



IN CITY COUNCIL

Marlborough, Mass., APRIL 14, 2025

ORDERED:

NOTICE OF DECISION GRANT OF SPECIAL PERMIT

Special Permit Application of:
McDonald's USA, LLC
110 N Carpenter Street
Chicago, IL 60607
Order No. 25-1009353C

Locus:
735 Boston Post Road East
Marlborough, MA 01752
Assessors Map 23, Parcel(s) 61

DECISION

The City Council of the City of Marlborough hereby **GRANTS** the Application for Special Permit of McDonald's USA, LLC with a mailing address of 110 N Carpenter Street, Chicago, IL 60607, as provided in the DECISION and subject to the Findings of Fact and Conditions contained therein.

Decision date: April 14, 2025.

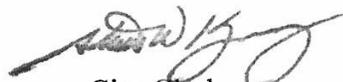
The Decision of the City Council was filed in the Office of the City Clerk of Marlborough on the 16th day of April 2025.

This is to certify that twenty (20) days have passed since the filing of the within decision and no appeal has been filed with this office.

Given at Marlborough this 6th day of May 2025.

Given under Chapter 40A Section 17 of the General Laws.

A TRUE COPY
ATTEST:


City Clerk



IN CITY COUNCIL

Marlborough, Mass., APRIL 14, 2025
PAGE 1

ORDERED:

**IN CITY COUNCIL
NOTICE OF DECISION
GRANT OF SPECIAL PERMIT
ORDER NO. 25-1009353C**

Application of:
McDonald's USA, LLC
110 N Carpenter Street
Chicago, IL 60607

Locus:
735 Boston Post Road East
Marlborough, MA 01752
Assessors Map 23, Parcel(s) 61

DECISION ON A SPECIAL PERMIT

The City Council of the City of Marlborough hereby **GRANTS** the application for a Special Permit to McDonald's USA, LLC (the "Applicant") for one (1) drive-through service window for a restaurant located at 735 Boston Post Road East, Marlborough, Massachusetts, as provided in this Decision and subject to the following Procedural Findings and Findings of Facts and Conditions.

FINDINGS OF FACT AND RULING

1. The Applicant is a duly organized and existing foreign Limited Liability Company having a business address of 110 N Carpenter Street, Chicago, IL 60607.
2. The Applicant is the prospective lessee of a portion of the property located at 735 Boston Post Road East, Marlborough, Massachusetts, as shown on the Assessors Map of the City of Marlborough as a portion of Map 61, Parcel 23 (the "Site"). The Site is owned by Route 20 Marlboro Properties LLC.
3. The Applicant proposes to raze and remove the existing building and former diner foundation on the Site and completely redevelop the Property with a new approximately 3,830 square foot McDonald's restaurant with one (1) drive-through service window, landscaping and parking areas (the "Project").
4. The Site is located in the Wayside Zoning District as determined by the Zoning Map of the City of Marlborough.
5. The Applicant's use of the Site as a restaurant with a drive-through service window is allowed by special permit pursuant to Sections 650-14.B(2) and 650-17 of the Zoning Ordinance.



IN CITY COUNCIL

Marlborough, Mass., APRIL 14, 2025

PAGE 2

ORDERED:

6. The Site has an area of approximately 74,000 square feet.
7. The Applicant filed with the City Clerk of the City of Marlborough an Application for a Special Permit (“Application”). In connection with the Application, the Applicant has submitted a certified list of abutters, filing fees, a project narrative, a Traffic Impact and Access Study dated December 12, 2024, prepared by Chappell Engineering Associates, LLC, and a Drainage Report dated October 30, 2024, prepared by Bohler Engineering. The Applicant also submitted a set of plans entitled “Proposed Site Plan Documents for Proposed McDonald’s Restaurant w/ Drive-Thru”, which include a plan of the existing site entitled “Existing Conditions/Demolition Plan,” an “Overall Site Plan,” and a detailed site plan of the proposed site entitled “Site Development Plans,” with associated “Grading & Drainage Plan,” “Utility Plan,” “Soil Erosion and Sediment Control Plan” with “Erosion and Sediment Control Notes and Details,” “Construction Details,” “Landscape Plan” with “Landscape Notes and Details,” and “Lighting Plan,” all plans prepared by Bohler Engineering, 352 Turnpike Road, 3rd Floor, Southborough, MA 01772 with a last revision date of October 25, 2024 (the “Plans”), attached hereto as **“ATTACHMENT A”**.
8. The Application was certified by the Building Commissioner of the City of Marlborough, acting on behalf of the City Planner for the City of Marlborough, in accordance with the Rules and Regulations promulgated by the City Council for the issuance of a Special Permit.
9. Pursuant to the Rules and Regulations of the City Council for the City of Marlborough and applicable statutes of the Commonwealth of Massachusetts, the City Council established a date for public hearing on the Application and the City Clerk for the City of Marlborough caused notice of the same to be advertised and determined that notice of the same was provided to abutters entitled thereto in accordance with applicable regulations and law.
10. The Marlborough City Council, pursuant to Massachusetts General Laws, Chapter 40A, held a public hearing on the application on Monday, February 24, 2025. The hearing was closed on February 24, 2025.
11. The Applicant, through its representatives, presented testimony at the public hearing detailing the Project, describing its impact upon municipal services, the neighborhood, and traffic. One member of the public spoke in opposition to the Project based on concerns of truck noise from garbage removal operations, light trespass and general noise concerns.



IN CITY COUNCIL

Marlborough, Mass., APRIL 14, 2025
PAGE 3

ORDERED:

BASED ON THE ABOVE, THE CITY COUNCIL MAKES THE FOLLOWING FINDINGS AND TAKES THE FOLLOWING ACTIONS

- A. The Applicant has complied with all Rules and Regulations promulgated by the Marlborough City Council as they pertain to special permit applications.
- B. The City Council finds that the proposed use of the Site is an appropriate use and in harmony with the general purpose and intent of the Zoning Ordinance of the City of Marlborough, and in compliance with the requirements for drive-through windows as set forth in Section 650-18(31), when subject to the appropriate terms and conditions as provided herein. The City Council makes these findings subject to the completion and adherence by the Applicant, its successors and/or assigns to the conditions more fully set forth herein.
- C. The City Council, pursuant to its authority under Massachusetts General Laws Chapter 40A and the Zoning Ordinance of the City of Marlborough hereby **GRANTS** the Applicant a Special Permit to operate one (1) drive-through service window as shown on the Plans filed, **SUBJECT TO THE FOLLOWING CONDITIONS**, which conditions shall be binding on the Applicant, its successors and/or assigns:
 1. Construction in Accordance with Applicable Laws. Construction of all structures on the Site shall be in accordance with all applicable Building Codes and Zoning Regulations in effect in the City of Marlborough and the Commonwealth of Massachusetts and shall be built according to the Plans as may be amended during Site Plan Review.
 2. Compliance with Applicable Laws. The Applicant, its successors and/or assigns agrees to comply with all municipal, state, and federal rules, regulations, statutes, and ordinances as they may apply to the construction, maintenance, and operation of the Project.
 3. Site Plan Review. The issuance of the Special Permit is further subject to detailed Site Plan Review in accordance with the City of Marlborough Site Plan Review Ordinance prior to the issuance of the building permit. Any additional changes, alterations, modifications or amendments, as required during the process of Site Plan Review, shall be further conditions attached to the building permit, and no occupancy permit shall be issued until the Applicant has complied with all conditions. Subsequent Site Plan Review shall be consistent with the conditions of this Special Permit and the Plans submitted, reviewed and approved by the City Council as the Special Permit Granting Authority.



IN CITY COUNCIL

Marlborough, Mass., APRIL 14, 2025
PAGE 4

ORDERED:

4. Modification of Plans. Notwithstanding conditions #1 and #3 above, the Site Plan Review Committee may make engineering changes to the Plans, so long as said changes do not change the use of the Project as approved herein, or materially increase the impervious area of the Project, reduce the green area, alter traffic flow, increase the size, shape or position of the building, or alter the fencing bordering the property, all as shown on the Plans.
5. Signs and Awnings. The locations and design of signage shall be reviewed and approved by the City of Marlborough in accordance with the Sign Ordinance of the City of Marlborough without variance therefrom except as herein provided. No posters, graphics, lettering or any other form of advertising shall be affixed to windows or hanging inside or in front of windows.
6. Incorporation of Submissions. All plans, photo renderings, site evaluations, briefs and other documentation provided by the Applicant as part of the Application, and as amended or revised during the application/hearing process before the City Council and/or the City Council's Urban Affairs Committee, including exhibits thereto, are herein incorporated into and become a part of this Special Permit and become conditions and requirements of the same, unless otherwise altered by the City Council.
7. Hours of Operation. The hours of operation for the restaurant and the drive-through window shall not exceed Monday through Sunday, 5:00 AM to 2:00 AM. There will be no 24-hour operation.
8. Storm Water and Erosion Control Management. The Applicant, its successors and/or assigns, shall ensure that its site superintendent during construction of the project is competent in stormwater and erosion control management. This individual(s)' credentials shall be acceptable to the Engineering Division of the City's Department of Public Works and the City's Conservation Commission. This individual(s) shall be responsible for checking the Site before, during, and after storm events including weekends and evenings when storms are predicted. This individual(s) shall ensure that no untreated stormwater leaves the Site consistent with the State's and the City's stormwater regulations. This individual(s) shall ensure compliance with the approved sequence of construction plan and the approved erosion control plan. The Applicant, its successors and/or assigns, shall grant this individual(s) complete authority of the Site as it relates to stormwater and erosion controls.
9. Traffic Signage. The location and placement of pavement markings and traffic directional signage, as set forth in the Plans, shall be reviewed and approved by the City of Marlborough during Site Plan Review in accordance with applicable rules and regulations of the City of Marlborough.



IN CITY COUNCIL

Marlborough, Mass., APRIL 14, 2025
PAGE 5

ORDERED:

10. Parking. Parking areas shall be swept and maintained by the Applicant, its successors and/or assigns as necessary. The Applicant, its successors and/or assigns shall be responsible for providing, installing and maintaining all signage or markings as set forth in the Plans and as may be reviewed and modified during Site Plan Review in accordance with applicable rules and regulations of the City of Marlborough. Such signage or markings shall meet the standards of the Manual on Uniform Traffic Control Devices.
11. Additional "No Loud Music" Signage. The Applicant shall include one (1) sign in each of the three parking areas instructing customers that playing loud music is not permitted on the Site.
12. No Overnight Parking. There shall be no overnight parking at the Site.
13. Drive-Through Speakers. The drive-through window shall employ a pedestal speaker system that automatically adjusts to the ambient noise so as to minimize the noise emanating from the speaker system to levels comporting with the Noise Ordinance of the City of Marlborough. The drive-through audio speakers shall not produce noise at the rear property line of the parcel on which the Site is located, shown as Map 61, Parcel 23 on the Assessors Map of the City of Marlborough, greater than that which would be allowed in a residential zone pursuant to the Noise Ordinance of the City of Marlborough.
14. Deliveries. In order to mitigate noise concerns for residential abutters, no deliveries to the Site by semi-trailers shall occur prior to 7:00 AM or after 7:00 PM.
15. Lighting. The Applicant, its successors and/or assigns shall install lighting in accordance with the requirements of the Code of the City of Marlborough and the Lighting Plan, Sheet L-201 of the Plans, to prevent light trespass from the Site onto neighboring properties.
16. Landscaping. The Applicant, its successors and/or assigns agrees to plant and maintain in good condition the Project's landscaping substantially in conformance with the Plans as may be amended during Site Plan Review
17. Trash. The Applicant, its successors and/or assigns agrees to keep dumpsters covered and to screen the Project's trash area by constructing the dumpster enclosure as depicted on the Plans, Sheet C-902. The Applicant, its successors and/or assigns further agrees that the dumpsters located on the Site shall be covered. No trash pickup shall occur before 7:00 AM or after 7:00 PM.
18. Snow Removal. The Applicant, its successors and/or assigns shall maintain and conduct snow storage and removal on the Site and shall store or remove snow as necessary to provide for clear and safe traffic flow on the Site.



IN CITY COUNCIL

Marlborough, Mass., APRIL 14, 2025
PAGE 6

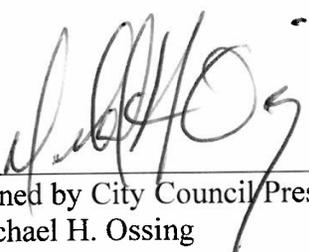
ORDERED:

19. Recording of Decision. In accordance with the provisions of MGL Chapter 40A, § 11, the Applicant, its successors and/or assigns, at its expense shall record this Special Permit in the Middlesex South Registry of Deeds after the City Clerk has certified that the twenty-day period for appealing this Special Permit has elapsed with no appeal having been filed, and before a Building Permit is issued. Applicant, its affiliates, successors and/or assigns shall also furnish proof of recording to the City Solicitor's Office and the City Council immediately subsequent to recording.

Yea: 9 – Nay: 0 – Abstain: 1

Yea: Vital, Preciado, Brown, Irish, Fuccillo, Navin, Oram, Ossing & Robey.

Abstain: Doucette.



Signed by City Council President
Michael H. Ossing

ADOPTED
In City Council
25-1009353C

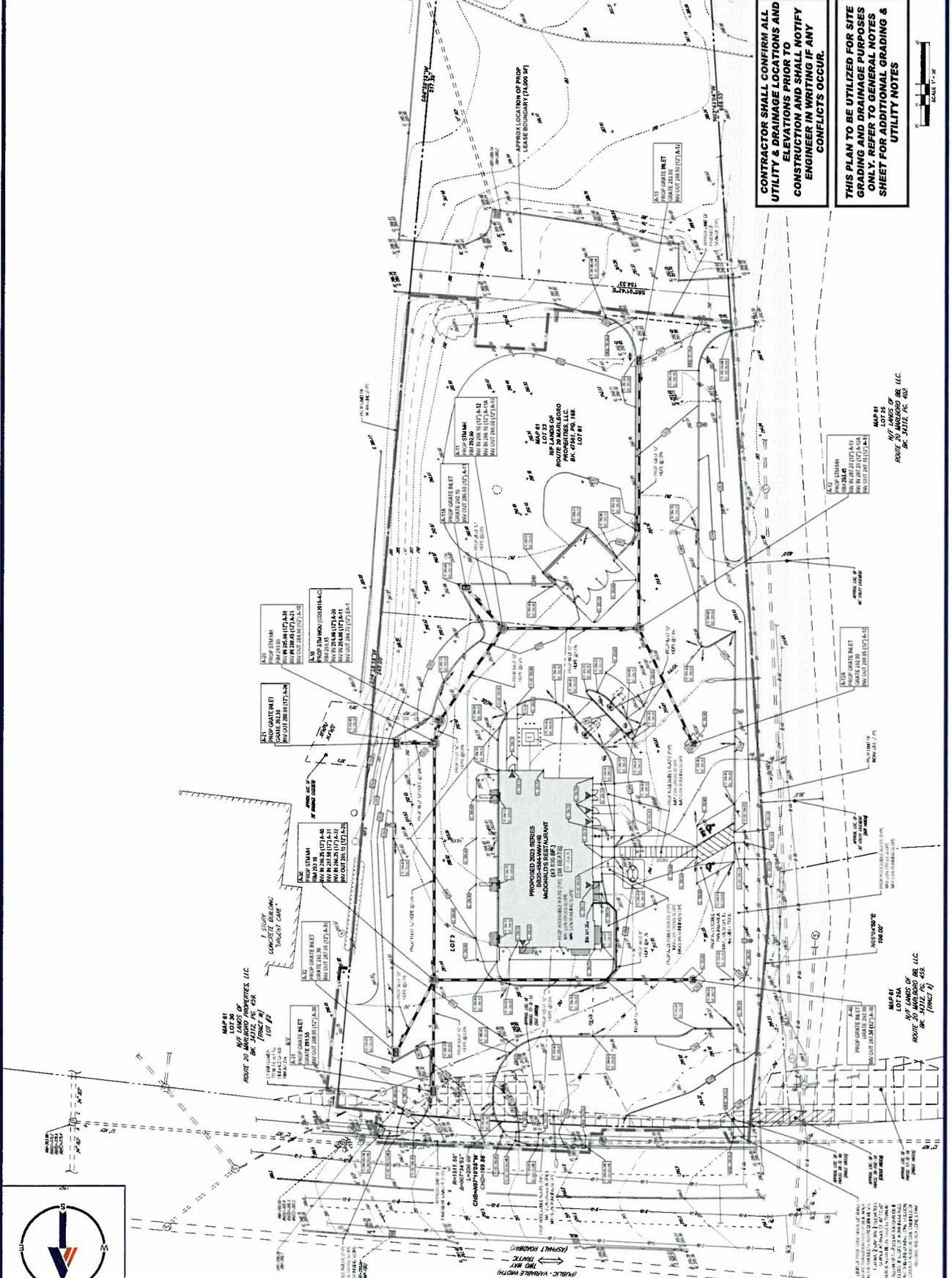
ORDER NO. 25-1009353C

ATTACHMENT

A



BOSTON POST ROAD EAST



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
PERMITTING SERVICES
TRANSPORTATION SERVICES

REV.	DATE	COMMENT
1	10/20/2014	ISSUANCE
2	11/10/2014	REVISIONS

ALWAYS CALL 111
P.O. BOX 111, 111 N. ST. ST. 111, 111

ISSUED FOR ENTITLEMENTS

PROJECT NO. 108-0000000000
DRAWN BY: J. BOHLER
DATE: 10/20/2014

SITE DEVELOPMENT PLANS

FOR
SITE NO. 20-110
REDEVELOPMENT
MAP 61 LOT 23
728 BOSTON POST ROAD
MARLBOROUGH, MASSACHUSETTS

BOHLER

320 WASHINGTON ST., SUITE 200
MARLBOROUGH, MA 01501
PHONE: 508-466-9996
www.bohler-engineering.com

CONTRACTOR SHALL CONFIRM ALL UTILITY & DRAINAGE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY CONFLICTS OCCUR.

GRADING & DRAINAGE PLAN

SHEET NUMBER: C-401
REVISION: 1 - 10/20/2014

CONTRACTOR SHALL CONFIRM ALL UTILITY & DRAINAGE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY CONFLICTS OCCUR.

THIS PLAN TO BE UTILIZED FOR SITE GRADING AND DRAINAGE PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES



MAP 61 LOT 23
ROUTE 20 MARLBORO BR. LLC
BK. 3012, PG. 02

MAP 61 LOT 23A
ROUTE 20 MARLBORO BR. LLC
BK. 3012, PG. 02

MAP 61 LOT 23B
ROUTE 20 MARLBORO BR. LLC
BK. 3012, PG. 02

BOHLER
 SITE CIVIL, LAND CONSULTING ENGINEERING
 PROJECT MANAGEMENT
 LAND SURVEYING
 SUSTAINABLE DESIGN
 LANDSCAPE ARCHITECTURE
 PLANNING SERVICES
 TRANSPORTATION SERVICES

REV#	DATE	COMMENT
1	10/20/2018	REVISED COMMENTS
2	10/20/2018	REVISED COMMENTS

811
 ALWAYS CALL 811
 BEFORE YOU DIG
 811.BOSTON.MA

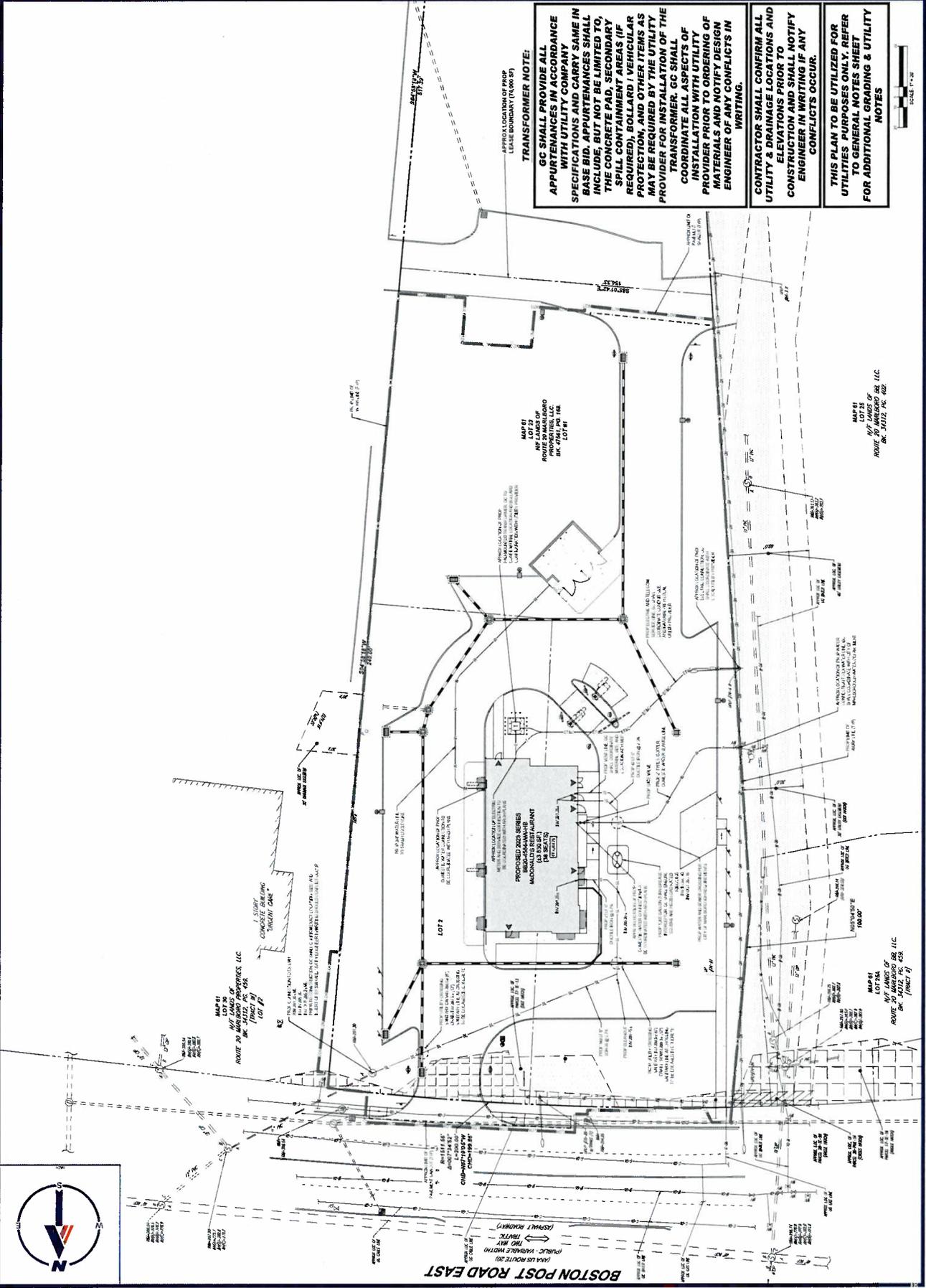
ISSUED FOR ENTITLEMENTS
 THIS PLAN IS THE PROPERTY OF BOHLER ENGINEERING AND CONSULTING ENGINEERING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING AND CONSULTING ENGINEERING.

SITE DEVELOPMENT PLANS
 FOR

 SITE ID: 20-1189
 PROPOSED RESTAURANT
 754 BOSTON POST ROAD
 BOSTON, MASSACHUSETTS 02116
BOHLER
 382 TURNPIKE ROAD, 10th FLOOR
 BOSTON, MASSACHUSETTS 02116
 Phone: (617) 462-9799
 www.BohlerEngineering.com

JAMES H. BOHLEN
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 100220004
 CIVIL ENGINEERING
 STATE OF MASSACHUSETTS

UTILITY PLAN
 SHEET TITLE
 SHEET NUMBER: **C-501**
 REVISION 1 - 10/20/2018



TRANSFORMER NOTE:
 GC SHALL PROVIDE ALL APPURTENANCES IN ACCORDANCE WITH UTILITY COMPANY SPECIFICATIONS AND CARRY SAME IN BASE BID. APPURTENANCES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE CONCRETE PAD, SECONDARY SPILL CONTAINMENT AREAS (IF REQUIRED), BOLLARD / VEHICULAR PROTECTION, AND OTHER ITEMS AS MAY BE REQUIRED BY THE UTILITY PROVIDER FOR INSTALLATION OF THE TRANSFORMER. GC SHALL COORDINATE ALL ASPECTS OF INSTALLATION WITH UTILITY OF PROVIDER AND NOTIFY DESIGN MATERIALS AND NOTIFY DESIGN ENGINEER OF ANY CONFLICTS IN WRITING.

CONTRACTOR SHALL CONFIRM ALL UTILITY & DRAINAGE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER IN WRITING IF ANY CONFLICTS OCCUR.

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES



MAP #1
 LOT 15
 1077 JAMES ST DR LLC
 BK. 24112, PK. 402

MAP #1
 LOT 15
 1077 JAMES ST DR LLC
 BK. 24112, PK. 402



BOSTON POST ROAD EAST

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROFESSIONAL MANAGEMENT
 LAND SURVEYING
 SUSTAINABLE DESIGN
 LANDSCAPE ARCHITECTURE
 PLANNING SERVICES
 TRANSPORTATION SERVICES

REV	DATE	COMMENT
1	11/03/2014	ISSUED FOR ENTITLEMENTS

118
 Professional Land Surveyors
 ALWAYS CALL 911
 BE SAFE BE PREPARED BE ON TIME

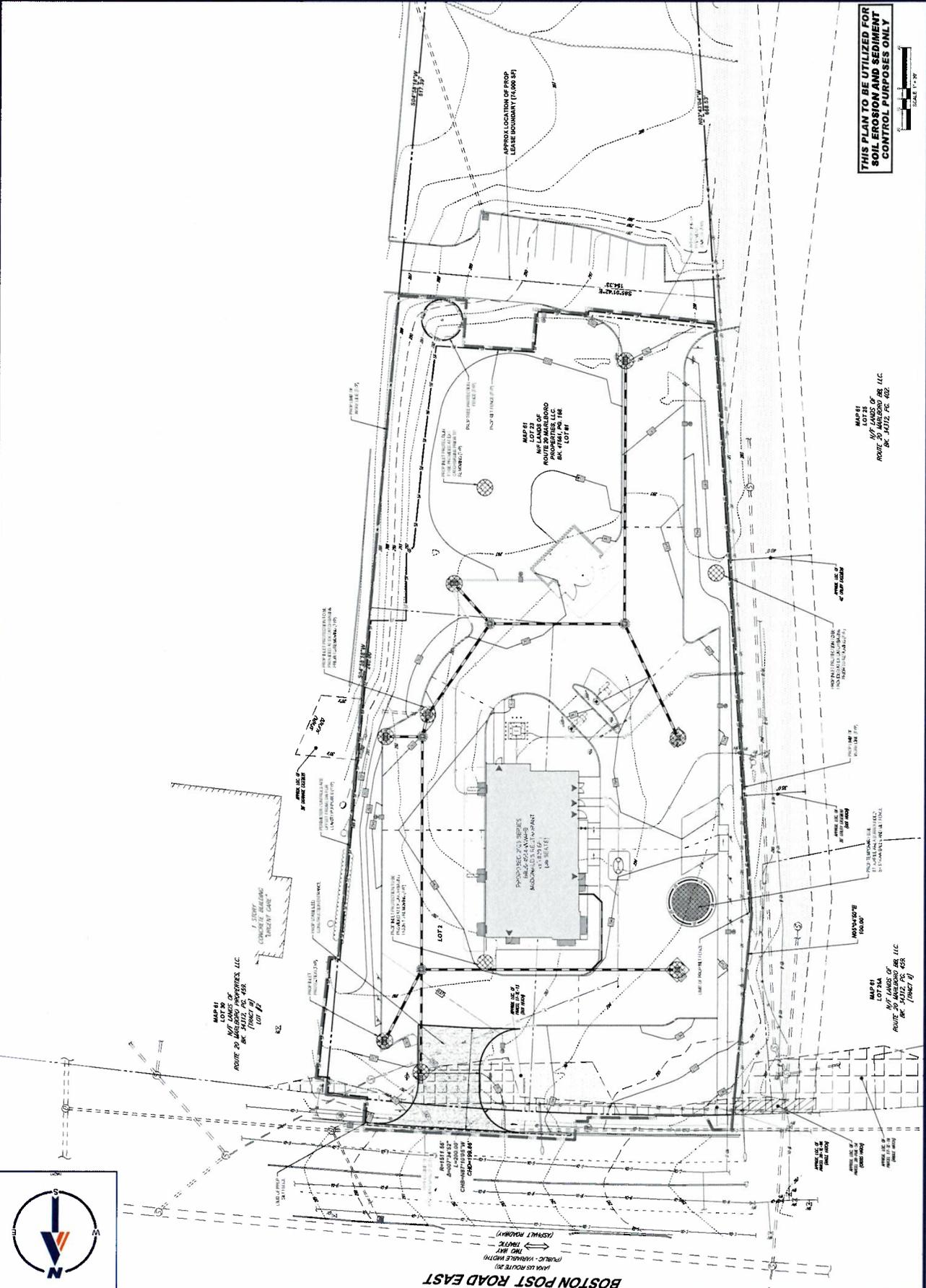
ISSUED FOR ENTITLEMENTS
 PROJECT: [REDACTED]
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 DATE: [REDACTED]

SITE DEVELOPMENT PLANS
 FOR [REDACTED]
 PROPOSED [REDACTED]
 100 [REDACTED]
 THE BOSTON POST ROAD
 MARLBOROUGH, MASSACHUSETTS

BOHLER
 353 TURNING ROAD, 2ND FLOOR
 SUITE 200 MARLBOROUGH, MASSACHUSETTS 01901
 TEL: 508-461-9999
 www.BohlerEngineering.com

J. MARCH
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 10000
 State of Massachusetts
 10000

SOIL EROSION AND SEDIMENT CONTROL PLAN
 SHEET NO. **C-801**
 REVISION 1 - 11/03/2014



THIS PLAN IS TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY



MAP 51 LOT 30
 100 MARLBOROUGH PROPERTIES LLC
 ROUTE 20 MARLBOROUGH, MA 01901
 MAP 51 LOT 30

MAP 51 LOT 31
 100 MARLBOROUGH PROPERTIES LLC
 ROUTE 20 MARLBOROUGH, MA 01901
 MAP 51 LOT 31

MAP 51 LOT 32
 100 MARLBOROUGH PROPERTIES LLC
 ROUTE 20 MARLBOROUGH, MA 01901
 MAP 51 LOT 32

MAP 51 LOT 33
 100 MARLBOROUGH PROPERTIES LLC
 ROUTE 20 MARLBOROUGH, MA 01901
 MAP 51 LOT 33

MAP 51 LOT 34
 100 MARLBOROUGH PROPERTIES LLC
 ROUTE 20 MARLBOROUGH, MA 01901
 MAP 51 LOT 34

MAP 51 LOT 35
 100 MARLBOROUGH PROPERTIES LLC
 ROUTE 20 MARLBOROUGH, MA 01901
 MAP 51 LOT 35

MAP 51 LOT 36
 100 MARLBOROUGH PROPERTIES LLC
 ROUTE 20 MARLBOROUGH, MA 01901
 MAP 51 LOT 36

BOHLER // SITE CIVIL AND CONSULTING ENGINEERING
 TRANSPORTATION SERVICES
 PROJECT MANAGEMENT
 LANDSCAPE ARCHITECTURE
 PLANNING AND DESIGN

REVISIONS

REV	DATE	COMMENTS
1	10/15/2014	ISSUED FOR PERMITS

ISSUED FOR ENTITLEMENTS

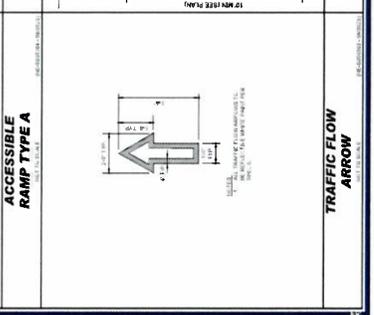
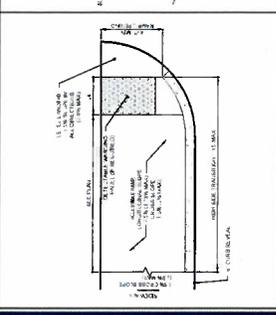
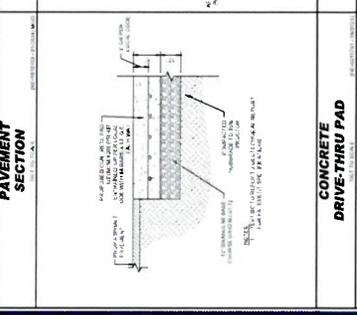
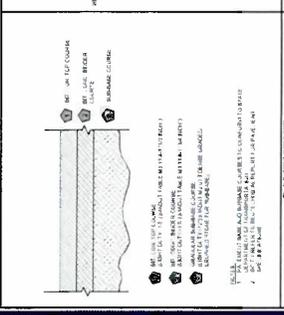
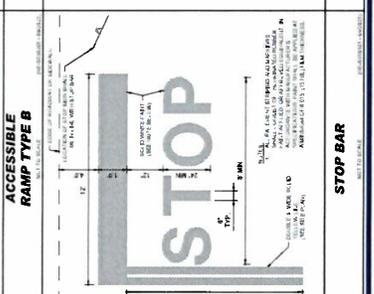
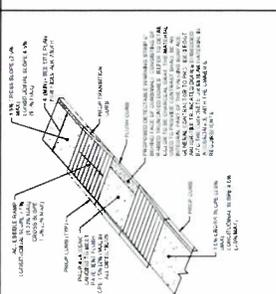
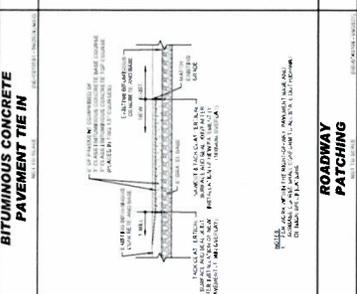
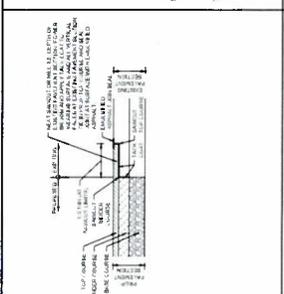
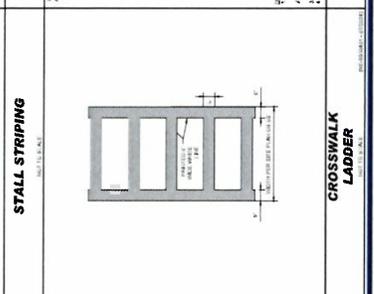
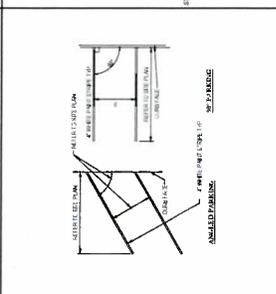
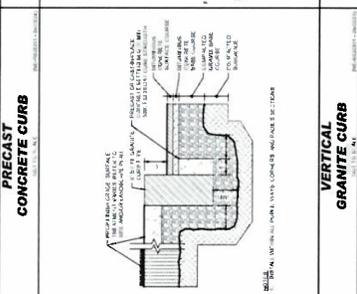
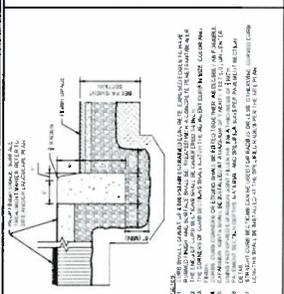
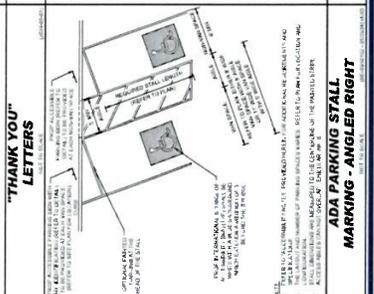
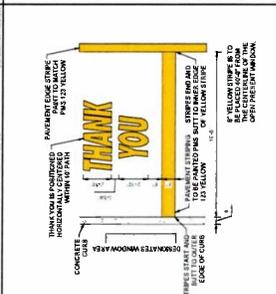
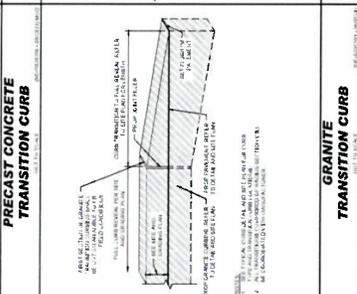
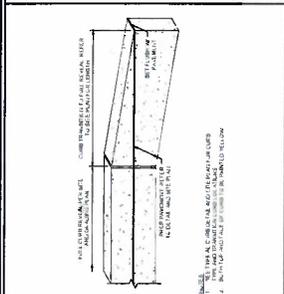
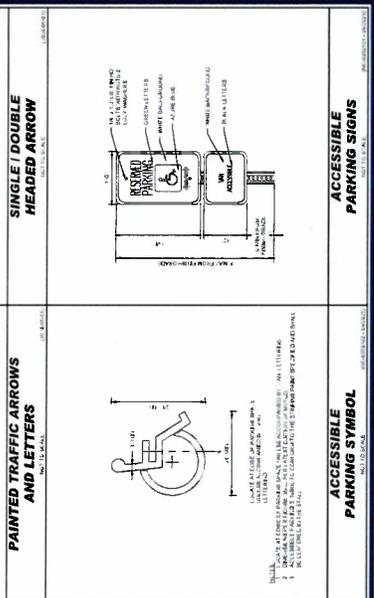
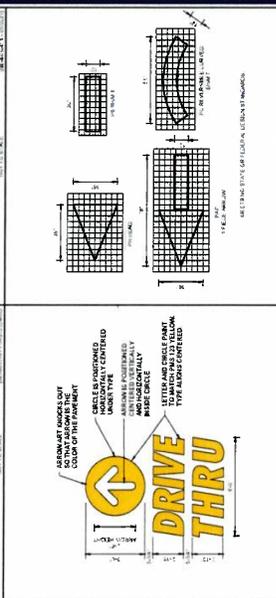
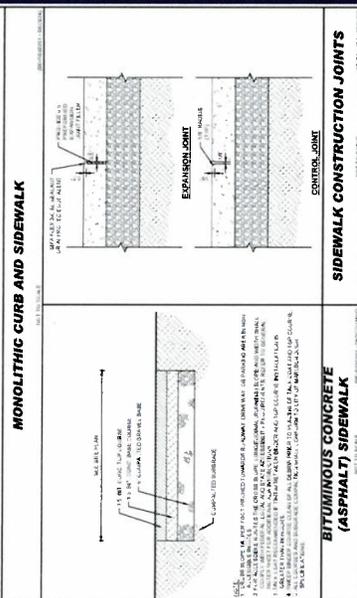
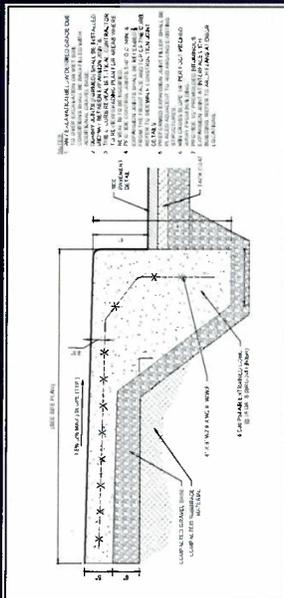
PROJECT: **McDonald's**
 SITE ID: 30-1189
 REPROPOSED
 735 BOSTON POST ROAD
 MIDDLEBURY COUNTY
 MIDDLEBURY, VT 05753

BOHLER // ENGINEERING
 350 TURNING ROAD, 2ND FLOOR
 SOUTH BURLINGTON, VT 05403
 www.BohlerEngineering.com

CONSTRUCTION DETAILS

C-901

REVISION 1 - 10/20/2014



REVISIONS

REV	DATE	COMMENTS
1	10/15/2014	ISSUED FOR PERMITS

REV#	DATE	COMMENT
1	1/20/2018	NOT RELEVANT
2	1/20/2018	REVISION

811
 Call before you dig
 ALWAYS CALL 811
 BEFORE YOU DIG
 811.BOSTON.MA

ISSUED FOR ENTITLEMENTS

PROJECT: **811**

FOR: **811**

SITE ID: 201109

REVISION: 01

DATE: 1/20/2018

PROJECT: **811**

FOR: **811**

SITE ID: 201109

REVISION: 01

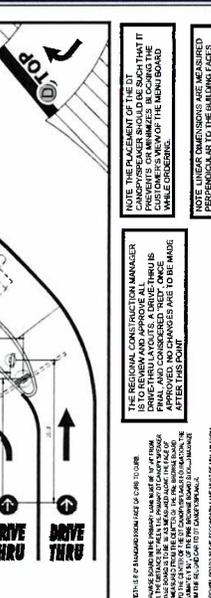
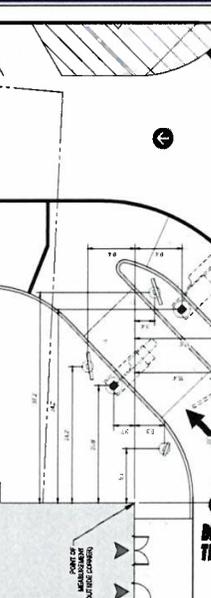
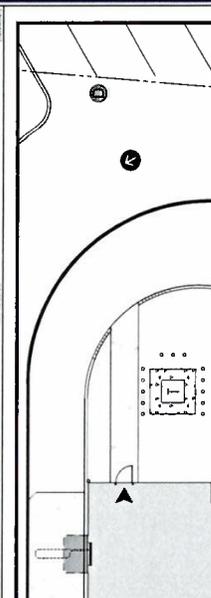
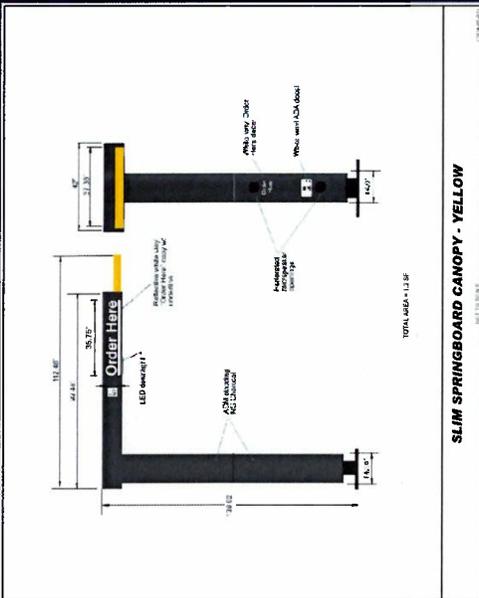
DATE: 1/20/2018

BOHLER
 78 BOSTON POST ROAD
 MADEIRA HILLS, MASSACHUSETTS
 PHONE: (978) 462-9900
 WWW.BOHLERENGINEERING.COM

CONSTRUCTION DETAILS

C-903

REVISION: 1 - 1/20/2018



42IN NEXT GEN ILLUMINATED BUILDING ARCH LED

TOTAL AREA = 1132 SF

10.6 in

47 in

106.8 in

113.2 in

Side View

AUTO DETECTOR LOOP DETAIL

TOTAL AREA = 1132 SF

10.6 in

47 in

106.8 in

Side View

FREESTANDING SIGN

TOTAL AREA = 1132 SF

71.5 in

48 in

71.5 in

Side View

DOUBLE WELCOME POINT GATEWAY

TOTAL AREA = 1132 SF

18'-4\"/>

SLIM SPRINGBOARD CANOPY - YELLOW

TOTAL AREA = 1132 SF

111.88 in

42 in

36.75 in

Side View

DOUBLE WELCOME POINT GATEWAY

TOTAL AREA = 1132 SF

18'-4\"/>

DOUBLE WELCOME POINT GATEWAY

TOTAL AREA = 1132 SF

18'-4\"/>

DOUBLE WELCOME POINT GATEWAY

TOTAL AREA = 1132 SF

18'-4\"/>

DOUBLE WELCOME POINT GATEWAY

TOTAL AREA = 1132 SF

18'-4\"/>

DOUBLE WELCOME POINT GATEWAY

TOTAL AREA = 1132 SF

18'-4\"/>

DOUBLE WELCOME POINT GATEWAY

TOTAL AREA = 1132 SF

18'-4\"/>

DOUBLE WELCOME POINT GATEWAY

TOTAL AREA = 1132 SF

18'-4\"/>

DOUBLE WELCOME POINT GATEWAY

TOTAL AREA = 1132 SF

18'-4\"/>

DOUBLE WELCOME POINT GATEWAY

TOTAL AREA = 1132 SF

18'-4\"/>

DOUBLE WELCOME POINT GATEWAY

TOTAL AREA = 1132 SF

18'-4\"/>

DOUBLE WELCOME POINT GATEWAY

TOTAL AREA = 1132 SF

18'-4\"/>

DOUBLE WELCOME POINT GATEWAY

TOTAL AREA = 1132 SF

18'-4\"/>

DOUBLE WELCOME POINT GATEWAY

TOTAL AREA = 1132 SF

18'-4\"/>

DOUBLE WELCOME POINT GATEWAY

TOTAL AREA = 1132 SF

18'-4\"/>

DOUBLE WELCOME POINT GATEWAY

TOTAL AREA = 1132 SF

18'-4\"/>

DOUBLE WELCOME POINT GATEWAY

TOTAL AREA = 1132 SF

18'-4\"/>

DOUBLE WELCOME POINT GATEWAY

TOTAL AREA = 1132 SF

18'-4\"/>

DOUBLE WELCOME POINT GATEWAY

TOTAL AREA = 1132 SF

18'-4\"/>

DOUBLE WELCOME POINT GATEWAY

TOTAL AREA = 1132 SF

18'-4\"/>

DOUBLE WELCOME POINT GATEWAY

TOTAL AREA = 1132 SF

18'-4\"/>

REVISIONS

REV	DATE	COMMENT
1	10/20/2017	ISSUED FOR ENTITLEMENTS

118
Call before you dig
ALWAYS CALL 811
811 ENCL. BY 811 BY THE 811

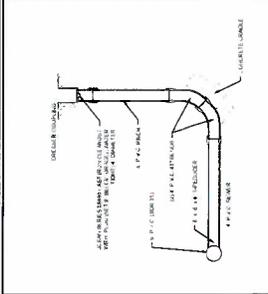
ISSUED FOR ENTITLEMENTS

SITE DEVELOPMENT PLANS
PROJECT:
SHEET NO. 20-1109
REVISION NO. 01
MAP # 11 LOT: 23
728 BOSTON POST ROAD
MABLETON, MASSACHUSETTS

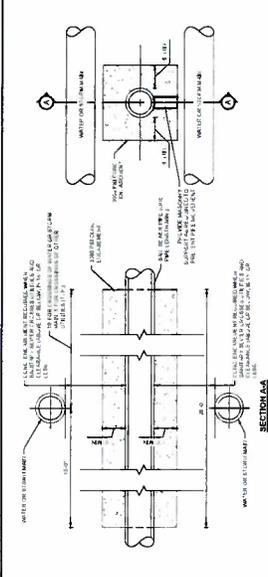
BOHLER
350 STATE STREET
MIDDLEBOROUGH, MA 01568
Phone: (508) 488-9900
www.BohlerEngineering.com

CONSTRUCTION DETAILS

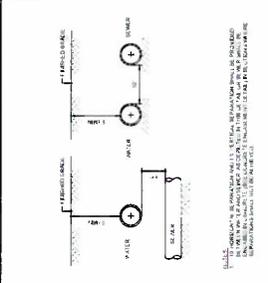
C-905
REVISION 1 - 10/20/2017



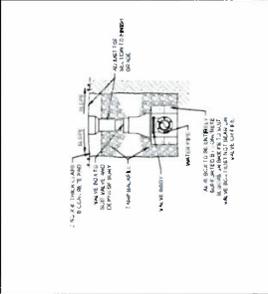
CLEANOUT (TERMINAL)



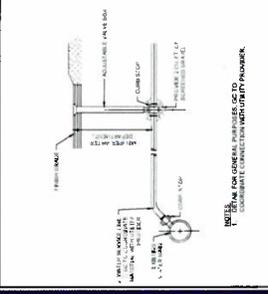
SANITARY CONCRETE ENCASUREMENT



WATER AND SEWER UTILITY CROSSING



GATE VALVE



WATER SERVICE CONNECTION



REVISIONS

REV	DATE	COMMENT
1	10/20/2023	ISSUED FOR ENTITLEMENTS

118
 ALWAYS CALL 811
 BEFORE YOU DIG
 811.BOHLENER.COM

ISSUED FOR ENTITLEMENTS

PROJECT: [Blank]
 DRAWN BY: [Blank]
 CHECKED BY: [Blank]
 DATE: [Blank]

SITE DEVELOPMENT PLANS

FOR: [Blank]
 SITE ID: 20119
 PROPOSED: [Blank]
 MAP OF LOT 33
 728 BOSTON POST ROAD
 MARLBOROUGH, MASSACHUSETTS

BOHLER
 302 THOMPSON ROAD, 3RD FLOOR
 BOSTON, MA 02114
 Phone: (617) 466-9900
 www.BohlerEngineering.com



LANDSCAPE PLAN

SHEET NUMBER: **L-101**

REVISION 1 - 10/20/2023

CITY OF MARLBOROUGH, MA LANDSCAPE REQUIREMENTS

SECTION 1: GENERAL
 1.01. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE LANDSCAPE PLAN AND SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANT MATERIALS AND THE DESIGN OF THE LANDSCAPE PLAN.

SECTION 2: PLANTING QUANTITY AND SPACING
 2.01. THE LANDSCAPE ARCHITECT SHALL SUBMIT A LANDSCAPE PLAN SHOWING THE LOCATION AND SPACING OF ALL PLANTING MATERIALS TO BE INSTALLED ON THE PROJECT.

SECTION 3: PLANTING MATERIALS
 3.01. ALL PLANTING MATERIALS SHALL BE SELECTED FROM THE LISTED BELOW AND SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN THIS SECTION.

SECTION 4: PLANTING AND SPACING
 4.01. ALL PLANTING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN THIS SECTION.

SECTION 5: PLANTING QUANTITY AND SPACING
 5.01. THE LANDSCAPE ARCHITECT SHALL SUBMIT A LANDSCAPE PLAN SHOWING THE LOCATION AND SPACING OF ALL PLANTING MATERIALS TO BE INSTALLED ON THE PROJECT.

SECTION 6: PLANTING MATERIALS
 6.01. ALL PLANTING MATERIALS SHALL BE SELECTED FROM THE LISTED BELOW AND SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN THIS SECTION.

SECTION 7: PLANTING AND SPACING
 7.01. ALL PLANTING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN THIS SECTION.

SECTION 8: PLANTING QUANTITY AND SPACING
 8.01. THE LANDSCAPE ARCHITECT SHALL SUBMIT A LANDSCAPE PLAN SHOWING THE LOCATION AND SPACING OF ALL PLANTING MATERIALS TO BE INSTALLED ON THE PROJECT.

SECTION 9: PLANTING MATERIALS
 9.01. ALL PLANTING MATERIALS SHALL BE SELECTED FROM THE LISTED BELOW AND SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN THIS SECTION.

SECTION 10: PLANTING AND SPACING
 10.01. ALL PLANTING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN THIS SECTION.

SECTION 11: PLANTING QUANTITY AND SPACING
 11.01. THE LANDSCAPE ARCHITECT SHALL SUBMIT A LANDSCAPE PLAN SHOWING THE LOCATION AND SPACING OF ALL PLANTING MATERIALS TO BE INSTALLED ON THE PROJECT.

SECTION 12: PLANTING MATERIALS
 12.01. ALL PLANTING MATERIALS SHALL BE SELECTED FROM THE LISTED BELOW AND SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN THIS SECTION.

SECTION 13: PLANTING AND SPACING
 13.01. ALL PLANTING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN THIS SECTION.

SECTION 14: PLANTING QUANTITY AND SPACING
 14.01. THE LANDSCAPE ARCHITECT SHALL SUBMIT A LANDSCAPE PLAN SHOWING THE LOCATION AND SPACING OF ALL PLANTING MATERIALS TO BE INSTALLED ON THE PROJECT.

SECTION 15: PLANTING MATERIALS
 15.01. ALL PLANTING MATERIALS SHALL BE SELECTED FROM THE LISTED BELOW AND SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN THIS SECTION.

SECTION 16: PLANTING AND SPACING
 16.01. ALL PLANTING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN THIS SECTION.

SECTION 17: PLANTING QUANTITY AND SPACING
 17.01. THE LANDSCAPE ARCHITECT SHALL SUBMIT A LANDSCAPE PLAN SHOWING THE LOCATION AND SPACING OF ALL PLANTING MATERIALS TO BE INSTALLED ON THE PROJECT.

SECTION 18: PLANTING MATERIALS
 18.01. ALL PLANTING MATERIALS SHALL BE SELECTED FROM THE LISTED BELOW AND SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN THIS SECTION.

SECTION 19: PLANTING AND SPACING
 19.01. ALL PLANTING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN THIS SECTION.

SECTION 20: PLANTING QUANTITY AND SPACING
 20.01. THE LANDSCAPE ARCHITECT SHALL SUBMIT A LANDSCAPE PLAN SHOWING THE LOCATION AND SPACING OF ALL PLANTING MATERIALS TO BE INSTALLED ON THE PROJECT.

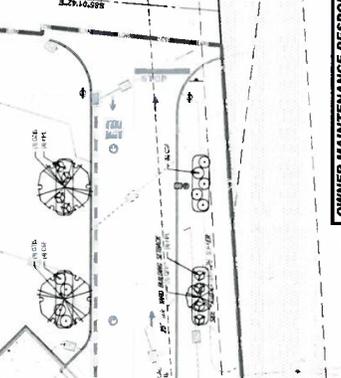
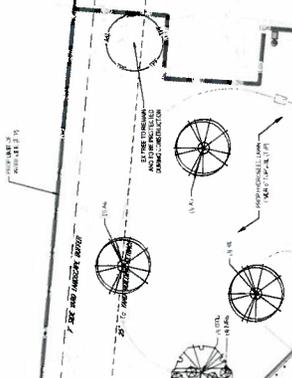
SECTION 21: PLANTING MATERIALS
 21.01. ALL PLANTING MATERIALS SHALL BE SELECTED FROM THE LISTED BELOW AND SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN THIS SECTION.

SECTION 22: PLANTING AND SPACING
 22.01. ALL PLANTING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN THIS SECTION.

SEED MIX KEY

PROPOSED (Hatched)

SECTION	CONTAINER	SIZE	QUANTITY
1	1 GAL	12" x 12" x 12"	100
2	2 GAL	18" x 18" x 18"	50
3	3 GAL	24" x 24" x 24"	25
4	4 GAL	30" x 30" x 30"	15
5	5 GAL	36" x 36" x 36"	10
6	6 GAL	42" x 42" x 42"	8
7	7 GAL	48" x 48" x 48"	6
8	8 GAL	54" x 54" x 54"	5
9	9 GAL	60" x 60" x 60"	4
10	10 GAL	66" x 66" x 66"	3
11	11 GAL	72" x 72" x 72"	2
12	12 GAL	78" x 78" x 78"	2
13	13 GAL	84" x 84" x 84"	1
14	14 GAL	90" x 90" x 90"	1
15	15 GAL	96" x 96" x 96"	1
16	16 GAL	102" x 102" x 102"	1
17	17 GAL	108" x 108" x 108"	1
18	18 GAL	114" x 114" x 114"	1
19	19 GAL	120" x 120" x 120"	1
20	20 GAL	126" x 126" x 126"	1
21	21 GAL	132" x 132" x 132"	1
22	22 GAL	138" x 138" x 138"	1
23	23 GAL	144" x 144" x 144"	1
24	24 GAL	150" x 150" x 150"	1
25	25 GAL	156" x 156" x 156"	1
26	26 GAL	162" x 162" x 162"	1
27	27 GAL	168" x 168" x 168"	1
28	28 GAL	174" x 174" x 174"	1
29	29 GAL	180" x 180" x 180"	1
30	30 GAL	186" x 186" x 186"	1
31	31 GAL	192" x 192" x 192"	1
32	32 GAL	198" x 198" x 198"	1
33	33 GAL	204" x 204" x 204"	1
34	34 GAL	210" x 210" x 210"	1
35	35 GAL	216" x 216" x 216"	1
36	36 GAL	222" x 222" x 222"	1
37	37 GAL	228" x 228" x 228"	1
38	38 GAL	234" x 234" x 234"	1
39	39 GAL	240" x 240" x 240"	1
40	40 GAL	246" x 246" x 246"	1
41	41 GAL	252" x 252" x 252"	1
42	42 GAL	258" x 258" x 258"	1
43	43 GAL	264" x 264" x 264"	1
44	44 GAL	270" x 270" x 270"	1
45	45 GAL	276" x 276" x 276"	1
46	46 GAL	282" x 282" x 282"	1
47	47 GAL	288" x 288" x 288"	1
48	48 GAL	294" x 294" x 294"	1
49	49 GAL	300" x 300" x 300"	1
50	50 GAL	306" x 306" x 306"	1
51	51 GAL	312" x 312" x 312"	1
52	52 GAL	318" x 318" x 318"	1
53	53 GAL	324" x 324" x 324"	1
54	54 GAL	330" x 330" x 330"	1
55	55 GAL	336" x 336" x 336"	1
56	56 GAL	342" x 342" x 342"	1
57	57 GAL	348" x 348" x 348"	1
58	58 GAL	354" x 354" x 354"	1
59	59 GAL	360" x 360" x 360"	1
60	60 GAL	366" x 366" x 366"	1
61	61 GAL	372" x 372" x 372"	1
62	62 GAL	378" x 378" x 378"	1
63	63 GAL	384" x 384" x 384"	1
64	64 GAL	390" x 390" x 390"	1
65	65 GAL	396" x 396" x 396"	1
66	66 GAL	402" x 402" x 402"	1
67	67 GAL	408" x 408" x 408"	1
68	68 GAL	414" x 414" x 414"	1
69	69 GAL	420" x 420" x 420"	1
70	70 GAL	426" x 426" x 426"	1
71	71 GAL	432" x 432" x 432"	1
72	72 GAL	438" x 438" x 438"	1
73	73 GAL	444" x 444" x 444"	1
74	74 GAL	450" x 450" x 450"	1
75	75 GAL	456" x 456" x 456"	1
76	76 GAL	462" x 462" x 462"	1
77	77 GAL	468" x 468" x 468"	1
78	78 GAL	474" x 474" x 474"	1
79	79 GAL	480" x 480" x 480"	1
80	80 GAL	486" x 486" x 486"	1
81	81 GAL	492" x 492" x 492"	1
82	82 GAL	498" x 498" x 498"	1
83	83 GAL	504" x 504" x 504"	1
84	84 GAL	510" x 510" x 510"	1
85	85 GAL	516" x 516" x 516"	1
86	86 GAL	522" x 522" x 522"	1
87	87 GAL	528" x 528" x 528"	1
88	88 GAL	534" x 534" x 534"	1
89	89 GAL	540" x 540" x 540"	1
90	90 GAL	546" x 546" x 546"	1
91	91 GAL	552" x 552" x 552"	1
92	92 GAL	558" x 558" x 558"	1
93	93 GAL	564" x 564" x 564"	1
94	94 GAL	570" x 570" x 570"	1
95	95 GAL	576" x 576" x 576"	1
96	96 GAL	582" x 582" x 582"	1
97	97 GAL	588" x 588" x 588"	1
98	98 GAL	594" x 594" x 594"	1
99	99 GAL	600" x 600" x 600"	1
100	100 GAL	606" x 606" x 606"	1



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
1	PLANT 1	PLANT 1	12" x 12" x 12"	1 GAL
2	PLANT 2	PLANT 2	18" x 18" x 18"	2 GAL
3	PLANT 3	PLANT 3	24" x 24" x 24"	3 GAL
4	PLANT 4	PLANT 4	30" x 30" x 30"	4 GAL
5	PLANT 5	PLANT 5	36" x 36" x 36"	5 GAL
6	PLANT 6	PLANT 6	42" x 42" x 42"	6 GAL
7	PLANT 7	PLANT 7	48" x 48" x 48"	7 GAL
8	PLANT 8	PLANT 8	54" x 54" x 54"	8 GAL
9	PLANT 9	PLANT 9	60" x 60" x 60"	9 GAL
10	PLANT 10	PLANT 10	66" x 66" x 66"	10 GAL
11	PLANT 11	PLANT 11	72" x 72" x 72"	11 GAL
12	PLANT 12	PLANT 12	78" x 78" x 78"	12 GAL
13	PLANT 13	PLANT 13	84" x 84" x 84"	13 GAL
14	PLANT 14	PLANT 14	90" x 90" x 90"	14 GAL
15	PLANT 15	PLANT 15	96" x 96" x 96"	15 GAL
16	PLANT 16	PLANT 16	102" x 102" x 102"	16 GAL
17	PLANT 17	PLANT 17	108" x 108" x 108"	17 GAL
18	PLANT 18	PLANT 18	114" x 114" x 114"	18 GAL
19	PLANT 19	PLANT 19	120" x 120" x 120"	19 GAL
20	PLANT 20	PLANT 20	126" x 126" x 126"	20 GAL
21	PLANT 21	PLANT 21	132" x 132" x 132"	21 GAL
22	PLANT 22	PLANT 22	138" x 138" x 138"	22 GAL
23	PLANT 23	PLANT 23	144" x 144" x 144"	23 GAL
24	PLANT 24	PLANT 24	150" x 150" x 150"	24 GAL
25	PLANT 25	PLANT 25	156" x 156" x 156"	25 GAL
26	PLANT 26	PLANT 26	162" x 162" x 162"	26 GAL
27	PLANT 27	PLANT 27	168" x 168" x 168"	27 GAL
28	PLANT 28	PLANT 28	174" x 174" x 174"	28 GAL
29	PLANT 29	PLANT 29	180" x 180" x 180"	29 GAL
30	PLANT 30	PLANT 30	186" x 186" x 186"	30 GAL
31	PLANT 31	PLANT 31	192" x 192" x 192"	31 GAL
32	PLANT 32	PLANT 32	198" x 198" x 198"	32 GAL
33	PLANT 33	PLANT 33	204" x 204" x 204"	33 GAL
34	PLANT 34	PLANT 34	210" x 210" x 210"	34 GAL
35	PLANT 35	PLANT 35	216" x 216" x 216"	35 GAL
36	PLANT 36	PLANT 36	222" x 222" x 222"	36 GAL
37	PLANT 37	PLANT 37	228" x 228" x 228"	37 GAL
38	PLANT 38	PLANT 38	234" x 234" x 234"	38 GAL
39	PLANT 39	PLANT 39	240" x 240" x 240"	39 GAL
40	PLANT 40	PLANT 40	246" x 246" x 246"	40 GAL
41	PLANT 41	PLANT 41	252" x 252" x 252"	41 GAL
42	PLANT 42	PLANT 42	258" x 258" x 258"	42 GAL
43	PLANT 43	PLANT 43	264" x 264" x 264"	43 GAL
44	PLANT 44	PLANT 44	270" x 270" x 270"	44 GAL
45	PLANT 45	PLANT 45	276" x 276" x 276"	45 GAL
46	PLANT 46	PLANT 46	282" x 282" x 282"	46 GAL
47	PLANT 47	PLANT 47	288" x 288" x 288"	47 GAL
48	PLANT 48	PLANT 48	294" x 294" x 294"	48 GAL
49	PLANT 49	PLANT 49	300" x 300" x 300"	49 GAL
50	PLANT 50	PLANT 50	306" x 306" x 306"	50 GAL
51	PLANT 51	PLANT 51	312" x 312" x 312"	51 GAL
52	PLANT 52	PLANT 52	318" x 318" x 318"	52 GAL
53	PLANT 53	PLANT 53	324" x 324" x 324"	53 GAL
54	PLANT 54	PLANT 54	330" x 330" x 330"	54 GAL
55	PLANT 55	PLANT 55	336" x 336" x 336"	55 GAL
56	PLANT 56	PLANT 56	342" x 342" x 342"	56 GAL
57	PLANT 57	PLANT 57	348" x 348" x 348"	57 GAL
58	PLANT 58	PLANT 58	354" x 354" x 354"	58 GAL
59	PLANT 59	PLANT 59	360" x 360" x 360"	59 GAL
60	PLANT 60	PLANT 60	366" x 366" x 366"	60 GAL
61	PLANT 61	PLANT 61	372" x 372" x 372"	61 GAL
62	PLANT 62	PLANT 62	378" x 378" x 378"	62 GAL
63	PLANT 63	PLANT 63	384" x 384" x 384"	63 GAL
64	PLANT 64	PLANT 64	390" x 390" x 390"	64 GAL
65	PLANT 65			

