

**ZONING DATA:**

DISTRICT: RESIDENCE B			
OVERLAY DISTRICT: FLOODPLAIN			
CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 S.F.	83,201 S.F.	83,201 S.F.
MINIMUM LOT FRONTAGE	125 FT.	225 FT.	225 FT.
MINIMUM FRONT YARD	30 FT.	41.9 FT.	41.9 FT.
MINIMUM SIDE YARD	10 FT.	65.0 FT.	20.9 FT.
MINIMUM REAR YARD	30 FT.	144.0 FT.	61.9 FT.

**PROJECT NOTES:**

- EXISTING VFV BUILDING IS A NON-COMFORMING USE AND THE APPLICANT IS REQUESTING AN EXPANSION OF THE EXISTING NON-COMFORMING USE TO INCLUDE THE INSTALLATION OF THE PROPOSED SOLAR CANOPY.
- PROJECT ADDS NO IMPERVIOUS AREA TO EXISTING SITE AS PANELS ARE MOUNTED ON A RACK SYSTEM.
- PROJECT PROPOSES NO CHANGE TO PARKING COUNT OR LAYOUT AS FOUNDATIONS ARE LOCATED OUTSIDE OF ANY PARKING STALLS.
- THERE IS NO LIGHTING PROPOSED BELOW THE SOLAR PANELS/CANOPIES.
- SILT FENCE TO BE INSTALLED PRIOR TO THE START OF ANY SITEWORK AND BE MAINTAINED THROUGHOUT CONSTRUCTION.

**LEGEND**

EXISTING	DESCRIPTION
--- 50 ---	1' CONTOUR
+50.5	SPOT ELEVATION
-----	PROPERTY LINE
-----	EDGE OF PAVEMENT
-----	VERTICAL GRANITE CURB
-----	SLOPE GRANITE CURB
-----	CAPE COD BERM
-----	VERTICAL BITUMINOUS CURB
-----	VERTICAL CONCRETE CURB
-----	CONCRETE PAD
-----	OVERHEAD ELECTRIC
-----	OVERHEAD ELECTRIC WIRE COMMUNICATIONS LINE
-----	FEMA FLOOD PLAIN
-----	100' WETLAND BUFFER
-----	25' NO DISTURB ZONE
-----	100 FT INNER RIPARIAN ZONE
-----	200 FT OUTER RIPARIAN ZONE
-----	TOP OF BANK
-----	WETLAND LINE
-----	HYDRANT
-----	WATER GATE
-----	UTILITY POLE
-----	SEWER MANHOLE
-----	DRAIN MANHOLE
-----	CATCH BASIN
-----	STREAM
-----	PARKING
-----	SIGN

**CLC DESIGN**  
 23 DEER HOLLOW RD  
 FORESTDALE, MA 02644  
 P: 774.269.1861

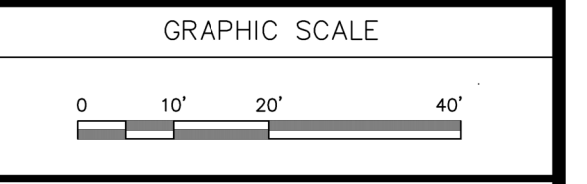
PROJECT: 311 PLEASANT STREET  
 SOLAR CANOPY PROJECT  
 ASHLAND, MASSACHUSETTS

OWNER: ASHLAND MEMORIAL ASSOCIATES  
 11 ALDRIN RD  
 ASHLAND, MA 01721

REVISIONS

NO.	DATE	DESCRIPTION
1	2-7-22	PLANNING BOARD REVS.
2	3-9-22	PLANNING BOARD REVS.

CADD FILE	
DESIGNED BY	NAC
DRAWN BY	NAC
CHECKED BY	NAC
DATE	9/17/21
DRAWING SCALE	1"=20'-0"



SHEET TITLE: PROPOSED SITE PLAN



DRAWING NO.	C-1
PROJECT NO.	2021-04