

RECEIVED
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ASHLAND, MA
23 OCT 19 PM 1:13

7 CEDAR HILL ROAD
ASHLAND, MASSACHUSETTS

DATE: OCTOBER 01, 2023

TOTAL AREA = 12,600 SQ. FT.

BUILDING FOOT PRINT = 3,828 SQ. FT.

EXISTING HOUSE = 2,884 SQ. FT.

EXISTING PORCH = 224 SQ. FT.

PROPOSED GARAGE = 900 SQ. FT.

PROPOSED PORCH = 84 SQ. FT.

REMOVE EXISTING GARAGE = (-264 SQ. FT. DEMO)

TOTAL FOOT PRINT = 3,828 SQ. FT.

BUILDING COVERAGE (3,828 SQ. FT. / 12,600 SQ. FT. = 0.304

BUILDING COVERAGE = 30.4%

GREEN SPACE

(TOTAL AREA- BUILDING & DRIVE & STEPS)

GREEN SPACE = 12,600 SQ. FT. - 5,039 SQ. FT. = 7,561 SQ. FT.

GREEN SPACE = 7,561 SQ. FT. / 12,600 SQ. FT. = 0.600

GREEN SPACE = OR 60.0%

ZBA SITE PLAN

IN

ASHLAND, MASSACHUSETTS

PROPERTY : 7 CEDAR HILL ROAD

ASHLAND, MASSACHUSETTS

(FERRARO)

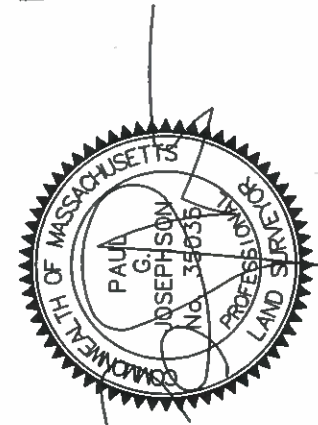
SCALE: 1"=20' OCTOBER 01, 2023

P.N. ASSOCIATES, INC.

310 OAK STREET.

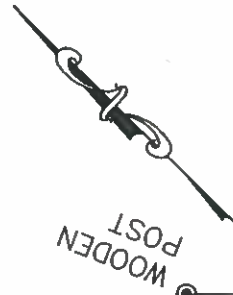
SHREWBURY, MA

508-958-2914



PLAN REFERENCE:
SOUTH MIDDLESEX REGISTRY
PLAN NUMBER 6330 OF 1953
APRIL 27, 1953

DEED REFERENCE:
SOUTH MIDDLESEX REGISTRY
BOOK 5527 PAGE 574
AUGUST 31, 2010



ZONING DISTRICT
RESIDENTIAL A
LOT AREA = 30,000 SQ. FT.

FRONT SETBACK = 40'

SIDE SETBACK = 10'

REAR SETBACK = 30'

LOT FRONTAGE = 150'

7 CEDAR HILL ROAD
ASHLAND, MASSACHUSETTS

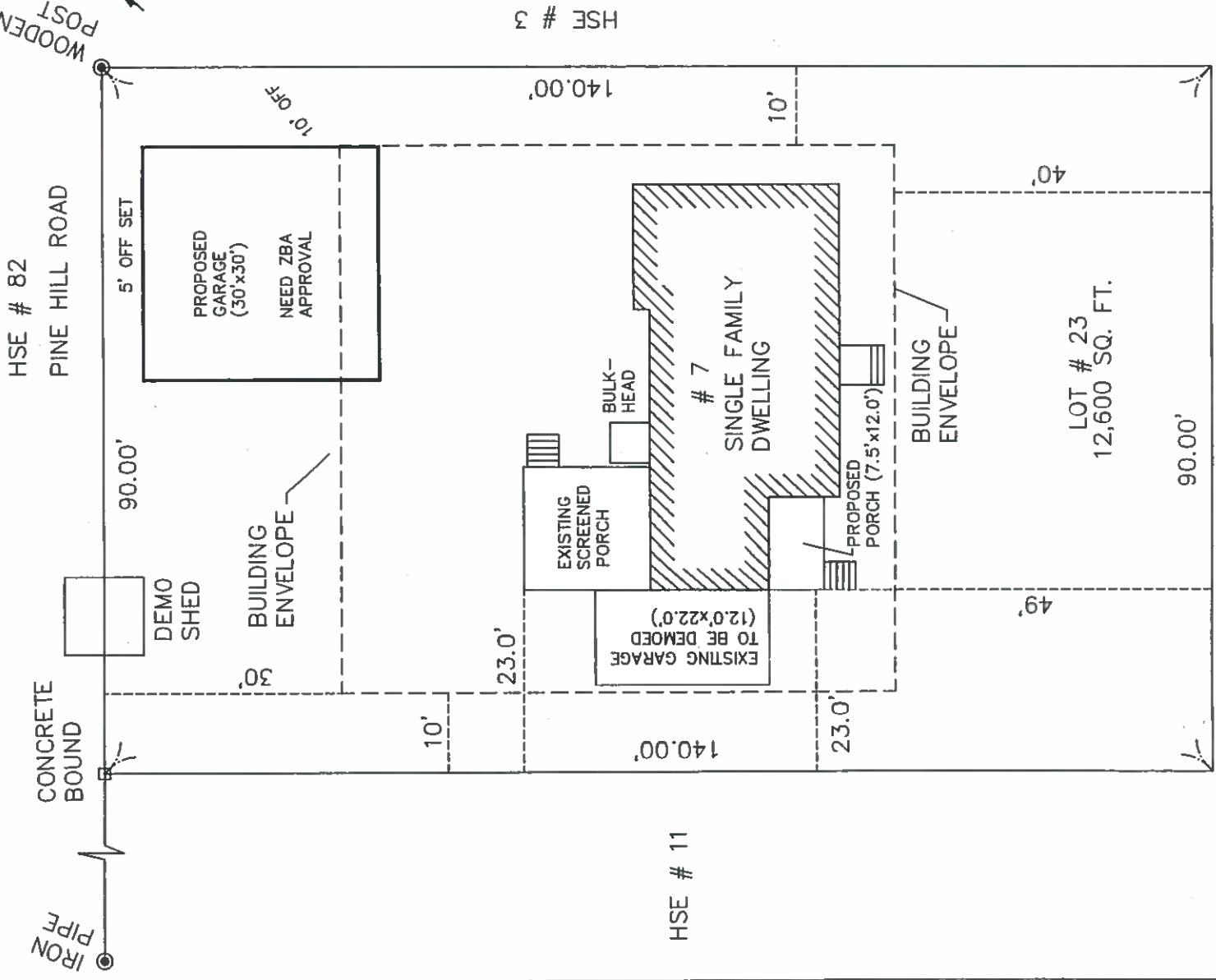
PRE EXISTING NON-CONFORMING

LOT # 23

LOT AREA = 12,600 SQ. FT.

LOT FRONTAGE = 90'

NOTE: THE CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION. WATER, SEWER, GAS, END DRAINAGE, ETC.



CEDAR HILL ROAD

(40' WIDE PUBLIC WAY)

THE CONTRACTOR SHALL CONTACT DIG SAFE PRIOR TO ANY CONSTRUCTION (1-800-DIG-SAFE)