

ZONING TABLE

ZONING LAFAYETTE MAII	LOT A	
	REQUIRED	PROPOSED
LOT AREA:	21,780 S.F.	22,009 S.F.
LOT FRONTAGE:	100 FT	125.73 FT
FRONT SETBACK:	20 FT, 40 FT	75.8 FT
SIDE SETBACK:	15 FT	33.3 FT, 39.4 FT
REAR SETBACK:	20 FT	50.8 FT
LOT COVERAGE:	**	**
OPEN SPACE:	**	**
BLDG HEIGHT:	**	**

ZONING TABLE

ZONING LAFAYETTE MAII	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.	29.7 AC. ±
LOT FRONTAGE:	100 FT	365.88 FT
FRONT SETBACK:	20 FT, 40 FT	8.5 FT
SIDE SETBACK:	15 FT	117.6 FT
REAR SETBACK:	20 FT	**
LOT COVERAGE:	**	**
OPEN SPACE:	**	**
BLDG HEIGHT:	**	**

LEGEND

I ROD

FND.

I.P.

DRILL HOLE

NOW OR FORMERLY

ASSESSORS MAP# PARCEL#

IRON ROD

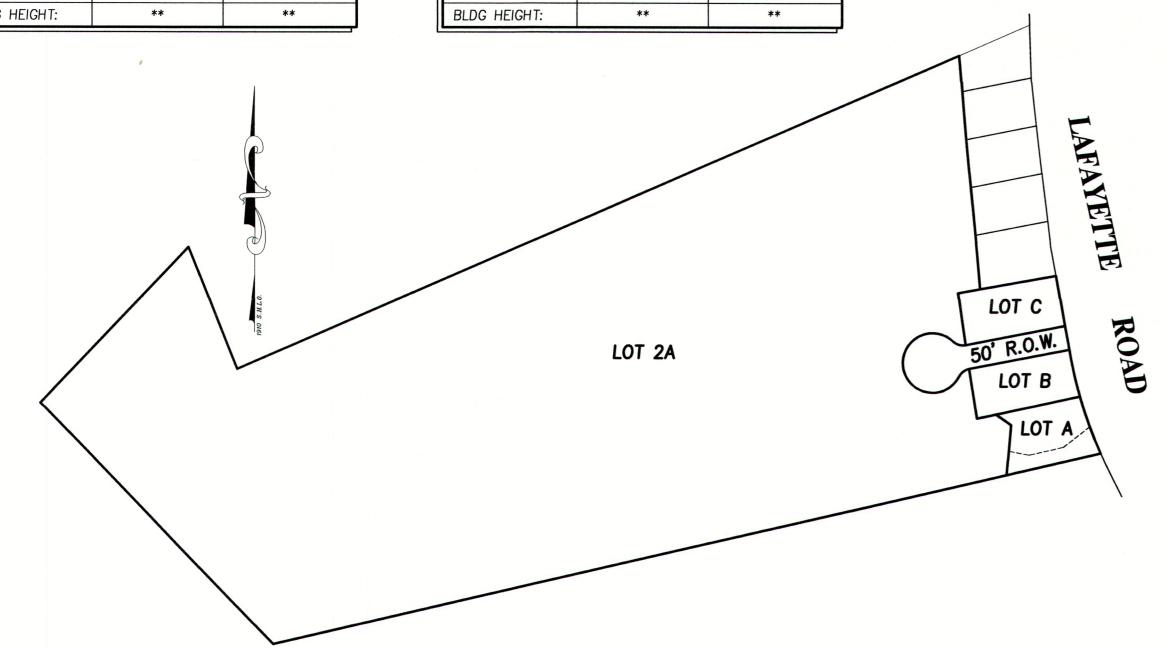
IRON PIPE

FOUND

MASSACHUSETTS HIGHWAY BOUND

ZONING TABLE

	DISTRICT N 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:	**	**	



- 1. NO ADDITIONAL UNITS SHALL BE CONSTRUCTED ON PROPOSED LOT 2A UNTIL SUCH TIME AS THE PROPOSED ROADWAY IS CONSTRUCTED MEETING SECTIONS 7 AND 8 OF THE SUBDIVISION REGULATIONS.
- 2. STREET SIGN SHALL BE INSTALLED AT PROPOSED R.O.W. IN ACCORDANCE WITH APPLICABLE TOWN STANDARDS.
- 3. UPON CONSTRUCTION OF PROPOSED ROADWAY, THE DRIVEWAY FOR 121 LAFAYETTE ROAD SHALL CONNECT TO IT.
- 4. THE PROPOSED ACCESS EASEMENT OVER PROPOSED LOT A IS TO REMAIN IN PLACE REGARDLESS OF THE CONSTRUCTION OF THE PROPOSED ROADWAY TO ENSURE SUFFICIENT INGRESS/EGRESS TO PROPOSED LOT 2A.

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

7E, 7F, 7G, 7H, 7I.

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,

SECTION 8.0 CONSTRUCTION REQUIREMENTS ALL ITEMS.

NOTES:

CENTER

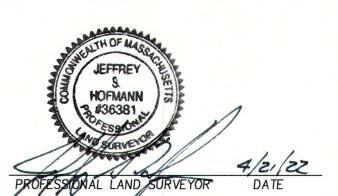
M.H.B. FND.

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'

GRAPHIC SCALE

(IN FEET)

1 inch = 200'

PREPARED FOR

PROPOSED LOT 2A

 $AREA = 29.7 AC.\pm$

(REMAINING LAND)

RUSNIK, INC.

ADDRESS BOARD COMMENTS

DESCRIPTION

1 4/21/22

DATE

BACK CENTER

(BROKEN)

PROPOSED

LOT C

AREA = 22,475 S.F.

LAFAYETTE

PROPOSED

LOT A

EXISTING BLDG.

AREA = 22,009 S.F.

18 42

CHRISTOPHER & PORTIA LLC BK. 34735 PG. 426 #111 LAFAYETTE ROAD

SITE PLAN

SCALE: AS NOTED

DATE: MAR. 8, 2022

SU

LKR REALTY TRUST BK. 36585 PG. 520

#123 LAFAYETTE ROAD

PROPOSED 50' WIDE R.O.W.

AREA = 23,406 S.F.

PROPOSED

LOT B

AREA = 22,015 S.F.

(PROPOSED #117-#119 LAFAYETTE ROAD)

(TO REMAIN WITH PROPOSED LOT 2A)

I. ROD FND.

704.93 RELC

PARKING

RELOCATED

M.H.B. FND.

MILLENNIUM ENGINEERING, INC.

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

CALC. BY: P.D.B.

CHKD. BY: J.S.H.

13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

PROJECT: M193648

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

LOT COVERAGE: ** ** OPEN SPACE: ** BLDG HEIGHT: ** LOT COVERAGE: ** ** DPEN SPACE: ** BLDG HEIGHT: ** LOT 2A LOT 2A	REAR SETBACK:	20 FT	**	REAR SETBACK:	20 FT	49.0 FT	
BLDG HEIGHT: ** ** BLDG HEIGHT: ** LOT O	LOT COVERAGE:	**	**	LOT COVERAGE:	**	**	
LOT	OPEN SPACE:	**	**	OPEN SPACE:	**	**	
LOT	BLDG HEIGHT:	**	**	BLDG HEIGHT:	**	**	1
			17.0				107.0
					LOT 2A		50' R.O.

OVERALL PLAN

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