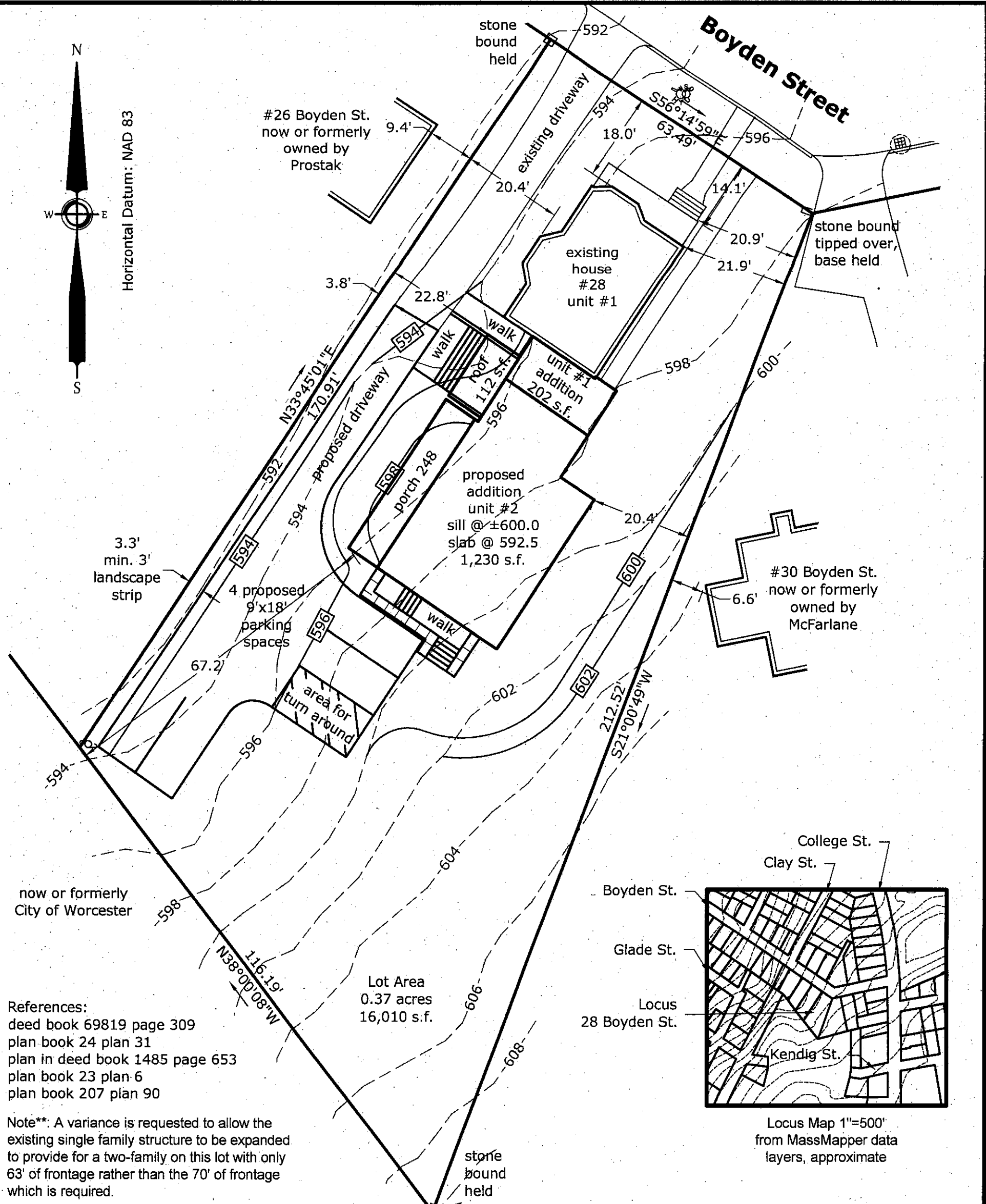




Horizontal Datum: NAD 83



References:
 deed book 69819 page 309
 plan book 24 plan 31
 plan in deed book 1485 page 653
 plan book 23 plan 6
 plan book 207 plan 90

Note**: A variance is requested to allow the existing single family structure to be expanded to provide for a two-family on this lot with only 63' of frontage rather than the 70' of frontage which is required.

note 1: This survey is based upon ownership information as shown in the deed and at the assessment office as noted on this plan. This plan was not prepared with the benefit of a title commitment and the findings such commitment may discover. This plan is not to be used as proof of title.
 note 2: The contractor must contact all utility companies and "Dig Safe" before excavation begins. We assume 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 #25027C0801E dated 11/2011.

NORMAN G. HILL
 No. 41786
 PROFESSIONAL LAND SURVEYOR
 Commonwealth of Massachusetts
 Norman G. Hill P.L.S. #41786

Zoning District: RL-7	
(two family) Required	
Lot Area	8,000 s.f.
Frontage	70'
Front Yard	20'
Side Yard	8'
Rear Yard	20'
F A R	NA
Open Space	NA
Height	35' max.
Stories	2+
Floor Area Rat.	N/A

Proposed	
(two family)	
Lot Area	16,010 s.f.
Frontage	63.49'***
Front Yard	18.0'*
Side Yard	20.4'
Rear Yard	67.2'

*pre-existing non-conformity

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

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 167 Hartford Ave.
 Bellingham, MA 02019
 508-966-4130

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

Hanson
 1115 Main Street
 Hanson, MA 02341
 781-294-4144

www.landplanninginc.com

Proposed Three-family Certified Plot Plan
 Located at
28 Boyden Street
 Worcester, MA
 owned by
Southbridge Street Properties, LLC
 31 Grove Street
 Winchester, MA 01890
 Deed Book 69818 Page 373
 Assessors ID# 26-011-00019

Scale: 1"=20'

Date: **December 11, 2024**

Job #: **24067**