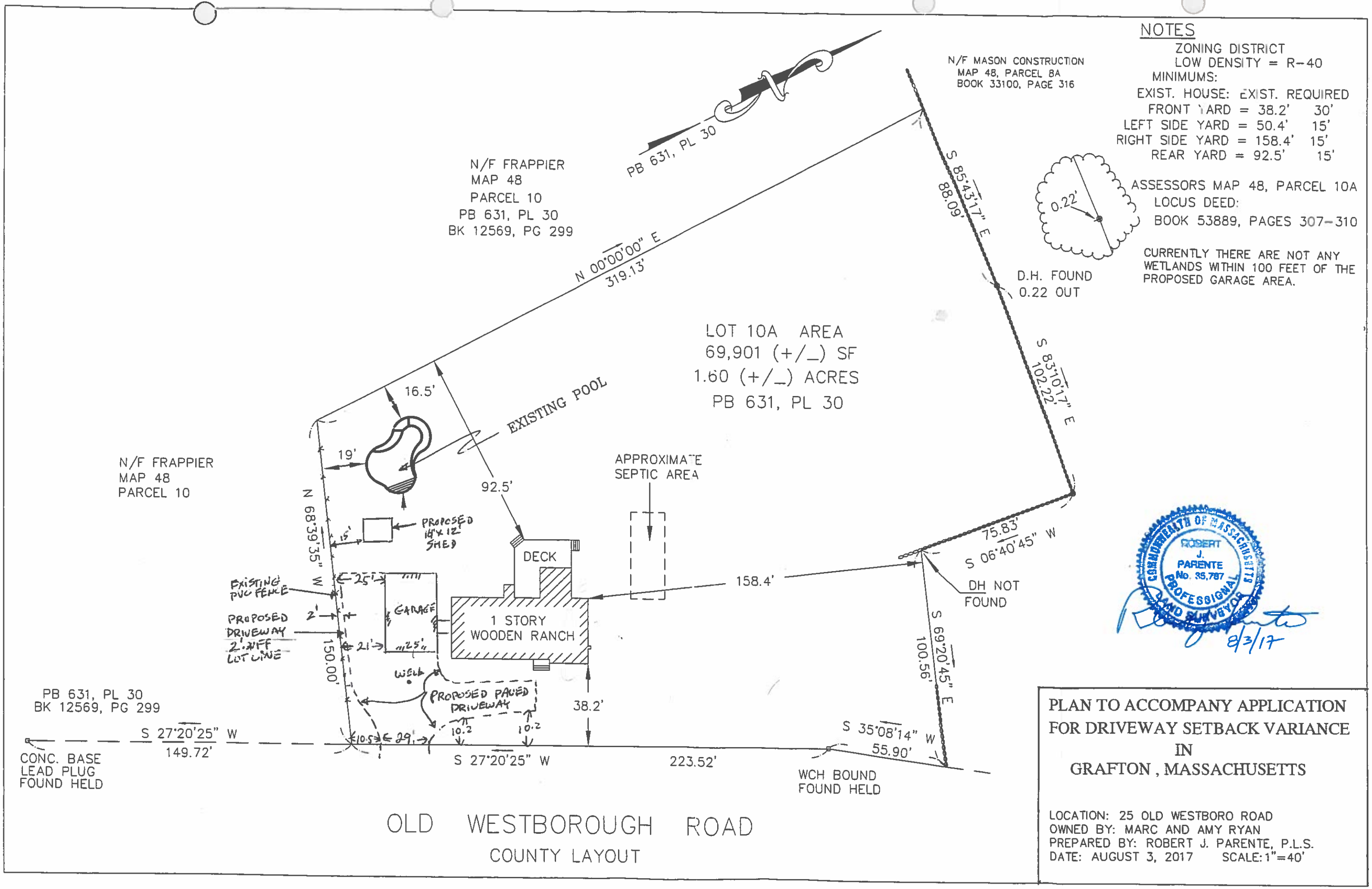
NOTES
ZONING DISTRICT
LOW DENSITY = R-40
MINIMUMS:
EXIST. HOUSE: EXIST. REQUIRED
FRONT YARD = 38.2' 30'
LEFT SIDE YARD = 50.4' 15'
RIGHT SIDE YARD = 158.4' 15'
REAR YARD = 92.5' 15'
ASSESSORS MAP 48, PARCEL 10A
LOCUS DEED:
BOOK 53889, PAGES 307-310
CURRENTLY THERE ARE NOT ANY WETLANDS WITHIN 100 FEET OF THE PROPOSED GARAGE AREA.
N/F MASON CONSTRUCTION
MAP 48, PARCEL 8A
BOOK 33100, PAGE 316
PB 631, PL 30
N/F FRAPPIER
MAP 48
PARCEL 10
PB 631, PL 30
BK 12569, PG 299
N 00°00'00" E
319.13'
S 85°43'17" E
88.09'
0.22'
D.H. FOUND
0.22 OUT
LOT 10A AREA
69,901 (+/_) SF
1.60 (+/_) ACRES
PB 631, PL 30
S 83°10'17" E
102.22'
16.5'
EXISTING POOL
19'
N/F FRAPPIER
MAP 48
PARCEL 10
APPROXIMATE
SEPTIC AREA
92.5'
N 68°39'35" W
150.00'
15'
PROPOSED
14'x 12'
SHED
DECK
75.83'
S 06°40'45" W
158.4'
DH NOT
FOUND
EXISTING
PVC FENCE
25'
GARAGE
PROPOSED
DRIVEWAY
2' OFF
LOT LINE
2'
21'
25'
1 STORY
WOODEN RANCH
S 69°20'45" E
100.56'
WELL
PROPOSED PAVED
DRIVEWAY
10.2
10.2
38.2'
PB 631, PL 30
BK 12569, PG 299
S 27°20'25" W
149.72'
10.5
29'
S 27°20'25" W
223.52'
S 35°08'14" W
55.90'
CONC. BASE
LEAD PLUG
FOUND HELD
WCH BOUND
FOUND HELD
OLD WESTBOROUGH ROAD
COUNTY LAYOUT
COMMONWEALTH OF MASSACHUSETTS
ROBERT J. PARENTE
No. 35,787
PROFESSIONAL LAND SURVEYOR
8/3/17
PLAN TO ACCOMPANY APPLICATION
FOR DRIVEWAY SETBACK VARIANCE
IN
GRAFTON , MASSACHUSETTS
LOCATION: 25 OLD WESTBORO ROAD
OWNED BY: MARC AND AMY RYAN
PREPARED BY: ROBERT J. PARENTE, P.L.S.
DATE: AUGUST 3, 2017 SCALE: 1"=40'