



**THE GUTIERREZ COMPANY**  
**RESIDENCES AT STONE RIDGE PHASE II**  
300 - 400 DEER STREET  
MILFORD, MA

03/28/2021	RESPONSE TO TOWN COMMENTS
03/09/2021	CONFORMANCE SET
09/14/2020	CONFORMANCE SET
03/13/2020	COMPREHENSIVE PERMIT
03/02/2020	PROJECT ELIGIBILITY APPLICATION
MARK DATE:	DESCRIPTION:
ISSUE LOG	
△	= CLOUDED CHANGE

SCALE	1"=40'
DRAWN BY	WHP
CHECK BY	JAH
PROJ.ARCH/ENGR.	JAH
PROJ. MGR.	SAV
JOB NO.	19102
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**LAYOUT & MATERIALS PLAN**

**LEGEND**

	BOLLARD
	SIGN
	LIGHTPOLE BASE (PEDESTRIAN)
	LIGHTPOLE BASE (PARKING LOT)
	RETAINING WALL
	VERTICAL GRANITE CURB
	PRECAST OR INTEGRAL CONC. CURB
	ACCESS GRANITE CURB
	BITUMINOUS CONCRETE CURB
	CROSSWALK
	ACCESSIBLE CURB CUT W/ TRANSITION CURB
	HANDICAP PARKING
	PARKING COUNTS (GARAGE)
	PARKING COUNTS (ACCESSIBLE)
	BUILDING
	REINFORCED TURF
	WOOD GUARDRAIL
	POOL AREA FENCE
	TREE LINE
	CHAIN LINK FENCE

**PARKING AND TRAFFIC SIGNS**

SIGN	SIGN NUMBER	SIGN OF SIGN WIDTH	SIGN OF SIGN HEIGHT	DESCRIPTION	MOUNT HEIGHT (TO BOTTOM)
	R1-1	30"	30"	WHITE ON RED	7'-0"
	R7-8	12"	18"	BLUE & GREEN ON WHITE	5'-6"
	R7-8P	18"	6"	GREEN ON WHITE	5'-0"

**ZONING - BUSINESS PARK (BP)**

	REQUIRED	PROPOSED
FRONT YARD SETBACK (FT)	25	455.87'
SIDE YARD SETBACK (FT)	0	113.08'
REAR YARD SETBACK (FT)	0	100.0'
MAX BUILDING COVERAGE (%)	35	9.4
MAX FLOOR AREA RATIO	0.50	0.44
MIN. OPEN SPACE (%)	20	55.8
MAX HEIGHT (FT)	60	60
MAX HEIGHT (STORIES)	5	5
INT. PARKING LOT LANDSCAPE (%)	10	>10
LANDSCAPE BUFFER STRIP (FT)	15	>15

\* PRINCIPAL USE STRUCTURES ONLY

**PARKING SUMMARY**

REGULAR PARKING SPACES	503 PARKING SPACES
PARALLEL PARKING SPACES	3 PARKING SPACES
GARAGE PARKING SPACES	77 PARKING SPACES
ACCESSIBLE PARKING SPACES	12 PARKING SPACES
TOTAL PARKING SPACES	595 PARKING SPACES
PARKING RATIO	2.01 SPACES PER UNIT

- LAYOUT & MATERIALS NOTES:**
- DIMENSIONS SHOWN OFF THE BUILDING ARE FROM THE EXTERIOR FACE OF THE FOUNDATION WALL.
  - DIMENSIONS SHOWN IN THE PARKING LOTS AND ROADWAYS ARE FROM THE FACE OF CURB, CENTERLINE OF STRIPING, AND EDGE OF PAVEMENT.
  - DIMENSIONS SHOWN IN THE CONCRETE WALKWAYS AND PLAZAS ARE FROM SCORE JOINTS, EXPANSION JOINTS, AND EDGE OF CONCRETE.
  - SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF DOORS.
  - COORDINATE WORK IN THE TOWN RIGHT-OF-WAY WITH THE MILFORD DEPARTMENT OF PUBLIC WORKS.
  - INSTALL GUARDRAIL SO THAT FACE OF RAIL IS 2'-0" FROM FACE OF CURB, UNLESS NOTED OTHERWISE.
  - LIGHTPOLE BASES IN LAWN AREAS ARE TO BE INSTALLED SO THAT THE CENTER OF BASE IS 3'-0" AWAY FROM THE FACE OF CURB OR EDGE OF PAVED AREA, UNLESS OTHERWISE NOTED.
  - INSTALL SITE FEATURES AND FURNISHINGS TO MEET ADA AND MAAB REQUIREMENTS FOR ACCESSIBILITY. NOTIFY THE ARCHITECT OF POTENTIAL CONFLICTS PRIOR TO INSTALLING.

