

REFERENCES

LOCUS:
ASSESSORS MAP 70-518
LOCUS DEED:
BOOK 72698, PAGE 460

N/F PARSLLOW, KEITH & PAMELA
MAP- 70, BLOCK 519
BOOK 50668, PG 62
184 CHURCH STREET

N/F ANDERSON, TERESA
MAP- 70, BLOCK 522
BOOK 51187, PG 53
81 ESSEX STREET

N/F RODRIGUEZ, MANUEL
MAP- 70, BLOCK 523
BOOK 62574, PG 323
87 ESSEX STREET

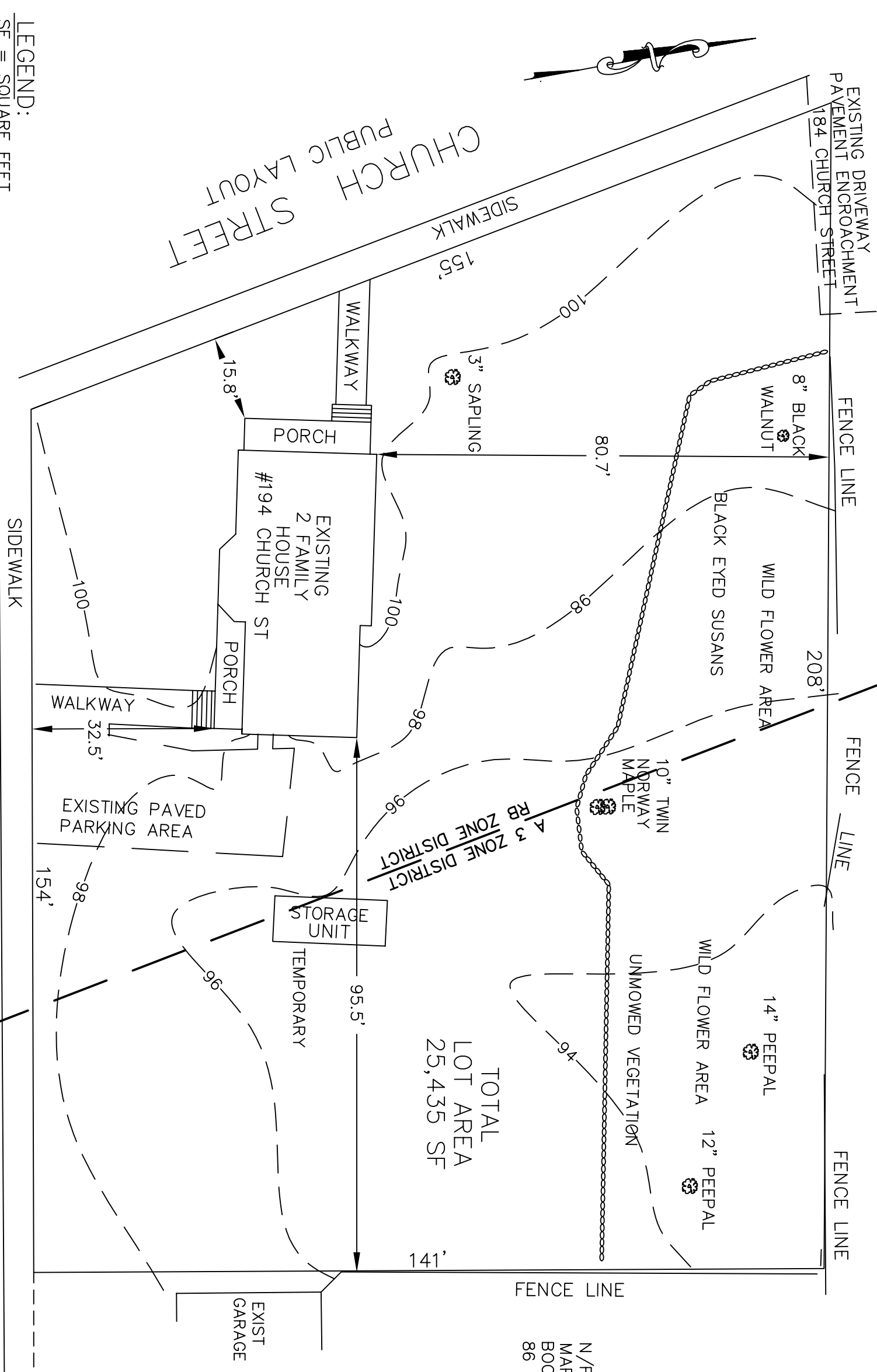
NOTES:

1. THERE ARE NO EASEMENTS OR RIGHT OF WAYS.
2. THERE ARE NOT ANY WETLANDS ON THE PROPERTY.
3. THE PROPERTY IS NOT WITHIN THE FLOOD ZONE.
4. THE ENTIRE PARKING AREA IS CURRENTLY PAVED.
5. THE EXISTING HOUSE IS A 2 FAMILY HOUSE.

| ZONING DISTRICT RB RESIDENCE B | |
|-----------------------------------|------------------|
| SIDE YARD REQUIRED | SETBACK EXISTING |
| FRONT | 15.8' |
| RIGHT | 32.5' |
| LEFT | 80.7' |
| REAR | 95.5' |

N/F O'HEARN, MARSHALL
MAP- 70, BLOCK 517
BOOK 52393, PG 415
86 SHAWMUT AVENUE

FENCE LINE



TOTAL
LOT AREA
25,435 SF

INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF AN ON-GROUND SURVEY AND DOCUMENTATION GATHERING PERIOD BETWEEN AUGUST 28 TH UNTIL SEPTEMBER 24, 2020.

DAVID TEACHOUT PLS.# 32659 DATE:
ASSISTED BY DAVID SADOWSKI

SHEET 2 OF 2

EXISTING CONDITIONS PLAN
194 CHURCH STREET
MARLBOROUGH, MASSACHUSETTS

PREPARED FOR: RYAN JUDY
194 CHURCH ST
OWNER OF: MARLBOROUGH, MA

D.J. & ASSOCIATES
7 CEDAR STREET
CLINTON, MA 01510

DATE: SEPTEMBER 26, 2020 SCALE: 1" = 20'

LEGEND:
SF = SQUARE FEET
N/F=NOW OR FORMERLY
MAP= ASSESSOR MAP
EXIST= EXISTING
TYP = TYPICAL
LP = LAMP POST
ETW=EDGE TRAVEL WAY

SHAWMUT AVENUE
PUBLIC LAYOUT

CHURCH STREET
PUBLIC LAYOUT