

# **REFERENCES:**

- EXISTING CONDITIONS INFORMATION SHOWN HEREON FROM AN ON THE GROUND SURVEY BY REALMAPINFO OF MARLBOROUGH, MASSACHUSETTS IN MARCH OF 2024. ADDITIONAL INFORMATION COMPILED FROM RECORD PLANS AND GIS DATABASES, INCLUDING TOWN OF MEDWAY ASSESSOR AND GIS DATA LAYERS, MASSGIS DATA LAYERS, AND GOOGLE AND BING MAP IMAGES. DATUM IS MASSACHUSETTS STATE PLAN (NAD83 / NAVD88) COORDINATE SYSTEM.
- WETLAND DELINEATION SHOWN HEREON WAS FIELD DELINEATED BY GODDARD CONSULTING LLC AND SURVEY LOCATED BY REALMAPINFO.
- NO PORTION OF THE PROPERTY IS WITHIN SPECIAL FLOOD HAZARD AREA (ZONE A OR AE) PER FEMA FIRM 25021C0143E, EFFECTIVE DATE 7/17/2012. LEGAL REFERENCES

DEED BOOK 24511, PAGE 352 DEED BOOK 48177, PAGE 207 (VARIANCE)

ZONING SUMMARY TABLE VILLAGE RESIDENTIAL DISTRICT & MULTI-FAMILY HOUSING OVERLAY DISTRICT REQUIRED | EXISTING CONDITIONS PROPOSED CONDITIONS MINIMUM LOT AREA NO CHANGE 30,000 S.F. 42,222 ±S.F. MAXIMUM LOT COVERAGE 30% 10.9%± 13.2%± MAXIMUM IMPERVIOUS COVERAGE 40% 26.3%± 32.3%± EXISTING 6-UNIT PROPOSED 2-UNIT | REQUIRED | EXISTING **PROPOSED** PROPOSED | EXISTING MINIMUM FRONTAGE 194.36' (MAIN ST) NO CHANGE | 194.36' (MAIN ST) NO CHANGE 129.61' (SLOCUMB PL) NO CHANGE | 129.61' (SLOCUMB PL) NO CHANGE MINIMUM FRONT YARD NO CHANGE | 45.5'± NO CHANGE MINIMUM SIDE YARD 33.5' NO CHANGE | 22.0'± NO CHANGE MINIMUM REAR YARD NO CHANGE | 140.4'± 140.2'± 194.1'± MAXIMUM BUILDING HEIGHT SEE ARCH DWGS. SEE ARCH DWGS.

### IMPERVIOUS AREA CALC.

- TOTAL EXISTING BUILDING COVERAGE = 4,639± S.F. (10.9%± OF LOT AREA)
- TOTAL PROPOSED BUILDING COVERAGE = 5,592± S.F. (13.2%± OF LOT AREA)

1

TOTAL EXISTING CONDITIONS IMPERVIOUS SURFACE COVERAGE = 11,114± S.F. (26.3%± OF LOT AREA) TOTAL PROPOSED CONDITIONS IMPERVIOUS SURFACE COVERAGE = 13,653± S.F. (32.3%± OF LOT AREA)

### BUFFER ZONE IMPACT

BUFFER ZONE AREA ON SITE = 27,527± S.F. BUFFER ZONE IMPACT / TOTAL AREA = 8.435± S.F. BUFFER ZONE IMPACT / IMPERVIOUS AREA = 1,376± S.F.



THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

### **ABBREVIATIONS ACRES** BITUMINOUS CONCRETE BIT. CONC CONCRETE CONC. DIAMETER DIA. FOUND FND LINEAR FEET L.F. M&P MAINTAIN AND PROTECT N.T.S. NOT TO SCALE NOW OR FORMERLY N/FPLUS OR MINUS SQUARE FEET REMOVE AND DISPOSE R&R REMOVE AND REPLACE R&S REMOVE AND STOCKPILE

V.I.F.

ASSESSORS MAP REFERENCE

PARCEL ID 47-070

**VERIFY IN FIELD** 

142.64  $\triangle$  GC14 DRILL HOLE 186 MAIN ST MEDWAY 02053 (FND)N/F BAINALLAN E. SR. Book, Page: 14309, 540 Property ID: 47-068 8 SLOCUMB PL MEDWAY 02053 N/F BAIN TRST RONALD S Book, Page: 2007\$, 176 Property ID: 47-072 190 MAIN ST MEDWAY 02053 N/F MACGREGOR TRUSTEE CLAIRE ELAINE Book, Page: 34953, 286 Property ID: 47-069 100' WETLANDS BUFFER ZONE SEE INSET PLAN: PROPOSED DUPLEX (REPLACE EXISTING GARAGE) MEDWAY 02053 N/F MULCAHY LAWRENCE R Book, Page: 32468, 568 Property ID: 47-071 SNOW STORAGE (TYP.) — 12" CONC CULVERT - STABILIZED HATCHED AREA 1,642± S.F. & 111±S.F. REMOVE CONCRETE DRIVEWAY APRON & TRANSITION CURBS AND INSTALL VERTICAL GRANITE CURB STOCKPILI  $FFL \ FL = 245.8'$ TEMPORARY LOCATION OF ROLL OFF DUMPSTER FOR CONSTRUCTION STABILIZED HATCHED AREA -WITH GRASS (LOAM AND SEED) 128±S.F.

## SITE PLAN SCALE: 1" = 10'

### LAYOUT AND MATERIAL NOTES:

- ALL SETBACK LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED, UNLESS NOTED OTHERWISE. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL AND CENTERLINE OF PAVEMENT MARKINGS UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE GROUND AND REPORT ANY DISCREPANCIES TO THE PROJECT ENGINEER.
- . SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING.
- EXISTING PROPERTY LINE MONUMENTATION SHALL BE PROTECTED DURING CONSTRUCTION. ANY MONUMENTATION DISTURBED DURING CONSTRUCTION OR ANY PROPOSED MONUMENTATION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
- SYMBOLS OF PROJECT FEATURES DEPICTED IN THESE DRAWINGS ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURER'S SPECIFICATIONS, SHOP DRAWING AND FIELD MEASUREMENTS FOR ACCURATE INFORMATION.
- \* RETAINING WALL TO BE DESIGNED BY A STRUCTURAL ENGINEER.

### PARKING SUMMARY TABLE DIMENSIONAL REQUIREMENTS REQUIRED PROVIDED MINIMUM PARKING SPACE SIZE (ANGLED) 9'x18' 9'x18' MINIMUM PARKING SPACE SIZE (PARALLEL) 8'x22' 8'x22' PARKING REQUIREMENTS REQUIRED PROVIDED 20 SPACES 20 SPACES MULTI-FAMILY USE (2 SPACES PER UNIT PLUS 1 VISITOR SPACE PER TWO DWELLING UNITS)\*

\* PURSUANT TO SECTION 5.6.4 (E)(3) - AT LEAST TWO OFF-STREET PARKING SPACES SHALL BE PROVIDED FOR EACH DWELLING UNIT PLUS ONE ADDITIONAL VISITOR PARKING SPACE FOR EVERY TWO DWELLING UNITS. THE PLANNING AND ECONOMIC DEVELOPMENT BOARD MAY ADJUST THIS REQUIREMENT BY A FOUR-FIFTHS VOTE, IN CONSIDERATION OF THE SIZE OF THE PROPOSED DWELLING UNITS.



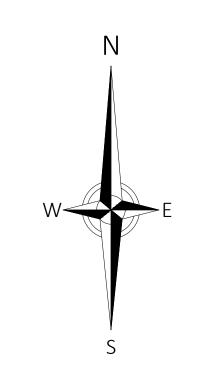
508.952.6300 | LDCollaborative.com

Westborough, MA 01581

HE CONTENT, INFORMATION AND DESIGN OF THIS PLAN ARE PROPRIETARY AND DUPLICATION AND/OR UTILIZATION FOR ANY PURPOS IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM LAND DESIGN COLLABORATIVE. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

© LAND DESIGN COLLABORATIVE, LLC.

THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY LAND DESIGN COLLABORATIVE.



Medway Main Nominee Trust 192 Main Street Medway, MA 02053

Project Applicant:

Medway Main Nominee Trust 192 Main Street Medway, MA 02053

Project Title:

192 Main Street Medway, MA (Norfolk County)

Sheet Title:

Rear Parking Area

FOR DISCUSSION

No: Date: Revision | Issue: ESM | Checked By: Drawn By: 08/05/2025 | Project No.: 24-0286

Scale: As Noted