

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%

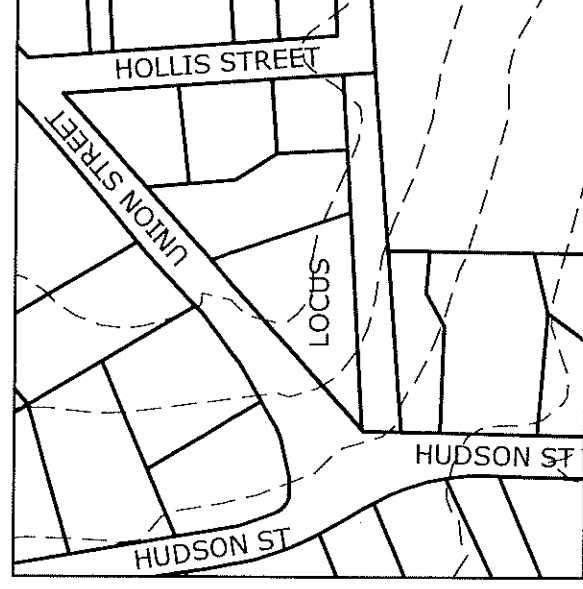
**LOCUS REFERENCES**

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

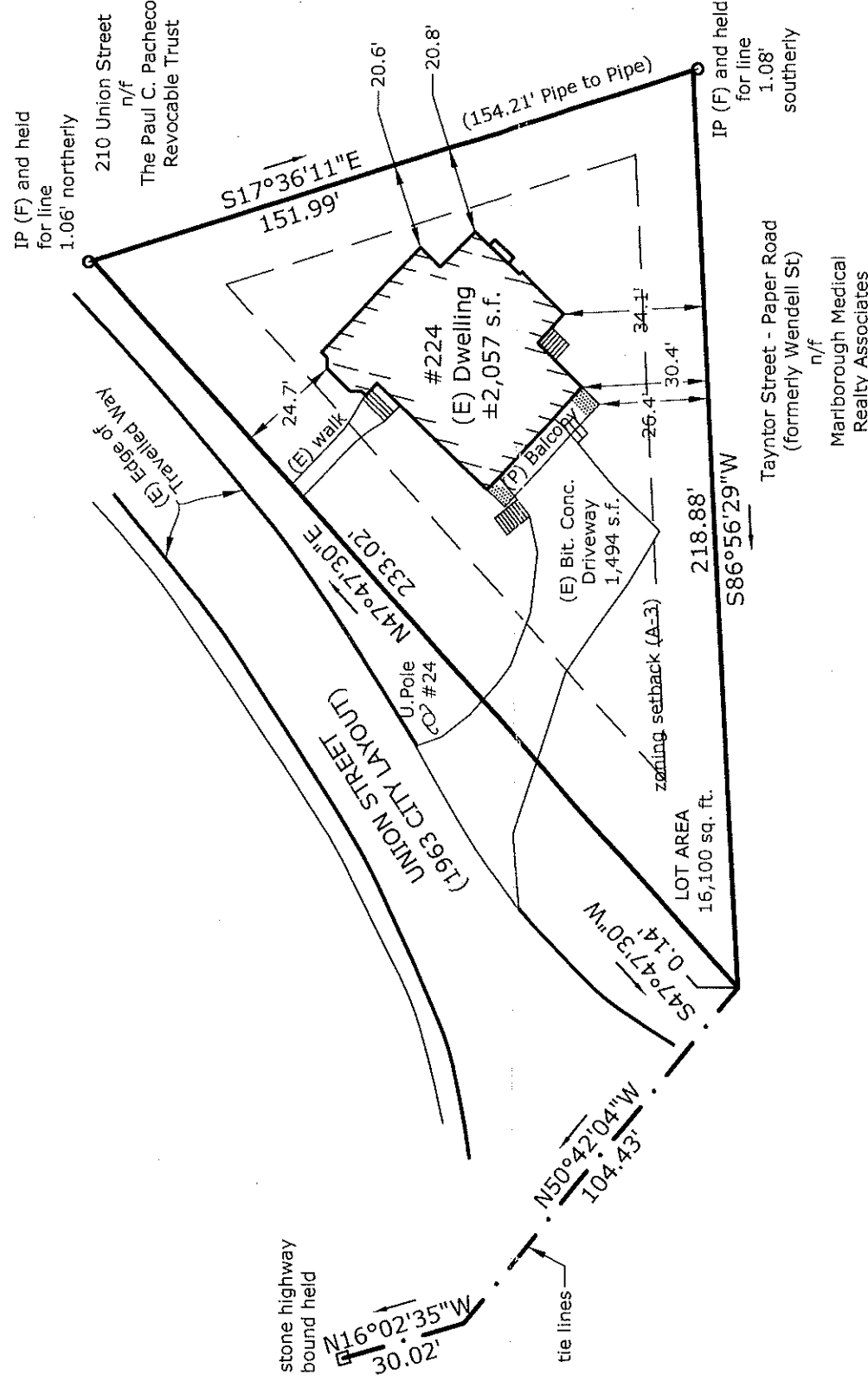
Assessors:

**LEGEND**

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



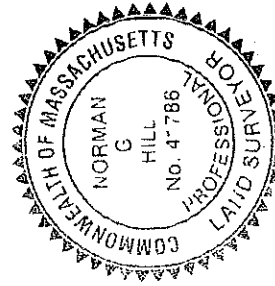
LOCUS MAP  
1"=200'  
from Oliver gis data  
layers, approximate



**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.



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

**ADDITION  
PLOT PLAN**

located at  
224 Union Street  
Marlborough, MA

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

Scale: 1" = 40'



**Land Planning, Inc.**  
Civil Engineers • Land Surveyors  
Environmental Consultants

214 Worcester St., N. Grafton, MA 01536  
508-839-9526

Date **December 14, 2021**

Sheet No.

Job No.

PLS #41786

**G9978**

**1 of 1**