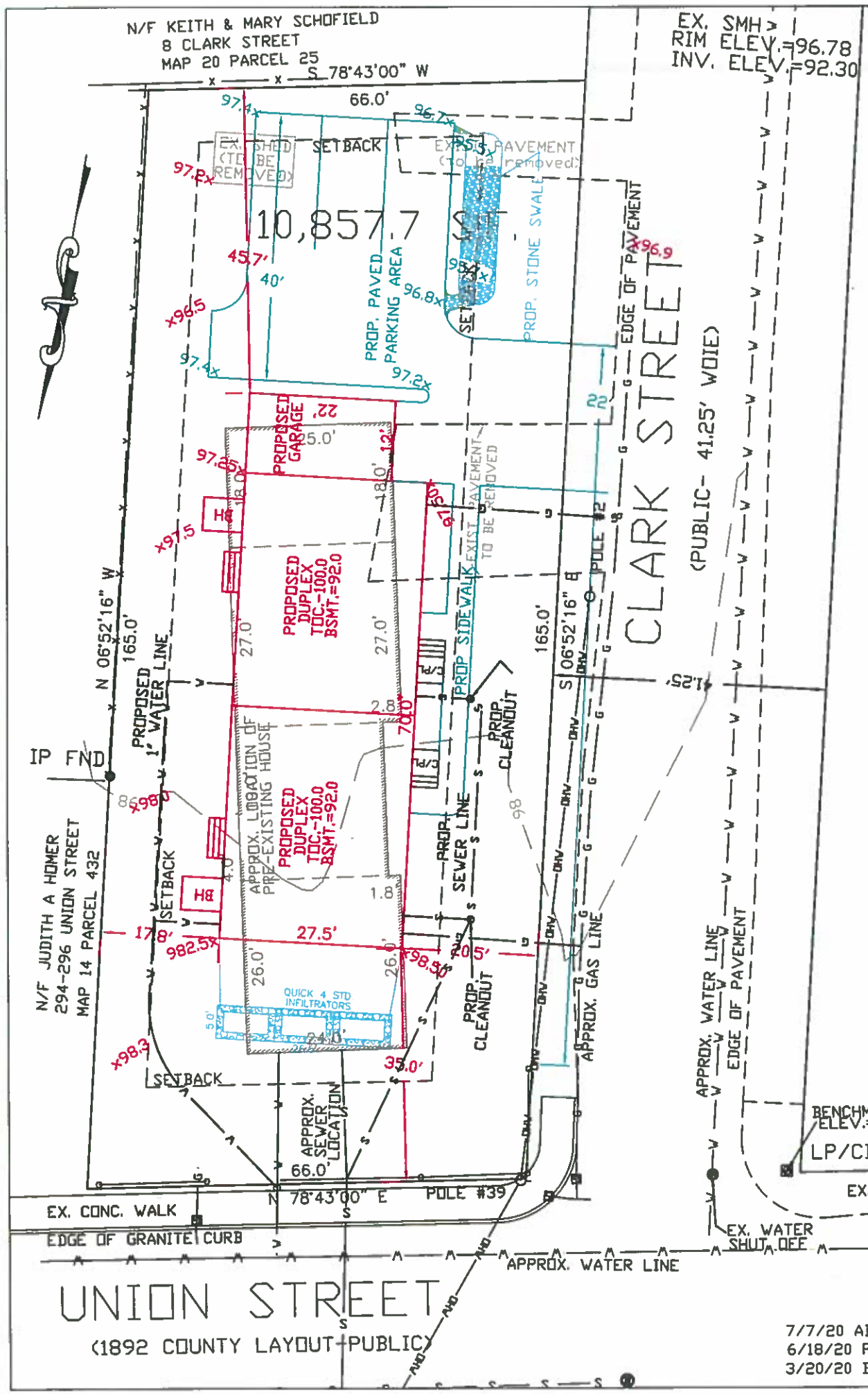

0 20 40 60

SCALE
1"=20'

ZONING BY-LAW

SECTION 3.3.7.C CATASTROPHIC BUILDING
SECTION 6 FINDING
PRE-EXISTING NON CONFORMING BUILDING COVERAGE

7/7/20 ADD PARKING AREA & DRAINAGE KJK
6/18/20 PARKING AREA CHANGE KJK
3/20/20 BUILDING COVERAGE CHANGE KJK

ZONING REQUIREMENTS:

ZONE: CN
MIN LOT AREA 5,000 SF
MIN FRONTAGE 50'
MIN FRONT SETBACK 15'
MIN SIDE SETBACK 8'
MIN REAR SETBACK 35'
MIN. BUILDING COVERAGE 15%

ZONED CN			
	REQUIRED	EXISTING	PROPOSED BUILDING
AREA	5,000 SF	10,857.7 SF (existing)	10,857.7 SF (existing)
FRONTAGE	50'	66'/165.0'	66.0'/165.0'
FRONT YARD	15'	UNKNOWN'	20.5'/35.0'
SIDE YARD	8'	UNKNOWN'	17.8'/45.7'
REAR YARD	35'	---	---

PREVIOUS BUILDING COVERAGE
20.8% (2,259.6 SF)

PROPOSED BUILDING COVERAGE
20.7% (2,249. SF)

PREVIOUS BUILDING VOLUME
44,721 CUBIC FEET

PROPOSED BUILDING VOLUME
40,836 CUBIC FEET

LOT LOCUS
N.T.S.

REFERENCES:
ASSESSOR'S REFERENCE: ASSESSERS ID: MAP 20 PARCEL 26

DEED BK 68811 PAGE 265
1892 UNION STREET LAYOUT Sh.4
PLAN NO.1586 of 1952, Bk.7963 pg.11

CONSTRUCTION SEQUENCE

1. *Obtain all required town approvals.*
2. *Excavate for new foundation, driveway and utilities.*
3. *Set forms & pour foundation.*
4. *Set modular home.*
5. *Stabilize all disturbed areas of lot.*
6. *Prepare as-built plan.*

PER FIRM MAP
TOWN OF ASHLAND, MA
MIDDLESEX COUNTY
COMMUNITY PANEL No.: 25017C0514F
EFFECTIVE: JULY 7, 2014
THIS SITE IS NOT IN A DESIGNATED FLOOD ZONE

1.) THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND ARE BASED UPON A FIELD SURVEY AND A COMPILATION OF AVAILABLE PLANS OF RECORD FROM THE VARIOUS UTILITY COMPANIES. THE INFORMATION PROVIDED IS FOR THE USE OF THE CONTRACTOR. NEITHER WARRANTY NOR GUARANTEE OF THE INFORMATION IS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES BY CONTACTING THE RESPECTIVE UTILITY COMPANIES AND 'DIG-SAFE'.
2.) CONSTRUCTION SURVEY STAKEOUT IS RECOMMENDED TO ASSURE THE CORRECT PLACEMENT OF THE PROPOSED STRUCTURE.

COMMONWEALTH OF MASSACHUSETTS
DAVID E. TEACHOUT
No. 32659
REGISTERED PROFESSIONAL ENGINEER

DAVID E. TEACHOUT, PE

GUARANTEED BUILDERS & DEVELOPERS INC.
14 WEST STREET DOUGLAS, MA 01516
PHONE: (508) 476-1500 FAX: (508) 476-1392

COMP'D BY: KJK	SCALE: 1" = 20'
DRAWN BY: KJK	DATE: 10/1/19
CHK'D BY: CEM	ZONE: CN
FIELD BY: KJK	FIELD BK./PG.:

PLOT PLAN

PROJECT LOCATION: 304-306 UNION STREET, ASHLAND, MA

OWNER: HANNAH & MAXWELL DAVID
304-306 UNION STREET
ASHLAND, MA 01721