

HANCOCK
ASSOCIATES

Surveyors | Engineers | Scientists

Rec 8-18-2022

#25821

August 17, 2022

City of Marlborough
Conservation Commission
140 Main Street
Marlborough MA 01752

RE: 846-850 Boston Post Road East, Marlborough-Notice of Intent

Dear Members of the Conservation Commission,

On behalf of Exela Movers (Applicant), Hancock Associates respectfully submits this Notice of Intent (NOI) in request for issuance of an Order of Conditions to permit work to construct site improvements to an existing storage facility located within the 100-ft Buffer Zone to Bordering Vegetated Wetland.

Existing Conditions and Wetland Resource Areas

The properties are a combined 50,793 square feet of commercial lots located at 846-850 Boston Post Road East (Route 20) (Map 61, Lots 17, 17A, and 20) on Marlborough Assessors Maps) in Marlborough, MA.

Prior to performing field wetland delineations, a desktop assessment of environmental constraints on the subject property was performed through review of MassGIS data layers, USGS 7.5-minute quadrangle maps, NRCS soil maps, aerial photography, and Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs).

Based on this review, there are no environmental sensitive resource areas such as NHESP mapped Estimated or Priority Rare Species Habitats, NHESP mapped Certified or Potential Vernal Pools, Areas of Critical Environmental Concern (ACECs), Outstanding Resource Waters (ORWs), Cold Water Fisheries, Surface Water Protection Zones, or Wellhead Protection Zones on the property.

According to the FEMA FIRM, no areas of the property are located within mapped 100-year floodplain. According to the USGS 7.5-minute quadrangle map, there are no mapped perennial streams affecting the property.

On May 15, 2022, a Hancock Associates Wetland Scientist field delineated the limit of a Pond and a Bordering Vegetated Wetland to the extent that they project a 100-ft Buffer Zone onto the subject property. The wetland scientist demarcated the limit of Pond and BVW with two flag series labeled WF A 100-104 (Pond) and WF 200-203 (BVW). The flag series was located via survey instrumentation and plotted to the associated Permit Plans attached herein. This wetland delineation concluded that the existing development including portions of the existing house storage and gravel driveway are located within the local 30-ft No Disturb Zone.

Proposed Work

185 Centre Street | Danvers, MA 01923 | V: 978-777-3050 | F: 978-774-7816 | HancockAssociates.com

BOSTON, CHELMSFORD, DANVERS, MARLBOROUGH, NEWBURYPORT, PRINCETON, MA | SALEM, NH

HANCOCK ASSOCIATES

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The proposed work will primarily occur on 846 Boston Post Road East (Map 61, Lot 20). The applicant proposes to add a second floor of additional storage space to the existing, one-story house storage area and construct a new pathway supported by a retaining wall along the west side of the house. Some minor grading is necessary to incorporate the new retaining wall. The retaining wall is to be designed by others. Erosion control in the form of a silt fence has been proposed between the west side of the proposed path and retaining wall and the resource area.

Waiver Request

As of 2022, Marlborough established a 30-ft No Disturb Policy. The proposed path, minor grading and retaining wall are designed within the 30-ft setback. The existing area where the path, grading and retaining wall are proposed is steeply sloped and vegetated with lawn and some tree cover adjacent to the steep slope to the pond from the roadway. The 30-ft No Disturb Zone is previously disturbed in this area with gravel driveway and house prior to August 1, 1996. We ask that the Commission grant a waiver to this policy for the purposes of supporting the slope and existing structures.

Conclusion

All work has been designed to meet or exceed Performance Standards work within the Buffer Zone in accordance with the Massachusetts Wetlands Protection Act (WPA) Regulations (310 CMR 10.00). With standard Best Management Practices (BMPs) for erosion and sediment control during construction, we believe the physical activity of demolition and construction will not result in any impacts to the wetland resource areas. As such, we respectfully request that the Commission consider issuance of an Order of Conditions to permit to work described herein.

Thank you for your consideration in this matter.

Respectfully,
Hancock Associates on behalf of Exela Movers



Kristan Farr
Project Wetland Scientist

cc: MassDEP Central Regional Office
Exela Movers

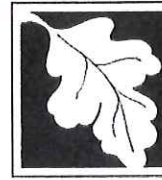
Attachments:
A – WPA Form (Copy of E-DEP)

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ASSOCIATES

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- B – Figures
- C – Abutter Information
- D – Filing Fees
- E – Site Plan(s)

Rec 8-18-2022



Massachusetts Department of Environmental Protection

eDEP Transaction Copy

Here is the file you requested for your records.

To retain a copy of this file you must save and/or print.

Username: **KFARRHSA**

Transaction ID: **1416395**

Document: **WPA Form 3 - NOI**

Size of File: **248.64K**

Status of Transaction: **In Process**

Date and Time Created: **8/18/2022:10:01:56 AM**

Note: This file only includes forms that were part of your transaction as of the date and time indicated above. If you need a more current copy of your transaction, return to eDEP and select to "Download a Copy" from the Current Submittals page.

Rec 8-18-2022

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 3 - Notice of Intent
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1416395
City/Town:MARLBOROUGH

A. General Information

1. Project Location:

a. Street Address 846-850 BOSTON POST ROAD EAST
b. City/Town MARLBOROUGH c. Zip Code 01752
d. Latitude 42.35093N e. Longitude 71.49520W
f. Map/Plat # 61 g. Parcel/Lot # 17, 17A, 20

2. Applicant:

Individual Organization

a. First Name ALEXE b. Last Name SUICU
c. Organization EXELA MOVERS
d. Mailing Address 19 BROOK ROAD
e. City/Town NEEDHAM f. State MA g. Zip Code 02494
h. Phone Number 857-312-3381 i. Fax j. Email move@exelamovers.com

3. Property Owner:

more than one owner

a. First Name ALEXE b. Last Name SUICU
c. Organization EXELA MOVERS
d. Mailing Address 19 BROOK ROAD
e. City/Town NEEDHAM f. State MA g. Zip Code 02494
h. Phone Number 857-312-3381 i. Fax j. Email move@exelamovers.com

4. Representative:

a. First Name KRISTAN b. Last Name FARR
c. Organization HANCOCK ASSOCIATES
d. Mailing Address 185 CENTRE STREET
e. City/Town DANVERS f. State MA g. Zip Code 01923
h. Phone Number 978-777-3050 i. Fax j. Email kfarr@hancockassociates.com

5. Total WPA Fee Paid (Automatically inserted from NOI Wetland Fee Transmittal Form):

a. Total Fee Paid 1,050.00 b. State Fee Paid 512.50 c. City/Town Fee Paid 537.50

6. General Project Description:

SITE IMPROVEMENTS TO AN EXISTING STORAGE FACILITY

7a. Project Type:

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Limited Project Driveway Crossing
- 4. Commercial/Industrial
- 5. Dock/Pier
- 6. Utilities
- 7. Coastal Engineering Structure
- 8. Agriculture (eg., cranberries, forestry)
- 9. Transportation
- 10. Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

Massachusetts Department of Environmental Protection
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Provided by MassDEP:
 MassDEP File #:
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 City/Town:MARLBOROUGH

1. Yes No If yes, describe which limited project applies to this project:
 2. Limited Project

8. Property recorded at the Registry of Deeds for:

a. County:	b. Certificate:	c. Book:	d. Page:
SOUTHERN MIDDLESEX	278,632	79666	1

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

1. Buffer Zone & Resource Area Impacts (temporary & permanent):

This is a Buffer Zone only project - Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.

2. Inland Resource Areas: (See 310 CMR 10.54 - 10.58, if not applicable, go to Section B.3. Coastal Resource Areas)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land under Waterbodies and Waterways	1. Square feet	2. square feet
	3. cubic yards dredged	
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
	1. square feet	
e. <input type="checkbox"/> Isolated Land Subject to Flooding	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if any)	
2. Width of Riverfront Area (check one)	<input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only <input type="checkbox"/> 100 ft. - New agricultural projects only <input type="checkbox"/> 200 ft. - All other projects	
3. Total area of Riverfront Area on the site of the proposed project		square feet
4. Proposed Alteration of the Riverfront Area:		
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
5. Has an alternatives analysis been done and is it attached to this NOI?		<input type="checkbox"/> Yes <input type="checkbox"/> No

Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1416395
City/Town:MARLBOROUGH

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review...

2. For coastal projects only, is any portion of the proposed project located below the mean high waterline or in a fish run?

a. Not applicable - project is in inland resource area only

b. Yes No

If yes, include proof of mailing or hand delivery of NOI to either:

South Shore - Cohasset to Rhode Island, and the Cape & Islands:

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 S. Rodney French Blvd
New Bedford, MA 02744

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930

If yes, it may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office.
For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional office.

3. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

a. Yes No

If yes, provide name of ACEC (see instructions to WPA Form 3 or DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

4. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

a. Yes No

5. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L.c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L.c. 130, § 105)?

a. Yes No

6. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

a. Yes, Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:

1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol.2, Chapter 3)
2. A portion of the site constitutes redevelopment
3. Proprietary BMPs are included in the Stormwater Management System

b. No, Explain why the project is exempt:

1. Single Family Home
2. Emergency Road Repair

Massachusetts Department of Environmental Protection
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Provided by MassDEP:
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City/Town:MARLBOROUGH

3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department by regular mail delivery.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.
3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
4. List the titles and dates for all plans and other materials submitted with this NOI.

a. Plan Title: **b. Plan Prepared By:** **c. Plan Signed/Stamped By:** **c. Revised Final Date:** **e. Scale:**

PLAN TO SUPPORT HANCOCK J. DANIEL BREMSER, PLS August 15, 2022 1"=20'
NOTICE OF INTENT ASSOCIATES
FILING

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. Attach NOI Wetland Fee Transmittal Form.
9. Attach Stormwater Report, if needed.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 3 - Notice of Intent
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1416395
City/Town:MARLBOROUGH

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.


Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2. Municipal Check Number	1031	3. Check date	August 15, 2022
4. State Check Number		5. Check date	
6. Payer name on check: First Name	Exela Storage LLC	7. Payer name on check: Last Name	

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant		2. Date	8/15/2022
3. Signature of Property Owner (if different)		4. Date	
5. Signature of Representative (if any)		6. Date	

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in Section C, Items 1-3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

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Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 - Notice of Wetland Fee Transmittal
Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
 MassDEP File #:
 eDEP Transaction #:1416395
 City/Town:MARLBOROUGH

A. Applicant Information

1. Applicant:

a. First Name	ALEXE	b. Last Name	SUICU
c. Organization	EXELA MOVERS		
d. Mailing Address	19 BROOK ROAD		
e. City/Town	NEEDHAM	f. State	MA
		g. Zip Code	02494
h. Phone Number	8573123381	i. Fax	
		j. Email	move@exelamovers.com

2. Property Owner:(if different)

a. First Name	ALEXE	b. Last Name	SUICU
c. Organization	EXELA MOVERS		
d. Mailing Address	19 BROOK ROAD		
e. City/Town	NEEDHAM	f. State	MA
		g. Zip Code	02494
h. Phone Number	8573123381	i. Fax	
		j. Email	move@exelamovers.com

3. Project Location:

a. Street Address	846-850 BOSTON POST ROAD EAST	b. City/Town	MARLBOROUGH
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Are you exempted from Fee?

Note: Fee will be exempted if you are one of the following:

- City/Town/County/District
- Municipal Housing Authority
- Indian Tribe Housing Authority
- MBTA

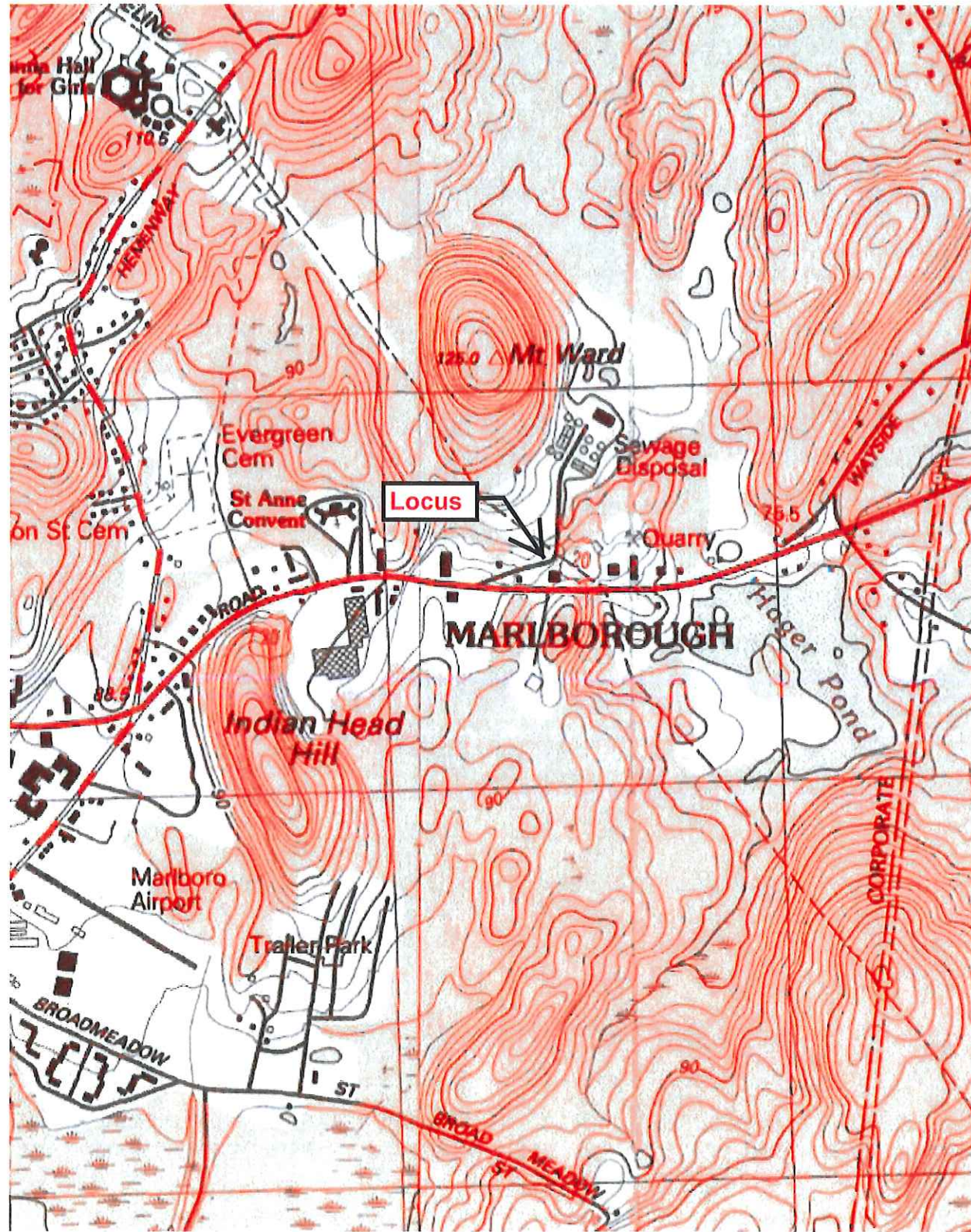
State agencies are only exempt if the fee is less than \$100

B. Fees

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
B.) EACH BUILDING (FOR DEVELOPMENT) INCLUDING SITE;	1	1050.00		1050.00

City/Town share of filing fee	State share of filing fee	Total Project Fee
\$537.50	\$512.50	\$1,050.00

Locus Map: 846-850 Boston Post Road East, Marlborough



National Flood Hazard Layer FIRMette



71°30'4"W 42°21'16"N



0 250 500 1,000 1,500 2,000 1:6,000 Feet

71°29'26"W 42°20'49"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

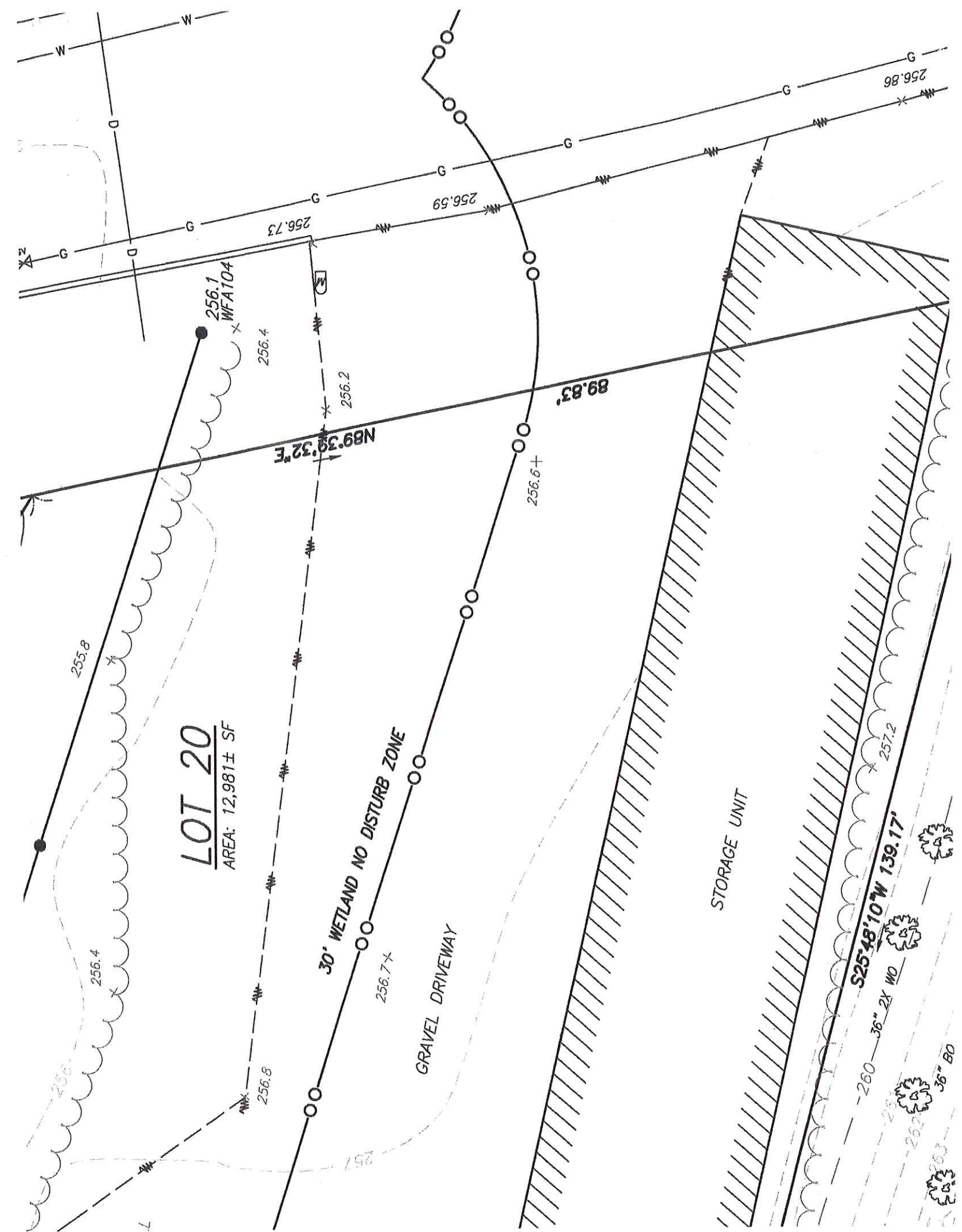
<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, AB9 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway 	<p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard. Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile. Zone C Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D
<p>OTHER AREAS</p> <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone X 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
<p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall 	<p>MAP PANELS</p> <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/11/2022 at 2:37 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



L=328.47 R=4032.50 Δ=4°39'58"

165.51' 965.83' N77°54'52"W

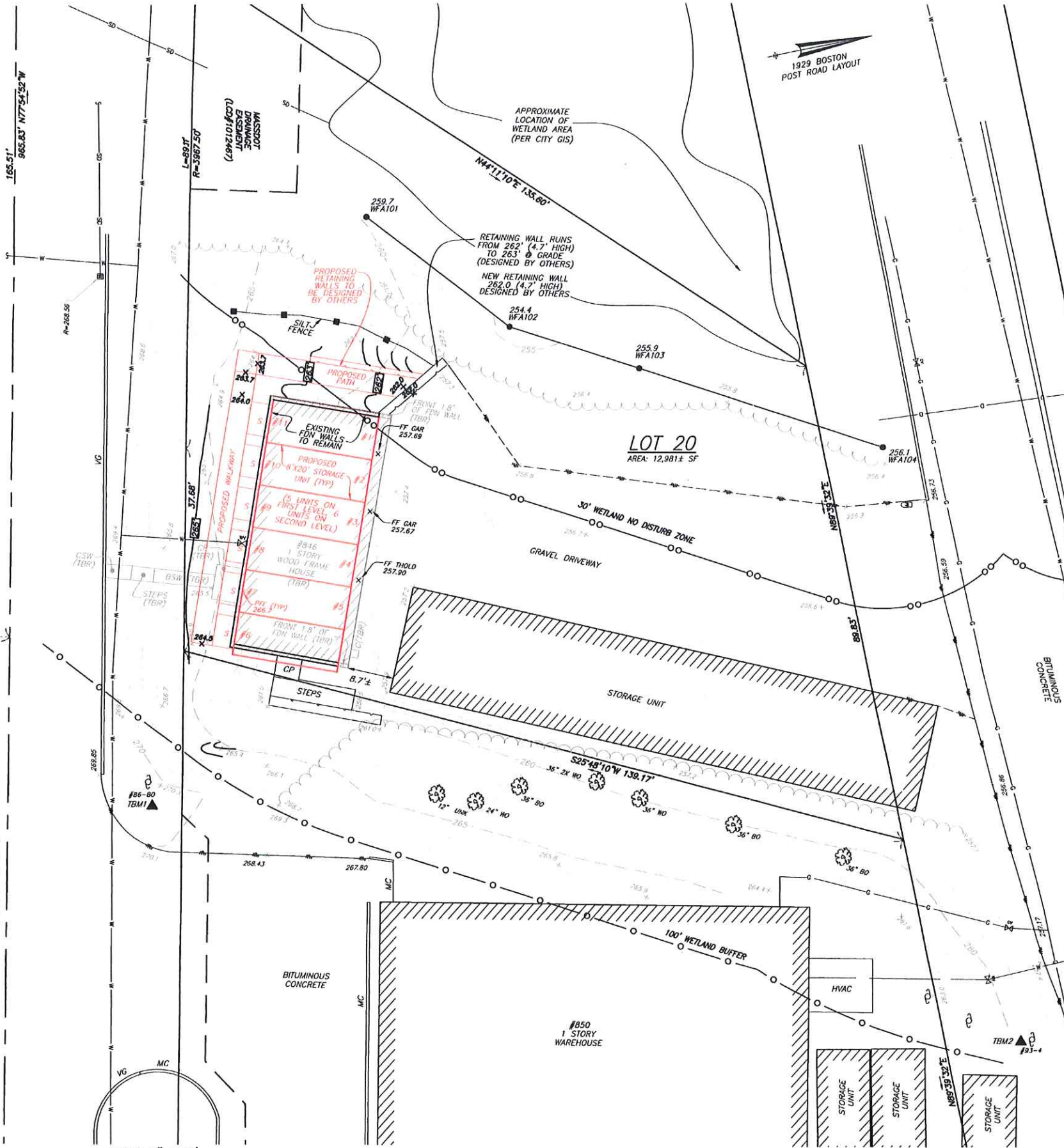
L=891.7 R=3867.50

N12°05'08"E 36.00'

BOSTON POST ROAD
AKA RT. 20
(PUBLIC - 65' WIDE)

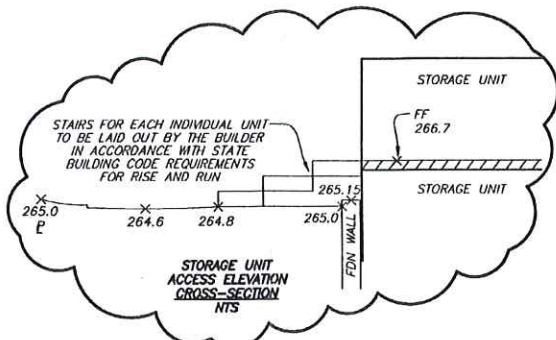
SCALE: 1" = 10'

0 10 20 40



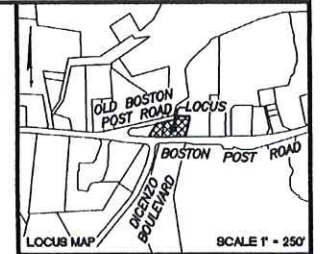
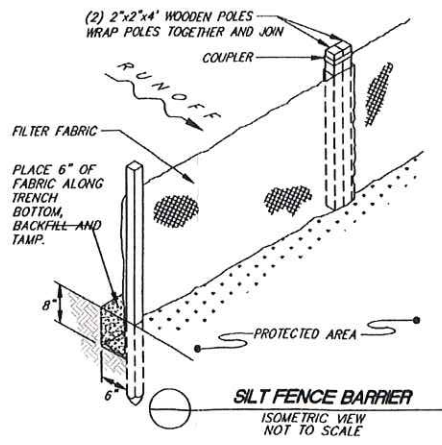
NOTES: (CONTINUED FROM SHEET 1)

- 10) UNITS 1-5 ARE ACCESSED VIA THE GRAVEL DRIVEWAY ON THE FIRST LEVEL UNITS 6 THROUGH 11 AREA ACCESSED VIA THE PROPOSED WALKWAY AND RAMPS ON THE SECOND LEVEL.
- 11) RETAINING WALLS AND STAIR ACCESS IN FRONT OF UPPER CONTAINERS TO BE DESIGNED BY OTHERS.
- 12) STRUCTURAL FILL FOR UNIT 6 TO BE DESIGNED BY OTHERS.



LEGEND:

- SURFACE CONTOUR
 - - - PROPOSED SURFACE CONTOUR
 - EDGE OF GRAVEL
 - EDGE OF PAVEMENT
 - GAS MAIN WITH SIZE & GATE VALVE
 - CHAIN LINK FENCE
 - EXISTING UTILITY POLE WITH DESIGNATION AND OVERHEAD WIRES
 - SILT FENCE
 - LIMIT OF BORDERING VEGETATED WETLAND WITH FLAG NUMBER AND ELEVATION
 - LIMIT OF 30-FOOT WETLAND NO DISTURB ZONE
 - LIMIT OF 100-FOOT WETLAND BUFFER ZONE
 - BOLLARD
 - MAILBOX
 - MANHOLE (UNKNOWN UTILITY)
 - ▲ BM BENCHMARK
 - CB CATCH BASIN
 - DHSB DRILL HOLE IN STONE BOUND
 - BSW BRICK SIDEWALK
 - C CHIMNEY
 - CSW CONCRETE SIDEWALK
 - CP CONCRETE PAD
 - FDN FOUNDATION
 - FF FINISHED FLOOR ELEVATION
 - PFF PROPOSED FINISHED FLOOR ELEVATION
 - GAR GARAGE
 - LCD LAND COURT DOCUMENT
 - MC MODIFIED CAPE COD BERM
 - S STEPS
 - THLD THRESHOLD
 - VG VERTICAL GRANITE CURB
 - (TBR) TO BE REMOVED
 - (TYP) TYPICAL
- TREE ABBREVIATIONS**
- BO BLACK OAK
 - WO WHITE OAK
 - 2X DOUBLE



SITE ADDRESS:
**846 & 850
BOSTON POST
ROAD EAST**
Marlborough, Massachusetts 01752

PREPARED FOR:
**EXELA
MOVERS**
19 Brook Road
Needham, Massachusetts 02494

**HANCOCK
ASSOCIATES**

Civil Engineers
Land Surveyors
Environmental
Consultants
315 Elm Street, Marlborough, MA 01752
Voice (508) 460-1111, Fax (508) 460-1121
www.hancockassociates.com



NO.	BY	APP.	DATE	ISSUE/REVISION DESCRIPTION
1	LMT	JDB	8/15/22	RELOCATE WALKS TO WLY SIDE

DATE: 8/3/22 DRAWN BY: LMT
SCALE: 1" = 10' CHECK BY: JDB

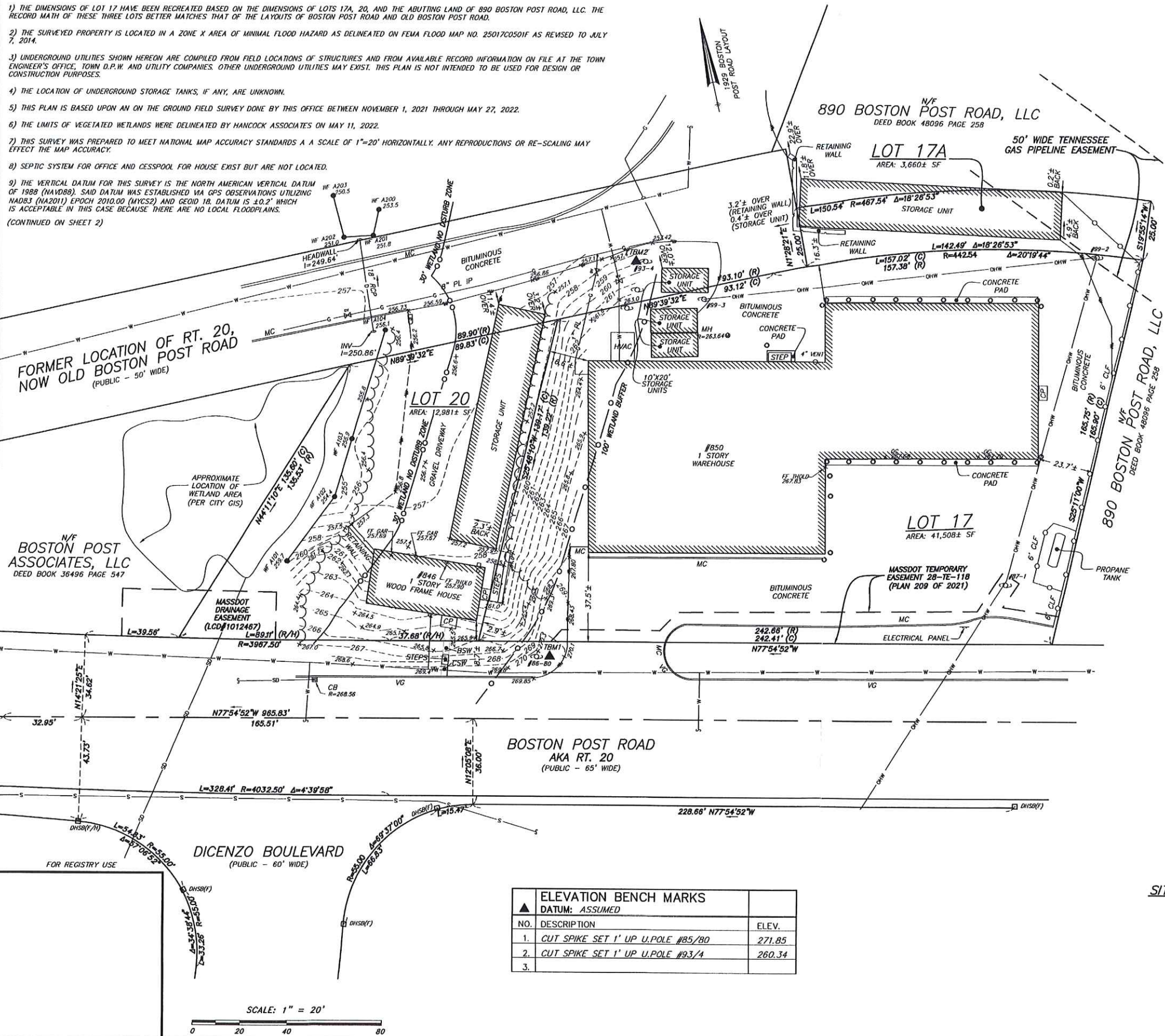
**PLAN TO
SUPPORT
NOTICE OF
INTENT FILING**
PROJECT NO.: 25821

DWG: 25821 sv.dwg
LAYOUT: DET
SHEET: 2 OF 2
DET

NOTES:

- 1) THE DIMENSIONS OF LOT 17 HAVE BEEN RECREATED BASED ON THE DIMENSIONS OF LOTS 17A, 20, AND THE ABUTTING LAND OF 890 BOSTON POST ROAD, LLC. THE RECORD MATH OF THESE THREE LOTS BETTER MATCHES THAT OF THE LAYOUTS OF BOSTON POST ROAD AND OLD BOSTON POST ROAD.
- 2) THE SURVEYED PROPERTY IS LOCATED IN A ZONE X AREA OF MINIMAL FLOOD HAZARD AS DELINEATED ON FEMA FLOOD MAP NO. 25017C0501F AS REVISED TO JULY 7, 2014.
- 3) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE TOWN ENGINEER'S OFFICE, TOWN D.P.W. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. THIS PLAN IS NOT INTENDED TO BE USED FOR DESIGN OR CONSTRUCTION PURPOSES.
- 4) THE LOCATION OF UNDERGROUND STORAGE TANKS, IF ANY, ARE UNKNOWN.
- 5) THIS PLAN IS BASED UPON AN ON THE GROUND FIELD SURVEY DONE BY THIS OFFICE BETWEEN NOVEMBER 1, 2021 THROUGH MAY 27, 2022.
- 6) THE LIMITS OF VEGETATED WETLANDS WERE DELINEATED BY HANCOCK ASSOCIATES ON MAY 11, 2022.
- 7) THIS SURVEY WAS PREPARED TO MEET NATIONAL MAP ACCURACY STANDARDS A SCALE OF 1"=20' HORIZONTALLY. ANY REPRODUCTIONS OR RE-SCALING MAY EFFECT THE MAP ACCURACY.
- 8) SEPTIC SYSTEM FOR OFFICE AND CESSPOOL FOR HOUSE EXIST BUT ARE NOT LOCATED.
- 9) THE VERTICAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID DATUM WAS ESTABLISHED VIA GPS OBSERVATIONS UTILIZING NAD83 (NA2011) EPOCH 2010.00 (MYCS2) AND GEOID 18. DATUM IS ±0.2' WHICH IS ACCEPTABLE IN THIS CASE BECAUSE THERE ARE NO LOCAL FLOODPLAINS.

(CONTINUED ON SHEET 2)



ASSESSORS:

MAP 61, LOTS 17, 17A & 20

ZONING:

WAYSIDE DISTRICT

RECORD OWNER:

SUCIU LLC
10 SHERBROOKE DRIVE
DOVER, MASSACHUSETTS 02030

REFERENCES:

- DEED BOOK 79666, PAGE 1 (LOTS 17 & 17A)
- LAND COURT CERTIFICATE 278,632 (LOT 20)
- PLAN 725 OF 1962
- LAND COURT PLAN 23698
- 1904 LAYOUT OF BOSTON POST ROAD (LO#1857)
- 1929 LAYOUT OF BOSTON POST ROAD (LO#2499)
- 1988 LAYOUT OF BOSTON POST ROAD (LO#6812)
- 1988 LAYOUT OF BOSTON POST ROAD (LO#7043)
- 1996 LAYOUT OF BOSTON POST ROAD (LO#8683)
- 2021 LAYOUT OF BOSTON POST ROAD (LO#8683)

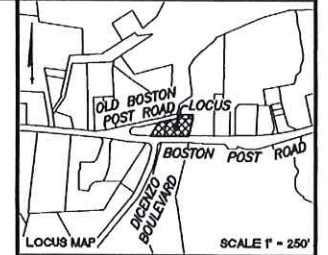
LEGEND:

- — — — — EDGE OF GRAVEL
- — — — — EDGE OF PAVEMENT
- — — — — GAS MAIN WITH SIZE & GATE VALVE
- — — — — CHAIN LINK FENCE
- — — — — EXISTING UTILITY POLE WITH DESIGNATION AND OVERHEAD WIRES
- — — — — CHW —
- 208.5 WFA2
- — — — — LIMIT OF 30-FOOT WETLAND NO DISTURB ZONE
- — — — — LIMIT OF 100-FOOT WETLAND BUFFER ZONE
- BOLLARD
- MAILBOX
- MANHOLE (UNKNOWN UTILITY)
- ▲ BM BENCHMARK
- CB CATCH BASIN
- DHSB DRILL HOLE IN STONE BOUND
- BSW BRICK SIDEWALK
- C CHIMNEY
- CSW CONCRETE SIDEWALK
- CP CONCRETE PAD
- FF FINISHED FLOOR
- GAR GARAGE
- LCD LAND COURT DOCUMENT
- MC MODIFIED CAPE COD BERM
- PL PLASTIC PIPE
- PL IP PLASTIC PIPE IN IRON PIPE
- THOLD THRESHOLD
- VG VERTICAL GRANITE CURB
- (C) CALCULATED
- (F) FOUND
- (F/H) FOUND AND HELD
- (R) RECORD
- (R/H) RECORD AND HELD

SITE COVERAGE

ALLOWED: 80%
EXISTING: 75.6%
PROPOSED: 76.7%

ELEVATION BENCH MARKS		
DATUM: ASSUMED		
NO.	DESCRIPTION	ELEV.
1.	CUT SPIKE SET 1' UP U. POLE #85/80	271.85
2.	CUT SPIKE SET 1' UP U. POLE #93/4	260.34
3.		

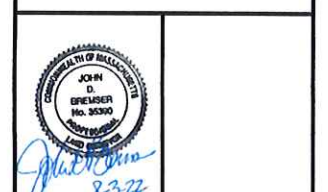


SITE ADDRESS
846 & 850
BOSTON POST ROAD EAST
Marlborough, Massachusetts 01752

PREPARED FOR:
EXELA MOVERS
19 Brook Road
Needham, Massachusetts 02494

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Environmental Consultants
315 Elm Street, Marlborough, MA 01752
Voice (508) 460-1111, Fax (508) 460-1121
www.hancockassociates.com



NO.	BY	APP.	DATE	ISSUE/REVISION	DESCRIPTION

DATE: 8/3/22 DRAWN BY: LMT
SCALE: 1" = 20' CHECK BY: JDB

EXISTING CONDITIONS PLAN OF LAND IN MARLBOROUGH, MA

PLST DATE: Aug 03, 2022 11:55 AM

DWG: 25821 sv.dwg
LAYOUT: EX
SHEET: 1 OF 2
PROJECT NO.: 25821

