

CITY OF MARLBOROUGH MEETING POSTING

Meeting Name: City Council Urban Affairs Committee

Date: February 2, 2016

Time: 5:30 PM

Location: City Council Chamber, 2nd Floor, City Hall, 140 Main Street

Agenda Items to be addressed:

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH

2016 JAN 25 P 12:30

12-21-2015 – **Order No. 15/16-1006395** – Application to Modify Special Permit from 110 Pleasant LLC, to allow for 18 residential units in place of 17 residential units and 1 office unit, (Howe Shoe Factory Condominium) X-Order No. 10-1002683B & 11-1002923F.

- REFER TO URBAN AFFAIRS COMMITTEE

- PUBLIC HEARING JANUARY 25, 2016

THE LISTING OF TOPICS THAT THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING IS NOT INTENDED AS A GUARANTEE OF THE TOPICS THAT WILL HAVE BEEN DISCUSSED. NOT ALL TOPICS LISTED MAY IN FACT BE DISCUSSED, AND OTHER TOPICS NOT LISTED MAY ALSO BE BROUGHT UP FOR DISCUSSION TO THE EXTENT PERMITTED BY LAW.

The public should take due notice that the Marlborough City Council may have a quorum in attendance due to Standing Committees of the City Council consisting of both voting and non-voting members. However, members attending this duly posted meeting are participating and deliberating only in conjunction with the business of the Standing Committee.

Electronic devices, including laptops, cell phones, pagers, and PDAs must be turned off or put in silent mode upon entering the City Council Chamber, and any person violating this rule shall be asked to leave the chamber. Express authorization to utilize such devices may be granted by the President for recordkeeping purposes.



IN CITY COUNCIL

Marlborough, Mass., DECEMBER 21, 2015

ORDERED:

That there being no objection thereto set **MONDAY, JANUARY 25, 2016** as **DATE FOR PUBLIC HEARING** On the Application to Modify Special Permit from Attorney Bergeron, on behalf of 110 Pleasant LLC, to allow for 18 residential units in place of 17 residential units and 1 office unit, (Howe Shoe Factory condominium) X-Order No. 10-1002683B & 11-1002923F, be and is herewith refer to **URBAN AFFAIRS COMMITTEE, ADVERTISE AND CARRY OVER TO NEW LEGISLATIVE YEAR.**

Ninety days after public hearing is 04/24/16 which falls on a Sunday, therefore 04/25/16 would be considered the 90th day.

ADOPTED

ORDER NO. 15-1006395
X10-1002683B
X11-1002923F

MIRICK O'CONNELL

A T T O R N E Y S A T L A W

Arthur P. Bergeron
Mirick O'Connell
1800 West Park Dr., Ste. 400
Westborough, MA 01581-3926
abergeron@mirickoconnell.com
t 508.860.1470
f 508.463.1385

December 17, 2015

VIA HAND DELIVERY

Councilor Edward J. Clancy, President
Marlborough City Council
City Hall
Marlborough, MA 01752

Re: Application to Modify Special Permit;
Howe Shoe Factory Condominium, 110-118 Pleasant Street

Dear Councilor Clancy:

Enclosed please find an application to amend the Special Permit for the Howe Shoe Factory Condominium located at 110-118 Pleasant Street, submitted on behalf of my client 110 Pleasant LLC.

The applicant is seeking to modify the existing Special Permit to allow 18 residential units at the property, in place of 17 residential units and 1 office unit. The new residential unit would replace the ground floor office unit. No other changes are proposed to the project. We look forward to a hearing on this matter once the newly constituted City Council takes office in January.

Pursuant to City Council Order No. 91-3822A, I am providing notice that Mirick O'Connell, a firm which provides Outside Legal Counsel services to the City of Marlborough's Department of Public Works, is representing 110 Pleasant LLC on this matter before the City Council.

Very truly yours,



Arthur P. Bergeron

APB/

cc: Stas Burdan
Brian R. Falk, Esq.

**CITY OF MARLBOROUGH
OFFICE OF THE CITY CLERK**

APPLICATION TO CITY COUNCIL FOR ISSUANCE OF SPECIAL PERMIT

1. Name and address of Petitioner or Applicant:

110 Pleasant LLC; 26 Elderwood Drive, Stoughton, MA 02072 (Howe Shoe Factory Condominium)

2. Specific Location of property including Assessor's Plate and Parcel Number.

110-118 Pleasant Street; Map 68, Parcel 462

3. Name and address of owner of land if other than Petitioner or Applicant:

Same

4. Legal interest of Petitioner or Applicant (owner, lessee, prospective owner, etc.)

5. Specific Zoning Ordinance under which the Special Permit is sought:

Article IV Section 650-12 Paragraph B
VI Section 650-59 Paragraph C Sub-paragraph 20

6. Zoning District in which property in question is located:

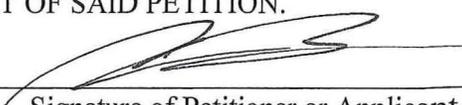
Residence B

7. Specific reason(s) for seeking Special Permit

The applicant is seeking to modify an existing Special Permit to allow 18 residential units at the property in place of 17 residential units and 1 office unit. The existing Special Permit, attached, is recorded at Book 55633, Page 471, Order No. 10-1002683B, as amended by the decision recorded at Book 58300, Page 306, Order No. 11-1002923F.

8. List of names and addresses of abutter. SEPARATE SHEET ATTACHED

PETITION IS HEREBY MADE FOR THE ISSUANCE OF A SPECIAL PERMIT BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH AND IS BASED ON THE WITHIN PETITION OR APPLICATION AS FILED HERewith AND MADE PART OF SAID PETITION.



Signature of Petitioner or Applicant

Arthur P. Bergeron, Esq. and Brian R. Falk, Esq.

Address: Mirick, O'Connell, DeMallie & Lougee, LLP

1800 West Park Drive, Suite 400
Westborough, MA 01581

Telephone No. (508) 860-1460
(508) 929-1678

(Attorneys for the Applicant)

Date: _____
City Clerk's Office

LIST OF NAMES AND ADDRESS OF ABUTTERS
AS REQUESTED ON THE APPLICATION FOR SPECIAL PERMIT OF:

110 Pleasant LLC

(Name of Petitioner)

FOR THE ISSUANCE OF SPECIAL PERMIT BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH UNDER CHAPTER 650, ZONING, OF THE CODE OF THE CITY OF MARLBOROUGH.

(Abutters as defined in §650-59, Section 4H, **Powers and Procedure of Special-Permit Granting Authorities**)

SPECIAL PERMIT-SUMMARY IMPACT STATEMENT

Applicant's Name: 110 Pleasant LLC Address: 26 Elderwood Drive, Stoughton, MA 02072

Project Name: Howe Shoe Factory Condominium Address: 110-118 Pleasant Street

1. PROPOSED USE: (describe) Residential

2. EXPANSION OR NEW: Expansion

3. SIZE: floor area sq. ft. 7,630 s.f. 1st floor 7,630 s.f. all floors 30,470 s.f.

buildings 1 # stories 4 lot area (s.f.) 34,790 +/-

4. LOT COVERAGE: 73.6 % Landscaped area: 26.4 %

5. POPULATION ON SITE: Number of people expected on site at anytime:

Normal: 25 Peak period: 40

6. TRAFFIC:

(A) Number of vehicles parked on site:

During regular hours: 25 Peak period: 38

(B) How many service vehicles will service the development and on what schedule?

1 trash pick up per week.

7. LIGHT: How will the development be lit at the exterior? How much light will leave the property and enter the abutting property? Lighting will comply with the requirements of the approved Site Plan.

8. NOISE:

(A) Compare the noise levels of the proposed development to those that exist in the area now.

Same or less than the noise levels that exist in the neighborhood now.

(B) Described any major sources of noise generation in the proposed development and include their usual times of operation. None.

9. AIR: What sources of potential air pollution will exist at the development? Automobiles.

10. WATER AND SEWER: Describe any unusual generation of waste. None.

11. HAZARDOUS MATERIAL: List any types of Hazardous Waste that will be on-site. How will this waste be stored? Where? How much will be in storage on a daily basis? How will it be disposed? None.

***Attach additional sheets if necessary**



**CITY OF MARLBOROUGH
MARLBOROUGH, MASSACHUSETTS 01752**

City Hall
140 Main St.

Marlborough, Massachusetts 01752

Voice (508) 460-3775 Facsimile (508) 460-3723 TTD (508) 460-3610

President and Members City Council

Date: December 14, 2015

**SPECIAL PERMIT APPLICATION
CERTIFICATION BY PLANNING DEPARTMENT**

Project Name: Howe Shoe Factory Condominium

Project Use Summary: Residential

Project Street Address: 110-118 Pleasant Street

Plate: 68 Parcel: 462

Applicant/Developer Name: 110 Pleasant LLC

Plan Date: 1/14/2011 Revision Date: 3/31/2011

*Approved by Site Plan Review Committee on June 14, 2011

Dear President and Members:

In accordance with the City Council's Rules for Special Permit Applications, I hereby certify that the Site Plan filed with the City Clerk has been reviewed by the Building Department within the limits of work shown on the plan, and that said plan meets all prior referenced informational requirements of Section 7; that the plan conforms in all aspects to City Code and to these Rules and Regulations, and that any necessary zoning variances have been already granted by the Marlborough Zoning Board of Appeals, and any applicable appeal period concerning said variances have run.

Very truly yours,

Robert Camacho

~~Interim~~ Building Commissioner

**Application Fee to submit to
City Clerk's office**

\$ 338.00

**City of Marlborough, Massachusetts
CITY CLERK DEPARTMENT**



**Lisa M. Thomas
City Clerk**

Dear Applicant,

To ensure that each department listed below receives a copy of your completed Special Permit application, please hand-deliver to each department as instructions indicate below.

PLACE A CHECK-MARK AFTER HAND-DELIVERING THE APPLICATION TO THE FOLLOWING DEPARTMENTS AND SIGN YOUR NAME & DATE IT ACCORDINGLY. MAKE SURE THIS PAGE IS SIGNED AND RETURNED TO THE CITY CLERK'S OFFICE WITH THE COMPLETED APPLICATION. THE CITY CLERK'S OFFICE WILL NOT ACCEPT THE APPLICATION WITHOUT THE SIGNATURE OF THE APPLICANT OR PETITIONER AS INDICATED BELOW.

3 SETS	OFFICE OF THE CITY CLERK _____
1 SET	POLICE CHIEF _____
1 SET	FIRE CHIEF _____
1 SET	CITY ENGINEER _____
1 SET	CITY PLANNER _____
1 SET	CONSERVATION OFFICER (IF WETLANDS AFFECTED) _____
1 SET	BUILDING INSPECTOR _____
12 SETS	OFFICE OF THE CITY COUNCIL _____



Signature

12/17/15
Date

Thank you for your cooperation in this matter.

Sincerely,

Lisa M. Thomas
City Clerk



**City of Marlborough, Massachusetts
CITY CLERK DEPARTMENT**

**Lisa M. Thomas
City Clerk**

I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all Municipal tax returns and paid all Municipal taxes required under law.

Company Name

110 Pleasant LLC

Owner Name/Officer Name of LLC or Corporation

Stanislav Burdan

Owner/Officer Complete Address and Telephone Number

26 Elderwood Drive

Stoughton, MA 02072

Signature of Applicant

Attorney on behalf of Applicant, if applicable

Brian R. Falk, Esq., Attorney For Applicant

The Special Permit Package will not be accepted unless this certification clause is signed by the applicant and the Tax Collector.

Tax Collector

08



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Page: 1 of 8 10/20/2010 03:25 PM



IN CITY COUNCIL

SEPTEMBER 27, 2010

Marlborough, Mass.

ORDERED:

Suspension of the Rules requested - granted

NOTICE OF DECISION GRANT OF SPECIAL PERMIT

In City Council
Order No. 10-1002683B

Application of:
110 Pleasant LLC
PO Box 650056
West Newton, MA 02465

55633-468

Locus:
110-118 Pleasant St.
Map 68, Parcels 462 & 463

DECISION ON A SPECIAL PERMIT CITY COUNCIL ORDER NO. 10-1002683B

The City Council of the City of Marlborough hereby GRANTS the application of 110 Pleasant LLC, as provided in the DECISION and subject to the following Procedural Findings and Findings of Facts and Conditions.

Decision filed: September 27, 2010

The Decision of the City Council was filed in the Office of the City Clerk of the City of Marlborough on the 27th day of September, 2010.

This is to certify that twenty (20) days have passed since the filing of the within decision and no appeal has been filed with this office.
Given at Marlborough this 19th day of October, 2010.

Given under Chapter 40A sec. 11 of the General Laws.

A TRUE COPY
ATTEST:

City Clerk



IN CITY COUNCIL

SEPTEMBER 27, 2010
PAGE 1

Marlborough, Mass., _____

ORDERED:

**In City Council
Marlborough, Massachusetts
September 27, 2010
Decision on a Special Permit Application**

The City Council of the City of Marlborough hereby GRANTS the application for a Special Permit to 110 Pleasant LLC, a Massachusetts limited liability company having a mailing address of P.O. Box 650056, West Newton, MA 02465 as provided in this Decision and subject to the following Findings of Facts and Conditions.

1. 110 Pleasant LLC, a Massachusetts limited liability company, having a mailing address of P.O. Box 650056, West Newton, MA 02465, is herein referred to as Applicant.
2. Applicant will become the owner of certain real property located at 110-118 Pleasant Street, Marlborough, MA, as shown on the Marlborough Assessors Maps as Map 68, Parcels 462 and 463 (the "premises") which Applicant shall combine through an 81X plan. The land is entirely located in a Residence B zone. The property, which was originally developed as the site of the Howe Shoe Factory and later as the Corbin Box Factory, was used for manufacturing and various other non-residential purposes until 2009. All of these uses were pre-existing nonconforming in a Residence B zone.
3. The Applicant, on or about September 8, 2010, filed with the City Clerk of the City of Marlborough an application for a Special Permit under the provisions of Mass. Gen. Laws c. 40A, §6 and Marlborough Zoning Ordinance Article IV, § 650-12(B). Applicant intends to alter the preexisting nonconforming use of the premises to a mixed residential and office use, and to alter the preexisting nonconforming structure that exists thereon, through the adaptive reuse of the existing structure to accommodate seventeen (17) residential housing units and one (1) office suite. All residential units will be sold to owner-occupants.
4. In connection with the permit application, Applicant filed a Summary Impact Statement, certified list of abutters, filing fee and twenty-three (23) copies of the Site Plan.
5. The Site Plan was certified by the Acting City Planner for the City of Marlborough as having complied with Marlborough Zoning Ordinance Article VIII, § 650-59, Paragraph 7.
6. Pursuant to the Rules and Regulations of the City Council and applicable statutes of the Commonwealth of Massachusetts, the City Council established a date for a public hearing for the permit application and the City Clerk caused to be advertised said date in the Metrowest Daily News and sent notice of said hearing to abutters entitled to notice under law.



IN CITY COUNCIL

SEPTEMBER 27, 2010

PAGE 2

Marlborough, Mass., _____

ORDERED:

7. The Marlborough City Council, pursuant to Mass. Gen. Laws c. 40A, held a public hearing on September 27, 2010, concerning the said application. The hearing was opened and closed at that meeting.

8. Applicant presented testimony at the public hearing detailing the application, and describing its impact upon municipal services and on the neighborhood, including visual, environmental and traffic impacts. In addition, the Urban Affairs Committee of the City Council began consideration of this application at its meeting on September 21, 2010, and invited public participation and attendance at that meeting. All comments by those attending the Urban Affairs Committee meeting, and by those attending the City Council public hearing, have been duly considered in making this decision.

9. Applicant provided further written and oral documentation to the City Council's Urban Affairs Committee regarding the impacts of the proposed project, and proposed building and related site modifications.

BASED UPON THE ABOVE, THE CITY COUNCIL MAKES THE FOLLOWING FINDINGS OF FACT AND TAKES THE FOLLOWING ACTIONS:

A) The City Council finds that Applicant has complied with all the Rules and Regulations promulgated by the Marlborough City Council as they pertain to the Application.

B) The City Council finds that the proposed use of the site, subject to the conditions imposed below, will not be in conflict with the public health, safety, convenience and welfare and will not be detrimental or offensive. Further, the City Council finds that the proposed new use of the site, and the structure as altered, will not be substantially more detrimental to the neighborhood than the continued use of the existing site and structure for manufacturing and other non-nonconforming uses. The visual impacts from the proposed use have been mitigated, and the traffic impacts will be no more detrimental than the possible impacts from industrial uses. In addition, the City Council finds that the proposed residential use may act as a catalyst in encouraging further growth and improvements to the surrounding area.

C) The City Council, pursuant to its authority under Mass. Gen. Laws c. 40A, § 6 and under Article IV, § 650-12, Paragraph B of the Marlborough Zoning Ordinance, GRANTS the Applicant a Special Permit to alter the pre-existing non-conforming use of the premises to a residential use and to alter the preexisting nonconforming structure that exists thereon, through the adaptive reuse of the existing structure to accommodate seventeen (17) residential housing units and one (1) office suite (the "Project"), SUBJECT TO THE FOLLOWING CONDITIONS:

1. Compliance With Building Regulations. Construction and modification of all structures on the site is to be in accordance with all applicable building codes in effect in the City of Marlborough and Commonwealth of Massachusetts. The Project shall be constructed, maintained and operated according to the specifications, terms, and conditions of the Applicant's



IN CITY COUNCIL

SEPTEMBER 27, 2010
PAGE 3

Marlborough, Mass., _____

ORDERED:

Special Permit Application and Site Plan. The Site Plan referred to in this condition is the four (4) page set of plans entitled "Preliminary Site Plan for a 17 Unit Condominium Development Howe Shoe Factory Condominium, 110 Pleasant Street, Marlborough, Massachusetts" dated September 9, 2010, last revised September 22, 2010, by Hancock Associates, Civil Engineers, filed with the Special Permit Application, as amended during the application/hearing process before the City Council and/or the City Council's Urban Affairs Committee. All other terms, conditions, requirements, approvals, drawings, and renderings required hereunder are made a part of and incorporated herein as a condition of the issuance of this Special Permit.

2. Compliance With Site Plan Review. The issuance of the Special Permit is further subject to detailed Site Plan Review, in accordance with the City of Marlborough Ordinance, prior to the issuance of the actual Building Permit. Any additional changes, alterations, modifications or amendments as required by Site Plan Review shall be further conditions attached to the Special Permit and no Occupancy Permit shall be issued until the Applicant complies with all conditions. Subsequent Site Plan Review shall be consistent with the Conditions of this Special Permit and Plans submitted, reviewed and approved by the City Council as the Special Permit granting authority. Any changes to the plans which alter the traffic patterns within the site, require the removal of landscaping, or reduce the overall green space of the Project by more than 10% will require subsequent approval by the City Council.

3. Application and Documents. All plans, drawings, site evaluations, and documentation provided by the Applicant as part of this Special Permit Application are herein incorporated into and become a part of this Special Permit and become conditions and requirements of the same.

4. Compliance with Local, State and Federal Laws. The Applicant agrees to comply with all rules, regulations, and ordinances of the City of Marlborough, Commonwealth of Massachusetts, and the Federal Government as they may apply to the construction, maintenance, and operation of Applicant's facility, except pursuant to the terms of this Special Permit.

5. Incorporation of Plans and Drawings. All terms, conditions, requirements, approvals, plans, and drawings provided by the Applicant as part of this Special Permit Application and as amended during the application hearing process before the City Council and/or the City Council's Urban Affairs Committee are herein incorporated into and become part of this Special Permit and become conditions and requirements of the same, unless otherwise altered by the City Council. The Site Plan referred to in this condition is the site plan referred to in Condition #1 above.



IN CITY COUNCIL

SEPTEMBER 27, 2010

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Marlborough, Mass., _____

ORDERED:

6. Improvements Installed Prior to Certificate of Occupancy. All site improvements that have been shown in renderings and/or are conditions of this Special Permit will be installed prior to the issuance of any temporary or permanent occupancy certificate; provided, however, that if all other work is completed between October 1, 2010 and June 1, 2011, all landscaping plants will be required to be installed by June 1, 2011. Applicant agrees that the permanent maintenance of the landscaping and the other site improvements is an ongoing condition of this Special Permit.

7. Limit and Type of Residential Units. The project will contain no more than seventeen (17), units, which will all be two-bedroom units as referenced on the Site Plan and to be further depicted on related architectural/building permit plans.

8. No Modifications to Driveway Entrances. If any modifications are made to the driveway entrances and exits as shown on the Site Plan that in any way alter the traffic flows as represented in the final revision of the Site Plan submitted to the City Council as part of the Special Permit Application, and as revised during the Special Permit approval process, the Applicant shall return to the City Council for approval of these modifications to the Special Permit. Applicant shall apply for and obtain all necessary permits from the necessary parties.

9. Catch Basins. All catch basins shall be installed in accordance with the plans submitted to the City Council and/or the City Council's Urban Affairs Committee. The catch basins shall be monitored by the Applicant on a semi-annual basis with reports given to the City Engineer. The catch basins are to be cleaned annually, or at more frequent intervals, by the Applicant as determined necessary by the City Engineer.

10. Maintenance of Parking Areas. Parking areas will be swept and maintained as necessary. Pursuant to the provisions of Mass. Gen. Laws c. 90, § 18, the Applicant shall submit a written request and grant of authority to the Marlborough Traffic Commission (the "Commission") to promulgate legally enforceable rules and regulations for the control of on-site traffic and parking. Applicant shall be responsible for providing, installing, and maintaining all signage or markings required by the Commission. Such signage or markings shall meet the standards of the Manual of Uniform Traffic Control Devices. Signs demarcating compact spaces shall not detract from the "streetscape" established for the project as requested during Site Plan Review.

11. Compliance of Signs with Sign Ordinance. All building signage at the subject location shall comply with the City of Marlborough Sign Ordinance in effect at the issuance of the special permit without a variance.



IN CITY COUNCIL

SEPTEMBER 27, 2010

PAGE 5

Marlborough, Mass., _____

ORDERED:

12. Exterior Light Fixtures. All illumination of individual parking lot light fixtures shall not exceed 200 watt fixtures and shall be screened, baffled or otherwise directed away from abutting residential property. Reflectors shall be utilized and configured to mitigate light from entering abutting properties. The total height of the pole and attached fixture shall not exceed 14 feet at its highest point.

13. Landscaping Maintenance. Applicant agrees to plant and maintain the Project landscaping as shown on the Site Plan as submitted to the City Council and/or the City Council's Urban Affairs Committee subject to Site Plan Review.

14. Dumpster Screening. Applicant agrees to screen the Project's trash area by constructing a suitable 6-foot screen fence with a gate for access. Applicant further agrees that the dumpster located on the site will be covered.

15. Unit Washers and Dryers. Each residential unit shall contain a washer and dryer hookup.

16. Snow Storage. Snow storage is to be provided on-site. Snowmelt runoff is to be directed toward catch basins.

17. Trash Pickup. No trash pickup will occur at the site, and no commercial deliveries will be made to the site, before 7:00 A.M. or after 7:00 P.M. Applicant agrees to maintain a separate dumpster or receptacle for the recycling of paper products.

18. Fire Protection. Fire protection systems shall be acceptable in all respects to the City of Marlborough Fire Chief or his designee.

19. Water and Sewer Connections. Water and sewer services provided to the Project shall be subject to the current citywide water and sewer charges and subject to annual adjustment by the Commissioner of Public Works. Water and sewer connections, if such connections are required, to service the building, shall be subject to a separate approval process and conditions.

20. Fence. Applicant shall erect and maintain a 6-foot high stockade fence as shown on the Site Plan along the property line that abuts residential neighbors.

21. In accordance with the provisions of Mass. Gen. Laws c. 40A, § 11, the Applicant, at its expense, shall record this Special Permit in the Middlesex South Registry of Deeds after the City Clerk has certified that the twenty-day period for appealing this Special Permit has elapsed with no appeal having been filed.



IN CITY COUNCIL

SEPTEMBER 27, 2010

PAGE 6

Marlborough, Mass., _____

ORDERED:

22. Owner-Occupancy. It shall be a condition of the condominium bylaws of the Project that all units in the project that are sold will be purchased by a person or persons who intend to reside in the units. The condominium documents shall provide for appropriate daily fines for the violation of this section of the condominium bylaws, and will provide that this section may not be amended. No occupancy permit regarding the Project shall be issued unless and until the City Solicitor has certified to the Building Commissioner that the condominium bylaws for the Project conform to this provision and that the said condominium bylaws, along with the condominium master deed, have been recorded. Applicant may, following the issuance of the occupancy permit for a particular unit but prior to the conveyance thereof to the purchaser of the unit, rent said unit to tenants; provided however, that:

a) no said unit shall be or continue to be rented after the third anniversary of the date of the occupancy permit of said unit;

b) no unit shall be rented or continue to be rented after the fifth anniversary of the date of issuance of the first occupancy permit for the Project;

c) the number of units being rented to and occupied by tenants shall not at any time exceed four (4) units; and

d) no sign at the premises shall market any unit as being for rent.

23. Handicapped/Wheelchair-Accessible Unit. Applicant has identified seven units that could be adapted to be handicapped/wheelchair accessible. One of these units will be marketed as handicapped/wheelchair accessible at all times until all of said seven identified units have been sold, and will be appropriately modified to accommodate the needs of a handicapped buyer at no extra cost to the buyer.

24. No Further Subdivision of Condominiums. Applicant shall cause there to be included in the Master Deed creating the condominium for the Project a requirement that there shall be no further units created within the condominium other than the seventeen (17) residential units and one (1) office unit allowed through this special permit. Prior to the issuance of the first occupancy permit for the first unit of the Project, the City Solicitor shall verify in writing to the Building Commissioner that the Master Deed creating the condominium for the Project has been recorded, that said requirement is contained in the Master Deed, and that the Master Deed contains a provision that said Master Deed requirement prohibiting the creation of further units may not be eliminated.

25. Unless the context otherwise clearly requires, all references in the above conditions to "Applicant" shall also refer to Applicant's successors and assigns, and specifically to the condominium unit owners' association.



IN CITY COUNCIL

SEPTEMBER 27, 2010

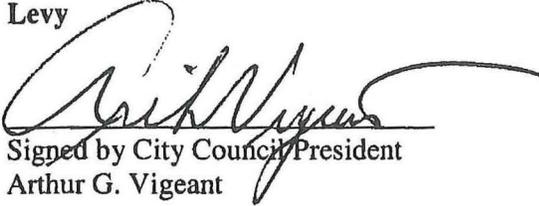
PAGE 7

Marlborough, Mass., _____

ORDERED:

Yea: 11- Nay: 0

Yea: Delano, Ferro, Elder, Tunnera, Seymour, Clancy, Landers, Ossing, Pope, Vigeant,
Levy


Signed by City Council President
Arthur G. Vigeant

ADOPTED

In City Council

Order No. 10-1002683B



IN CITY COUNCIL



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Page: 1 of 5 01/17/2012 03:34 PM

DECEMBER 5, 2011

Marlborough, Mass., _____

ORDERED:

DECISION FOR SPECIAL PERMIT IN CITY COUNCIL

Special Permit Application of:
110 Pleasant LLC
26 Elderwood Dr., Stoughton, MA 02072
Order No. 11-1002923F

Locus:
110-118 Pleasant St.
Assessors Map 68, Parcel 462-463

DECISION ON A SPECIAL PERMIT CITY COUNCIL ORDER NO. 11-1002923F/ X10-1002683B

The City Council of the City of Marlborough hereby **GRANTS** the application of 110 Pleasant LLC as provided in the **DECISION** and subject to Procedural Findings and Findings of Facts and Conditions.

Decision date: **December 8, 2011**

The Decision of the City Council was filed in the Office of the City Clerk of the City of Marlborough on the **8th** day of **December, 2011**.

This is to certify that twenty (20) days have passed since the filing of the within decision and no appeal has been filed with this office.

Given at Marlborough this 29th day of December 2011.

Given under Chapter 40A sec. 11 of the General Laws.

A TRUE COPY
ATTEST

City Clerk

*MAIL TO:
ATTY. RETNA BERGSON
27 PROSPECT ST.
MARLBOROUGH, MA
01752*



IN CITY COUNCIL

DECEMBER 5, 2011

Marlborough, Mass., ~~_____~~ PAGE 1

ORDERED:

AMENDMENT
TO ORIGINAL SPECIAL PERMIT
GRANTED TO 110 PLEASANT LLC
Order No. 11-1002923F/X10-1002683B

110 Pleasant LLC
26 Elderwood Drive, Stoughton, MA 02072

110-118 Pleasant Street
Marlborough, MA 01752

The City Council of the City of Marlborough hereby GRANTS the application of 110 Pleasant LLC, a Massachusetts limited liability company having a mailing address of 26 Elderwood Drive, Stoughton, MA 02072, as provided in this Decision and subject to the following Findings of Fact and Conditions.

PROCEDURAL FINDINGS OF FACT

1. 110 Pleasant LLC, a Massachusetts limited liability company having a mailing address of 26 Elderwood Drive, Stoughton, MA 02072, is referred to hereinafter as the "Applicant."
2. Applicant is the owner of certain real estate located at 110-118 Pleasant Street, Marlborough, MA, as further described in a deed recorded at the Middlesex South District Registry of Deeds in Book 55633, Page 468 (hereinafter, the "Premises").
3. On September 27, 2010, the City Council of the City of Marlborough voted to grant the Applicant a special permit concerning the Premises, as further described in a document recorded at the Middlesex South District Registry of Deeds in Book 55633, Page 471 (hereinafter, the "Original Special Permit").
4. On May 19, 2011, the Applicant submitted to the City Clerk for the City of Marlborough an application seeking to amend the Original Special Permit under the provisions of M.G.L. c. 40A, § 9 and the Marlborough Zoning Ordinance, Article VI, § 650-59C(20) (hereinafter, the "Application"). In connection with the Application, the Applicant submitted a Special Permit Summary Impact Statement, certified list of abutters, and filing fee.



IN CITY COUNCIL

DECEMBER 5, 2011

Marlborough, Mass., _____ PAGE 2

ORDERED:

5. Pursuant to the Rules and Regulations of the City Council and applicable statutes of the Commonwealth of Massachusetts, the City Council established a date for a public hearing on the Application and the City Clerk caused to be advertised the public hearing's date in the MetroWest Daily News and sent notice of said hearing to abutters entitled to notice under law.

6. On June 20, 2011, the City Council held a public hearing concerning the Application. The hearing was opened and closed on that date. On October 17, 2011, the City Council voted to approve the Applicant's request to extend the time for final action on the Application to December 31, 2011.

7. The Applicant presented testimony at the public hearing detailing the Application. All testimony made by those speaking at the public hearing have been duly considered in making this Decision.

8. The Procedural Findings of Fact specified above supplement those made in the Original Special Permit, which are expressly incorporated herein by reference.

BASED UPON THE ABOVE, THE CITY COUNCIL MAKES THE FOLLOWING FINDINGS OF FACT AND TAKES THE FOLLOWING ACTIONS:

A) The City Council finds that Applicant has complied with all the Rules and Regulations promulgated by the Marlborough City Council as they pertain to the Application.

B) The City Council finds that the proposed use of the site, subject to the conditions imposed below, will not be in conflict with the public health, safety, convenience and welfare and will not be detrimental or offensive. Further, the City Council finds that the proposed new use of the site, and the structure as altered, will not be substantially more detrimental to the neighborhood than the continued use of the existing site and structure for manufacturing and other non-conforming uses. The visual impacts from the proposed use have been mitigated, and the traffic impacts will be no more detrimental than the possible impacts from industrial uses. In addition, the City Council finds that the proposed residential use may act as a catalyst in encouraging further growth and improvements to the surrounding area.



IN CITY COUNCIL

DECEMBER 5, 2011

Marlborough, Mass., _____ PAGE 3

ORDERED:

C) The City Council, pursuant to its authority under M.G.L. c. 40A, § 9 and Chapter 650 of the Marlborough City Code, GRANTS the Applicant an amendment to the Original Special Permit, a) deleting the condition number 22 of the Original Special Permit and substituting therefor a new condition number 22, as set forth below; and b) adding a new condition number 26, as set forth below. All other conditions of the Original Special Permit shall continue in full force and effect, and are expressly incorporated herein by reference.

22. Owner-Occupancy. It shall be a condition of the condominium by-laws of the project that all residential units in the project, consisting of a total of seventeen units, that are sold will be purchased by a person or persons who intend to reside in the units. The condominium documents shall provide for appropriate daily fines for the violation of this section of the condominium by-laws, and will provide that this section may not be amended. No occupancy permit regarding the project shall be issued unless and until the City Solicitor has certified to the Building Inspector that the condominium by-laws, along with the condominium master deed, have been recorded. Applicant (110 Pleasant LLC, 26 Elderwood Drive, Stoughton, MA 02072), including its successors and assigns, may, following the issuance of the occupancy permit for a particular unit but prior to the conveyance thereof to the purchaser of the unit, rent said units to tenants; provided, however, that:

- a. No said unit shall be or continue to be rented after the fifth anniversary of the date of issuance of the occupancy permit of said unit;
- b. No unit shall be rented or continue to be rented after the seventh anniversary of the date of issuance of the first occupancy permit for the site;
- c. The number of units being rented and occupied by tenants shall not exceed seventeen (17) units;
- d. An executed "rent to own" contract shall qualify the subject unit as owner-occupied, so long as transfer of title for that unit occurs within 36 months of the starting date of the rental agreement for that unit;
- e. Applicant, including its successors and assigns, shall continue to market the units as condominiums;
- f. No sign at the premises shall market any units as being for rent; however "rent to own" signs are permissible so long as they are in compliance with City's sign ordinance without variance; and
- g. No unit shall be rented to any person or persons for more than three years unless, prior to the expiration of those three years, said person or persons execute(s) a purchase and sale agreement.



IN CITY COUNCIL

DECEMBER 5, 2011
Marlborough, Mass., _____ PAGE 4

ORDERED:

The term "Applicant, its successors and assigns," as used herein and for purposes of this Condition 22, shall include Applicant, its successors and assigns, and any entity controlled by said entities, or controlled by the principal and/or principals of said entities. No entity may, at one time, own more than 10% of the units in any condominium created hereunder.

26. Recording. This Amendment to the Original Special Permit shall be recorded at the Middlesex South District Registry of Deeds in accordance with the provisions of M.G.L. Chapter 40A, § 11 prior to the issuance of any occupancy permit regarding the Project. The Applicant (110 Pleasant LLC, 26 Elderwood Drive, Stoughton, MA 02072), including its successors and assigns, shall be responsible for recording, at its expense, this Amendment to the Original Special Permit; and shall present evidence of said recording to the City Solicitor's office, which thereupon shall duly forward said recording evidence to the Building Inspector as a condition of his issuance of any occupancy permit regarding the site.

Yea: 11- Nay: 0

Yea: Delano, Ferro, Elder, Tunnera, Seymour, Clancy, Landers, Ossing, Vigeant, Pope & Levy


Signed by City Council President
Arthur G. Vigeant

ADOPTED
In City Council
Order No. 11-1002923F

PERMIT SITE PLAN

HOWE SHOE FACTORY CONDOMINIUM

110 Pleasant Street
Marlborough, MA

GENERAL NOTES

- LOCATIONS OF EXISTING UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS SHOWN HEREON ARE APPROXIMATE ONLY. ALL UTILITIES/OBSTRUCTIONS/SYSTEMS MAY NOT BE SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS, WHETHER OR NOT SHOWN HEREON.
- UNLESS OTHERWISE SHOWN, ALL NEW UTILITIES SHALL BE UNDERGROUND.
- CONTRACTOR SHALL FURNISH CONSTRUCTION LAYOUT OF BUILDING AND SITE IMPROVEMENTS. THIS WORK SHALL BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR.
- SAFETY MEASURES, CONSTRUCTION METHODS AND CONTROL OF WORK SHALL BE RESPONSIBILITY OF CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION THAT ARE NOT DESIGNATED FOR DEMOLITION AND/OR REMOVAL HEREON. DAMAGED IMPROVEMENTS SHALL BE REPAIRED TO THE SATISFACTION OF THEIR RESPECTIVE OWNERS.
- THIS PLAN IS NOT INTENDED TO SHOW AN ENGINEERED BUILDING FOUNDATION DESIGN, WHICH WOULD INCLUDE DETAILS AND FINAL ELEVATIONS OF FOOTINGS, WALLS AND SUBSURFACE DRAINAGE TO PREVENT INTERIOR FLOODING. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS.
- ANY INTENDED REVISION OF THE HORIZONTAL AND/OR VERTICAL LOCATION OF IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO IMPLEMENTATION.
- WHERE EXISTING UTILITY LINES/STRUCTURES ARE TO BE CUT/BROKEN DOWN/ ABANDONED, LINES/STRUCTURES SHALL BE PLUGGED/CAPPED/FILLED OR CUT BACK TO MAIN AS DIRECTED BY MARLBOROUGH DEPARTMENT OF PUBLIC WORKS OR PRIVATE UTILITY DIRECTION. THE CONTRACTOR RESPONSIBLE FOR COORDINATING WITH APPLICABLE ENTITY.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND RELATIVE ELEVATION OF BENCH MARKS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.

ACCESSIBILITY NOTES

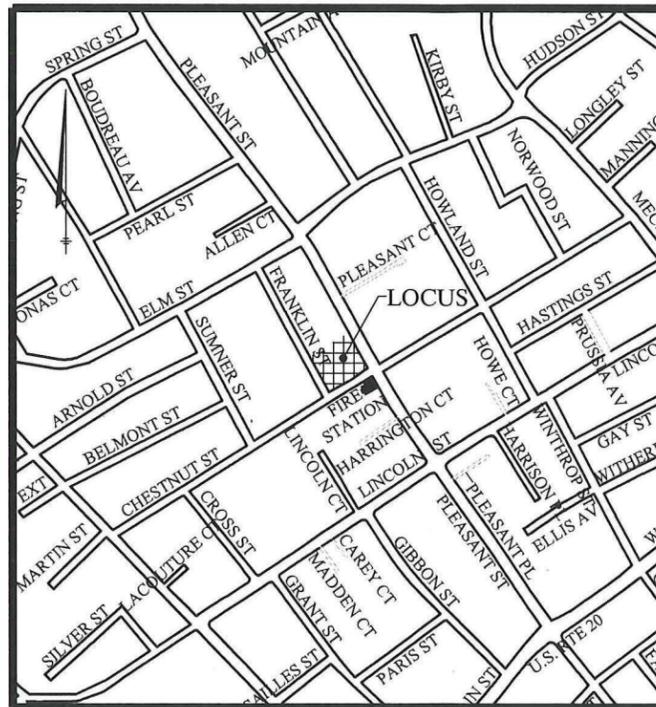
ALL SIDEWALKS, WALKWAYS, LANDINGS, ACCESSIBLE PARKING SPACES AND ALL OTHER SITE ELEMENTS REQUIRED TO BE ACCESSIBLE BY ADA, MAAB AND LOCAL CODE ENFORCER REQUIREMENTS SHALL BE INSTALLED IN CONFORMANCE WITH THE APPLICABLE LOCAL, STATE AND FEDERAL STANDARDS. IF THERE IS A CONFLICT OF STANDARDS THE MORE STRINGENT SHALL APPLY. ALL SIDEWALKS/WALKWAYS AND LANDINGS SHALL BE INSTALLED WITH CROSS PITCH NOT EXCEEDING 1.5%, THE PITCH OF SIDEWALKS AND WALKWAYS SHALL BE DIRECTED AWAY FROM THE BUILDING. SIDEWALKS/WALKWAYS SHALL NOT EXCEED 4.5% SLOPE ALONG THE PATH OF TRAVEL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING DISCREPANCIES AND/OR OMISSIONS ON THE PLANS THAT WOULD RESULT IN A VIOLATION OF ACCESSIBILITY REQUIREMENTS TO THE ENGINEER FOR RESOLUTION PRIOR TO INSTALLATION. NOTE THAT THE STANDARDS REQUIRED BY APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS THAT IMPOSE A MAXIMUM/MINIMUM SLOPE, LENGTH OR OTHER DIMENSIONAL REQUIREMENT SHALL BE MEASURED WITHOUT ALLOWANCE FOR STANDARD CONSTRUCTION TOLERANCES. THESE STANDARD TOLERANCE SHALL BE ACCOUNTED FOR AND INSTALLATION/CONSTRUCTION SHALL RESULT IN A FINISH PRODUCT THAT MEASURES TO BE IN COMPLIANCE WITH REGULATION REQUIREMENTS.

REGULATORY NOTES

- CONTRACTOR SHALL CONTACT DIG-SAFE FOR UNDERGROUND UTILITY MARKING AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
- CONTRACTOR SHALL MAKE HIMSELF AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS, AND LIMITATIONS IMPOSED BY PERMITS AND APPROVALS ISSUED BY REGULATORY AUTHORITIES PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
- ALL WORK OUTSIDE OF BUILDING THAT IS LESS THAN 10 FEET FROM THE INSIDE FACE OF BUILDING FOUNDATIONS SHALL CONFORM WITH THE UNIFORM STATE PLUMBING CODE OF MASSACHUSETTS, 248 CMR 2.00.
- THE CONTRACTOR SHALL GIVE TWENTY-FOUR (24) HOUR NOTICE TO PERTINENT CITY DEPARTMENTS BEFORE COMMENCING ANY WORK IN THE FIELD.
- ALL EXISTING UTILITIES WHICH ARE NOT BEING UTILIZED FOR THE PROJECT SHALL BE REMOVED IF IN CONFLICT WITH THE HORIZONTAL CLEARANCE REQUIREMENT OF TEN FEET FROM OTHER UTILITY LINES (EXISTING OR PROPOSED). OTHERWISE UNUSED UTILITIES WILL BE PROPERLY ABANDONED IN PLACE IN ACCORDANCE WITH CITY OF MARLBOROUGH ENGINEERING DEPARTMENT DIRECTION. ALL UTILITIES NOT PREVIOUSLY FIELD LOCATED THAT MAY BE IN CONFLICT WITH CLEARANCES WILL BE UNCOVERED DURING CONSTRUCTION AND FIELD LOCATED.

ZONING NOTES

- SPECIAL PERMIT GRANTED BY MARLBOROUGH CITY COUNCIL UNDER CITY OF MARLBOROUGH ZONING ORDINANCE ARTICLE IV 300-12.B
- RECORD OWNER IS SHOWN PER CURRENT ASSESSOR'S RECORD. NO REVIEW OF CONVEYANCES, TRUSTS, OR OTHER TITLE CHAIN ELEMENTS IS INCLUDED.



LOCUS MAP
SCALE: 1"=APPROX. 350'

PROJECT TEAM

DEVELOPER
110 PLEASANT LLC
P.O. BOX 650056
WEST NEWTON, MA 02465

OWNER
110 PLEASANT LLC
26 ELDERWOOD DRIVE
STOUGHTON, MA 02072

CIVIL ENGINEER/SURVEYOR
HANCOCK ASSOCIATES
315 ELM STREET
MARLBOROUGH, MA 01752

LANDSCAPE ARCHITECT
JAMES K. EMMANUEL ASSOCIATES
22 CARLTON ROAD
MARLBOROUGH, MA 01945

DIRECTOR OF PLANNING

POLICE CHIEF

ZONING ENFORCEMENT OFFICER

BOARD OF HEALTH AGENT

FIRE CHIEF

CITY ENGINEER

CONSERVATION OFFICER

SPECIAL PERMIT #10-1002683B

SITE PLAN APPROVAL #SC-2011-0001

SHEET INDEX

SHEET	DESCRIPTION	DATE	BY
SHEET 1	COVER SHEET	3-8-11	3-31-11
SHEET 2	EXISTING CONDITIONS	3-8-11	3-31-11
SHEET 3	LAYOUT AND MATERIALS PLAN	3-8-11	3-31-11
SHEET 4	GRADING, DRAINAGE AND UTILITY PLAN	3-8-11	3-31-11
SHEET 5	LANDSCAPE AND LIGHTING PLAN	3-8-11	3-31-11
SHEET 6	EROSION AND SEDIMENTATION CONTROL PLAN	3-8-11	3-31-11
SHEET 7	SITE DETAILS 1 OF 2	3-8-11	3-31-11
SHEET 8	SITE DETAILS 2 OF 2	3-31-11	

REVISION DATES

ASSESSORS:

MAP 68, LOTS 462 & 463 (NEW COMBINED PARCEL 462)

REFERENCES:

DEED BOOK 55633, PAGE 468

ZONING REQUIREMENTS TABLE

REGULATION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	72,000 SF	34,790 SF (LNC)	34,790 SF (LNC)
MIN. FRONTAGE	100 FT	178 FT	178 FT
MIN. FRONT SETBACK	20 FT	1.7 FT (LNC)	1.7 FT (LNC)
MIN. SIDE SETBACK	15 FT	N/A	N/A
MIN. REAR SETBACK	30 FT	46.8 FT	35.2 FT
MAX. LOT COVERAGE	30%	97.5% (LNC)	73.6% (LNC)
MAX. NUMBER OF STORIES	2-1/2	4 (LNC)	4 (LNC)
BUILDING FOOTPRINT	--	7,174 SF	7,630 SF
TOTAL BUILDING AREA	--	24,376 SF	30,470
BUILDING AREA PERCENT INCREASE	--	--	25%
MAX. DRIVEWAY GRADE FOR 15 FT.	3%	<3%	<3%

LNC=LEGAL NON-CONFORMING

PARKING REQUIREMENTS TABLE

REGULATION	REQUIRED	EXISTING	PROPOSED
ARTICLE VII, SECTION 650-48 Multifamily dwellings, one (1) off-street parking space per dwelling unit, plus one (1) off-street parking space per bedroom (for townhouses). Two (2) per unit for "garden style" units in existing buildings. 2. X 17 = 34 Office space = 1 per 250 sf 1,347/250 = 5	39 SPACES; 2 HANDICAP	UNKNOWN	34 FULL-SIZED CARS 3 COMPACT (8%) 2 HANDICAP
PARKING SETBACK	20 FT	0 FT (LNC)	12 FT (LNC)
PARKING LOT PERIMETER PLANTING	5 FT	-	6 FT
PARKING LOT INTERIOR PLANTING	CURBED ISLANDS	NO CURB	CURB ISLANDS

LANDSCAPE REQUIREMENTS TABLE

REGULATION	REQUIRED	EXISTING	PROPOSED
FOR MULTIFAMILY DWELLING IN THE RB - RESIDENCE B DISTRICT			
STREET FRONTAGE PLANTING AREA	20 FT	0 FT (LNC)	12 FT (LNC)
PLANTING REQUIREMENTS			
SHRUB	1 PER 5 LINEAR FT.	-	50 SHRUBS
TREES ON FRONTAGE	1 PER 30 LINEAR FT.	-	9 TREES
SIDE LINE PLANTING AREA	5 FT	-	5 FT

Prepared for:

110
PLEASANT,
LLC

P.O. BOX 650056
West Newton, MA 02465

Permit Site Plan

for
A 17 Unit Condominium
Development

Howe Shoe Factory Condominium
110 Pleasant Street
Marlborough, Massachusetts

Assessors:

Map 68 Lots 462 & 463

HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

315 Elm Street, Marlborough, MA 01752
Voice (508) 460-1111, Fax (508) 460-1121
www.hancockassociates.com

NO.	BY	APP	DATE	ISSUE/REV. DESCRIPTION
2	JP	JP	3/31/11	CITY ENG. COMMENTS
1	KK	JP	3/08/11	CITY ENG. COMMENTS

DATE:	1/14/11	DRAWN BY:	FWB
SCALE:	AS NOTED	CHECK BY:	JDP

COVER SHEET

PLOT DATE: Apr 01, 2011 8:31 am
PLOT: C:\160521.dwg

DWG: 16052-working.dwg

LAYOUT: cs

SHEET: 1 OF 8

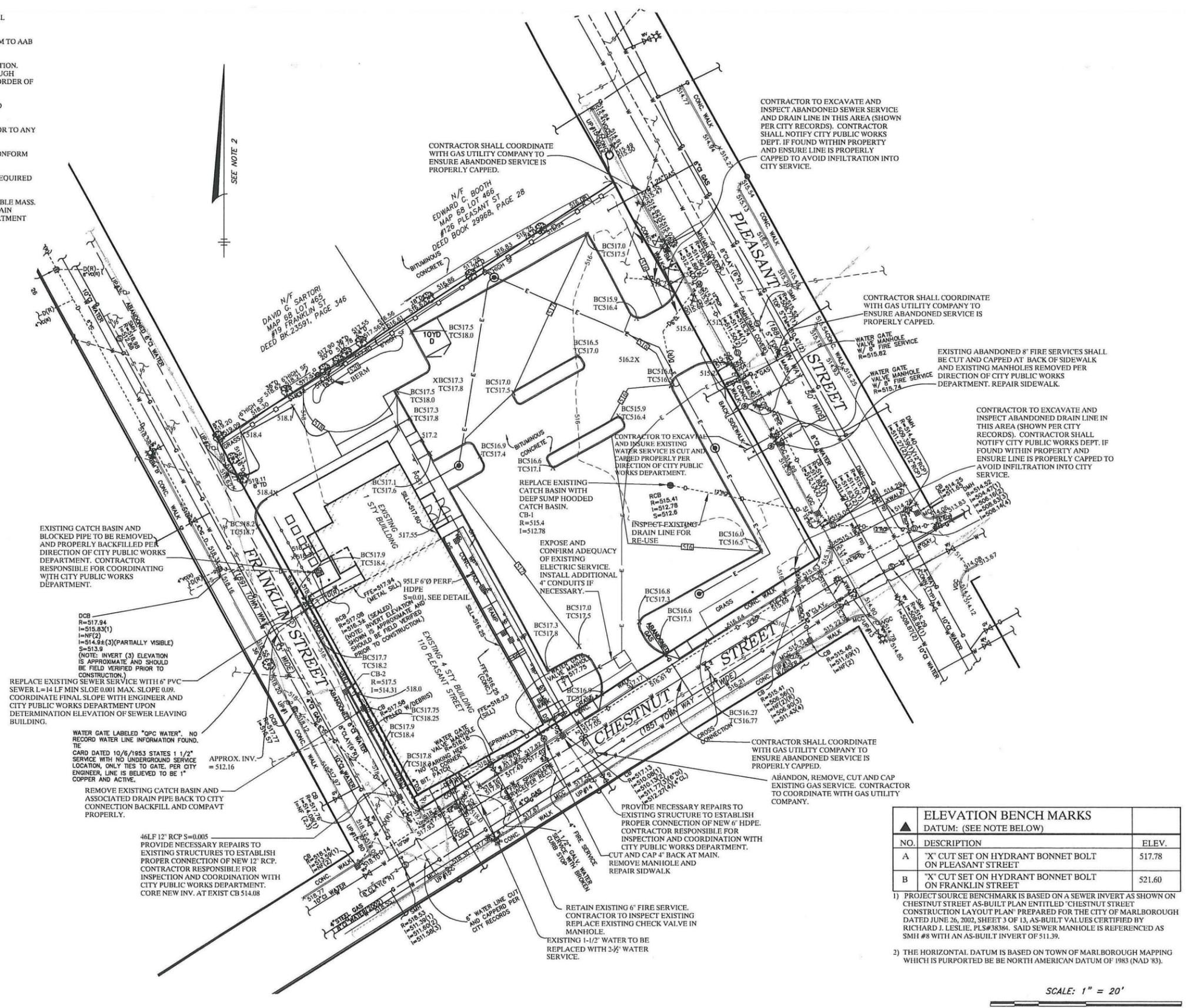
PROJECT NO.:

1

16055

CONSTRUCTION NOTES

1. ANY MINOR MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER AS A MINOR SITE PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
2. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF MARLBOROUGH REQUIREMENTS.
3. ALL HANDICAPPED PARKING, RAMPS, AND ACCESS SHALL CONFORM TO AAB REQUIREMENTS.
4. ALL EROSION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY OF MARLBOROUGH CONSERVATION COMMISSION REQUIREMENTS AS STATED IN THE ORDER OF CONDITIONS.
5. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.
6. THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
7. ALL WATER AND SEWER MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF MARLBOROUGH BEFORE BEING BACKFILLED.
8. THE CITY SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE REQUIRED INSPECTIONS.
9. ALL UTILITY TRENCHING SHALL BE IN COMPLIANCE WITH APPLICABLE MASS. GENERAL LAWS BOTH ON AND OFF SITE. CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FROM MARLBOROUGH ENGINEERING DEPARTMENT PRIOR TO COMMENCING WORK.



Prepared for:
110 PLEASANT, LLC
P.O. BOX 650056
West Newton, MA 02465

Permit Site Plan
for
A 17 Unit Condominium Development
Howe Shoe Factory Condominium
110 Pleasant Street
Marlborough, Massachusetts

Assessors:
Map 68 Lots 462 & 463

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Civil Engineers
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NO.	BY	APP	DATE	ISSUE/REV.	DESCRIPTION
2	JP	JP	3/31/11		CITY ENG. COMMENTS
1	KK	JP	3/08/11		CITY ENG. COMMENTS

DATE: 1/14/11 DRAWN BY: FWB
SCALE: 1"=20' CHECK BY: JDP

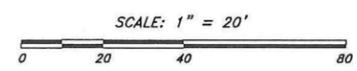
GRADING, DRAINAGE AND UTILITY PLAN

PL07 DATE: Apr 04, 2011 5:13 pm
PLOT: L:\16055\p07

DWG: 1605-utility.dwg
LAYOUT: gdu
SHEET: 4 OF 8
PROJECT NO.: 16055

ELEVATION BENCH MARKS	
DATUM: (SEE NOTE BELOW)	
NO.	DESCRIPTION
A	"X" CUT SET ON HYDRANT BONNET BOLT ON PLEASANT STREET
B	"X" CUT SET ON HYDRANT BONNET BOLT ON FRANKLIN STREET

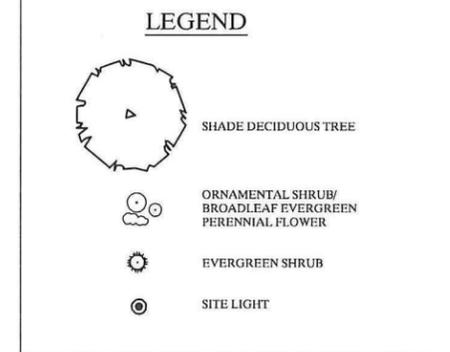
- 1) PROJECT SOURCE BENCHMARK IS BASED ON A SEWER INVERT AS SHOWN ON CHESTNUT STREET AS-BUILT PLAN ENTITLED "CHESTNUT STREET CONSTRUCTION LAYOUT PLAN" PREPARED FOR THE CITY OF MARLBOROUGH DATED JUNE 26, 2002, SHEET 3 OF 13, AS-BUILT VALUES CERTIFIED BY RICHARD J. LESLIE, PLS#38384. SAID SEWER MANHOLE IS REFERENCED AS SMH #8 WITH AN AS-BUILT INVERT OF 511.39.
- 2) THE HORIZONTAL DATUM IS BASED ON TOWN OF MARLBOROUGH MAPPING WHICH IS PURPORTED TO BE NORTH AMERICAN DATUM OF 1983 (NAD 83).



CONSTRUCTION NOTES

1. ANY MINOR MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER AS A MINOR SITE PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
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7. ALL WATER AND SEWER MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF MARLBOROUGH BEFORE BEING BACKFILLED.
8. THE CITY SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE REQUIRED INSPECTIONS.
9. EXISTING WATER AND SEWER STUBS TO THE STRUCTURES AT 81 GRANGER BLVD. AND 51 HOWE STREET SHALL BE REMOVED AND CAPPED AT THE RESPECTIVE MAINS PER CITY ENGINEERING REQUIREMENTS.
10. ALL UTILITY TRENCHING SHALL BE IN COMPLIANCE WITH APPLICABLE MASS. GENERAL LAWS BOTH ON AND OFF SITE. CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FROM MARLBOROUGH ENGINEERING DEPARTMENT PRIOR TO COMMENCING WORK.

Plant Schedule				
Qty	Key	Botanical Name	Common Name	Size
TREES:				
3	CFP	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Flowering Pear	2.5-3" cal
2	HL	<i>Gleditsia triacanthos</i> 'Skyline'	Honeylocust	2.5-3" cal
2	RM	<i>Acer rubrum</i> 'Red Sunset'	Red Sunset Maple	2.5-3" cal
2	ZEL	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	2.5-3" cal
SHRUBS/PERENNIALS:				
6	DMP	<i>Pinus mugo</i> 'Pumilio'	Dwf. Mugo Pine	18-24"
12	EG	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Arborvitae	5-6'
21	FOTH	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	18-24"
17	IG	<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry	2-2.5'
17	LPS	<i>Spirea japonica</i> 'Little Princess'	Little Princess Spirea	18-24"
6	SGJ	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	2-2.5'
12	STE	<i>Stephanandra incisa</i>	Cutleaf Stephanandra	18-24"
10	WCO	<i>Cotoneaster salicifolius</i> 'Repandens'	Willowleaf Cotoneaster	18-24"
54	SDY	<i>Hemerocallis</i> 'Stella D'oro'	Stella D'oro Daylily	1gal



Prepared for:
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West Newton, MA 02465

Permit Site Plan
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A 17 Unit Condominium Development
Howe Shoe Factory Condominium
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Assessors:
Map 68 Lots 462 & 463

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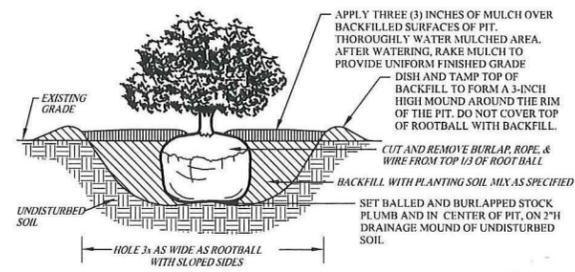
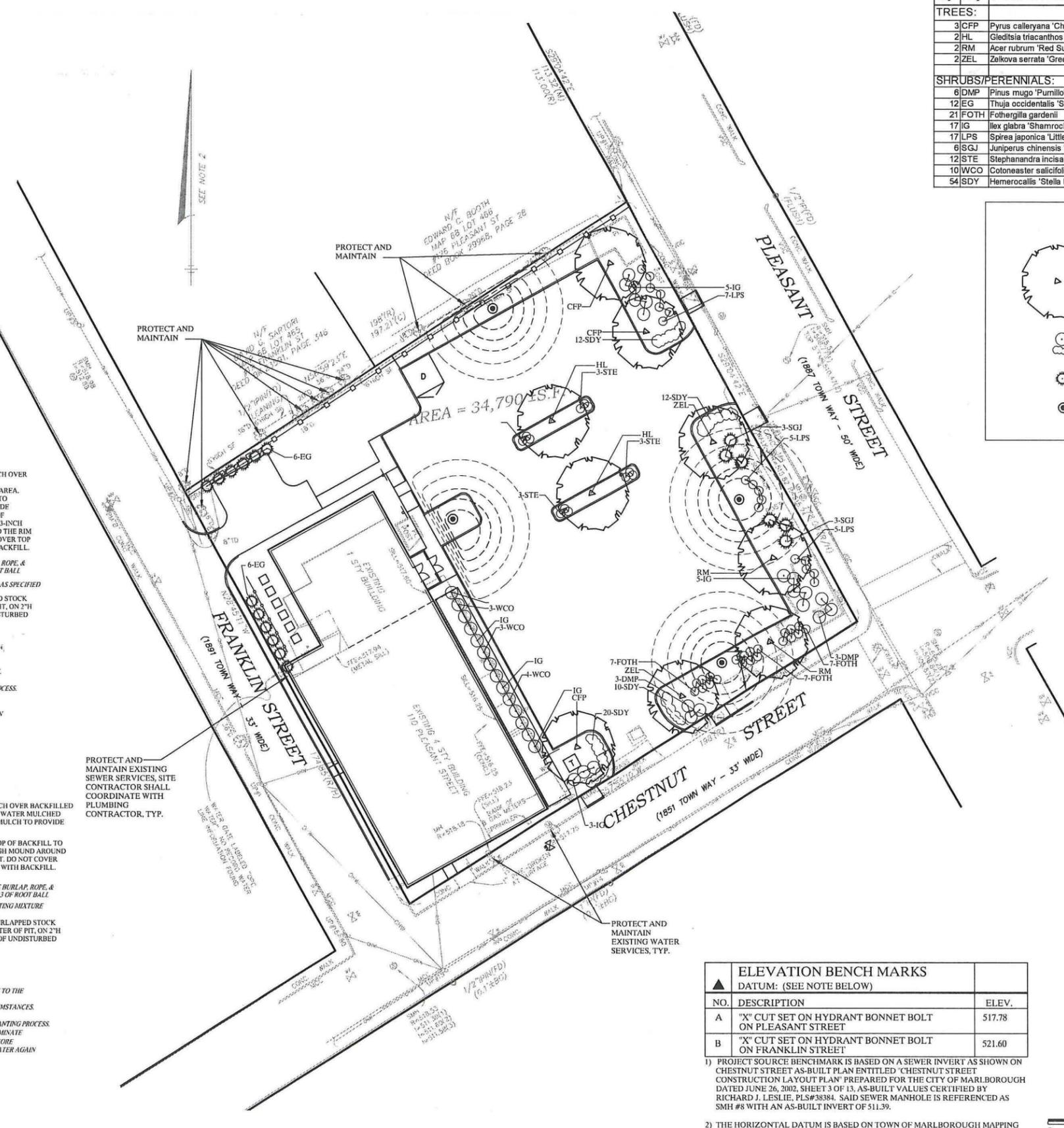
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NO.	BY	APP.	DATE	ISSUE/REV.	DESCRIPTION
3	FB	JP	1/14/11	FOR SPRC	
2	FB	JP	9/22/10	DUMPSTER LAYOUT	
1	FB	JP	9/16/10	DUMPSTER LAYOUT	

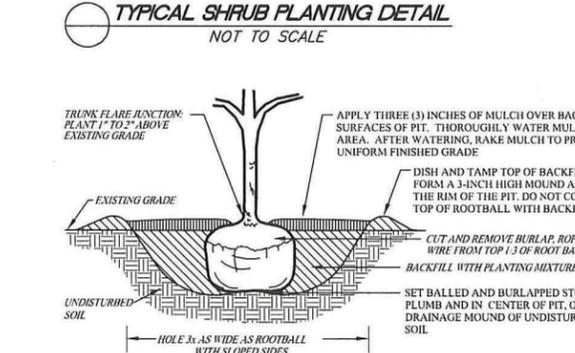
DATE: _____ DRAWN BY: FWB
SCALE: 1" = 20' CHECK BY: JDP

LANDSCAPE AND LIGHTING PLAN

PROJECT NO.: 16055



- TYPICAL SHRUB PLANTING DETAIL NOTES:**
1. PLANT SO THAT TOP OF ROOTBALL IS 1-2" ABOVE SURROUNDING GRADE.
 2. MULCH SHALL NOT BE PILED AGAINST THE TRUNK OR STEMS OF SHRUB UNDER ANY CIRCUMSTANCES. MULCH LAYER SHOULD TAPER DOWN TOWARD TRUNK AS INDICATED.
 3. DO NOT USE PLANTING STOCK IF ROOTBALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING PROCESS.
 4. PLACE BACKFILL AROUND ROOTBALL IN LAYERS, TAMPING TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PIT IS APPROX. 1/2 BACKFILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE IS ABSORBED. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF BACKFILL.

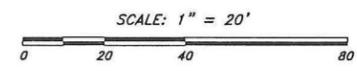


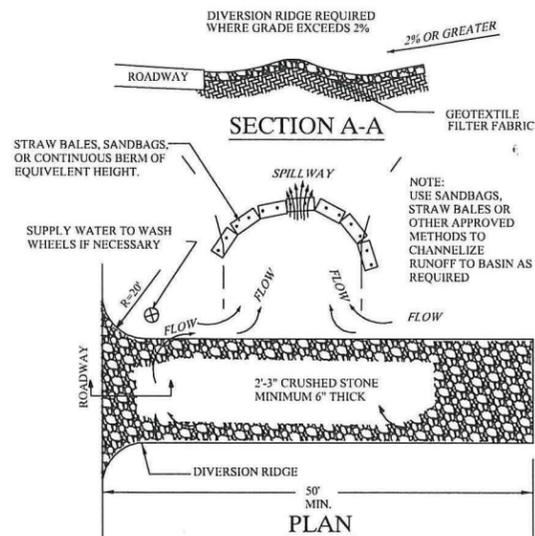
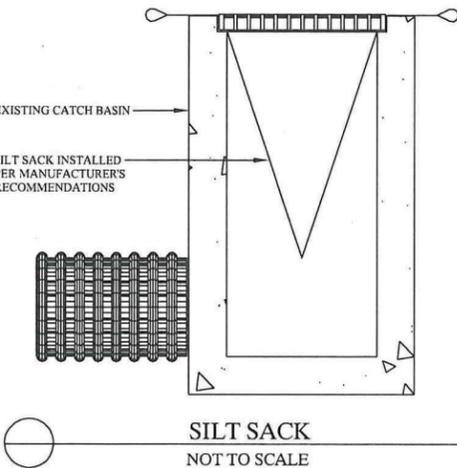
- TYPICAL TREE PLANTING DETAIL NOTES:**
1. HOLE TO BE DUG NO DEEPER THAN THE ROOTBALL, AS MEASURED FROM THE TRUNK FLARE TO THE BOTTOM OF THE ROOTBALL.
 2. MULCH SHALL NOT BE PILED AGAINST THE TRUNK OR STEMS OF SHRUB UNDER ANY CIRCUMSTANCES. MULCH LAYER SHOULD TAPER DOWN TOWARD TRUNK AS INDICATED.
 3. DO NOT USE PLANTING STOCK IF ROOTBALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING PROCESS.
 4. PLACE BACKFILL AROUND ROOTBALL IN LAYERS, TAMPING TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PIT IS APPROX. 1/2 BACKFILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE IS ABSORBED. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF BACKFILL.

ELEVATION BENCH MARKS
DATUM: (SEE NOTE BELOW)

NO.	DESCRIPTION	ELEV.
A	"X" CUT SET ON HYDRANT BONNET BOLT ON PLEASANT STREET	517.78
B	"X" CUT SET ON HYDRANT BONNET BOLT ON FRANKLIN STREET	521.60

- 1) PROJECT SOURCE BENCHMARK IS BASED ON A SEWER INVERT AS SHOWN ON CHESTNUT STREET AS-BUILT PLAN ENTITLED "CHESTNUT STREET CONSTRUCTION LAYOUT PLAN" PREPARED FOR THE CITY OF MARLBOROUGH DATED JUNE 26, 2002, SHEET 3 OF 13. AS-BUILT VALUES CERTIFIED BY RICHARD J. LESLIE, PLS#38384. SAID SEWER MANHOLE IS REFERENCED AS SMH #8 WITH AN AS-BUILT INVERT OF 511.39.
- 2) THE HORIZONTAL DATUM IS BASED ON TOWN OF MARLBOROUGH MAPPING WHICH IS PURPORTED BE BE NORTH AMERICAN DATUM OF 1983 (NAD 83).



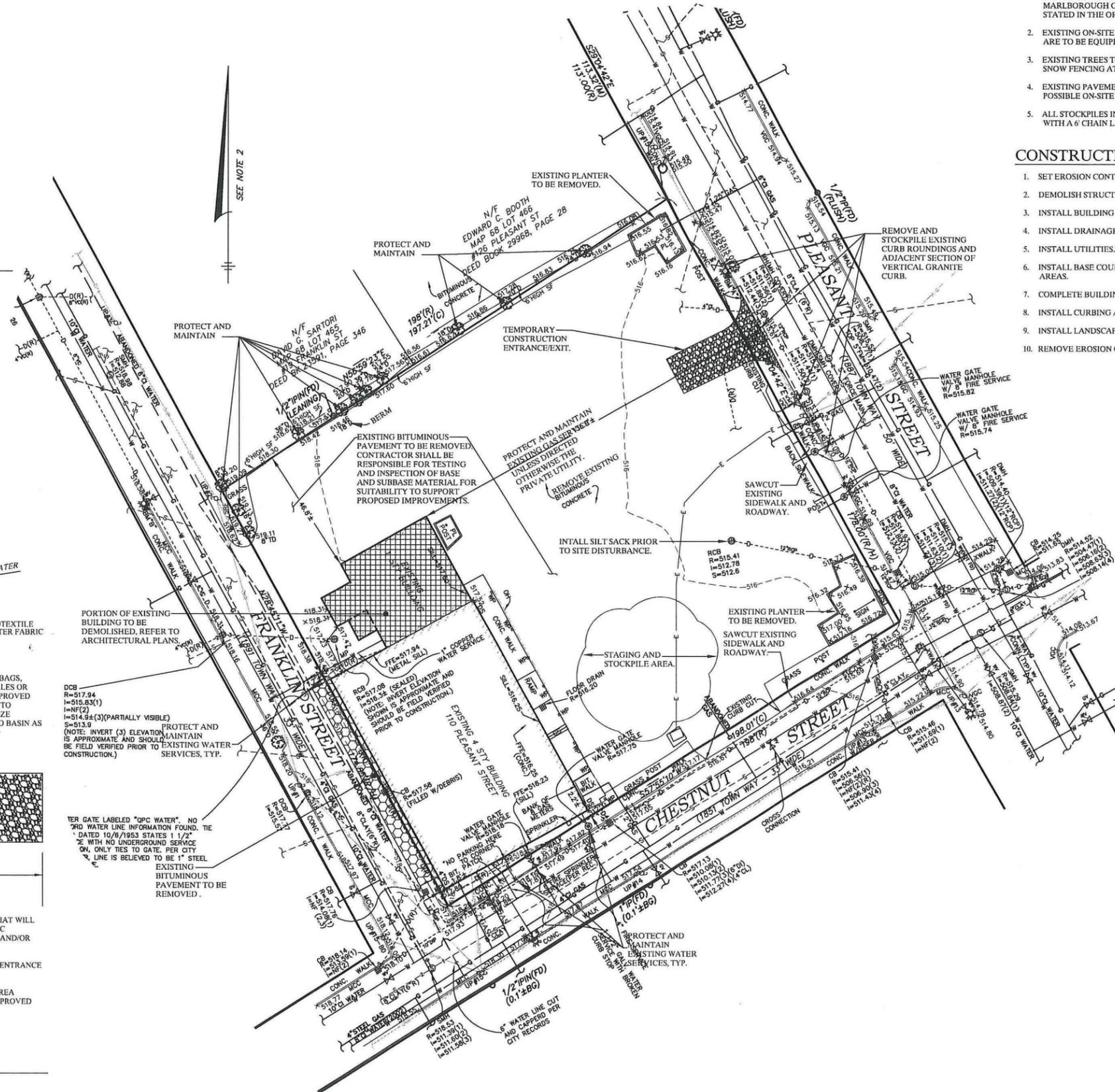


NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

NOT TO SCALE

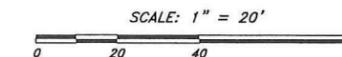


NOTES

1. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE MARLBOROUGH CONSERVATION COMMISSION REQUIREMENTS AS STATED IN THE ORDER OF CONDITIONS, IF APPLICABLE.
2. EXISTING ON-SITE CATCH BASINS AND HOWE STREET CATCH BASIN ARE TO BE EQUIPPED WITH SILT SACKS DURING CONSTRUCTION.
3. EXISTING TREES TO BE RETAINED ARE TO BE PROTECTED WITH SNOW FENCING AT DRIP LINE.
4. EXISTING PAVEMENT TO BE PULVERIZED AND STOCKPILED FOR POSSIBLE ON-SITE REUSE.
5. ALL STOCKPILES IN EXCESS OF 10' IN HEIGHT SHALL BE SECURED WITH A 6' CHAIN LINK TEMPORARY FENCE.

CONSTRUCTION SEQUENCE

1. SET EROSION CONTROL AND CONSTRUCTION FENCE.
2. DEMOLISH STRUCTURE AND REMOVE PAVEMENT.
3. INSTALL BUILDING FOUNDATION.
4. INSTALL DRAINAGE.
5. INSTALL UTILITIES.
6. INSTALL BASE COURSE OF PAVEMENT AND STABILIZE LANDSCAPE AREAS.
7. COMPLETE BUILDING CONSTRUCTION.
8. INSTALL CURBING AND FINAL COURSE PAVEMENT.
9. INSTALL LANDSCAPING.
10. REMOVE EROSION CONTROL MEASURES UPON STABILIZATION.



Prepared for:

110 PLEASANT, LLC

P.O. BOX 650056
West Newton, MA 02465

Permit Site Plan

for
A 17 Unit Condominium Development

Howe Shoe Factory Condominium
110 Pleasant Street
Marlborough, Massachusetts

Assessors:

Map 68 Lots 462 & 463

HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

315 Elm Street, Marlborough, MA 01752
Voice (508) 460-1111, Fax (508) 460-1121
www.hancockassociates.com

NO.	BY	APP	DATE	ISSUE/REV. DESCRIPTION
2	JP	JP	3/31/11	CITY ENG. COMMENTS
1	KK	JP	3/08/11	CITY ENG. COMMENTS

DATE: 1/14/11 DRAWN BY: FWB
SCALE: 1"=20' CHECK BY: JDP

EROSION AND SEDIMENTATION CONTROL PLAN

PLOT DATE: Apr 01, 2011 8:34 am
PATH: L:\16055.dwg

DWG: 1605-erodwg.dwg

LAYOUT: es

SHEET: 6 OF 8

PROJECT NO.:

6

16055

Prepared for:
110 PLEASANT, LLC
 P.O. BOX 650056
 West Newton, MA 02465

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 SCALE: AS NOTED CHECK BY: JDP

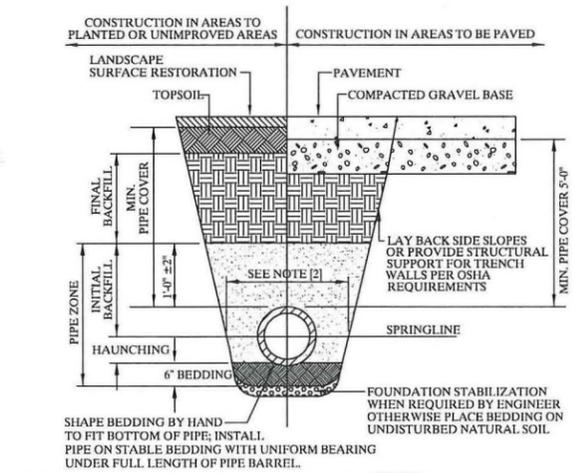
SITE DETAILS
 1 of 2

PLOT DATE: Apr 04, 2011 3:53 pm
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DWG: 10025-10025.dwg
 LAYOUT: dtf
 SHEET: 7 OF 8

PROJECT NO.: 16055

7



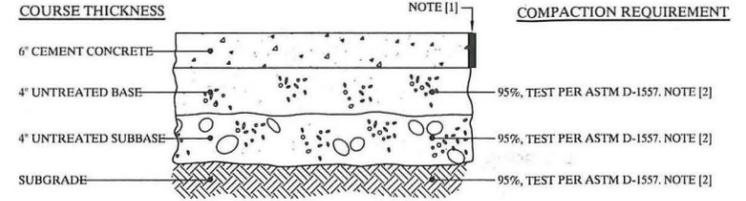
FOUNDATION, BEDDING, & BACKFILL MATERIALS

PIPE MATERIAL	SEWER PVC	DRAIN RCP	WATER D.I.
FOUNDATION STABILIZATION	[5]	[5]	[5]
BEDDING	1/2" MINUS GRAVEL	SAND	[1]
HAUNCHING	1/2" MINUS GRAVEL	SAND	[1]
INITIAL BACKFILL	1/2" MINUS GRAVEL	SAND	[1]
FINAL BACKFILL	[4]	[4]	[4]
MIN. PIPE COVER	5'	5'	5'

NOTES:
 [1] PLACE 3/4" ± GRADED GRANULAR BACKFILL AT OPTIMUM MOISTURE IN HORIZONTAL 8"-DEEP, LOOSE LAYERS; COMPACT TO 95% PER ASTM D-1557.
 [2] MINIMUM WIDTH OF TRENCH MEASURED AT THE SPRINGLINE OF THE PIPE, INCLUDING ANY NECESSARY SHEATHING:
 PIPE I.D. WIDTH
 LESS THAN 21" O.D. + 12"
 21" TO 42" O.D. + 24"
 GREATER THAN 42" O.D. + 30"

- [3] INSTALL PIPE IN CENTER OF TRENCH.
- [4] IN PLANTED OR UNIMPROVED AREAS, USE ON-SITE EXCAVATED MATERIAL FOR FINAL BACKFILL. COMPACT TO 95% PER ASTM D-1557. IN PAVED AREAS, OBTAIN ENGINEER APPROVAL OF ON-SITE EXCAVATED MATERIALS FOR USE AS FINAL BACKFILL.
- [5] FOR FOUNDATION STABILIZATION, USE 2" ± CRUSHED STONE.
- [6] ALL UNDERGROUND UTILITY WORK LOCATED WITH THE CITY'S R.O.W. WILL BE BACKFILLED WITH CONTROLLED DENSITY FILL.

PIPE TRENCH
 TYPICAL CROSS SECTION
 NOT TO SCALE



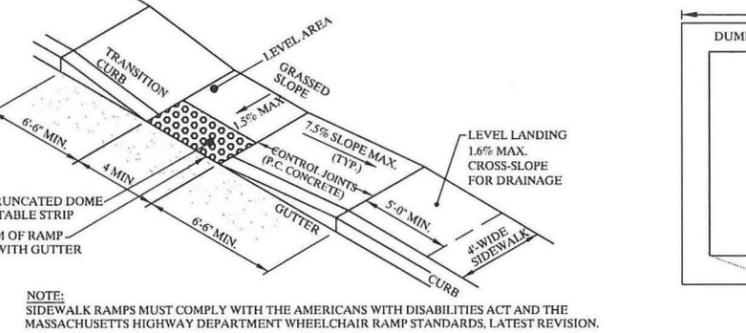
COURSE THICKNESS

MATERIAL	SPECIFICATION	MAXIMUM AGGREGATE OR PARTICLE SIZE (IN.)
TOP - CEMENT CONCRETE	MHD M4.02.00 4000 PSI AT 28 DAYS	3/4
BASE - SAND BORROW	MHD M1.04.0 TYPE b	3/8
SUBBASE - GRAVEL BORROW	MHD M1.03.0 TYPE c	2
UNSUITABLE SUBGRADE - ORDINARY BORROW	MHD M1.01.0	12

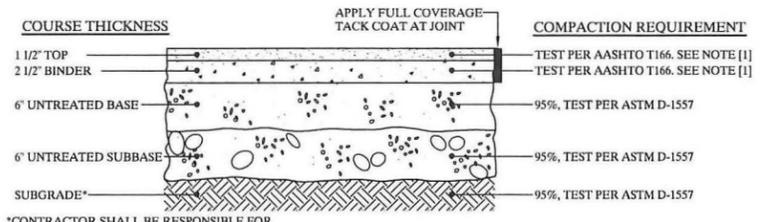
COMPACTION REQUIREMENT
 95%, TEST PER ASTM D-1557. NOTE [2]
 95%, TEST PER ASTM D-1557. NOTE [2]
 95%, TEST PER ASTM D-1557. NOTE [2]

NOTES:
 [1] CONTROL JOINT EVERY 10 FEET, EXPANSION JOINT EVERY 50 FEET.
 [2] COMPACT TO TEST AVERAGE OF 95%, NO TEST LOWER THAN 93%

CEMENT CONCRETE PAVEMENT (SIDEWALK & PATIO)
 TYPICAL CROSS SECTION
 NOT TO SCALE



HANDICAP RAMP
 ISOMETRIC VIEW
 NOT TO SCALE



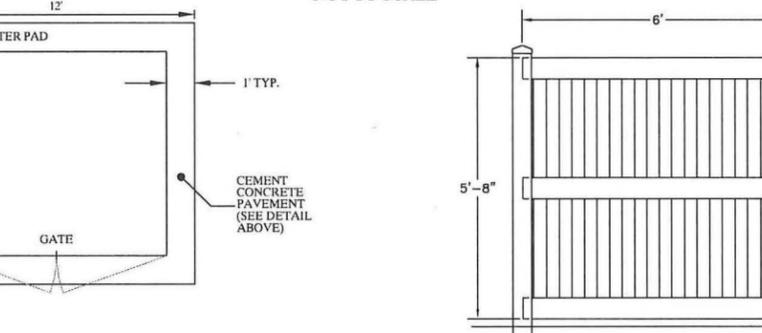
COURSE THICKNESS

MATERIAL	SPECIFICATION	MAXIMUM AGGREGATE OR PARTICLE SIZE (IN.)
TOP - BITUMINOUS CONCRETE	MHD M3.11.03 CLASS I, TYPE I-1	1/2
BINDER - BITUMINOUS CONCRETE	MHD M3.11.03 CLASS I, TYPE I-1	1
BASE - GRAVEL BORROW	MHD M1.03.0 TYPE C	2
SUBBASE - GRAVEL BORROW	MHD M1.03.0 TYPE C	2
UNSUITABLE SUBGRADE - ORDINARY BORROW	MHD M1.01.0	12

COMPACTION REQUIREMENT
 TEST PER AASHTO T166. SEE NOTE [1]
 TEST PER AASHTO T166. SEE NOTE [1]
 95%, TEST PER ASTM D-1557
 95%, TEST PER ASTM D-1557
 95%, TEST PER ASTM D-1557

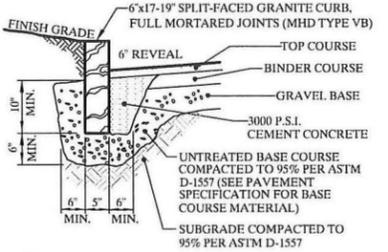
NOTES:
 [1] COMPACT TO TEST AVERAGE OF 96%, NO TEST LOWER THAN 94%

BITUMINOUS CONCRETE PAVEMENT (PARKING LOT)
 TYPICAL CROSS SECTION
 NOT TO SCALE



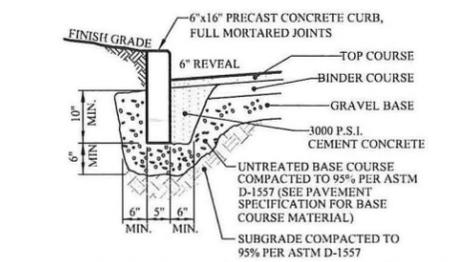
DUMPSTER PAD
 NOT TO SCALE

FOR WORK ON PLEASANT ST AND FRANKLIN ST

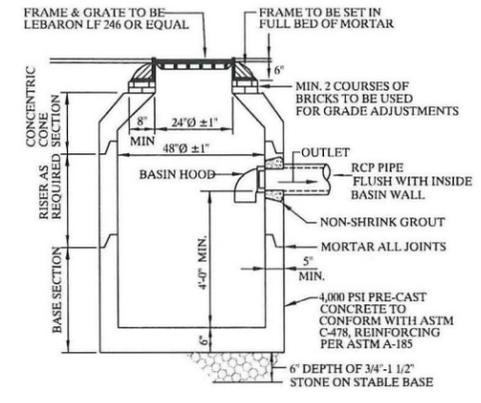


VERTICAL GRANITE CURB
 CROSS SECTION
 NOT TO SCALE

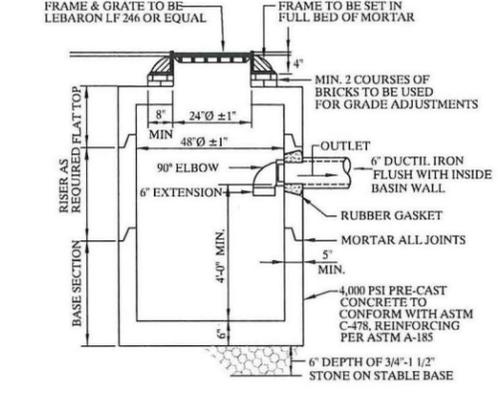
6" H WHITE VINYL PRIVACY FENCE
 NOT TO SCALE



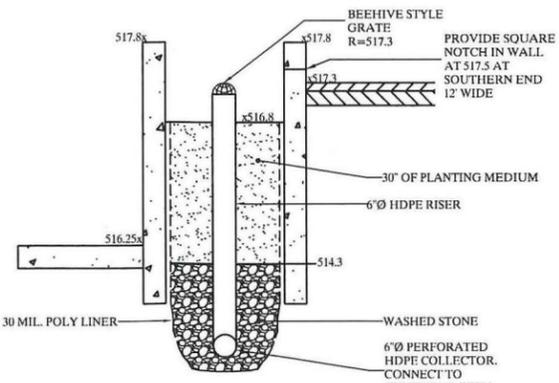
PRECAST CONCRETE CURB
 TYPICAL CROSS SECTION - NOT TO SCALE



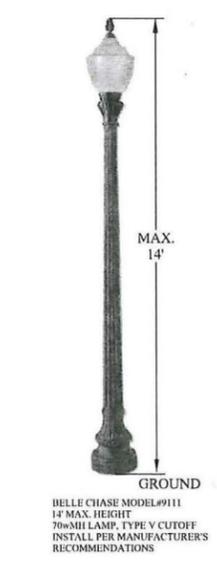
CATCH BASIN WITH HOOD (CB-2)
 TYPICAL CROSS SECTION - NOT TO SCALE



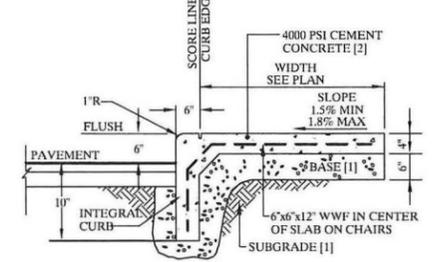
CATCH BASIN WITH HOOD (CB-2)
 TYPICAL CROSS SECTION - NOT TO SCALE



PLANTER AND DRAIN
 TYPICAL CROSS SECTION - NOT TO SCALE



LIGHTPOST
 NOT TO SCALE



CEMENT CONCRETE WALK W/ INTEGRAL CURB
 CROSS SECTION
 NOT TO SCALE

NOTE: ALL UNDERGROUND UTILITY WORK LOCATED WITH THE CITY'S R.O.W. WILL BE BACKFILLED WITH CONTROLLED DENSITY FILL.

NOTE: ALL UNDERGROUND UTILITY WORK LOCATED WITH THE CITY'S R.O.W. WILL BE BACKFILLED WITH CONTROLLED DENSITY FILL.

NOTE: BELLE CHASE MODEL #9111 14" MAX. HEIGHT 70" MH LAMP, TYPE V CUTOFF INSTALL PER MANUFACTURER'S RECOMMENDATIONS

NOTES:
 [1] COMPACT TO 95% PER ASTM D-1557
 [2] CONTROL JOINT EVERY 5 LF, EXPANSION JOINT EVERY 30 LF.

CONSTRUCTION NOTES

THE FOLLOWING DESCRIBES MATERIALS AND METHODS AS THEY PERTAIN TO ROAD OPENING WORK. ALL WORK SHALL CONFORM TO THE 1988 STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, AND ALL SUBSEQUENT SUPPLEMENTAL SPECIFICATION THERETO.

BACKFILL MATERIALS

EXCAVATIONS IN THE STREET PAVEMENT AREAS SHALL BE CAREFULLY BACKFILLED WITH LAYERS OF SUITABLE GRAVEL. THE TWELVE (12) INCHES OF BEDDING MATERIAL AROUND PIPES SHALL BE SAND (M.1.04.0) FOR WATER, 2" CRUSHED STONE (M2.01.0) FOR SEWER, GRAVEL BORROW - TYPE C (M1.03.0) FOR DRAIN OR AS SPECIFIED BY THE OWNER OF THE UTILITY AND APPROVED BY THE CITY OF MARLBOROUGH. BACKFILL MATERIAL SHALL CONSIST OF CONTROLLED DENSITY FILL (CDF) - TYPE 1E OR 2E (M4.08.0) FOR ALL MAJOR ROADWAYS OF THE CITY OR AS DIRECTED BY THE COMMISSIONER OF PUBLIC WORK.

SUITABLE GRAVEL MATERIAL FOR BACKFILLING SHALL BE GRANULAR FILL CONSISTING OF SOIL SUBSTANTIALLY FREE FROM CLAY, ORGANIC MATERIALS, LOAM, WOOD, TRASH OR OTHER QUESTIONABLE MATERIAL WHICH MAY BE COMPRESSIBLE OR WHICH CANNOT BE PROPERLY COMPACTED. IT SHALL NOT CONTAIN STONES, BROKEN CONCRETE, MASONRY RUBBLE OR OTHER SIMILAR MATERIALS. IT SHALL HAVE PHYSICAL PROPERTIES SUCH THAT IT CAN BE READILY SPREAD AND COMPACTED. IT SHALL NOT CONTAIN ANY SNOW, ICE OR FROZEN SOIL.

COMPACTION OF BACKFILL

BACKFILL SHALL BE UNIFORMLY DISTRIBUTED IN SUCCESSIVE LAYERS, EACH LAYER BEING THOROUGHLY COMPACTED BEFORE THE SUCCEEDING LAYER IS PLACED. THE ENTIRE WIDTH OF THE TRENCH SHALL BE MECHANICALLY OR HAND TAMPED IN SIX (6) INCH LIFTS. A MINIMUM OF TWO (2) FEET ABOVE THE UTILITY INSTALLATION, AND MECHANICALLY TAMPED THE REMAINDER OF THE FILL IN LIFT DEPTHS NOT GREATER THAN SIX (6) INCHES. THE TOP LAYER OF BACKFILL SHALL BE FOURTEEN (14) INCHES IN TEMPORARY TRENCH AND TWELVE (12) INCHES IN PERMANENT TRENCH OF GRAVEL COMPACTED TO 97% OF MAXIMUM DENSITY.

GRADING ROLLING AND FINISHING

PAVEMENT PLACED SHALL BE PLACED AND RAKED TO A UNIFORM SURFACE, ROLLED TO THE REQUIRED THICKNESS AND TO A GRADE THAT WILL MATCH THE EXISTING BITUMINOUS ROAD SURFACE. THE PERMITEE SHALL MAINTAIN THE SURFACING AND SHALL PROMPTLY FILL WITH SIMILAR MATERIAL ANY DEPRESSION AND HOLES THAT MAY OCCUR SO AS TO KEEP SURFACING IN A SAFE AND SATISFACTORY CONDITION FOR TRAFFIC.

TEMPORARY PAVEMENT

A TEMPORARY PAVEMENT SHALL BE PLACED ON THE SURFACE OF THE FILL AND THOROUGHLY COMPACTED. A TEMPORARY PAVEMENT SHALL BE CLASS 1 BITUMINOUS CONCRETE TYPE I-1 THREE (3) INCHES THICK (SEE EXCAVATION TRENCH DETAIL). "COLD PATCH" MAY BE ALLOWED IF APPROVED BY THE COMMISSIONER OF PUBLIC WORKS DUE TO ADVERSE WEATHER CONDITIONS. TEMPORARY PAVING OR STEEL PLATING SHALL IMMEDIATELY FOLLOW BACKFILLING OPERATION.

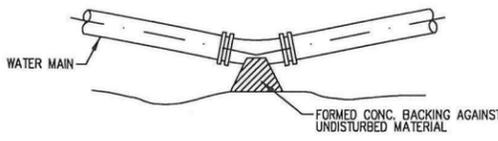
PERMANENT PAVING

THE FINAL BITUMINOUS CONCRETE SURFACE SHALL NOT BE PLACED EARLIER THAN 65 DAYS OR LATER THAN 90 DAYS FROM THE DATE OF COMPLETION OF THE TEMPORARY SURFACE WITHOUT APPROVAL FROM THE COMMISSIONER OF PUBLIC WORKS. THE TEMPORARY PAVEMENT AND SUB-BASE SHALL BE EXCAVATED TO THE GRADE REQUIRED BY THE PERMIT PRIOR TO PLACEMENT OF THE FINAL BITUMINOUS CONCRETE SURFACE. THE BINDER COURSE SHALL NOT BE LESS THAN THE EXISTING ROADWAY BINDER COURSE AND SHALL NOT BE LESS THAN THREE AND ONE-HALF (3 1/2) INCHES IN DEPTH AND THE TOP COURSE SHALL BE ONE AND ONE-HALF (1 1/2) INCHES IN DEPTH. IN SOME INSTANCES, BEYOND A SIMPLE TRENCH EXCAVATION, PAVEMENT DETAILS AND RESURFACING REQUIREMENTS ILL BE INCLUDED AS A SPECIAL CONDITION IN THE PERMIT (E.F. PAVEMENT REQUIREMENTS ON ROUTE 85).

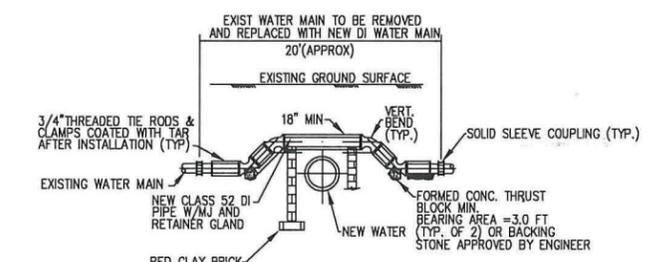
WATER NOTES

1. FLUSH ALL NEW SERVICE LINES PRIOR TO CONNECTION.
2. UPON COMPLETION, REMOVE AND DISPOSE OF OLD SERVICE LINE FROM CORPORATION VALVE TO CURB STOP AND BOX.
3. COPPER TUBING TYPE-K AND CURB STOP TO BE ENCASED IN 12" MINIMUM SAND.
4. ALL FITTINGS, CONNECTIONS, CORPORATION, CURB STOPS AND SERVICE APPURTENANCES SHALL BE SERVICE BRASS AS FOLLOWS: SERVICE BRASS SHALL CONFORM TO AWWA STANDARD C-800 (LATEST REVISION) AND PACK JOINT END CONNECTIONS SHALL CONSIST OF BUNA-N BEVELED GASKET FOR WATERTIGHT SEAL. AN INDEPENDENT, SPLIT-CLAMP LOCKING DEVICE OR STAINLESS STEEL BEVELED GRIPPER SHALL BE INCORPORATED IN THE DESIGN FOR ADDITIONAL RESTRAINT. FORD, MUELLER, OR RED HED SERVICE BRASS IS ACCEPTED WITHOUT SUBSTITUTE.

SIZE OF MAIN (IN.)	45° BEND	TEES & PLUGS	22 1/2° BEND
8" & LESS	8	10	8
10" - 12"	22	16	13

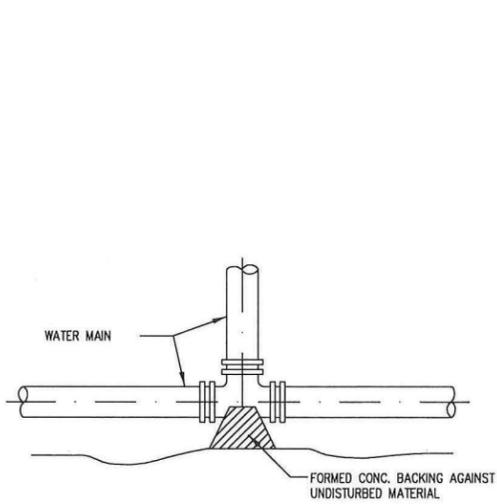


TYPICAL BEND DETAIL
N.T.S.

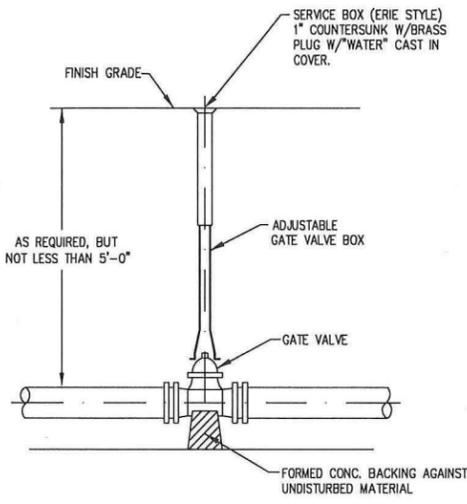


NOTE:
1) EXACT LIMITS OF NEW WATER MAIN TO BE DETERMINED IN THE FIELD.
2) D.I. PIPE SHALL BE CLASS 52 ALL JOINTS RESTRAINED.

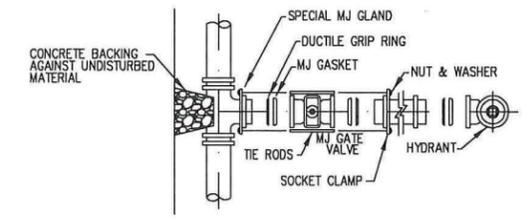
WATER MAIN RELOCATION OR UTILITY CROSSING DETAIL
N.T.S.



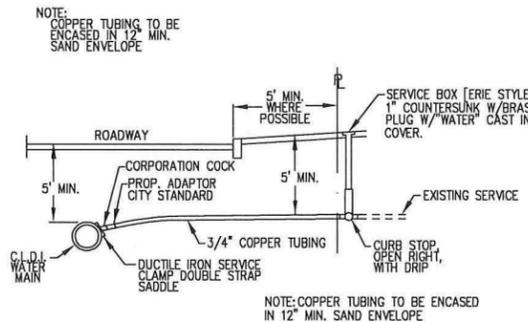
TEE CONNECTION DETAIL
N.T.S.



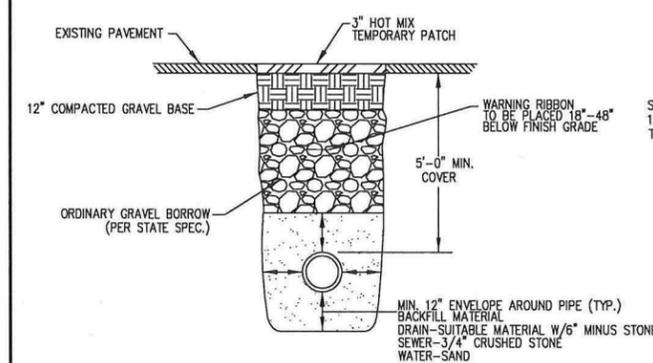
TYPICAL GATE VALVE DETAIL
N.T.S.



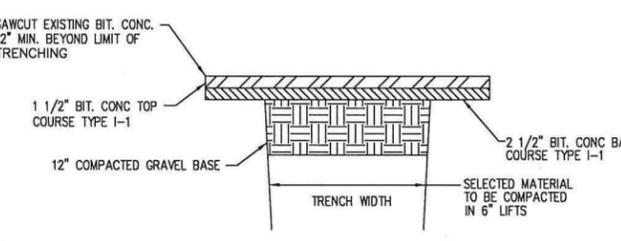
VALVE CONNECTION DETAIL
N.T.S.



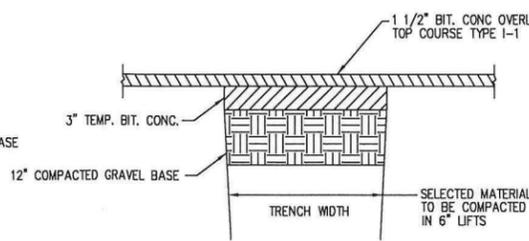
WATER SERVICE DETAIL
N.T.S.



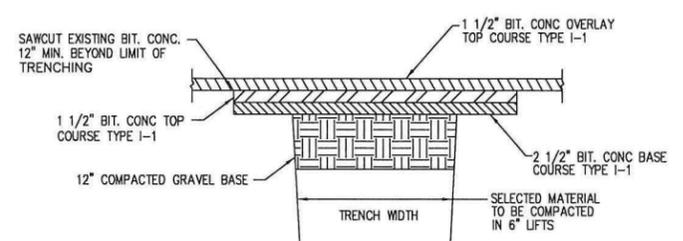
UTILITY TRENCH DETAIL
N.T.S.



ALTERNATE NO.1
PERMANENT TRENCH DETAIL
N.T.S.



ALTERNATE NO.2
OVERLAY DETAIL
N.T.S.



PERMANENT TRENCH W/ OVERLAY DETAIL
N.T.S.

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