







28 South Bolton Street

M & E Ventures

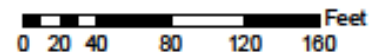


GIS Map



- | | |
|---|--|
|  Easements |  Unpaved |
|  Driveways |  Parking Lots |
| Type | Type |
|  Paved |  Paved |

1 inch = 92 feet



All Wethersfield GIS data is to be considered a generalized spatial representation that is subject to revisions. This information is provided as a visual representation only and is not to be used as a legal or official representation of legal boundaries. This web site is not intended to be used as the exclusive basis for decision-making.

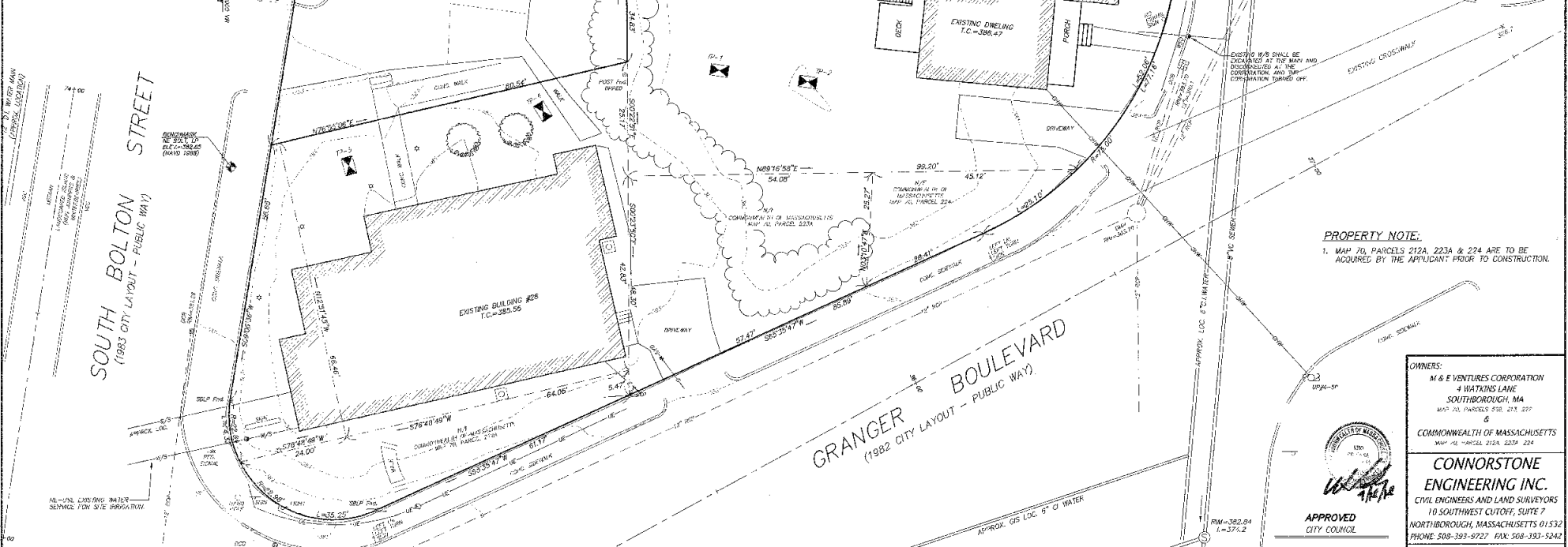
October 26, 2018

City of Wethersfield



LEGEND

- DRAIN MAIN HOLE
- DRAINAGE LINE
- CATCH BASIN
- SEWER LINE
- SILVER MAN HOLE
- BITUMINOUS CURBING
- EDGE OF PAVEMENT
- APPROX. WATERLINE
- HYDRANT
- WATERGATE
- APPROX. GAS LINE
- GAS DATE
- UTILITY POLE & CUY WIRE
- STOCKADE FENCE
- CHAIN LINK FENCE
- LIGHTPOST
- HANDICAP SPACE
- ELECTRIC TRANSFORMER
- SIGN
- VERTICAL DEMO MARK
- SPOT GRADE
- TELEPHONE MAN HOLE

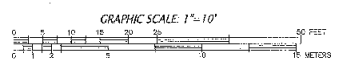


PROPERTY NOTE:
 1. MAP 70, PARCELS 212A, 223A & 224 ARE TO BE ACQUIRED BY THE APPLICANT PRIOR TO CONSTRUCTION.

- SITE DEMOLITION NOTES:**
- EXISTING STRUCTURES SHALL BE RAZED; WITH ALL ELECTRIC, CATV AND GAS SERVICES SHALL BE LOCATED AND ADAPTIONED FOR THE UTILITY COMPANY REQUIREMENTS.
 - EXISTING WATER SERVICE TO 27 COTTING SHALL BE ABANDONED PER THE MARLBOROUGH DEPARTMENT OF PUBLIC WORKS RULES AND REGULATIONS. SERVICE SHALL BE SEGREGATED AT THE MARK AND DISCONNECTED AT THE CORPORATION, AND THE CORPORATION TURNED OFF. THE SERVICE TO 28 SOUTH BOLTON STREET SHALL BE PRESERVED FOR SITE IRRIGATION USES.
 - THE SEWER SERVICE TO 28 SOUTH BOLTON STREET IS INTENDED FOR RE-USE FOR THE PROPOSED BUILDING. THE SERVICE SHALL BE LOCATED TO VERIFY THE SIZE, LOCATION, AND ELEVATION. THE SERVICE SHALL BE VERIFIED TO VERIFY THE CONDITION.
 - EXISTING SEWER SERVICE TO 27 COTTING SHALL BE LOCATED AND ADAPTIONED PER THE MARLBOROUGH DEPARTMENT OF PUBLIC WORKS RULES AND REGULATIONS.
 - WITHIN THE AREA INFLUENCED BY PROPOSED FOUNDATION FOOTINGS REMOVE ALL EXISTING BUILDING FOUNDATIONS, UTILITIES, PIPES, SLABS, CEILING, JOISTS, UNSUITABLE MATERIAL AND BACKFILL ALL VOIDS AND EXCAVATIONS WITH PROPERLY COMPACTED STRUCTURAL FILL.
 - DISPOSAL OF DEWATERION ITEMS SHALL BE OFF SITE AND IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. NO MATERIALS SHALL BE BURIED ON-SITE, ITEMS SHOWN ON THE PLANS TO BE REMOVED AND STOCKPILED FOR REUSE SHALL NOT BE STOCKPILED WITHIN TRAVEL WAYS OR ABOVE UNDERGROUND UTILITIES.
 - ANY GRASS/Turf CLIPPINGS REMOVED FROM THE ROADWAYS AND NOT RE-USED IS TO BE RETURNED TO THE MARLBOROUGH DEPARTMENT OF PUBLIC WORKS.

SOIL LOGS

- | | | | | |
|--|--|--|--|--|
| <p>TP-1
 0-12" FILL
 12-26" Bw SANDY LOAM
 26-50" C1 SANDY LOAM
 NO MOTILES
 REFUSAL=50"
 (DATE: 8/7/2018)</p> | <p>TP-2
 0-48" FILL
 40-70" C SANDY LOAM
 60-112" C LOAMY SAND
 REFUSAL=72"
 EST. GW 48" (ELEV. 377)
 (DATE: 8/7/2018)</p> | <p>TP-3
 0-30" FILL
 30-54" C1 SANDY LOAM
 54-108" C2 LOAMY SAND
 MOTILES=54"
 REFUSAL=NONE
 EST. GW 54" (ELEV. 377)
 (DATE: 8/7/2018)</p> | <p>TP-4
 0-80" FILL
 60-112" C LOAMY SAND
 MOTILES=NONE
 REFUSAL=NONE
 (DATE: 7/26/2017)</p> | <p>TP-5
 0-68" FILL
 68-108" C LOAMY SAND
 MOTILES=NONE
 REFUSAL=NONE
 (DATE: 7/26/2017)</p> |
|--|--|--|--|--|



APPROVED
 CITY COUNCIL

APPROVED
 SITE PLAN REVIEW COMMITTEE

DATE: _____
 DATE: _____

OWNERS:
 M & E VENTURES CORPORATION
 4 WATKINS LANE
 SOUTHBOROUGH, MA
 MAP 70, PARCELS 210, 212, 227
 &
 COMMONWEALTH OF MASSACHUSETTS
 MAP 70, PARCELS 212A, 223A, 224

CONNORSTONE ENGINEERING INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 10 SOUTHWEST CUTOFF, SUITE 7
 NORTHBOROUGH, MASSACHUSETTS 01532
 PHONE 508-393-9227 FAX: 508-393-5242

EXISTING CONDITIONS PLAN OF 28 SOUTH BOLTON STREET IN MARLBOROUGH, MA

8/16/2018	REVISED PARKING SUMMARY
5/6/2018	SITE PLAN COMMENTS
6/10/2018	SITE PLAN COMMENTS
REVISION	DESCRIPTION
DRAWN BY: REV	CHECKED BY: VC
DATE: JUNE 12, 2018	
SCALE: 1"=10'	SHEET 2 OF 7

28 South Bolton Existing Conditions



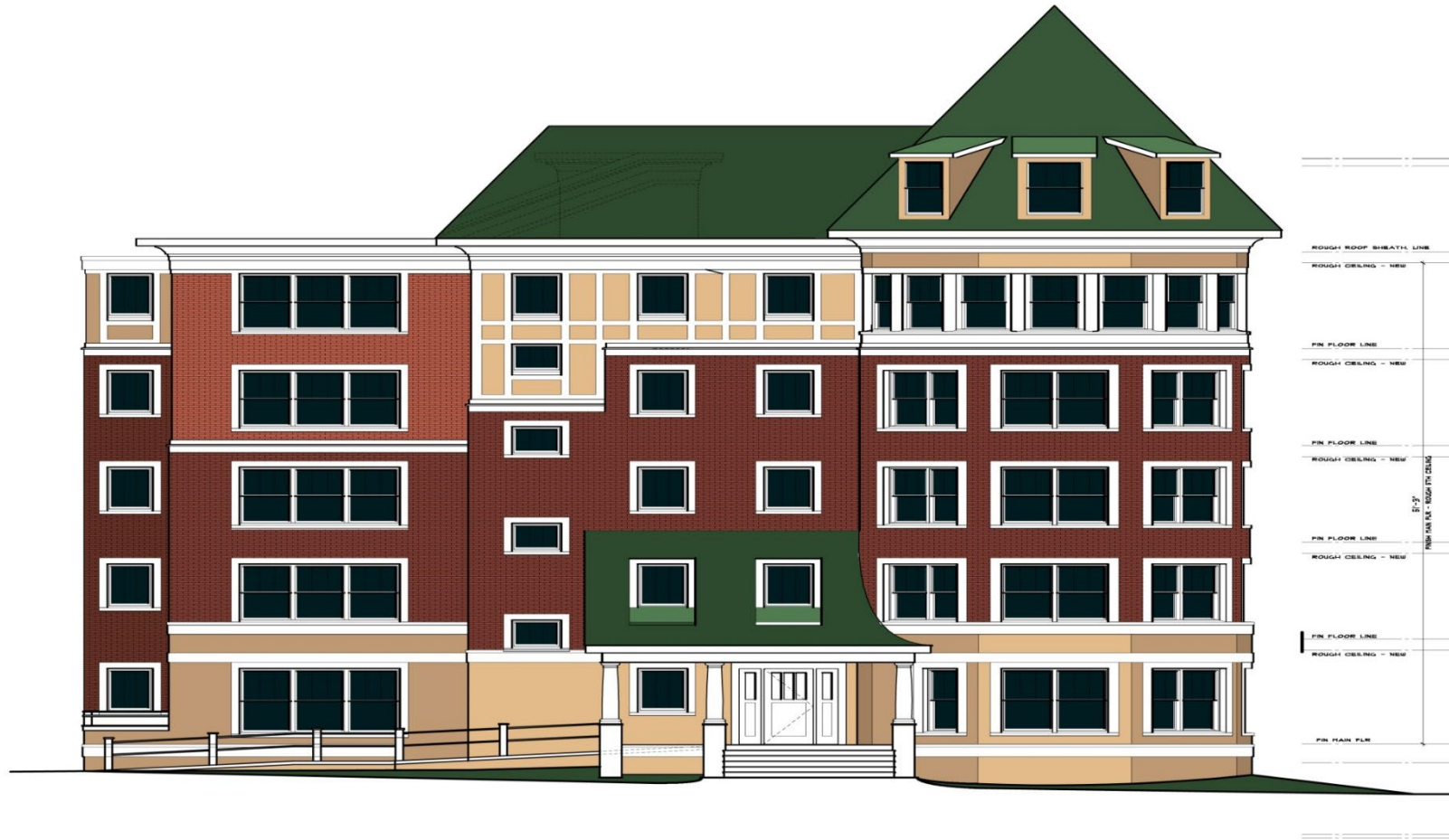
28 South Bolton Existing Conditions



28 South Bolton Existing Conditions

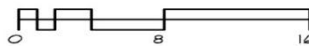


28 South Bolton 2017 Plan



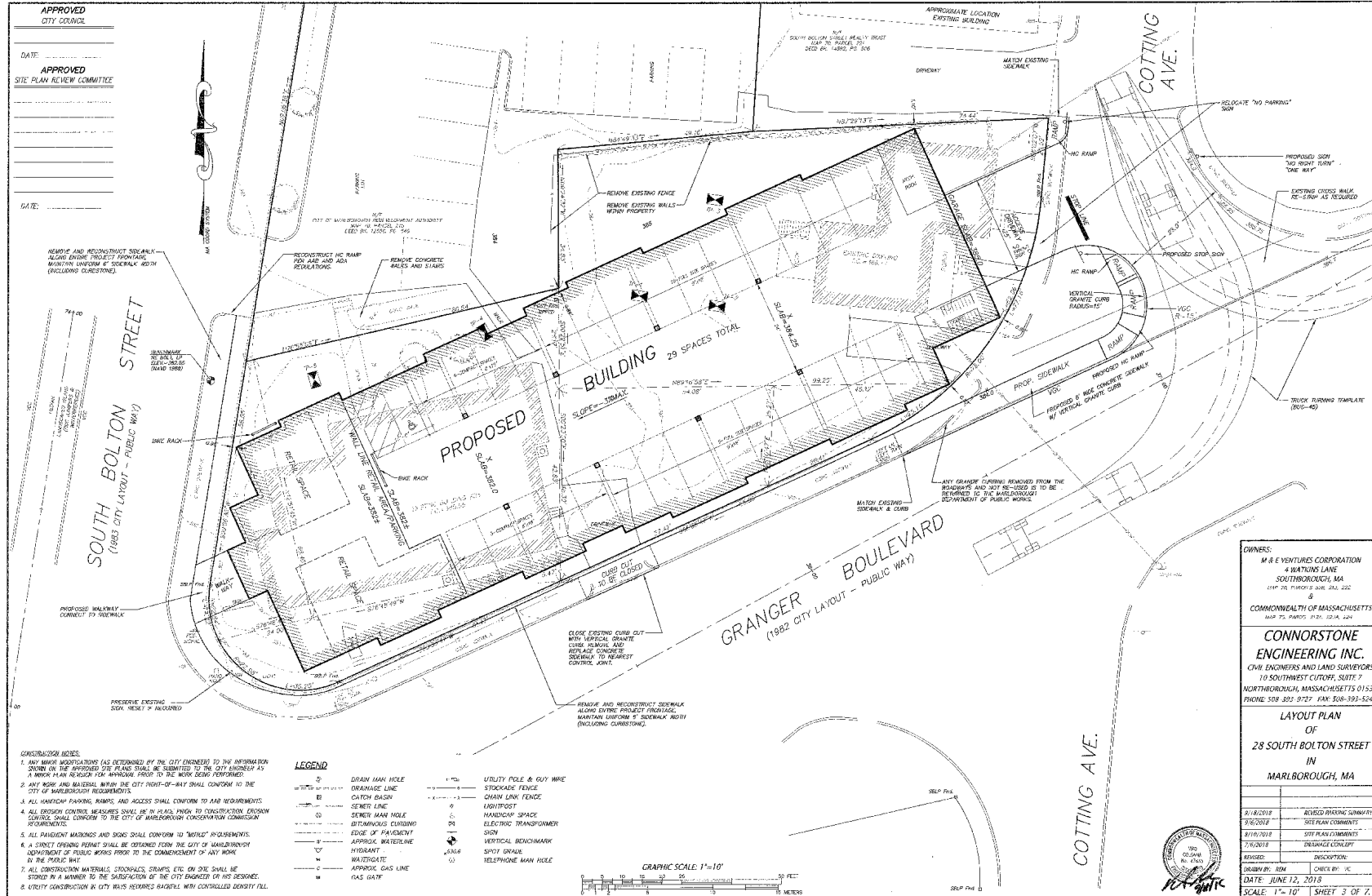
FRONT ELEVATION - PRELIM. DESIGN - CONCEPT #2
REEVES DESIGN ASSOCIATES

SEPTEMBER 30, 2014





28 South Bolton Layout Plan



APPROVED
CITY COUNCIL

DATE: _____

APPROVED
SITE PLAN REVIEW COMMITTEE

DATE: _____

REPAIR AND RECONSTRUCT SIDEWALK
ALONG ENTIRE PROJECT FRONTAGE
MAINTAIN UNIFORM 5' SIDEWALK WIDTH
(INCLUDING CURBSTONE)

SOUTH BOLTON STREET
(1988 CITY LAYOUT - PUBLIC WAY)

PROPOSED SIDEWALK
CONVERT TO SIDEWALK

PROPOSED SIDEWALK
CONVERT TO SIDEWALK

- CONSTRUCTION NOTES:**
1. ANY WORK 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 WORK PLAN BEFORE WORK BEGINS.
 2. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF MARLBOROUGH REQUIREMENTS.
 3. ALL HANDICAP PARKING SPACES AND ACCESS SHALL CONFORM TO AAS REQUIREMENTS.
 4. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY OF MARLBOROUGH CONSERVATION COMMISSION REQUIREMENTS.
 5. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO "MUTCD" REQUIREMENTS.
 6. A STREET OPENING PERMIT SHALL BE OBTAINED FROM THE CITY OF MARLBOROUGH DEPARTMENT OF PUBLIC WORKS PRIOR TO THE COMMENCEMENT OF ANY WORK IN THE PUBLIC WAY.
 7. ALL CONSTRUCTION MATERIALS, SIGNAGE, SIGNS, ETC. ON SITE SHALL BE STORED IN A MANNER TO THE SATISFACTION OF THE CITY ENGINEER OR HIS REPRESENTATIVE.
 8. UTILITY CONSTRUCTION IN CITY WAYS REQUIRES CAREFUL WITH CONTROLLED DENSITY FILL.

LEGEND

	Drain Man Hole		Utility Pole & Guy Wire
	Orange Line		Stockade Fence
	Catch Basin		Chain Link Fence
	Sewer Line		Lightpost
	Sewer Man Hole		Handicap Space
	Bituminous Curbing		Electric Transformer
	Edge of Pavement		Sign
	Appurtenant Waterline		Vertical Benchmark
	Hydrant		Spot Elevation
	Watergate		Telephone Man Hole
	Approx. Gas Line		
	Flag Stake		



OWNERS:
M & E VENTURES CORPORATION
4 WATKINS LANE
SOUTHBOROUGH, MA
119F 20 THORNTON AVE. 2ND, 222
&
COMMONWEALTH OF MASSACHUSETTS
MAP 75, PARCELS 1712, 2214, 2215

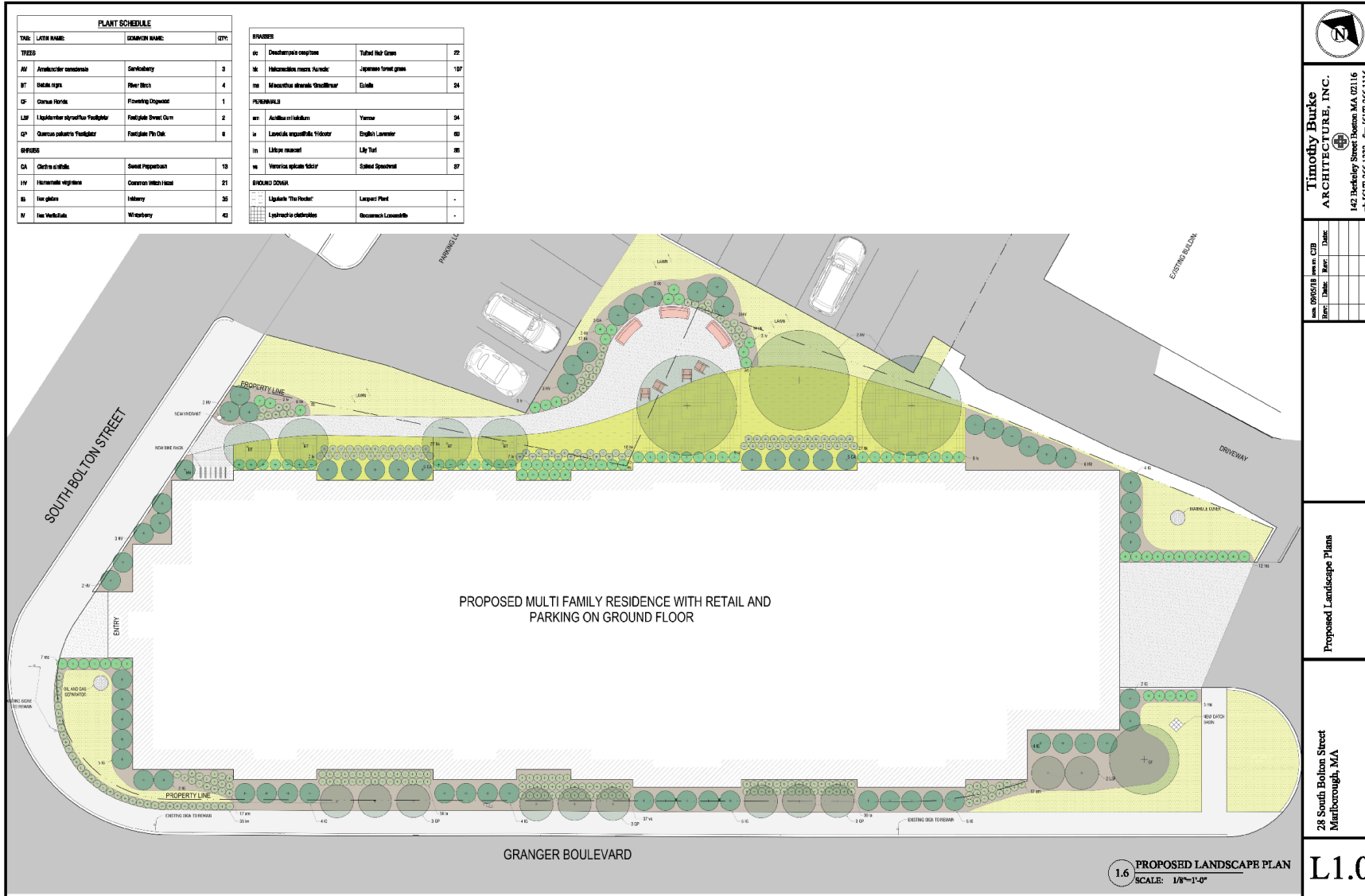
**CONNORSTONE
ENGINEERING INC.**
CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-352-9727 FAX: 508-393-5242


LAYOUT PLAN
OF
28 SOUTH BOLTON STREET
IN
MARLBOROUGH, MA

DATE	REVISION	DESCRIPTION
8/18/2018	REVISED PARKING LAYOUT	
9/10/2018	SITE PLAN COMMENTS	
8/16/2018	SITE PLAN COMMENTS	
7/16/2018	DESIGN CONCEPT	
DESIGNED BY: JEM	CHECKED BY: JC	
DATE: JUNE 12, 2018		
SCALE: 1"=10'	SHEET 3 OF 7	



28 South Bolton Landscaping Plan





Timothy Burke
ARCHITECTURE, INC.
142 Berkeley Street Boston MA 02116
ph (617) 266-1332 fax (617) 266-1116

DATE: 09/05/18 DRAWN BY: [Name] CHECKED BY: [Name]	DATE: [] DRAWN BY: [] CHECKED BY: []
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Proposed Landscape Plans

28 South Bolton Street
Marlborough, MA

L1.0