SMMA
1000 Massachusetts Ave.
Cambridge, MA 02138

Memorandum

To:	Mr. Greg Wands Chair, Ashland Conservation Commission	Project Number:	24142
From:	Will Park, PE	Date:	12/23/2025
Project Name:	61 Waverly Street – Notice of Intent		
RE:	Response to Comments - Hearing 1/5		
Distribution:	Israel Lopez - The Gutierrez Company, Mark Arnold - Goddard Consulting, Luke Norton & Corinne Disenhof - Sanborn Head & Associates		

On behalf of the Applicant, The Gutierrez Company, SMMA, in collaboration with Sanborn Head & Associates (geotechnical engineer) and Goddard Consulting, (wetland scientist) is submitting this memo with supporting documents to (i) provide additional information and analysis regarding the project site's hydrological soil group classification and peak discharge rate; (ii) provide the Conservation Commission with more detailed information regarding the scale and potential impacts of blasting at the site as requested by the Commission; and (iii) provide an outline for a "dewatering plan" during construction as requested. :.

Enclosed with this memo is a "Supplemental Wetland Border Report" (WBR) prepared by Goddard Consulting (Goddard) dated 12/19/2025 and a letter entitled "Geotechnical Comments Regarding Hydrologic Soil Group and Blasting" prepared by Sanborn, Head & Associates, Inc. (SHA) dated 12/22/2025.

Hydrologic Soil Group (HSG) and Updated Peak Discharge Rate Summary

The Conservation Commission has expressed concern regarding the presence of bedrock on the project site and specifically, whether stormwater runoff is discharging from the site over the bedrock slope along Waverly Street. Additionally, we received written comments from the Conservation Agent regarding the hydrological soil group classification used in the stormwater model. The project team has taken these concerns into consideration and re-examined the Hydrologic Soil Group (HSG) of the onsite soils. Refer to the enclosed letter from SHA regarding an area of the site where the previously submitted USDA Web Soil Survey soil series of "Narragansett Silt Loam" with a HSG A is now more accurately classified as HSG A/D. Enclosed are updated Existing and Proposed Hydrology Maps that identify these areas noted with an asterisk on the plan and legend.

The existing hydrology model has been updated with a conservative HSG B designation as HydroCAD does not have a HSG A/D option. As a result, the existing peak discharge rates have increased slightly. No other changes to the stormwater model have been made

at this time. Complete HydroCAD models and supporting calculations will be submitted after responses to the Conservation Commission's peer reviewer comments have been addressed.

Refer to the tables below of the previously submitted and currently proposed Peak Discharge Rate Summary.

Table 1 - Peak Discharge Rate Summary - previously submitted in Notice of Intent

Design Point	2-year		10-year		100-year	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
DP-1*	0.00	0.02	0.08	0.12	2.72	2.71
DP-2	0.00	0.00	0.00	0.00	0.21	0.21
DP-3**	0.00	0.00	0.00	0.01	0.06	0.16

Table 2 - Peak Discharge Rate Summary - currently proposed

Design Point	2-year		10-year		100-year	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
DP-1*	0.00	0.01	0.16	0.10	4.19	2.34
DP-2	0.00	0.00	0.00	0.00	0.21	0.21
DP-3**	0.00	0.00	0.00	0.01	0.06	0.14

The proposed peak discharge rates continue to match or decrease compared to the existing peak discharge rates and the project is in compliance with the Massachusetts Stormwater Manual Standard 2. The DP-1 2-year, 24-hour and DP-3 10-year, 24-hour peak discharge rates negligible increases of 0.01 cfs (equal to roughly one gallon of water every fifteen seconds leaving the site) are due to the runoff from driveway entrances (equal to one to two car lengths) that cannot be physically collected, treated, and detained onsite. Adjustments to the recharge volume, phosphorus loads, and nitrogen load have been provided to compensate for these small areas.

The proposed stormwater management system will reduce the runoff to both the bedrock slope along Waverly Street and the existing 12" RCP pipe beneath Waverly Street.

It is our professional opinion that the HydroCAD program peak discharge rate outputs are not accurate to the 0.01 cfs level of precision. The ZBA's third-party peer reviewer, Hancock Associates, agreed with this opinion.

Bedrock Removal

Refer to the enclosed letter from SHA regarding the bedrock observed on the project site, anticipated areas of limited bedrock removal, and possible means of removal.

Enclosed is Exhibit: Bedrock Elevation Plan/Profile (Approx.) that shows the limited bedrock removal. Profile "A" demonstrates the more typical project earthwork scenario where bedrock removal is not anticipated. Profile "B" demonstrates the "worst case" through the bedrock ridge as described by SHA.

Dewatering

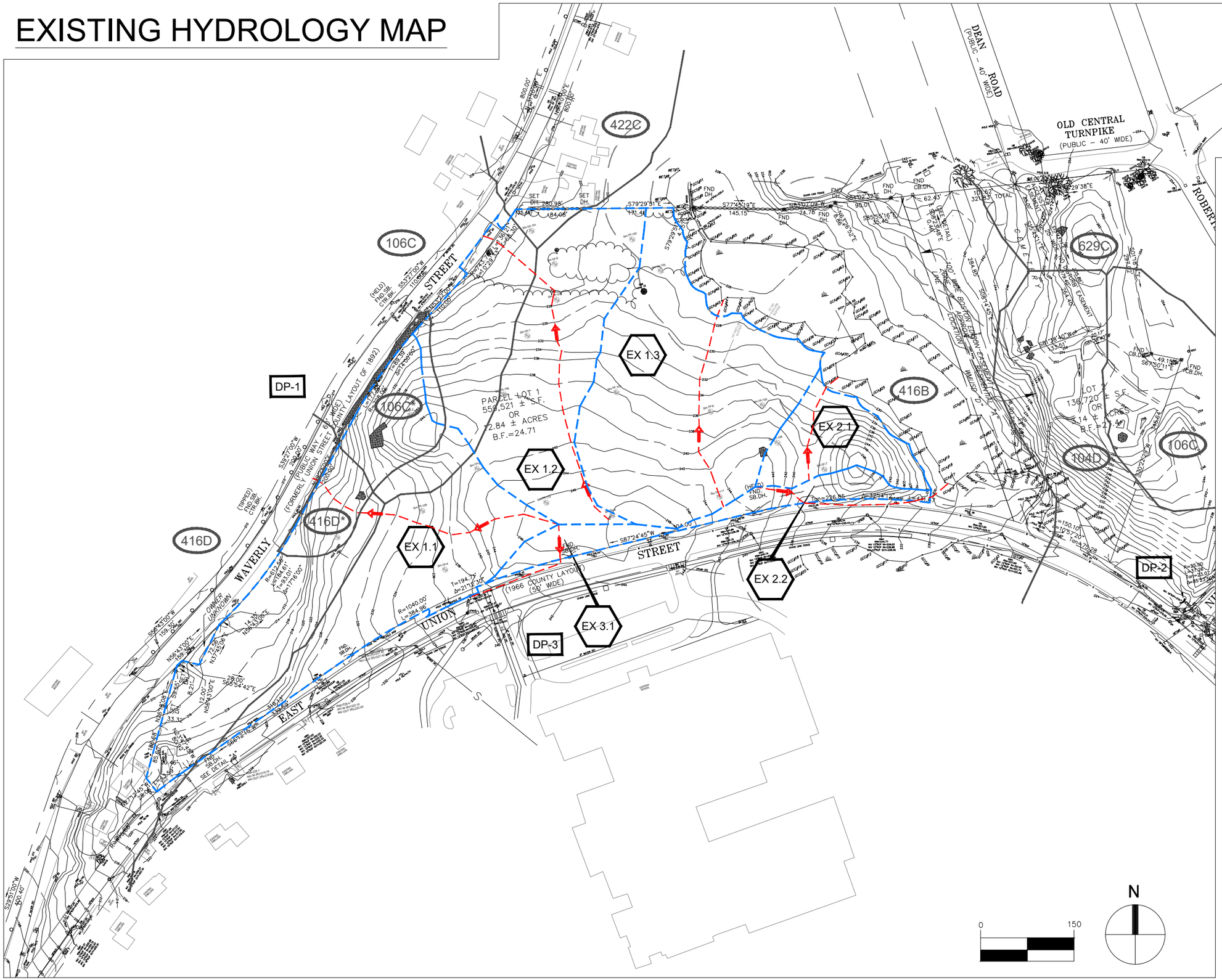
The letter from SHA describes how the limited surface bedrock removal is not anticipated to alter the groundwater flow patterns. The project Construction Documents will include the specification **31 23 19 Construction Dewatering** that will require the contractor to submit a Dewatering Plan with drawings and supporting engineering calculations for the proposed surface water control and dewatering systems including locations, methods, sizing, equipment, power and standby power, etc.

The project will obtain coverage under 2022 NPDES Construction General Permit (CGP) that will require preparation of a **Stormwater Pollution Prevention Plan (SWPPP)** including project and site specific dewatering methods. Dewatering methods shall include, but are not limited to:

- pumping through silt bags,
- pumping to temporary sediment basins,
- adding flocculant to basins if needed to accelerate settlement, and
- use of frac tanks if needed for additional storage for settlement.

The Applicant will submit the SWPPP and proof of NPDES CGP coverage to the Town prior to construction.

EXISTING HYDROLOGY MAP

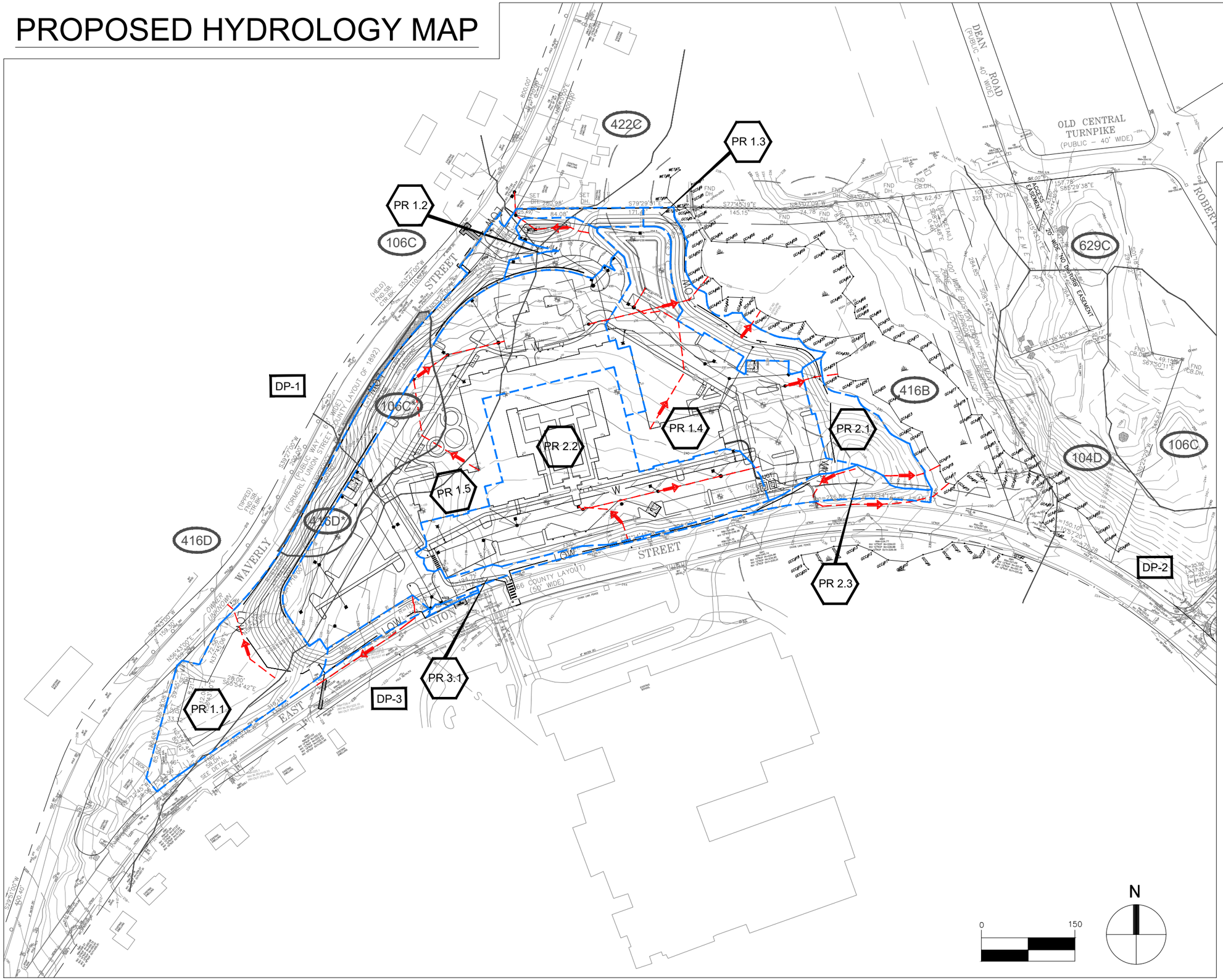


LEGEND

- SUBCATCHMENT LIMITS
- PROPERTY LINE
- WETLAND
- 100' WETLAND BUFFER
- TIME OF CONCENTRATION PATH
- EX 1.1 — SUBCATCHMENT AREA (1.1)
- DP-1 — DESIGN POINT (1)
- SOIL LIMITS
- 73 — SOIL TYPE (73)

SOIL	NAME	HYDROLOGICAL SOIL GROUP
104	HOLLIS-ROCK OUTCROP - CHARLTON COMPLEX, 15 TO 25 PERCENT SLOPES	D
106	NARRAGANSETT-HOLLIS - ROCK OUTCROP COMPLEX, 3 TO 15 PERCENT SLOPES	A
416	NARRAGANSETT SILT LOAM, 3 TO 25 PERCENT SLOPES, VERY STONY	A
422	CANTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, EXTREMELY STONY	B
629	CANTON - CHARLTON - URBAN LAND COMPLEX, 3 TO 15 PERCENT SLOPES	A
106*	NARRAGANSETT-HOLLIS - ROCK OUTCROP COMPLEX, 3 TO 15 PERCENT SLOPES, BEDROCK ≤ 4' BELOW GROUND SURFACE, SUBSOIL ≥ 3' BELOW GROUND SURFACE, SUBSOIL CONTAINS >20% SILT	A/D
416*	NARRAGANSETT SILT LOAM, 3 TO 25 PERCENT SLOPES, VERY STONY, BEDROCK ≤ 4' BELOW GROUND SURFACE, SUBSOIL ≥ 3' BELOW GROUND SURFACE, SUBSOIL CONTAINS >20% SILT	A/D

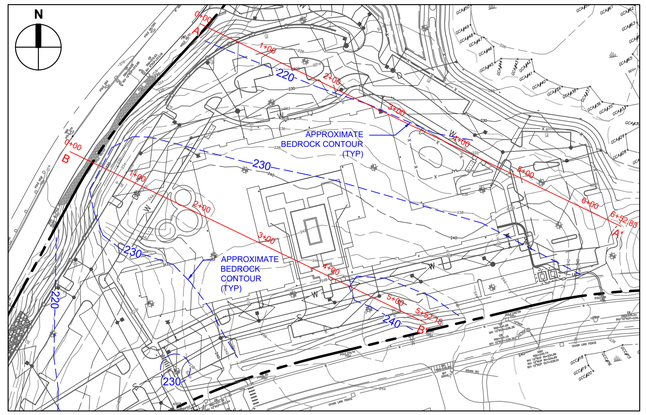
PROPOSED HYDROLOGY MAP



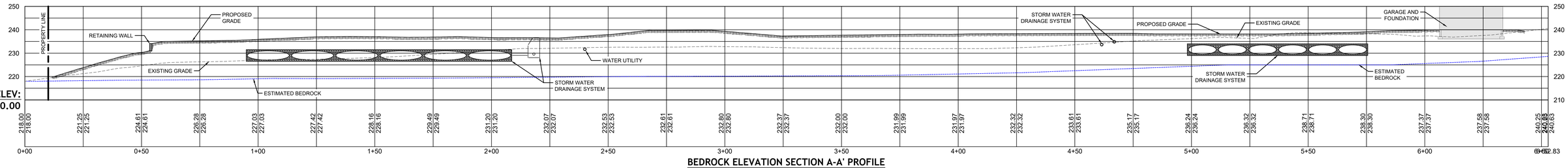
LEGEND

- SUBCATCHMENT LIMITS
- PROPERTY LINE
- WETLAND
- 100' WETLAND BUFFER
- TIME OF CONCENTRATION PATH
- EX 1.1 — SUBCATCHMENT AREA (1.1)
- DP-1 — DESIGN POINT (1)
- SOIL LIMITS
- 73 — SOIL TYPE (73)

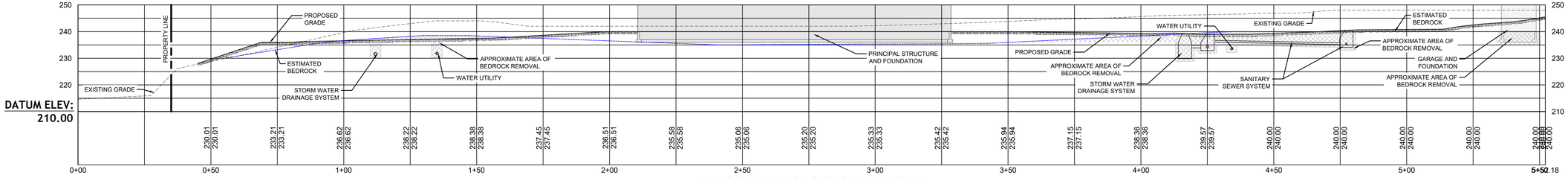
SOIL	NAME	HYDROLOGICAL SOIL GROUP
104	HOLLIS-ROCK OUTCROP - CHARLTON COMPLEX, 15 TO 25 PERCENT SLOPES	D
106	NARRAGANSETT-HOLLIS - ROCK OUTCROP COMPLEX, 3 TO 15 PERCENT SLOPES	A
416	NARRAGANSETT SILT LOAM, 3 TO 25 PERCENT SLOPES, VERY STONY	A
422	CANTON FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, EXTREMELY STONY	B
629	CANTON - CHARLTON - URBAN LAND COMPLEX, 3 TO 15 PERCENT SLOPES	A
106*	NARRAGANSETT-HOLLIS - ROCK OUTCROP COMPLEX, 3 TO 15 PERCENT SLOPES, BEDROCK ≤ 4' BELOW GROUND SURFACE, SUBSOIL ≥ 3' BELOW GROUND SURFACE, SUBSOIL CONTAINS >20% SILT	A/D
416*	NARRAGANSETT SILT LOAM, 3 TO 25 PERCENT SLOPES, VERY STONY, BEDROCK ≤ 4' BELOW GROUND SURFACE, SUBSOIL ≥ 3' BELOW GROUND SURFACE, SUBSOIL CONTAINS >20% SILT	A/D



PROPOSED LAYOUT & GRADING
SCALE: 1" = 100'



BEDROCK ELEVATION SECTION A-A' PROFILE
H: 1" = 20'
V: 1" = 20'



BEDROCK ELEVATION SECTION B-B' PROFILE
H: 1" = 20'
V: 1" = 20'

EXHIBIT: BEDROCK ELEVATION PLAN/PROFILE (APPROX.)

THE RESIDENCES AT ASHLAND
61 WAVERLY STREET
ASHLAND, MA

smma

SMMA
1000 Massachusetts Ave.
Cambridge, MA 02138
Phone: 617.547.5400
Fax: 617.507.7885

SANBORN HEAD

6 Bedford Farms Drive
Bedford, NH 03110

Mr. Greg Wands, Chair
Ashland Conservation Commission

December 22, 2025
File No. 6470.001

Attention: Becca Solomon, Conservation Agent
Town of Ashland
101 Main Street
Ashland, MA 01721

Re: Geotechnical Comments Regarding Hydrologic Soil Group and Blasting
61 Waverly Street
Ashland, Massachusetts

Sanborn, Head & Associates, Inc. (Sanborn Head) has prepared this letter on behalf of The Gutierrez Company (Applicant) to respond to geotechnical and stormwater-related comments from the Town of Ashland Conservation Commission regarding the proposed development at 61 Waverly Street, Ashland, Massachusetts (Site). This letter is subject to the limitations stated in Attachment A of our Subsurface Evaluation dated January 31, 2025.

HYDROLOGIC SOIL GROUP

The primary soil series present at the Site, based on the United States Department of Agriculture's Web Soil Survey[1], is 'Narragansett Silt Loam,' which has a common profile consisting of upper Silt Loam textures in the topsoil and subsoil, underlain by Loamy Sand. The Typical Pedon, reproduced from the Narraganset Series Official Series Description[2], consists of:

Typical Pedon: Narragansett Silt Loam - forested.
(Colors are for moist soil.)

- **Ap**--0 to 6 inches; dark brown (10YR 3/3) silt loam; weak medium granular structure; very friable; common medium roots; very strongly acid; clear wavy boundary. (4 to 10 inches thick)
- **Bw1**--6 to 15 inches; dark yellowish brown (10YR 4/6) silt loam; weak medium subangular blocky structure; very friable; common medium roots; very strongly acid; gradual wavy boundary.
- **Bw2**--15 to 24 inches; yellowish brown (10YR 5/6) silt loam; weak medium subangular blocky structure; very friable; common medium roots; strongly acid; clear wavy boundary.
- **Bw3**--24 to 28 inches; yellowish brown (10YR 5/6) gravelly silt loam; weak medium subangular blocky structure; very friable; few fine roots; 15 percent gravel; strongly acid; clear wavy boundary. (Combined thickness of the Bw horizons is 16 to 34 inches)
- **2C**--28 to 60 inches; light olive brown (2.5Y 5/4) very gravelly loamy coarse sand; single grain; loose; 45 percent gravel and cobbles; strongly acid.

[1] Web Soil Survey - Home, accessed December 8, 2025.
[2] Official Series Description - NARRAGANSETT Series, National Cooperative Soil Survey, U.S.A., accessed December 11, 2025.

Sanborn Head's 2024 and 2025 explorations on the Site are in general agreement with the series description. While the predominant soil texture across the site for stormwater drainage system infiltration would correspond to Loamy Sand (HSG A), this is appropriate for locations where the overburden soil is significantly thick to allow for the lower natural strata to develop. Where the bedrock is close to the surface, and only the upper topsoil and subsoil exist without the lower natural strata, the upper Silt Loam texture dominates the drainage characteristics. We have therefore identified portions of the Site where the hydrologic soil group (HSG) can be classified as A/D, as described in the memo dated December 23, 2025 by SMMA.

As noted in the Official Series Description, the 'DRAINAGE AND PERMEABILITY' rating for surface runoff can vary between Slow to Rapid surface runoff generation. Based on extrapolation from Sanborn Head's test pit explorations, we believe the area we have identified for HSG A/D classification meets the later Rapid category where the upper Silt Loam texture is the dominating characteristic using the following criteria:

- Depth to bedrock is estimated to be at or less than 4 feet
- Thickness of the topsoil and subsoil horizons are at least 3 feet thick
- Topsoil and subsoil horizons are at least 20 percent fines (silts and/or clay particles)

We also note that the area identified is also generally characterized with steeper slopes, further increasing runoff potential, with some portions of exposed bedrock.

POTENTIAL BLASTING

Based on the depth to bedrock in Sanborn Head's explorations of the Site, it is our observation that the bedrock on the Site is shaped as an east-to-west ridge, and the bedrock approximately follows the Site topography. Bedrock elevations encountered in test pits varied along the ridge line from approximately elevation (El.) 240 feet at the highest observation in the southeast to El. 238.5 feet at the highest observation in the west, and sloping down to both the northeast and southwest to approximately El. 225 to 236 feet, below the proposed building, and deeper than El. 215 feet to the north. Based on a proposed finished floor elevation of 240 feet and assumed bottom of foundation elevation of 236 feet, we do not anticipate that blasting will be required below the building.

Bedrock at the crest of the ridge line between approximate El. 232 and 240 feet in the western and southeastern parking areas is anticipated to require removal to install the pavement sections, utilities, and garage foundations at the proposed or anticipated elevations based on the Grading and Drainage Plan prepared by SMMA and dated January 27, 2025. We have identified approximate areas where we anticipate blasting could be used for this purpose, as described in the memo dated December 23, 2025 by SMMA. However, depending on the actual conditions encountered in the field, bedrock removal by hammering or other mechanical means may be possible in portions of these areas where the depth of removal is limited.

Bedrock removal on this Site is expected to reduce high points of the bedrock ridge or cut a trench to allow the installation of the proposed structures. Based on the proposed Site plan, we do not anticipate a new bedrock face ("rock cut") will be exposed on the Site, nor do we

anticipate that the existing rock face along Waverly Street will be disturbed by the rock removal activities. Groundwater was generally encountered in Sanborn Head's explorations at elevations below approximately El. 226 feet, which is below the depth where rock removal for utilities is anticipated; therefore, we do not anticipate changes to the groundwater flow patterns from limited rock removal.

We trust this letter meets the needs of the project at this time. If you have any questions, please call Luke Norton at 978-577-1030.

Very truly yours,
SANBORN, HEAD & ASSOCIATES, INC.

Corinne R. Disenhof
Project Manager

Luke Norton, PE
Vice President

CRD/LDN:crd

cc: Israel Lopez, The Gutierrez Company
Will Park, SMMA
Katrina Correa, SMMA
Mark Arnold, Goddard Consulting

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Supplemental Wetland Border Report

Site Locus: 61 Waverly St, Ashland MA 01721
Prepared for: The Gutierrez Company (the "Applicant")
Prepared by: Goddard Consulting LLC, 291 Main St, Suite 8, Northborough, MA 01532
Date: 12/19/25

BACKGROUND

On November 20th, 2024, wetland resources were delineated for the Applicant on land located at 61 Waverly Street in Ashland, MA (refer to enclosed locus maps). The wetland borders were delineated using the criteria in the most recent edition of the Massachusetts Wetlands Protection Act (WPA), the Massachusetts Handbook for Delineation of Bordering Vegetated Wetlands, Second Edition published by MassDEP in September 2022 (the Delineation Handbook), and Regulations 310 CMR 10.00 et al. The wetland delineation was conducted in accordance with the Delineation Handbook, specifically following the procedures outlined in Section 5.5.1, including evaluating vegetation, soils, and hydrology to establish the boundary of Bordering Vegetated Wetlands.

A Bordering Vegetated Wetland (BVW) was delineated in the eastern portion of the site with wetland flag series GCA1 - GCA95. The BVW has a topographical highpoint near flag GCA #32 such that water to the north of this flag generally flows north and water to the south of this flag generally flows south. At the northern end of the BVW, near wetland flag GCA #52, water flows north into a drainage ditch on the project side of the site that connects to a 12″ PVC pipe. The pipe outlets to a drainage ditch on the non-project side that flows offsite and connects to a culvert under Waverly Street. The culvert daylights north of Waverly Street. Bank of the drainage ditch on project side of the 12″ pipe was flagged with GCA #51, 52, 53 and 54 and on the non-project side of the pipe with GCS #1 through 11. The sampling point for the BVW was located near flag GCA81.

On October 24, 2025, in anticipation of the Applicant's NOI application, Goddard conducted another site visit to ensure the flags remained present and visible. No changes to the wetland line were noted during this visit.

On November 23, 2025, Goddard walked the site with the Town of Ashland Conservation Agent, and two members of the Ashland Conservation Commission to inspect the delineation. In addition to observing the delineation on the subject development site, the Commission and Goddard also observed the drainage ditch on the abutting property at 63-65 Waverly Street.

UPDATED DELINEATION

The following changes were made as a result of the site walk conducted with the Conservation Commission Agent and members on November 23, 2025:

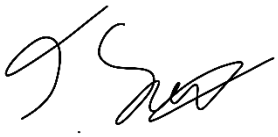
- As requested by the Conservation Agent & Commission, additional vegetation and soil sample data were collected on the project-side of the wetland for both upland and wetland sides of the line. These samples were taken near flags GCA #36-37, and GCA #46. The forms confirm that the delineation is accurate per the DEP Delineation Manual. The delineation forms for the wetland sample points are attached as **Exhibit 1**. These points meet the requirements of the Delineation Handbook Appendix B - Assessing the Vegetative Community – Observation Plots.
- Goddard reviewed a 2014 wetland delineation for the 63-65 Waverly Street property as it pertains to the bank of the ditch where it abuts 61 Waverly Street. That delineation differs slightly from the delineation Goddard conducted on November 20, 2024. However, Goddard will respect that delineation and will tie into it where the line crosses onto the subject site. As such, Goddard has adjusted its November 2024 wetland line delineation on the project-side. Specifically, wetland flags WET #10 and 11 from the 2014 delineation will be retained. WET #11 will connect to GCA#4. This will require minor grading adjustments to the site to respect the 25-foot No Disturbance Buffer Zone. **Exhibit 2** is the updated

Existing Conditions Plan C-101 reflecting this change

- Wetland flag GCA#34 was eliminated and wetland flag GCA#33 was connected to GCA#35, thereby shifting the wetland line further upland. This area was questionable in whether it was upland or wetland but it was considered best to just eliminate GCA#33 to protect the area and delineate it as part of the wetland. Attached as **Exhibit 2** is the updated Existing Conditions Plan C-101 reflecting this change
- Attached as **Exhibit 2** is the Existing Conditions Plan C-101 with the updated delineation.

Sincerely,

Goddard Consulting, LLC



Tom Schutz, WPIT, WSA
Lead Wetland Scientist

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site:	61 Waverly Street	City/Town: Ashland	Sampling Date: 12/2/25
Applicant/Owner:	Israel Lopez, Gutierrez Company	Sampling Point or Zone:	GC46
Investigator(s):	Tom Schutz, WPIT	Latitude/Longitude:	42.26380, -71.44571
Soil Map Unit Name:	Narragansett silt loam	NWI or DEP Classification:	PFO1E

UPGRADIENT

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks)
Are Vegetation ____ , Soil ____ , or Hydrology ____ significantly disturbed? (If yes, explain in Remarks)
Are Vegetation ____ , Soil ____ , or Hydrology ____ naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc

Wetland vegetation criterion met?	Yes ____	No X	Is the Sampled Area within a Wetland?	Yes ____	No X
Hydric Soils criterion met?	Yes ____	No X			
Wetlands hydrology present?	Yes ____	No X			

Remarks, Photo Details, Flagging, etc.:

Mild Drought - Level 1

HYDROLOGY

Field Observations:			
Surface Water Present?	Yes	No X	Depth (in)
Water Table Present?	Yes	No X	Depth (in)
Saturation Present (including capillary fringe)?	Yes	No X	Depth (in)

Wetland Hydrology Indicators

Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water
___ Water-stained leaves	___ Hydrological records	___ Direct observation of inundation
___ Evidence of aquatic fauna	___ Free water in a soil test hole	___ Drainage patterns
___ Iron deposits	___ Saturated soil	___ Drift lines
___ Algal mats or crusts	___ Water marks	___ Scoured areas
___ Oxidized rhizospheres/pore linings	___ Moss trim lines	___ Sediment deposits
___ Thin muck surfaces	___ Presence of reduced iron	___ Surface soil cracks
___ Plants with air-filled tissue (aerenchyma)	___ Woody plants with adventitious roots	___ Sparsely vegetated concave surface
___ Plants with polymorphic leaves	___ Trees with shallow root systems	___ Microtopographic relief
___ Plants with floating leaves	___ Woody plants with enlarged lenticels	___ Geographic position (depression,
___ Hydrogen sulfide odor		___ toe of slope, fringing lowland)

Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

Sampling Point GC46

VEGETATION – Use both common and scientific names of plants.

Tree Stratum Plot size 30'

	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)	% Dominant
1	Red Maple	Acer rubrum	FAC	20.5%	X	X	49.4%
2	Red Oak	Quercus rubra	FACU	10.5%	X		25.3%
3	White Pine	Pinus strobus	FACU	10.5%	X		25.3%
4							
5							
6							
7							
8							
9							
				41.5%	=Total Cover		

Shrub/Sapling Stratum Plot size 15'

	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)	% Dominant
1	Red Maple	Acer rubrum	FAC	10.5%	X	X	33.3%
2	Common Buckthorn	Rhamnus cathartica	FAC	10.5%	X	X	33.3%
3	Highbush Blueberry	Vaccinium corymbosum	FACW	10.5%	X	X	33.3%
4							
5							
6							
7							
8							
9							
				31.5%	=Total Cover		

Herb Stratum Plot size 5'

	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)	% Dominant
1	Hay Scented Fern	Dennstaedtia punctilobula	UPL	10.5%	X		63.6%
2	White Pine	Pinus strobus	FACU	3.0%			18.2%
3	Tall Goldenrod	Solidago altissima	FACU	3.0%			18.2%
4							
5							
6							
7							
8							
9							
10							
11							
12							
				16.5%	=Total Cover		

VEGETATION – continued.

Woody Vine Stratum Plot size 30'

	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)	% Dominant
1							
2							
3							
4							
				0.0%	=Total Cover		

Rapid Test:	Do all dominant species have an indicator status of OBL or FACW?			Yes		No	X
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants		Do wetland indicator plants make up ≥ 50% of dominant plant species?			
	7	4		Yes X	No		
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result			
	OBL species	0%	x1	=	0%		
	FACW species	11%	x2	=	21%		
	FAC species	42%	x3	=	125%		
	FACU species	27%	x4	=	108%		
	UPL species	11%	x5	=	53%		
	Column Totals (A)	90%		(B)	306%		
	Prevalence Index	B/A=	3.42	Is the Prevalence Index ≤ 3.0? Yes	No X		
Wetland vegetation criterion met?	**Yes**	**No** X					

Definitions of Vegetation Strata

Tree	Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
Shrub/Sapling	Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
Herb	All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
Woody vines	All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.00%
6-15 %	10.50%
15-25 %	20.50%
26-50 %	38.00%
51-75 %	63.00%
76-95 %	85.50%
96-100 %	98.00%

Sampling Point GC46

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Location[2]	Texture	Remarks
A 0-5"	10YR3/2	100					FSL	
B1 5-13"	10YR5/6	100					FSL	
B2 13-18"	10YR5/3	100					FSL	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains [2]Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators (Check all that apply)		**Indicators for Problematic Hydric Soils**
___ Histosol (A1)	___ Sandy Redox (S5)	___ 2 cm Muck (A10)
___ Histic Epipedon (A2)	___ Stripped Matrix (S6)	___ 5 cm Mucky Peat or Peat (S3)
___ Black Histic (A3)	___ Polyvalue Below Surface (S8)	___ Dark Surface (S7)
___ Hydrogen Sulfide (A4)	___ Thin Dark Surface (S9)	___ Polyvalue Below Surface (S8)
___ Stratified Layers (A5)	___ Loamy Mucky Mineral (F1)	___ Thin Dark Surface (S9)
___ Depleted Below Dark Surface (A11)	___ Loamy Gleyed Matrix (F2)	___ Iron-Manganese Masses (F12)
___ Thick Dark Surface (A12)	___ Depleted Matrix (F3)	___ Mesic Spodic (A17)
___ Sandy Mucky Mineral (S1)	___ Redox Dark Surface (F7)	___ Red Parent Material (F21)
___ Sandy Gleyed Matrix (S4)	___ Depleted Dark Surface (F8)	___ Very Shallow Dark Surface (TF12)
___ Dark Surface (S7)		___ Other (Include Explanation in Remarks)

Restrictive Layer (if observed) Type: Depth (inches):

Remarks

Hydric Soils criterion met? **Yes** **No** X

DOWNGRADIENT

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks)
Are Vegetation ____ , Soil ____ , or Hydrology ____ significantly disturbed? (If yes, explain in Remarks)
Are Vegetation ____ , Soil ____ , or Hydrology ____ naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc

Wetland vegetation criterion met?	Yes X	No ____	Is the Sampled Area within a Wetland?	Yes X	No ____
Hydric Soils criterion met?	Yes X	No ____			
Wetlands hydrology present?	Yes X	No ____			

Remarks, Photo Details, Flagging, etc.:

Mild drought - Level 1

HYDROLOGY

Field Observations:				
Surface Water Present?	Yes	No X	Depth (in)	
Water Table Present?	Yes	No X	Depth (in)	
Saturation Present (including capillary fringe)?	Yes	No X	Depth (in)	

Wetland Hydrology Indicators

Reliable Indicators of Wetlands	Indicators that can be Reliable with	Indicators of the Influence of Water
X Water-stained leaves	X Hydrological records	____ Direct observation of inundation
____ Evidence of aquatic fauna	____ Free water in a soil test hole	X Drainage patterns
____ Iron deposits	____ Saturated soil	____ Drift lines
____ Algal mats or crusts	X Water marks	X Scoured areas
____ Oxidized rhizospheres/pore linings	____ Moss trim lines	____ Sediment deposits
____ Thin muck surfaces	____ Presence of reduced iron	____ Surface soil cracks
____ Plants with air-filled tissue (aerenchyma)	____ Woody plants with adventitious roots	X Sparsely vegetated concave surface
____ Plants with polymorphic leaves	X Trees with shallow root systems	____ Microtopographic relief
____ Plants with floating leaves	____ Woody plants with enlarged lenticels	X Geographic position (depression, toe of slope, fringing lowland)
____ Hydrogen sulfide odor		

Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

Sampling Point GC46

VEGETATION – Use both common and scientific names of plants.

Tree Stratum Plot size 30'

	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indictor?	% Dominant
1	Red Maple	Acer rubrum	FAC	38.0%	X	X	100.0%
2							
3							
4							
5							
6							
7							
8							
9							

38.0% =Total Cover

Shrub/Sapling Stratum Plot size 15'

	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indictor?	% Dominant
1	Common Buckthorn	Rhamnus cathartica	FAC	20.5%	X	X	46.1%
2	Sweet Pepperbush	Clethra alnifolia	FAC	10.5%	X	X	23.6%
3	Winterberry	Ilex verticillata	FACW	10.5%	X	X	23.6%
4	Highbush Blueberry	Vaccinium corymbosum	FACW	3.0%		X	6.7%
5							
6							
7							
8							
9							

44.5% =Total Cover

Herb Stratum Plot size 5'

	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indictor?	% Dominant
1	Cinnamon Fern	Osmundastrum cinnamomeum	FACW	10.5%	X	X	100.0%
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							

10.5% =Total Cover

VEGETATION – continued.

Woody Vine Stratum	Plot size 30'						
	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indictor?	% Dominant
1							
2							
3							
4							
				0.0%	=Total Cover		

Rapid Test:	Do all dominant species have an indicator status of OBL or FACW?			Yes	X	No	
Dominance Test:	Number of dominant species	Number of dominant species that are		Do wetland indicator plants make			
	5	5		Yes	X	No	
Prevalence Index:		Total % Cover	Multiply by:	Result			
	OBL species	0%	x1	=	0%		
	FACW species	24%	x2	=	48%		
	FAC species	69%	x3	=	207%		
	FACU species	0%	x4	=	0%		
	UPL species	0%	x5	=	0%		
	Column Totals (A)	93%		(B)	255%		
	Prevalence Index	B/A=	2.74	Is the Prevalence Index ≤ 3.0?			
				Yes	X	No	
Wetland vegetation criterion met?	**Yes**	**X**	**No**				

Definitions of Vegetation Strata

Tree	Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
Shrub/Sapling	Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
Herb	All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
Woody vines	All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.00%
6-15 %	10.50%
15-25 %	20.50%
26-50 %	38.00%
51-75 %	63.00%
76-95 %	85.50%
96-100 %	98.00%

Sampling Point GC46

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Location[2]	Texture	Remarks
0-8"	10YR2/2	100					FSL	
8-16"	7.5YR3/4	100					FSL	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains [2]Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators (Check all that apply)		**Indicators for Problematic Hydric Soils**
X Histosol (A1)	Sandy Redox (S5)	2 cm Muck (A10)
Histic Epipedon (A2)	Stripped Matrix (S6)	5 cm Mucky Peat or Peat (S3)
X Black Histic (A3)	Polyvalue Below Surface (S8)	Dark Surface (S7)
Hydrogen Sulfide (A4)	Thin Dark Surface (S9)	Polyvalue Below Surface (S8)
Stratified Layers (A5)	Loamy Mucky Mineral (F1)	Thin Dark Surface (S9)
Depleted Below Dark Surface (A11)	Loamy Gleyed Matrix (F2)	Iron-Manganese Masses (F12)
X Thick Dark Surface (A12)	Depleted Matrix (F3)	Mesic Spodic (A17)
Sandy Mucky Mineral (S1)	Redox Dark Surface (F7)	Red Parent Material (F21)
Sandy Gleyed Matrix (S4)	Depleted Dark Surface (F8)	Very Shallow Dark Surface (TF12)
Dark Surface (S7)		Other (Include Explanation in Remarks)

Restrictive Layer (if observed) Type: Depth (inches):

Remarks

Hydric Soils criterion met? **Yes** X **No**

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site:	61 Waverly Street	City/Town: Ashland	Sampling Date: 12/2/25
Applicant/Owner:	Israel Lopez, Gutierrez Company	Sampling Point or Zone:	GC36
Investigator(s):	Tom Schutz, WPIT	Latitude/Longitude:	42.26380, -71.44571
Soil Map Unit Name:	Narragansett silt loam	NWI or DEP Classification:	PFO1E

UPGRADIENT

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks)
Are Vegetation ____ , Soil ____ , or Hydrology ____ significantly disturbed? (If yes, explain in Remarks)
Are Vegetation ____ , Soil ____ , or Hydrology ____ naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc

Wetland vegetation criterion met?	Yes ____	No X	Is the Sampled Area within a Wetland?	Yes ____	No X
Hydric Soils criterion met?	Yes ____	No X			
Wetlands hydrology present?	Yes ____	No X			

Remarks, Photo Details, Flagging, etc.:

Mild Drought - Level 1

HYDROLOGY

Field Observations:				
Surface Water Present?	Yes	No	X	Depth (in)
Water Table Present?	Yes	No	X	Depth (in)
Saturation Present (including capillary fringe)?	Yes	No	X	Depth (in)

Wetland Hydrology Indicators

Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water
___ Water-stained leaves	___ Hydrological records	___ Direct observation of inundation
___ Evidence of aquatic fauna	___ Free water in a soil test hole	___ Drainage patterns
___ Iron deposits	___ Saturated soil	___ Drift lines
___ Algal mats or crusts	___ Water marks	___ Scoured areas
___ Oxidized rhizospheres/pore linings	___ Moss trim lines	___ Sediment deposits
___ Thin muck surfaces	___ Presence of reduced iron	___ Surface soil cracks
___ Plants with air-filled tissue (aerenchyma)	___ Woody plants with adventitious roots	___ Sparsely vegetated concave surface
___ Plants with polymorphic leaves	___ Trees with shallow root systems	___ Microtopographic relief
___ Plants with floating leaves	___ Woody plants with enlarged lenticels	___ Geographic position (depression,
___ Hydrogen sulfide odor		___ toe of slope, fringing lowland)

Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

Sampling Point GC36

VEGETATION – Use both common and scientific names of plants.

Tree Stratum Plot size 30'

	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)	% Dominant
1	Red Oak	Quercus rubra	FACU	38.0%	X		78.4%
2	Red Maple	Acer rubrum	FAC	10.5%	X	X	21.6%
3							
4							
5							
6							
7							
8							
9							
				48.5%	=Total Cover		

Shrub/Sapling Stratum Plot size 15'

	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)	% Dominant
1	White Pine	Pinus strobus	FACU	20.5%	X		43.2%
2	Deerberry	Vaccinium stamineum	FACU	10.5%	X		22.1%
3	Highbush Blueberry	Vaccinium corymbosum	FACW	10.5%	X	X	22.1%
4	Red Maple	Acer rubrum	FAC	3.0%		X	6.3%
5	Sweet Pepperbush	Clethra alnifolia	FAC	3.0%		X	6.3%
6							
7							
8							
9							
				47.5%	=Total Cover		

Herb Stratum Plot size 5'

	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)	% Dominant
1	Cinnamon Fern	Osmundastrum cinnamomeum	FACW	10.5%	X	X	77.8%
2	White Pine	Pinus strobus	FACU	3.0%	X		22.2%
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
				13.5%	=Total Cover		

VEGETATION – continued.

Woody Vine Stratum	Plot size 30'						
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)	% Dominant
1							
2							
3							
4							
				0.0%	=Total Cover		

Rapid Test:	Do all dominant species have an indicator status of OBL or FACW?			Yes		No	X
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants		Do wetland indicator plants make up ≥ 50% of dominant plant species?			
	7	3		Yes		No	X
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result			
	OBL species	0%	x1	=	0%		
	FACW species	21%	x2	=	42%		
	FAC species	17%	x3	=	50%		
	FACU species	72%	x4	=	288%		
	UPL species	0%	x5	=	0%		
	Column Totals (A)	110%		(B)	380%		
	Prevalence Index	B/A=	3.47	Is the Prevalence Index ≤ 3.0?			
				Yes		No	X
Wetland vegetation criterion met?	**Yes**	**No**	X				

Definitions of Vegetation Strata

Tree	Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
Shrub/Sapling	Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
Herb	All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
Woody vines	All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.00%
6-15 %	10.50%
15-25 %	20.50%
26-50 %	38.00%
51-75 %	63.00%
76-95 %	85.50%
96-100 %	98.00%

Sampling Point GC36

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Location[2]	Texture	Remarks
0-6"	7.5YR2.5/3	100					FSL	
6-12+"	10YR4/4	90	10YR4/4	10	C=Concentration		FSL	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains [2]Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators (Check all that apply)		**Indicators for Problematic Hydric Soils**
___ Histosol (A1)	___ Sandy Redox (S5)	___ 2 cm Muck (A10)
___ Histic Epipedon (A2)	___ Stripped Matrix (S6)	___ 5 cm Mucky Peat or Peat (S3)
___ Black Histic (A3)	___ Polyvalue Below Surface (S8)	___ Dark Surface (S7)
___ Hydrogen Sulfide (A4)	___ Thin Dark Surface (S9)	___ Polyvalue Below Surface (S8)
___ Stratified Layers (A5)	___ Loamy Mucky Mineral (F1)	___ Thin Dark Surface (S9)
___ Depleted Below Dark Surface (A11)	___ Loamy Gleyed Matrix (F2)	___ Iron-Manganese Masses (F12)
___ Thick Dark Surface (A12)	___ Depleted Matrix (F3)	___ Mesic Spodic (A17)
___ Sandy Mucky Mineral (S1)	___ Redox Dark Surface (F7)	___ Red Parent Material (F21)
___ Sandy Gleyed Matrix (S4)	___ Depleted Dark Surface (F8)	___ Very Shallow Dark Surface (TF12)
___ Dark Surface (S7)		___ Other (Include Explanation in Remarks)

Restrictive Layer (if observed) Type: Depth (inches):

Remarks

Hydric Soils criterion met? **Yes** **No** X

DOWNGRADIENT

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks)
Are Vegetation ____ , Soil ____ , or Hydrology ____ significantly disturbed? (If yes, explain in Remarks)
Are Vegetation ____ , Soil ____ , or Hydrology ____ naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc

Wetland vegetation criterion met?	Yes X	No ____	Is the Sampled Area within a Wetland?	Yes X	No ____
Hydric Soils criterion met?	Yes X	No ____			
Wetlands hydrology present?	Yes X	No ____			

Remarks, Photo Details, Flagging, etc.:

Mild drought - Level 1

HYDROLOGY

Field Observations:				
Surface Water Present?	Yes	No X	Depth (in)	
Water Table Present?	Yes	No X	Depth (in)	
Saturation Present (including capillary fringe)?	Yes	No X	Depth (in)	

Wetland Hydrology Indicators

Reliable Indicators of Wetlands	Indicators that can be Reliable with	Indicators of the Influence of Water
X Water-stained leaves	X Hydrological records	____ Direct observation of inundation
____ Evidence of aquatic fauna	____ Free water in a soil test hole	X Drainage patterns
____ Iron deposits	____ Saturated soil	____ Drift lines
____ Algal mats or crusts	X Water marks	X Scoured areas
____ Oxidized rhizospheres/pore linings	____ Moss trim lines	____ Sediment deposits
____ Thin muck surfaces	____ Presence of reduced iron	____ Surface soil cracks
____ Plants with air-filled tissue (aerenchyma)	____ Woody plants with adventitious roots	X Sparsely vegetated concave surface
____ Plants with polymorphic leaves	X Trees with shallow root systems	____ Microtopographic relief
____ Plants with floating leaves	____ Woody plants with enlarged lenticels	X Geographic position (depression, toe of slope, fringing lowland)
____ Hydrogen sulfide odor		

Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

Sampling Point GC36

VEGETATION – Use both common and scientific names of plants.

Tree Stratum Plot size 30'

	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indictor?	% Dominant
1	Red Maple	Acer rubrum	FAC	38.0%	X	X	100.0%
2							
3							
4							
5							
6							
7							
8							
9							

38.0% =Total Cover

Shrub/Sapling Stratum Plot size 15'

	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indictor?	% Dominant
1	Sweet Pepperbush	Clethra alnifolia	FAC	10.5%	X	X	33.3%
2	Highbush Blueberry	Vaccinium corymbosum	FACW	10.5%	X	X	33.3%
3	Common Buckthorn	Rhamnus cathartica	FAC	10.5%	X	X	33.3%
4							
5							
6							
7							
8							
9							

31.5% =Total Cover

Herb Stratum Plot size 5'

	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indictor?	% Dominant
1	Royal Fern	Osmunda spectabilis	OBL	10.5%	X	X	50.0%
2	Cinnamon Fern	Osmundastrum cinnamomeum	FACW	10.5%	X	X	50.0%
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							

21.0% =Total Cover

VEGETATION – continued.

Woody Vine Stratum Plot size 30'

	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indictor?	% Dominant
1							
2							
3							
4							
				0.0%	=Total Cover		

Rapid Test:	Do all dominant species have an indicator status of OBL or FACW?			Yes	X	No	
Dominance Test:	Number of dominant species	Number of dominant species that are		Do wetland indicator plants make			
	6	6		Yes	X	No	
Prevalence Index:		Total % Cover	Multiply by:	Result			
	OBL species	11%	x1	=	11%		
	FACW species	21%	x2	=	42%		
	FAC species	59%	x3	=	177%		
	FACU species	0%	x4	=	0%		
	UPL species	0%	x5	=	0%		
	Column Totals (A)	91%		(B)	230%		
	Prevalence Index	B/A=	2.54	Is the Prevalence Index ≤ 3.0?			
				Yes	X	No	
Wetland vegetation criterion met?	**Yes**	**X**	**No**				

Definitions of Vegetation Strata

Tree	Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
Shrub/Sapling	Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
Herb	All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
Woody vines	All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.00%
6-15 %	10.50%
15-25 %	20.50%
26-50 %	38.00%
51-75 %	63.00%
76-95 %	85.50%
96-100 %	98.00%

Sampling Point GC36

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Location[2]	Texture	Remarks
A 0-5"	10YR3/2	100					FSL	
B 5-10"	10YR5/4	100					FSL	
OB 10+"	10YR2/1	100					Muck	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains [2]Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators (Check all that apply)		**Indicators for Problematic Hydric Soils**
X Histosol (A1)	Sandy Redox (S5)	2 cm Muck (A10)
Histic Epipedon (A2)	Stripped Matrix (S6)	5 cm Mucky Peat or Peat (S3)
X Black Histic (A3)	Polyvalue Below Surface (S8)	Dark Surface (S7)
Hydrogen Sulfide (A4)	Thin Dark Surface (S9)	Polyvalue Below Surface (S8)
Stratified Layers (A5)	Loamy Mucky Mineral (F1)	Thin Dark Surface (S9)
Depleted Below Dark Surface (A11)	Loamy Gleyed Matrix (F2)	Iron-Manganese Masses (F12)
X Thick Dark Surface (A12)	Depleted Matrix (F3)	Mesic Spodic (A17)
Sandy Mucky Mineral (S1)	Redox Dark Surface (F7)	Red Parent Material (F21)
Sandy Gleyed Matrix (S4)	Depleted Dark Surface (F8)	Very Shallow Dark Surface (TF12)
Dark Surface (S7)		Other (Include Explanation in Remarks)

Restrictive Layer (if observed) Type: Depth (inches):

Remarks

Hydric Soils criterion met? **Yes** X **No**

LEGEND

CB ■	CONCRETE BOUND	W	WELL
	HYDRANT	●	AREA DRAIN
S	SEWER MANHOLE	SEWER LINE	
D	DRAIN MANHOLE	DRAIN LINE	
	SIGN	WATER LINE	
	DECIDUOUS TREE	GAS LINE	
G	GAS METER	CHAIN LINK FENCE	
	GAS VALVE	WOOD FENCE	
	CATCH BASIN	UNDERGROUND CABLE	
	BOLLARD	TELEPHONE LINE	
	WATER VALVE	OVERHEAD WIRES	
	UTILITY POLE	STONE WALL	
	CONIFER TREE	TREE LINE	
	MANHOLE (UNKNOWN TYPE)	1' CONTOURS	
	METAL COVER	5' CONTOURS	
	LIGHT POLE	PROPERTY LINE	
T	TELEPHONE MANHOLE	ABUTTERS PROPERTY LINE	
	FLAG POLE	SOIL BORING	
	MONITORING WELL	SOIL BORING WITH OBSERVATION WELL	
AC	AIR CONDITIONER UNIT	▲WF#	WETLAND FLAG
V	VALVE	WETLAND LINE	
	HANDICAP PARKING STALL	BOLLARD	
	SIGN	CONC.	CONCRETE
	PILLAR	BIT. CONC.	BITUMINOUS CONCRETE
(R)	FROM RECORD DRAWINGS	10.00x	SPOT GRADE
		VGC	VERTICAL GRANITE CURBING
		CLF	CHAIN LINK FENCE
		BCB	BITUMINOUS CONCRETE BERM

SURVEY NOTES:

1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ALTA/NSPS LAND TITLE SURVEY CONDUCTED IN THE FIELD BY GLM ENGINEERING CONSULTANTS, INC. IN JULY 2014.
2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE COMPILED FROM THE SURVEY NOTED ABOVE, IN ADDITION TO INFORMATION FROM DEEDS AND PLANS OF RECORD.
3) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
4) HORIZONTAL DATUM IS BASED ON MASS GRID SYSTEM, STATE PLANE NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO THE VERTICAL DATUM NGVD OF 1929.
5) WETLAND FLAG SERIES GCM#XX, GCC#XX, AND GCS#XX WERE DELINEATED AND FIELD LOCATED BY GODDARD CONSULTING IN NOVEMBER 2024 AND MODIFIED WITH THE ASHLAND CONSERVATION COMMISSION IN NOVEMBER 2025.
6) WETLAND FLAG SERIES WET#XX ARE BASED ON DRAWING ENTITLED "SEPTIC SYSTEM CONSTRUCTION 63-65 WAVERLY STREET, ASHLAND", PREPARED BY CIVILIZED SOLUTIONS, DATED AUGUST 6, 2014.
7) THE EXISTING CONDITIONS DEPICTED ON THIS DRAWING ARE COMPILED FROM THE ABOVE REFERENCED SURVEY, AERIAL IMAGERY, AND INFORMATION BASED ON DRAWINGS ENTITLED "WAVERLY ST. / EAST UNION ST. WATER MAIN INSTALLATION", PREPARED BY HALEY WARD, DATED AUGUST 2021, AND "ASHLAND HIGH SCHOOL - SITE UTILITIES PLAN", PREPARED BY MORIECE & GARY LANDSCAPE ARCHITECTS, LAST REVISED 12/09/03.

N

PARCEL LOT 1
559,521 ± S.F.
OR
12.84 ± ACRES
B.F.=24.71

WAVERLY STREET
(PUBLIC WAY – 60' WIDE)
(FORMERLY UNION STREET COUNTY LAYOUT OF 1892)

EAST UNION STREET
(1966 COUNTY LAYOUT)
(50' WIDE)

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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the Gutierrez company

THE RESIDENCES AT ASHLAND

61 WAVERLY STREET
ASHLAND, MA

MARK:	DATE:	DESCRIPTION:
	12/16/2025	REVISIONS TO WETLAND FLAGGING
	10/29/2025	NOTICE OF INTENT
	10/16/2025	PLANS OF RECORD
	06/27/2025	REVISION TO CURB CUT LAYOUT
	06/19/2025	RESPONSE TO COMMENTS
	06/09/2025	REVISION TO CURB CUT LAYOUT
	05/20/2025	RESPONSE TO COMMENTS
	02/10/2025	COMPREHENSIVE PERMIT

ISSUE LOG

△ = CLOUDED CHANGE

SCALE	1"=40'
DRAWN BY	JMK
CHECK BY	WWP
PROJ.ARCH./ENGR.	JAH
PROJ. MRG.	SAV
JOB NO.	24142.00

EXISTING CONDITIONS PLAN

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