

LAND PLANNING, INC.

Civil Engineers • Land Surveyors • Environmental Consultants

December 7, 2021

City of Marlborough
Zoning Board of Appeals
140 Main Street
Marlborough, MA 01752

Attention: Susan Brown
Subject: Revised plans
Reference: 224 Union Street, Marlborough

Dear Susan,

The Marlborough Building Commissioner called two weeks ago and asked us to change two things. He said that our Plot Plan should be revised to show two front setbacks because he considered the lot a corner lot. Please find attached a revised Plot plan showing two front yard setbacks.

He also asked us to revise the architect's plans AO.1, because the rear of the proposed architect's plan did not agree with our Plot Plan. We then contacted the architect, and he revised his existing first floor plan. Please find enclosed a copy of the corrected existing first floor Architects plans. I have also email ed you several copies of both revised plans.

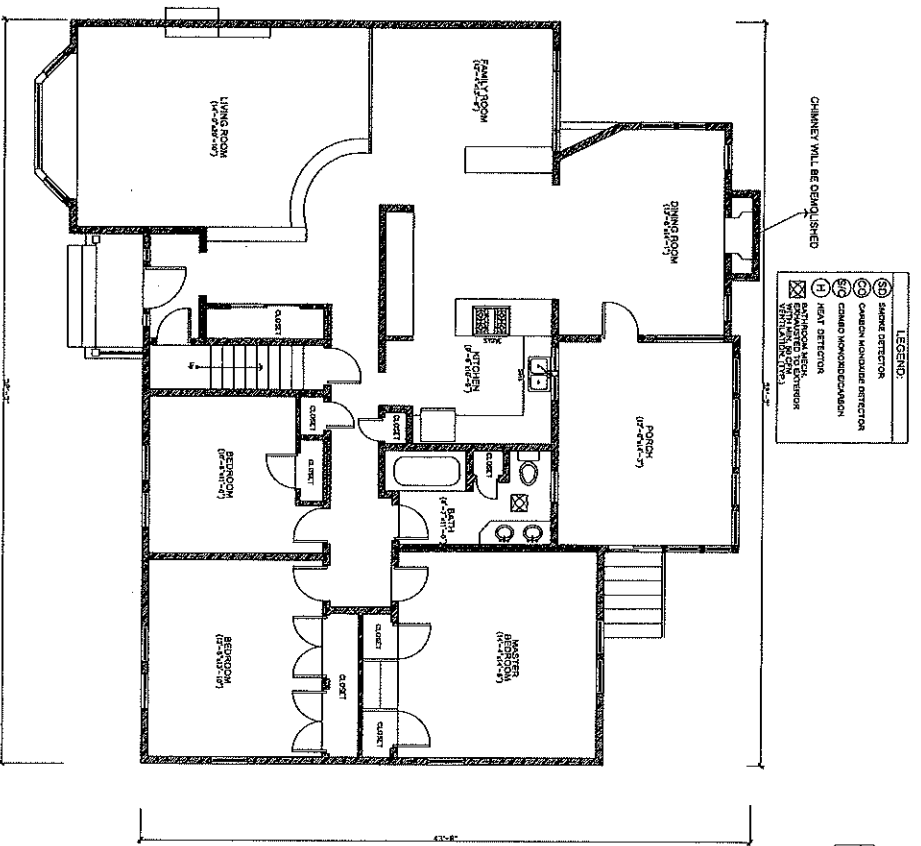
Sincerely,
Land Planning inc.

Norman G. Hill, PE, PLS

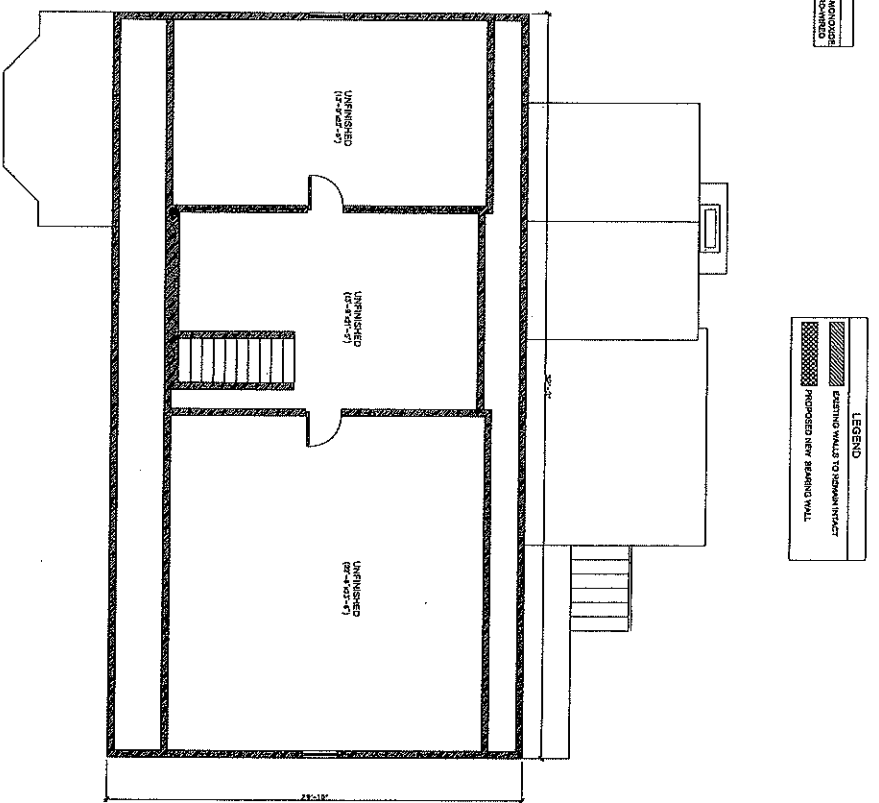
214 Worcester Street
North Grafton, MA 01536
Tel: 508-839-9526
Fax: 508-839-9528

167 Hartford Avenue
Bellingham, MA 02019
Tel: 508-966-4130
Fax: 508-966-5054

1115 Main Street
Hanson, MA 02341
Tel: 781-294-4144
Fax: 781-293-4111



EXISTING FIRST FLOOR PLAN



EXISTING ATTIC FLOOR PLAN

B

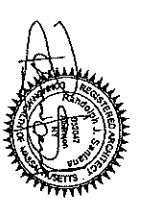
DATE: 06-24-2021
SCALE: 1/4" = 1'-0"
SHEET: A0.1

PROJECT: PROJECT NEW 24HOUR DWELLING
ADDRESS: 24 LINDEN STREET WASHINGTON MA 01893
OWNER: ITALIAN HOME COMPANY

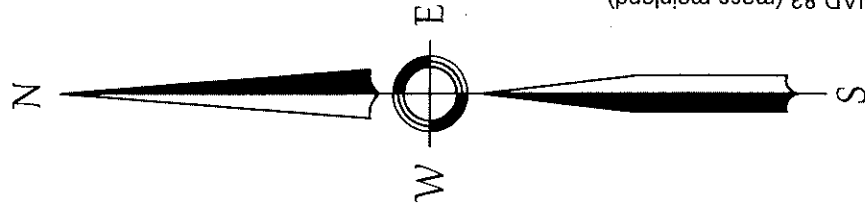
DESIGNED BY: ITALIAN HOME COMPANY
DRAWN BY: ITALIAN HOME COMPANY

NO.	DATE	DESCRIPTION
1	06-24-2021	ISSUED FOR PERMITS
2	06-24-2021	REVISED PER PERMITS
3	06-24-2021	REVISED PER PERMITS
4	06-24-2021	REVISED PER PERMITS
5	06-24-2021	REVISED PER PERMITS
6	06-24-2021	REVISED PER PERMITS
7	06-24-2021	REVISED PER PERMITS
8	06-24-2021	REVISED PER PERMITS
9	06-24-2021	REVISED PER PERMITS
10	06-24-2021	REVISED PER PERMITS

DATE: 06-24-2021
SCALE: 1/4" = 1'-0"
SHEET: A0.1



DATE: 06-24-2021
SCALE: 1/4" = 1'-0"
SHEET: A0.1



NAD 83 (mass mainland)
per Land Planning, Inc. RTK survey
on MassDOT CORS network

ZONING DISTRICT: RESIDENCE A-3

	REQUIRED	PROPOSED
AREA:	12,500 s.f.	16,100 s.f.
FRONTAGE:	100 ft.	233.02 ft.
FRONT YARD:	20 ft.	24.7 ft.
SIDE YARD:	15 ft.	20.6 ft.
REAR YARD:	30 ft.	N/A
STRUCTURE HEIGHT	2.5 stories max.	2 stories
LOT COVERAGE	30% max.	±23%

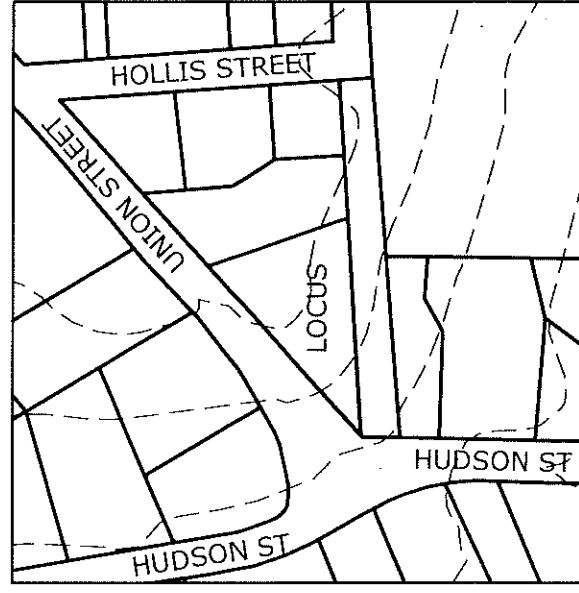
LOCUS REFERENCES

Deed (Book / Page):	Plan (Plan Book / Plan):
66238 / 366	1968 / 1566
1968 / 1566	1979 / 435
1979 / 435	1980 / 1382
1980 / 1382	1999 / 27
1999 / 27	56 - 181

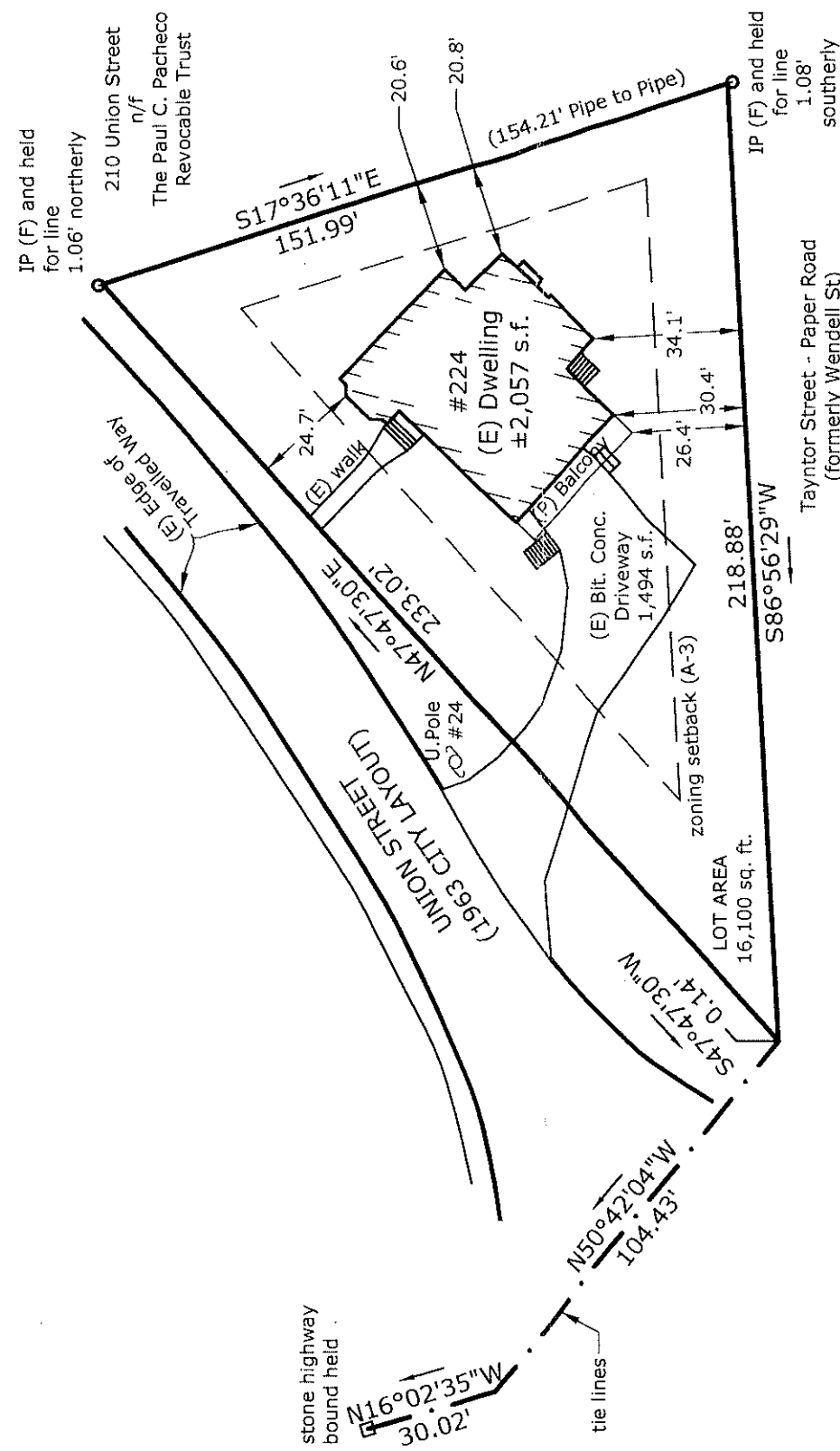
Assessors:
56 - 181

LEGEND

- IRON PIPE (IP)
- (E) EXISTING
- (F) FOUND
- ZONING SETBACK



LOCUS MAP
1"=200'
from Oliver gis data
layers, approximate



NOTES

1. A ground survey was conducted by Land Planning, Inc on November 3, 2021.
2. Conversion of a one-family to a two-family residential use requires a Special Permit in the Residence A-3 Zoning District.
3. A second story shall be added to the current footprint of dwelling. Stairways to the second unit shall be within the walls of the dwelling or at the rear of the building.
4. The existing dwelling contains 1,823 s.f. of living space. see current property record card.
5. There are no resource areas located within 100 feet of the proposed work.
6. The property is not located within any City of Marlborough Overlay District per the current Zoning Map date July 1, 2020.
7. The contractor shall contact all utility companies and "Dig Safe" (888-DIG-SAFE) before excavation begins. Land Planning, Inc. assumes no responsibility for damages incurred as a result of utilities omitted or inaccurately shown.

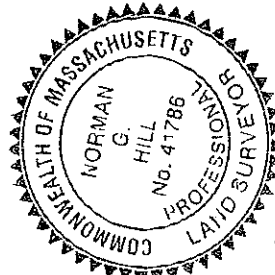
I certify that the structures are located on the lot as shown on this plan.
I further certify that the structures are not located within a Federal
Flood Zone per FIRM Map #25017C0481F dated July 7, 2014.

**ADDITION
PLOT PLAN**

located at
224 Union Street
Marlborough, MA

owned by
Alberto Salutari
224 Union Street
Marlborough, MA

Scale: 1" = 40'



Norman G. Hill
Norman G. Hill, Date: 12-7-21
PLS #41786



Land Planning, Inc.
Civil Engineers • Land Surveyors
Environmental Consultants
214 Worcester St., N. Grafton, MA 01536
508-839-9526

Date **December 7, 2021**

Job No. **G9978**

Sheet No.

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