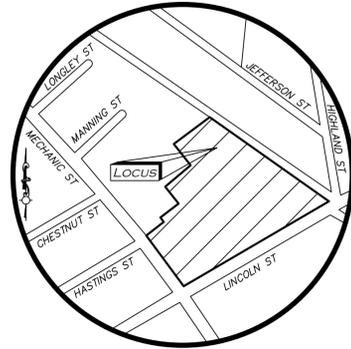


TBM #	DESCRIPTION	ELEV.
1	X-CUT IN HYDRANT FLANGE BOLT	442.32
2	X-CUT IN HYDRANT FLANGE BOLT	441.96
3	X-CUT IN HYDRANT FLANGE BOLT	450.99



LOCUS MAP
(NOT TO SCALE)



LEGEND

- DRILL HOLE (DH) ○
- IRON PIPE (IP) ○
- IRON ROD (IR) ○
- COTTON GIN SPINDLE (CGS) △
- DRAIN MANHOLE (DMH) ⊙
- SEWER MANHOLE (SMH) ⊙
- ELECTRIC MANHOLE (EMH) ⊙
- TELEPHONE MANHOLE (TMH) ⊙
- CATCH BASIN (CB) □
- UTILITY POLE ○
- UTILITY POLE W/RISER ○
- UTILITY POLE W/LIGHT ○
- GUY WIRE ○
- FIRE HYDRANT ○
- WATER GATE ○
- GAS GATE ○
- BOLLARD ○
- CLEANOUT ○
- INVERT (INV) ○
- FLARED END SECTION ○
- LIGHT ○
- TRAFFIC SIGNAL ○
- TREE ○
- BUSH / SHRUB ○
- TEST PIT LOCATION ○
- VENT ○
- SIGN ○
- SIGN ○
- MAILBOX ○
- MONITOR WELL ○
- HAND HOLE ○
- ELECTRIC BOX ○
- GAS METER ○
- ELECTRIC METER ○
- TRAFFIC MAST ○
- PAINTED ARROW ○
- CONCRETE ○
- LANDSCAPED AREA (LSA) [Pattern]
- RIP-RAP [Pattern]
- BUILDING OVERHANG [Pattern]
- EASEMENT LINE [Pattern]
- 1' CONTOUR [Pattern]
- 5' CONTOUR [Pattern]
- PROPERTY LINE [Pattern]
- ABUTTERS LINE [Pattern]
- RETAINING WALL [Pattern]
- TREE LINE [Pattern]
- EDGE OF PAVEMENT [Pattern]
- EDGE OF GRAVEL [Pattern]
- CURB [Pattern]
- CHAIN LINK FENCE [Pattern]
- STOCKADE FENCE [Pattern]
- GUARDRAIL [Pattern]
- WATER LINE [Pattern]
- SEWER LINE [Pattern]
- DRAIN LINE [Pattern]
- GAS LINE [Pattern]
- ELECTRIC LINE [Pattern]
- TELEPHONE LINE [Pattern]
- OVERHEAD WIRES [Pattern]
- FOOTPRINT AREA [Pattern]
- FINISHED FLOOR ELEVATION [Pattern]
- BOTTOM CENTER [Pattern]
- TOP OF BELL [Pattern]
- REINFORCED CONCRETE PIPE [Pattern]
- POLYVINYL CHLORIDE PIPE [Pattern]
- DUCTILE IRON PIPE [Pattern]
- HIGH DENSITY POLYETHYLENE PIPE [Pattern]
- BITUMINOUS [Pattern]
- CONCRETE [Pattern]
- GRANITE [Pattern]
- FOUND [Pattern]
- NOW OR FORMERLY [Pattern]
- BOOK [Pattern]
- PAGE [Pattern]

REV	DATE	DESCRIPTION

WE HEREBY CERTIFY THAT:

THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY OF THE GROUND SURVEY PERFORMED ON OR BETWEEN DECEMBER 17, 2021 AND MARCH 9, 2022.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1976 AND REVISED JANUARY 12, 1988.

ACCORDING TO DEEDS AND PLANS OF RECORD, THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF THE STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

THE ABOVE CERTIFICATION IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS FOR THE RECORDING OF PLANS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT CITY OF MARLBOROUGH ASSESSOR'S INFORMATION.

THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.

Mar. 17, 2022

PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.



APPLICANT/OWNER:
ALTA MARLBOROUGH, LLC
91 HARTWELL AVENUE - 3RD FLOOR
LEXINGTON, MA 02421

PROJECT:
283-325 LINCOLN STREET
MARLBOROUGH, MA

PROJECT NO. 1670-20 DATE: 03/17/2022

SCALE: 1" = 40' DWG. NAME: S-1670-20-EC

DRAFTED BY: KAC CHECKED BY: NIL

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.

civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com

100 COMMERCE WAY
WOBURN MA 01801-8501
TEL: (781) 935-6889
FAX: (781) 935-2886

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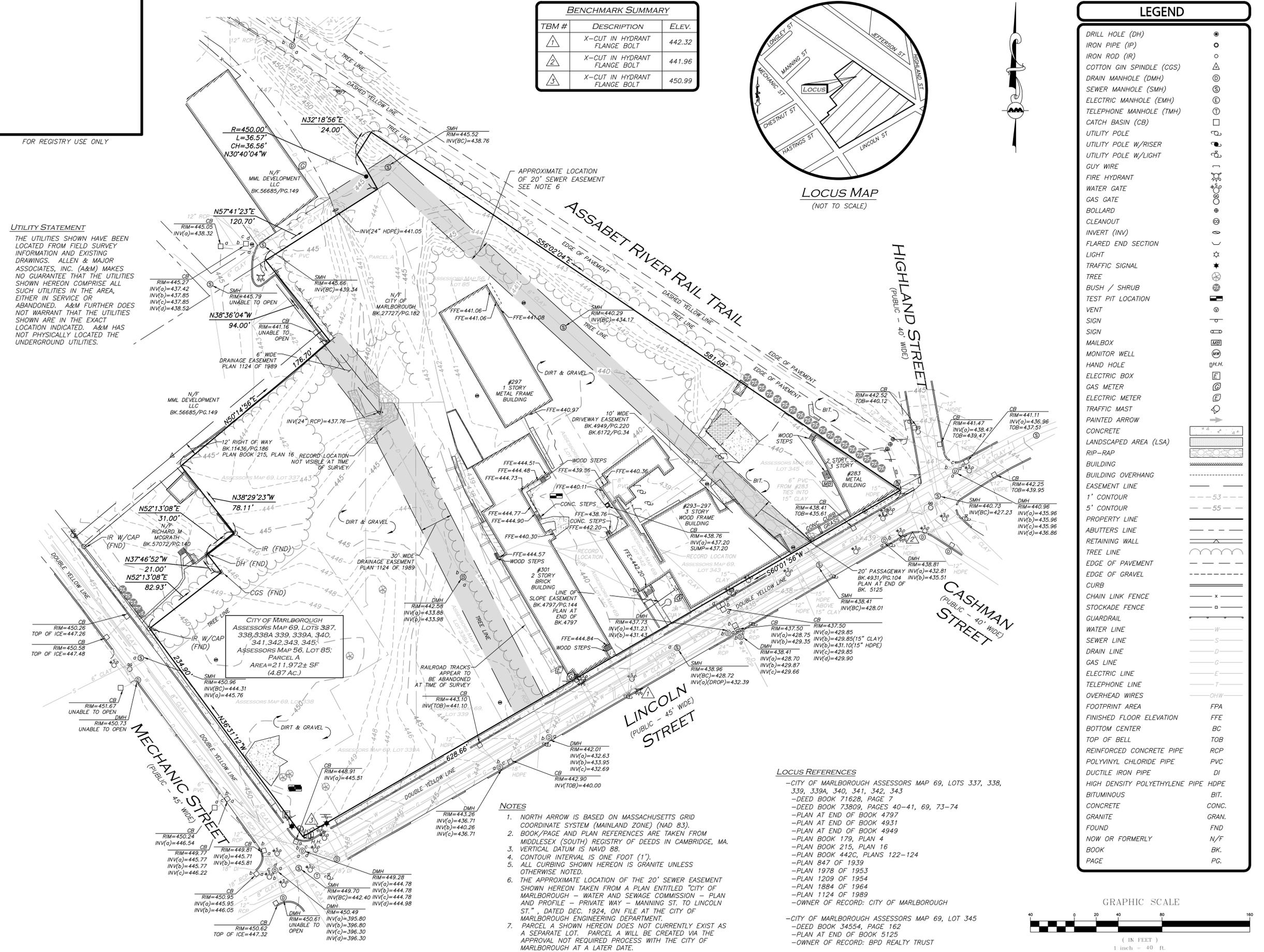
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DRAWING TITLE: **EXISTING CONDITIONS** SHEET No. **V-101**

FOR REGISTRY USE ONLY

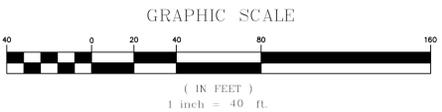
UTILITY STATEMENT

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. ALLEN & MAJOR ASSOCIATES, INC. (A&M) MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. A&M FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. A&M HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



- NOTES**
- NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
 - BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM MIDDLESEX (SOUTH) REGISTRY OF DEEDS IN CAMBRIDGE, MA.
 - VERTICAL DATUM IS NAVD 88.
 - CONTOUR INTERVAL IS ONE FOOT (1').
 - ALL CURBING SHOWN HEREON IS GRANITE UNLESS OTHERWISE NOTED.
 - THE APPROXIMATE LOCATION OF THE 20' SEWER EASEMENT SHOWN HEREON TAKEN FROM A PLAN ENTITLED "CITY OF MARLBOROUGH - WATER AND SEWAGE COMMISSION - PLAN AND PROFILE - PRIVATE WAY - MANNING ST. TO LINCOLN ST.", DATED DEC. 1924, ON FILE AT THE CITY OF MARLBOROUGH ENGINEERING DEPARTMENT.
 - PARCEL A SHOWN HEREON DOES NOT CURRENTLY EXIST AS A SEPARATE LOT. PARCEL A WILL BE CREATED VIA THE APPROVAL NOT REQUIRED PROCESS WITH THE CITY OF MARLBOROUGH AT A LATER DATE.

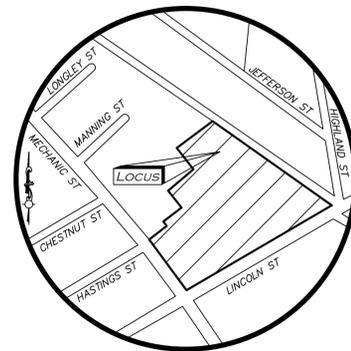
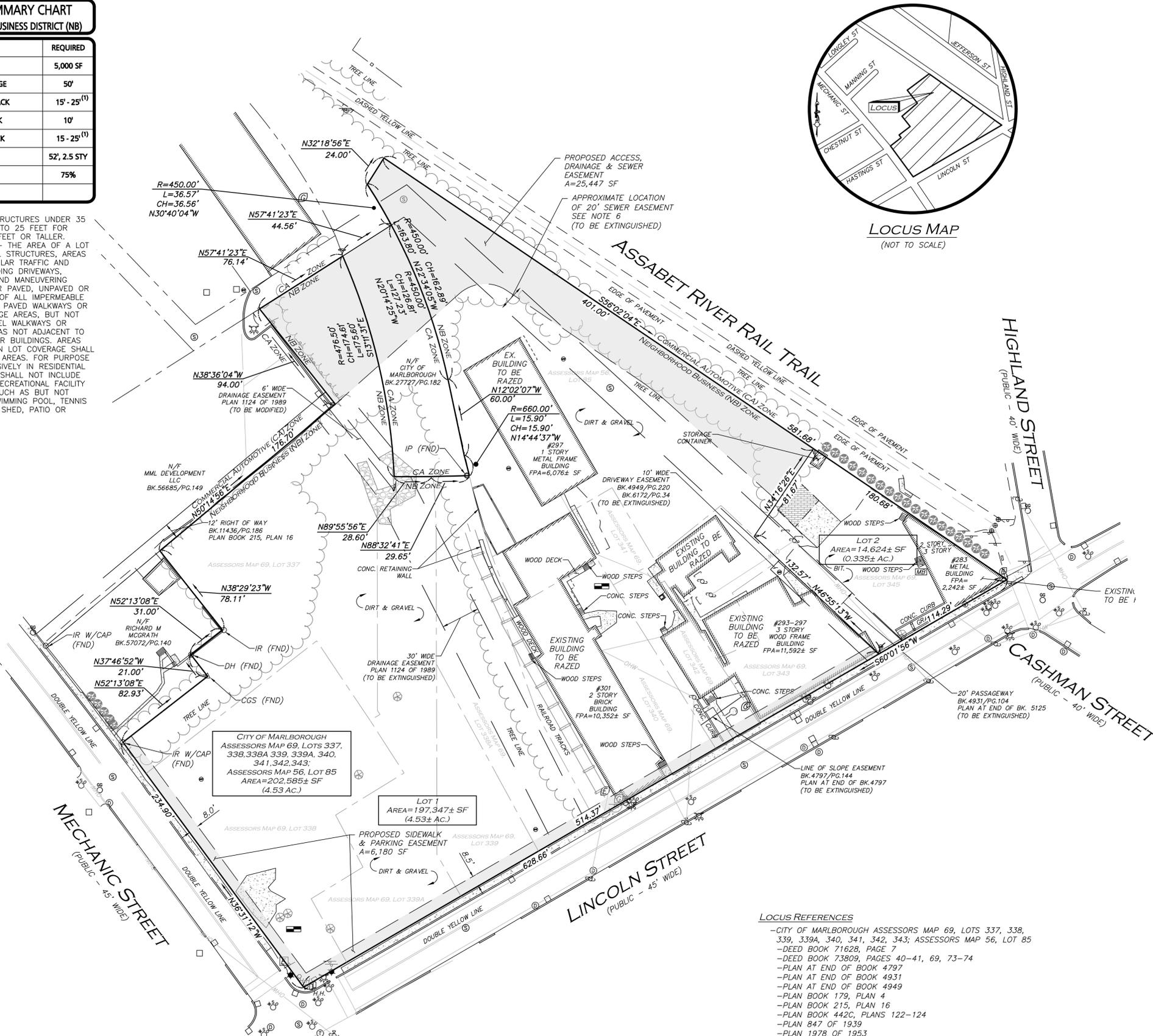
- LOCUS REFERENCES**
- CITY OF MARLBOROUGH ASSESSORS MAP 69, LOTS 337, 338, 339, 339A, 340, 341, 342, 343
 - DEED BOOK 71628, PAGE 7
 - DEED BOOK 73809, PAGES 40-41, 69, 73-74
 - PLAN AT END OF BOOK 4797
 - PLAN AT END OF BOOK 4931
 - PLAN AT END OF BOOK 4949
 - PLAN BOOK 179, PLAN 4
 - PLAN BOOK 215, PLAN 16
 - PLAN BOOK 442C, PLANS 122-124
 - PLAN 847 OF 1939
 - PLAN 1978 OF 1953
 - PLAN 1209 OF 1954
 - PLAN 1884 OF 1964
 - PLAN 1124 OF 1989
 - OWNER OF RECORD: CITY OF MARLBOROUGH
- CITY OF MARLBOROUGH ASSESSORS MAP 69, LOT 345
 - DEED BOOK 34554, PAGE 162
 - PLAN AT END OF BOOK 5125
 - OWNER OF RECORD: BPD REALTY TRUST



ZONING SUMMARY CHART
NEIGHBORHOOD BUSINESS DISTRICT (NB)

ITEM	REQUIRED
MINIMUM LOT AREA	5,000 SF
MINIMUM LOT FRONTAGE	50'
MINIMUM FRONT SETBACK	15' - 25' ⁽¹⁾
MINIMUM SIDE SETBACK	10'
MINIMUM REAR SETBACK	15' - 25' ⁽¹⁾
BUILDING HEIGHT	52', 2.5 STY
MAX LOT COVERAGE ⁽²⁾	75%

FOOTNOTES:
1. 15 FEET FOR STRUCTURES UNDER 35 FEET; INCREASE TO 25 FEET FOR STRUCTURE 35 FEET OR TALLER.
2. LOT COVERAGE - THE AREA OF A LOT COVERED BY ALL STRUCTURES, AREAS USED BY VEHICULAR TRAFFIC AND PARKING, INCLUDING DRIVEWAYS, LOADING BAYS AND MANEUVERING AISLES, WHETHER PAVED, UNPAVED OR GRAVELED, AND OF ALL IMPERMEABLE AREAS SUCH AS PAVED WALKWAYS OR OUTDOOR STORAGE AREAS, BUT NOT INCLUDING GRAVEL WALKWAYS OR PEDESTRIAN AREAS NOT ADJACENT TO PARKING LOTS OR BUILDINGS. AREAS NOT INCLUDED IN LOT COVERAGE SHALL BE LANDSCAPED AREAS, FOR PURPOSE OF LOTS EXCLUSIVELY IN RESIDENTIAL USE, COVERAGE SHALL NOT INCLUDE ANY OUTDOOR RECREATIONAL FACILITY FOR TENANTS, SUCH AS BUT NOT LIMITED TO A SWIMMING POOL, TENNIS COURT, GARDEN SHED, PATIO OR SIMILAR FACILITY.



LEGEND

- DRILL HOLE (DH)
- IRON PIPE (IP)
- IRON ROD (IR)
- COTTON GIN SPINDLE (CGS)
- DRAIN MANHOLE (DMH)
- SEWER MANHOLE (SMH)
- ELECTRIC MANHOLE (EMH)
- TELEPHONE MANHOLE (TMH)
- CATCH BASIN (CB)
- UTILITY POLE
- UTILITY POLE W/RISER
- UTILITY POLE W/LIGHT
- GUY WIRE
- FIRE HYDRANT
- WATER GATE
- GAS GATE
- BOLLARD
- CLEANOUT
- INVERT (INV)
- FLARED END SECTION
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- FOOTPRINT AREA
- BUILDING HEIGHT
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- BOOK
- PAGE



REV DATE DESCRIPTION

APPLICANT/OWNER:
ALTA MARLBOROUGH, LLC
91 HARTWELL AVENUE - 3RD FLOOR
LEXINGTON, MA 02421

PROJECT:
ALTA MARLBOROUGH
283-325 LINCOLN STREET
MARLBOROUGH, MA

PROJECT NO. 1670-20 DATE: 04/01/2022
SCALE: 1" = 40' DWG. NAME: S-1670-20-EC
DRAFTED BY: PGM/KAC CHECKED BY: NIL

PREPARED BY:

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civil engineering • land surveying
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100 COMMERCE WAY
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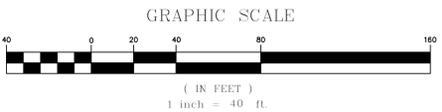
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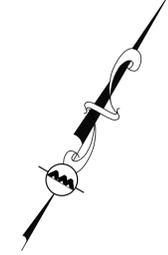
DRAWING TITLE: **PROPOSED PROPERTY LINE MODIFICATION PLAN** SHEET No. **C-101**

UTILITY STATEMENT
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- LOCUS REFERENCES**
- CITY OF MARLBOROUGH ASSESSORS MAP 69, LOTS 337, 338, 339, 339A, 340, 341, 342, 343; ASSESSORS MAP 56, LOT 85
 - DEED BOOK 71628, PAGE 7
 - DEED BOOK 73809, PAGES 40-41, 69, 73-74
 - PLAN AT END OF BOOK 4797
 - PLAN AT END OF BOOK 4931
 - PLAN AT END OF BOOK 4949
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 - CITY OF MARLBOROUGH ASSESSORS MAP 69, LOT 345
 - DEED BOOK 34554, PAGE 162
 - PLAN AT END OF BOOK 5125
 - OWNER OF RECORD: BPD REALTY TRUST





LEGEND	
DRAIN MANHOLE	
CATCH BASIN	
OUTLET CONTROL	
OUTLET CONTROL W/ WEIR	
DRAIN LINE	
INFILTRATION SYSTEM	
INFILTRATION CHAMBERS	
ISOLATOR ROW	
RIPRAP OUTFALL	
10' CONTOUR	
2' CONTOUR	
SPOT GRADE	x 450.50

ISSUED FOR SPECIAL PERMIT
APRIL 1, 2022



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
ALTA MARLBOROUGH, LLC
91 HARTWELL AVENUE, 3RD FLOOR
LEXINGTON, MA 02421

PROJECT:
ALTA MARLBOROUGH
283-325 LINCOLN STREET
MARLBOROUGH, MA

PROJECT NO. 1670-20 DATE: 04-01-2022

SCALE: 1" = 30' DWG. NAME: C1670-20

DESIGNED BY: PGM CHECKED BY: PLC

PREPARED BY:



ALLEN & MAJOR ASSOCIATES, INC.

civil engineering • land surveying
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www.allenmajor.com

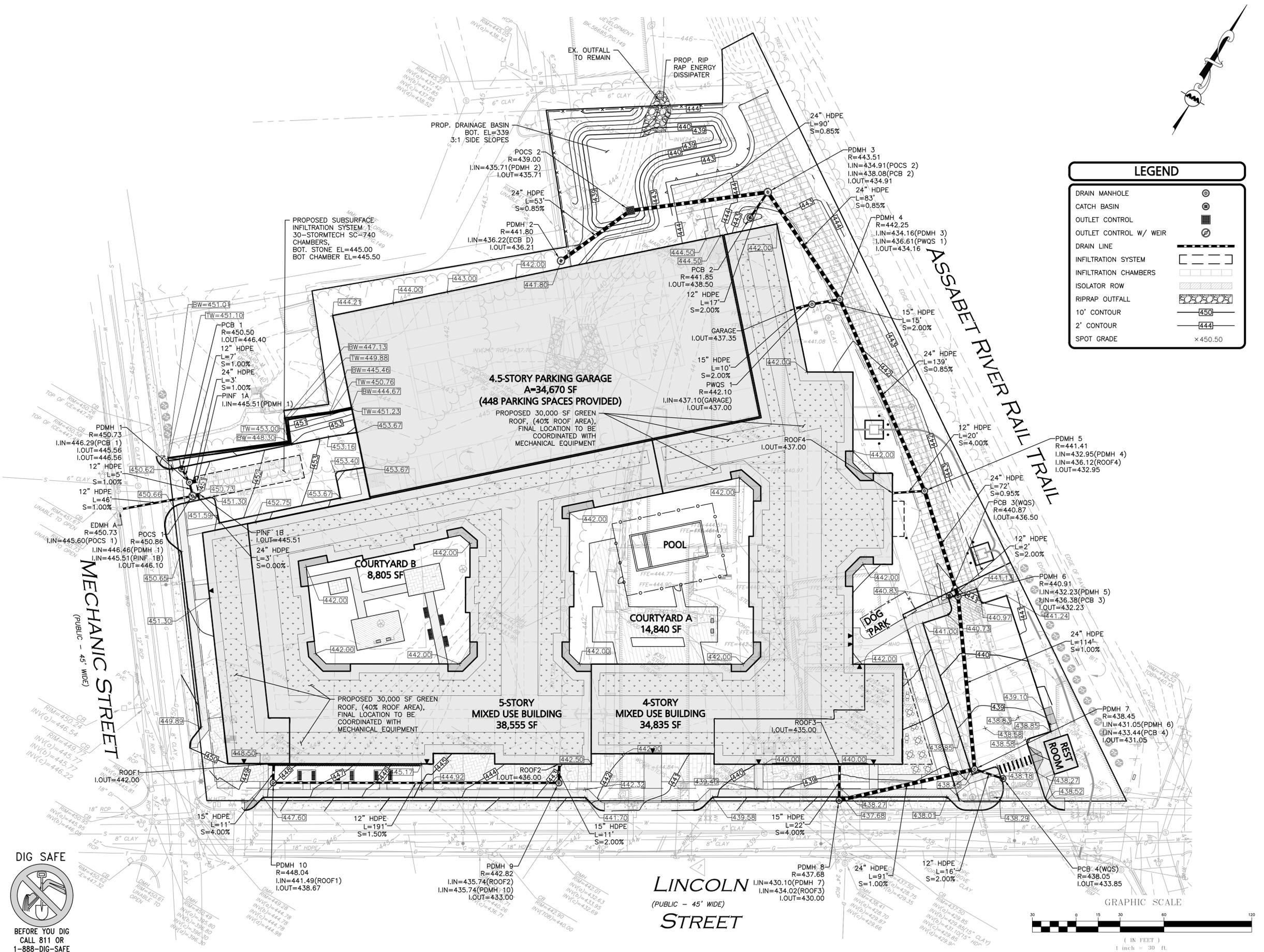
10 MAIN STREET
LAKEVILLE, MA 02347
TEL: (508) 923-1010
FAX: (508) 923-6309

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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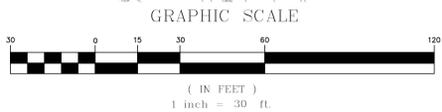
GRADING & DRAINAGE PLAN C-103

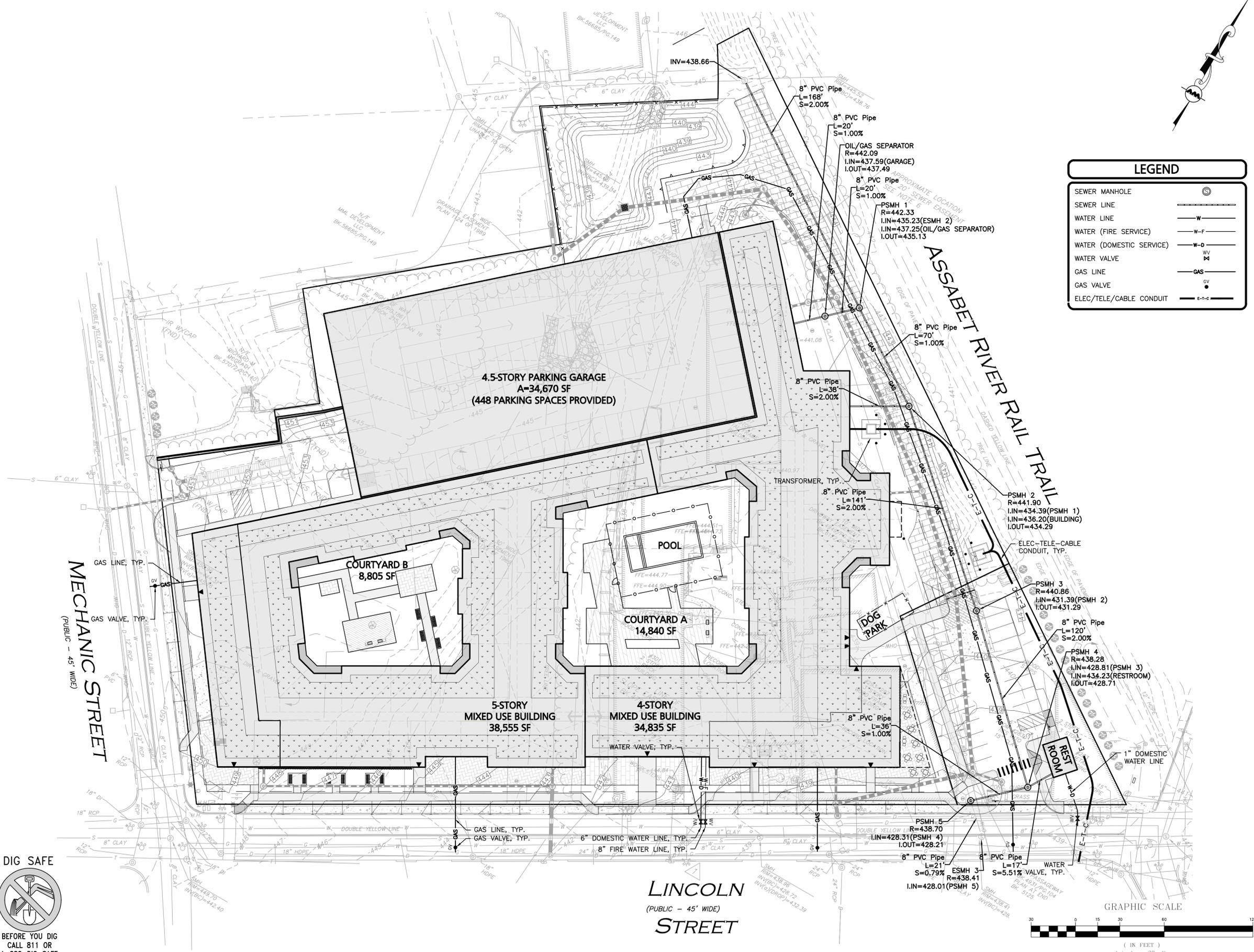


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LEGEND	
SEWER MANHOLE	⊙
SEWER LINE	—
WATER LINE	—W—
WATER (FIRE SERVICE)	—W-F—
WATER (DOMESTIC SERVICE)	—W-D—
WATER VALVE	WV
GAS LINE	—GAS—
GAS VALVE	GV
ELEC/TELE/CABLE CONDUIT	—E-T-C—

ISSUED FOR SPECIAL PERMIT
APRIL 1, 2022



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
ALTA MARLBOROUGH, LLC
91 HARTWELL AVENUE, 3RD FLOOR
LEXINGTON, MA 02421

PROJECT:
ALTA MARLBOROUGH
283-325 LINCOLN STREET
MARLBOROUGH, MA

PROJECT NO.	1670-20	DATE:	04-01-2022
SCALE:	1" = 30'	DWG. NAME:	C1670-20
DESIGNED BY:	JPS/PGM	CHECKED BY:	PLC

PREPARED BY:

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LAKEVILLE, MA 02347
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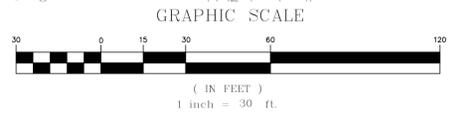
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DRAWING TITLE: UTILITIES PLAN SHEET No. C-104

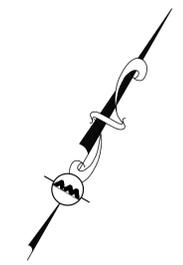
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GENERAL NOTES:

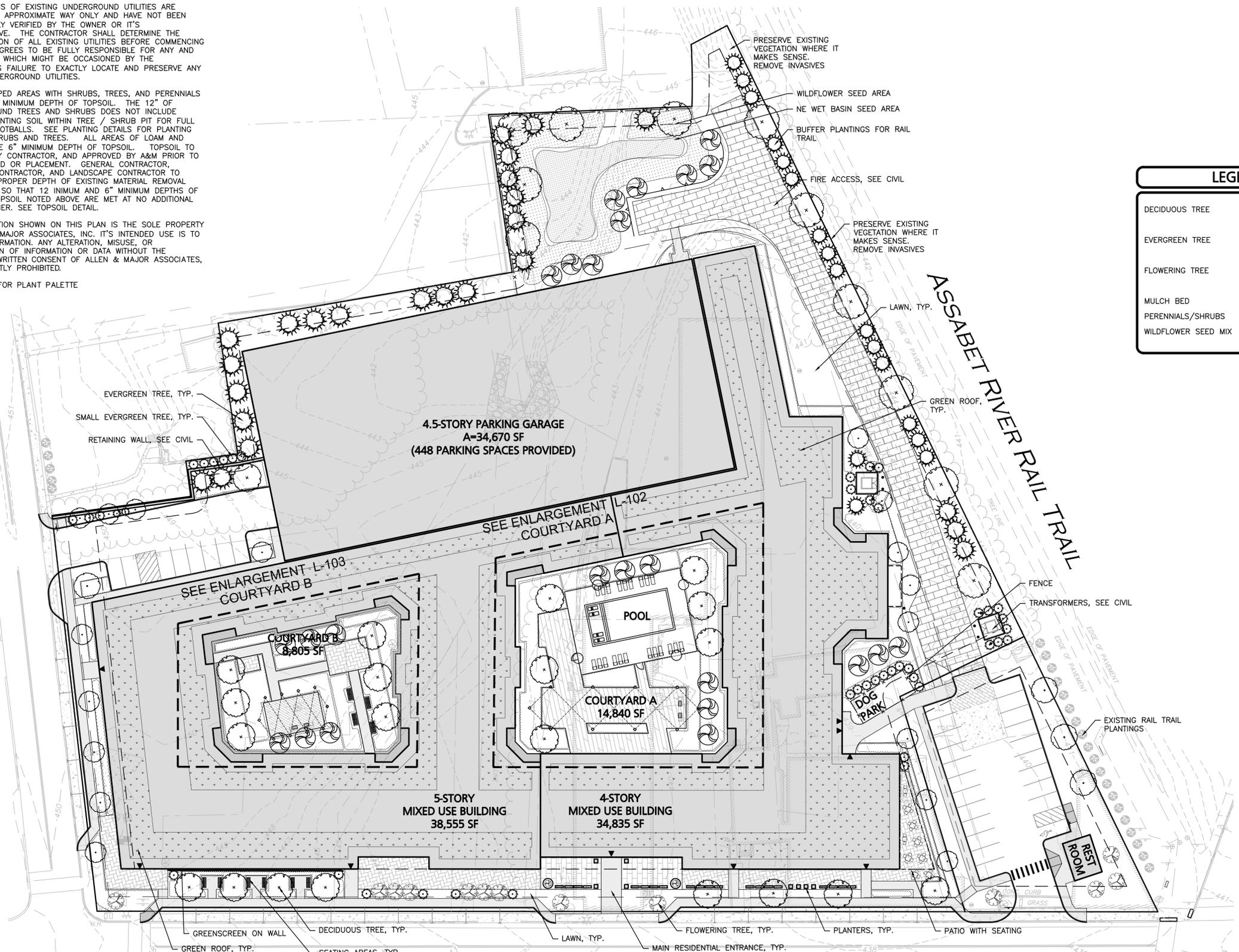
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. ALL LANDSCAPED AREAS WITH SHRUBS, TREES, AND PERENNIALS TO HAVE 12" MINIMUM DEPTH OF TOPSOIL. THE 12" OF TOPSOIL AROUND TREES AND SHRUBS DOES NOT INCLUDE AMENDED PLANTING SOIL WITHIN TREE / SHRUB PIT FOR FULL DEPTH OF ROOTBALLS. SEE PLANTING DETAILS FOR PLANTING DEPTH AT SHRUBS AND TREES. ALL AREAS OF LOAM AND SEED TO HAVE 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL TO BE TESTED BY CONTRACTOR, AND APPROVED BY A&M PRIOR TO PURCHASE AND OR PLACEMENT. GENERAL CONTRACTOR, DEMOLITION CONTRACTOR AND LANDSCAPE CONTRACTOR TO COORDINATE PROPER DEPTH OF EXISTING MATERIAL REMOVAL ACROSS SITE SO THAT 12 INIMUM AND 6" MINIMUM DEPTHS OF PROPOSED TOPSOIL NOTED ABOVE ARE MET AT NO ADDITIONAL COST TO OWNER. SEE TOPSOIL DETAIL.
3. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
4. SEE L-104 FOR PLANT PALETTE



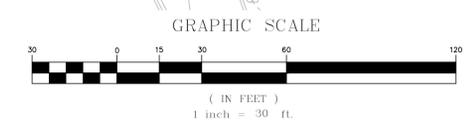
LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- FLOWERING TREE
- MULCH BED
- PERENNIALS/SHRUBS
- WILDFLOWER SEED MIX

MECHANIC STREET
(PUBLIC - 45' WIDE)



LINCOLN
(PUBLIC - 45' WIDE)
STREET



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1-888-344-7233

ISSUED FOR SPECIAL PERMIT
APRIL 1, 2022



PROFESSIONAL LANDSCAPE ARCHITECT FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
ALTA MARLBOROUGH, LLC
91 HARTWELL AVENUE, 3RD FLOOR
LEXINGTON, MA 02421

PROJECT:
ALTA MARLBOROUGH
283-325 LINCOLN STREET
MARLBOROUGH, MA

PROJECT NO.	1670-20	DATE:	04-01-2022
SCALE:	1"=30'	DWG. NAME:	C1670-20
DESIGNED BY:	BD	CHECKED BY:	PLC

PREPARED BY:

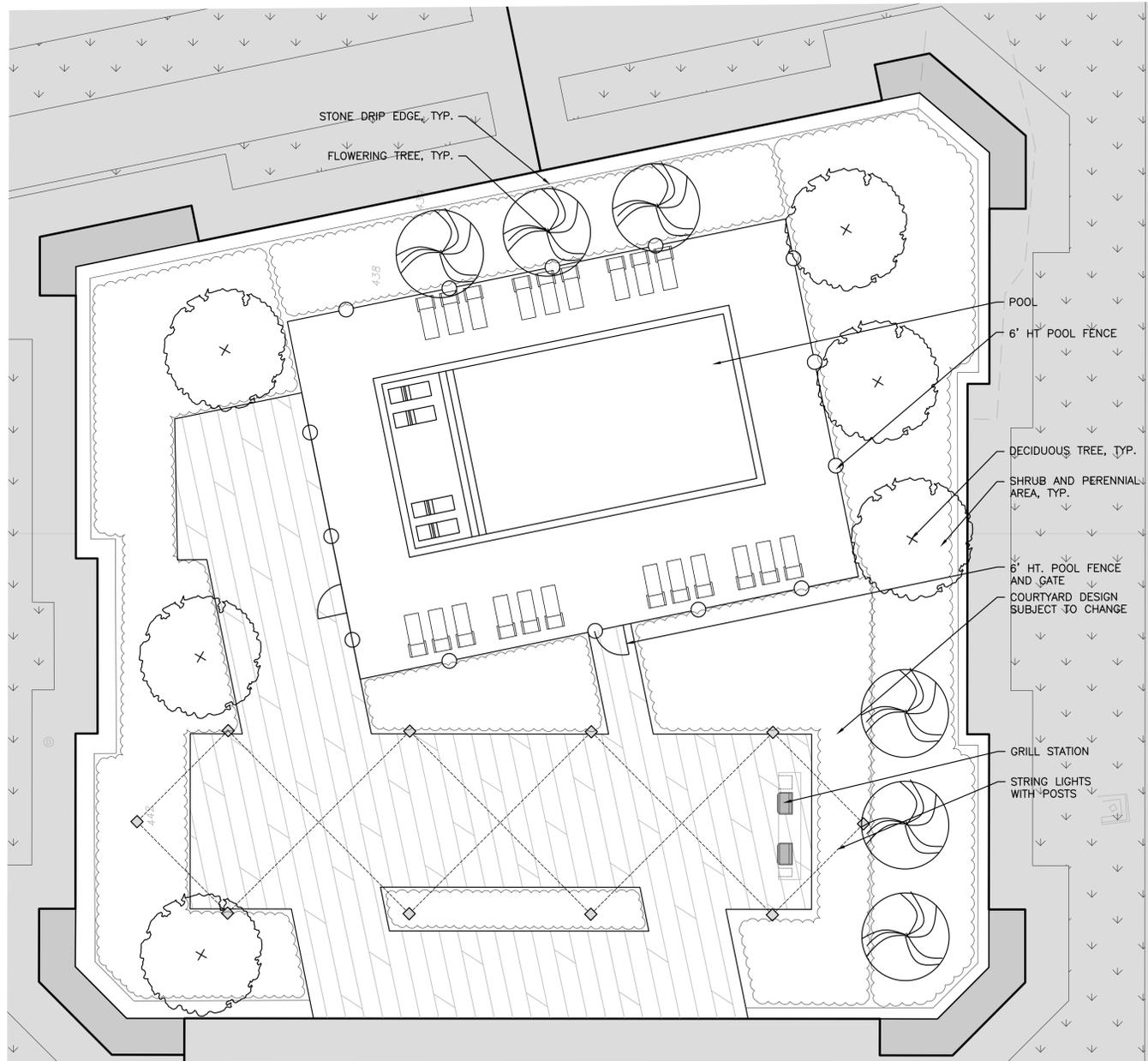
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FAX: (508) 923-6809

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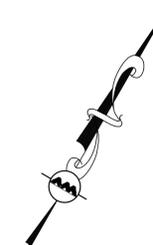
DRAWING TITLE: **SCHMATIC LANDSCAPE PLAN** SHEET No. **L-101**



1 COURTYARD 'A' SCHEMATIC PLANTING PLAN

GENERAL NOTES:

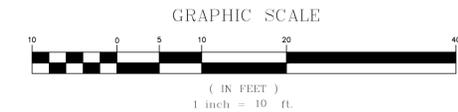
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. ALL LANDSCAPED AREAS WITH SHRUBS, TREES, AND PERENNIALS TO HAVE 12" MINIMUM DEPTH OF TOPSOIL. THE 12" OF TOPSOIL AROUND TREES AND SHRUBS DOES NOT INCLUDE AMENDED PLANTING SOIL WITHIN TREE / SHRUB PIT FOR FULL DEPTH OF ROOTBALLS. SEE PLANTING DETAILS FOR PLANTING DEPTH AT SHRUBS AND TREES. ALL AREAS OF LOAM AND SEED TO HAVE 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL TO BE TESTED BY CONTRACTOR, AND APPROVED BY A&M PRIOR TO PURCHASE AND OR PLACEMENT. GENERAL CONTRACTOR, DEMOLITION CONTRACTOR, AND LANDSCAPE CONTRACTOR TO COORDINATE PROPER DEPTH OF EXISTING MATERIAL REMOVAL ACROSS SITE SO THAT 12 INIMUM AND 6" MINIMUM DEPTHS OF PROPOSED TOPSOIL NOTED ABOVE ARE MET AT NO ADDITIONAL COST TO OWNER. SEE TOPSOIL DETAIL.
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LEGEND	
DECIDUOUS TREE	
EVERGREEN TREE	
FLOWERING TREE	
MULCH BED	
PERENNIALS/SHRUBS	
WILDFLOWER SEED MIX	

COURTYARD PLANTINGS - PART SHADE PALETTE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
DECIDUOUS SHADE TREES						
AA	0	AMELANCHIER 'GLENFORM'	RAINBOW PILLAR SERVICEBERRY	2.5-3" CAL.	AS SHOWN	B&B
ARK	0	ACER RUBRUM 'ARMSTRONG GOLD'	ARMSTRONG GOLD MAPLE	2.5-3" CAL.	AS SHOWN	B&B
CC	0	CORNUS FLORIDA 'APALACHIAN BLUSH'	APALACHIAN BLUSH DOGWOOD	2.5-3" CAL.	AS SHOWN	B&B
CK	0	CORNUS KOUSA 'WOLF EYES'	WOLF EYES VARIEGATED KOUSA DOGWOOD	2-2.5" CAL.	AS SHOWN	B&B-SPECIMEN
PS	0	PRUNUS SARGENTII COLUMNARIS	COLUMNAR SARGEANT CHERRY	2.5-3" CAL.	AS SHOWN	B&B
EVERGREEN TREES						
PG	0	PICEA GLAUCA 'CONICA'	DWARF ALBERTA SPRUCE	3-4' HT.	AS SHOWN	B&B
TO	0	THUJA OCCIDENTALIS 'AMERICAN PILLAR'	AMERICAN PILLAR ARBORVITAE	6'-7' HT.	AS SHOWN	B&B
SHRUBS						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
BG	0	BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	#3	AS SHOWN	POT
CS	0	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERSWEET	#5	AS SHOWN	POT
HY	0	HYDRANGEA PANICULATA 'RENHY' TREE FORM	VANILLA STRAWBERRY TREE FORM HYDRANGEA	4-5' HT.	AS SHOWN	B&B
IG	0	ILEX GLABRA 'SHAMROCK'	INKBERRY	#5	AS SHOWN	POT
IM	0	ILEX CRENATA 'STEEDS'	STEEDS HOLLY	#7	AS SHOWN	POT
PJM	0	RHODODENDRON 'PJM COMPACT CLONE'	COMPACT PJM RHODODENDRON	18-24" HT.	AS SHOWN	B&B
RC	0	RHODODENDRON YAK. 'CRETE'	CRETE RHODODENDRON	2-3" HT.	AS SHOWN	B&B
RR	0	RHODODENDRON 'APRIL ROSE'	APRIL ROSE RHODODENDRON	18"-24" HT.	AS SHOWN	B&B
PERENNIALS						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
BR	0	BRUNNERA 'JACK FROST'	JACK FROST BRUNNERA	#2	24" O.C.	STAGGERED
AM	0	ALCHIMILLA MOLLIS	LADY'S MANTLE	#2	24" O.C.	STAGGERED
AP	0	ASTILBE 'PEACH BLOSSOM'	PEACH BLOSSOM ASTILBE	#2	24" O.C.	STAGGERED
AQ	0	AQUILEGIA 'BLUE JAY'	BLUE JAY COLUMBINE	#2	24" O.C.	STAGGERED
CP	0	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	#2	24" O.C.	STAGGERED
HD	0	HEUCHERA 'DOLCE SPEARMINT'	DOLCE SPEARMINT CORAL BELLS	#2	24" O.C.	STAGGERED
HM	0	HAKONECHLOA MACRA 'ALL GOLD'	ALL GOLD JAPANESE FOREST GRASS	#2	24" O.C.	STAGGERED
HG	0	HOSTA 'GUACAMOLE'	GUACAMOLE HOSTA	#2	24" O.C.	STAGGERED
HO	0	HOSTA 'BLUE ANGEL'	BLUE ANGEL HOSTA	#2	24" O.C.	STAGGERED
LV	0	LIRIOPE MUSCAR 'VARIEGATA'	LILYTURF	#2	24" O.C.	STAGGERED
HD	0	HEUCHERA 'DOLCE SPEARMINT'	DOLCE SPEARMINT CORAL BELLS	#2	24" O.C.	STAGGERED
VM	0	VINCA MINOR 'BOWLES'	PERIWINKLE	FLAT OF 50	12" O.C.	STAGGERED
RF	0	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK EYED SUSAN	#2	24" O.C.	STAGGERED



ISSUED FOR SPECIAL PERMIT APRIL 1, 2022



PROFESSIONAL LANDSCAPE ARCHITECT FOR ALLEN & MAJOR ASSOCIATES, INC.

ALTA MARLBOROUGH, LLC
91 HARTWELL AVENUE, 3RD FLOOR
LEXINGTON, MA 02421

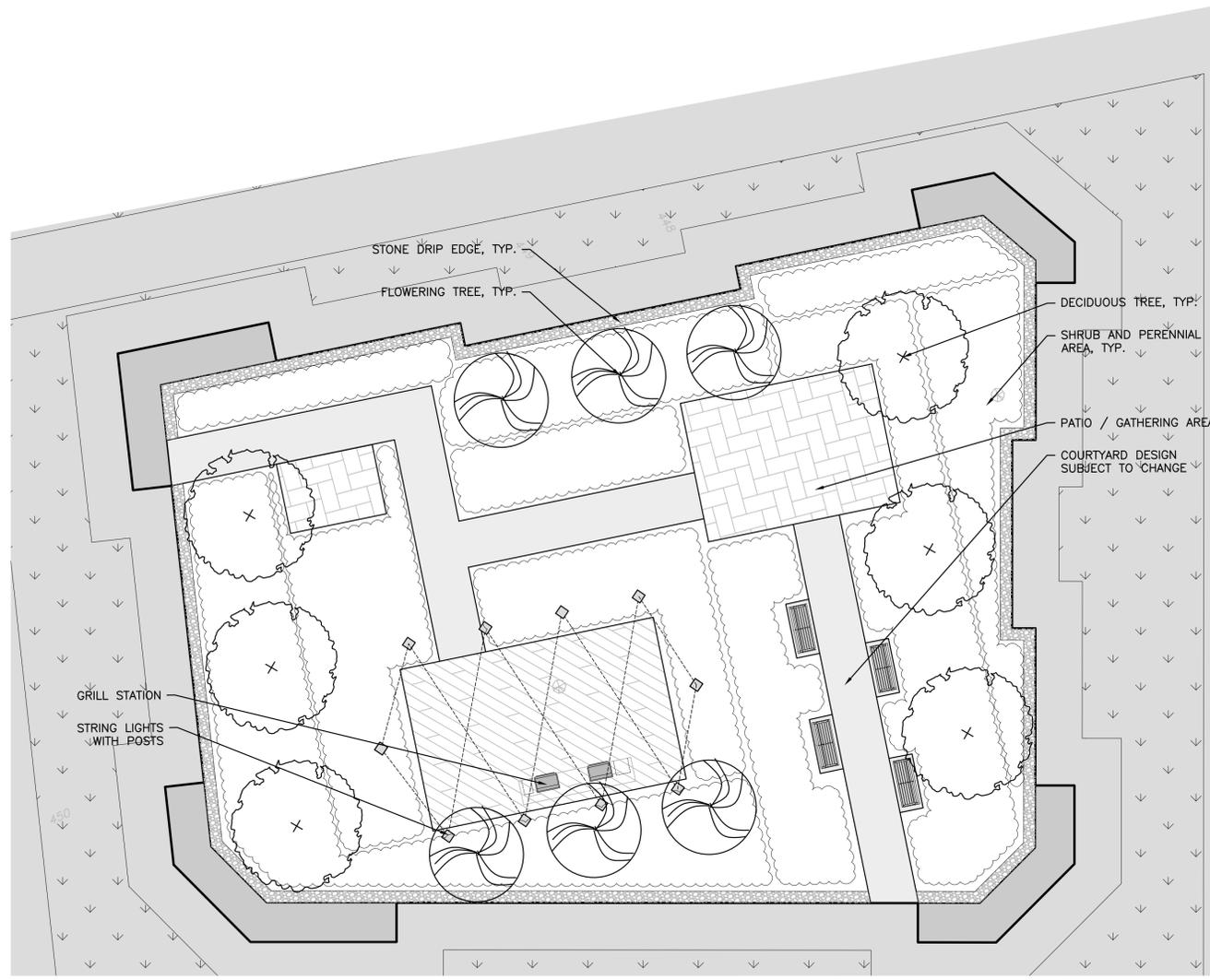
ALTA MARLBOROUGH
283-325 LINCOLN STREET
MARLBOROUGH, MA

PROJECT NO. 1670-20 DATE: 04-01-2022
SCALE: 1"=10' DWG. NAME: C1670-20
DESIGNED BY: BD CHECKED BY: PLC

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
10 MAIN STREET
LAKEVILLE, MA 02347
TEL: (508) 923-1010
FAX: (508) 923-6309
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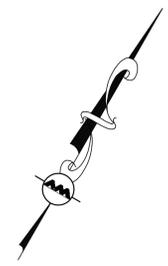
DRAWING TITLE: COURTYARD A LANDSCAPE PLAN SHEET No. L-102



1 COURTYARD "B" SCHEMATIC PLANTING PLAN

GENERAL NOTES:

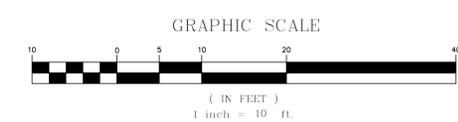
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EVERGREEN TREE	
FLOWERING TREE	
MULCH BED	
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ISSUED FOR SPECIAL PERMIT
APRIL 1, 2022



PROFESSIONAL LANDSCAPE ARCHITECT FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
ALTA MARLBOROUGH, LLC
91 HARTWELL AVENUE, 3RD FLOOR
LEXINGTON, MA 02421

PROJECT:
ALTA MARLBOROUGH
283-325 LINCOLN STREET
MARLBOROUGH, MA

PROJECT NO.	1670-20	DATE:	04-01-2022
SCALE:	1"=10'	DWG. NAME:	C1670-20
DESIGNED BY:	BD	CHECKED BY:	PLC

PREPARED BY:

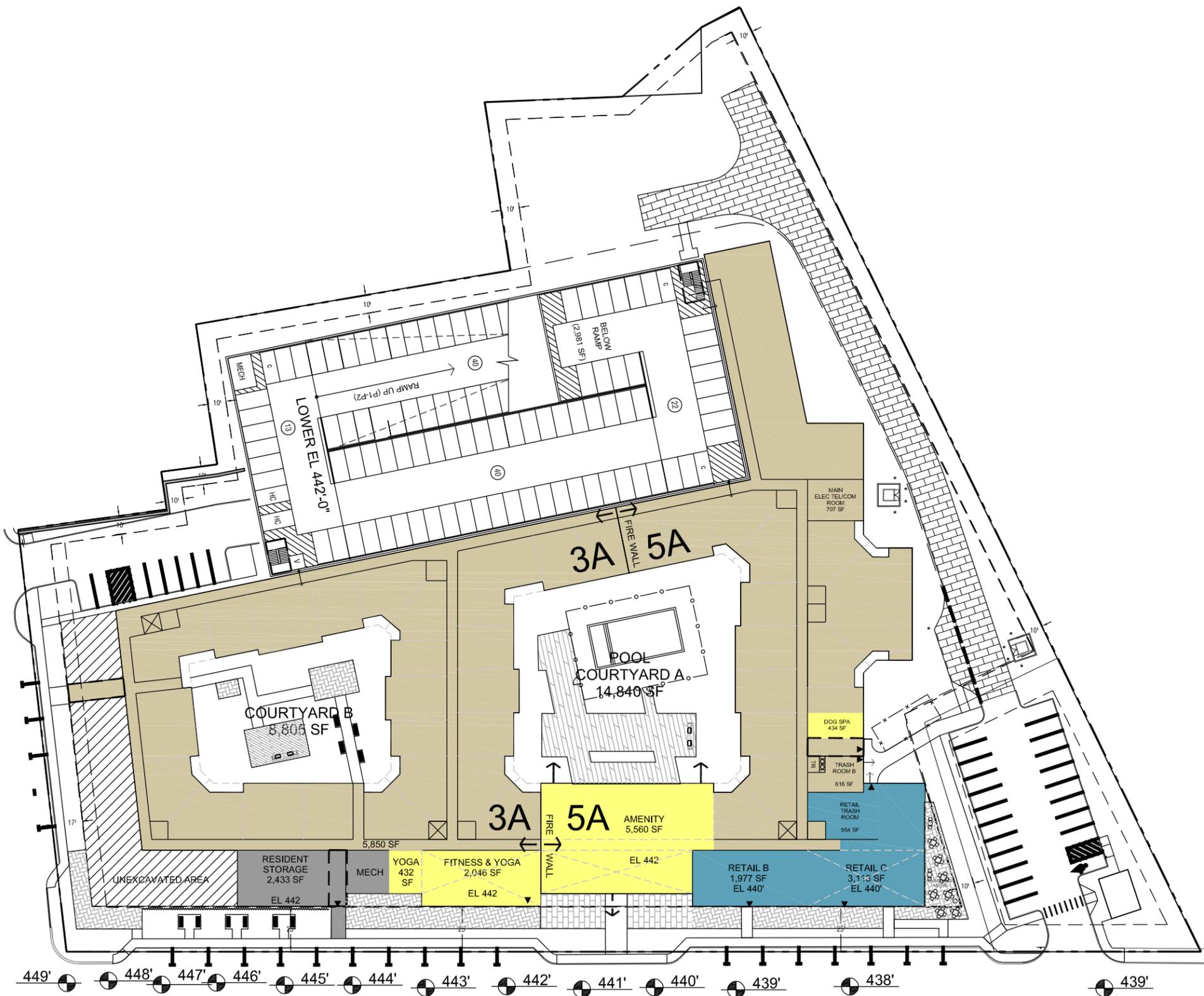
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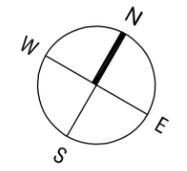
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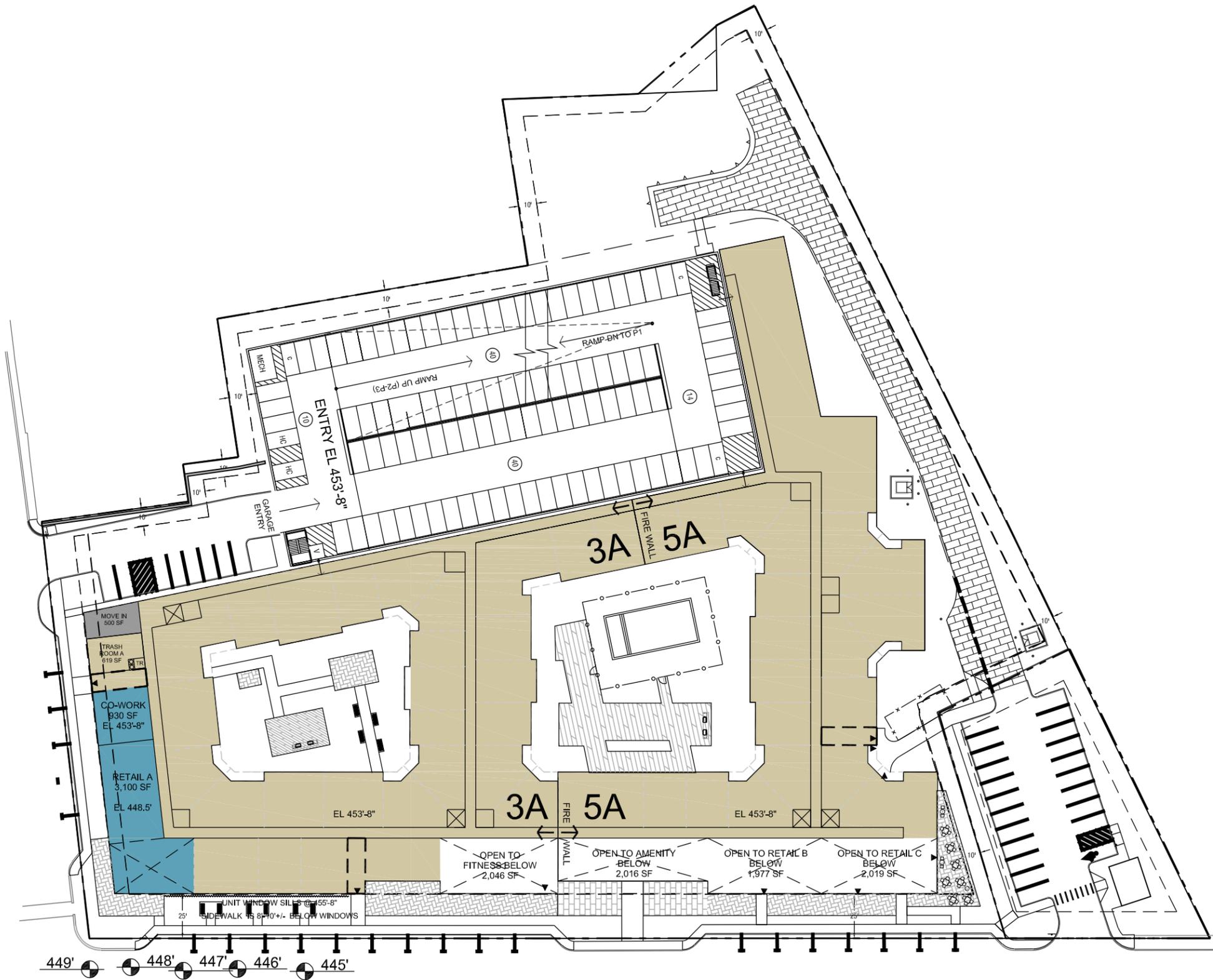
DRAWING TITLE: **COURTYARD B LANDSCAPE PLAN**
SHEET No. **L-103**



3A: 32,277

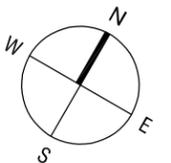
5A: 34,835

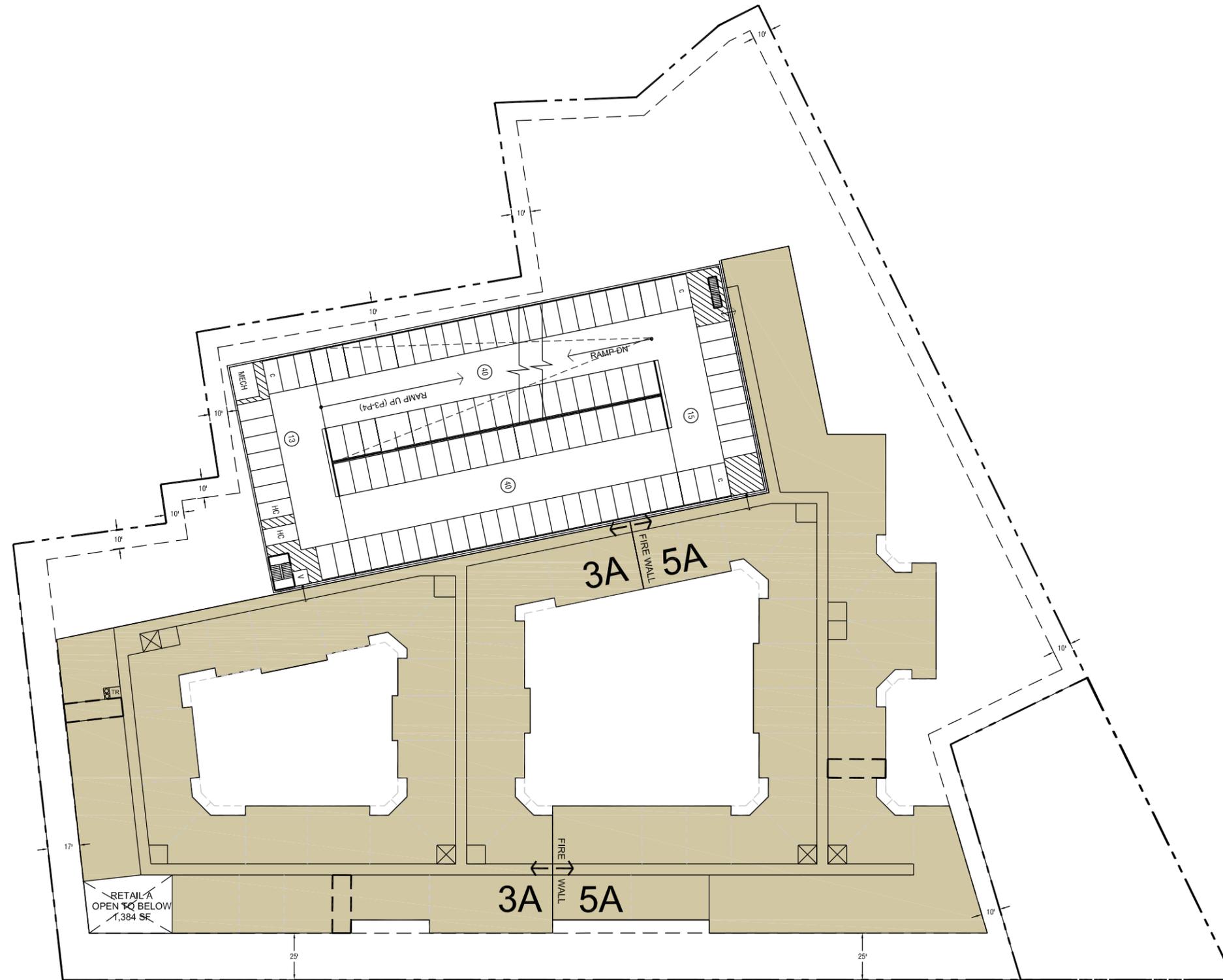




3A: 38,551

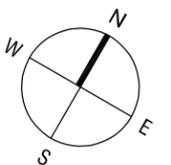
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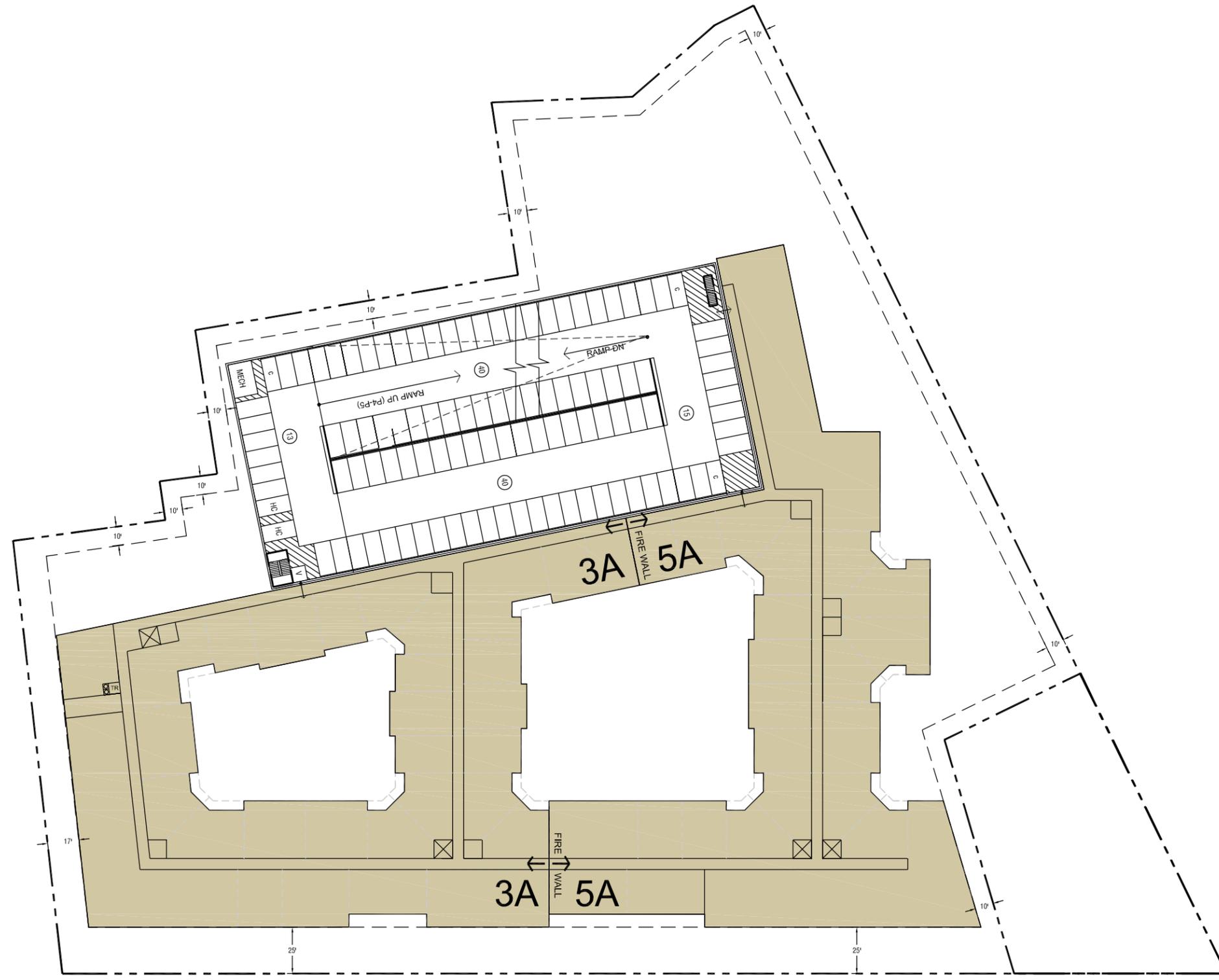




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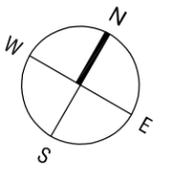
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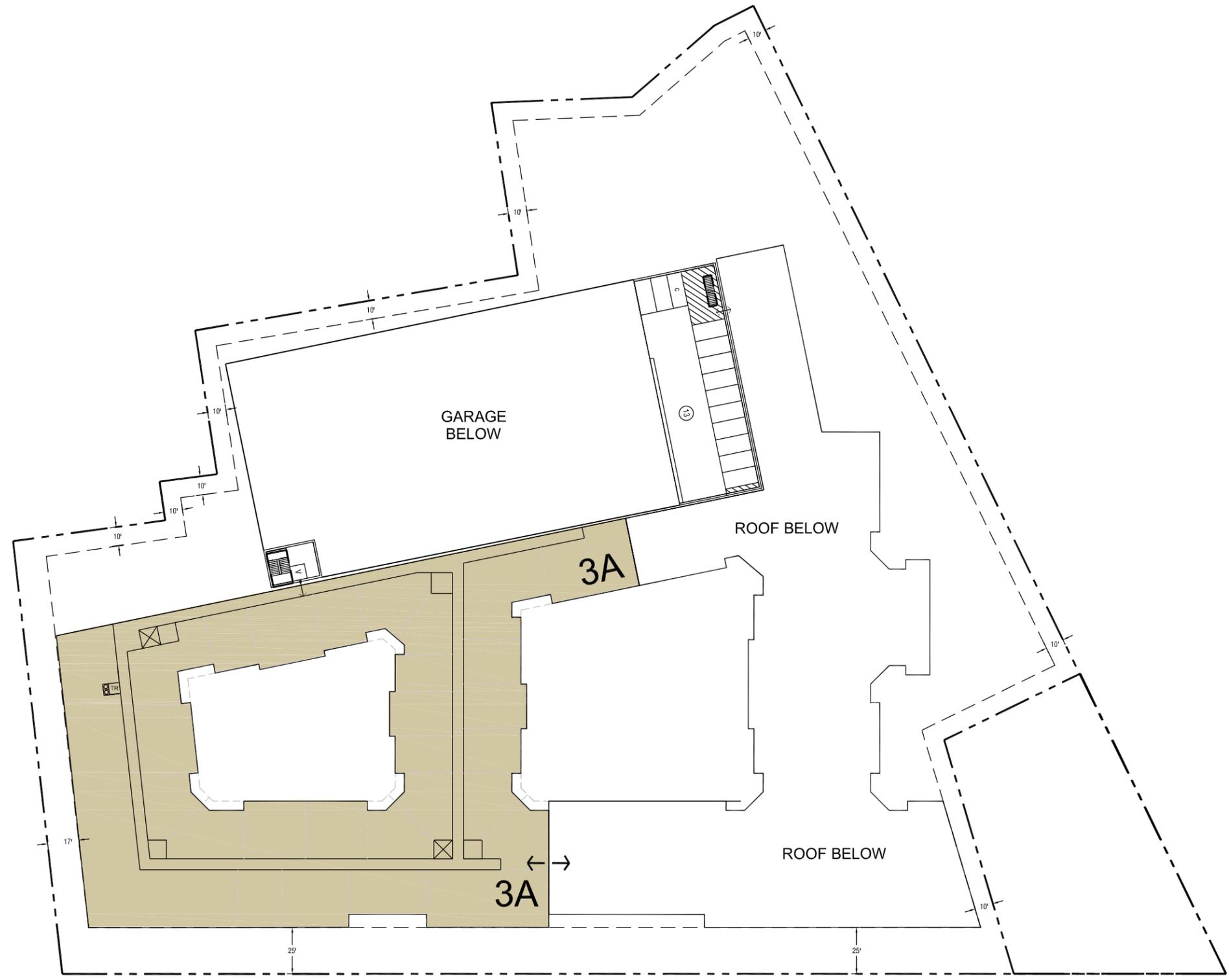




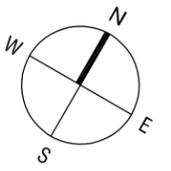
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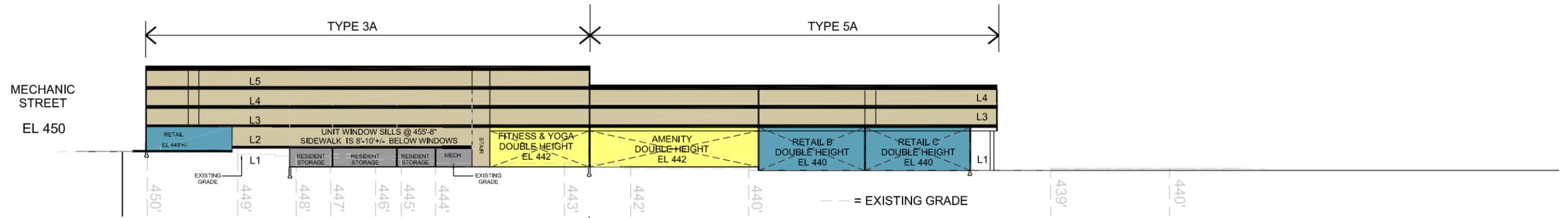
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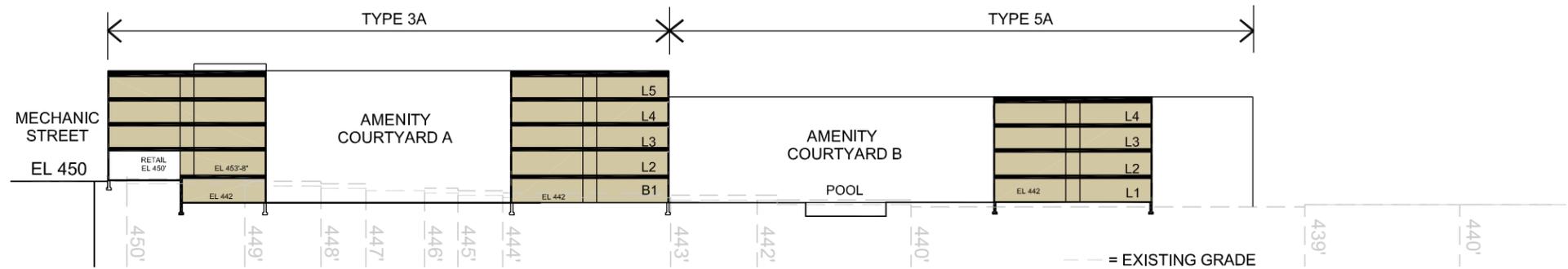


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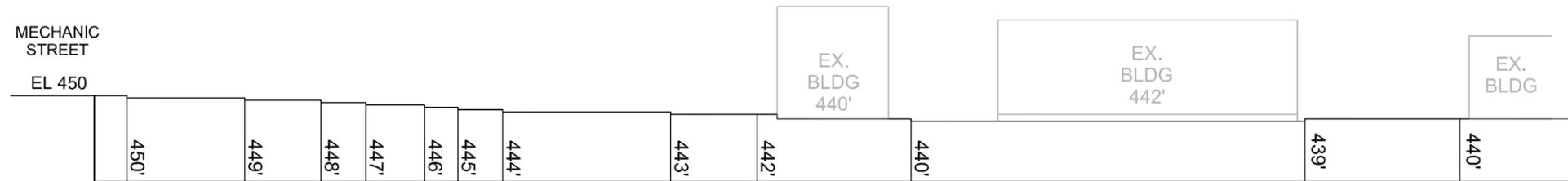




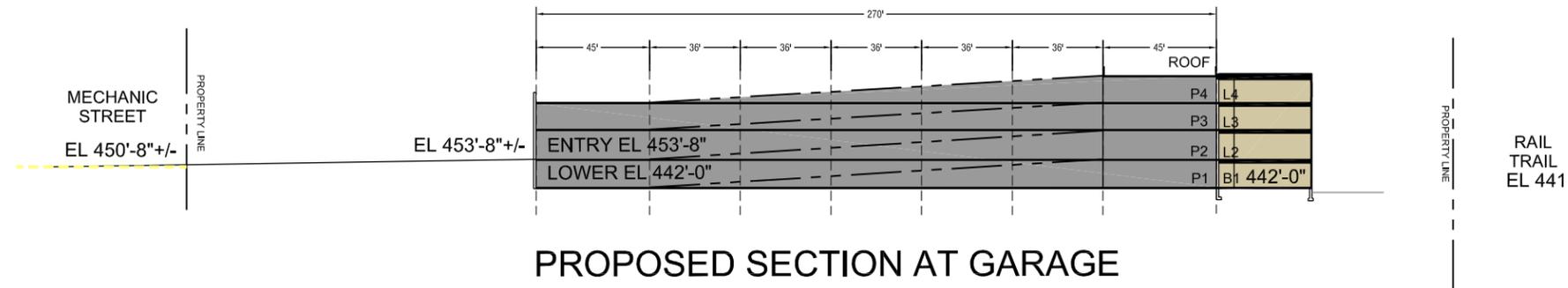
A-A PROPOSED SECTION AT LINCOLN STREET @ RETAIL/AMENITY



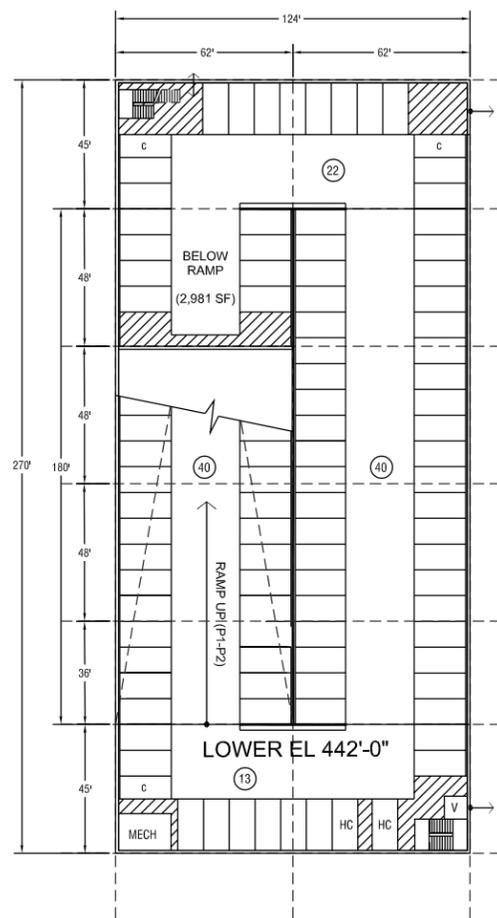
B-B PROPOSED SECTION AT COURTYARDS



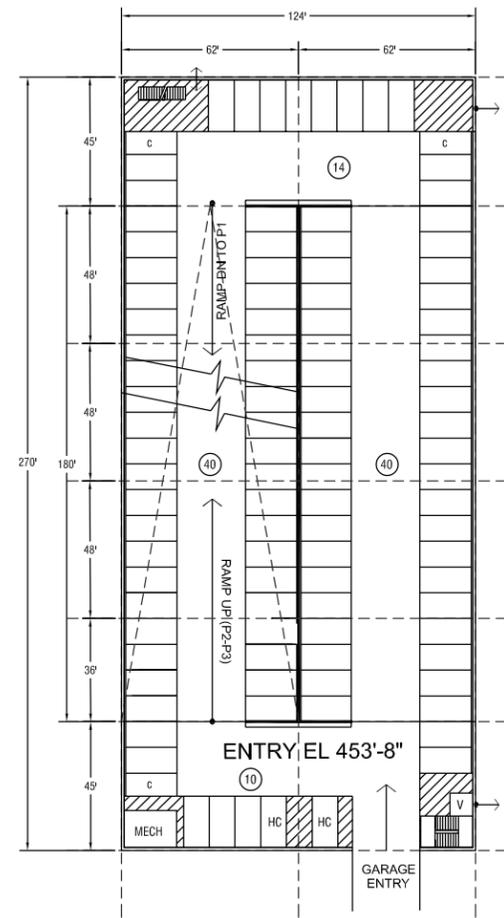
EXISTING SECTION AT LINCOLN STREET



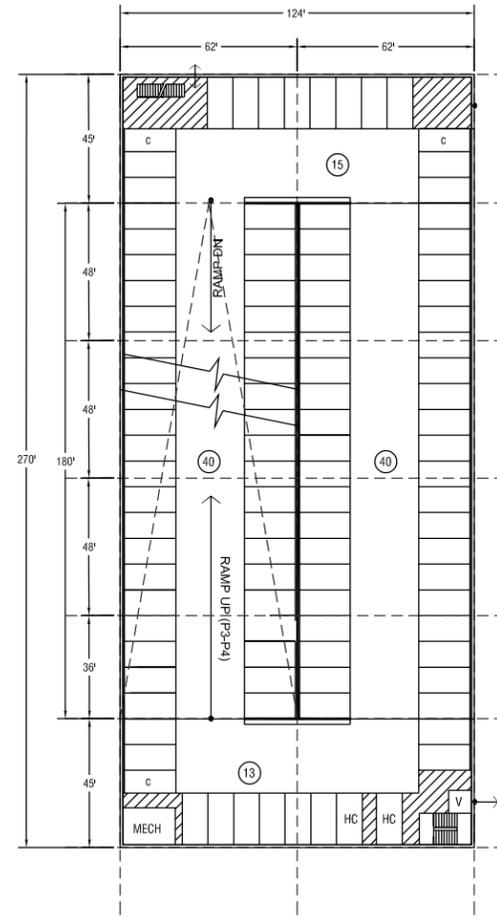
PROPOSED SECTION AT GARAGE



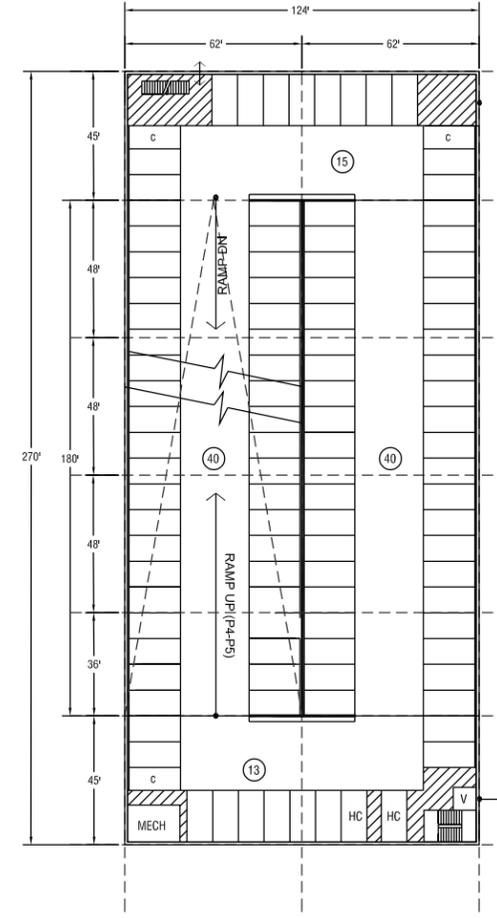
P1: 36,461 GSF
115 SPACES



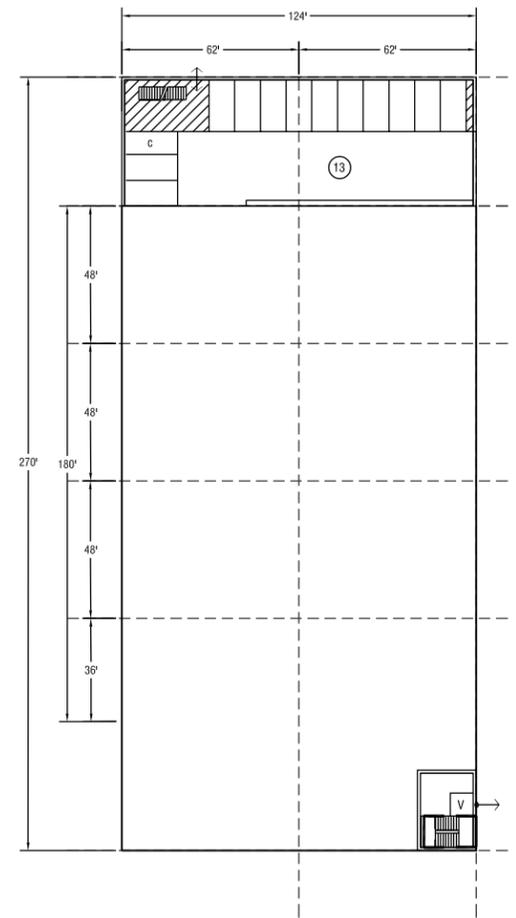
P2: 33,480 GSF
104 SPACES



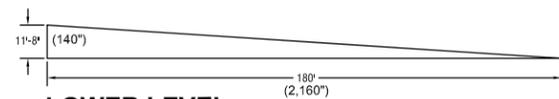
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108 SPACES



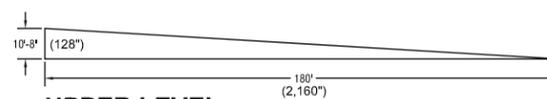
P4: 33,480 GSF
108 SPACES



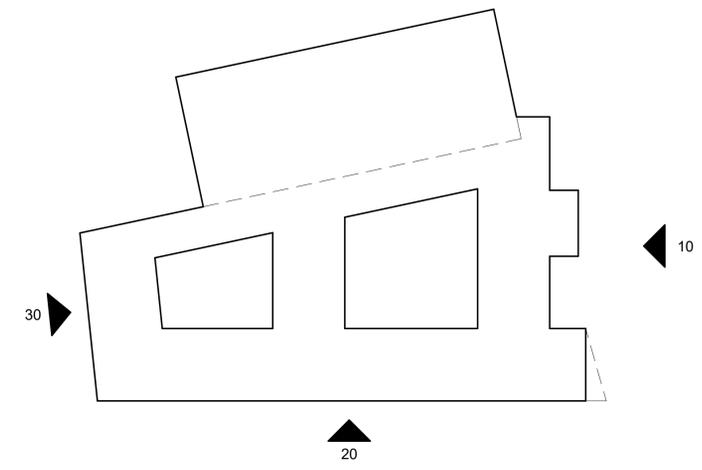
P5: 5,580 GSF (ROOF)
13 SPACES



LOWER LEVEL:
 $140" / 2,160" = 0.064 \times 100 = 6.4\%$



UPPER LEVEL:
 $128" / 2,160" = 0.059 \times 100 = 5.9\%$



30 MECHANIC STREET ELEVATION
Scale: 1/16" = 1'-0"



20 LINCOLN STREET ELEVATION
Scale: 1/16" = 1'-0"



10 RAIL TRAIL ELEVATION
Scale: 1/16" = 1'-0"