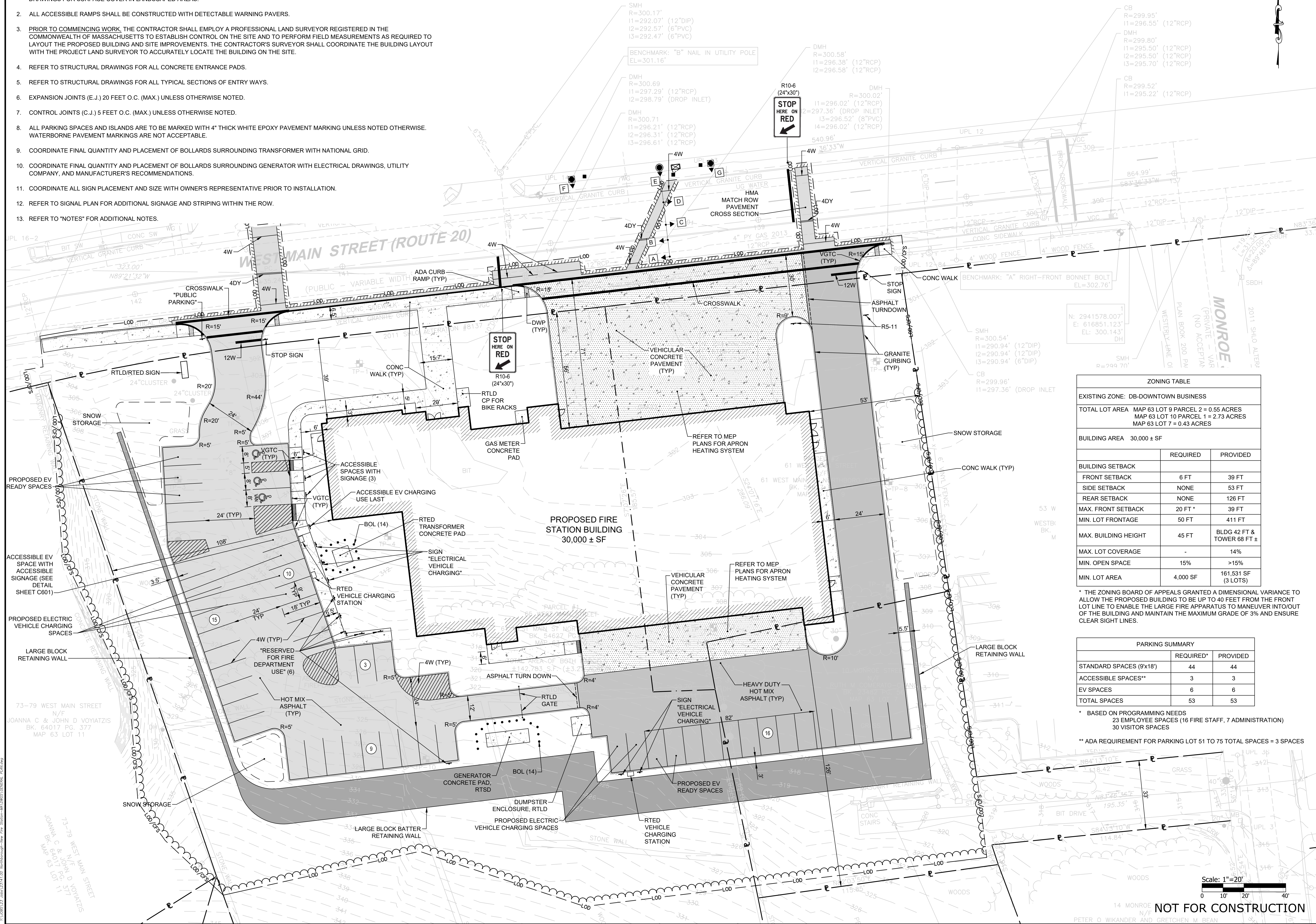


NOTES:

- CONTRACTOR SHALL PROVIDE LOAM AND SEED ON ALL DISTURBED AREAS UNLESS NOTED OTHERWISE. REFER TO LANDSCAPE DRAWINGS FOR SURFACE COVER IN LANDSCAPED AREAS.
- ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED WITH DETECTABLE WARNING PAVERS.
- PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL EMPLOY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF MASSACHUSETTS TO ESTABLISH CONTROL ON THE SITE AND TO PERFORM FIELD MEASUREMENTS AS REQUIRED TO LAYOUT THE PROPOSED BUILDING AND SITE IMPROVEMENTS. THE CONTRACTOR'S SURVEYOR SHALL COORDINATE THE BUILDING LAYOUT WITH THE PROJECT LAND SURVEYOR TO ACCURATELY LOCATE THE BUILDING ON THE SITE.
- REFER TO STRUCTURAL DRAWINGS FOR ALL CONCRETE ENTRANCE PADS.
- REFER TO STRUCTURAL DRAWINGS FOR ALL TYPICAL SECTIONS OF ENTRY WAYS.
- EXPANSION JOINTS (E.J.) 20 FEET O.C. (MAX.) UNLESS OTHERWISE NOTED.
- CONTROL JOINTS (C.J.) 5 FEET O.C. (MAX.) UNLESS OTHERWISE NOTED.
- ALL PARKING SPACES AND ISLANDS ARE TO BE MARKED WITH 4" THICK WHITE EPOXY PAVEMENT MARKING UNLESS NOTED OTHERWISE. WATERBORNE PAVEMENT MARKINGS ARE NOT ACCEPTABLE.
- COORDINATE FINAL QUANTITY AND PLACEMENT OF BOLLARDS SURROUNDING TRANSFORMER WITH NATIONAL GRID.
- COORDINATE FINAL QUANTITY AND PLACEMENT OF BOLLARDS SURROUNDING GENERATOR WITH ELECTRICAL DRAWINGS, UTILITY COMPANY, AND MANUFACTURER'S RECOMMENDATIONS.
- COORDINATE ALL SIGN PLACEMENT AND SIZE WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- REFER TO SIGNAL PLAN FOR ADDITIONAL SIGNAGE AND STRIPING WITHIN THE ROW.
- REFER TO "NOTES" FOR ADDITIONAL NOTES.



ZONING TABLE		
EXISTING ZONE: DB-DOWNTOWN BUSINESS		
TOTAL LOT AREA MAP 63 LOT 9 PARCEL 2 = 0.55 ACRES MAP 63 LOT 10 PARCEL 1 = 2.73 ACRES MAP 63 LOT 7 = 0.43 ACRES		
BUILDING AREA 30,000 ± SF		
	REQUIRED	PROVIDED
BUILDING SETBACK		
FRONT SETBACK	6 FT	39 FT
SIDE SETBACK	NONE	53 FT
REAR SETBACK	NONE	126 FT
MAX. FRONT SETBACK	20 FT *	39 FT
MIN. LOT FRONTAGE	50 FT	411 FT
MAX. BUILDING HEIGHT	45 FT	BLDG 42 FT & TOWER 68 FT ±
MAX. LOT COVERAGE	-	14%
MIN. OPEN SPACE	15%	>15%
MIN. LOT AREA	4,000 SF	161,531 SF (3 LOTS)

* THE ZONING BOARD OF APPEALS GRANTED A DIMENSIONAL VARIANCE TO ALLOW THE PROPOSED BUILDING TO BE UP TO 40 FEET FROM THE FRONT LOT LINE TO ENABLE THE LARGE FIRE APPARATUS TO MANEUVER INTO/OUT OF THE BUILDING AND MAINTAIN THE MAXIMUM GRADE OF 3% AND ENSURE CLEAR SIGHT LINES.

PARKING SUMMARY		
	REQUIRED*	PROVIDED
STANDARD SPACES (9'x18')	44	44
ACCESSIBLE SPACES**	3	3
EV SPACES	6	6
TOTAL SPACES	53	53

* BASED ON PROGRAMMING NEEDS
23 EMPLOYEE SPACES (16 FIRE STAFF, 7 ADMINISTRATION)
30 VISITOR SPACES

** ADA REQUIREMENT FOR PARKING LOT 51 TO 75 TOTAL SPACES = 3 SPACES



Northborough New Fire Station
63 West Main Street
Town of Northborough, MA



REVISIONS:

PROJECT NO.: 23141.00
DATE: JUNE 10, 2024
SCALE: 1"=20'
DESIGNED BY:
CHECKED BY:
DRAWN BY: AKL
APPROVED BY:
DRAWING TITLE:

GENERAL PLAN

DRAWING NO.:
C3.0
SHEET NO. 6 OF