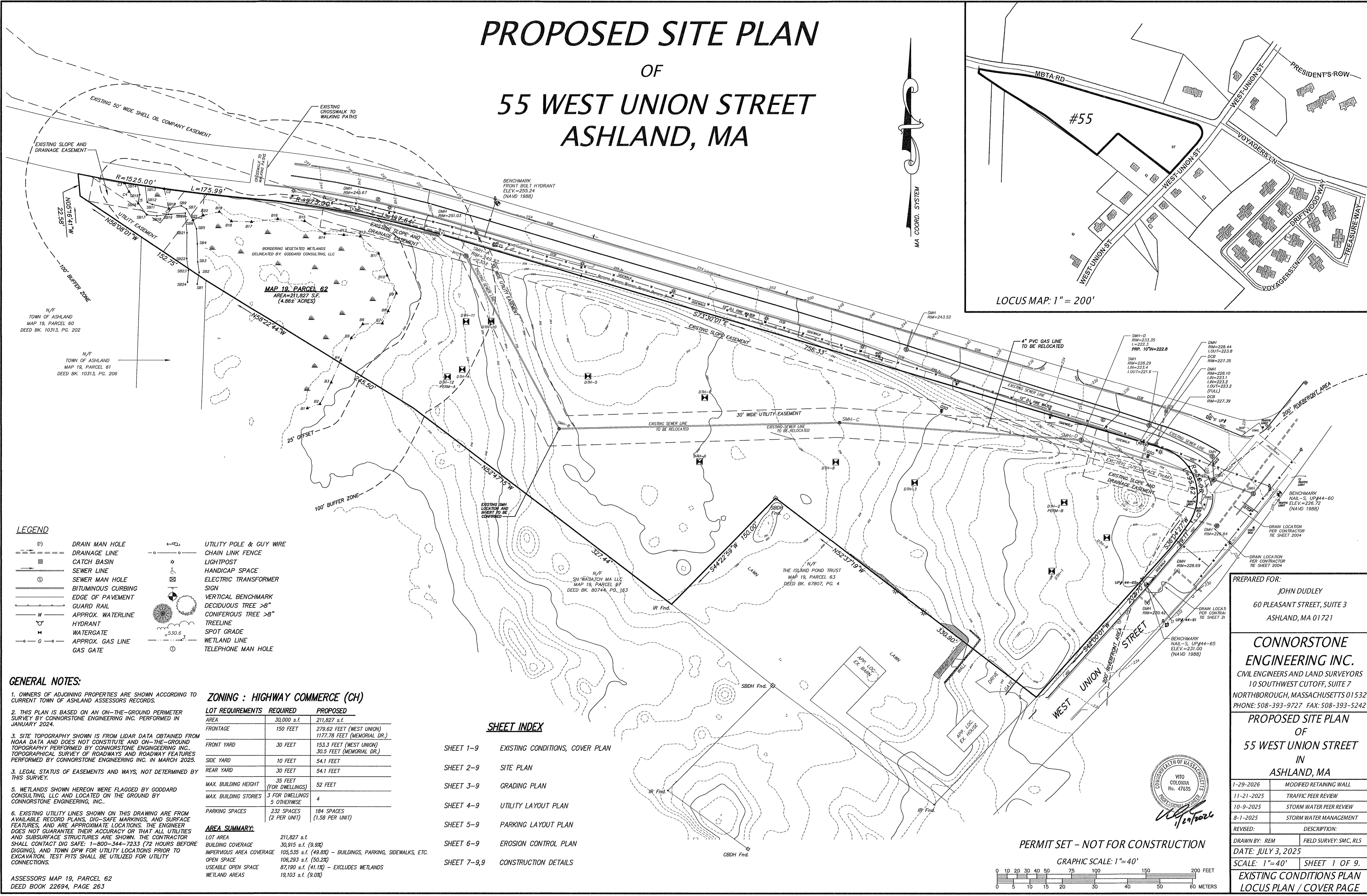
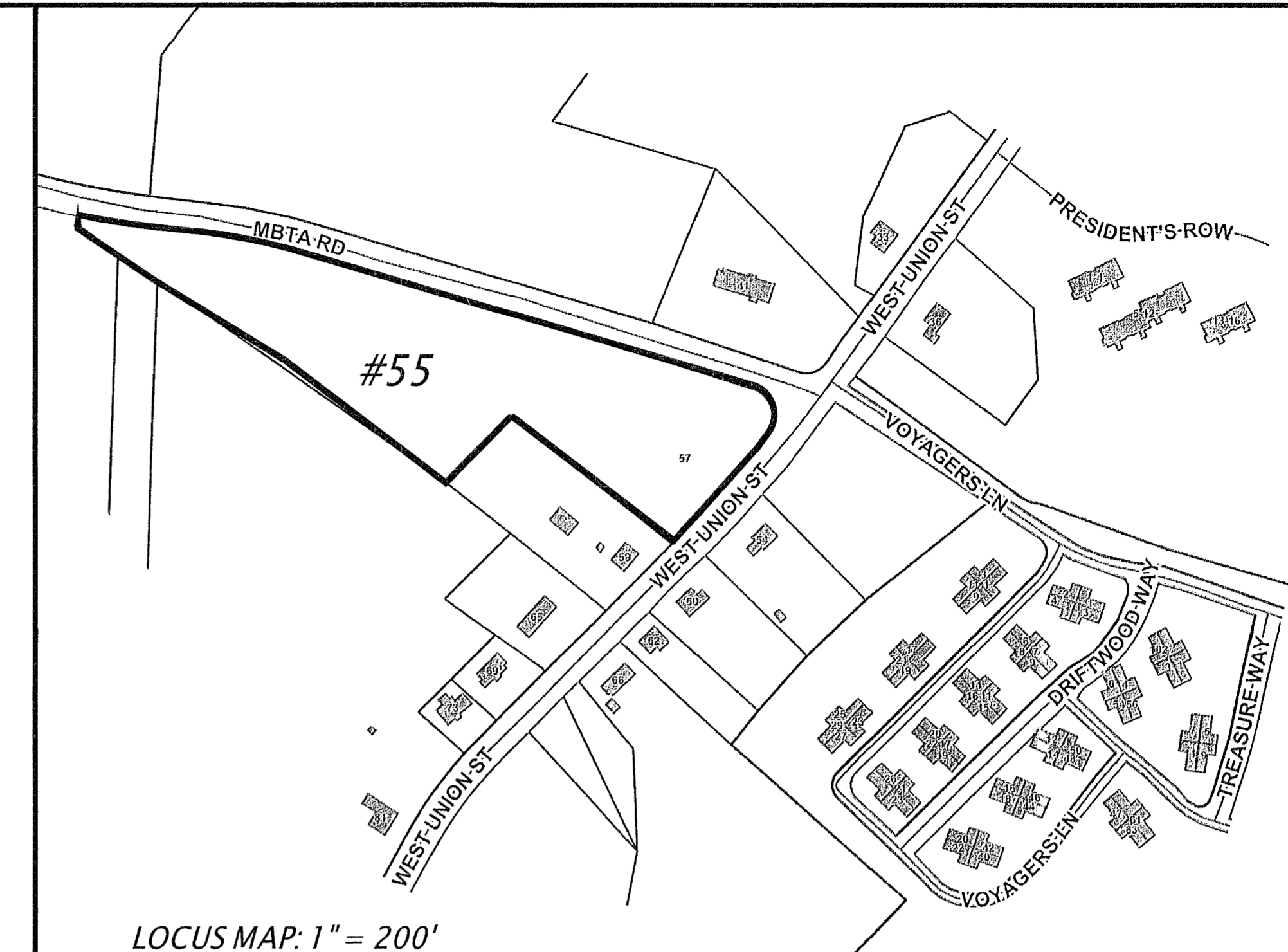


# PROPOSED SITE PLAN OF 55 WEST UNION STREET ASHLAND, MA



**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 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**

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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

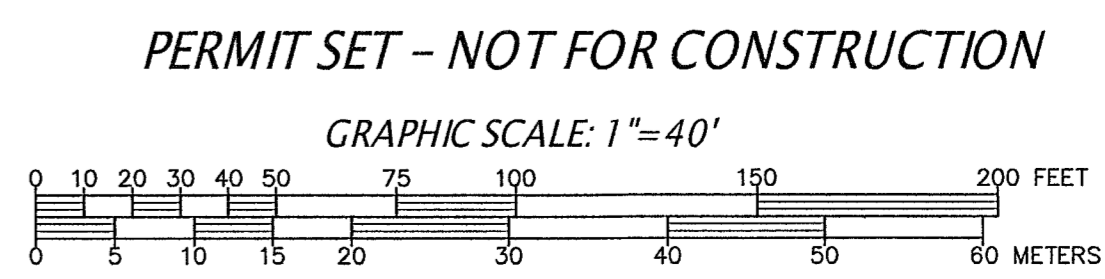
PREPARED FOR:  
JOHN DUDLEY  
60 PLEASANT STREET, SUITE 3  
ASHLAND, MA 01721

**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**

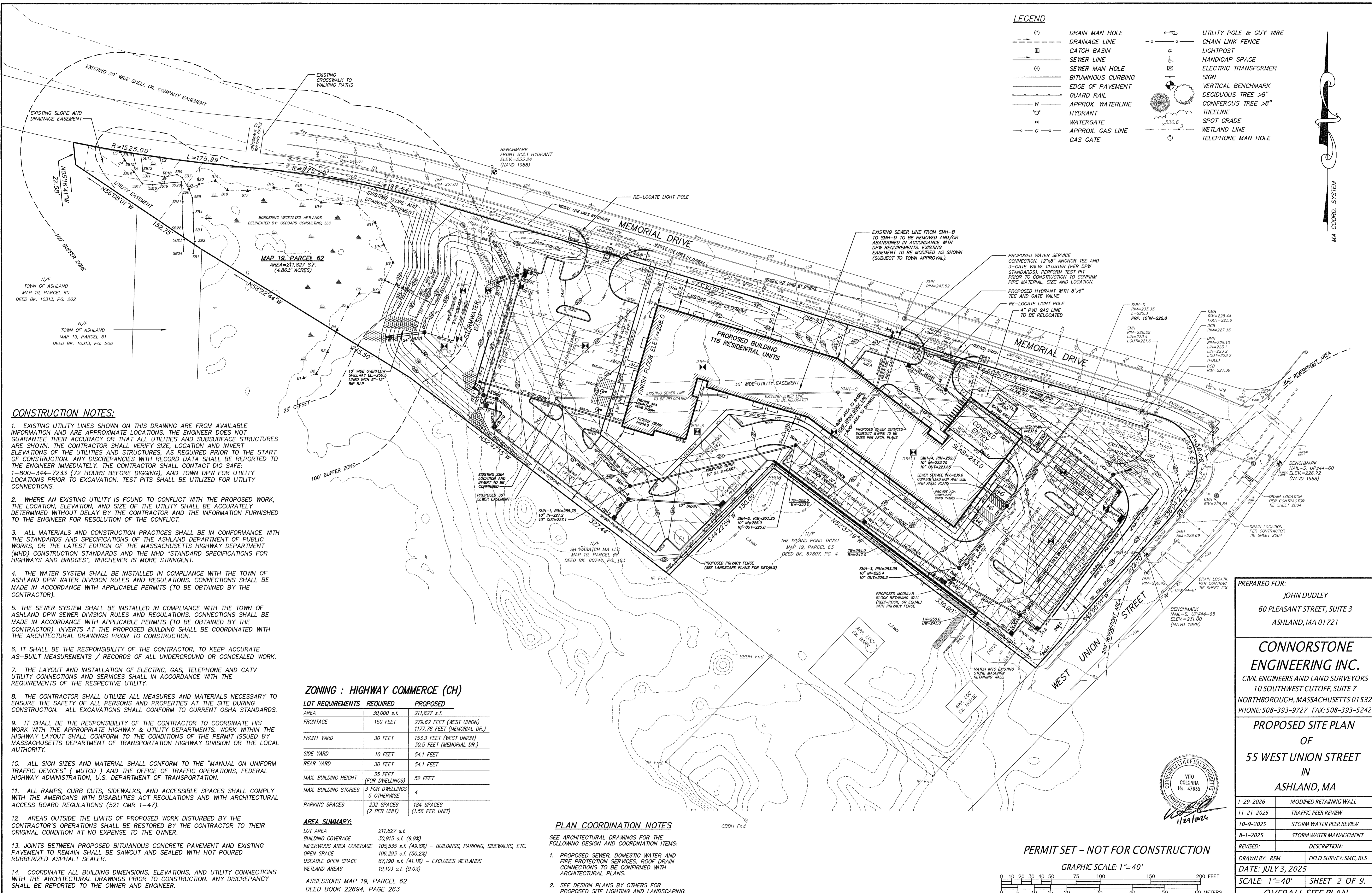
1-29-2026	MODIFIED RETAINING WALL
11-21-2025	TRAFFIC PEER REVIEW
10-9-2025	STORM WATER PEER REVIEW
8-1-2025	STORM WATER MANAGEMENT

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
- 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)**

LOT REQUIREMENTS	REQUIRED	PROPOSED
AREA	30,000 s.f.	211,827 s.f.
FRONTAGE	150 FEET	278.82 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
	35 FEET (FOR DWELLINGS)	52 FEET
MAX. BUILDING HEIGHT		
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. (41.1%) - EXCLUDES WETLANDS
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.

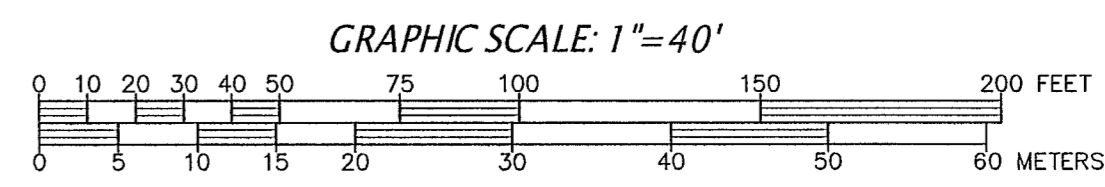
PREPARED FOR:  
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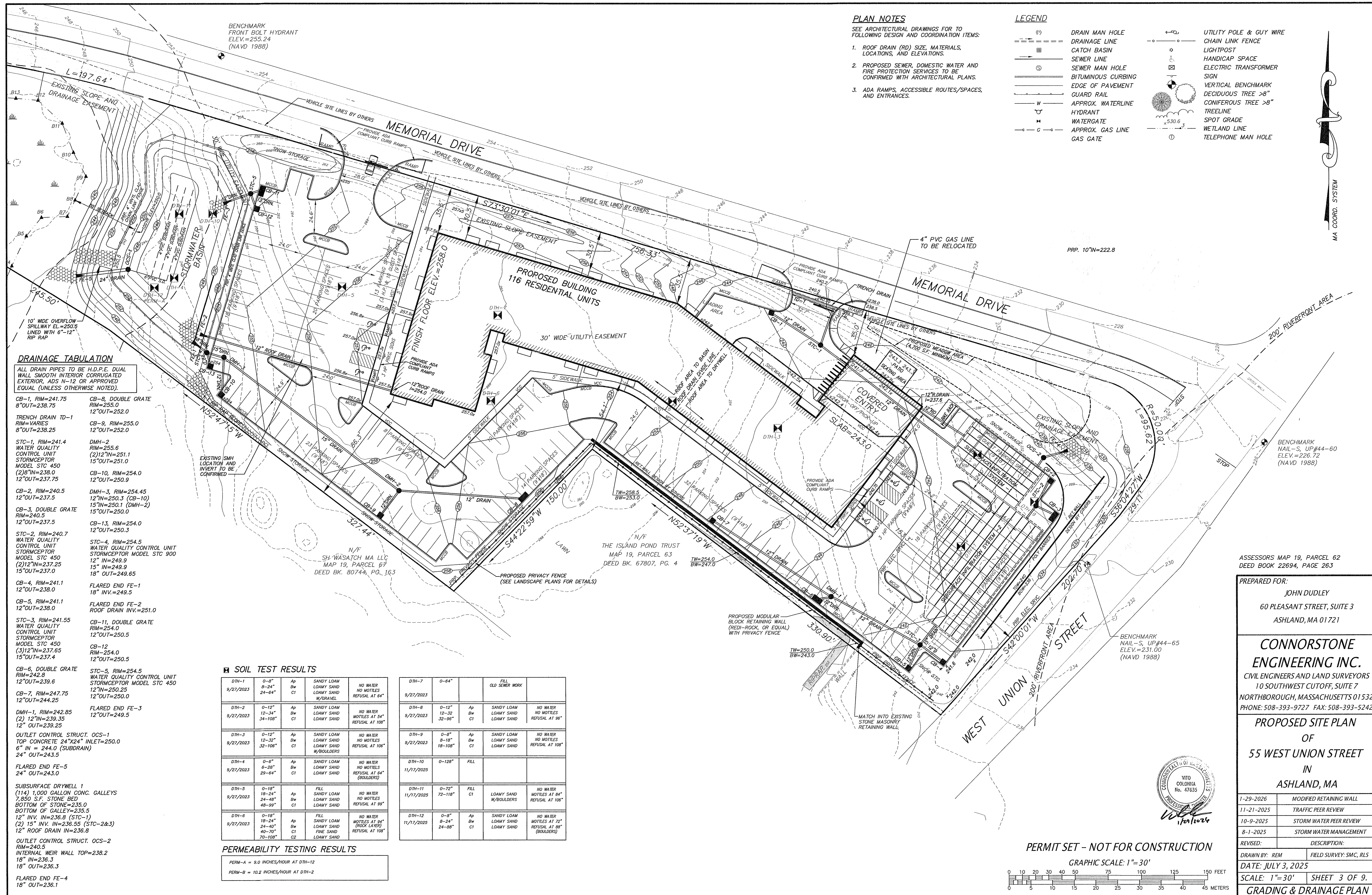
**CONNORSTONE ENGINEERING INC.**  
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10 SOUTHWEST CUTOFF, SUITE 7  
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PHONE: 508-393-9727 FAX: 508-393-5242

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

1-29-2026	MODIFIED RETAINING WALL
11-21-2025	TRAFFIC PEER REVIEW
10-9-2025	STORM WATER PEER REVIEW
8-1-2025	STORM WATER MANAGEMENT
REVISED:	DESCRIPTION:
DRAWN BY: JRM	FIELD SURVEY: SMC, RLS
DATE: JULY 3, 2025	
SCALE: 1"=40'	SHEET 2 OF 9.
<b>OVERALL SITE PLAN</b>	

**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 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
- HYDRANT
- WATERGATE
- APPROX. GAS LINE
- GAS GATE
- UTILITY POLE & GUY WIRE
- CHAIN LINK FENCE
- LIGHTPOST
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- DECIDUOUS TREE >8"
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- TREELINE
- SPOT GRADE
- WETLAND LINE
- TELEPHONE MAN HOLE

**DRAINAGE TABULATION**

ALL DRAIN PIPES TO BE H.D.P.E. DUAL WALL SMOOTH INTERIOR CORRUGATED EXTERIOR, ADS N-12 OR APPROVED EQUAL (UNLESS OTHERWISE NOTED).

- CB-1, RIM=241.75  
8"OUT=238.75
- CB-2, RIM=240.5  
12"OUT=237.5
- CB-3, DOUBLE GRATE  
RIM=240.5  
12"OUT=237.5
- CB-4, RIM=241.1  
12"OUT=238.0
- CB-5, RIM=241.1  
12"OUT=238.0
- 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
- FLARED END FE-5  
24"OUT=243.0
- SUBSURFACE DRYWELL 1  
(114) 1,000 GALLON CONC. GALLEYS  
7,850 S.F. STONE BED  
BOTTOM OF STONE=235.0  
BOTTOM OF GALLEY=235.5  
12" INV. IN=236.8 (STC-1)  
(2) 15" INV. IN=236.55 (STC-2&3)  
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  
15"OUT=251.0
- DMH-3, RIM=254.45  
12"IN=250.3 (CB-10)  
15"IN=250.1 (DMH-10)  
15"OUT=250.0
- DMH-4, RIM=254.5  
12"IN=249.9  
15"IN=249.9  
18"OUT=249.65
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RIM=254.0  
(2)12"IN=237.65  
15"OUT=237.4
- DMH-81  
RIM=254.0  
(2)12"IN=237.65  
15"OUT=237.4
- DMH-82  
RIM=254.0  
(2)12"IN=237.65  
15"OUT=237.4
- DMH-83  
RIM=254.0  
(2)12"IN=237.65  
15"OUT=237.4
- DMH-84  
RIM=254.0  
(2)12"IN=237.65  
15"OUT=237.4
- DMH-85  
RIM=254.0  
(2)12"IN=237.65  
15"OUT=237.4
- DMH-86  
RIM=254.0  
(2)12"IN=237.65  
15"OUT=237.4
- DMH-87  
RIM=254.0  
(2)12"IN=237.65  
15"OUT=237.4
- DMH-88  
RIM=254.0  
(2)12"IN=237.65  
15"OUT=237.4
- DMH-89  
RIM=254.0  
(2)12"IN=237.65  
15"OUT=237.4
- DMH-90  
RIM=254.0  
(2)12"IN=237.65  
15"OUT=237.4
- DMH-91  
RIM=254.0  
(2)12"IN=237.65  
15"OUT=237.4
- DMH-92  
RIM=254.0  
(2)12"IN=237.65  
15"OUT=237.4
- DMH-93  
RIM=254.0  
(2)12"IN=237.65  
15"OUT=237.4
- DMH-94  
RIM=254.0  
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15"OUT=237.4
- DMH-95  
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- DMH-96  
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15"OUT=237.4
- DMH-97  
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15"OUT=237.4
- DMH-98  
RIM=254.0  
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15"OUT=237.4
- DMH-99  
RIM=254.0  
(2)12"IN=237.65  
15"OUT=237.4
- DMH-100  
RIM=254.0  
(2)12"IN=237.65  
15"OUT=237.4

**SOIL TEST RESULTS**

DTH	DATE	DEPTH	SOIL TYPE	MOISTURE	REMARKS
DTH-1	9/27/2023	0-8" 8-24" 24-64"	SANDY LOAM LOAMY SAND LOAMY SAND W/GRAVEL	NO WATER NO MOTILES	REFUSAL AT 64"
DTH-2	9/27/2023	0-12" 12-34" 34-108"	SANDY LOAM LOAMY SAND LOAMY SAND	NO WATER NO MOTILES	REFUSAL AT 108"
DTH-3	9/27/2023	0-12" 12-32" 32-108"	SANDY LOAM LOAMY SAND LOAMY SAND W/BOULDERS	NO WATER NO MOTILES	REFUSAL AT 108"
DTH-4	9/27/2023	0-6" 6-28" 28-64"	SANDY LOAM LOAMY SAND LOAMY SAND	NO WATER NO MOTILES	REFUSAL AT 64" (BOULDERS)
DTH-5	9/27/2023	0-18" 18-24" 24-48" 48-99"	FILL SANDY LOAM LOAMY SAND LOAMY SAND	NO WATER NO MOTILES	REFUSAL AT 99"
DTH-6	9/27/2023	0-18" 18-24" 24-40" 40-70" 70-108"	FILL SANDY LOAM LOAMY SAND FINE SAND LOAMY SAND	NO WATER MOTILES AT 94" (ROCK LAYER)	REFUSAL AT 108"
DTH-7	9/27/2023	0-64"	FILL OLD SEWER WORK		
DTH-8	9/27/2023	0-12" 12-32" 32-99"	SANDY LOAM LOAMY SAND LOAMY SAND	NO WATER NO MOTILES	REFUSAL AT 99"
DTH-9	9/27/2023	0-8" 8-18" 18-108"	SANDY LOAM LOAMY SAND LOAMY SAND	NO WATER NO MOTILES	REFUSAL AT 108"
DTH-10	11/17/2025	0-128"	FILL		
DTH-11	11/17/2025	0-72" 72-118"	FILL LOAMY SAND W/BOULDERS	NO WATER MOTILES AT 94"	REFUSAL AT 108"
DTH-12	11/17/2025	0-8" 8-24" 24-88"	SANDY LOAM LOAMY SAND LOAMY SAND	NO WATER MOTILES AT 84"	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

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

**CONNORSTONE ENGINEERING INC.**  
CIVIL ENGINEERS AND LAND SURVEYS  
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**

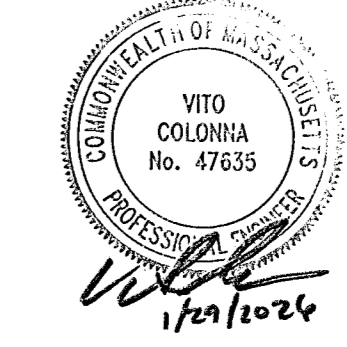
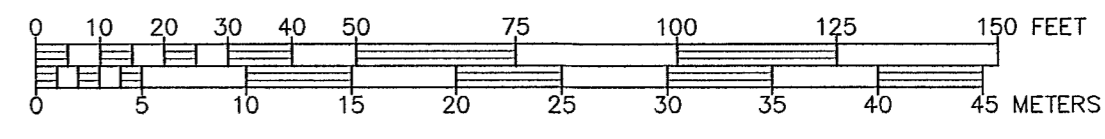
DATE	DESCRIPTION
1-29-2026	MODIFIED RETAINING WALL
11-21-2025	TRAFFIC PEER REVIEW
10-9-2025	STORM WATER PEER REVIEW
8-1-2025	STORM WATER MANAGEMENT

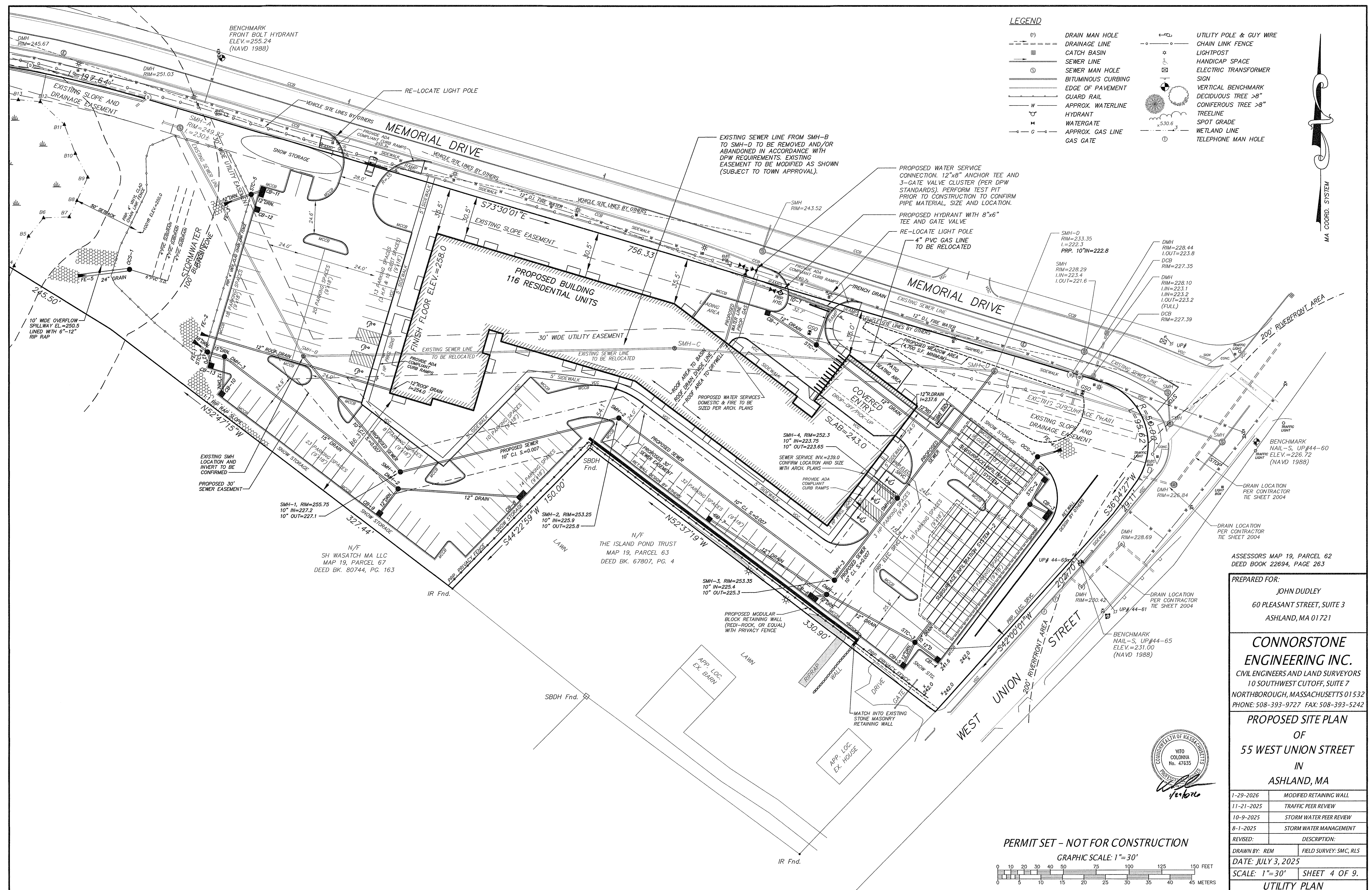
REVISED: DESCRIPTION:  
DRAWN BY: REM FIELD SURVEY: SMC, RLS  
DATE: JULY 3, 2025

SCALE: 1"=30' SHEET 3 OF 9.  
**GRADING & DRAINAGE PLAN**

PERMIT SET - NOT FOR CONSTRUCTION

GRAPHIC SCALE: 1"=30'





**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

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**

1-29-2026	MODIFIED RETAINING WALL
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

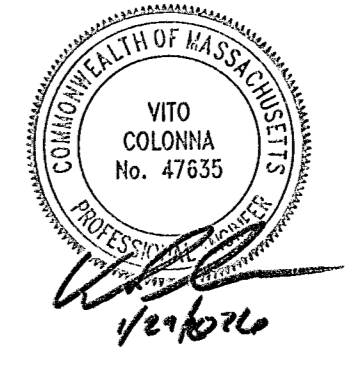
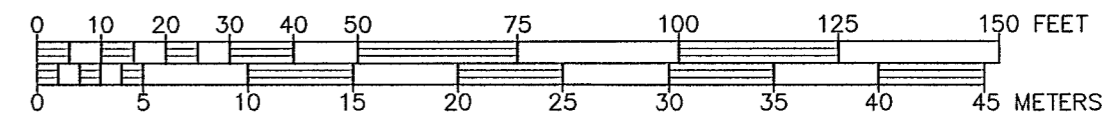
DATE: JULY 3, 2025

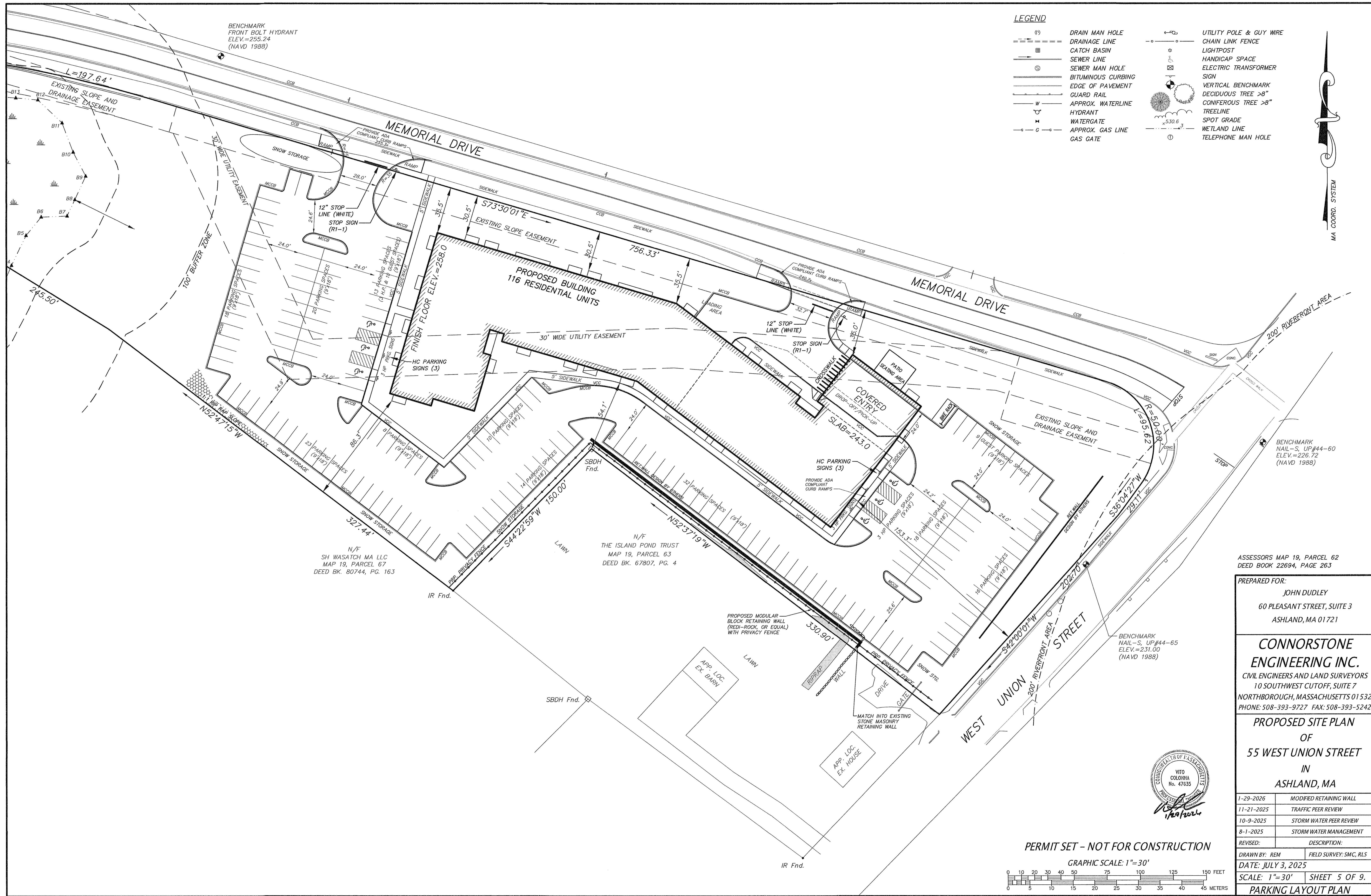
SCALE: 1"=30' SHEET 4 OF 9.

UTILITY PLAN

PERMIT SET - NOT FOR CONSTRUCTION

GRAPHIC SCALE: 1"=30'





- 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

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

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

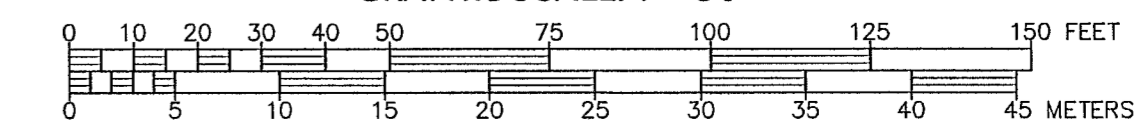
**CONNORSTONE ENGINEERING INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
10 SOUTHWEST CUTOFF, SUITE 7  
NORTHBOROUGH, MASSACHUSETTS 01532  
PHONE: 508-393-9727 FAX: 508-393-5242

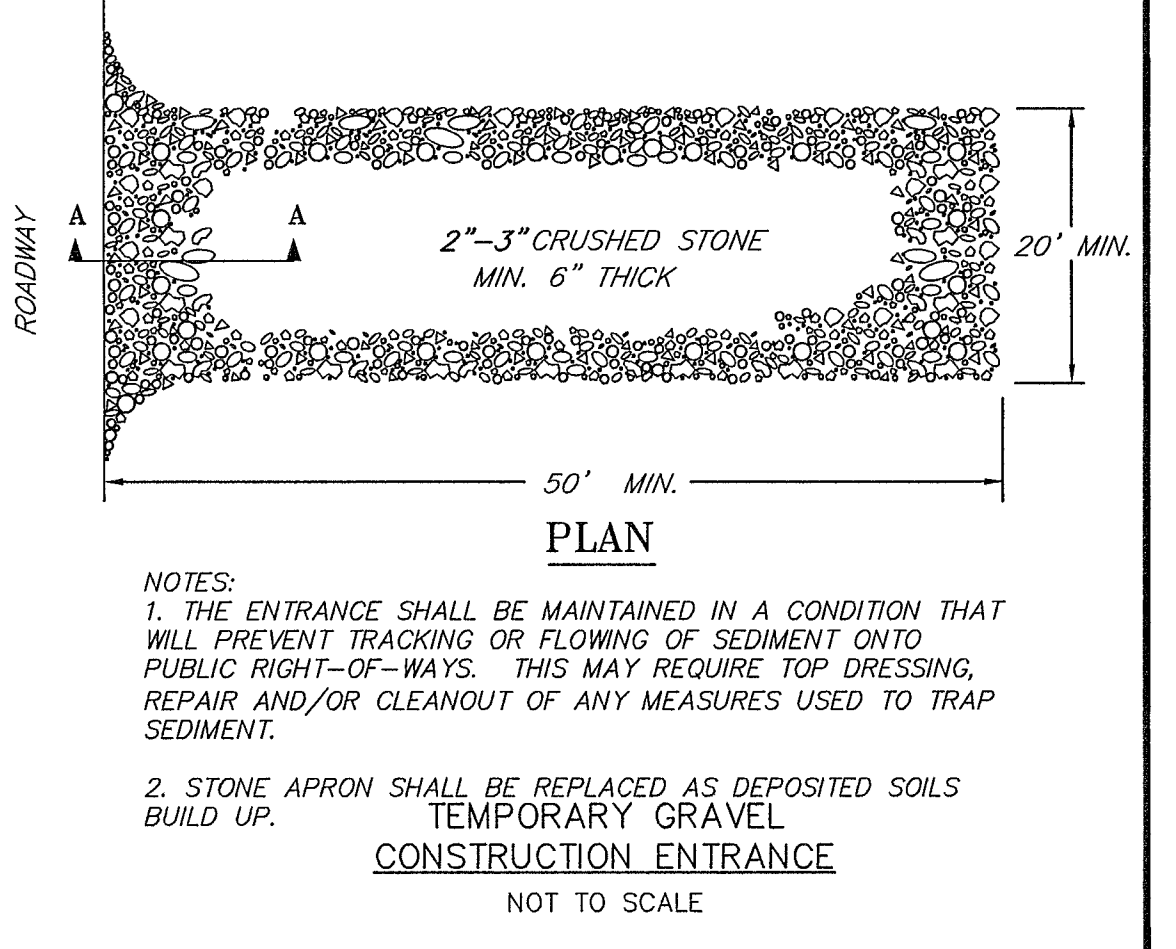
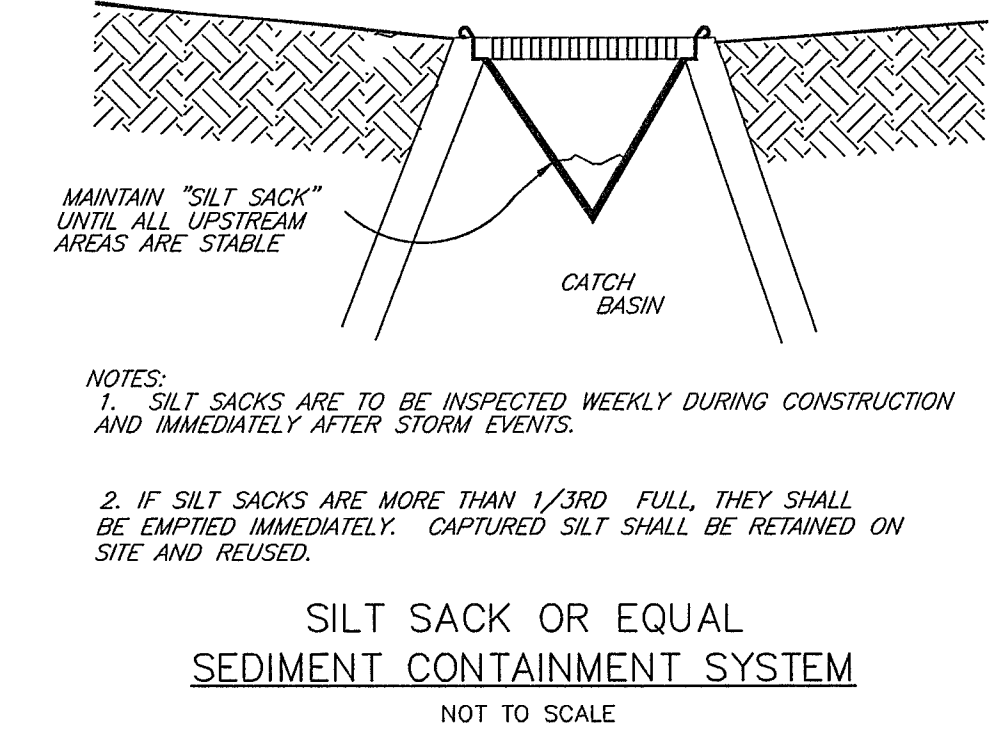
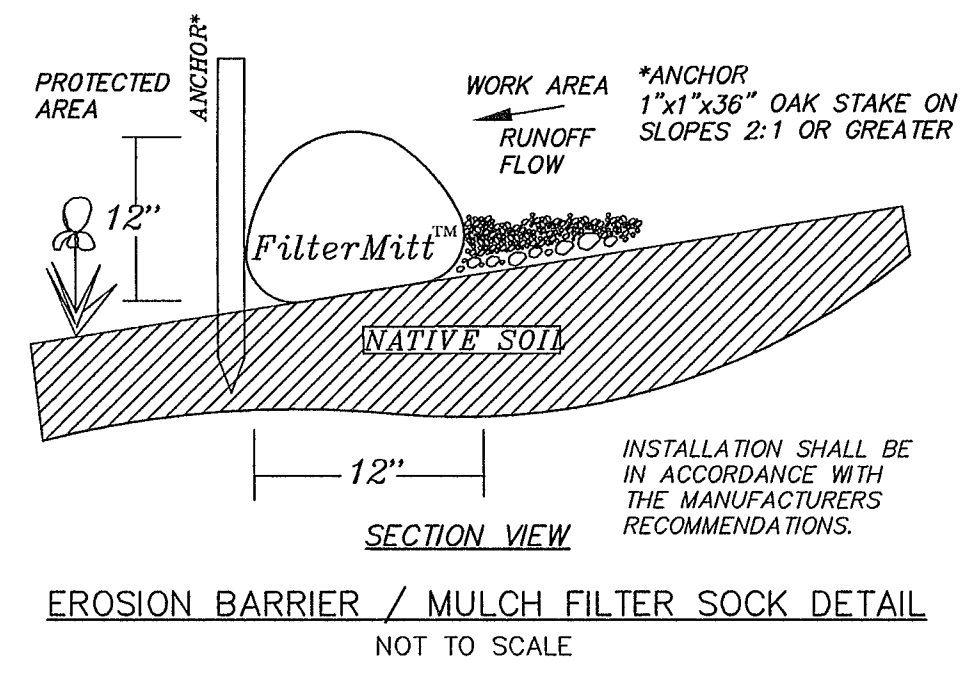
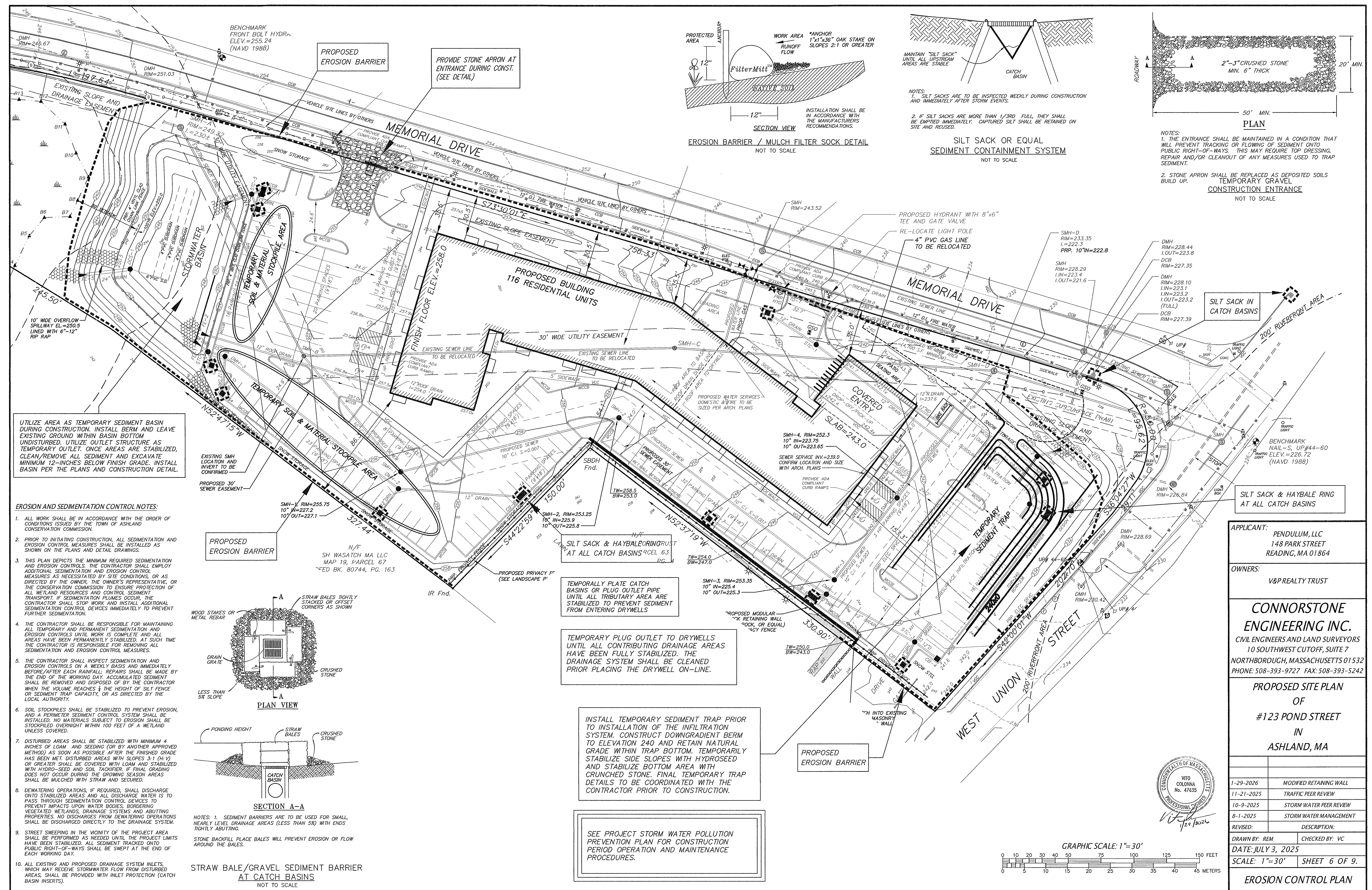
**PROPOSED SITE PLAN**  
OF  
**55 WEST UNION STREET**  
IN  
**ASHLAND, MA**

1-29-2026	MODIFIED RETAINING WALL
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'

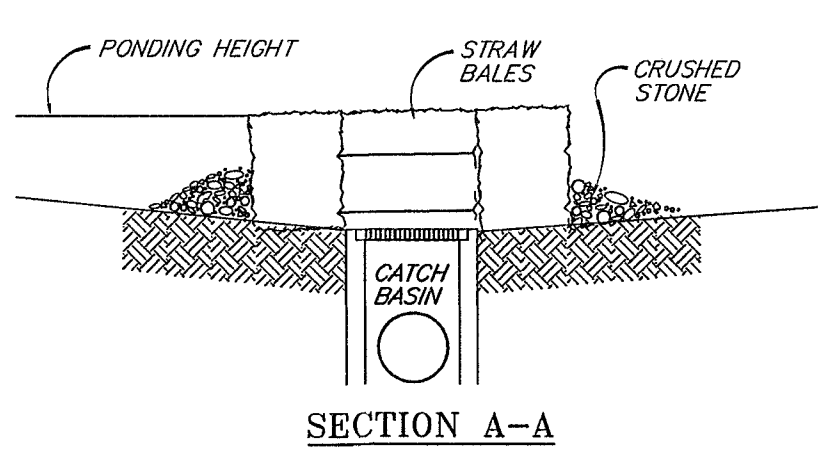
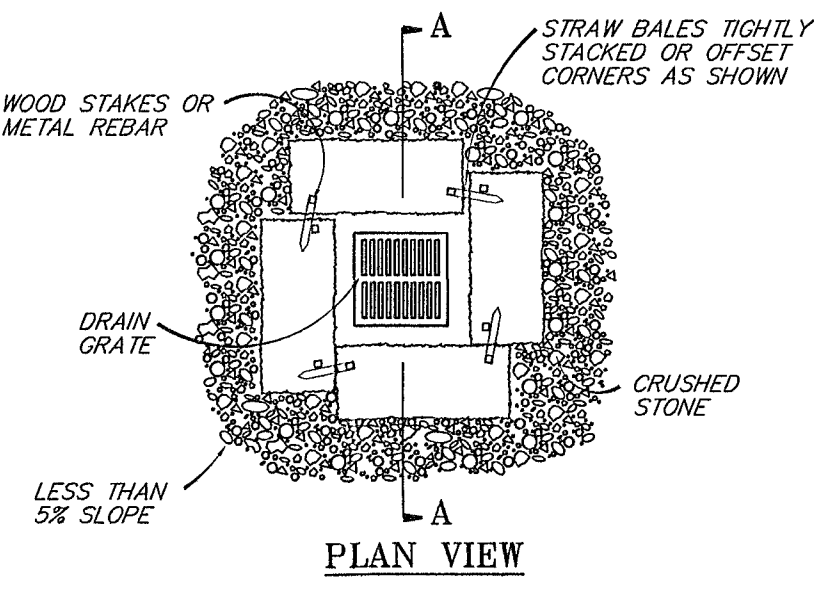




UTILIZE AREA AS TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION. INSTALL BERM AND LEAVE EXISTING GROUND WITHIN BASIN BOTTOM UNDISTURBED. UTILIZE OUTLET STRUCTURE AS TEMPORARY OUTLET. ONCE AREAS ARE STABILIZED, CLEAN/REMOVE ALL SEDIMENT AND EXCAVATE MINIMUM 12-INCHES BELOW FINISH GRADE. INSTALL BASIN PER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

**EROSION AND SEDIMENTATION CONTROL NOTES:**

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 TACKIFIER. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON AREAS SHALL BE MULCHED WITH STRAW AND SECURED.
8. DEWATERING OPERATIONS, IF REQUIRED, SHALL DISCHARGE ONTO STABILIZED AREAS AND ALL DISCHARGE WATER IS TO PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ADJUTING 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 RINGRUST 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 CRUSHED 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

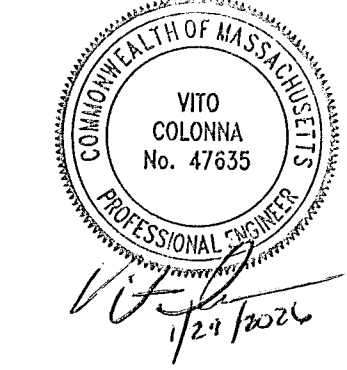
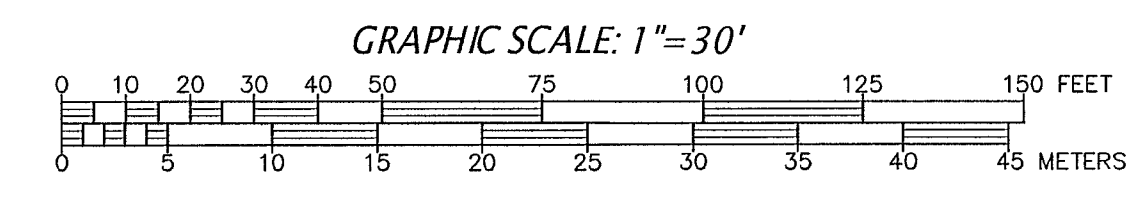
**CONNORSTONE ENGINEERING INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
10 SOUTHWEST CUTOFF, SUITE 7  
NORTHBOROUGH, MASSACHUSETTS 01532  
PHONE: 508-393-9727 FAX: 508-393-5242

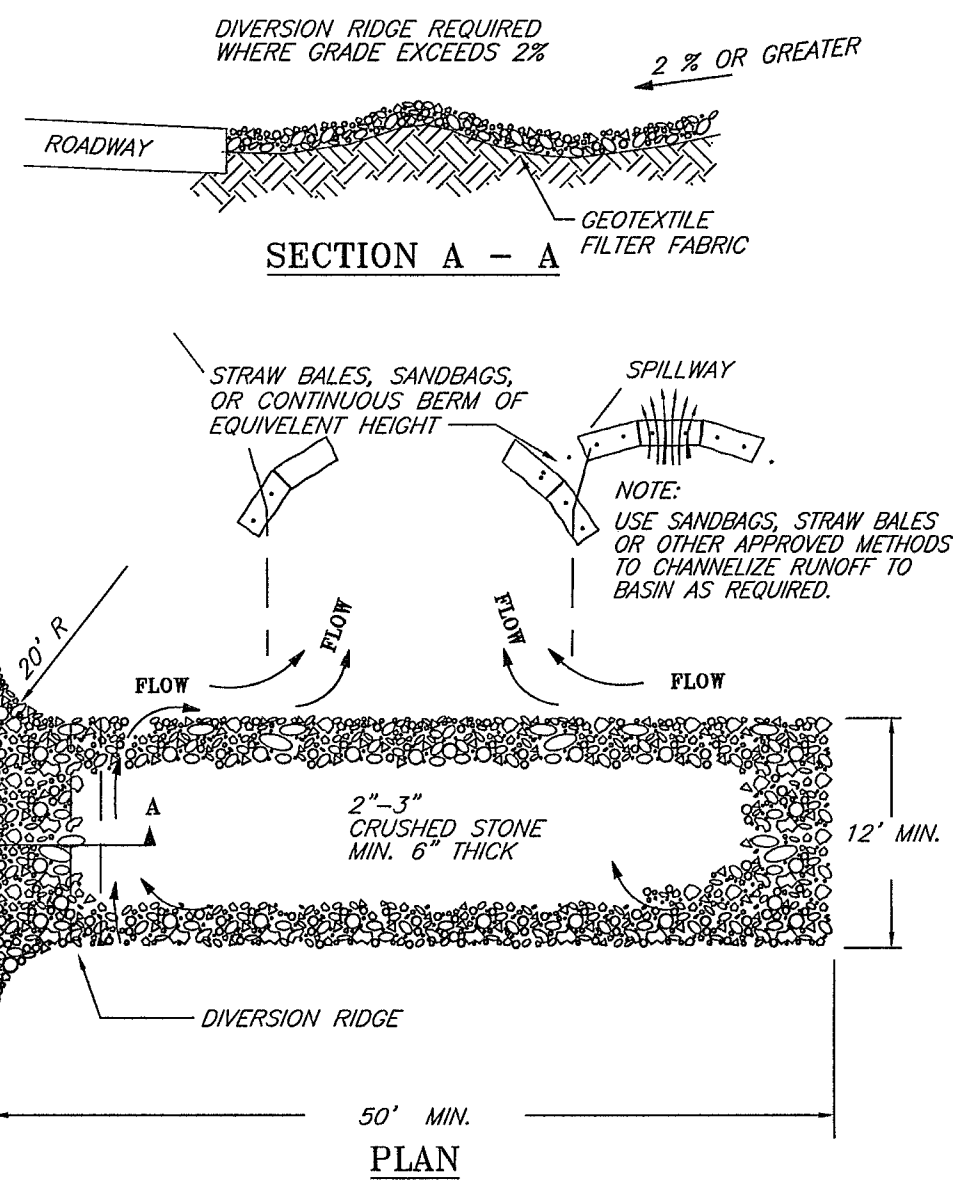
PROPOSED SITE PLAN OF #123 POND STREET IN ASHLAND, MA

REVISION	DESCRIPTION
1-29-2026	MODIFIED RETAINING WALL
11-21-2025	TRAFFIC PEER REVIEW
10-9-2025	STORM WATER PEER REVIEW
8-1-2025	STORM WATER MANAGEMENT

REVISION: DESCRIPTION:  
DRAWN BY: REM CHECKED BY: VC  
DATE: JULY 3, 2025

SCALE: 1"=30' SHEET 6 OF 9  
**EROSION CONTROL PLAN**



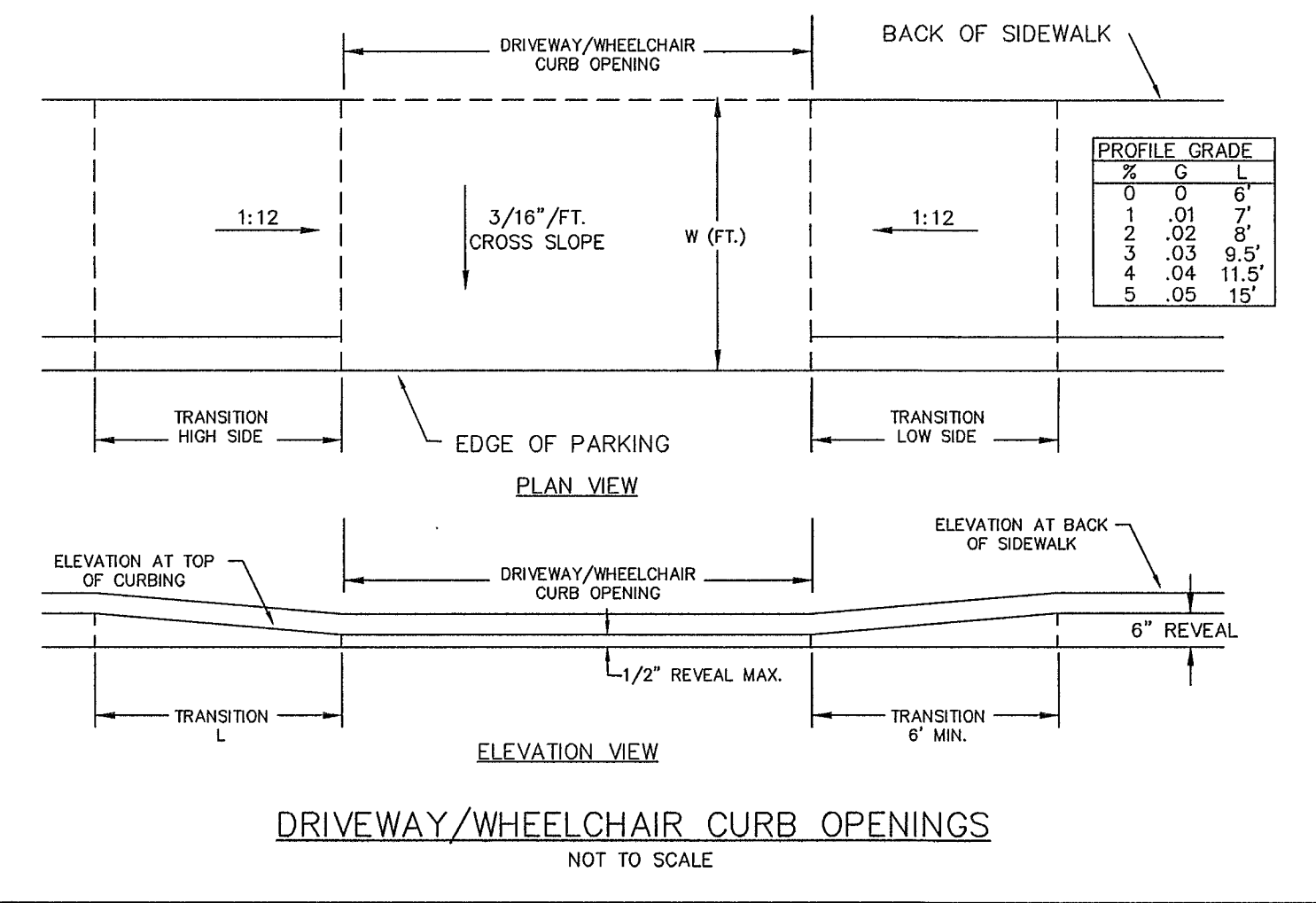


**NOTES:**

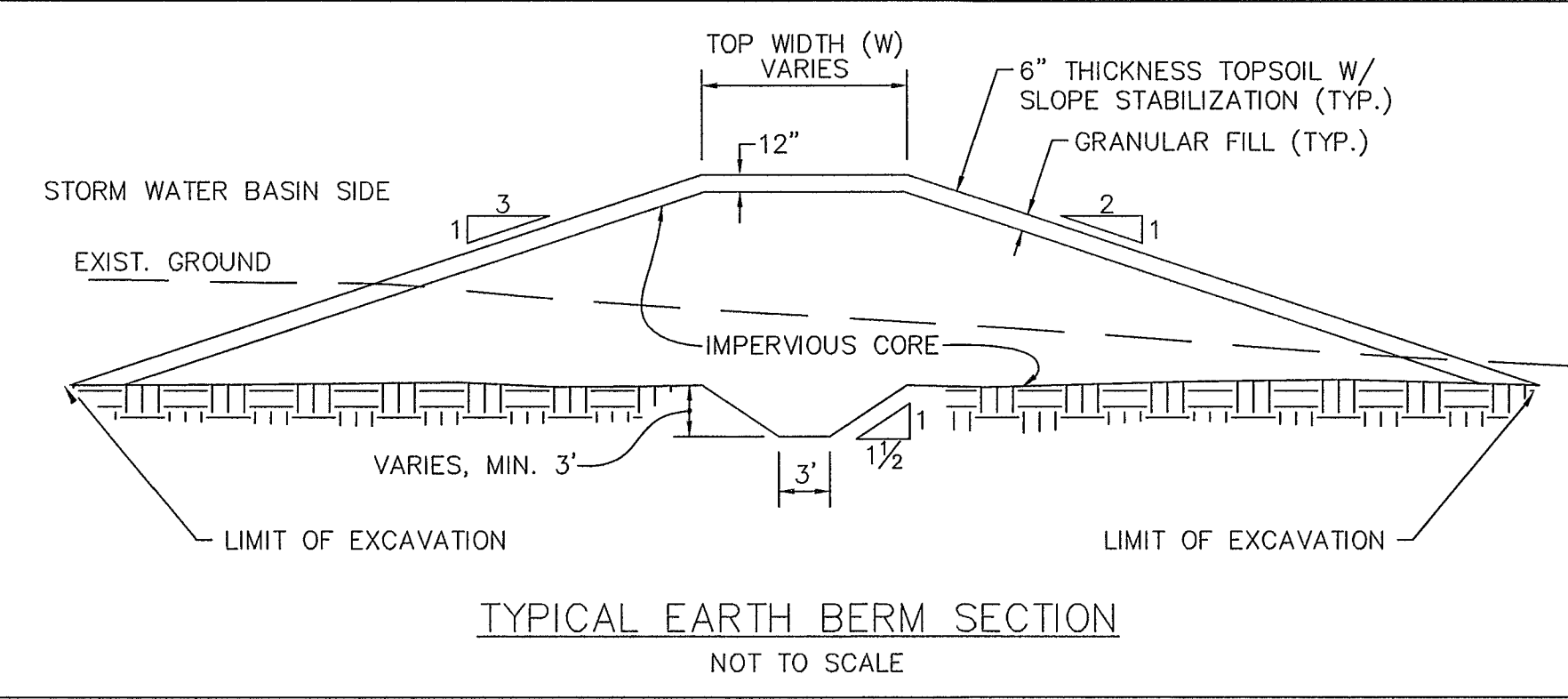
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
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**

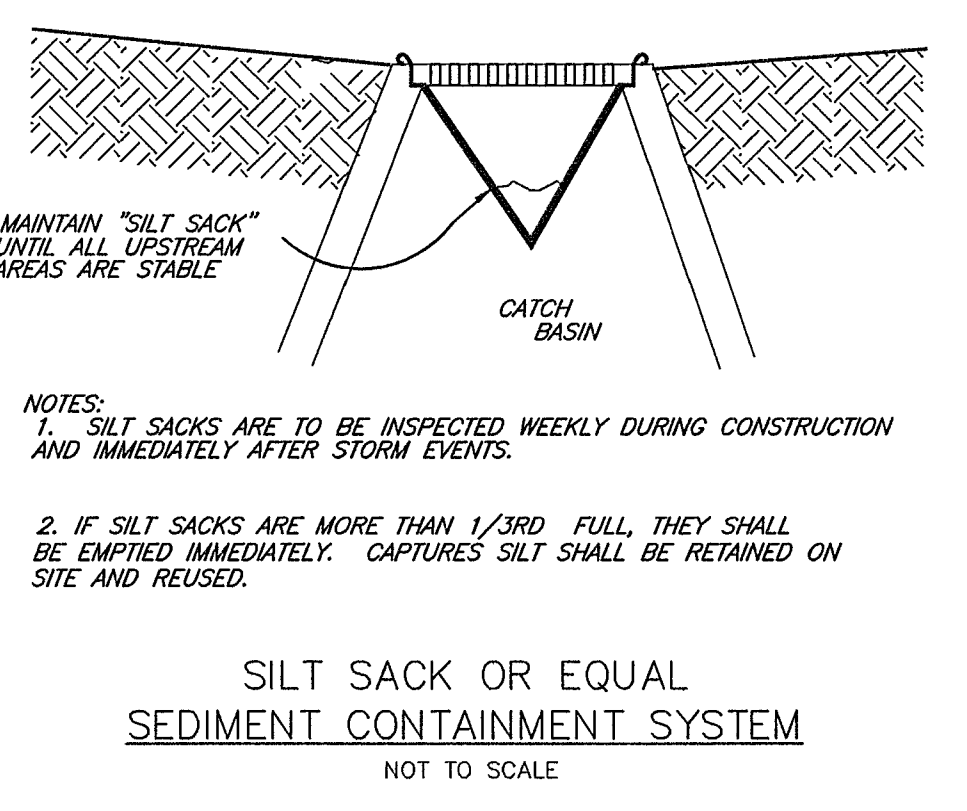
© 1994 JOHN MCDULLAH



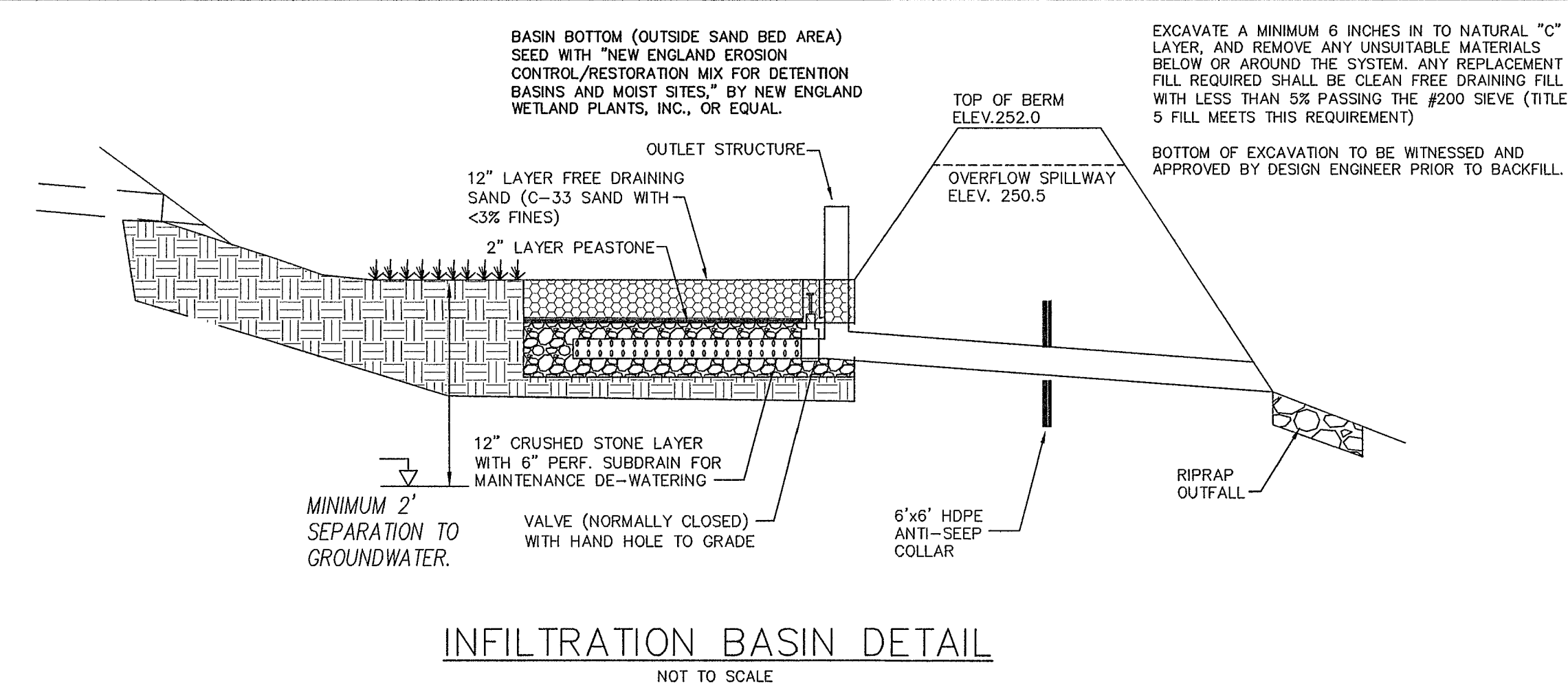
**DRIVEWAY/WHEELCHAIR CURB OPENINGS**  
NOT TO SCALE



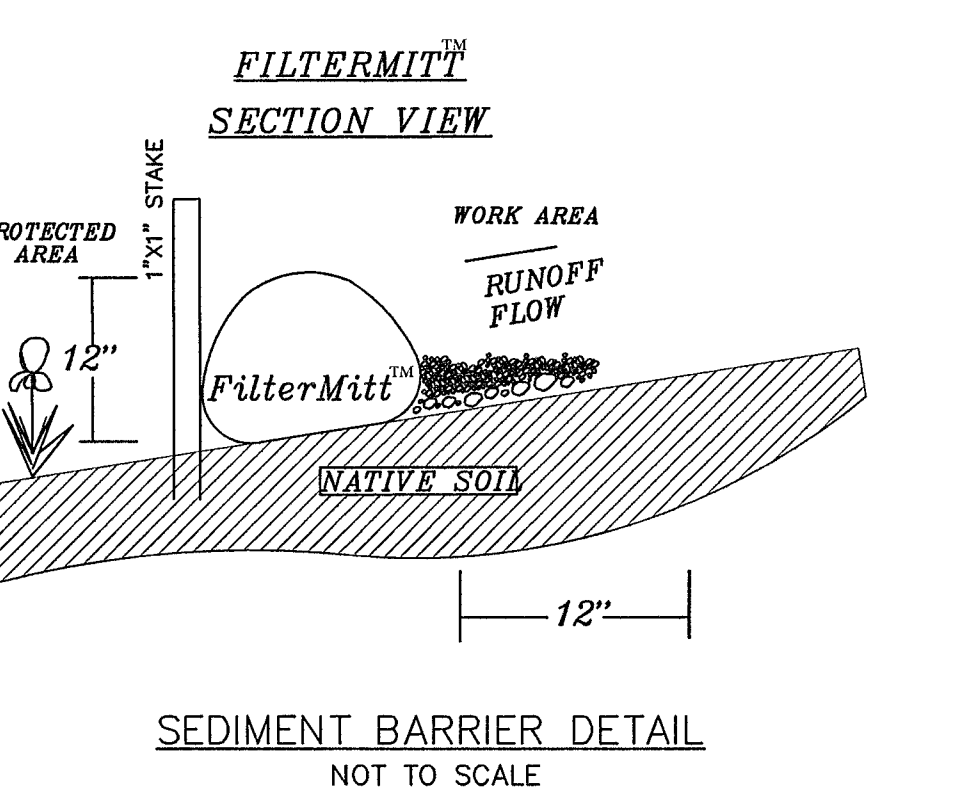
**TYPICAL EARTH BERM SECTION**  
NOT TO SCALE



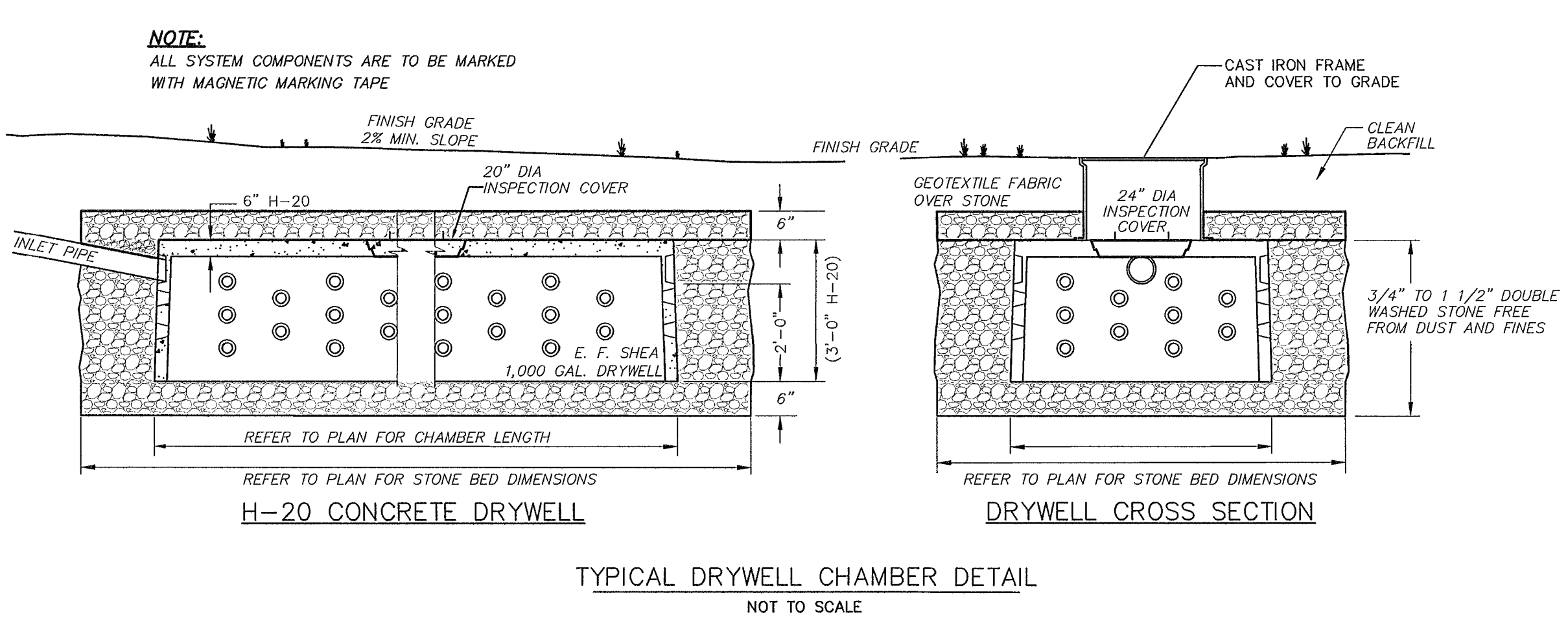
**SILT SACK OR EQUAL SEDIMENT CONTAINMENT SYSTEM**  
NOT TO SCALE



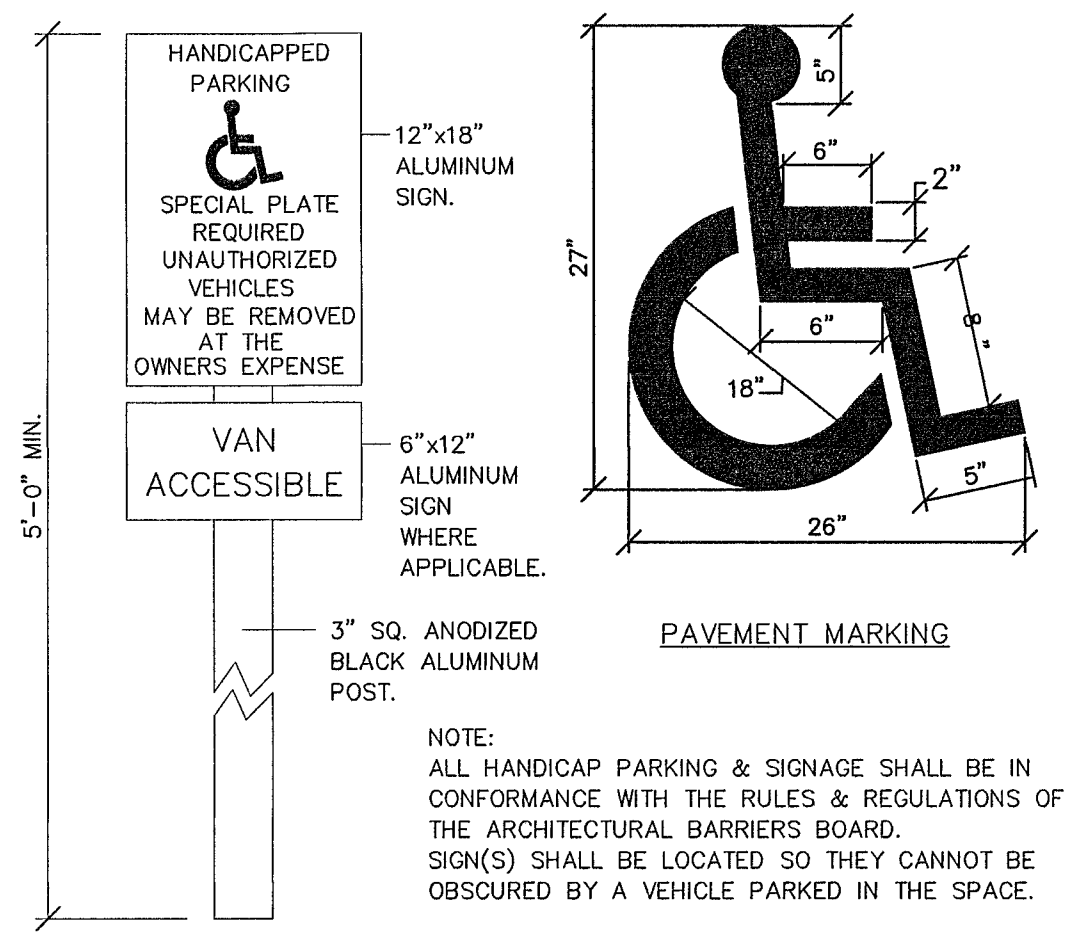
**INFILTRATION BASIN DETAIL**  
NOT TO SCALE



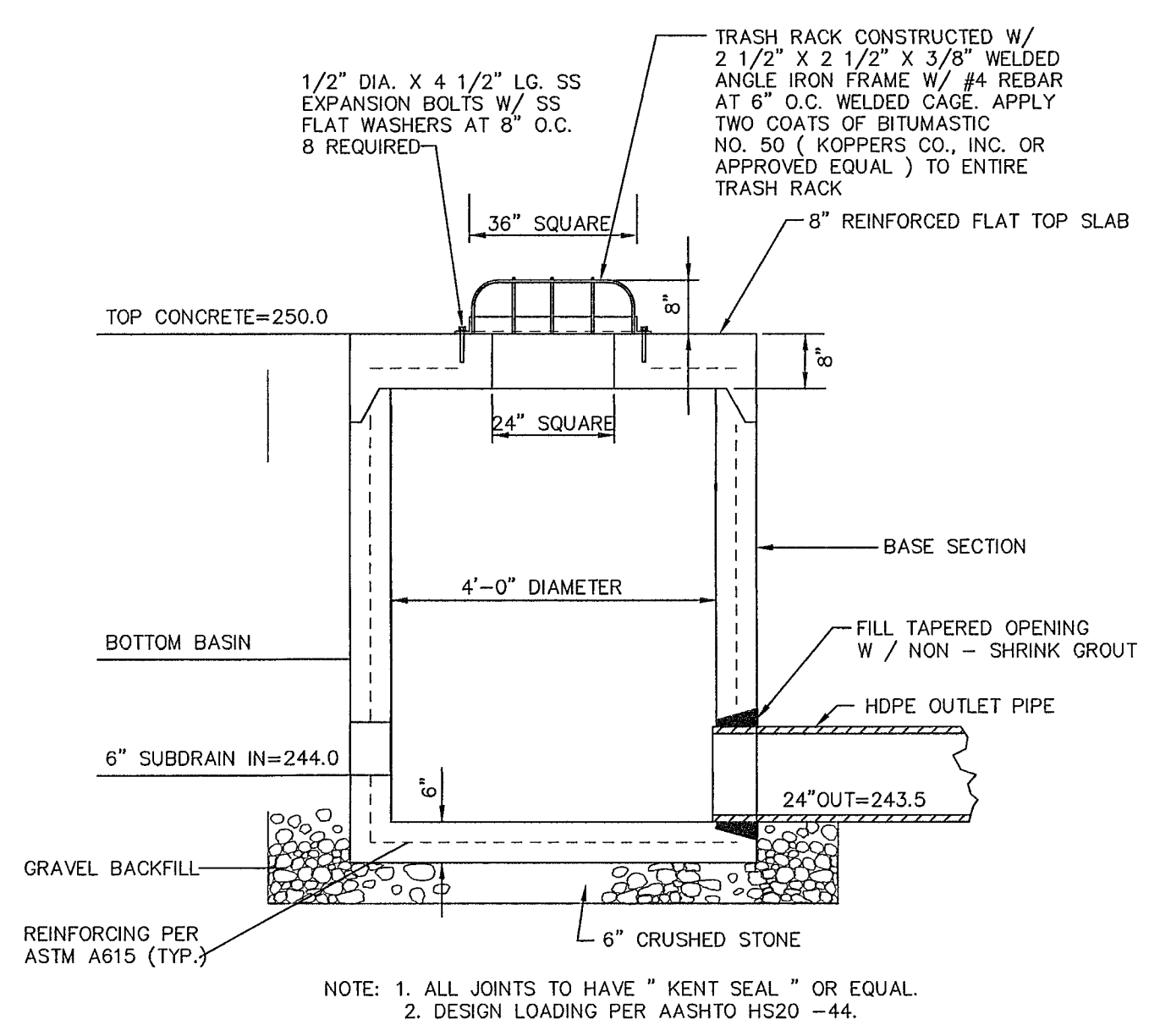
**SEDIMENT BARRIER DETAIL**  
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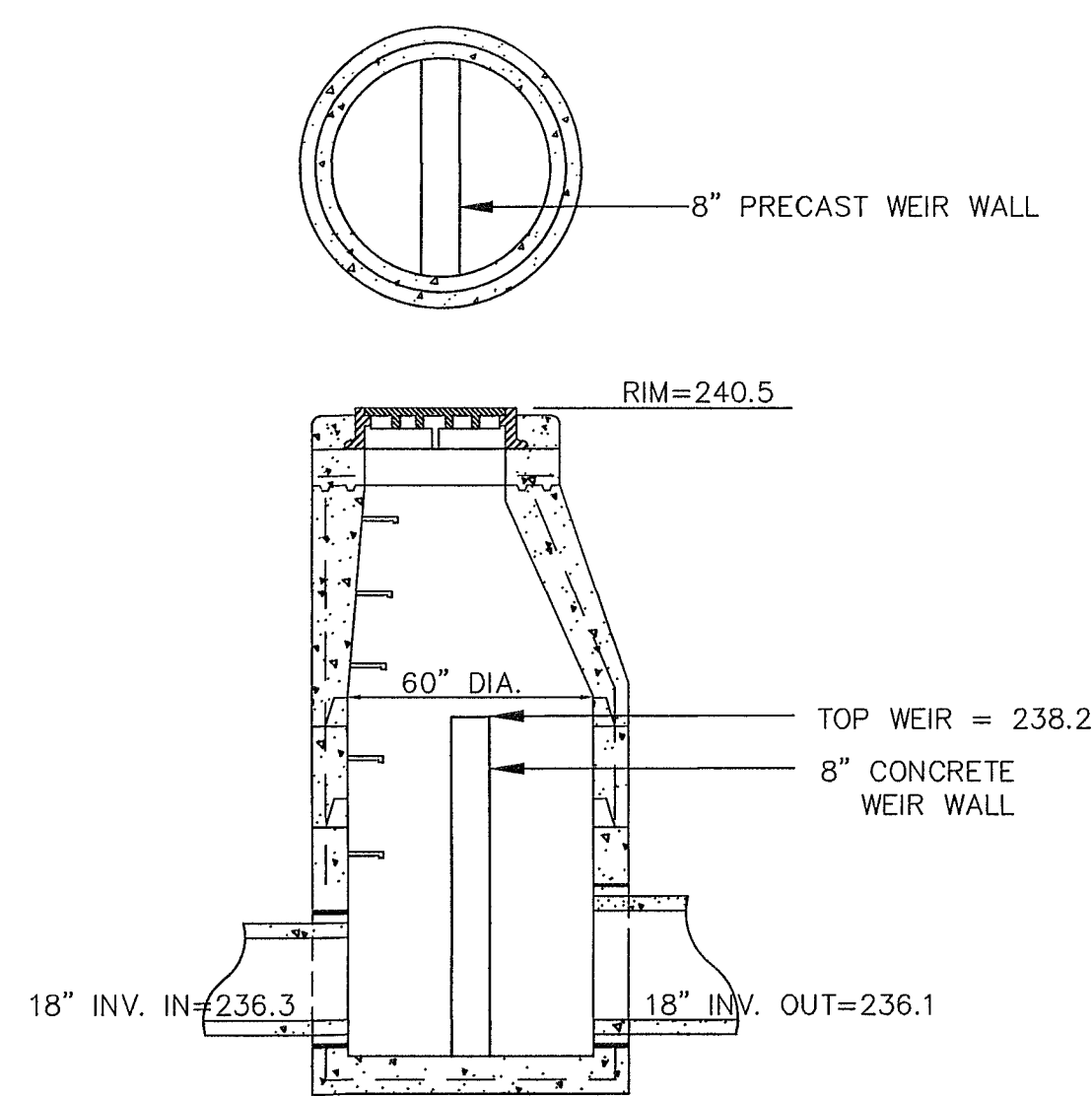
**TYPICAL DRYWELL CHAMBER DETAIL**  
NOT TO SCALE



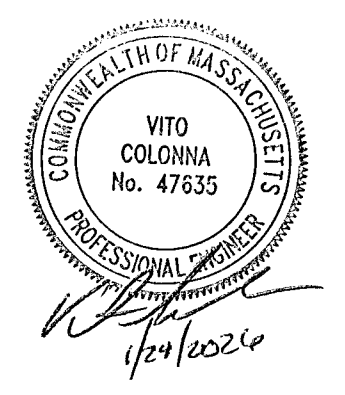
**HANDICAP SIGN & PAVEMENT MARKING DETAIL**  
NOT TO SCALE



**4'x4' PRECAST CONCRETE MANHOLE OUTLET CONTROL STRUCTURE-1 (OCS-1)**  
NOT TO SCALE



**OUTLET CONTROL STRUCTURE-2 (OCS-2) 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

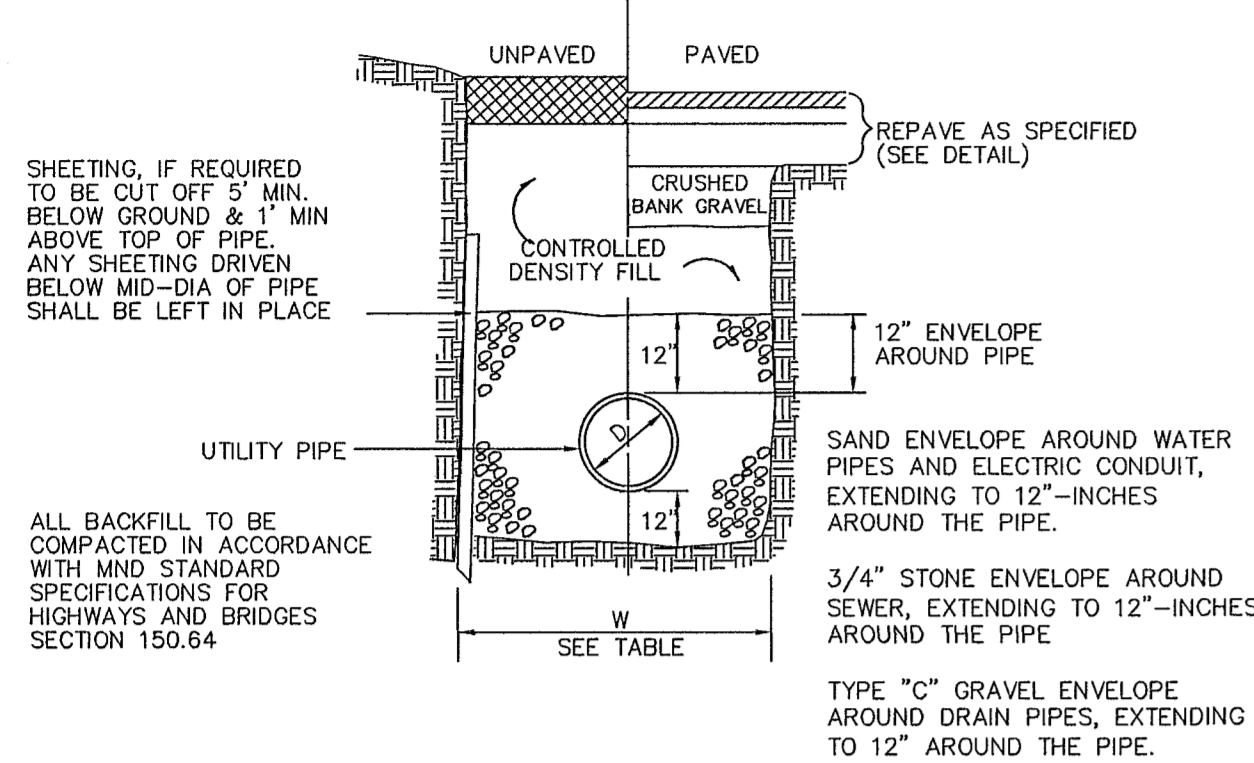
**PROPOSED SITE PLAN**  
OF  
**55 WEST UNION STREET**  
IN  
**ASHLAND, MA**

DATE	DESCRIPTION
1-29-2026	MODIFIED RETAINING WALL
11-21-2025	TRAFFIC PEER REVIEW
10-9-2025	STORM WATER PEER REVIEW
8-1-2025	STORM WATER MANAGEMENT

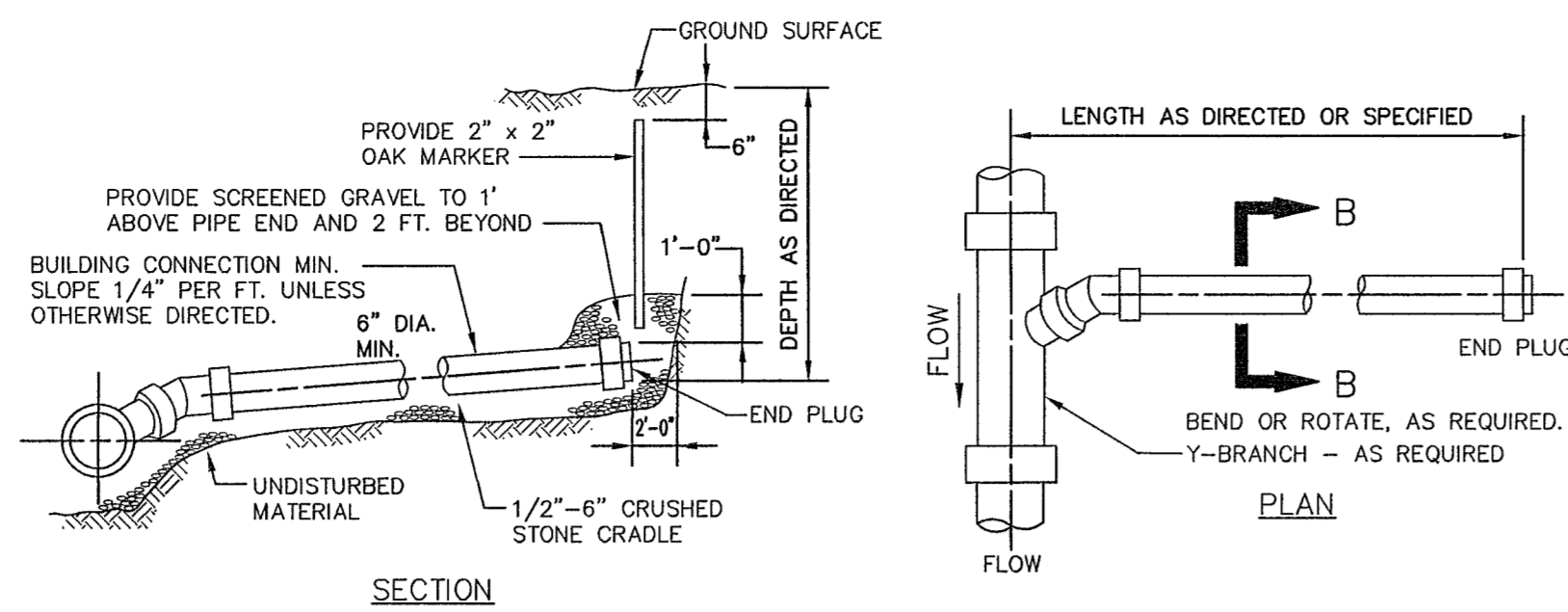
REVISED: \_\_\_\_\_ DESCRIPTION: \_\_\_\_\_  
DRAWN BY: REM CHECK BY: VC  
DATE: JULY 3, 2025  
SCALE: NONE SHEET 7 OF 9.

**CONSTRUCTION DETAILS**

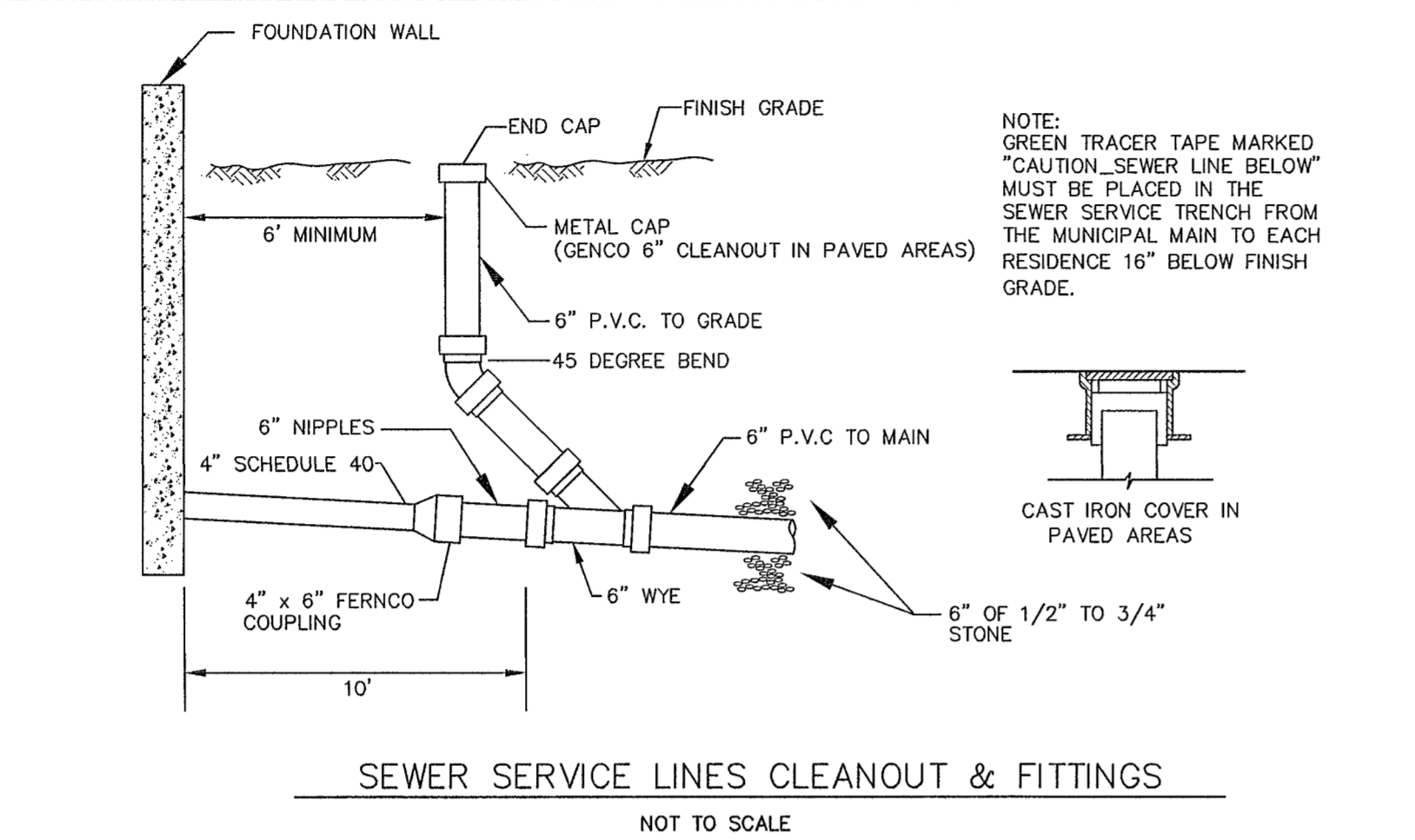
TRENCH WIDTH (W)		
D	W	W
DIAMETER OF PIPE	UN-SHEEDED	SHEEDED
TO 12"	3'	4'
14" TO 24"	4'	5'
30" TO 36"	5'	6'



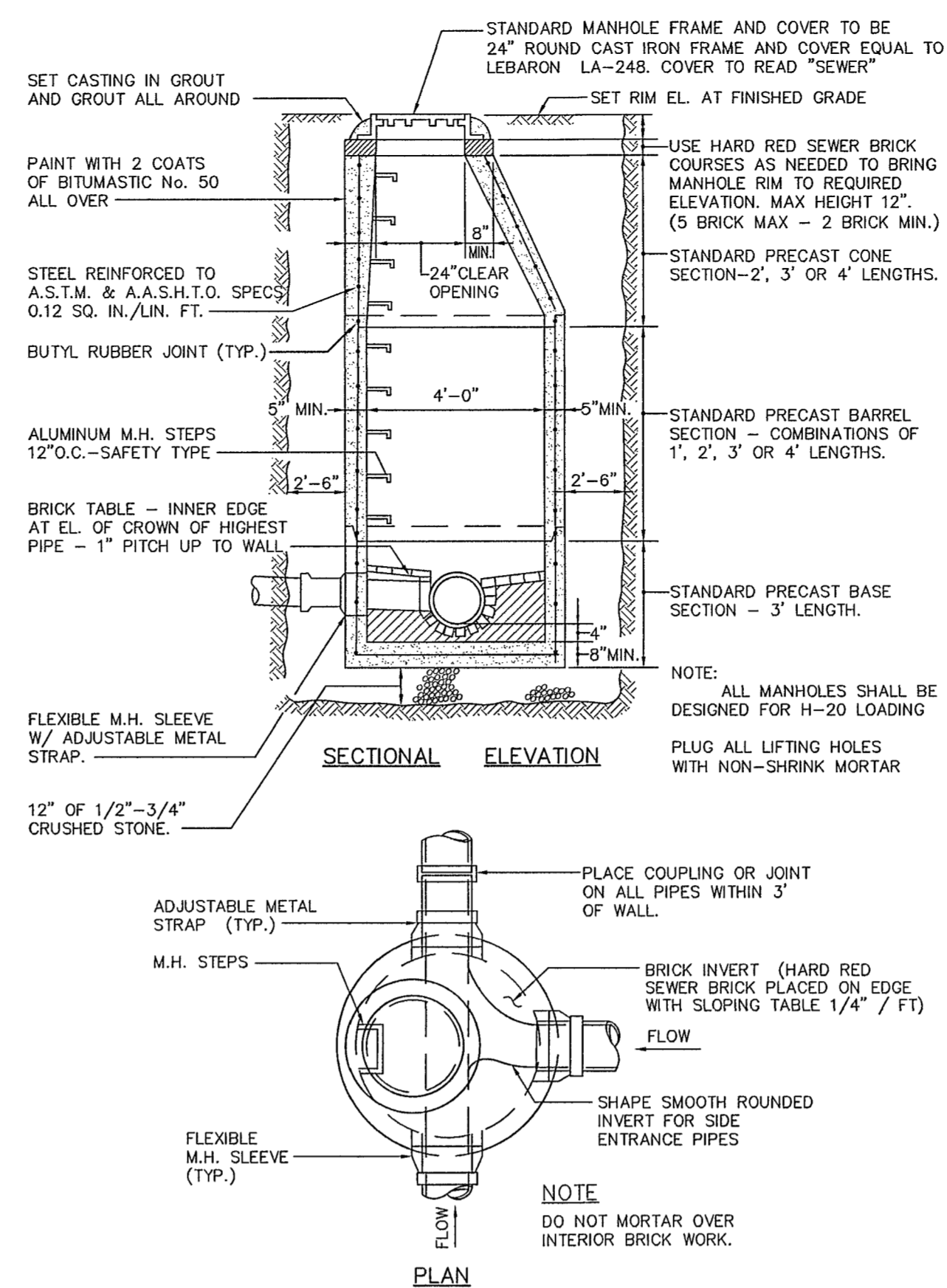
TYPICAL TRENCH SECTION  
NOT TO SCALE



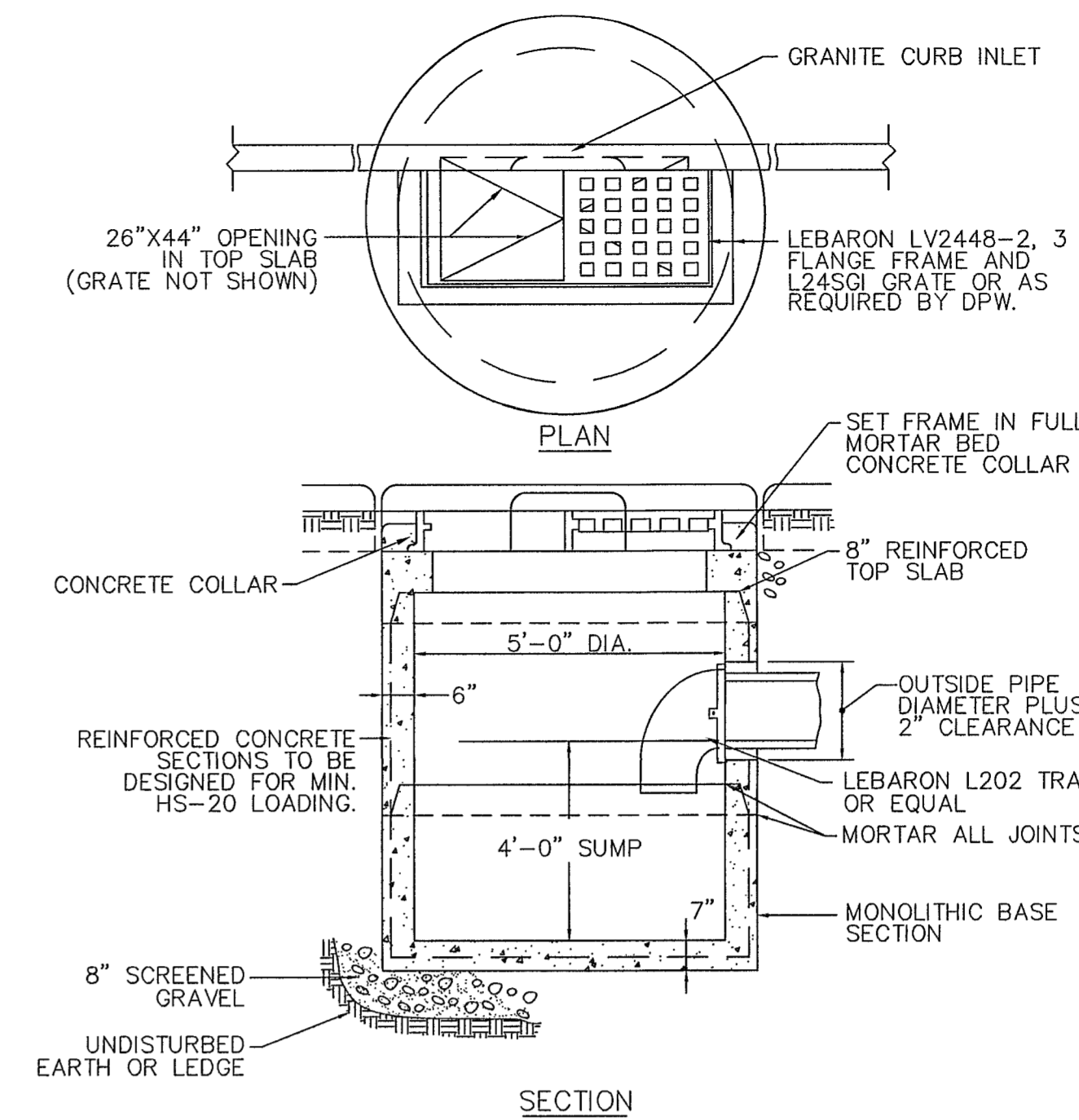
TYPICAL BUILDING CONNECTION  
NOT TO SCALE



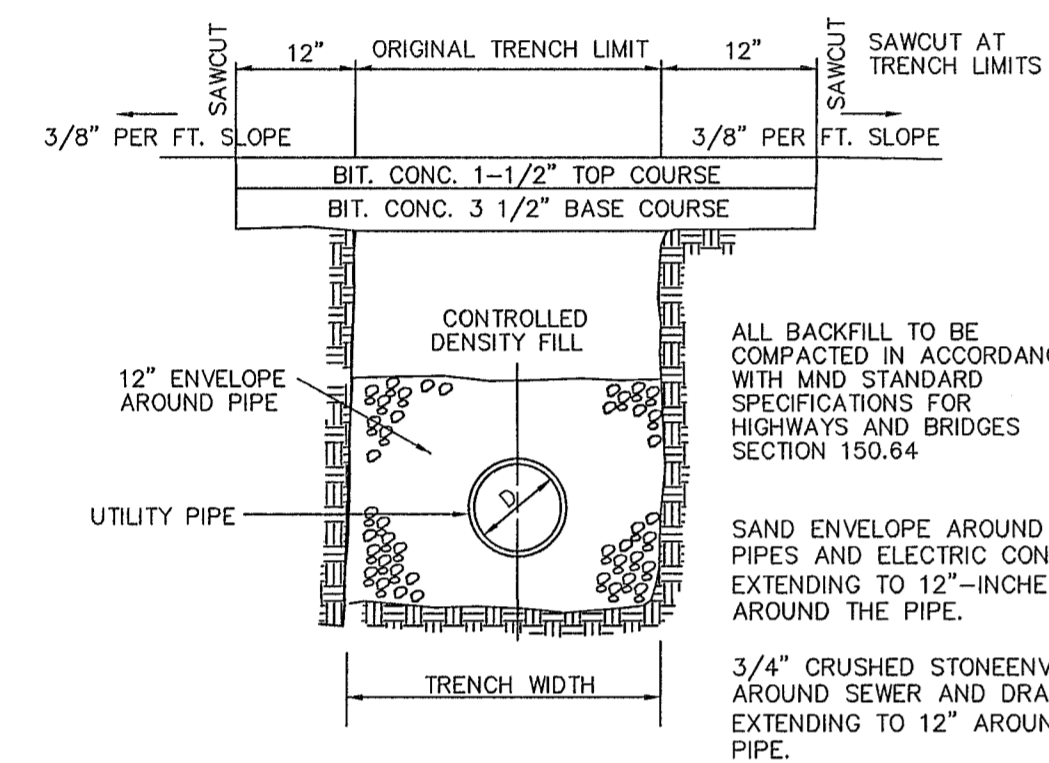
SEWER SERVICE LINES CLEANOUT & FITTINGS  
NOT TO SCALE



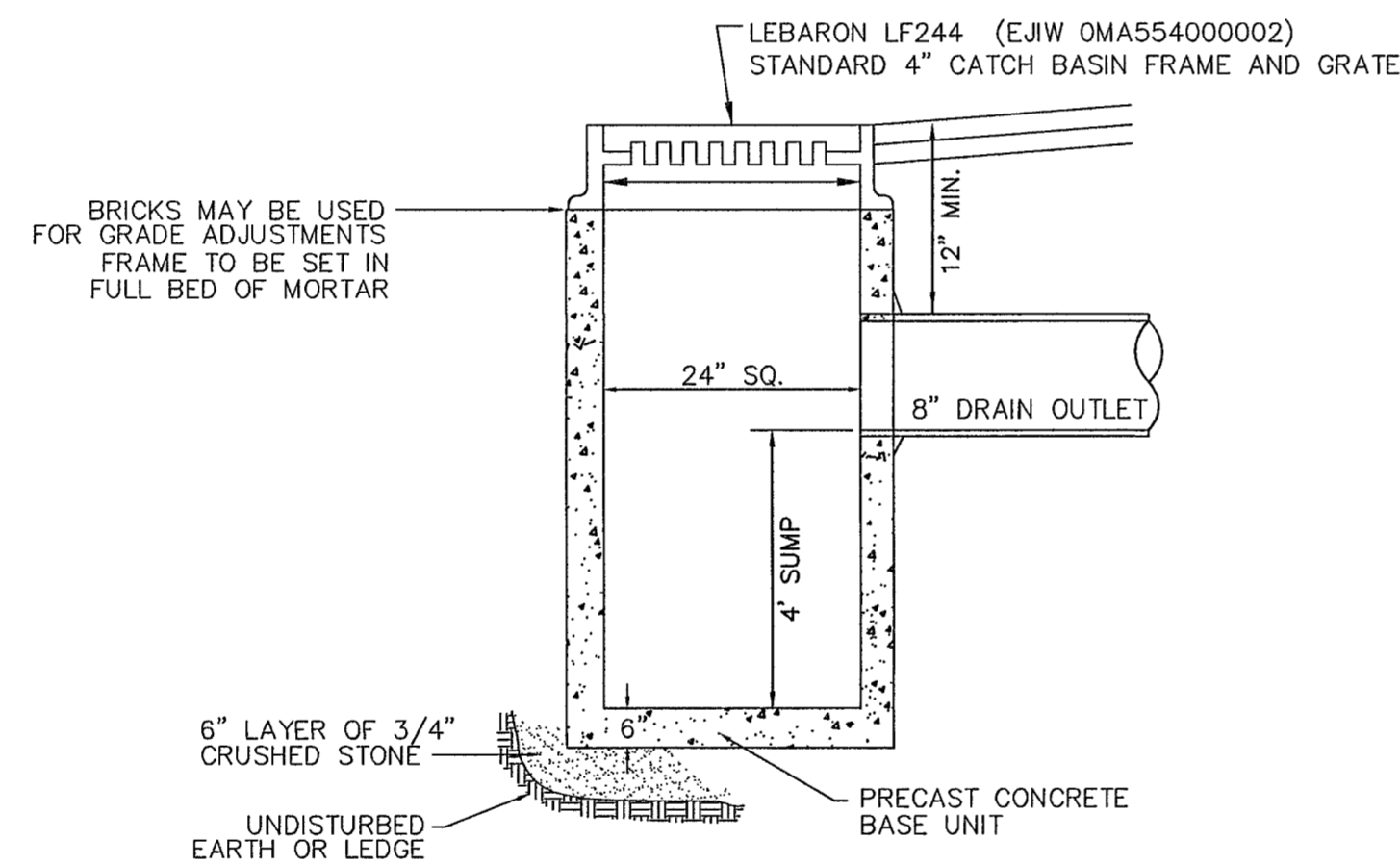
TYPICAL PRECAST CONCRETE MANHOLE DETAIL  
NOT TO SCALE



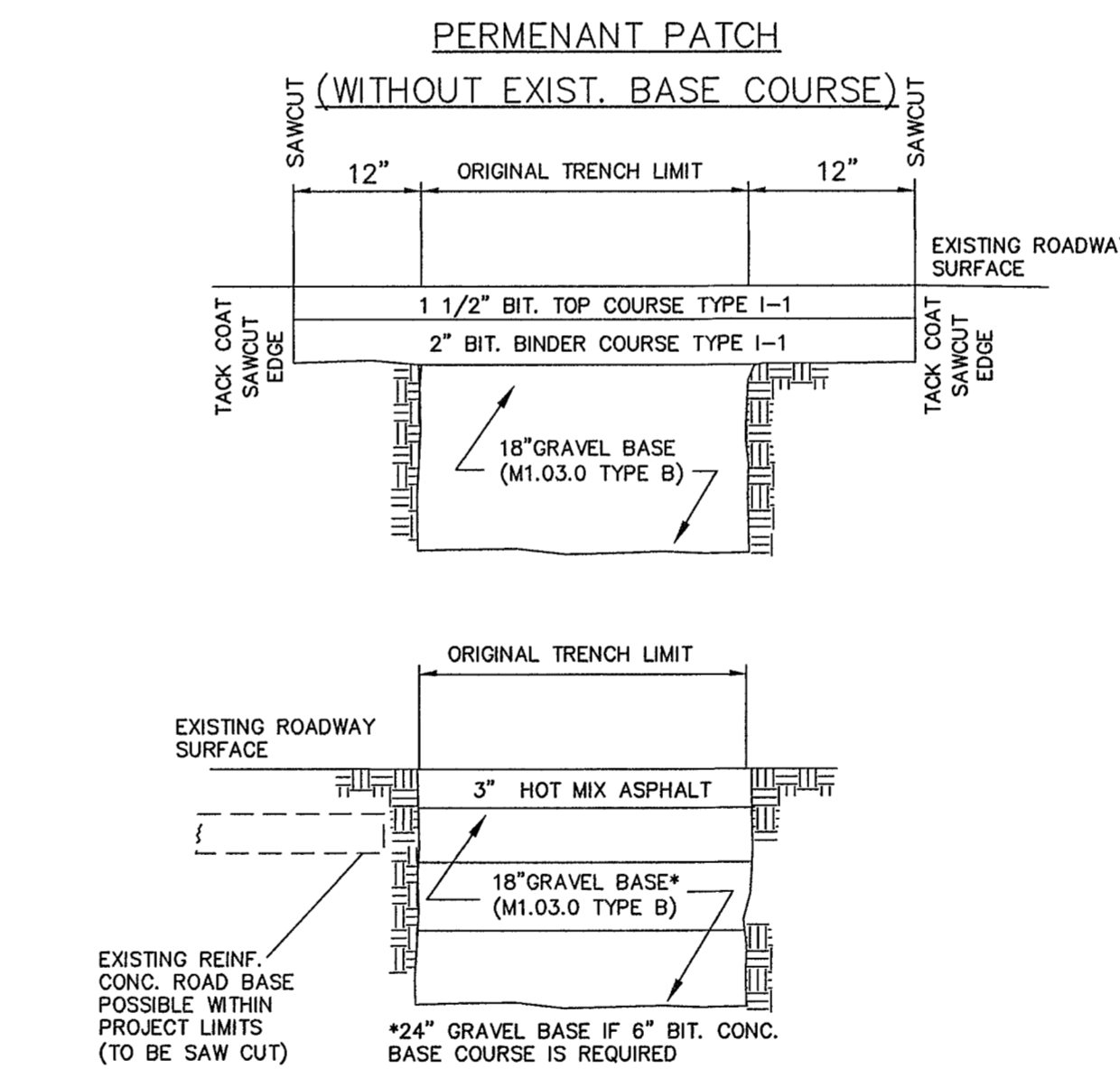
DOUBLE GRATE CATCH BASIN  
WITH GRANITE CURB INLET  
NOT TO SCALE



PERMANENT TRENCH PAVING  
NOT TO SCALE

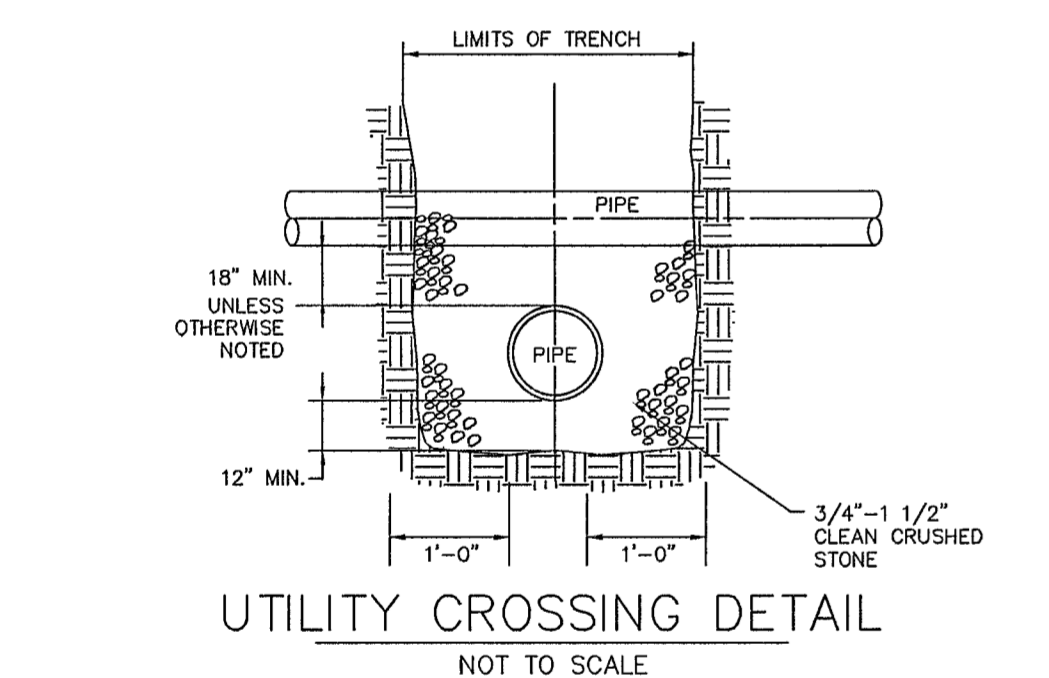


PRECAST 2'x2' DROP INLET  
NOT TO SCALE

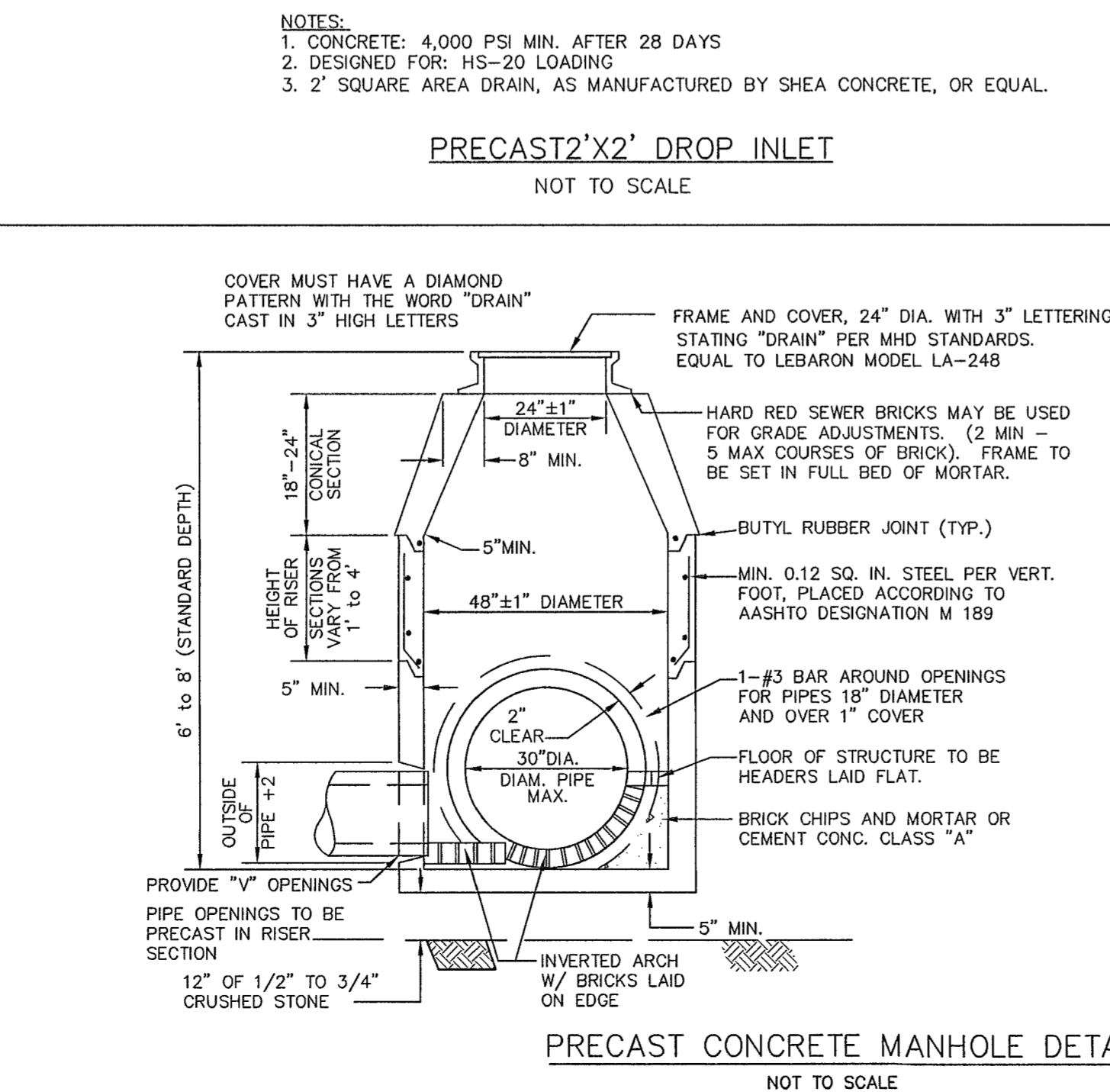


TEMPORARY PATCH

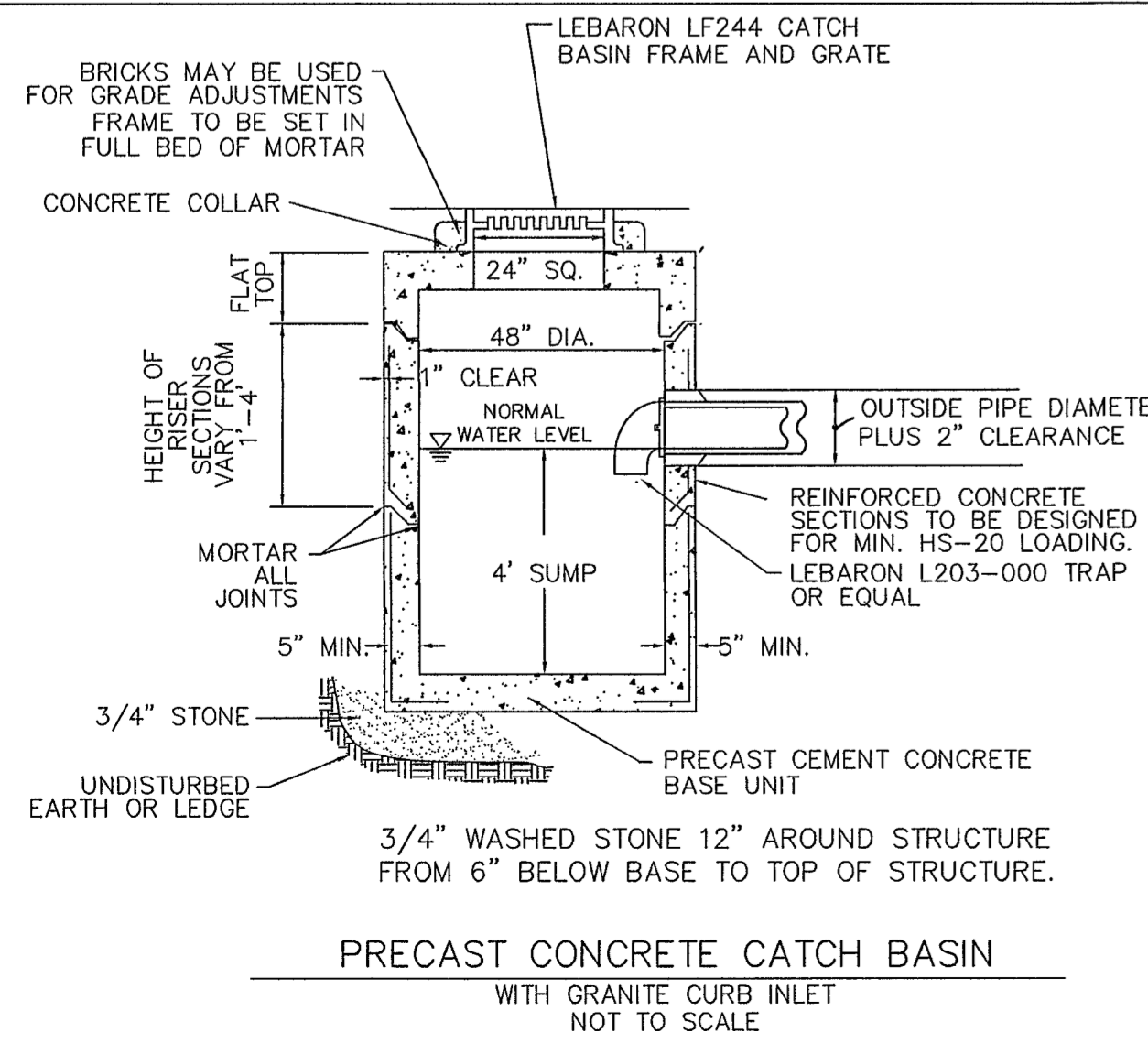
TYPICAL TEMPORARY / PERMANENT PATCH DETAIL  
NOT TO SCALE



UTILITY CROSSING DETAIL  
NOT TO SCALE



PRECAST CONCRETE MANHOLE DETAILS  
NOT TO SCALE



PRECAST CONCRETE CATCH BASIN  
WITH GRANITE CURB INLET  
NOT TO SCALE



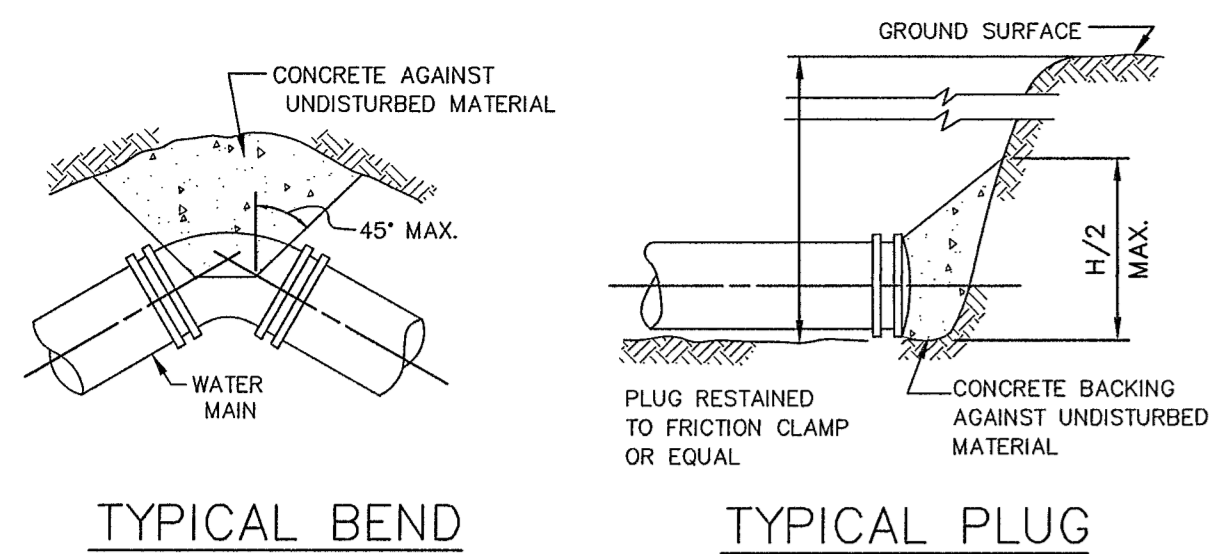
PREPARED FOR:  
JOHN DUDLEY  
60 PLEASANT STREET, SUITE 3  
ASHLAND, MA 01721

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

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

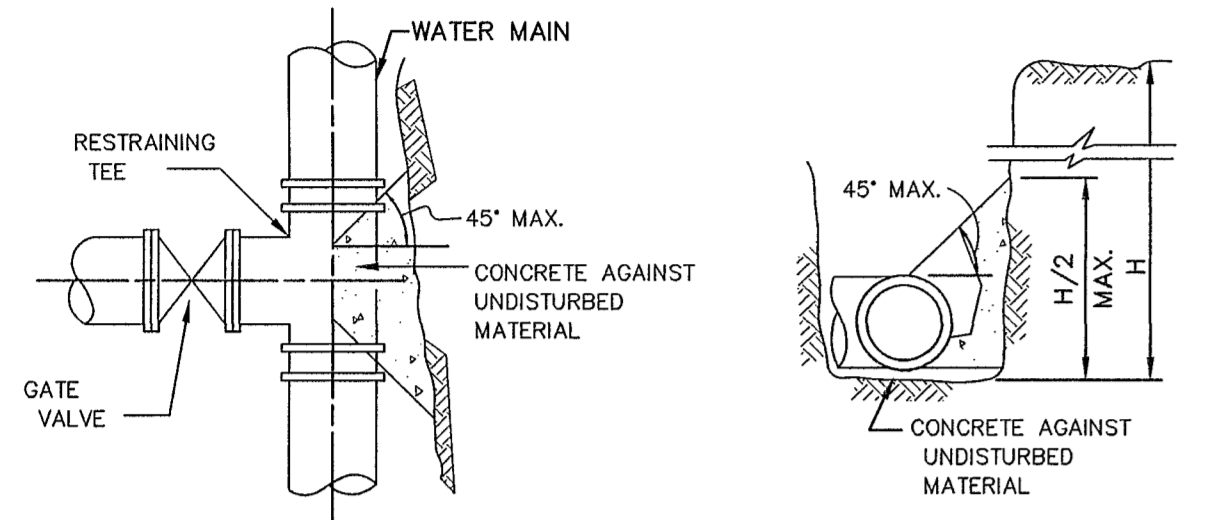
DATE	DESCRIPTION
1-29-2026	MODIFIED RETAINING WALL
11-21-2025	TRAFFIC PEER REVIEW
10-9-2025	STORM WATER PEER REVIEW
8-1-2025	STORM WATER MANAGEMENT
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: JULY 3, 2025	
SCALE: NONE	SHEET 8 OF 9.

CONSTRUCTION DETAILS



TYPICAL BEND

TYPICAL PLUG



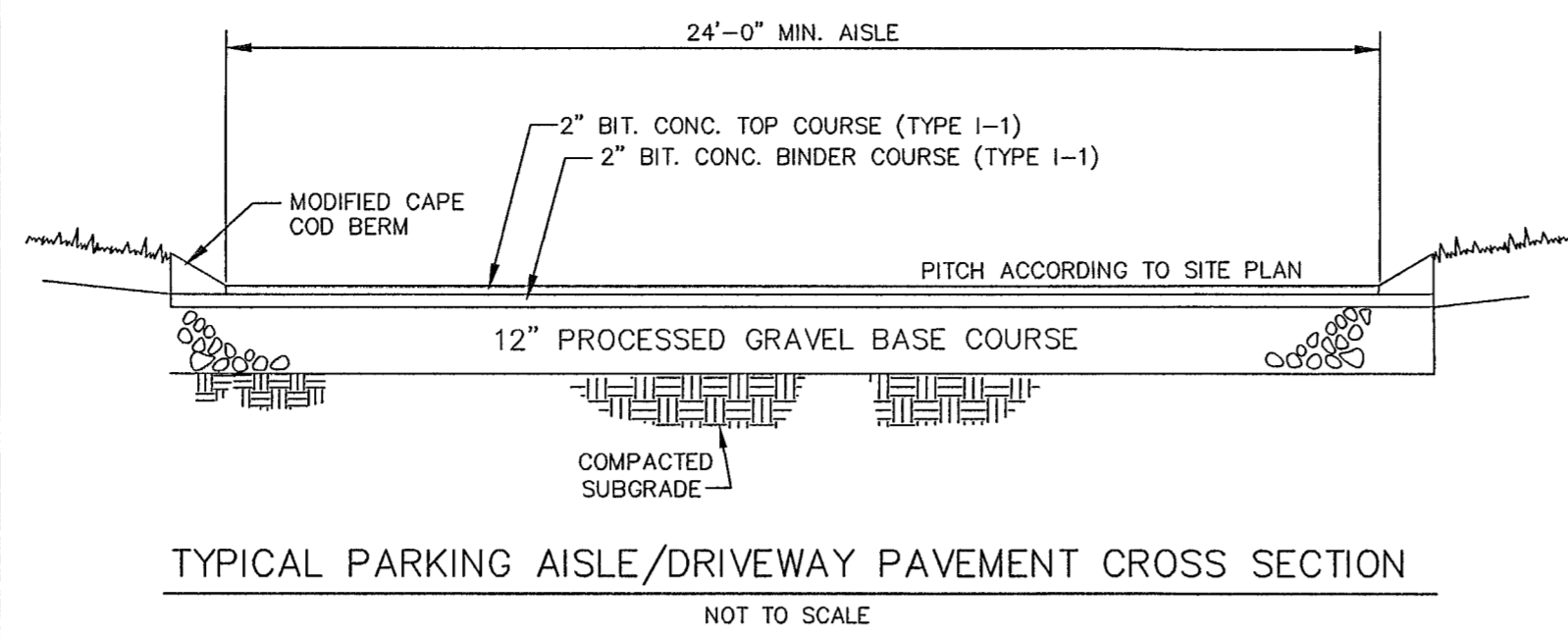
TYPICAL TEE & VALVE

TYPICAL SECTION

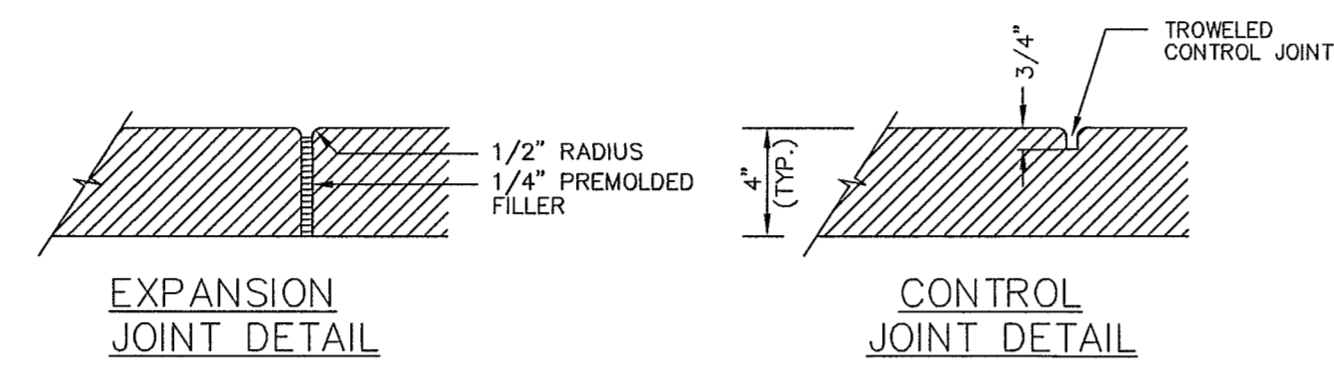
NOTE: CONCRETE FOR THRUST BLOCKS SHALL BE NO LONGER THAN THE RATIO OF 2 1/2 : 5 1/2 AND SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 2000 PSI (SO THAT FLANGES AND BOLTS ARE ACCESSIBLE.)

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
10 AND 12	22	13	8	16

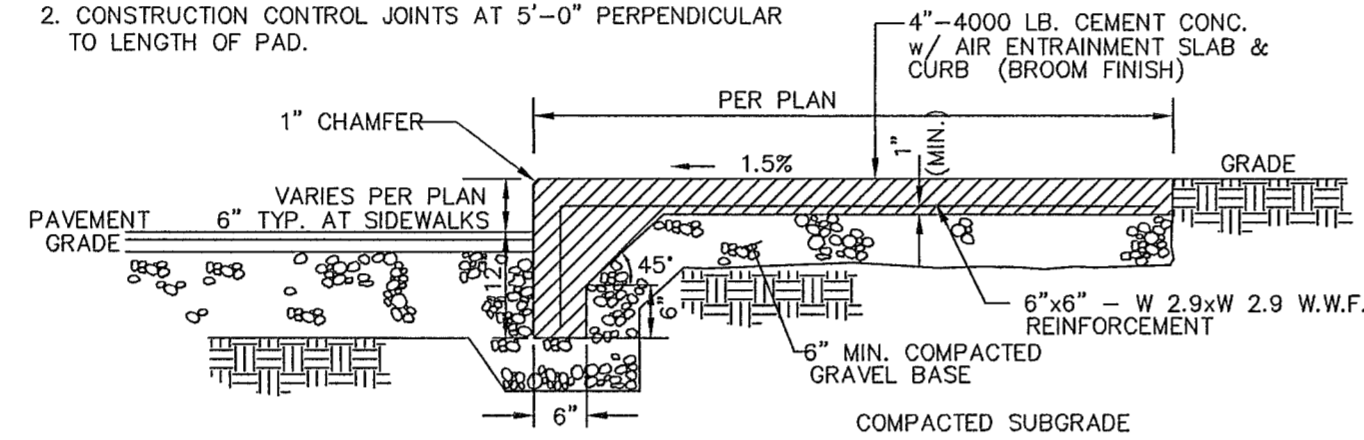
TYPICAL THRUST BLOCK DETAIL  
NOT TO SCALE



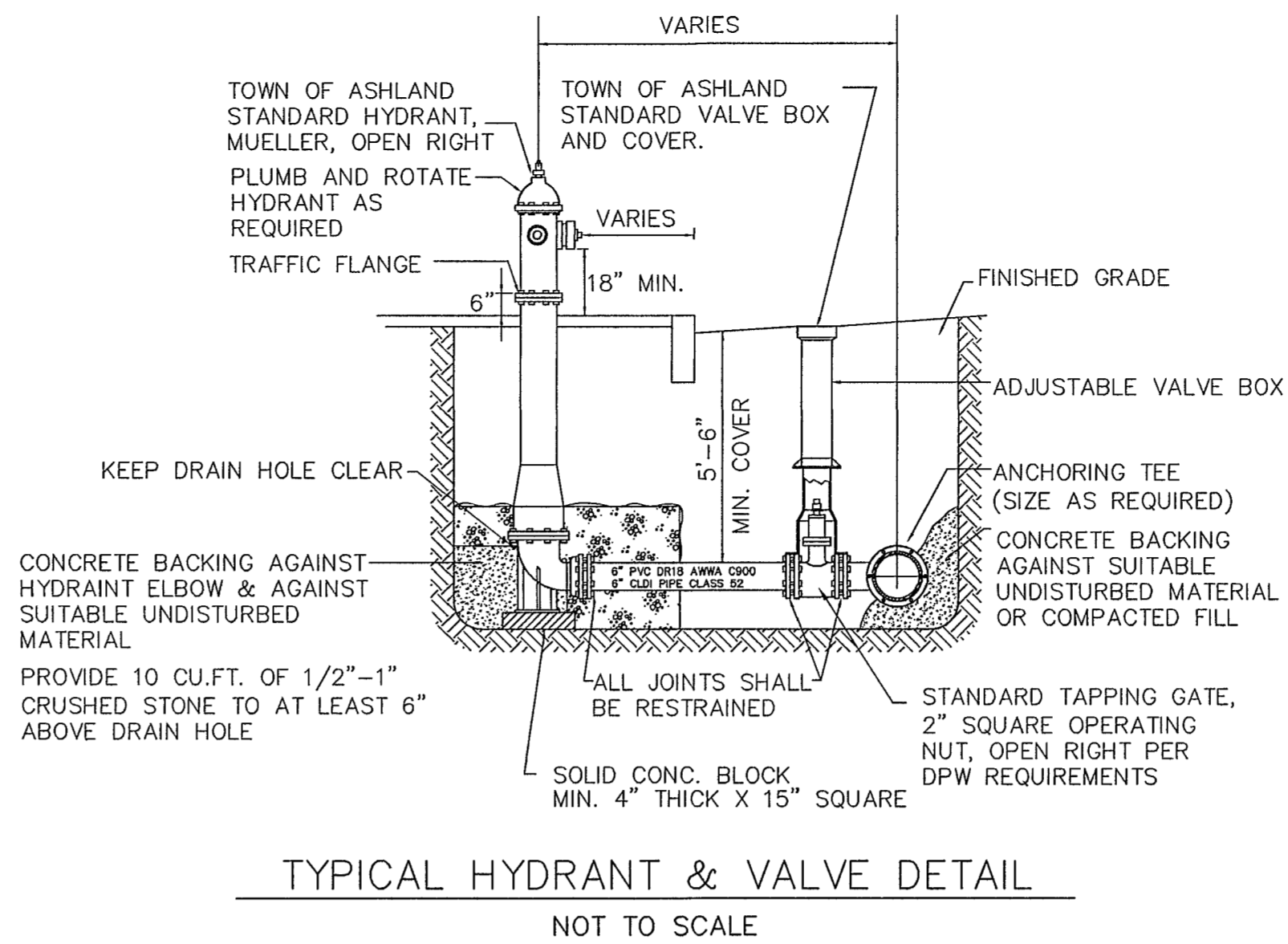
TYPICAL PARKING AISLE/DRIVEWAY PAVEMENT CROSS SECTION  
NOT TO SCALE



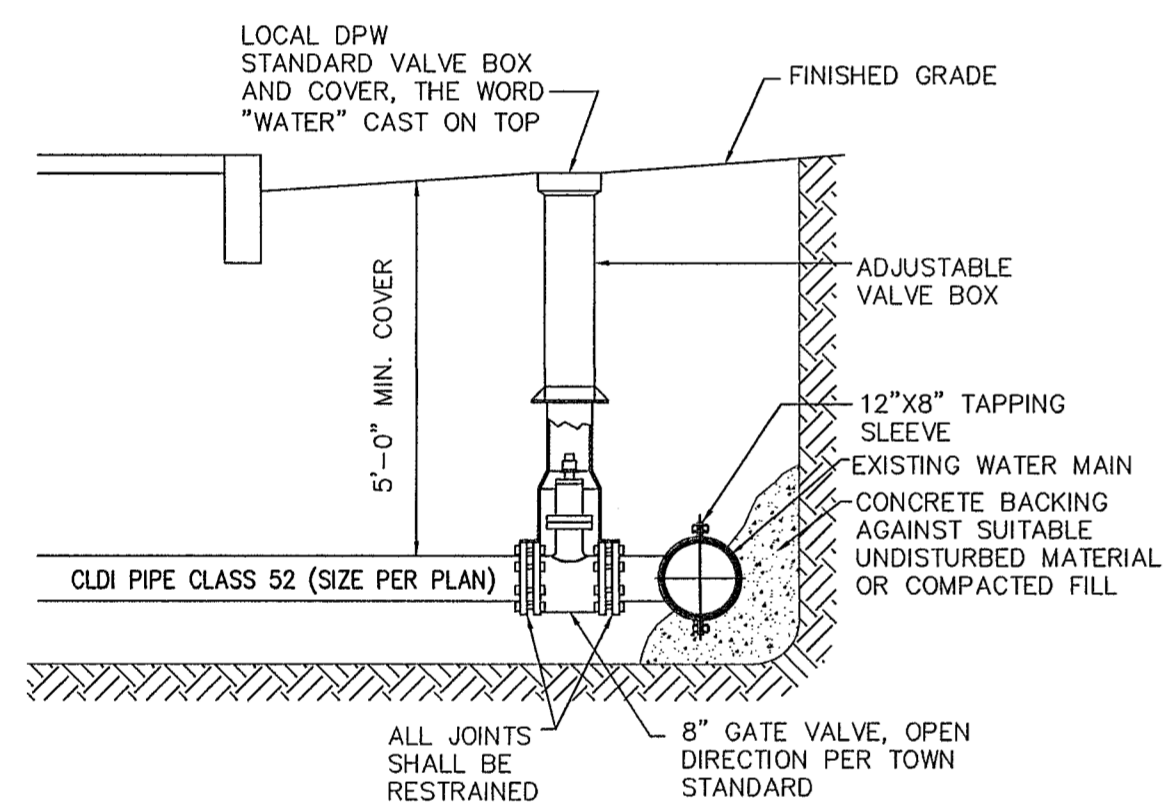
NOTES:  
1. EXPANSION JOINTS AT 20'-0" OR EVERY 400 SQ. FT. OF PAD - PERPENDICULAR TO LENGTH OF PAD  
2. CONSTRUCTION CONTROL JOINTS AT 5'-0" PERPENDICULAR TO LENGTH OF PAD.



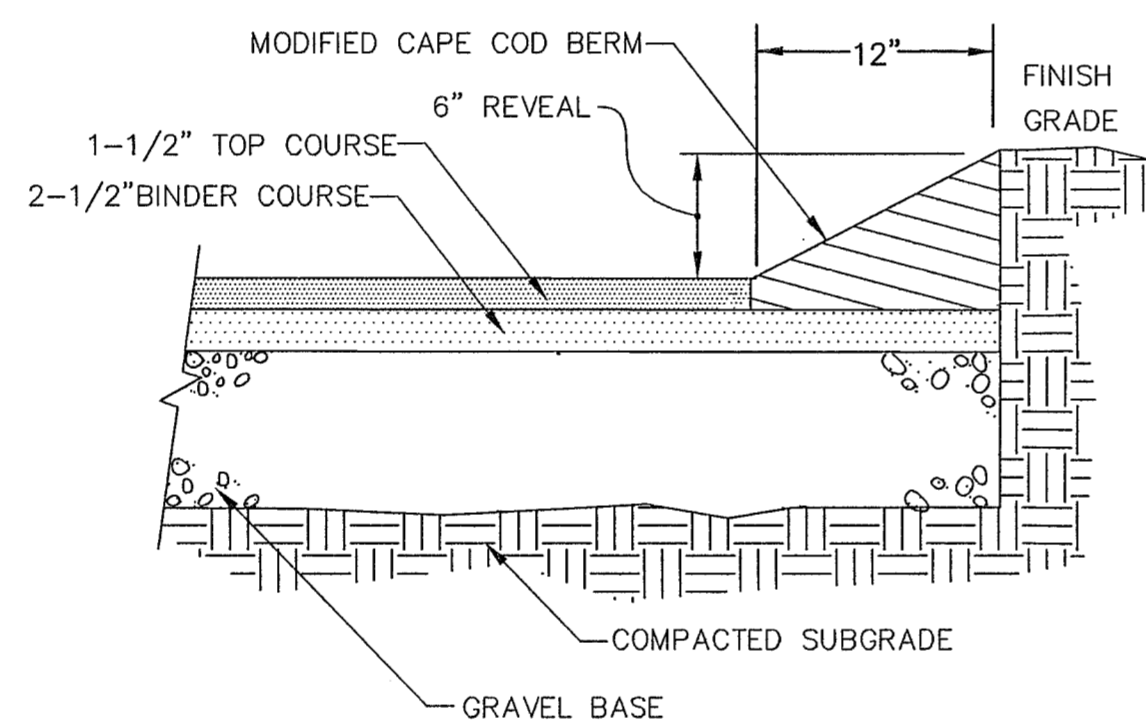
CONCRETE PAD / SIDEWALK DETAIL  
NOT TO SCALE



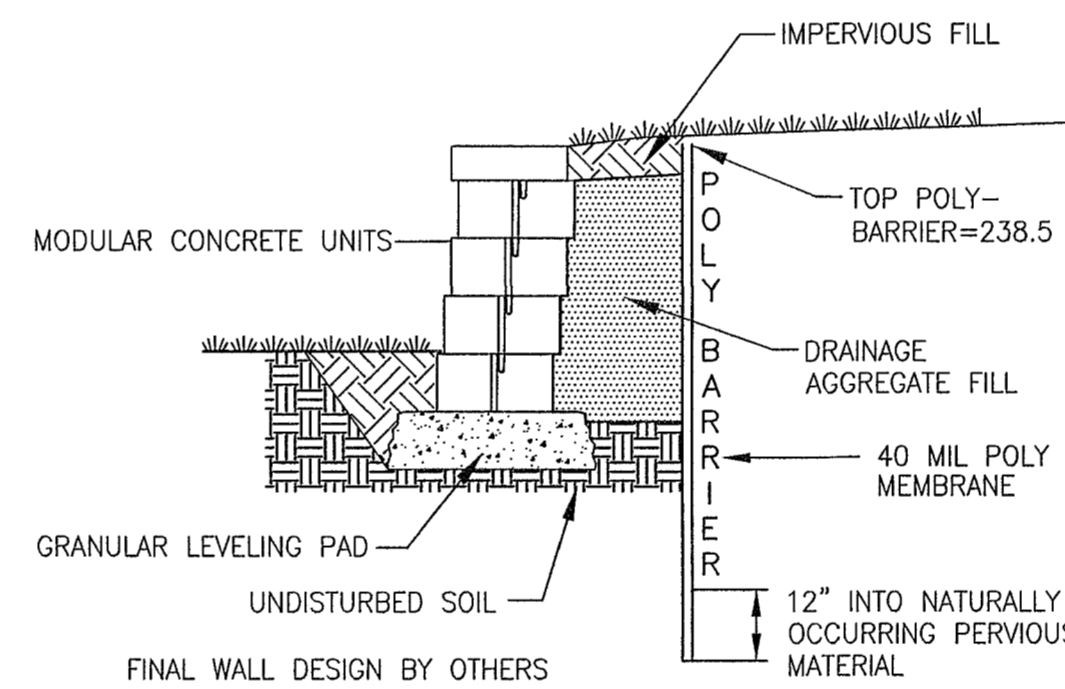
TYPICAL HYDRANT & VALVE DETAIL  
NOT TO SCALE



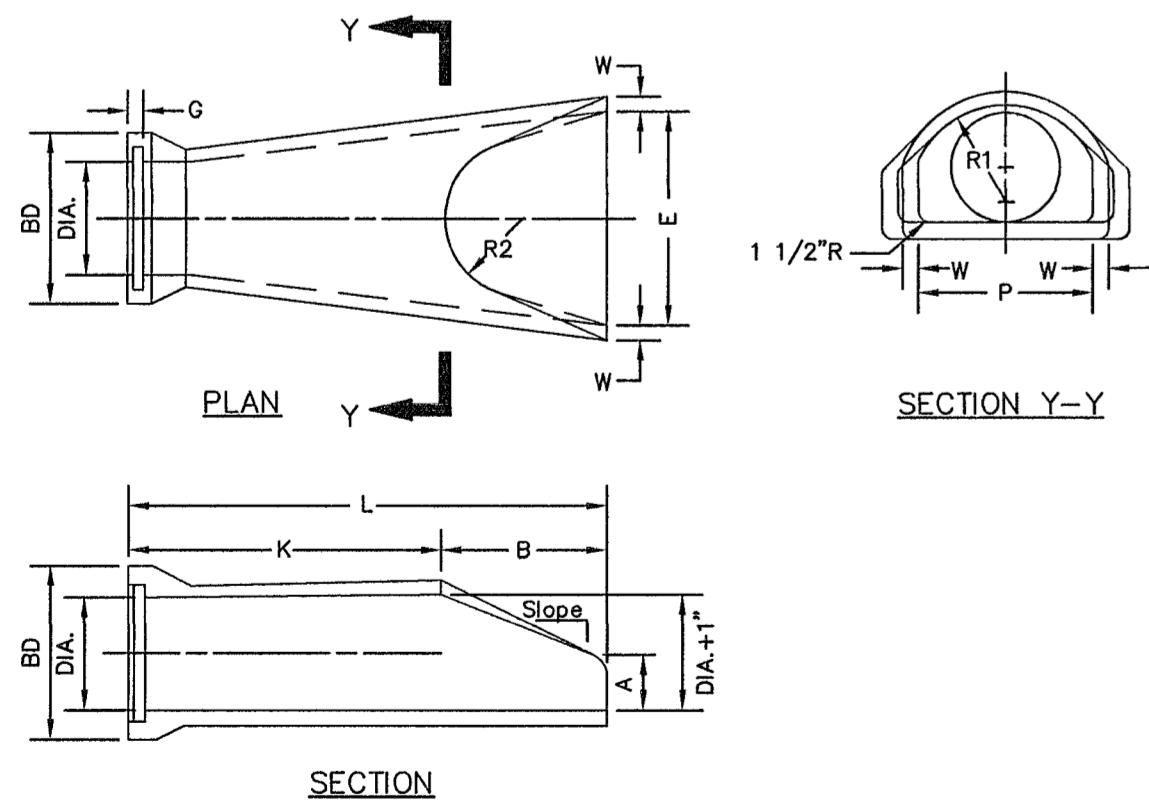
TYPICAL WATER CONNECTION  
NOT TO SCALE



MODIFIED CAPE COD BERM & PAVEMENT SECTION  
NOT TO SCALE

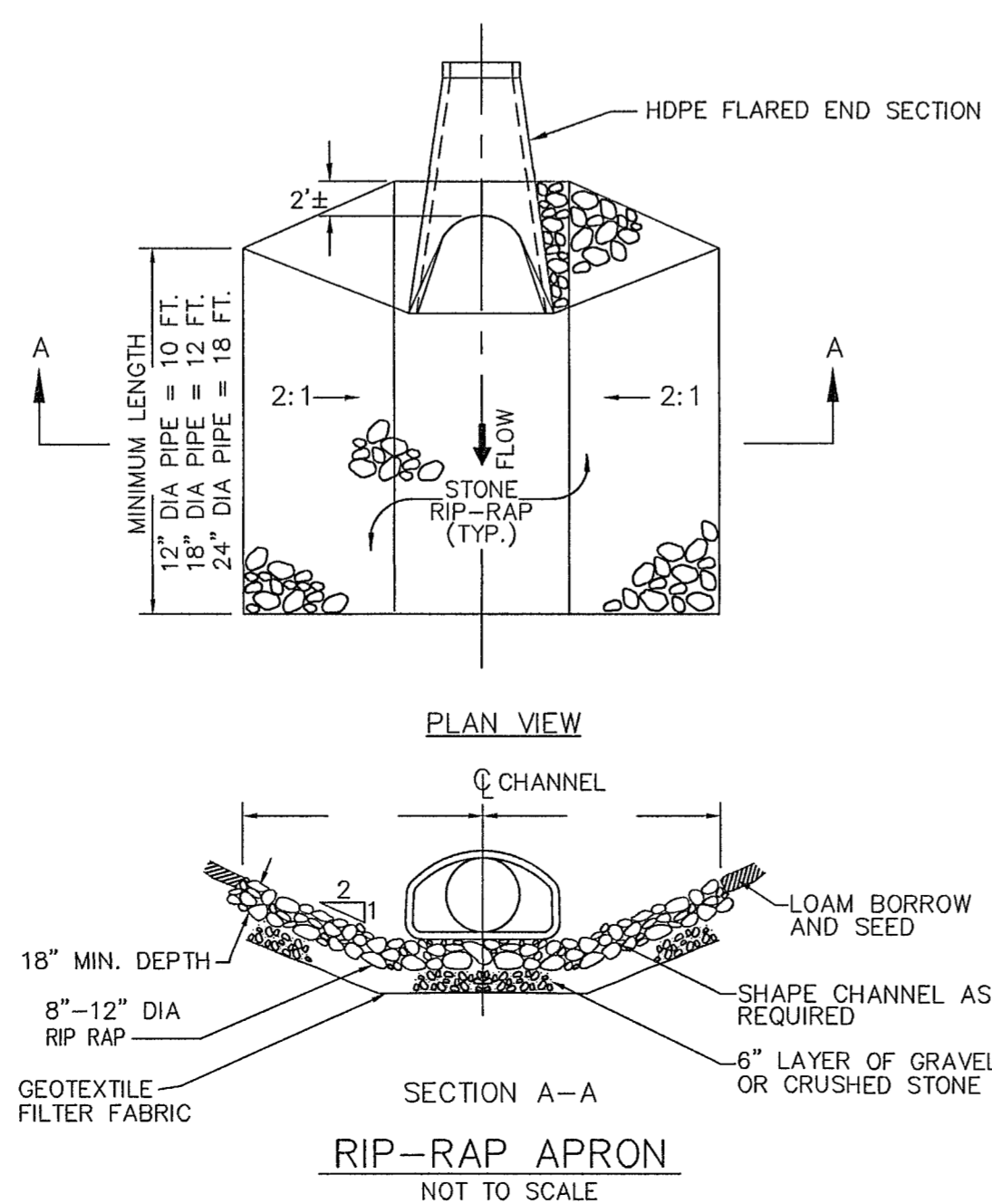


TYPICAL RETAINING WALL/POLY BARRIER DETAIL  
NOT TO SCALE

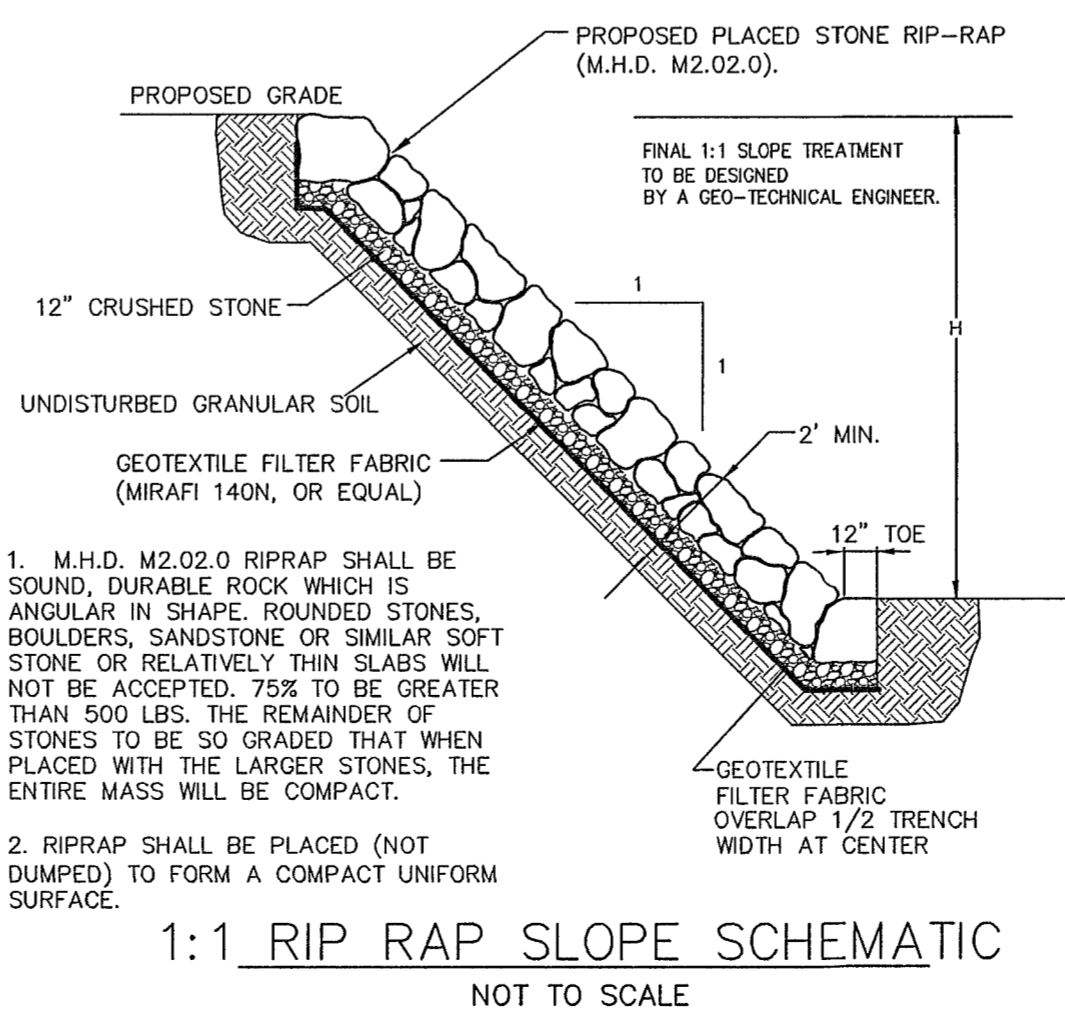


DIA.	W	A	B	E	BD	K	L	P	DIA. +1"	R1	R2	G	Slope
12"	2"	4"	2'-0"	2'-0"	20"	4'-8 1/8"	6'-5 1/8"	19 15/16"	13"	10 1/8"	9"	2 1/2"	3:1
15"	2 1/4"	6"	2'-3"	2'-6"	24"	4'-3 1/8"	6'-4 1/8"	24 5/16"	16"	12 1/2"	11"	2 1/2"	3:1
18"	2 1/2"	9"	2'-3"	3'-0"	28"	4'-3 7/8"	6'-4 7/8"	29"	19"	15 1/2"	12"	2 3/4"	3:1
21"	2 3/4"	9"	2'-11"	3'-6"	32"	5'-3 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'-0 1/2"	6'-8"	33 3/8"	25"	18 13/16"	14"	3"	3:1

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

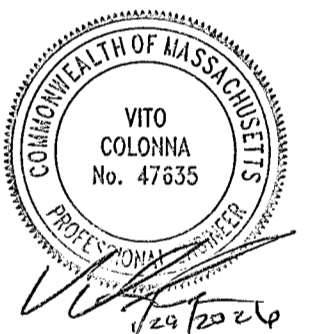


RIP-RAP APRON  
NOT TO SCALE



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

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PROPOSED SITE PLAN  
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SCALE: NONE	SHEET 9 OF 9.

CONSTRUCTION DETAILS