

File: V:\04\_DATA\OFFICES\MA78\BUSINESS DEVELOPMENT\FAIRHAVEN\OXFORD SCHOOL RFP - STRATFORD 2015\DRAWING\LOT SHEETS\OXFORD FAIRHAVEN\_C-201\_LAYOUT.DWG  
Saved: 10/20/2016 8:25:16 AM Plotted: 10/20/2016 9:27:38 AM Current User: Role: Donald LastSavedBy: 4323

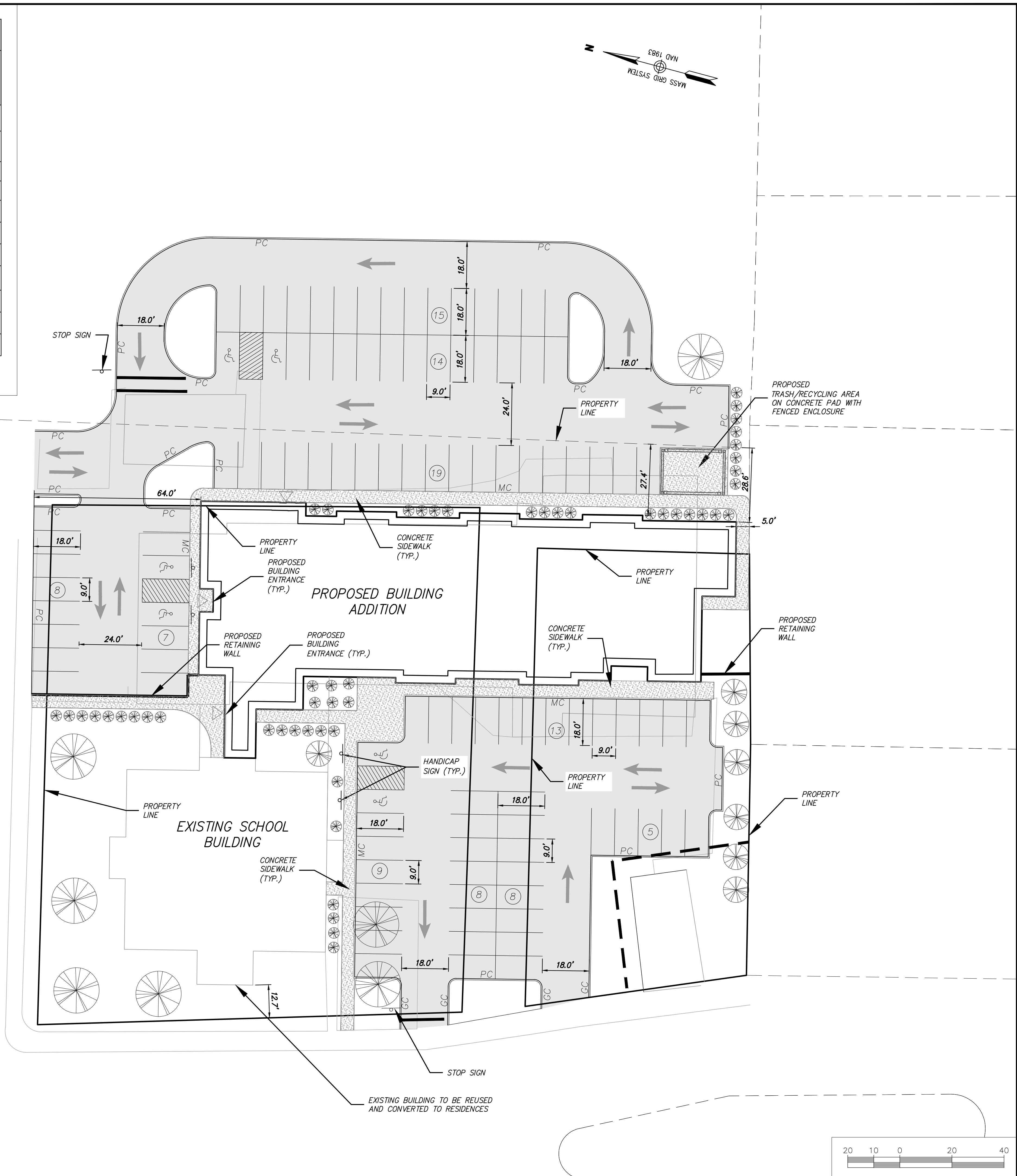
ZONING SUMMARY AND TABLE		
ZONING DISTRICT: SINGLE RESIDENCE DISTRICT - RA		· PROPOSED USE: MULTI-FAMILY RESIDENTIAL (50 UNITS) · PROJECT IS BEING PERMITTED UNDER A COMPREHENSIVE PERMIT CHAPTER 40B
BULK & DIMENSIONAL REQUIREMENTS	REQUIRED - DISTRICT RA	PROPOSED
MINIMUM LOT AREA (SQUARE FEET)	15,000 SQUARE FEET	59,424 SF (1.364 AC) *LOT TO BE COMBINED DURING THE 40B PROCESS
MINIMUM FRONTAGE	100 FEET	273± FEET (NEW PROPOSED LOT)
LOT WIDTH	125	271± FEET (NEW PROPOSED LOT)
MAXIMUM BUILDING HEIGHT (FEET)	35 FEET	3 STORIES (35 FEET)
MINIMUM FRONT YARD SETBACK (FEET)	20 FEET	12.7± FEET (EXISTING)
MINIMUM SIDE YARD (FEET)	10 FEET	5 FEET
MINIMUM REAR YARD (FEET)	30 FEET	27± FEET (10 FEET EXISTING NON-CONFORMING)
MAX. BUILDING COVERAGE	30%	34.3% (20,358± SQ. FT.) [39.8%; 23, 671± SQ. FT. EXISTING NON CONFORMING]
MAX. LOT COVERAGE	50%	79.1% (47,000± SQ. FT.) [74%; 43,990± SQ. FT. EXISTING NON CONFORMING]
PARKING	1 SPACE - ONE BEDROOM, 2 SPACES - MULTI-BEDROOM	75 SPACES (INCLUDING 2 H.C. [1 VAN])

LAYOUT NOTES:

- SEE OTHER SHEETS FOR APPLICABLE NOTES.
- THE PURPOSE OF THIS PLAN IS FOR PERMITTING ONLY. CONSTRUCTION DRAWINGS AND SPECIFICATIONS TO BE PROVIDED PRIOR TO BUILDING PERMIT APPLICATION.
- SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL BUILDING INFORMATION.
- DESIGN OF RAMPS AT HANDICAP PARKING AND WALKWAYS ALONG ACCESSIBLE ROUTE TO CONFORM TO ADA REQUIREMENTS. CONTRACTOR IS RESPONSIBLE TO ENSURE COMPLIANCE WITH ALL ADA REQUIREMENTS, AS SET FORTH BY THE ADAAG AND THE MASS ARCHITECTURAL ACCESS BOARD. CONTRACTOR IS REQUIRED TO KEEP A COPY OF BOTH THE ADAAG AND THE MASS ARCHITECTURAL ACCESS BOARD REGULATIONS ON SITE AT ALL TIMES, FOR REFERENCE.
- ALL LINES OR POINTS ARE PERPENDICULAR OR PARALLEL TO LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE NOTED; WRITTEN DIMENSIONS SHALL PREVAIL.
- THE CONTRACTOR SHALL VERIFY ALL LAYOUT, DIMENSIONS, GRADES, AND INVERTS PRIOR TO CONSTRUCTION; REPORT ANY AND ALL DISCREPANCIES TO THE ENGINEER. ALL DISCREPANCIES SHALL BE RESOLVED IN WRITING PRIOR TO BEGINNING WORK.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY NOT DESIGNATED TO RECEIVE OTHER TREATMENT, SHALL BE RAKED, SMOOTHED, FERTILIZED AND SEEDING IN ACCORDANCE WITH PROJECT SPECIFICATIONS, UNLESS OTHERWISE NOTED.
- ALL NEW WALKS AND SURFACES TO MEET EXISTING WALKS AND SURFACES WITH SMOOTH, CONTINUOUS LINE AND GRADE.
- THE CONTRACTOR SHALL NOT INSTALL CONCRETE DURING ADVERSE WEATHER CONDITIONS (RAIN, SLEET, ETC.) UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- ALL MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE & FEDERAL STANDARDS.
- CONTRACTOR IS RESPONSIBLE FOR CONTRACTING WITH A LICENSED LAND SURVEYOR TO OBTAIN AS-BUILT INFORMATION DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO SUBSURFACE UTILITIES, DETENTION STONE BASE, TOP OF DETENTION STONE, TOP OF CHAMBER, TOP OF SYSTEM, OTHER SUBSURFACE AND SURFACE IMPROVEMENTS NECESSARY TO FURNISH OWNERS ENGINEER WITH A COMPLETE AS-BUILT UPON COMPLETION OF CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY ENGINEER 72 HOURS PRIOR TO INSPECTIONS OF SUB BASE, PAVEMENT, UNDERGROUND SYSTEM BASE STONE INSTALLATION AND OTHER ITEMS WHICH MAY BE REQUESTED BY ENGINEER.
- CONTRACTOR IS RESPONSIBLE FOR SUPPLY OF ALL NECESSARY ITEMS REQUIRED TO FULFILL THE INTENT OF THE DESIGN, WHETHER EXPLICITLY INDICATED HEREIN OR IMPLIED BY THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL COMPLY WITH APPLICABLE CONDITIONS OF APPROVALS, INCLUDING BUT NOT LIMITED TO 40B COMPREHENSIVE PERMIT AND BOH APPROVALS.

LEGEND

CCB	CAPE COD BERM
PC	PRECAST CONCRETE CURB
GC	GRANITE CONCRETE
MC	MONOLITHIC CURB
	HANDICAP PARKING SYMBOL
	SIGN (HANDICAP OR TRAFFIC)
	DIRECTIONAL TRAFFIC ARROWS
	BITUMINOUS PAVEMENT
	CONCRETE SIDEWALK



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STAMP



KEY PLAN

	10/19/2016	
MARK	DATE	DESCRIPTION

PROJECT NO.: 21101.00  
DRAWN BY: DAR  
CHECKED BY: KK

SHEET TITLE

LAYOUT PLAN

C-201