

OPEN SPACE DEVELOPMENT (STEP ONE)

BEAUCHEMIN ESTATES

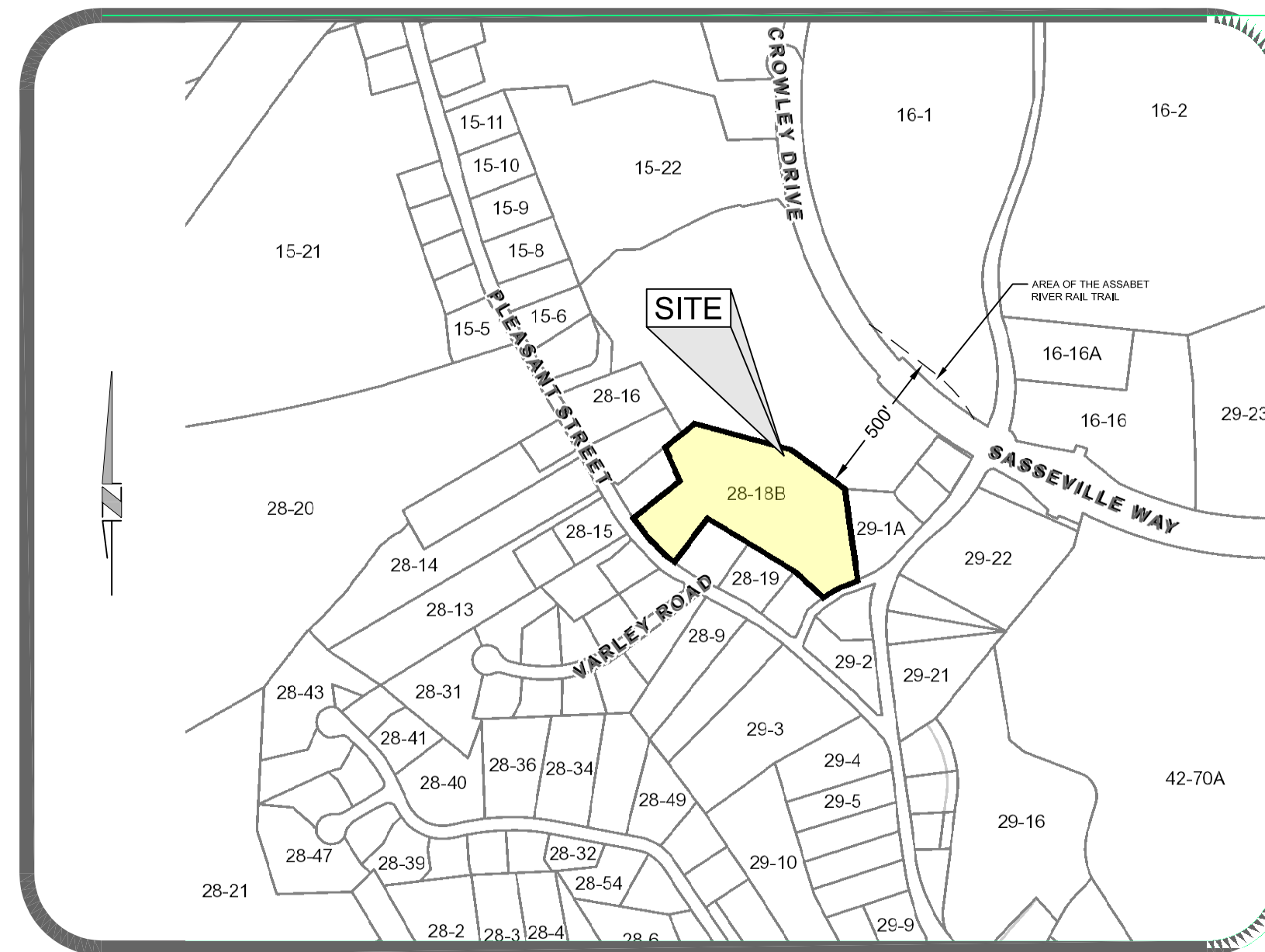
A SINGLE FAMILY DEVELOPMENT
IN
MARLBOROUGH, MASSACHUSETTS

PREPARED FOR:

JOYCE BEAUCHEMIN REALTY TRUST
TIMOTHY L. BEAUCHEMIN, TRUSTEE
P.O. BOX 1067
TOWNSEND, MASSACHUSETTS 01469

NOTES:

1. THE MAJOR FEATURES OF THE LAND INCLUDING EXISTING WALLS, FENCES, BUILDINGS, LARGE TREES (12" DIAMETER OR GREATER), WOODED AREAS, OUTCROPPINGS, DITCHES, ETC. ARE SHOWN THE EXISTING CONDITIONS PLAN (SHEET 2) AND THE TREE INVENTORY PLAN (SHEET 3).
2. THE PROFILES AND APPROXIMATE FINISHED GRADES OF THE ROADWAY, DRAIN AND SEWER UTILITIES ARE SHOWN ON THE PRELIMINARY PLAN & PROFILE (SHEETS 5 & 6).
3. THE WATER DISTRIBUTION SYSTEM IS SHOWN ON THE CONVENTIONAL PRELIMINARY PLAN (SHEET 4) AND THE PRELIMINARY PLAN & PROFILE (SHEET 5).
4. THE PERCENT OF THE PROPOSED OPEN SPACE WHICH HAS STEEP SLOPES IS SHOWN ON THE OPEN SPACE CONCEPTUAL PLAN (SHEET 7).
5. THE PERCENT OF THE EXISTING PARCEL THAT IS WETLAND AND THE PERCENT OF THE PROPOSED OPEN SPACE WHICH IS WETLAND IS SHOWN ON THE OPEN SPACE CONCEPTUAL PLAN (SHEET 7).
6. EXISTING LANDSCAPE FEATURES IN SUCH DETAIL APPROPRIATE TO THE SITE, INCLUDING DIFFERENTIATION OF WOODED VERSUS OPEN AREAS, AND A FURTHER DIFFERENTIATION BETWEEN CONIFEROUS AND DECIDUOUS TREES IS SHOWN ON THE TREE INVENTORY PLAN (SHEET 3).
7. THERE ARE NO OPEN SPACES IDENTIFIED WITHIN 500 FEET OF THE SITE. IT APPEARS THAT THE ASSABET RIVER RAIL TRAIL IS LOCATED WITHIN 500 FEET OF THE SITE AS SHOWN ON THE LOCUS MAP TO THE RIGHT.
8. THERE WERE NO ARCHEOLOGICAL AND HISTORIC FEATURES LOCATED ON SITE.
9. THE SITE IS WOODED SO THERE ARE NO MAJOR LONG VIEWS WITHIN THE SITE AND WITHIN 500 FEET OF THE SITE.



LOCUS MAP
SCALE: 1" = 500'

OPEN SPACE REQUIREMENTS:

1. MINIMUM LOT AREA = 12,000 S.F.
2. MINIMUM FRONTAGE = 50 FEET
3. WIDTH @ BLDG. LINE = 70 FEET
4. MAXIMUM LOT COVERAGE = 30%
5. MINIMUM BUILDING SETBACKS:

FRONT - 20 FEET
SIDE - 10 FEET
REAR - 20 FEET

ZONING REQUIREMENTS:

1. MINIMUM LOT AREA = 18,000 S.F.
2. MINIMUM FRONTAGE = 120 FEET
3. MAXIMUM LOT COVERAGE = 30%
4. MINIMUM BUILDING SETBACKS:

FRONT - 30 F
SIDE - 15 FEET
REAR - 40 FEET

SITE ANALYSIS

LOT NO.	CONVENTIONAL AREA REQUIRED (S.F.)	OPEN SPACE AREA REQUIRED (S.F.)	AREA DECREASE (S.F.)
1	18,000	13,230	4,770
2	18,000	12,025	5,975
3	18,000	12,010	5,990
4	18,000	12,000	6,000
5	18,000	12,000	6,000
6	18,000	17,075	925
7	18,000	22,472	---
TOTALS	97,450	---	29,660

TOTAL PARCEL AREA = 5.44 ACS. OR 237,045 S.F.
30% OF PARCEL AREA = 71,114 S.F.

OPEN SPACE = 97,450 S.F.
WETLANDS = 19,660 S.F. (USEABLE = 0)
STEEP SLOPES = 11,750 S.F. (USEABLE = 50% OF OPEN SPACE AREA)
77,790 S.F. SPACE AREA

ACTUAL OPEN SPACE AREA = 77,790 S.F.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN SET IS TO SHOW A CONVENTIONAL PRELIMINARY PLAN AND OPEN SPACE CONCEPT PLAN.
2. THE SUBJECT PROPERTY IS SHOWN ON THE MARLBOROUGH ASSESSOR'S MAPS AS MAP 28 LOT 18B.
3. TOTAL LOT AREA: 326,895± S.F. (5.437± ACRES).
4. THE PROPERTY IS ZONED: RESIDENCE A-2.
5. OWNER OF RECORD: JOYCE BEAUCHEMIN REALTY TRUST
TIMOTHY L. BEAUCHEMIN, TRUSTEE
P.O. BOX 1067
TOWNSEND, MA 01469
6. DEED REFERENCE: BOOK 45210, PAGE 560.
7. TOPOGRAPHY IS FROM AN ACTUAL FIELD SURVEY BY FINDEISEN SURVEY & DESIGN, LLC.
8. LOTS SHALL BE SERVICED BY MUNICIPAL WATER AND SEWER.

INDEX TO SHEETS

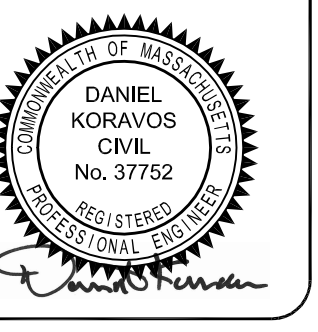
TITLE SHEET	1
EXISTING CONDITIONS PLAN	2
TREE INVENTORY PLAN	3
CONVENTIONAL PRELIMINARY PLAN	4
PRELIMINARY PLAN & PROFILE	5
CONCEPTUAL OPEN SPACE PLAN	6

Beauchemin Estates
689 Pleasant St.

Engineer / Surveyor:

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Engineer:



Surveyor:



Applicant:

DANIEL KORAVOS
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Assessor's Map & Lot:
Map 28 / Lot 18B
Project No.: 42103 Drawing Scale: AS SHOWN
Plan Date: 02/10/2022 Revised Date: 04/06/2022

Sheet Title:

TITLE SHEET

Sheet No.: 1

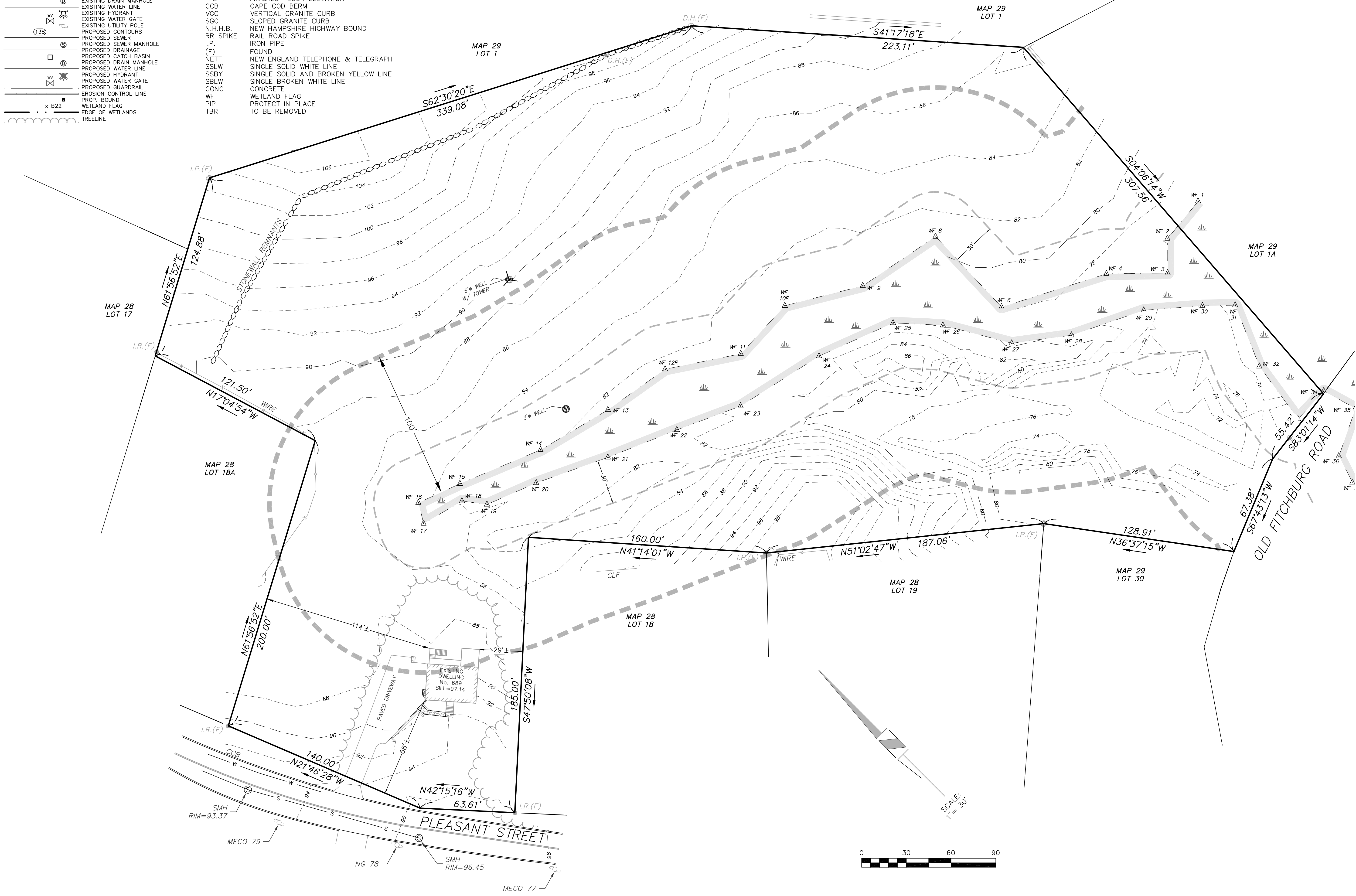
Total No. of Sheets: 6

LEGEND

- PROPOSED RETAINING WALL
- - - EXISTING CONTOURS
- EXISTING SEWER
- EXISTING SEWER MANHOLE
- EXISTING DRAINAGE
- EXISTING CATCH BASIN
- EXISTING DRAIN MANHOLE
- EXISTING WATER LINE
- EXISTING HYDRANT
- EXISTING WATER GATE
- EXISTING UTILITY POLE
- PROPOSED SEWER
- PROPOSED SEWER MANHOLE
- PROPOSED DRAINAGE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED WATER LINE
- PROPOSED HYDRANT
- PROPOSED WATER GATE
- PROPOSED GUARDRAIL
- EROSION CONTROL LINE
- PROP. BOUND
- WETLAND FLAG
- EDGE OF WETLANDS
- TREE LINE

LIST OF ABBREVIATIONS

- BIT. BITUMINOUS
- CB CATCH BASIN
- DMH DRAINAGE MANHOLE
- EOPR EDGE OF PAVEMENT
- P&R POST AND RAIL
- FFE FINISHED FLOOR ELEVATION
- CCB CAPE COD BERM
- VGC VERTICAL GRANITE CURB
- SGC SLOPED GRANITE CURB
- N.H.H.B. NEW HAMPSHIRE HIGHWAY BOUND
- RR SPIKE RAIL ROAD SPIKE
- I.P. IRON PIPE
- (F) FOUND
- NETT NEW ENGLAND TELEPHONE & TELEGRAPH
- SSLW SINGLE SOLID WHITE LINE
- SSBY SINGLE SOLID AND BROKEN YELLOW LINE
- SBLW SINGLE BROKEN WHITE LINE
- CONC CONCRETE
- WF WETLAND FLAG
- PIP PROTECT IN PLACE
- TBR TO BE REMOVED



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 DANIEL KORAVOS
 CIVIL
 No. 37752

Surveyor:

 HUGO P. FINDEISEN II
 No. 45098

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Assessor's Map & Lot: Map 28 / Lot 18B
 Project No.: 42103 Drawing Scale: AS SHOWN
 Plan Date: 02/10/2022 Revised Date: 04/06/2022

Sheet Title:
EXISTING CONDITIONS PLAN

Sheet No.: **2**
 Total No. of Sheets: **6**

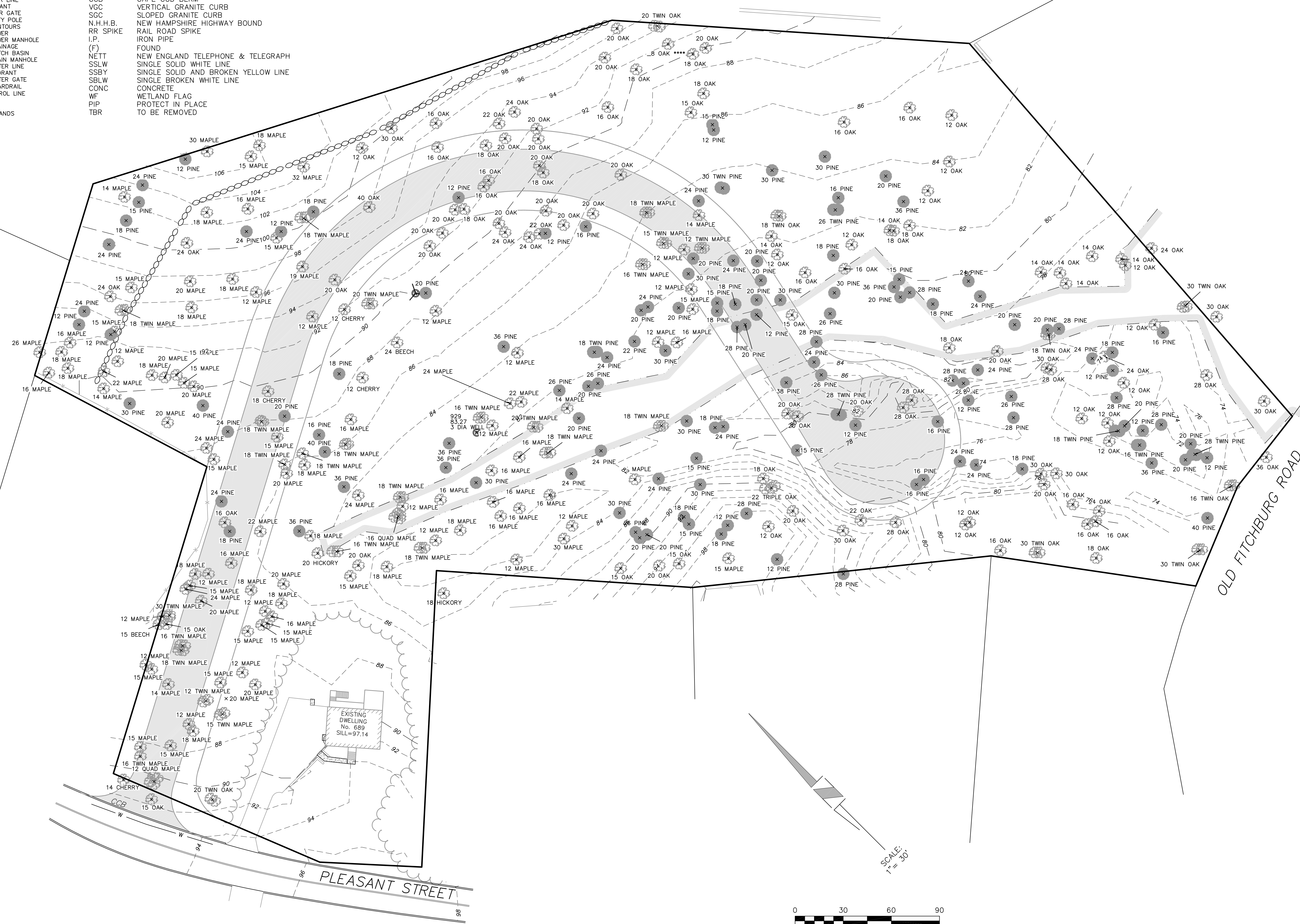
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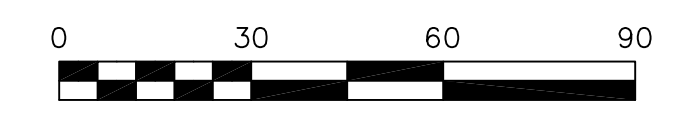
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 Plan Date: 02/10/2022 Revised Date: 04/06/2022

Sheet Title:
TREE INVENTORY PLAN

Sheet No.: **3**
 Total No. of Sheets: **6**

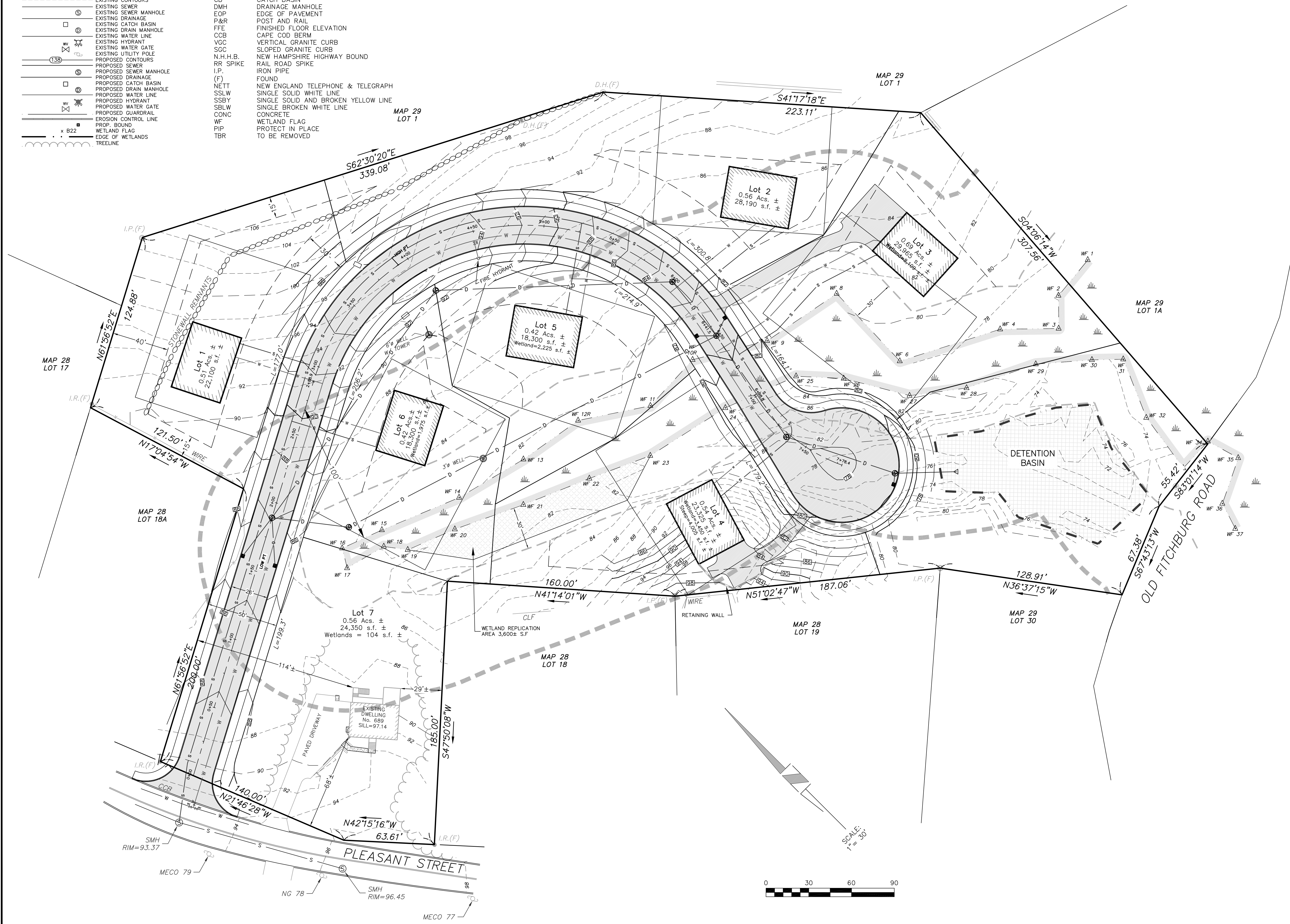


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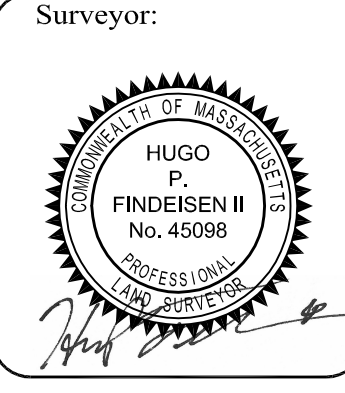
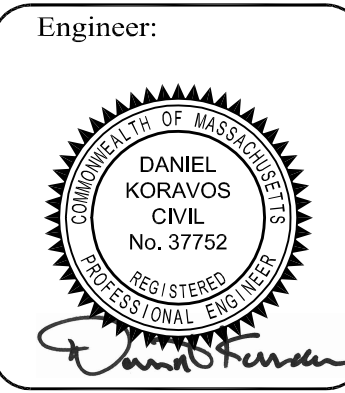
LIST OF ABBREVIATIONS

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CB	CATCH BASIN
DMH	DRAINAGE MANHOLE
EOP	EDGE OF PAVEMENT
P&R	POST AND RAIL
FFE	FINISHED FLOOR ELEVATION
CCB	CAPE COD BERM
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CONC	CONCRETE
WF	WETLAND FLAG
PIP	PROTECT IN PLACE
TBR	TO BE REMOVED



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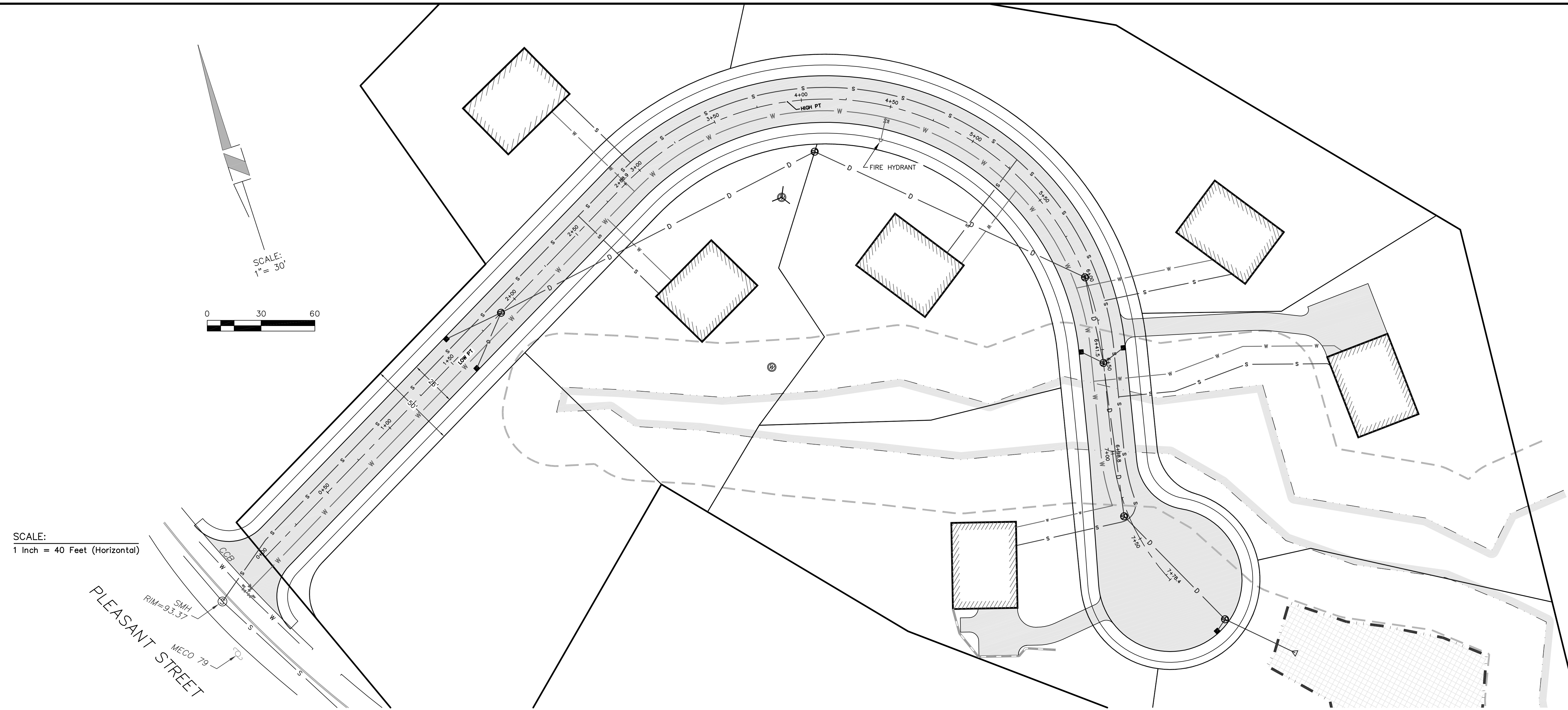
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Assessor's Map & Lot:
 Map 28 / Lot 18B
 Project No.: 42103 Drawing Scale: 1"=30'
 Plan Date: 02/10/2022 Revised Date: 04/06/2022

Sheet Title:
**CONVENTIONAL
 PRELIMINARY PLAN**

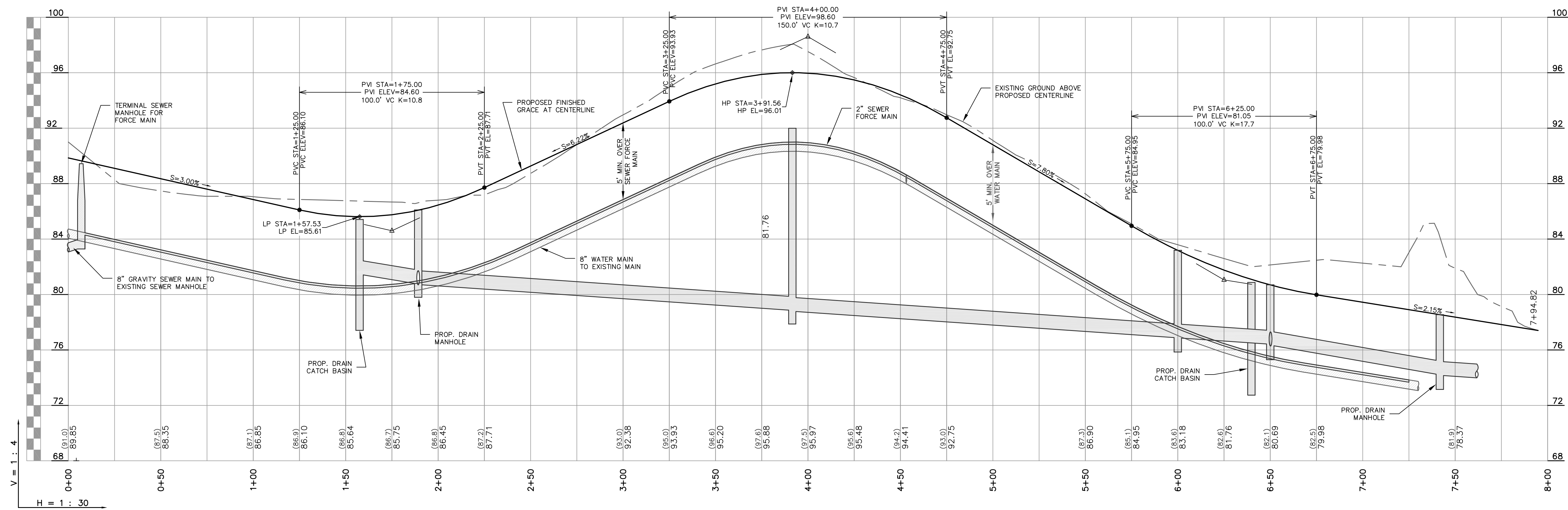
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 Total No. of Sheets: **6**

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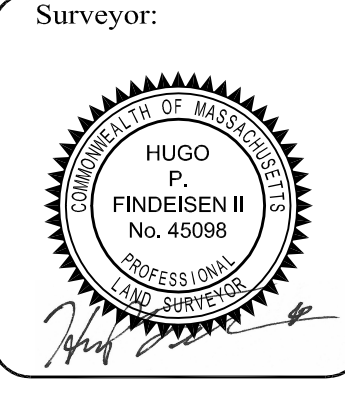
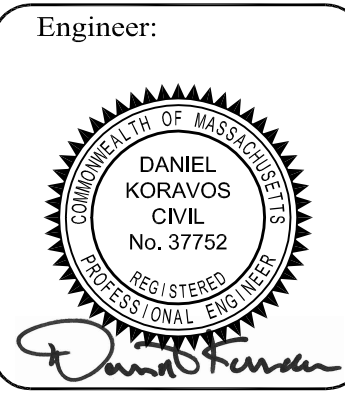
SCALE:
1 Inch = 40 Feet (Horizontal)

PLEASANT STREET



Beauchemin Estates 689 Pleasant St.

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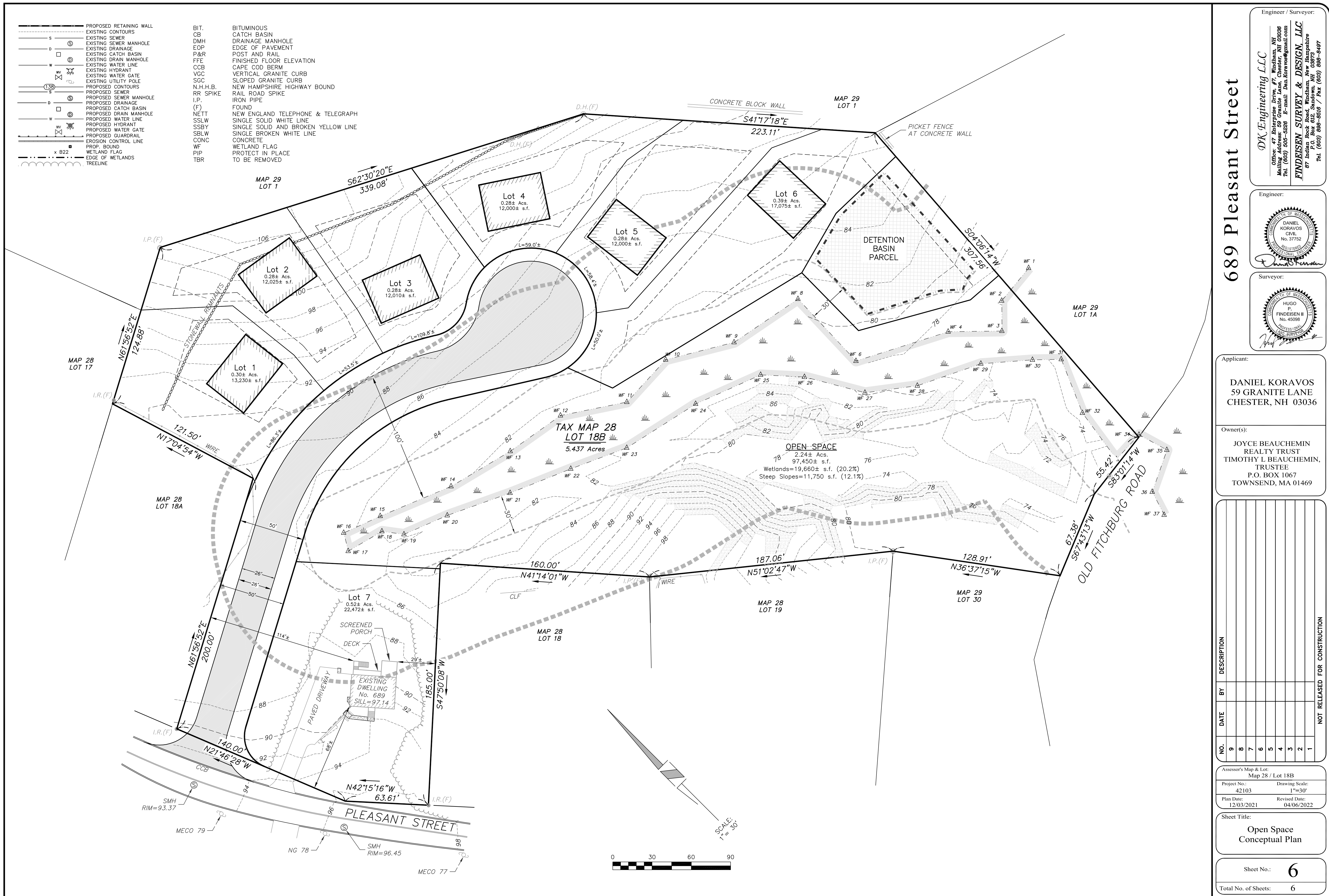
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Project No.: 42103 Drawing Scale: AS SHOWN
Plan Date: 02/10/2022 Revised Date: 04/06/2022

Sheet Title:
**PRELIMINARY
PLAN & PROFILE**

Sheet No.: **5**
Total No. of Sheets: **6**

- PROPOSED RETAINING WALL
- EXISTING CONTOURS
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Assessor's Map & Lot:
 Map 28 / Lot 18B
 Project No.: 42103 Drawing Scale: 1"=30'
 Plan Date: 12/03/2021 Revised Date: 04/06/2022

Sheet Title:
**Open Space
 Conceptual Plan**

Sheet No.: **6**
 Total No. of Sheets: **6**

Drawing name: D:_work_data\Projects\42103 - Pleasant St - Marlborough\Layout\42103 - 03850 Rev. 2022-03-06.dwg