

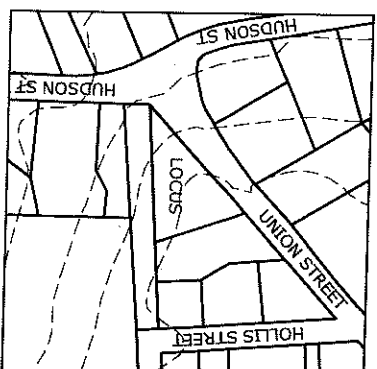
NAD 83 (mass mainland)  
per Land Planning, Inc. RTK survey  
on MassDOT CORS network

**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**

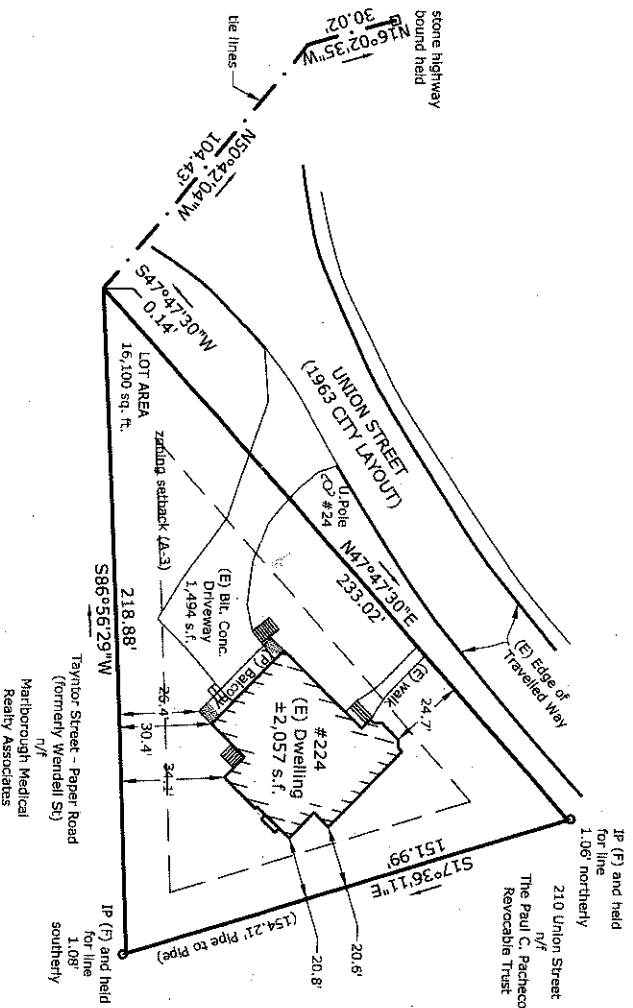
Deed (Book / Page):	66238 / 366
Plan (Plan Book / Plan):	1986 / 1566
	1979 / 435
	1980 / 1382
Assessor:	1999 / 27
	56 - 181



LOCUS MAP

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

- LEGEND**
- IRON PIPE (IP)
  - (E) EXISTING
  - (F) FOUND
  - (P) PROPOSED
  - ZONING SETBACK



210 Union Street  
n/f  
The Paul C. Pacheco  
Revocable Trust

1P (F) and held  
for line  
1.06' northerly

218.88'

Tayntor Street - Paper Road  
(formerly Wendell St)  
n/f  
Marlborough Medical  
Realty Associates

**ADDITION  
PLOT PLAN**

located at  
224 Union Street  
Marlborough, MA

owned by  
**Alberto Salutari**  
224 Union Street  
Marlborough, MA

Scale: 1" = 40'

**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 FRM Map #25017C0481F dated July 7, 2014.



*Norman G. Hill*, P.L.  
Norman G. Hill, Date: 12-14-21  
PLS #41786



**Land Planning, Inc.**

Civil Engineers • Land Surveyors  
Environmental Consultants

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Date	December 14, 2021	Sheet No.	1 of 1
Job No.	G9978		