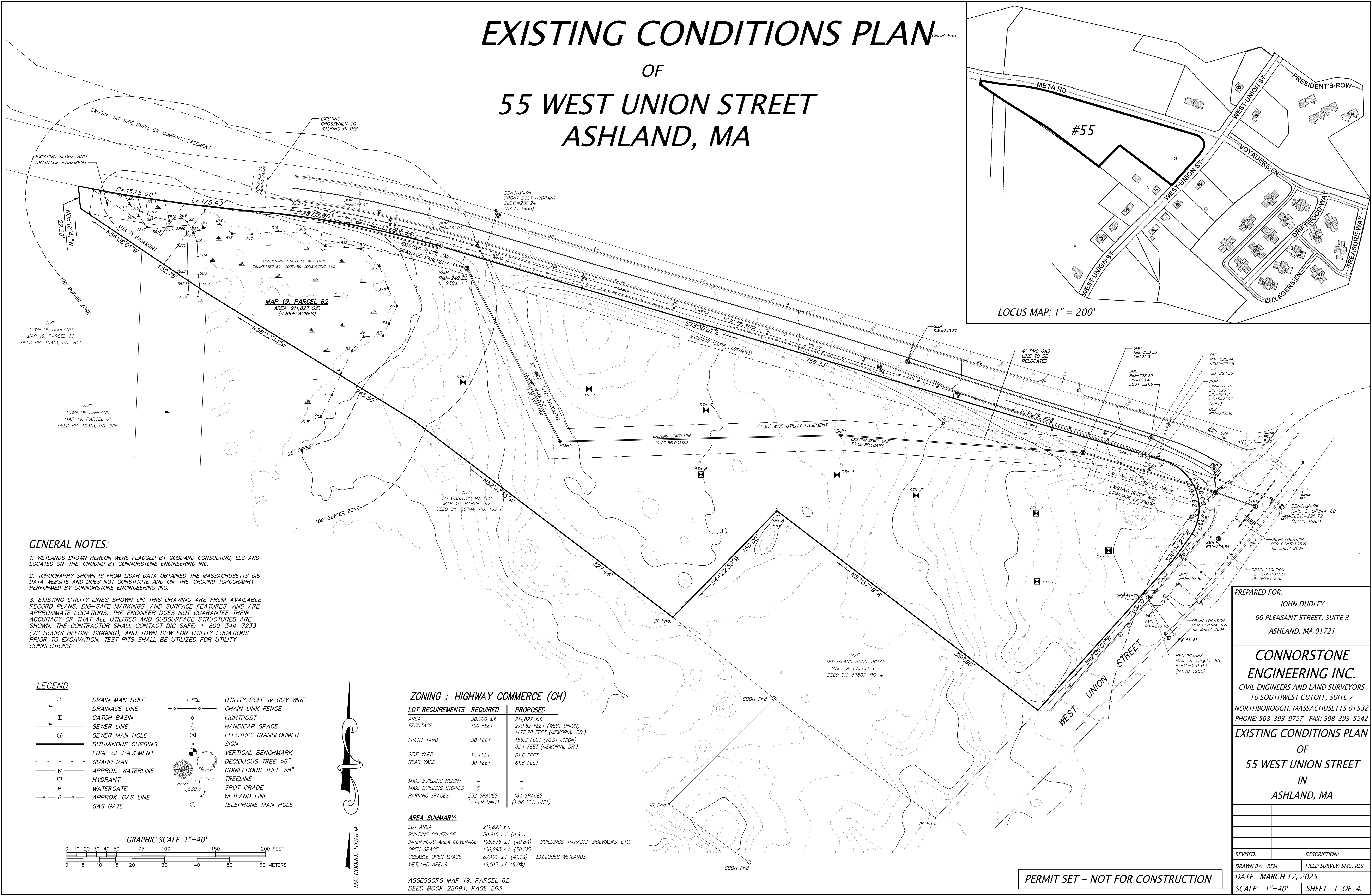
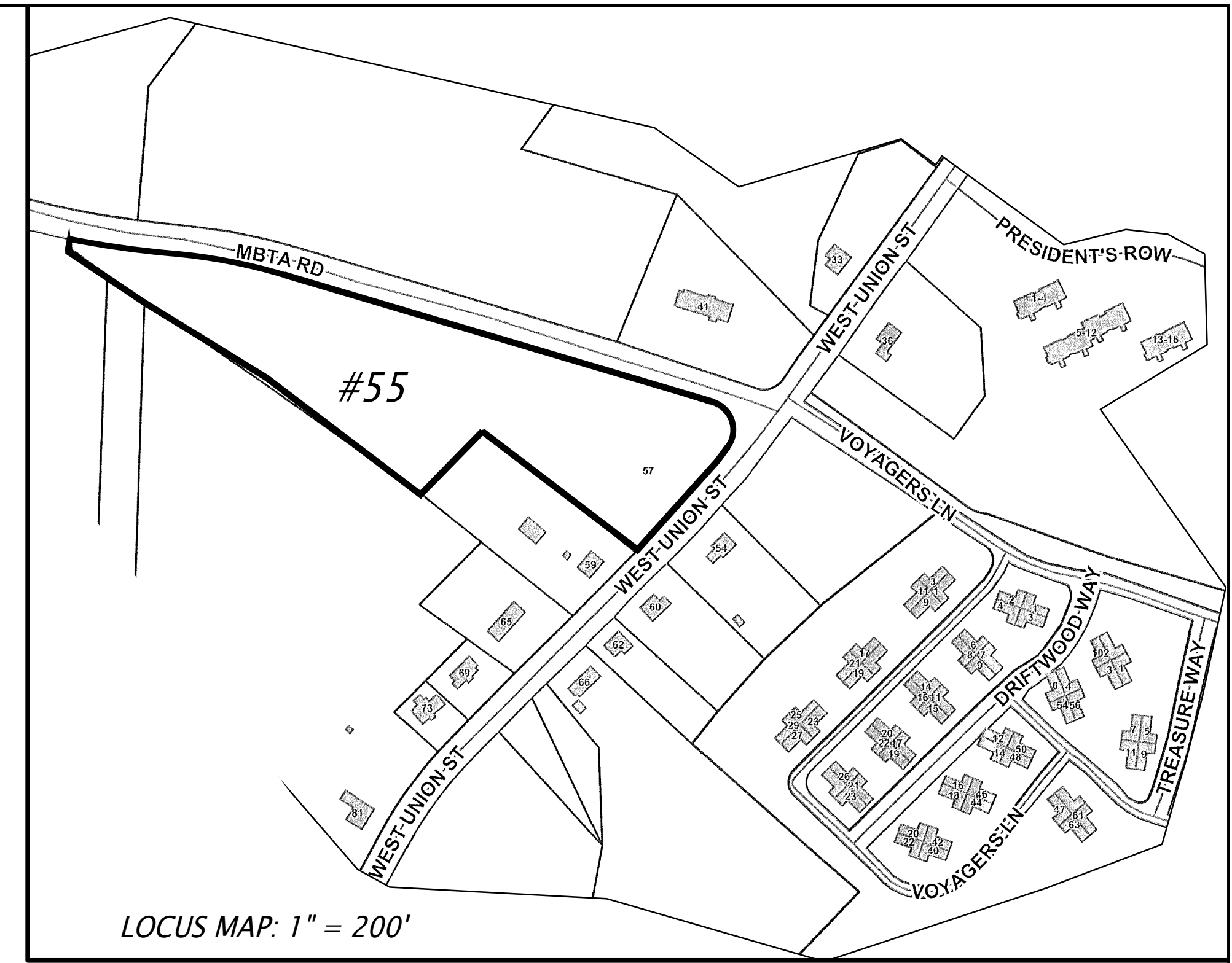


EXISTING CONDITIONS PLAN CBDH Fnd.

OF 55 WEST UNION STREET ASHLAND, MA



- GENERAL NOTES:**
1. WETLANDS SHOWN HEREON WERE FLAGGED BY GODDARD CONSULTING, LLC AND LOCATED ON-THE-GROUND BY CONNORSTONE ENGINEERING INC.
 2. TOPOGRAPHY SHOWN IS FROM LIDAR DATA OBTAINED THE MASSACHUSETTS GIS DATA WEBSITE AND DOES NOT CONSTITUTE AND ON-THE-GROUND TOPOGRAPHY PERFORMED BY CONNORSTONE ENGINEERING INC.
 3. EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE RECORD PLANS, DIG-SAFE MARKINGS, AND SURFACE FEATURES, AND ARE APPROXIMATE LOCATIONS. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL CONTACT DIG SAFE: 1-800-344-7233 (72 HOURS BEFORE DIGGING), AND TOWN DPW FOR UTILITY LOCATIONS PRIOR TO EXCAVATION. TEST PITS SHALL BE UTILIZED FOR UTILITY CONNECTIONS.

LEGEND

	DRAIN MAN HOLE		UTILITY POLE & GUY WIRE
	DRAINAGE LINE		CHAIN LINK FENCE
	CATCH BASIN		LIGHTPOST
	SEWER LINE		HANDICAP SPACE
	SEWER MAN HOLE		ELECTRIC TRANSFORMER SIGN
	BITUMINOUS CURBING		VERTICAL BENCHMARK
	EDGE OF PAVEMENT		DECIDUOUS TREE >8"
	GUARD RAIL		CONIFEROUS TREE >8"
	APPROX. WATERLINE		TREELINE
	HYDRANT		SPOT GRADE
	WATERGATE		WETLAND LINE
	APPROX. GAS LINE		TELEPHONE MAN HOLE
	GAS GATE		

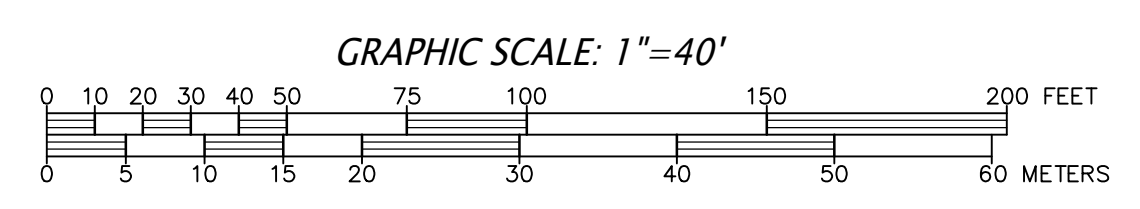
ZONING : HIGHWAY COMMERCE (CH)

LOT REQUIREMENTS	REQUIRED	PROPOSED
AREA	30,000 s.f.	211,827 s.f.
FRONTAGE	150 FEET	279.62 FEET (WEST UNION) 1177.78 FEET (MEMORIAL DR.)
FRONT YARD	30 FEET	156.2 FEET (WEST UNION) 32.1 FEET (MEMORIAL DR.)
SIDE YARD	10 FEET	61.6 FEET
REAR YARD	30 FEET	61.6 FEET
MAX. BUILDING HEIGHT	-	-
MAX. BUILDING STORIES	5	-
PARKING SPACES	232 SPACES (2 PER UNIT)	184 SPACES (1.58 PER UNIT)

AREA SUMMARY:

LOT AREA	211,827 s.f.
BUILDING COVERAGE	30,915 s.f. (14.6%)
IMPERVIOUS AREA COVERAGE	105,535 s.f. (49.8%) - BUILDINGS, PARKING, SIDEWALKS, ETC.
OPEN SPACE	106,293 s.f. (50.2%)
USEABLE OPEN SPACE	87,190 s.f. (41.1%) - EXCLUDES WETLANDS
WETLAND AREAS	19,103 s.f. (9.0%)

ASSESSORS MAP 19, PARCEL 62
DEED BOOK 22694, PAGE 263



PREPARED FOR:
JOHN DUDLEY
60 PLEASANT STREET, SUITE 3
ASHLAND, MA 01721

CONNORSTONE ENGINEERING INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

EXISTING CONDITIONS PLAN
OF
55 WEST UNION STREET
IN
ASHLAND, MA

REVISED:	DESCRIPTION:
DRAWN BY: REM	FIELD SURVEY: SMC, RLS
DATE: MARCH 17, 2025	
SCALE: 1"=40'	SHEET 1 OF 4.

PERMIT SET - NOT FOR CONSTRUCTION