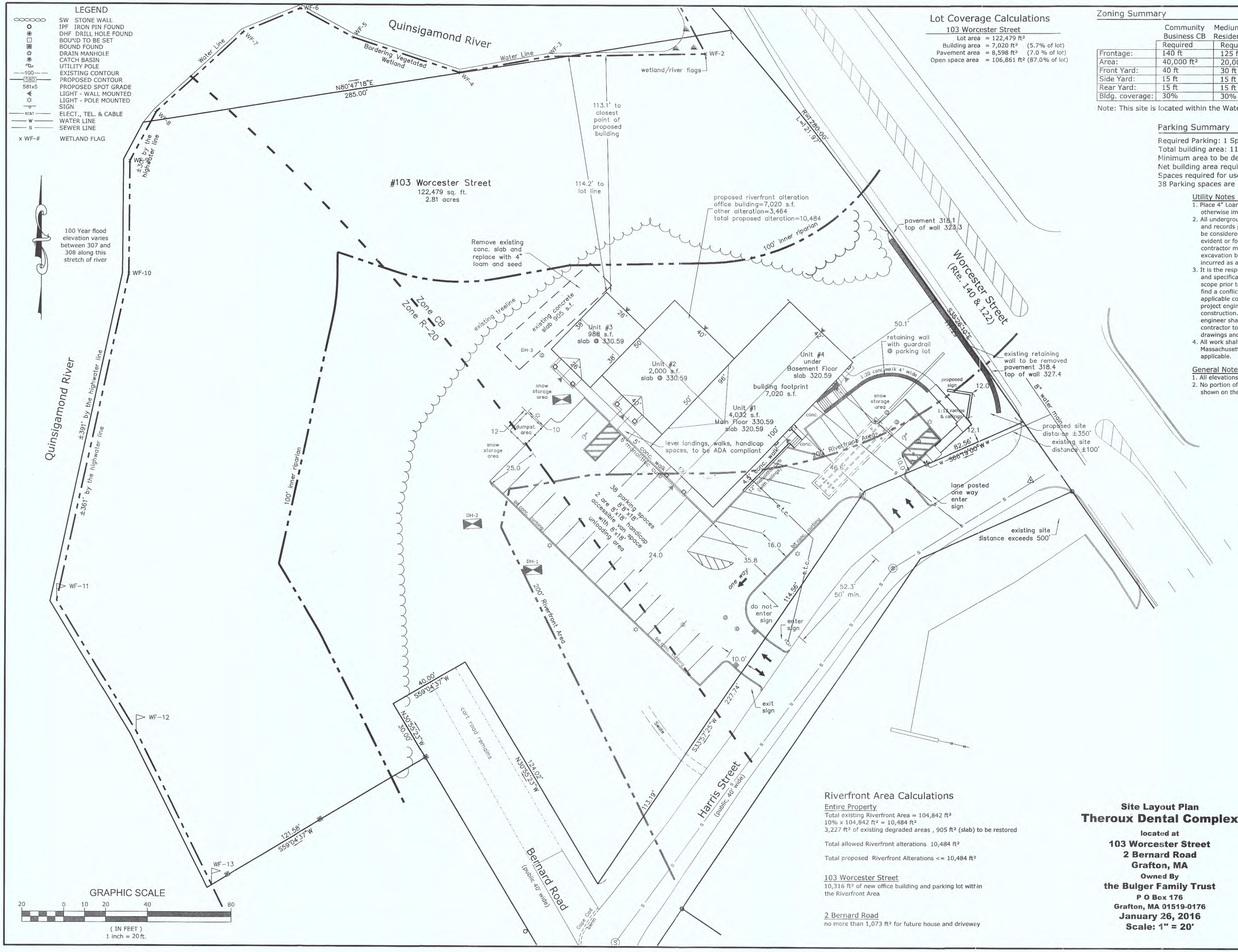


## Lot Coverage Calculations

103 Worcester Street

Lot area = 122,479 ft²
Building area = 7,020 ft² (5.7% of lot)
Pavement area = 8,598 ft² (7.0 % of lot)
Open space area = 106,861 ft² (87.0% of lot)

## Zoning Summary

| | Community Business CB Required | Medium Density Residential R-20 Required | 103 Worcester St proposed |
|---|---|---|---|
| Frontage: | 140 ft | 125 ft | 310.10 ft |
| Area: | 40,000 ft² | 20,000 ft² | 122,479 ft² |
| Front Yard: | 40 ft | 30 ft | 46.6 ft |
| Side Yard: | 15 ft | 15 ft | 50.1 ft |
| Rear Yard: | 15 ft | 15 ft | corner lot |
| Bldg. coverage: | 30% | 30% | 5.7% |

Note: This site is located within the Water Supply Protection Overlay District

## Parking Summary

Required Parking: 1 Space per 150 ft²
Total building area: 11,052 ft² (only 500 ft² of office in basement)
Minimum area to be designated as storage: 1,820 ft²
Net building area requiring parking: 11,052 ft²-5,352 ft²=5,700 ft²
Spaces required for use: 5,700 ft² / 150 ft² per space = 38 spaces
38 Parking spaces are provided - 2 are handicap accessible van space

### Utility Notes

1. Place 4" Loam and seed all disturbed areas of the project not otherwise improved.
2. All underground utility locations shown are based on field evidence and records provided to Land Planning, Inc.. These locations should be considered approximate. Other utilities may exist which are not evident or for which record information was not found. The contractor must contact all utility companies and "Dig Safe" before excavation begins. We assume no responsibility for damages incurred as a result of utilities omitted or inaccurately shown.
3. It is the responsibility of the contractor to review all of the drawings and specifications associated with this project work and project scope prior to the initiation of construction. Should the contractor find a conflict with the documents, relative to the specifications or applicable codes, it is the contractor's responsibility to notify the project engineer of record in writing prior to the start of construction. Failure by the contractor to notify the project engineer shall constitute acceptance of full responsibility by the contractor to complete the scope of work as defined by the drawings and in full conformance with local regulations and codes.
4. All work shall conform to Town of Grafton requirements and Massachusetts Highway Department construction standards as applicable.

### General Notes

1. All elevations refer to NAVD 1988 datum.
2. No portion of the site is located within the limits of the flood zone as shown on the FIRM Map #25027C0827E dated 07/04/11

## Riverfront Area Calculations

Entire Property
Total existing Riverfront Area = 104,842 ft²
10% x 104,842 ft² = 10,484 ft²
3,227 ft² of existing degraded areas , 905 ft² (slab) to be restored

Total allowed Riverfront alterations 10,484 ft²

Total proposed Riverfront Alterations <= 10,484 ft²

103 Worcester Street
10,316 ft² of new office building and parking lot within the Riverfront Area

2 Bernard Road
no more than 1,073 ft² for future house and driveway

COMMONWEALTH OF MASSACHUSETTS
NORMAN G. HILL
CIVIL
No. 31887
REGISTERED PROFESSIONAL ENGINEER
2-29-16

DATE: 2/3/16
NORMAN G. HILL, PE #31887

| REVISIONS | | | |
|---|---|---|---|
| No. | Date | Design | Checked |
| 1 | 2/2/16 | BDH | NGH |
| 2 | 2/29/16 | BDH | NGH |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |

| | | |
|---|---|---|
| Field By: | NH/SB | 12/15 |
| Designed By: | BDH | 1/16 |
| Drawn By: | BDH | 1/16 |
| Checked By: | NGH | 1/16 |

**Land Planning, Inc.**
Civil Engineers • Land Surveyors
Environmental Consultants

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**Hanson**
1115 Main Street
Hanson, MA 02341
781-294-4144

www.landplanninginc.com

**Site Layout Plan**
# Theroux Dental Complex
**located at**
**103 Worcester Street**
**2 Bernard Road**
**Grafton, MA**
**Owned By**
**the Bulger Family Trust**
**P O Box 176**
**Grafton, MA 01519-0176**
**January 26, 2016**
**Scale: 1" = 20'**

| Date | Sheet No. |
|---|---|
| Jan. 26, 2016 | 3 |
| Job No. G8723 | |