

LEGEND

BERM	BITUMINOUS CONCRETE PAVEMENT
CONC.	CONCRETE
CURB	DRAIN CATCH BASIN
□	DRAIN LINE
⊖	DRAIN MANHOLE
⊙	DRILL HOLE
—○—	FENCE
(F)	FOUND
—G—	GAS LINE
—X—	GAS GATE
—OHW—	OVERHEAD WIRES
---	PAVEMENT EDGE
(S)	SET
—S—	SEWER LINE
⊙	SEWER MANHOLE
+	SIGN
+	STONE BOUND
+	TOP OF BANK FLAG
+	UTILITY POLE
+	WATER GATE
+	WATER LINE
W/	WITH

NOTES:

- SUBJECT PARCEL IS SHOWN AS ASSESSORS MAP 14, LOT 272. RECORD TITLE FROM BOOK 65732, PAGE 345.
- UTILITY LOCATIONS DEPICTED ON THIS PLAN, BOTH ABOVE- AND BELOW-GROUND, ARE BASED UPON DIRECT FIELD OBSERVATIONS MADE BY METROWEST ENGINEERING, INC. PERSONNEL DURING A FIELD SURVEY, RECORD PLAN LOCATIONS, OR DIGSAFE PAINT-INDICATORS. METROWEST ENGINEERING, INC. DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT UTILITIES THAT ARE DEPICTED ARE SHOWN IN THE CORRECT LOCATION, OR WITH THE PROPER MATERIAL DESIGNATION. METROWEST ENGINEERING, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE SHOWN OR ARE SHOWN CORRECTLY, INCLUDING, BUT NOT LIMITED TO, UTILITIES, UNDERGROUND VAULTS, UNDERGROUND TANKS OR CHAMBERS, BUNKERS, DUCT BANKS, AND/OR OTHER MAN-MADE IMPROVEMENTS THAT LIE BENEATH THE GROUND SURFACE AT THE TIME OF THE SURVEY.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING LOCATIONS OF ALL SUB-SURFACE UTILITIES AND MAN-MADE IMPROVEMENTS AND FOR THE REQUIREMENTS TO REPLACE, RELOCATE OR REPAIR EXISTING UTILITIES IN THE EVENT OF DAMAGE OCCURRING DURING CONSTRUCTION. MWE IS NOT RESPONSIBLE OR LIABLE FOR DELAYS OR COSTS ASSOCIATED WITH REMOVING/REPLACING/RELOCATING OF EXISTING UTILITIES REGARDLESS OF WHETHER SAID UTILITIES ARE ACCURATELY DEPICTED ON THIS SURVEY.
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 25017C0514F, BEARING AN EFFECTIVE DATE OF JULY 7, 2014.

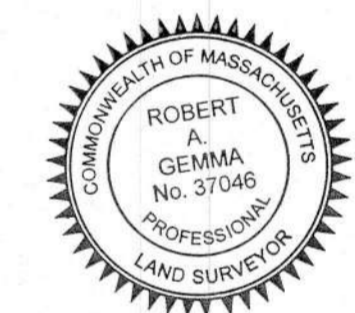
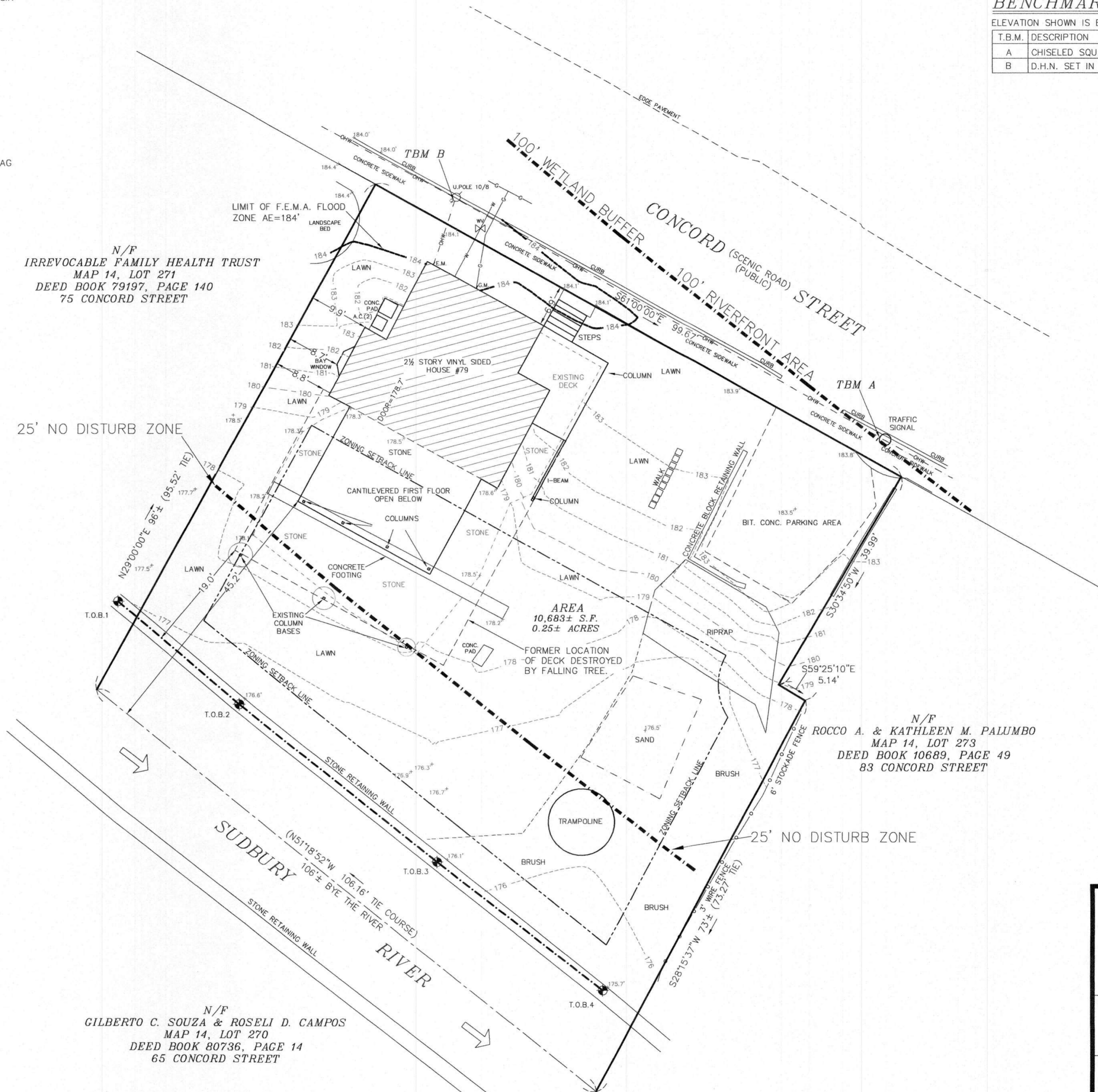
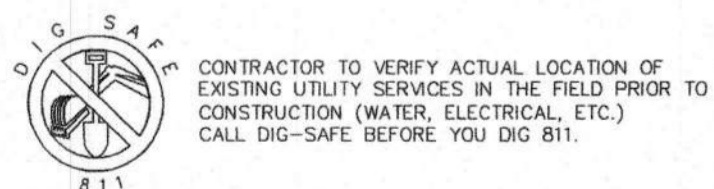
BENCHMARKS

ELEVATION SHOWN IS BASED ON NAVD88 DATUM

T.B.M.	DESCRIPTION	ELEVATION
A	CHISELED SQUARE ON TRAFFIC LIGHT BASE	184.22'
B	D.H.N. SET IN U.POLE 10/8	185.03'

ZONING TABLE		
RESIDENCE B		
	REQUIRED	EXISTING
AREA	20,000 S.F.	10,683± S.F.
FRONTAGE	125 FEET	99.67 FEET
SETBACKS:		
FRONT YARD	40 FEET	6.9 FEET
SIDE YARD	10 FEET	8.7 FEET
REAR YARD	20 FEET	45.2 FEET
BUILDING HEIGHT	35 FEET	2½ STORIES

FLOODPLAIN OVERLAY DISTRICT



Robert A. Gemma
 9/25/23

FOR METROWEST ENGINEERING, INC. DATE
 ROBERT A. GEMMA, P.L.S. # 37046

EXISTING CONDITIONS PLAN
 IN
ASHLAND, MASS
 (MIDDLESEX COUNTY)

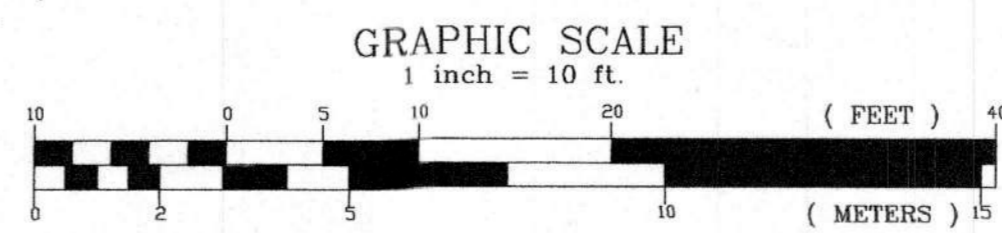
PREPARED FOR:
 JOHN R. WILLIAMS
 79 CONCORD STREET
 ASHLAND, MA 01721

PROPERTY OF:
 JOHN R. WILLIAMS
 79 CONCORD STREET
 ASHLAND, MA 01721

ENGINEERS & SURVEYORS:
METROWEST ENGINEERING, INC.
 75 FRANKLIN STREET
 FRAMINGHAM, MA 01702
 TELE.: (508)626-0063
 EMAIL: INFO@MWEENGINEERING.COM

SHEET 1 OF 2 DATE: SEPTEMBER 22, 2023

CALC'D BY: PHA FIELD BK: 756 CAD FILE: WILLIAMS_01.DWG
 DRAFTER: PHA PROJECT: ASH_CON DWG FILE:



PLAN 1649 OF 1659

LEGEND

- BIT. CONC. CONCRETE
- BERM
- CONCRETE
- CURB
- DRAIN CATCH BASIN
- DRAIN LINE
- ⊙ DRAIN MANHOLE
- D.H.
- FENCE
- (F) FOUND
- GAS LINE
- GAS GATE
- OHW
- OVERHEAD WIRES
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- SIGN
- S.B.
- TOP OF BANK FLAG
- T.O.B.#
- UTILITY POLE
- WATER GATE
- WATER LINE
- WITH

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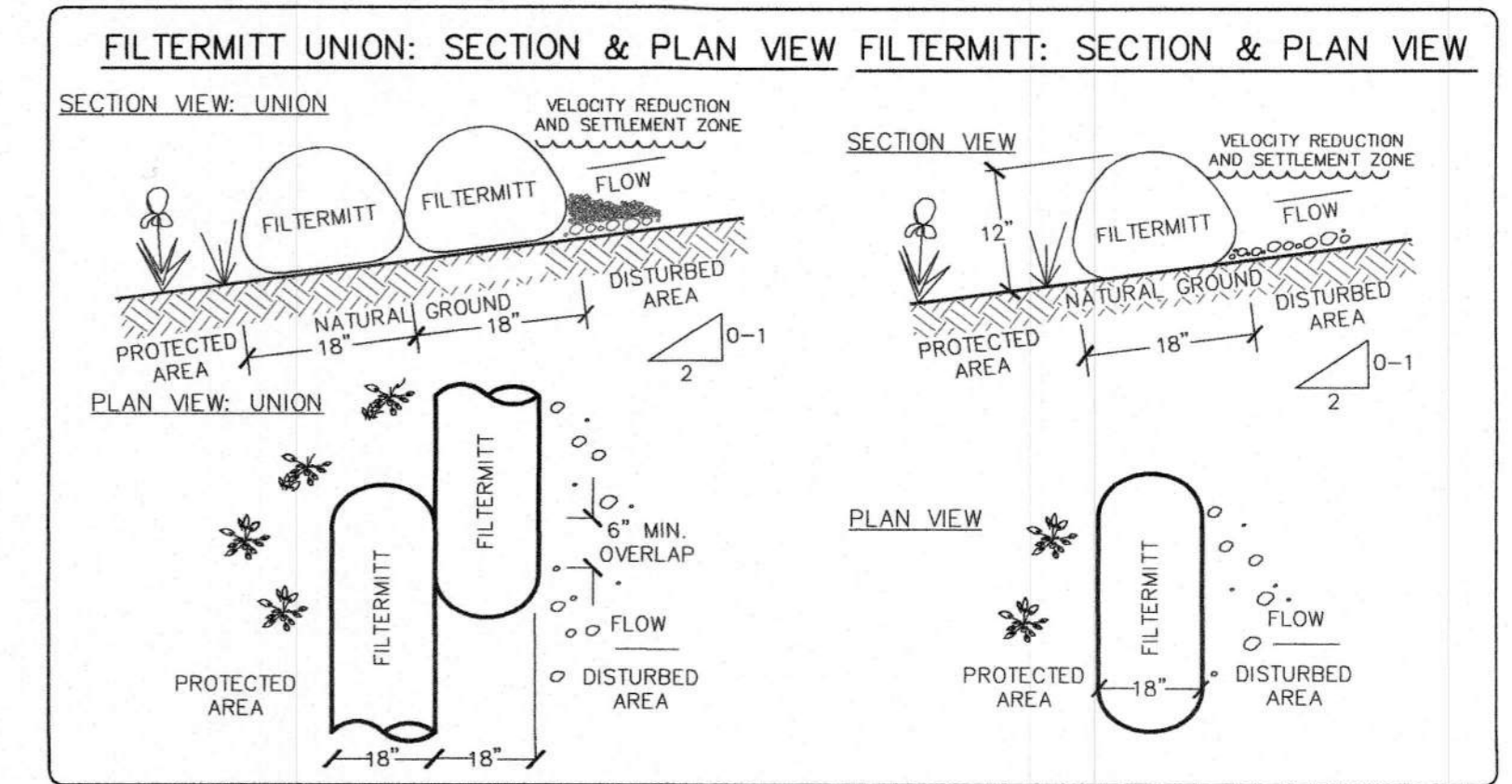
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FILTER MITT EROSION CONTROL BARRIER

NOT TO SCALE



ZONING TABLE
RESIDENCE B

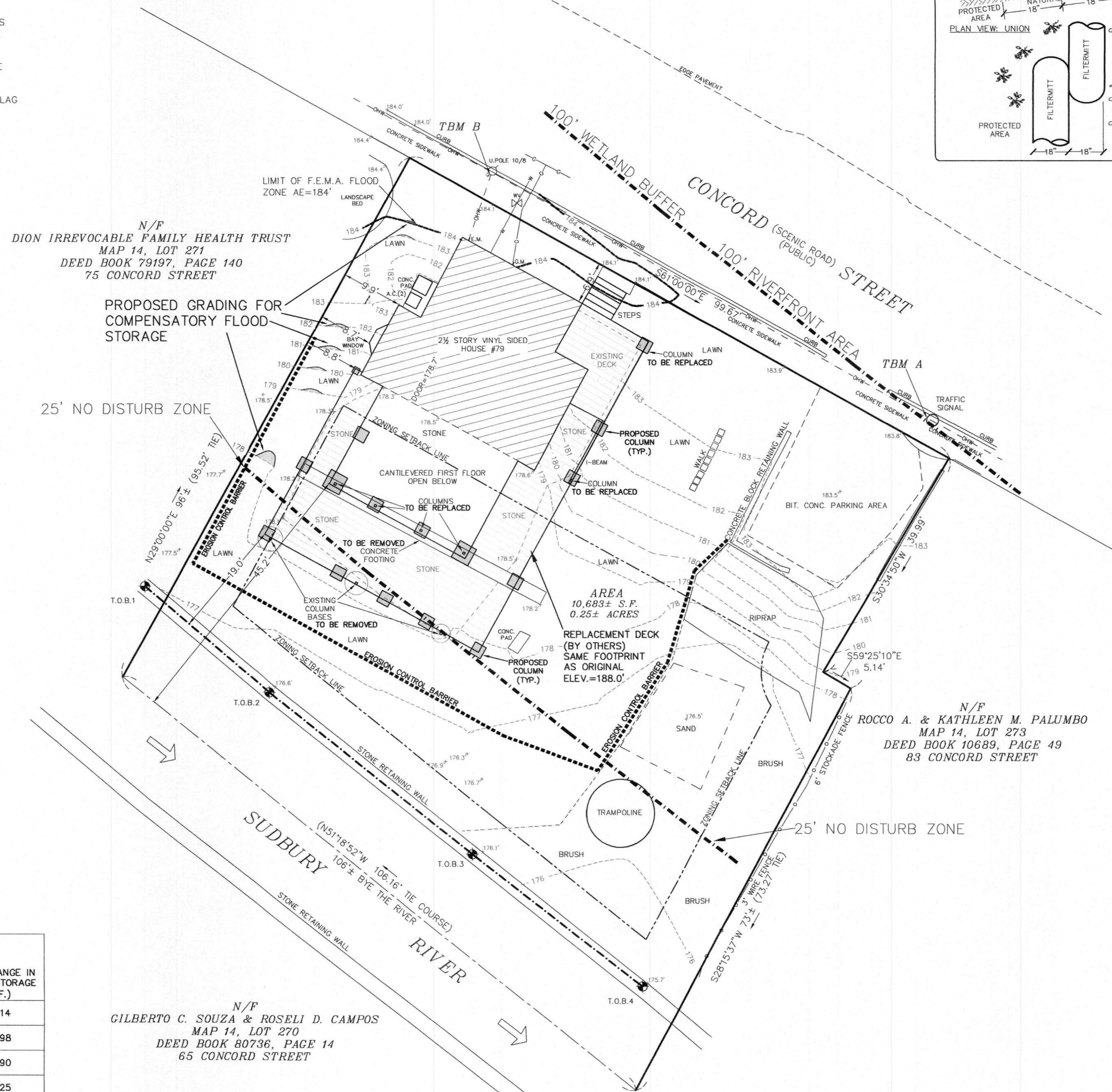
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FLOODPLAIN OVERLAY DISTRICT

FLOODPLAIN STORAGE INCREMENTAL VOLUMES OF DECK AND HOUSE COLUMNS

CONTOUR ELEVATION (FEET)	EXISTING COLUMNS DISPLACEMENT VOLUME* (C.F.)	PROPOSED COLUMNS DISPLACEMENT VOLUME (C.F.)	CHANGE IN FLOODPLAIN DISPLACEMENT DUE TO NEW COLUMNS (C.F.)	COMPENSATORY FLOOD STORAGE INCREASE BY GRADING (C.F.)	NET CHANGE IN FLOOD STORAGE (C.F.)
183-184	1.983	2.134	-0.151	0.655	0.514
182-183	1.198	2.080	-0.882	0.980	0.098
181-182	1.536	2.471	-0.935	1.025	0.090
180-181	1.482	2.362	-0.880	0.905	0.025
179-180	1.035	1.807	-0.772	0.845	0.073
178-179	0.654	3.154	-2.500	2.510	0.010
TOTAL =	7.888	14.008	-6.120	6.920	0.810

*EXISTING DECK HAS BEEN MOSTLY RAZED AND DECK COLUMNS REMOVED.



FOR METROWEST ENGINEERING, INC. DATE
ROBERT A. GEMMA, P.E. # 31967 (CIVIL)
P.L.S. # 37046

DECK REPLACEMENT PLAN
IN
ASHLAND, MASS
(MIDDLESEX COUNTY)

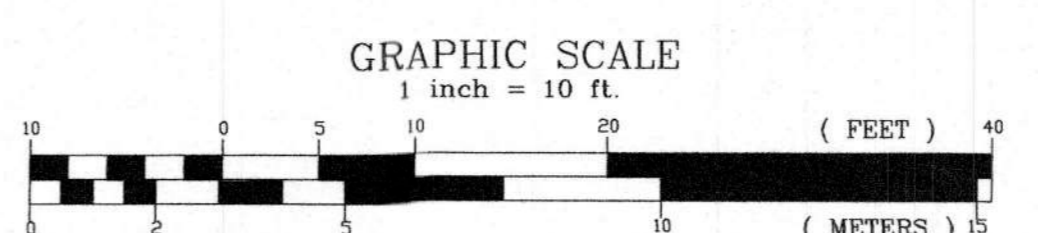
PREPARED FOR:
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SHEET 2 OF 2 DATE: SEPTEMBER 22, 2023

CALC'D BY: PHA FIELD BK: 756 CAD FILE: WILLIAMS_01.DWG
DRAFTER: PHA PROJECT: ASH_CON DWG FILE:



CONTRACTOR TO VERIFY ACTUAL LOCATION OF EXISTING UTILITY SERVICES IN THE FIELD PRIOR TO CONSTRUCTION (WATER, ELECTRICAL, ETC.) CALL DIG-SAFE BEFORE YOU DIG 811.