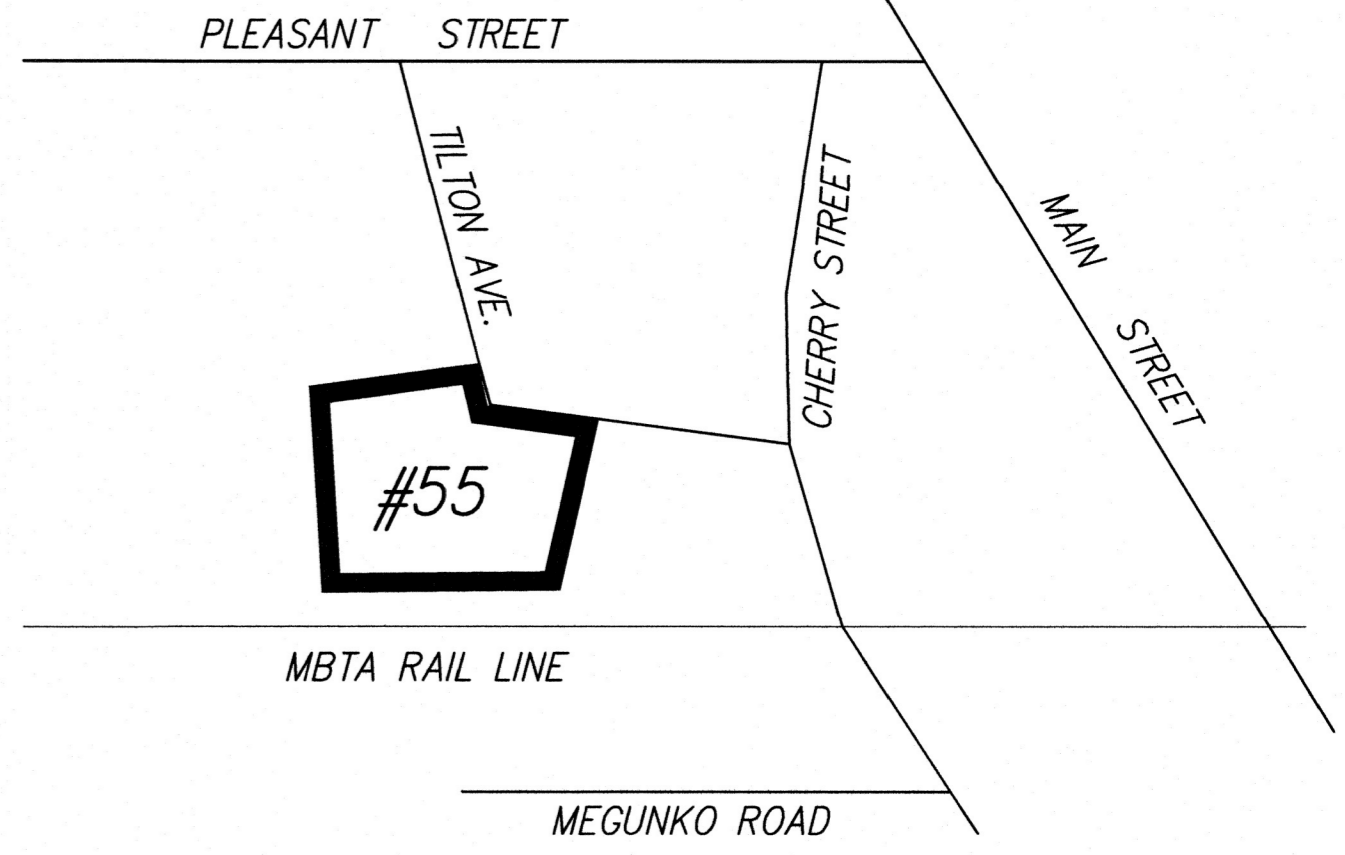


# PROPOSED SITE PLAN OF 55 TILTON AVENUE ASHLAND, MA



**LOCUS PLAN**  
NO SCALE

**SHEET INDEX**

- SHEET 1-4 COVER SHEET/EXISTING CONDITIONS PLAN
- SHEET 2-4 PROPOSED SITE PLAN
- SHEET 3-4 EROSION CONTROL PLAN
- SHEET 4-4 CONSTRUCTION DETAILS

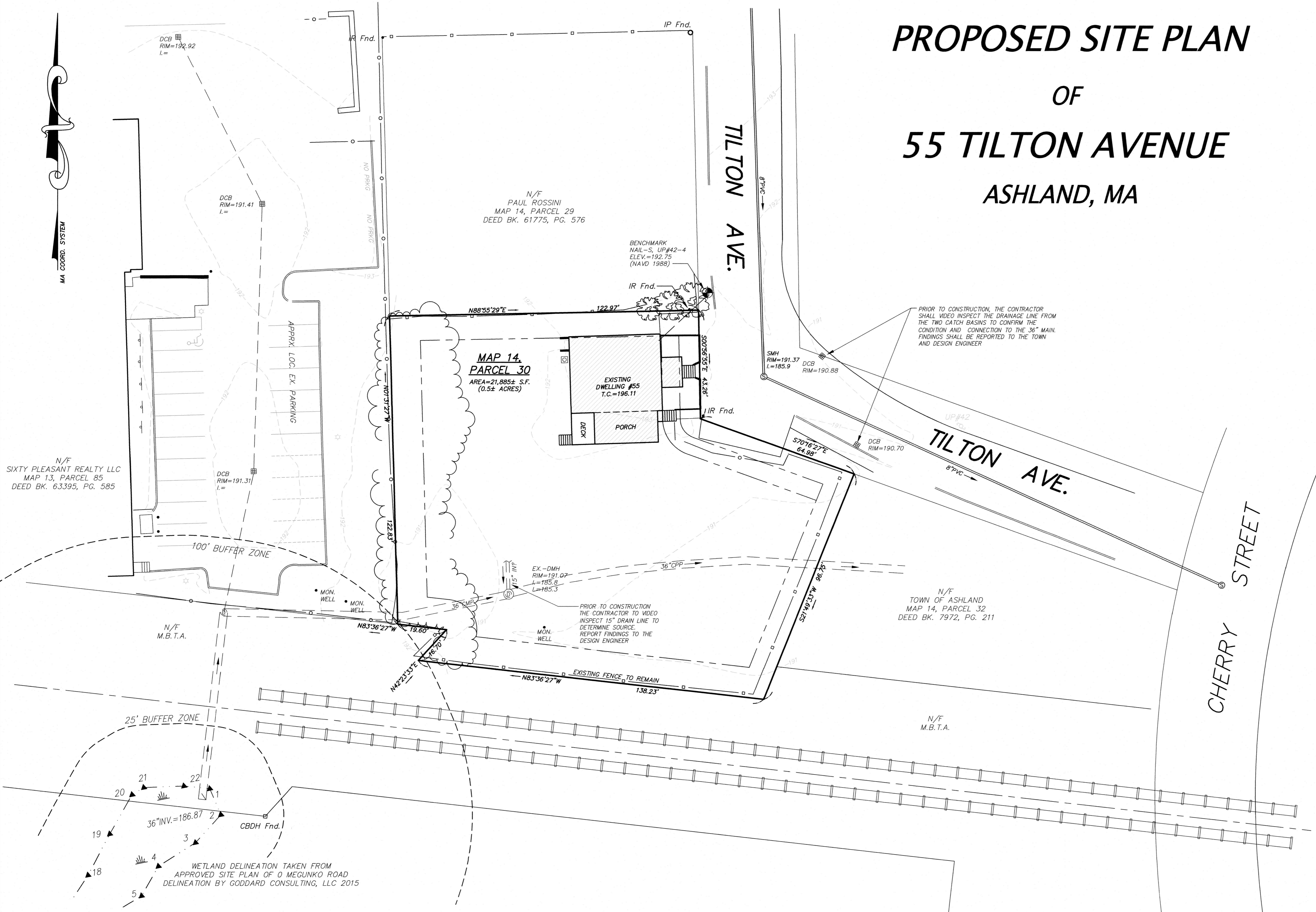


**OWNER:**  
TILTON SUNRISE LLC  
60 PLEASANT STREET, SUITE 1  
ASHLAND, MA 01721

**CONNORSTONE ENGINEERING INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
10 SOUTHWEST CUTOFF, SUITE 7  
NORTHBOROUGH, MASSACHUSETTS 01531  
PHONE: 508-393-9727 FAX: 508-393-5242

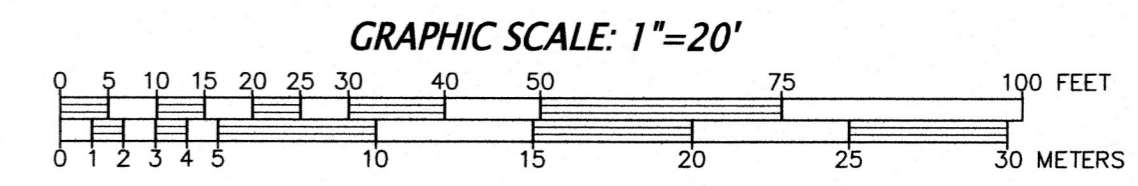
**PROPOSED SITE PLAN  
OF  
55 TILTON AVENUE  
IN  
ASHLAND, MA**

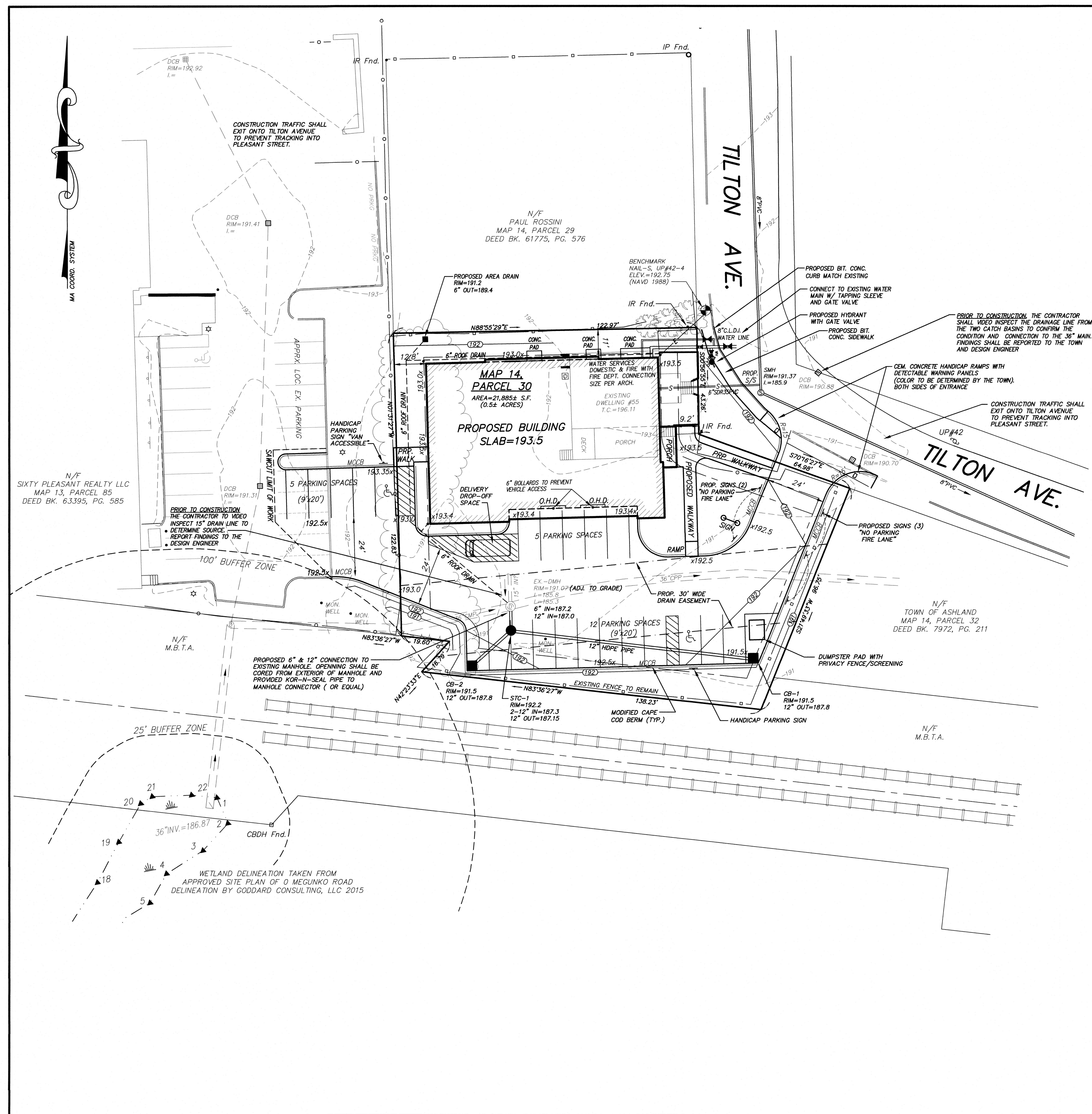
1-23-26	NOTICE OF INTENT APPLICATION
12-18-25	EDITS PER REVIEW COMMENTS
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4-22-25	BUILDING & UNIT EDITS
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VHH
DATE: APRIL 3, 2025	
SCALE: 1"=20'	SHEET 1 OF 4.
<b>EXISTING CONDITIONS PLAN</b>	



- GENERAL NOTES:**
- PROPERTY LINES SHOWN ARE BASED ON AN ON-GROUND SURVEY BY CONNORSTONE ENGINEERING, INC. REFERENCE PLAN RECORDED IN THE MIDDLESEX SOUTH REGISTRY OF DEEDS PLAN NUMBER 225 OF 2023.
  - TOPOGRAPHY IS THE RESULT OF AN ON-GROUND SURVEY BY CONNORSTONE ENGINEERING PERFORMED IN NOVEMBER 2023. TOPOGRAPHY IS BASED ON N.A.V.D. DATUM OF 1988.
  - LOT SHOWN IS NOT LOCATED WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF ASHLAND, COMMUNITY PANEL No. 25017C0513F AND 25017C0514F, DATED JULY 7, 2014.
  - WETLAND RESOURCES DELINEATED BY GODDARD CONSULTING LLC, AND FIELD LOCATED BY CONNORSTONE ENGINEERING, INC..
  - CONNORSTONE ENGINEERING INC. DOES NOT GUARANTEE THE ACCURACY OR LOCATION OF UNDERGROUND UTILITIES. THAT ALL UNDERGROUND UTILITIES HAVE BEEN SHOWN, OR THE CHARACTER OF SUBSURFACE GROUND CONDITIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND ELEVATION OF 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 IS CAUTIONED TO CONTACT THE TOWN DPW AND DIG SAFE (1-888-344-7233) FOR UTILITY LOCATIONS 72 HOURS BEFORE EXCAVATION. TEST PITS SHALL BE UTILIZED FOR UTILITY CONNECTIONS.

ZONED: ADD-C  
AREA = 8,000 sf  
FRONTAGE = 50 feet  
SETBACKS: FRONT = 8 feet MIN.  
                  = 15 feet MAX.  
                  SIDE = 10 feet  
                  REAR = 12 feet





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

- MONUMENTS**
- CBQH Fnd. CONC. BOUND W/ DRILL HOLE FOUND
  - IP Fnd. IRON PIPE FOUND
  - IR Fnd. IRON ROD FOUND

ZONED: ADD-C  
 AREA = 8,000 sf  
 FRONTAGE = 50 feet  
 SETBACKS: FRONT = 8 feet MIN.  
                   = 15 feet MAX.  
                   SIDE = 10 feet  
                   REAR = 12 feet

**IMPERVIOUS AREA TABULATION:**

EXISTING IMPERVIOUS AREA:  
 HOUSE, DRIVEWAY, WALKS = 1,885 S.F.  
 PROPOSED IMPERVIOUS AREA:  
 BUILDING, PARKING, WALKS = 16,280 S.F.

**PARKING TABULATION:**

RESIDENTIAL UNITS REQUIRE 1 SPACE PER EACH STUDIO OR 1 BEDROOM UNIT AND 1.5 SPACES PER EACH UNIT HAVING TWO BEDROOMS OR MORE.  
 14 RESIDENTIAL UNITS:  
 STUDIO UNITS = 2 UNITS x 1 = 2 SPACES  
 1 BEDROOM UNITS = 5 UNITS x 1 = 5 SPACES  
 2 BEDROOM UNITS = 7 UNITS x 1.5 = 10.5 SPACES  
 FIRST FLOOR INDUSTRIAL/WAREHOUSE  
 REQUIRES 1 SPACE PER 1.3 EMPLOYEES PER SHIFT  
 6 EMPLOYEES/1.3 = 4.6 SPACES REQUIRED  
 TOTAL SPACES REQUIRED = 22.1 SPACES  
 75% OF TOTAL SPACES REQUIRED = 16.6 SPACES  
 TOTAL PROVIDED = 22 SPACES

**SITE AREA SUMMARY TABLE:**

LOCATIONS OF EXISTING AND PROPOSED AREA ON SITE WITH THE SHORTEST DISTANCE BETWEEN THE SURFACE AND THE MAXIMUM GROUNDWATER ELEVATION. EXISTING/PROPOSED: APPROXIMATELY 4' GW ASSUMEND AT WETLAND ELEVATION (187±)

WELLHEAD PROTECTION ZONES = NONE  
 NEAREST PUBLIC WELLS  
 > 2 MILES - PWSID 2139008-02C TOWN OF HOPKINTON  
 > 2 MILES - PWSID 2139004-01G NON-COMMUNITY WELL  
 NEAREST PRIVATE WELLS, WHITTEMORE DRIVE ASHLAND

TOTAL LOT AREA IN FLOODPLAIN DISTRICT= 0  
 TOTAL WETLAND AREA ON-SITE = 0

TOTAL LOT AREA = 21,885± S.F.  
 EXISTING IMPERVIOUS AREA = 1,890± S.F. (8.6%)  
 EXISTING OPEN SPACE = 19,995± S.F. (91.3%)  
 EXISTING UNDISTURBED OPEN SPACE = 3,460± S.F. (15.8%)  
 PROPOSED IMPERVIOUS ON-SITE = 15,515± S.F. (70.8%)  
 PROPOSED OPEN SPACE = 6,418± S.F. (29.3%)  
 PROPOSED UNDISTURBED OPEN SPACE = 180± S.F. (0.8%)

- CONSTRUCTION NOTES:**
- 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.
  - 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.
  - 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.
  - 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). INVERTS AT THE PROPOSED BUILDING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
  - 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.
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, TO KEEP ACCURATE AS-BUILT MEASUREMENTS / RECORDS OF ALL UNDERGROUND OR CONCEALED WORK.
  - THE LAYOUT AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CATV UTILITY CONNECTIONS AND SERVICES SHALL IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
  - 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.
  - 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.
  - 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.
  - 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).
  - 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.
  - JOINTS BETWEEN PROPOSED BITUMINOUS CONCRETE PAVEMENT AND EXISTING PAVEMENT TO REMAIN SHALL BE SAWCUT AND SEALED WITH HOT POURED RUBBERIZED ASPHALT SEALER.
  - 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.

**PLAN NOTES**

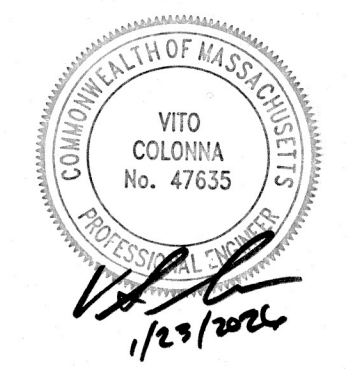
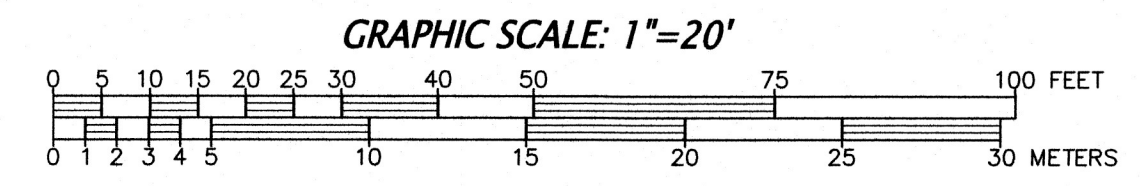
- SEE ARCHITECTURAL DRAWINGS FOR TO FOLLOWING DESIGN AND COORDINATION ITEMS:
- ROOF DRAIN (RD) AND DECK DRAIN (DD) SIZE, MATERIALS, LOCATIONS, AND ELEVATIONS.
  - PROPOSED SEWER, DOMESTIC WATER AND FIRE PROTECTION SERVICES TO BE CONFIRMED WITH ARCHITECTURAL PLANS.
  - ADA RAMPS, ACCESSIBLE ROUTES/SPACES, AND ENTRANCES.

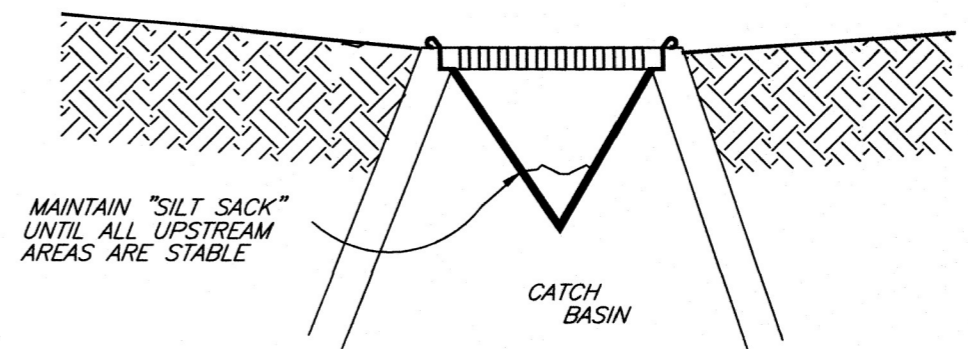
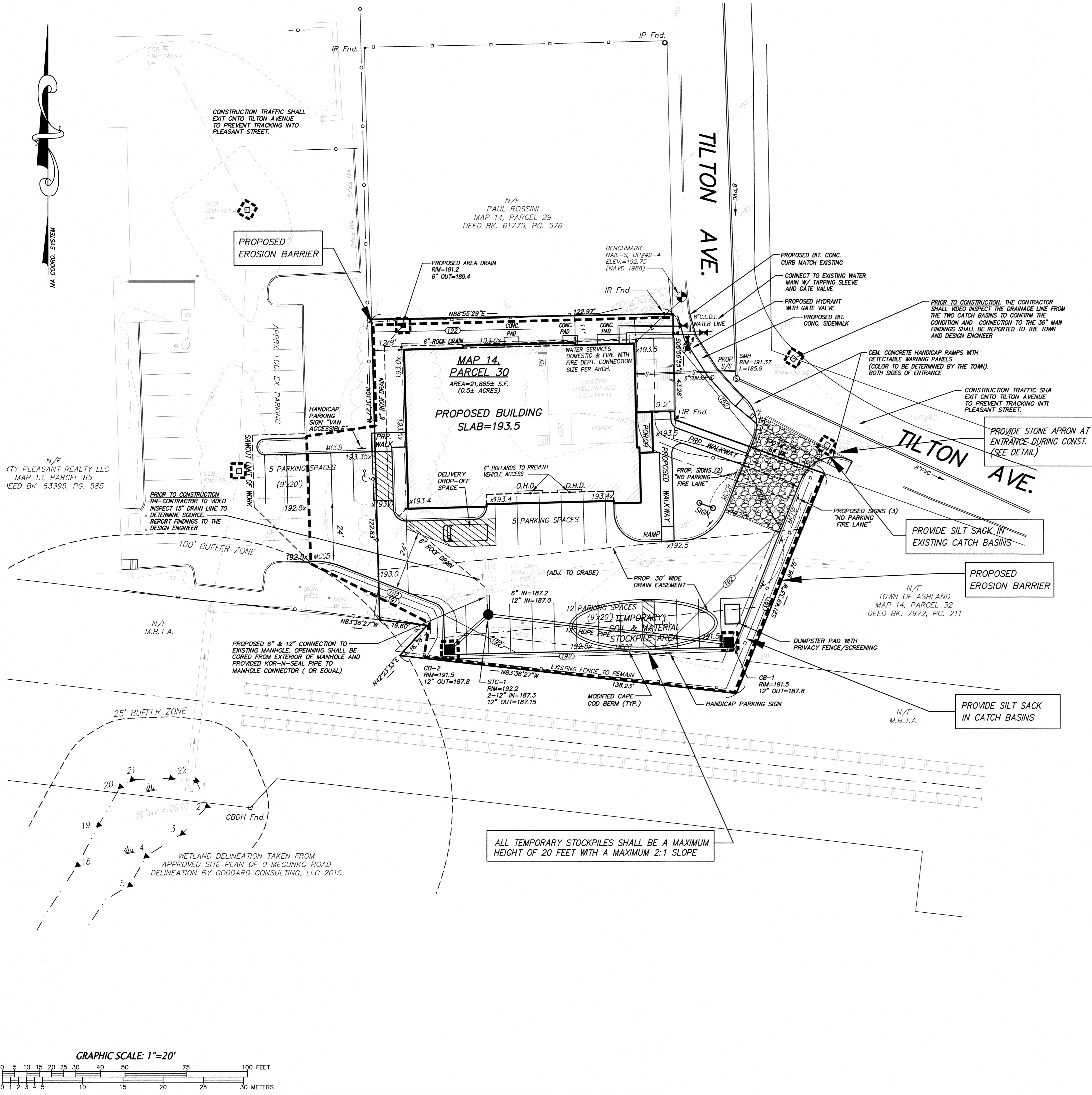
**OWNER:**  
 TILTON SUNRISE LLC  
 60 PLEASANT STREET, SUITE 1  
 ASHLAND, MA 01721

**CONNORSTONE ENGINEERING INC.**  
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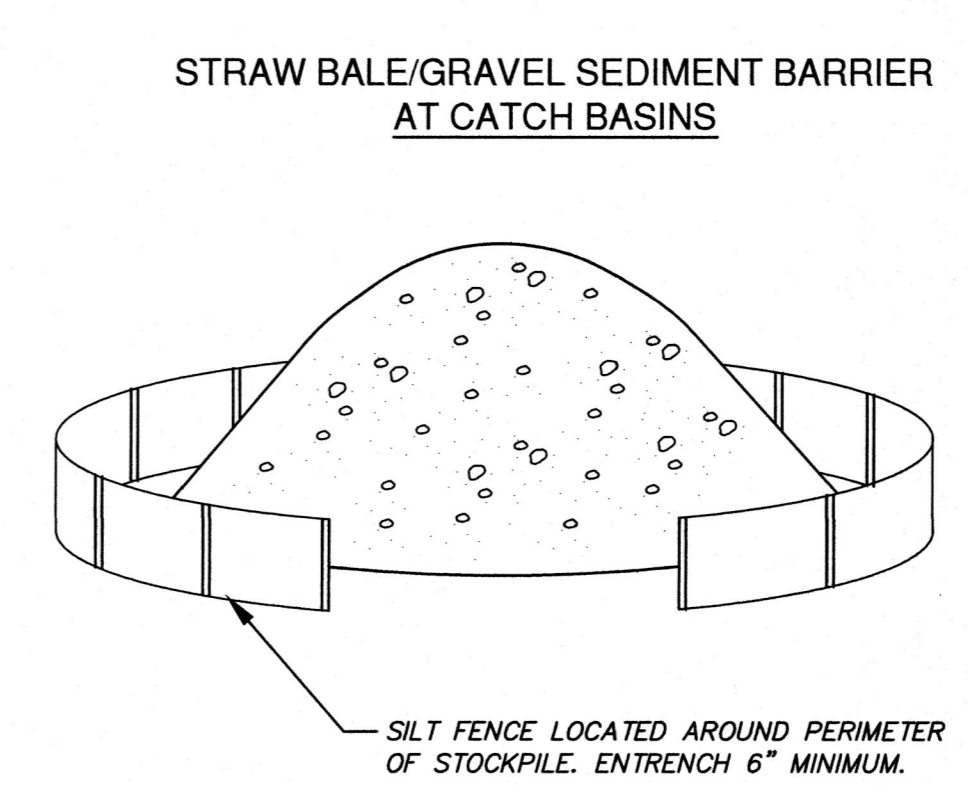
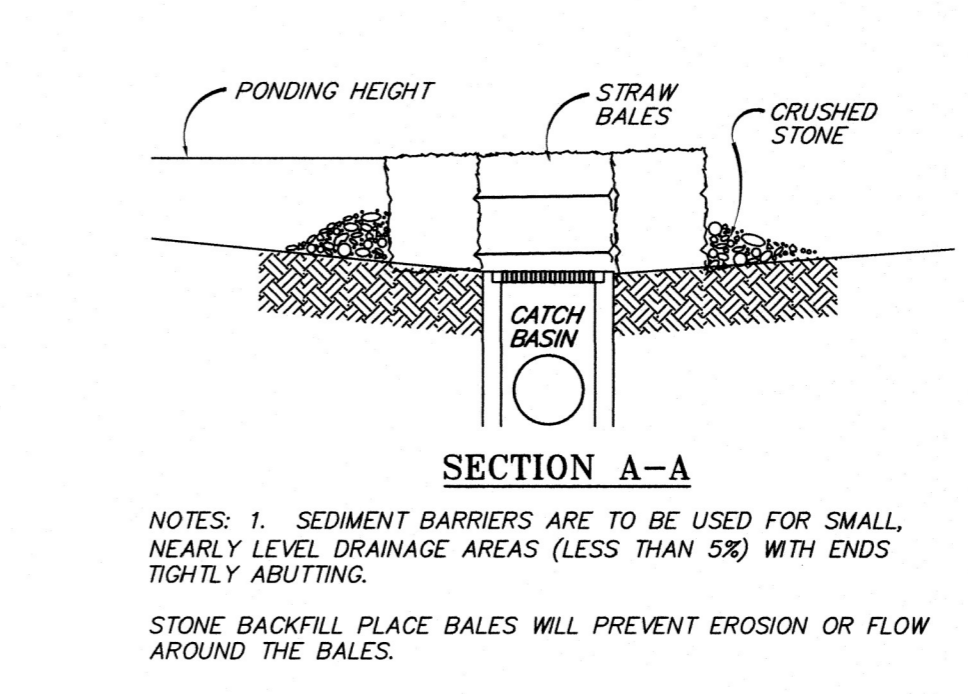
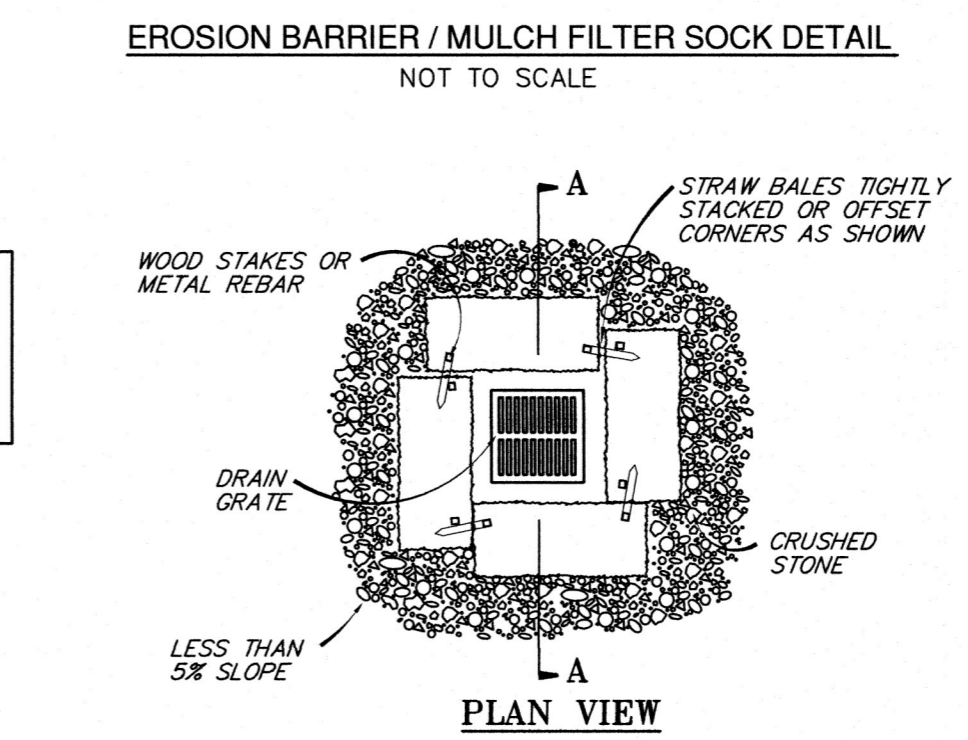
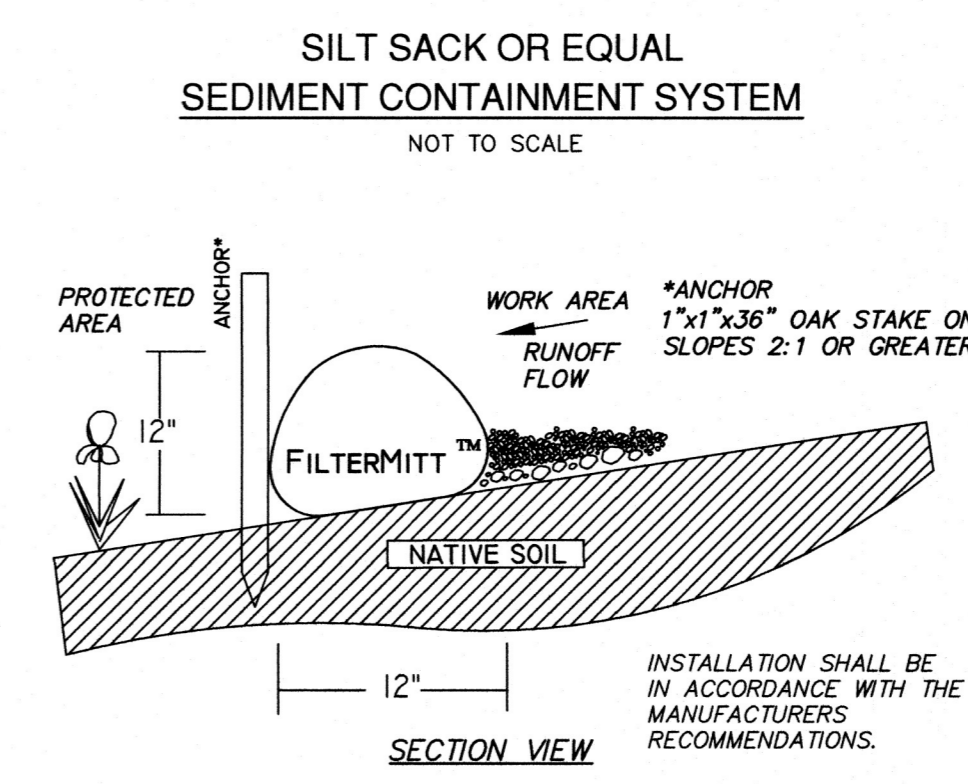
**PROPOSED SITE PLAN**  
 OF  
 55 TILTON AVENUE  
 IN  
 ASHLAND, MA

1-23-26	NOTICE OF INTENT APPLICATION
12-22-25	EDIT DOOR PADS, PORCH, WALKWAY
12-18-25	EDITS PER REVIEW COMMENTS
9-25-25	IMPERVIOUS AREA TABLE
6-6-25	PARKING & WALKWAY EDITS
4-22-25	BUILDING & UNIT EDITS
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VHH
DATE: APRIL 3, 2025	
SCALE: 1"=20'	SHEET 2 OF 4.
<b>PROPOSED SITE PLAN</b>	

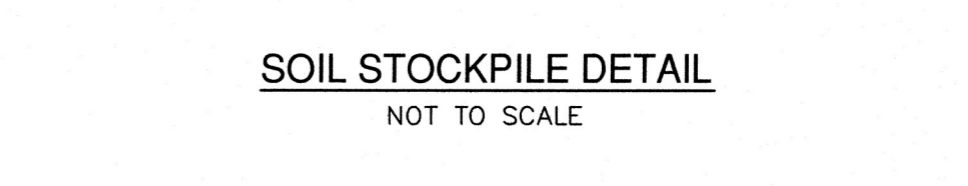




NOTES:  
 1. SILT SACKS ARE TO BE INSPECTED WEEKLY DURING CONSTRUCTION AND IMMEDIATELY AFTER STORM EVENTS.  
 2. IF SILT SACKS ARE MORE THAN 1/3RD FULL, THEY SHALL BE EMPTIED IMMEDIATELY. CAPTURED SILT SHALL BE RETAINED ON SITE AND REUSED.

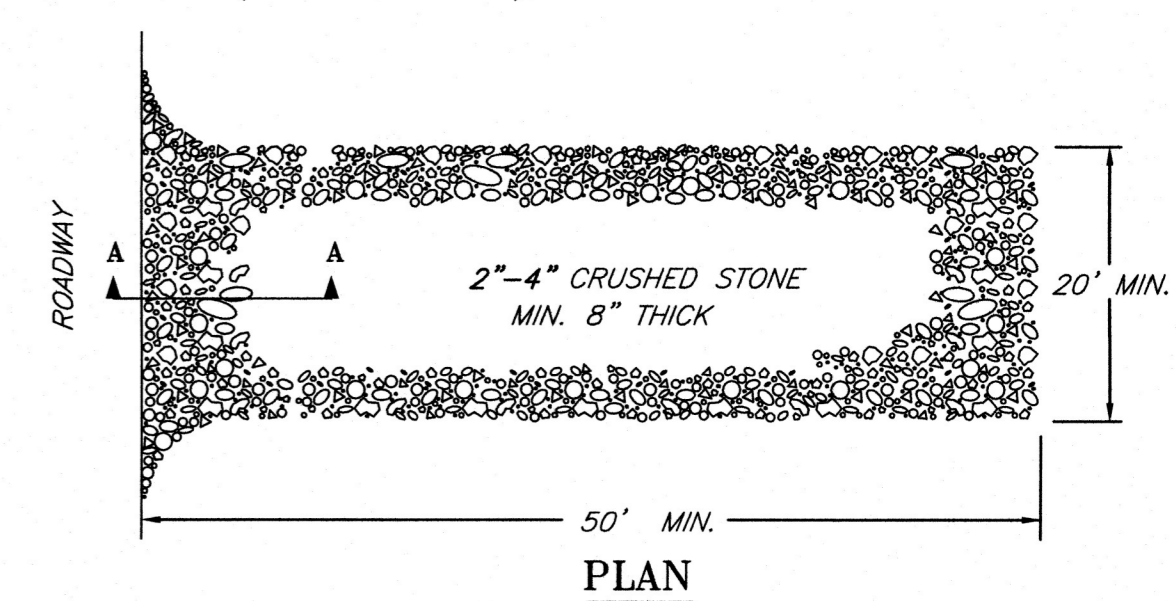


NOTES:  
 1. NO MATERIALS SUBJECT TO EROSION SHALL BE STOCKPILED OVERNIGHT WITHIN 100 FEET OF A WETLAND UNLESS COVERED.  
 2. STOCKPILES SHALL BE LOCATED ON DRY STABLE AREAS.  
 3. STOCKPILES TO REMAIN FOR GREATER THAN SEVEN DAYS SHALL BE STABILIZED WITH A TEMPORARY SEED MIXTURE.  
 4. ALL STOCKPILES SHALL BE A MAXIMUM HEIGHT OF 20 FEET WITH A MAXIMUM OF A 2:1 SLOPE ON ALL SIDES, AND BE SURROUNDED BY TEMPORARY EROSION CONTROLS WITHIN THREE FEET OF THE BASE.  
 5. SOIL STOCKPILES SHALL BE LOCATED 50 FEET FROM ANY WETLAND, WATERBODY, DRAIN INLET, OR OPEN CHANNEL.



**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 CONTROL 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 1/2 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. 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.

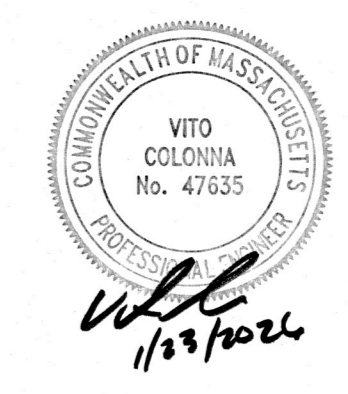
**OWNER:**  
 TILTON SUNRISE LLC  
 60 PLEASANT STREET, SUITE 1  
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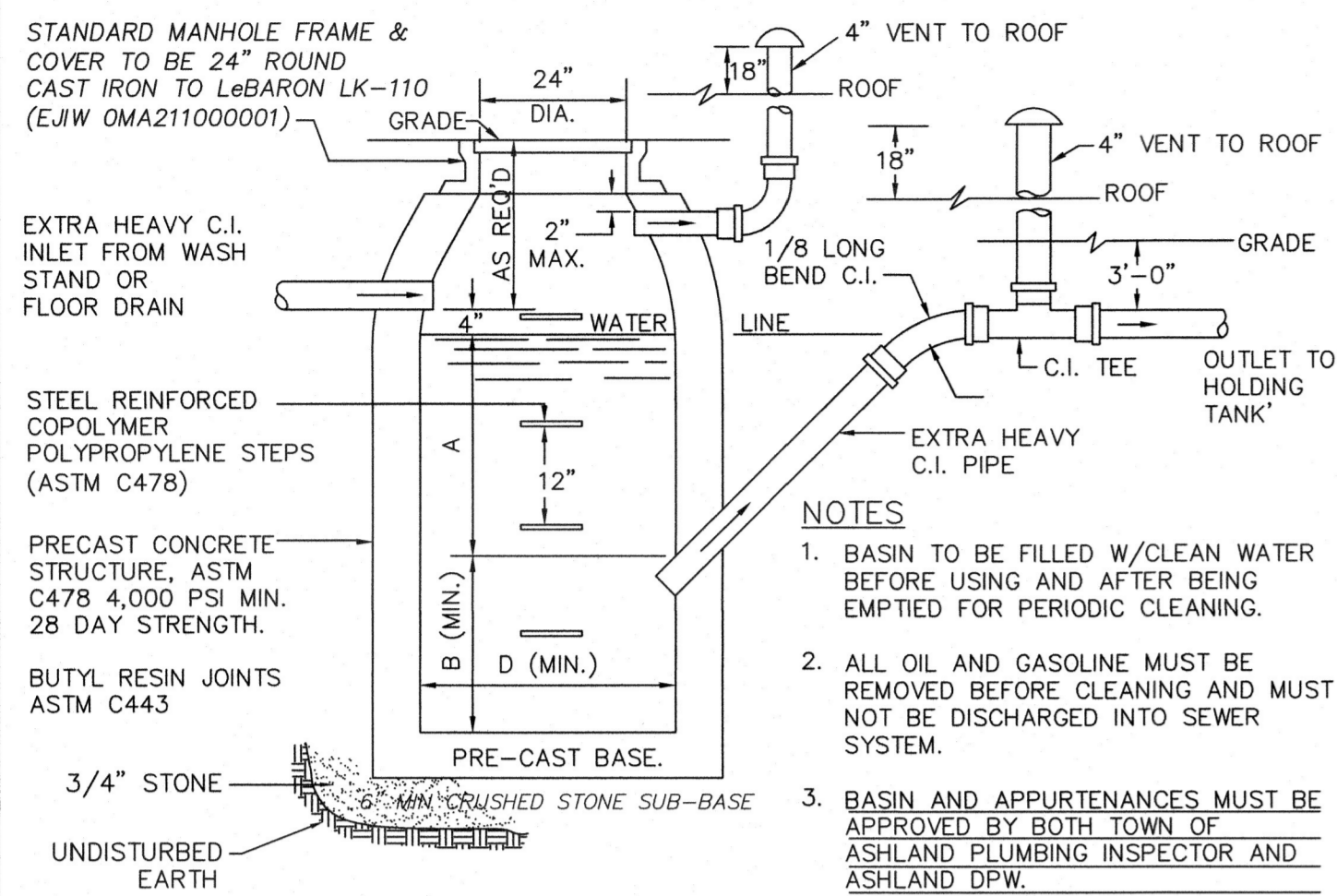
**CONNORSTONE ENGINEERING INC.**  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 10 SOUTHWEST CUTOFF, SUITE 7  
 NORTHBOROUGH, MASSACHUSETTS 01531  
 PHONE: 508-393-9727 FAX: 508-393-5241

**PROPOSED SITE PLAN OF 55 TILTON AVENUE IN ASHLAND, MA**

DATE	DESCRIPTION
1-23-26	NOTICE OF INTENT APPLICATION
12-18-25	EDITS PER REVIEW COMMENTS
9-25-25	IMPERVIOUS AREA TABLE
6-6-25	PARKING & WALKWAY EDITS
4-22-25	BUILDING & UNIT EDITS
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VJH
DATE: APRIL 3, 2025	
SCALE: 1"=20'	SHEET 3 OF 4.

**EROSION CONTROL PLAN**

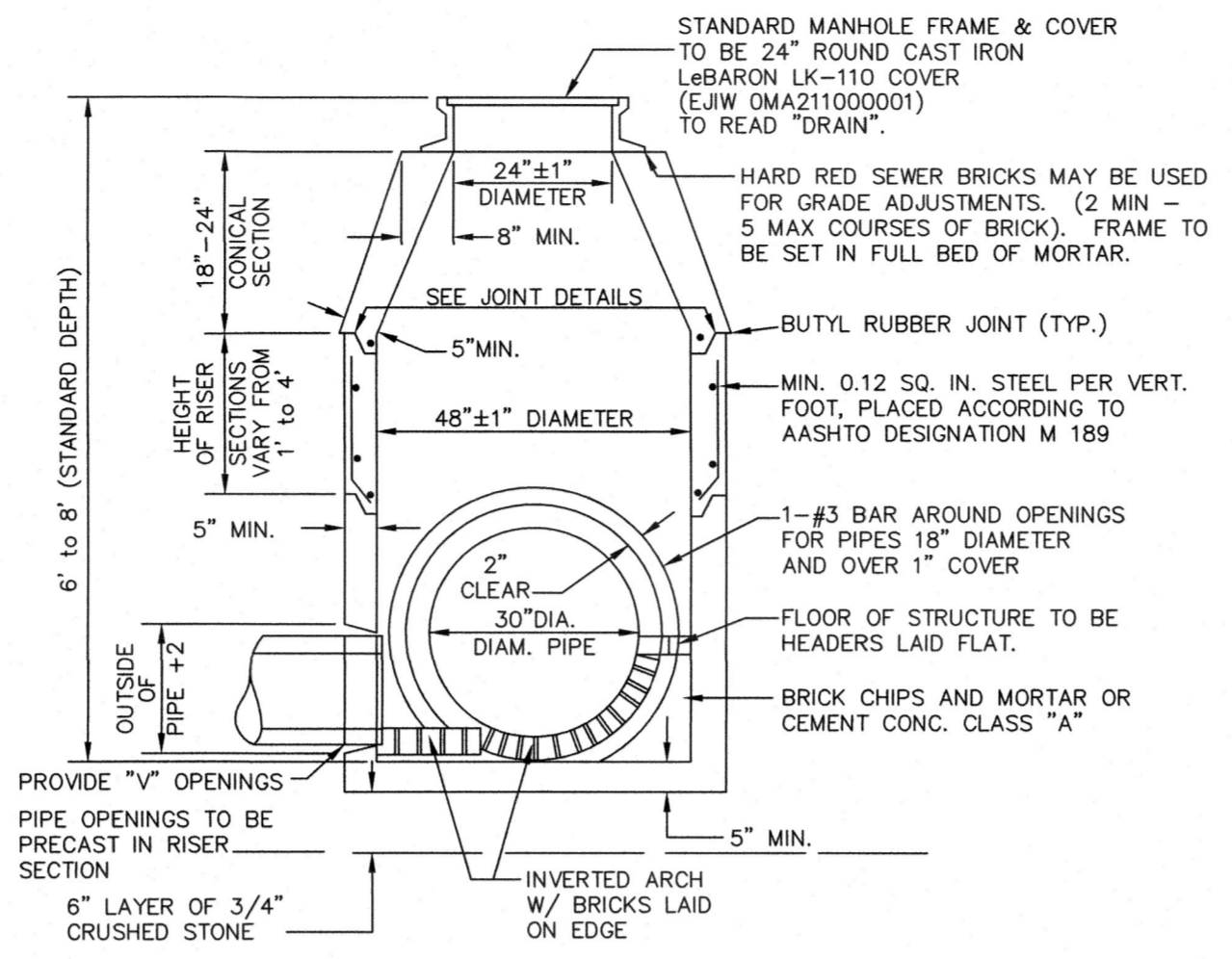




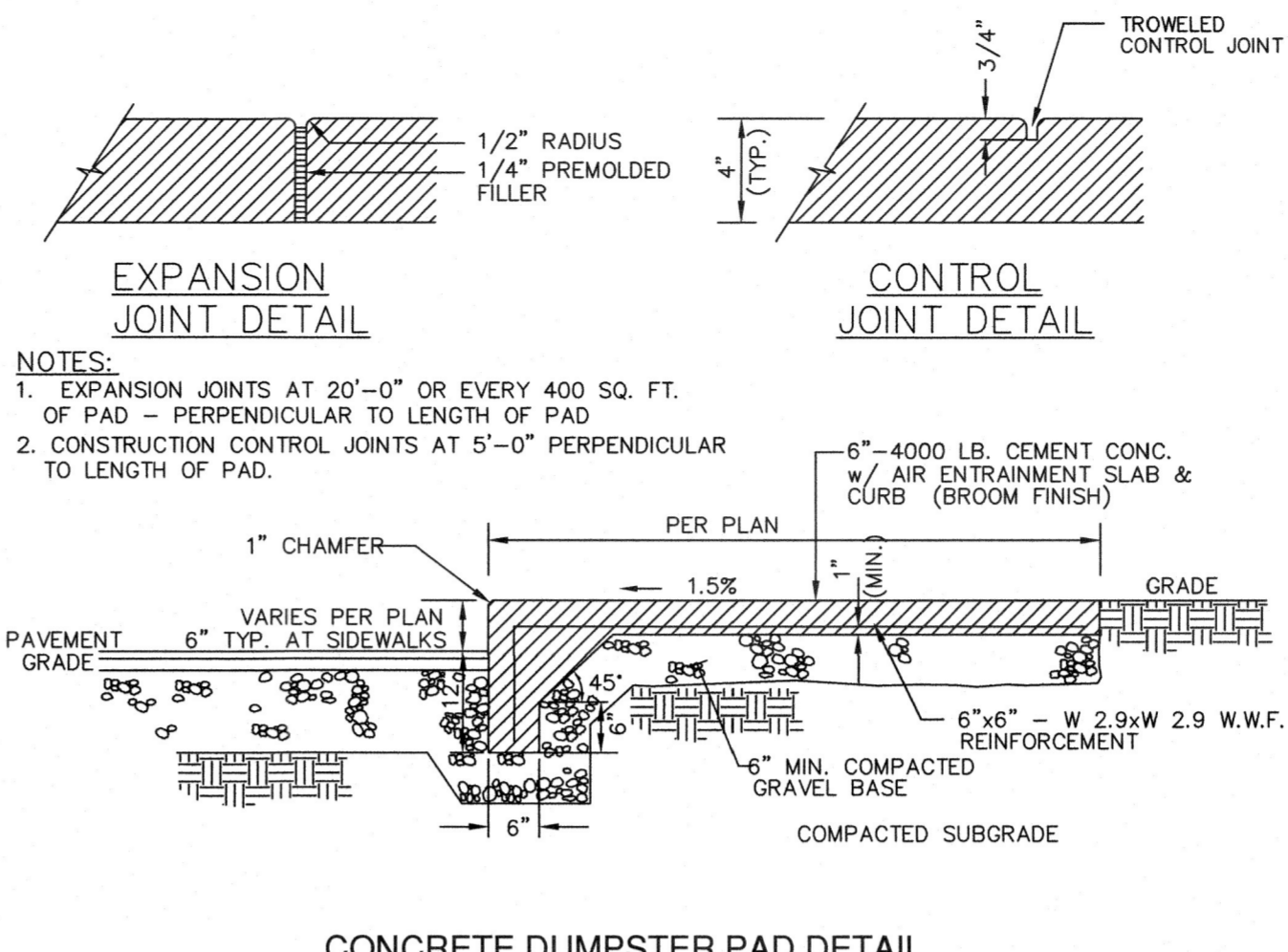
INLET	D	A	B
4"	4'-0" 3'-6"Ø	2'-3" 3'-0"	1'-11" 2'-6"

NOTE: FOR INLETS LARGER THAN 8", THE DESIGN AND DIMENSIONS WILL BE DETERMINED FOR EACH PARTICULAR CASE. CIRCULAR BASINS ARE RECOMMENDED.

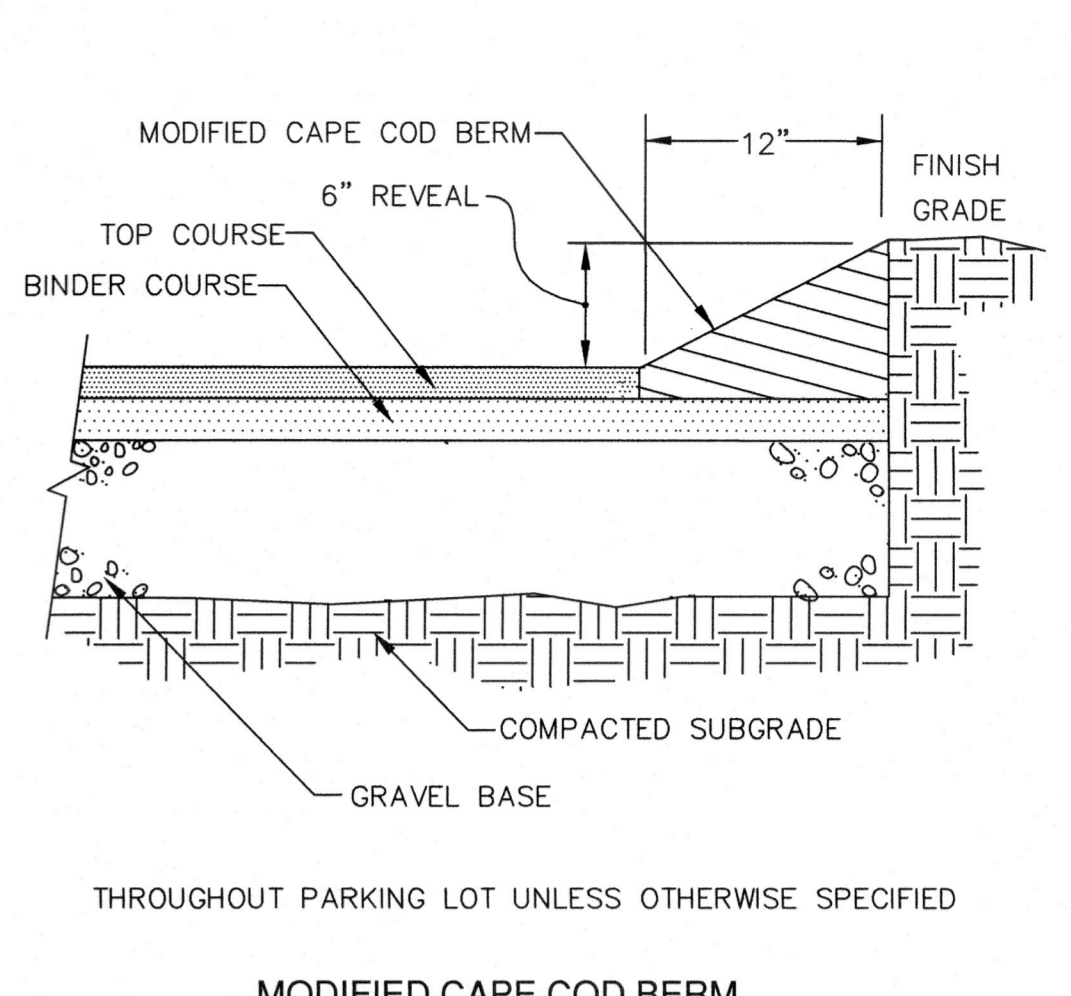
**STANDARD M.D.C. PRECAST CONCRETE OIL/WATER SEPARATOR DETAILS**  
NOT TO SCALE



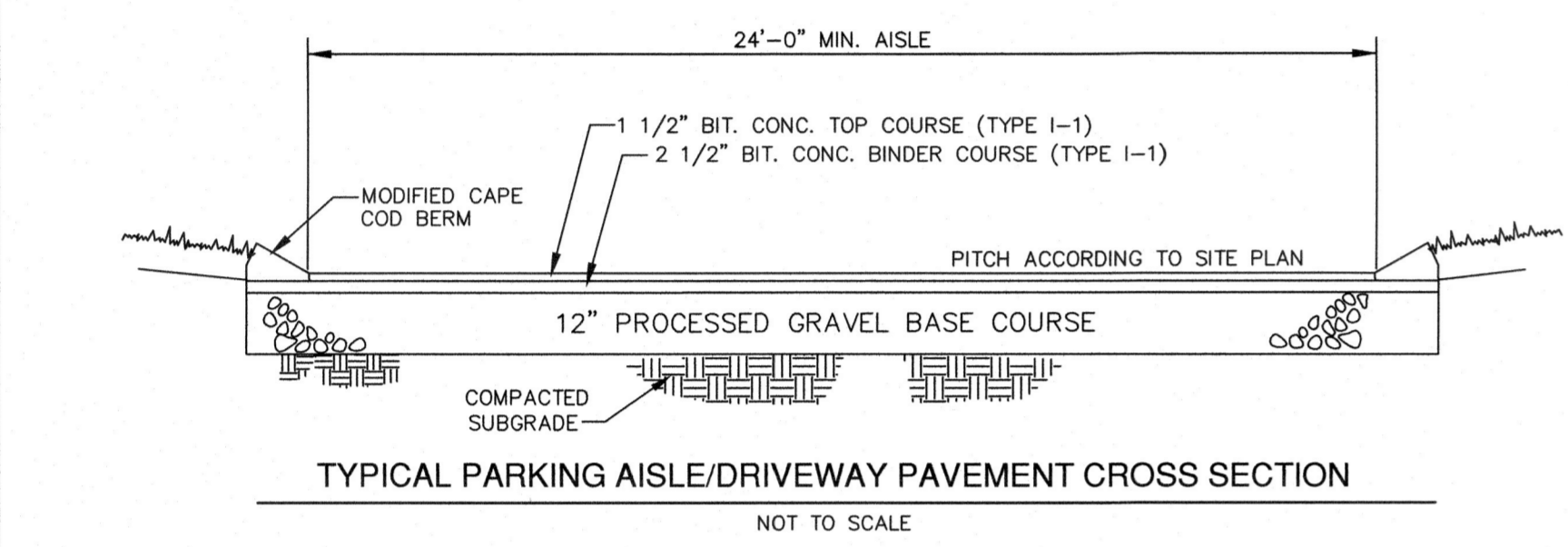
**PRECAST CONCRETE DRAIN MANHOLE DETAIL**  
NOT TO SCALE



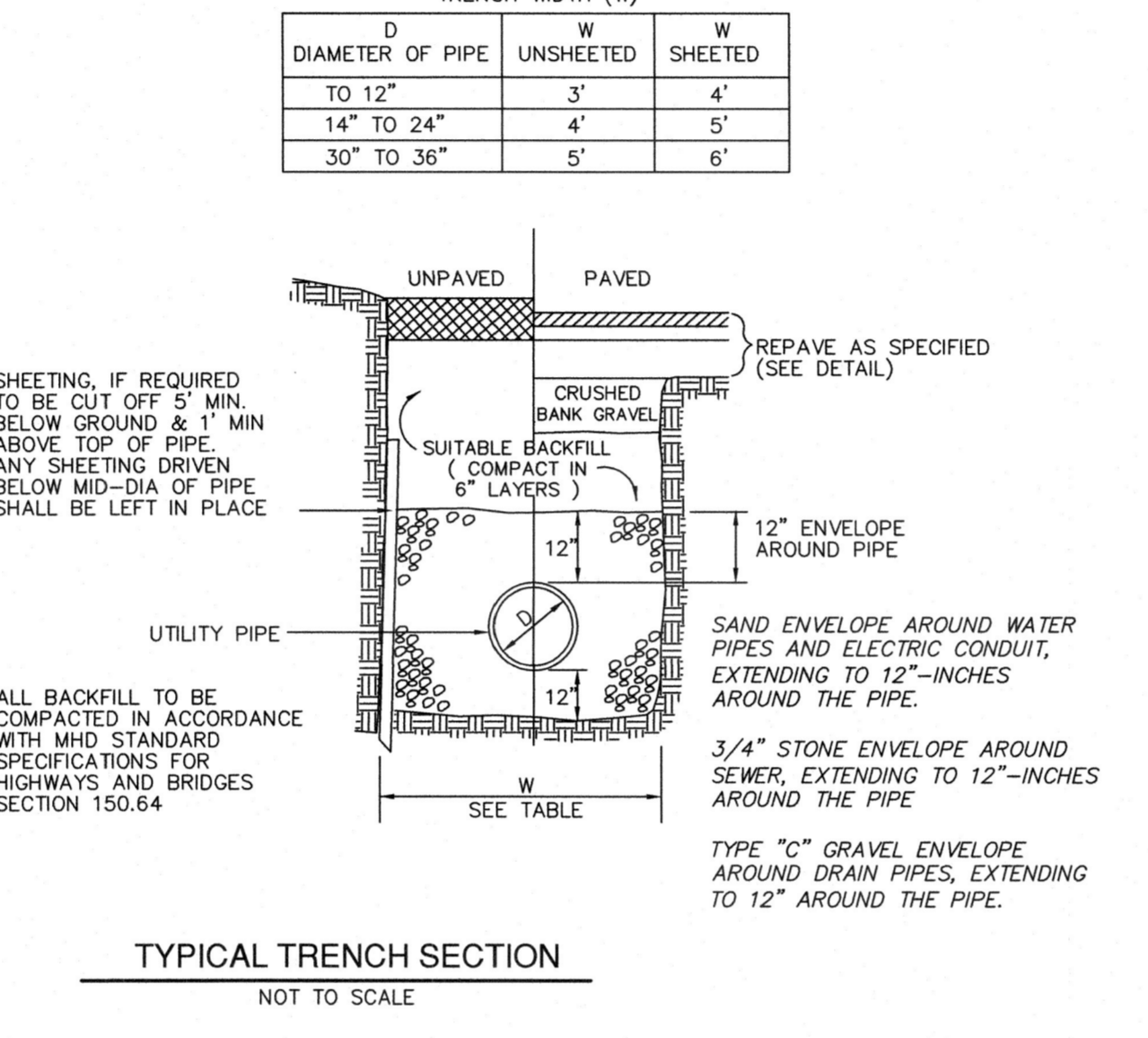
**CONCRETE DUMPSTER PAD DETAIL**  
NOT TO SCALE



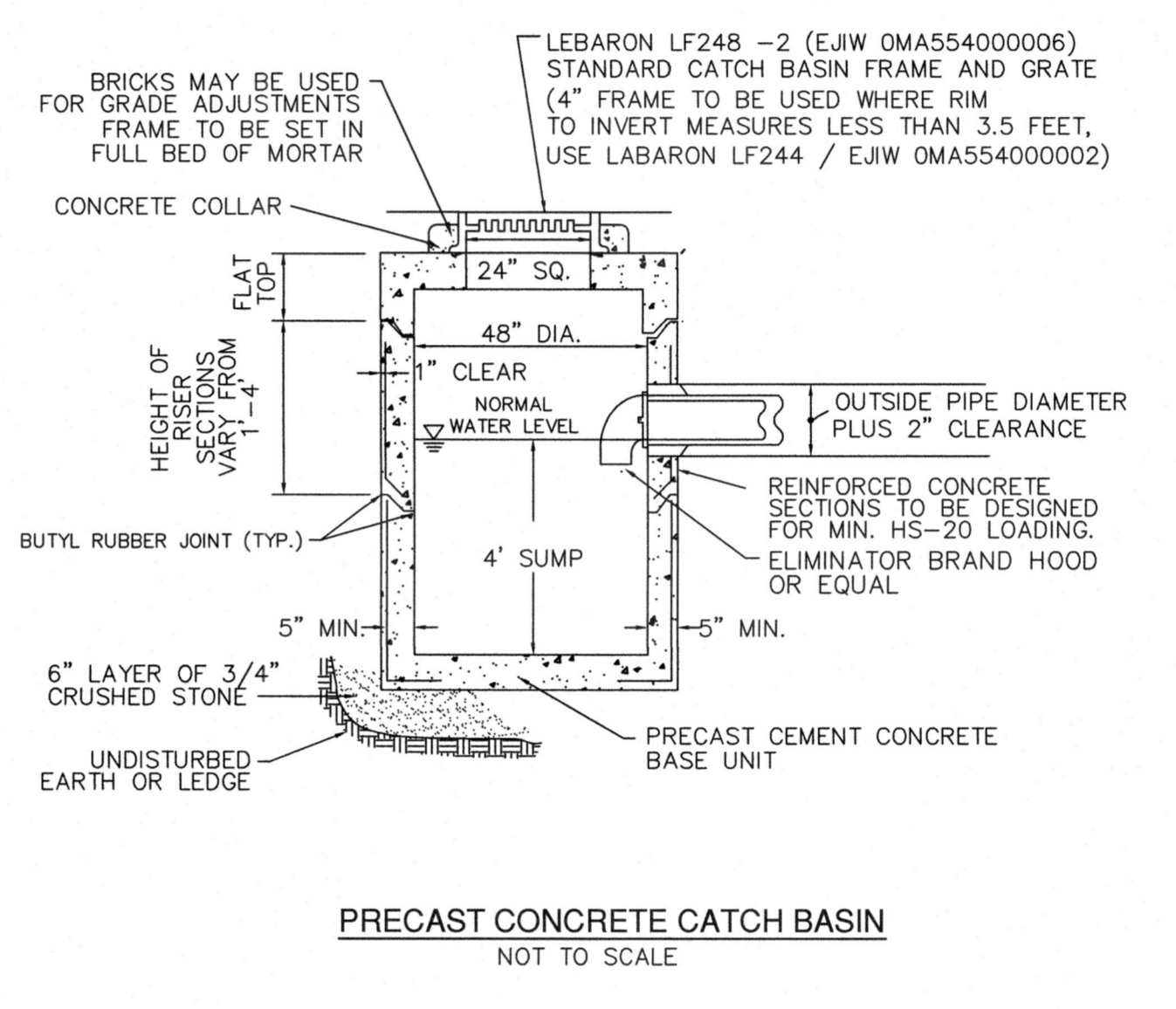
**MODIFIED CAPE COD BERM**  
NOT TO SCALE



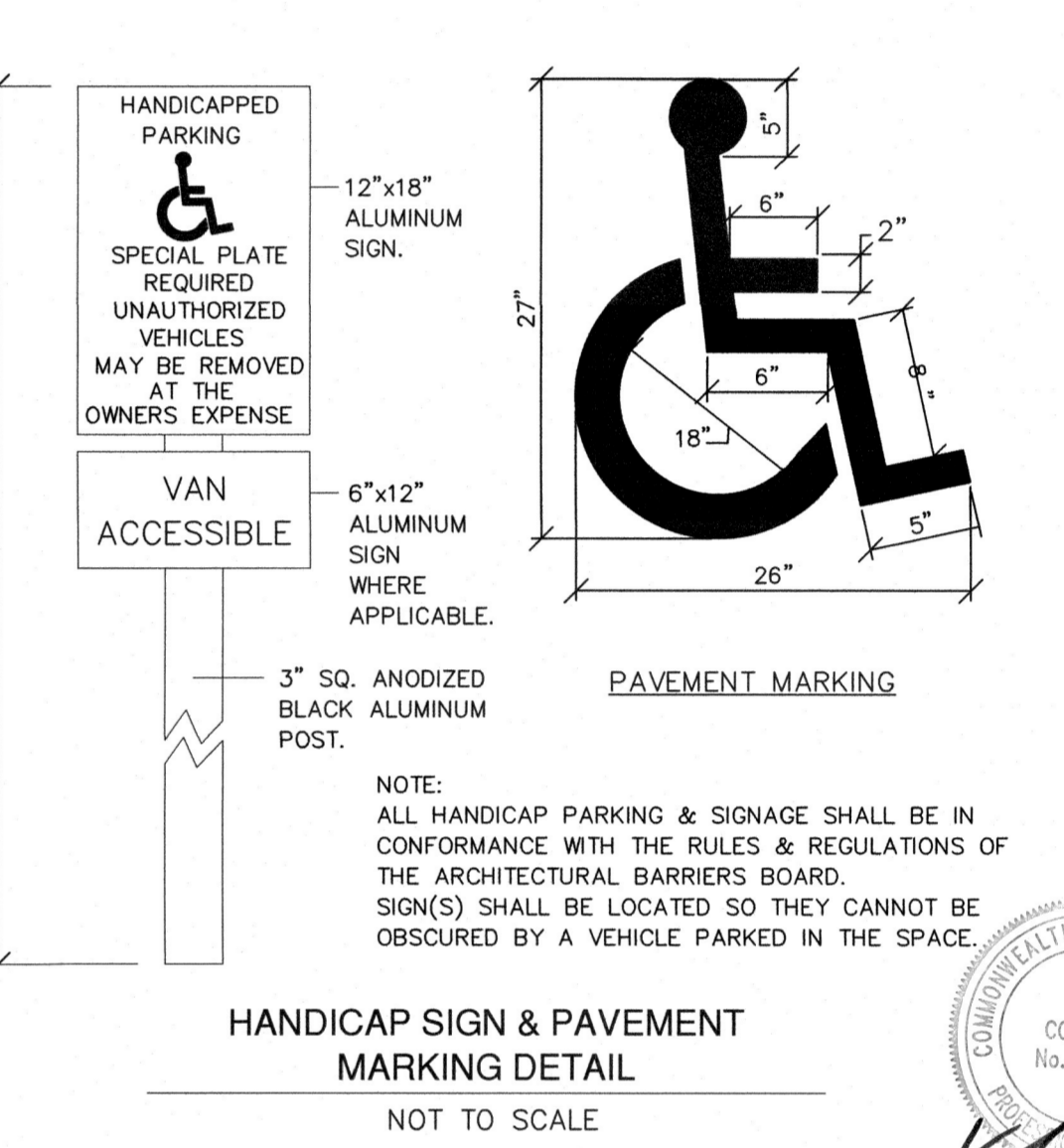
**TYPICAL PARKING AISLE/DRIVEWAY PAVEMENT CROSS SECTION**  
NOT TO SCALE



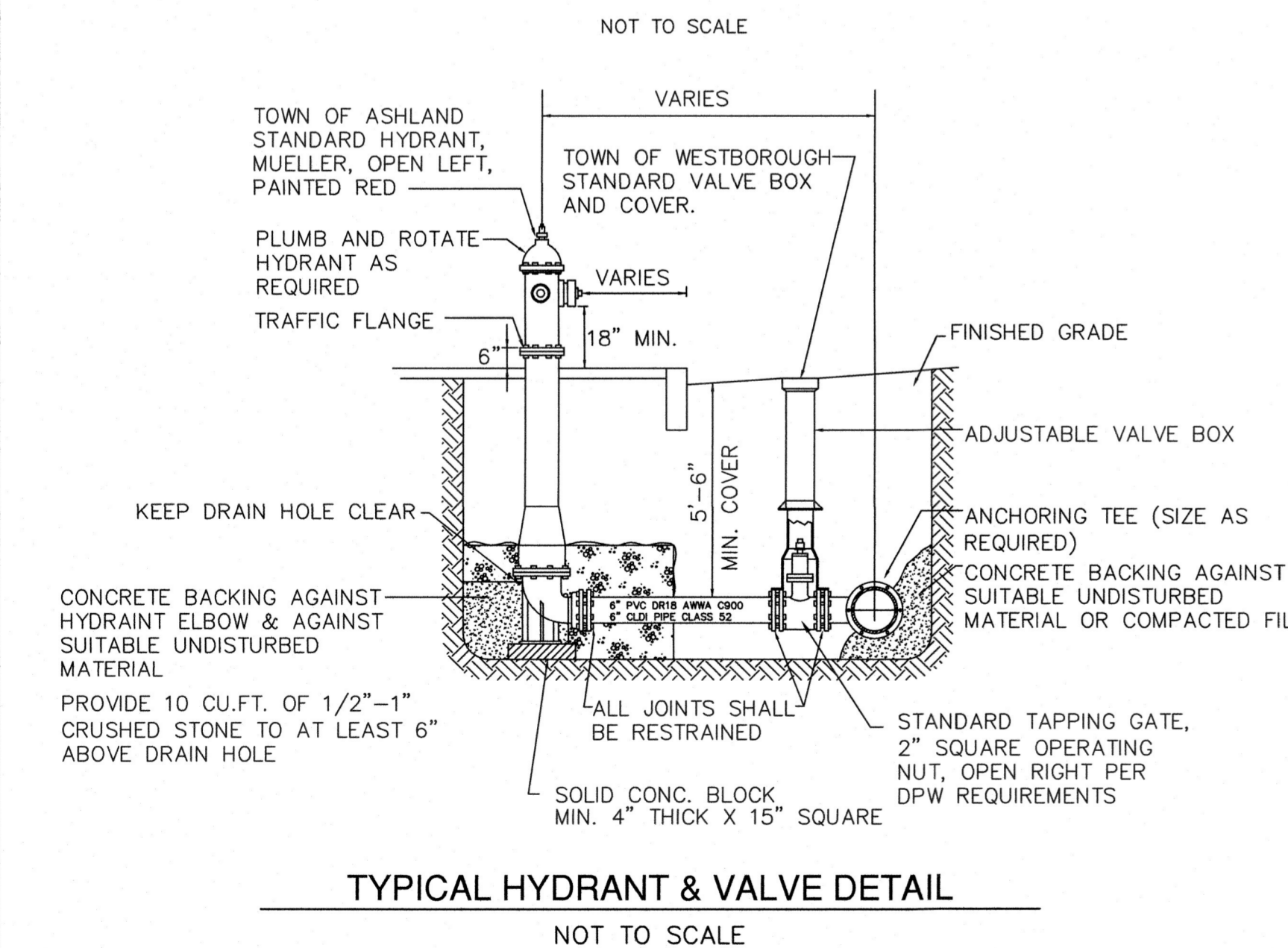
**TYPICAL TRENCH SECTION**  
NOT TO SCALE



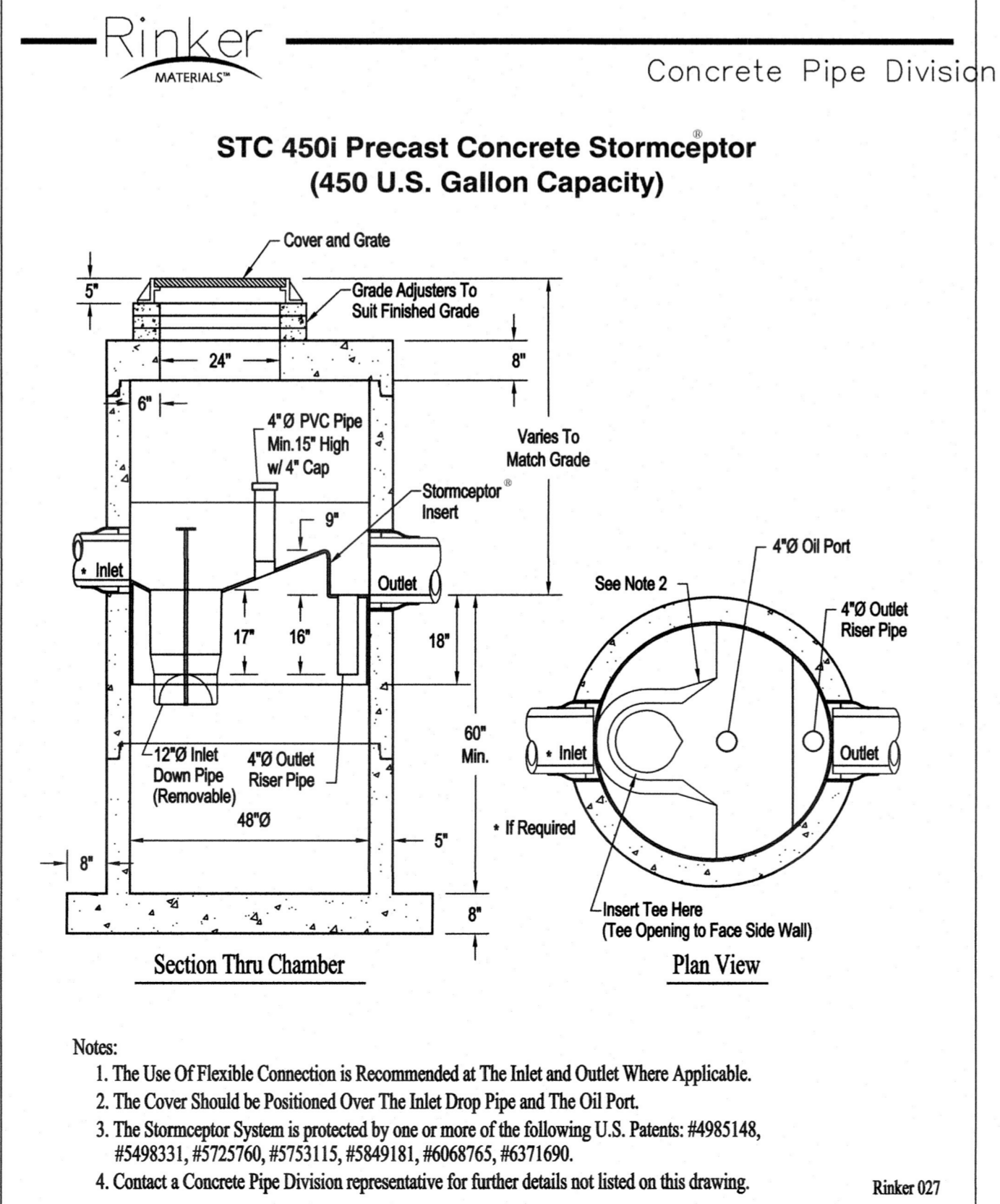
**PRECAST CONCRETE CATCH BASIN**  
NOT TO SCALE



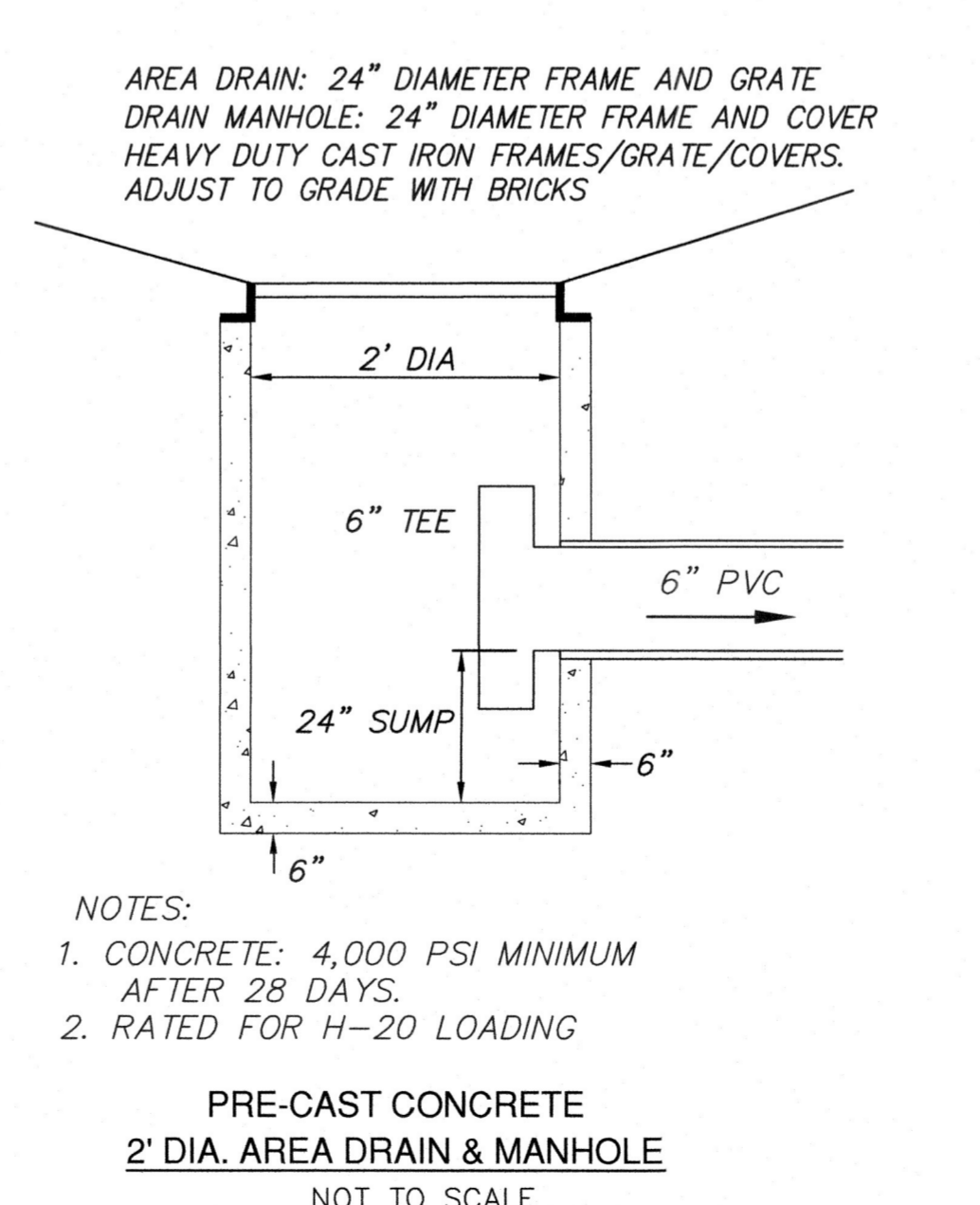
**HANDICAP SIGN & PAVEMENT MARKING DETAIL**  
NOT TO SCALE



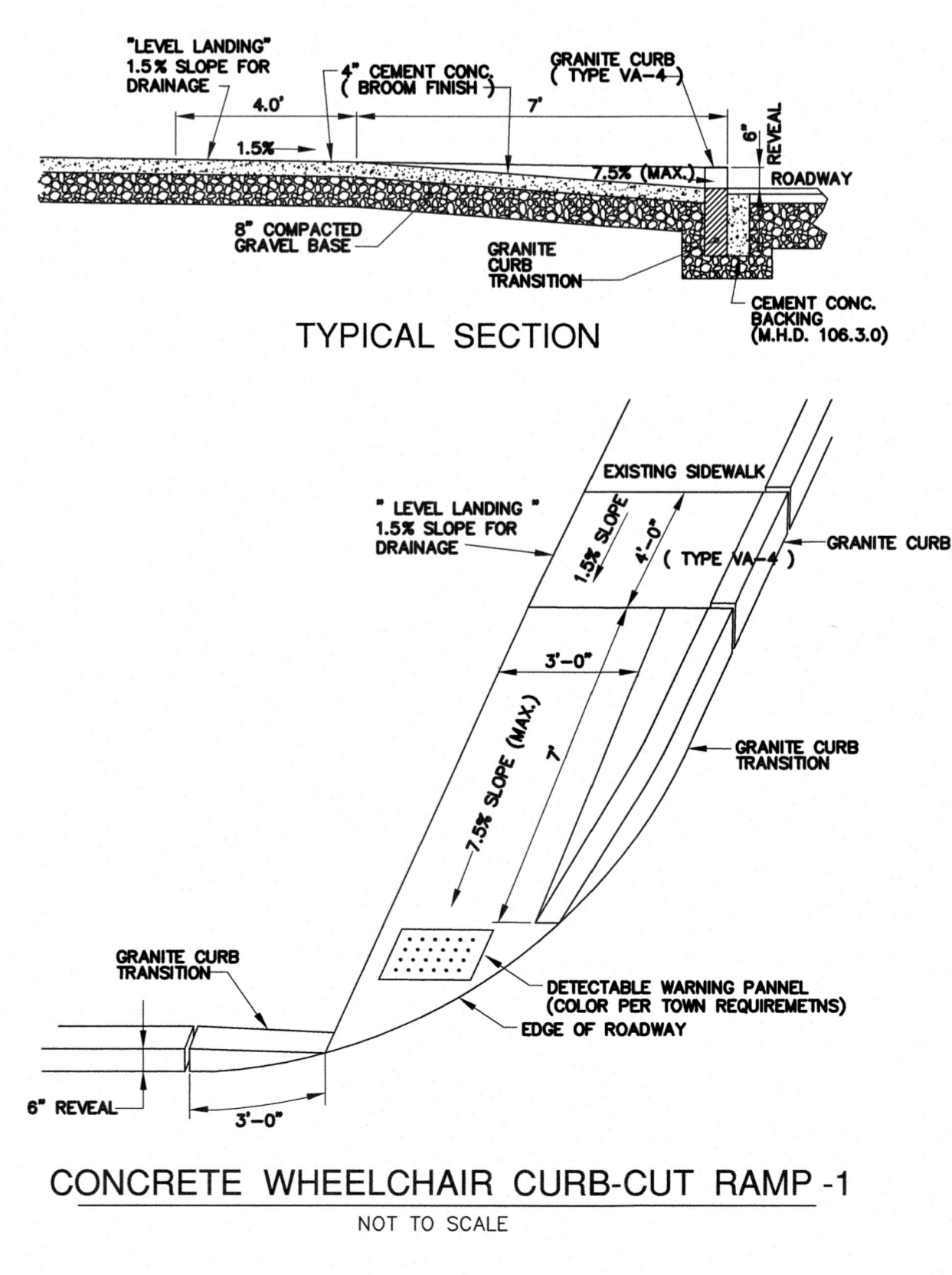
**TYPICAL HYDRANT & VALVE DETAIL**  
NOT TO SCALE



**STC 450i Precast Concrete Stormceptor (450 U.S. Gallon Capacity)**  
NOT TO SCALE



**PRE-CAST CONCRETE 2' DIA. AREA DRAIN & MANHOLE**  
NOT TO SCALE



**CONCRETE WHEELCHAIR CURB-CUT RAMP - 1**  
NOT TO SCALE

**OWNER:**  
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CIVIL ENGINEERS AND LAND SURVEYORS  
10 SOUTHWEST CUTOFF, SUITE 7  
NORTHBOROUGH, MASSACHUSETTS 01534  
PHONE: 508-393-9727 FAX: 508-393-5242

**CONSTRUCTION DETAILS OF 55 TILTON AVENUE IN ASHLAND, MA**

DATE	DESCRIPTION
1-23-26	NOTICE OF INTENT APPLICATION
12-18-25	EDITS PER REVIEW COMMENTS
9-25-25	IMPERVIOUS AREA TABLE
6-6-25	PARKING & WALKWAY EDITS
4-22-25	BUILDING & UNIT EDITS
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: APRIL 3, 2025	
SCALE: NONE	SHEET 4 OF 4.

**CONSTRUCTION DETAILS**