



TOWN OF ANDOVER

Town Offices
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January 29, 2014

Mr. Christopher Clemente, Inspector of Buildings
36 Bartlet Street
Andover, MA 01810

SITE PLAN CERTIFICATE OF APPROVAL – 200 Andover Street

Dear Chris:

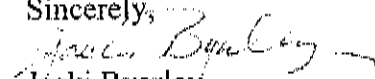
On January 28, 2014, the Andover Planning Board deliberated and subsequently voted to issue a Site Plan Certificate of Approval associated with the 1,962 sf building footprint addition to the existing building at 200 Andover Street for use as an indoor commercial recreation facility.

A Site Plan Certificate of Approval with the following conditions has been issued:

1. For purposes of this certificate of site plan approval the project shall encompass and be defined as the structure, parking areas, access driveway, landscaping and all other details as shown on the approved plans. The site is identified as property at 200 Andover St, more specifically shown as Lot 9 on Assessor's Map 138. The applicant is also defined as the developer, Dongkwon Shin, and shall include any successor in interest to the project. Any successor in interest shall be bound by, and subject to, these terms and conditions. The developer, as defined, shall be responsible for construction of the project, including all contractors, subcontractors, vendors, or other parties working on the site and on the project;
2. Except as otherwise provided for in these conditions all work associated with the project shall be in general compliance with the following plans and drawings and all information depicted and shown thereon as prepared by Merrimack Engineering Services and JD LaGrasse & Associates, Inc.
 - a) Site Layout Pan dated 11/7/13 last revised 1/23/14;
 - b) Sheet A1.0, Proposed Building Plans dated 12/12/13;
 - c) Sheet A4.0, Proposed Building Elevation dated 12/12/13;
3. Construction of the project, once begun, shall continue through to completion as expeditiously and continuously as possible;
4. All exterior lighting of the building, access driveway, amenities and parking area shall be of such type, and installed in such manner so as not to create a nuisance in the form of glare or spillover into adjacent properties;

5. Construction activities on the site including equipment startups, site preparation, excavation, grading, filling, paving, erection of the structure, and installation of utilities, shall be conducted between the hours of 7:00 a.m., and 6:00 p.m., Monday through Friday. The Planning Board may consider approval of Saturday activities on written request from the developer. Work within the building once fully enclosed (including doors and windows) is not restricted by these conditions;
6. All activities on the site shall be conducted in a workmanlike manner. All construction equipment, building materials and debris shall be stored on the developer's property. Construction debris and litter shall be collected and stored in appropriate containers on the site and shall be removed as promptly and regularly as possible. Appropriate measures (or those directed by the Inspector of Buildings) shall be taken on the site so as to protect adjacent properties and ensure the safety of pedestrian and vehicular traffic during construction;
7. All trucks making deliveries of building materials to the site shall be unloaded within the site itself;
8. The applicant shall adhere to the short term and long term maintenance requirements as outlined in the Operation and Maintenance Plan;
9. Prior to occupancy, a set of as-built plans for utilities (water, sewer and drainage) and the building shall be submitted to and approved by the Department of Public Works after all installations are complete, and before the issuance of a Certificate of Occupancy; the as-built shall include a digital file of the plans and features containing the plan if produced using computer aided drafting and design (CADD) software. The file format shall be in AutoCAD DWG (or ASCII DXF) version 2004 or earlier and Adobe PDF, delivered on CD-ROM or DVD-R media. AutoCAD file delivery shall be in full model view and individual sheet views. The digital file shall include property boundaries, dimensions, easements, rights-of-way, edge of pavement, edge of sidewalk, edge of water bodies, wetland boundaries, topographic contours, spot elevations, parking areas, utilities including but not limited to water and sewer, road centerline and associated text. Said digital data shall be delivered in the Massachusetts Coordinate System, North American Datum 1983 and North American Vertical Datum 1988, in U.S. Survey Feet.
10. The applicant shall plant the landscaping as shown prior to occupancy and shall replace any landscaping features that fail to survive at least one year from the date of planting in kind and in similar size.

Sincerely,


Jacki Byerley
Planner

cc: Chris Cronin, Director of Municipal Services
Brian Moore, P.E., Town Engineer
David Dargie, Construction Inspector
Thomas Carbone, Director of Public Health
Todd Pomerleau, Fire Prevention Officer
Charles Edgerly, Police Department
Susan Moore, Senior Assessor