NOTES:
1) PLAN REFERS TO ASHLAND PARCEL ID: 5-3-59.0
2) LOCATIONS AND ELEVATIONS SHOWN ARE THE RESULT OF A FIELD SURVEY BY THIS OFFICE ON APR. 30, 2020. THEY REPRESENT CONDITIONS ON THAT DATE
3) ELEVATIONS SHOWN REFER TO NAVD 1988
4) PLAN REFERENCE: #435 OF 1949
#184 OF 1953
#76 OF 1950
#497 OF 1978
#1122 OF 2002
1893 COUNTY LAYOUT
5) DEED REFERENCE: BOOK 70427 PAGE 75
BOOK 74018 PAGE 243

RECEIVED
TOWN CLERK
ASHLAND, MA
2022 FEB -2 PM 3:52

DIMENSIONAL CHART
RESIDENCE A (RA) DISTRICT

DIMENSION:	MIN. REQUIREMENT:	PROPOSED:
LOT 1		
MINIMUM LOT FRONTAGE	150'	184.95'
MINIMUM LOT AREA	30,000 S.F.	30,000 S.F.
MINIMUM FRONT YARD WIDTH	40'	40.6'
MINIMUM SIDE YARD WIDTH	10'	57.8'
MINIMUM REAR YARD WIDTH	30'	63.5'
LOT 2		
MINIMUM LOT FRONTAGE	150'	271.03'
MINIMUM LOT AREA	30,000 S.F.	30,100 S.F.
MINIMUM FRONT YARD WIDTH	40'	40.5'
MINIMUM SIDE YARD WIDTH	10'	53.3'
MINIMUM REAR YARD WIDTH	30'	45.1'
LOT 3		
MINIMUM LOT FRONTAGE	150'	271.40'
MINIMUM LOT AREA	30,000 S.F.	31,075 S.F.
MINIMUM FRONT YARD WIDTH	40'	42.1'
MINIMUM SIDE YARD WIDTH	10'	30.1'
MINIMUM REAR YARD WIDTH	30'	31.2'
LOT 4		
MINIMUM LOT FRONTAGE	150'	151.27'
MINIMUM LOT AREA	30,000 S.F.	31,759 S.F.
MINIMUM FRONT YARD WIDTH	40'	40.1'
MINIMUM SIDE YARD WIDTH	10'	43.6'
MINIMUM REAR YARD WIDTH	30'	76.3'

DIMENSIONAL CHART
"RULE OF 22" CALCULATIONS
(PERIMETER ^{2} /AREA<22=r)

LOT 1
r=15.91
LOT 2
r=18.12
LOT 3
r=20.17
LOT 4
r=19.27

LEGEND:
- EXISTING STONE WALL
- EXISTING BOULDER
- EXISTING BIT. CONC. PAVEMENT
- EXISTING BIT. CONC. BERM
- EXISTING LANDSCAPED AREA
- EXISTING STRUCTURE
- EXISTING BRICK PATIO
- EXISTING CONCRETE APRON
- EG — EXISTING GAS SERVICE
- S — EXISTING SEWER SERVICE
- EXISTING HYDRANT
- WV — EXISTING WATER GATE
- 180 — EXISTING CONTOUR ELEVATION
- EXISTING UTILITY POLE
- OW — EXISTING OVERHEAD WIRES
- PW — PROPOSED WATER SERVICE
- PS — PROPOSED SEWER SERVICE
- PROPOSED HYDRANT LOC.

COMMONWEALTH OF MASSACHUSETTS RUSSELL D. HART No. 39169 REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH OF MASSACHUSETTS JOSEPH D. MARQUEDANT No. 27873 REGISTERED PROFESSIONAL LAND SURVEYOR

ZONING: DISTRICT – "RA"
30,000 S.F. MINIMUM AREA
150' MINIMUM FRONTAGE
40' FRONT YARD SETBACK MINIMUM
10' SIDE YARD SETBACK MINIMUM
30' REAR YARD SETBACK MINIMUM

OWNERS:
THE ROBERSTON NOMINEE TRUST
C/O SUE E. ROBERTSON
100 FOUNTAIN STREET
ASHLAND MA 01721
SUE ROBERTSON
100 FOUNTAIN STREET
ASHLAND MA 01721

APPLICANT:
SUE ROBERTSON
100 FOUNTAIN STREET
ASHLAND MA 01721

PRELIMINARY PLAN
"BALLARD ROAD EXTENSION" ASHLAND MA

SKETCH PLAN OF LAND
SITE LOCATION: 100 FOUNTAIN STREET
ASHLAND MA

PRELIMINARY PLAN

PREPARED FOR: SUE ROBERTSON
100 FOUNTAIN STREET
ASHLAND MA

JOB NO. 3246

J.D. MARQUEDANT & ASSOCIATES INC.
LAND SURVEYING
34 HAYDEN ROWE STREET HOPKINTON MA
PHONE: 508-435-4145

SCALE: 1"=40'	DATE: JAN 3, 2022	DRAWN BY:	CHECKED BY: