

SITE PLAN

” EXCHANGE PLACE ”

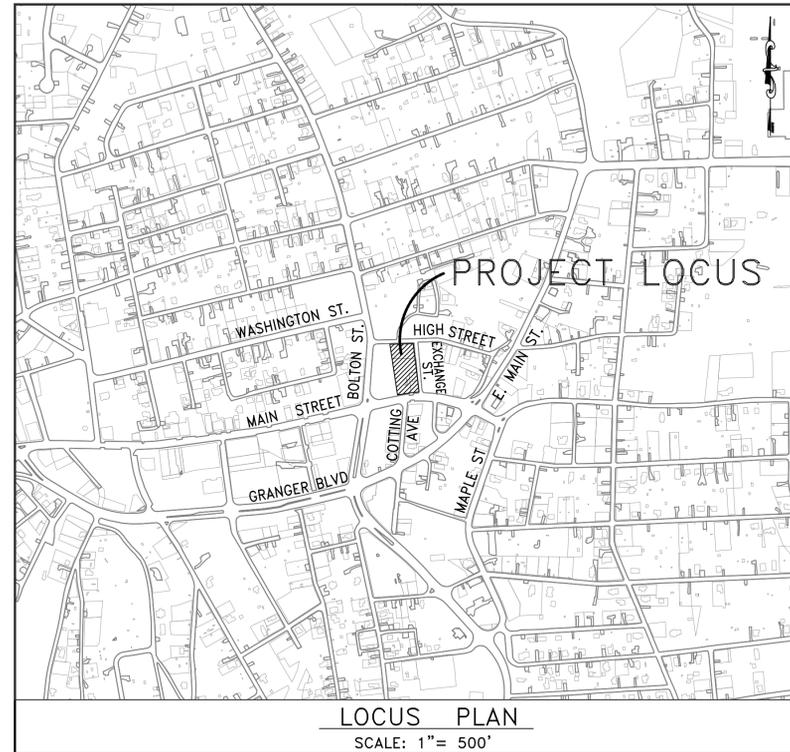
57 MAIN STREET MARLBOROUGH, MA

MARLBOROUGH, MA ZONING CHART		
THE LAND SHOWN IS LISTED AS ASSESSOR LOTS 291, 293 & 294 ON MAP 70 AND IS LOCATED IN THE MARLBOROUGH VILLAGE DISTRICT.		
ITEM	REQUIRED	PROPOSED
LOT AREA (MIN.)	5000 SF	38,505 SF
FRONTAGE (EXCHANGE STREET)	50 FT	285.48 FT
MAIN ST SETBACK	0 FT	3 FT
HIGH & EXCHANGE ST SETBACKS	10 FT	10.5 FT
SIDE SETBACK (UNION COMMON)	0 FT	10.3 FT
COVERAGE	80% MAX	74.9% *1
BUILDING HEIGHT BEYOND 50 FT. OF RBD*2	70 FT (MAX)	51.3 FT *3
BUILDING HEIGHT WITHIN 50 FT. OF RBD*2	52 FT (MAX)	51.3 FT *3
LOT DISTANCE FROM A RESIDENTIAL DISTRICT	-----	12.5' FROM ZONE 'RB'
TOTAL OPEN SPACE	9,900 SF	>9,900 SF *4

PARKING SCHEDULE		
ITEM	SOUGHT	PROPOSED
COMPACT PARKING (8' x 16')	33% MAX	7
STANDARD PARKING (9' x 18')	23	16
HANDICAP PARKING	2	2
TOTAL PARKING	---	25

FOOTNOTE:

- *1 - SEE NOTE#3 ON SHEET C1 FOR CALCULATION.
- *2 - BUILDING HEIGHT RESTRICTION AT THE RESIDENTIAL DISTRICT BOUNDARY(RDB).
- *3 - HEIGHTS GIVEN ARE TO ROOF ELEVATION. HEIGHTS AT CEILING WILL BE LESS THAN HEIGHTS SHOWN.
- *4 - SEE NOTE#2 ON SHEET C1 FOR CALCULATION OF OPEN SPACE AREA.



SHEET INDEX

	DATE	REV. DATE
C0.0: TITLE SHEET -----	9-6-22	10-07-22
C0.1: EXISTING CONDITIONS PLAN-----	9-6-22	- - -
C1: LAYOUT PLAN -----	9-6-22	10-07-22
C2: GRADING & EROSION CONTROL -----	9-6-22	10-07-22
C3: DRAINAGE PLAN -----	9-6-22	10-07-22
C4: SEWER, WATER & UTILITIES -----	9-6-22	10-07-22
LA: PLANTING PLAN -----	8-26-22	- - -
C5: DETAILS -----	9-6-22	- - -
C6: DETAILS -----	9-6-22	- - -
C7: DETAILS -----	9-6-22	10-07-22

SITE PLAN APPROVAL # _____

PLANS LISTED ON THIS SHEET WITH REVISION DATES AS SHOWN

APPROVED:

ENGINEERING: _____ DATE: _____
 BUILDING: _____ DATE: _____
 CONSERVATION: _____ DATE: _____
 FIRE DEPT.: _____ DATE: _____
 POLICE DEPT.: _____ DATE: _____
 BOARD OF HEALTH: _____ DATE: _____

ARCHITECT: THE ARCHITECTURAL TEAM, INC.
 50 COMMANDANT'S WAY
 AT ADMIRAL'S HILL
 CHELSEA, MA 02150
 TEL: (617) 889-4402

ENGINEER & SURVEYOR: BRUCE SALUK & ASSOC., INC.
 CIVIL ENGINEERING & LAND SURVEYING
 576 BOSTON POST ROAD EAST
 MARLBOROUGH, MA 01752
 TEL: (508) 485-1662

LANDSCAPE ARCHITECT: VERDANT
 LANDSCAPE ARCHITECTURE
 318 HARVARD STREET, SUITE 25
 BROOKLINE, MA 02446
 TEL: (617) 735-1180

(PLAN NO. 1373 OF 2007)

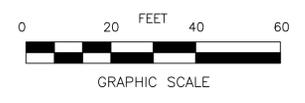


NOTES:

- 1.) THE LAND SHOWN IS 38,505 SF (0.88 Ac.) CONSISTING OF ONE PARCEL OWNED BY MARLBOROUGH TOTG LLC, AND IS LISTED AS ASSESSOR LOT 291 ON MAP 70, LOCATED IN THE MARLBOROUGH VILLAGE DISTRICT (MVD), AND IS NOT LOCATED IN A FEMA SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA F.I.R.M. MAP #25017C0481F, DATED JULY 7, 2014.
- 2.) REFERENCES:
DEED BK 28065 PG 95
DEED BK 14548 PG 518
DEED BK 14539 PG 250
- 3.) THE ELEVATIONS SHOWN ARE ON THE NORTH AMERICAN VERTICAL DATUM (NAVD 88).
- 4.) THE INSTRUMENT SURVEY WAS PERFORMED DURING JANUARY 2018.
- 5.) THE UTILITIES SHOWN ON THIS PLAN ARE PARTLY FROM EXISTING MUNICIPAL, UTILITY MARKOUTS & RECORD DRAWINGS AND ARE APPROXIMATE, ONLY. THERE MAY BE EXISTING LINES OTHER THAN THOSE SHOWN HEREON. THE CONTRACTOR IS REQUIRED TO CONTACT THE PROPER UTILITY COMPANIES & DIG SAFE (TEL. 811) PRIOR TO BEGINNING WORK. OUR FIRM DOES NOT WARRANT OR GUARANTEE THE LOCATION OF ANY UTILITY, PIPING AND SERVICES.
- 6.) THE SURVEY SHOWN WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE AND IS SUBJECT TO CHANGE THAT SAID TITLE MAY DISCLOSE.

LEGEND

--- 392 ---	Ex. 2' Contour
--- 390 ---	Ex. 10' Contour
⊙ ⊙	Sewer & Drain (ex.) Manhole Locations
--- 15"VC(S) ---	Sanitary Sewer (ex.)
□	Catch Basin (ex.)
--- 12"RCP ---	Drain Line (ex.)
--- 0HW ---	Overhead Electric Wire (ex.)
⊙ ☆	Utility Pole (ex.) & Light Pole
⊙ ⊙ ⊙	Gate Valve, Hydrant, Water Shutoff
--- 40"W ---	Water Line(ex.)
--- Gas-2"STL ---	Gas Service(ex.)
⊙	Gas Gate
---	Vertical Granite Curb
---	Vertical Concrete Curb
⊙	Deciduous Tree
⊙	Evergreen Tree



NO.	DATE	DESCRIPTION

PREPARED BY:
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576 BOSTON POST ROAD EAST
MARLBOROUGH, MA 01752
TEL: 508-485-1662

EXISTING CONDITIONS
"EXCHANGE PLACE"
SITE PLAN
- 57 MAIN STREET -
MARLBOROUGH, MA

APPLICANT:
WILLIAM D. ADAMS
JW CAPITAL PARTNERS, LLC
34 WASHINGTON STREET, SUITE 230
WELLESLEY, MA 02841
TEL: (781) 366 2436

OWNER:
MARLBOROUGH TOTG LLC
206 AYER ROAD, SUITE 5
HARVARD, MA 01451
TEL: (978) 456 8388

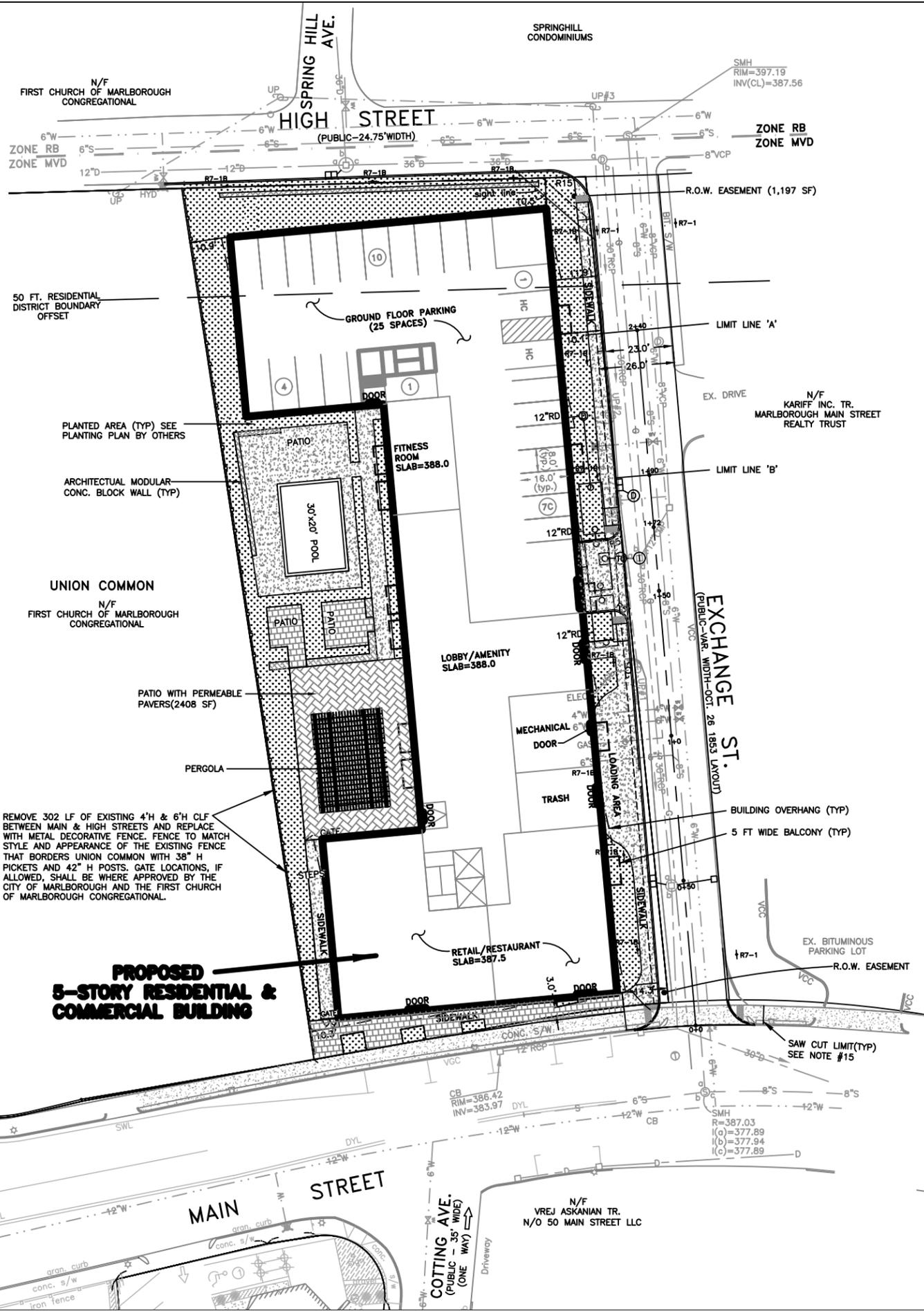
DATE: SEPTEMBER 6, 2022



FILE: 2916.dwg

LEGEND

---392---	Ex. 2' Contour
---390---	Ex. 10' Contour
---392---	Prop. Contour
+292.2	Prop. Spot Grade
⊙	Prop. Sewer & Drain Manhole Locations
⊕	Treatment Unit
---15"V(S)---	Prop. Sewer
□	Prop. Catch Basin
---12"RCP---	Prop. Drain Line
---OHW---	Prop. Overhead Electric
⊕	Prop. Utility Pole & Light Pole
---UGE---	Prop. Underground Electric
---Gas-2"CTL---	Prop. Gas Service
⊕	Prop. Gas Valve
⊕	Prop. Water Gate, Hydrant & Shutoff
---+10"W---	Prop. Water Line
---	Prop. Vertical Concrete Curb
---	Prop. Vertical Granite Curb



REMOVE 302 LF OF EXISTING 4'H & 6'H CLF BETWEEN MAIN & HIGH STREETS AND REPLACE WITH METAL DECORATIVE FENCE. FENCE TO MATCH STYLE AND APPEARANCE OF THE EXISTING FENCE THAT BORDERS UNION COMMON WITH 38" H PICKETS AND 42" H POSTS. GATE LOCATIONS, IF ALLOWED, SHALL BE WHERE APPROVED BY THE CITY OF MARLBOROUGH AND THE FIRST CHURCH OF MARLBOROUGH CONGREGATIONAL.

PROPOSED 5-STORY RESIDENTIAL & COMMERCIAL BUILDING

NOTES:

- THE BUILDING USE AND AREA SCHEDULE IS AS FOLLOWS:

GROUND FLOOR	= 5,047 GSF
COMMERCIAL SPACE	= 5,300 GSF
COMMON AREA	= TBD GSF
GARAGE	= TBD GSF

FLOOR	FLR ELEV	GSF	1 BEDROOM	2 BEDROOMS	STUDIO
GROUND FLR	390.0	21,886	-	0	0
2ND FLOOR	---	22,354	18	7	0
3RD FLOOR	---	22,334	18	7	0
4TH FLOOR	---	22,334	18	7	0
5TH FLOOR	---	21,209	16	6	2
ROOF	---	---	0	0	0
TOTALS:		110,097*	70	27	2

*_DENOTES TOTAL RESIDENTIAL, COMMERCIAL AND GARAGE FLOOR AREAS.
- PRIVATE OPEN SPACE:

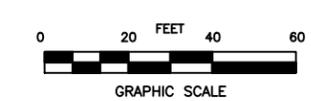
REQUIRED: 100 x 99 UNITS	= 9,900 SF
PROVIDED: 44 BALCONIES	= 2,200 SF
FIFTH FLOOR	= 1,125 SF
LANDSCAPE/COURTYARD	= 7,087 SF
BUILDING INTERIOR	= 5,311 SF

TOTAL PROVIDED PRIVATE OPEN SPACE= 15,723 SF
- LOT COVERAGE ("SECTION 650-5, DEFINITIONS 'LOT COVERAGE'"):

TOTAL LOT AREA	= 38,505 SF
PROPOSED COVERAGE AREA	= 28,849 SF
TOTAL % COVERAGE	= 74.9%

PERMEABLE AREAS OF THE PATIO INTERPRETED AS OPEN SPACE FOR COVERAGE PURPOSES. THIS AREA WILL NOT BE USED FOR RESTAURANT OR COMMERCIAL PURPOSES.
- ALL MINOR MODIFICATIONS, AS DETERMINED BY THE CITY ENGINEER TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED. THE CONTRACTOR SHALL BE PROPERLY LICENSED AND BONDED WITH THE CITY PRIOR TO CONSTRUCTION. AND SHALL OBTAIN A STREET OPENING PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE CITY RIGHT OF WAY.
- ALL HANDICAP PARKING, RAMPS AND ACCESS SHALL CONFORM TO AAB REQUIREMENTS. REFER TO 521 CMR.
- ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCD REQUIREMENTS.
- ALL PROPOSED SIGNAGE SHALL COMPLY WITH THE CITY OF MARLBOROUGH SIGN ORDINANCE.
- CURBING TYPE & ENTRANCES SHOWN ARE SUBJECT TO APPROVALS BY THE CITY OF MARLBOROUGH PER THE ROAD OPENING PERMIT REQUIREMENTS.
- ALL MATERIALS/CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY SHALL BE IN CONFORMANCE WITH THE CODE OF THE CITY OF MARLBOROUGH. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY CONSERVATION COMMISSION REQUIREMENTS (SEE SHEET C2 FOR ADDITIONAL REQUIREMENTS). REFER TO THE GRADING PLAN NOTES CONCERNING EROSION CONTROL.
- CITY INSPECTORS REQUIRE A MINIMUM NOTICE OF 24 HOURS PRIOR TO INSPECTION.
- REFER TO THE ARCHITECTS PLAN FOR BUILDING AREA, SCENCE LIGHTING AND SIGNAGE.
- A PRE-CONSTRUCTION MEETING IS REQUIRED BETWEEN THE DEVELOPER, CONTRACTOR, POLICE AND FIRE DEPARTMENTS. A TRAFFIC MANAGEMENT PLAN SHALL BE SUBMITTED TO THE CITY OFFICIALS 5 DAYS PRIOR TO THE MEETING.
- ALL OPEN SPACE AREAS ARE PRIVATE.
- THE SECTION OF EXCHANGE STREET FROM LIMIT LINE 'A' TO LIMIT LINE 'B' SHALL BE MILLED & REPAVED, FOR THE FULL WIDTH OF THE ROAD TO ENCOMPASS ROAD RECONSTRUCTION. FROM LIMIT LINE 'B' AT STATION 1+90 TO MAIN STREET, REMOVE PAVEMENT & REGRADE SUBBASE AND PAVEMENT AT THE FOLLOWING ROAD GRADES:

MAIN STREET TO STATION 1+72:.....1.45% SLOPE
FROM STATION 1+72 TO 1+90:.....3.42% SLOPE
PROVIDE ROAD CROWN AT 2% PITCH FROM CENTERLINE TO CURB LINE.
- SAW CUTS SHALL BE AT THE NEAREST PANEL JOINT ON THE EXTERIOR SIDE OF THE SAW CUTS SHOWN. THE SIDEWALK ALONG THE FRONTAGE OF THE PROPERTY SHALL BE REPLACED WHERE EXCAVATION FOR THE BUILDING FOUNDATION DISTURBS OR COMPROMISES THE INTEGRITY OF THE EXISTING WALK. THE SIDEWALK SHALL BE FRAMED AND POURED THE FULL WIDTH OF THE SIDEWALK AND FORMED TO LEAVE A SPACE FOR THE BRICK TO SIT ON TOP (BONDED TO THE CONCRETE). THE CONCRETE WALK SHALL BE FLUSH WITH THE EXISTING WALK.



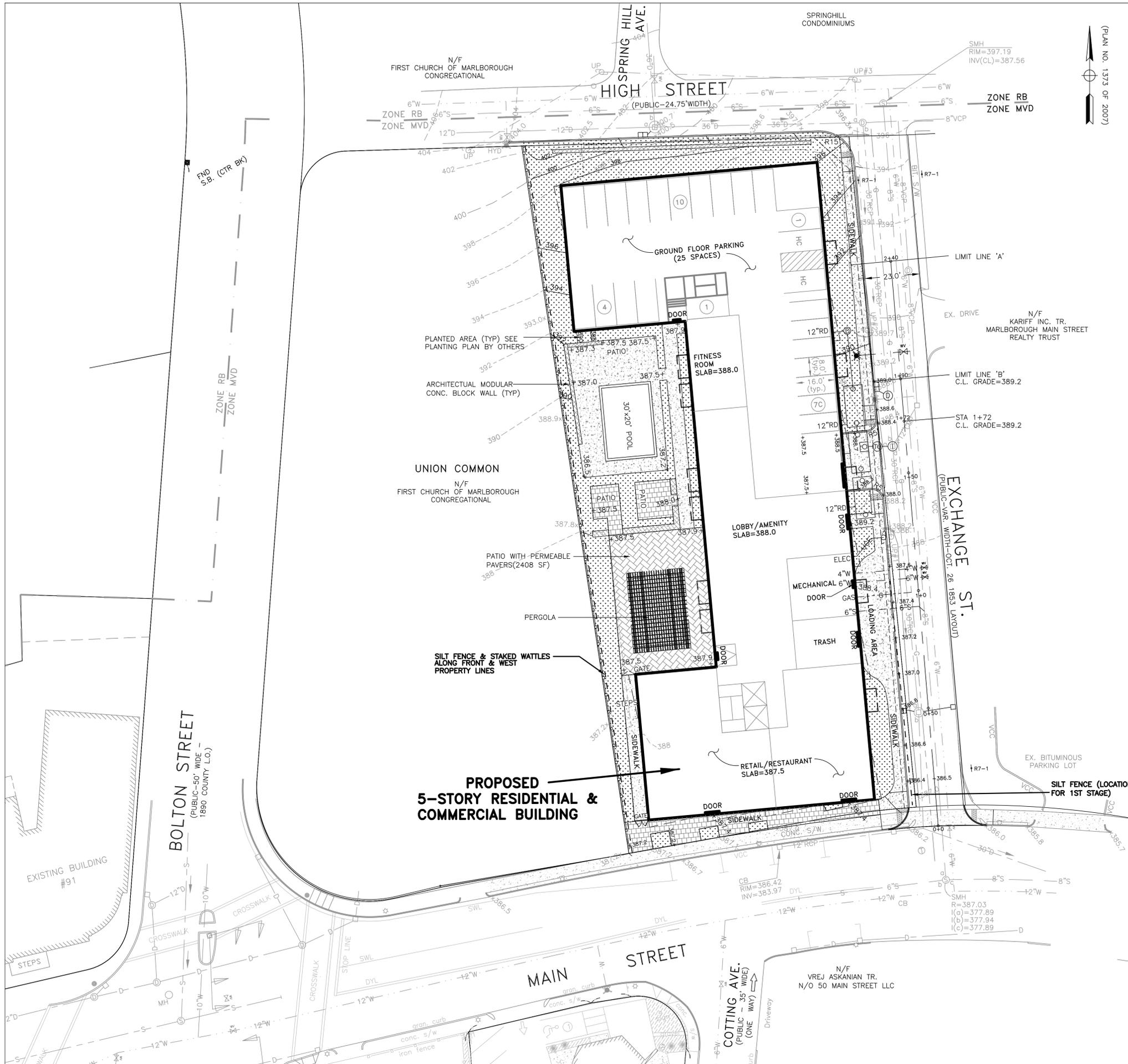
NO.	DATE	BY	DESCRIPTION
1	10/27/22	BRUCE M. SALUK	SPRING CONCEPTS

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LAYOUT PLAN
 "EXCHANGE PLACE"
 SITE PLAN
 - 57 MAIN STREET -
 MARLBOROUGH, MA

APPLICANT:
WILLIAM D. ADAMS
 JW CAPITAL PARTNERS, LLC
 34 WASHINGTON STREET, SUITE 230
 WELLESLEY, MA 02841
 TEL: (781) 366 2436

OWNER:
MARLBOROUGH TOTG LLC
 206 AYER ROAD, SUITE 5
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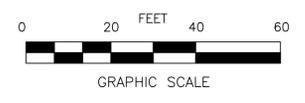
(PLAN NO. 1373 OF 2007)

GRADING & EROSION CONTROL NOTES:

- 1.) The elevations shown are based on Mean Sea Level datum (1988 N.A.V.D.)
 - 2.) All work, material storage & stockpile areas shall include erosion control barriers consisting of staked haybales, wattles and siltation fence to prevent erosion on the public way and abutting properties.
 - 3.) Prior to commencing work, the contractor shall familiarize himself with the soil types on the site, and provide the appropriate erosion control measures, as outlined on this plan and required by the Marlborough Conservation Commission agent. The contractor shall be responsible for providing erosion and temporary storm runoff control measures that include siltation fence, wattles, dams, ditches, temporary sediment basins, etc. as necessary to contain soil and excess runoff on the site.
- The general sequence of erosion control measures shall be as follows:
- a) Install all siltation fencing and staked wattles, along the front and west property lines. Install silt fence along Exchange Street frontage. Install silt sacks in the existing CB's where shown.
 - b) Construct a sedimentation trap down gradient of the excavation area during the construction earthwork stage. Construct other temporary sedimentation trap(s) where required at the beginning stage of earthwork. Retain storm water within the trap(s), and filter the water using silt bags or other approved means prior to discharge. Periodically remove sediment at bottom of the silt traps to allow for natural infiltration.
 - c) Construct the anti-tracking berm at site entrances consisting of a 3/4"-3" crushed stone 12" depth by 30' long times the width of all traveled construction accesses. The stone shall project above grade to form a berm barrier that prevents sediment from washing into abutting properties and the public road.
 - 4.) Demolished material from the existing buildings & site shall be stockpiled, transported, disposed of or reprocessed in accordance with state and federal regulations.
 - 5.) Provide excavation & trench wall protection in accordance with OSHA Standards, as specified by the geotechnical engineer.
 - 6.) The contractor shall follow the stabilization management practices and sequence proposed by the structural and geotechnical engineers. Said management plan includes protection and stabilization of the soils and walls on the abutting High Street & Exchange Street R.O.W.'s.
 - 7.) Soil stabilization measures shall be implemented immediately after finish grading. Loam and seed shall be applied as soon as reasonably possible.
 - 8.) Provide subdrains for proposed site walls.

LEGEND

--- 392 ---	Ex. 2' Contour
--- 390 ---	Ex. 10' Contour
--- 392 ---	Prop. Contour
+292.2	Prop. Spot Grade
⊙ ⊙	Prop. Sewer & Drain Manhole Locations
⊕	Treatment Unit
--- 15"VG(S) ---	Prop. Sewer
□	Prop. Catch Basin
--- 12"RCP ---	Prop. Drain Line
--- CHW ---	Prop. Overhead Electric
⊙ ⊙	Prop. Utility Pole & Light Pole
--- UGE ---	Prop. Underground Electric
--- Gas-2"STL ---	Prop. Gas Service
⊕	Prop. Gas Valve
⊕ ⊕	Prop. Water Gate, Hydrant & Shutoff
--- 40"W ---	Prop. Water Line
---	Prop. Vertical Concrete Curb
---	Prop. Vertical Granite Curb



NO.	DATE	SPR. COMMENTS	BY

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GRADING & EROSION CONTROL
 "EXCHANGE PLACE"
 SITE PLAN
 - 57 MAIN STREET -
 MARLBOROUGH, MA

APPLICANT:
WILLIAM D. ADAMS
 JW CAPITAL PARTNERS, LLC
 34 WASHINGTON STREET, SUITE 230
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 TEL: (781) 366 2436

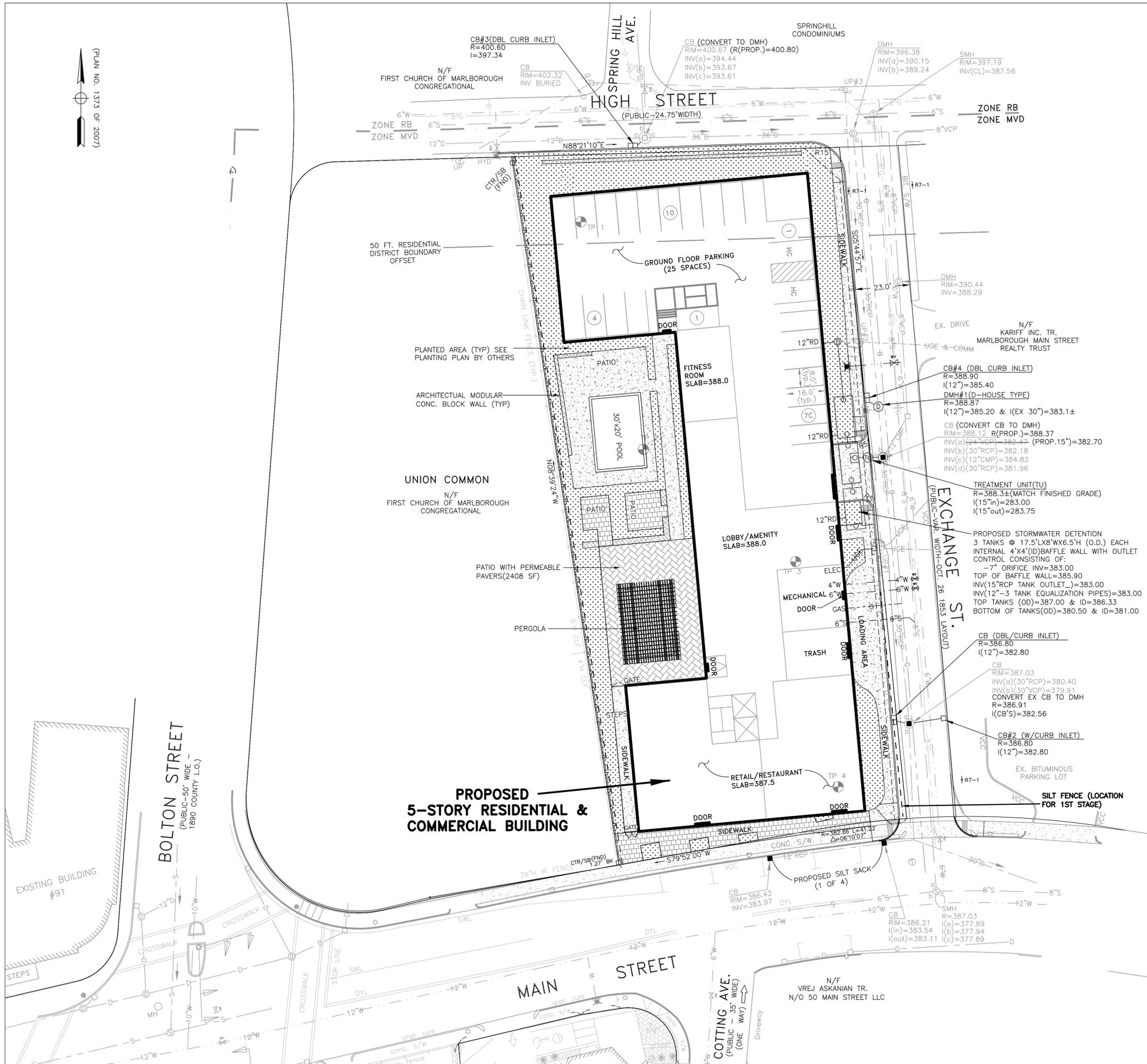
OWNER:
MARLBOROUGH TOTG LLC
 206 AYER ROAD, SUITE 5
 HARVARD, MA 01451
 TEL: (978) 456 8388

DATE: SEPTEMBER 6, 2022

C2

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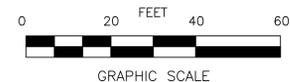
(PLAN NO. 1373 OF 2007)



WATER, SEWER & DRAINAGE NOTES:

- Materials and construction and associated work shall conform to MassDOT, ASTM and other specifications not. Refer to the document entitled Commonwealth of Massachusetts Department of Transportation Standard Specifications for Highways and Bridges, 2022 edition.
- Manholes & Catch Basins shall be reinforced precast concrete conforming to ASTM Specification Section C478-70T.
- Manhole frames & covers shall be East Jordan Iron Works. See detail sheet for Product numbers.
- Provide pipe joint a maximum of 3' from manhole walls.
- Reinforcing for all precast units shall conform to ASTM Specification Section A 185 and shall include reinforcing in bell spigot of riser sections. Reinforcing shall be placed in accordance with AASHTO Designation N199.
- In the event that rock is encountered, the contractor shall maintain a 12-inch minimum separation between the pipe, appurtenances and the rock.
- Suitable backfill material shall be select excavated material from which frozen material, humus, peat, roots, vegetation, trash, rocks, and stones larger than 6-inches have been removed.
- Compaction of backfill material between centerline of pipe and trench pavement shall be done in 12-inch layers, or less, as required to prevent trench settlement. The contractor will be responsible for excessive trench settlement following final paving.
- Utilities shown on this plan are partly from existing available City and utility Co. records information and are approximate, only. There may be existing lines other than those shown hereon. The contractor is required to contact the proper utility companies & Digsafe prior to beginning any construction on the site. Our firm does not warrant or guarantee the location of any utilities hereon.
- Unless otherwise noted on the drawings, drain lines greater than 12 inches in diameter shall be reinforced concrete conforming to ASTM C-76 Class 4, Wall B circular reinforcement. Where specified, 12-inch through 48-inch diameter Class 5 drain lines shall be Wall B.
- Roof Drains shall be connected to 12" DIP drain pipes and/or as specified in the building plumbing design drawings.
- The elevations shown are based on NAVD 1988 datum.
- Refer to additional Drainage notes on the Detail Sheets.
- The contractor shall obtain a Street Opening Permit prior to any construction within the City right-of-way. All drainage material and construction shall conform to the City of Marlborough requirements (see Street Opening Permit).
- All drain constructed within the R.O.W. shall be inspected by the City of Marlborough before being backfilled.
- The City shall be notified at least 24 hours prior to the required inspections.
- The contractor shall be properly licensed and bonded with the City prior to construction and shall obtain a Trenching Permit prior to any trenching on public or private property.
- The contractor shall provide building foundation drainage in accordance to design by the geotechnical engineer.

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--- 390 ---	Ex. 10' Contour
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--- UGE ---	Prop. Underground Electric
--- Gas-2" STL ---	Prop. Gas Service
⊕	Prop. Gas Valve
⊕ ⊕	Prop. Water Gate, Hydrant & Shutoff
--- 40" ---	Prop. Water Line
---	Prop. Vertical Concrete Curb
---	Prop. Vertical Granite Curb



NO.	DATE	SPIC COMMENTS	BY

PREPARED BY:
 BRUCE SALUK & ASSOC., INC.
 CIVIL ENGINEERING & LAND SURVEYING
 576 BOSTON POST ROAD EAST
 MARLBOROUGH, MA 01752
 TEL: 508-485-1662

DRAINAGE PLAN
 "EXCHANGE PLACE"
 SITE PLAN
 - 57 MAIN STREET -
 MARLBOROUGH, MA

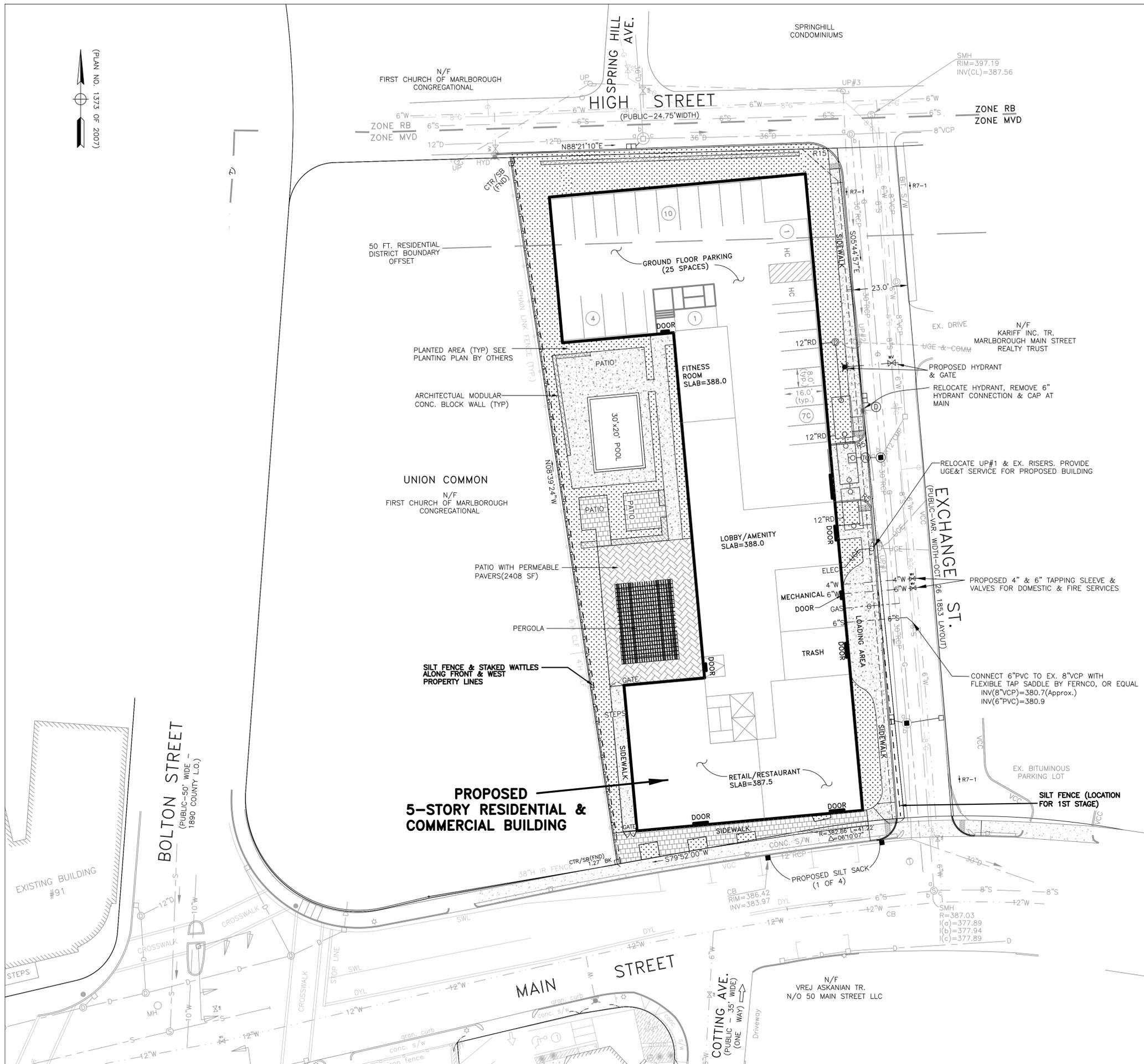
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C3

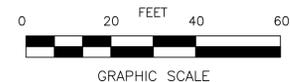
(PLAN NO. 1373 OF 2007)



WATER & SEWER NOTES:

- Materials and construction and associated work shall conform to MassDOT, ASTM and other specifications noted. Refer to the document entitled Commonwealth of Massachusetts Department of Transportation Standard Specifications for Highways and Bridges, 2022 edition.
- Manhole frames & covers shall be East Jordan Iron Works. See detail sheet for Product numbers.
- Provide pipe joint a maximum of 3' from manhole walls.
- Reinforcing for all precast units shall conform to ASTM Specification Section A 185 and shall include reinforcing in bell spigot of riser sections. Reinforcing shall be placed in accordance with AASHTO Designation N199.
- In the event that rock is encountered, the contractor shall maintain a 12-inch minimum separation between the pipe, appurtenances and the rock.
- Suitable backfill material shall be select excavated material from which frozen material, humus, peat, roots, vegetation, trash, rocks, and stones larger than 6-inches have been removed.
- Compaction of backfill material between centerline of pipe and trench pavement shall be done in 12-inch layers, or less, as required to prevent trench settlement. The contractor will be responsible for excessive trench settlement following final paving.
- Utilities shown on this plan are partly from existing available City and utility Co. records information and are approximate, only. There may be existing lines other than those shown hereon. The contractor is required to contact the proper utility companies & Digsafe prior to beginning any construction on the site. Our firm does not warrant or guarantee the location of any utilities hereon.
- The elevations shown are based on NAVD 1988 datum.
- Refer to additional Water & Sewer on the Detail Sheets.
- The contractor shall obtain a Street Opening Permit prior to any construction within the City right-of-way. All water and sewer material and construction shall conform to the City of Marlborough requirements (see Street Opening Permit).
- All water and sewer construction shall be inspected by the City of Marlborough before being backfilled.
- The City shall be notified at least 24 hours prior to the required inspections.
- Where sewer and water lines cross, install the sewer below the water service and provide 18" minimum separation between the pipe outside diameters. Provide 1 full length of sewer pipe centered at the crossing. The full length of sewer pipe shall be SDR-26, Specification ASTM D2241 with a 160 PS1 rating. Connect the SDR 35 & SDR 26 pipes using pressure rated adaptors by Fernco, or approved equal.
- The contractor shall be properly licensed and bonded with the City prior to construction and shall obtain a Trenching Permit prior to any trenching on public or private property.
- A gas, oil and sand separator (GOSS) is required inside the parking garage. Floor drains shall be connected to the GOSS. The GOSS discharge pipe shall be connected to the interior building sewer in accordance with the Plumbing Code. See the gas, oil and sand separator detail.
- The restaurant grease interceptor shall be designed by the mechanical engineer as part of the kitchen plumbing system. The design shall be in accordance with 248 CMR 10.09. The grease trap shall be sized, tested and certified according to PDI-G101 or ASME A112.14.3 or ASME A112.14.4.
- All existing water and sewer service lines that are to be discontinued shall be cut and capped at the main.

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⊕ ⊕	Prop. Water Gate, Hydrant & Shutoff
--- 40"W ---	Prop. Water Line
--- ---	Prop. Vertical Concrete Curb
--- ---	Prop. Vertical Granite Curb



NO.	DATE	SPRC COMMENTS	BMC	BY

PREPARED BY:
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SEWER, WATER & UTILITIES
 "EXCHANGE PLACE"
 SITE PLAN
 - 57 MAIN STREET -
 MARLBOROUGH, MA

APPLICANT:
WILLIAM D. ADAMS
 JW CAPITAL PARTNERS, LLC
 34 WASHINGTON STREET, SUITE 230
 WELLESLEY, MA 02841
 TEL: (781) 366 2436

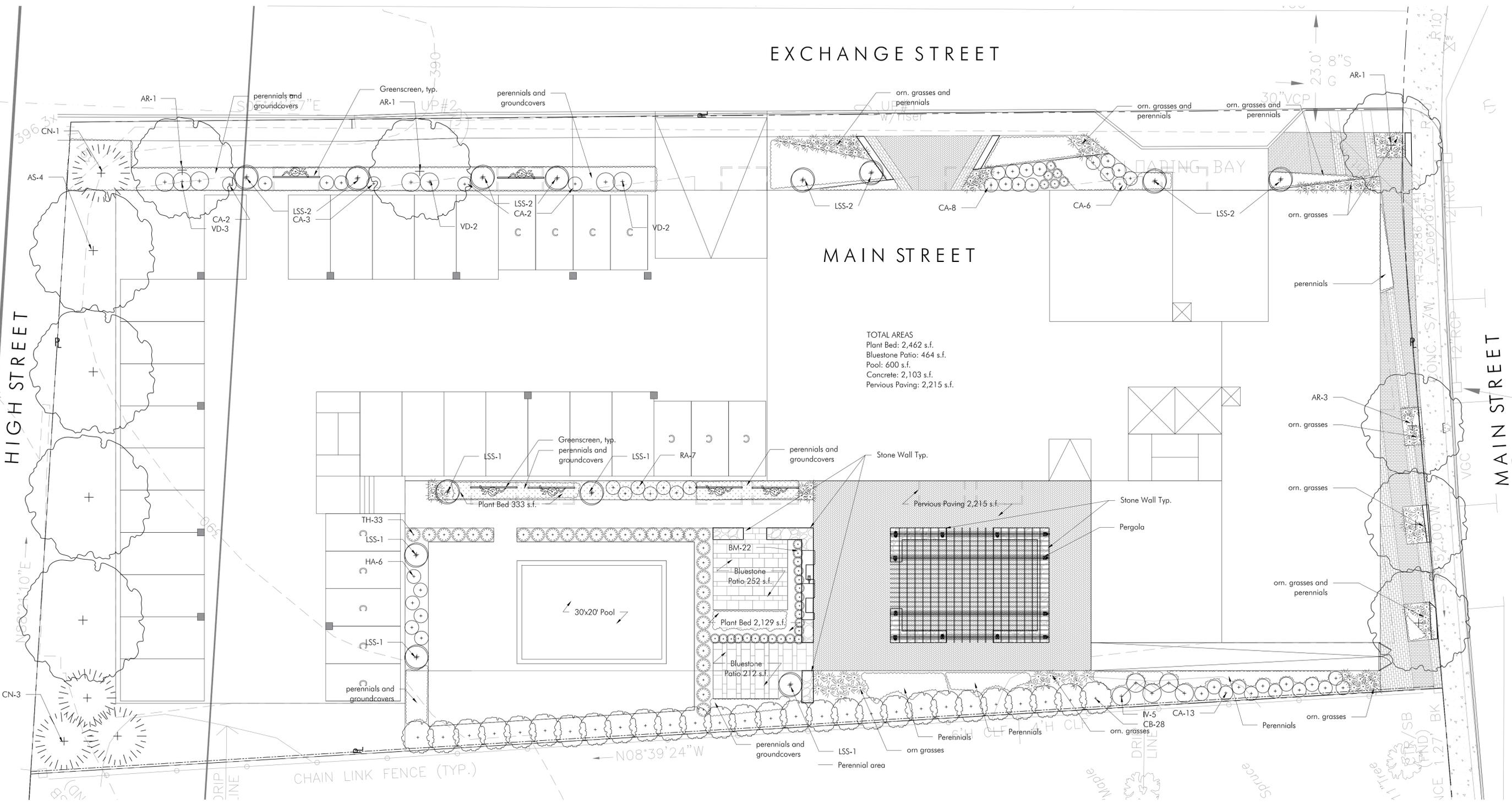
OWNER:
MARLBOROUGH TOTG LLC
 206 AYER ROAD, SUITE 5
 HARVARD, MA 01451
 TEL: (978) 456 8388

DATE: SEPTEMBER 6, 2022

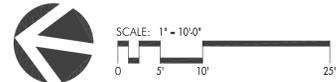
C4

FILE: 2916.dwg

Revisions:

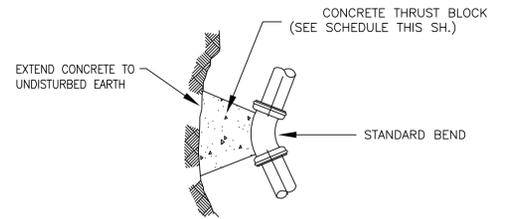


TOTAL AREAS
Plant Bed: 2,462 s.f.
Bluestone Patio: 464 s.f.
Pool: 600 s.f.
Concrete: 2,103 s.f.
Pervious Paving: 2,215 s.f.



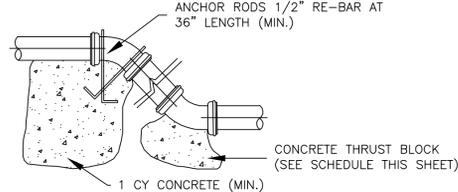
PROPOSED PLANT LIST

KEY	QTY	LATIN NAME	COMMON NAME	MIN. SIZE	NOTES
TREES					
AS	4	<i>Acer saccharum</i>	Sugar Maple	3"-3.5" cal.	B&B
AR	5	<i>Acer rubrum</i> 'Armstrong'	Armstrong Red Maple	3"-3.5" cal.	B&B
CB	28	<i>Carpinus betulus</i> 'fastigiata'	Columnar Hornbeam	2.5-3" cal.	B&B
CN	4	<i>Chamaecyparis nootkatensis</i> 'pendula'	Weeping Alaskan Cedar	7'-8'	B&B
LSS	13	<i>Liquidambar styraciflua</i> 'Slender Silhouette'	Fastigiate Sweetgum	2.5-3" cal.	B&B
SHRUBS AND VINES					
BM	22	<i>Buxus microphylla</i> 'Green Velvet'	Boxwood	3 gal. Pots	
CR		<i>Campsis radicans</i>	Trumpet Creeper	2 gal.	
CA	34	<i>Clethra alnifolia</i>	Summersweet	3 gal.	Pots
HA	6	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	3 gal.	Pots
HM		<i>Hydrangea macrophylla</i> 'Blue Wave'	Big Leaf Hydrangea	5 gal.	Pots
IG		<i>Ilex glabra</i> 'Gem Box'	Compact Inkberry	3 gal.	Pots
IV	5	<i>Ilex verticillata</i>	Winterberry Holly	3'-4'	
RA	7	<i>Rhus aromatica</i> 'Gro-Low'	Fragrant Sumac	3' gal.	Pots
TM		<i>Taxus x media</i> 'Hicksii'	Hick's Yew	30-36" ht.	Pots

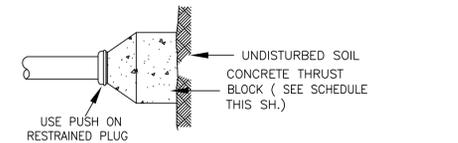


THRUST BLOCK SCHEDULE			
MAIN	TEES & PLUGS	45°	22 1/2°
4"	16	4	4

THRUST BLOCK DETAIL - STANDARD BEND
N. T. S. thrustblock.dwg

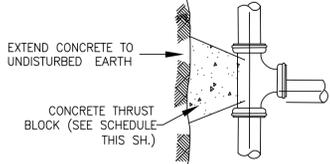


THRUST BLOCK - VERTICAL BEND
N. T. S.

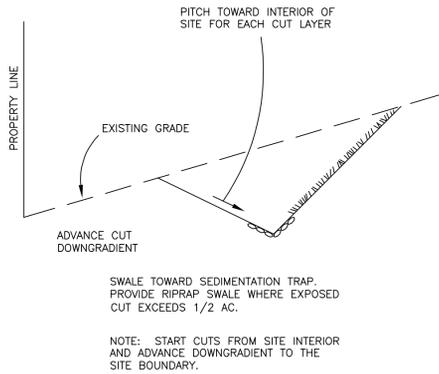


THRUST BLOCK DETAIL - PLUG
N. T. S.

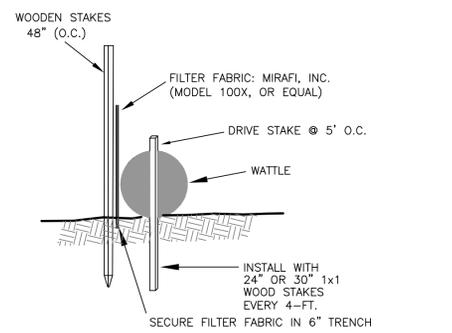
- NOTES:
- VALUES IN TABLE ARE REQUIRED CONCRETE THRUST BLOCK BEARING AREA IN SQUARE FEET AGAINST UNDISTURBED SOIL.
 - USE TIE RODS AND MEGA LUGS FOR ALL FITTINGS.



THRUST BLOCK DETAIL - TEE
N. T. S.



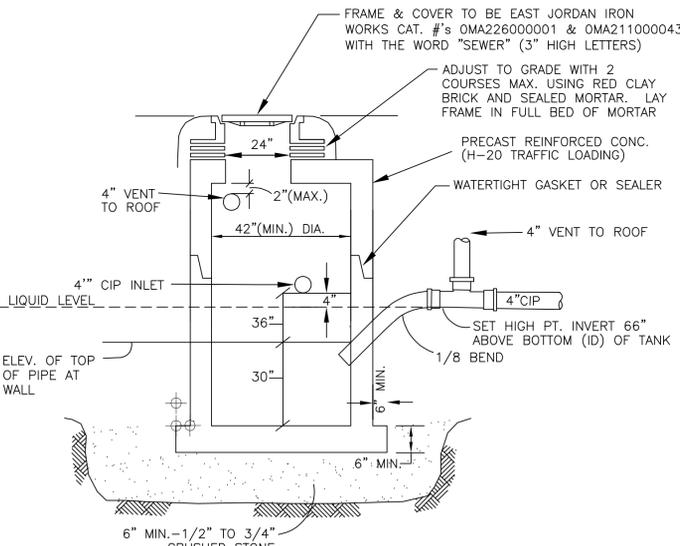
EROSION CONTROL FOR CUT AREAS
N. T. S. Cutareas.dwg



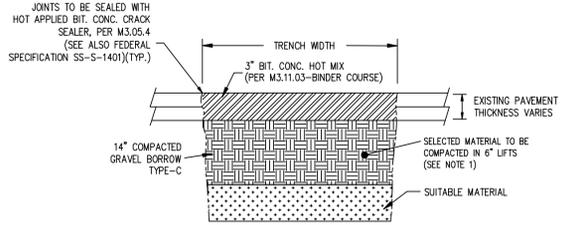
STAKED WATTLE DETAIL
N. T. S. Watties and silt fence.dwg

CONSTRUCTION NOTES FOR GASOLINE, OIL & SAND SEPARATOR

- SEPARATOR IS TO BE LOCATED OUTSIDE OF A BUILDING WHERE POSSIBLE AND THE COVER SHALL BE A MINIMUM OF 24" IN DIAMETER. IF THE SEPARATOR MUST BE INSTALLED INSIDE OF A BUILDING, THE COVER MUST BE SEALED TIGHT.
- THE SEPARATOR MUST BE CONSTRUCTED AND INSTALLED TO PREVENT SURFACE WATER FROM ENTERING.
- THE INVERT OF THE SEPARATOR INLET PIPE SHALL BE NO LESS THAN 4" ABOVE THE LIQUID LEVEL.
- THE SEPARATOR SHALL BE FILLED WITH WATER, TESTED AND INSPECTED PRIOR TO BEING PUT INTO SERVICE.
- THE NON CORROSIVE STEPS SHALL BE INSTALLED 18" APART.
- THE CHAMBER VENT AND OUTLET VENT SHALL BE RETURNED TO THE INSIDE OF THE BUILDING AND EXTENDED THROUGH THE ROOF.
- THE CHAMBER VENT MUST BE LOCATED AS CLOSE TO THE TOP OF THE TANK AS POSSIBLE.
- PRECAST CONCRETE UNITS SHALL MEET OR EXCEED ASTM C-478 STANDARD OF 4,000 PSI.
- JOINT SECTIONS ON PRECAST CONCRETE SEPARATORS SHALL USE BUTYL RUBBER JOINT SEALANT PER ASTM C-990.
- ALL PIPE PENETRATIONS IN THE SEPARATOR SHALL BE SEALED WITH HYDRAULIC CEMENT ONLY.
- ALLOWABLE PIPING MATERIAL:
 - NO-HUB CAST IRON WITH PRODUCT ACCEPTED CLAMPS
 - SERVICE WEIGHT CAST IRON WITH PRODUCT ACCEPTED GASKETS OR LEAD & OAKUM JOINTS
 - EXTRA HEAVY CAST IRON WITH PRODUCT ACCEPTED GASKETS OR LEAD & OAKUM JOINTS
- THE CAPACITY OF THE GAS, OIL & SAND SEPARATOR SHALL BE AS SHOWN IN FIGURE 15 OF 248 CMR 10.22.

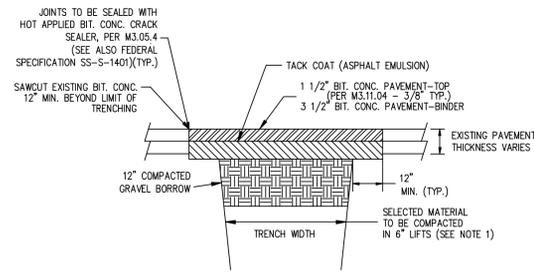


GAS, OIL & SAND SEPARATOR
N. T. S. Gas & Oil Trap.dwg



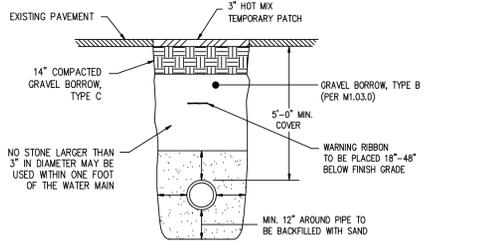
NOTE 1:
COMPACTION EQUIPMENT SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS TO OBTAIN THE COMPACTION STANDARDS DESCRIBED IN THE CONSTRUCTION NOTES, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. IN PROXIMITY TO STRUCTURES, A JUMPING JACK COMPACTOR SHALL BE REQUIRED.

TEMPORARY TRENCH PAVING TYPICAL SECTION
N.T.S.



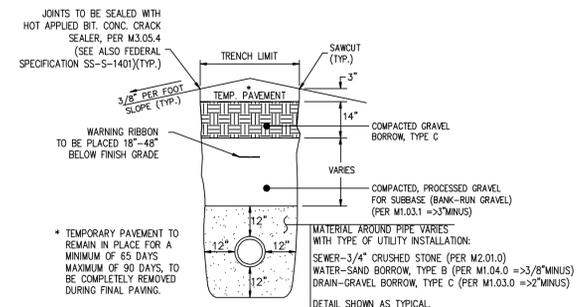
NOTE 1:
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TYPICAL FINAL TRENCH PAVING
N.T.S.



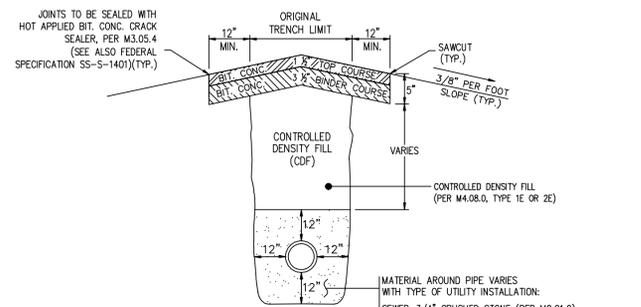
* TEMPORARY PAVEMENT TO REMAIN IN PLACE FOR A MINIMUM OF 65 DAYS, TO BE COMPLETELY REMOVED DURING FINAL PAVING.

TYPICAL WATER TRENCH
N.T.S.



* TEMPORARY PAVEMENT TO REMAIN IN PLACE FOR A MINIMUM OF 65 DAYS MAXIMUM OF 90 DAYS, TO BE COMPLETELY REMOVED DURING FINAL PAVING.

TYPICAL EXCAVATION TRENCH
N.T.S.



TYPICAL FLOWABLE FILL TRENCH
N.T.S.

CONSTRUCTION NOTES FOR EXCHANGE STREET

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 SPECIFICATIONS 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 (M1.04.0) FOR WATER, 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 WORKS.

SUITABLE GRAVEL MATERIAL FOR BACKFILLING SHALL BE GRANULAR FILL CONSISTING OF SOIL SUBSTANTIALLY FREE FROM CLAY, ORGANIC MATERIALS, LOAM, WOOD, TRASH OR OTHER OBJECTIONABLE MATERIAL WHICH MAY 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 A TEMPORARY TRENCH), AND TWELVE (12) INCHES (IN A 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 PERMITTEE SHALL MAINTAIN THE SURFACING AND SHALL PROMPTLY FILL WITH SIMILAR MATERIAL ANY DEPRESSION AND HOLES THAT MAY OCCUR SO AS TO KEEP THE 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 I 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. IF PLATES ARE USED THEY SHALL BE RAMMED TO MATCH THE EXISTING PAVEMENT. TEMPORARY PAVING OR STEEL PLATING SHALL IMMEDIATELY FOLLOW THE BACKFILLING OPERATION.

PERMANENT PAVING

THE FINAL BITUMINOUS CONCRETE SURFACE SHALL NOT BE PLACED ANY EARLIER THAN 65 DAYS OR NO 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 WILL BE INCLUDED AS A SPECIAL CONDITION IN THE PERMIT (E.G. PAVEMENT REQUIREMENTS ON ROUTE 85).

NO.	DATE	DESCRIPTION

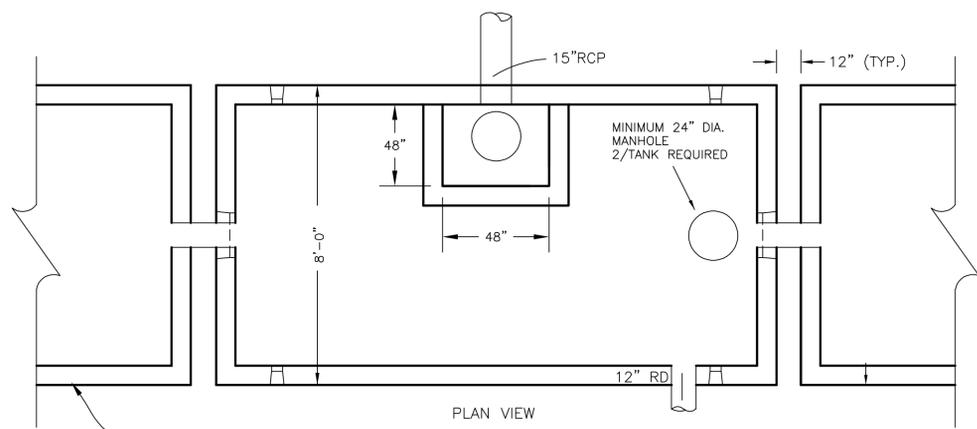
PREPARED BY:
BRUCE SALUK & ASSOC., INC.
CIVIL ENGINEERING & LAND SURVEYING
576 BOSTON POST ROAD EAST
MARLBOROUGH, MA 01752
TEL: 508-485-1662

DETAILS
"EXCHANGE PLACE"
SITE PLAN
- 57 MAIN STREET -
MARLBOROUGH, MA

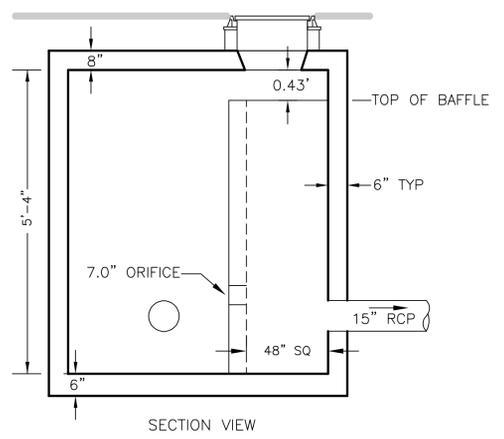
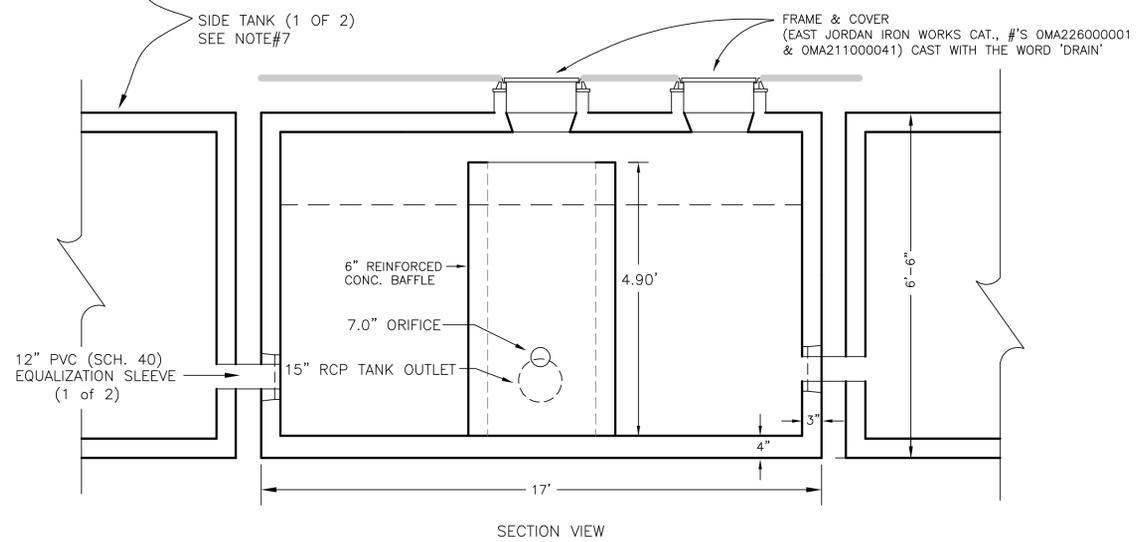
APPLICANT:
WILLIAM D. ADAMS
JW CAPITAL PARTNERS, LLC
34 WASHINGTON STREET, SUITE 230
WELLESLEY, MA 02841
TEL: (781) 366 2436

OWNER:
MARLBOROUGH TOTG LLC
206 AYER ROAD, SUITE 5
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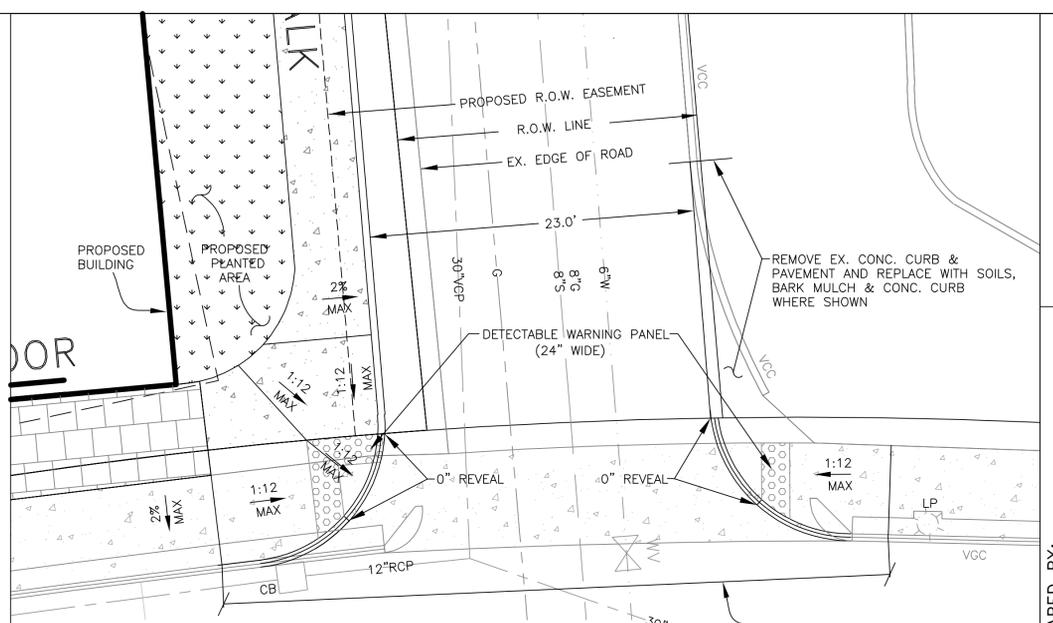


- NOTES:
1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
 2. ALL REINFORCEMENT PER ASTM C1227.
 3. TONGUE AND GROOVE JOINT SEALED WITH BUTYL RESIN.
 4. EXISTING PIPE SEALS TO BE CORED OR PRECAST FOR DRAIN PIPE SHOWN.
 5. USE SHEA CONCRETE 3500 GALLON H-20 TRAFFIC LOADING OR APPROVED EQUAL.
 6. SEE PLAN FOR PIPE INVERTS
 7. SIDE TANKS SHALL BE SAME OVERALL DIMENSIONS AS CENTER TANK WITHOUT THE BAFFLE.



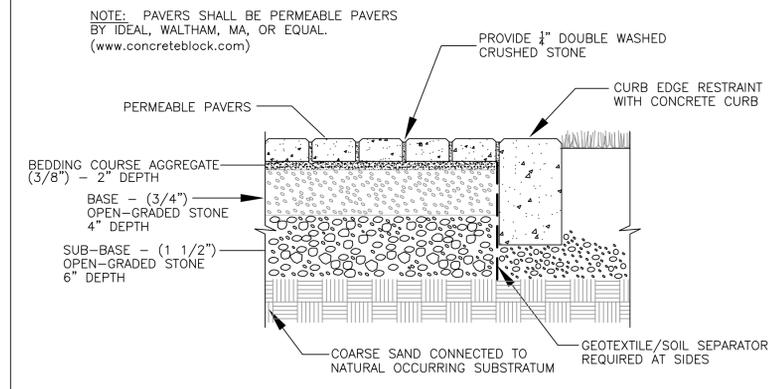
DETENTION/WATER QUALITY TANK

N. T. S. WATER QUALITY TANK.DWG

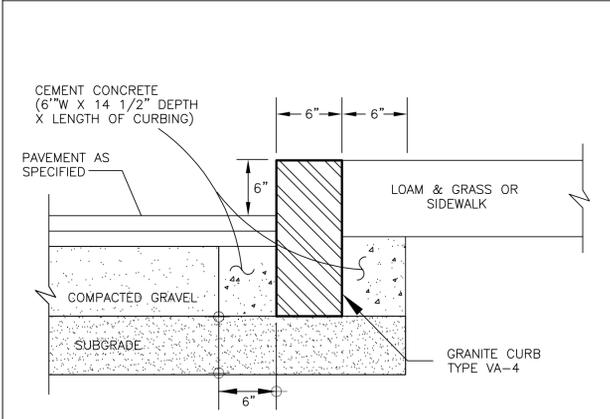


NOTE: SIDEWALK CURB CUTS & PAVEMENT CROSSWALK SHALL MEET ADA REQUIREMENTS.

EXCHANGE STREET INTERSECTION
SCALE: 1"=6'

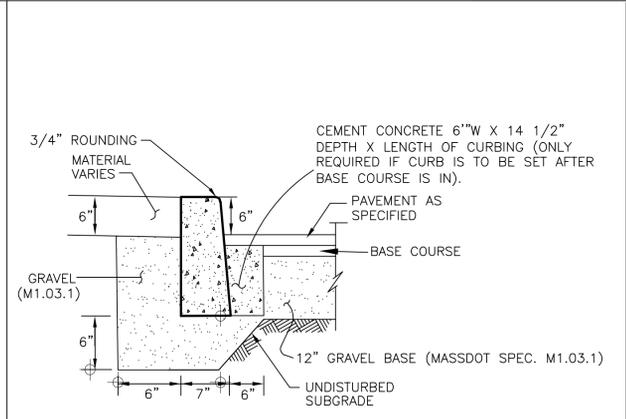


PERMEABLE CONCRETE PAVERS
N. T. S.



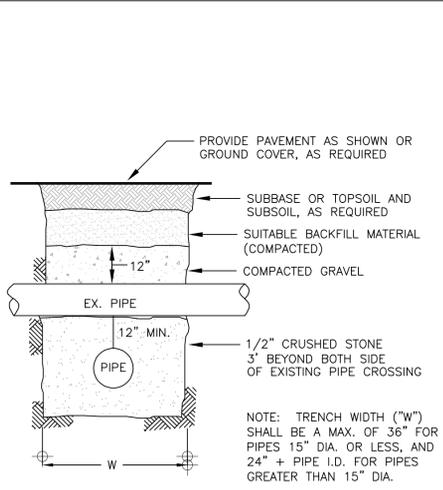
VERTICAL GRANITE CURB DETAIL

N. T. S. Curbgran.dwg



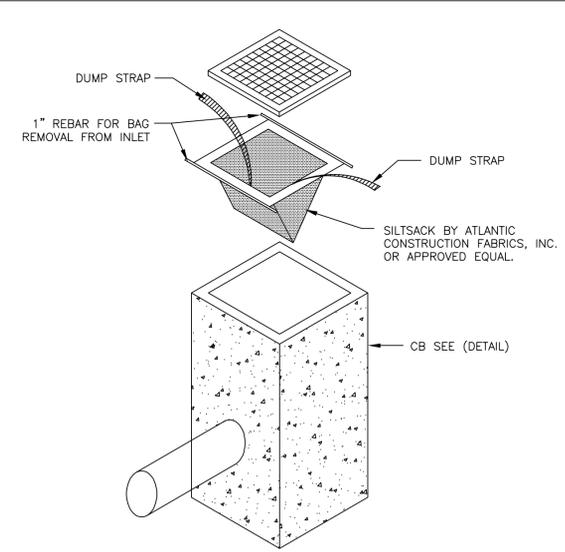
CONCRETE CURB

N. T. S. concurb.dwg

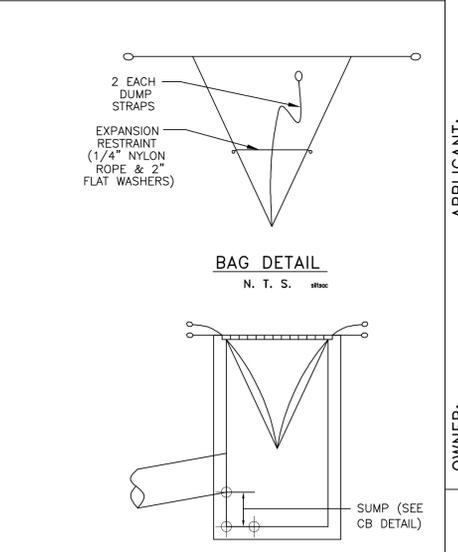


PIPE CROSSING DETAIL

N. T. S.



SILTSACK DETAIL
N. T. S.



INSTALLATION DETAIL
N. T. S.

NO.	DATE	DESCRIPTION	BY

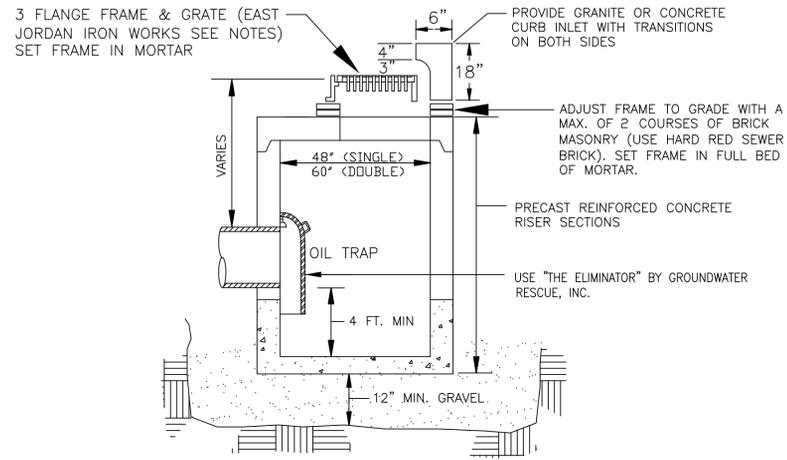
PREPARED BY:
BRUCE SALUK & ASSOC., INC.
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576 BOSTON POST ROAD EAST
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"EXCHANGE PLACE"
SITE PLAN
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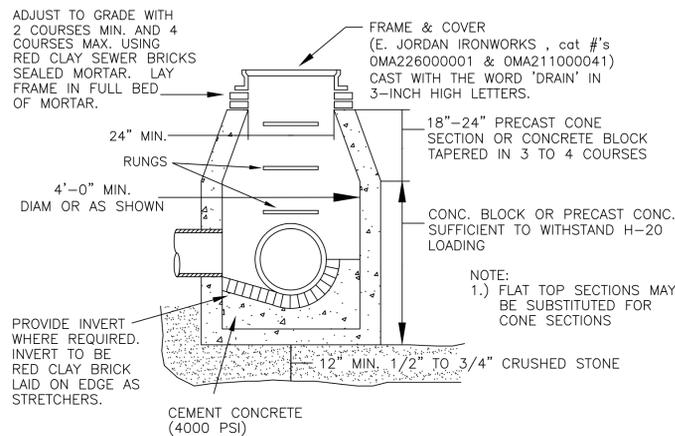


NOTES:

- 1.) SINGLE FRAME & GRATE:
EJW FRAME CAT# OMA52000024
EJW GRATE CAT# OMA52000075
- 2.) DOUBLE FRAME & GRATE:
EJW FRAME CAT# OMA54400001(FOR LONG FLANGE DELETED)
EJW FRAME CAT# OMA544400107(FOR SHORT FLANGE DELETED)
EJW GRATE CAT# OMA52000075
- 3.) FLAT TOP SLAB HOLE TO ACCOMMODATE FRAME AND CURB INLET OPENING.

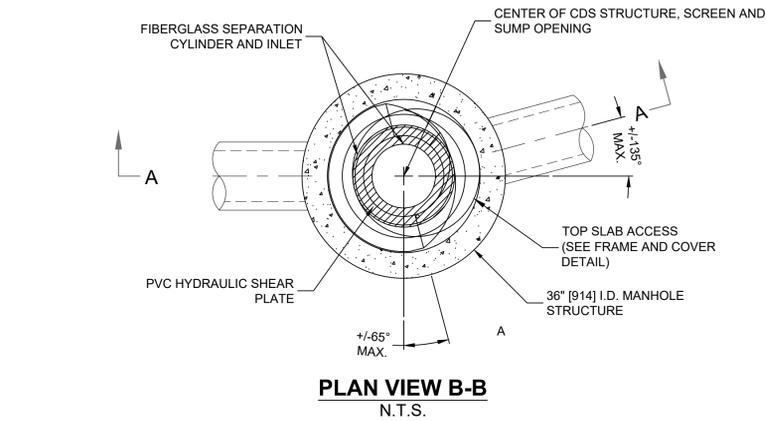
SINGLE & DOUBLE CATCH BASIN WITH CURB INLET

N. T. S. CB1-Marlboro.Dwg

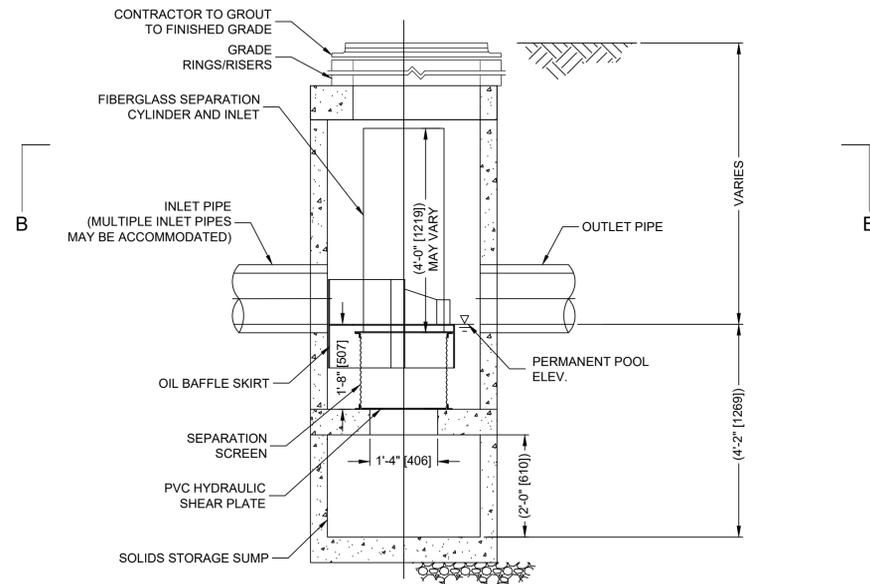


STORM DRAIN MANHOLE W/ STEP

N. T. S. DMH4Marlboro.dwg



PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.

GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. STORMCEPTOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STORMCEPTOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' (610), AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. STORMCEPTOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. COVERS AND GRATES SHALL BE STORMCEPTOR FRAMES & COVERS FOR NON-INLET UNITS(TU'S) AND FRAME & GRATES FOR INLET UNITS(WQ' S). FRAMES AND GRATES SHALL MATCH YARD DRAIN DETAIL SPECIFICATIONS(EAST JORDAN IRON WORKS CAT# OMA52000025).

INSTALLATION NOTES

- A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMCEPTOR MANHOLE STRUCTURE.
- C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
- E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

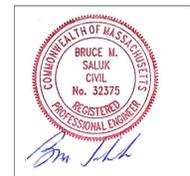
STORMWATER TREATMENT UNIT (TU)
MODEL CDS 1515-3-C BY CONTECH

N. T. S.

SIGN WITH IDENTIFICATION	DIMENSIONS (FT.)	MOUNTING HEIGHT
 R7-8 <p>NOTE: SIGNAGE SHALL COMPLY WITH 521CMR 23.6 SUCH SIGN SHALL BE PERMANENTLY LOCATED AT A HEIGHT OF NOT LESS THAN FIVE FEET NOR MORE THAN EIGHT FEET TO THE TOP OF THE SIGN. MOUNT SIGN ON BUILDING OR POST WHEN ADJACENT TO A BUILDING.</p>	12" X 18"	6.5'
 R7-8P <p>NOTE: SIGNAGE SHALL COMPLY WITH 521CMR 23.6 SUCH SIGN SHALL BE PERMANENTLY LOCATED AT A HEIGHT OF NOT LESS THAN FIVE FEET NOR MORE THAN EIGHT FEET TO THE TOP OF THE SIGN. MOUNT SIGN ON BUILDING OR POST WHEN ADJACENT TO A BUILDING.</p>	6" X 12"	5'
 R7-1B <p>* TEXT, BACKGROUND, LEGEND, BORDER & COLOR SHALL COMPLY WITH 2022 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAY, AS AMENDED. ** LETTER HEIGHT AND SPACING SHALL CONFORM WITH MUTCD.</p>	12" X 18"	6.5'

SIGNAGE

N. T. S.



NO.	DATE	SPRC COMMENTS	BY

PREPARED BY:
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