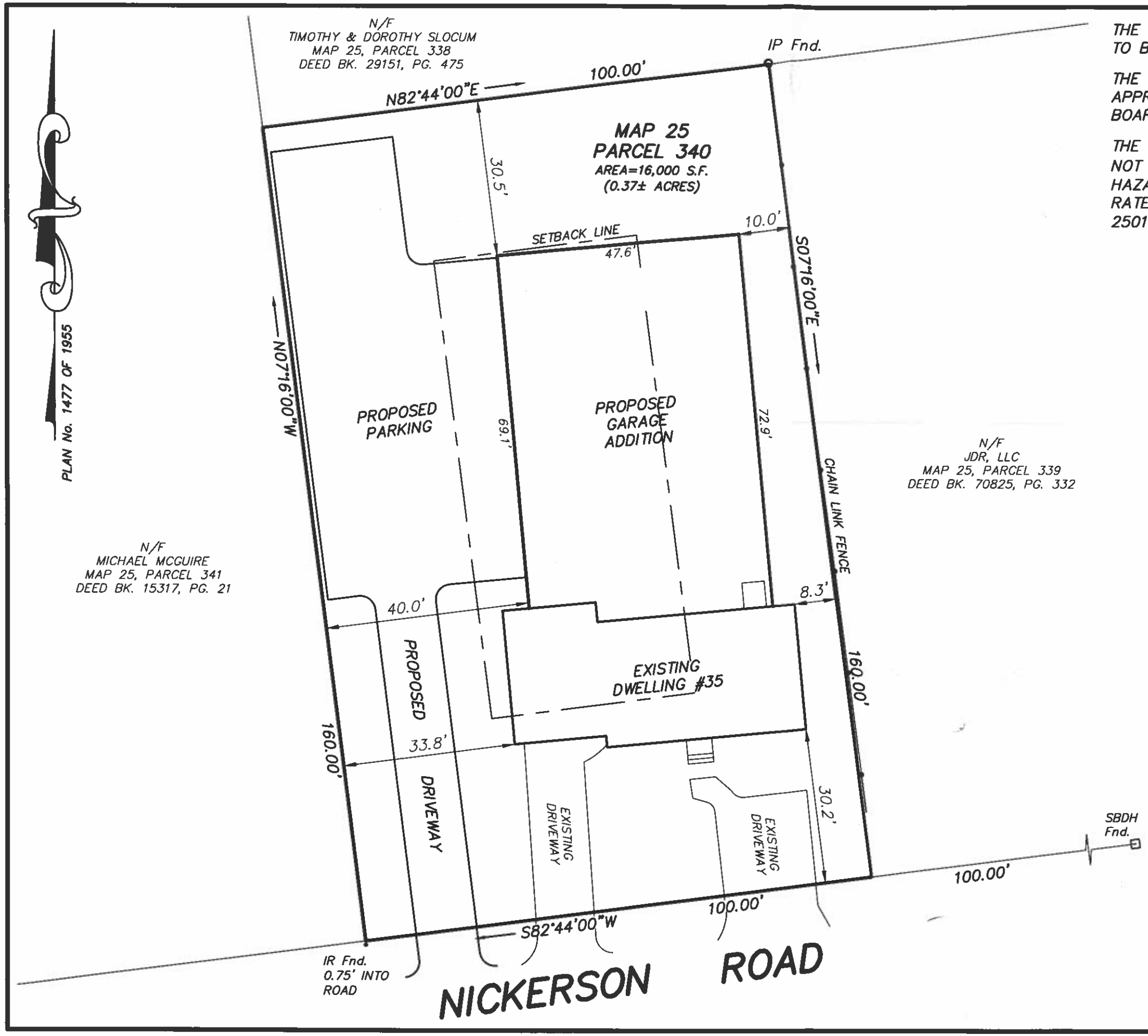

THE TIES TO THE LOT LINES SHOWN HEREON ARE NOT TO BE USED IN THE SETTING OF FENCES, HEDGES, ETC.

THE PROPOSED BUILDING SHOWN HEREON WILL REQUIRE APPROVAL FROM THE TOWN OF ASHLAND ZOZNING BOARD OF APPEALS.

THE LOT SHOWN AND THE DWELLING THEREON ARE NOT LOCATED WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF ASHLAND, MAP NUMBER 25017C0631F, DATED JULY 7, 2014.

ZONED: INDUSTRIAL
AREA = 30,000 sf
FRONTAGE = 150 feet
SETBACKS: FRONT = 40 feet
SIDE = 30 feet
REAR = 30 feet

COMMONWEALTH OF MASSACHUSETTS
VAROUJAN H. HAGOPIAN
No. 49665
PROFESSIONAL LAND SURVEYOR
9/3/25

PREPARED FOR:
ORB INVESTMENTS, LLC
7 DAISLEY PLACE
FRAMINGHAM, MA 01701

DATE: SEPT. 3, 2025 SCALE: 1"=20'

ZBA PETITION PLAN

35 NICKERSON ROAD

ASHLAND, MA

CONNORSTONE ENGINEERING
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532