



Rec. 12-21-2021

December 20, 2021

*Priscilla Ryder
Conservation/ Sustainability Officer
140 Main St., City Hall
Marlborough, MA 01752*

As per our discussions of last week, please find included prints that reflect changes requested.

The prints show changes to the rear deck from 15 feet to 22 feet.

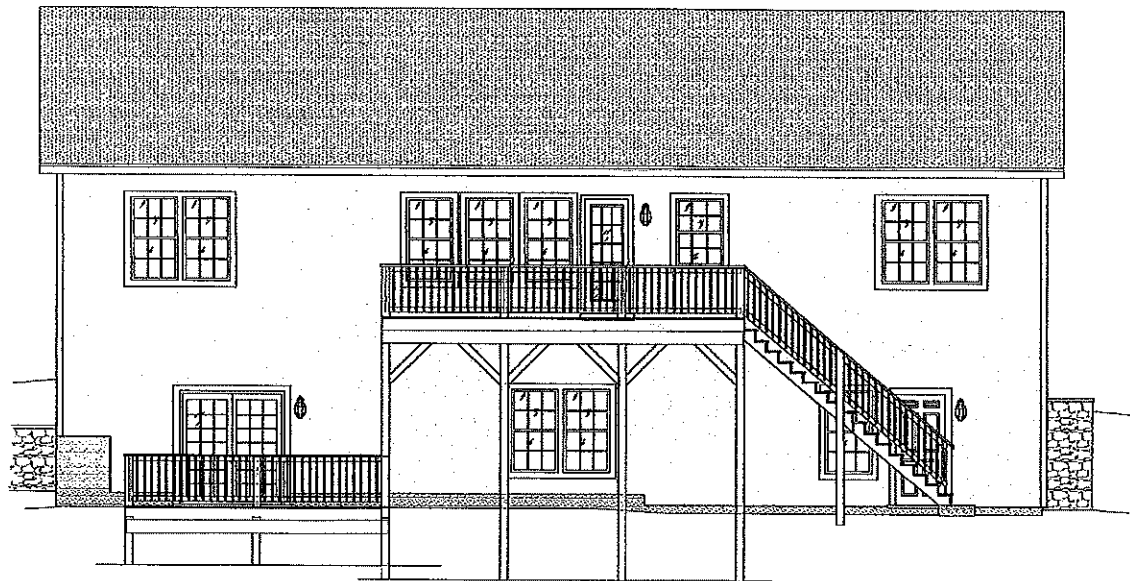
Sincerely,

Peter J. Normandin, Manager

front elevation



lakeside elevation

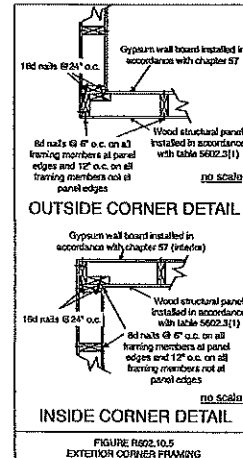


NOTE: Measurements are to be verified by contractor on site prior to construction

BEYOND BASICS

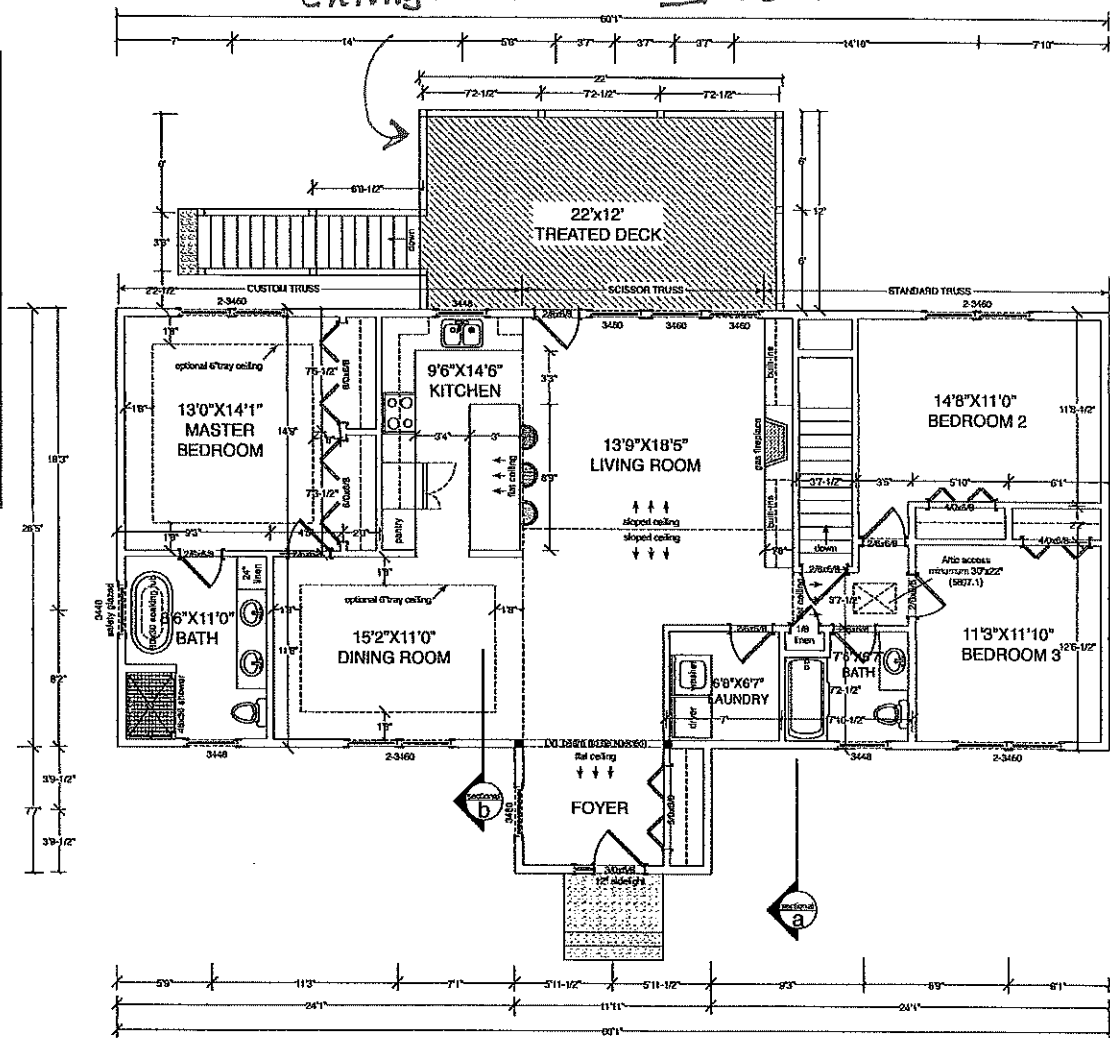
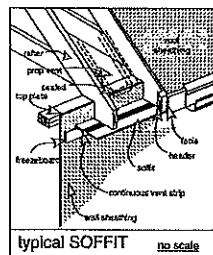
1st floor plan

changed To 22'x10' Deck



DOUBLE HUNG WINDOW CHART
check manufacturer for actual R.O. sizes

Code	Rough opening size
3436	2'-10 1/2" X 3'-0 1/4"
3440	2'-10 1/2" X 3'-4 1/4"
3448	2'-10 1/2" X 4'-0 1/4"
3452	2'-10 1/2" X 4'-4 1/4"
3456	2'-10 1/2" X 4'-8 1/4"
3460	2'-10 1/2" X 5'-0 1/4"
3464	2'-10 1/2" X 5'-4 1/4"
3472	2'-10 1/2" X 6'-0 1/4"



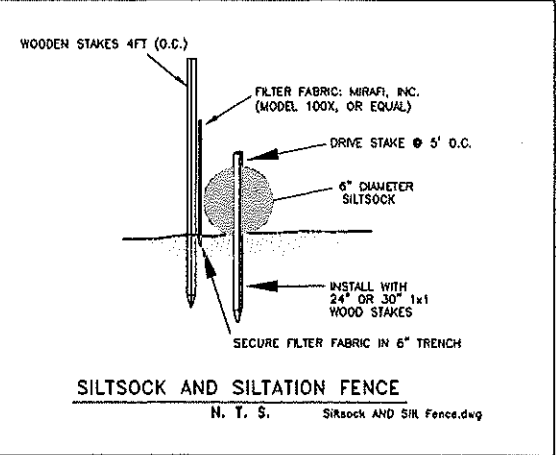
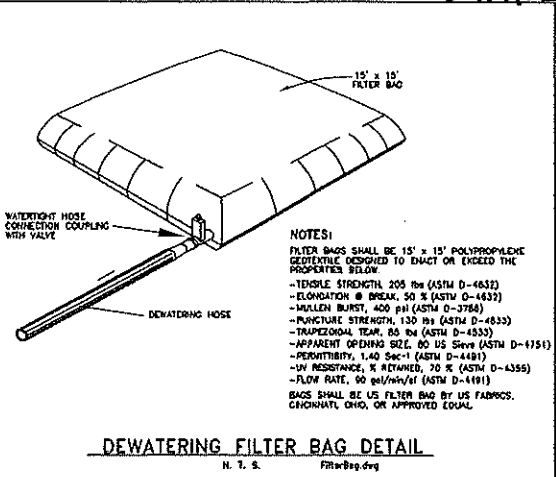
FLOOR PLAN GENERAL NOTES:

1. Smoke detector systems shall be Type III.
2. Ventilation: Kitchens and bathrooms shall have mechanical venting systems that provide 20 cfm/occupant and vents to the outside (M1507)
3. Light and Ventilation: All habitable rooms shall be provided with aggregate glazing area of not less than eight (8) per cent of the floor area of such rooms. One-half (1/2) of the required area of glazing shall be openable. (R303.1)
4. Hall and stairway widths shall be a minimum of 3 feet clear. Handrails may project no more than 3 1/2" into the required width.

NOTE: Measurements are to be verified by contractor on site prior to construction

BEYOND BASICS

STAIRS shifted 4' → Deck 10'x22' All Deck helicoils 7(was 6) approx 11' from Fdn wall



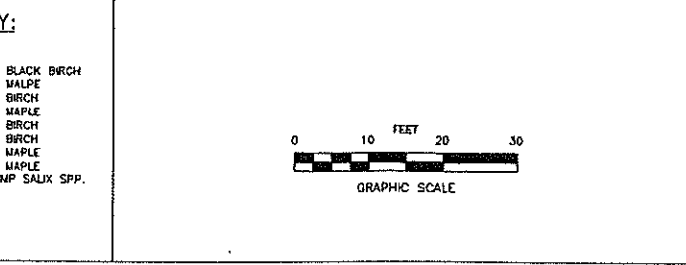
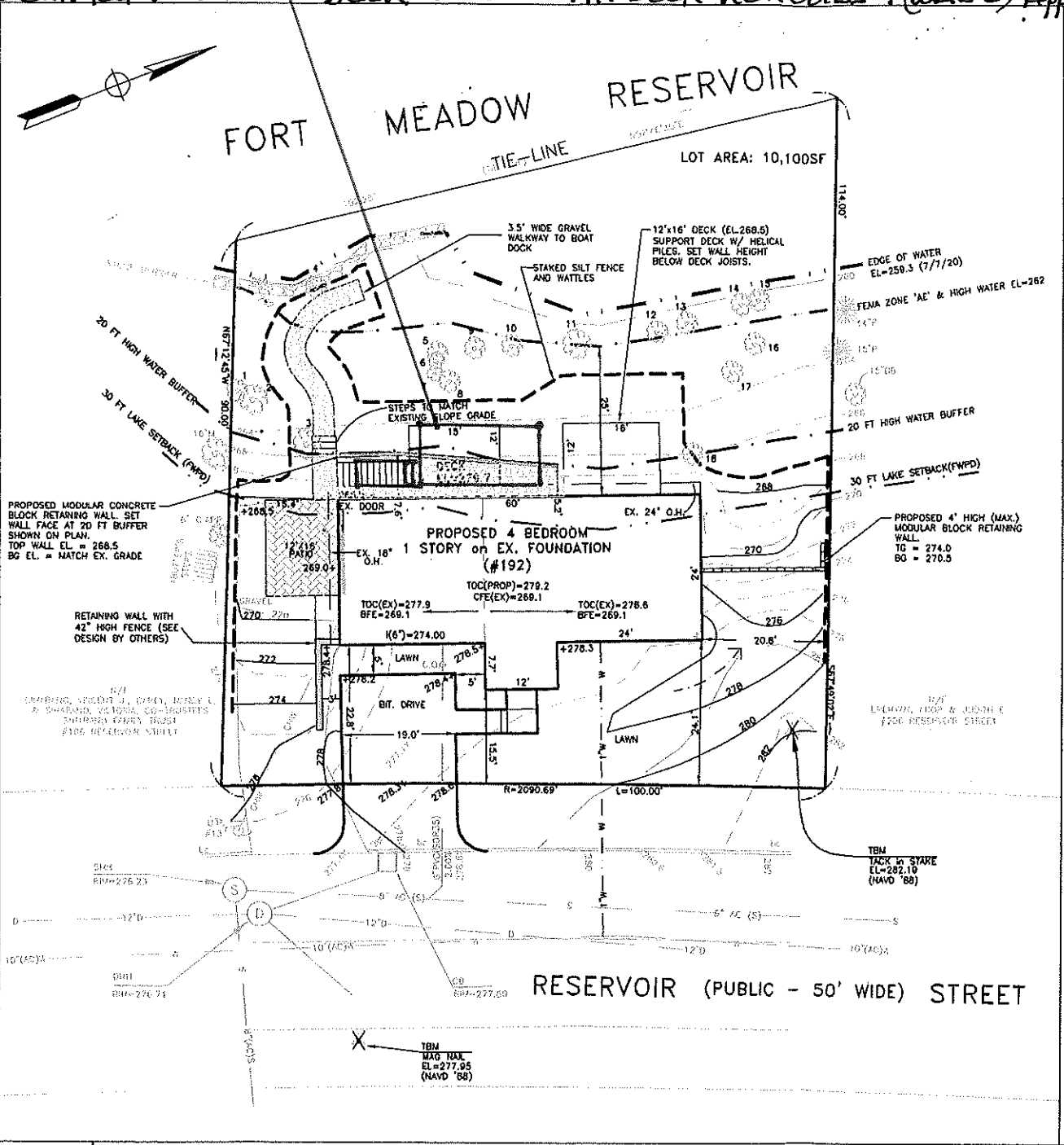
MARLBOROUGH, MA ZONING CHART

ZONE DISTRICT "A-3"	ASSESSOR'S MAP 5, PARCEL 15	PROPOSED
(MIN.) LOT AREA	12,500 S.F.	10,100 +/- S.F.
FRONTAGE	100 FT	100.0 FT
SIDE YARD	15 FT	16.4 FT
FRONT YARD	20 FT	15.5 FT
REAR YARD	30 FT	30 FT
BUILDING HEIGHT	2 1/2 STORIES	1 STORY
COVERAGE	30% (max)	21.5% **

FOOTNOTE:
** - DOES NOT INCLUDE DECK, DECK STAIRS, PATIO AND WALKWAY TO DOCK.

TREE IDENTIFICATION KEY:

1. 6" BIRCH	10. 6" BLACK BIRCH
2. 18" MAPLE	11. 14" SALSPE
3. 18" MAPLE	12. 5" BIRCH
4. 6" BIRCH	13. 14" MAPLE
5. 11" BIRCH (LEAN'G OVER WATER)	14. 5" BIRCH
6. 6" BIRCH (BROKEN TOP)	15. 5" BIRCH
7. 7" BIRCH	16. 18" MAPLE
8. 6" BIRCH	17. 16" MAPLE
9. 4" BIRCH	18. CLUMP SALIX SPP.



- NOTES:**
- 1.) THE TOPOGRAPHICAL SURVEY WAS PERFORMED BY BRUCE SALUK & ASSOCIATES, INC., CIVIL ENGINEERING & LAND SURVEYING IN JULY 2020. THE PROPERTY LINE LOCATION WAS TAKEN FROM A PLAN ENTITLED FOUNDATION AS-BUILT, DATED APRIL 15, 2020 BY FRAMINGHAM SURVEY CONSULTANTS INC., FRAMINGHAM, MA. BOUNDARY LINES ARE WITHOUT THE BENEFIT OF TITLE, AND ARE SUBJECT TO CHANGE AS SUCH TITLE MAY DISCLOSE.
 - 2.) THE LAND SHOWN IS LISTED AS ASSESSOR PARCEL 15 ON MAP 5 AND IS LOCATED WITHIN THE RESIDENCE "A-3" ZONING DISTRICT.
 - 3.) THE EXISTING FOUNDATION DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA. IT LIES WITHIN ZONE X. A PORTION OF THE LOT AT AND BELOW ELEVATION 252 SHOWN ON THE PLAN LIES IN THE FEMA ZONE 'AE' OF THE FLOOD INSURANCE RATE MAP #25017C0481F DATED JULY 7, 2014 PANEL 481 OF 656.
 - 4.) THE ELEVATIONS ARE BASED ON NAVD83 DATUM.
 - 5.) ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND SHALL CONFORM TO THE CITY OF MARLBOROUGH CONSERVATION OFFICER'S REQUIREMENTS.
 - 6.) PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL TYPES ON THE SITE, AND PROVIDE THE APPROPRIATE EROSION CONTROL MEASURES, AS OUTLINED ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EROSION AND TEMPORARY STORM RUNOFF CONTROL MEASURES THAT INCLUDES SATURATION FENCE, HAY BALES, DAMS, DITCHES, TEMPORARY SEDIMENT BASINS, ETC. AS NECESSARY TO CONTRARY SOIL AND EXCESS RUNOFF ON THE SITE.
 - 7.) EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL VEGETATION ON THE SITE HAS HAD A CHANCE TO FULLY ESTABLISH ITSELF. ACCEPTABLE PRODUCTS FOR SILTATION FENCE IS MERRILL, INC., CHARLOTTE, NC, MODEL 100X, OR EQUAL.
 - 8.) THE STOCK PILE AREA SHALL NOT EXCEED 10 FT IN HEIGHT, UNLESS A 6" HIGH SAFETY CHAIN LINK FENCE IS INSTALLED AROUND STOCK PILE AREAS.
 - 9.) FOLLOWING FINAL GRADING, AREAS SHALL BE STABILIZED WITH LOAM, SEED AND JUTE MESH.
 - 10.) THE CONTRACTOR SHALL KEEP THE PUBLIC WAY FREE OF SOIL AND DEBRIS AT ALL TIMES.
 - 11.) UTILITIES SHOWN ARE FROM FIELD SURVEY AND AVAILABLE UTILITY RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. ONLY THERE MAY BE EXISTING LINES OTHER THAN THOSE SHOWN HEREON. THE CONTRACTOR SHALL CONTACT THE PROPER UTILITY COMPANIES & DO SAID PRIOR TO EXCAVATION. BRUCE SALUK & ASSOCIATES DOES NOT WARRANT OR GUARANTEE THE LOCATION OF ANY UTILITIES HEREON.
 - 12.) THE CITY SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE REQUIRED INSPECTIONS.
 - 13.) 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.
 - 14.) THE CONTRACTOR SHALL OBTAIN A STREET PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY.
 - 15.) ALL WATER AND SEWER MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF MARLBOROUGH REQUIREMENTS. ALL WATER AND SEWER CONSTRUCTION SHALL BE INSPECTED BY THE CITY OF MARLBOROUGH BEFORE BEING BACKFILLED. THE CONTRACTOR SHALL PROVIDE ALL FIELD LOCATION (SWING TIES) FOR WATER MAIN, CURB STOPS, FITTINGS, ETC.
 - 16.) DRIVEWAY GRADING SHALL BE IN CONFORMANCE WITH ZONING REGULATIONS:
 - ELEVATION AT R.O.W. = ELEV. AT C.L. ROAD
 - R.O.W. LINE TO 15' R.O.W. SETBACK - 3/4" MAX
 - 15' - 40' R.O.W. SETBACK - 1/2" MAX
 - BEYOND 40' SETBACK - 1/8" MAX
 - 17.) PROPOSED ALTERATIONS:
 - A.) THE PROPOSED WALKWAY DISTURBANCE WITHIN BORDERING LAND SUBJECT TO FLOODING (FMPD) IS 109 SF. SAID WORK SHALL MATCH EXISTING GRADE RESULTING IN NO FILL WITHIN THE FMPD.
 - B.) THE LOT AREA WITHIN THE FLOOD PLAN & WETLAND PROTECTION DISTRICT (FMPD) IS 5637 SF, WHICH IS LESS THAN 50% OF THE REQUIRED LOT AREA FOR ZONE A3 (12,500 SF).
 - 18.) REMOVE INVASIVE PLANTS, DEAD TREES AND LOOSE DELETERIOUS DEBRIS. RETAIN ALL OTHER TREES AND NATIVE NONINVASIVE PLANTS.

PREPARED BY:
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APPLICANT:
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FRAMINGHAM, MA 01701
TEL: 774-696-6124
DATE: JULY 2020

SITE PLAN
192 RESERVOIR STREET
MARLBOROUGH, MA

The Normandin Group
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Westminster MA 01473

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1 OF 2
FILE: 2819C1.dwg