

BLDG HEIGHT: **

ZONING TABLE

REQUIRED

21,780 S.F.

100 FT

20 FT, 40 FT

15 FT

20 FT

LOT A

PROPOSED

22,009 S.F.

125.73 FT

75.8 FT

33.3 FT, 39.4 F

50.8 FT

**

**

ZONING DISTRICT

LAFAYETTE MAIN SUBDISTRICT E

LOT AREA:

LOT FRONTAGE:

SIDE SETBACK:

REAR SETBACK:

LOT COVERAGE:

OPEN SPACE:

FRONT SETBACK:

ZONING TABLE					
ZONING DISTRICT LAFAYETTE MAIN SUBDISTRICT B		LOT B			
	REQUIRED	PROPOSED			
LOT AREA:	21,780 S.F.	22,015 S.F.			
LOT FRONTAGE:	100 FT	100 FT			
FRONT SETBACK:	20 FT, 40 FT	**			
SIDE SETBACK:	15 FT	**			
REAR SETBACK:	20 FT	**			
LOT COVERAGE:	**	**			
OPEN SPACE:	**	**			
BLDG HEIGHT:	**	**			

ZONING TABLE

ZONIN LAFAYETTE M	LOT 2A	
	REQUIRED	PROPOSED
LOT AREA:	21,780 S.F.	29.8 AC. ±
LOT FRONTAGE:	100 FT	100 FT
FRONT SETBACK:	20 FT, 40 FT	52.9 FT
SIDE SETBACK:	15 FT	117.6 FT
REAR SETBACK:	20 FT	**
LOT COVERAGE:	**	**
OPEN SPACE:	**	**
BLDG HEIGHT:	**	**

LEGEND

DRILL HOLE IRON ROD

IRON PIPE

NOW OR FORMERLY ASSESSORS MAP#

:\sdskproj-2019\M193648\dwg\F-FORM C (2022) (3-8-22).dwg 3/8/2022 9:38:14 AM EST

FOUND

PARCEL#

D.H.

I.P.

● I ROD

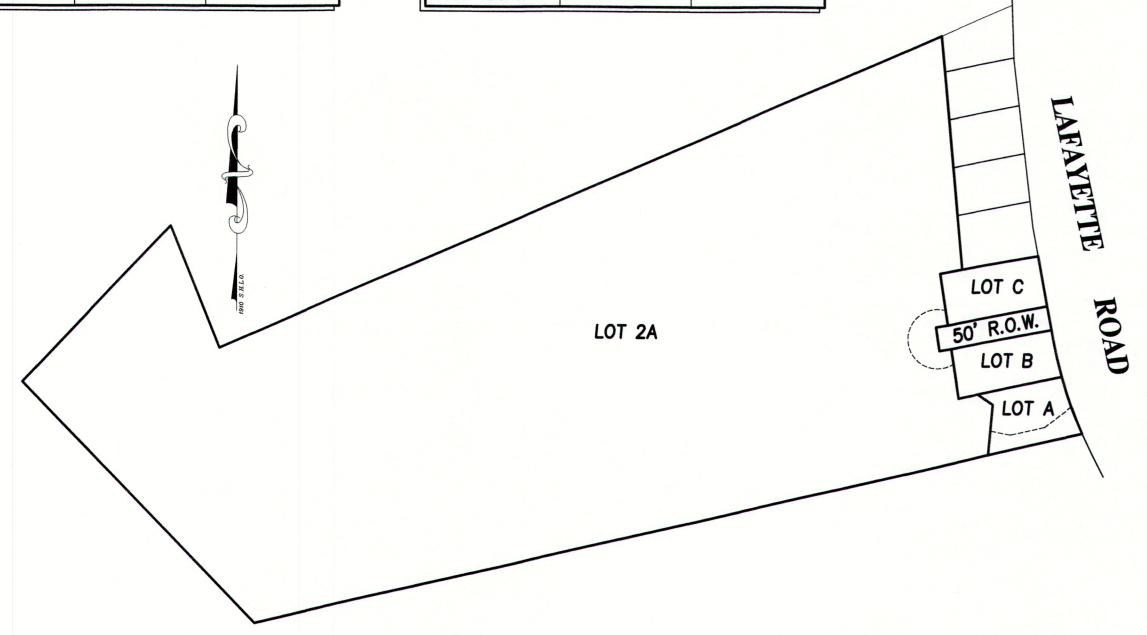
FND.

N/F

MASSACHUSETTS HIGHWAY BOUND

ZONING TABLE

ZONING DISTRICT LAFAYETTE MAIN SUBDISTRICT B		LOT C
	REQUIRED	PROPOSED
LOT AREA:	21,780 S.F.	22,475 S.F.
LOT FRONTAGE:	100 FT	106.27 FT
FRONT SETBACK:	20 FT, 40 FT	76.9 FT
SIDE SETBACK:	15 FT	16.8 FT, 54.9 FT
REAR SETBACK:	20 FT	49.0 FT
LOT COVERAGE:	**	**
OPEN SPACE:	**	**
BLDG HEIGHT:	**	**



NOTE:

1- NO ADDITIONAL UNITS SHALL BE CONSTRUCTED ON PROPOSED LOT 2A UNTIL SUCH TIME AS THE PROPOSED ROADWAY IS CONSTRUCTED TO TOWN STANDARDS.

NO. DATE

DESCRIPTION

2- STREET SIGN HAS TO BE INSTALLED AT PROPOSED R.O.W. IN ACCORDANCE WITH APPLICABLE TOWN STANDARDS.

PROPOSED TURNAROUND .

EXISTING BLDG. TO BE RELOCATED

PROPOSED

LOT 2A

 $AREA = 29.8 AC.\pm$

(REMAINING LAND)

N 81°27'46"

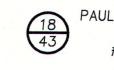
BASIS OF BEARINGS

1910 STATE HIGHWAY LAYOUT ROUTE 1

OWNERS OF RECORD



RUSNIK, INC. BK. 6564 PG. 674 #115 LAFAYETTE ROAD



650'± TO EXISTING HYDRANT

PAUL D. & ROSEMARY MURRAY BK. 17915 PG. 168 #121 LAFAYETTE ROAD

PLAN REFERENCES

1910 STATE HIGHWAY LAYOUT

ROUTE 1

PLAN 260 OF 1961 PLAN BK. 152 PG. 19 FOR REGISTRY USE

SALISBURY PLANNING BOARD APPROVAL

DATE

WAIVER REQUESTS

SECTION 7.0 DESIGN STANDARDS ITEMS 7A.2, 7A.4, 7A.5, 7A.7, 7A.8, 7A.9, 7A.12, 7A.13, 7A.14, 7A.15, 7A.16, 7A.19, 7A.20, 7A.22, 7A.23, 7A.24, 7A.25.1, 7A.25.2, 7A.25.3, 7C, 7D, 7E, 7F, 7G, 7H, 7I.

SECTION 8.0 CONSTRUCTION REQUIREMENTS ALL ITEMS.

NOTES:

CENTER

M.H.B. FND.

THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

THE CERTIFICATIONS SHOWN HEREON ARE NOT INTENDED AS CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN OF SALISBURY ASSESSORS RECORDS.

THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND ON DEC. 23, 2019 AND THAT THE STRUCTURES AND PHYSICAL FEATURES ARE LOCATED AS SHOWN TO THE BEST OF MY ABILITY AND BELIEF.

THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.



SITE PLAN GRAPHIC SCALE (IN FEET) 1 inch = 40

OVERALL PLAN

GRAPHIC SCALE

(IN FEET)

1 inch = 200'

PREPARED FOR RUSNIK, INC. 115 LAFAYETTE ROAD SALISBURY, MA 01952 (978) 360-3757 RUSNIK2001@AOL.COM

SCALE: AS NOTED

EXISTING BLDG.

18

LKR REALTY TRUST BK. 36585 PG. 520

#123 LAFAYETTE ROAD

PROPOSED 50' WIDE R.O.W.

(TO REMAIN WITH PROPOSED LOT 2A)

PROPOSED LOT B AREA = 22,015 S.F.(PROPOSED #117-#119 LAFAYETTE ROAD)

I. ROD FND.

PARKING

BACK CENTER M.H.B. FND.

(BROKEN)

PROPOSED

LOT C AREA = 22,475 S.F.

I. PIPE FND

LAFAYETTE

ROAD

PROPOSED

LOT A

AREA = 22,009 S.F.

18 42

N/F CHRISTOPHER & PORTIA LLC

BK. 34735 PG. 426 #111 LAFAYETTE ROAD

SITE PLAN

SON SON

田

MILLENNIUM ENGINEERING, INC. ENGINEERING AND LAND SURVEYING 62 ELM ST. SALISBURY, MA 01952 (978) 463-8980

CHKD. BY: J.S.H.

13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528 CALC. BY: P.D.B. PROJECT: M193648 DATE: MARCH 8, 202

PLAN OF LAND

SALISBURY, MA

SHOWING PROPOSED LOT LINE LAYOUT **115 & 121 LAFAYETTE ROAD** (MAP 18 - LOTS 43 & 128) **PROPOSED** LOT LINE **PLAN**

SHEET: 1 OF 1