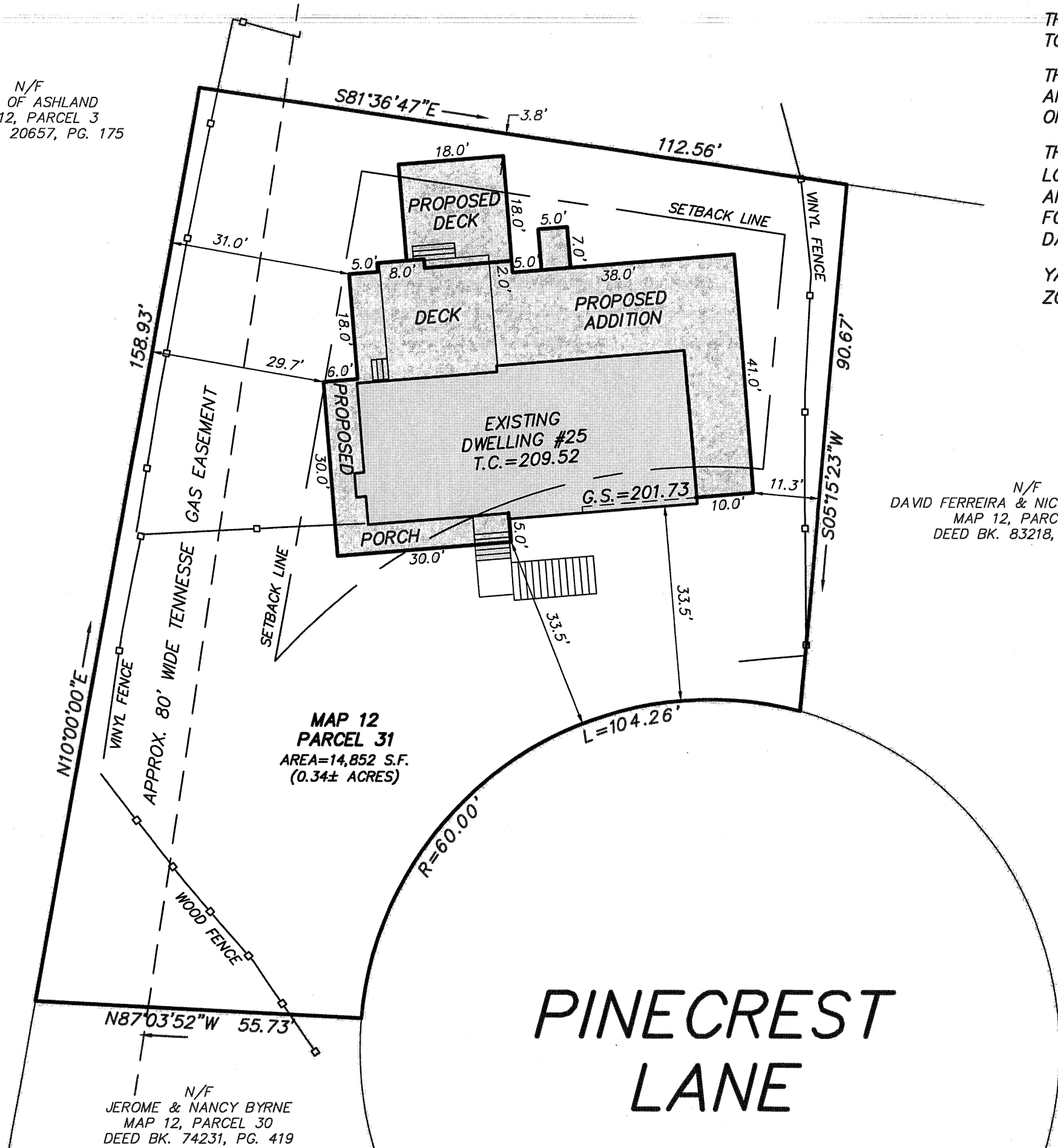


N/F  
TOWN OF ASHLAND  
MAP 12, PARCEL 3  
DEED BK. 20657, PG. 175

PLAN No. 1383 OF 1979



MAP 12  
PARCEL 31  
AREA=14,852 S.F.  
(0.34± ACRES)

N/F  
JEROME & NANCY BYRNE  
MAP 12, PARCEL 30  
DEED BK. 74231, PG. 419

THE TIES TO THE LOT LINES SHOWN HEREON ARE NOT TO BE USED IN THE SETTING OF FENCES, HEDGES, ETC.

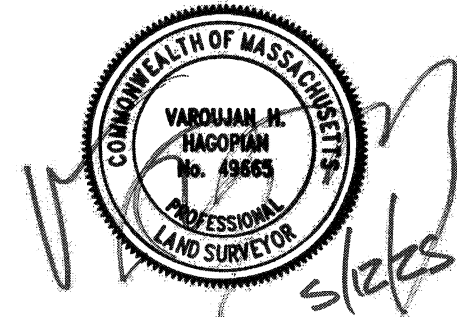
THE PROPOSED ADDITIONS SHOWN HEREON WILL REQUIRE APPROVAL FROM THE TOWN OF ASHLAND ZONING BOARD OF APPEALS.

THE LOT SHOWN AND THE DWELLING THEREON ARE NOT LOCATED WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF ASHLAND, MAP No. 25017C0494F, DATED JULY 7, 2014.

YARD SETBACK DETERMINATIONS PER TOWN OF ASHLAND ZONING ENFORCEMENT OFFICER.

ZONED: RESIDENCE A  
AREA = 30,000 sf  
FRONTAGE = 150 feet  
SETBACKS: FRONT = 40 feet  
SIDE = 10 feet  
REAR = 30 feet

N/F  
DAVID FERREIRA & NICOLE JENNI LEE  
MAP 12, PARCEL 32  
DEED BK. 83218, PG. 213



PREPARED FOR:

SASHA KATZ  
24 PINECREST LANE  
ASHLAND, MA 01721

DATE: MAY 12, 2025 SCALE: 1"=20'

**SPECIAL PERMIT PLOT PLAN**

**24 PINECREST LANE**

**ASHLAND, MA**

**CONNORSTONE ENGINEERING**

CONSULTING CIVIL ENGINEERS  
AND LAND SURVEYORS

10 SOUTHWEST CUTOFF, SUITE 7  
NORTHBOROUGH, MASSACHUSETTS 01532

**PINECREST  
LANE**