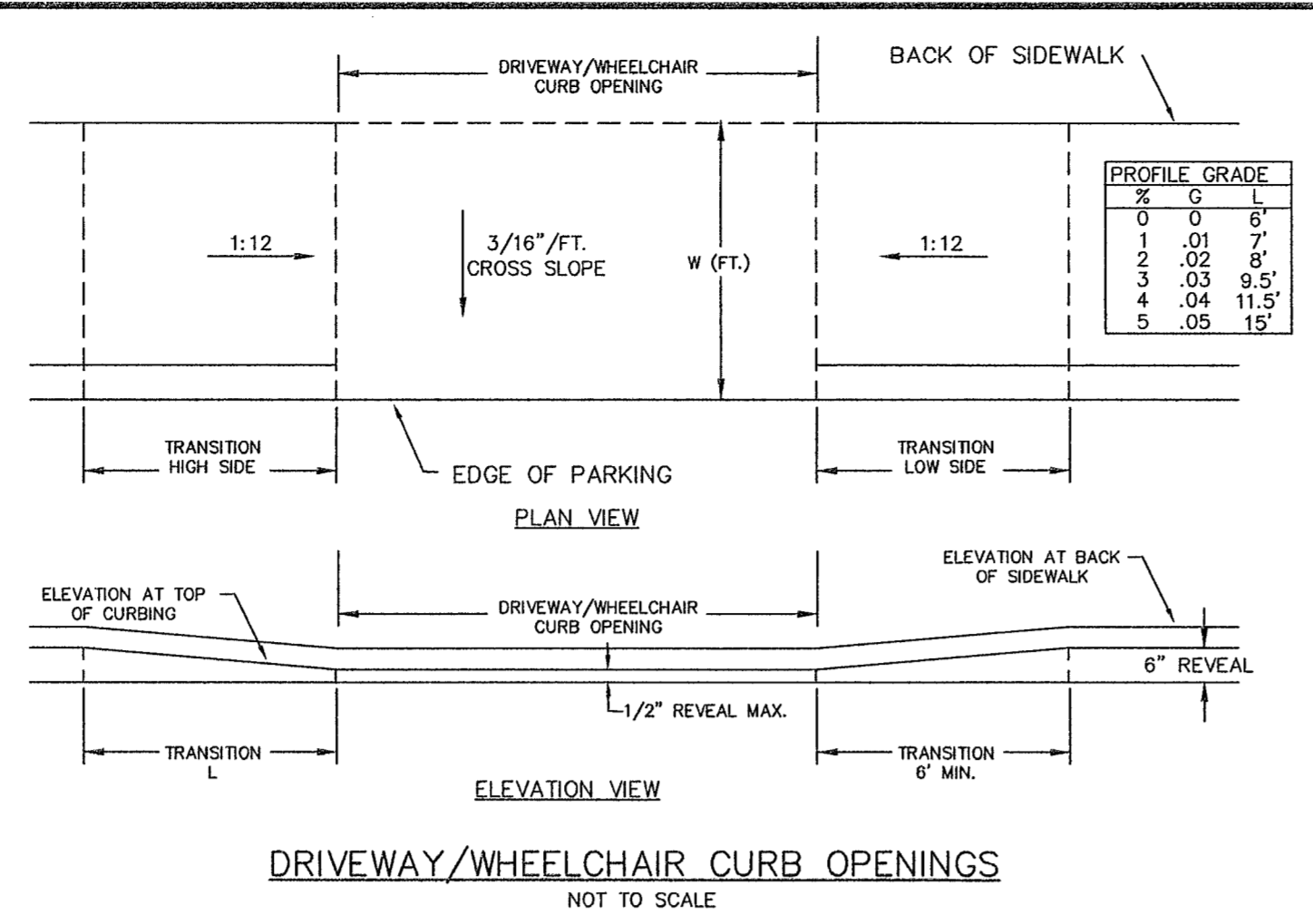


NOTES:

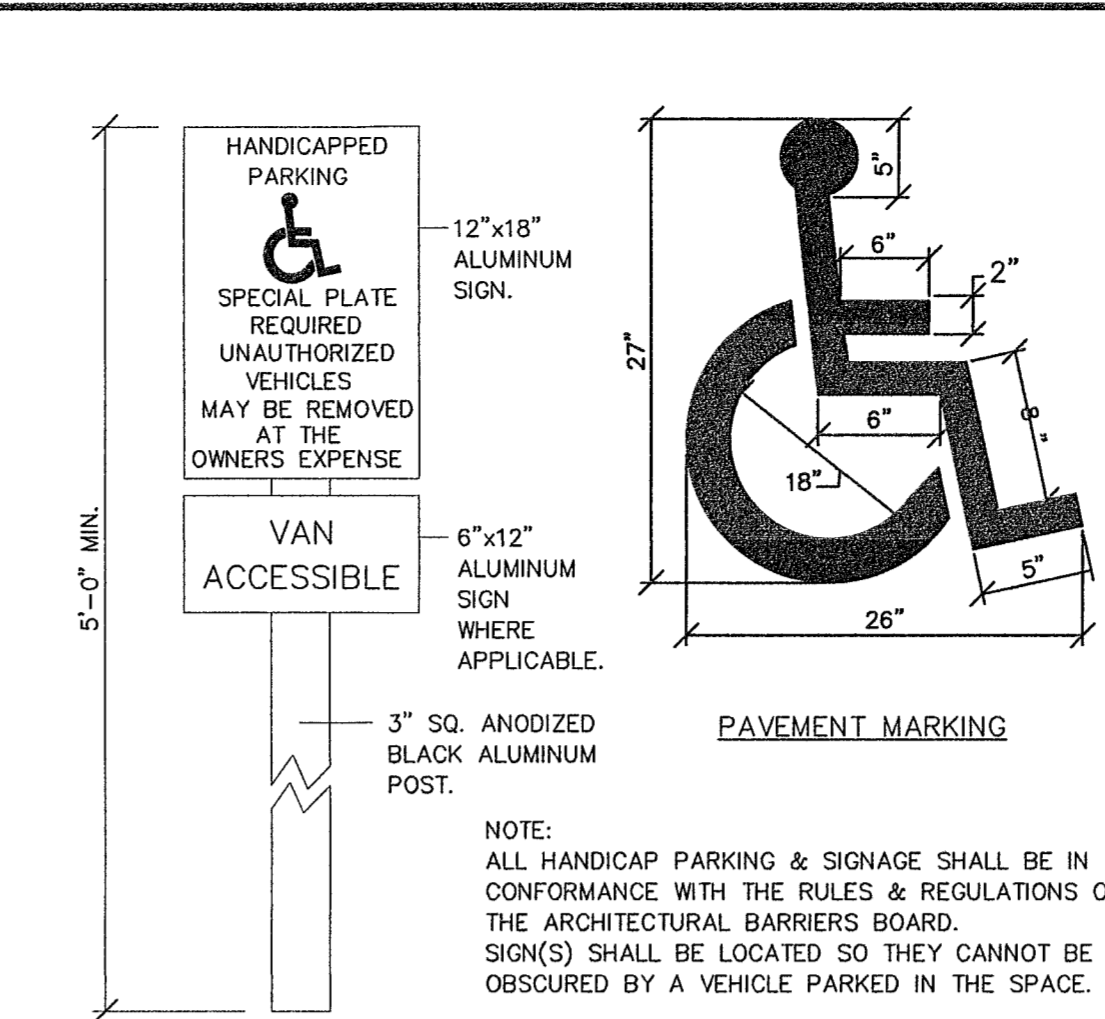
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANSUIT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. STONE APRON SHALL BE REPLACED AS DEPOSITED SOILS BUILD UP.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

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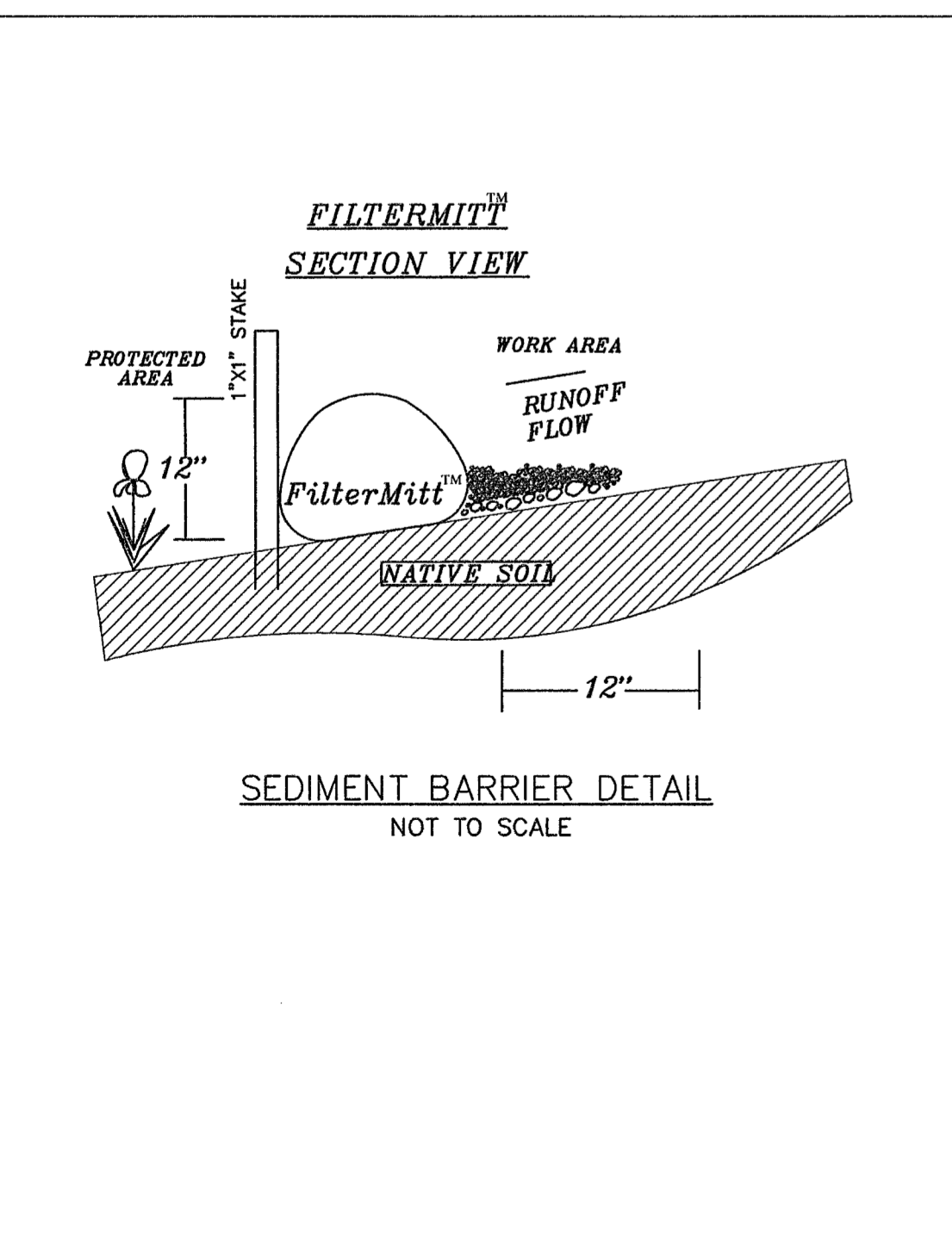
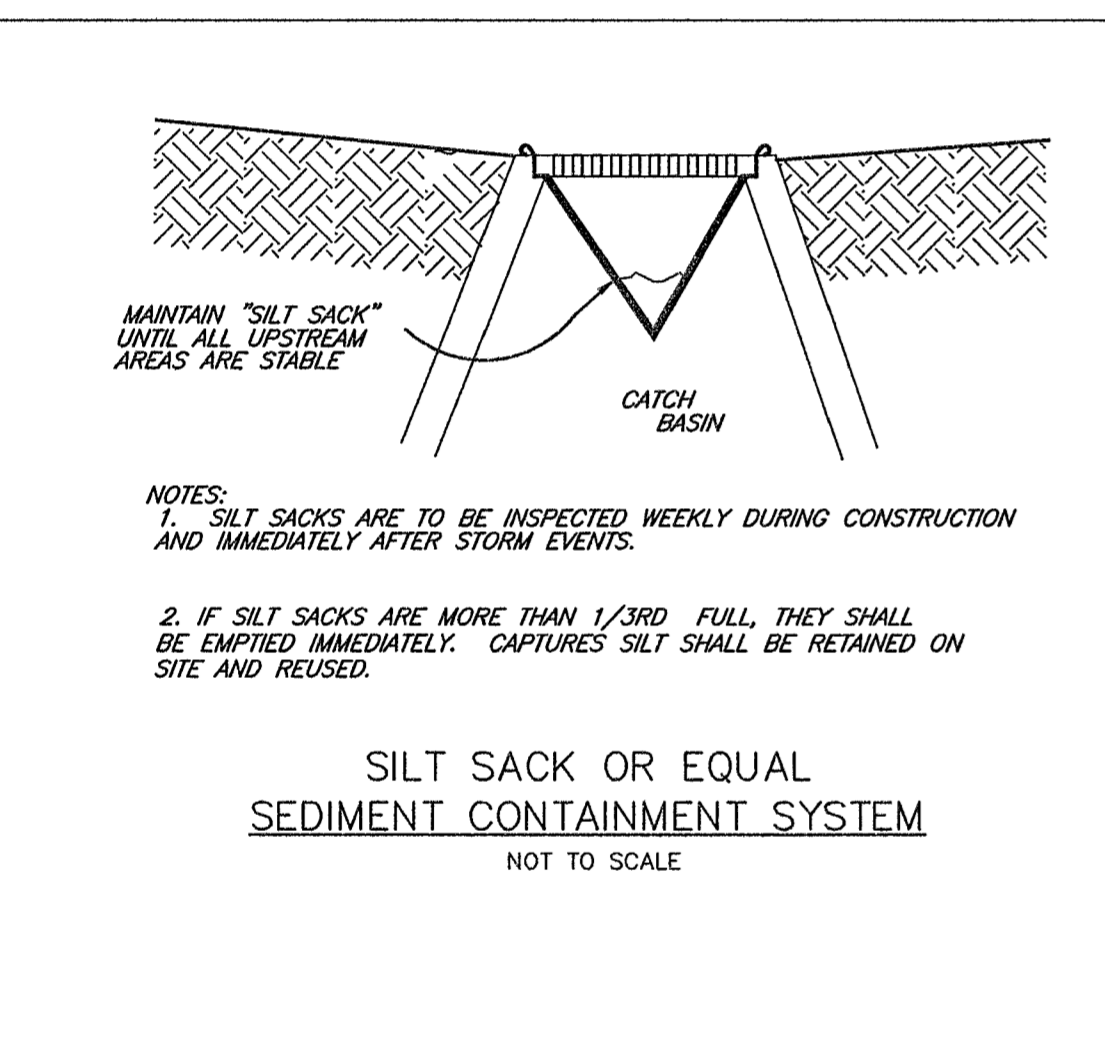
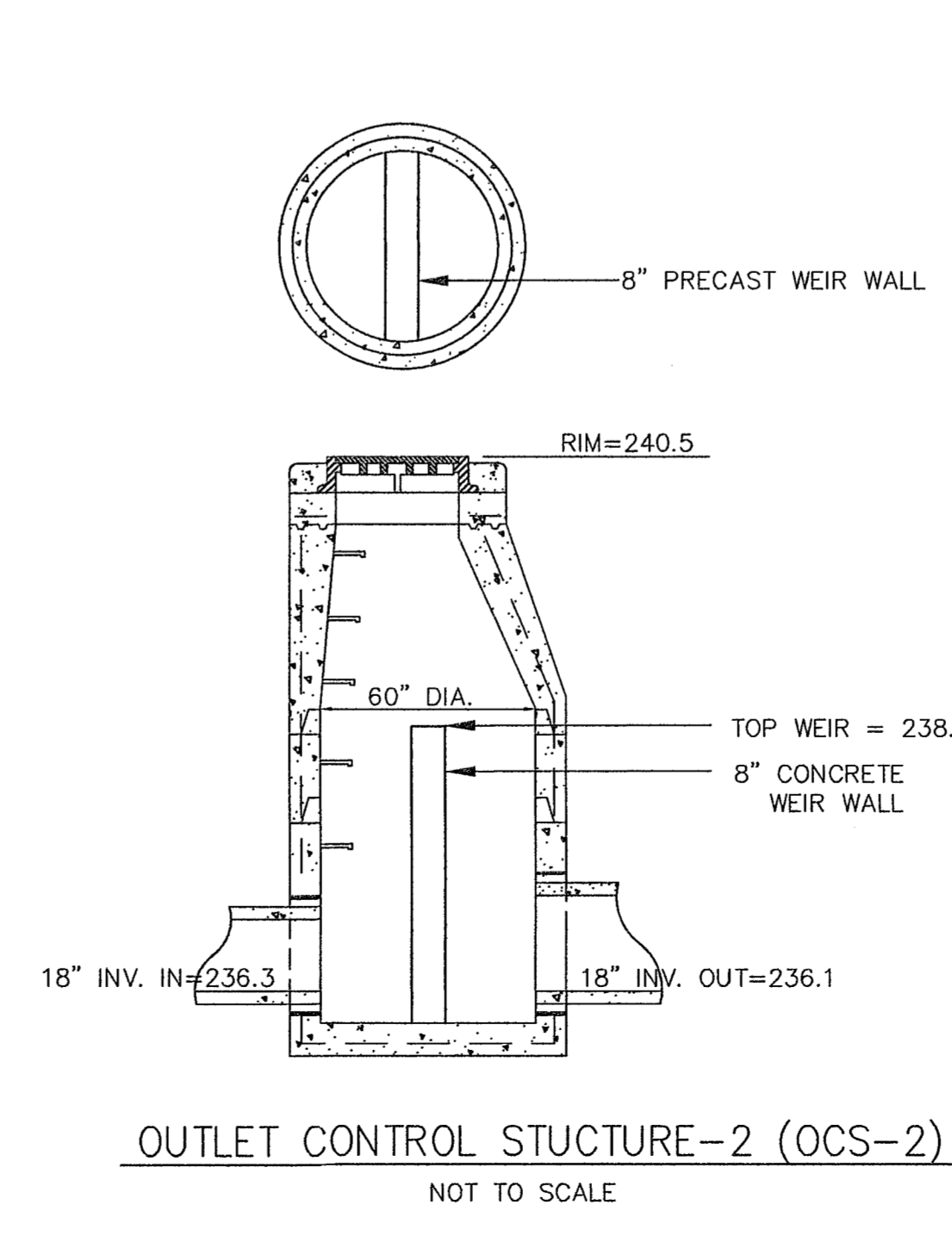
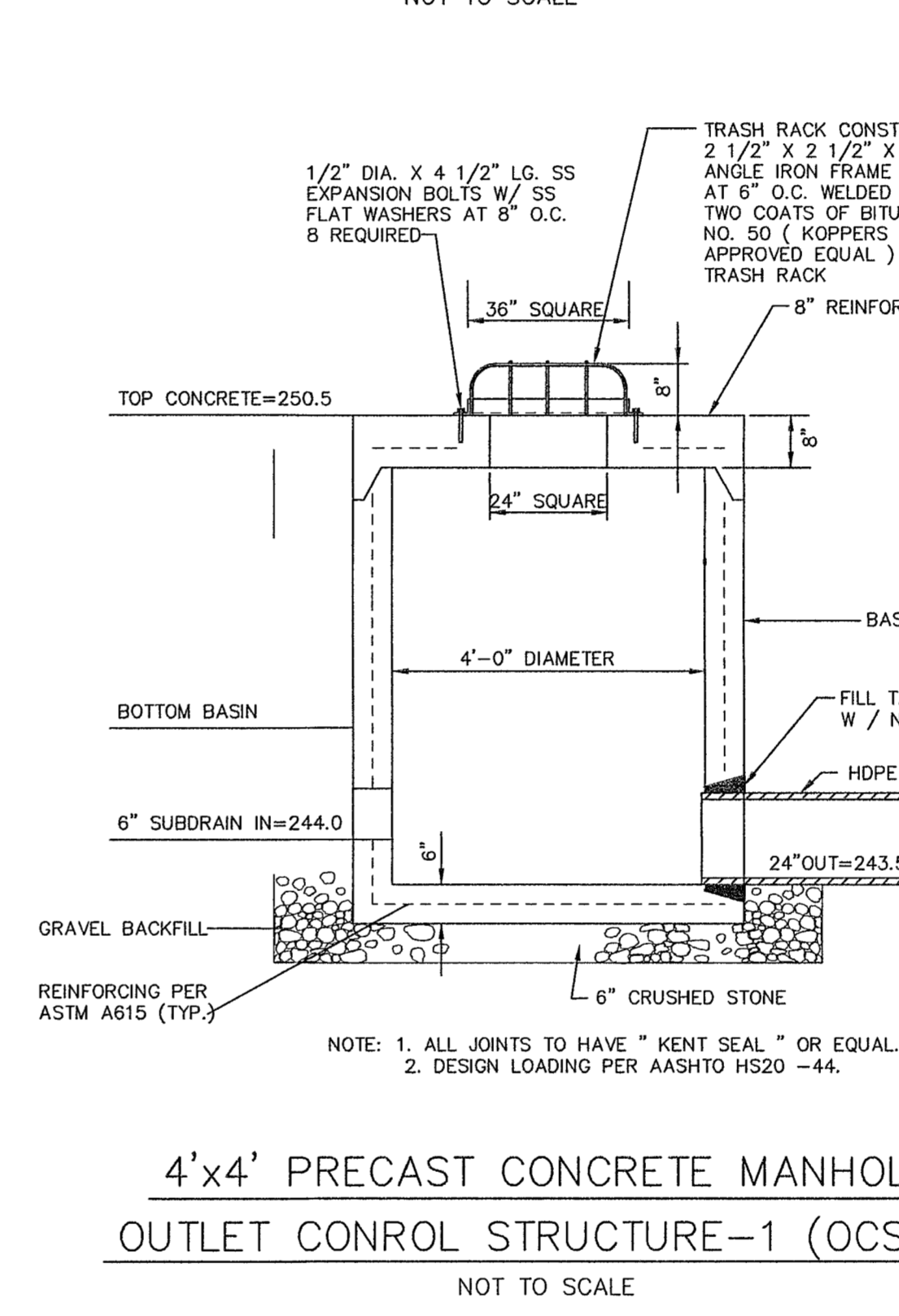


NOTE: EXCAVATE A MINIMUM 6 INCHES IN TO NATURAL "C" LAYER, AND REMOVE ANY UNSUITABLE MATERIALS BELOW OR AROUND THE SYSTEM. ANY REPLACEMENT FILL REQUIRED SHALL BE CLEAN FREE DRAINING FILL WITH LESS THAN 5% PASSING THE #200 SIEVE (TITLE 5 FILL MEETS THIS REQUIREMENT). BOTTOM OF EXCAVATION TO BE WITNESSED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



HANDICAP SIGN & PAVEMENT MARKING DETAIL

NOT TO SCALE

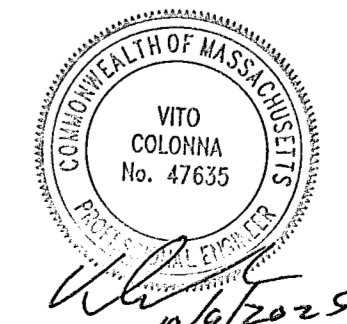


PREPARED FOR:
JOHN DUDLEY
 60 PLEASANT STREET, SUITE 3
 ASHLAND, MA 01721

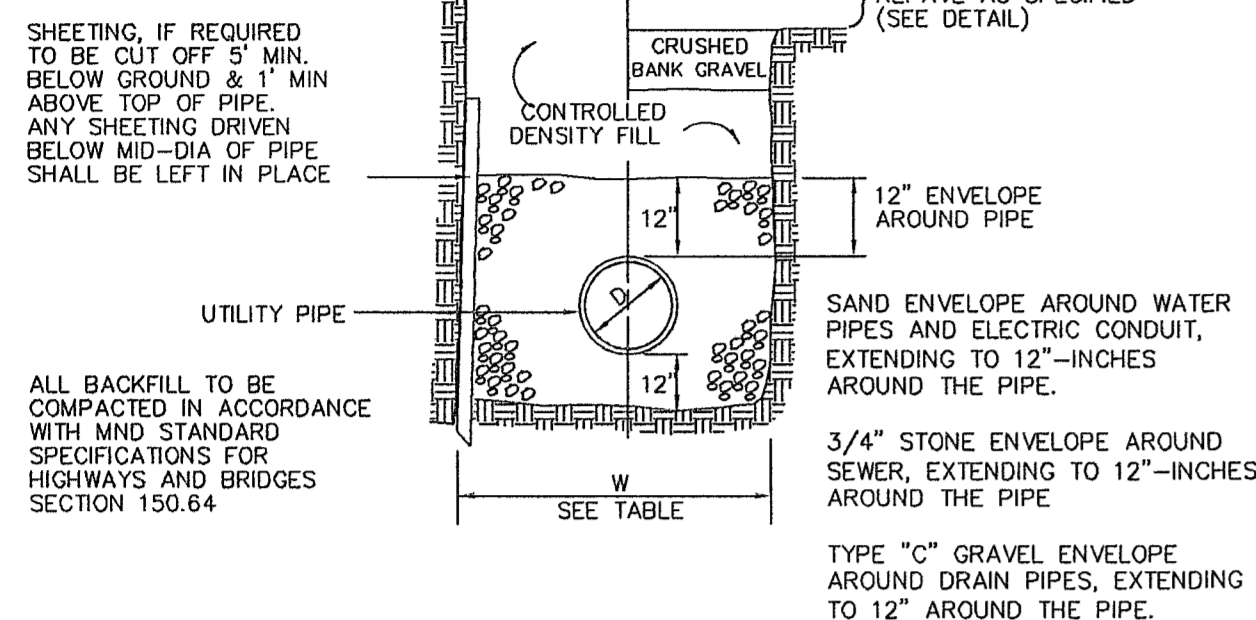
CONNORSTONE ENGINEERING INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 10 SOUTHWEST CUTOFF, SUITE 7
 NORTHBOROUGH, MASSACHUSETTS 01532
 PHONE: 508-393-9727 FAX: 508-393-5242

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

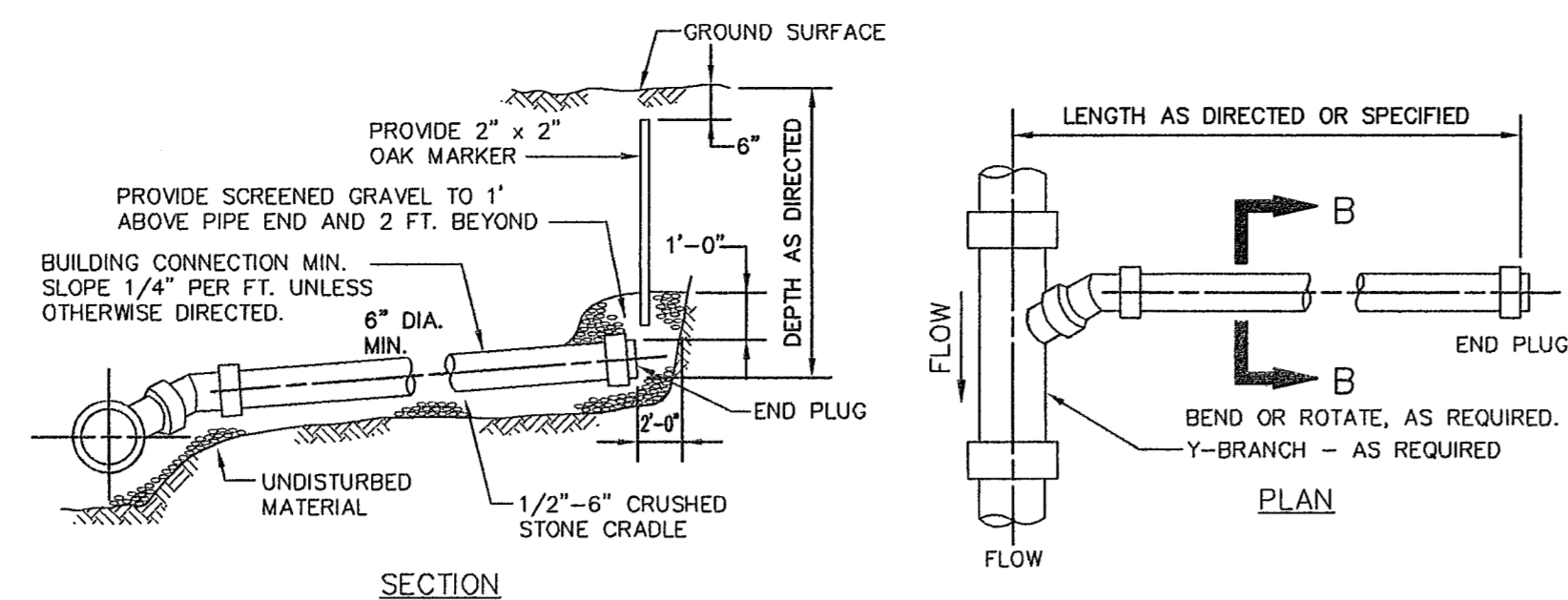
10-9-2025	STORM WATER PEER REVIEW
8-1-2025	STORM WATER MANAGEMENT
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: JULY 3, 2025	
SCALE: NONE	SHEET 7 OF 9.
CONSTRUCTION DETAILS	



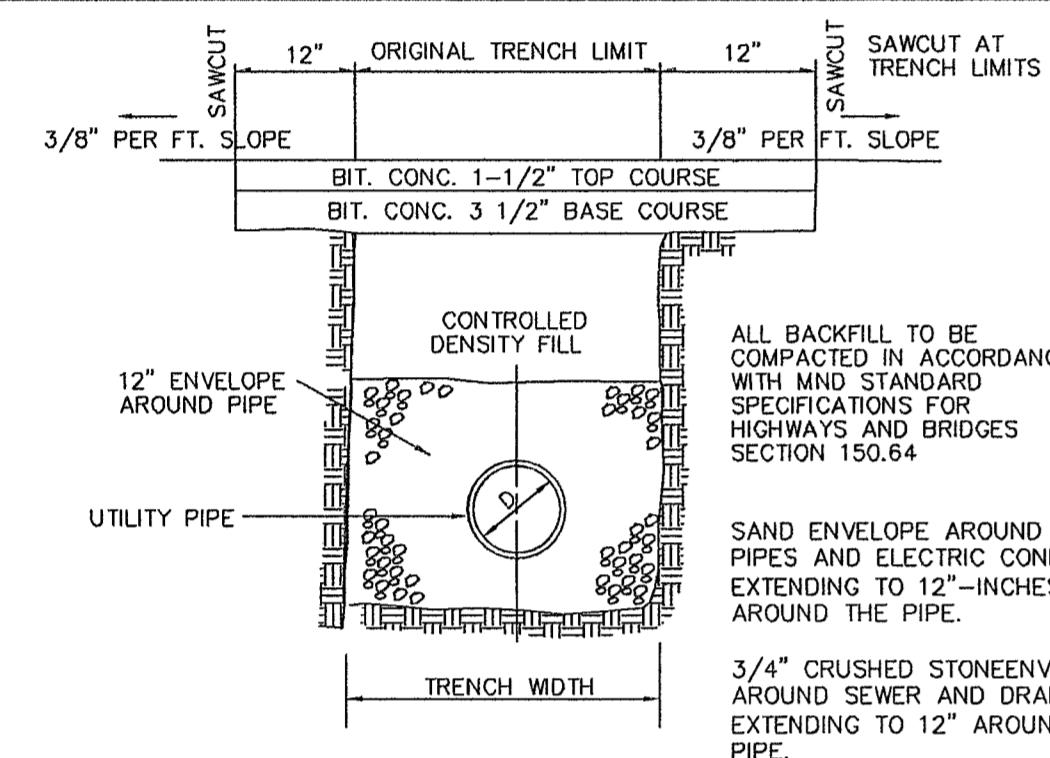
TRENCH WIDTH (W)		
D	W	SHEETED
DIAMETER OF PIPE	UN	SHEETED
TO 12"	3'	4'
14" TO 24"	4'	5'
30" TO 36"	5'	6'



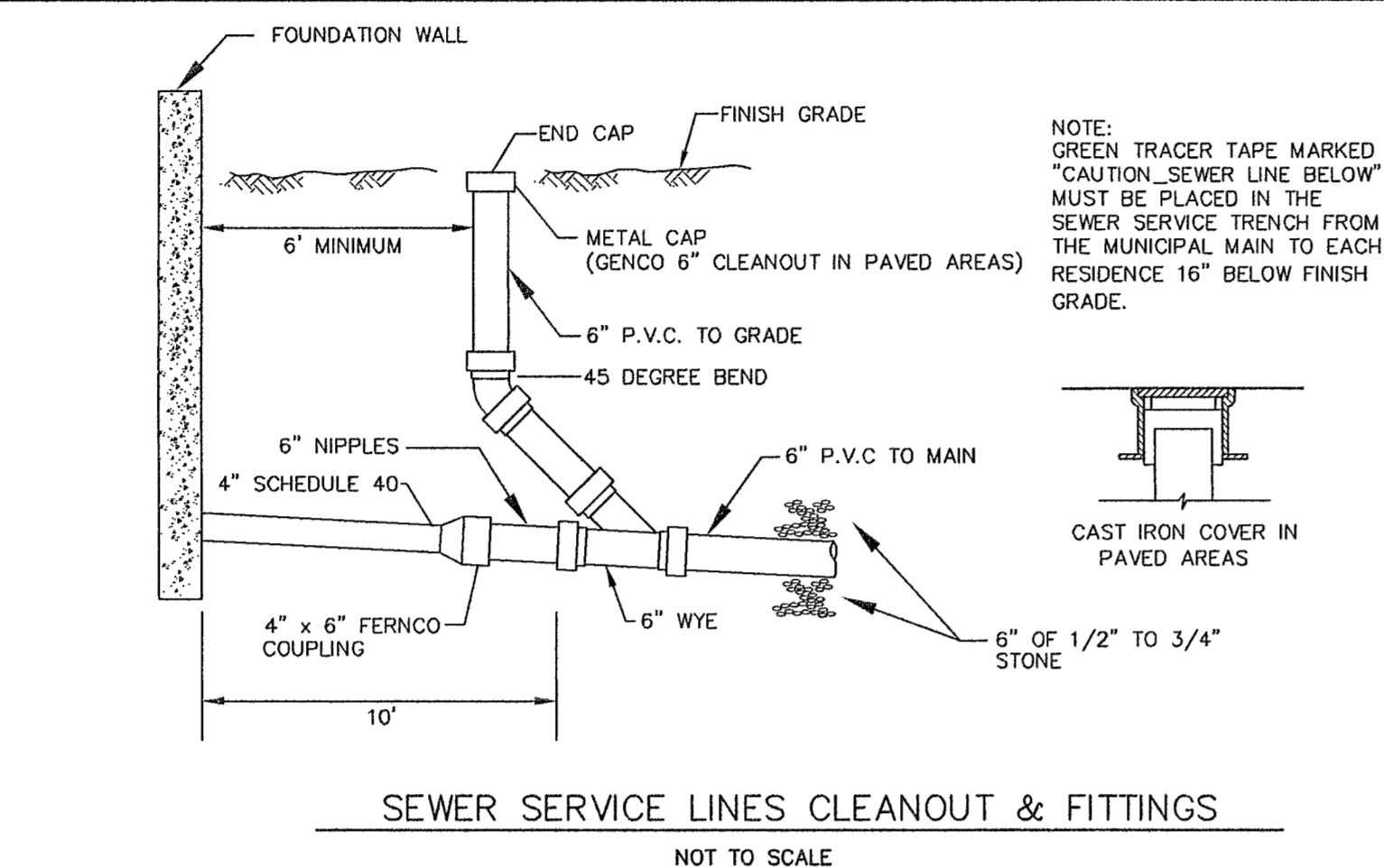
TYPICAL TRENCH SECTION
NOT TO SCALE



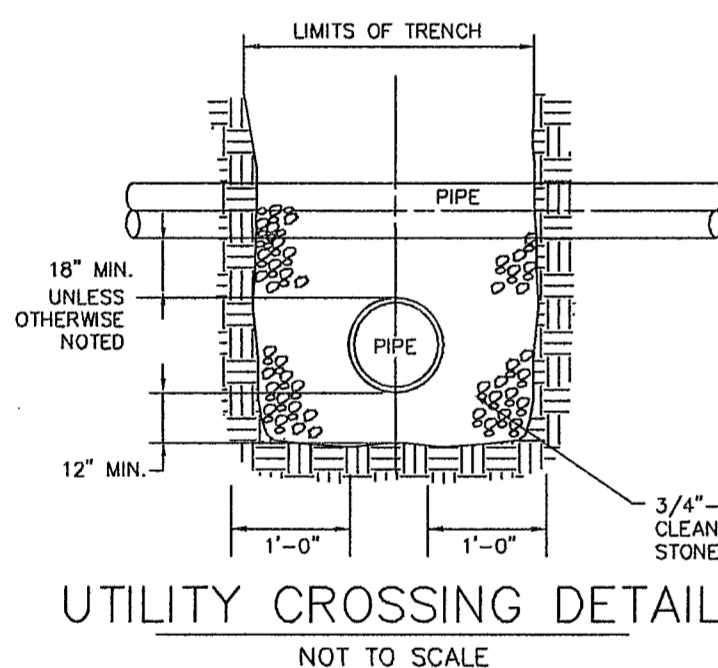
TYPICAL BUILDING CONNECTION
NOT TO SCALE



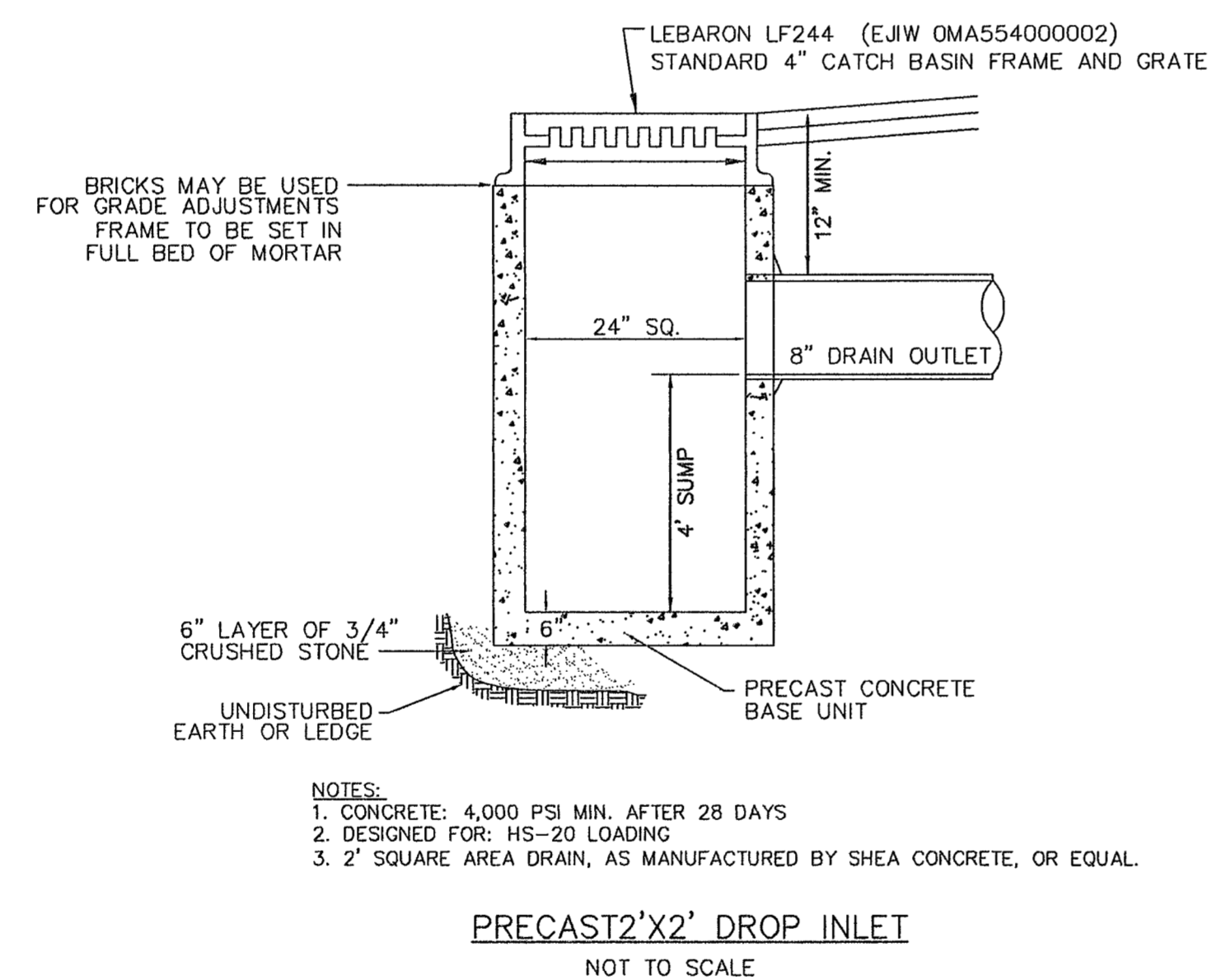
PERMANENT TRENCH PAVING
NOT TO SCALE



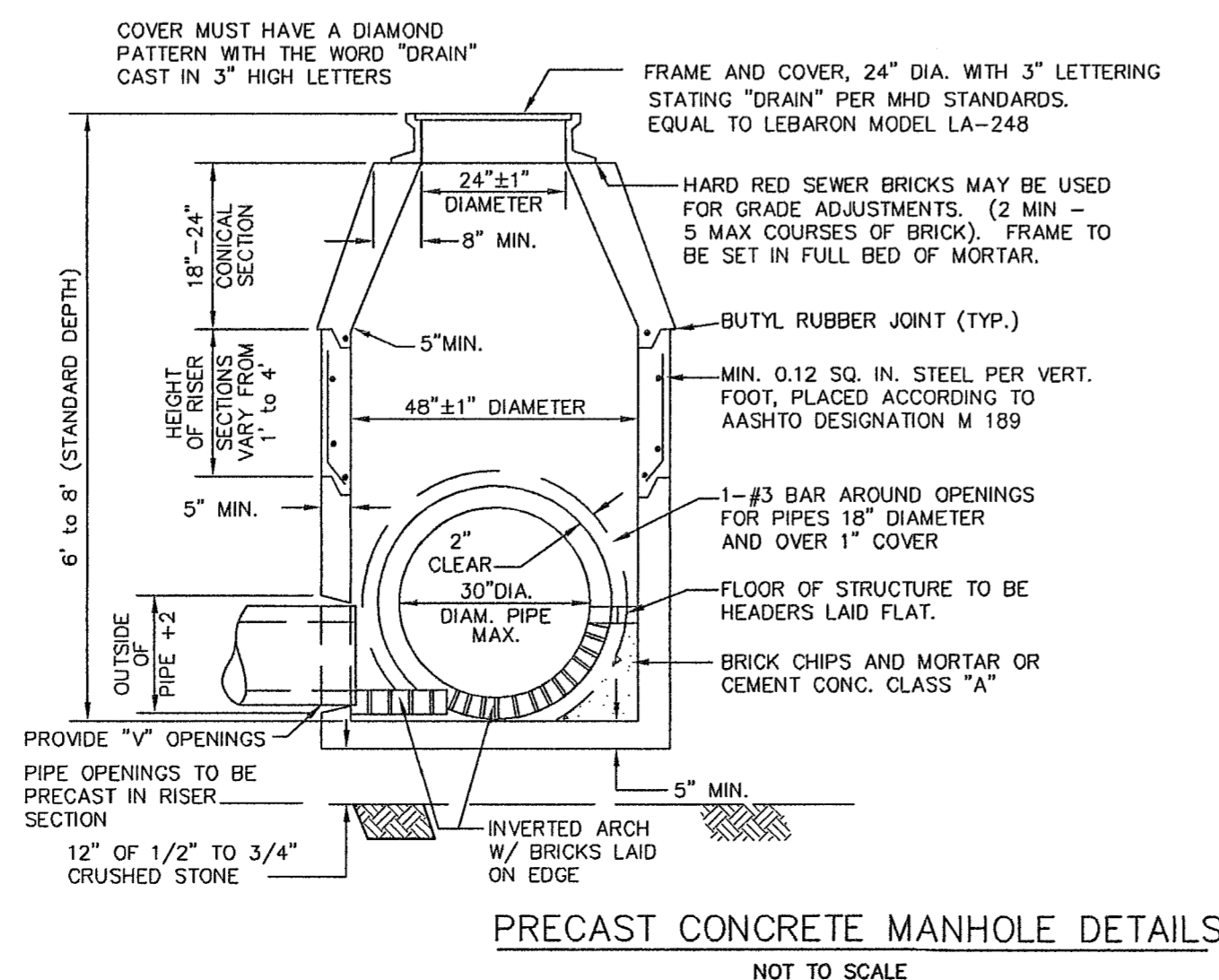
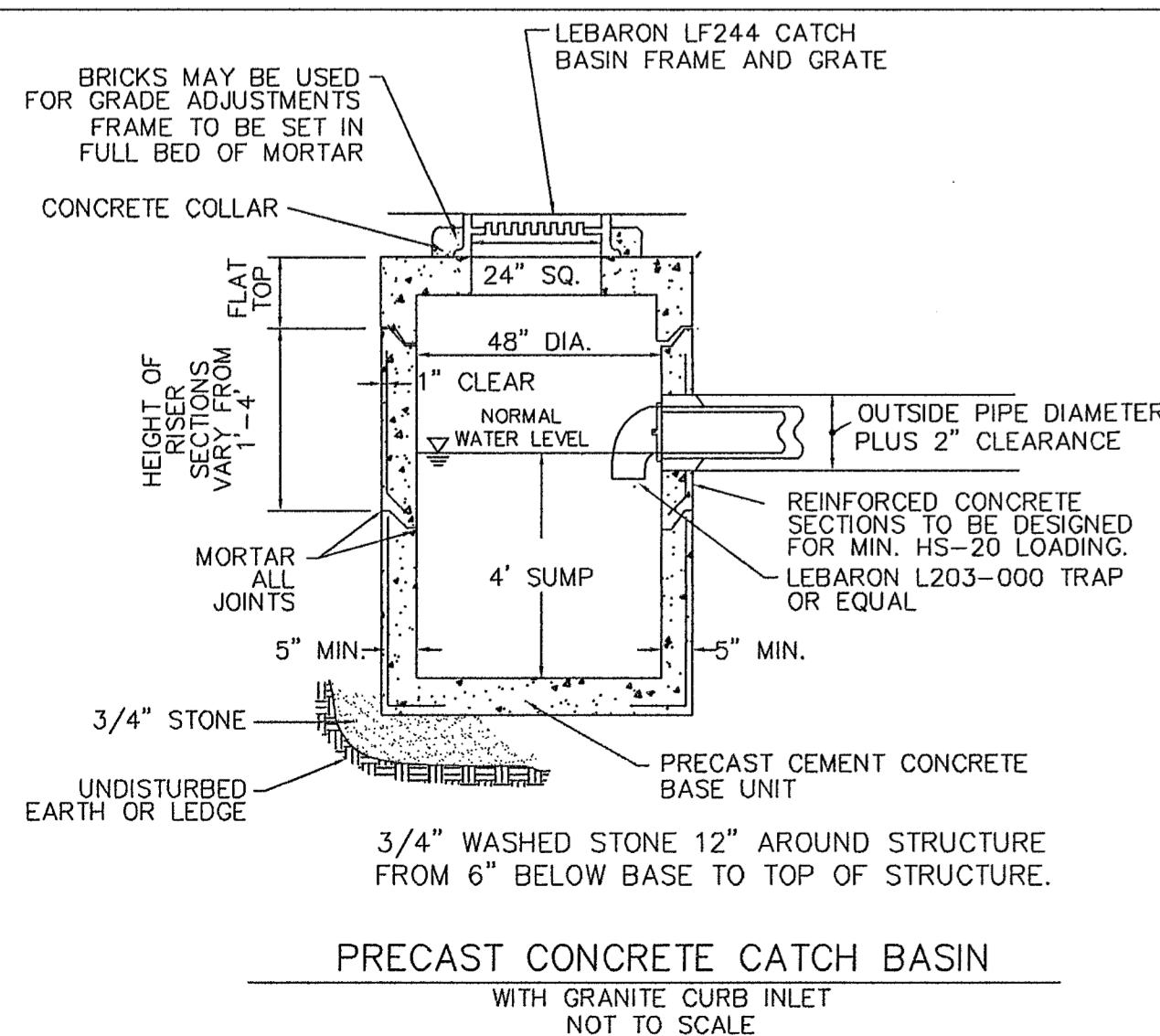
SEWER SERVICE LINES CLEANOUT & FITTINGS
NOT TO SCALE



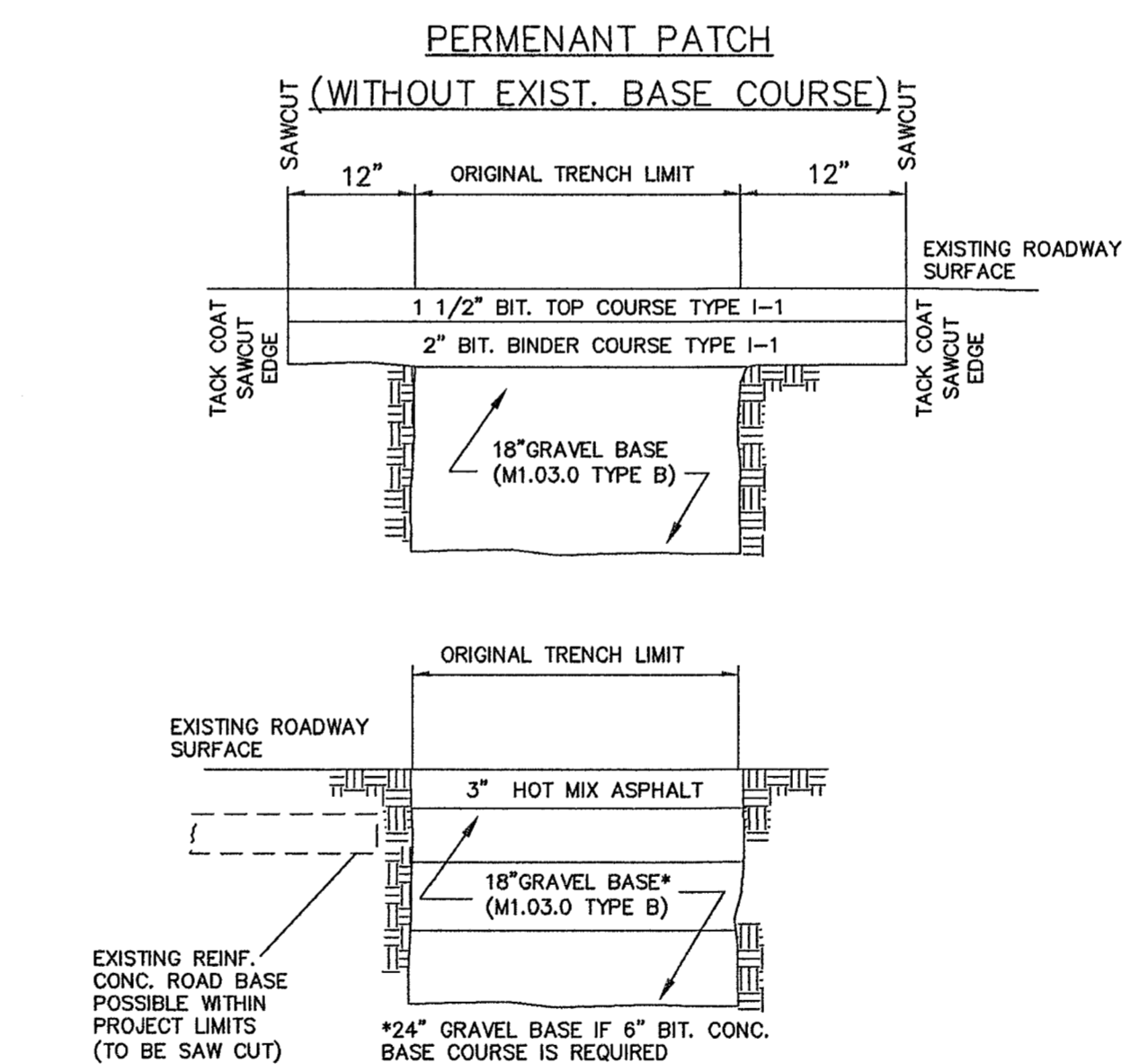
UTILITY CROSSING DETAIL
NOT TO SCALE



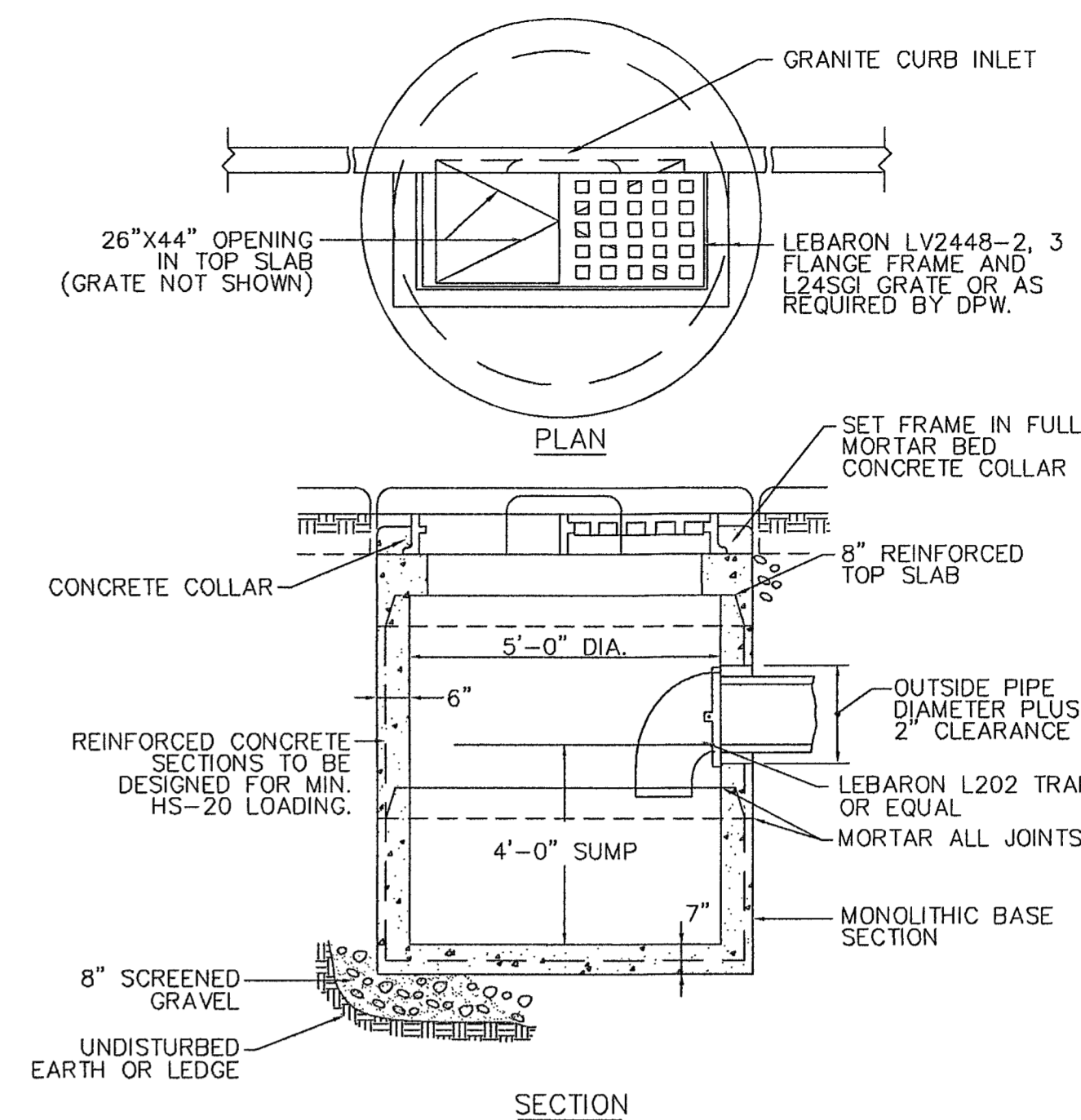
PRECAST 2'x2' DROP INLET
NOT TO SCALE



TYPICAL PRECAST CONCRETE MANHOLE DETAIL
NOT TO SCALE



TYPICAL TEMPORARY / PERMANENT PATCH DETAIL
NOT TO SCALE



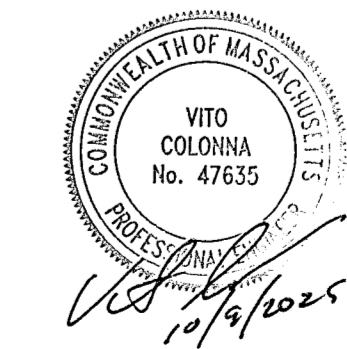
DOUBLE GRATE CATCH BASIN WITH GRANITE CURB INLET
NOT TO SCALE

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

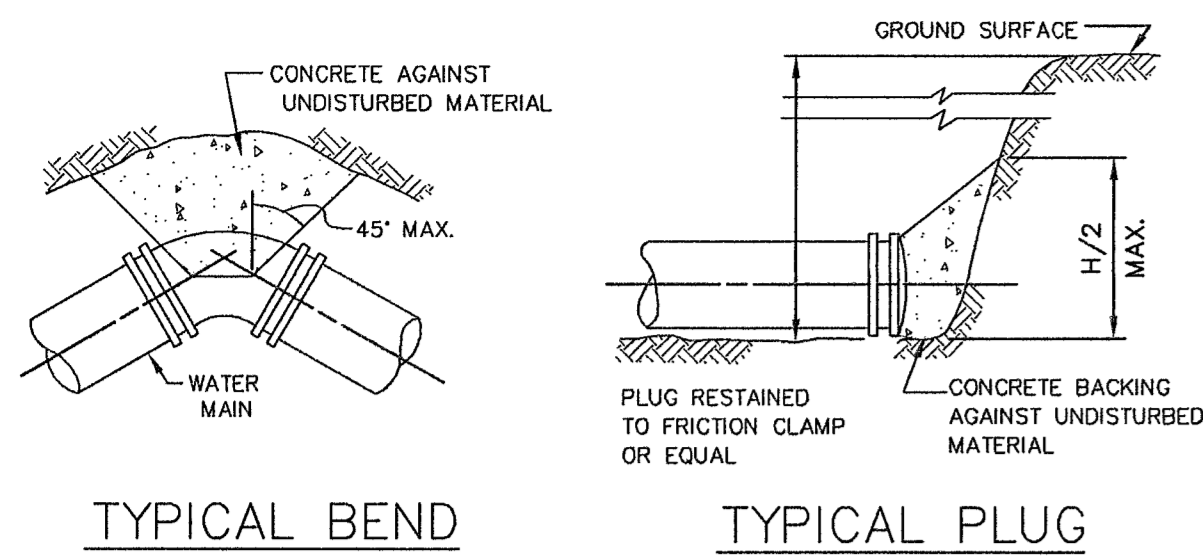
CONNORSTONE ENGINEERING INC.
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PROPOSED SITE PLAN
OF
55 WEST UNION STREET
IN
ASHLAND, MA

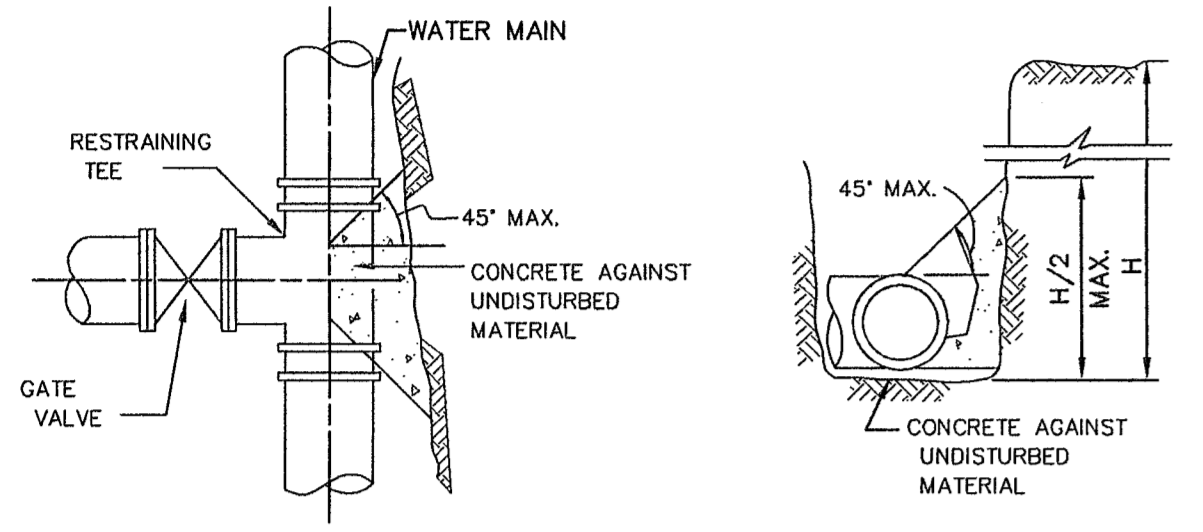
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CONSTRUCTION DETAILS



TYPICAL BEND TYPICAL PLUG



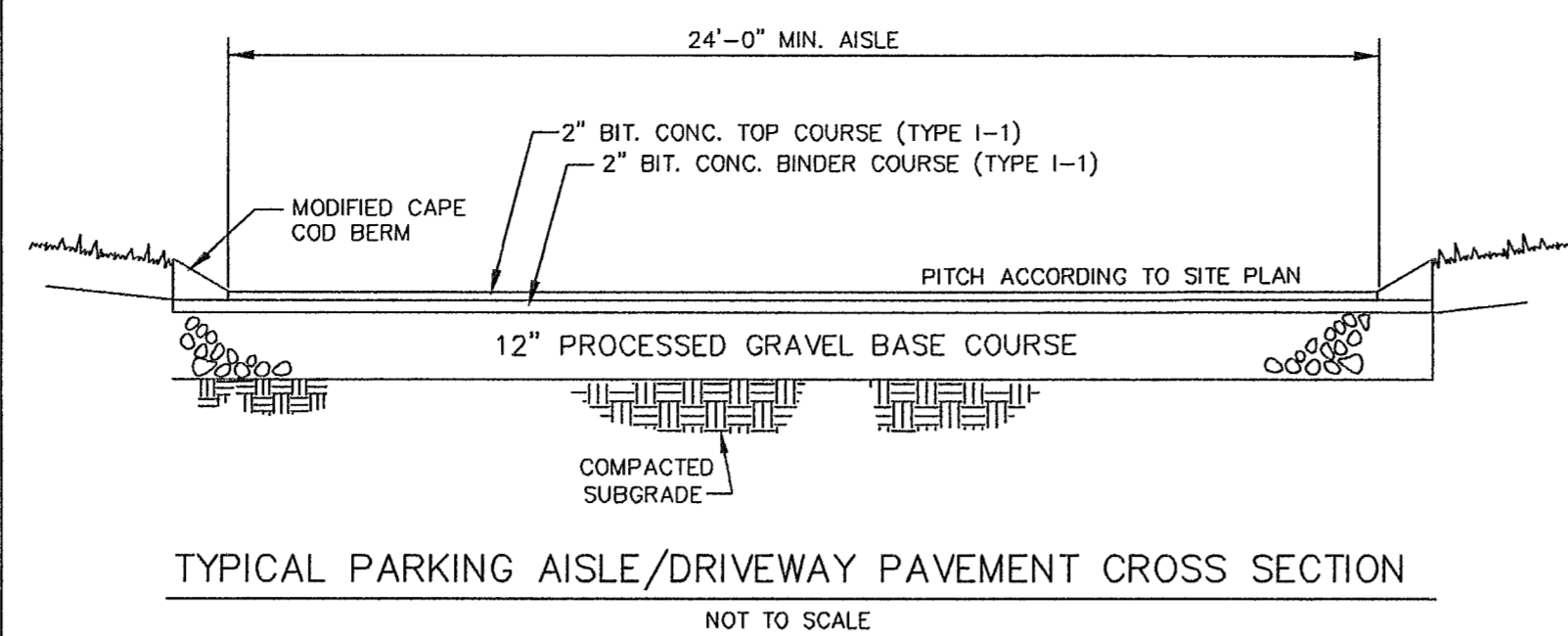
TYPICAL TEE & VALVE TYPICAL SECTION

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.)

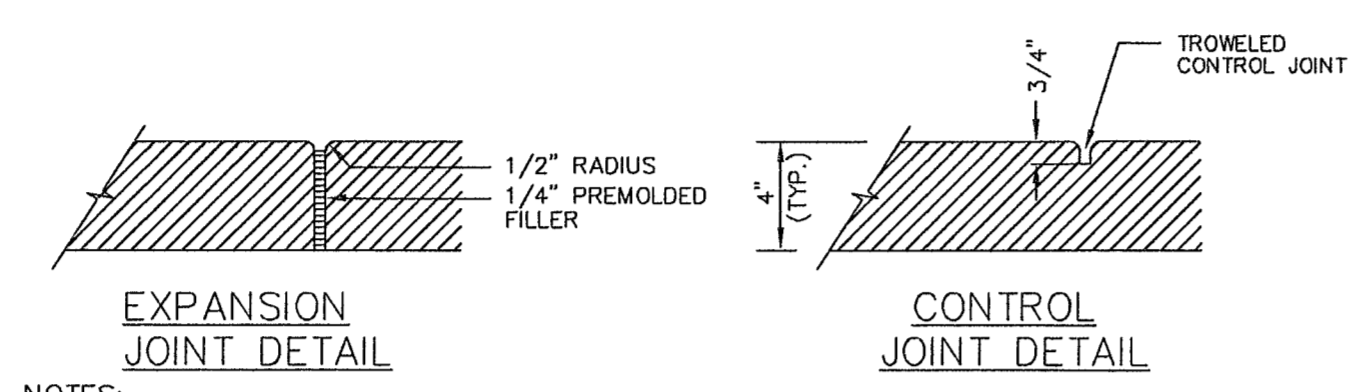
BEARING AREAS OF THRUST BLOCKS (BEARING AREA IN SQUARE FT.)

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

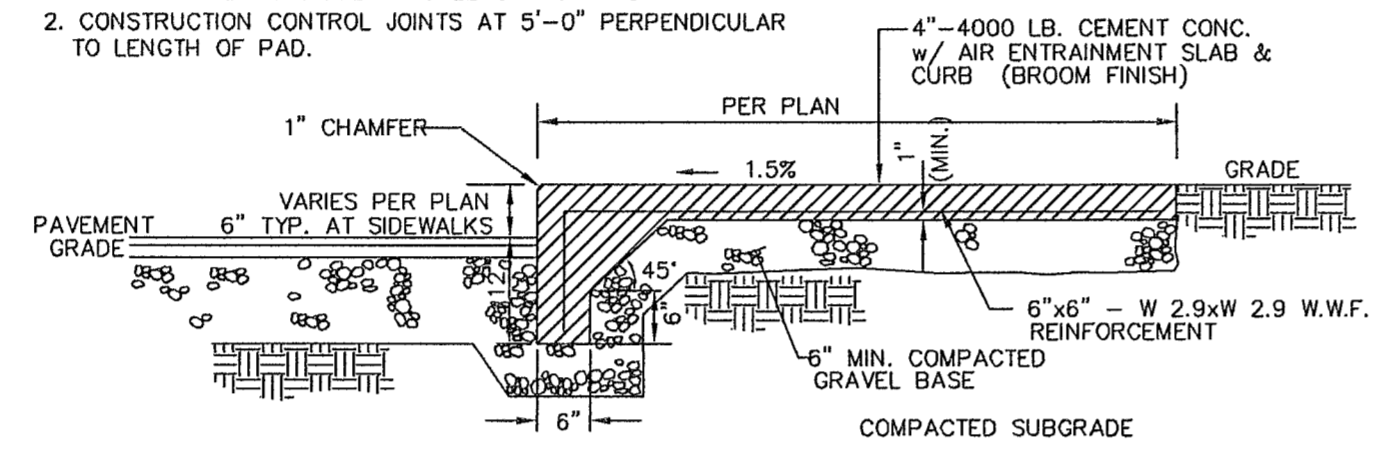
TYPICAL THRUST BLOCK DETAIL NOT TO SCALE



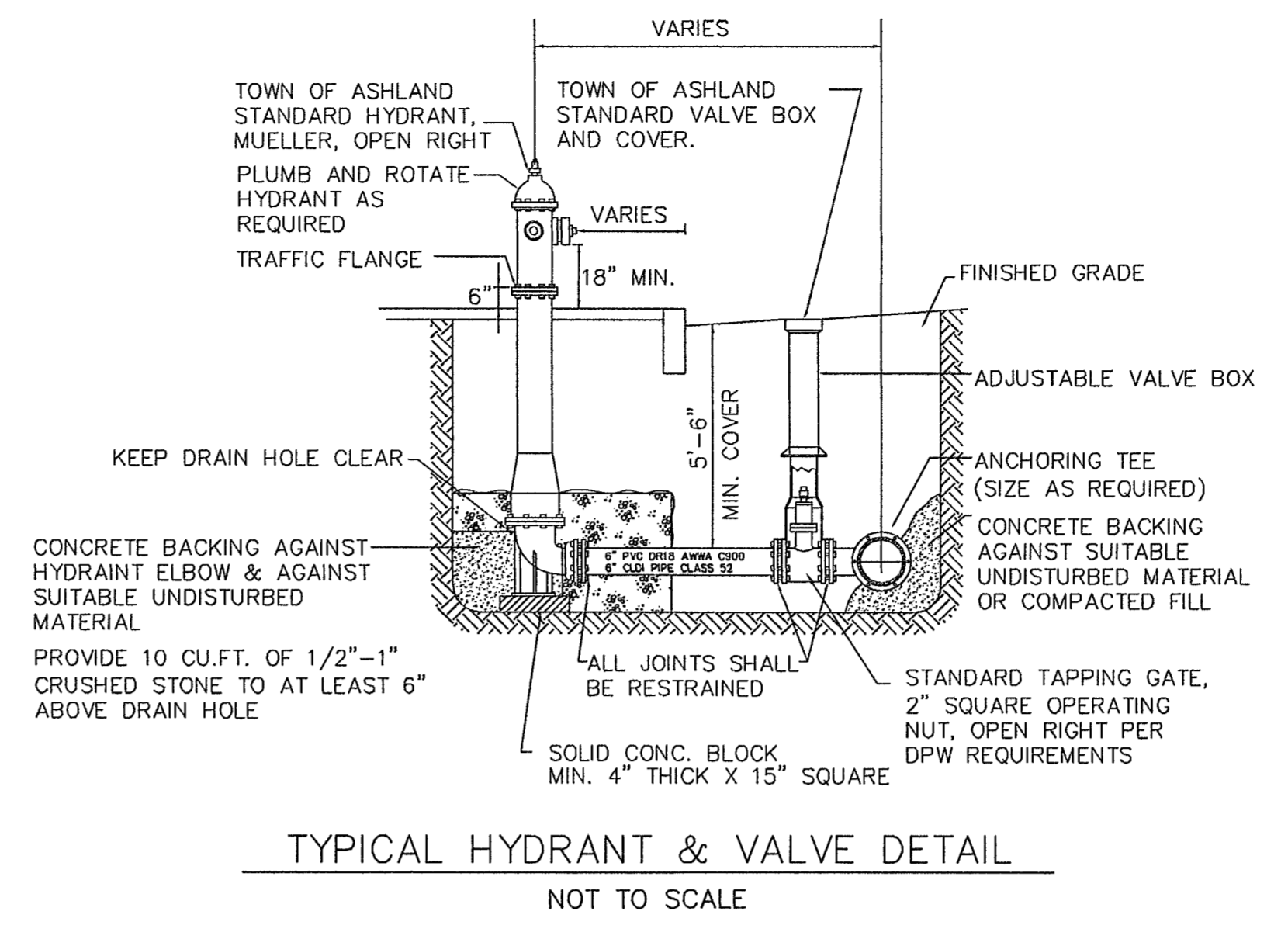
TYPICAL PARKING AISLE/DRIVEWAY PAVEMENT CROSS SECTION NOT TO SCALE



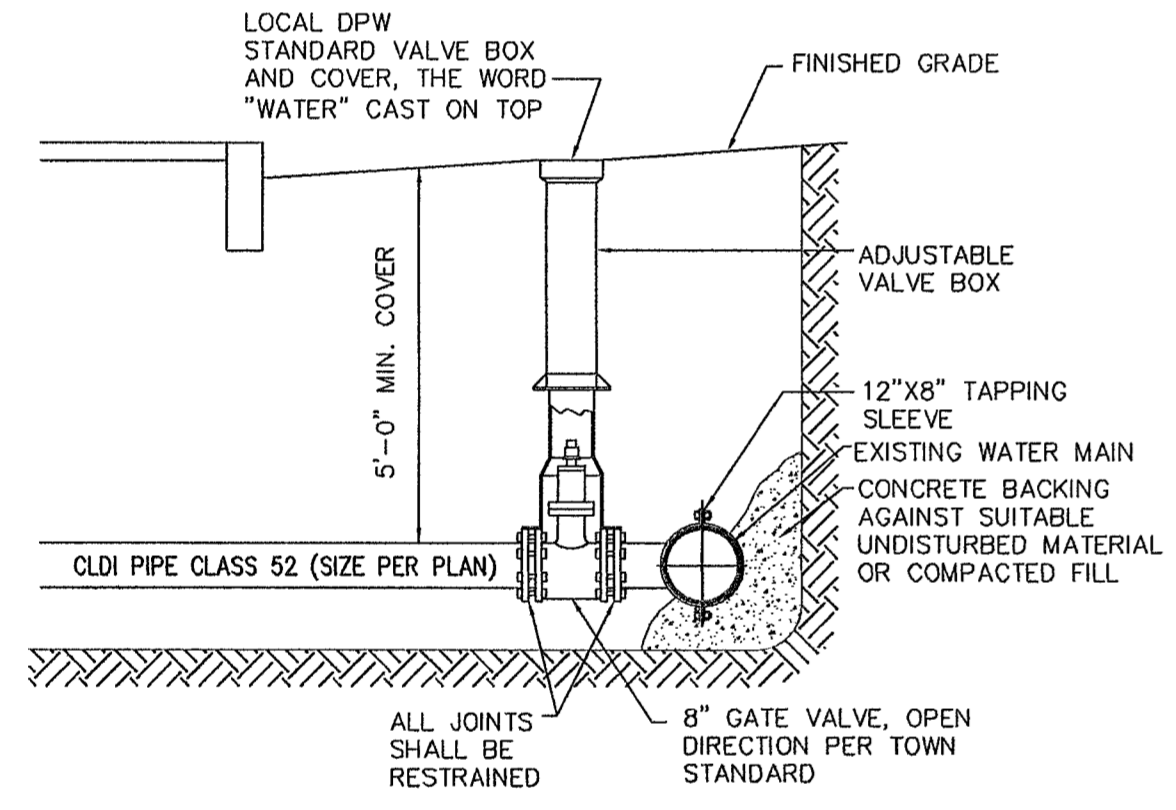
NOTES:
 1. EXPANSION JOINTS AT 20'-0" OR EVERY 400 SQ. FT. OF PAD - PERPENDICULAR TO LENGTH OF PAD
 2. CONSTRUCTION CONTROL JOINTS AT 5'-0" PERPENDICULAR TO LENGTH OF PAD.



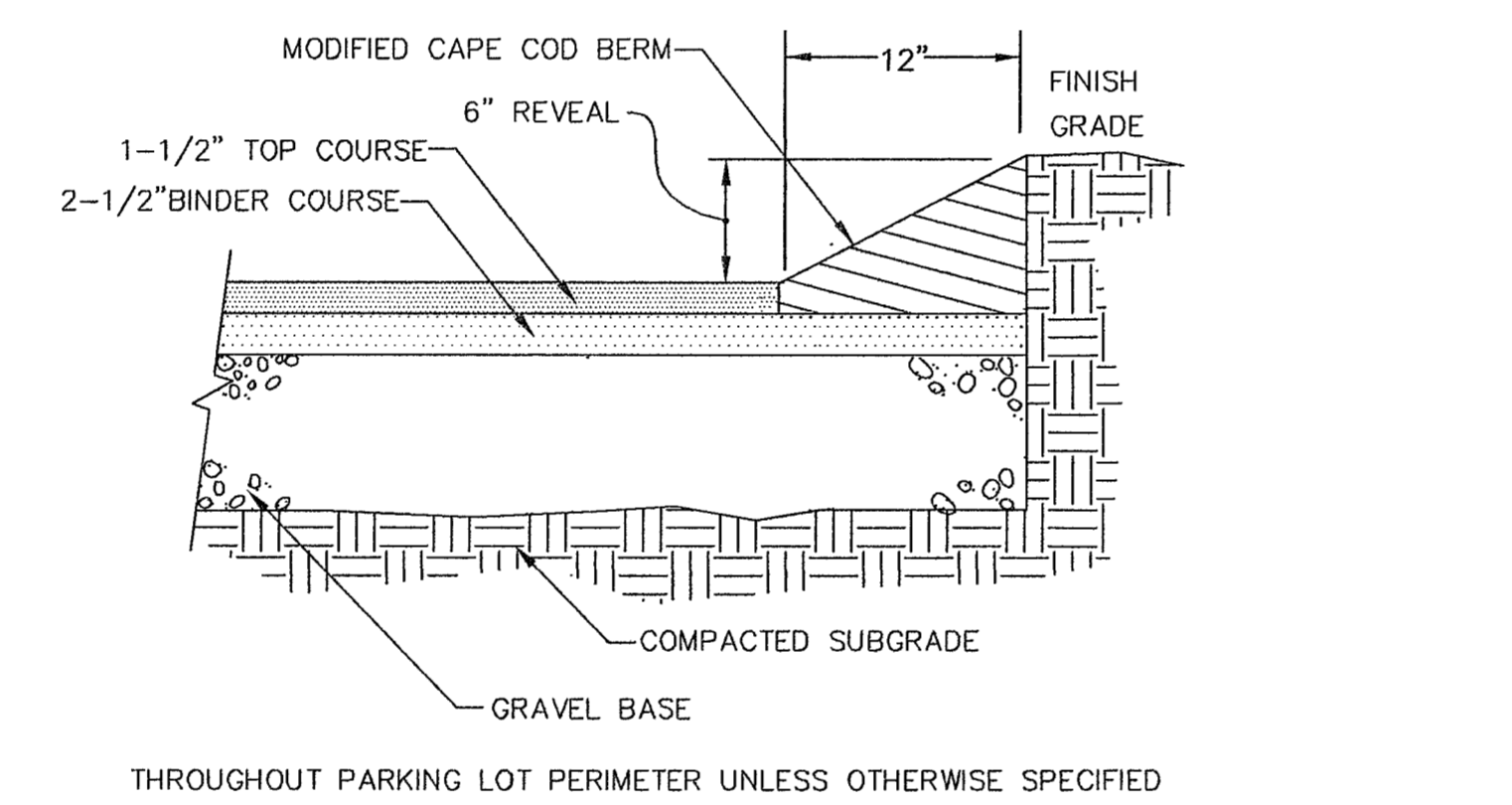
CONCRETE PAD / SIDEWALK DETAIL NOT TO SCALE



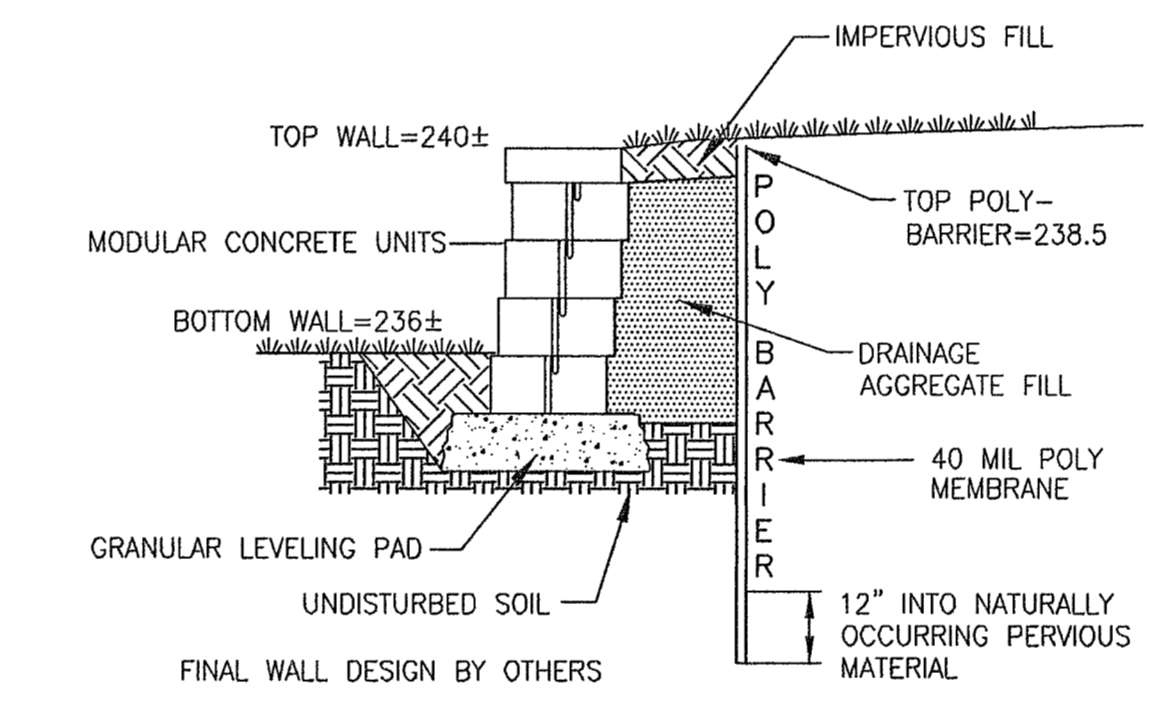
TYPICAL HYDRANT & VALVE DETAIL NOT TO SCALE



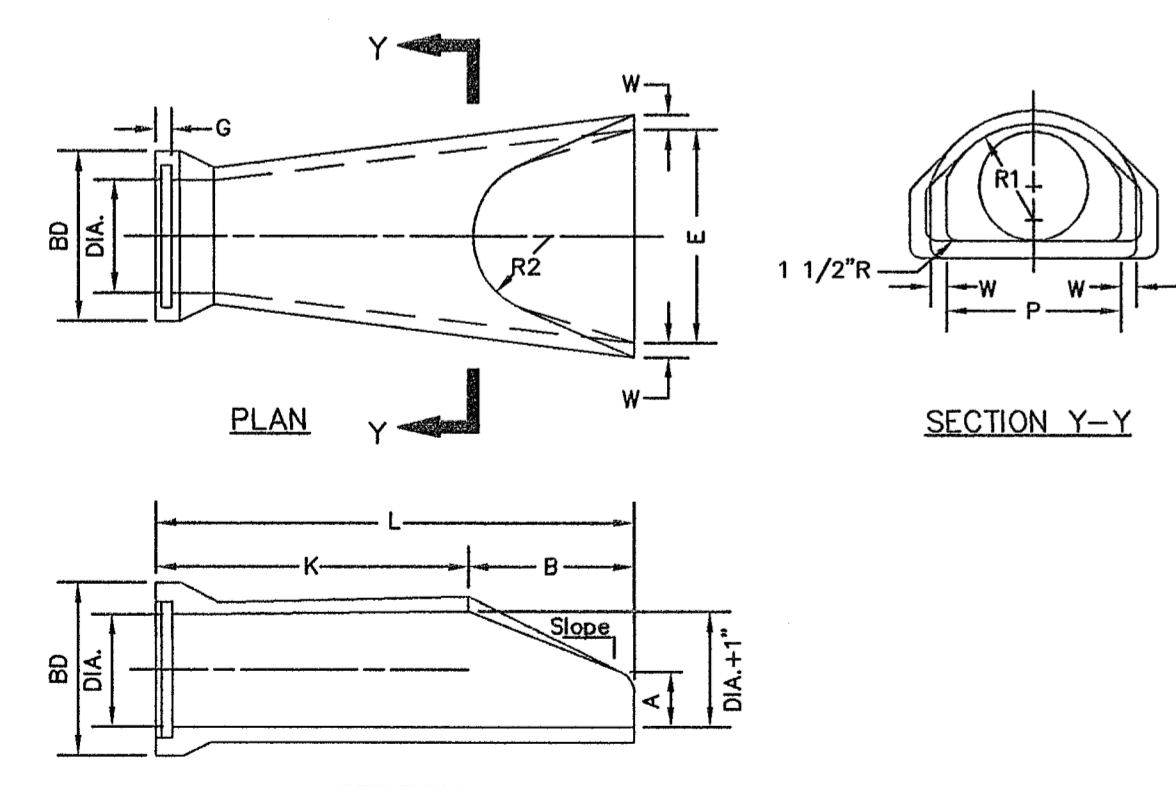
TYPICAL WATER CONNECTION NOT TO SCALE



MODIFIED CAPE COD BERM & PAVEMENT SECTION NOT TO SCALE

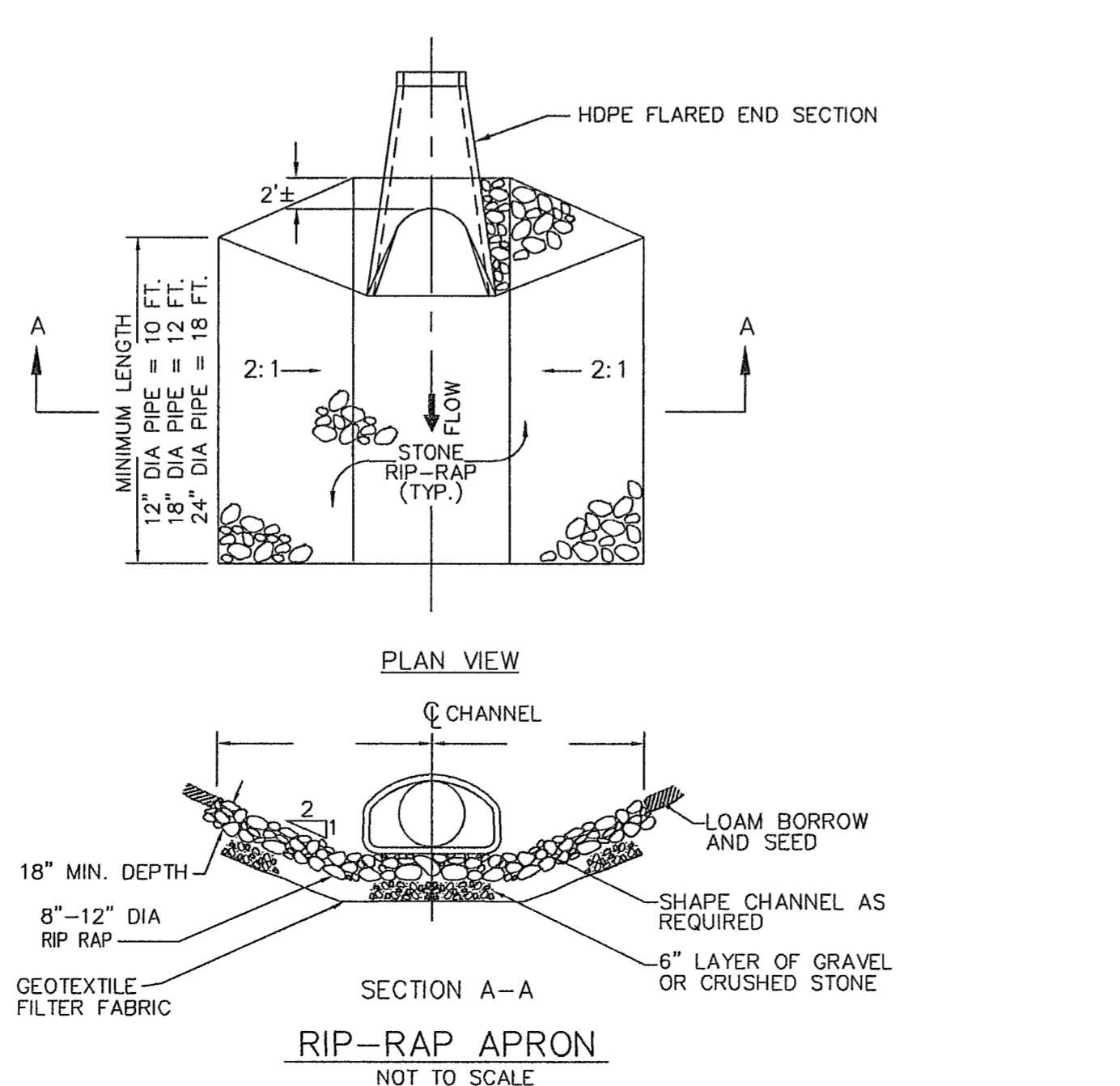


TYPICAL RETAINING WALL / POLY BARRIER DETAIL NOT TO SCALE

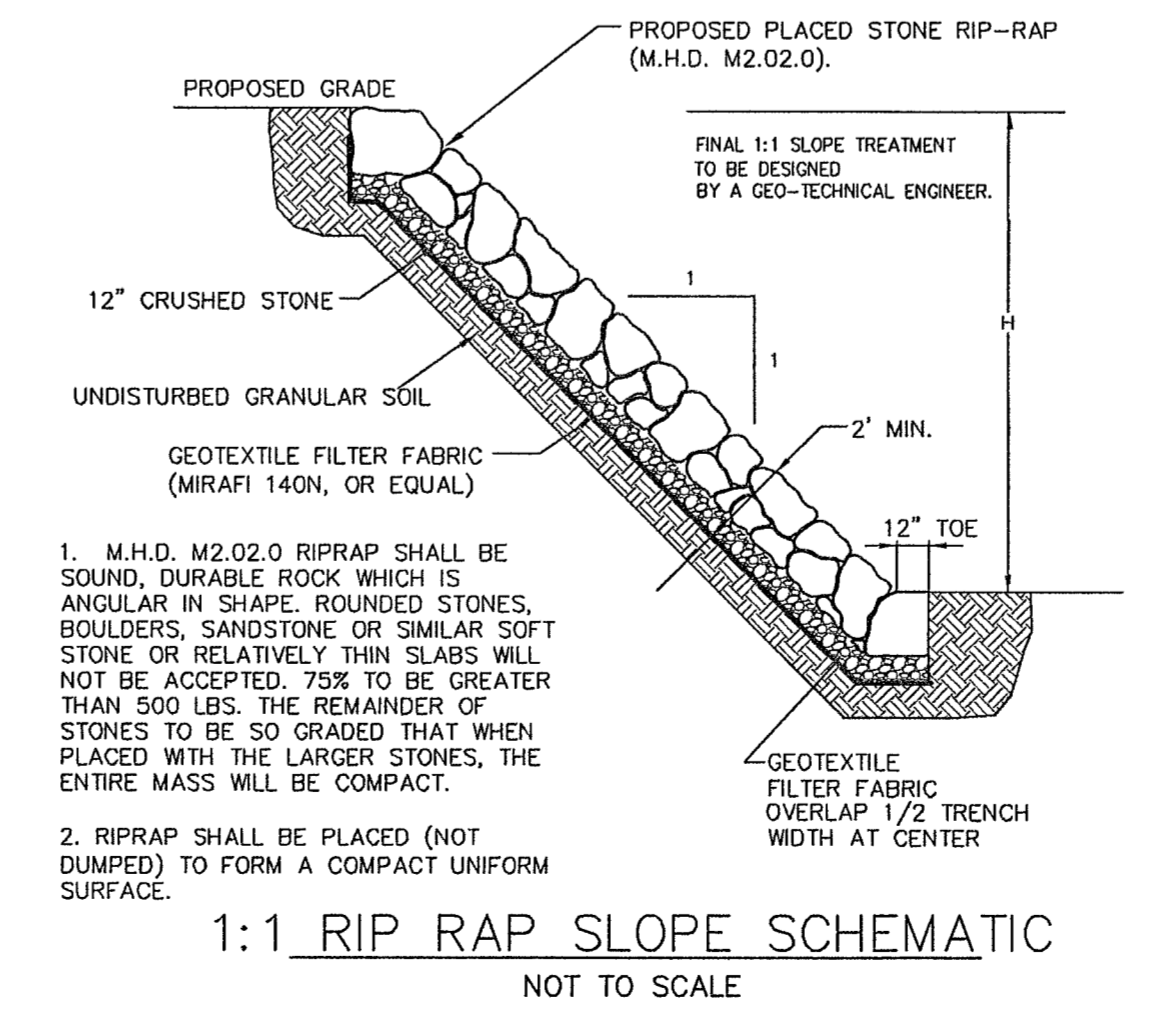


R.C.P. FLARED END SECTION DETAILS NOT TO SCALE

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



RIP-RAP APRON NOT TO SCALE



1. M.H.D. M2.02.0 RIPRAP SHALL BE SOUND, DURABLE ROCK WHICH IS ANGULAR IN SHAPE, ROUNDED STONES, BOULDERS, SANDSTONE OR SIMILAR SOFT STONE OR RELATIVELY THIN SLABS WILL NOT BE ACCEPTED. 75% TO BE GREATER THAN 500 LBS. THE REMAINDER OF STONES TO BE SO GRADED THAT WHEN PLACED WITH THE LARGER STONES, THE ENTIRE MASS WILL BE COMPACT.
 2. RIPRAP SHALL BE PLACED (NOT DUMPED) TO FORM A COMPACT UNIFORM SURFACE.

1:1 RIP RAP SLOPE SCHEMATIC 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

10-9-2025	STORM WATER PEER REVIEW
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

