

- GENERAL NOTES:**
- EXISTING TOPOGRAPHY IS BASED UPON A FIELD SURVEY BY CONNORSTONE ENGINEERING IN APRIL OF 2015. VERTICAL DATUM IS BASED UPON NAVD88. PROPERTY LINES SHOWN ARE APPROXIMATE BASED UPON PLANS AND DEEDS OF RECORD, AND DOES NOT REPRESENT A BOUNDARY SURVEY. LEGAL STATUS OF EASEMENTS AND WAYS, NOT DETERMINED BY THIS SURVEY.
 - THE LOT SHOWN IS NOT WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF ASHLAND, COMMUNITY PANEL No. 2501700514F, DATED JULY 7, 2014.
 - WETLAND DELINEATION PERFORMED BY GODDARD CONSULTING, LLC AND FIELD LOCATED BY CONNORSTONE ENGINEERING, INC.
 - 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 CONDITION, AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED, PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CONTACT DIG SAFE: 1-800-344-7233 (72 HOURS BEFORE DIGGING).
 - REFERENCES:
ASSESSORS MAP 14, PARCEL 44
DEED BOOK 66506, PAGE 300
PLAN 1120 OF 1974

ZONING REQUIREMENTS:
ZONED: INDUSTRIAL (I)
PHOTOVOLTAIC OVERLAY
ADD "A" OVERLAY
AREA = 30,000 s.f.
FRONTAGE = 150 feet
SETBACKS: FRONT = 40 feet
SIDE = 30 feet
REAR = 30 feet

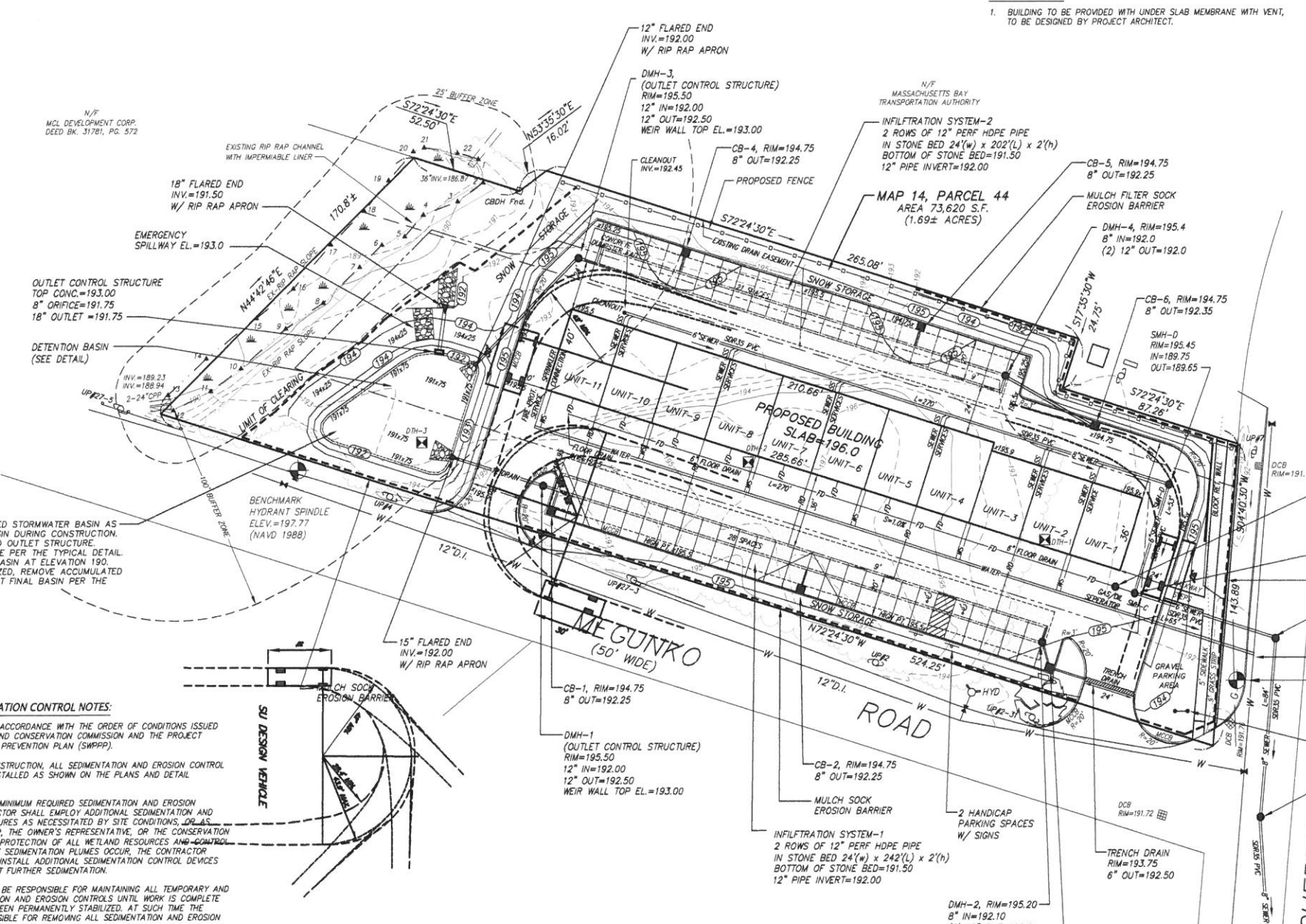
OWNER:
ASHLAND LANDSCAPE SUPPLY, LLC
18 WAVERLY STREET
ASHLAND, MA 01702

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 0 MEGUNKO ROAD IN ASHLAND, MASS.

3-22-16	STORMWATER & DRAINAGE
3-10-16	SIDEWALK EDITS
2-24-16	EDITS PER TECH. REVIEW
REVISED:	DESCRIPTION:
DRAWN BY: RM	CHECK BY: VC
DATE: JANUARY 27, 2016	
SCALE: 1" = 30'	SHEET 1 OF 5.

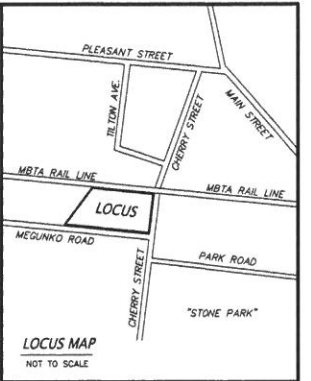
PLAN No. 73 OF 1995



BUILDING NOTE:
 1. BUILDING TO BE PROVIDED WITH UNDER SLAB MEMBRANE WITH VENT, TO BE DESIGNED BY PROJECT ARCHITECT.

GENERAL NOTES:

- EXISTING TOPOGRAPHY IS BASED UPON A FIELD SURVEY BY CONNORSTONE ENGINEERING IN APRIL OF 2015. VERTICAL DATUM IS BASED UPON NAVD83. PROPERTY LINES SHOWN ARE APPROXIMATE BASED UPON PLANS AND DEEDS OF RECORD, AND DOES NOT REPRESENT A BOUNDARY SURVEY. LEGAL STATUS OF EASEMENTS AND WAYS, NOT DETERMINED BY THIS SURVEY.
- THE LOT SHOWN IS NOT WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF ASHLAND, COMMUNITY PANEL No. 2501700514F, DATED JULY 7, 2014.
- WETLAND DELINEATION PERFORMED BY GODDARD CONSULTING, LLC AND FIELD LOCATED BY CONNORSTONE ENGINEERING, INC.
- 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, CONDITION, AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED, PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CONTACT DIG SAFE: 1-800-344-7233 (72 HOURS BEFORE DIGGING).
- REFERENCES: ASSESSORS MAP 14, PARCEL 44 DEED BOOK 68508, PAGE 300 PLAN 1120 OF 1974
- THE WATER AND SEWER CONNECTIONS SHALL BE INSTALLED IN COMPLIANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE ASHLAND DEPARTMENT OF PUBLIC WORKS. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR).
- ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT (MHD) CONSTRUCTION STANDARDS AND THE MHD STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, OR LOCAL MUNICIPALITY STANDARDS, WHICHEVER IS MORE STRINGENT.
- ELECTRIC, GAS, TELEPHONE AND CATV UTILITY CONNECTIONS AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
- WORK WITHIN THE HIGHWAY LAYOUT SHALL CONFORM TO THE CONDITIONS OF THE PERMIT ISSUED BY THE LOCAL AUTHORITY AS APPROPRIATE.
- 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.
- 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 1-4.7).
- PRIOR TO CONSTRUCTION, ALL BUILDING DIMENSIONS, ELEVATIONS, AND UTILITY CONNECTIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER AND OWNER.



ZONING REQUIREMENTS:
 ZONED: INDUSTRIAL (I)
 PHOTOVOLTAIC OVERLAY
 ADD "A" OVERLAY
 AREA = 30,000 s.f.
 FRONTAGE = 150 feet
 SETBACKS: FRONT = 40 feet
 SIDE = 30 feet
 REAR = 30 feet

PROPOSED USE: CONTRACTOR GARAGES

UTILIZE AREA OF PROPOSED STORMWATER BASIN AS TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION. INSTALL EMBANKMENT AND OUTLET STRUCTURE. MODIFY OUTLET STRUCTURE PER THE TYPICAL DETAIL. BOTTOM OF TEMPORARY BASIN AT ELEVATION 190. ONCE AREAS ARE STABILIZED, REMOVE ACCUMULATED SEDIMENT, AND CONSTRUCT FINAL BASIN PER THE DETAIL DRAWINGS.

EROSION AND SEDIMENTATION CONTROL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE ORDER OF CONDITIONS ISSUED BY THE TOWN OF ASHLAND CONSERVATION COMMISSION AND THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
- PRIOR TO INITIATING CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND DETAIL DRAWINGS.
- THIS PLAN DEPICTS THE MINIMUM REQUIRED SEDIMENTATION AND EROSION CONTROLS. THE CONTRACTOR SHALL EMPLOY ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES AS NECESSITATED BY SITE CONDITIONS, OR AS DIRECTED BY THE OWNER, THE OWNER'S REPRESENTATIVE, OR THE CONSERVATION COMMISSION TO ENSURE PROTECTION OF ALL WETLAND RESOURCES AND CONTROL SEDIMENT TRANSPORT. IF SEDIMENTATION PLUMES OCCUR, THE CONTRACTOR SHALL STOP WORK AND INSTALL ADDITIONAL SEDIMENTATION CONTROL DEVICES IMMEDIATELY TO PREVENT FURTHER SEDIMENTATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY AND PERMANENT SEDIMENTATION AND EROSION CONTROLS UNTIL WORK IS COMPLETE AND ALL AREAS HAVE BEEN PERMANENTLY STABILIZED. AT SUCH TIME THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SEDIMENTATION AND EROSION CONTROL MEASURES.
- THE CONTRACTOR SHALL INSPECT SEDIMENTATION AND EROSION CONTROLS ON A WEEKLY BASIS AND IMMEDIATELY BEFORE/AFTER EACH RAINFALL. REPAIRS SHALL BE MADE BY THE END OF THE WORKING DAY. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR WHEN THE VOLUME REACHES 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 TACKLER. 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).
- DUST CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED PROPERLY THROUGHOUT DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. METHODS FOR DUST CONTROL SHALL INCLUDE WATER SPRINKLING AND/OR OTHER METHODS APPROVED BY THE ENGINEER.
- ALL VEHICLES SHALL ENTER AND EXIT DISTURBED AREAS VIA A STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL). THE CONTRACTOR SHALL INSPECT THE CONSTRUCTION ENTRANCE DAILY AND AFTER HEAVY USE AND REPAIR OR REPLACE THE STONE AS REQUIRED.
- EQUIPMENT SHALL NOT BE PARKED WITHIN WETLANDS OR BUFFER AREAS.

GENERAL SEQUENCE OF CONSTRUCTION ACTIVITIES:

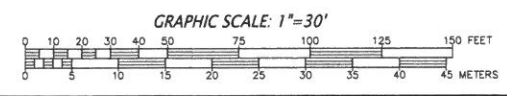
- ESTIMATED PROJECT DURATION: 12 MONTHS
 APPROXIMATE START: 6/2016 / END: 6/2017
 (DURATION AND START/END ARE APPROXIMATE AND SUBJECT TO CHANGE)
- INSTALL SEDIMENT BARRIERS AS INDICATED ON THE PLANS
 - ROUGH GRADE ENTRANCE OFF MEGUNKO ROAD AND INSTALL CONSTRUCTION STONE ENTRANCE. CONSTRUCTION STONE ENTRANCE TO BE REPLACED AS NEEDED TO PROVIDE ADEQUATE STORAGE CAPACITY FOR ACCUMULATED SEDIMENT STORAGE FROM VEHICLES LEAVING THE SITE.
 - CUT AND REMOVE TREES. STUMPS SHALL BE LEFT IN PLACE.
 - PREPARE STOCKPILE AREAS. AREAS TO BE LOCATED OUTSIDE BUFFER ZONE.
 - CONSTRUCT TEMPORARY SEDIMENT BASIN AT THE LOCATION INDICATED ON THE PLAN. STABILIZE SLOPES WITH LOAM AND HYDROSEED.
 - REMOVE STUMPS AND STRIP/STOCKPILE TOPSOIL.
 - PERFORM ROUGH EARTHWORK, PLACE FOUNDATIONS, AND BEGIN BUILDING CONSTRUCTION.
 - DRAIN LINES, UNDERGROUND UTILITIES, INFILTRATION SYSTEMS, AND STRUCTURES. INFILTRATION SYSTEMS TO REMAIN OFF-LINE UNTIL BINDER COURSE PAVEMENT AND TRIBUTARY AREA IS STABILIZED. SILT SACKS SHALL BE PLACED IN ALL INLETS UNTIL PROJECT COMPLETION.
 - PLACE AND COMPACT ROADWAY GRAVEL AND INSTALL BINDER PAVEMENT WITHIN ROADWAY AND SIDEWALKS.
 - BEGIN SWEEPING OF ALL PAVED SURFACES WITHIN THE PROJECT SITE AS NECESSARY TO PREVENT TRACKING OFF-SITE AND SILTATION BUILDUP IN THE COMPLETED DRAINAGE SYSTEM.
 - LOAM AND SEED ROAD SHOULDERS, DRAINAGE SWALES AND EXPOSED SLOPES.
 - AFTER BUILDING CONSTRUCTION IS COMPLETED, COMPLETE DRIVEWAY CONSTRUCTION INCLUDING FINAL PAVEMENT, AND LOAM AND SEED ANY REMAINING DISTURBED AREAS.
 - ONCE SITE IS STABILIZED REMOVE SEDIMENT BASIN AND CONSTRUCT FINAL STORMWATER BASIN.
 - AFTER INSPECTION BY THE APPROVING AUTHORITY REMOVE ALL REMAINING SEDIMENT CONTROL DEVICES.

PROPOSED CONDITIONS

SCALE 1" = 30'

- SOIL TEST HOLES:**
- DTH-1
0-8" SAND
8-40" SUBSOIL
40-72" COARSE GRAVEL
WATER AT 68"
E.S.H.G.W. AT 62" (elev. 187.8±)
 - DTH-2
0-6" FILL
6-7" TOPSOIL
7-50" SUBSOIL
50-108" SANDY GRAVEL
WEEPING AT 78" (elev. 189.5±)
 - DTH-3
0-10" TOPSOIL
10-24" FILL
24-34" TOPSOIL
34-46" SUBSOIL
46-58" TILL
58-96" TILL & GRAVEL
96-144" GRAVEL
MOTTLES AT 36" (elev. 189.5±)

PARKING SUMMARY:
 PARKING CATEGORY: OTHER (REQUIRED PARKING TO BE DETERMINED BY THE PLANNING BOARD)
 TOTAL PROPOSED PARKING = 48 SPACES
 TOTAL NUMBER OF UNITS = 11
 PARKING PER UNIT = 4.4 SPACES

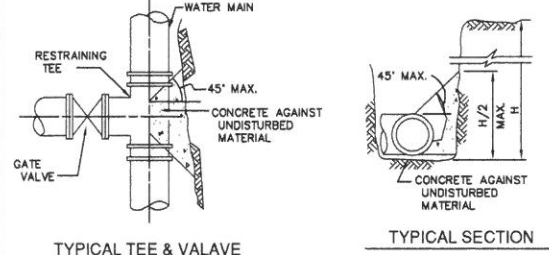
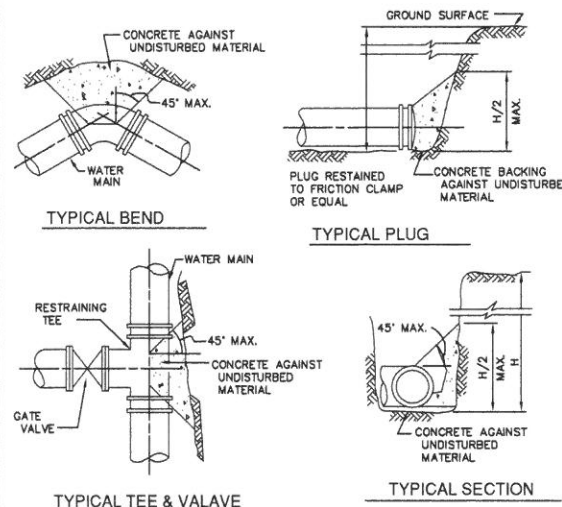
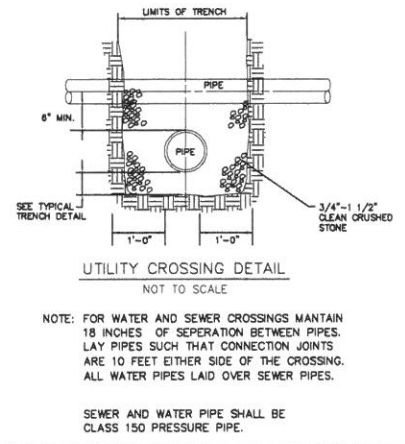
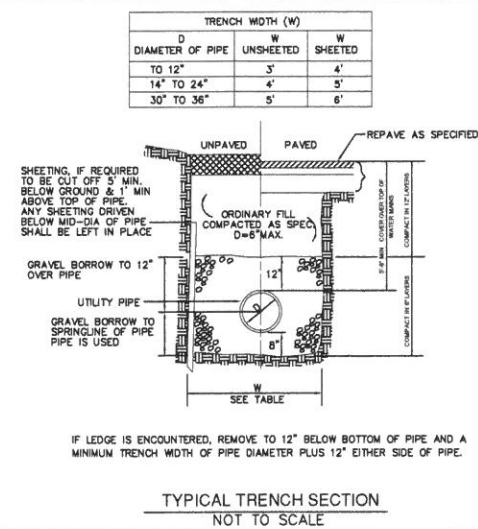
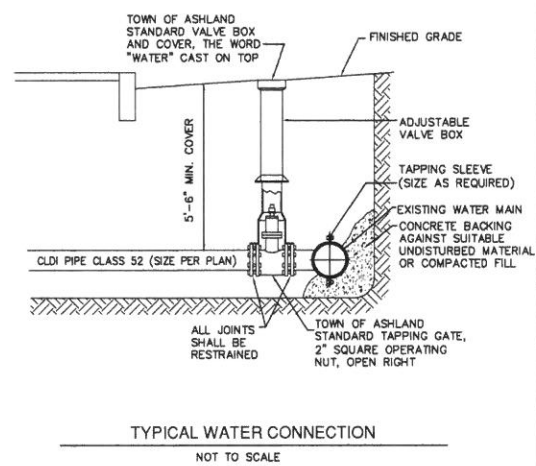
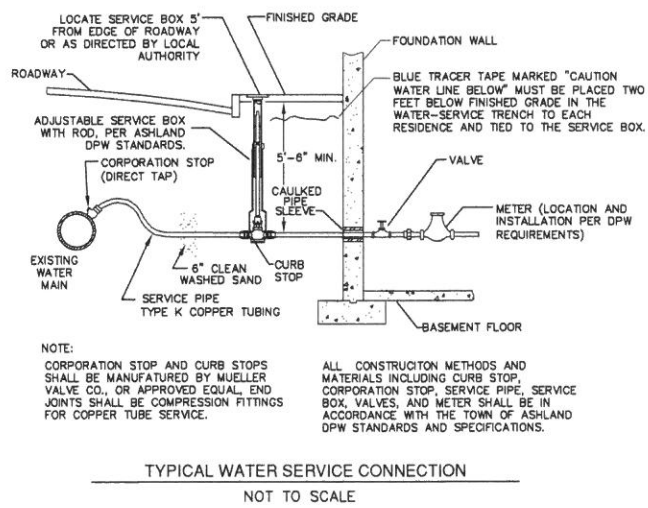
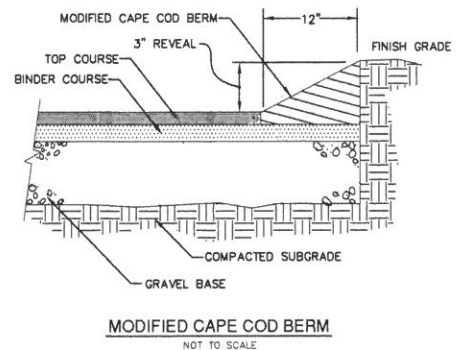
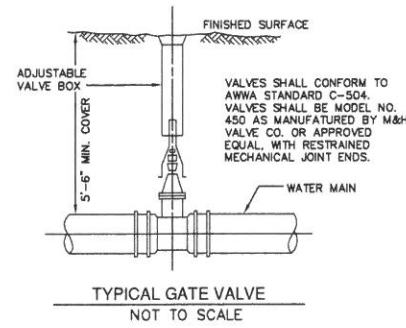
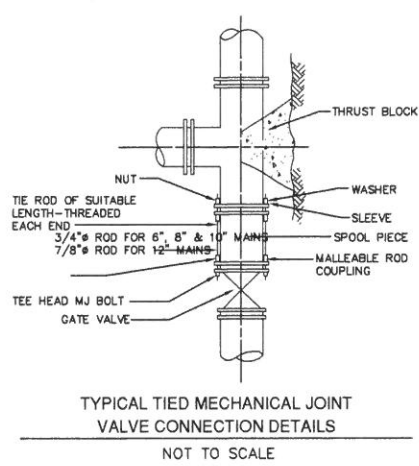
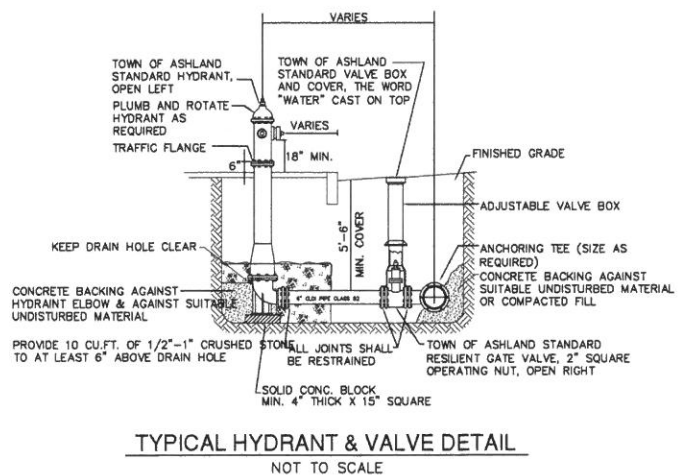
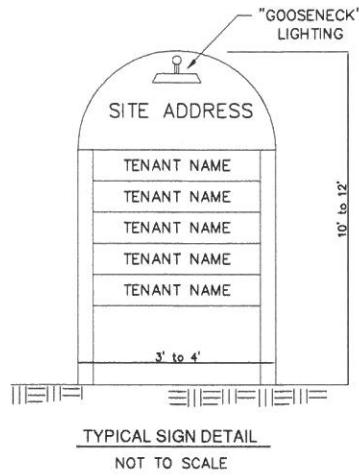


OWNER:
 ASHLAND LANDSCAPE SUPPLY, LLC
 18 WAVERLY STREET
 ASHLAND, MA 01702

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 0 MEGUNKO ROAD IN ASHLAND, MASS.

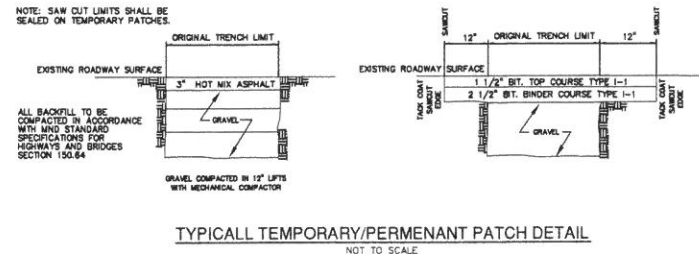
DATE	DESCRIPTION
3-22-16	STORMWATER & DRAINAGE
3-10-16	SIDEWALK EDITS
2-24-16	EDITS PER TECH. REVIEW
REVISED:	DESCRIPTION:
DRAWN BY: RM	CHECK BY: VC
DATE: JANUARY 27, 2016	
SCALE: 1" = 30'	SHEET 2 OF 5.



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.)

PIPE SIZE INCHES	BEARING AREAS OF THRUST BLOCKS (BEARING AREA IN SQUARE FT.)			
	1/4 BEND	1/8 BEND	1/16 BEND OR LESS	PLUG TEES
6 AND 8	8	8	8	8
10 AND 12	22	13	8	16

TYPICAL THRUST BLOCK DETAIL
NOT TO SCALE

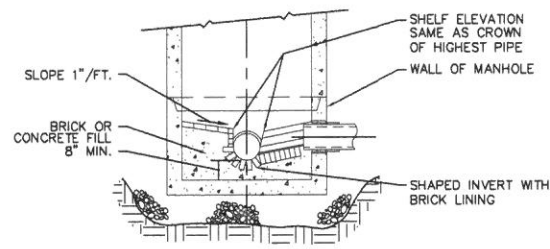


OWNER:
ASHLAND LANDSCAPE SUPPLY, LLC
18 WAVERLY STREET
ASHLAND, MA 01702

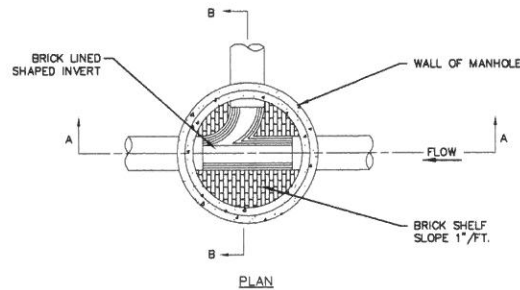
CONNORSTONE ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

PROPOSED SITE PLAN OF 0 MEGUNKO ROAD IN ASHLAND, MASS.

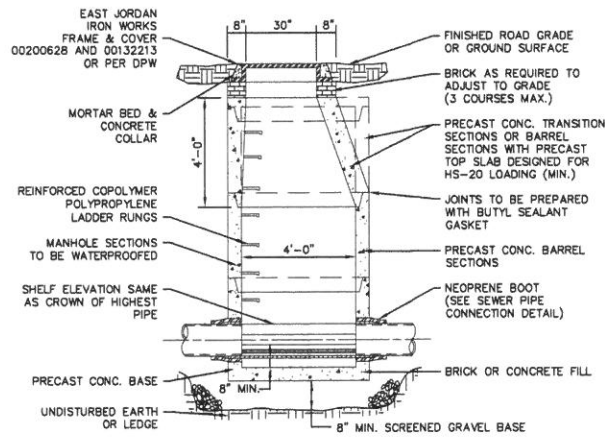
3-22-16	STORMWATER & DRAINAGE
3-10-16	SIDEWALK EDITS
2-24-16	EDITS PER TECH. REVIEW
REVISED:	DESCRIPTION:
DRAWN BY: RM	CHECK BY: VC
DATE: JANUARY 27, 2016	
SCALE: NONE	SHEET 3 OF 5



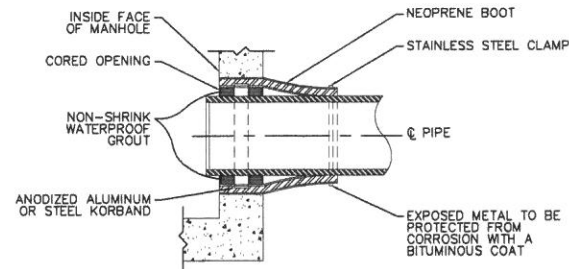
SECTION B-B
NOT TO SCALE



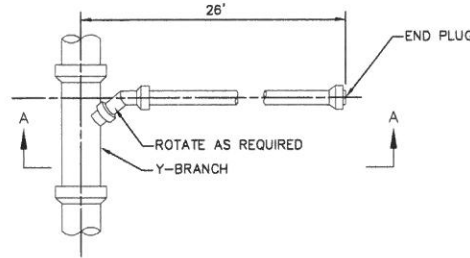
PLAN



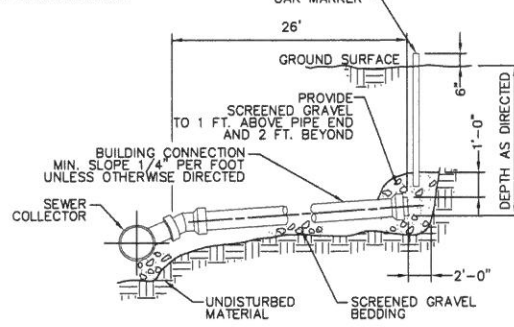
SECTION A-A
TYPICAL PRECAST SEWER MANHOLE
WITH PRECAST BASE
NOT TO SCALE



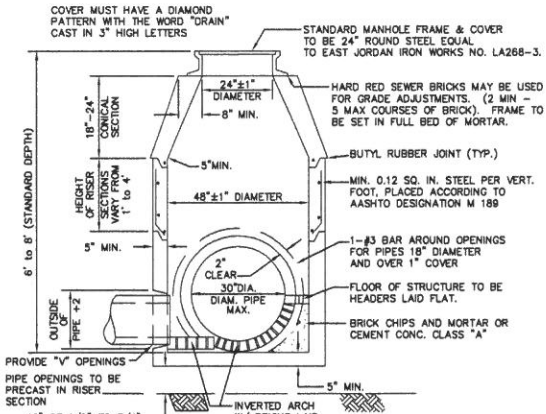
SEWER PIPE CONNECTION DETAIL
USING NEOPRENE BOOT IN CORED HOLE
NOT TO SCALE



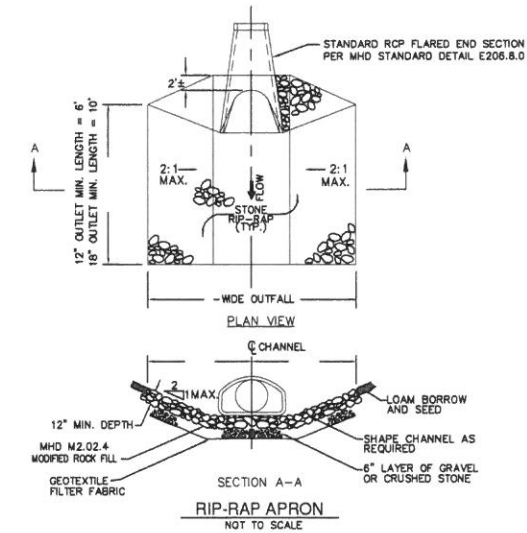
PROVIDE DETECTABLE WARNING TAPE OVER ALL SEWER LINES, FORCE MAINS, AND SEWER SERVICES.



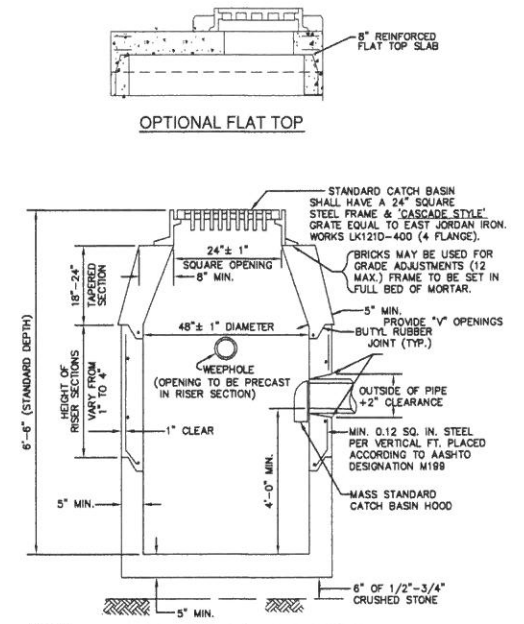
SECTION A-A
BUILDING SEWER CONNECTION
NOT TO SCALE



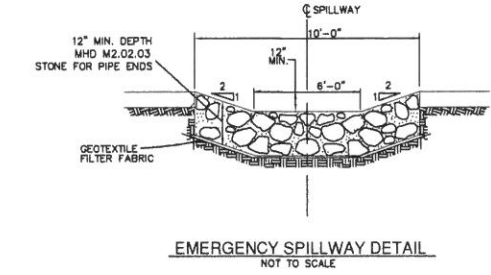
PRECAST CONCRETE DRAIN MANHOLE DETAILS
NOT TO SCALE



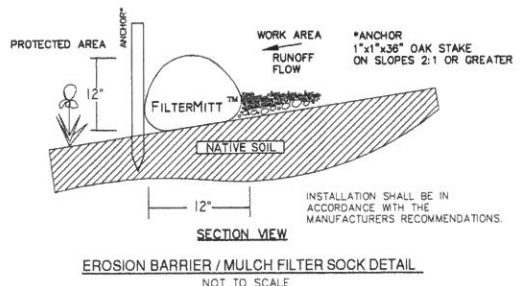
RIP-RAP APRON
NOT TO SCALE



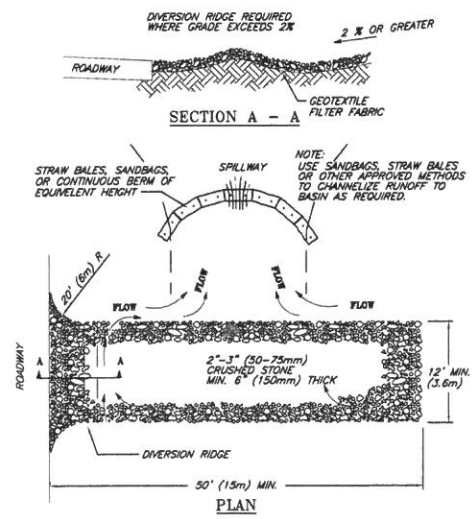
PRECAST CONCRETE CATCH BASIN DETAILS
NOT TO SCALE



EMERGENCY SPILLWAY DETAIL
NOT TO SCALE

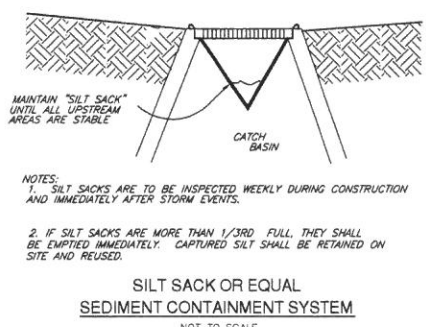


EROSION BARRIER / MULCH FILTER SOCK DETAIL
NOT TO SCALE

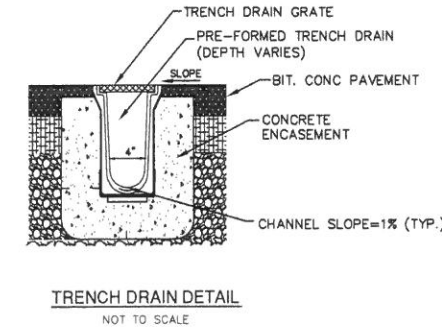


TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT
NOT TO SCALE

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



SILT SACK OR EQUAL SEDIMENT CONTAINMENT SYSTEM
NOT TO SCALE



TRENCH DRAIN DETAIL
NOT TO SCALE

OWNER:

ASHLAND LANDSCAPE SUPPLY, LLC
18 WAVERLY STREET
ASHLAND, MA 01702

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
O MEGUNKO ROAD
IN
ASHLAND, MASS.

3-22-16	STORMWATER & DRAINAGE
3-10-16	SIDEWALK EDITS
2-24-16	EDITS PER TECH. REVIEW
REVISED:	DESCRIPTION:
DRAWN BY: RM	CHECK BY: VC
DATE: JANUARY 27, 2016	
SCALE: NONE	SHEET 4 OF 5.

