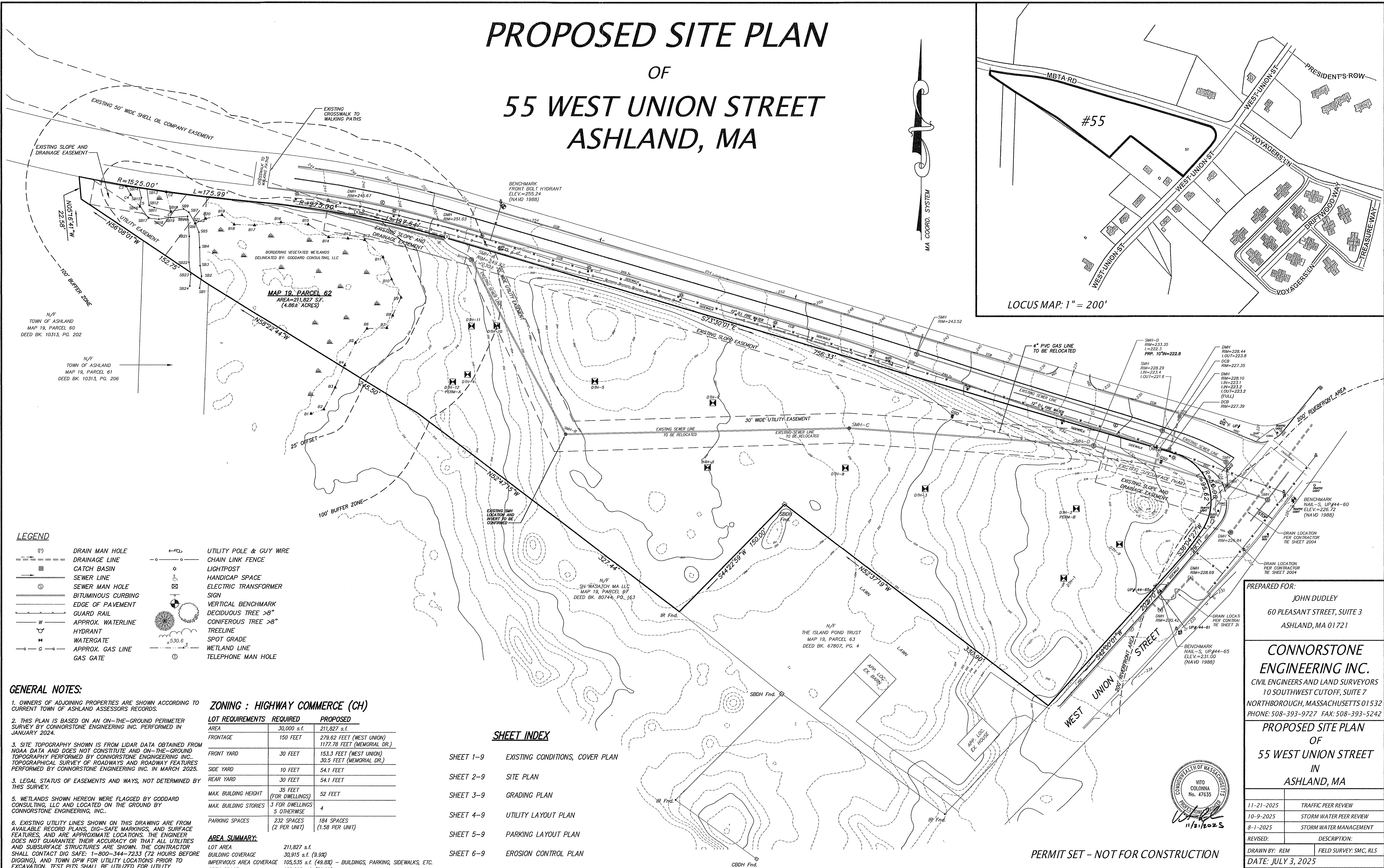
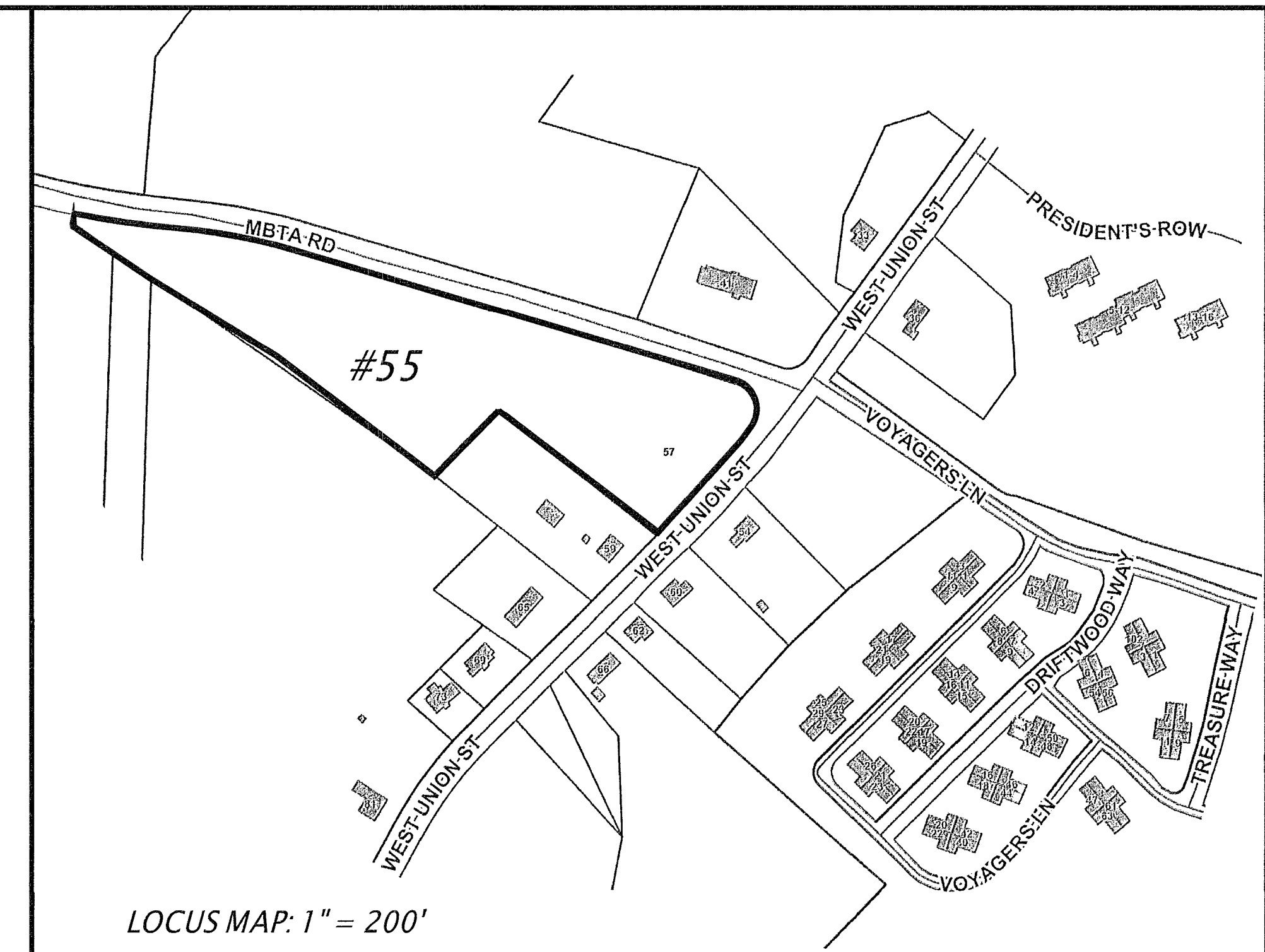


PROPOSED SITE PLAN OF 55 WEST UNION STREET ASHLAND, MA



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

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

LEGEND

(D)	DRAIN MAN HOLE	—○—	UTILITY POLE & GUY WIRE
---	DRAINAGE LINE	— —	CHAIN LINK FENCE
■	CATCH BASIN	—+—	LIGHTPOST
—	SEWER LINE	—□—	HANDICAP SPACE
○	SEWER MAN HOLE	—E—	ELECTRIC TRANSFORMER
—	BITUMINOUS CURBING	—S—	SIGN
—	EDGE OF PAVEMENT	—B—	VERTICAL BENCHMARK
—	GUARD RAIL	—T—	DECIDUOUS TREE >8"
—	APPROX. WATERLINE	—C—	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 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 DFW 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
PHONE: 508-393-9727 FAX: 508-393-5242

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

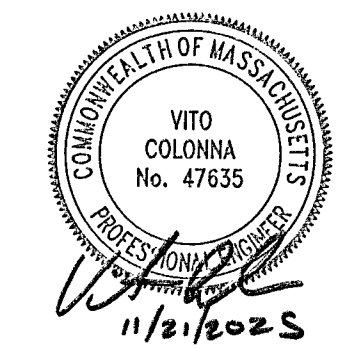
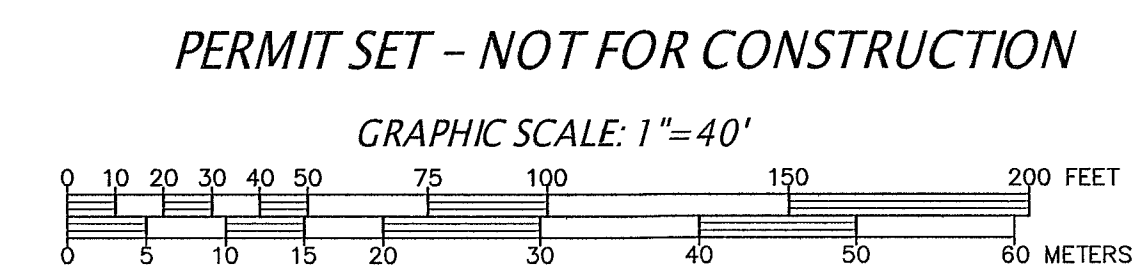
11-21-2025	TRAFFIC PEER REVIEW
10-9-2025	STORM WATER PEER REVIEW
8-1-2025	STORM WATER MANAGEMENT

REVISED: DESCRIPTION:

DRAWN BY: REM FIELD SURVEY: SMC, RLS
DATE: JULY 3, 2025

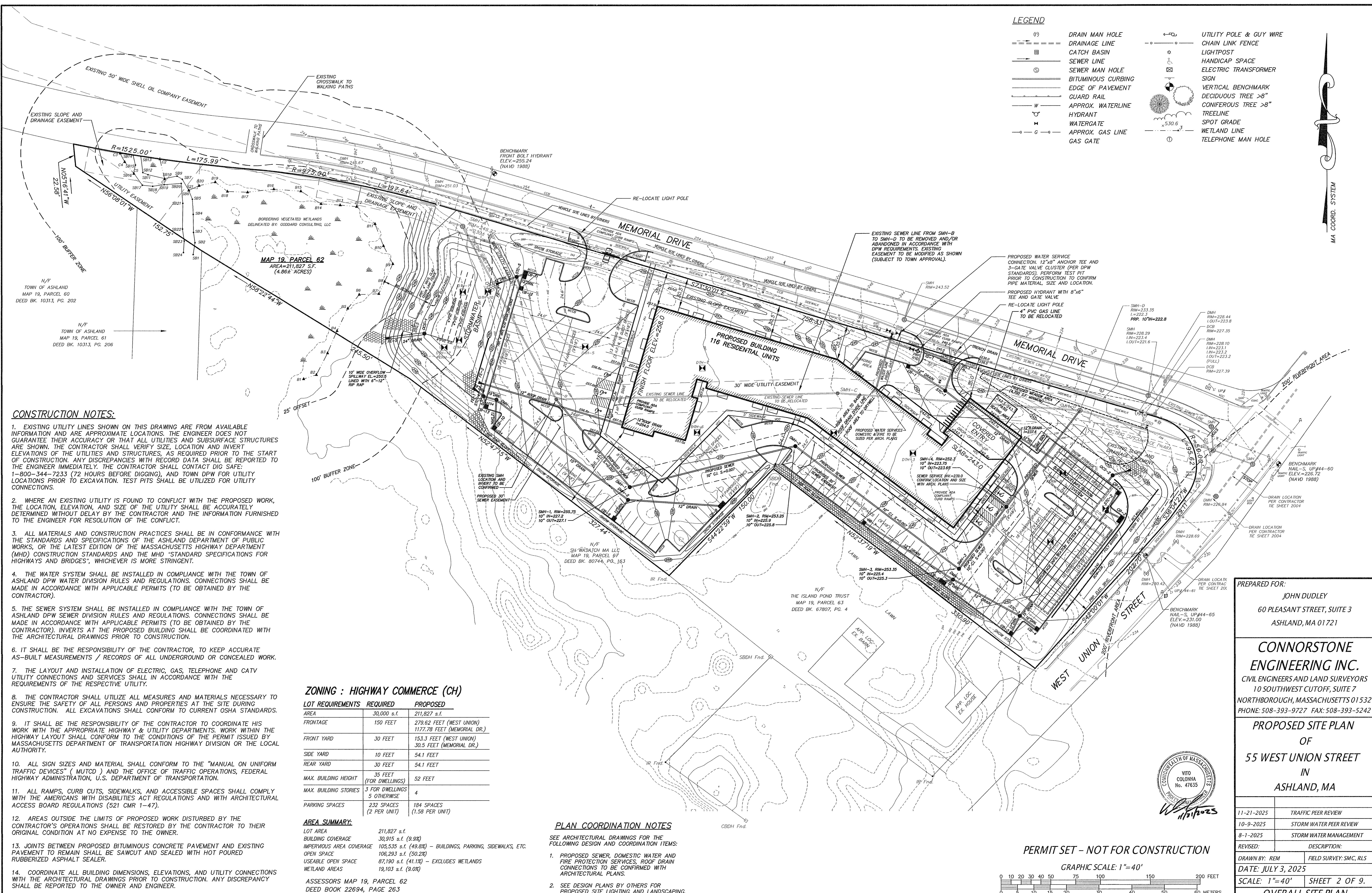
SCALE: 1"=40' SHEET 1 OF 9.

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



LEGEND

- (1) 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



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.

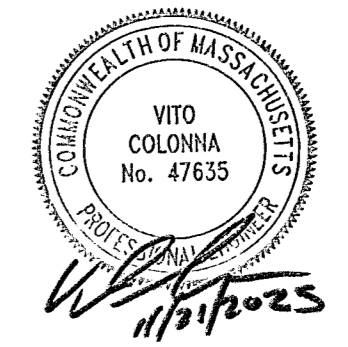
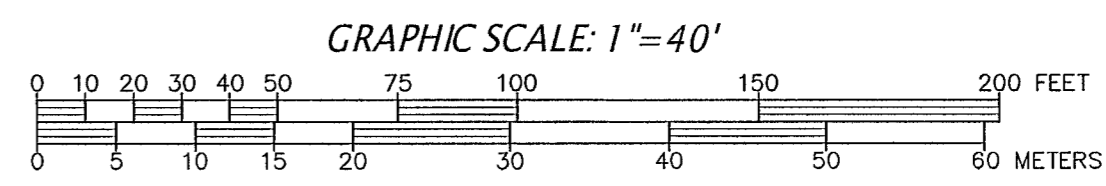
PREPARED FOR:
JOHN DUDLEY
60 PLEASANT STREET, SUITE 3
ASHLAND, MA 01721

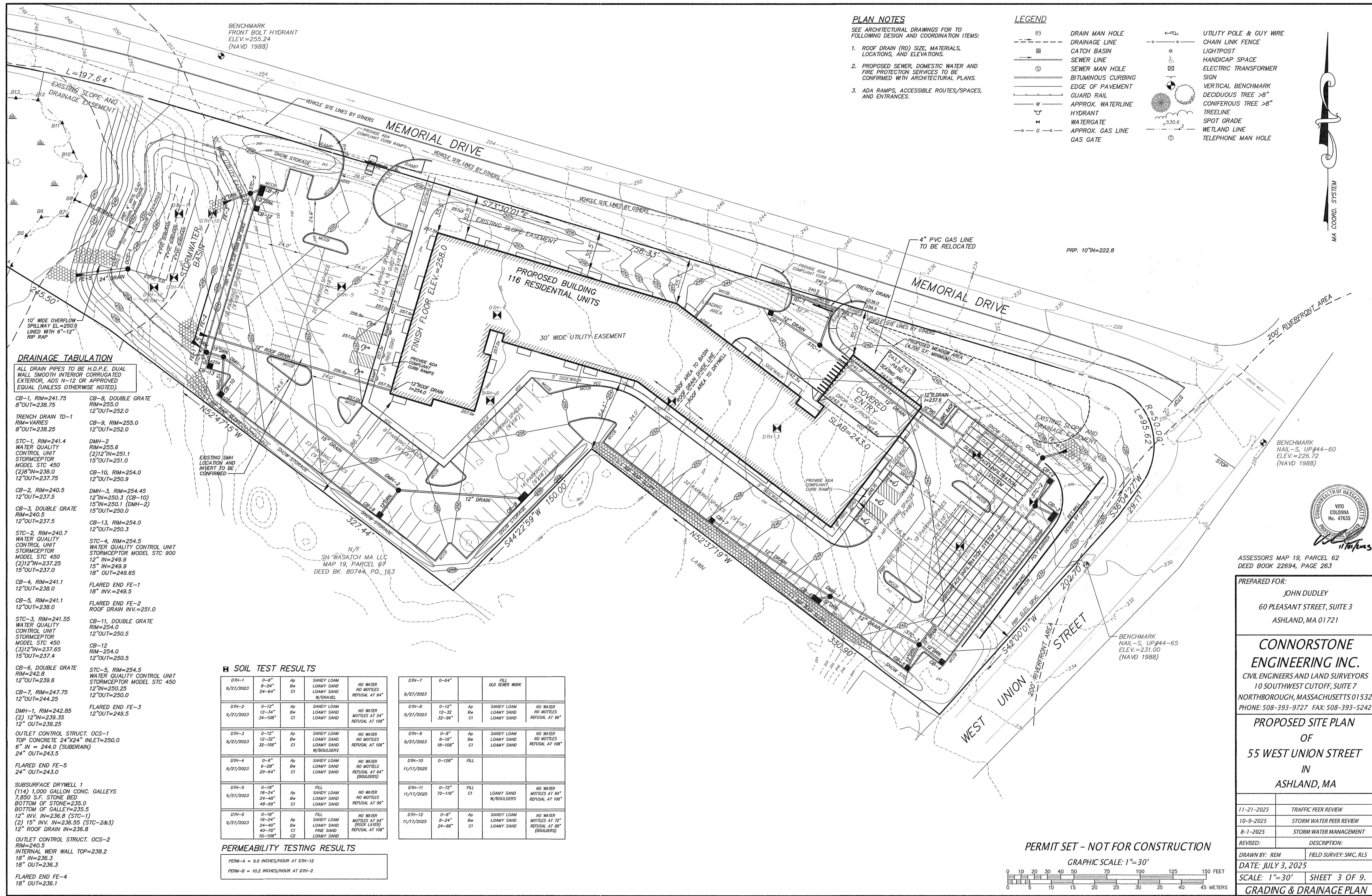
CONNORSTONE ENGINEERING INC.
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PHONE: 508-393-9727 FAX: 508-393-5242

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

11-21-2025	TRAFFIC PEER REVIEW
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 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

- (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
- (V) VERTICAL BENCHMARK
- (T) DECIDUOUS TREE >8"
- (C) CONIFEROUS TREE >8"
- (L) TREELINE
- (S) SPOT GRADE
- (W) WETLAND LINE
- (M) 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
12" OUT=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=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, RIM=241.55
WATER QUALITY CONTROL UNIT
STORMCEPTOR MODEL STC 450
(3) 12" IN=237.65
15" OUT=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
12" OUT=239.25
- OUTLET CONTROL STRUCT. OCS-1
TOP CONCRETE 24" X 24" INLET=250.0
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=235.5
BOTTOM OF GALLEY=235.5
12" INV. IN=236.8 (STC-1)
(2) 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
- CB-9, RIM=255.0
8" OUT=238.25
- DMH-2
RIM=255.6
(2) 12" IN=251.1
15" OUT=251.0
- CB-10, RIM=254.0
12" OUT=237.75
- 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
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.=251.0
- 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
12" IN=250.25
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	LOAMY SAND W/GRAVEL	REFUSAL AT 64"
DTH-2	0-12"	Ap	SANDY LOAM	NO WATER
9/27/2023	12-34"	Bw	LOAMY SAND	NO MOTILES
	34-108"	C1	LOAMY SAND	REFUSAL AT 54"
DTH-3	0-12"	Ap	SANDY LOAM	NO WATER
9/27/2023	12-32"	Bw	LOAMY SAND	NO MOTILES
	32-108"	C1	LOAMY SAND W/BOULDERS	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"
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	NO MOTILES
	24-40"	C1	LOAMY SAND	REFUSAL AT 94"
	40-10"	C1	FINE SAND	REFUSAL AT 88"
	70-108"	C2	LOAMY SAND	REFUSAL AT 108"
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
	32-98"	C1	LOAMY SAND	REFUSAL AT 98"
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"
DTH-10	0-128"		FILL	NO WATER
11/17/2025				
DTH-11	0-72"		FILL	NO WATER
11/17/2025	72-118"		LOAMY SAND W/BOULDERS	NO MOTILES
				REFUSAL AT 106"
DTH-12	0-8"	Ap	SANDY LOAM	NO WATER
11/17/2025	8-24"	Bw	LOAMY SAND	NO MOTILES
	24-88"	C1	LOAMY SAND	REFUSAL AT 88"
				(BOULDERS)

PERMEABILITY TESTING RESULTS

PERM-A = 9.0 INCHES/HOUR AT DTH-12
PERM-B = 10.2 INCHES/HOUR AT DTH-2

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

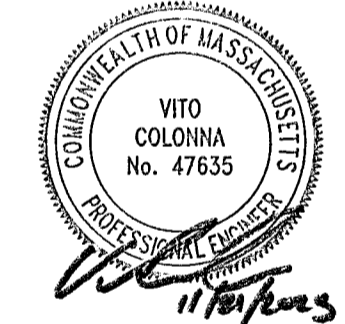
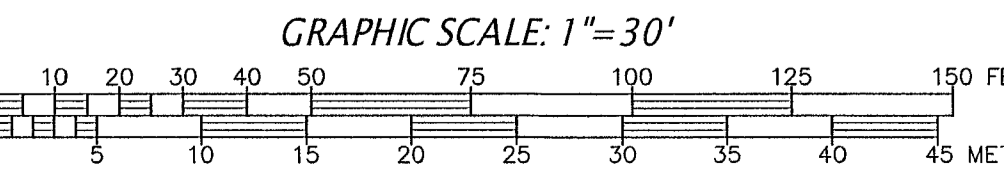
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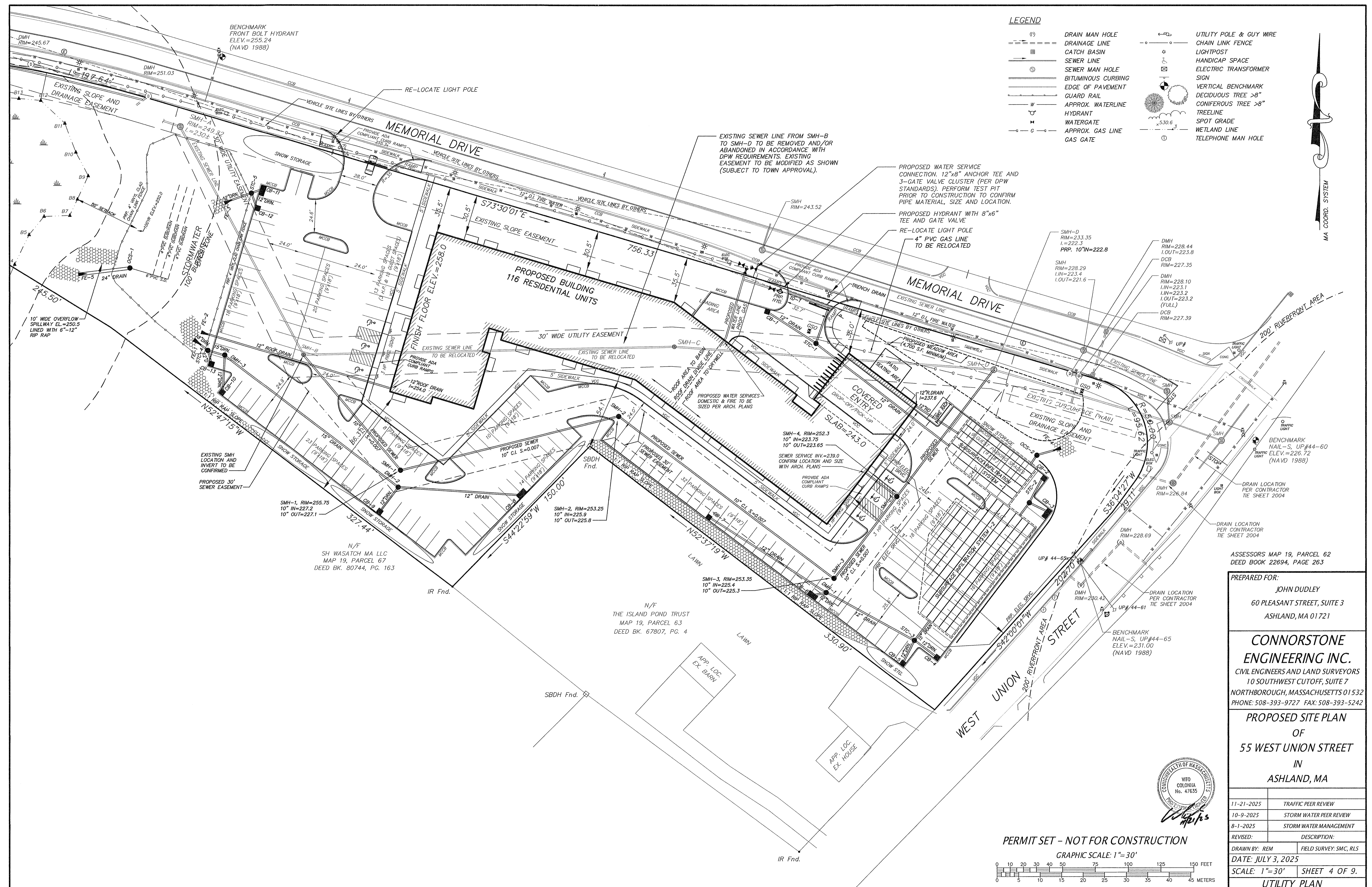
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PROPOSED SITE PLAN OF 55 WEST UNION STREET IN ASHLAND, MA

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

PERMIT SET - NOT FOR CONSTRUCTION





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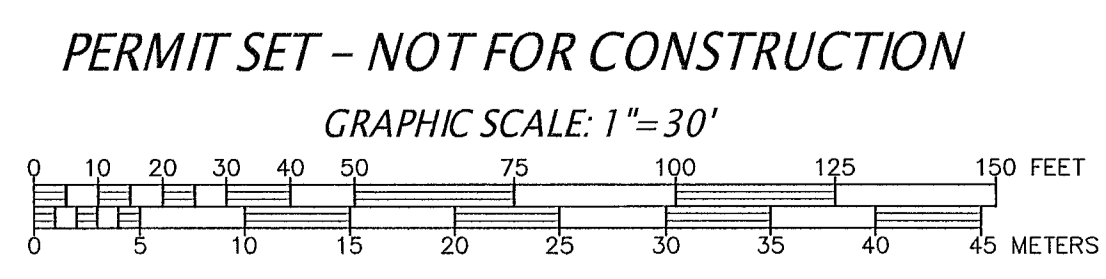
ASSESSORS MAP 19, PARCEL 62
DEED BOOK 22694, PAGE 263

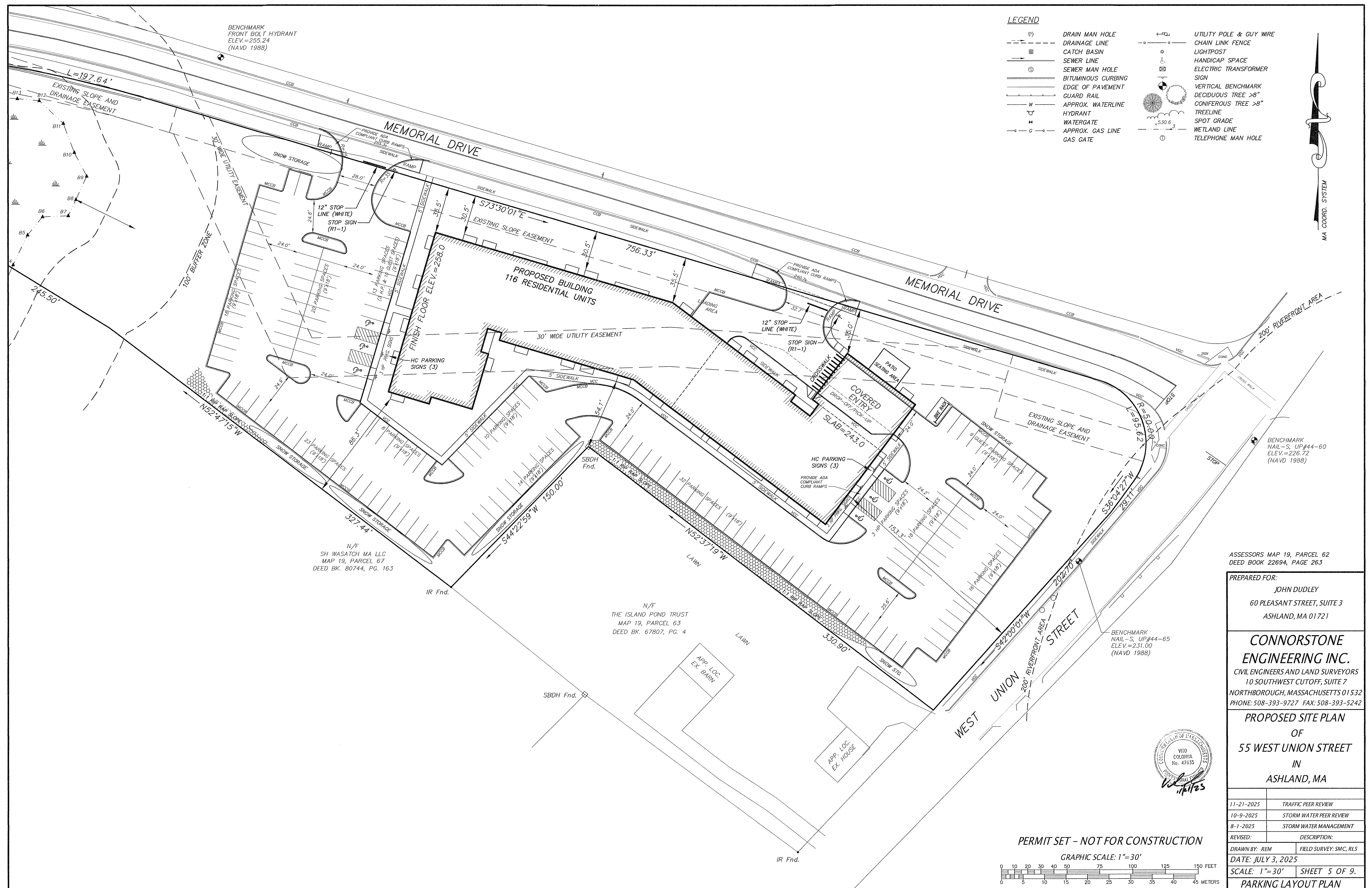
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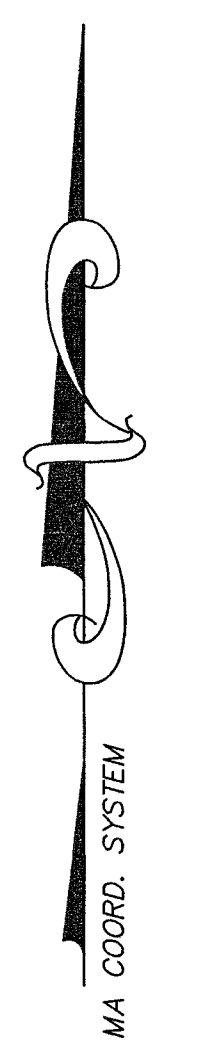
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REVISED:	DESCRIPTION:
DRAWN BY: REM	FIELD SURVEY: SMC, RLS
DATE: JULY 3, 2025	
SCALE: 1"=30'	SHEET 4 OF 9.
UTILITY PLAN	





LEGEND

(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 SIGN
—	BITUMINOUS CURBING	—○—	VERTICAL BENCHMARK
—	EDGE OF PAVEMENT	—○—	DECIDUOUS TREE >8"
—	GUARD RAIL	—○—	CONIFEROUS TREE >8"
—	APPROX. WATERLINE	—○—	TREELINE
—	HYDRANT	—○—	SPOT GRADE
—	WATERGATE	—○—	WETLAND LINE
—	APPROX. GAS LINE	—○—	TELEPHONE MAN HOLE
—	GAS GATE		



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

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

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

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

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

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

11-21-2025	TRAFFIC PEER REVIEW
10-9-2025	STORM WATER PEER REVIEW
8-1-2025	STORM WATER MANAGEMENT
REVISED:	DESCRIPTION:

DRAWN BY: REM FIELD SURVEY: SMC, RLS

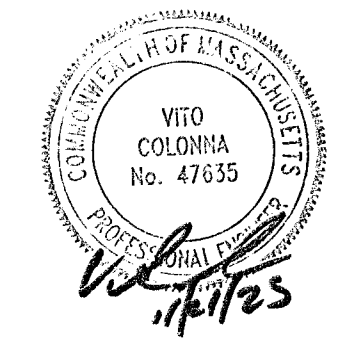
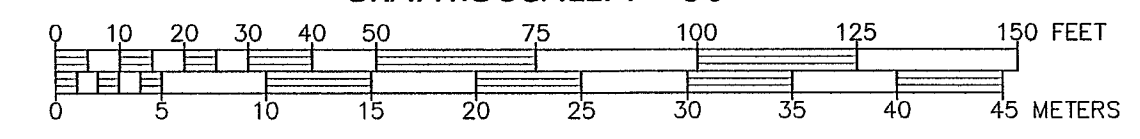
DATE: JULY 3, 2025

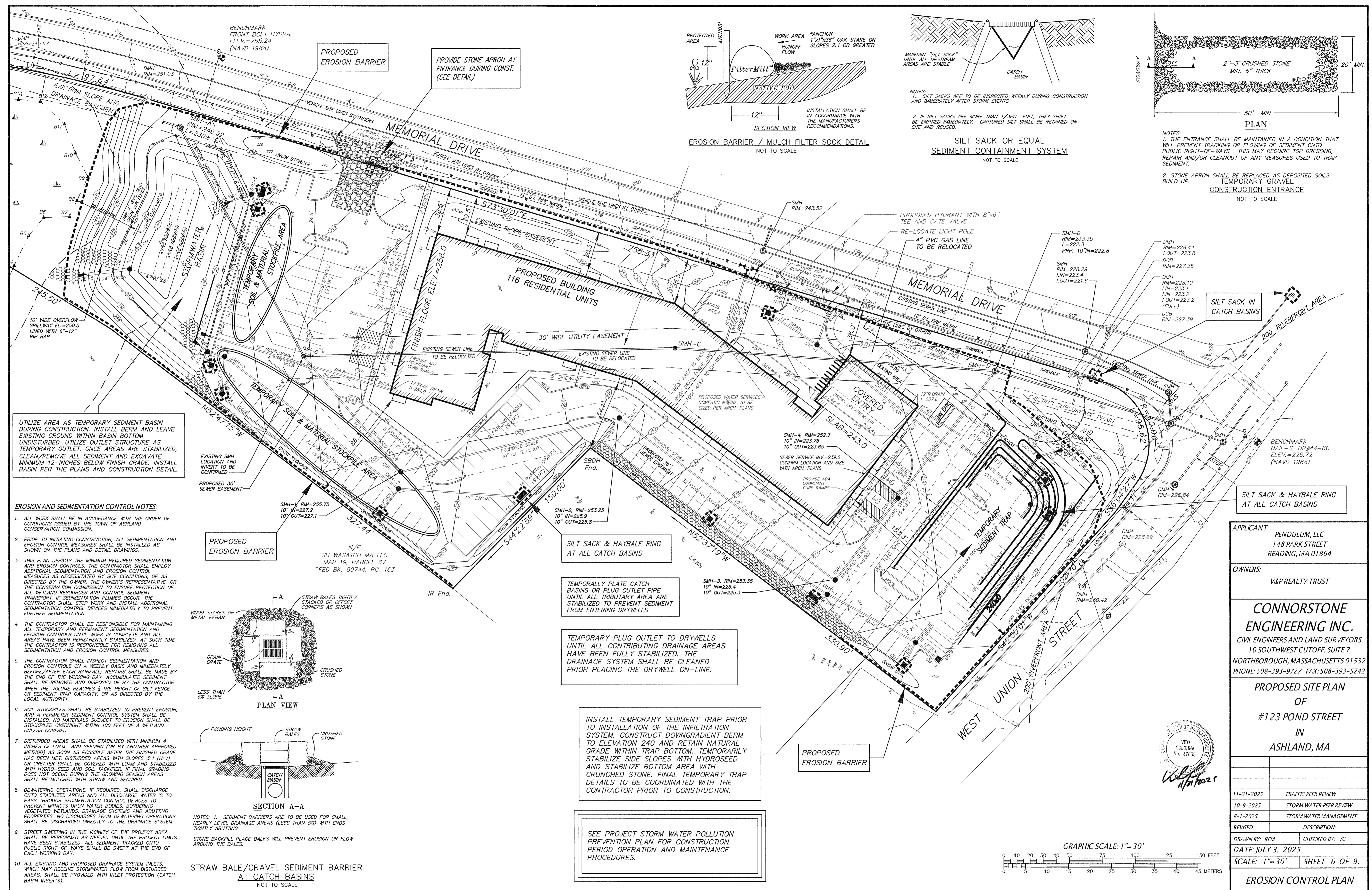
SCALE: 1"=30' SHEET 5 OF 9.

PARKING LAYOUT PLAN

PERMIT SET - NOT FOR CONSTRUCTION

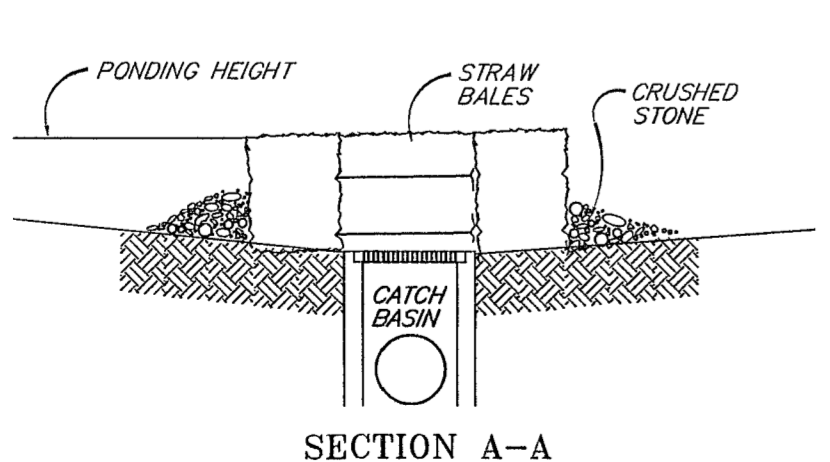
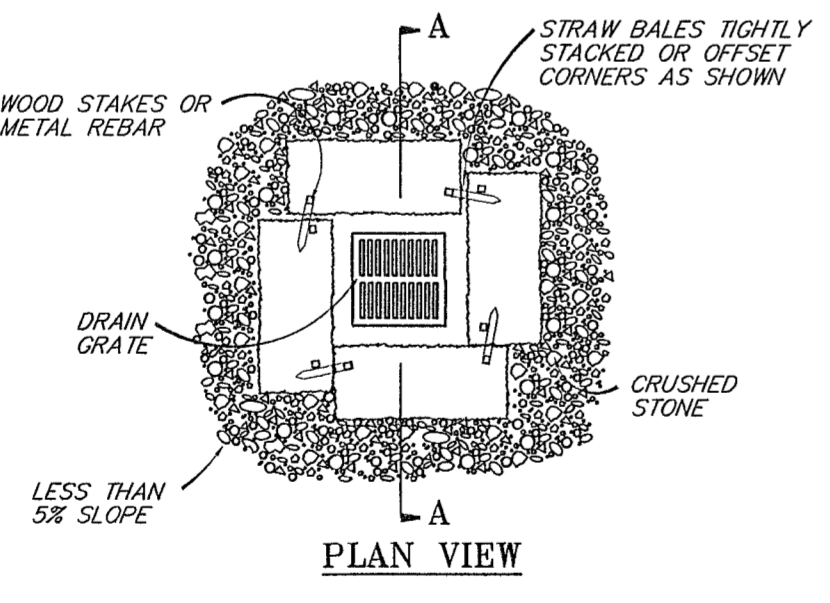
GRAPHIC SCALE: 1"=30'





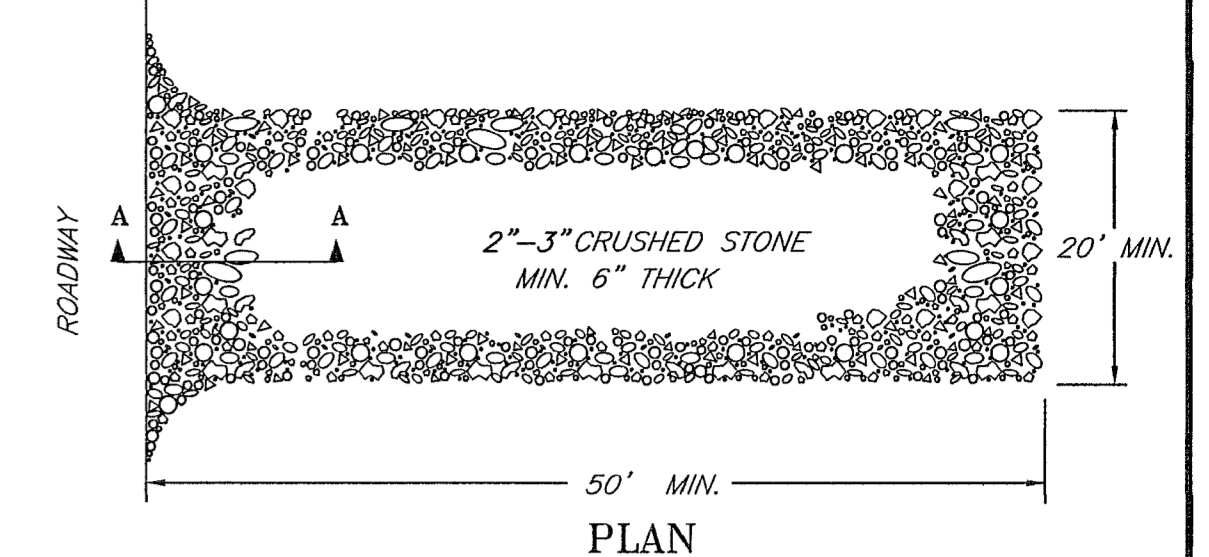
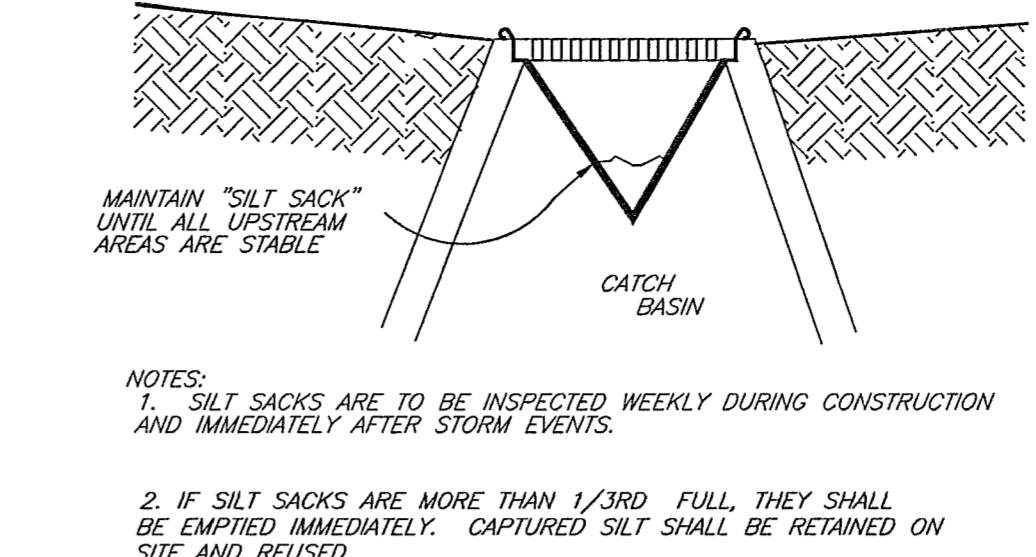
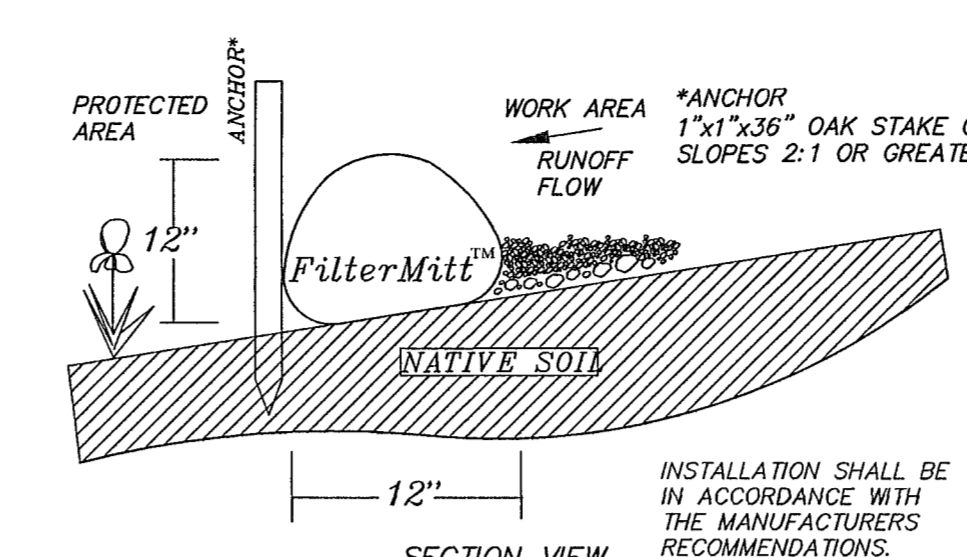
UTILIZE AREA AS TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION. INSTALL BERM AND LEAVE EXISTING GROUND WITHIN BASIN BOTTOM UNDISTURBED. UTILIZE OUTLET STRUCTURE AS TEMPORARY OUTLET. ONCE AREAS ARE STABILIZED, CLEAN/REMOVE ALL SEDIMENT AND EXCAVATE MINIMUM 12-INCHES BELOW FINISH GRADE. INSTALL BASIN PER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

- EROSION AND SEDIMENTATION CONTROL NOTES:**
- 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 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.
 - 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 3/4 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).



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



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

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.

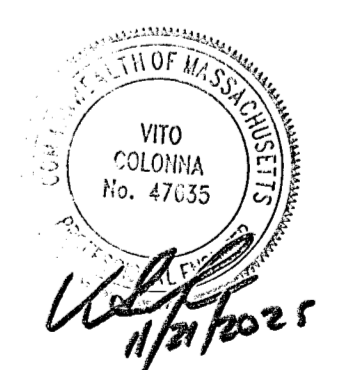
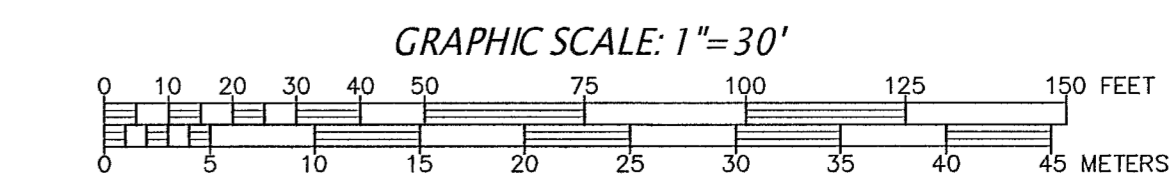
SEE PROJECT STORM WATER POLLUTION PREVENTION PLAN FOR CONSTRUCTION PERIOD OPERATION AND MAINTENANCE PROCEDURES.

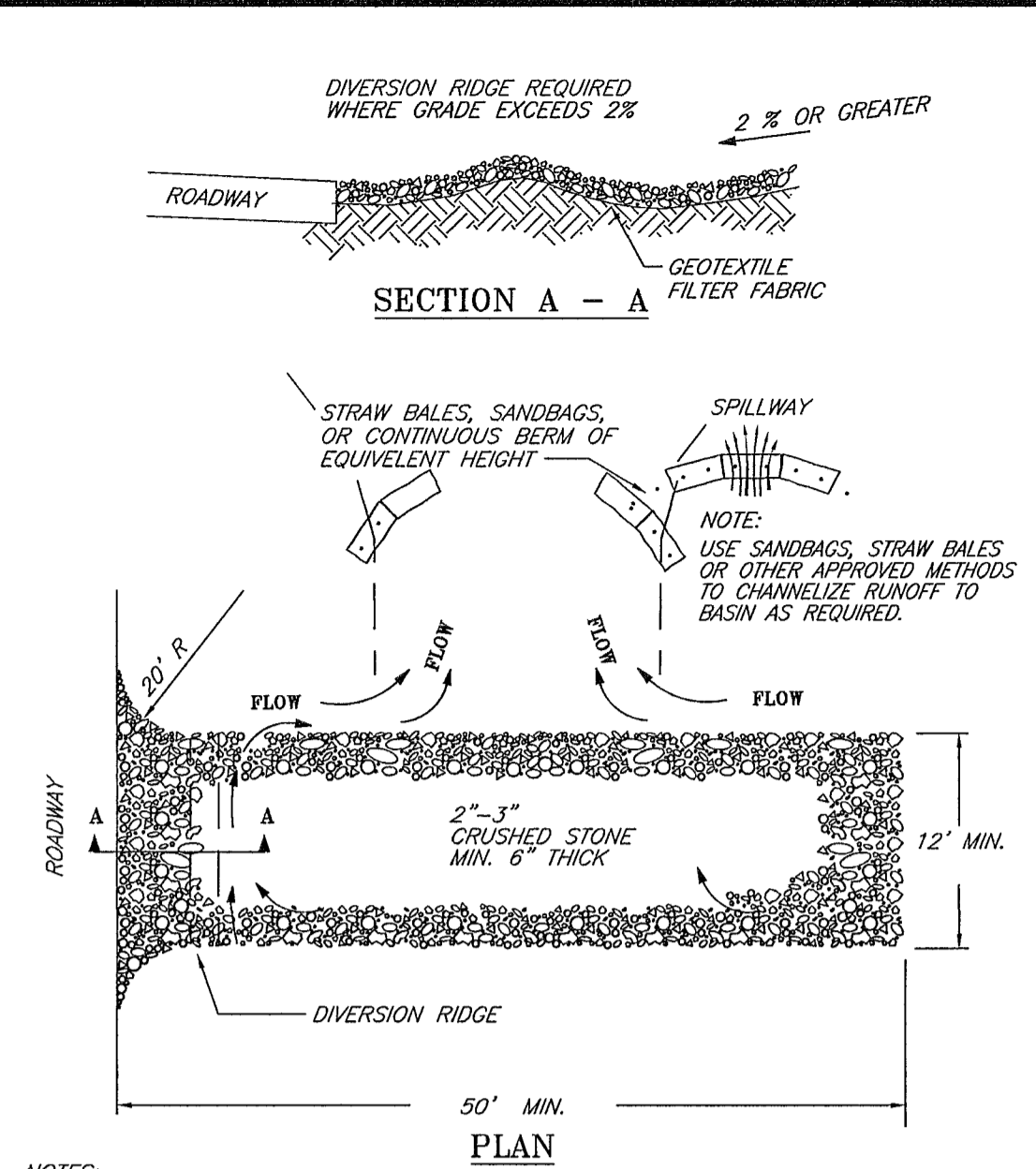
APPLICANT: PENDULUM, LLC
148 PARK STREET
READING, MA 01864
OWNERS: V&P REALTY TRUST

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

11-21-2025	TRAFFIC PEER REVIEW
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	



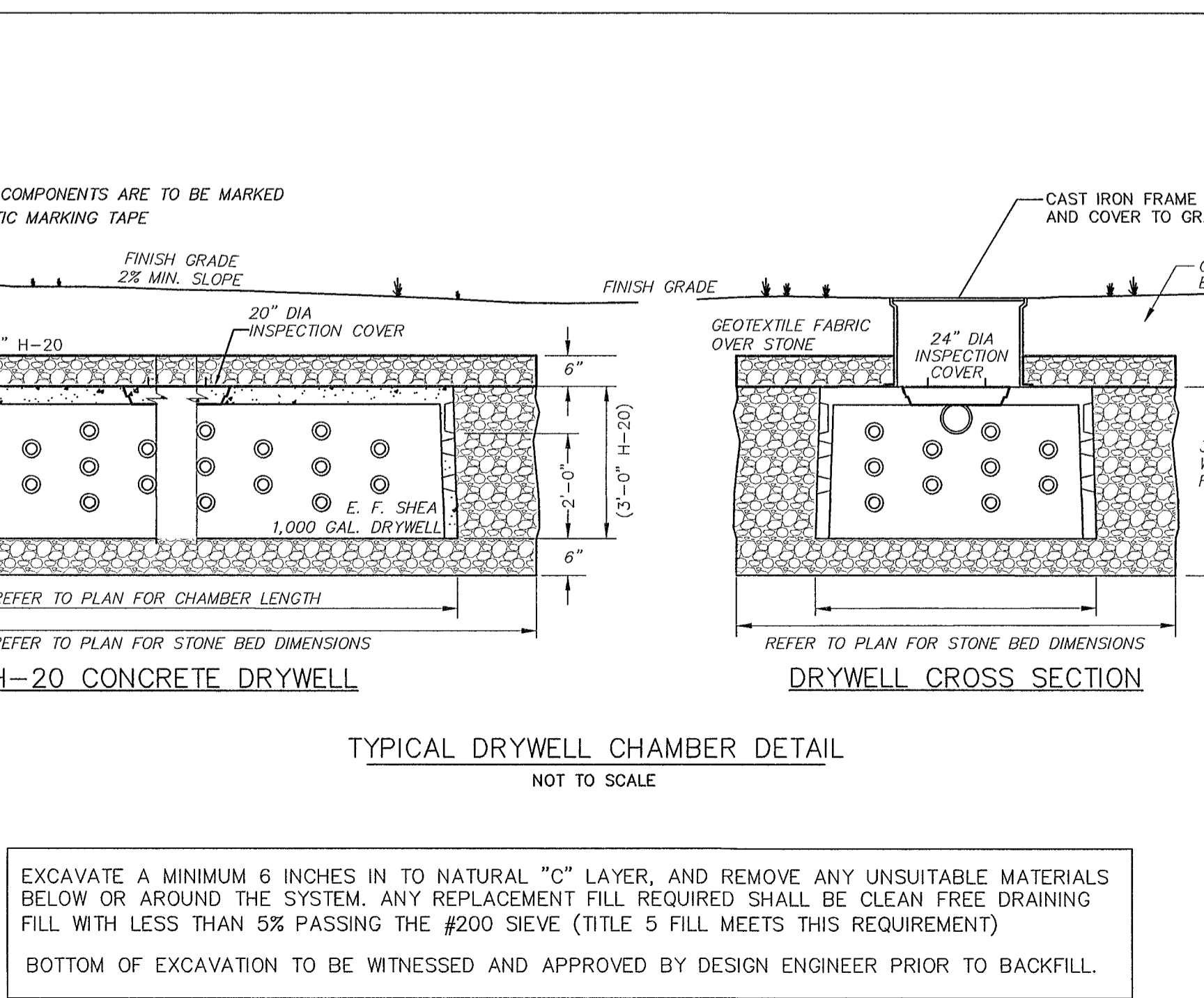
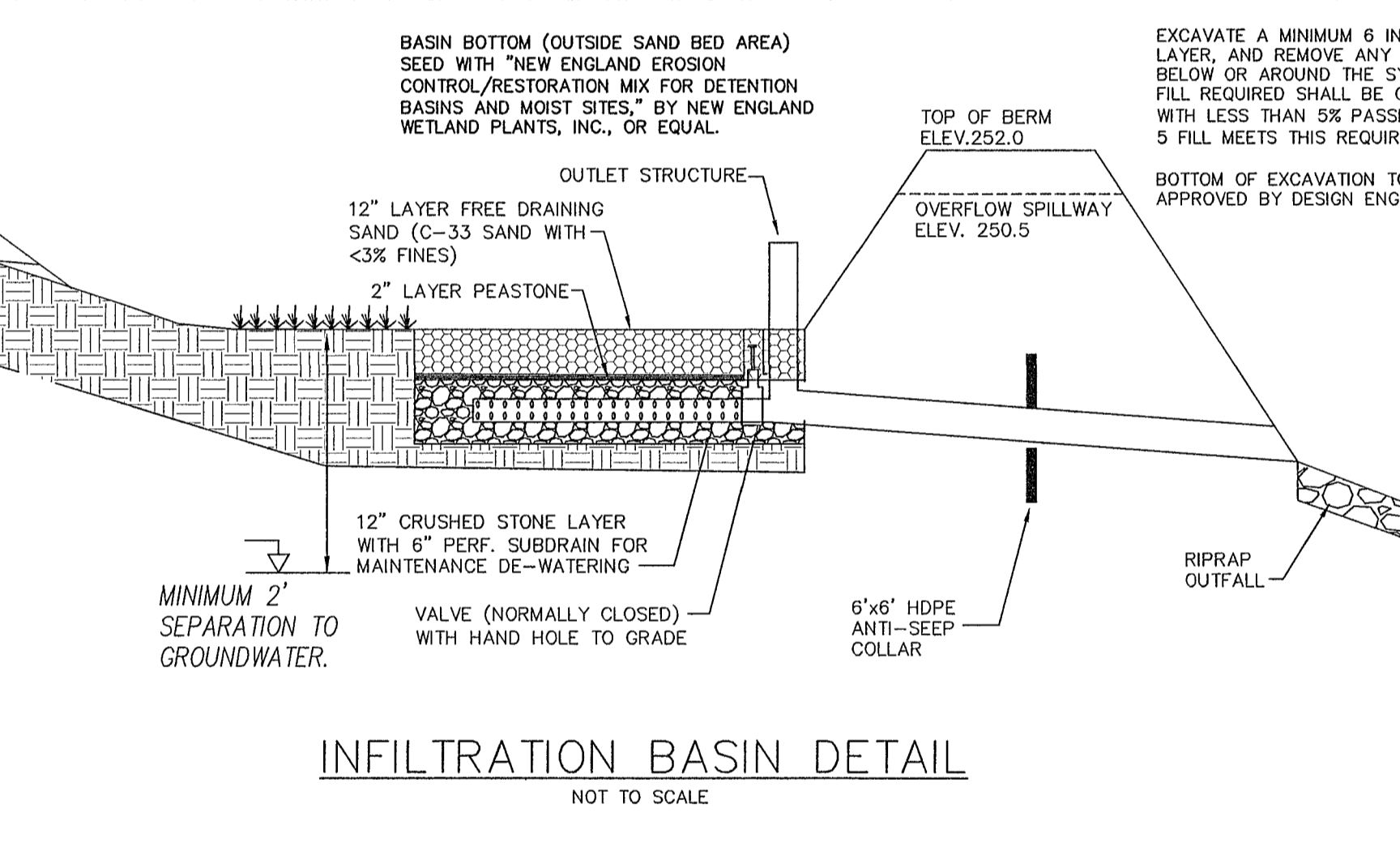
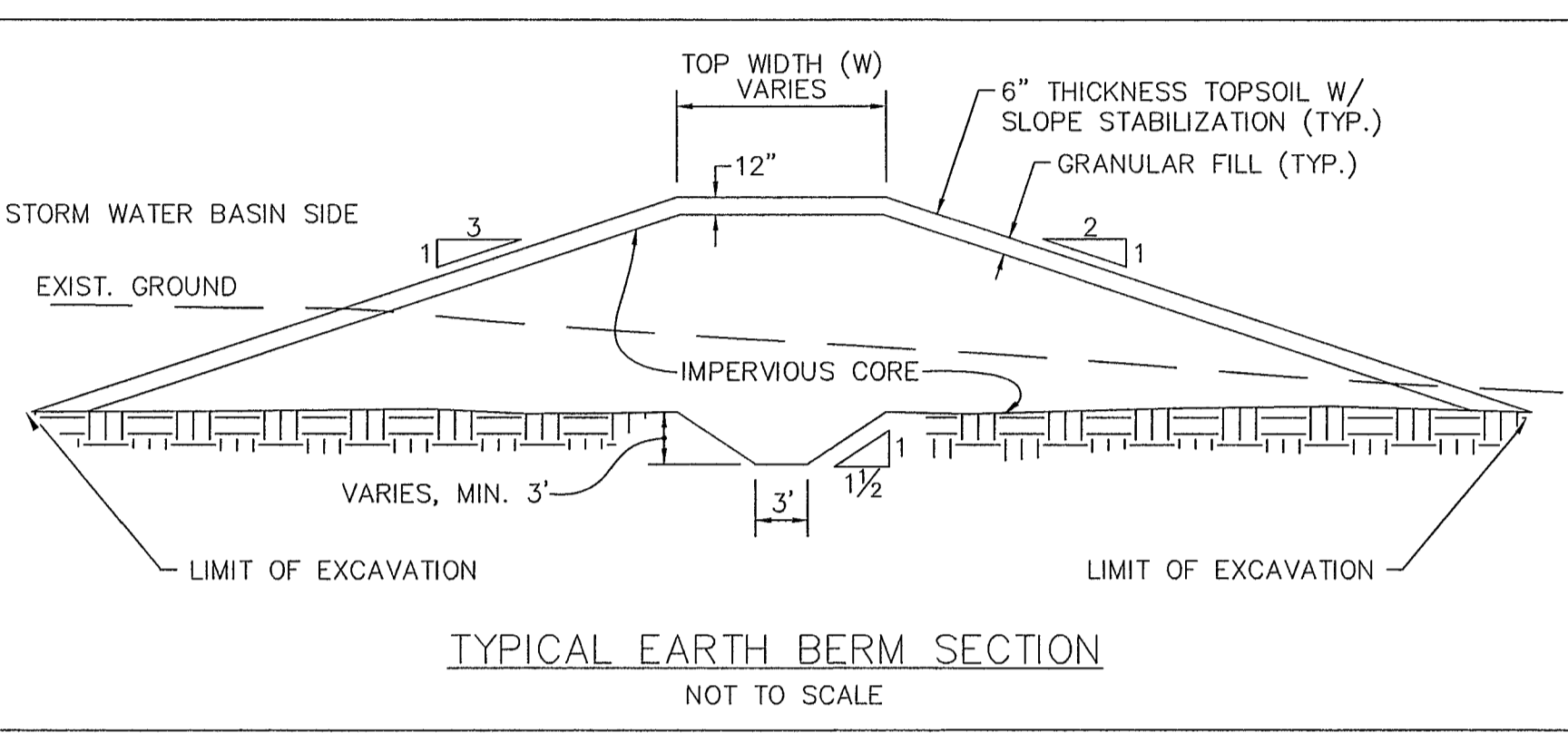
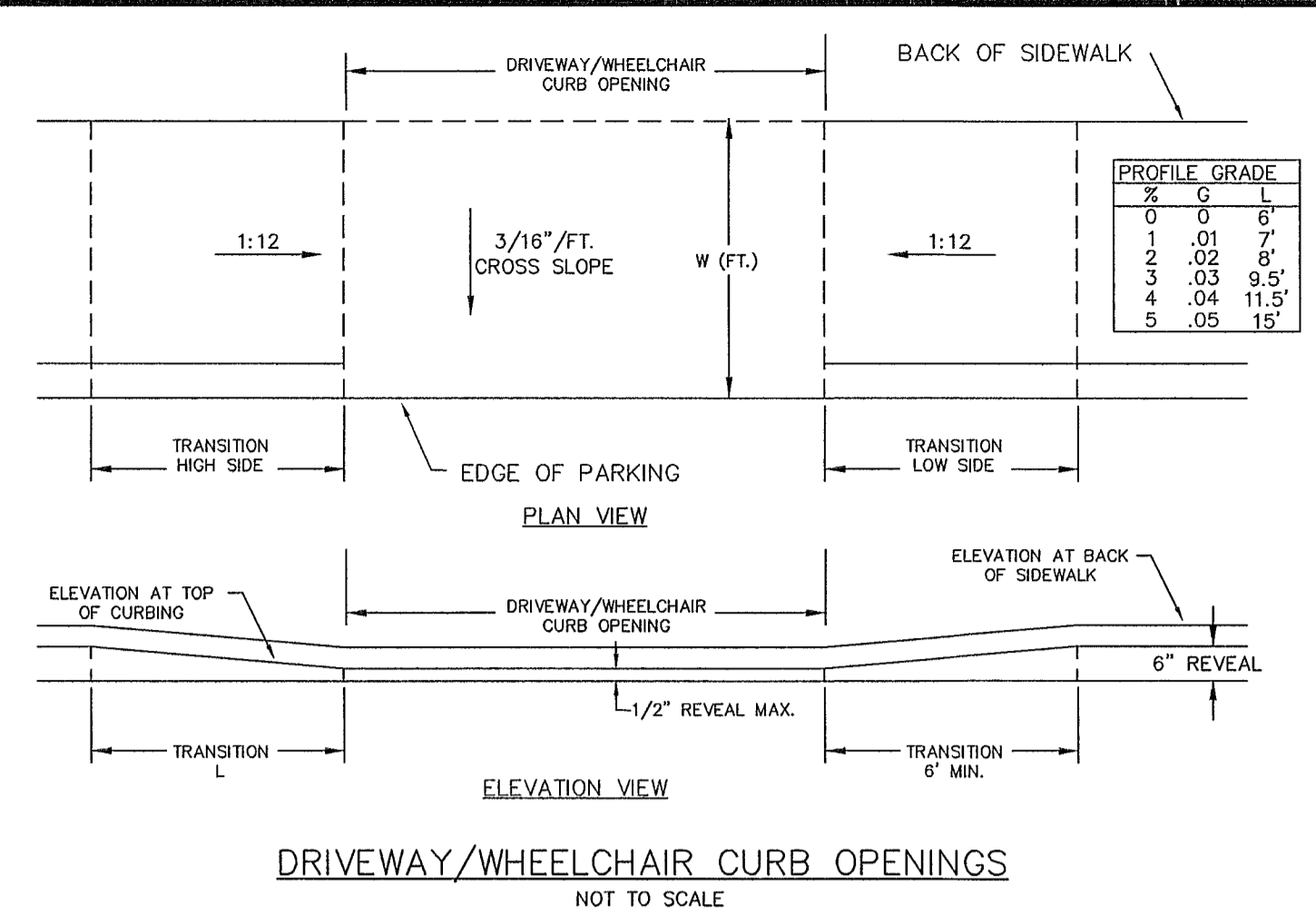


NOTES:

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 CLEANOUT 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.

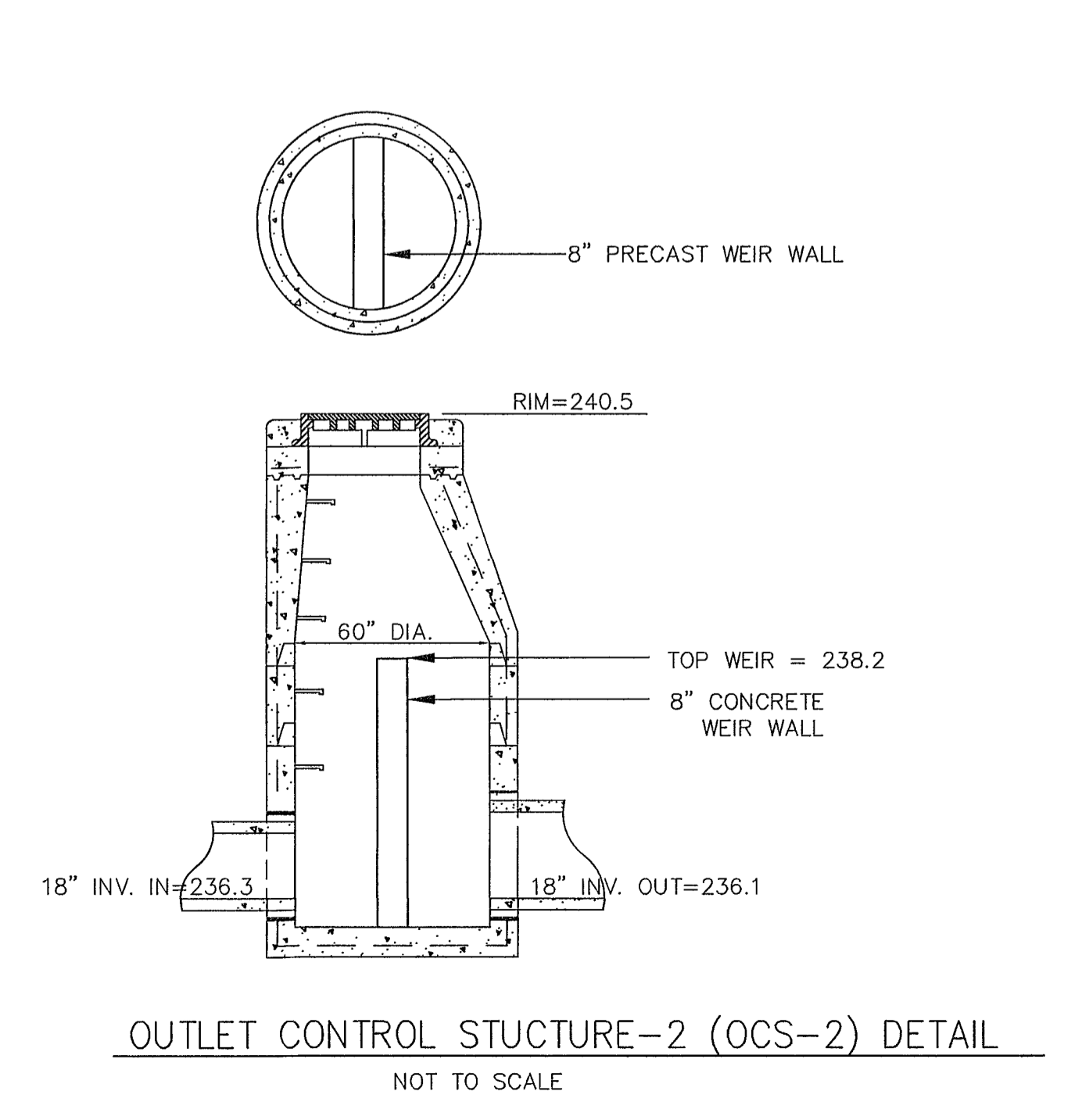
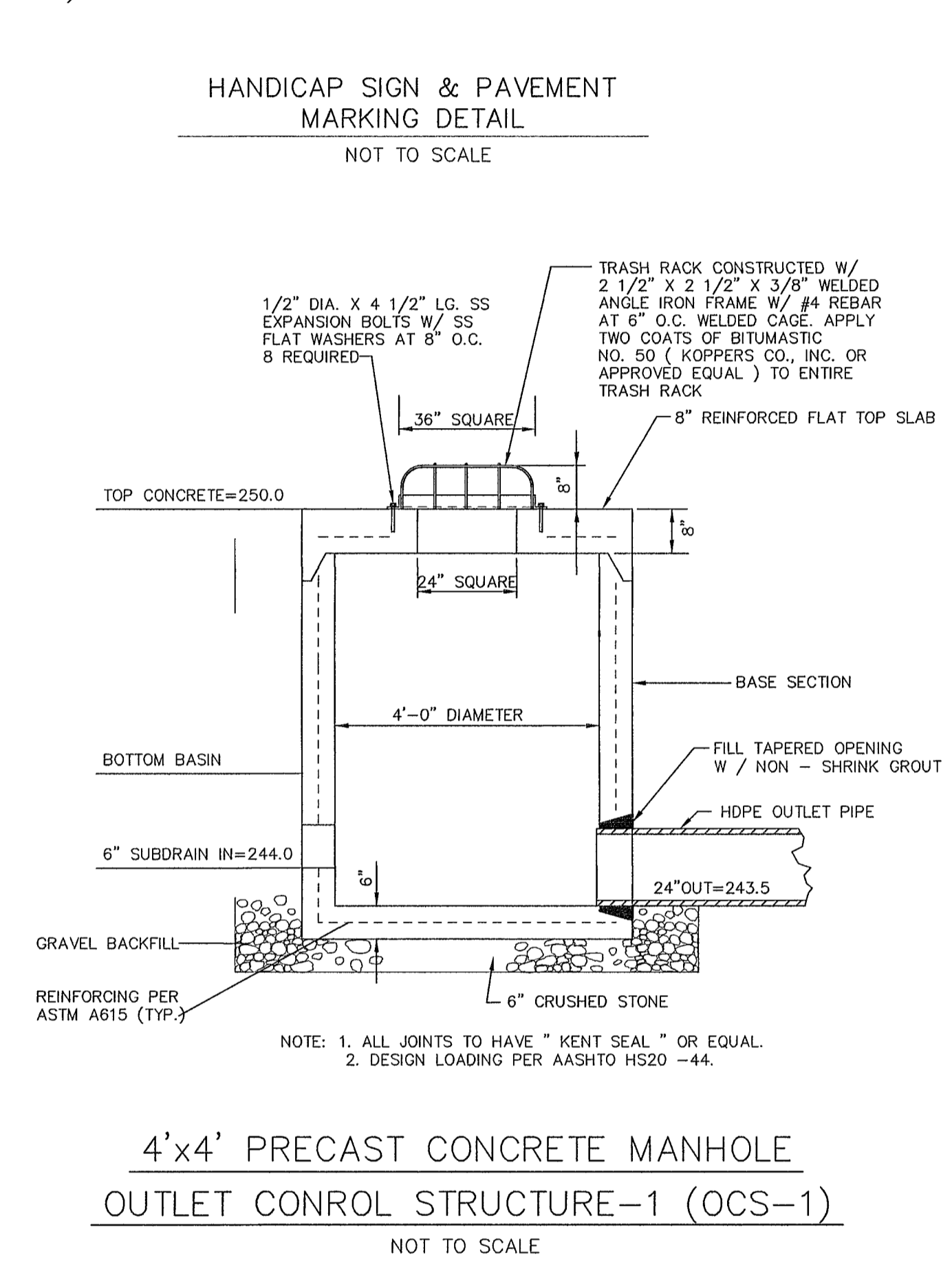
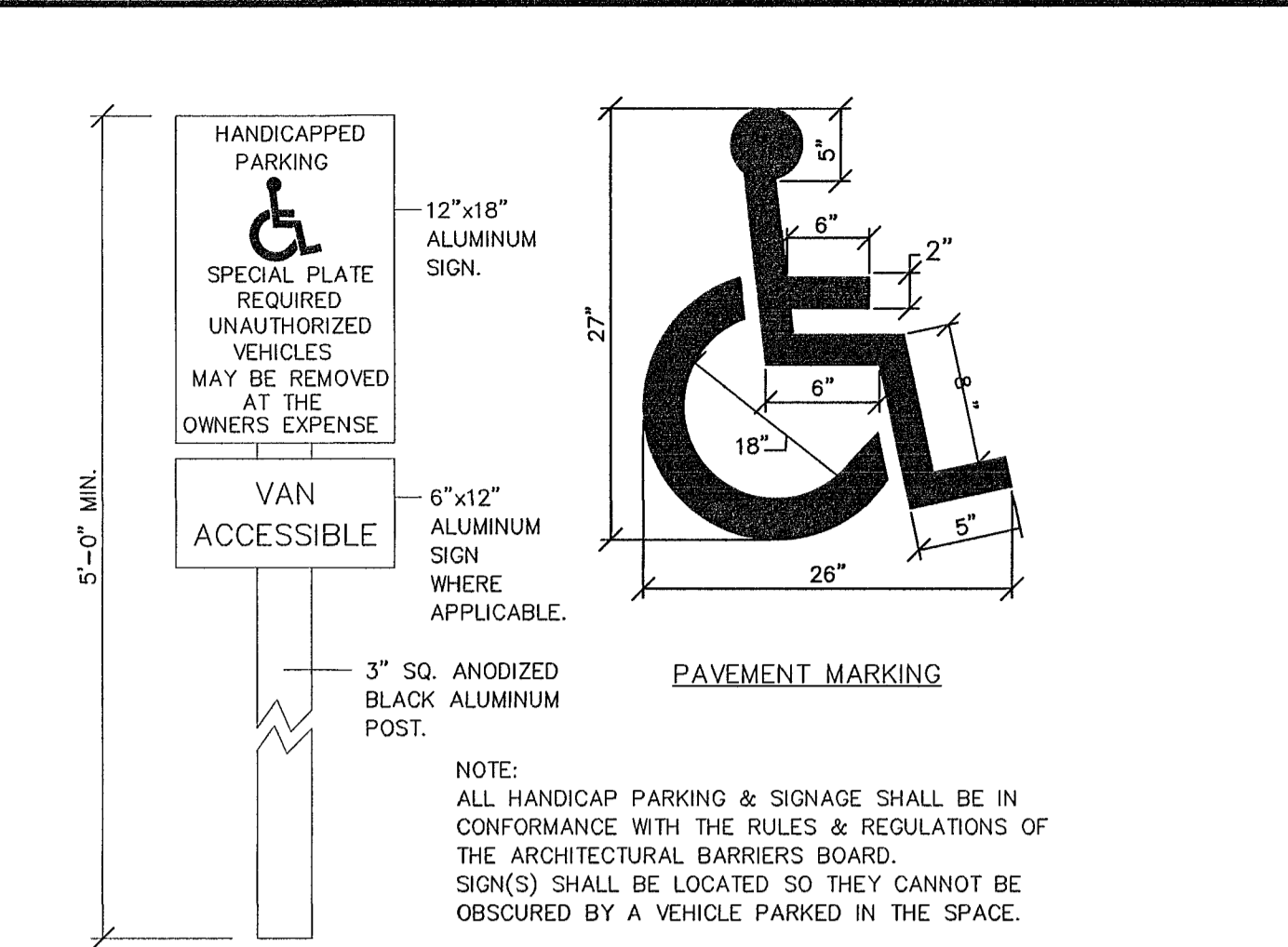
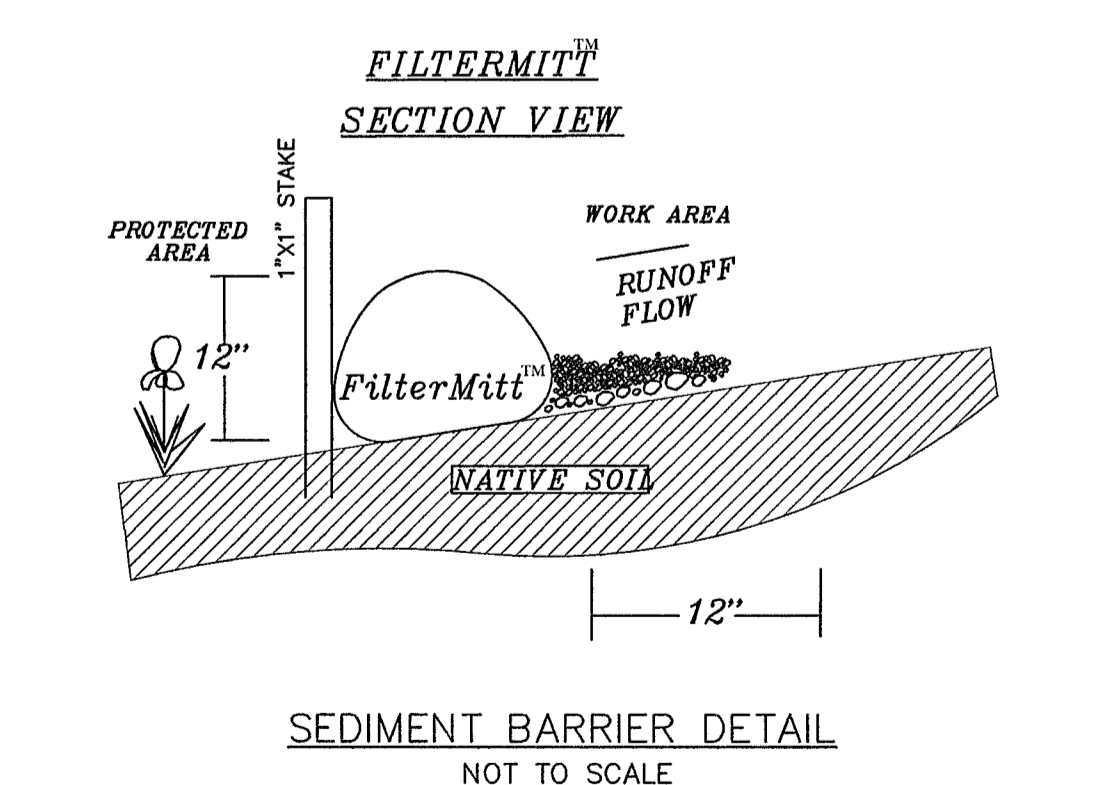
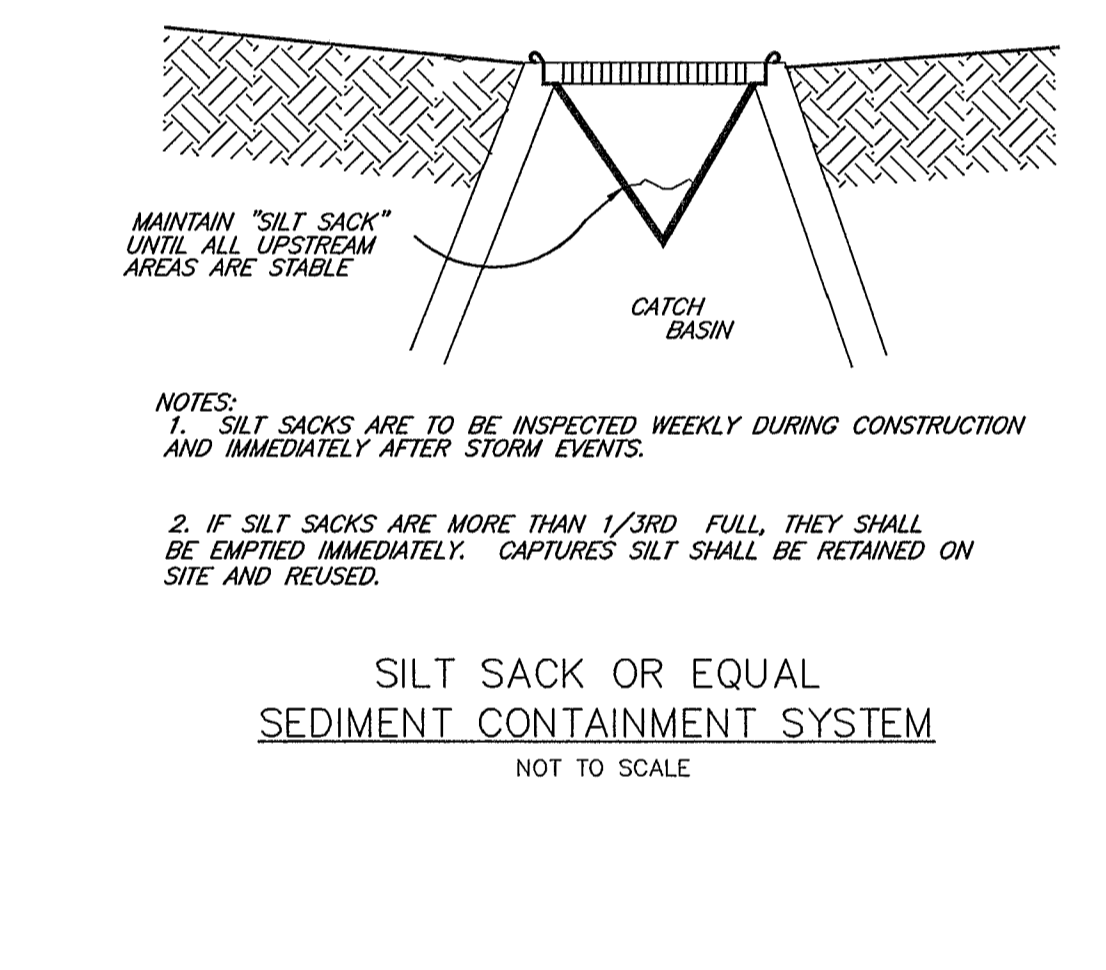
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

© 1994 JOHN McGILLI



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.

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

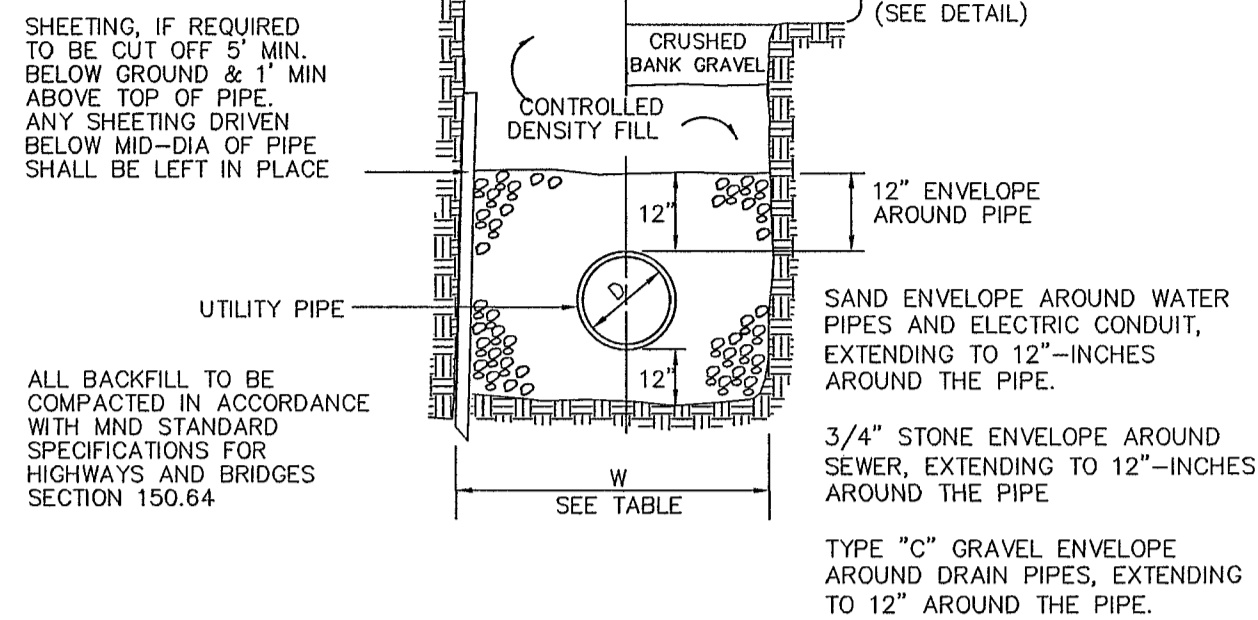
IN

ASHLAND, MA

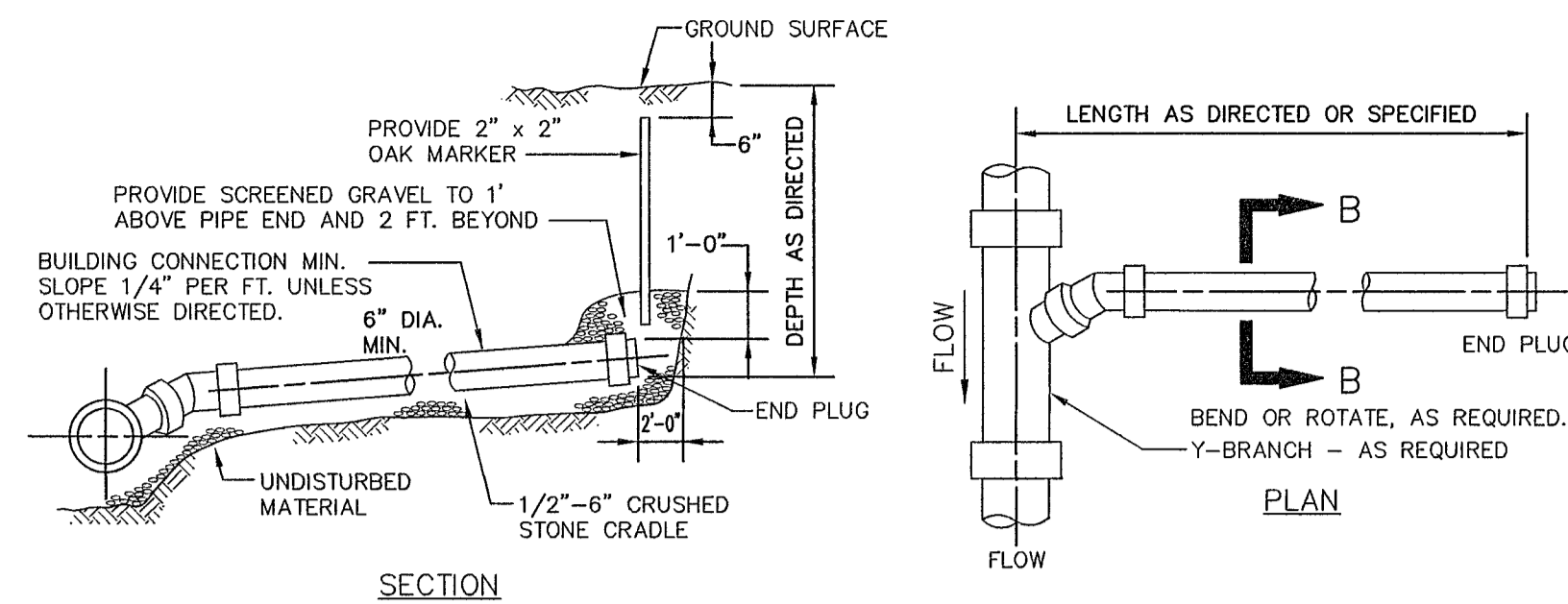
REVISION	DESCRIPTION
11-21-2025	TRAFFIC PEER REVIEW
10-9-2025	STORM WATER PEER REVIEW
8-1-2025	STORM WATER MANAGEMENT
DRAWN BY: REM	CHECK BY: VC
DATE: JULY 3, 2025	
SCALE: NONE	SHEET 7 OF 9.

CONSTRUCTION DETAILS

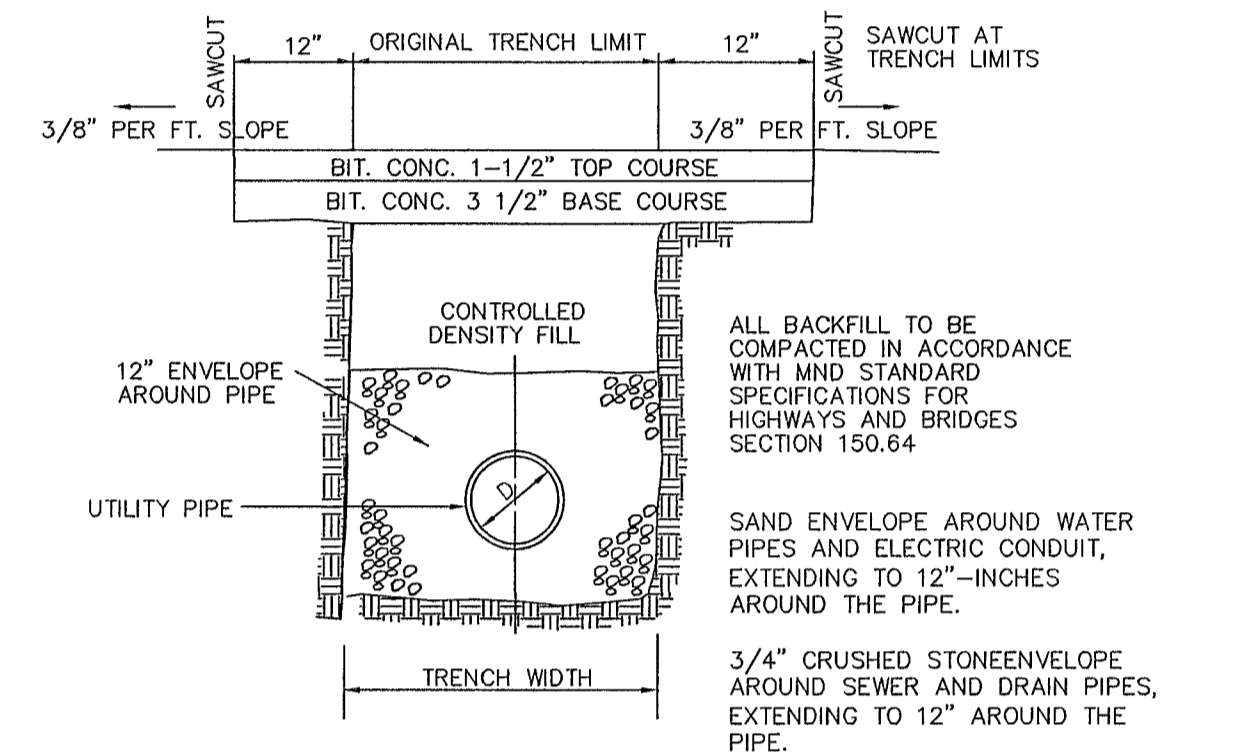
TRENCH WIDTH (W)		
D	W	W
DIAMETER OF PIPE	UNSHEETED	SHEETED
TO 12"	3'	4'
14" TO 24"	4'	5'
30" TO 36"	5'	6'



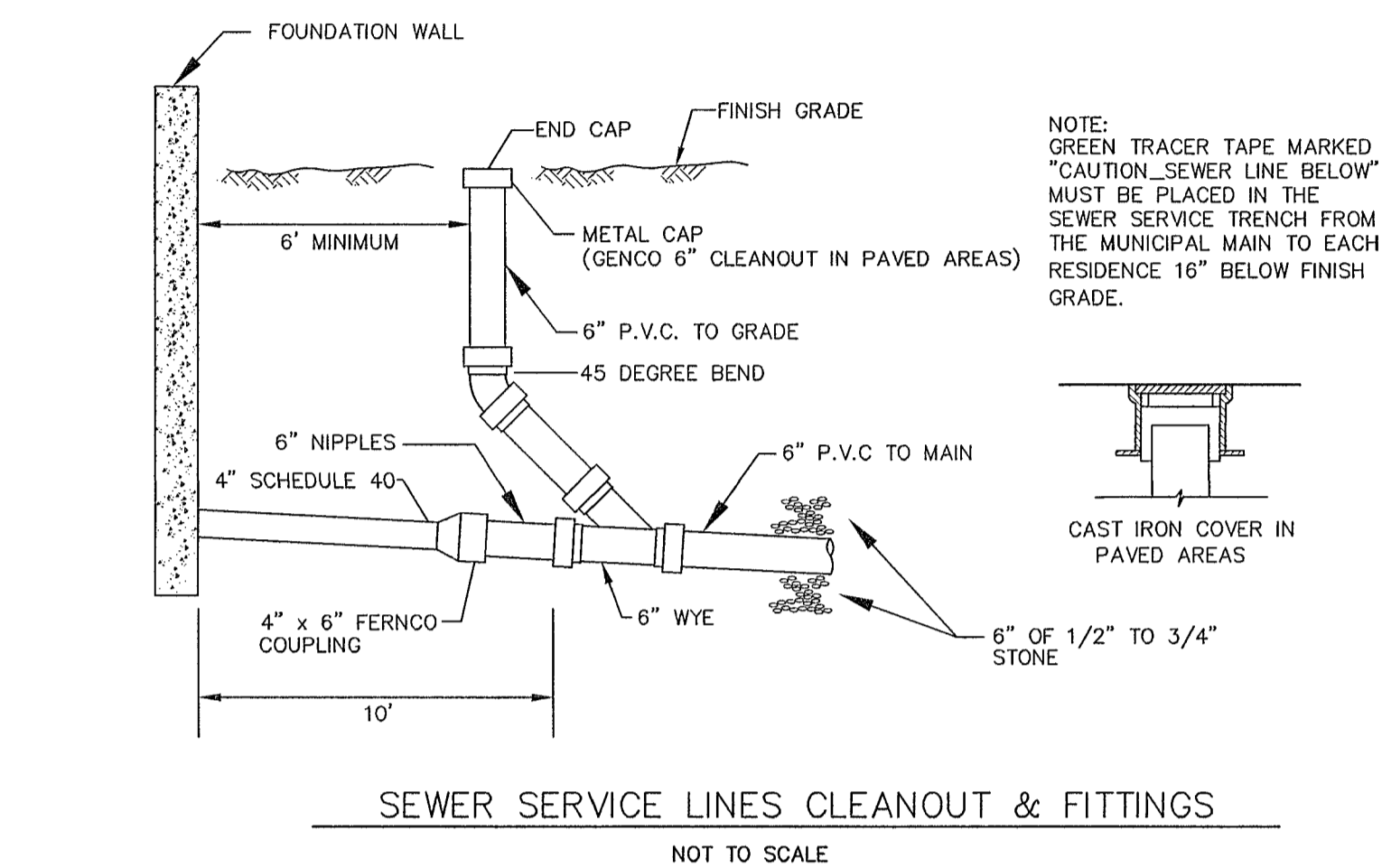
TYPICAL TRENCH SECTION
NOT TO SCALE



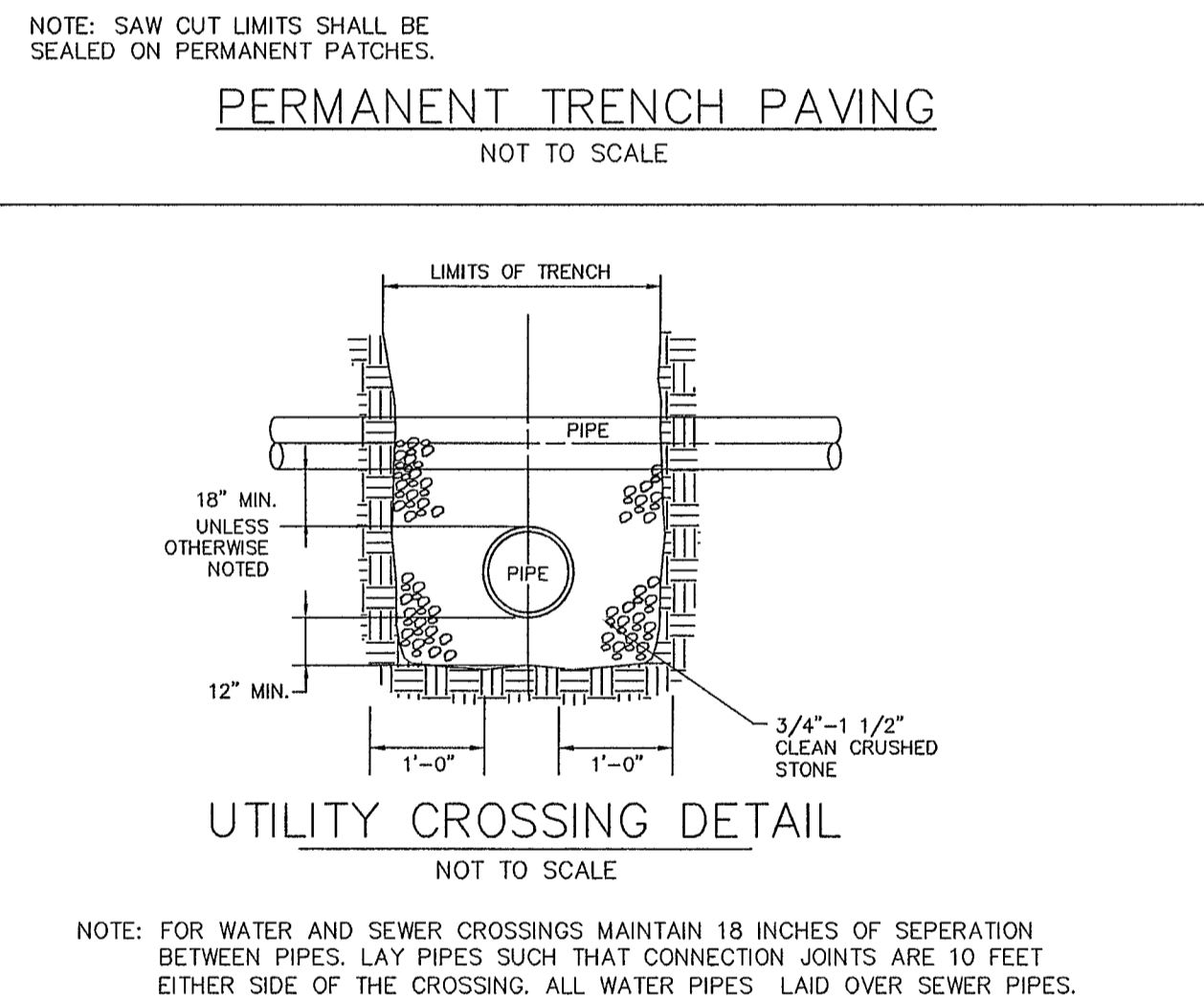
TYPICAL BUILDING CONNECTION
NOT TO SCALE



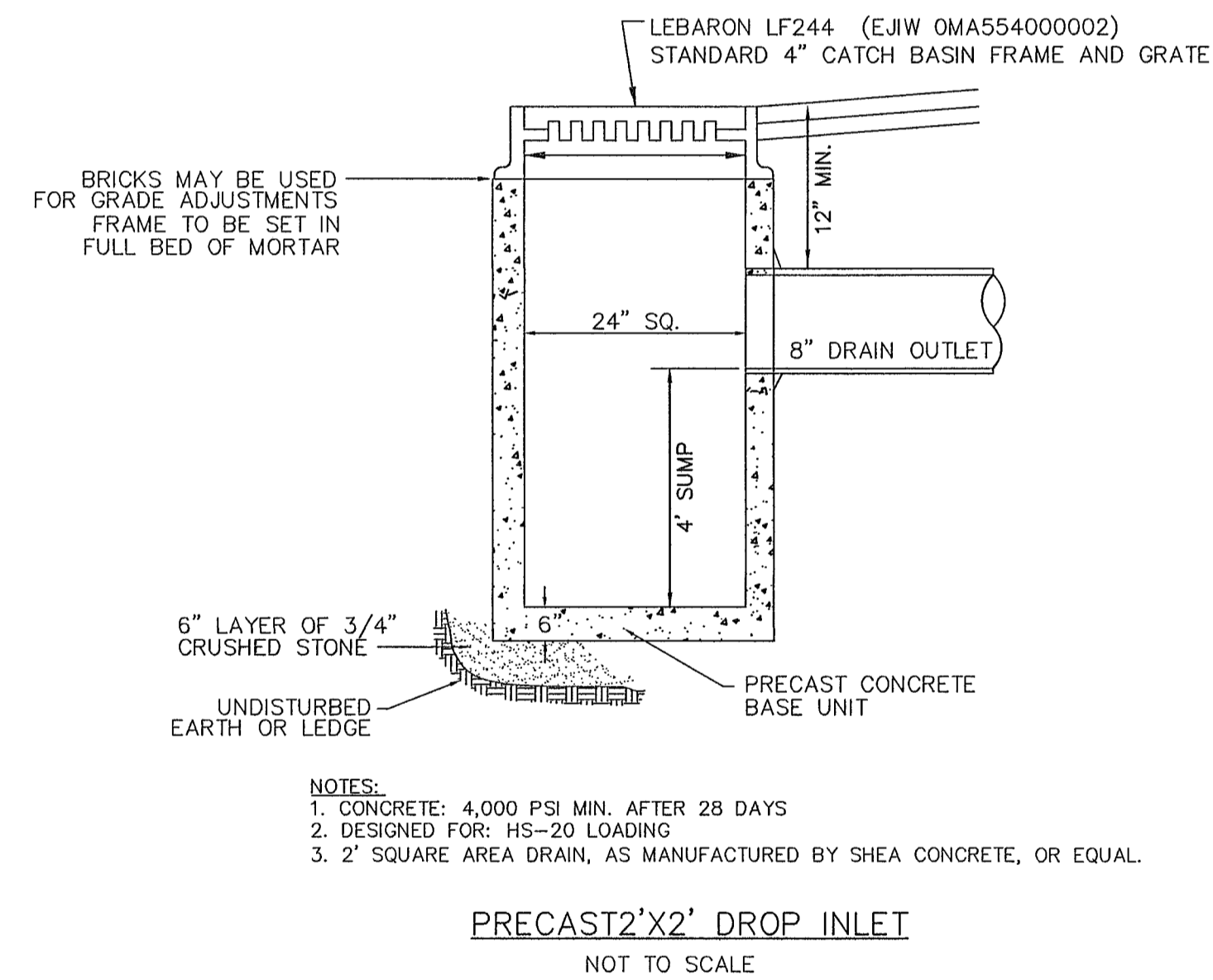
PERMANENT TRENCH PAVING
NOT TO SCALE



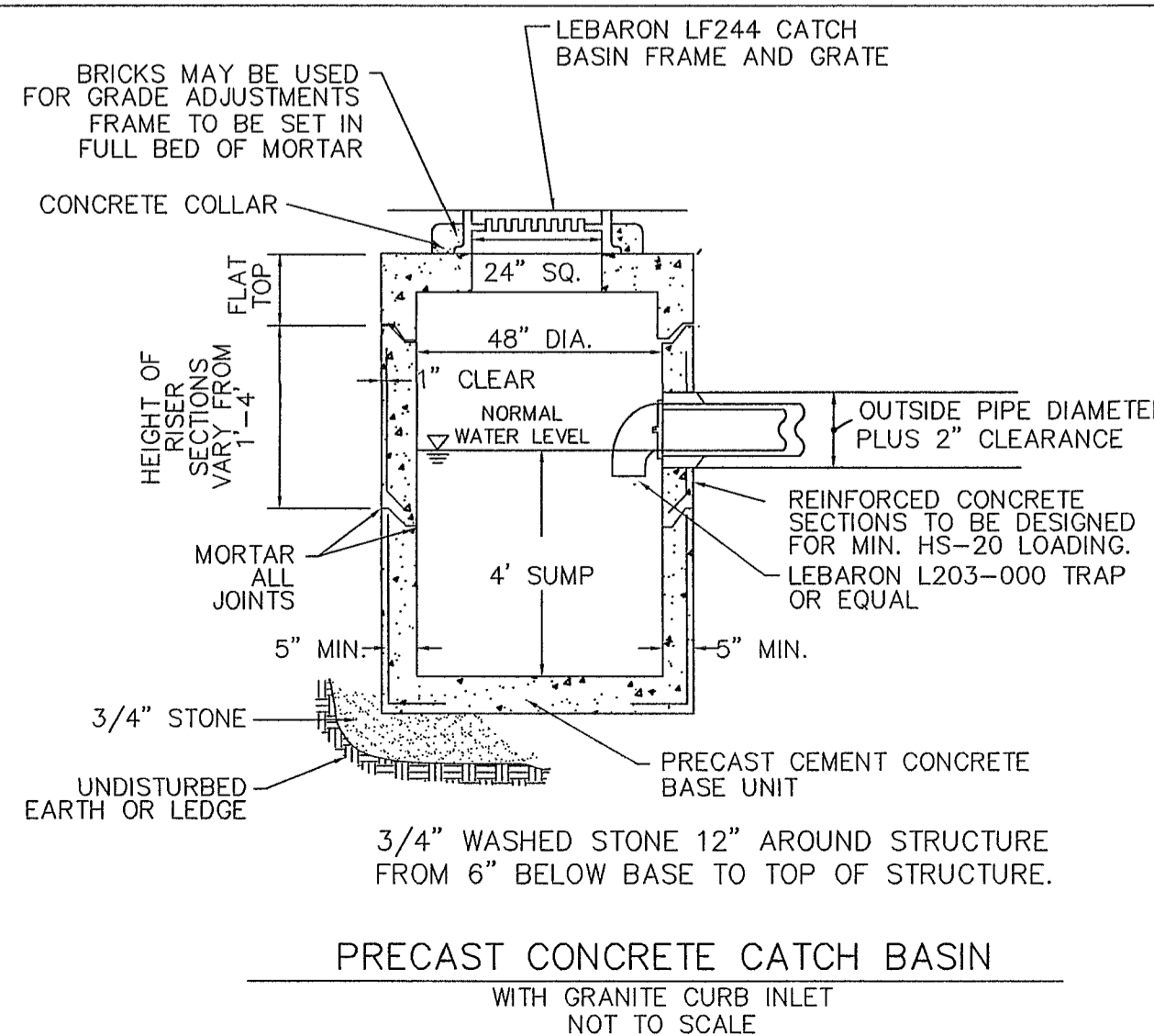
SEWER SERVICE LINES CLEANOUT & FITTINGS
NOT TO SCALE



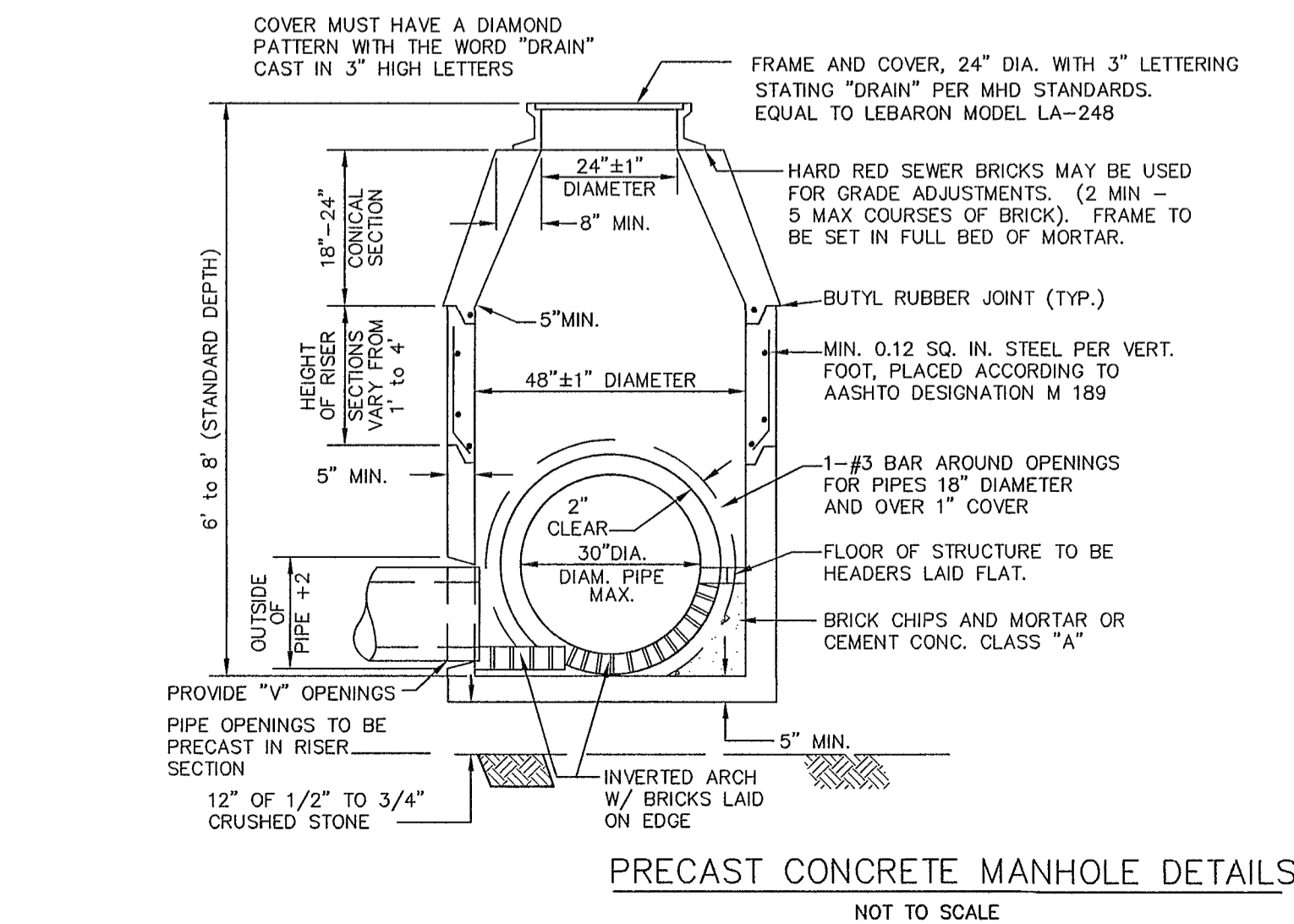
UTILITY CROSSING DETAIL
NOT TO SCALE



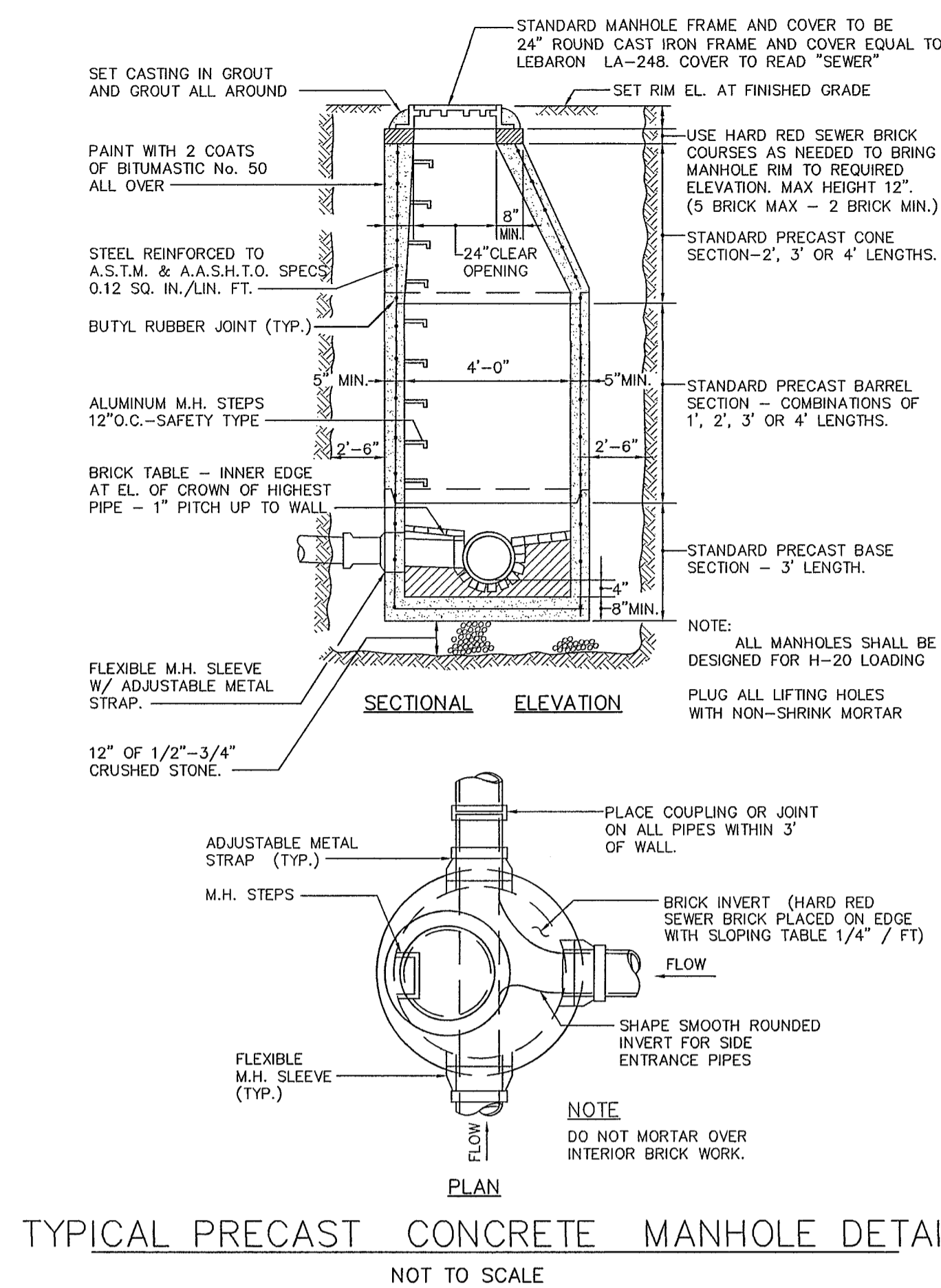
PRECAST 2'x2' DROP INLET
NOT TO SCALE



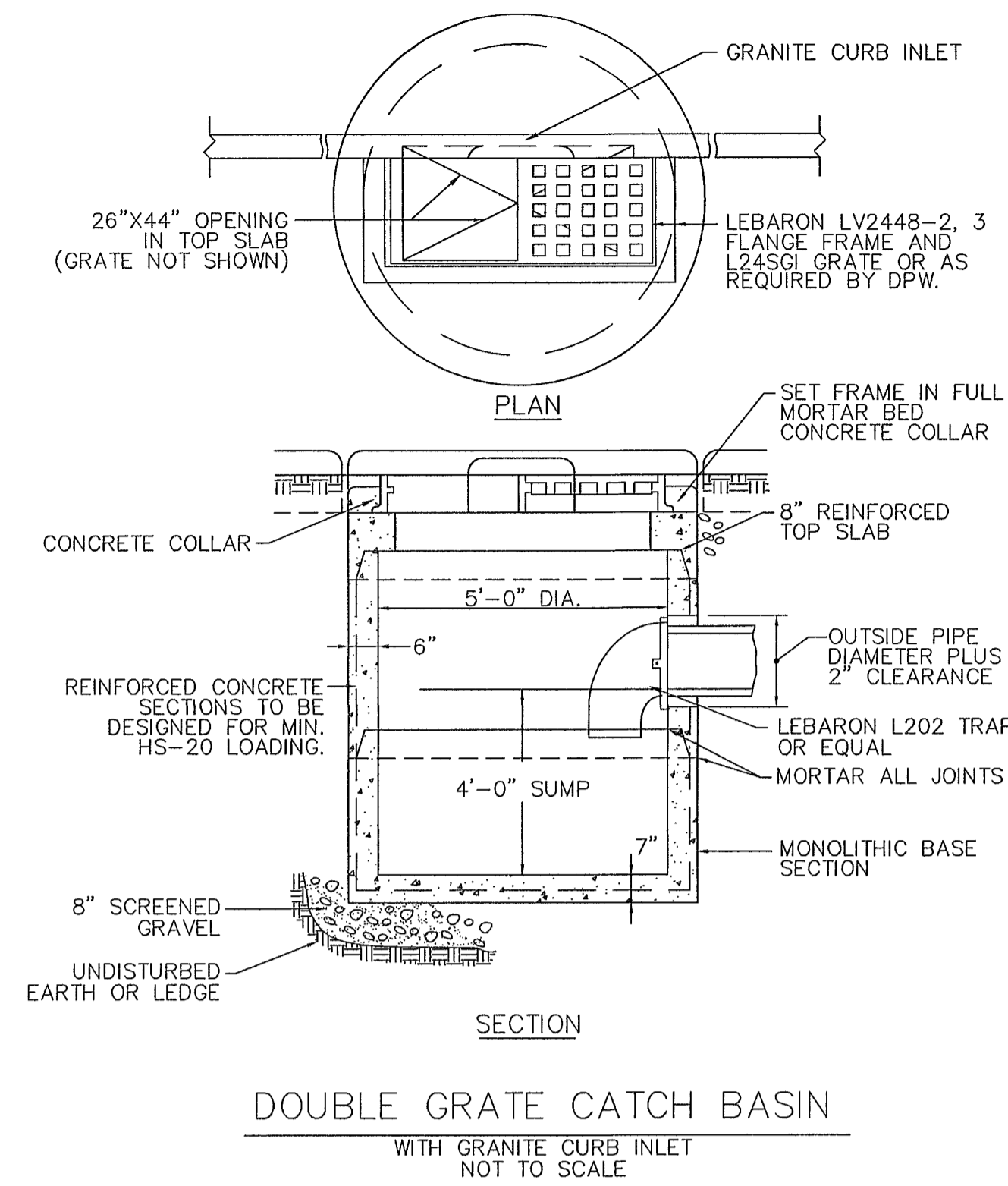
PRECAST CONCRETE CATCH BASIN
WITH GRANITE CURB INLET
NOT TO SCALE



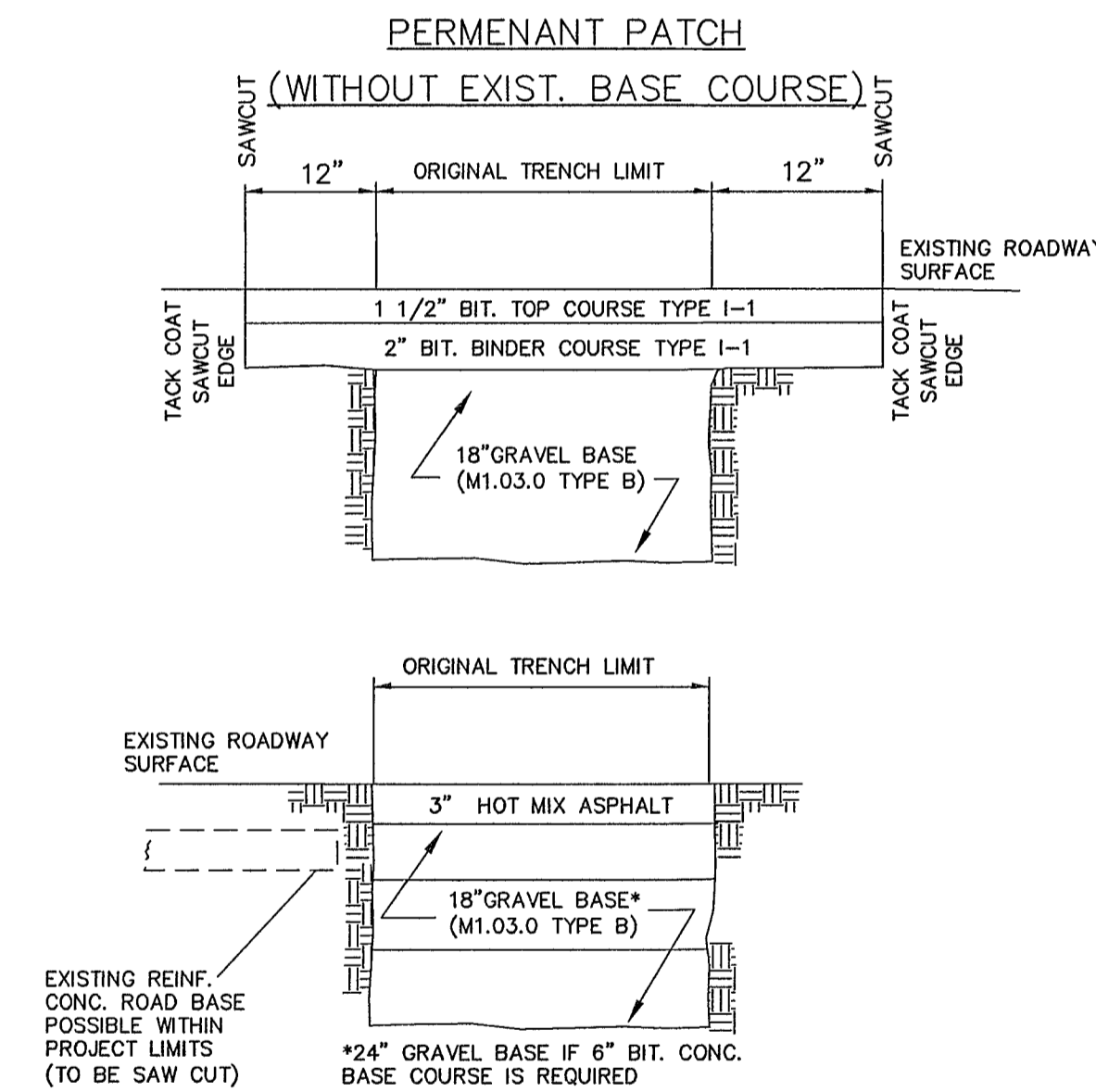
PRECAST CONCRETE MANHOLE DETAILS
NOT TO SCALE



TYPICAL PRECAST CONCRETE MANHOLE DETAIL
NOT TO SCALE



DOUBLE GRATE CATCH BASIN
WITH GRANITE CURB INLET
NOT TO SCALE



TEMPORARY PATCH

- 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 MND 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

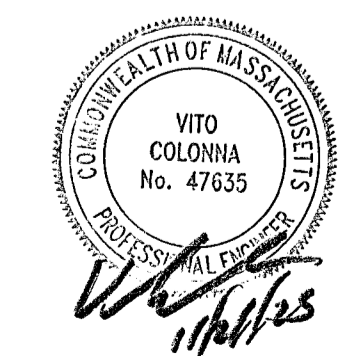
PREPARED FOR:
JOHN DUDLEY
60 PLEASANT STREET, SUITE 3
ASHLAND, MA 01721

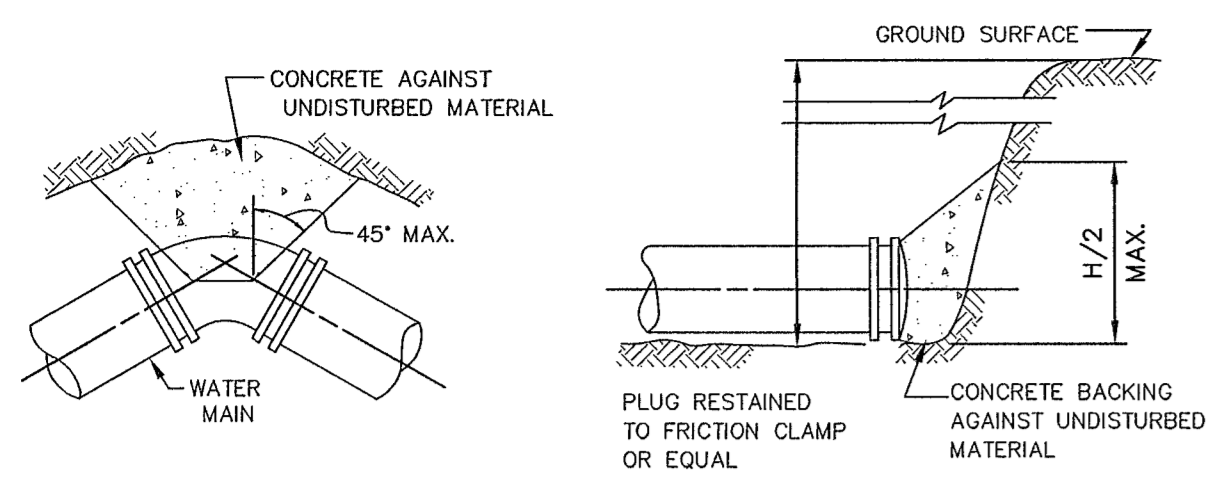
CONNORSTONE
ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

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

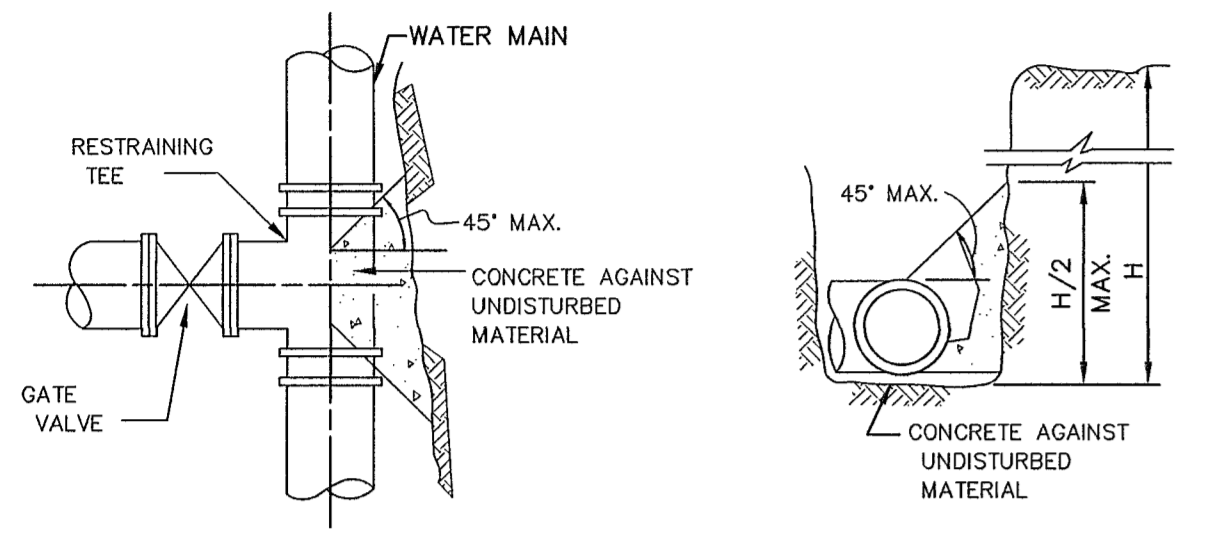
11-21-2025	TRAFFIC PEER REVIEW
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REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: JULY 3, 2025	
SCALE: NONE	SHEET 8 OF 9.

CONSTRUCTION DETAILS





TYPICAL BEND TYPICAL PLUG



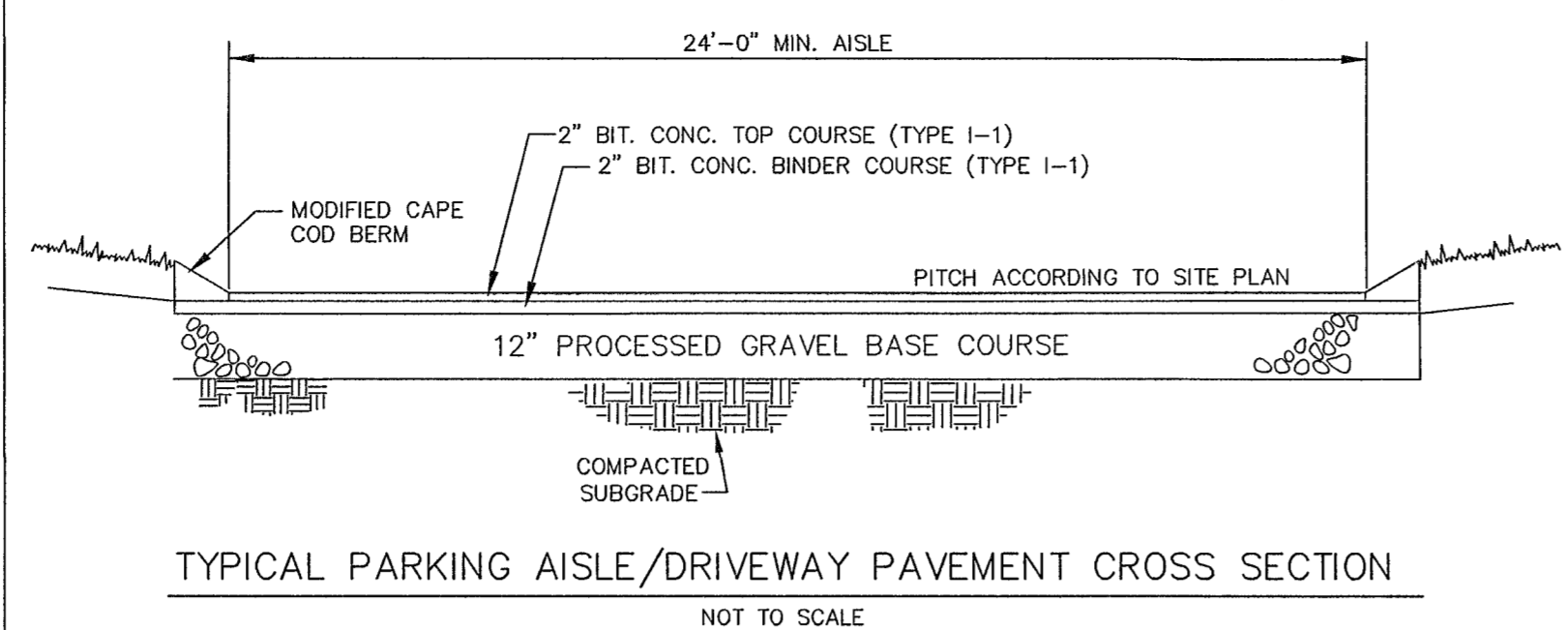
TYPICAL TEE & VALVE TYPICAL SECTION

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.)

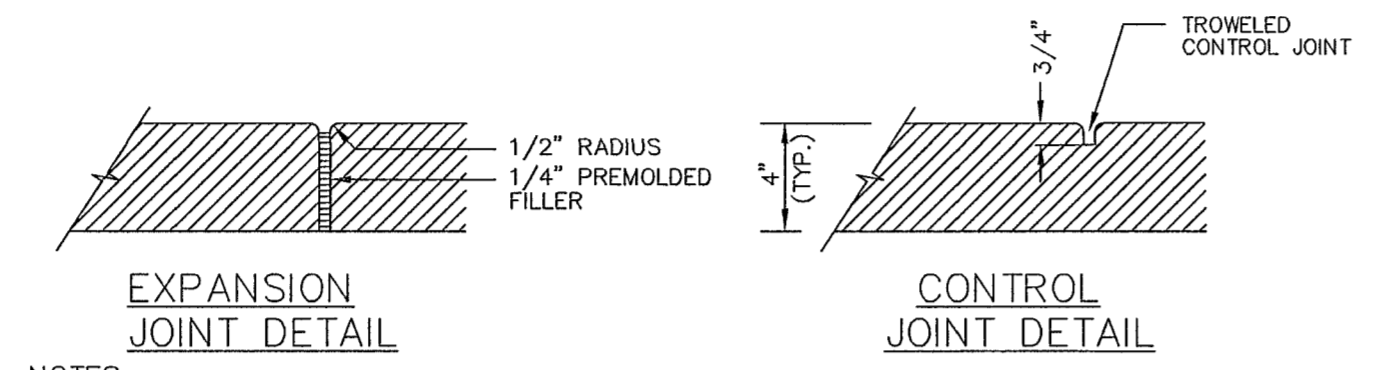
BEARING AREAS OF THRUST BLOCKS (BEARING AREA IN SQUARE FT.)

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

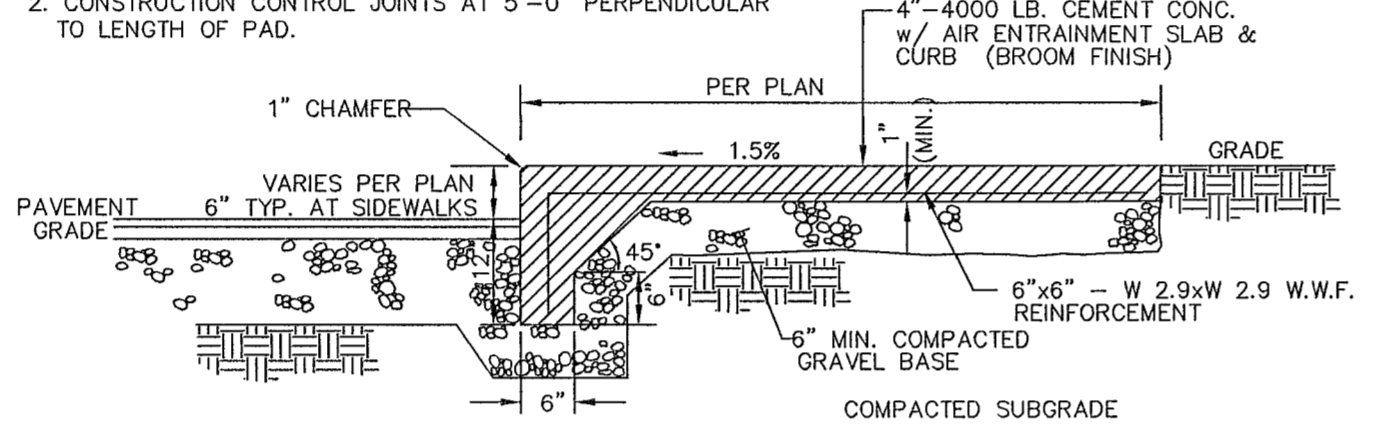
TYPICAL THRUST BLOCK DETAIL NOT TO SCALE



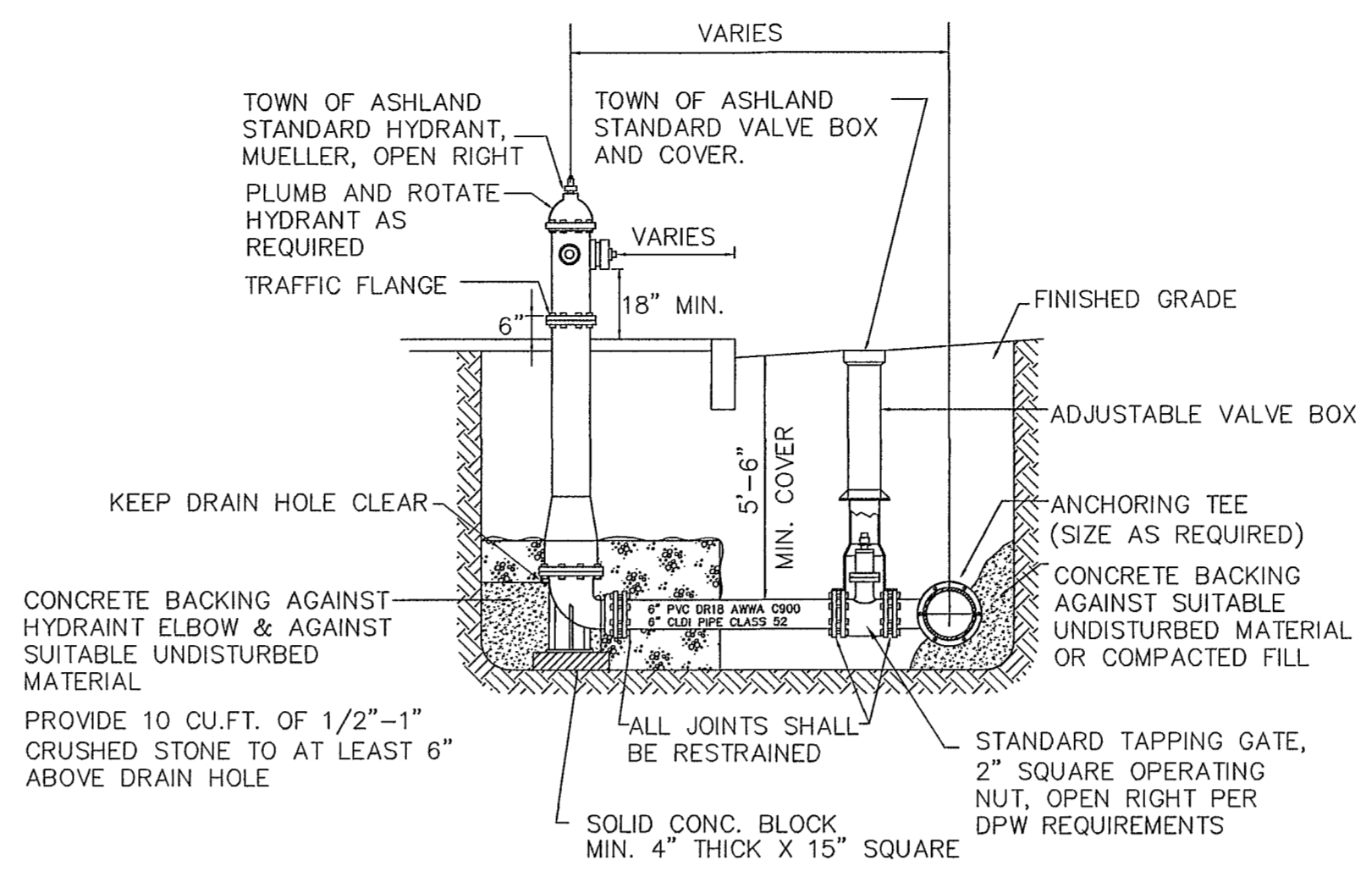
TYPICAL PARKING AISLE/DRIVEWAY PAVEMENT CROSS SECTION NOT TO SCALE



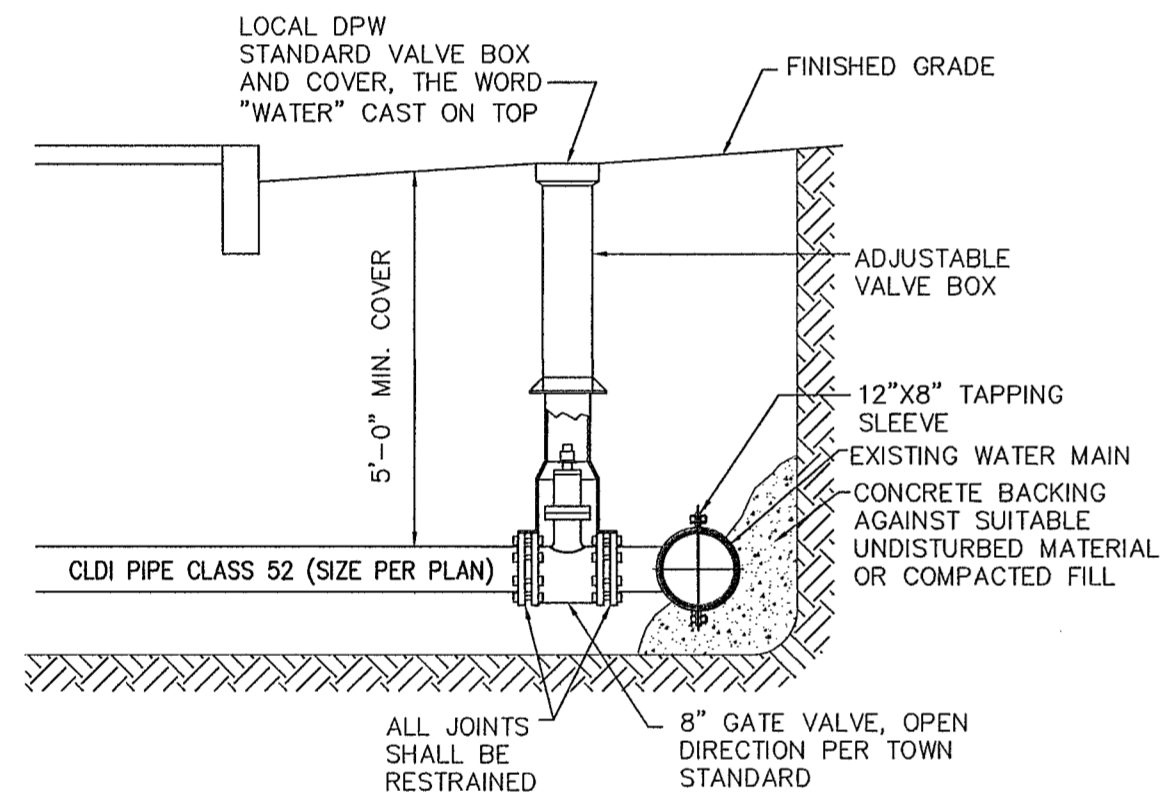
EXPANSION JOINT DETAIL CONTROL JOINT DETAIL



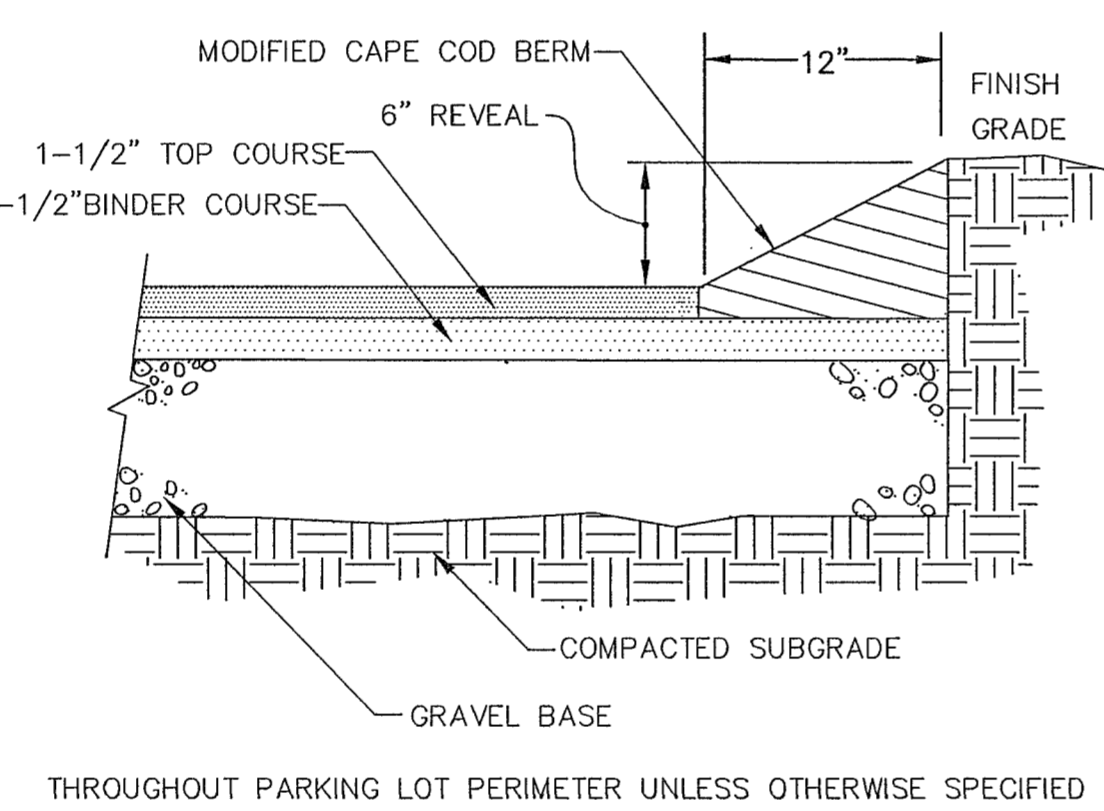
CONCRETE PAD / SIDEWALK DETAIL NOT TO SCALE



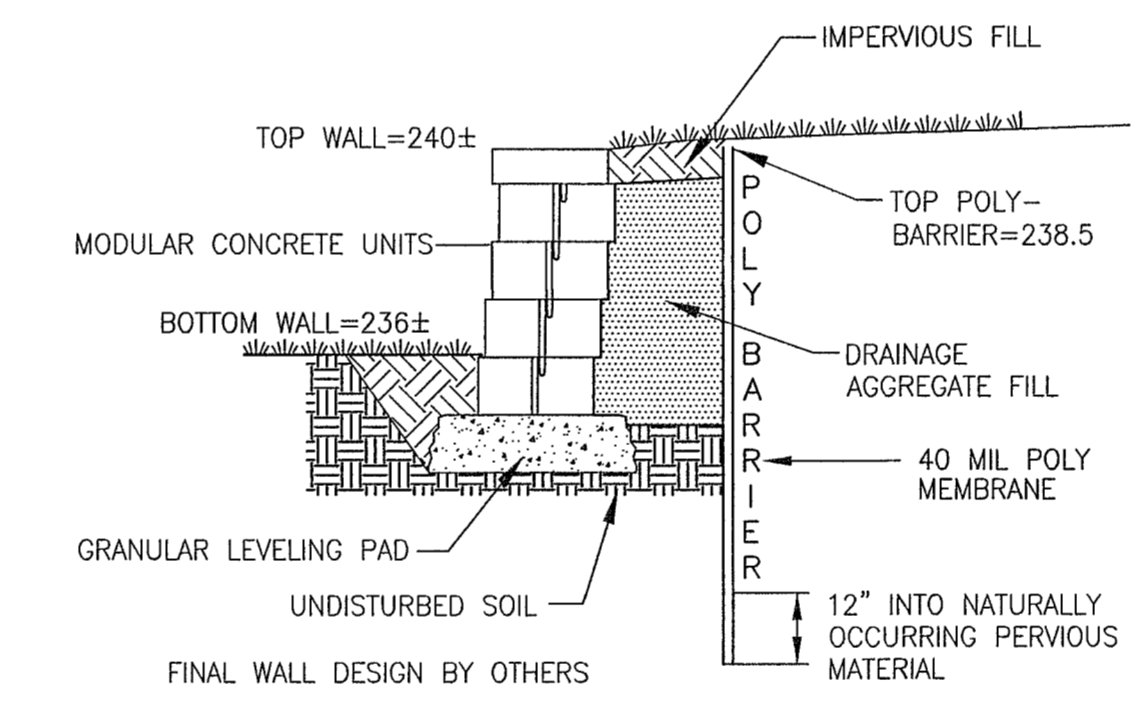
TYPICAL HYDRANT & VALVE DETAIL NOT TO SCALE



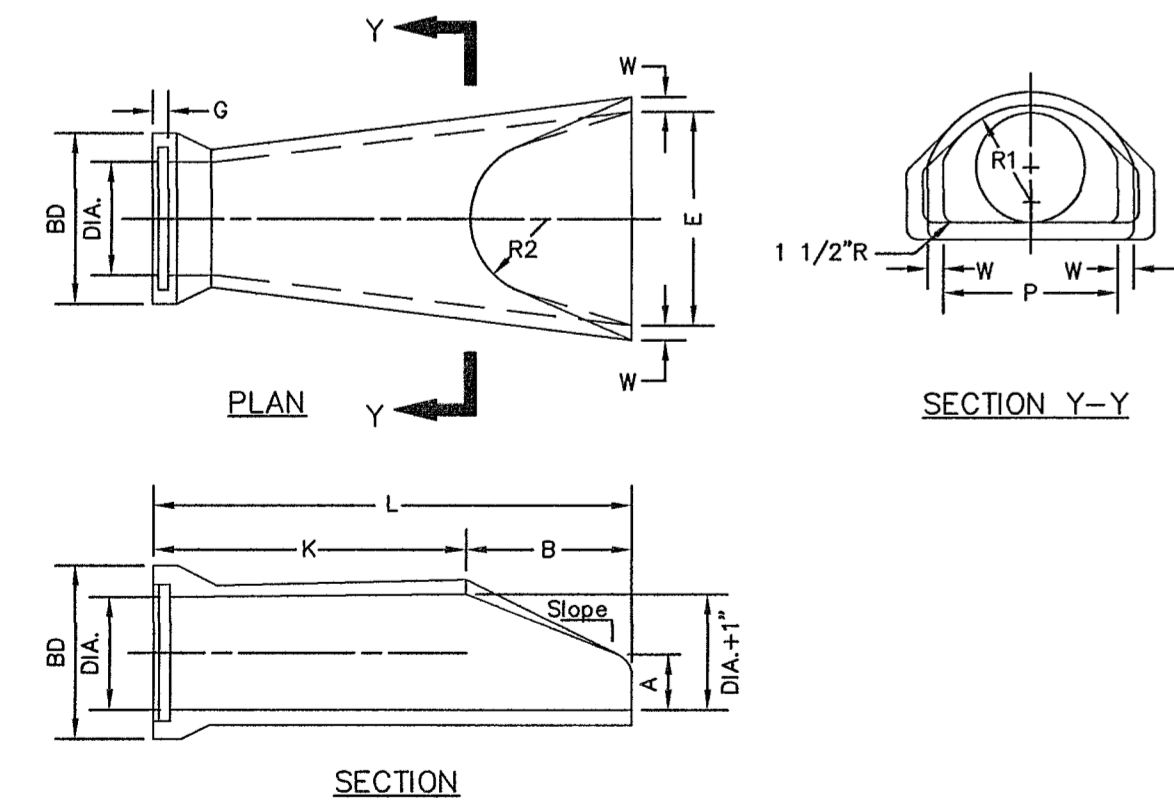
TYPICAL WATER CONNECTION NOT TO SCALE



MODIFIED CAPE COD BERM & PAVEMENT SECTION NOT TO SCALE

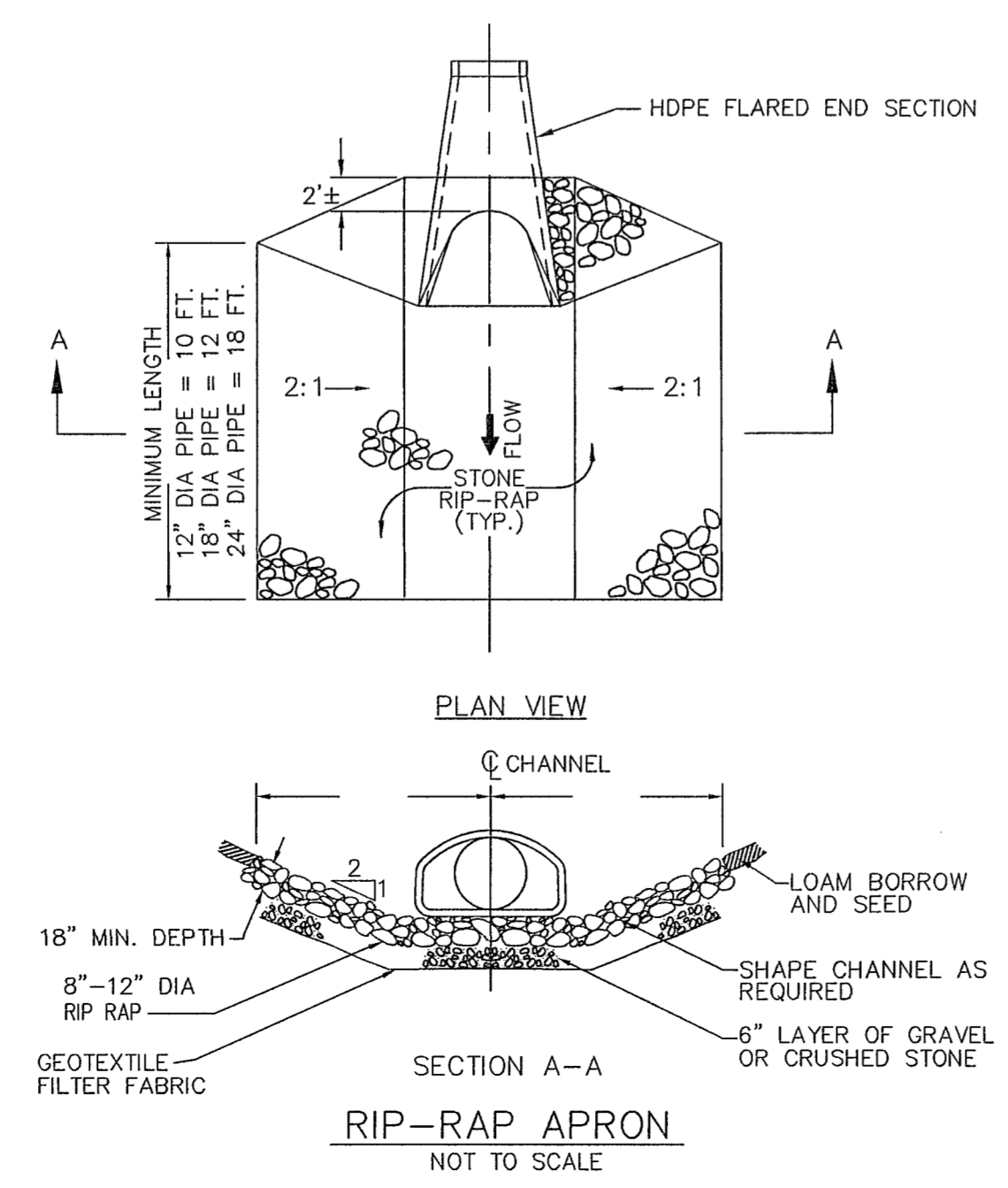


TYPICAL RETAINING WALL/POLY BARRIER DETAIL NOT TO SCALE

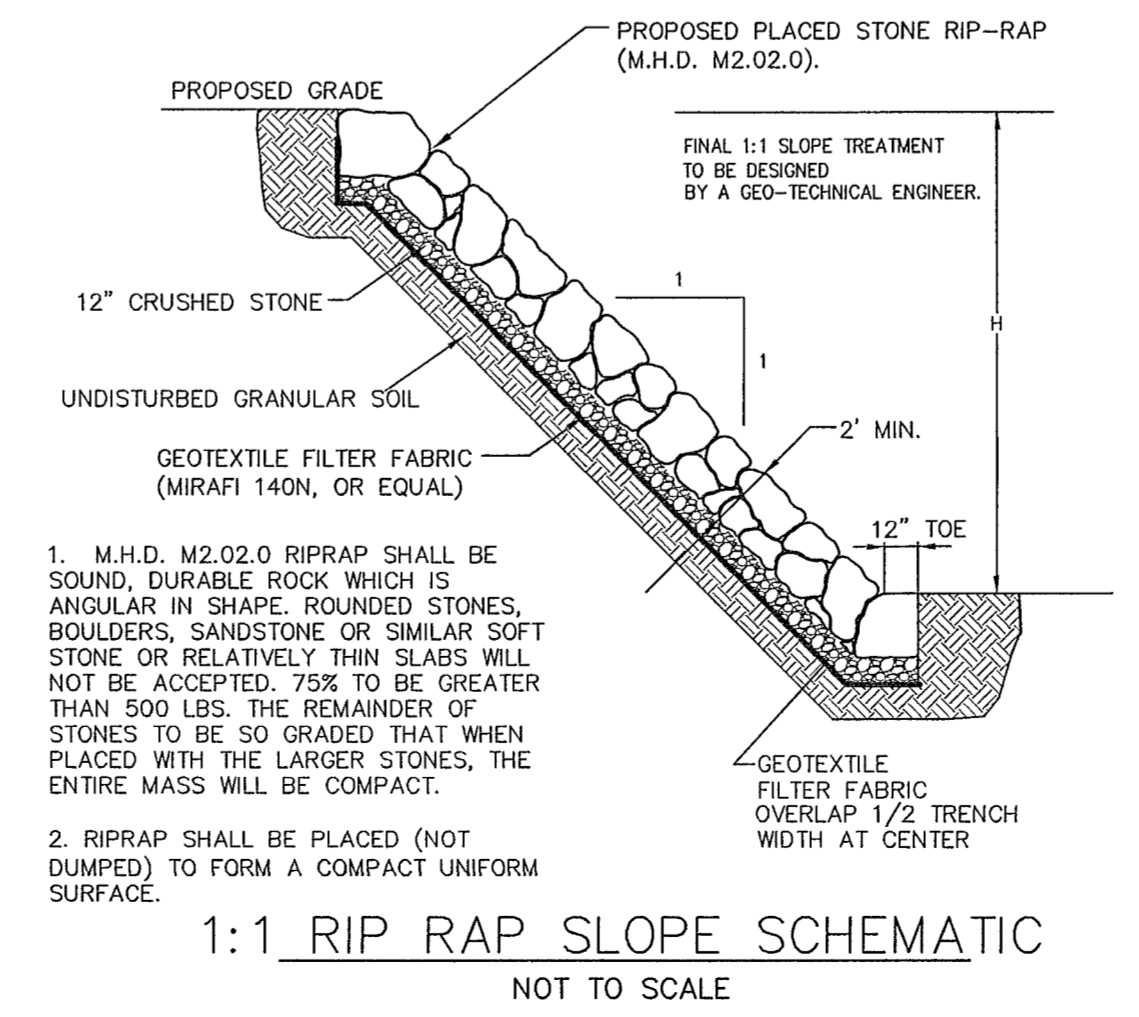


DIA.	W	A	B	E	BD	K	L	P	DIA. +1"	R1	R2	G	Slope
12"	2"	4"	2'-0"	2'-0"	20"	4'-8 1/8"	5'-6 1/8"	19 15/16"	13"	10 1/8"	9"	2 1/2"	3:1
15"	2 1/4"	6"	2'-3"	2'-6"	24"	4'-3 7/8"	5'-4 1/8"	24 5/16"	16"	12 1/2"	11"	2 1/2"	3:1
18"	2 1/2"	9"	2'-3"	3'-0"	28"	4'-3 7/8"	5'-6 1/8"	29"	19"	15 1/2"	12"	2 3/4"	3:1
21"	2 3/4"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

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

DATE	DESCRIPTION
11-21-2025	TRAFFIC PEER REVIEW
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

