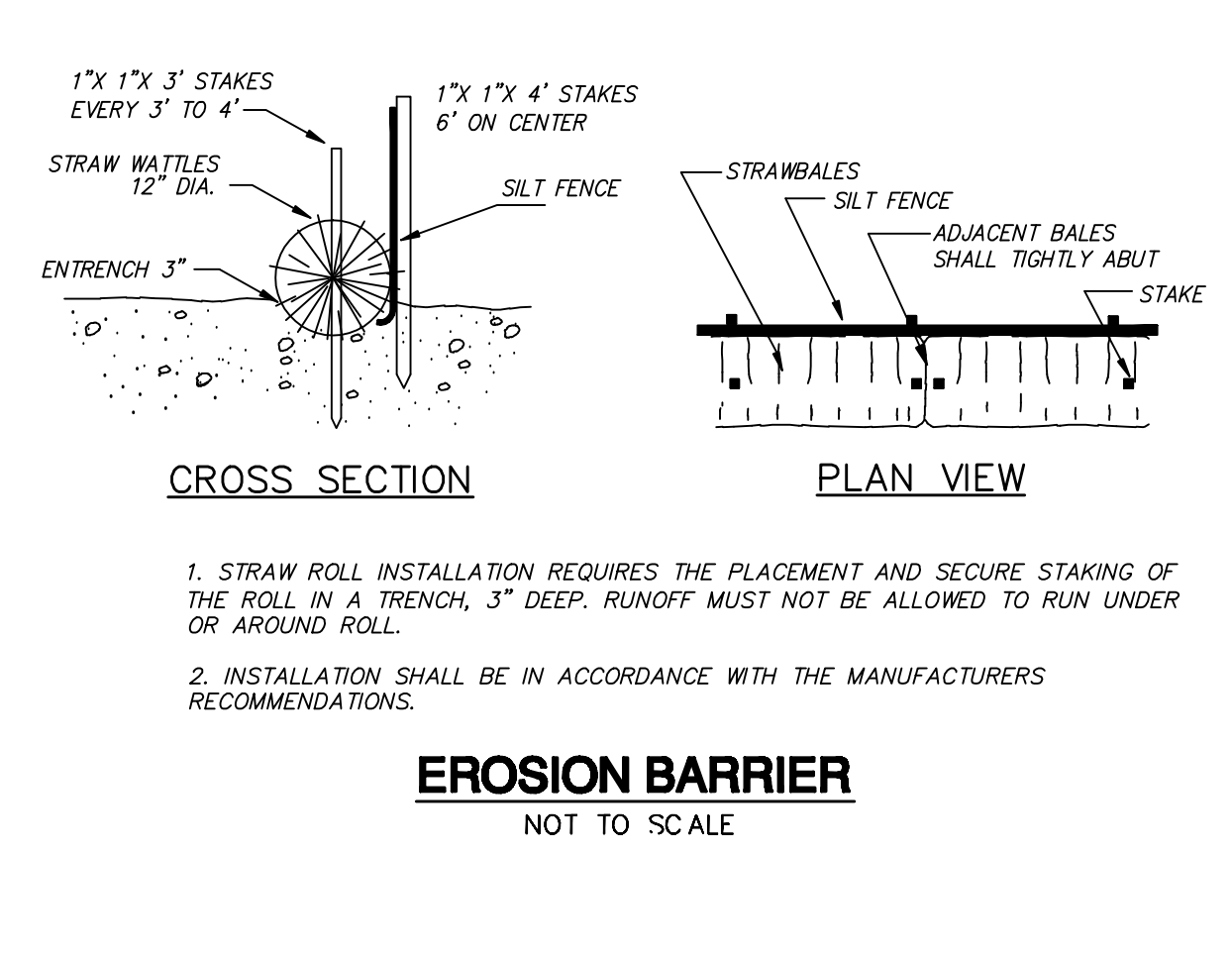
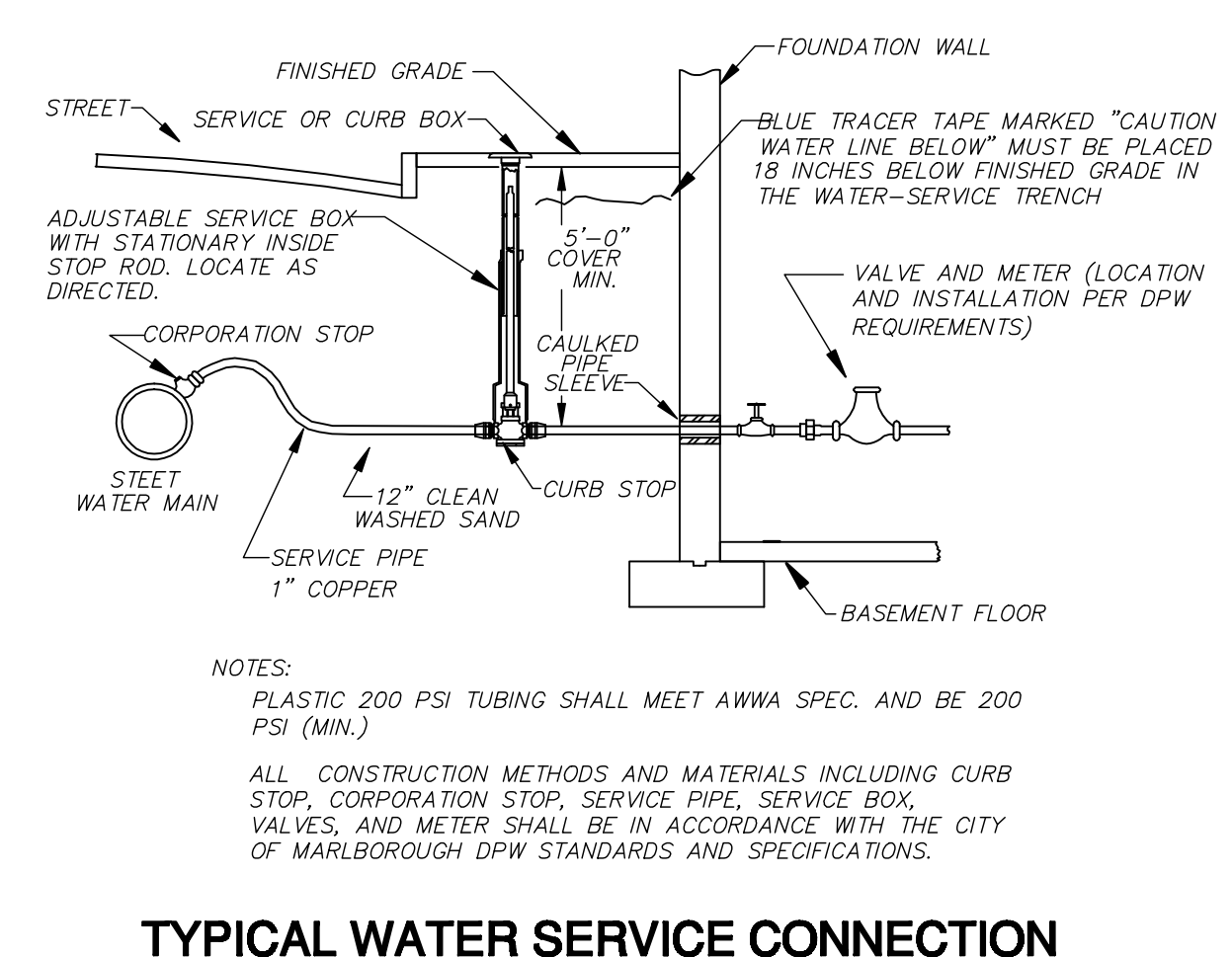
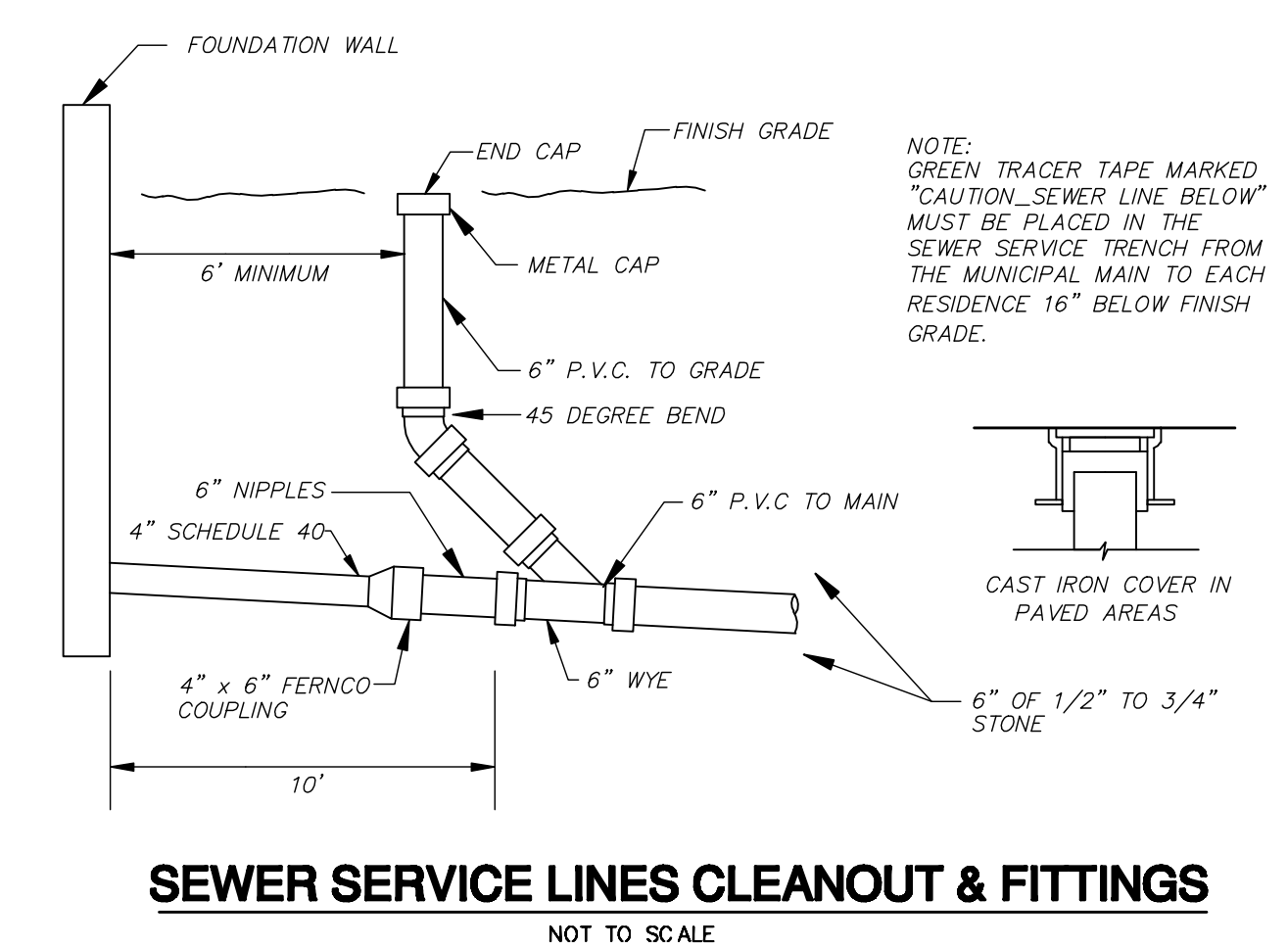


**GENERAL NOTES:**

- EXISTING TOPOGRAPHY IS BASED UPON A FIELD SURVEY BY CONNORSTONE ENGINEERING, INC. AUGUST 2022. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. SEE BENCHMARK, HYDRANT SPINDLE, ABUTTING LOT INFORMATION; HOUSES, DRIVEWAYS, ETC. TAKEN FROM CITY OF MARLBOROUGH GIS DATA. PROPERTY LINES ARE BASED UPON EXISTING PLANS AND DEEDS OF RECORD.
- THE PARCEL IS SHOWN ON ASSESSORS MAP 6, PARCELS 74 AND 75.
- EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL CONTACT DIG SAFE: 1-800-344-7233 (72 HOURS BEFORE DIGGING), AND TOWN DPW FOR UTILITY LOCATIONS PRIOR TO EXCAVATION. TEST PITS SHALL BE UTILIZED FOR UTILITY CONNECTIONS.
- THE PROPOSED DWELLING THEREON IS NOT LOCATED WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MARLBOROUGH, MAP NUMBER 25017C0481F, DATED JULY 7, 2014.
- THE PROPOSED DWELLING SHOWN HEREON WILL REQUIRE APPROVAL FROM THE CITY OF MARLBOROUGH ZONING BOARD OF APPEALS.

**EROSION AND SEDIMENTATION CONTROL NOTES:**

- ALL WORK SHALL BE IN ACCORDANCE WITH THE ORDER OF CONDITIONS, ISSUED BY THE LOCAL CONSERVATION COMMISSION, OR OTHER APPROVING AUTHORITY.
- PRIOR TO INITIATING CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND DETAIL DRAWINGS.
- THIS PLAN DEPICTS THE MINIMUM REQUIRED SEDIMENTATION AND EROSION CONTROLS. THE CONTRACTOR SHALL EMPLOY ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES AS NECESSITATED BY SITE CONDITIONS, OR AS DIRECTED BY THE OWNER, THE OWNER'S REPRESENTATIVE, OR THE CONSERVATION COMMISSION TO ENSURE PROTECTION OF ALL WETLAND RESOURCES AND CONTROL SEDIMENT TRANSPORT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY AND PERMANENT SEDIMENTATION AND EROSION CONTROLS UNTIL WORK IS COMPLETE AND ALL AREAS HAVE BEEN PERMANENTLY STABILIZED. AT SUCH TIME THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SEDIMENTATION AND EROSION CONTROL MEASURES.
- THE CONTRACTOR SHALL INSPECT SEDIMENTATION AND EROSION CONTROLS ON A DAILY BASIS; REPAIRS SHALL BE MADE BY THE END OF THE WORKING DAY. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR WHEN THE VOLUME REACHES 1/2 THE HEIGHT OF SEDIMENT BARRIER, HAYBALE, OR SEDIMENT TRAP CAPACITY, OR AS DIRECTED BY THE LOCAL AUTHORITY.
- DISTURBED AREAS SHALL BE STABILIZED BY LOAMING AND SEEDING, OR BY ANOTHER APPROVED METHOD. AREAS WITH SLOPES 3:1 (H:V) OR GREATER SHALL BE SEED BY HYDROSEEDING METHODS INCLUDING A SOIL TACKIFIER. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH STRAW AND SECURED.
- STREET SWEEPING IN THE VICINITY OF THE PROJECT AREA (INCLUDING SITE ACCESS DRIVEWAYS) SHALL BE PERFORMED AS NEEDED UNTIL THE PROJECT LIMITS HAVE BEEN STABILIZED. ALL SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY.



**MONUMENTS**

- SBH Fnd. STONE BOUND W. DRILL HOLE FOUND
- SB Fnd. STONE BOUND FOUND
- IP Fnd. IRON PIPE FOUND

**LEGEND**

- RAIN MAN HOLE
- DRAINAGE LINE
- CATCH BASIN
- SEWER LINE
- SEWER MAN HOLE
- BITUMINOUS CURBING
- EDGE OF PAVEMENT
- GUARD RAIL
- APPROX. WATERLINE
- HYDRANT
- WATERGATE
- APPROX. GAS LINE
- GAS GATE
- UTILITY POLE & GUY WIRE
- CHAIN LINK FENCE
- LIGHTPOST
- HANDICAP SPACE
- ELECTRIC TRANSFORMER SIGN
- VERTICAL BENCHMARK
- DECIDUOUS TREE >8"
- CONIFEROUS TREE >8"
- TREELINE
- SPOT GRADE
- WETLAND LINE
- TELEPHONE MAN HOLE

**ZONED: RESIDENCE A3**

	REQUIRED	EXISTING	PROPOSED
AREA	12,500 sf	9,270± sf	20,020 sf
FRONTAGE	100 feet	100.57 feet	200.57 feet
FRONT	20 feet	4.6'	21.0', 17.0'(ENTRY)
SIDE	15 feet	31.0'(L), 9.6'(R)	95.3'(L), 26.3'(R)
REAR	30 feet	45.8'	17.1' (STEPS)
COVERAGE	30%	27.7%	16.4%

**PREPARED FOR:**

**MICHAEL & CHRISTINE SMITH**  
257 LAKESHORE DRIVE  
MARLBOROUGH, MA 01752

**CONNORSTONE ENGINEERING INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
10 SOUTHWEST CUTOFF, SUITE 7  
NORTHBOROUGH, MASSACHUSETTS 01532  
PHONE: 508-393-9727 FAX: 508-393-5242

**PROPOSED SITE PLAN OF 253, 257 LAKESHORE DRIVE IN MARLBOROUGH, MA**

REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: SEPTEMBER 8, 2022	
SCALE: 1"=20'	SHEET 1 OF 1.

