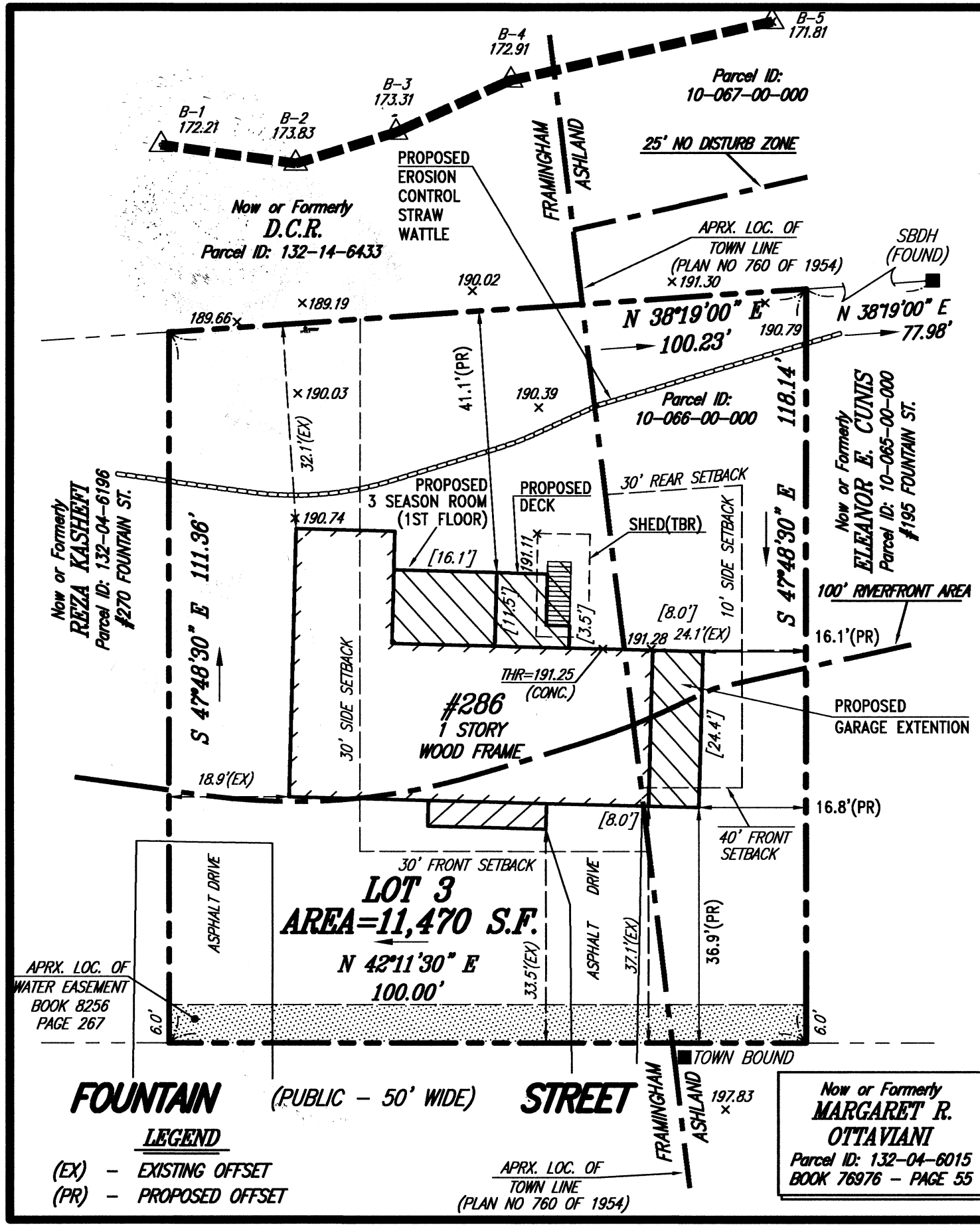

LEGEND

(EX) - EXISTING OFFSET
(PR) - PROPOSED OFFSET

NOTES

1) - BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0514F, MAP REVISED JULY 7, 2014.

2) - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

3) - THE EXISTING BUILDING WAS LOCATED AT THE NEAREST POINT TO THE BOUNDARY LINE.

4) - THE PROPERTY WAS CREATED BY A PLAN ENTITLED "PLAN OF LAND IN ASHLAND-FRAMINGHAM, OWNED BY WILLIAM J. & MURIEL BELL", DATED JUNE 1953, BY CARLTON & COLBURN, C.E. RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN NO. 760 OF 1954.

5) - ELEVATIONS SHOWN ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

6) - WETLAND FLAG DELINEATION PREPARED BY APPLIED ECOLOGICAL SCIENCES (AES) MARCH 2022.

7) - DISTURBANCE WITHIN 100' BUFFER = 192 S.F.± (INFORMATION OBTAINED FROM AES.

8) - THE PROPERTY FALLS WITHIN THE 200' RIVERFRONT AREA, UNABLE TO PLOT AT THIS SCALE.

ZONING: RA
ASHLAND

MINIMUM LOT AREA	30000 S.F.
MAXIMUM LOT COVERAGE	15%
MINIMUM OPEN SPACE	50%
MINIMUM LOT FRONTAGE	150 FEET
MINIMUM FRONT	40 FEET
MINIMUM SIDE	10 FEET
MINIMUM REAR	10 FEET
MAXIMUM STORIES	30 FEET

REFERENCES

- MIDDLESEX COUNTY REGISTRY OF DEEDS
  1.) PLAN NUMBER 760 OF 1954
  2.) PLAN NUMBER 891 OF 1989
  3.) PLAN NUMBER 1429 OF 1988

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PLANS AND DEEDS OF RECORD.

COMMONWEALTH OF MASSACHUSETTS
WILLIAM E. TIRRELL
No. 49930
REGISTERED PROFESSIONAL LAND SURVEYOR

WILLIAM E. TIRRELL, PLS (MA# 49930) — 1/9/23 DATE

PLAN FOR PROPOSED ADDITION
0 FOUNTAIN STREET
ASHLAND, MASSACHUSETTS

FRAMINGHAM SURVEY CONSULTANTS INC.
P.O. BOX 1190 FRAMINGHAM, MA 01701
PH: 508-628-1444 FAX: 508-879-9292
WWW.FRAMINGHAMSURVEY.COM

SCALE:	1"=20'	DRAWN BY:	RDN	DWG:	4160_21 PPPFR
DATE:	DECEMBER 19, 2022	CHECKED BY:	WET	JOB NO:	4160_21

GRAPHIC SCALE (IN FEET)
20 0 10 20 40 60