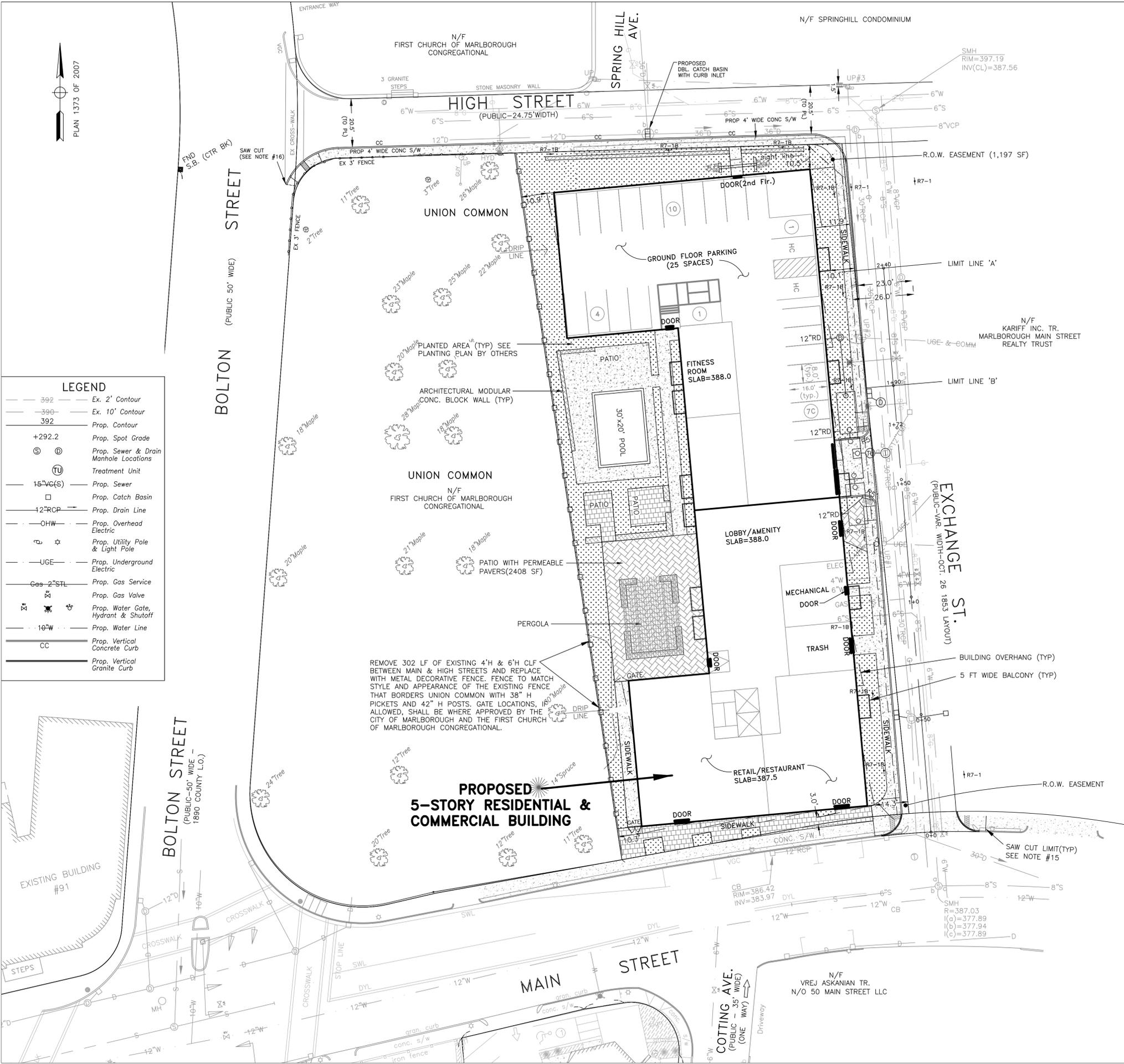


PLAN 1373 OF 2007



LEGEND

--- 392 ---	Ex. 2' Contour
--- 390 ---	Ex. 10' Contour
--- 392 ---	Prop. Contour
+292.2	Prop. Spot Grade
⊙ ⊙	Prop. Sewer & Drain Manhole Locations
⊕	Treatment Unit
15"VC(S)	Prop. Sewer
□	Prop. Catch Basin
12"RCP	Prop. Drain Line
OHW	Prop. Overhead Electric
☆	Prop. Utility Pole & Light Pole
UGC	Prop. Underground Electric
Gas 2"STL	Prop. Gas Service
⊗	Prop. Gas Valve
⊗	Prop. Water Gate, Hydrant & Shutoff
10"W	Prop. Water Line
CC	Prop. Vertical Concrete Curb
---	Prop. Vertical Granite Curb

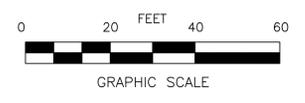
NOTES:

- THE BUILDING USE AND AREA SCHEDULE IS AS FOLLOWS:

GROUND FLOOR					
- COMMERCIAL SPACE		=	5,047	GSF	
- COMMON AREA		=	5,300	GSF	
- GARAGE		=	TBD	GSF	

FLOOR	FLR ELEV	GSF	1 BEDROOM	2 BEDROOMS	STUDIO
GROUND FLR	390.0	21,886	-	0	0
2ND FLOOR	---	22,334	18	7	0
3RD FLOOR	---	22,334	18	7	0
4TH FLOOR	---	22,334	18	7	0
5TH FLOOR	---	21,209	16	6	0
ROOF	---	0	0	0	0
TOTALS:		110,097*	70	27	0

*_DENOTES TOTAL RESIDENTIAL, COMMERCIAL AND GARAGE FLOOR AREAS.
- PRIVATE OPEN SPACE:
 REQUIRED: 100 x 99 UNITS = 9,900 SF
 PROVIDED: 44 BALCONIES = 2,200 SF
 FIFTH FLOOR = 1,125 SF
 LANDSCAPE/COURTYARD = 7,087 SF
 BUILDING INTERIOR = 5,311 SF
 TOTAL PROVIDED PRIVATE OPEN SPACE= 15,723 SF
- LOT COVERAGE("SECTION 650-5, DEFINITIONS 'LOT COVERAGE'"):
 TOTAL LOT AREA = 38,505 SF
 PROPOSED COVERAGE AREA = 28,924 SF
 TOTAL % COVERAGE = 75.1%
 PERMEABLE AREAS OF THE PATIO INTERPRETED AS OPEN SPACE FOR COVERAGE PURPOSES. THIS AREA WILL NOT BE USED FOR RESTAURANT OR COMMERCIAL PURPOSES.
- ANY MINOR MODIFICATIONS, AS DETERMINED BY THE CITY ENGINEER, TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED. THE CONTRACTOR SHALL BE PROPERLY LICENSED AND BONDED WITH THE CITY PRIOR TO CONSTRUCTION. AND SHALL OBTAIN A STREET OPENING PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE CITY RIGHT OF WAY.
- ALL HANDICAP PARKING, RAMPS AND ACCESS SHALL CONFORM TO ABB REQUIREMENTS. REFER TO 521 CMR.
- ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.
- ALL PROPOSED SIGNAGE SHALL COMPLY WITH THE CITY OF MARLBOROUGH SIGN ORDINANCE.
- CURBING TYPE & ENTRANCES SHOWN ARE SUBJECT TO APPROVALS BY THE CITY OF MARLBOROUGH PER THE ROAD OPENING PERMIT REQUIREMENTS.
- ALL MATERIALS/CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY SHALL BE IN CONFORMANCE WITH THE CODE OF THE CITY OF MARLBOROUGH. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY CONSERVATION COMMISSION REQUIREMENTS (SEE SHEET C2 FOR ADDITIONAL REQUIREMENTS). REFER TO THE GRADING PLAN NOTES CONCERNING EROSION CONTROL.
- CITY INSPECTORS REQUIRE A MINIMUM NOTICE OF 24 HOURS PRIOR TO INSPECTION.
- REFER TO THE ARCHITECTS PLAN FOR BUILDING AREA, SCENCE LIGHTING AND SIGNAGE.
- A PRE-CONSTRUCTION MEETING IS REQUIRED BETWEEN THE DEVELOPER, CONTRACTOR, POLICE AND FIRE DEPARTMENTS. A TRAFFIC MANAGEMENT PLAN SHALL BE SUBMITTED TO THE CITY OFFICIALS 5 DAYS PRIOR TO THE MEETING.
- ALL OPEN SPACE AREAS ARE PRIVATE.
 THE SECTION OF EXCHANGE STREET FROM LIMIT LINE 'A' TO LIMIT LINE 'B' SHALL BE MILLED & REPAVED, FOR THE FULL WIDTH OF THE ROAD TO ENCOMPASS ROAD RECONSTRUCTION. FROM LIMIT LINE 'B' AT STATION 1+90 TO MAIN STREET, REMOVE PAVEMENT & REGRADE SUBBASE AND PAVEMENT AT THE FOLLOWING ROAD GRADES:
 MAIN STREET TO STATION 1+72:.....1.45% SLOPE
 FROM STATION 1+72 TO 1+90:.....3.42% SLOPE
 PROVIDE ROAD CROWN AT 2% PITCH FROM CENTERLINE TO CURB LINE.
- SAW CUTS SHALL BE AT THE NEAREST PANEL JOINT ON THE EXTERIOR SIDE OF THE SAW CUTS SHOWN. THE SIDEWALK ALONG THE FRONTAGE OF THE PROPERTY SHALL BE REPLACED WHERE EXCAVATION FOR THE BUILDING FOUNDATION DISTURBS OR COMPROMISES THE INTEGRITY OF THE EXISTING WALK. THE SIDEWALK SHALL BE FRAMED AND POURED THE FULL WIDTH OF THE SIDEWALK AND FORMED TO LEAVE A SPACE FOR THE BRICK TO SIT ON TOP (BONDED TO THE CONCRETE). THE CONCRETE WALK SHALL BE FLUSH WITH THE EXISTING WALK.
- SAW CUT EXISTING CONCRETE CONSTRUCTED CURB ACCORDING TO 521 CMR.
- CONVERT EXISTING DMH ON HIGH STREET TO DOUBLE CATCH BASIN WITH CURB INLET.
- SIDEWALK HANDICAP RAMP SHALL MEET ADA REQUIREMENTS



NO.	DATE	DESCRIPTION
P1	1/09/23	PROPOSED SIDEWALK ON HIGH ST
P2	10/24/22	HIGH STREET BUILDING EGRESS
P3	10/7/22	SPRC COMMENTS

PREPARED BY:
BRUCE SALUK & ASSOC., INC.
 CIVIL ENGINEERING & LAND SURVEYING
 576 BOSTON POST ROAD EAST
 MARLBOROUGH, MA 01752
 TEL: 508-485-1662

LAYOUT PLAN
"EXCHANGE PLACE"
 SITE PLAN
 - 57 MAIN STREET -
 MARLBOROUGH, MA

APPLICANT:
WILLIAM D. ADAMS
 JW CAPITAL PARTNERS, LLC
 34 WASHINGTON STREET, SUITE 230
 WELLESLEY, MA 02841
 TEL: (781) 366 2436

OWNER:
MARLBOROUGH TOTG LLC
 206 AYER ROAD, SUITE 5
 HARVARD, MA 01451
 TEL: (978) 456 8388