

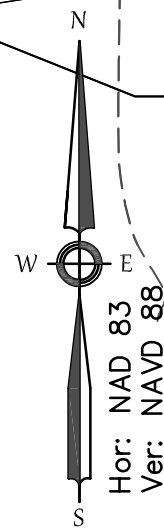
**20 scale blow-up Plan**  
 for  
**Proposed Detached Two-family Dwelling**  
 located at  
**72 Westboro Road**  
**Grafton, Massachusetts**  
 prepared for  
**Sara Billings**  
 30 Belknap St.  
 Westborough, MA 01581  
 September 17, 2021 scale: 1"=20'

#78  
 n/f  
 Keary

broken highway bound,  
 held on center

approximate clearing limits ±14,000 s.f. (di  
 note: additional land development may  
 require a stormwater management permit.

proposed grading shows ±430 cubic yards  
 of excavated material.  
 Note: additional site regrading beyond that  
 shown on this plan may require a  
 stormwater management permit.



 <b>Land Planning, Inc.</b> Civil Engineers • Land Surveyors Environmental Consultants		
<b>North Grafton</b> 214 Worcester St. N. Grafton, MA 01536 508-839-9526	<b>Bellingham</b> 167 Hartford Ave. Bellingham, MA 02019 508-966-4130	<b>Hanson</b> 1115 Main Street Hanson, MA 02341 781-294-4144

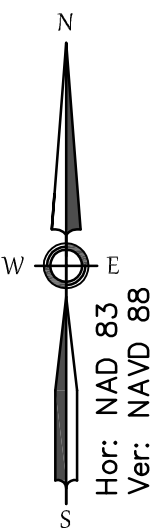
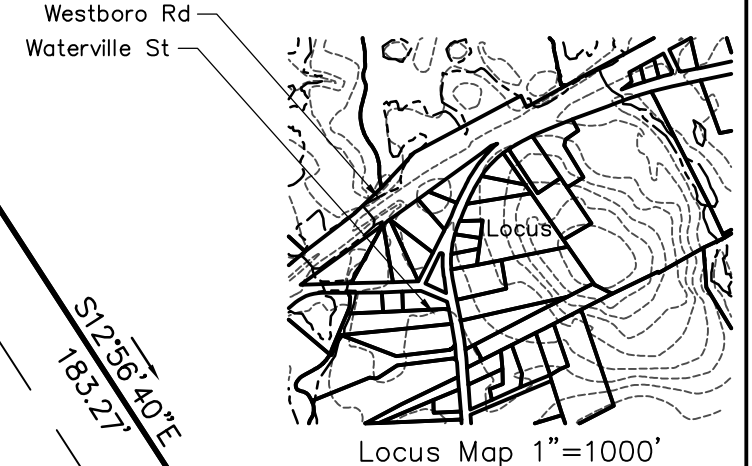
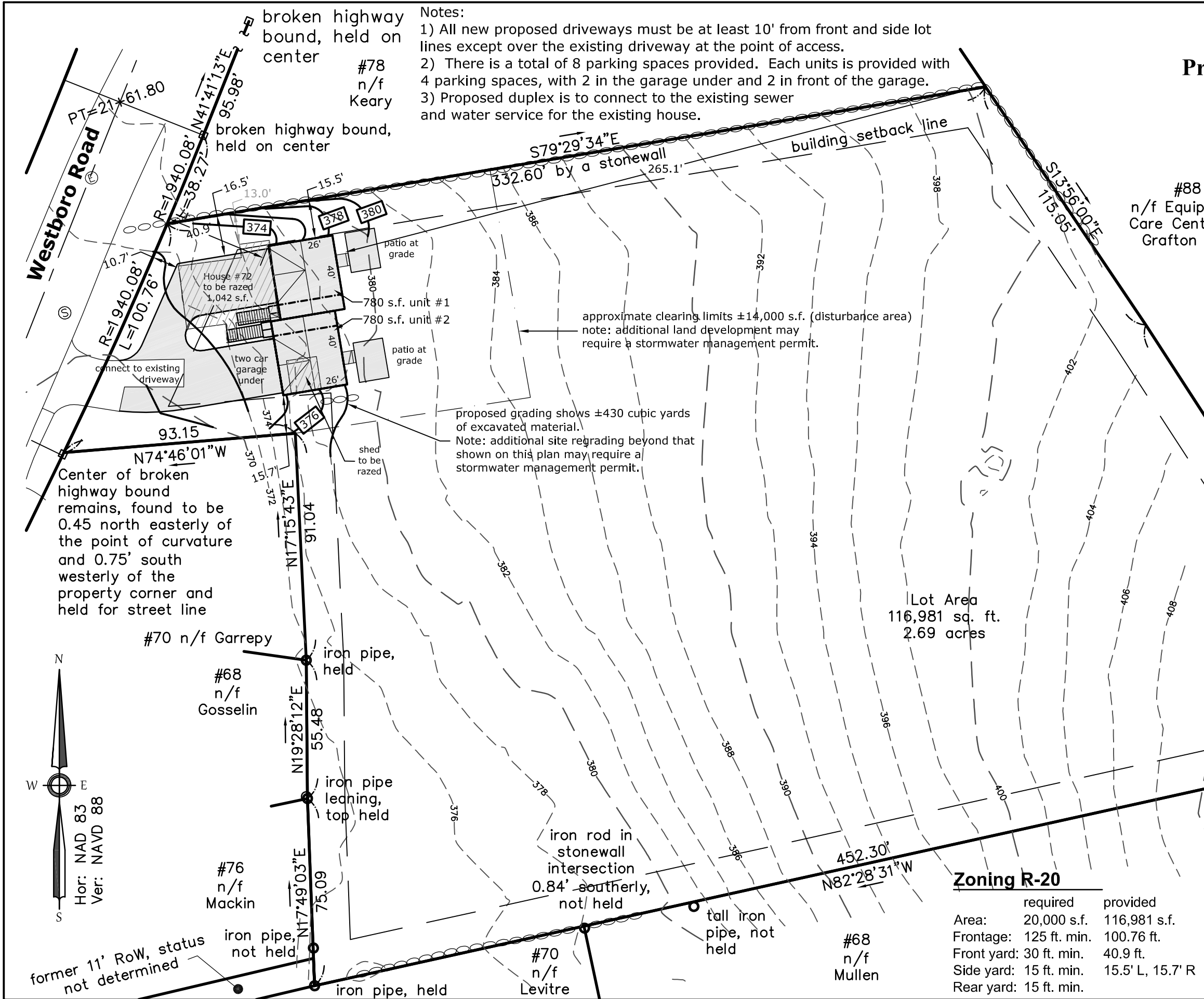
# Proposed Plot Plan

## Proposed Detached Two-family Dwelling

located at  
**72 Westboro Road**  
**Grafton, Massachusetts**

prepared for  
**Sara Billings**  
 30 Belknap St.  
 Westborough, MA 01581  
 September 17, 2021 scale: 1"=40'

- Notes:
- 1) All new proposed driveways must be at least 10' from front and side lot lines except over the existing driveway at the point of access.
  - 2) There is a total of 8 parking spaces provided. Each units is provided with 4 parking spaces, with 2 in the garage under and 2 in front of the garage.
  - 3) Proposed duplex is to connect to the existing sewer and water service for the existing house.



### Zoning R-20

	required	provided
Area:	20,000 s.f.	116,981 s.f.
Frontage:	125 ft. min.	100.76 ft.
Front yard:	30 ft. min.	40.9 ft.
Side yard:	15 ft. min.	15.5' L, 15.7' R
Rear yard:	15 ft. min.	

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