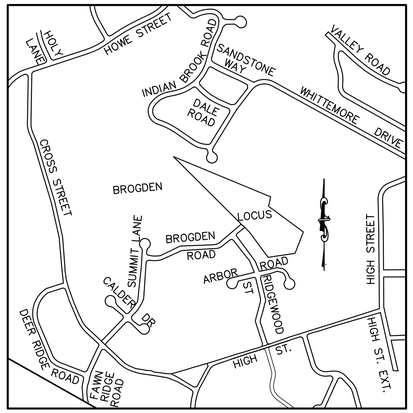
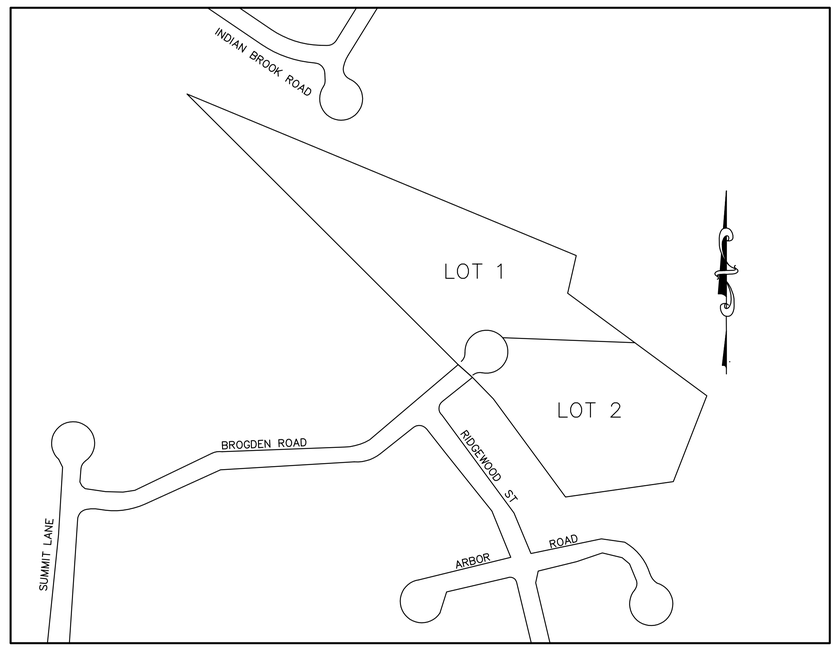
DEFINITIVE SUBDIVISION PLAN
BROGDEN ROAD EXTENSION
A 2 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
ASHLAND, MASSACHUSETTS

OCTOBER 25, 2017



LOCUS
SCALE: 1"=800'



LOCUS
SCALE: 1"=200'

OWNER:
A & M Realty Trust
43 Ridgewood Street
Ashland, MA 01721

DEED REFERENCE:
MIDDLESEX REGISTRY OF DEEDS
BOOK 69503, PAGE 534

PLAN REFERENCE:
MIDDLESEX REGISTRY OF DEEDS
1. FILED AS NO. 576 OF 2016

ASSESSORS REFERENCE:
MAP 18, PARCEL 180

ZONING CLASSIFICATION:
RESIDENCE A DISTRICT (RA)
AREA: 30,000 S.F.
FRONTAGE: 150 FT.
SETBACKS:
FRONT: 40 FT.
SIDE: 10 FT.
REAR: 30 FT.

APPROVED BY THE
ASHLAND PLANNING BOARD:

DATE APPROVED: _____

DATE ENDORSED: _____

APPROVED _____ SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY_____ DATED_____ AND TO BE (RECORDED) (REGISTERED) HEREWITH.

I TOWN CLERK OF THE TOWN OF ASHLAND RECEIVED FROM THE PLANNING BOARD APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK _____ DATE _____

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES & REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

JOYCE E. HASTINGS P.L.S. _____ DATE _____

WAIVERS REQUESTED:

1.) SECTION 344.12.F.4 Dead-end streets shall be provided at the closed end with a turnaround having a property line diameter of at least one hundred twenty (120) feet. An island shall be installed within the center of the cul-de-sac. The outside radius of this island shall be designed to accommodate the turning radius movement of a WB-40 vehicle (D.O.T.). Said island shall include on its outside radius a bituminous concrete berm of modified Cape Cod style or granite curbing.

Waiver Requested to allow the construction of the cul-de-sac with no center island.

PREPARED BY:

GLM ENGINEERING CONSULTANTS, INC.
19 EXCHANGE STREET
HOLLISTON, MASSACHUSETTS 01746
(508)429-1100 fax:(508)429-7160

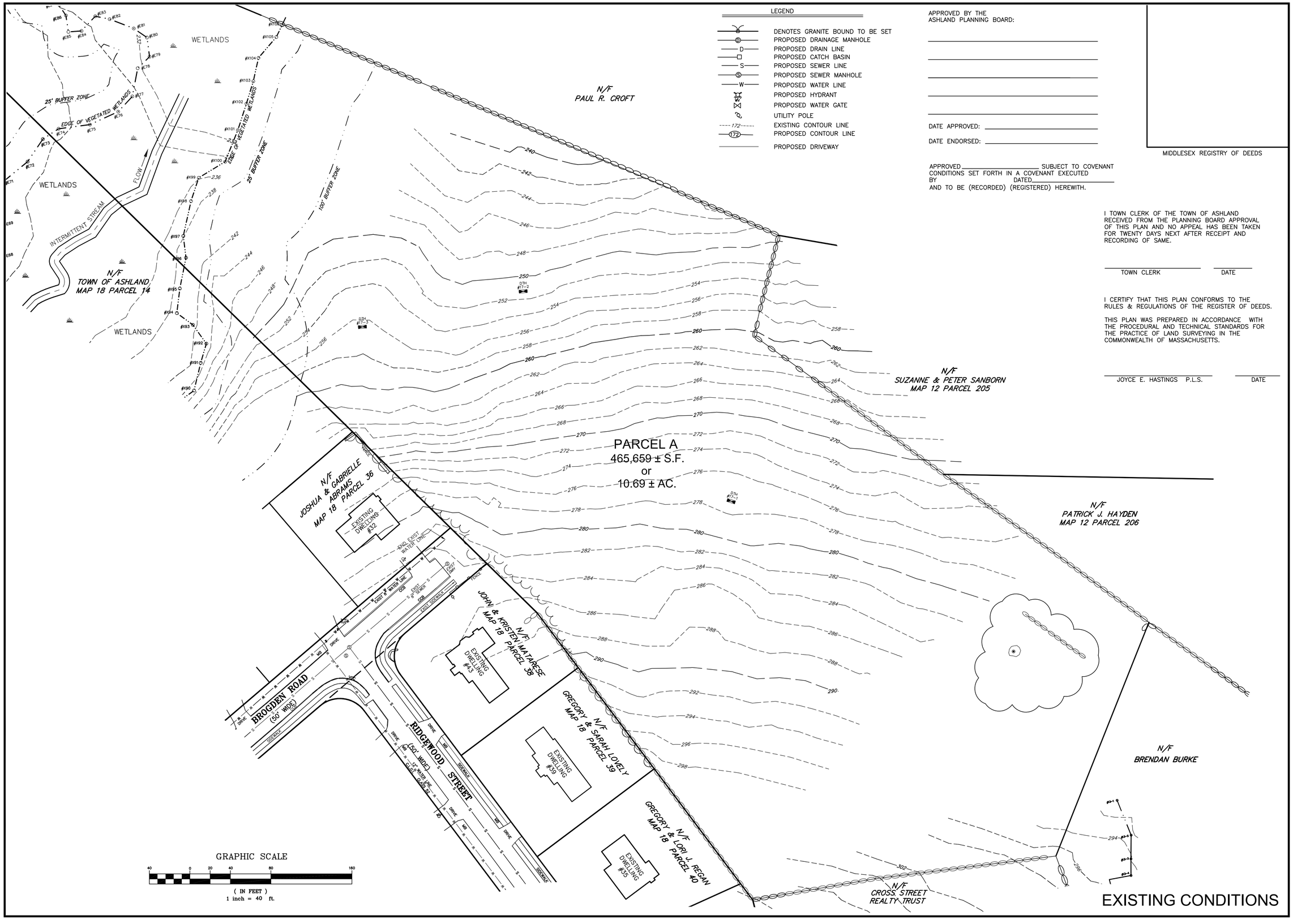
OWNER & APPLICANT:

A & M REALTY TRUST
43 RIDGEWOOD STREET
ASHLAND, MASSACHUSETTS 01721

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	LAYOUT PLAN (1"=40')
4	LAYOUT PLAN (1"=60')
5	GRADING, DRAINAGE & UTILITIES
6	PLAN AND PROFILE OF ROADWAYS
7	EROSION CONTROL PLAN
8	DETAILS
9	DETAILS

JOB No. 16130
SCALE: NO SCALE
DATE: AS NOTED
PLAN SHEET NO.
1 of 9
GLM PLAN NO.
27167



EXISTING CONDITIONS

LEGEND

- DENOTES GRANITE BOUND TO BE SET
- PROPOSED DRAINAGE MANHOLE
- PROPOSED DRAIN LINE
- PROPOSED CATCH BASIN
- PROPOSED SEWER LINE
- PROPOSED SEWER MANHOLE
- PROPOSED WATER LINE
- PROPOSED HYDRANT
- PROPOSED WATER GATE
- UTILITY POLE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED DRIVEWAY

APPROVED BY THE
ASHLAND PLANNING BOARD:

DATE APPROVED: _____

DATE ENDORSED: _____

APPROVED _____ SUBJECT TO COVENANT
CONDITIONS SET FORTH IN A COVENANT EXECUTED
BY DATED_____
AND TO BE (RECORDED) (REGISTERED) HEREWITH.

MIDDLESEX REGISTRY OF DEEDS

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JOYCE E. HASTINGS P.L.S. _____ DATE _____

REVISIONS		
No.	DATE	DESCRIPTION

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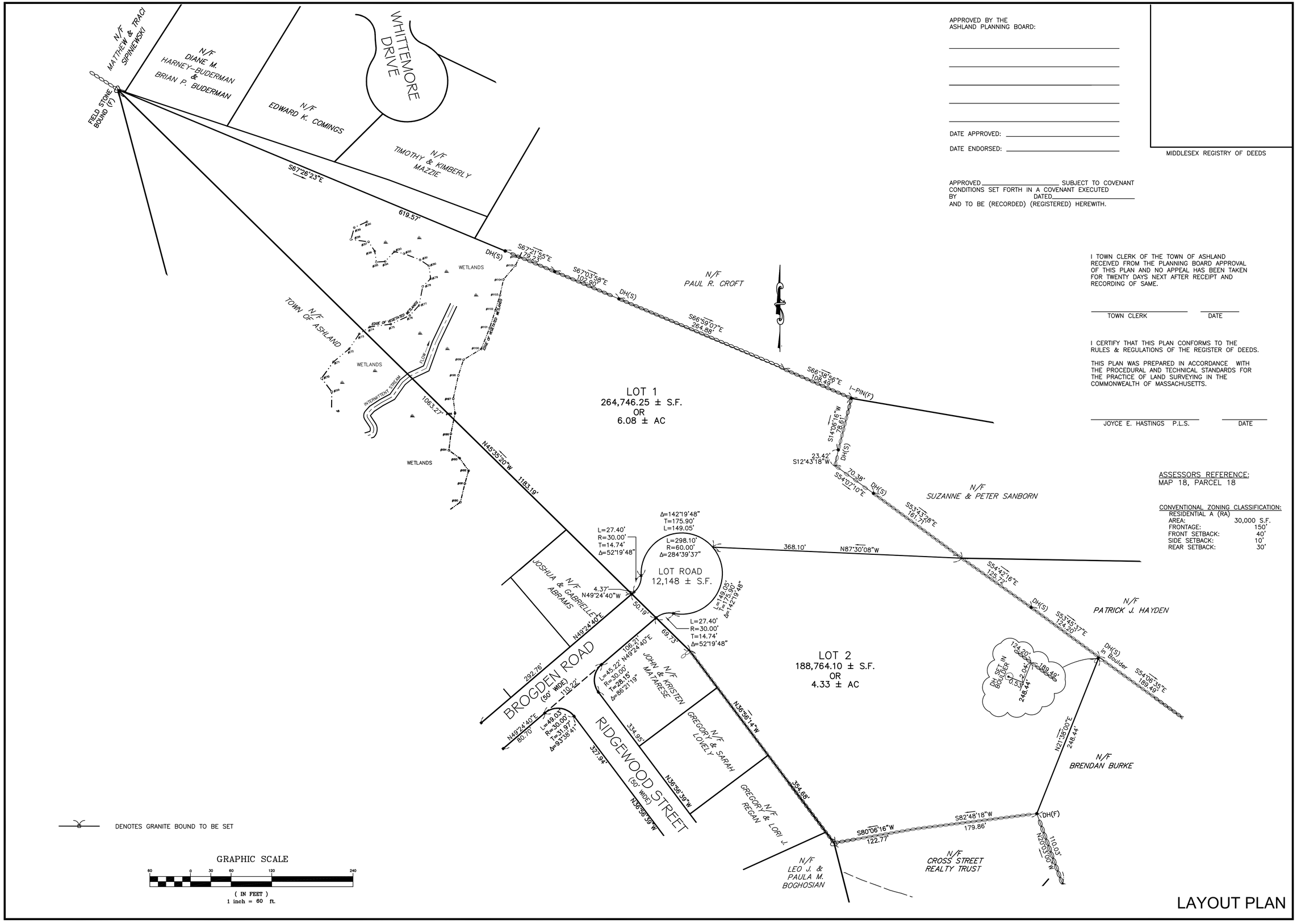
BROGDEN ROAD EXTENSION
ASHLAND, MASSACHUSETTS

PREPARED FOR:
A & M REALTY TRUST
43 RIDGEWOOD STREET
ASHLAND, MA 01721

GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

JOB No.	16130
DATE:	OCTOBER 25, 2017
SCALE:	1"=40'
SHEET:	2 of 9
PLAN #:	27,167



APPROVED BY THE ASHLAND PLANNING BOARD:

_____

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DATE ENDORSED: _____

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_____ JOYCE E. HASTINGS P.L.S. _____ DATE

ASSESSORS REFERENCE:
MAP 18, PARCEL 18

CONVENTIONAL ZONING CLASSIFICATION:
RESIDENTIAL A (RA)

AREA:	30,000 S.F.
FRONTAGE:	150'
FRONT SETBACK:	40'
SIDE SETBACK:	10'
REAR SETBACK:	30'

LAYOUT PLAN

REVISIONS		
No.	DATE	DESCRIPTION

DEFINITIVE SUBDIVISON PLAN
BROGDEN ROAD EXTENSION
ASHLAND, MASSACHUSETTS

PREPARED FOR:
A & M REALTY TRUST
43 RIDGEWOOD STREET
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JOB No.	16130
DATE:	OCTOBER 25, 2017
SCALE:	1"= 60'
SHEET:	3 of 9
PLAN #:	27,167

APPROVED BY THE
ASHLAND PLANNING BOARD:

_____

_____

_____

_____

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DATE APPROVED: _____

DATE ENDORSED: _____

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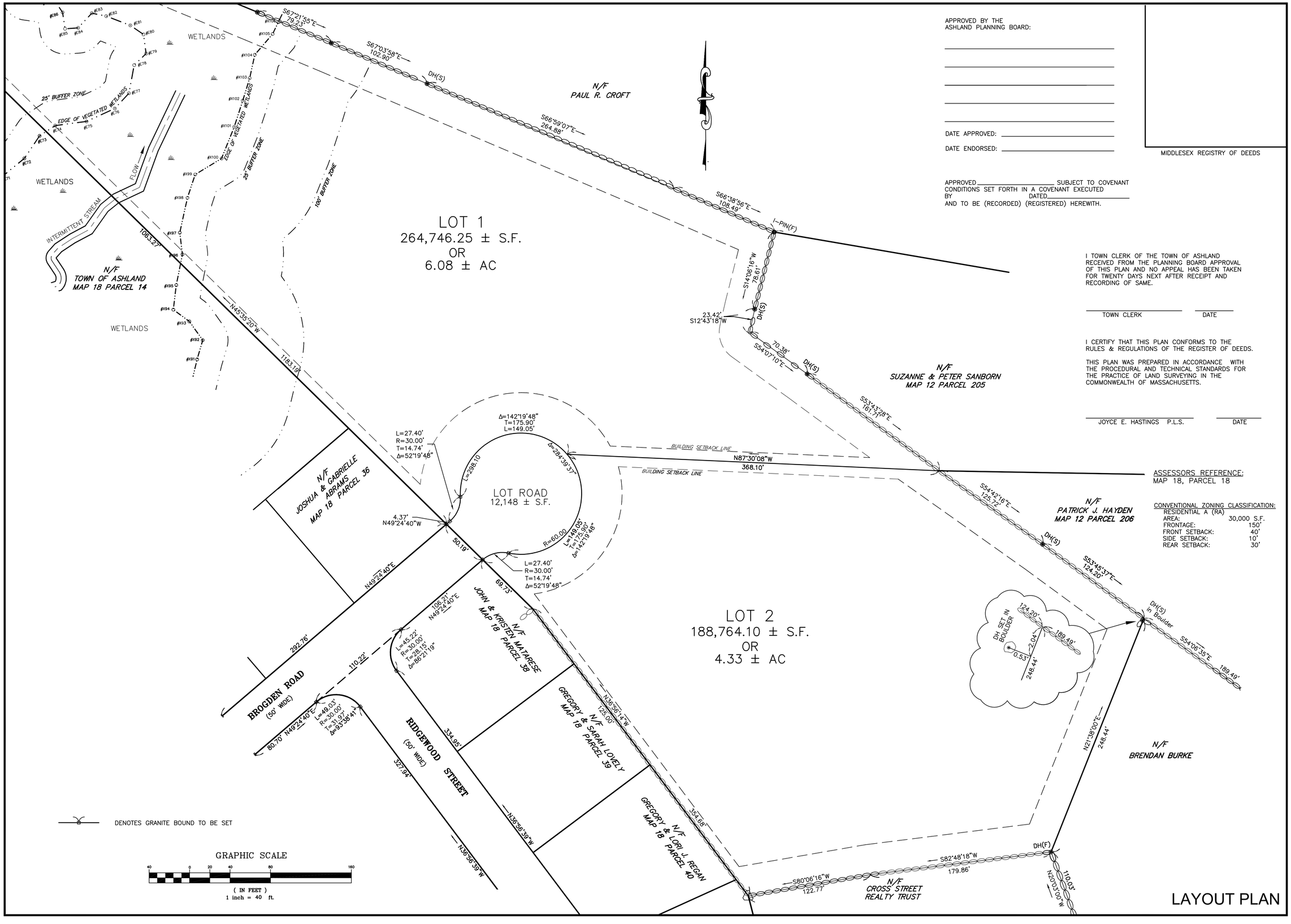

LAYOUT PLAN

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ASHLAND, MASSACHUSETTS

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JOB No.	16130
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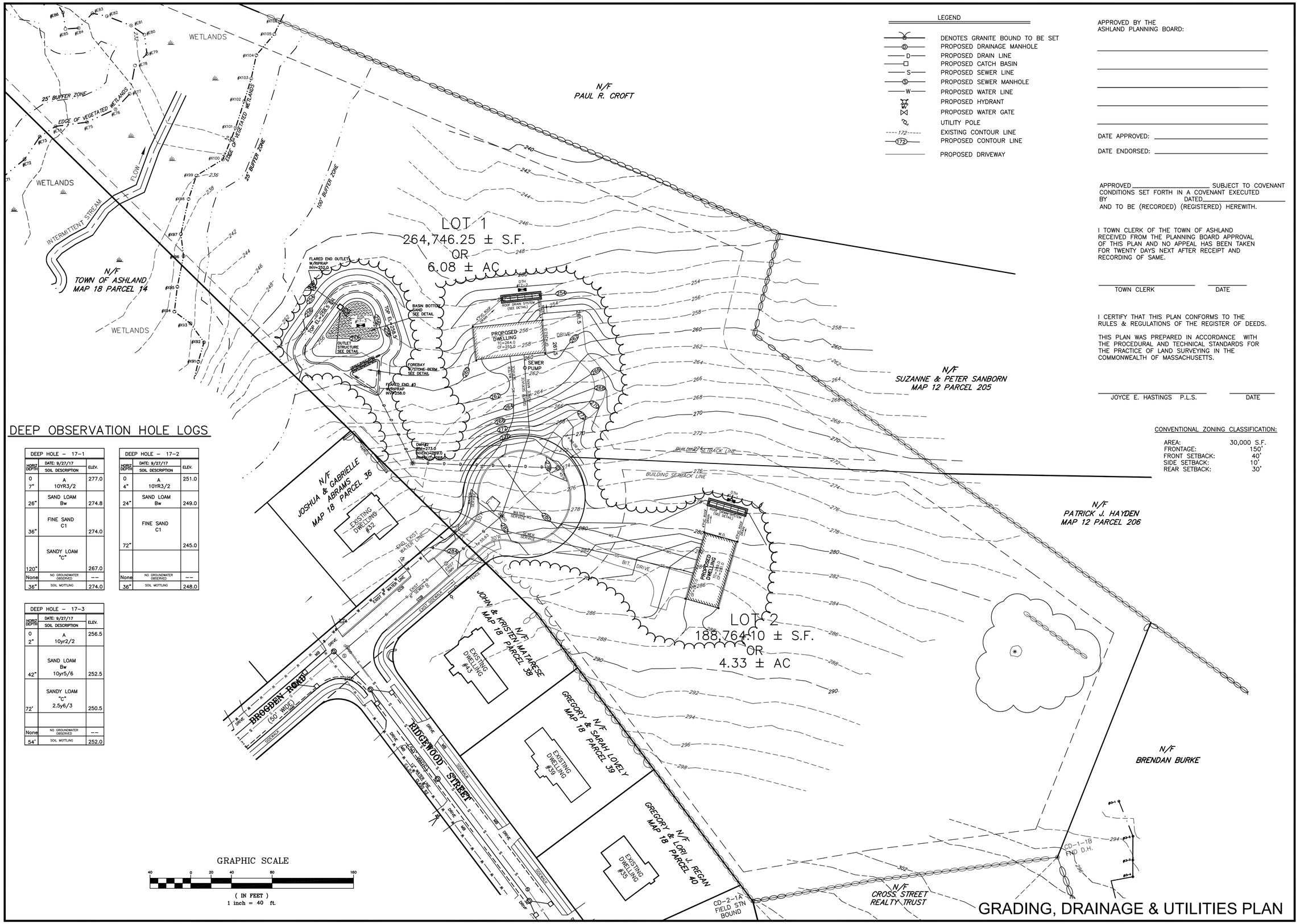
SCALE:	1"=40'
SHEET:	4 of 9
PLAN #:	27,167



LEGEND

- DENOTES GRANITE BOUND TO BE SET
- PROPOSED DRAINAGE MANHOLE
- PROPOSED DRAIN LINE
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FRONT SETBACK:	40'
SIDE SETBACK:	10'
REAR SETBACK:	30'

DEEP OBSERVATION HOLE LOGS

DEEP HOLE – 17–1

HORIZ DEPTH	DATE: 9/27/17 SOIL DESCRIPTION	ELEV.
0 7"	A 10YR3/2	277.0
26"	SAND LOAM Bw	274.8
36"	FINE SAND C1	274.0
120"	SANDY LOAM "C"	267.0
None	NO GROUNDWATER OBSERVED	--
36"	SOIL MOTTLING	274.0

DEEP HOLE – 17–2

HORIZ DEPTH	DATE: 9/27/17 SOIL DESCRIPTION	ELEV.
0 4"	A 10YR3/2	251.0
24"	SAND LOAM Bw	249.0
72"	FINE SAND C1	245.0
None	NO GROUNDWATER OBSERVED	--
36"	SOIL MOTTLING	248.0

DEEP HOLE – 17–3

HORIZ DEPTH	DATE: 9/27/17 SOIL DESCRIPTION	ELEV.
0 2"	A 10yr2/2	256.5
42"	SAND LOAM Bw 10yr5/6	252.5
72'	SANDY LOAM "C" 2.5y6/3	250.5
None	NO GROUNDWATER OBSERVED	--
54'	SOIL MOTTLING	252.0

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

GRADING, DRAINAGE & UTILITIES PLAN

REVISIONS

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SHEET:	5 of 9
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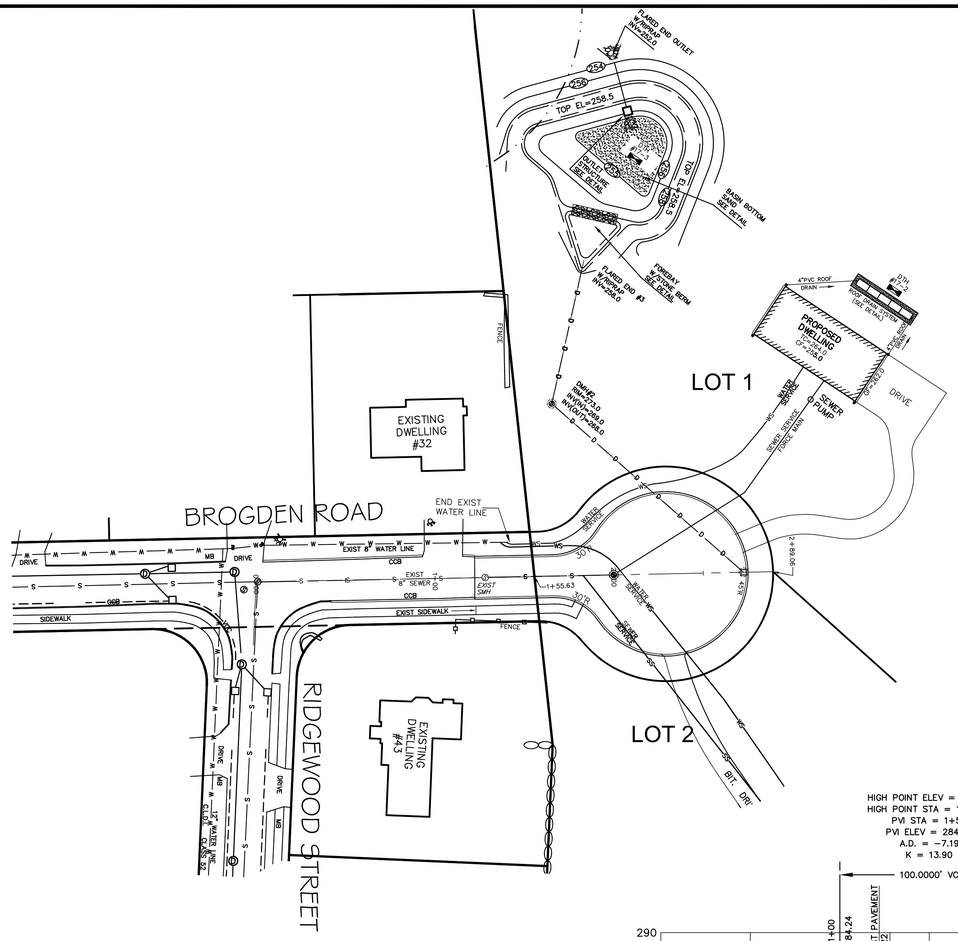

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JOYCE E. HASTINGS P.L.S. _____ DATE _____

APPROVED BY THE ASHLAND PLANNING BOARD:

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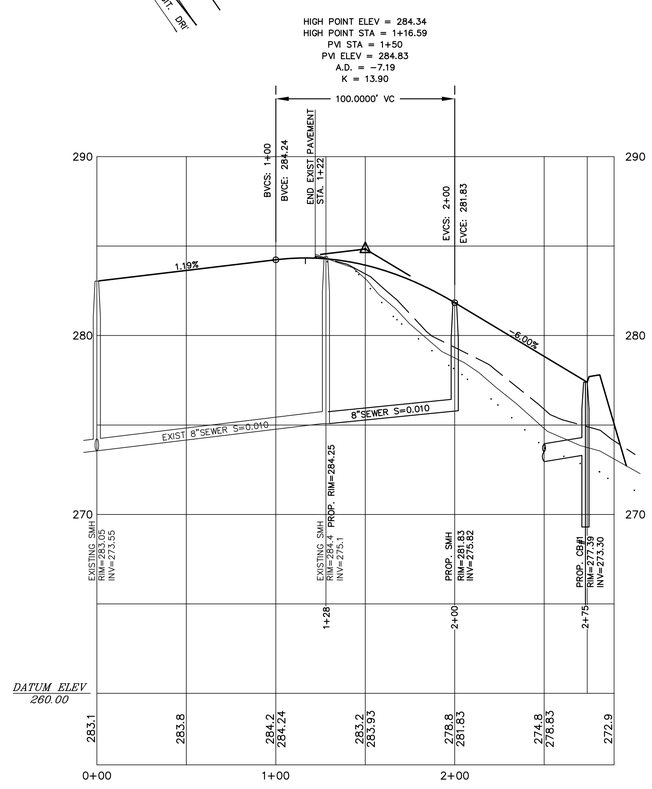
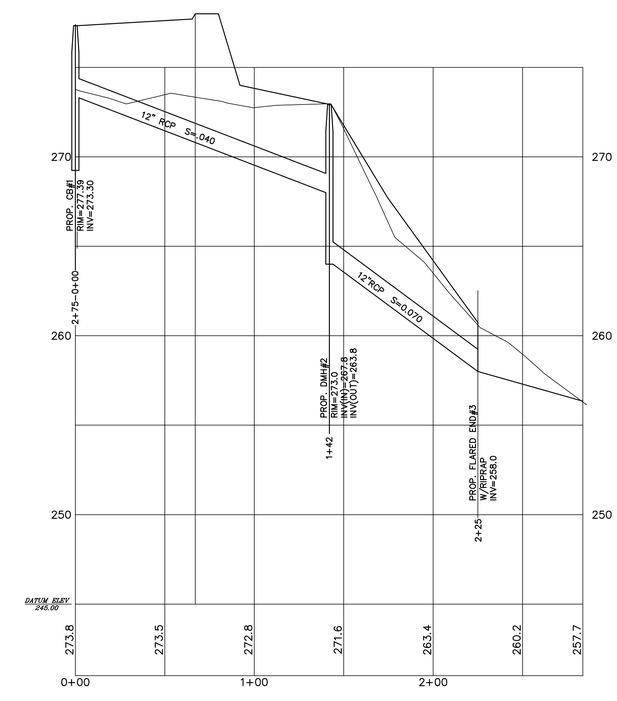


BROGDEN ROAD PROFILE

SCALE: Horiz: 1'=40'; Vert: 1'=4'



PROPOSED DRAINAGE PROFILE

SCALE: Horiz: 1'=40'; Vert: 1'=4'

PLAN & PROFILE

REVISIONS		
No.	DATE	DESCRIPTION

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BROGDEN ROAD EXTENSION
ASHLAND, MASSACHUSETTS

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DATE:	OCTOBER 25, 2017
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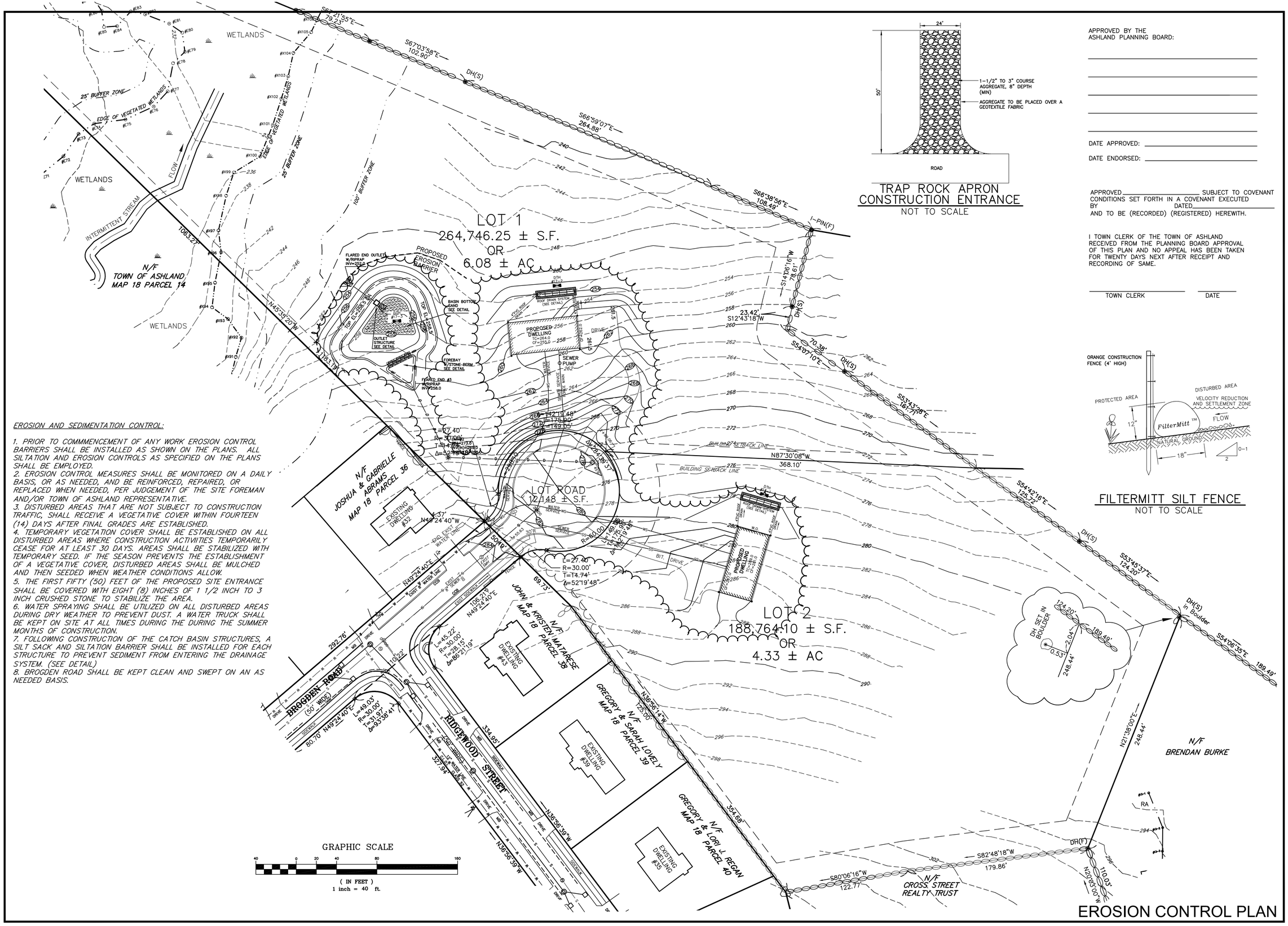
SHEET:	6 of 9
PLAN #:	27,167



EROSION AND SEDIMENTATION CONTROL:

1. PRIOR TO COMMENCEMENT OF ANY WORK EROSION CONTROL BARRIERS SHALL BE INSTALLED AS SHOWN ON THE PLANS. ALL SILTATION AND EROSION CONTROLS AS SPECIFIED ON THE PLANS SHALL BE EMPLOYED.
2. EROSION CONTROL MEASURES SHALL BE MONITORED ON A DAILY BASIS, OR AS NEEDED, AND BE REINFORCED, REPAIRED, OR REPLACED WHEN NEEDED, PER JUDGEMENT OF THE SITE FOREMAN AND/OR TOWN OF ASHLAND REPRESENTATIVE.
3. DISTURBED AREAS THAT ARE NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL RECEIVE A VEGETATIVE COVER WITHIN FOURTEEN (14) DAYS AFTER FINAL GRADES ARE ESTABLISHED.
4. TEMPORARY VEGETATION COVER SHALL BE ESTABLISHED ON ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES TEMPORARILY CEASE FOR AT LEAST 30 DAYS. AREAS SHALL BE STABILIZED WITH TEMPORARY SEED. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A VEGETATIVE COVER, DISTURBED AREAS SHALL BE MULCHED AND THEN SEEDED WHEN WEATHER CONDITIONS ALLOW.
5. THE FIRST FIFTY (50) FEET OF THE PROPOSED SITE ENTRANCE SHALL BE COVERED WITH EIGHT (8) INCHES OF 1 1/2 INCH TO 3 INCH CRUSHED STONE TO STABILIZE THE AREA.
6. WATER SPRAYING SHALL BE UTILIZED ON ALL DISTURBED AREAS DURING DRY WEATHER TO PREVENT DUST. A WATER TRUCK SHALL BE KEPT ON SITE AT ALL TIMES DURING THE DURING THE SUMMER MONTHS OF CONSTRUCTION.
7. FOLLOWING CONSTRUCTION OF THE CATCH BASIN STRUCTURES, A SILT SACK AND SILTATION BARRIER SHALL BE INSTALLED FOR EACH STRUCTURE TO PREVENT SEDIMENT FROM ENTERING THE DRAINAGE SYSTEM. (SEE DETAIL)
8. BROGDEN ROAD SHALL BE KEPT CLEAN AND SWEPT ON AN AS NEEDED BASIS.

TRAP ROCK APRON
CONSTRUCTION ENTRANCE
NOT TO SCALE

APPROVED BY THE
ASHLAND PLANNING BOARD:

DATE APPROVED: _____

DATE ENDORSED: _____

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TOWN CLERK _____ DATE _____

FILTERMITT SILT FENCE
NOT TO SCALE

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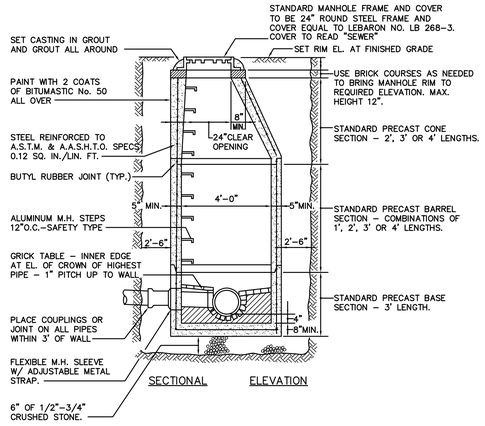
JOB No.	16130
DATE:	OCTOBER 25, 2017
SCALE:	1"=40'
SHEET:	7 of 9
PLAN #:	27,167

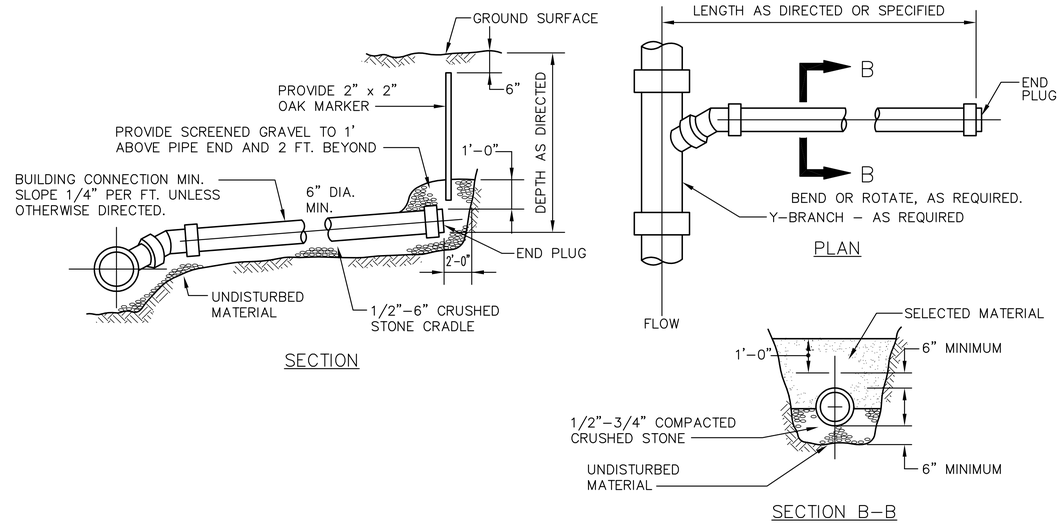
EROSION CONTROL PLAN



*ALL SEWER MANHOLES SHALL BE H-20 LOAD RATED.

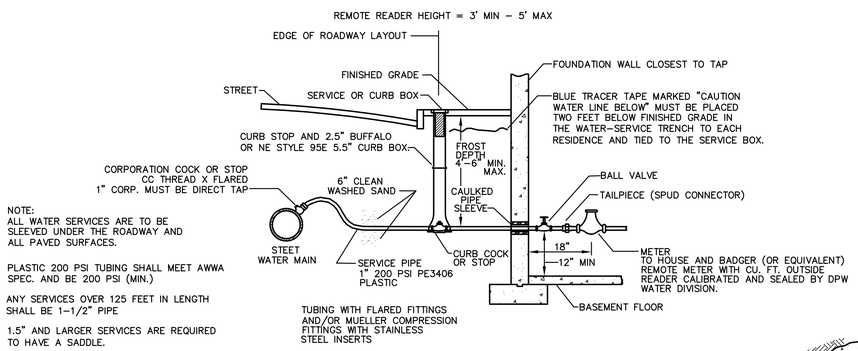
PRECAST CONCRETE SEWER MANHOLE DETAILS

NOT TO SCALE



TYPICAL SEWER BUILDING CONNECTION

NOT TO SCALE



NOTE:
ALL WATER SERVICES ARE TO BE SLEEVED UNDER THE ROADWAY AND ALL PAVED SURFACES.

PLASTIC 200 PSI TUBING SHALL MEET AWWA SPEC. AND BE 200 PSI (MIN.)

ANY SERVICES OVER 125 FEET IN LENGTH SHALL BE 1-1/2" PIPE

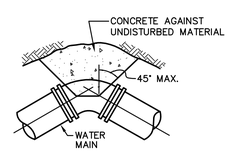
1.5" AND LARGER SERVICES ARE REQUIRED TO HAVE A SADDLE.

CURB STOPS MUST MEET AWWA SPEC. 800-55 (HAYS 5045 OR FORD 244-333 AND 244-444) W/ NO DRAIN.

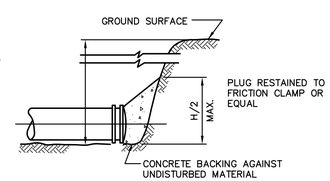
CORPORATION STOP SHALL MEET AWWA SPECS. (MUELLER B-25008 OR FORD F-1000 G)

TYP. WATER SERVICE CONNECTION

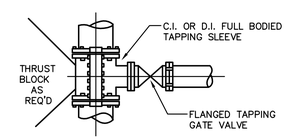
NOT TO SCALE



TYPICAL BEND

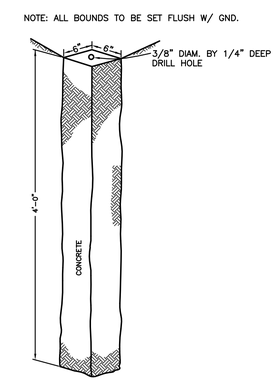


TYPICAL PLUG



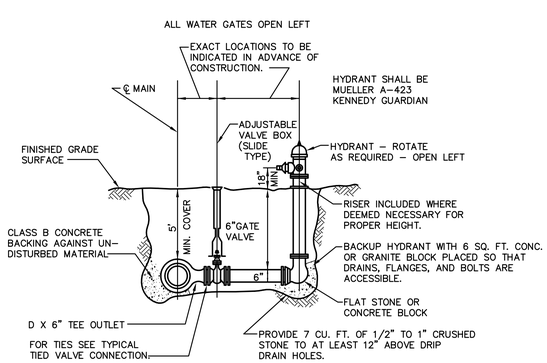
TAPPING SLEEVE AND VALVE DETAILS

NOT TO SCALE



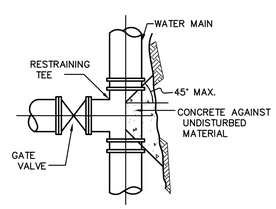
CONCRETE BOUND DETAIL

NOT TO SCALE

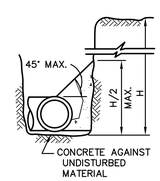


TYP. HYDRANT ASSEMBLY DETAIL

NOT TO SCALE



TYPICAL TEE



TYPICAL SECTION

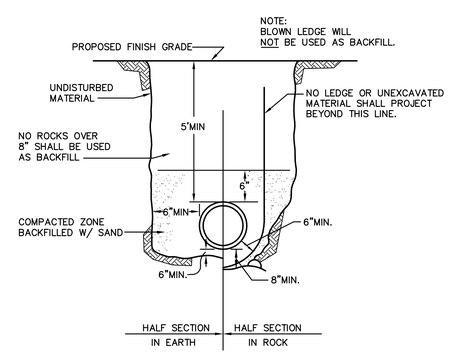
NOTE: CONCRETE FOR THRUST BLOCKS SHALL BE NO LONGER THAN THE RATIO OF 2 1/2 : 5 1/2 AND SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 2000 PSI (SO THAT FLANGES AND BOLTS ARE ACCESSIBLE.)

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

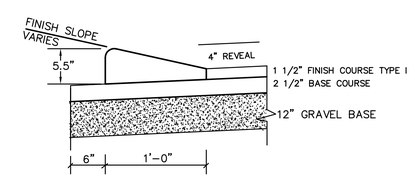
TYP. THRUST BLOCK DETAIL

NOT TO SCALE



WATER MAIN TRENCH DETAIL

NOT TO SCALE



CAPE COD BERM DETAIL

NOT TO SCALE

DETAIL

APPROVED BY THE ASHLAND PLANNING BOARD:

DATE APPROVED: _____

DATE ENDORSED: _____

APPROVED _____ SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ DATED _____ AND TO BE (RECORDED) (REGISTERED) HEREWITH.

I TOWN CLERK OF THE TOWN OF ASHLAND RECEIVED FROM THE PLANNING BOARD APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK _____ DATE _____

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES & REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

JOYCE E. HASTINGS P.L.S. _____ DATE _____

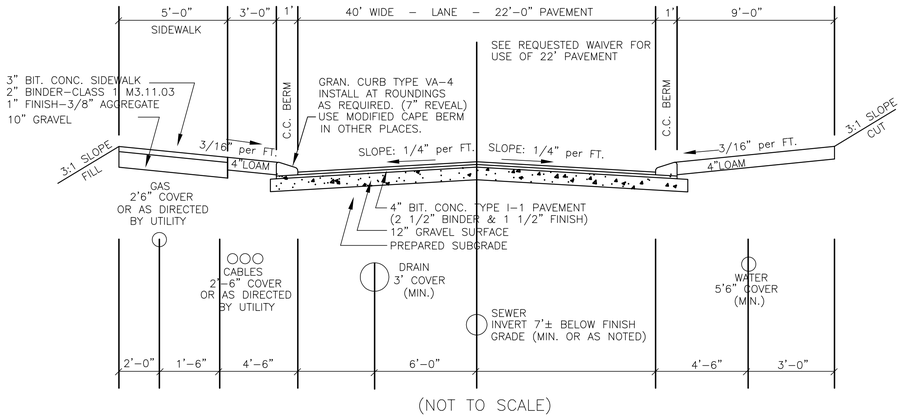
No.	DATE	REVISIONS DESCRIPTION

DEFINITIVE SUBDIVISON PLAN
BROGDEN ROAD EXTENSION
ASHLAND, MASSACHUSETTS

PREPARED FOR:
A & M REALTY TRUST
43 RIDGEWOOD STREET
ASHLAND, MA 01721

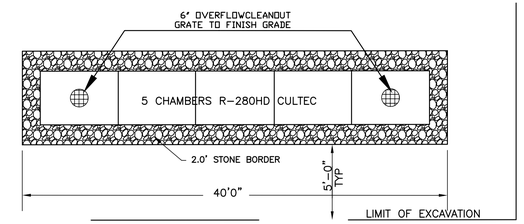
GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

JOB No.	16130
DATE:	OCTOBER 25, 2017
SCALE:	AS SHOWN
SHEET:	8 of 9
PLAN #:	27,167



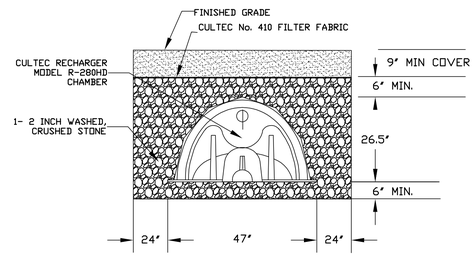
(NOT TO SCALE)

TYPICAL RIGHT OF WAY CROSS SECTION
ASHLAND, MASS.



SCHEDULE OF ELEVATIONS:

Desc.	Lot 1	Lot 2
Min. Cover Elev.	254.0	280.0
Top System Elev.	253.2	279.2
Bot System Elev.	250.0	276.0
G.W. Elev.	248.0	274.0



PROVIDE 1 ROW – 5 CHAMBERS

Recommended Single-Level Installation
of Cultec R-280HD Unit
Storm Water Management

NOTE:

LIMIT OF EXCAVATION: (To extend 5 feet beyond limits of system)
ALL FILL, SUBSOIL ('A' & 'B' Horizons) AND ANY DELETERIOUS MATERIAL MUST BE REMOVED FROM THE AREA OF THE LEACHING SYSTEM AND OTHER DESIGNATED LIMITS AND BACKFILLED WITH APPROVED CLEAN BANK RUN GRAVEL GRADED SO NOT MORE THAN 45% OF THE SAMPLE IS RETAINED IN A #4 SIEVE, OF THAT PASSING, 20% OR LESS SHALL PASS A #100 SIEVE AND 5% OR LESS SHALL PASS THE #200 SIEVE. NOT MORE THAN 90% SHALL BE RETAINED ON THE #50 SIEVE. SAMPLE FOR SIEVE ANALYSIS TO BE TAKEN FROM SAMPLE IN PLACE.

GENERAL NOTES

1. ALL ROOF RUNOFF SHALL BE DIRECTED TO LEACHING SYSTEM VIA. GUTTERS, DOUWNSPOUTS AND PIPING.

2. ALL CULTEC CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.

CULTEC DRY ROOF RUNOFF INFILTRATION DETAIL

NOT TO SCALE

APPROVED BY THE
ASHLAND PLANNING BOARD:

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DATE ENDORSED: _____

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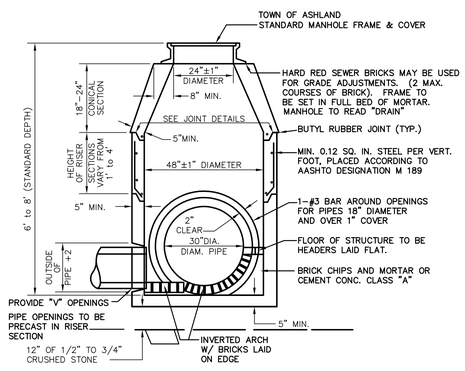
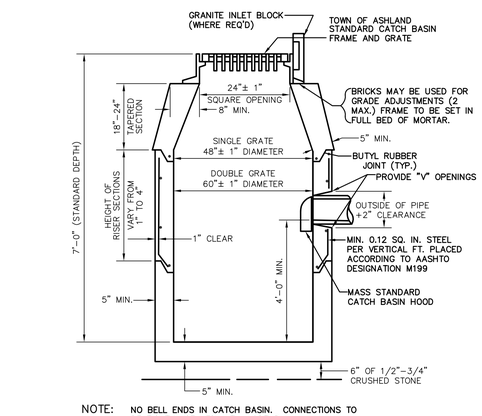
JOYCE E. HASTINGS P.L.S. _____ DATE _____



PRECAST CONCRETE MANHOLE DETAIL

NOT TO SCALE



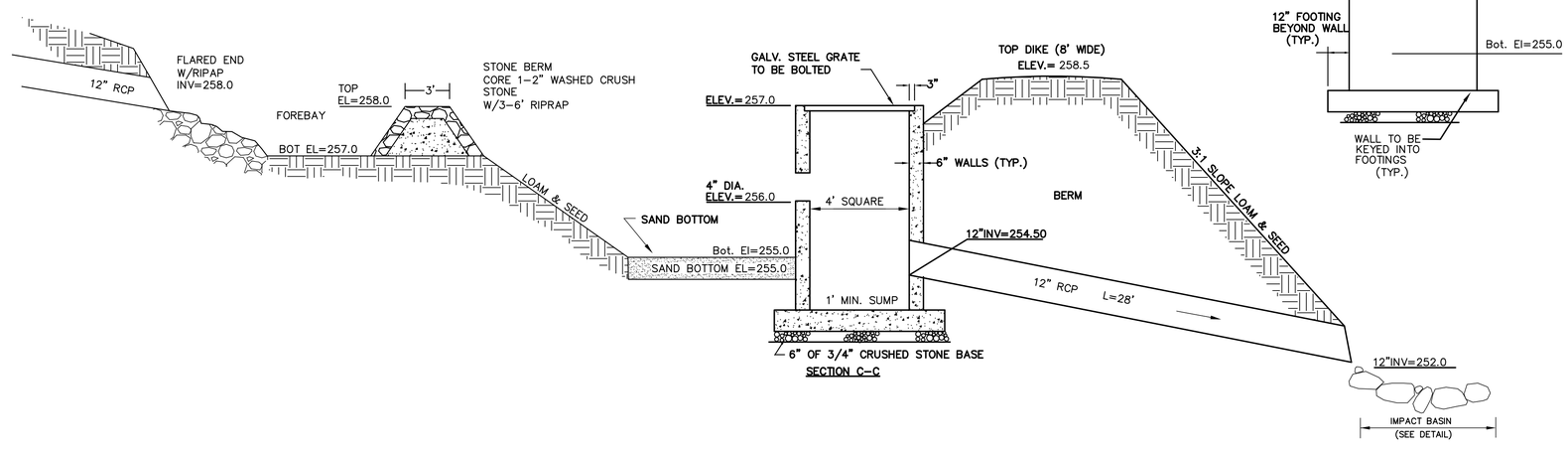
NOTE: NO BELL ENDS IN CATCH BASIN. CONNECTIONS TO BE TIGHTLY SEALED WITH MORTAR.

PRECAST CONCRETE CATCH BASIN DETAIL

NOT TO SCALE

THE INFILTRATION SYSTEM AREA SHALL BE A BE EXCAVATED AND ALL DELETERIOUS MATERIAL REMOVED TO THE DEPTH OF THE NATURAL PARENT MATERIAL.

UMIT OF EXCAVATION & SAND BOTTOM
ALL DELETERIOUS MATERIAL MUST BE REMOVED FROM THE AREA OF THE INFILTRATION SYSTEMS AND OTHER DESIGNATED LIMITS AND FILLED WITH APPROVED, CLEAN, GRANULAR SAND. THE FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 2 INCHES AND BE GRADED SO NOT MORE THAN 45% OF THE SAMPLE IS RETAINED IN A #4 SIEVE, OF THAT PASSING, 20% OR LESS SHALL PASS A #100 SIEVE AND 5% OR LESS SHALL PASS THE #200 SIEVE. NOT MORE THAN 90% SHALL BE RETAINED ON THE #50 SIEVE.



DRAINAGE BASIN & OUTLET STRUCTURE DETAIL

(PRECAST CONCRETE STRUCTURE)
NOT TO SCALE

DETAIL

No.	DATE	DESCRIPTION

REVISIONS

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JOB No.	16130
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SHEET:	2 of 9
PLAN #:	27,167