

FLOOR AREA SCHEDULE

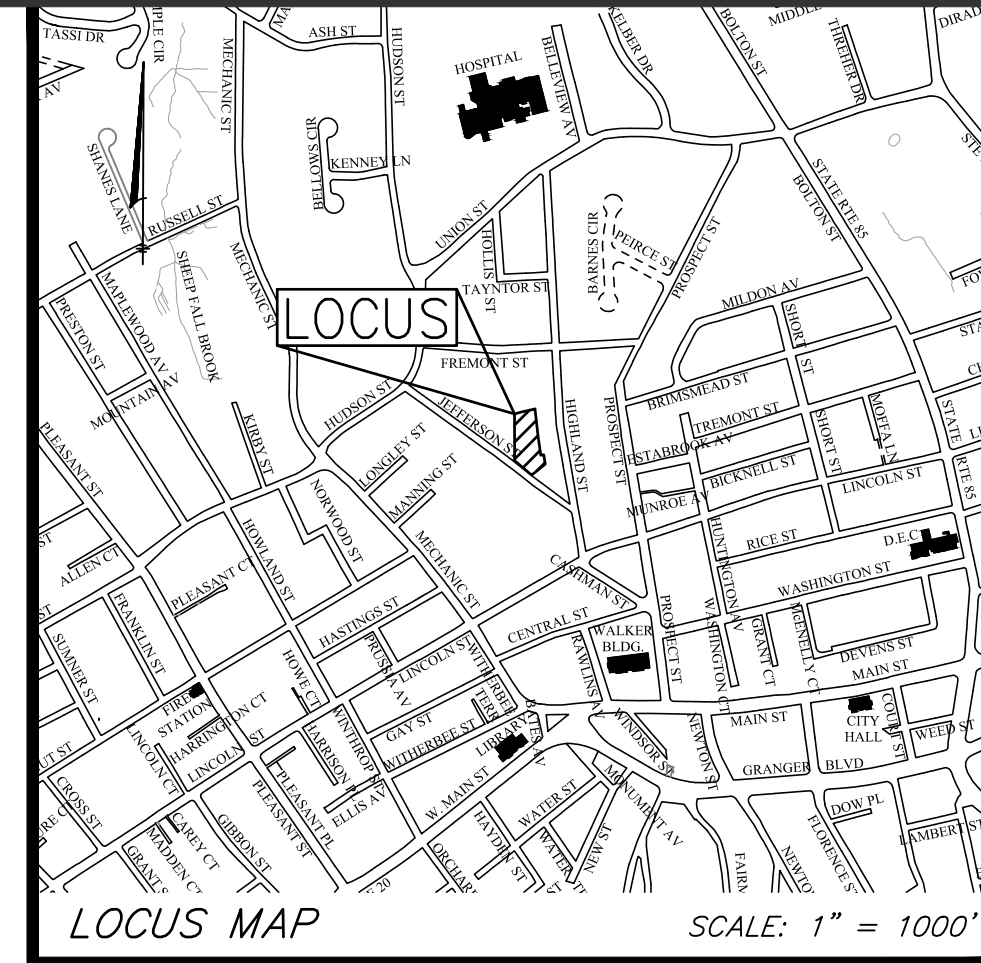
GARAGE LEVEL	9,944 SF
FIRST FLOOR	10,042 SF
SECOND FLOOR	9,461 SF
TOTAL FLOOR AREA	29,446 SF

*PER §650-18.9(e)
 LARGEST FLOOR AREA = 10,042 SF
 75% MUST BE LESS THAN 8%
 REQUIRED = 7,532 SF
 PROVIDED = 7,550 SF
 AVERAGE WIDTH AREA 1 = 38.5 FT (MIN 32 FT)
 AVERAGE WIDTH AREA 2 = 50 FT

LOT COVERAGE SUMMARY

TOTAL LOT AREA	44,613 SF
BUILDING AREA	10,442 SF
DRIVEWAY	2,092 SF
PERMEABLE PAVER WALKWAY	400 SF

REFERENCES:
 MARLBOROUGH ASSESSOR'S MAP 56, LOT 160



JEFFERSON STREET RESIDENCES

27 Jefferson Street
 Marlborough, Massachusetts 01752

PREPARED FOR:

27 JEFFERSON LLC

110 Pleasant Street, Suite 100
 Marlborough, Massachusetts 01752

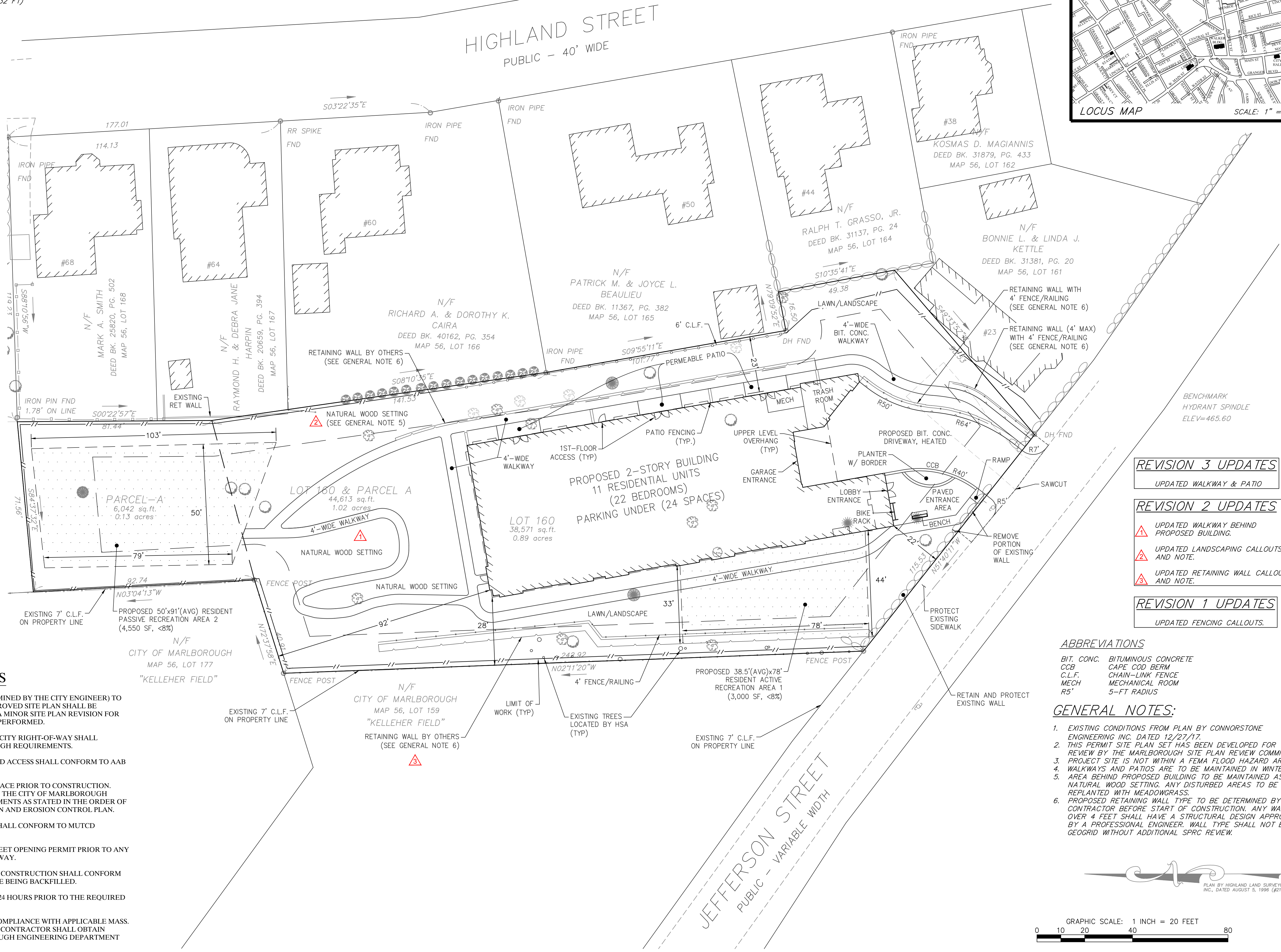
HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Environmental Consultants

315 Elm Street, Marlborough, MA 01752
 Voice (508) 460-1111, Fax (508) 460-1121
 www.hancockassociates.com



REVISION 3 UPDATES
 UPDATED WALKWAY & PATIO

REVISION 2 UPDATES
 UPDATED WALKWAY BEHIND PROPOSED BUILDING.
 UPDATED LANDSCAPING CALLOUTS AND NOTE.
 UPDATED RETAINING WALL CALLOUTS AND NOTE.

REVISION 1 UPDATES
 UPDATED FENCING CALLOUTS.

ABBREVIATIONS

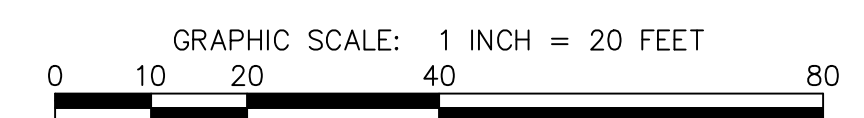
BIT. CONC.	BITUMINOUS CONCRETE
CCB	CAPE COD BERM
C.L.F.	CHAIN-LINK FENCE
MECH	MECHANICAL ROOM
R5'	5-FT RADIUS

GENERAL NOTES:

- EXISTING CONDITIONS FROM PLAN BY CONNORSTONE ENGINEERING INC. DATED 12/27/17.
- THIS PERMIT SITE PLAN SET HAS BEEN DEVELOPED FOR REVIEW BY THE MARLBOROUGH SITE PLAN REVIEW COMMITTEE.
- PROJECT SITE IS NOT WITHIN A FEMA FLOOD HAZARD AREA.
- WALKWAYS AND PATIOS ARE TO BE MAINTAINED IN WINTER.
- AREA BEHIND PROPOSED BUILDING TO BE MAINTAINED AS A NATURAL WOOD SETTING. ANY DISTURBED AREAS TO BE REPLANTED WITH MEADOWGRASS.
- PROPOSED RETAINING WALL TYPE TO BE DETERMINED BY CONTRACTOR BEFORE START OF CONSTRUCTION. ANY WALLS OVER 4 FEET SHALL HAVE A STRUCTURAL DESIGN APPROVED BY A PROFESSIONAL ENGINEER. WALL TYPE SHALL NOT BE GEOGRID WITHOUT ADDITIONAL SPRC REVIEW.

CONSTRUCTION NOTES

- ANY MINOR MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER AS A MINOR SITE PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
- ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF MARLBOROUGH REQUIREMENTS.
- ALL HANDICAPPED PARKING, RAMPS, AND ACCESS SHALL CONFORM TO AAB REQUIREMENTS.
- ALL EROSION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY OF MARLBOROUGH CONSERVATION COMMISSION REQUIREMENTS AS STATED IN THE ORDER OF CONDITIONS. REFER TO SEDIMENTATION AND EROSION CONTROL PLAN.
- ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.
- THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
- ALL WATER AND SEWER MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF MARLBOROUGH BEFORE BEING BACKFILLED.
- THE CITY SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE REQUIRED INSPECTIONS.
- ALL UTILITY TRENCHING SHALL BE IN COMPLIANCE WITH APPLICABLE MASS. GENERAL LAWS BOTH ON AND OFF SITE. CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FROM MARLBOROUGH ENGINEERING DEPARTMENT PRIOR TO COMMENCING WORK.



LAYOUT AND MATERIALS PLAN

DATE: 1/3/2019	DESIGN BY: RD
SCALE: 1" = 20'	DRAWN BY: RD
APPROVED BY: JP	CHECK BY: JP
PLOT DATE: Feb 28, 2019 2:58 pm	DWG: 20982SP R3.dwg
LAYOUT: LM	3
SHEET: 3 OF 9	
PROJECT NO.:	20982

PLAN BY: HIGHLAND LAND SURVEYORS, INC., DATED AUGUST 5, 1996 (#21,837)