



LEGEND

- PROPERTY LINE
- - - EXISTING EDGE OF PAVEMENT
- ▭ BUILDING ENVELOPE
- ⊘ EXISTING STONE WALL
- ⊘ EXISTING CONTOUR
- ⊘ PROPOSED CONTOUR
- EDGE OF WETLANDS
- △ W-15B WETLAND FLAG
- - - 100' WETLANDS BUFFER ZONE
- ▭ EXISTING BUILDING
- ⊘ EXISTING TREE
- ⊘ EXISTING SPOT GRADE
- ⊘ 580±50 PROPOSED SPOT GRADE
- ⊘ EXISTING TREE LINE
- ⊘ EXISTING UTILITY POLE
- EXISTING WALL
- - - EXISTING SEWER
- - - EXISTING WATER LINE
- - - EXISTING GAS LINE
- ⊘ PARKING SPACES NUMBER
- ⊘ HANDICAP PARKING SPACE
- ⊘ EOP
- - - EDGE OF PAVEMENT
- - - EROSION CONTROL BARRIER
- ▭ PROPOSED BUILDING
- - - PROPOSED DRAIN LINE
- - - CTE PROPOSED CABLE/TELEPHONE/ELECTRIC LINE
- - - S PROPOSED SEWER MAIN
- - - W PROPOSED WATER LINE
- - - PROPOSED PAVEMENT
- ⊘ PROPOSED TREE

TABLE OF ZONING COMPLIANCE

ZONING CRITERIA (MAXIMUM OR MINIMUM)	RESIDENTIAL/COMMERCIAL DISTRICT B	PROPOSED
LOT AREA	40,000 SQ.FT.	166,204 SQ.FT.
FRONTAGE	150-FT.	220-FT.
SIDE AND REAR YARD	25-FT.	27.8-FT; 159.8-FT
FRONT YARD	100-FT.	106.6-FT.
LOT WIDTH	110-FT.	178.5-FT.
BUILDING HEIGHT	30-FT.	±25-FT.
MIN. UPLAND	24,000 SQ.FT.	132,174-FT.
MIN. OPEN SPACE	65%	91%
PARKING SPACES REQUIRED:		
RETAIL STORE	14.1 (2,537/180)	----
RESTAURANT	13.3 ((28/3)+4)	----
OFFICE	9.7 (1,939/200)	----
TOTAL SPACES REQUIRED	37.1	----
PARKING SPACES PROVIDED	----	40
ACCESSIBLE PARK. SPACES	26-50 = 2	3

ASHBY PLANNING BOARD

DATE OF ENDORSEMENT & APPROVAL: _____
 CHAIRMAN: _____

**873 MAIN STREET
SITE PLAN**

SITE PLAN IN
Ashby, Mass.
 PREPARED FOR
DLR REALTY TRUST

SCALE: 1"= 20' DECEMBER, 2010

David E. Ross Associates, Inc.

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REVISIONS