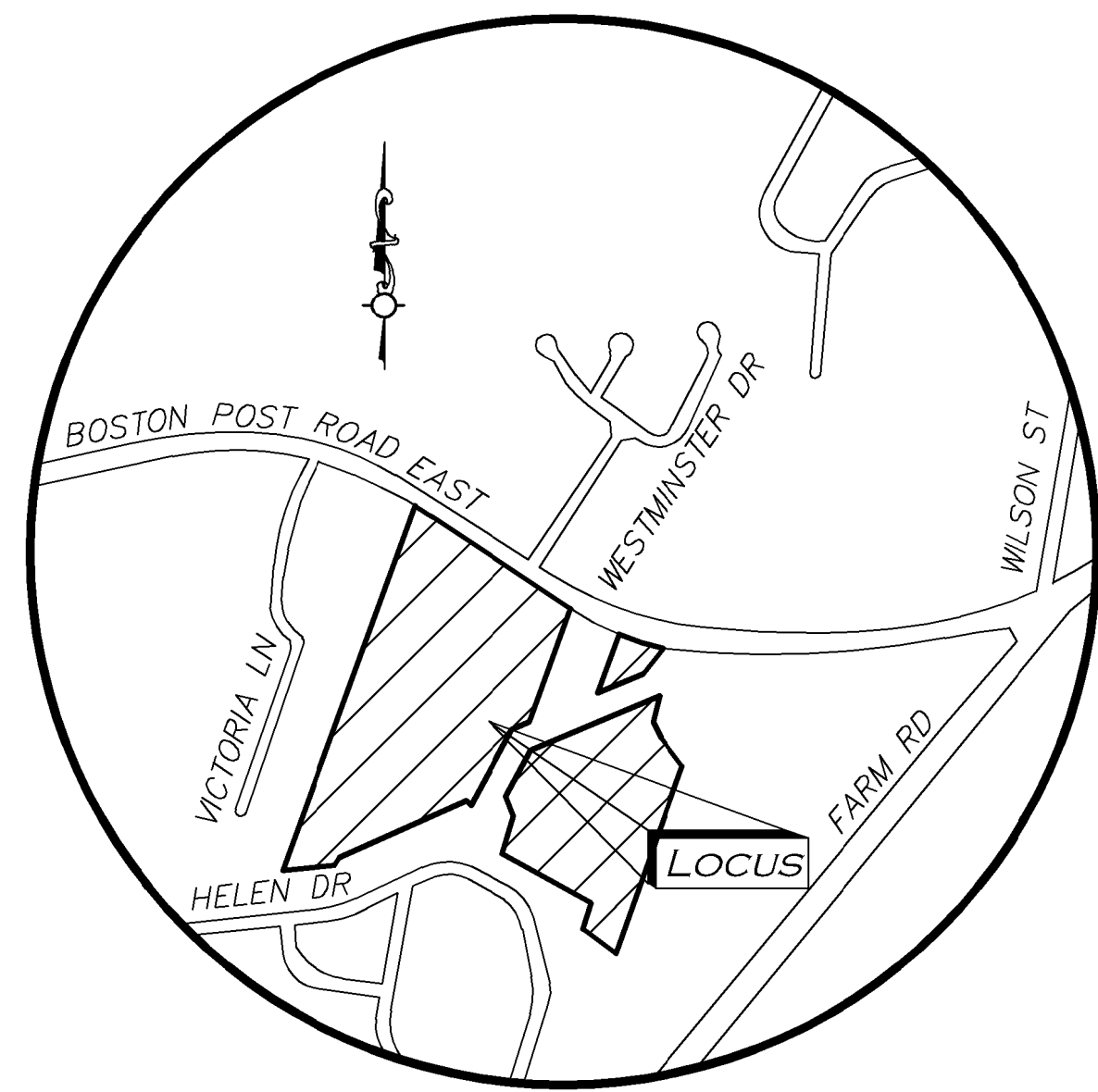


# SITE DEVELOPMENT PLANS FOR WALCOTT HERITAGE FARMS

## 339 BOSTON POST ROAD EAST MARLBOROUGH, MA



**LOCUS MAP**  
NOT TO SCALE

**APPLICANT:**  
WP MARLBOROUGH MA OWNER, LLC  
9 WEST BROAD STREET, SUITE 800  
STAMFORD, CT 06902  
203.210.2700

**LAND SURVEYOR, SITE ENGINEER  
LANDSCAPE ARCHITECT:**  
ALLEN & MAJOR ASSOCIATES, INC.  
100 COMMERCE WAY, SUITE 5  
WOBBURN, MA 01801  
781.935.6889

**ARCHITECT:**  
PHILLIPS ARCHITECTURE  
5901 PEACHTREE DUNWOODY ROAD, SUITE A450  
ATLANTA, GA 30328.  
770.394.1616

**MECHANICAL, ELECTRICAL AND PLUMBING  
CONSULTANT:**  
ENGR3 CONSULTING ENGINEERS  
100 NORTH POINT CENTER EAST, SUITE 200  
ALPHARETTA, GA 30022

**ENVIRONMENTAL CONSULTANT:**  
GODDARD CONSULTING, LLC  
291 MAIN STREET SUITE #8  
NORTHBOROUGH, MA 01532  
508.393.3784



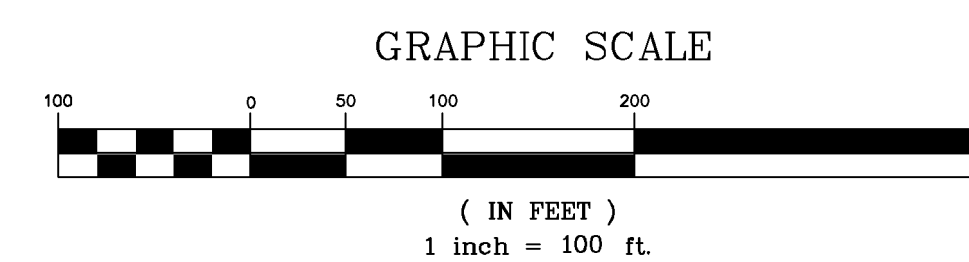
PREPARED BY:



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100 COMMERCE WAY  
WOBBURN MA 01801  
SUITE 5  
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FAX: (781) 935-2896

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LIST OF DRAWINGS			
DRAWING TITLE	SHEET NO.	ISSUED	REVISED
<b>CIVIL DRAWINGS</b>			
EXISTING CONDITIONS PLAN	V-101	01-16-2020	07-08-2020
ABBREVIATIONS AND NOTES	C-001	12-20-2019	07-08-2020
LOCUS PLAN	C-100	12-20-2019	07-08-2020
EROSION CONTROL PLAN	C-102A	12-20-2019	07-08-2020
EROSION CONTROL PLAN	C-102B	12-20-2019	07-08-2020
SITE PREPARATION & DEMOLITION PLAN	C-103A	12-20-2019	07-08-2020
SITE PREPARATION & DEMOLITION PLAN	C-103B	12-20-2019	07-08-2020
LAYOUT & MATERIALS PLAN	C-104A	12-20-2019	07-08-2020
LANDSCAPE COVERAGE PLAN	C-104B	02-06-2020	07-08-2020
LOT COVERAGE PLAN	C-104C	02-06-2020	07-08-2020
GRADING PLAN	C-105A	12-20-2019	07-08-2020
GRADING PLAN	C-105B	12-20-2019	07-08-2020
DRAINAGE PLAN	C-106A	12-20-2019	07-08-2020
DRAINAGE PLAN	C-106B	12-20-2019	07-08-2020
UTILITIES PLAN	C-107	12-20-2019	07-08-2020
FIRE TRUCK TURNING PLAN	C-108	12-20-2019	07-08-2020
CIVIL DETAILS	C-501	12-20-2019	07-08-2020
CIVIL DETAILS	C-502	12-20-2019	07-08-2020
CIVIL DETAILS	C-503	12-20-2019	07-08-2020
CIVIL DETAILS	C-504	12-20-2019	07-08-2020
CIVIL DETAILS	C-505	12-20-2019	07-08-2020
<b>LANDSCAPE &amp; HARDSCAPE DRAWINGS</b>			
LANDSCAPE PLAN	L-101	12-20-2019	07-08-2020
LANDSCAPE PLAN	L-102	12-20-2019	07-08-2020
HARDSCAPE PLAN	L-103	12-20-2019	07-08-2020
HARDSCAPE & FURNISHINGS PLAN	L-104	12-20-2019	07-08-2020
CONCEPTUAL LOCATION PLAN OF REPLICATION AREAS	L-201	02-20-2020	07-08-2020
LANDSCAPE DETAILS	L-501	12-20-2019	07-08-2020
HARDSCAPE DETAILS	L-502	12-20-2019	07-08-2020
HARDSCAPE DETAILS	L-503	12-20-2019	07-08-2020



PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

CITY OF MARLBOROUGH, MA  
SITE PLAN REVIEW COMMITTEE APPROVAL

MAJOR SITE PLAN APPROVAL

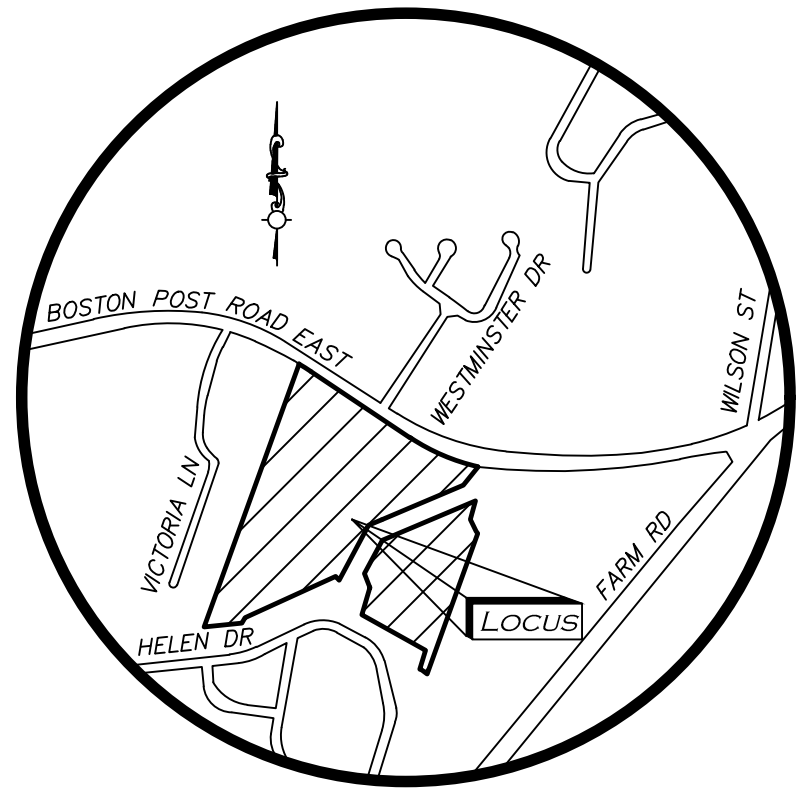
\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

ISSUED FOR LOCAL APPROVAL: DECEMBER 20, 2019  
RESUBMISSION FOR LOCAL APPROVAL: JANUARY 31, 2020  
VARIOUS REVISIONS: FEBRUARY 3, 2020  
VARIOUS REVISIONS: FEBRUARY 20, 2020  
REVISED PER CITY COMMENTS: MAY 18, 2020

**REVISED PER CITY COMMENTS: JULY 8, 2020**



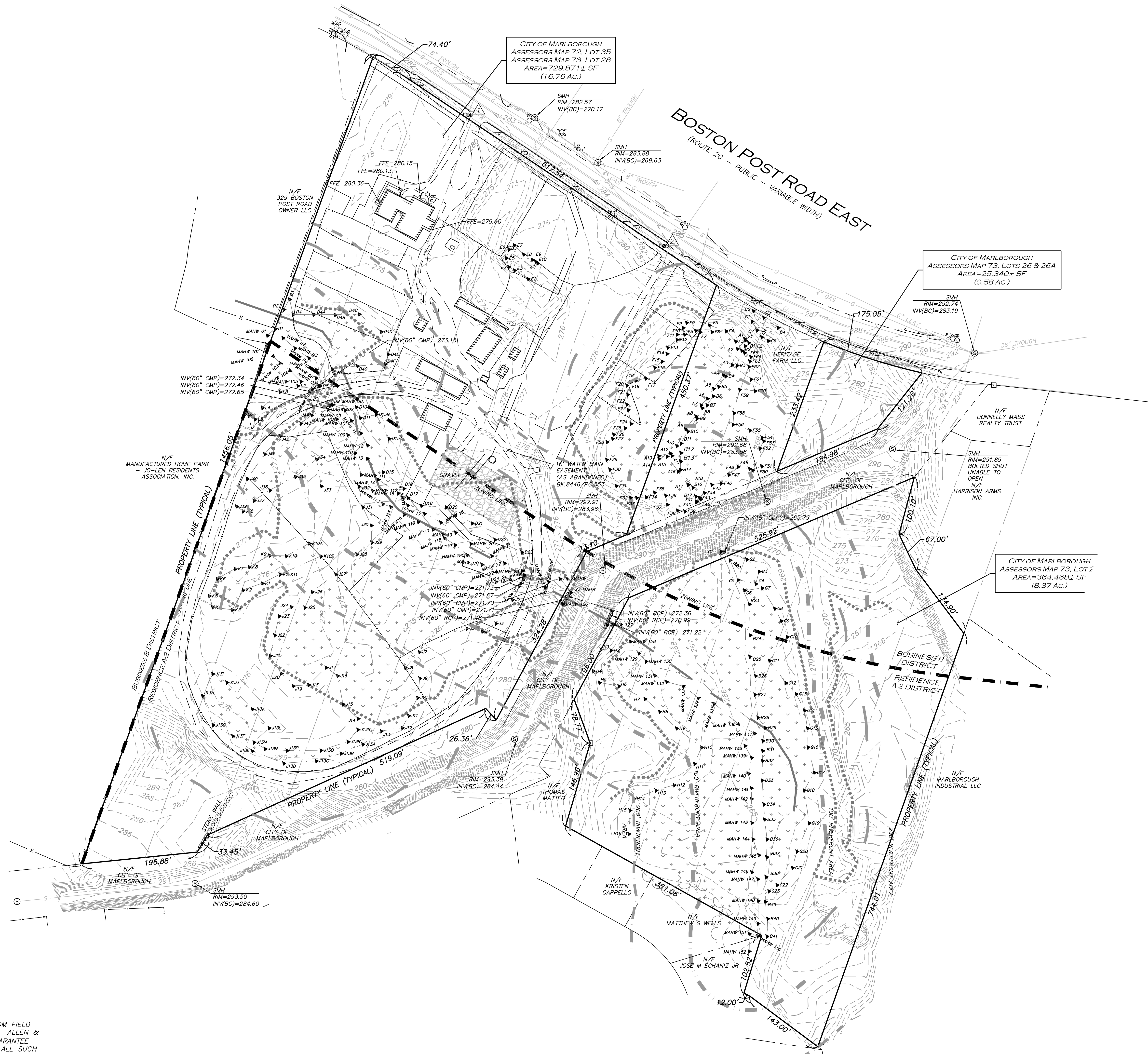


LOCUS MAP  
(NOT TO SCALE)

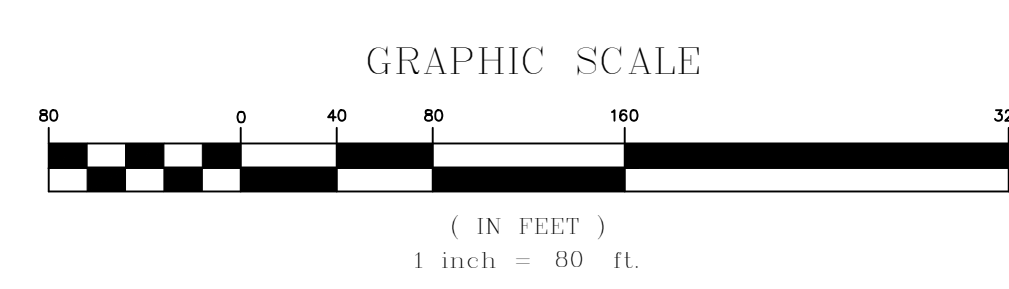
BENCHMARK SUMMARY		
TBM #	DESCRIPTION	ELEV.
△	COTTON GIN SPINDLE IN UP# 36-1	284.10
△	COTTON GIN SPINDLE IN UP# 38-50	287.10

LEGEND

STONE BOUND (SB)	□
IRON ROD (IR)	○
DRAIN MANHOLE (DMH)	⊙
SEWER MANHOLE (SMH)	⊙
CATCH BASIN (CB)	⊙
UTILITY POLE	⊙
UTILITY POLE W/ RISER	⊙
UTILITY POLE W/ LIGHT	⊙
GUY WIRE	⊙
FIRE HYDRANT	⊙
WATER GATE	⊙
GAS GATE	⊙
INVERT (INV)	⊙
LIGHT	⊙
SIGN	⊙
WETLAND FLAG	▲A31
ELECTRIC METER	⊙
CONCRETE	■
WETLAND AREA	▨
BUILDING	▭
WETLAND	▨
FLOODWAY	▨
FLOODPLAIN	▨
20' WETLAND BUFFER	▨
100' WETLAND BUFFER	▨
100' RIVERFRONT BUFFER	▨
200' RIVERFRONT BUFFER	▨
EASEMENT LINE	---
1' CONTOUR	-53-
5' CONTOUR	-55-
PROPERTY LINE	---
ABUTTERS LINE	---
STONE WALL	---
TREE LINE	---
EDGE OF PAVEMENT	---
EDGE OF GRAVEL	---
CURB	---
CHAIN LINK FENCE	x
STOCKADE FENCE	o
VINYL FENCE	o
GUARDRAIL	w
WATER LINE	w
SEWER LINE	s
DRAIN LINE	d
OVERHEAD WIRES	ohw
FINISHED FLOOR ELEVATION	FFE
BITUMINOUS	BIT.
CONCRETE	CONC.
BOTTOM CENTER	(BC)
REINFORCED CONCRETE PIPE	RCP
POLYVINYL CHLORIDE PIPE	PVC
CORRUGATED METAL PIPE	CMP
CAST IRON PIPE	CI
DUCTILE IRON PIPE	DI
STONE BOUND W/ DRILL HOLE	SB/DH
CONC. BOUND W/ DRILL HOLE	CB/DH
FOUND	FND
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.



- LOCUS REFERENCES**
- CITY OF MARLBOROUGH ASSESSORS MAP 72, LOT 35 ASSESSORS MAP 73, LOTS 24, 26, 26A, 27 & 28
  - BOOK 41574, PAGE 231
  - BOOK 71910, PAGE 242
  - PLAN 470 OF 1932
  - OWNER OF RECORD: HERITAGE FARM LLC
- PLAN REFERENCES**
- PLAN 179 OF 1991
  - PLAN 1026 OF 1983
  - PLAN 438 OF 1960
  - LAND COURT CASE 30558B
  - PLAN 1408 OF 1969
- NOTES**
1. NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
  2. PROPERTY LINE & EXISTING SITE FEATURES SHOWN HEREON TAKEN FROM A PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY - TAX LOTS 24, 26, 26A, 28 AND 35, CITY OF MARLBOROUGH, COUNTY OF MIDDLESEX, STATE OF MASSACHUSETTS," DATED MAY 30, 2019. PREPARED BY MATRIX NEW WORLD.
  3. WETLAND FLAGS SHOWN HEREON DELINEATED BY GODDARD CONSULTING LLC AND FIELD LOCATED BY ALLEN & MAJOR ASSOCIATES, INC.
  4. VERTICAL DATUM IS NAVD 88.
  5. CONTOUR INTERVAL IS ONE FOOT (1').

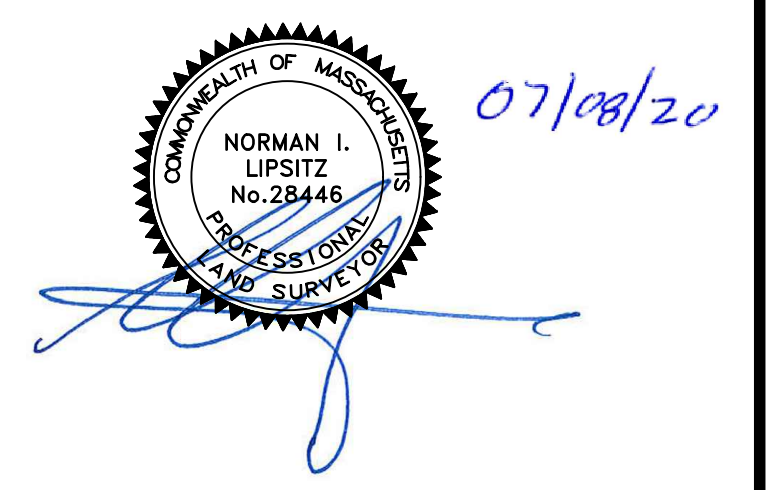


**UTILITY STATEMENT**

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.

WE HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN JUNE 21, 2019 AND JANUARY 15, 2020.

July 8, 2020  
PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.



REV	DATE	DESCRIPTION
4	07/08/20	CITY COMMENTS
3	01/16/20	ANRAD FILING
2	12/20/19	ISSUED FOR LOCAL APPROVAL
1	11/19/19	VARIOUS REVISIONS

APPLICANT/OWNER:  
WP MARLBOROUGH MA OWNER, LLC  
9 WEST BROAD STREET, SUITE 800  
STAMFORD, CT 06902

PROJECT:  
339 BOSTON POST ROAD EAST  
MARLBOROUGH, MA

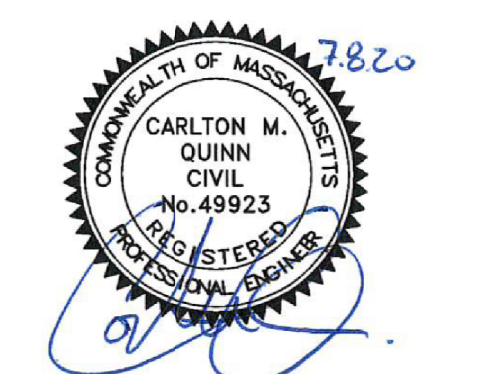
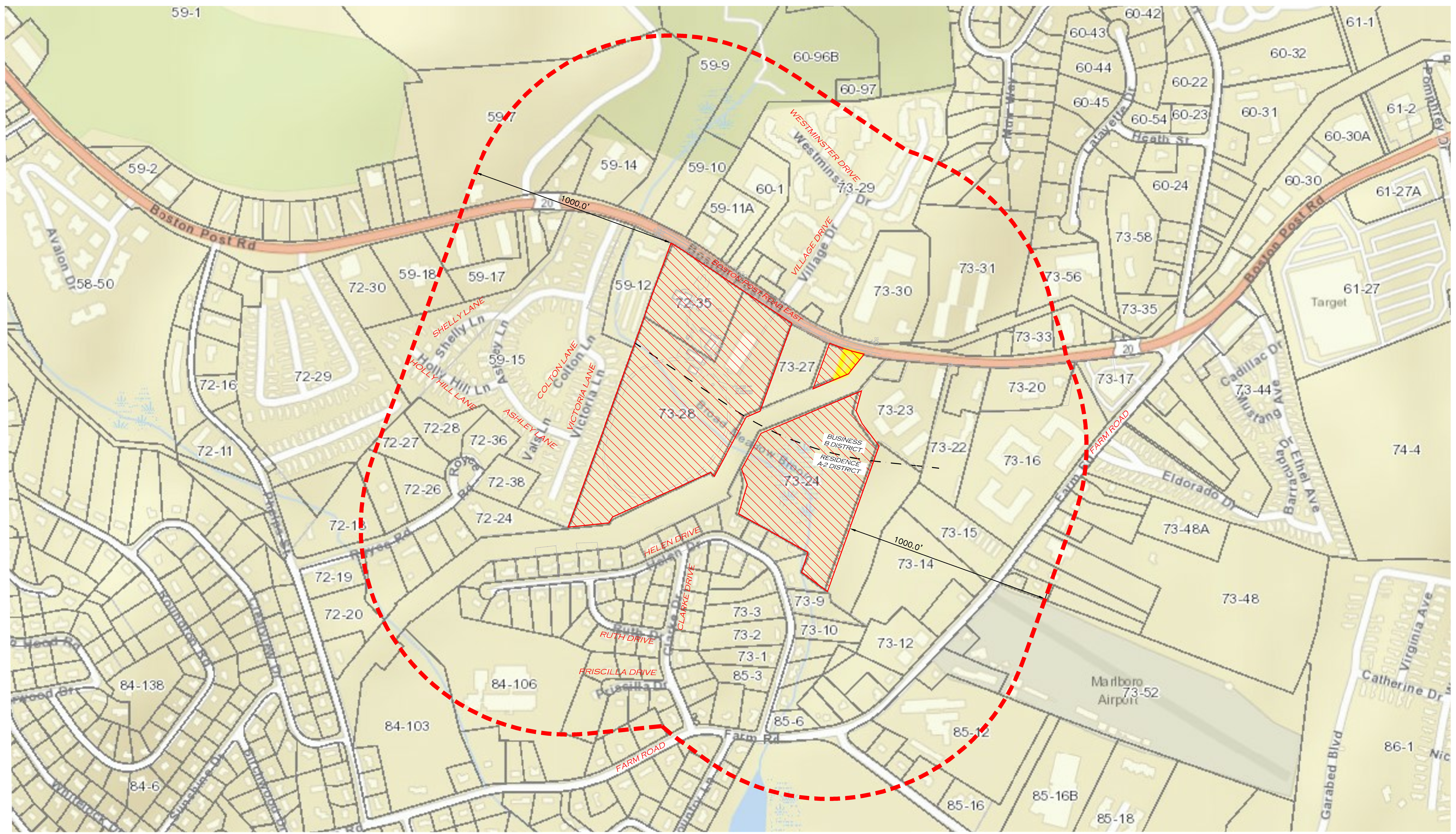
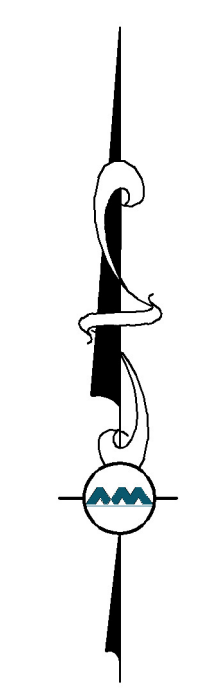
PROJECT NO.	2658-01	DATE:	07/22/19
SCALE:	1" = 80'	DWG. NAME:	S-2658-01-EC
DRAFTED BY:	KAC	CHECKED BY:	NIL

**ALLEN & MAJOR ASSOCIATES, INC.**  
civil engineering • land surveying  
environmental consulting • landscape architecture  
www.allenmajor.com  
100 COMMERCE WAY  
SUITE 3  
WOBBURN MA 01801  
TEL: (781) 935-6889  
FAX: (781) 935-2896  
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DRAWING TITLE:	EXISTING CONDITIONS	SHEET NO.:	V-101
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PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
6	07-08-20	REVISED PER CITY COMMENTS
5	05-18-20	REVISED PER CITY COMMENTS
4	02-20-20	VARIOUS REVISIONS
3	02-03-20	VARIOUS REVISIONS
2	01-31-20	RESUBMITTED FOR LOCAL APPROVAL
1	12-20-19	ISSUED FOR LOCAL APPROVAL

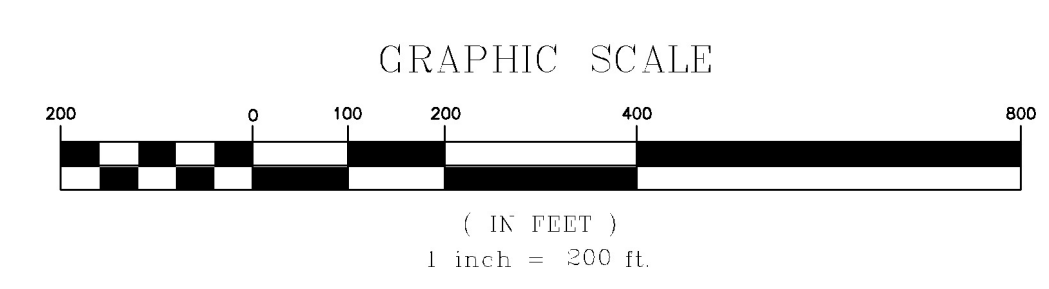
APPLICANT/OWNER:  
WP MARLBOROUGH MA OWNER, LLC  
9 WEST BROAD STREET, SUITE 800  
STAMFORD, CT 06902

PROJECT:  
MULTI-FAMILY DEVELOPMENT  
339 BOSTON POST ROAD EAST  
MARLBOROUGH, MA

PROJECT NO.	2658-01	DATE:	12-20-2019
SCALE:	1"=200'	DWG. NAME:	C-2658-01
DESIGNED BY:	SJL/DMR	CHECKED BY:	CMQ

**ALLEN & MAJOR ASSOCIATES, INC.**  
civil & structural engineering • land surveying  
environmental consulting • landscape architecture  
www.allenmajor.com  
100 COMMERCE WAY, SUITE 5  
WOUBURN MA 01881  
TEL: (781) 935-6889  
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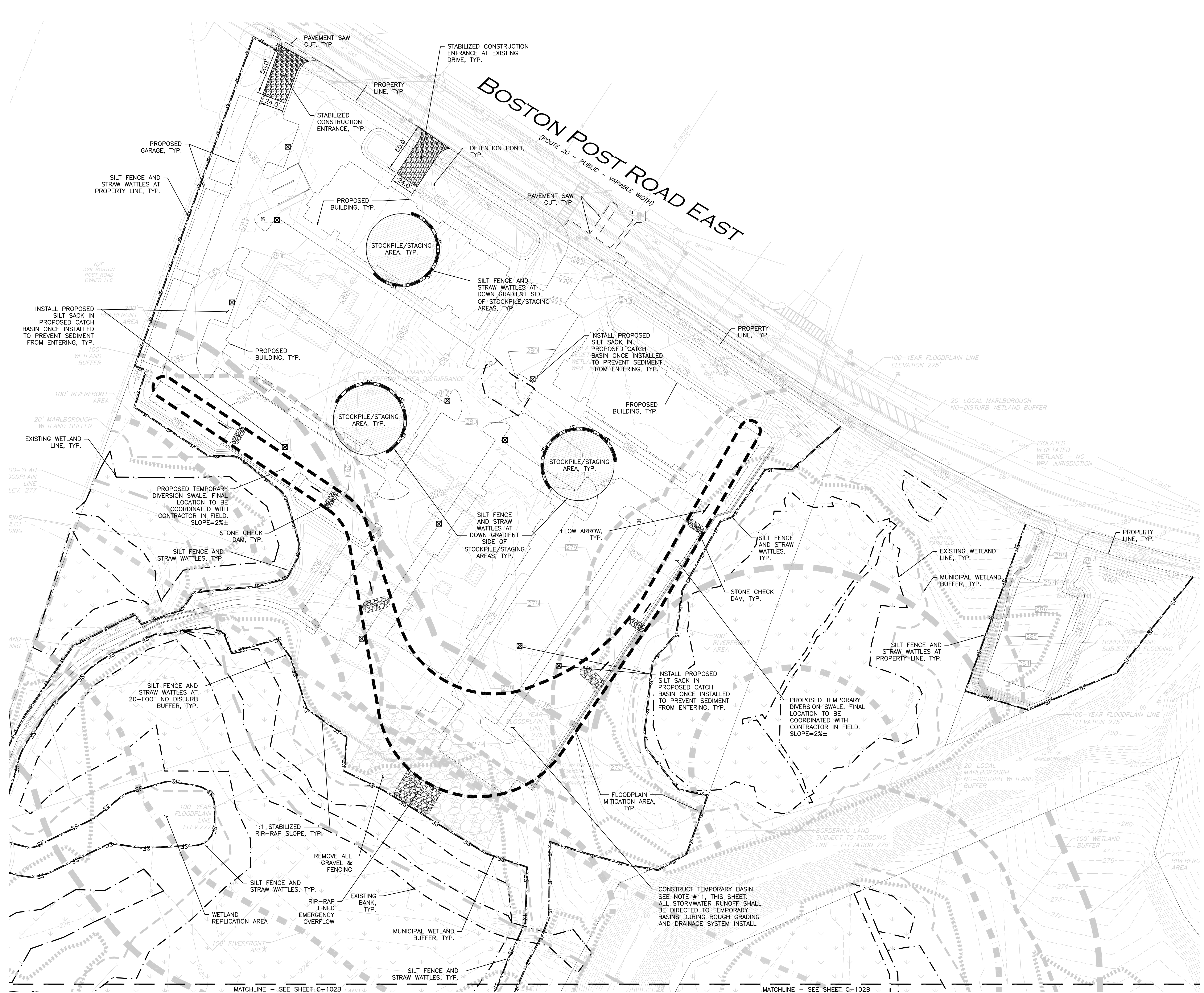
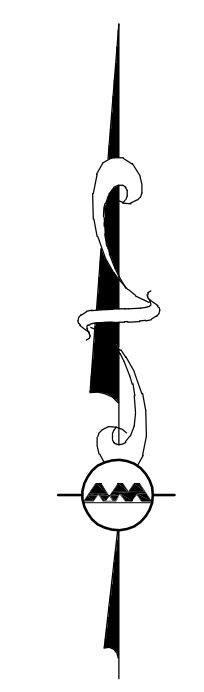
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DRAWING TITLE:	SHEET No.
LOCUS PLAN	C-100

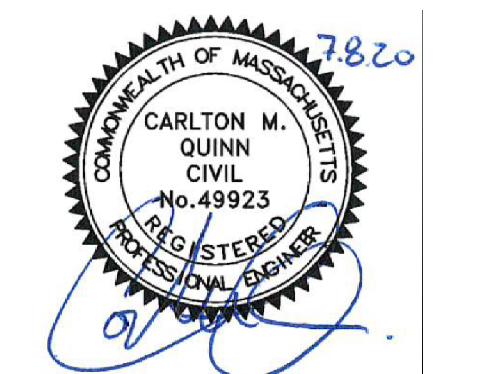
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1-888-344-7233

N:\PROJECTS\2658-01\CIVIL DRAWINGS\CURRENT SITE PLANS\C-2658-01\_LOCUS PLANNING



LEGEND	
SILT FENCE	— SF —
TUBULAR BARRIER	— T —
EROSION CONTROL FABRIC	— E —
CATCH BASIN FILTER	— C —
STONE CHECK DAM	— S —
STABILIZED ENTRANCE	— SE —
TURBIDITY CURTAIN	— TC —
STOCKPILE/STAGING AREA	— ST —

- NOTES:**
- 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.
  - THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE CITY OF MARLBOROUGH DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.  
DIGSAFE: 1-800-344-7233  
MARLBOROUGH DEPT. OF PUBLIC WORKS: (508) 624-6910
  - SEE THE ABBREVIATIONS AND NOTES PLAN AND DETAILS FOR FURTHER INFORMATION.
  - ALL ELEVATIONS REFER TO NAVD88 DATUM.
  - 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.
  - ALL ON-SITE DEMOLITION INCLUDING CUT & CAP OF UTILITIES SHALL BE PERFORMED TO CITY OF MARLBOROUGH AND SERVICE PROVIDER STANDARDS.
  - ALTHOUGH CERTAIN ITEMS HAVE BEEN NOTED ON THIS DRAWING FOR DEMOLITION, NO ATTEMPT HAS BEEN MADE TO DELINEATE EACH AND EVERY ITEM THAT REQUIRES DEMOLITION FOR THE COMPLETION OF THE PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL NECESSARY DEMOLITION WORK TO COMPLETE THE PROJECT. ALLEN & MAJOR ASSOCIATES, INC. IS NOT RESPONSIBLE FOR SITE DEMOLITION ITEMS NOT SHOWN ON THE SURVEY, OR SPECIFICALLY NOTED. THE DEMOLITION NOTES AND ARROWS ON THIS PLAN ARE TYPICAL AND DO NOT REFLECT QUANTITY.
  - ALL CATCH BASINS WITHIN THE PROJECT AREA SHALL BE EQUIPPED WITH SILT SACKS (OR APPROVED EQUAL).
  - CONTRACTOR SHALL PROVIDE WHEEL WASH STATIONS AS NECESSARY TO MITIGATE SEDIMENT TRACK-OUT TO BARTLETT STREET.
  - TEMPORARY CONSTRUCTION CONTROLS SHALL BE COORDINATED WITH CONSERVATION AGENT AS NEEDED.
  - CONSTRUCTION PHASING NOTES:  
-INSTALL SILT FENCE AT PERIMETER OF SITE AS SHOWN, PRIOR TO ANY WORK OR LAND CLEARING ACTIVITIES.  
-INSTALL CONSTRUCTION ENTRANCE.  
-CLEAR SITE.  
-GRUB LOCATIONS OF TEMPORARY BASIN  
-EXCAVATE TEMPORARY BASIN AREA. TEMPORARY BASIN SHALL BE INSTALLED PER CONTRACTOR MEANS AND METHODS.  
-GRUB REMAINDER OF TEMP. BASIN  
-CUT AND REMOVE TREES REMAINING ON SITE



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
6	07-08-20	REVISED PER CITY COMMENTS
5	05-18-20	REVISED PER CITY COMMENTS
4	02-20-20	VARIOUS REVISIONS
3	02-03-20	VARIOUS REVISIONS
2	01-31-20	RESUBMITTED FOR LOCAL APPROVAL
1	12-20-19	ISSUED FOR LOCAL APPROVAL

APPLICANT/OWNER:  
**WP MARLBOROUGH MA OWNER, LLC**  
 9 WEST BROAD STREET, SUITE 800  
 STAMFORD, CT 06902

PROJECT:  
**MULTI-FAMILY DEVELOPMENT**  
**339 BOSTON POST ROAD EAST**  
**MARLBOROUGH, MA**

PROJECT NO.	2658-01	DATE:	12-20-2019
SCALE:	1" = 40'	DWG. NAME:	C-2658-01
DESIGNED BY:	SJL/DMR	CHECKED BY:	CMQ

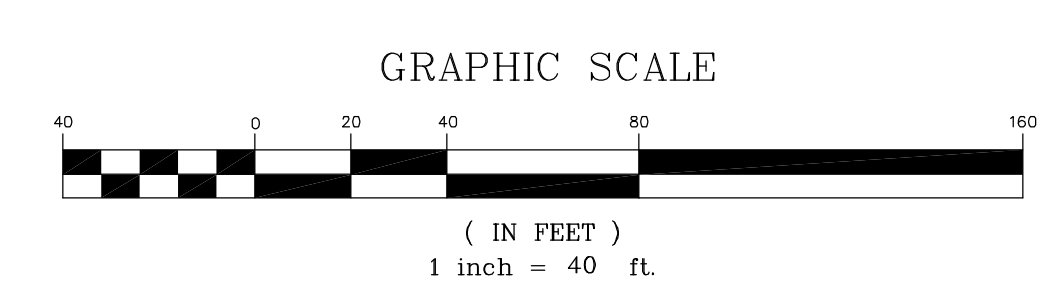
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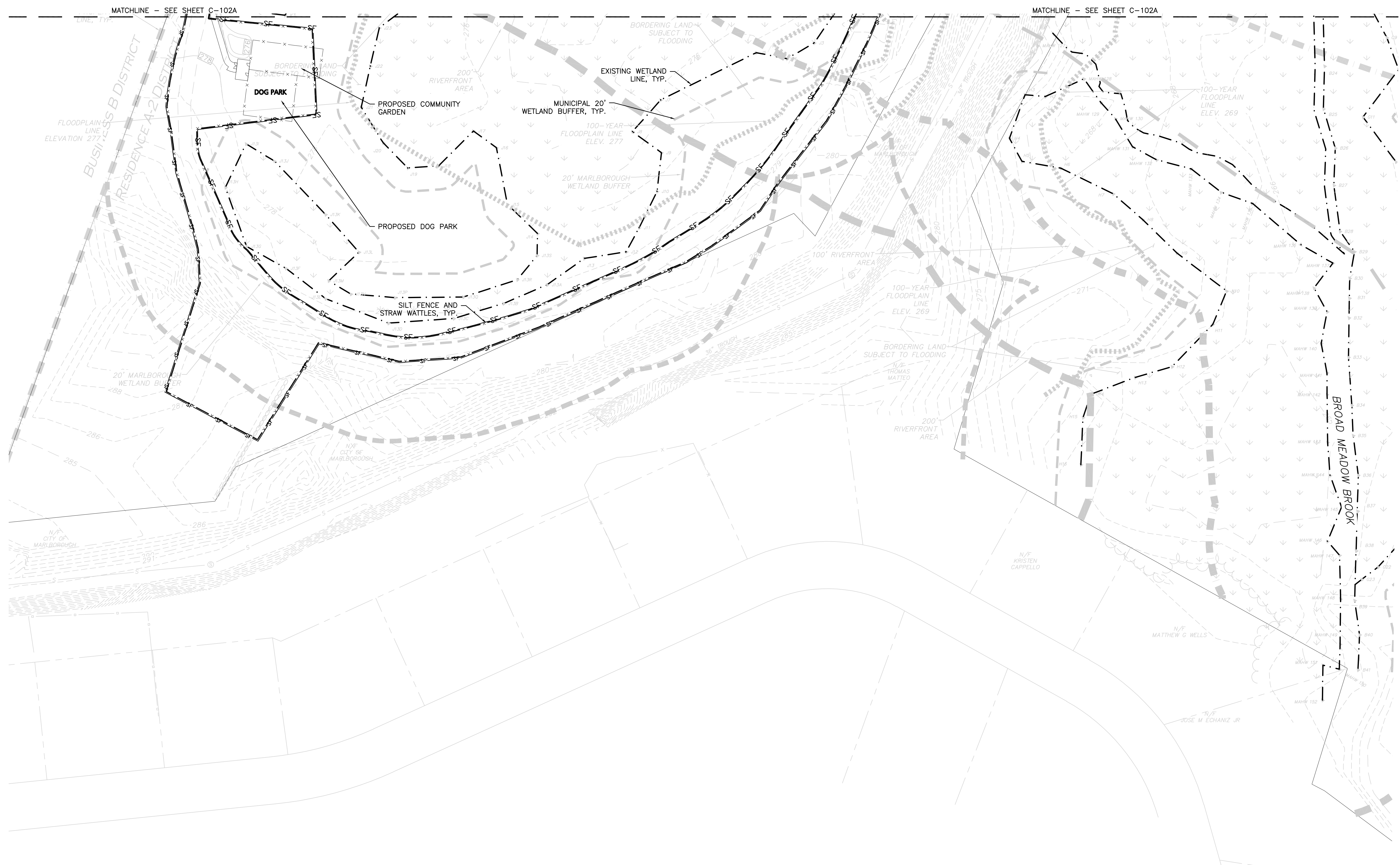
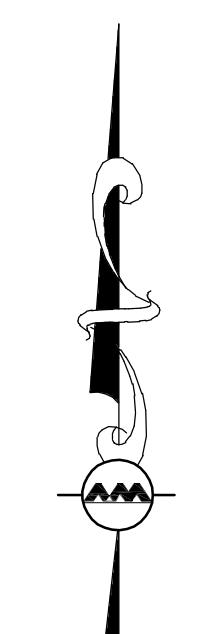
DRAWING TITLE: **EROSION CONTROL PLAN** SHEET No. **C-102A**



**DIG SAFE**

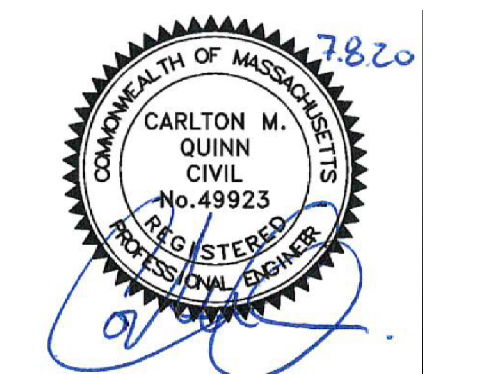
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 1-888-344-7233

N:\PROJECTS\2658-01\CIVIL\DRAWINGS\CURRENT\SITE PLANS\C-2658-01-EROSION CONTROL.DWG



LEGEND	
SILT FENCE	SF
TUBULAR BARRIER	— — — — —
EROSION CONTROL FABRIC	▨
CATCH BASIN FILTER	☒
STONE CHECK DAM	▩
STABILIZED ENTRANCE	▨
TURBIDITY CURTAIN	TC
STOCKPILE/STAGING AREA	▨

- NOTES:**
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MARLBOROUGH DEPT. OF PUBLIC WORKS: (508) 624-6910
  3. SEE THE ABBREVIATIONS AND NOTES PLAN AND DETAILS FOR FURTHER INFORMATION.
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  7. ALL ON-SITE DEMOLITION INCLUDING CUT & CAP OF UTILITIES SHALL BE PERFORMED TO CITY OF MARLBOROUGH AND SERVICE PROVIDER STANDARDS.



PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
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5	05-18-20	REVISED PER CITY COMMENTS
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STAMFORD, CT 06902

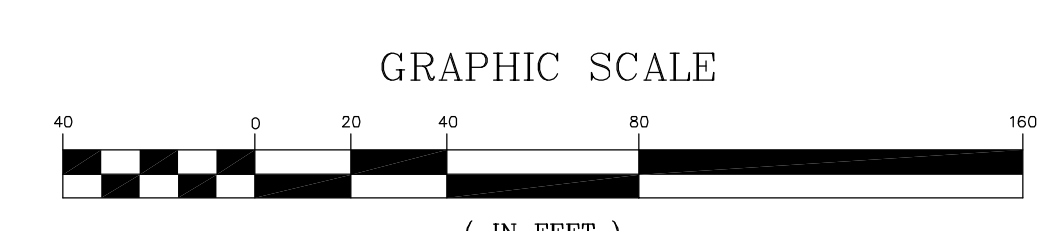
PROJECT:  
MULTI-FAMILY DEVELOPMENT  
339 BOSTON POST ROAD EAST  
MARLBOROUGH, MA

PROJECT NO.	2658-01	DATE:	12-20-2019
SCALE:	1" = 40'	DWG. NAME:	C-2658-01
DESIGNED BY:	SJL/DMR	CHECKED BY:	CMQ

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DRAWING TITLE:	SHEET No.
EROSION CONTROL PLAN	C-102B



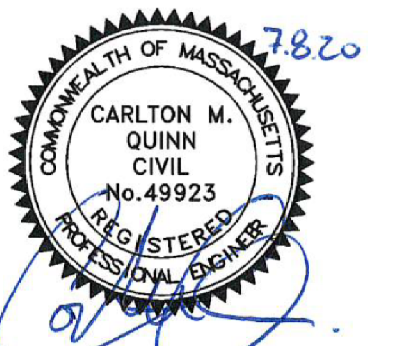
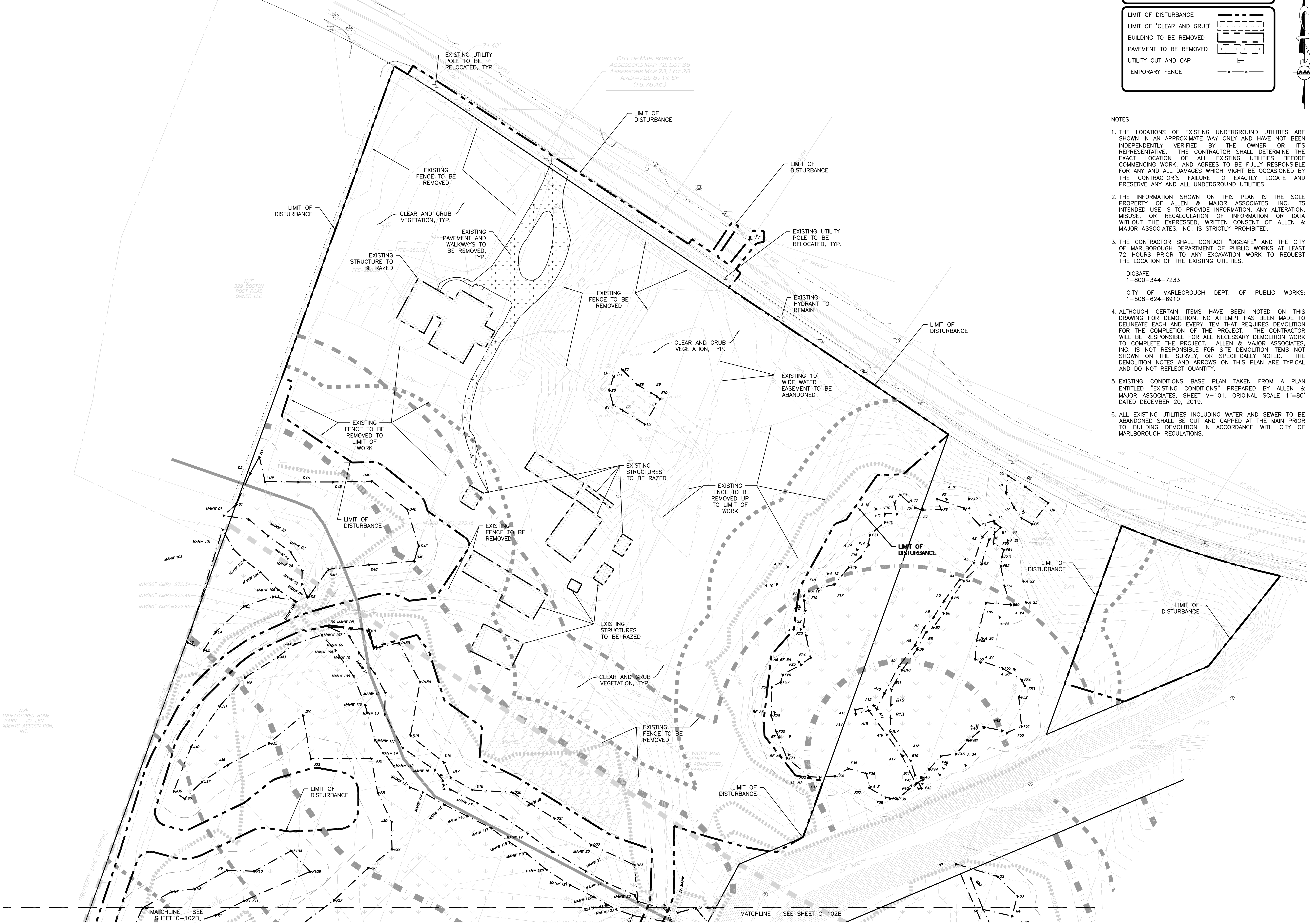
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**LEGEND**

- LIMIT OF DISTURBANCE
- LIMIT OF 'CLEAR AND GRUB'
- BUILDING TO BE REMOVED
- PAVEMENT TO BE REMOVED
- UTILITY CUT AND CAP
- TEMPORARY FENCE

**NOTES:**

- 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.
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- THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE CITY OF MARLBOROUGH DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.  
DIGSAFE:  
1-800-344-7233  
CITY OF MARLBOROUGH DEPT. OF PUBLIC WORKS:  
1-508-624-6910
- ALTHOUGH CERTAIN ITEMS HAVE BEEN NOTED ON THIS DRAWING FOR DEMOLITION, NO ATTEMPT HAS BEEN MADE TO DELINEATE EACH AND EVERY ITEM THAT REQUIRES DEMOLITION FOR THE COMPLETION OF THE PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL NECESSARY DEMOLITION WORK TO COMPLETE THE PROJECT. ALLEN & MAJOR ASSOCIATES, INC. IS NOT RESPONSIBLE FOR SITE DEMOLITION ITEMS NOT SHOWN ON THE SURVEY, OR SPECIFICALLY NOTED. THE DEMOLITION NOTES AND ARROWS ON THIS PLAN ARE TYPICAL AND DO NOT REFLECT QUANTITY.
- EXISTING CONDITIONS BASE PLAN TAKEN FROM A PLAN ENTITLED "EXISTING CONDITIONS" PREPARED BY ALLEN & MAJOR ASSOCIATES, SHEET V-101, ORIGINAL SCALE 1"=80' DATED DECEMBER 20, 2019.
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PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
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5	05-18-20	REVISED PER CITY COMMENTS
4	02-20-20	VARIOUS REVISIONS
3	02-03-20	VARIOUS REVISIONS
2	01-31-20	RESUBMITTED FOR LOCAL APPROVAL
1	12-20-19	ISSUED FOR LOCAL APPROVAL

APPLICANT/OWNER:  
WP MARLBOROUGH MA OWNER, LLC  
9 WEST BROAD STREET, SUITE 800  
STAMFORD, CT 06902

**PROJECT:**  
MULTI-FAMILY DEVELOPMENT  
339 BOSTON POST ROAD EAST  
MARLBOROUGH, MA

PROJECT NO. 2658-01 DATE: 12-20-2019  
SCALE: 1" = 40' DWG. NAME: C-2658-01

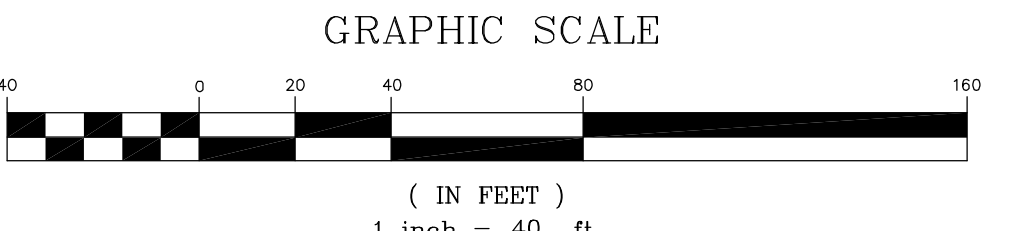
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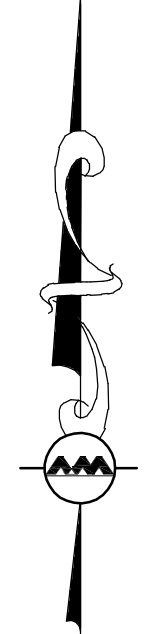
DRAWING TITLE: SHEET NO.  
**SITE PREPARATION & DEMOLITION PLAN** C-103A  
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**LEGEND**

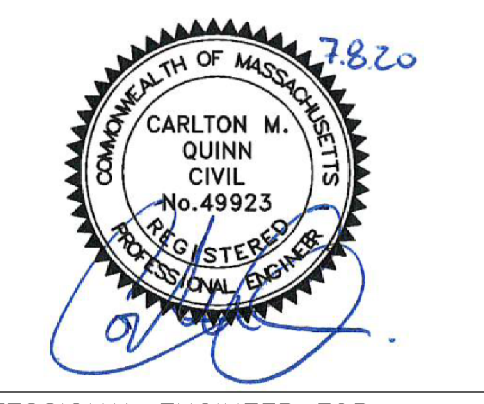
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DIGSAFE:  
1-800-344-7233

CITY OF MARLBOROUGH DEPT. OF PUBLIC WORKS: 1-508-624-6910

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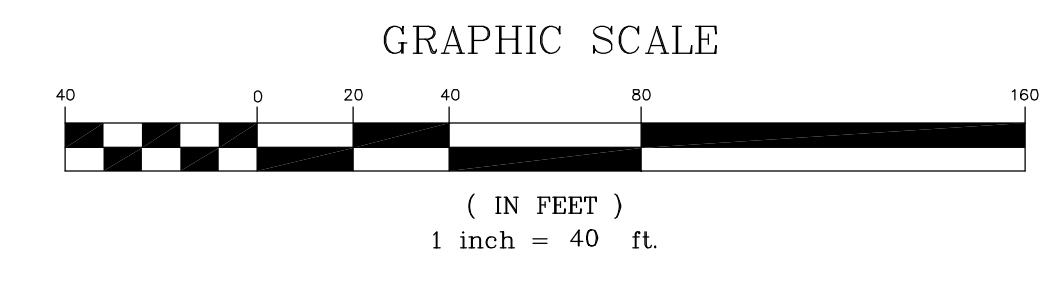
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339 BOSTON POST ROAD EAST  
MARLBOROUGH, MA

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SCALE:	1" = 40'	DWG. NAME:	C2658-01
DESIGNED BY:	SJL/DVM	CHECKED BY:	CMQ

PREPARED BY:

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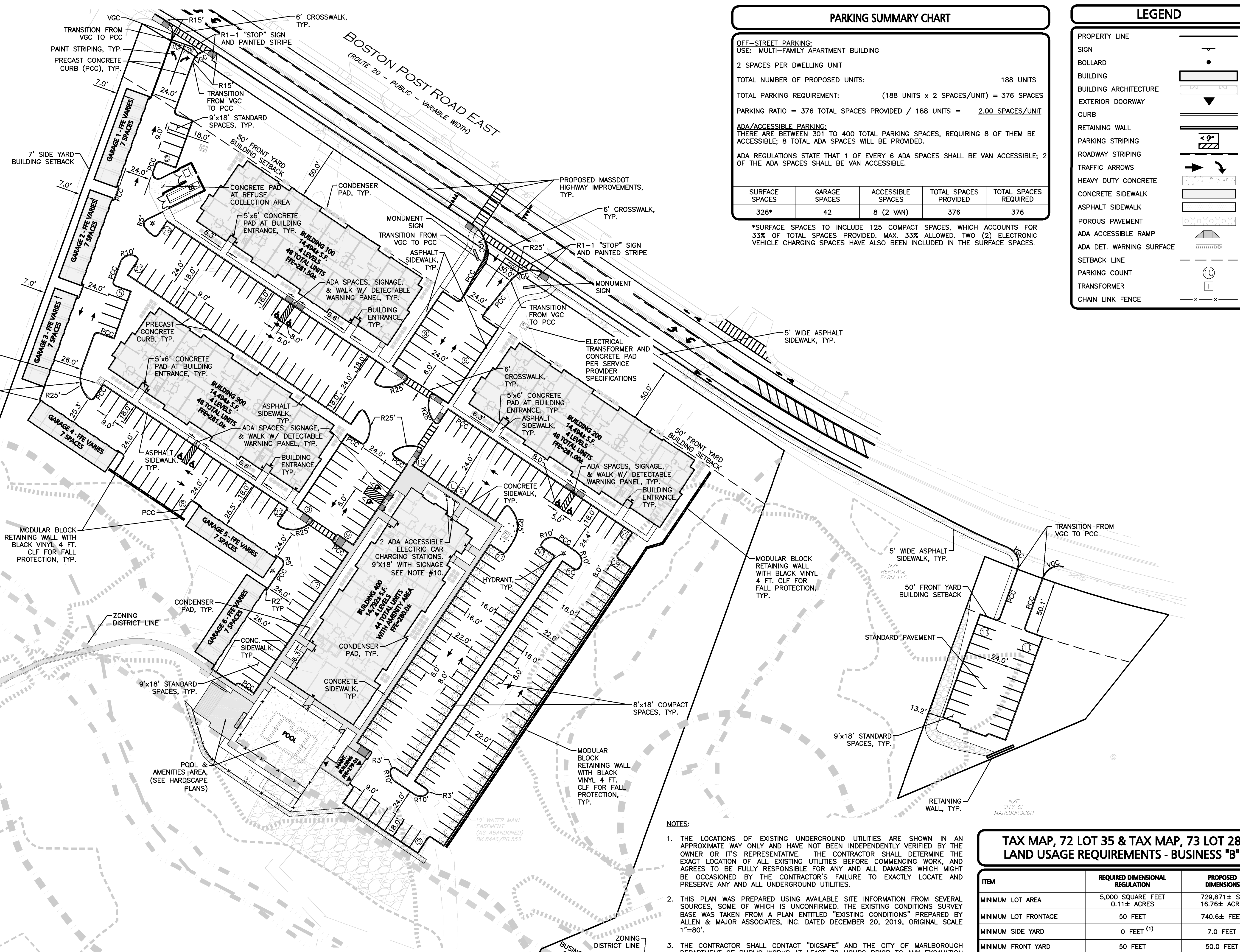
DRAWING TITLE: **SITE PREPARATION & DEMOLITION PLAN** SHEET No. **C-103B**

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### PARKING SUMMARY CHART

OFF-STREET PARKING:  
USE: MULTI-FAMILY APARTMENT BUILDING

2 SPACES PER DWELLING UNIT

TOTAL NUMBER OF PROPOSED UNITS: 188 UNITS

TOTAL PARKING REQUIREMENT: (188 UNITS x 2 SPACES/UNIT) = 376 SPACES

PARKING RATIO = 376 TOTAL SPACES PROVIDED / 188 UNITS = 2.00 SPACES/UNIT

ADA/ACCESSIBLE PARKING:  
THERE ARE BETWEEN 301 TO 400 TOTAL PARKING SPACES, REQUIRING 8 OF THEM BE ACCESSIBLE; 8 TOTAL ADA SPACES WILL BE PROVIDED.

ADA REGULATIONS STATE THAT 1 OF EVERY 6 ADA SPACES SHALL BE VAN ACCESSIBLE; 2 OF THE ADA SPACES SHALL BE VAN ACCESSIBLE.

SURFACE SPACES	GARAGE SPACES	ACCESSIBLE SPACES	TOTAL SPACES PROVIDED	TOTAL SPACES REQUIRED
326*	42	8 (2 VAN)	376	376

\*SURFACE SPACES TO INCLUDE 125 COMPACT SPACES, WHICH ACCOUNTS FOR 33% OF TOTAL SPACES PROVIDED. MAX. 33% ALLOWED. TWO (2) ELECTRONIC VEHICLE CHARGING SPACES HAVE ALSO BEEN INCLUDED IN THE SURFACE SPACES.

### LEGEND

PROPERTY LINE	---
SIGN	⊕
BOLLARD	●
BUILDING	▭
BUILDING ARCHITECTURE	▭ (with pattern)
EXTERIOR DOORWAY	⬇
CURB	—
RETAINING WALL	▭ (with pattern)
PARKING STRIPING	▭ (with pattern)
ROADWAY STRIPING	▭ (with pattern)
TRAFFIC ARROWS	➔
HEAVY DUTY CONCRETE	▭ (with pattern)
CONCRETE SIDEWALK	▭ (with pattern)
ASPHALT SIDEWALK	▭ (with pattern)
POROUS PAVEMENT	▭ (with pattern)
ADA ACCESSIBLE RAMP	▭ (with pattern)
ADA DET. WARNING SURFACE	▭ (with pattern)
SETBACK LINE	---
PARKING COUNT	⓪
TRANSFORMER	⊕
CHAIN LINK FENCE	⊗

### TAX MAP 73, LOTS 26 & 26A LAND USAGE REQUIREMENTS - BUSINESS "B"

ITEM	REQUIRED DIMENSIONAL REGULATION	PROPOSED DIMENSIONS
MINIMUM LOT AREA	5,000 SQUARE FEET 0.11± ACRES	25,340± S.F. 0.58± ACRES
MINIMUM LOT FRONTAGE	50 FEET	175.0± FEET
MINIMUM SIDE YARD	0 FEET (1)	13.2 FEET
MINIMUM FRONT YARD	50 FEET	50.1 FEET
MINIMUM REAR YARD	NONE	N/A
HEIGHT	52 FEET	N/A (2)
MAXIMUM LOT COVERAGE	30% - RESIDENTIAL 80% - OTHER USE	29.5% (0.171± Acres)

(1) 25 FEET WHERE ABUTTING A RESIDENCE DISTRICT OR WITHIN THE MARLBOROUGH VILLAGE DISTRICT WHERE ABUTTING AN EXISTING STRUCTURE THAT HAS SIDE-FACING WINDOWS AT THE STRUCTURES LOT LINE; OTHERWISE 0 FEET.

(2) NO BUILDING PROPOSED ON THIS LOT.

- #### NOTES:
- 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.
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DIGSAFE: 1-800-344-7233  
CITY OF MARLBOROUGH DEPT. OF PUBLIC WORKS: (508) 624-6910
  - SEE THE ABBREVIATIONS AND NOTES PLAN AND DETAILS FOR FURTHER INFORMATION.
  - ALL CURBING RADII SHALL BE 3' UNLESS OTHERWISE NOTED.
  - ALL ADA CURB CUT RAMPS ARE TO BE CONCRETE.
  - ALL ELEVATIONS REFER TO NAVD88 DATUM.
  - THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS 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.
  - SNOW TO BE STOCKPILED ON SITE UNTIL THE ACCUMULATED SNOW BECOMES A HAZARD TO THE DAILY OPERATIONS OF THE SITE. IT WILL BE THE RESPONSIBILITY OF THE SNOW REMOVAL CONTRACTOR TO PROPERLY DISPOSE OF TRANSPORTED SNOW OFFSITE ACCORDING TO MASSACHUSETTS DEP. BUREAU OF RESOURCE PROTECTION - SNOW DISPOSAL GUIDELINE #BWR G2015-01, GOVERNING THE PROPER DISPOSAL OF SNOW.
  - FINAL LOCATION OF ELECTRIC CAR CHARGING STATIONS TO BE COORDINATED WITH OWNER. CHARGING STATIONS WILL NEED TO BE ADA COMPLIANT.
  - SEE SHEETS C-104B "LANDSCAPE COVERAGE PLAN" AND SHEET C-104C "LOT COVERAGE PLAN" FOR MORE INFORMATION.
  - SEE HARDSCAPE PLANS FOR DETAILED AMENITY AREAS AT SOUTH OF SITE.
  - NO BOLLARDS ARE CURRENTLY SHOWN AT TRANSFORMER PAD LOCATIONS, HOWEVER, BOLLARD REQUIREMENTS SHALL BE COORDINATED WITH SERVICE PROVIDER IN ACCORDANCE WITH THEIR REGULATIONS.

### TAX MAP, 72 LOT 35 & TAX MAP, 73 LOT 28 LAND USAGE REQUIREMENTS - BUSINESS "B"

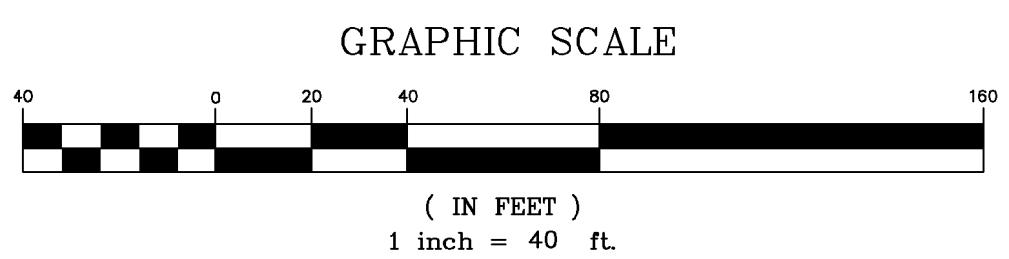
ITEM	REQUIRED DIMENSIONAL REGULATION	PROPOSED DIMENSIONS
MINIMUM LOT AREA	5,000 SQUARE FEET 0.11± ACRES	729,871± S.F. 16.76± ACRES
MINIMUM LOT FRONTAGE	50 FEET	740.6± FEET
MINIMUM SIDE YARD	0 FEET (1)	7.0 FEET
MINIMUM FRONT YARD	50 FEET	50.0 FEET
MINIMUM REAR YARD	NONE	N/A
HEIGHT (2)	52 FEET	48'-9"
MAXIMUM LOT COVERAGE	30% - RESIDENTIAL 80% - OTHER USE	25.8% (4.33± Acres)
LANDSCAPED AREA (3)	58,274 S.F. (1.34 Ac.)	244,028 S.F. (5.6 Ac.) (4)

(1) 25 FEET WHERE ABUTTING A RESIDENCE DISTRICT OR WITHIN THE MARLBOROUGH VILLAGE DISTRICT WHERE ABUTTING AN EXISTING STRUCTURE THAT HAS SIDE-FACING WINDOWS AT THE STRUCTURES LOT LINE; OTHERWISE 0 FEET.

(2) PER MARLBOROUGH ZONING BYLAW, BUILDING HEIGHT IS DEFINED AS "THE VERTICAL DIMENSION MEASURED FROM THE AVERAGE ELEVATION OF THE FINISHED LOT GRADE AT THE FRONT OF THE BUILDING TO THE AVERAGE HEIGHT BETWEEN PLATE AND RIDGE OF A GABLE, HIP OR GAMBLE ROOF."

(3) SEE MARLBOROUGH ZONING BYLAW 650-18(A)(9)(e), FOR LANDSCAPED AREA REQUIREMENTS.

(4) 83.8% (204,427± S.F., 4.7 Ac.) OF LANDSCAPED AREA IS LESS THAN 8% GRADES.



PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

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STAMFORD, CT 06902

### MULTI-FAMILY DEVELOPMENT 339 BOSTON POST ROAD EAST MARLBOROUGH, MA

PROJECT NO. 265801 DATE: 12-20-2019  
SCALE: 1" = 40' DWG. NAME: C-2658-01  
DESIGNED BY: SJL/DMR CHECKED BY: CMQ

PREPARED BY:

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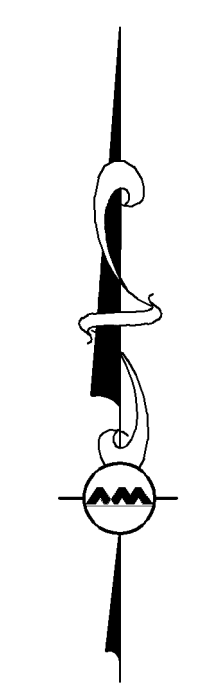
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DRAWING TITLE: LAYOUT AND MATERIALS PLAN SHEET No. C-104A

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**LEGEND:**

LANDSCAPED AREA	
LANDSCAPED AREA WITH 8% SLOPES OR GREATER	

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  3. LANDSCAPE REQUIREMENTS HAVE BEEN CALCULATED PER SECTION 650-18(A)(9)(e) OF THE CITY OF MARLBOROUGH ZONING BYLAWS.
  4. ALL LANDSCAPED AREAS SHOWN CAN ACCOMMODATE A 30' DIAMETER CIRCLE AND TOTAL WIDTHS OF AREAS PROVIDED AVERAGE GREATER THAN 40'.

**TAX MAP, 72 LOT 35 & TAX MAP, 73 LOT 28  
LAND USAGE REQUIREMENTS - BUSINESS "B"**

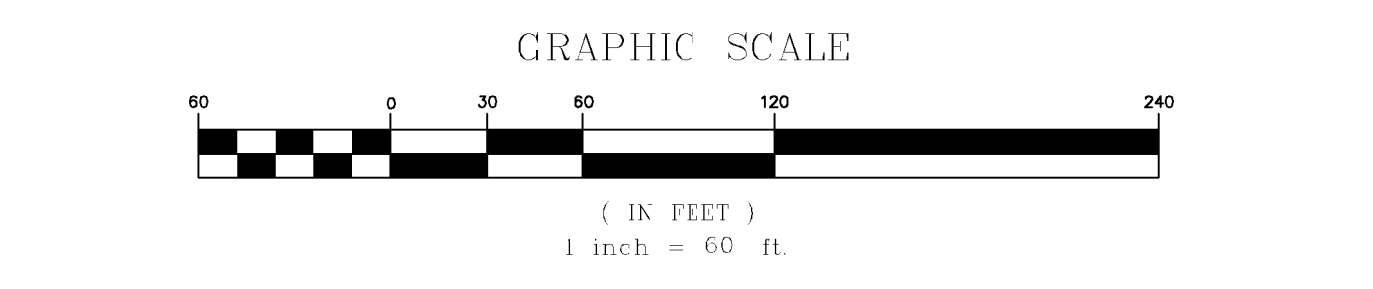
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MINIMUM FRONT YARD	50 FEET	50.0 FEET
MINIMUM REAR YARD	NONE	N/A
HEIGHT <sup>(2)</sup>	52 FEET	48'-9"
MAXIMUM LOT COVERAGE	30% - RESIDENTIAL 80% - OTHER USE	25.8% (4.33± Acres)
LANDSCAPED AREA <sup>(3)</sup>	58,274 S.F. (1.34 Ac.)	244,028 S.F. (5.6 Ac.) <sup>(4)</sup>

- <sup>(1)</sup> 25 FEET WHERE ABUTTING A RESIDENCE DISTRICT OR WITHIN THE MARLBOROUGH VILLAGE DISTRICT WHERE ABUTTING AN EXISTING STRUCTURE THAT HAS SIDE-FACING WINDOWS AT THE STRUCTURES LOT LINE; OTHERWISE 0 FEET.
- <sup>(2)</sup> PER MARLBOROUGH ZONING BYLAW, BUILDING HEIGHT IS DEFINED AS "THE VERTICAL DIMENSION MEASURED FROM THE AVERAGE ELEVATION OF THE FINISHED LOT GRADE AT THE FRONT OF THE BUILDING TO THE AVERAGE HEIGHT BETWEEN PLATE AND RIDGE OF A GABLE, HIP OR GAMBRELL ROOF."
- <sup>(3)</sup> SEE MARLBOROUGH ZONING BYLAW 650-18(A)(9)(e), FOR LANDSCAPED AREA REQUIREMENTS.
- <sup>(4)</sup> 83.8% (204,427± S.F., 4.7 Ac.) OF LANDSCAPED AREA IS LESS THAN 8% GRADES.

**TAX MAP 73, LOTS 26 & 26A  
LAND USAGE REQUIREMENTS - BUSINESS "B"**

ITEM	REQUIRED DIMENSIONAL REGULATION	PROPOSED DIMENSIONS
MINIMUM LOT AREA	5,000 SQUARE FEET 0.11± ACRES	25,340± S.F. 0.58± ACRES
MINIMUM LOT FRONTAGE	50 FEET	175.0± FEET
MINIMUM SIDE YARD	0 FEET <sup>(1)</sup>	13.2 FEET
MINIMUM FRONT YARD	50 FEET	50.1 FEET
MINIMUM REAR YARD	NONE	N/A
HEIGHT	52 FEET	N/A <sup>(2)</sup>
MAXIMUM LOT COVERAGE	30% - RESIDENTIAL 80% - OTHER USE	29.5% (0.171± Acres)

- <sup>(1)</sup> 25 FEET WHERE ABUTTING A RESIDENCE DISTRICT OR WITHIN THE MARLBOROUGH VILLAGE DISTRICT WHERE ABUTTING AN EXISTING STRUCTURE THAT HAS SIDE-FACING WINDOWS AT THE STRUCTURES LOT LINE; OTHERWISE 0 FEET.
- <sup>(2)</sup> NO BUILDING PROPOSED ON THIS LOT.



PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
6	07-08-20	REVISED PER CITY COMMENTS
5	05-18-20	REVISED PER CITY COMMENTS
4	02-20-20	VARIOUS REVISIONS
3	02-03-20	VARIOUS REVISIONS
2	01-31-20	RESUBMITTED FOR LOCAL APPROVAL
1	12-20-19	ISSUED FOR LOCAL APPROVAL

APPLICANT/OWNER:  
WP MARLBOROUGH MA OWNER, LLC  
9 WEST BROAD STREET, SUITE 800  
STAMFORD, CT 06902

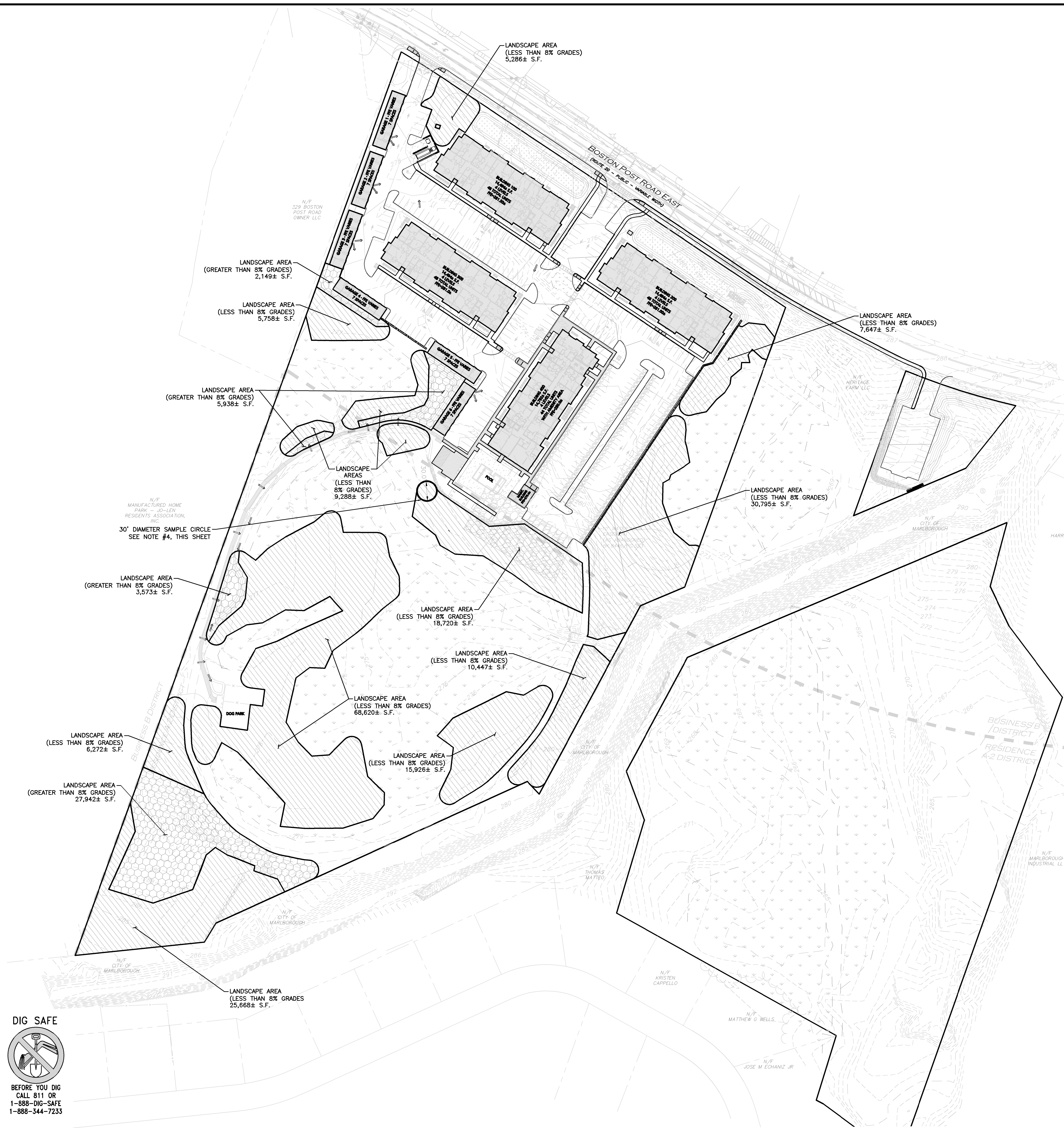
**MULTI-FAMILY DEVELOPMENT  
339 BOSTON POST ROAD EAST  
MARLBOROUGH, MA**

PROJECT NO. 2658-01 DATE: 12-20-2019  
SCALE: 1" = 60' DWG. NAME: C-2658-01  
DESIGNED BY: SJL/DMR CHECKED BY: CMQ

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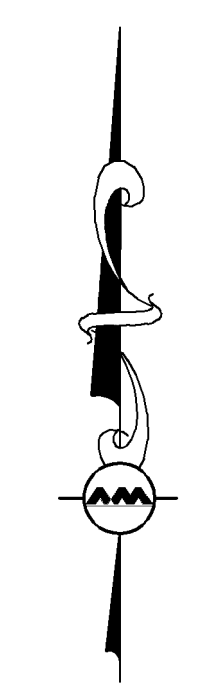
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DRAWING TITLE: LANDSCAPE COVERAGE PLAN SHEET No. C-104B  
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- NOTES:**
1. THIS PLAN WAS PREPARED USING AVAILABLE SITE INFORMATION FROM SEVERAL SOURCES, SOME OF WHICH IS UNCONFIRMED. THE EXISTING CONDITIONS SURVEY BASE WAS TAKEN FROM A PLAN ENTITLED "EXISTING CONDITIONS" PREPARED BY ALLEN & MAJOR ASSOCIATES, INC. DATED DECEMBER 20, 2019. ORIGINAL SCALE 1"=80'.
  2. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS 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.
  3. LOT COVERAGE IS DEFINED IN THE CITY OF MARLBOROUGH ZONING BYLAWS AS "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, LOT COVERAGE SHALL NOT INCLUDE ANY OUTDOOR RECREATIONAL FACILITY FOR THE TENANTS, SUCH AS BUT NOT LIMITED TO A SWIMMING POOL, TENNIS COURT, GARDEN SHED, PATIO OR SIMILAR FACILITY."

**TAX MAP, 72 LOT 35 & TAX MAP, 73 LOT 28  
LAND USAGE REQUIREMENTS - BUSINESS "B"**

ITEM	REQUIRED DIMENSIONAL REGULATION	PROPOSED DIMENSIONS
MINIMUM LOT AREA	5,000 SQUARE FEET 0.11± ACRES	729,871± S.F. 16.76± ACRES
MINIMUM LOT FRONTAGE	50 FEET	740.6± FEET
MINIMUM SIDE YARD	0 FEET <sup>(1)</sup>	7.0 FEET
MINIMUM FRONT YARD	50 FEET	50.0 FEET
MINIMUM REAR YARD	NONE	N/A
HEIGHT <sup>(2)</sup>	52 FEET	48'-9"
MAXIMUM LOT COVERAGE	30% - RESIDENTIAL 80% - OTHER-USE	25.8% (4.33± Acres)
LANDSCAPED AREA <sup>(3)</sup>	58,274 S.F. (1.34 Ac.)	244,028 S.F. (5.6 Ac.) <sup>(4)</sup>

<sup>(1)</sup> 25 FEET WHERE ABUTTING A RESIDENCE DISTRICT OR WITHIN THE MARLBOROUGH VILLAGE DISTRICT WHERE ABUTTING AN EXISTING STRUCTURE THAT HAS SIDE-FACING WINDOWS AT THE STRUCTURES LOT LINE; OTHERWISE 0 FEET.

<sup>(2)</sup> PER MARLBOROUGH ZONING BYLAW, BUILDING HEIGHT IS DEFINED AS "THE VERTICAL DIMENSION MEASURED FROM THE AVERAGE ELEVATION OF THE FINISHED LOT GRADE AT THE FRONT OF THE BUILDING TO THE AVERAGE HEIGHT BETWEEN PLATE AND RIDGE OF A GABLE, HIP OR GAMBREL ROOF."

<sup>(3)</sup> SEE MARLBOROUGH ZONING BYLAW 650-18(A)(9)(e), FOR LANDSCAPED AREA REQUIREMENTS.

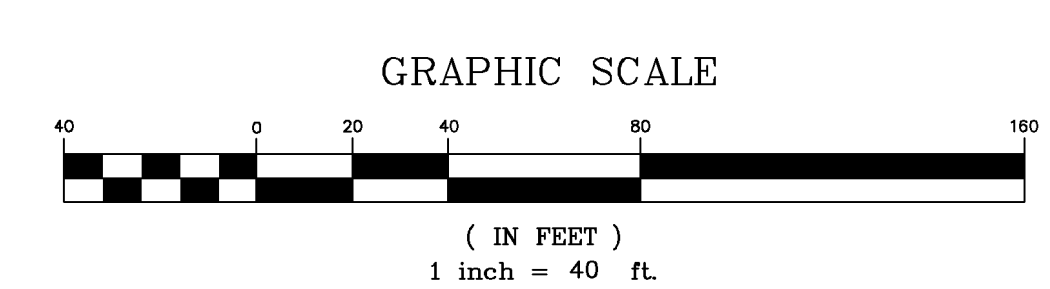
<sup>(4)</sup> 83.8% (204,427± S.F., 4.7 Ac.) OF LANDSCAPED AREA IS LESS THAN 8% GRADES.

**TAX MAP 73, LOTS 26 & 26A  
LAND USAGE REQUIREMENTS - BUSINESS "B"**

ITEM	REQUIRED DIMENSIONAL REGULATION	PROPOSED DIMENSIONS
MINIMUM LOT AREA	5,000 SQUARE FEET 0.11± ACRES	25,340± S.F. 0.58± ACRES
MINIMUM LOT FRONTAGE	50 FEET	175.0± FEET
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MINIMUM FRONT YARD	50 FEET	50.1 FEET
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HEIGHT <sup>(2)</sup>	52 FEET	N/A <sup>(2)</sup>
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<sup>(2)</sup> NO BUILDING PROPOSED ON THIS LOT.



PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

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APPLICANT/OWNER:  
WP MARLBOROUGH MA OWNER, LLC  
9 WEST BROAD STREET, SUITE 800  
STAMFORD, CT 06902

PROJECT:  
**MULTI-FAMILY DEVELOPMENT  
339 BOSTON POST ROAD EAST  
MARLBOROUGH, MA**

PROJECT NO. 2658-01 DATE: 12-20-2019  
SCALE: 1" = 40' DWG. NAME: C-2658-01  
DESIGNED BY: SJL/DMR CHECKED BY: CMQ

PREPARED BY:

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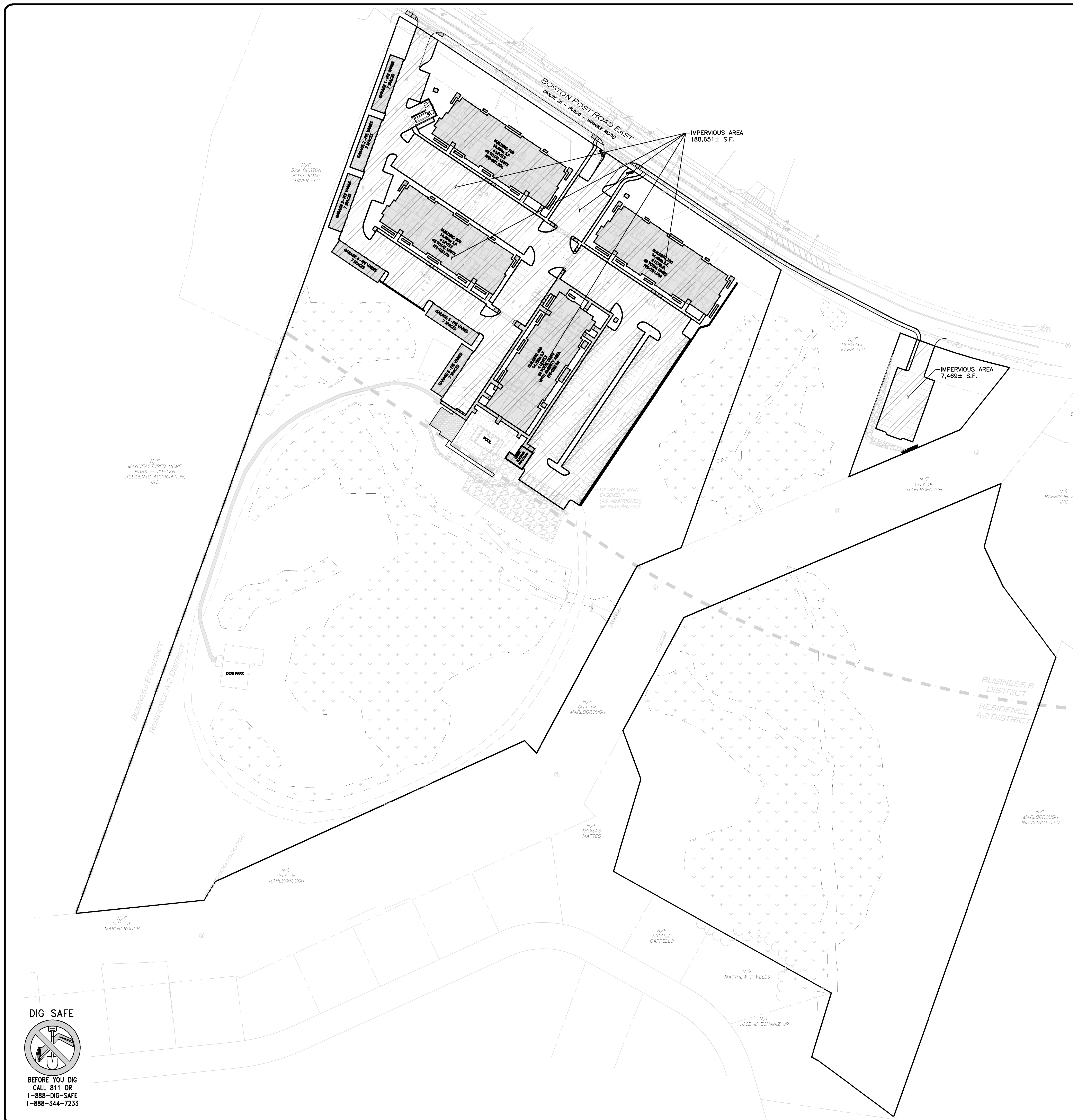
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DRAWING TITLE: **LOT COVERAGE PLAN** SHEET No. **C-104C**

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N/F  
MANUFACTURED HOME  
FARM - JOY-LEN  
RESIDENTS ASSOCIATION,  
INC.

BUSINESS B DISTRICT  
RESIDENCE A-2 DISTRICT

BUSINESS B DISTRICT  
RESIDENCE A-2 DISTRICT

N/F  
MARLBOROUGH  
INDUSTRIAL LLC

N/F  
MATTHEW G. WELLS

N/F  
JOSE M. ECHANIZ JR.

N/F  
CITY OF  
MARLBOROUGH

N/F  
THOMAS  
MARTINO

N/F  
WRITTEN  
CAPPELLO

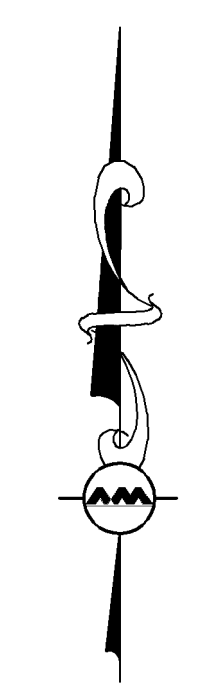
15' WATER MAIN  
EASEMENT  
(AS ABANDONED)  
DK-8446/PG.35.3

N/F  
HERITAGE  
FARM LLC

N/F  
CITY OF  
MARLBOROUGH

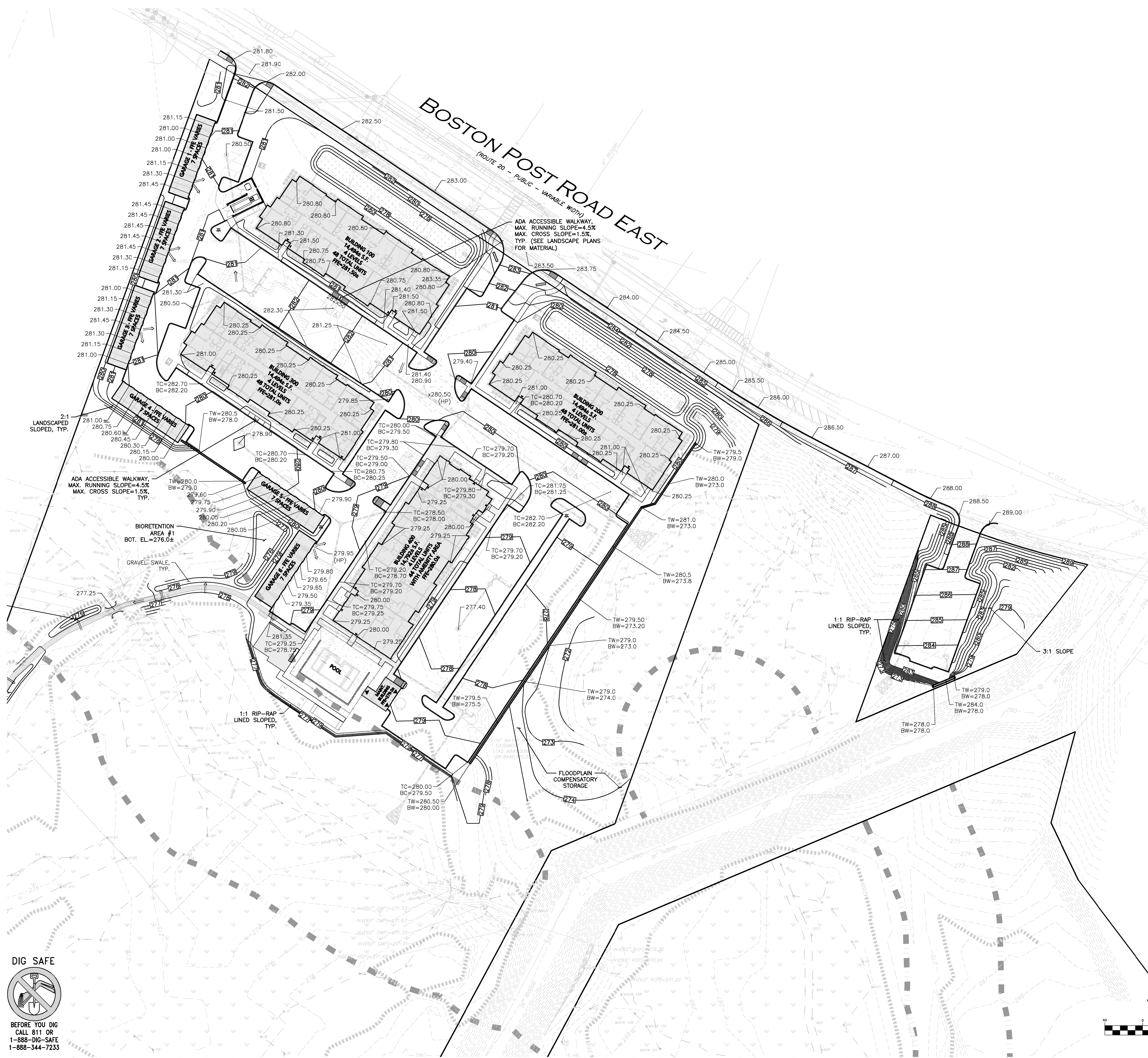
N/F  
HARRISON A.  
INC.

N/F  
329 BOSTON  
POST ROAD  
OWNER LLC



# BOSTON POST ROAD EAST

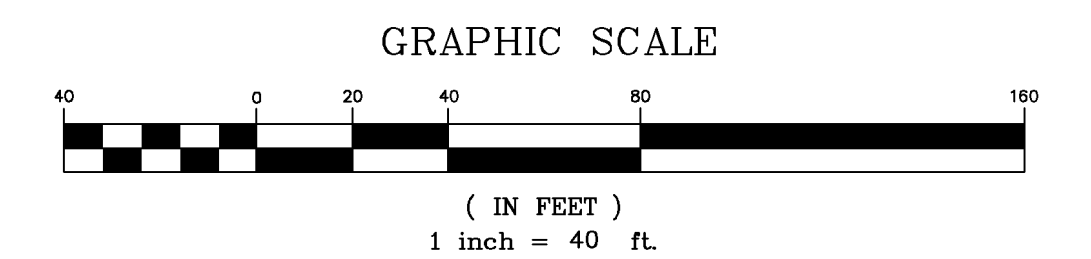
(ROUTE 20 - PUBLIC - VARIABLE WIDTH)



LEGEND	
DRAIN MANHOLE	
CATCH BASIN - DOUBLE GRATE	
OUTLET CONTROL	
DIVERSION WEIR	
WATER QUALITY UNIT	
AREA DRAIN	
FLARED END SECTION	
DRAIN LINE	
RIPRAP OUTFALL	
HEADWALL	
10' CONTOUR	
2' CONTOUR	
SPOT GRADE	
INFILTRATION SYSTEM	
INFILTRATION PIPE	
DETENTION PIPE	
UNDERDRAIN	
FLOW DIRECTION	

- NOTES:
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DIGSAFE: 1-800-344-7233  
MARLBOROUGH DEPT. OF PUBLIC WORKS: (508) 624-6910
  - SEE THE ABBREVIATIONS AND NOTES PLAN, UTILITIES PLAN AND CIVIL DETAILS, AS WELL AS THE ARCHITECTURAL AND LANDSCAPE PLANS FOR FURTHER INFORMATION.
  - ALL ELEVATIONS REFER TO NAVD88 DATUM.
  - EXISTING CONDITIONS BASE PLAN TAKEN FROM A PLAN ENTITLED "EXISTING CONDITIONS" PREPARED BY ALLEN & MAJOR ASSOCIATES, SHEET V-101, ORIGINAL SCALE 1"=80' DATED DECEMBER 20, 2019.

BENCHMARK SUMMARY		
TBM #	DESCRIPTION	ELEV.
1	COTTON GIN SPINDLE IN UP# 36-1	284.10
2	COTTON GIN SPINDLE IN UP# 38-50	287.10



PROFESSIONAL ENGINEER FOR  
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APPLICANT/OWNER:  
WP MARLBOROUGH MA OWNER, LLC  
9 WEST BROAD STREET, SUITE 800  
STAMFORD, CT 06902

## MULTI-FAMILY DEVELOPMENT 339 BOSTON POST ROAD EAST MARLBOROUGH, MA

PROJECT NO. 265801 DATE: 12-20-2019  
SCALE: 1" = 40' DWG. NAME: C-265801  
DESIGNED BY: SJL/DMR CHECKED BY: CMQ

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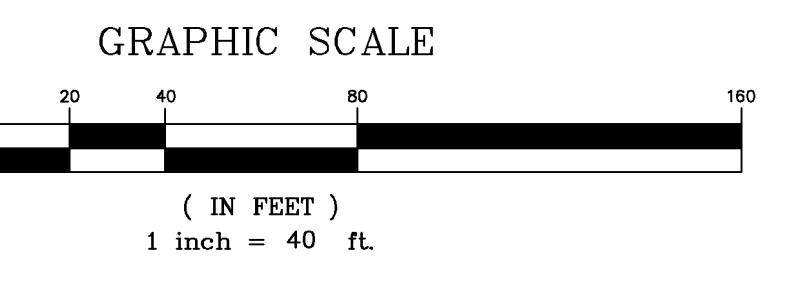
### LEGEND

- DRAIN MANHOLE
- CATCH BASIN
- CATCH BASIN - DOUBLE GRATE
- OUTLET CONTROL
- DIVERSION WEIR
- WATER QUALITY UNIT
- AREA DRAIN
- FLARED END SECTION
- DRAIN LINE
- RIPRAP OUTFALL
- HEADWALL
- 10' CONTOUR
- 2' CONTOUR
- SPOT GRADE
- INFILTRATION SYSTEM
- INFILTRATION PIPE
- DETENTION PIPE
- UNDERDRAIN
- FLOW DIRECTION

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MARLBOROUGH DEPT. OF PUBLIC WORKS: (508) 624-6910
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### BENCHMARK SUMMARY

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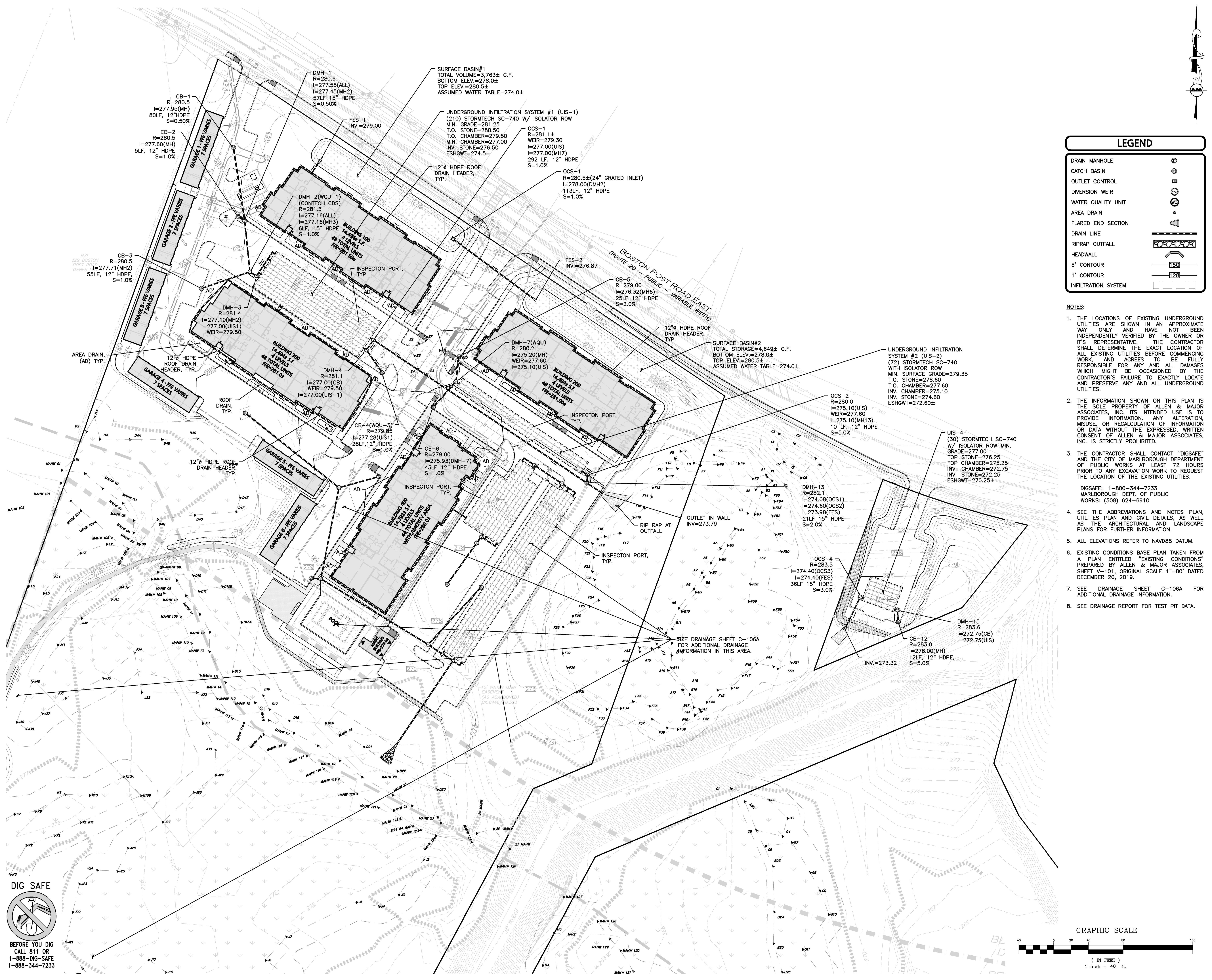
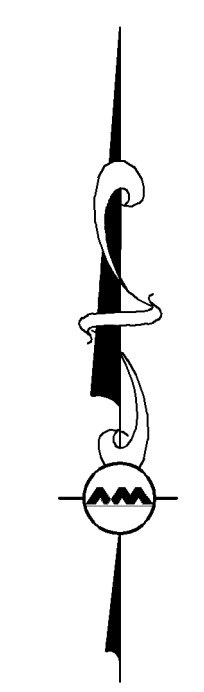
**MULTI-FAMILY DEVELOPMENT**  
339 BOSTON POST ROAD EAST  
MARLBOROUGH, MA

PROJECT NO. 2658-01 DATE: 12-20-2019  
SCALE: 1" = 40' DWG. NAME: C-2658-01  
DESIGNED BY: SJL/DMR CHECKED BY: CMQ

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DRAWING TITLE: **GRADING PLAN** SHEET No. **C-105B**  
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**LEGEND**

- DRAIN MANHOLE
- CATCH BASIN
- OUTLET CONTROL
- DIVERSION WEIR
- WATER QUALITY UNIT
- AREA DRAIN
- FLARED END SECTION
- DRAIN LINE
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  - SEE DRAINAGE SHEET C-106A FOR ADDITIONAL DRAINAGE INFORMATION.
  - SEE DRAINAGE REPORT FOR TEST PIT DATA.



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

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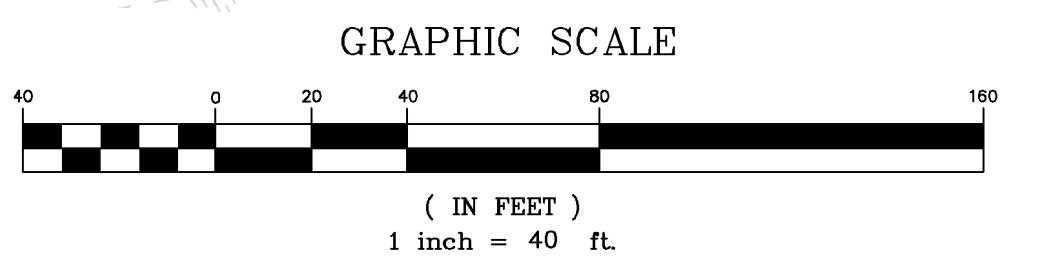
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 1-888-344-7233

N:\PROJECTS\2658-01\CIVIL DRAWINGS\CURRENT SITE PLANS\C-2658-01\_DRAINAGE.DWG



**LEGEND**

- DRAIN MANHOLE
- CATCH BASIN
- OUTLET CONTROL
- DIVERSION WEIR
- WATER QUALITY UNIT
- AREA DRAIN
- FLARED END SECTION
- DRAIN LINE
- RIPRAP OUTFALL
- HEADWALL
- 5' CONTOUR
- 1' CONTOUR
- INFILTRATION SYSTEM

- NOTES:**
- 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.
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  - THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE CITY OF MARLBOROUGH DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.  
DIGSAFE: 1-800-344-7233  
MARLBOROUGH DEPT. OF PUBLIC WORKS: (508) 624-6910
  - SEE THE ABBREVIATIONS AND NOTES PLAN, UTILITIES PLAN AND CIVIL DETAILS, AS WELL AS THE ARCHITECTURAL AND LANDSCAPE PLANS FOR FURTHER INFORMATION.
  - ALL ELEVATIONS REFER TO NAVD83 DATUM.
  - EXISTING CONDITIONS BASE PLAN TAKEN FROM A PLAN ENTITLED "EXISTING CONDITIONS" PREPARED BY ALLEN & MAJOR ASSOCIATES, SHEET V-101, ORIGINAL SCALE 1"=80' DATED DECEMBER 20, 2019.
  - SEE DRAINAGE SHEET C-106A FOR ADDITIONAL DRAINAGE INFORMATION.
  - SEE DRAINAGE REPORT FOR TEST PIT DATA.



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
6	07-08-20	REVISED PER CITY COMMENTS
5	05-18-20	REVISED PER CITY COMMENTS
4	02-20-20	VARIOUS REVISIONS
3	02-03-20	VARIOUS REVISIONS
2	01-31-20	RESUBMITTED FOR LOCAL APPROVAL
1	12-20-19	ISSUED FOR LOCAL APPROVAL

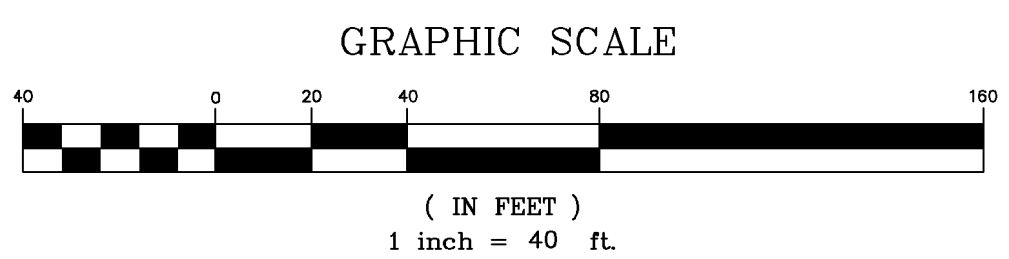
APPLICANT/OWNER:  
WP MARLBOROUGH MA OWNER, LLC  
9 WEST BROAD STREET, SUITE 800  
STAMFORD, CT 06902

**MULTI-FAMILY DEVELOPMENT**  
339 BOSTON POST ROAD EAST  
MARLBOROUGH, MA

PROJECT NO.	2658-01	DATE:	12-20-2019
SCALE:	1" = 40'	DWG. NAME:	C-2658-01
DESIGNED BY:	SJL/DMR	CHECKED BY:	CMQ

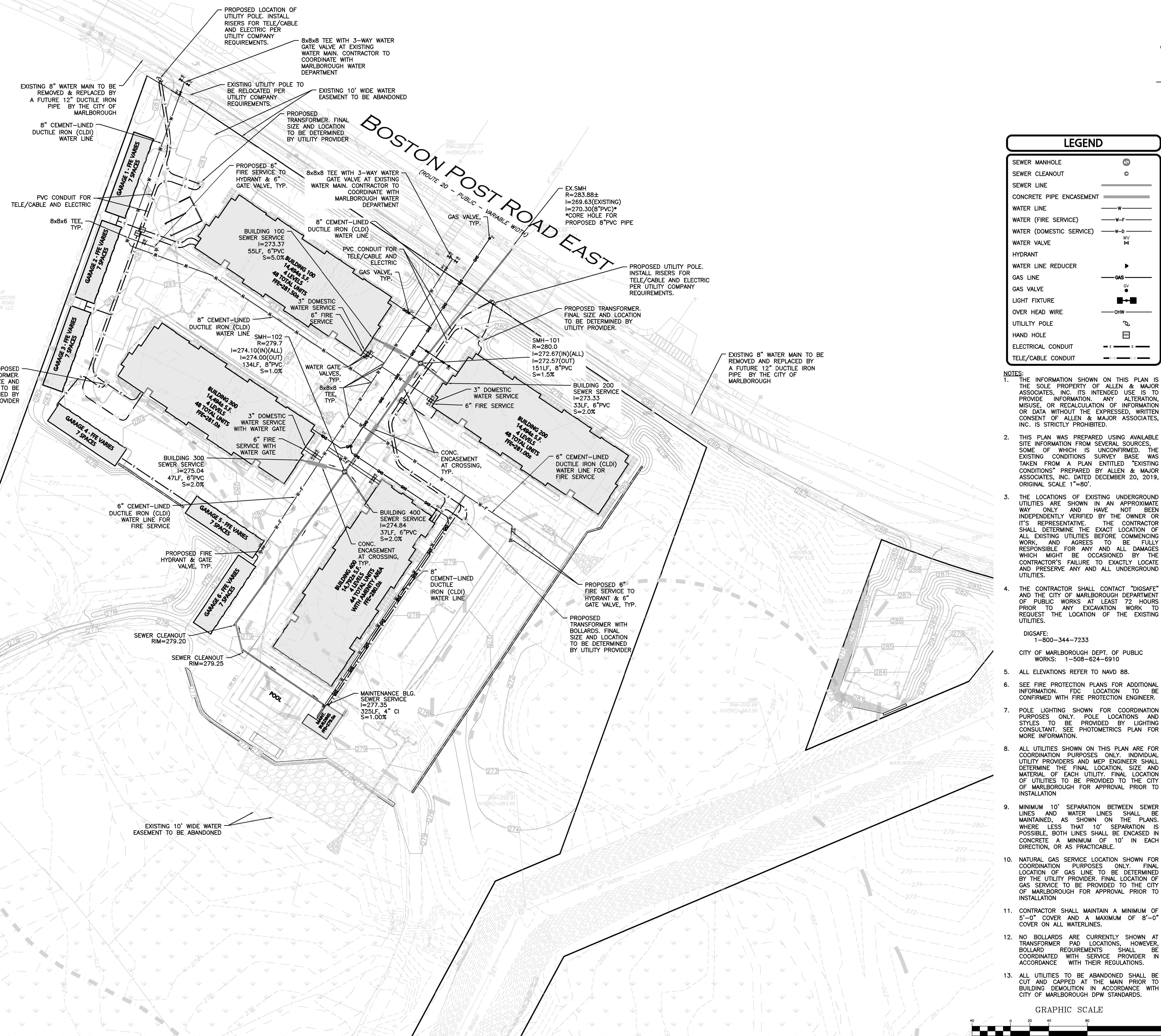
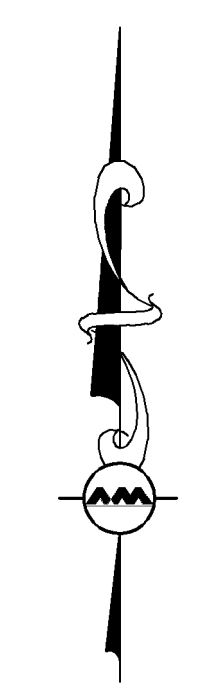
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WOBURN, MA 01801  
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FAX: (781) 935-2866

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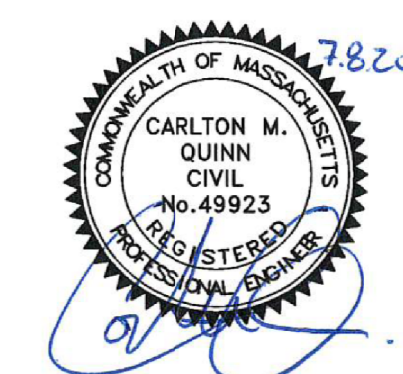
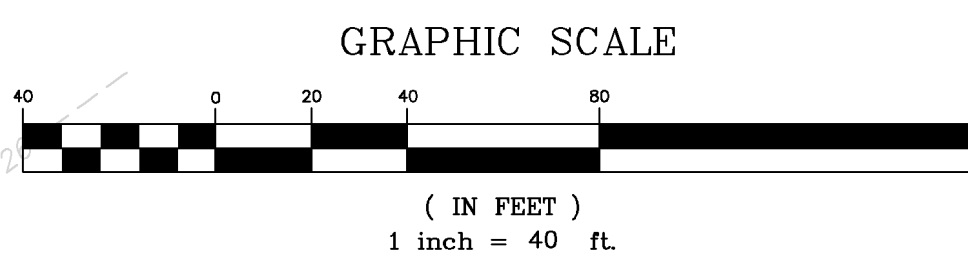
DRAWING TITLE: **DRAINAGE PLAN** SHEET No. **C-106B**

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1-888-344-7233



LEGEND	
SEWER MANHOLE	⊙
SEWER CLEANOUT	⊙
SEWER LINE	—
CONCRETE PIPE ENCASUREMENT	—
WATER LINE	—W
WATER (FIRE SERVICE)	—W-F
WATER (DOMESTIC SERVICE)	—W-D
WATER VALVE	⊕
HYDRANT	⊕
WATER LINE REDUCER	▶
GAS LINE	—GAS
GAS VALVE	⊕
LIGHT FIXTURE	⊕
OVER HEAD WIRE	—OHW
UTILITY POLE	⊕
HAND HOLE	⊕
ELECTRICAL CONDUIT	—E
TELE/CABLE CONDUIT	—C

- NOTES:**
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  2. THIS PLAN WAS PREPARED USING AVAILABLE SITE INFORMATION FROM SEVERAL SOURCES, SOME OF WHICH IS UNCONFIRMED. THE EXISTING CONDITIONS SURVEY BASE WAS TAKEN FROM A PLAN ENTITLED "EXISTING CONDITIONS" PREPARED BY ALLEN & MAJOR ASSOCIATES, INC. DATED DECEMBER 20, 2019, ORIGINAL SCALE 1"=80'.
  3. 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.
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DIGSAFE:  
1-800-344-7233  
CITY OF MARLBOROUGH DEPT. OF PUBLIC WORKS: 1-508-624-6910
  5. ALL ELEVATIONS REFER TO NAVD 88.
  6. SEE FIRE PROTECTION PLANS FOR ADDITIONAL INFORMATION. FDC LOCATION TO BE CONFIRMED WITH FIRE PROTECTION ENGINEER.
  7. POLE LIGHTING SHOWN FOR COORDINATION PURPOSES ONLY. POLE LOCATIONS AND STYLES TO BE PROVIDED BY LIGHTING CONSULTANT. SEE PHOTOMETRICS PLAN FOR MORE INFORMATION.
  8. ALL UTILITIES SHOWN ON THIS PLAN ARE FOR COORDINATION PURPOSES ONLY. INDIVIDUAL UTILITY PROVIDERS AND MEP ENGINEER SHALL DETERMINE THE FINAL LOCATION, SIZE AND MATERIAL OF EACH UTILITY. FINAL LOCATION OF UTILITIES TO BE PROVIDED TO THE CITY OF MARLBOROUGH FOR APPROVAL PRIOR TO INSTALLATION.
  9. MINIMUM 10' SEPARATION BETWEEN SEWER LINES AND WATER LINES SHALL BE MAINTAINED, AS SHOWN ON THE PLANS. WHERE LESS THAN 10' SEPARATION IS POSSIBLE, BOTH LINES SHALL BE ENCASED IN CONCRETE A MINIMUM OF 10" IN EACH DIRECTION, OR AS PRACTICABLE.
  10. NATURAL GAS SERVICE LOCATION SHOWN FOR COORDINATION PURPOSES ONLY. FINAL LOCATION OF GAS LINE TO BE DETERMINED BY THE UTILITY PROVIDER. FINAL LOCATION OF GAS SERVICE TO BE PROVIDED TO THE CITY OF MARLBOROUGH FOR APPROVAL PRIOR TO INSTALLATION.
  11. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5'-0" COVER AND A MAXIMUM OF 8'-0" COVER ON ALL WATERLINES.
  12. NO BOLLARDS ARE CURRENTLY SHOWN AT TRANSFORMER PAD LOCATIONS, HOWEVER, BOLLARD REQUIREMENTS SHALL BE COORDINATED WITH SERVICE PROVIDER IN ACCORDANCE WITH THEIR REGULATIONS.
  13. ALL UTILITIES TO BE ABANDONED SHALL BE CUT AND CAPPED AT THE MAIN PRIOR TO BUILDING DEMOLITION IN ACCORDANCE WITH CITY OF MARLBOROUGH DPW STANDARDS.



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

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APPLICANT/OWNER:  
**WP MARLBOROUGH MA OWNER, LLC**  
 9 WEST BROAD STREET, SUITE 800  
 STAMFORD, CT 06902

**PROJECT:**  
**MULTI-FAMILY DEVELOPMENT**  
**339 BOSTON POST ROAD EAST**  
**MARLBOROUGH, MA**

PROJECT NO.	265801	DATE:	12-20-2019
SCALE:	1" = 40'	DWG. NAME:	C-265801
DESIGNED BY:	SJL/DMR	CHECKED BY:	CMQ

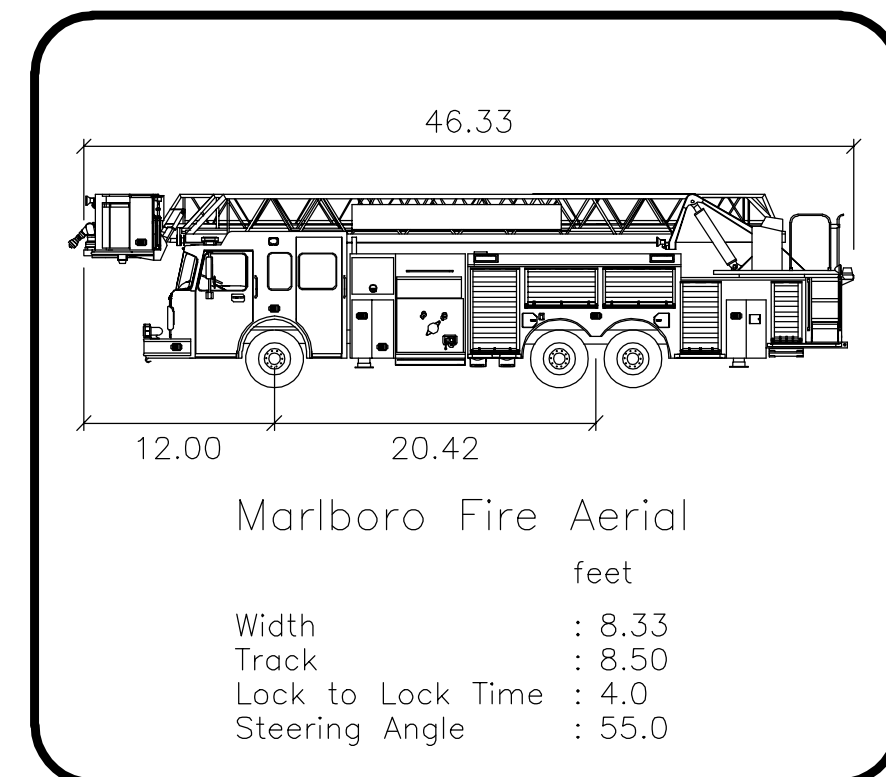
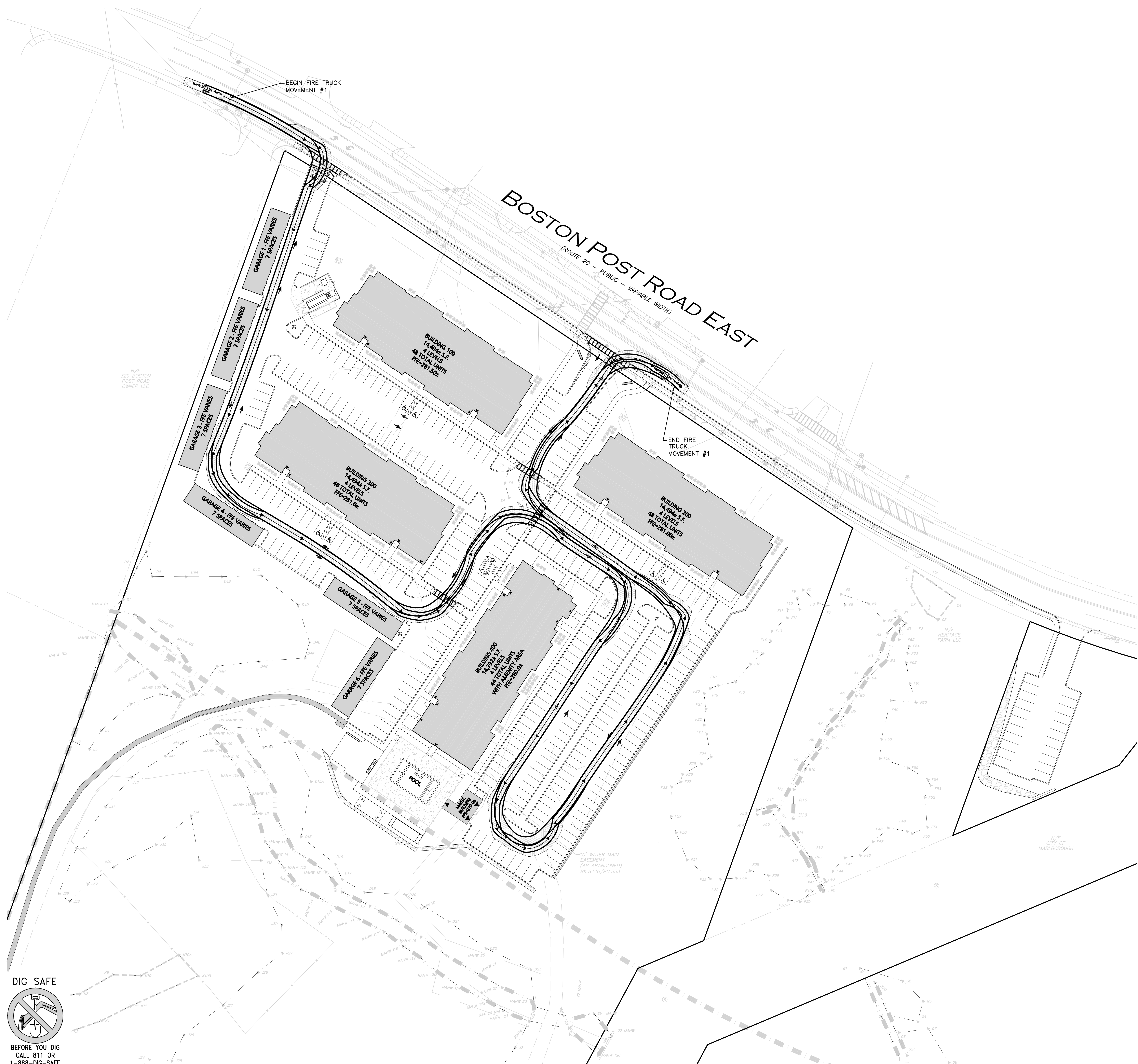
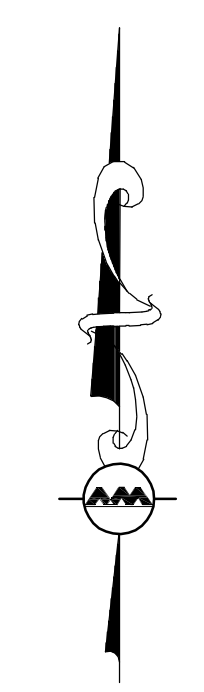
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DRAWING TITLE: **UTILITIES PLAN** SHEET No. **C-107**

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NOTES:

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APPLICANT/OWNER:  
WP MARLBOROUGH MA OWNER, LLC  
9 WEST BROAD STREET, SUITE 800  
STAMFORD, CT 06902

PROJECT:  
MULTI-FAMILY DEVELOPMENT  
339 BOSTON POST ROAD EAST  
MARLBOROUGH, MA

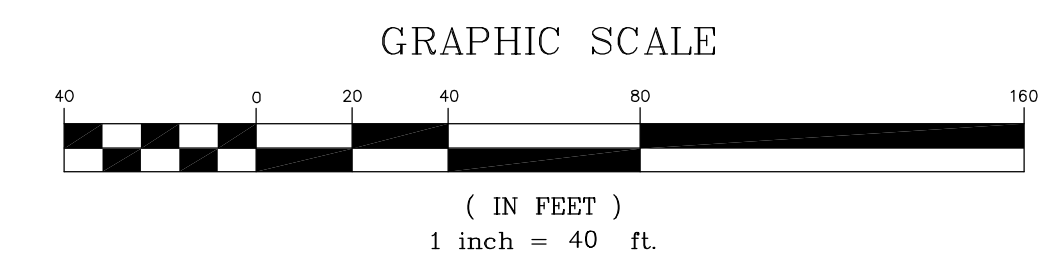
PROJECT NO. 2658-01    DATE: 12-20-2019  
 SCALE: 1" = 40'    DWG. NAME: C-2658-01  
 DESIGNED BY: SJL/DMR    CHECKED BY: CMQ

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DRAWING TITLE: FIRE TRUCK TURNING PLAN    SHEET No. C-108

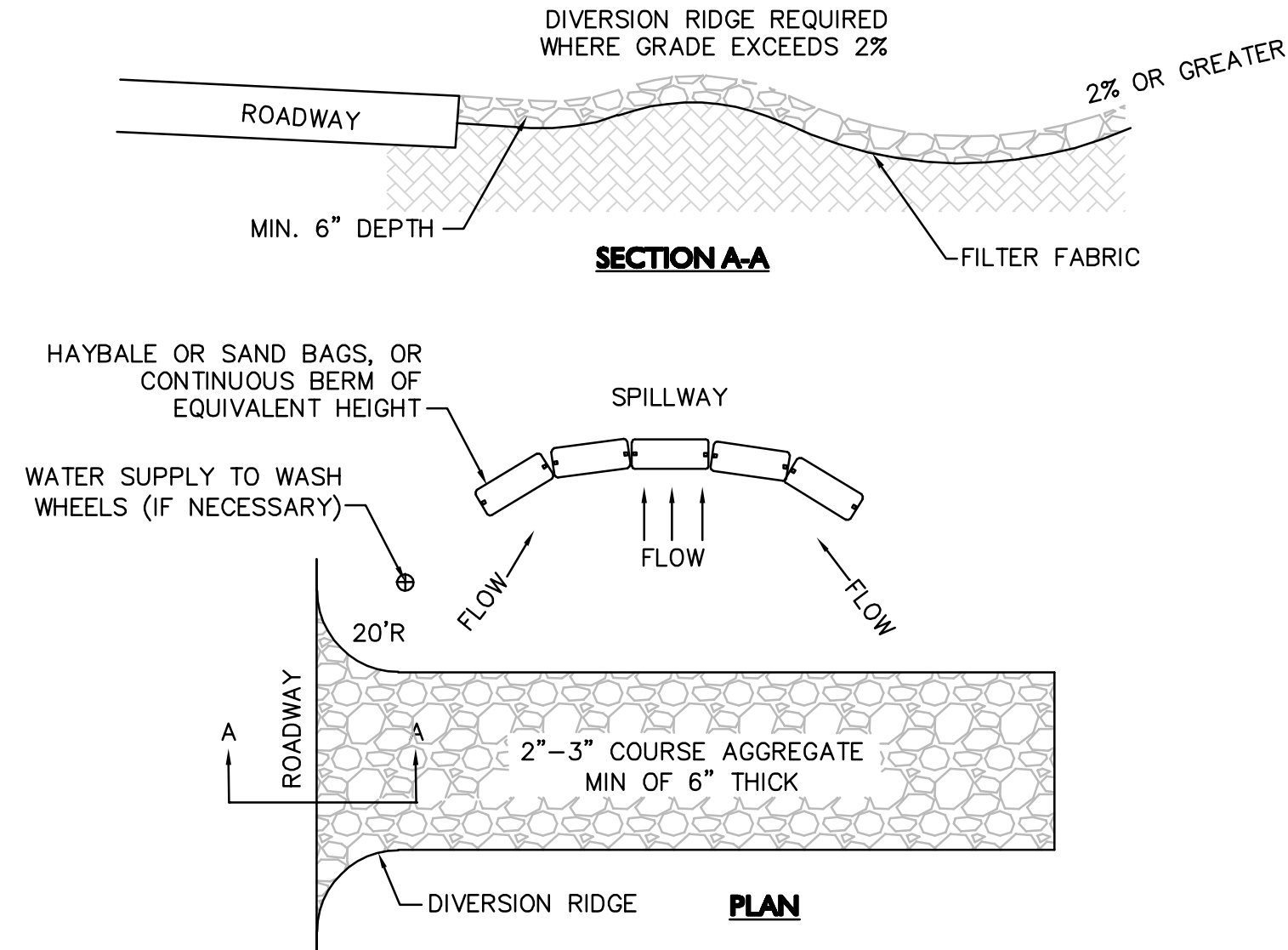


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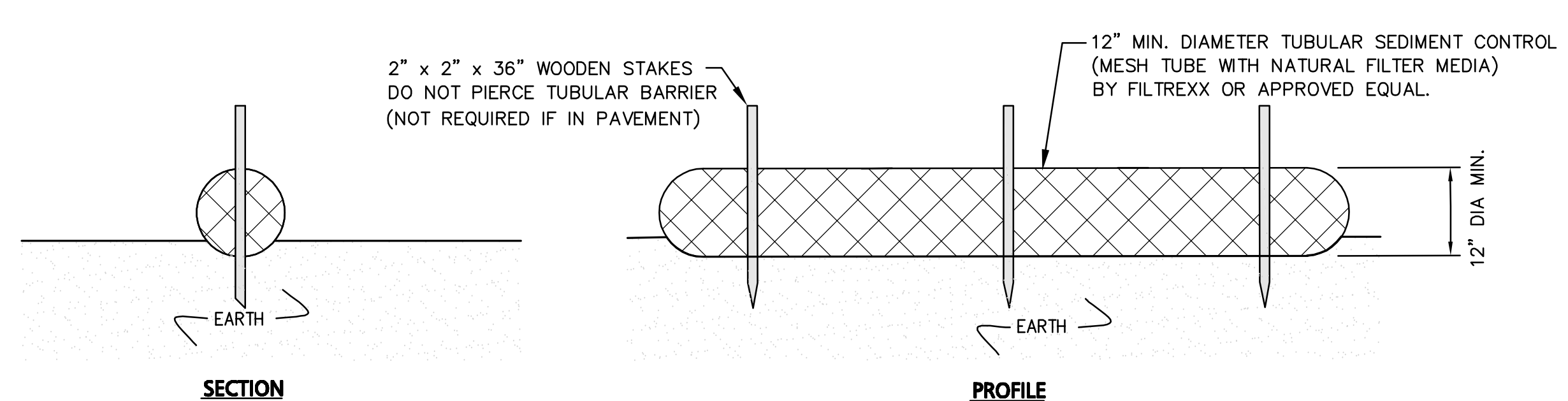
N:\PROJECTS\2658-01\CIVIL DRAWINGS\CURRENT\SITE PLANS\C-2658-01\_TRUCK TURNING.DWG

- NOTES:**
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
  2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTERING THE PUBLIC RIGHT-OF-WAY.
  3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
  4. USE SANDBAGS, HAYBALES, OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.
  5. SEE EROSION CONTROL PLAN FOR PAD DIMENSIONS AND LOCATION.

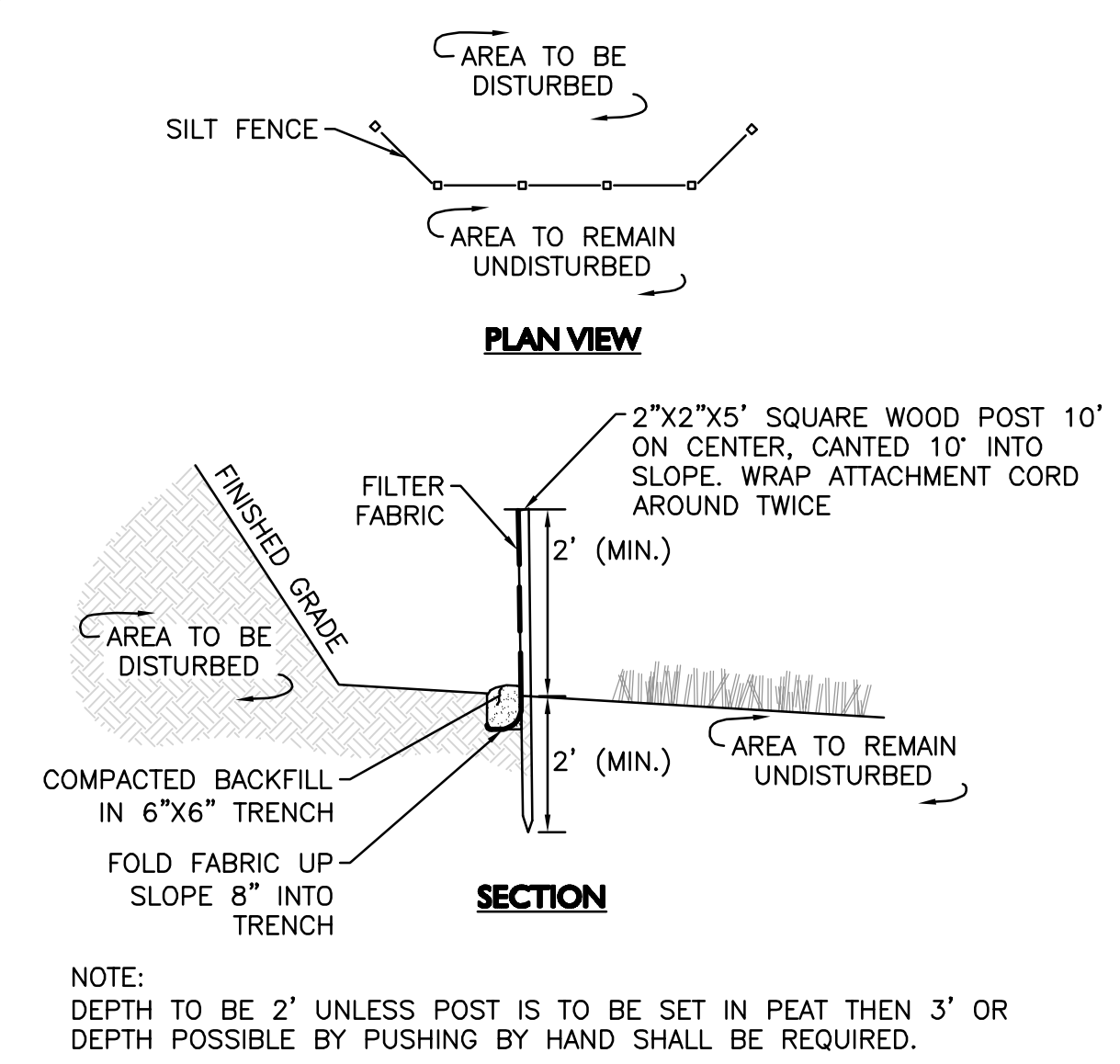


**TEMPORARY CONSTRUCTION ENTRANCE/TRACKING PAD**  
NOT TO SCALE

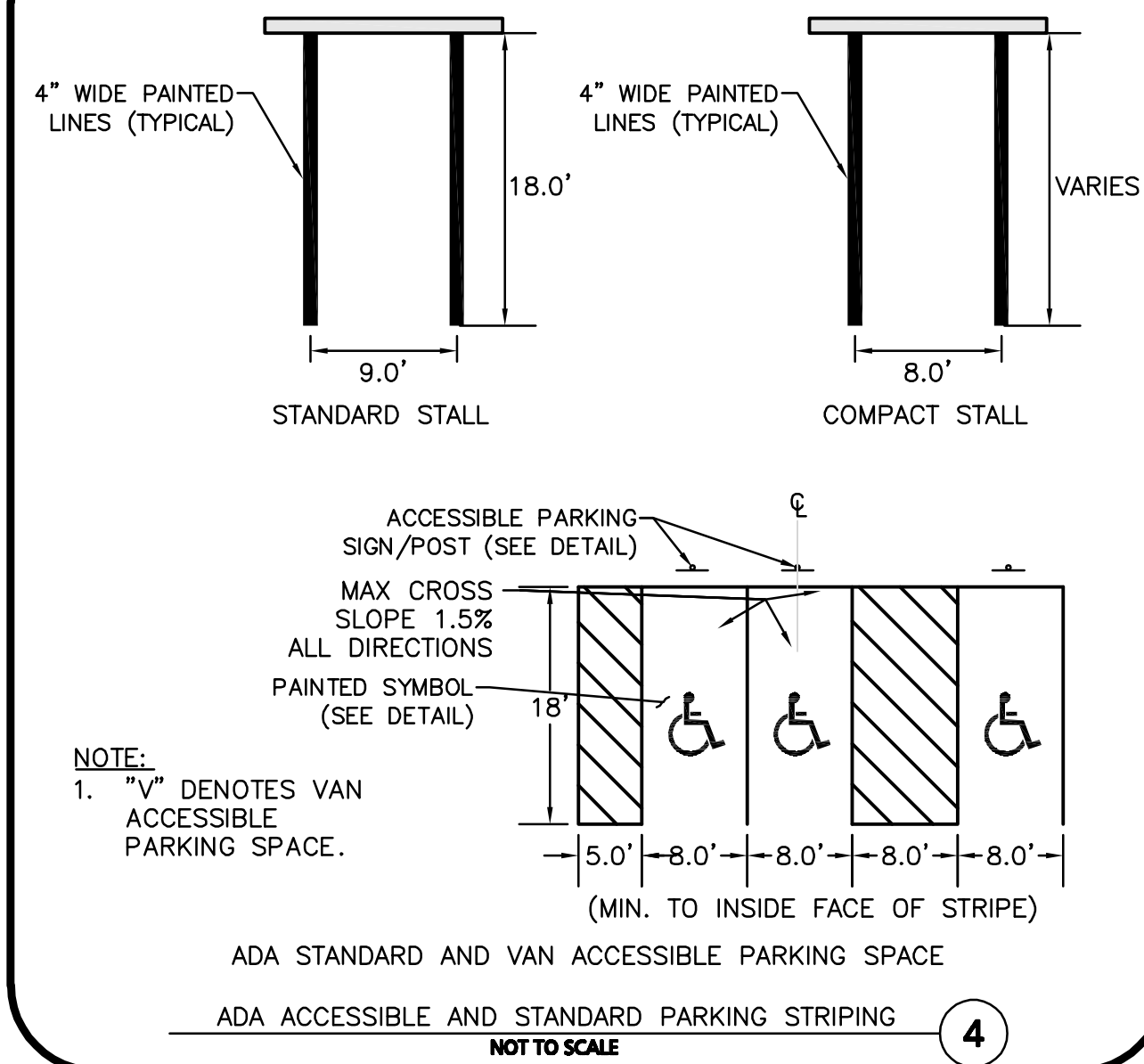
- NOTES:**
1. ALL MATERIALS TO MEET MANUFACTURERS SPECIFICATIONS.
  2. INSTALL WOODEN STAKES IN A CRISS-CROSS PATTERN EVERY 8' ON CENTER.
  3. THE CONTRACTOR SHALL MAINTAIN THE TUBULAR BARRIERS IN A FUNCTIONAL CONDITION AT ALL TIMES. THE CONTROLS SHALL BE ROUTINELY INSPECTED BY THE CONTRACTOR.
  4. WHERE THE TUBULAR BARRIERS REQUIRE REPAIR OR SEDIMENT REMOVAL, IT WILL BE COMPLETED BY THE CONTRACTOR AT NO ADDITIONAL COST.
  5. AT A MINIMUM, THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE WHEN THEY REACH 1/3 THE EXPOSED HEIGHT OF THE BARRIER.



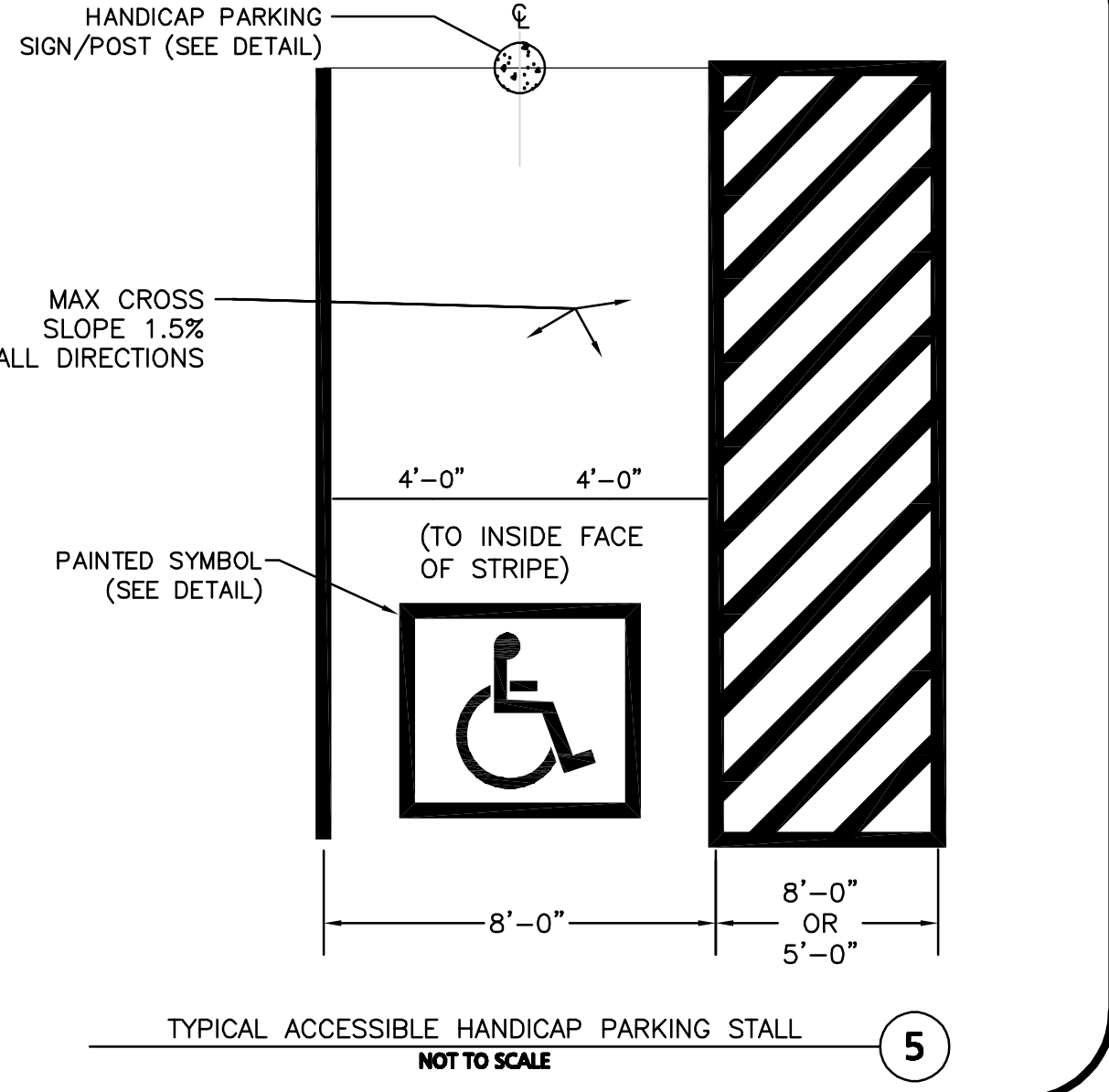
**TUBULAR SEDIMENT BARRIER DETAIL**  
NOT TO SCALE



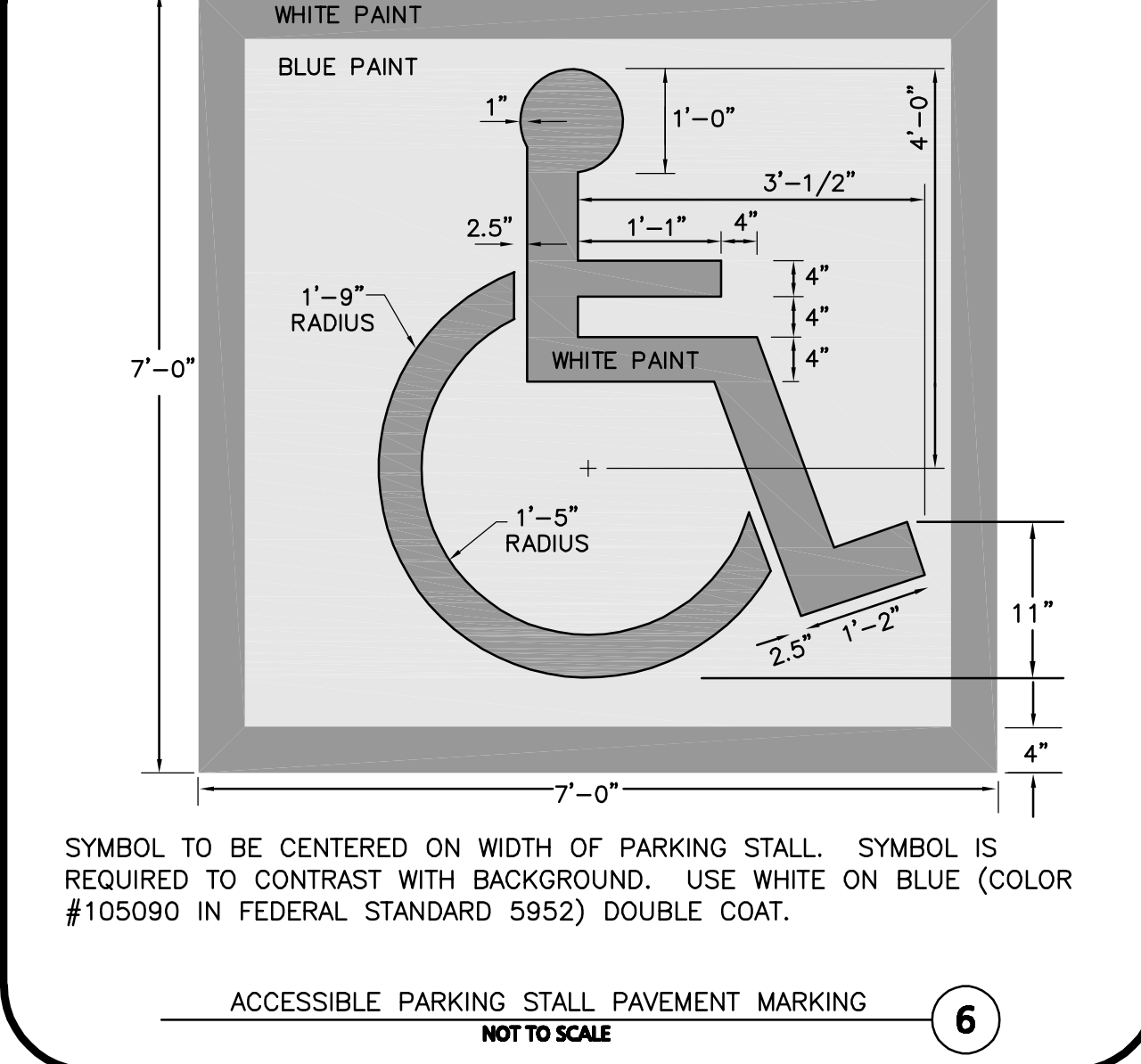
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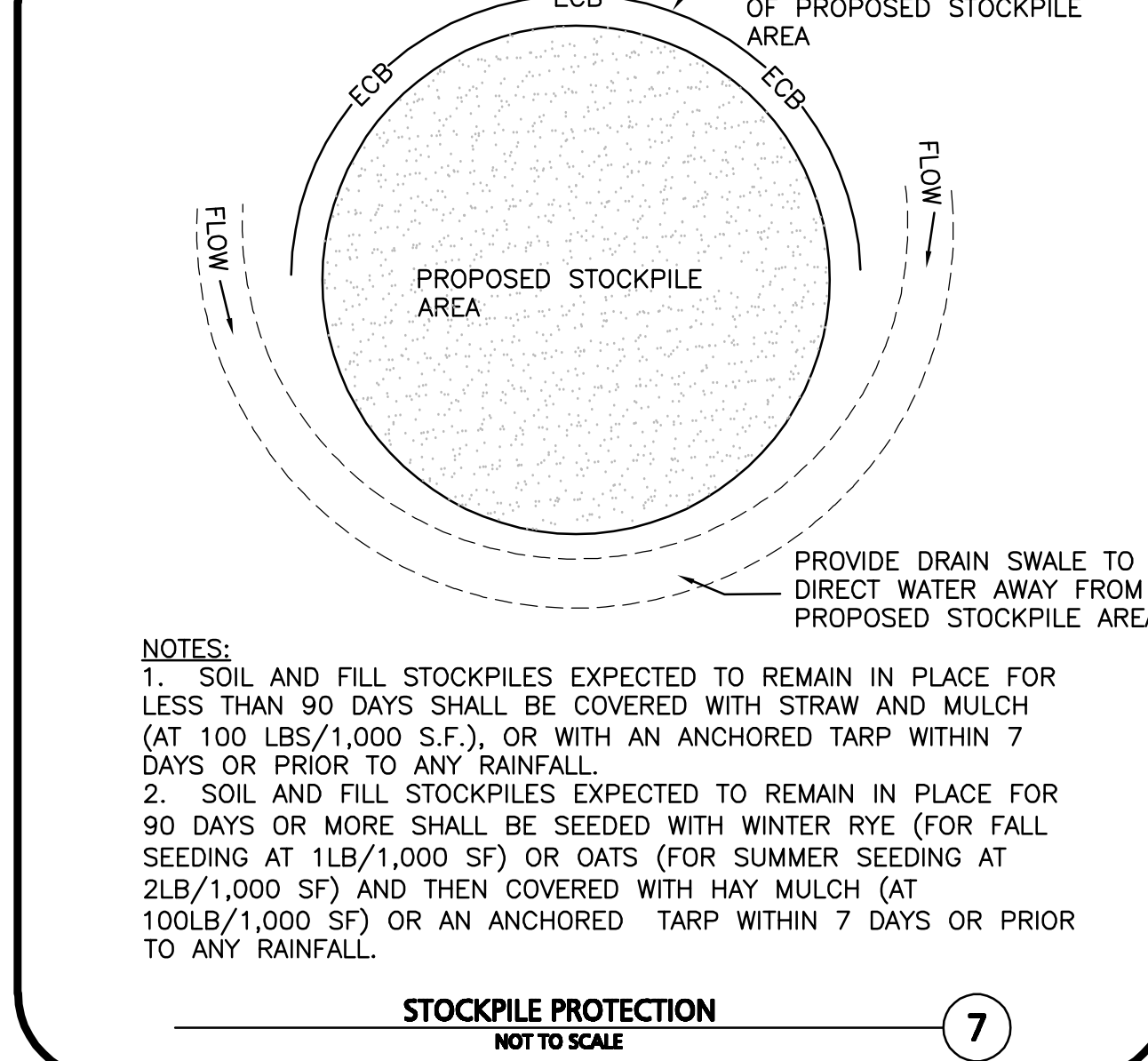
**ADA STANDARD AND VAN ACCESSIBLE PARKING STRIPING**  
NOT TO SCALE



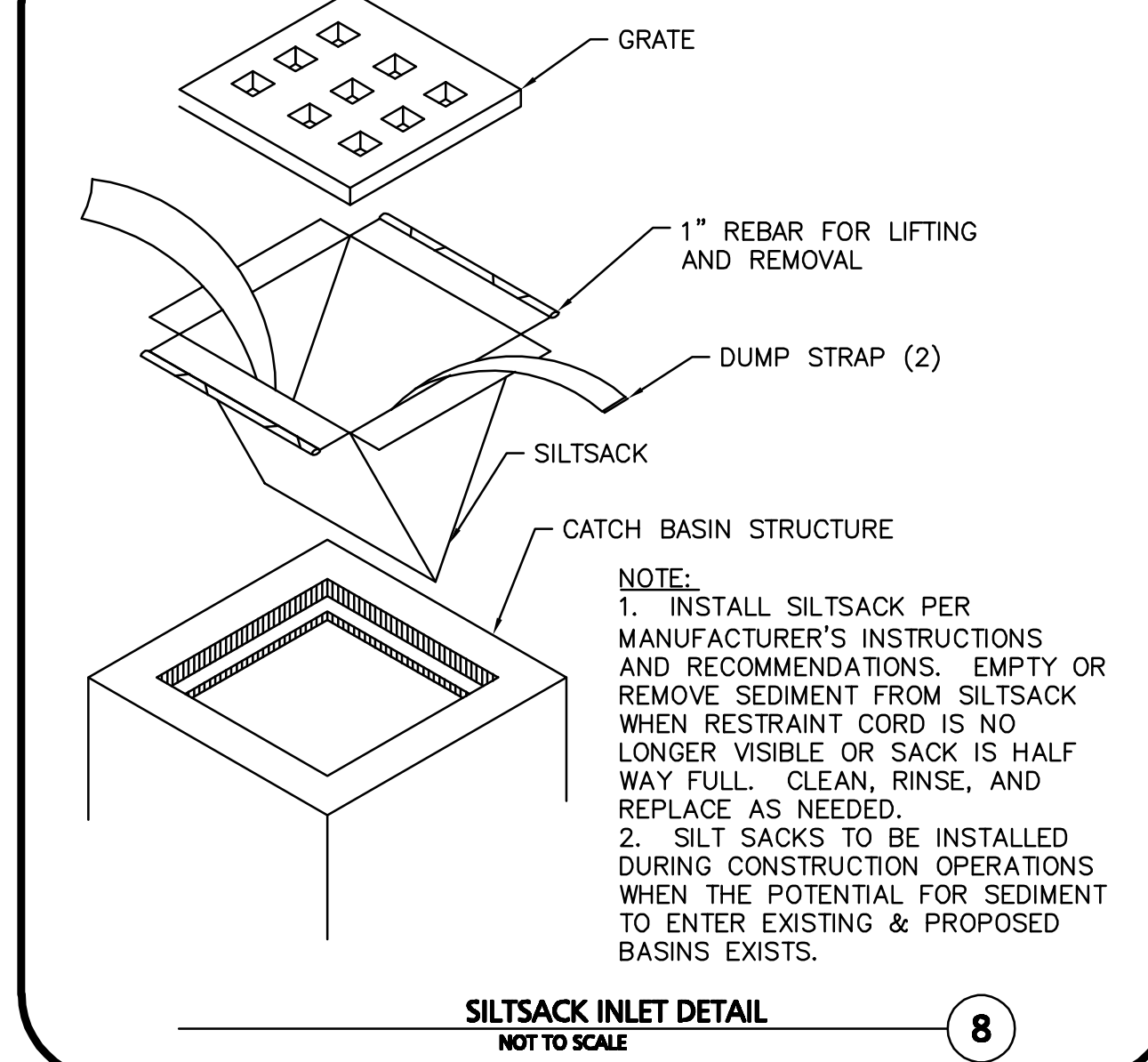
**TYPICAL ACCESSIBLE HANDICAP PARKING STALL**  
NOT TO SCALE



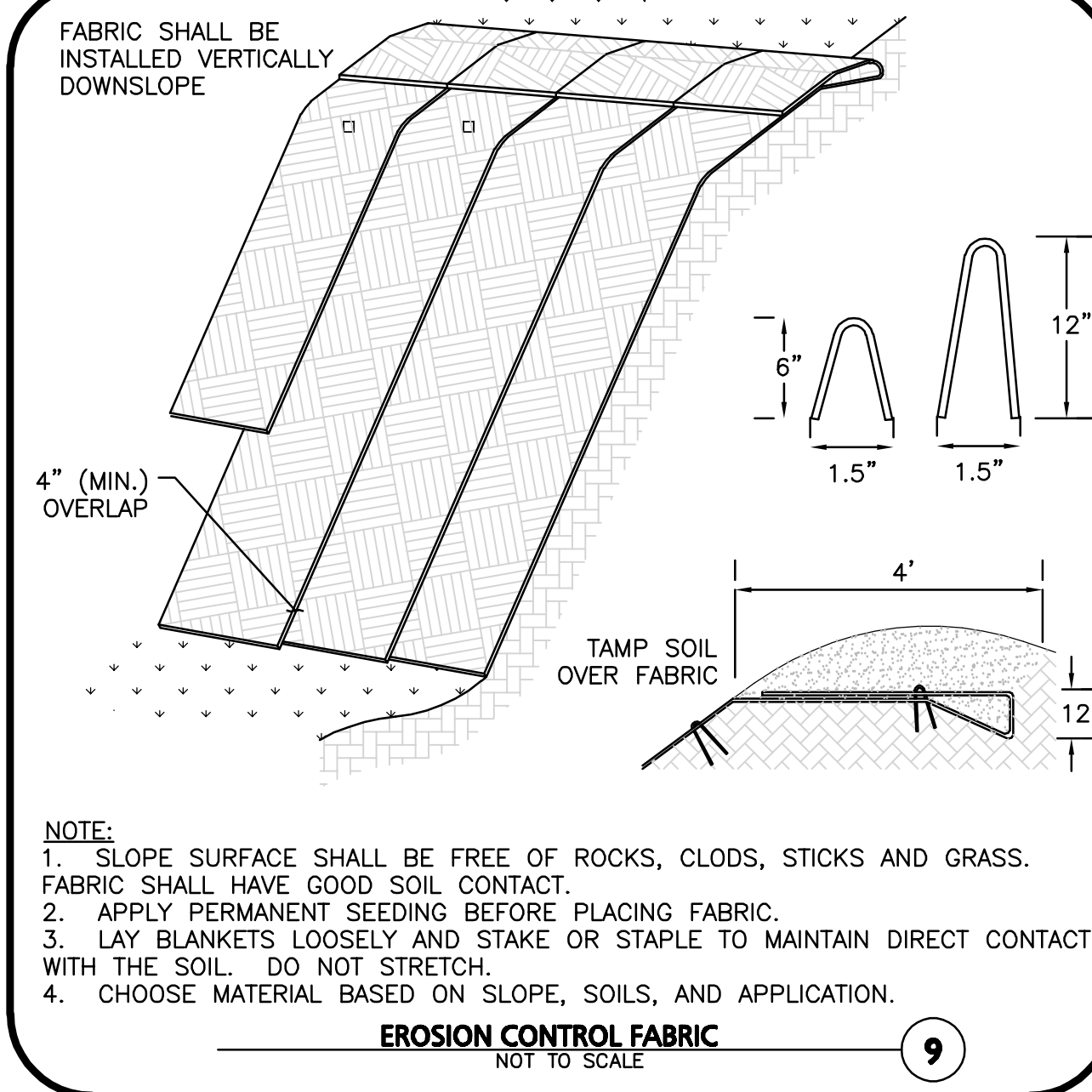
**ACCESSIBLE PARKING STALL PAVEMENT MARKING**  
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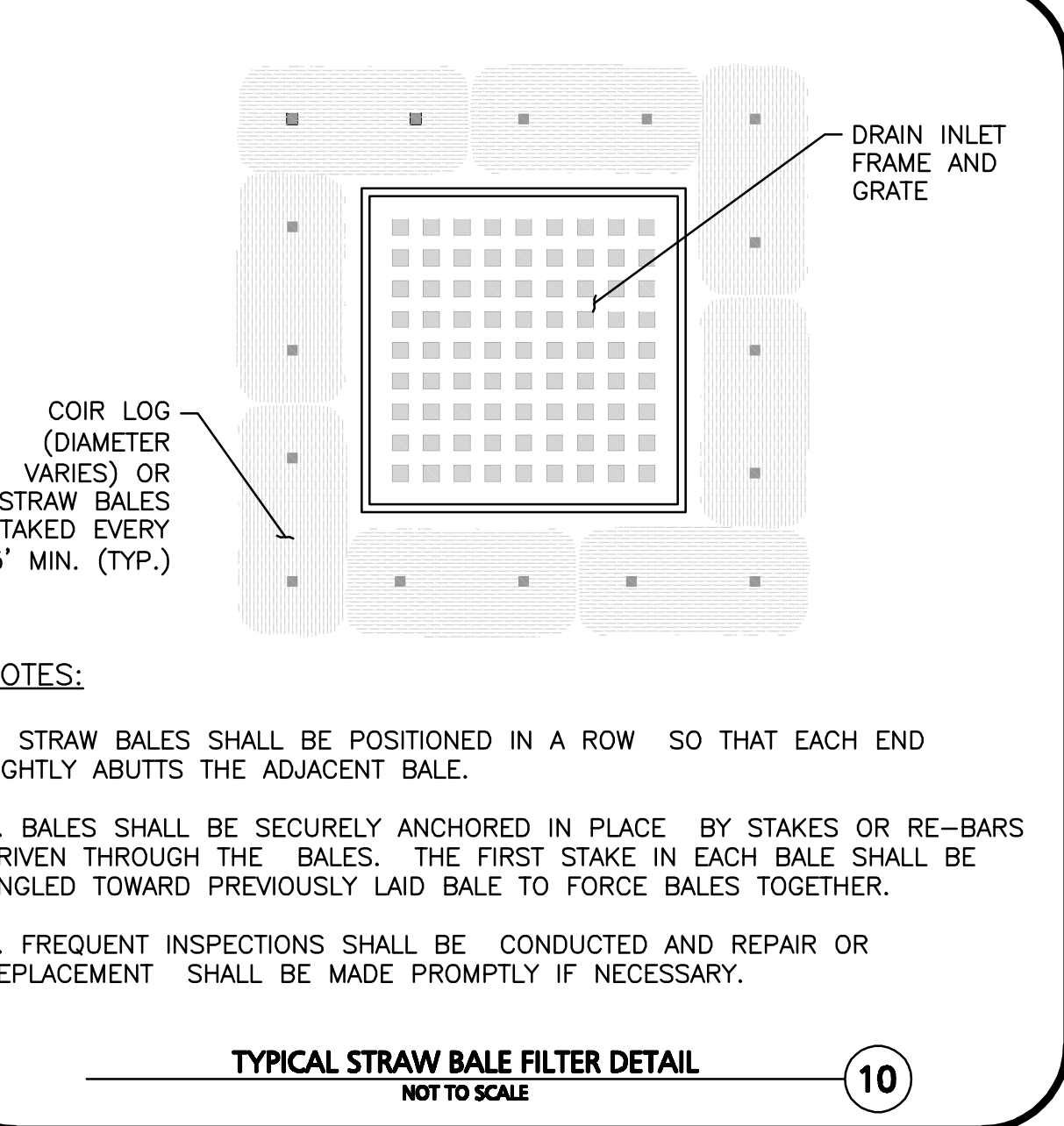
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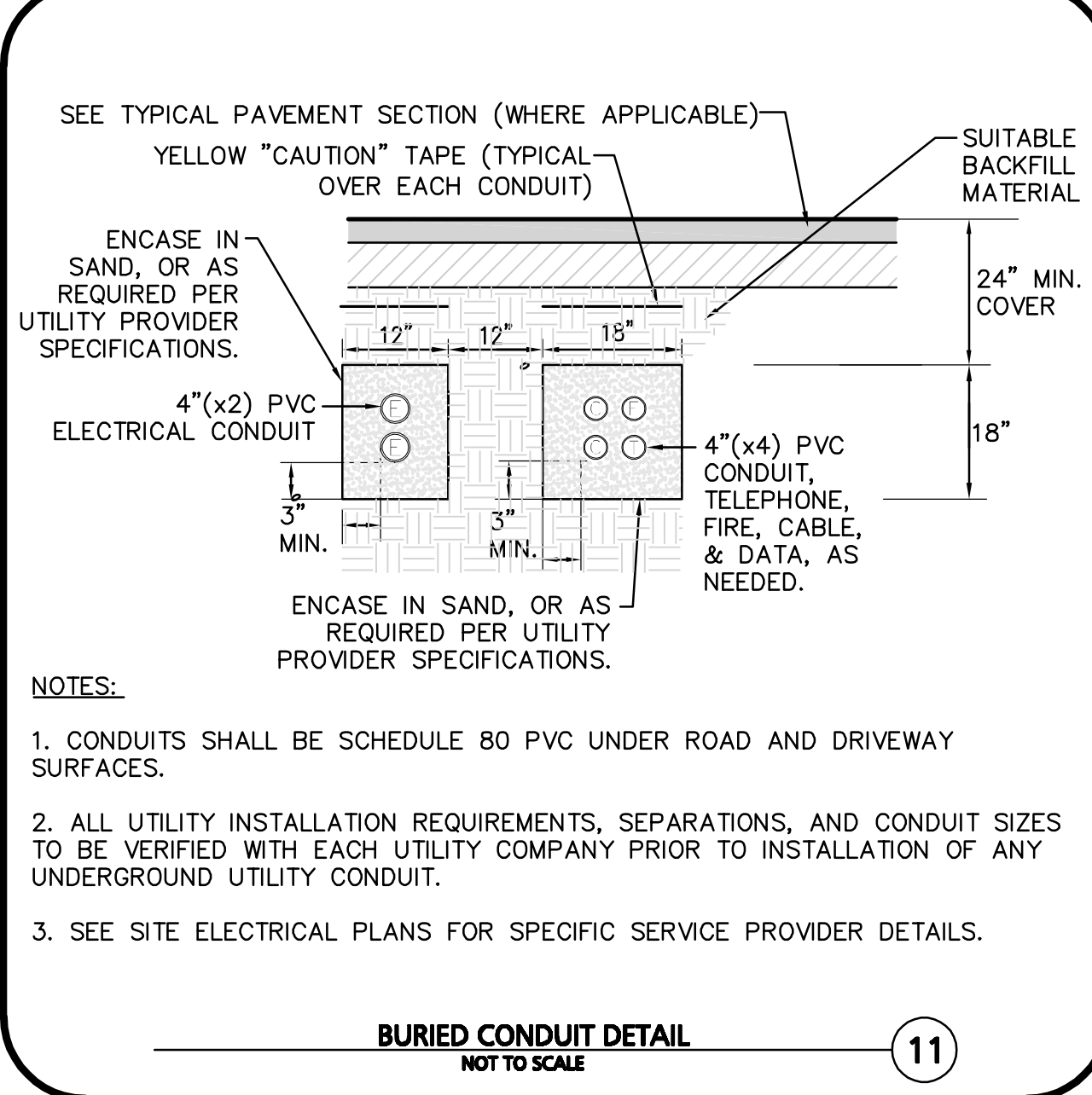
**SILT SACK INLET DETAIL**  
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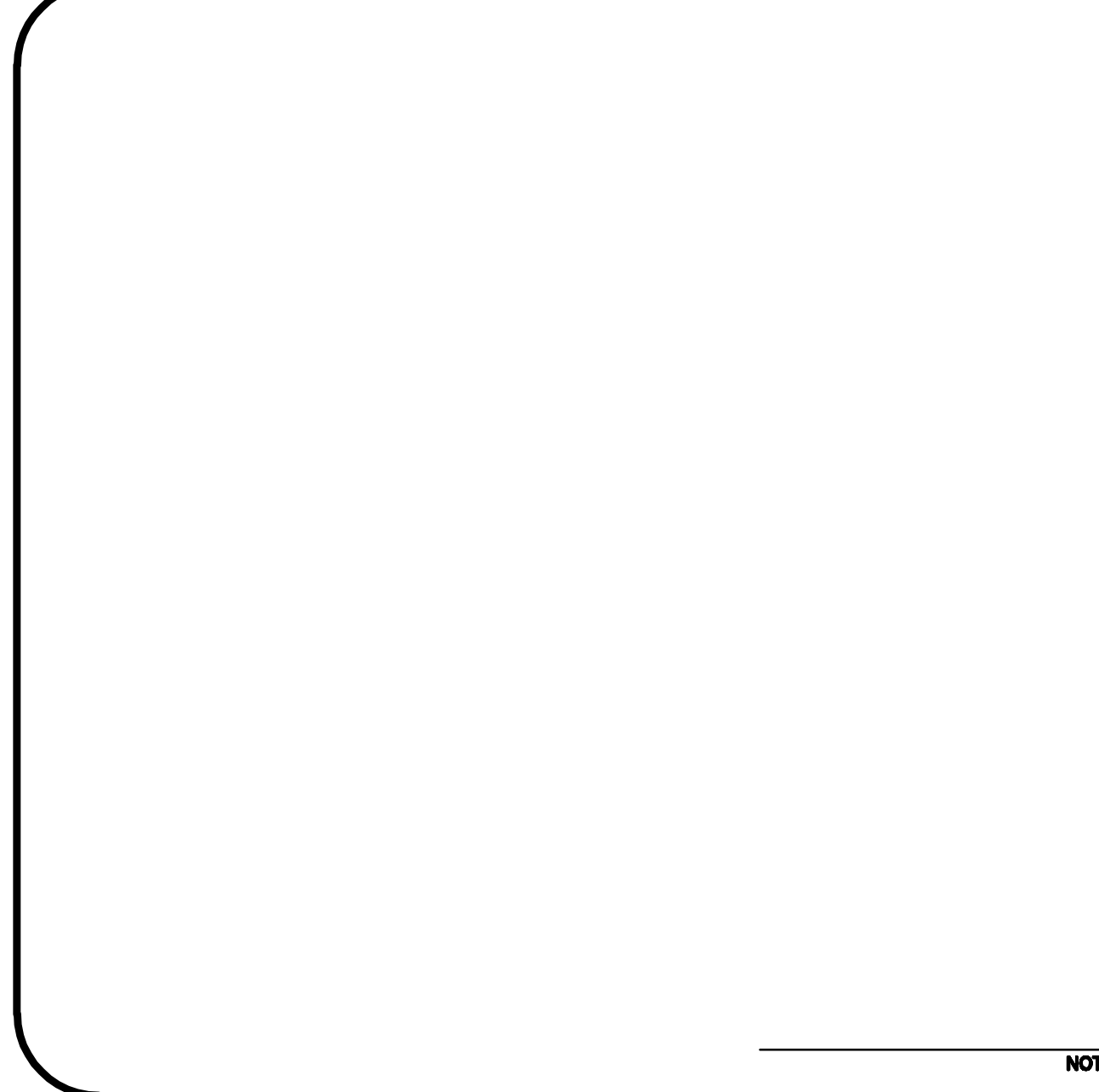
**EROSION CONTROL FABRIC**  
NOT TO SCALE



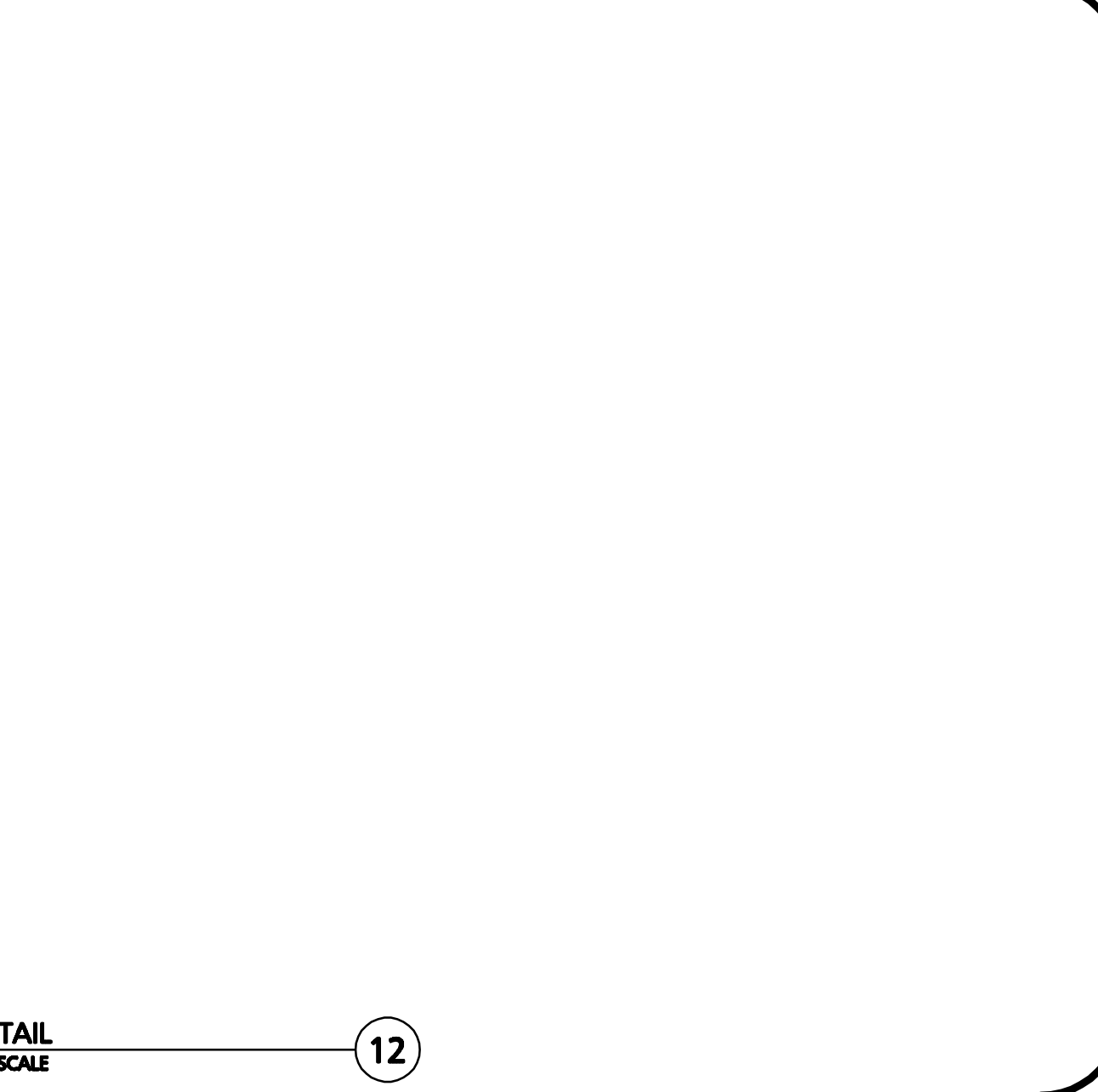
**TYPICAL STRAW BALE FILTER DETAIL**  
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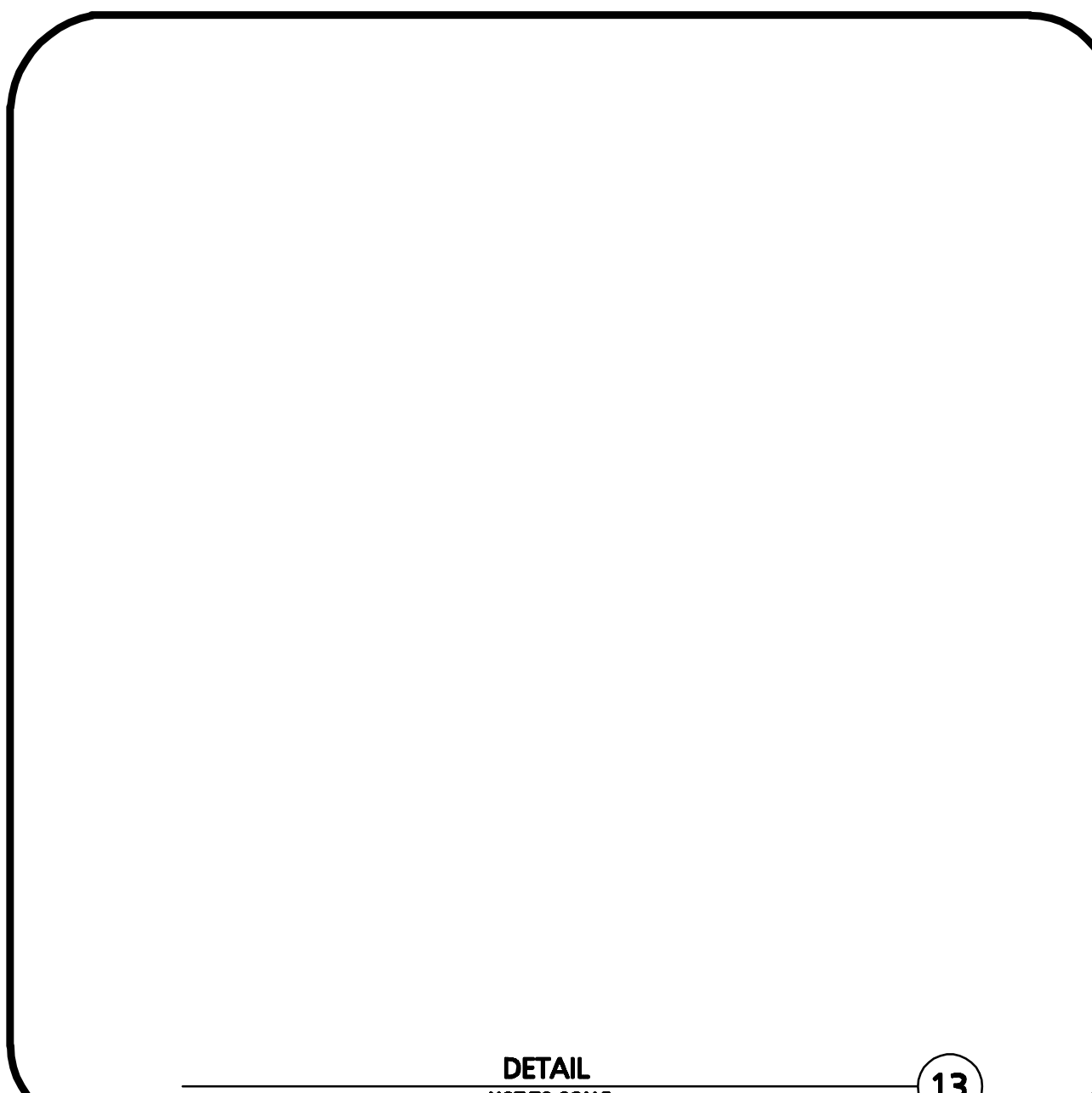
**BURIED CONDUIT DETAIL**  
NOT TO SCALE



**TYPICAL WATER SERVICE CONNECTION**  
NOT TO SCALE



**MECHANICAL JOINT LACING DETAIL**  
NOT TO SCALE



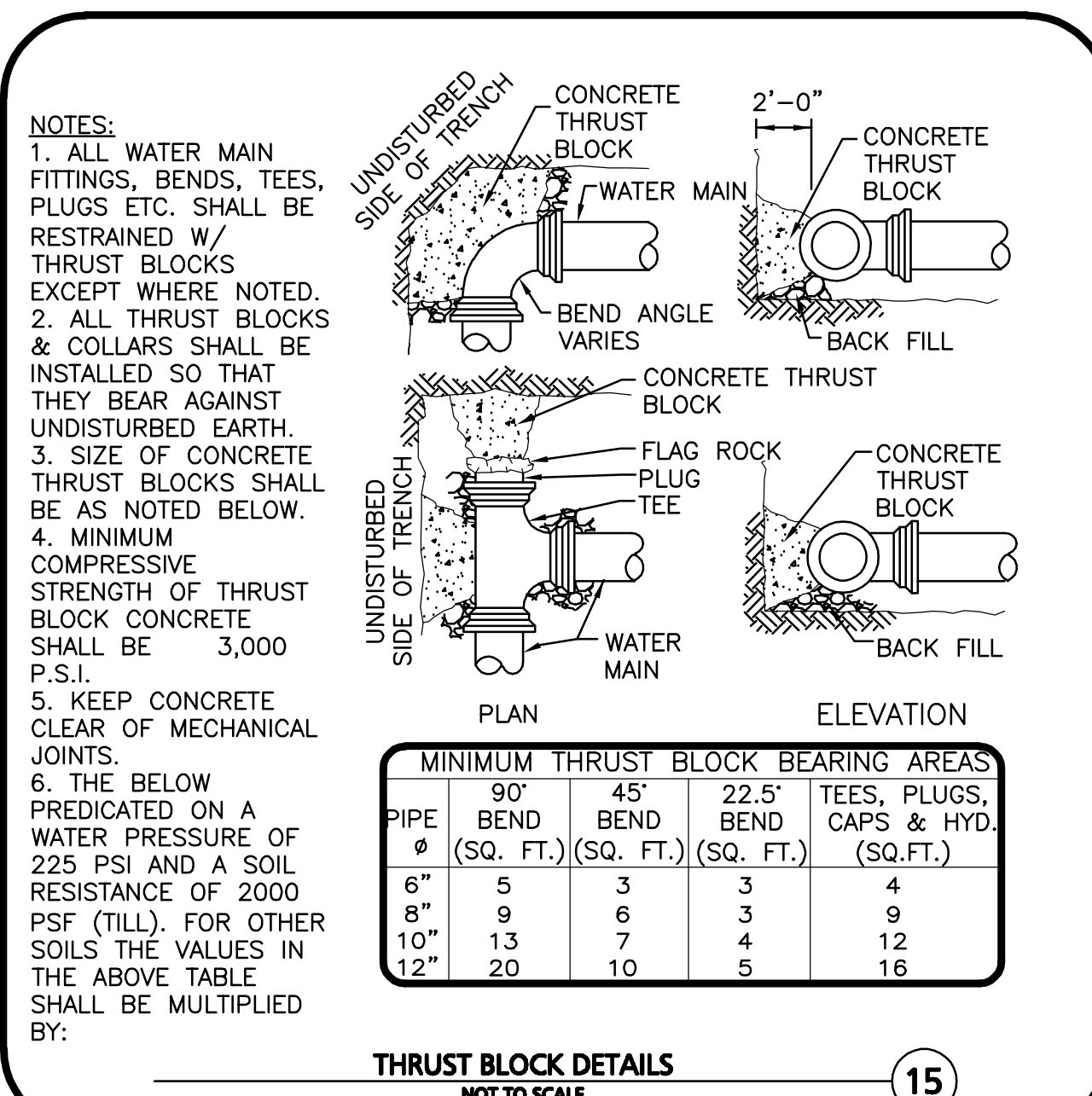
**DETAIL**  
NOT TO SCALE

MUTCD NUMBER	SIGN	SIZE (MIN)	MOUNTING HEIGHT	DESCRIPTION	RETRO-REFLECTIVE
R1-1	STOP	30"x30"	7' - 0"	WHITE ON RED	YES
R7-8(M) (MODIFIED)	Handicap	12"x24"	7' - 0"	RED ON WHITE	YES
R7-8	Handicap	12"x18"	7' - 0"	GREEN & BLUE ON WHITE	YES

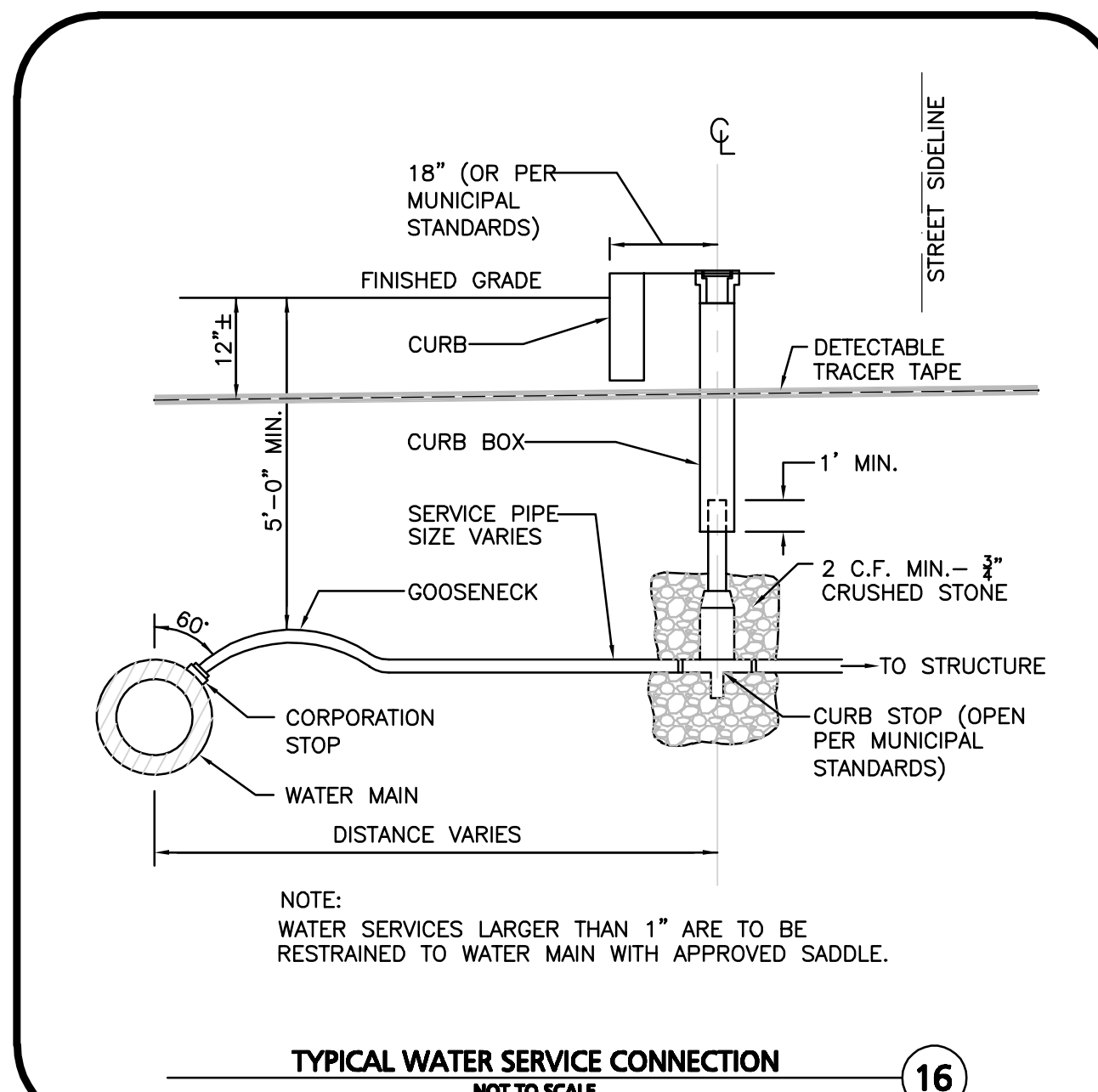
**NOTES:**

1. TRAFFIC AND SAFETY SIGNAGE SHALL COMPLY WITH MUTCD STANDARDS AND A SOIL RESISTANCE OF 2000 PSF (TILL). FOR OTHER SOILS, THE VALUES IN THE ABOVE TABLE SHALL BE MULTIPLIED BY:

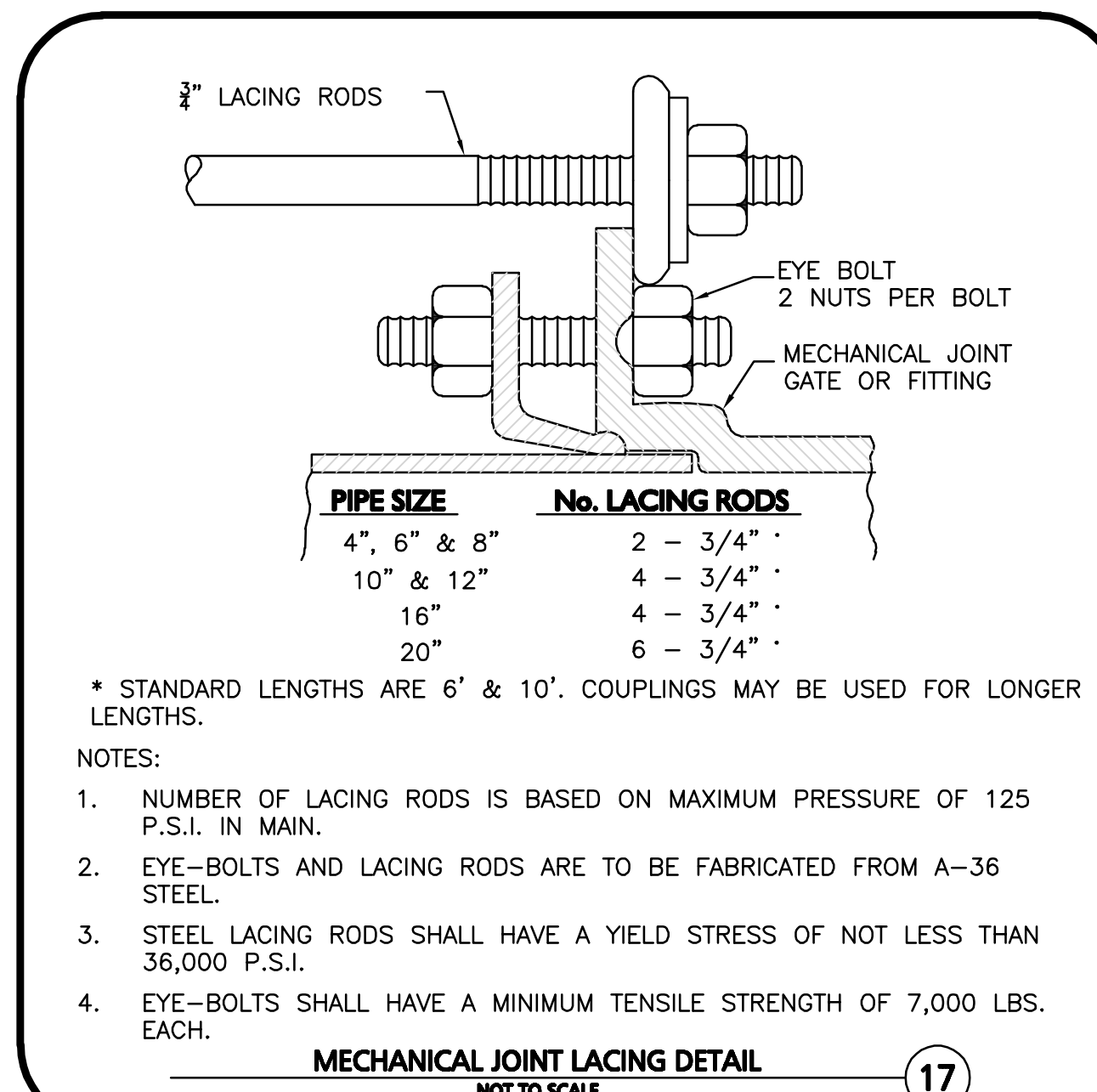
**SIGN TABLE**  
NOT TO SCALE



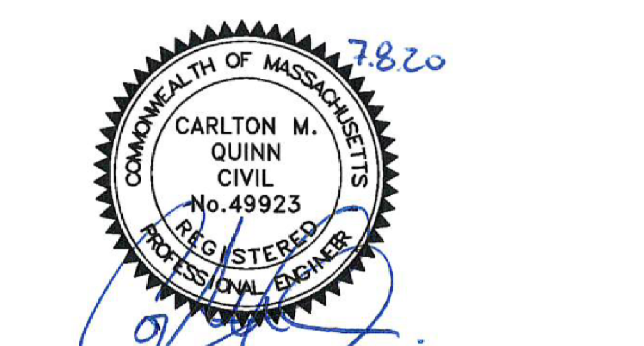
**THRUST BLOCK DETAILS**  
NOT TO SCALE



**TYPICAL WATER SERVICE CONNECTION**  
NOT TO SCALE



**MECHANICAL JOINT LACING DETAIL**  
NOT TO SCALE



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

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3	02-03-20	VARIOUS REVISIONS
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1	12-20-19	ISSUED FOR LOCAL APPROVAL

APPLICANT/OWNER:  
WP MARLBOROUGH MA OWNER, LLC  
9 WEST BROAD STREET, SUITE 800  
STAMFORD, CT 06902

PROJECT:  
MULTI-FAMILY DEVELOPMENT  
339 BOSTON POST ROAD EAST  
MARLBOROUGH, MA

PROJECT NO. 2658-01 DATE: 12-20-2019

SCALE: AS SHOWN DWG. NAME: C2658-01

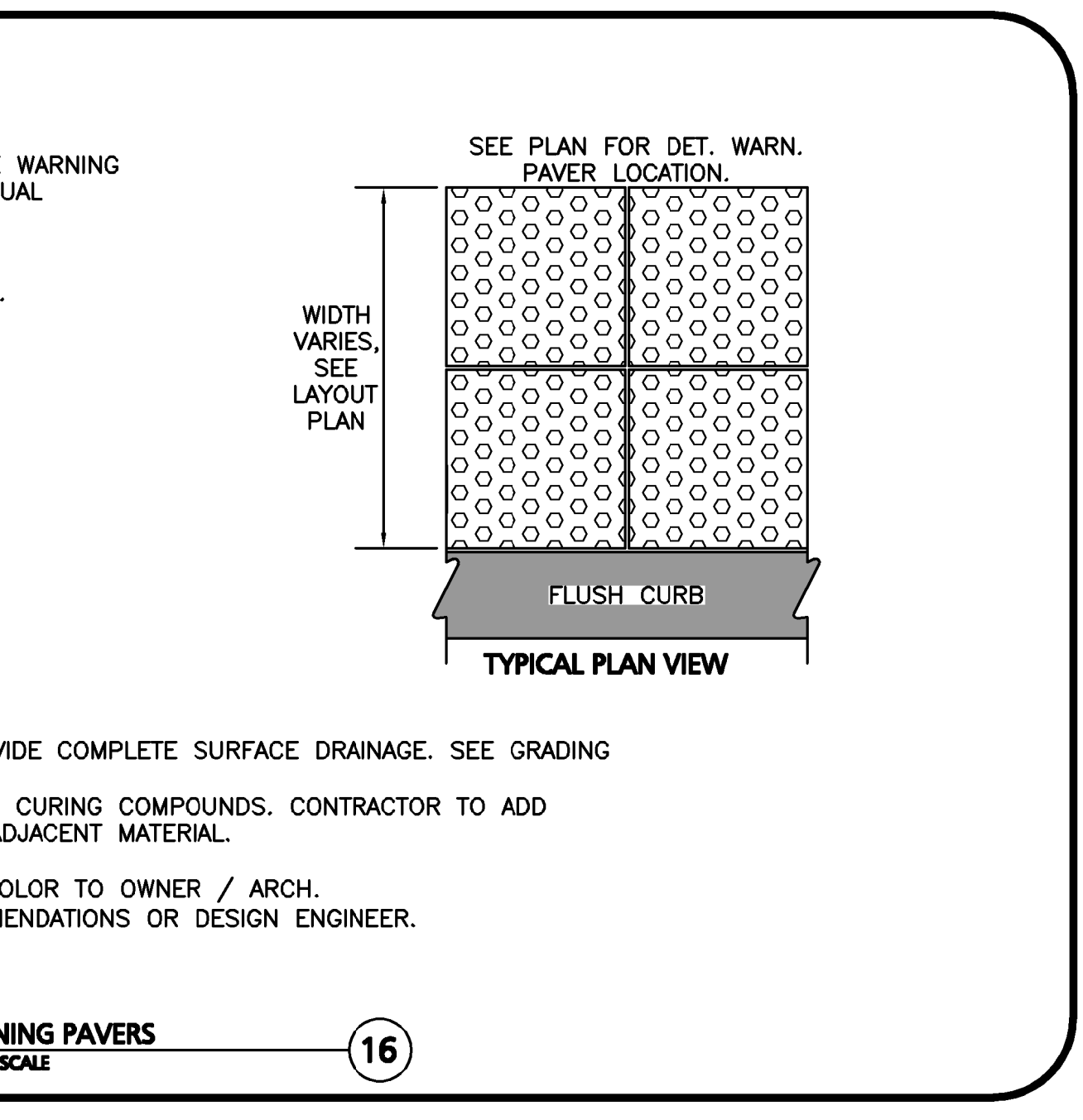
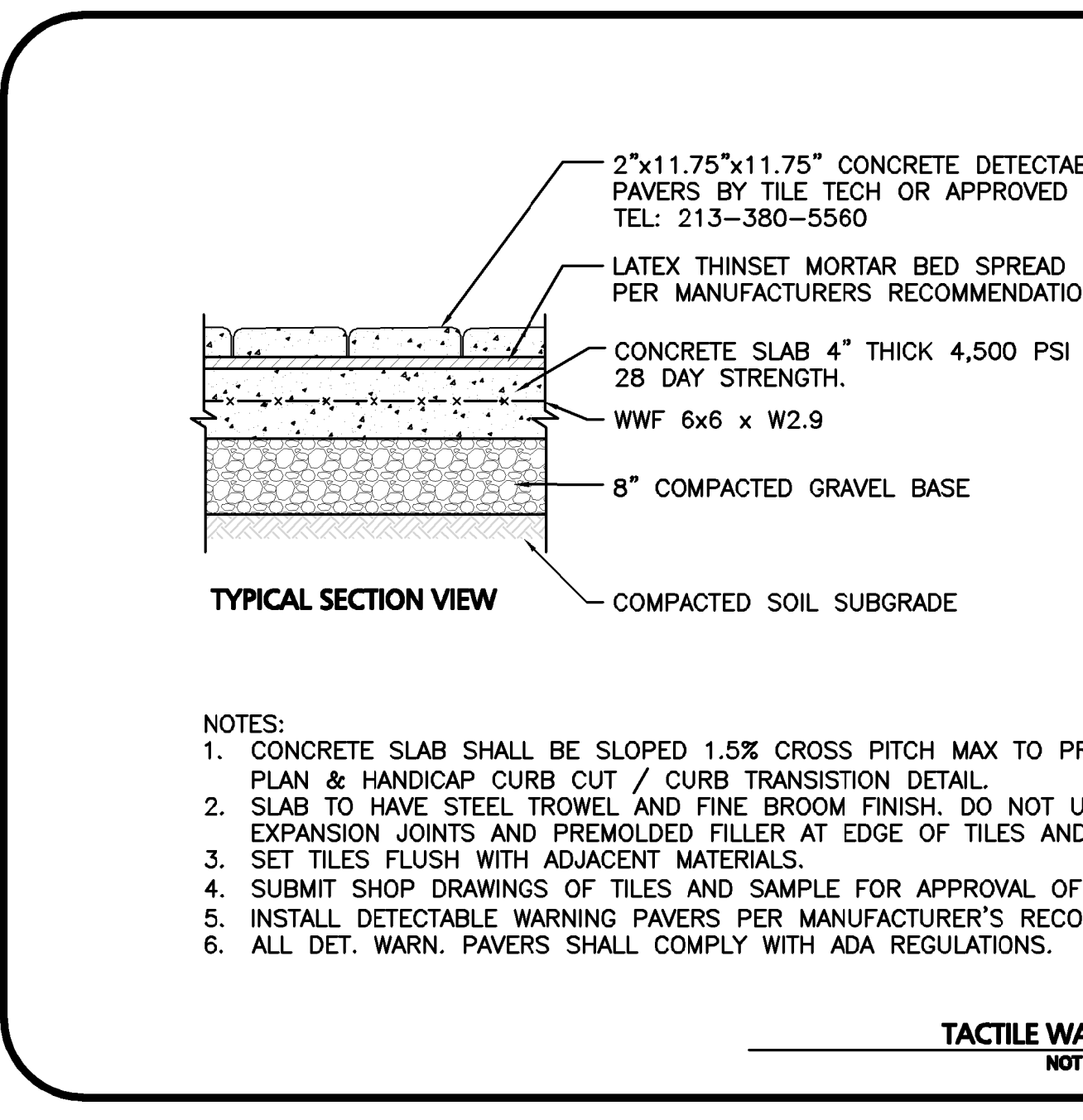
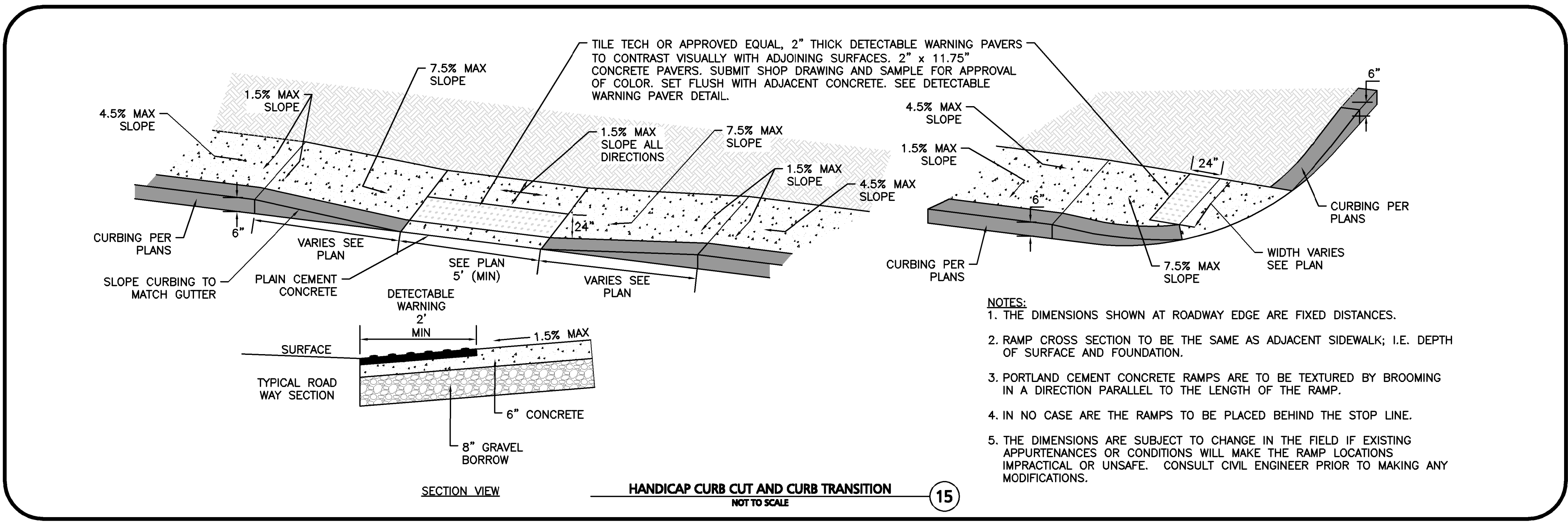
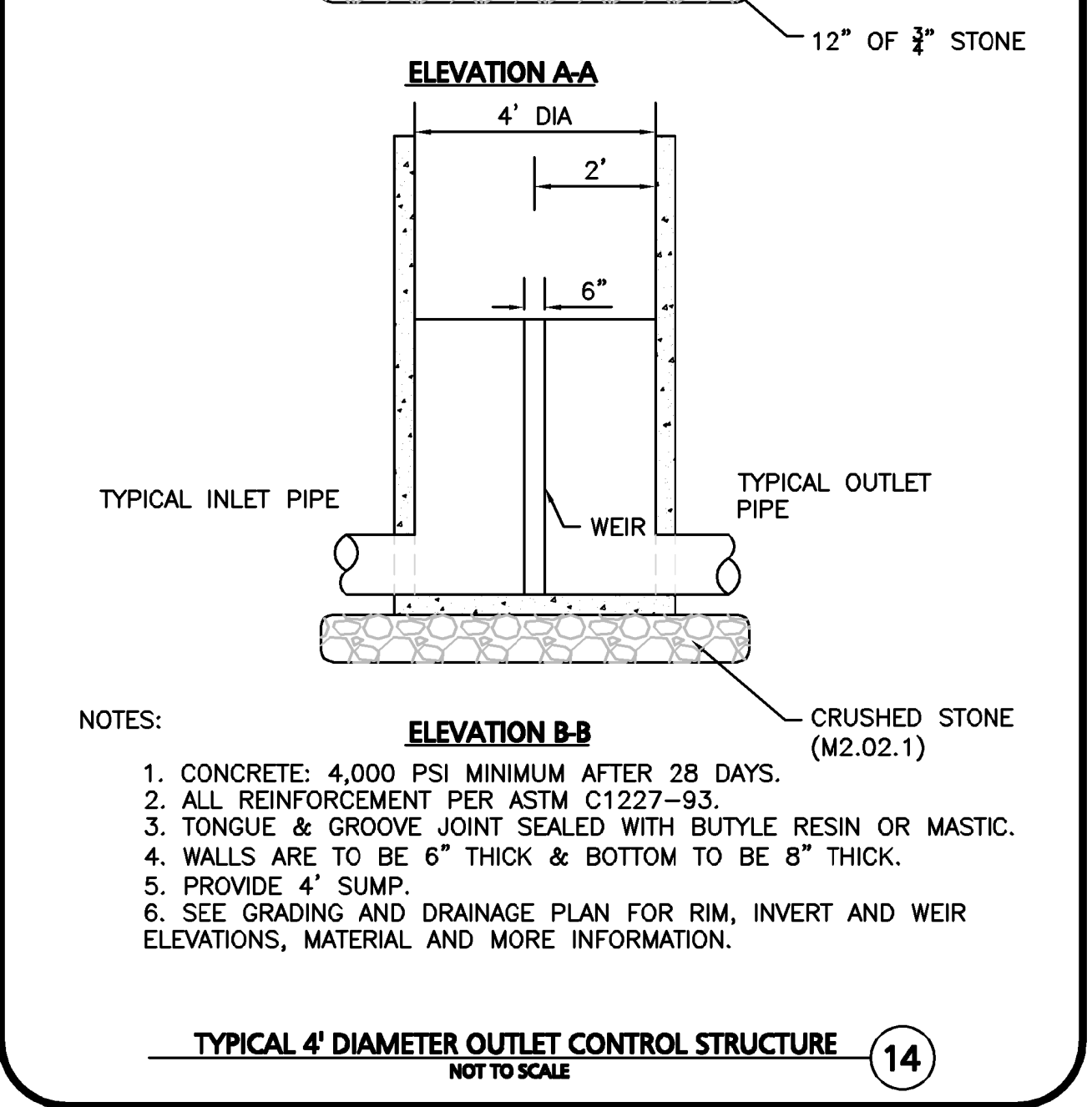
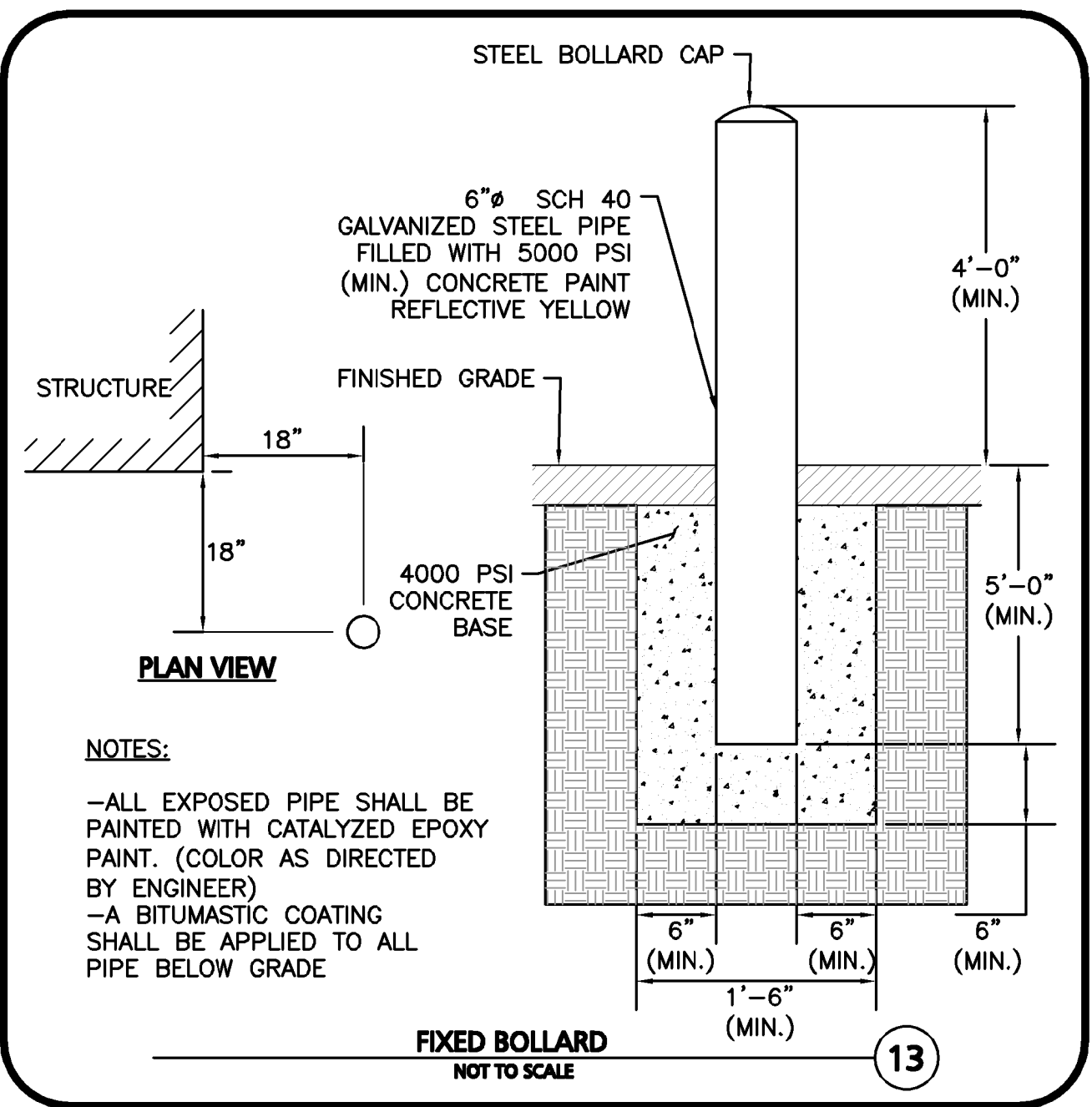
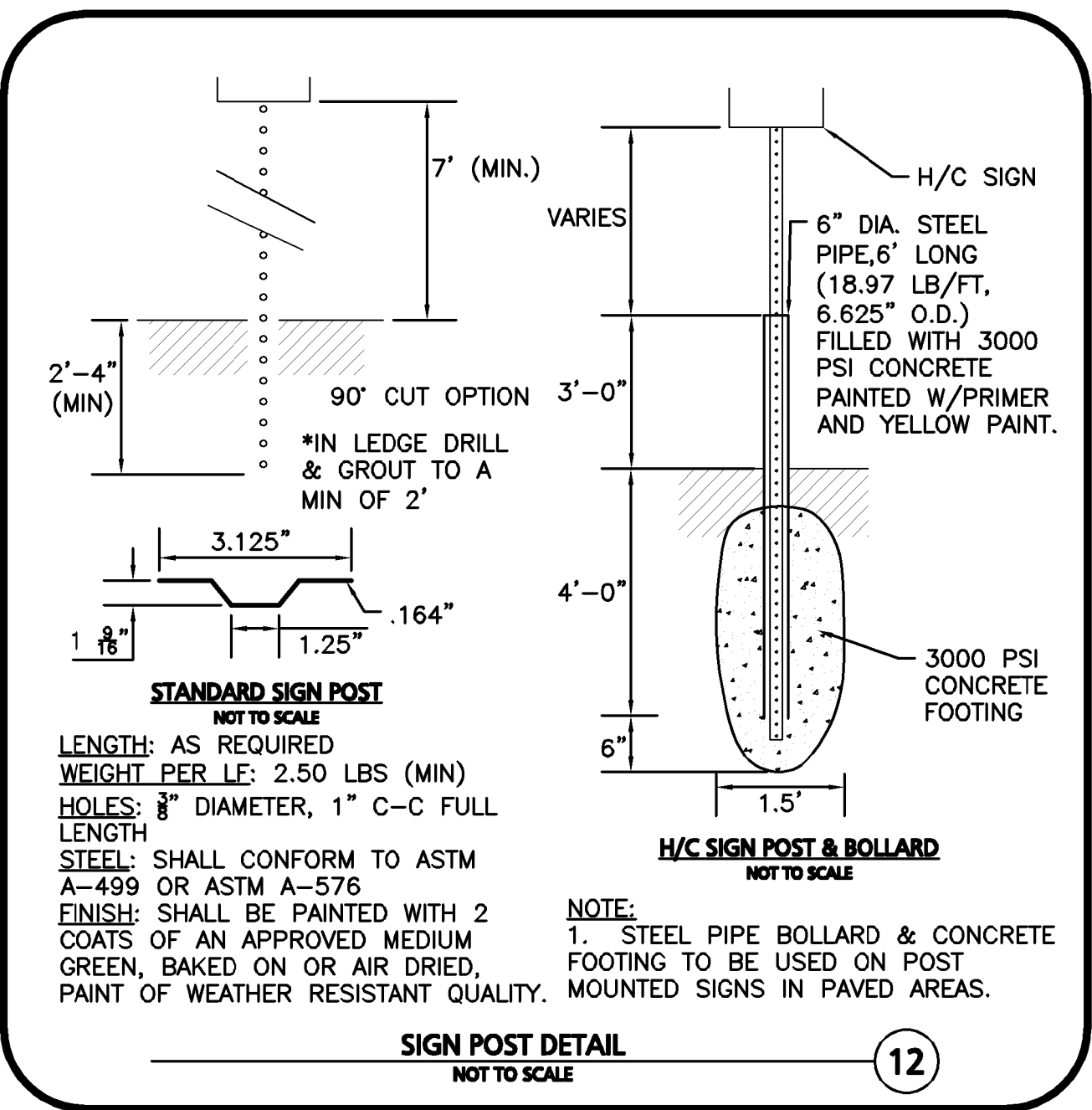
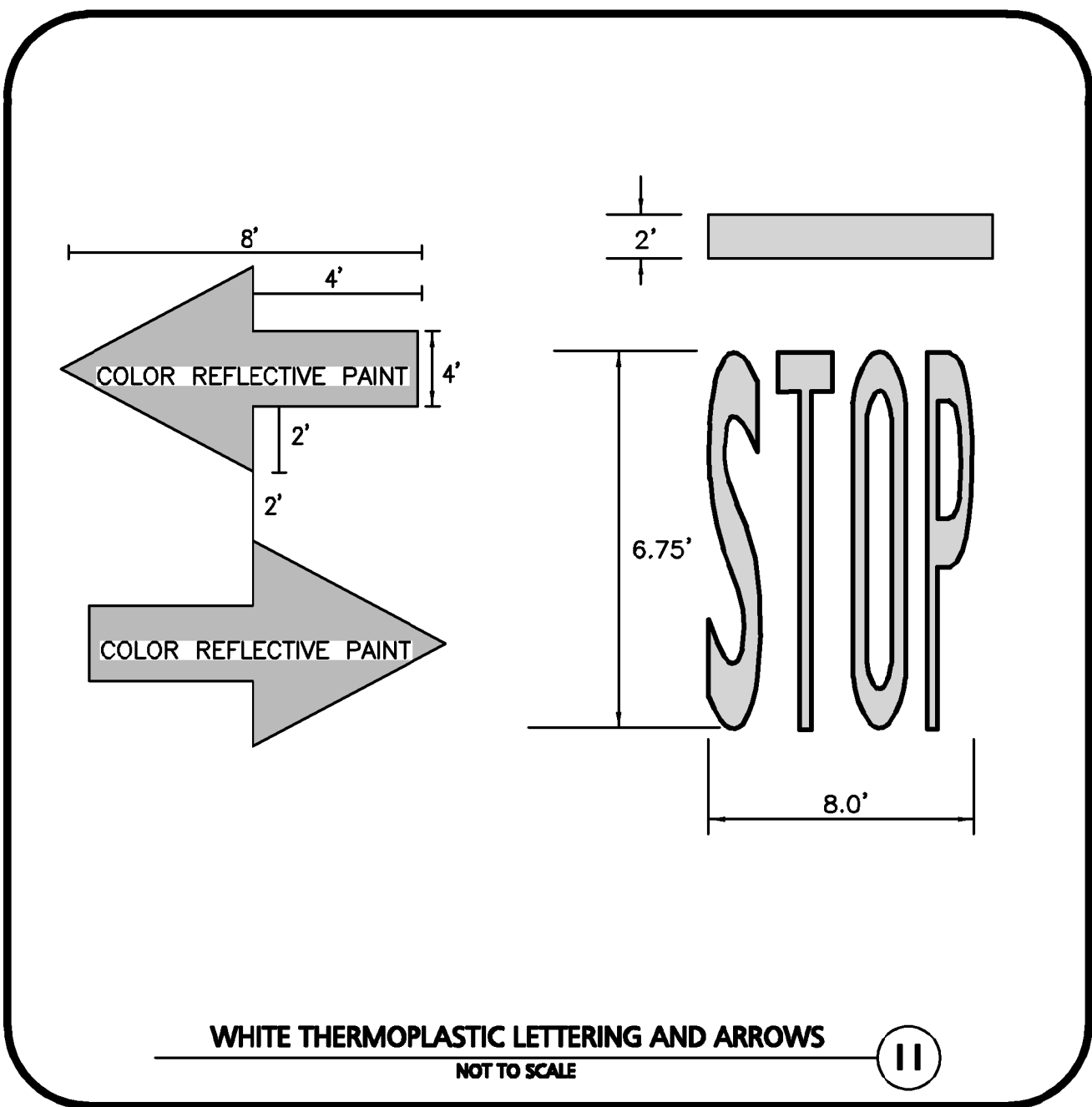
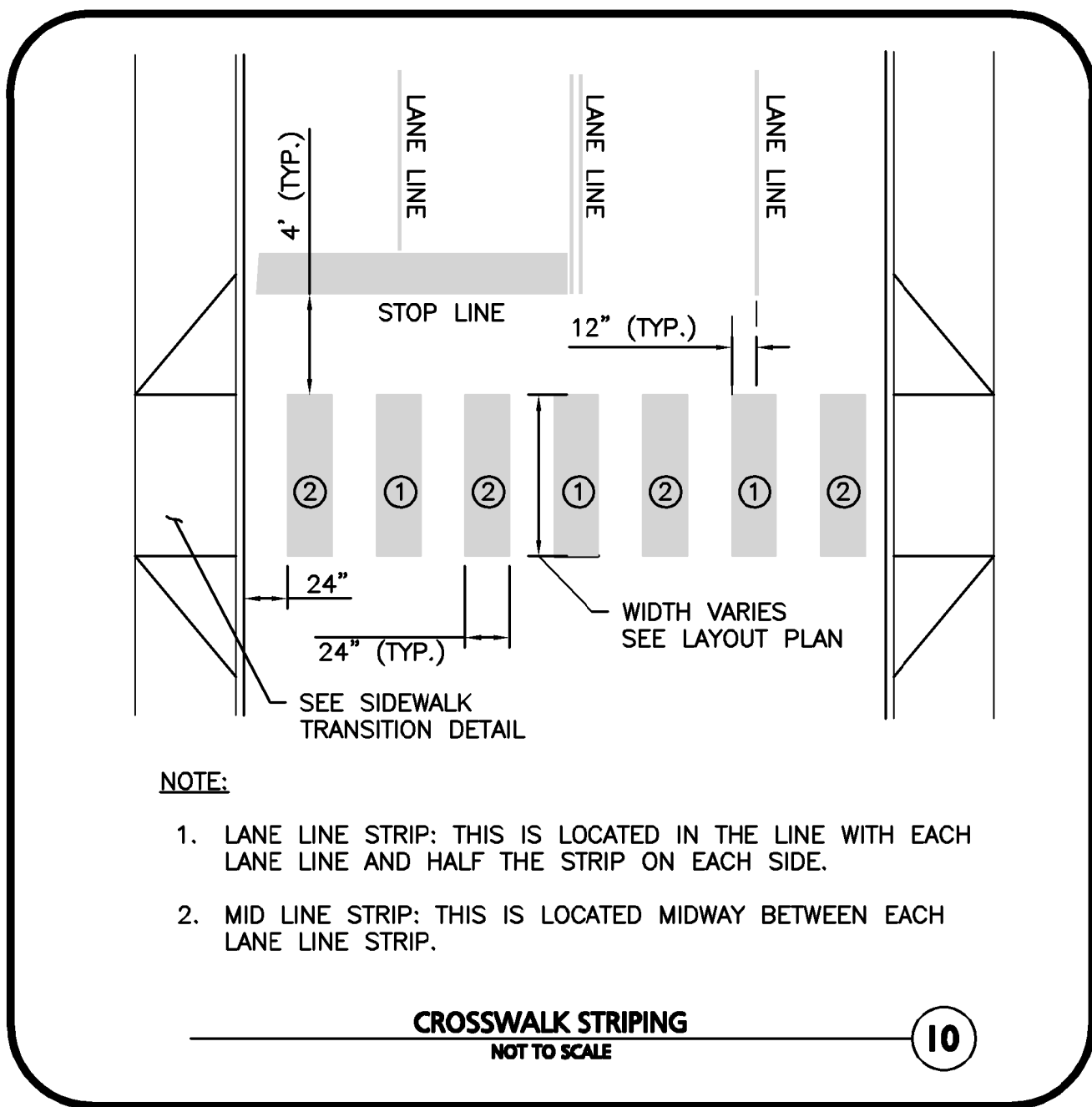
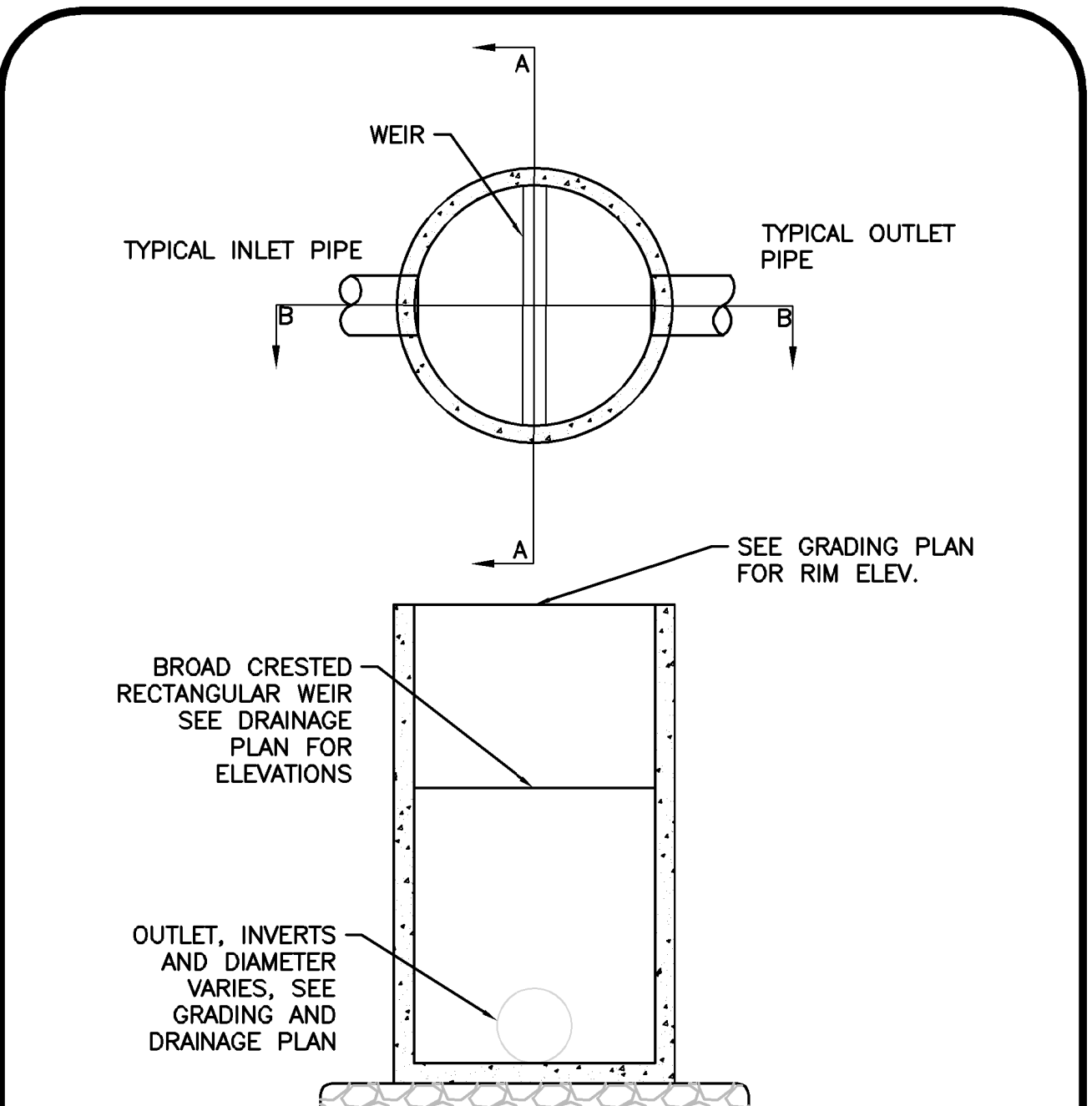
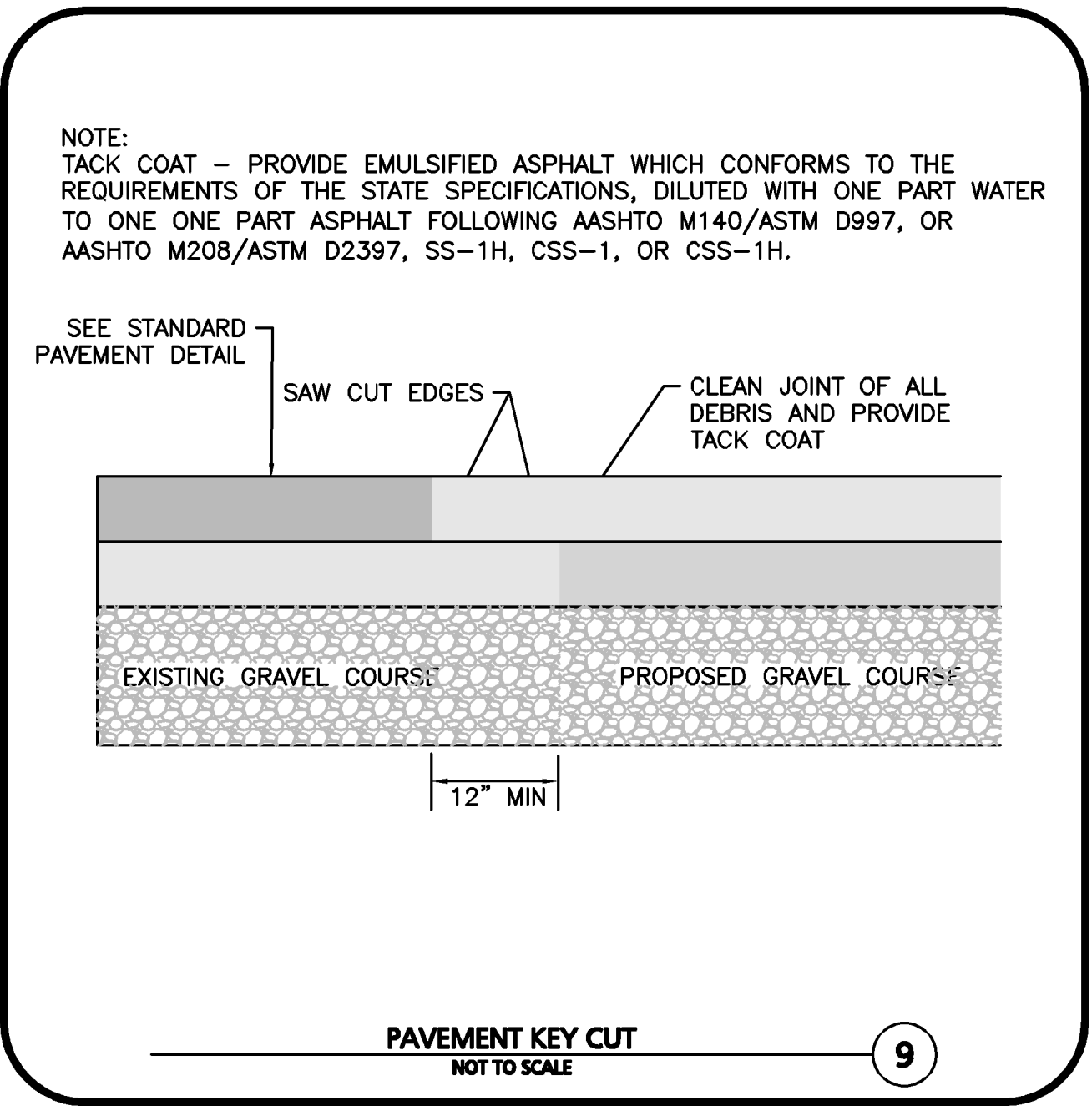
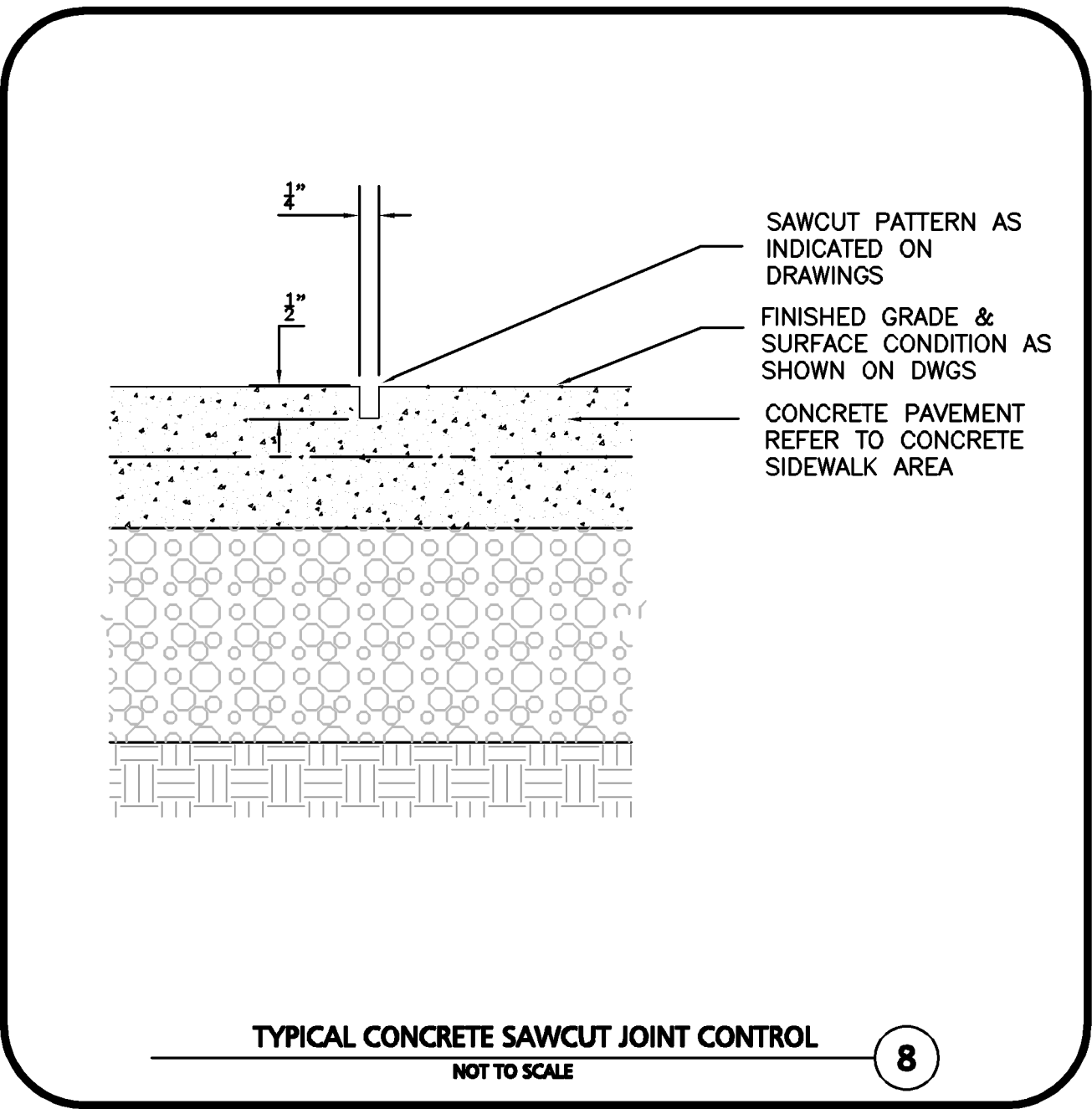
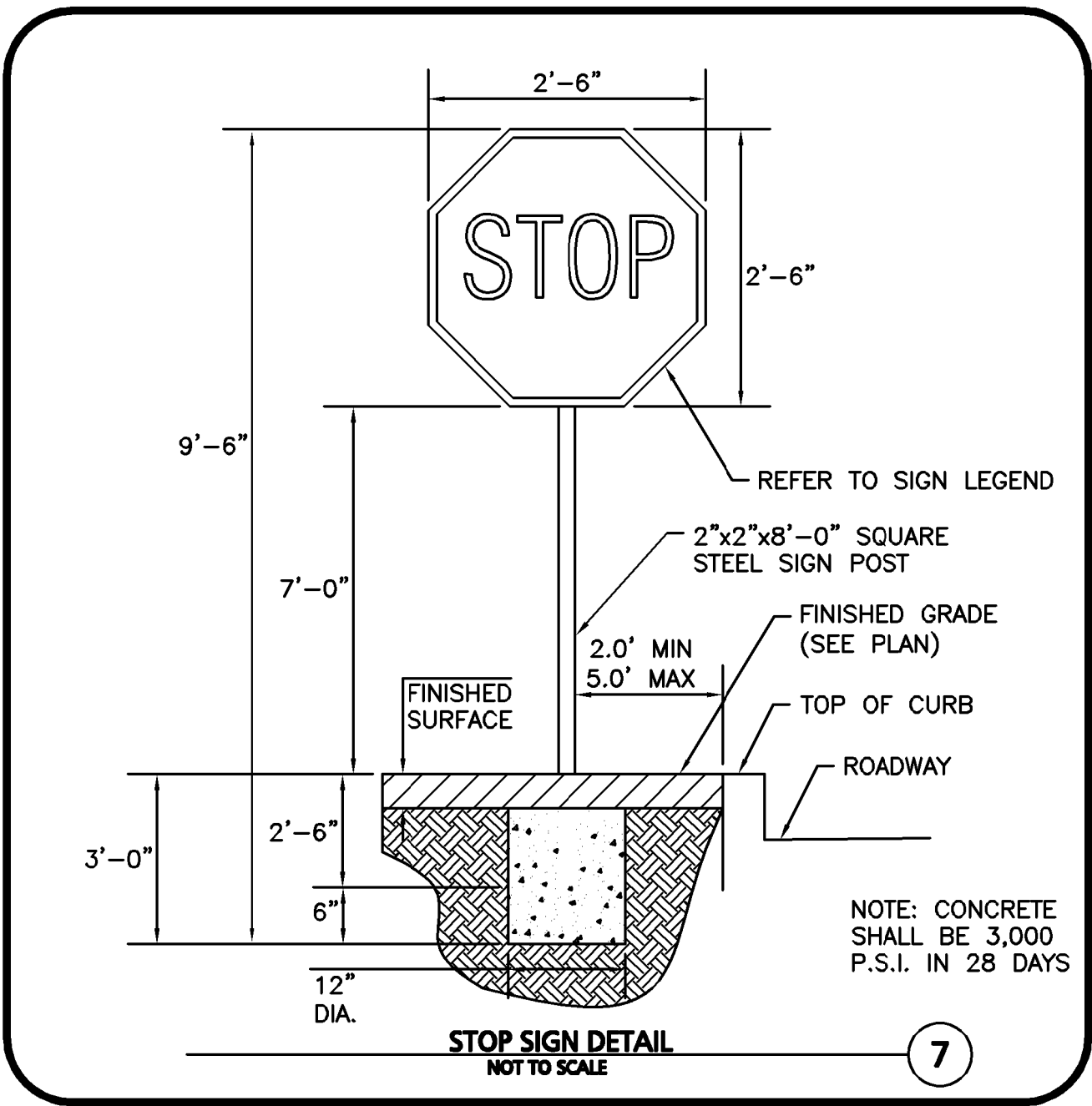
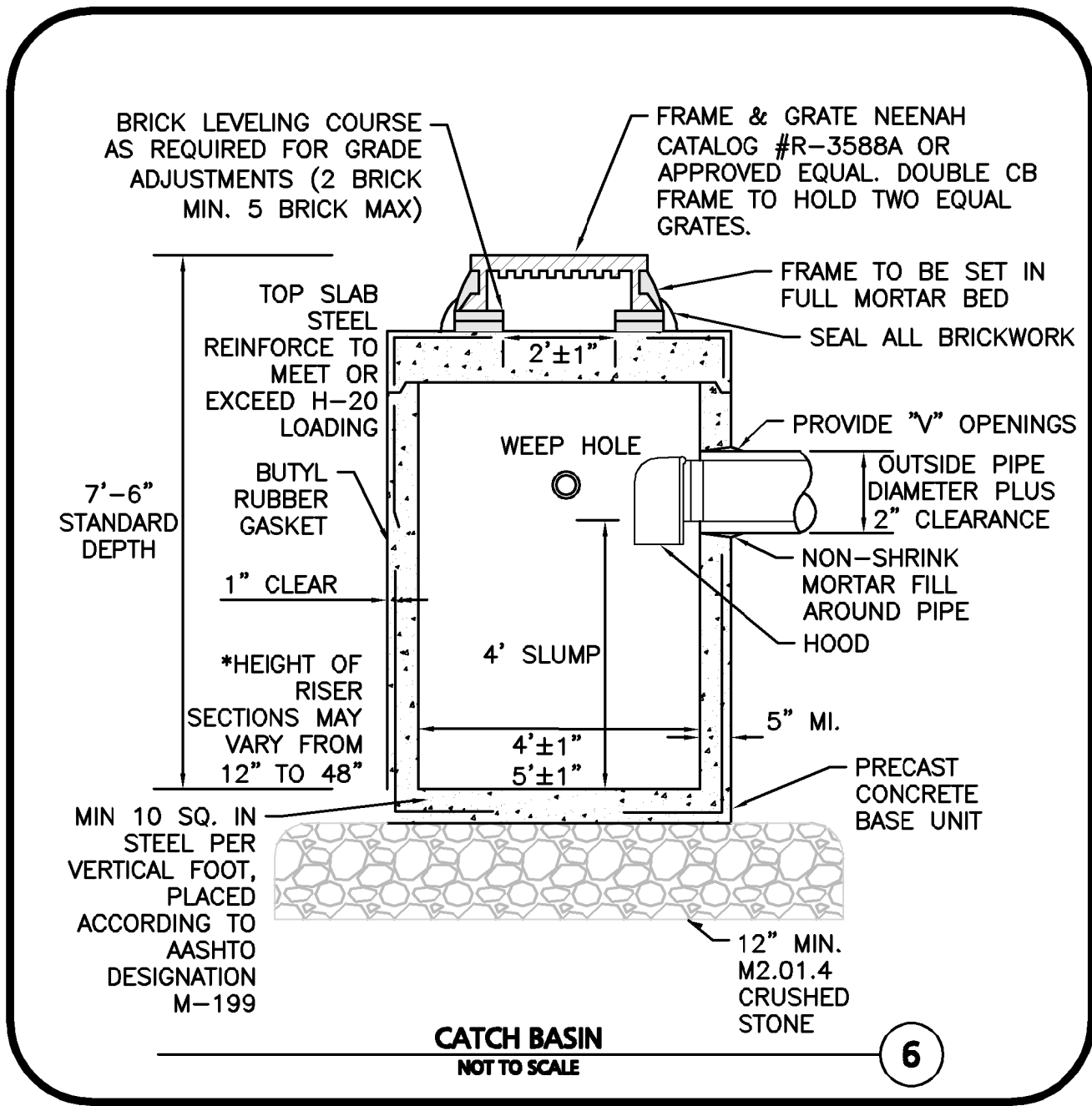
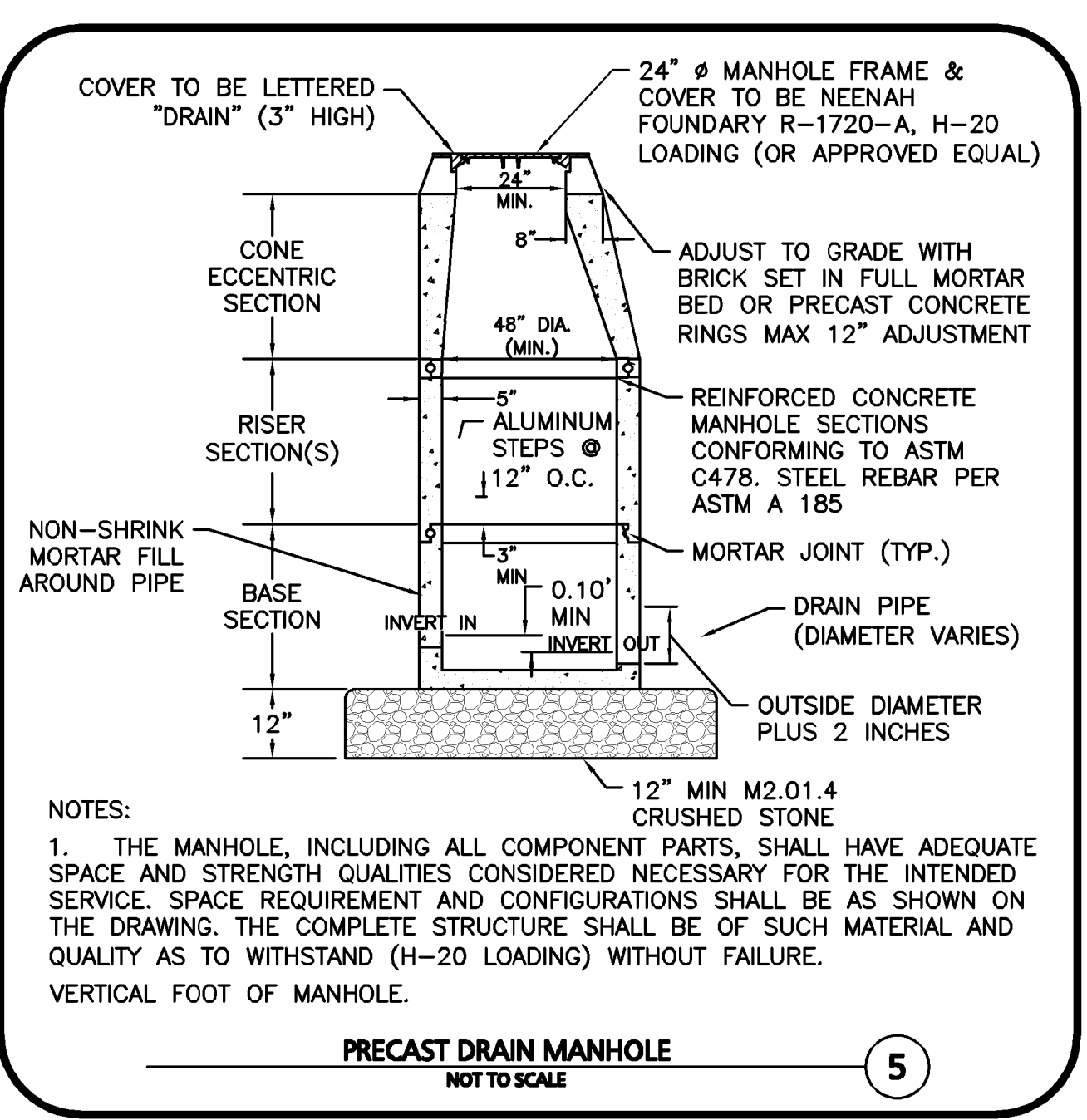
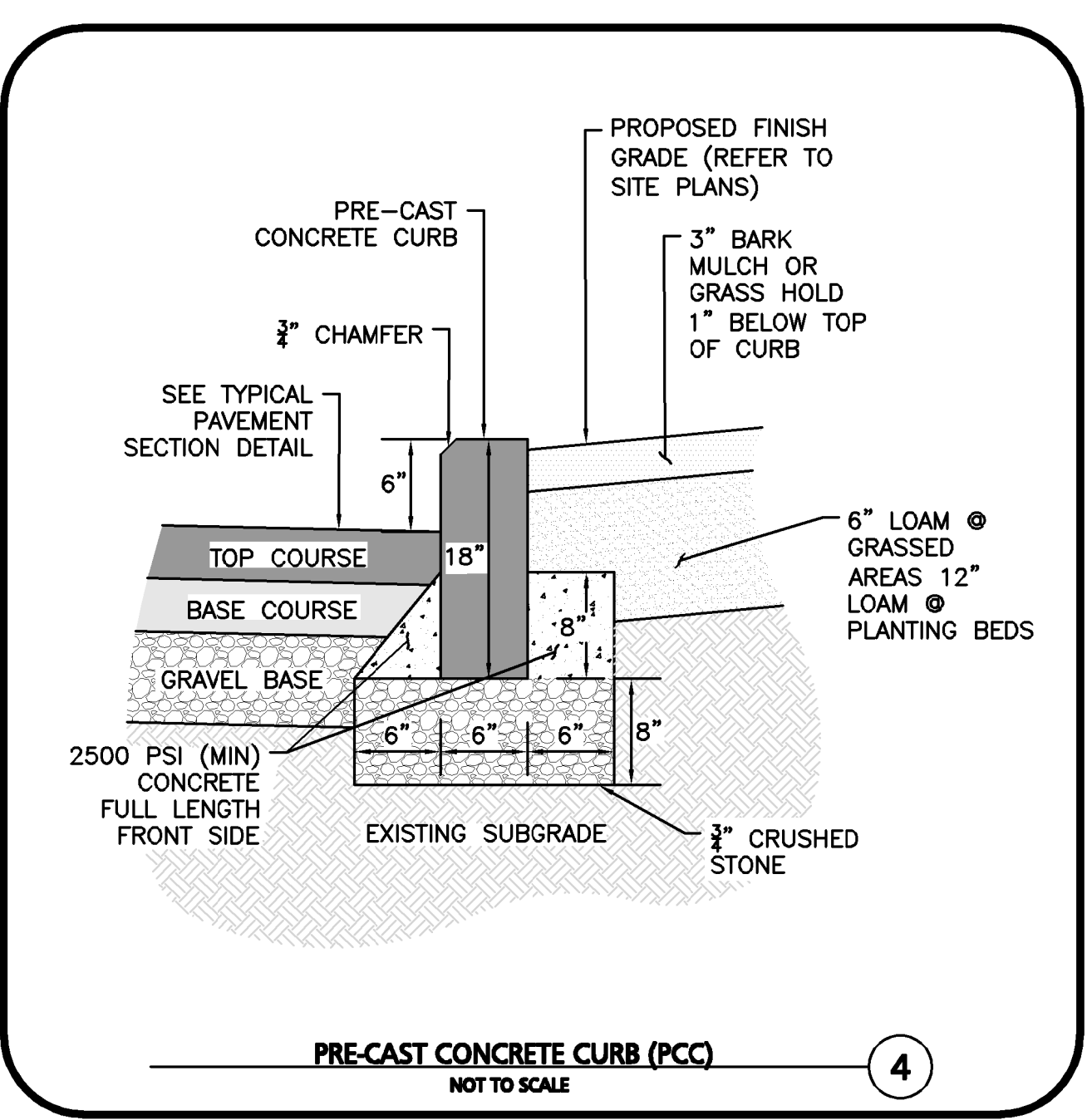
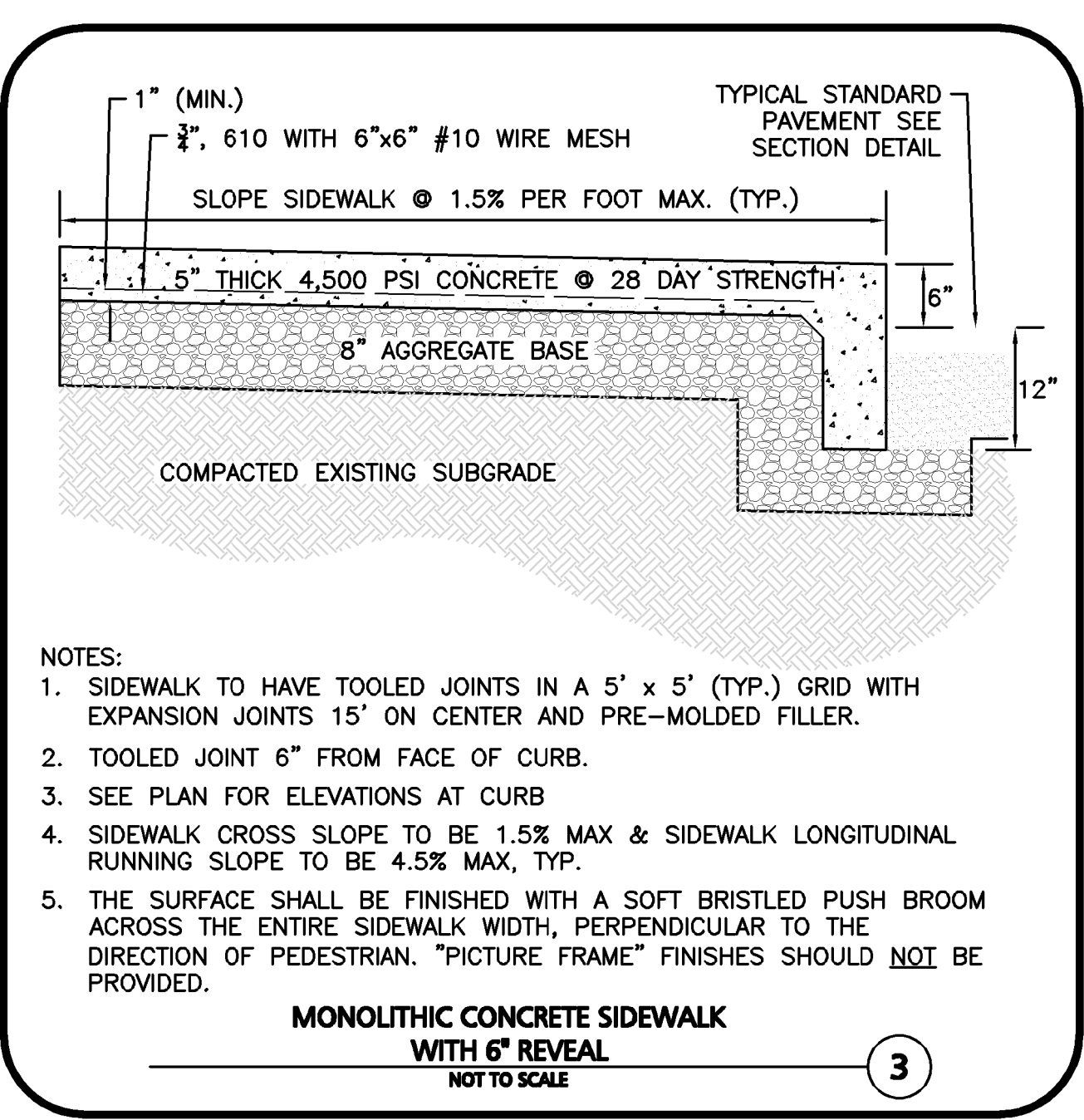
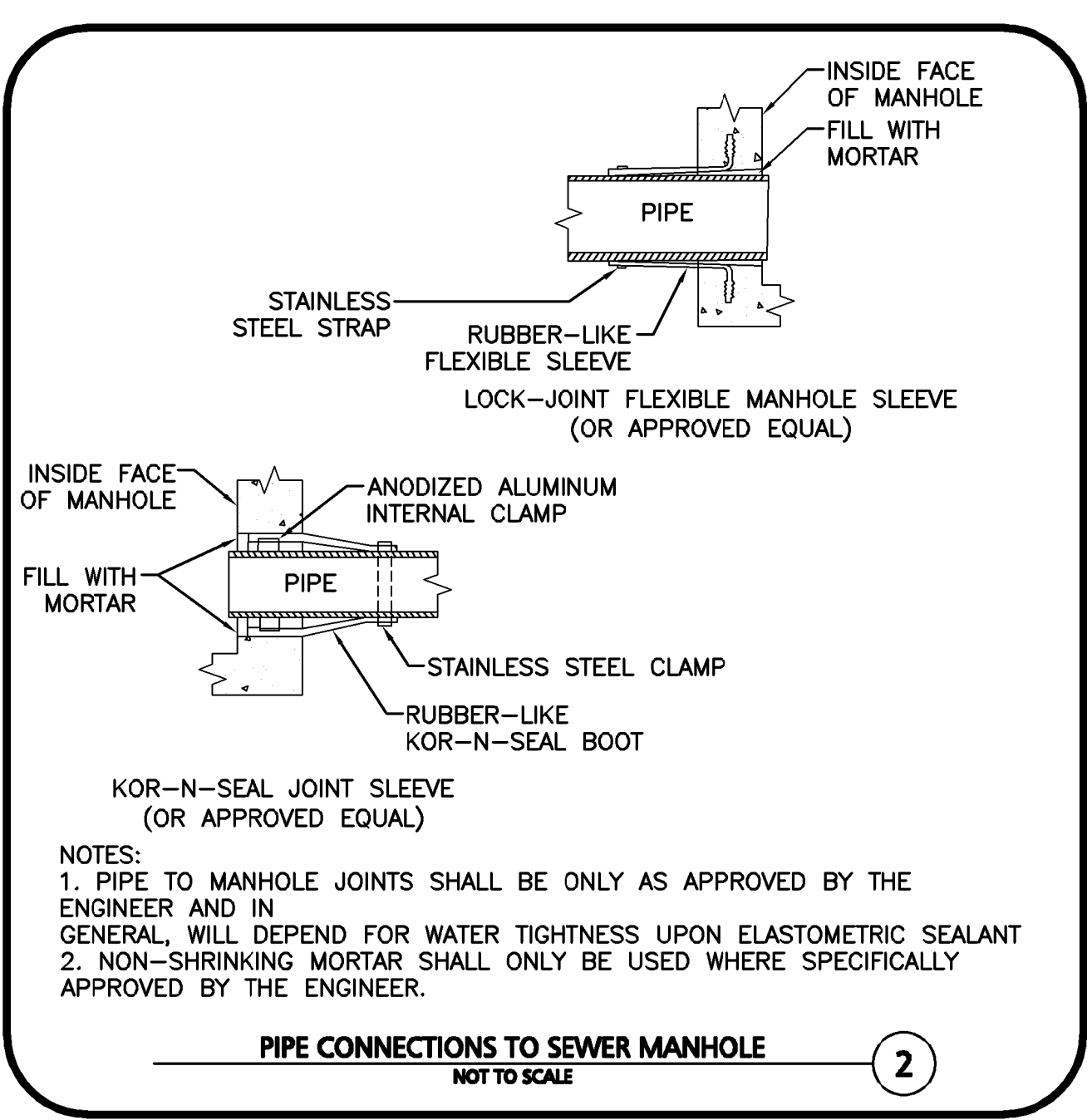
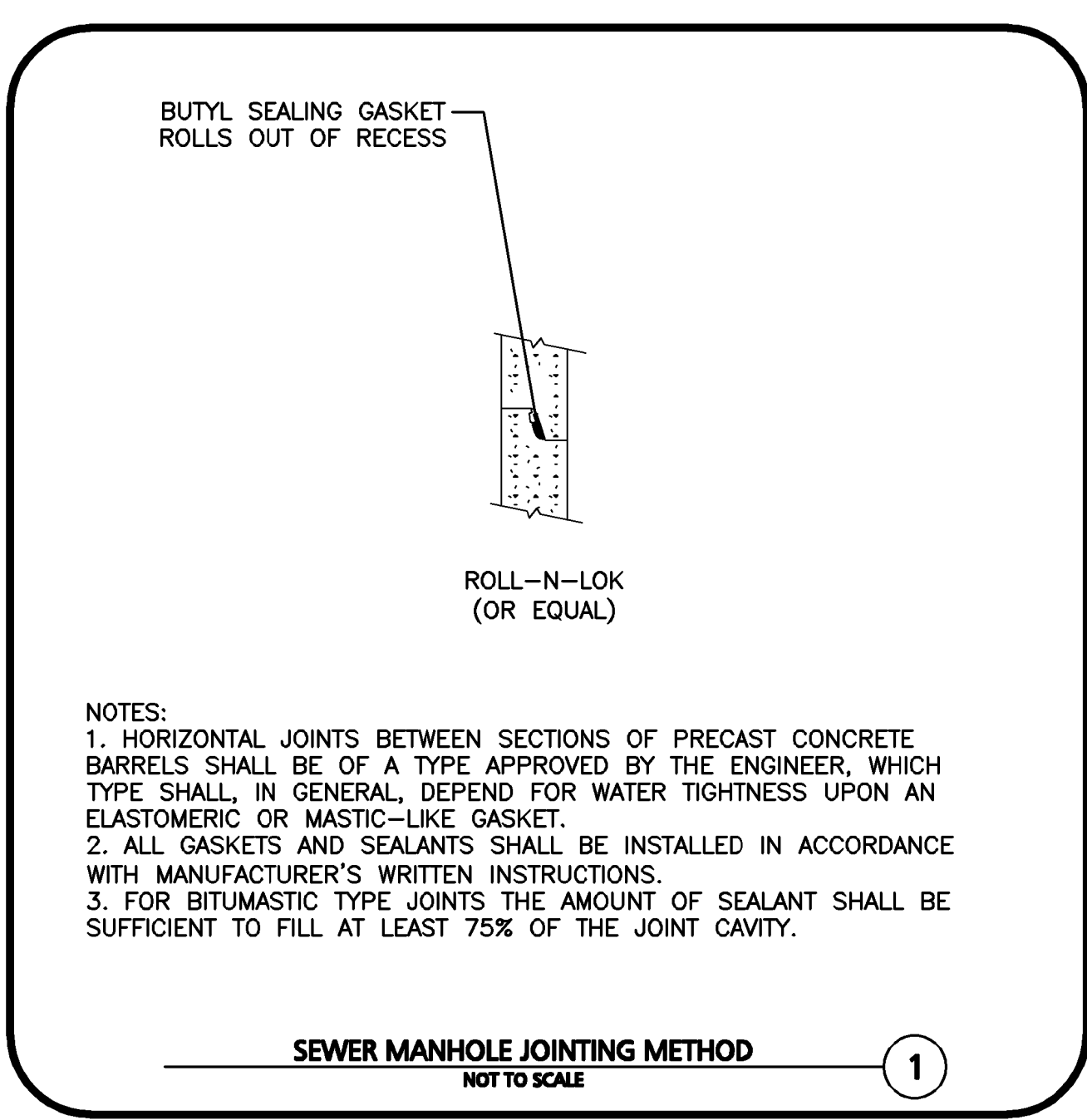
DESIGNED BY: SJL/DMR CHECKED BY: CMQ



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DRAWING TITLE: CIVIL DETAILS SHEET NO. C-501

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**Professional Engineer for**  
ALLEN & MAJOR ASSOCIATES, INC.

6 07-08-20 REVISED PER CITY COMMENTS  
5 05-18-20 REVISED PER CITY COMMENTS  
4 02-20-20 VARIOUS REVISIONS  
3 02-03-20 VARIOUS REVISIONS  
2 01-31-20 RESUBMITTED FOR LOCAL APPROVAL  
1 12-20-19 ISSUED FOR LOCAL APPROVAL

APPLICANT/OWNER:  
WP MARLBOROUGH MA OWNER, LLC  
9 WEST BROAD STREET, SUITE 800  
STAMFORD, CT 06902

**PROJECT:**  
MULTI-FAMILY DEVELOPMENT  
339 BOSTON POST ROAD EAST  
MARLBOROUGH, MA

PROJECT NO. 2658-01 DATE: 12-20-2019  
SCALE: AS SHOWN DWG. NAME: C2658-01  
DESIGNED BY: SJL/DMR CHECKED BY: CMQ

PREPARED BY:  
**ALLEN & MAJOR ASSOCIATES, INC.**  
civil & structural engineering • landscape architecture  
environmental consulting • landscape architecture  
www.allenmajor.com  
100 COMMERCE WAY, SUITE 5  
WOBBURN MA 01801  
TEL: (781) 935-6889  
FAX: (781) 935-2896

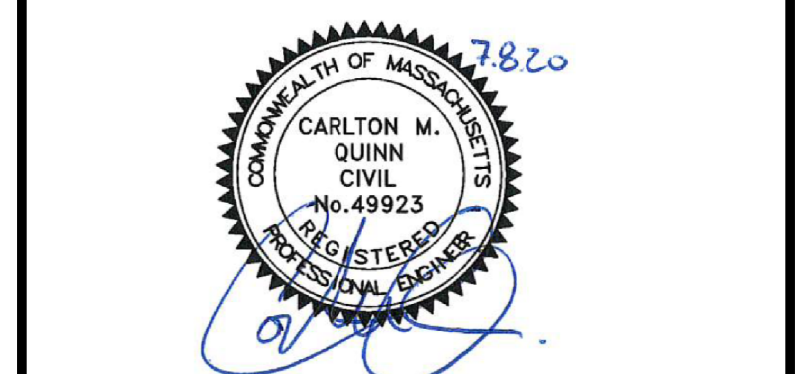
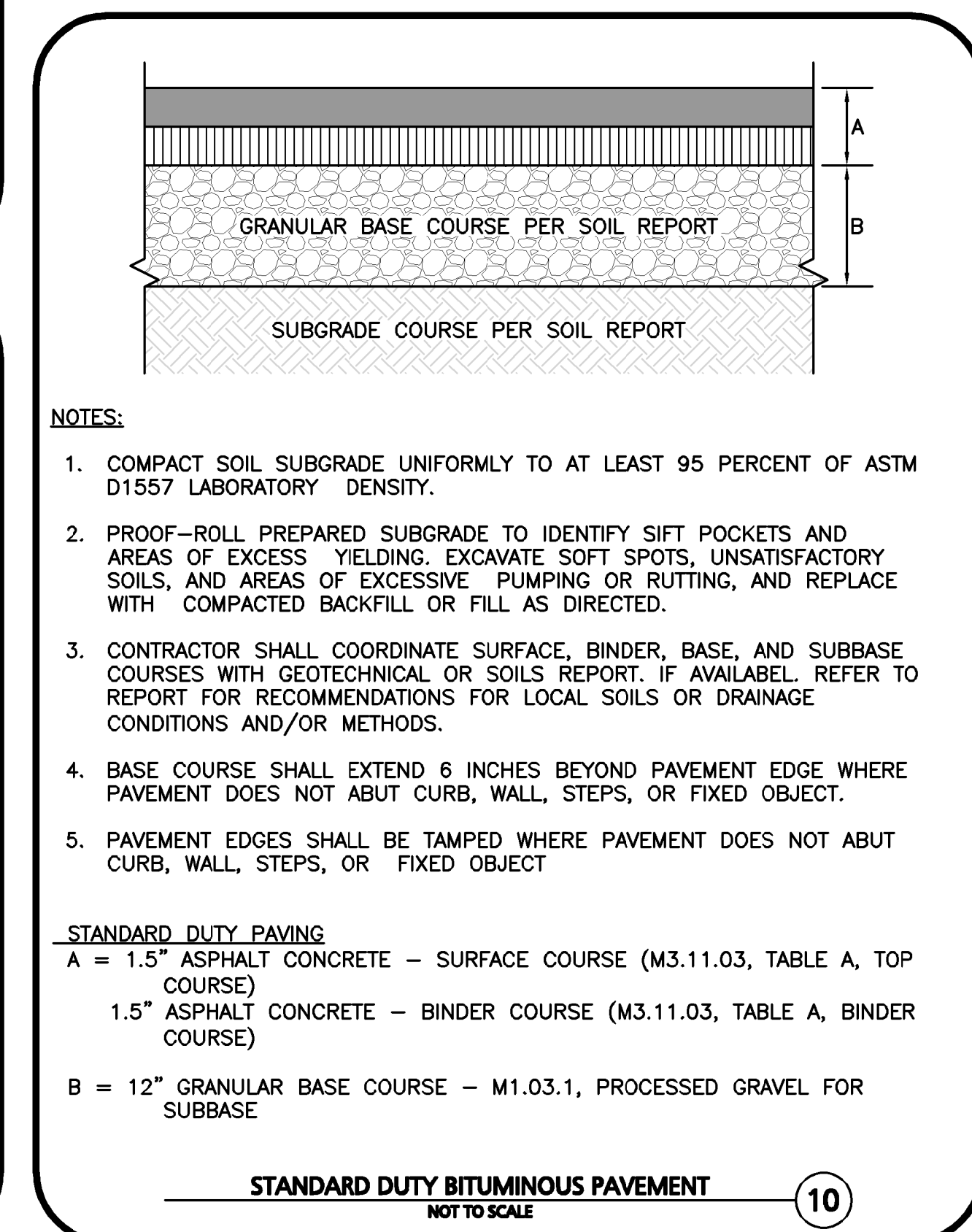
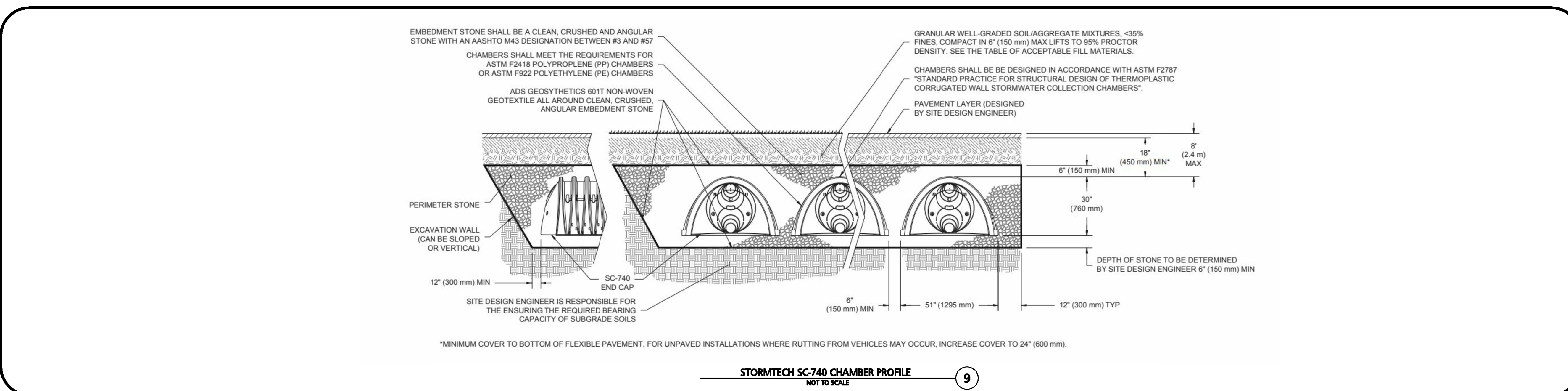
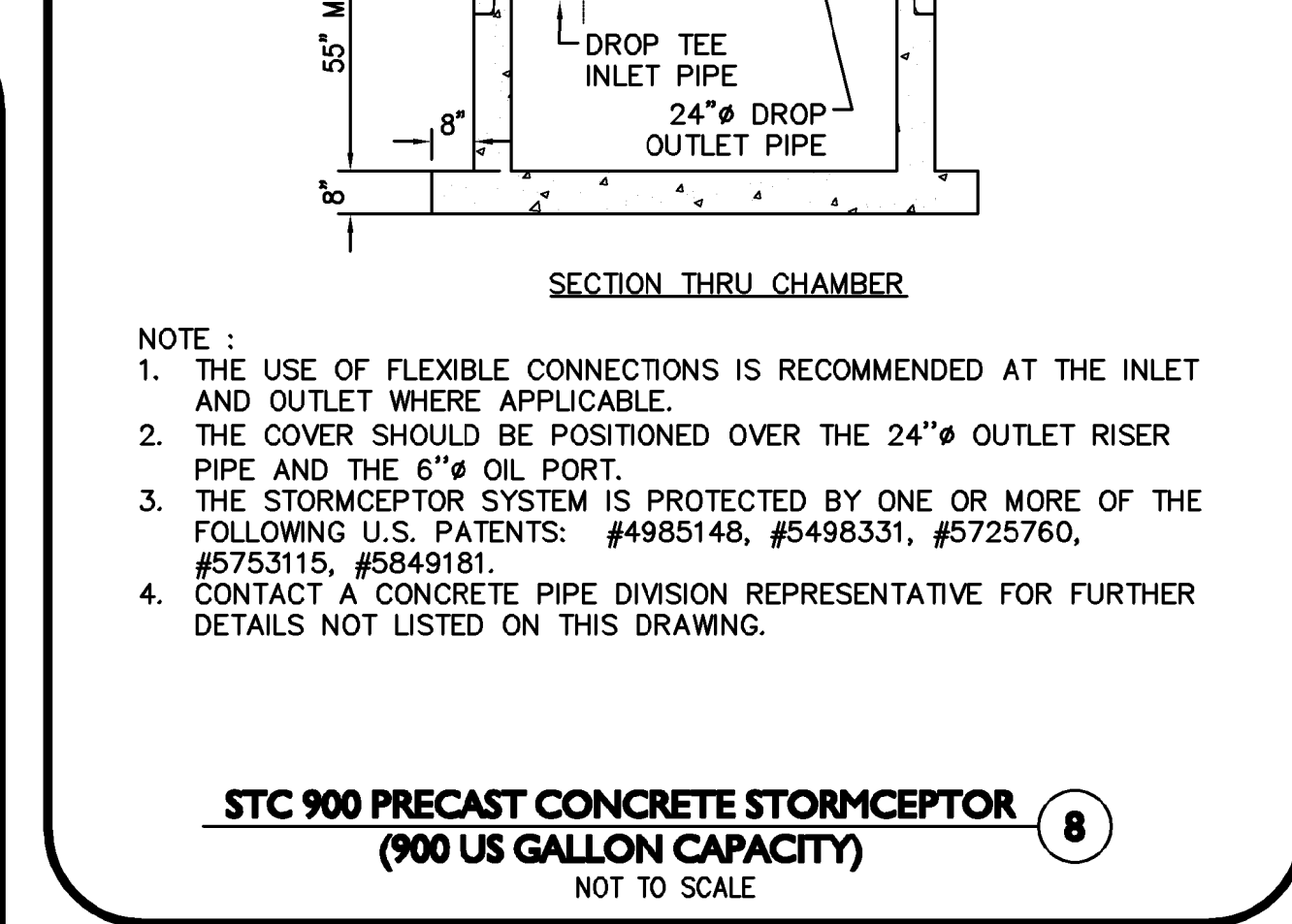
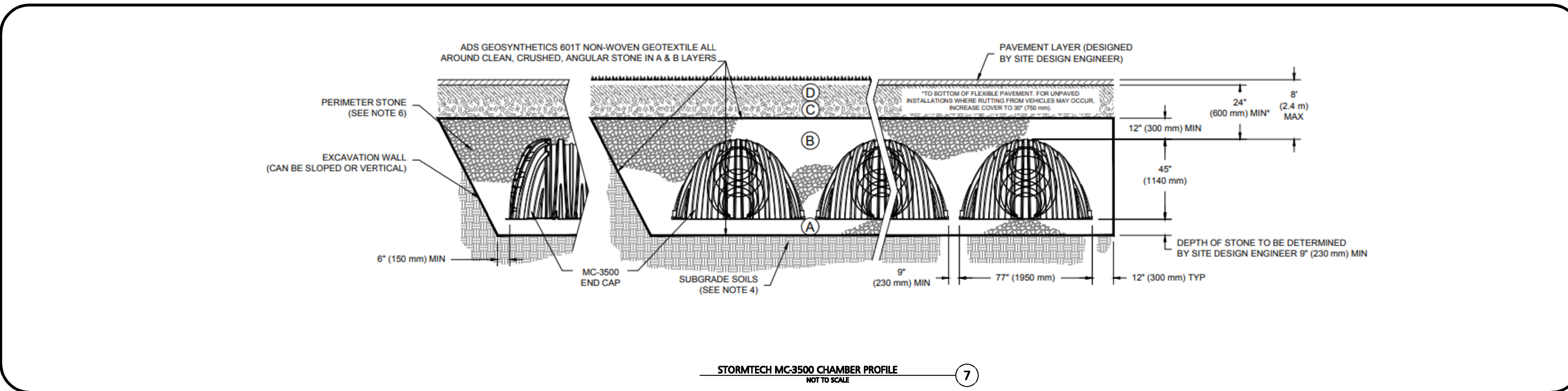
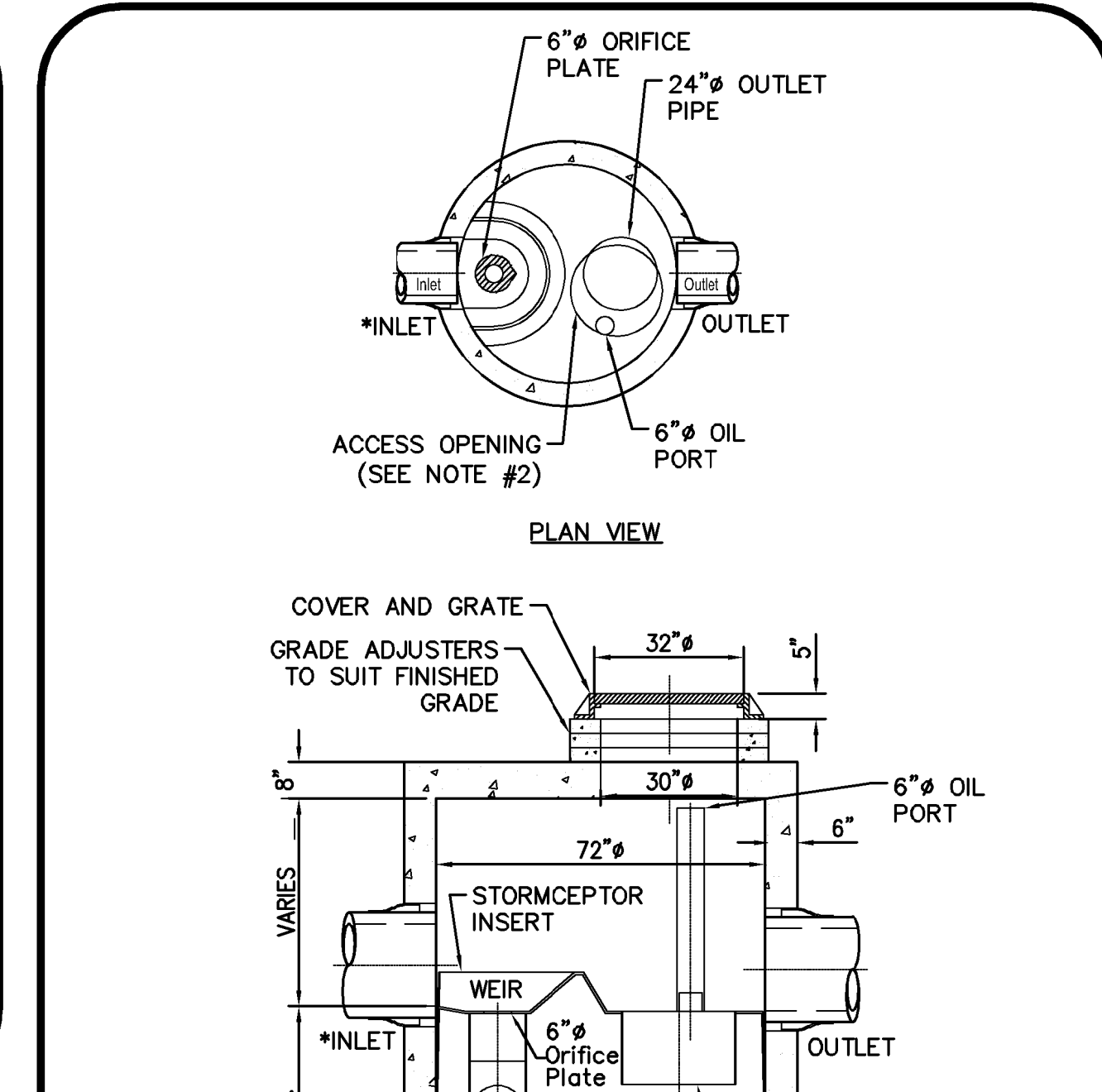
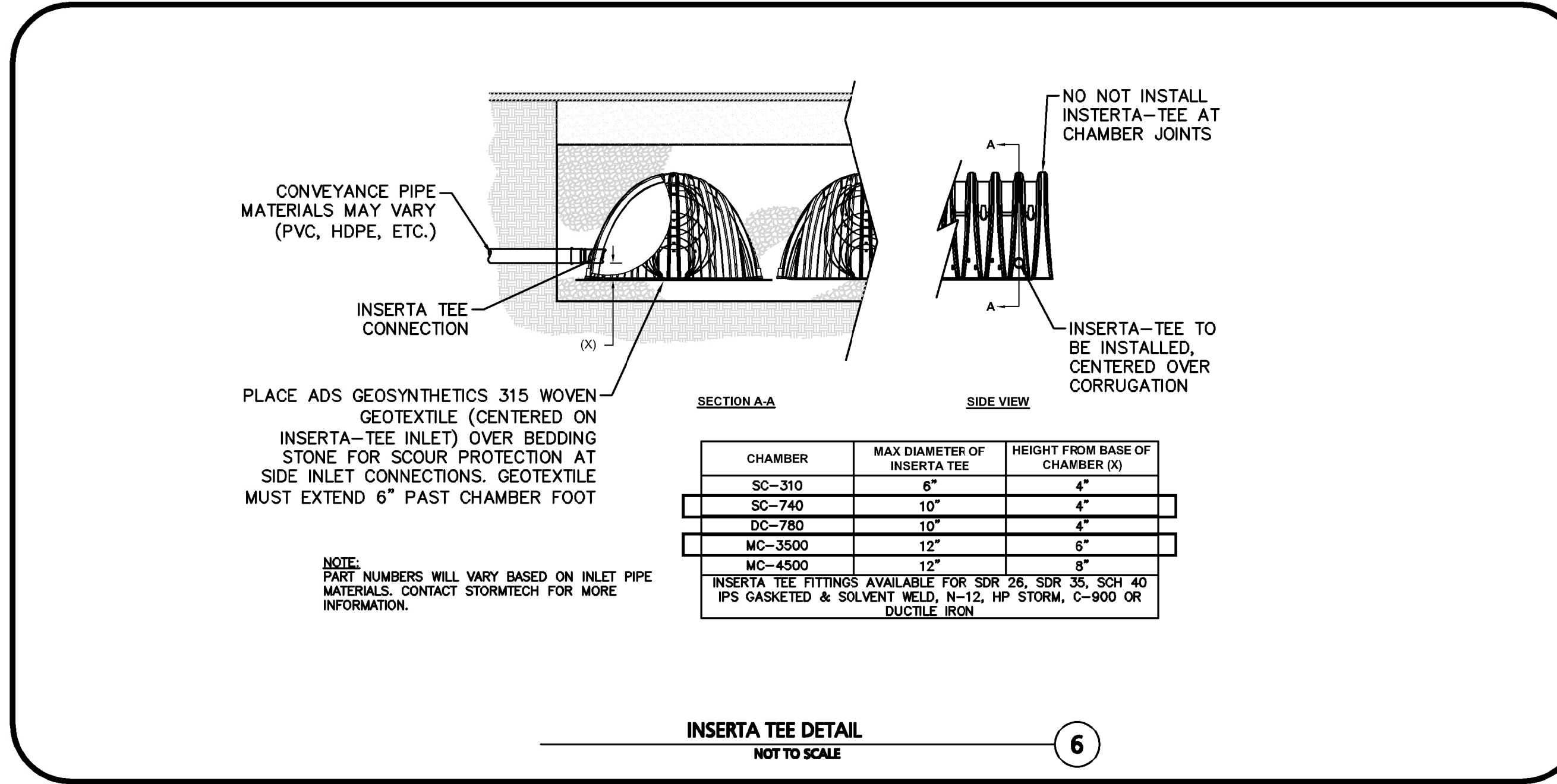
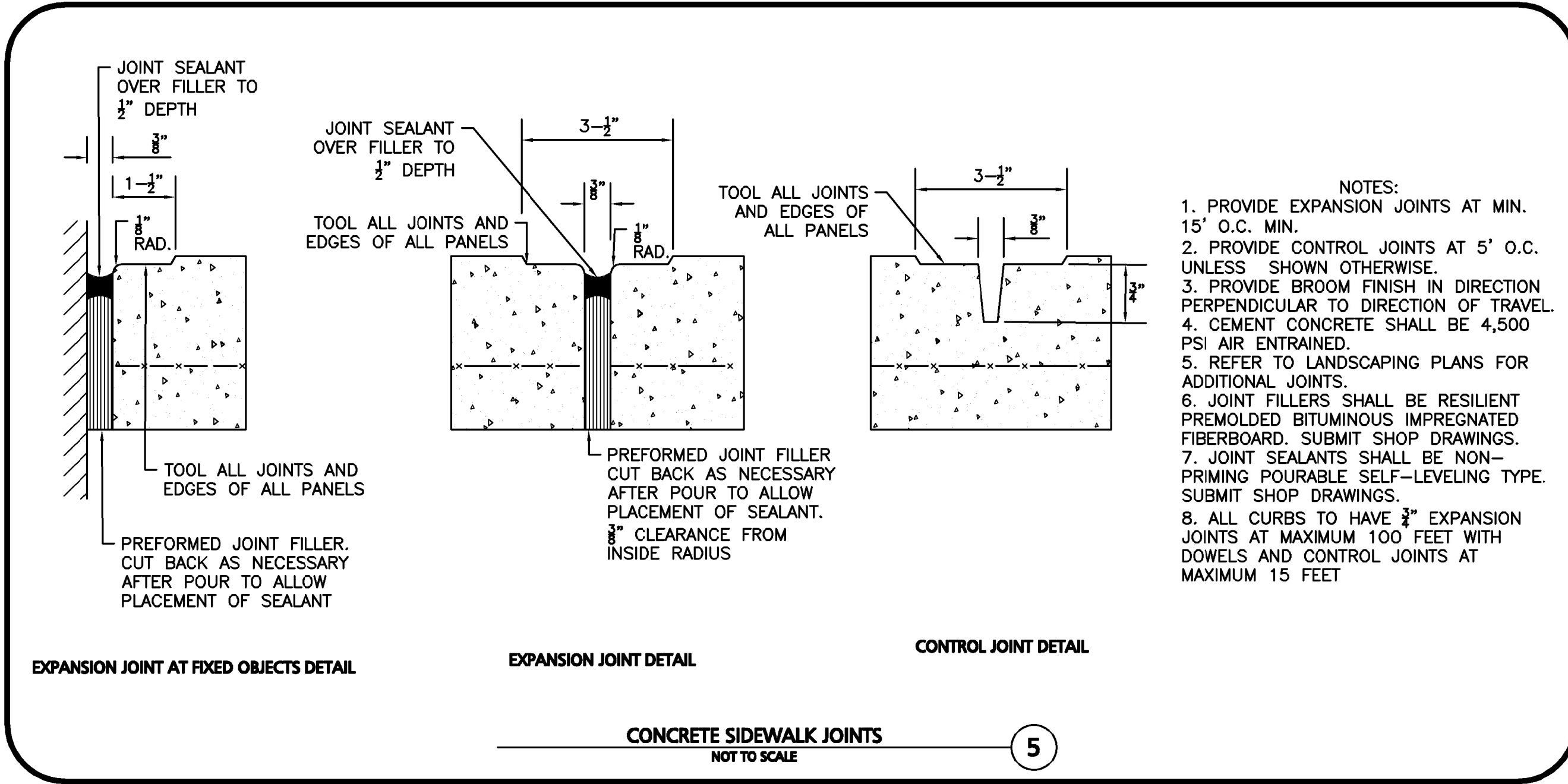
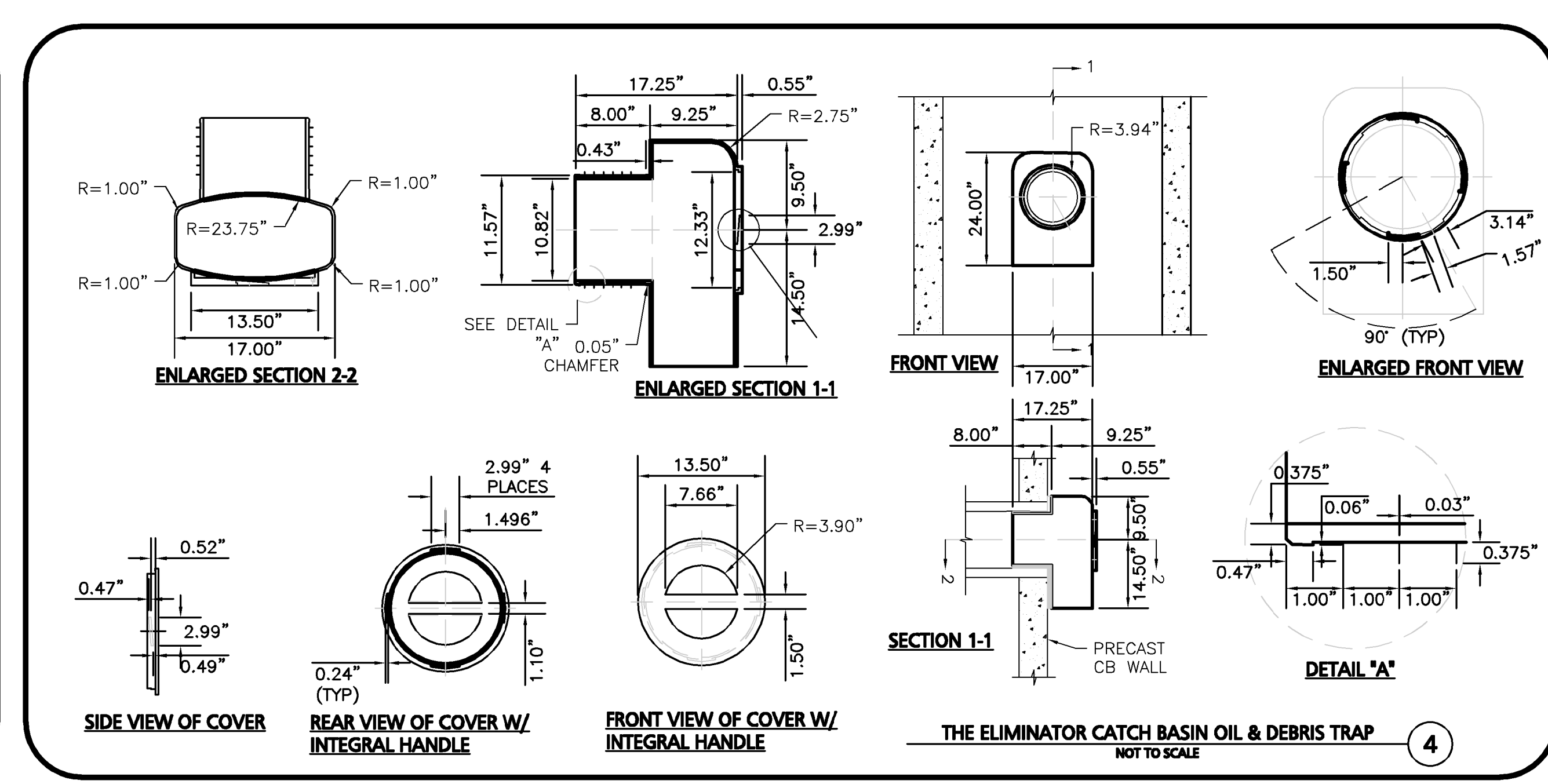
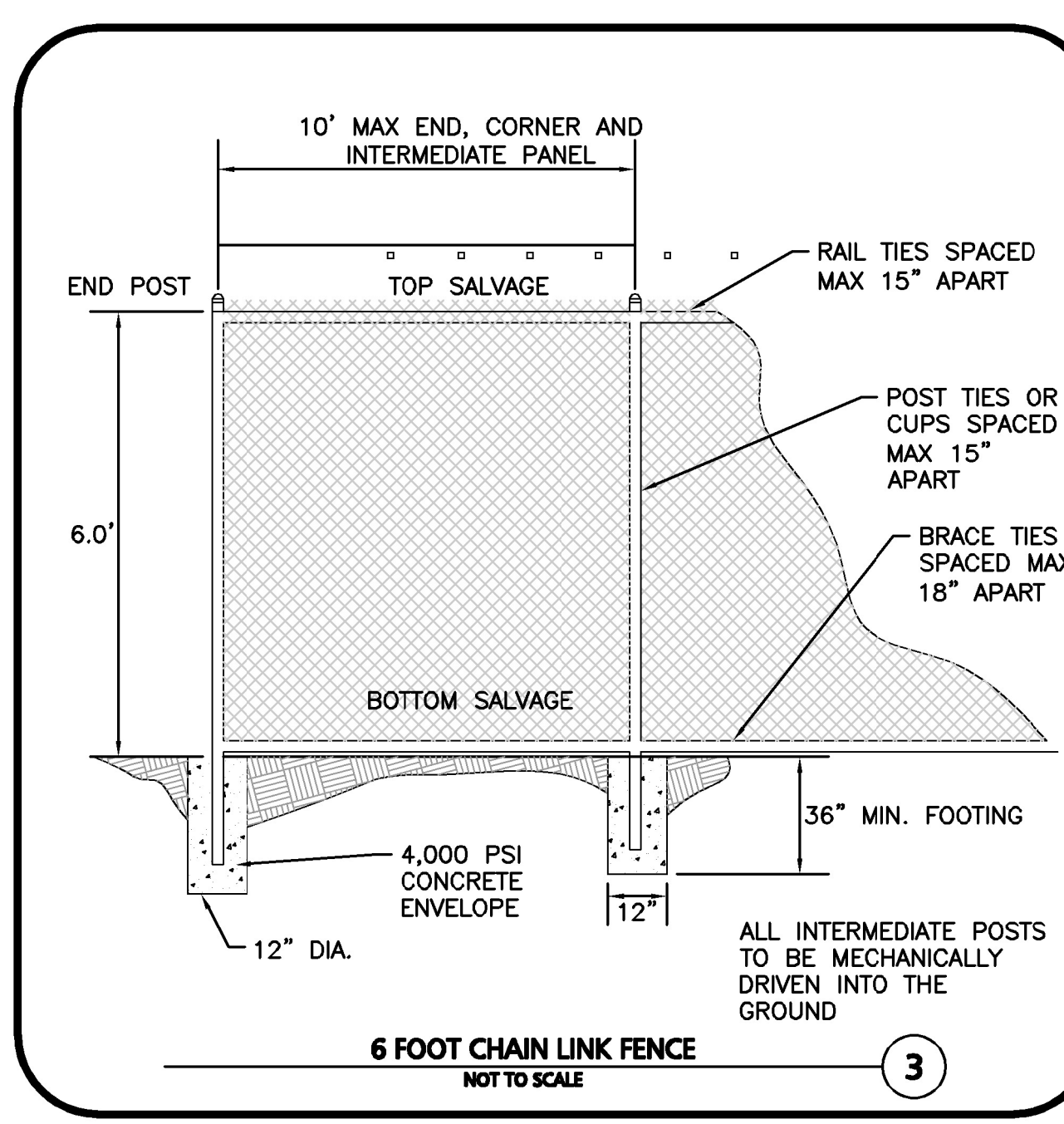
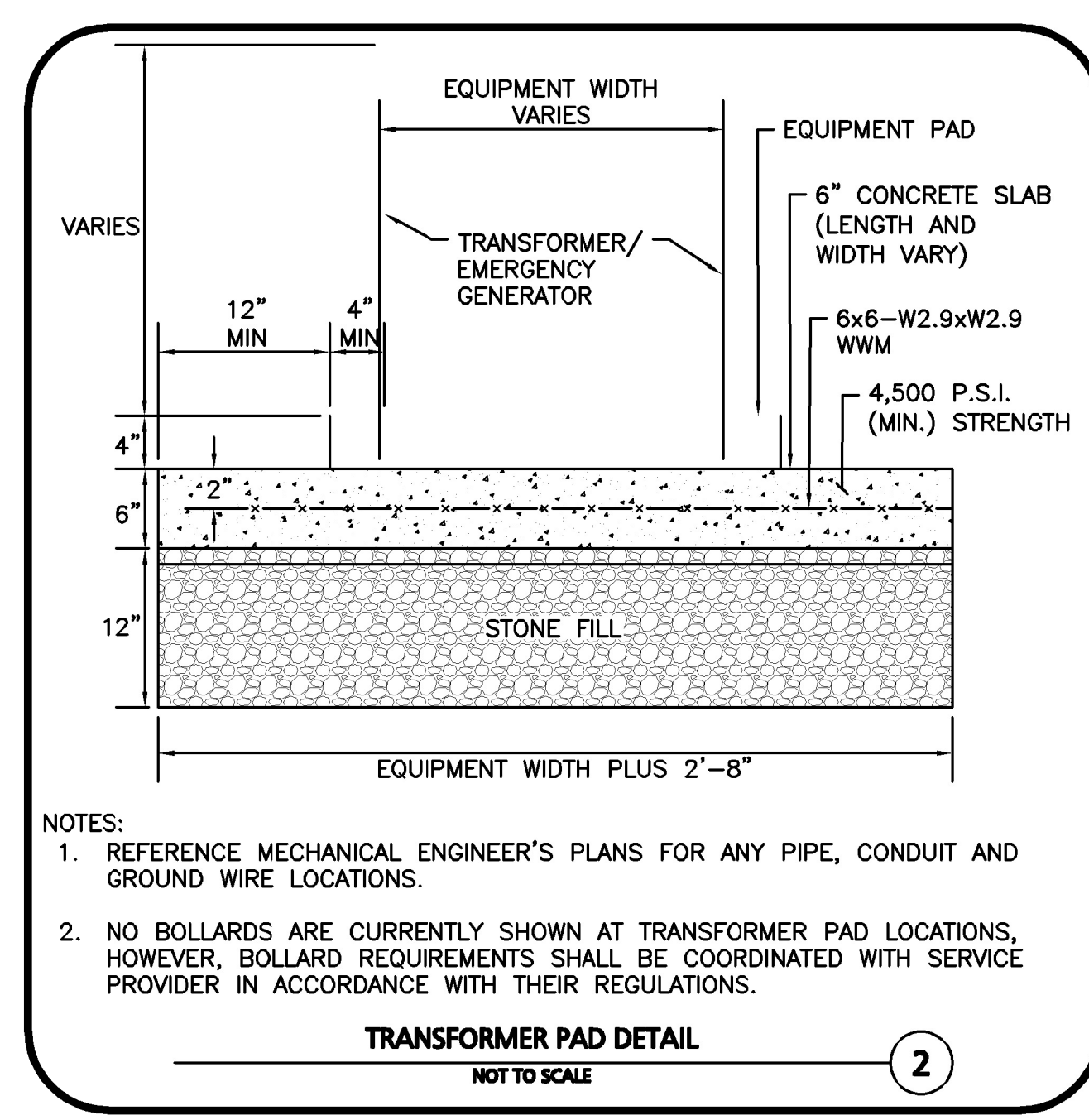
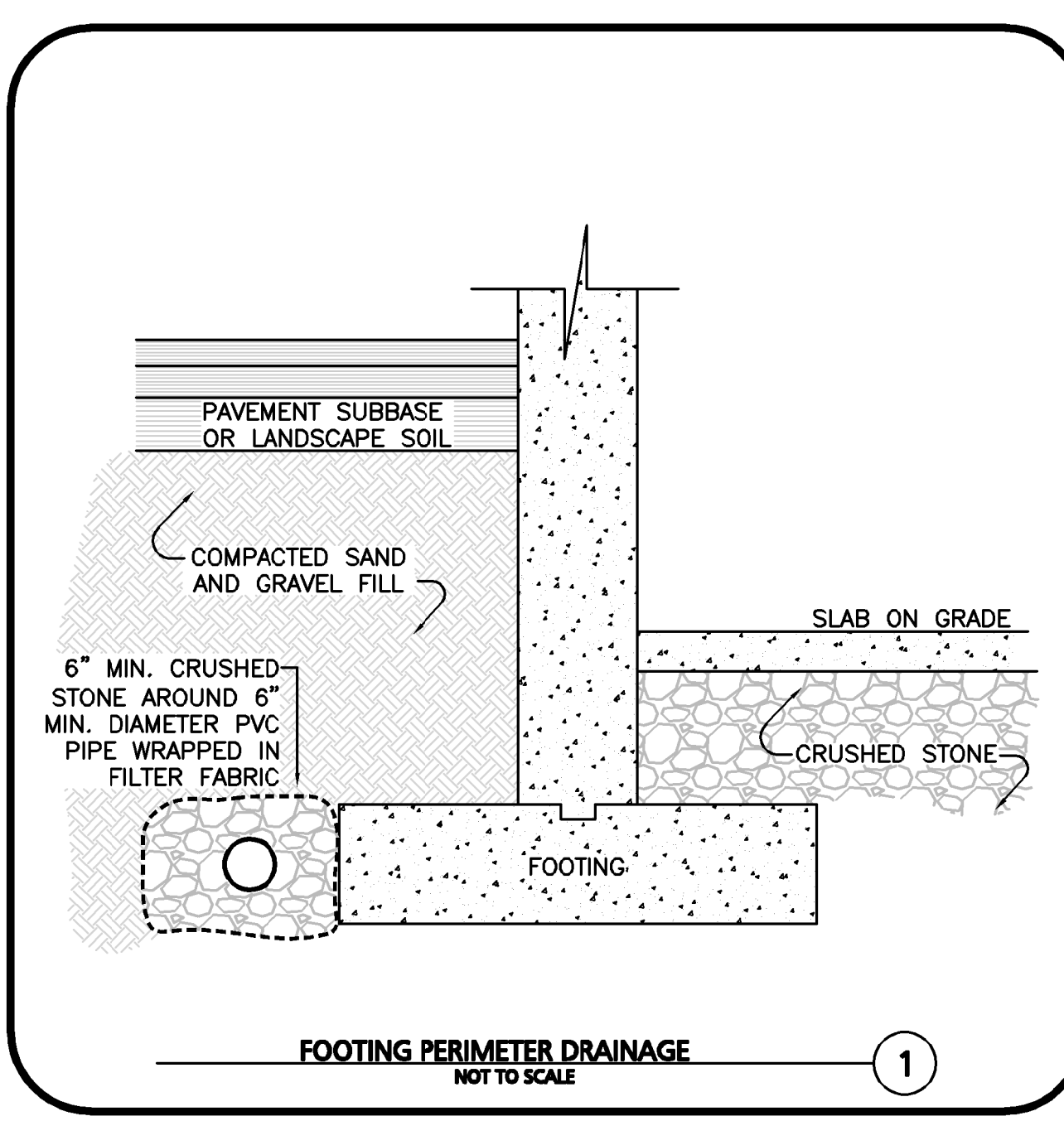
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DRAWING TITLE: CIVIL DETAILS SHEET NO. C-502

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AL PROJECTS\2658-01\CIVIL\DRAWINGS\CURRENT\SITE PLANS\C-2658-01\_DETAILS.DWG



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
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APPLICANT/OWNER:  
WP MARLBOROUGH MA OWNER, LLC  
9 WEST BROAD STREET, SUITE 800  
STAMFORD, CT 06902

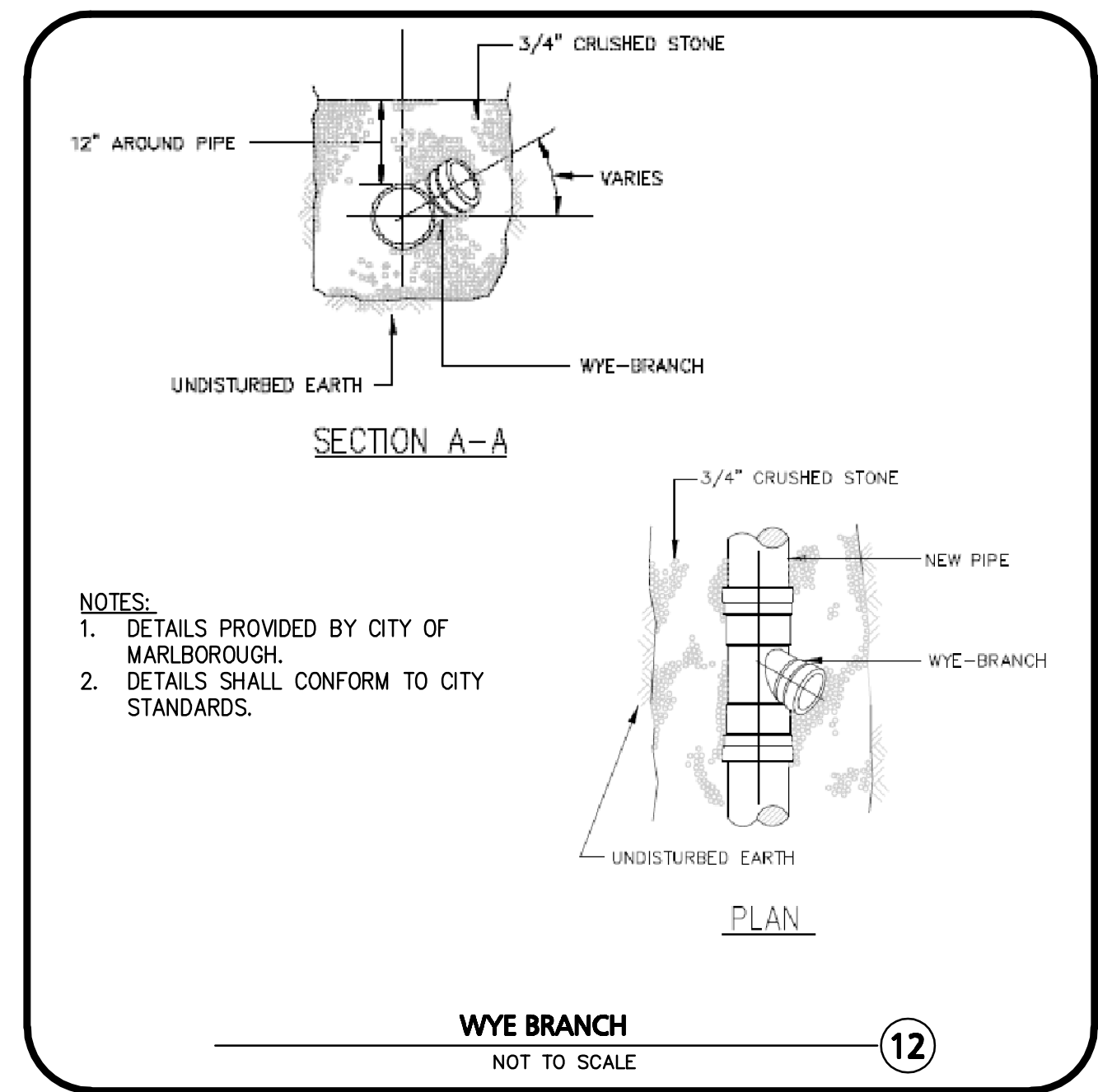
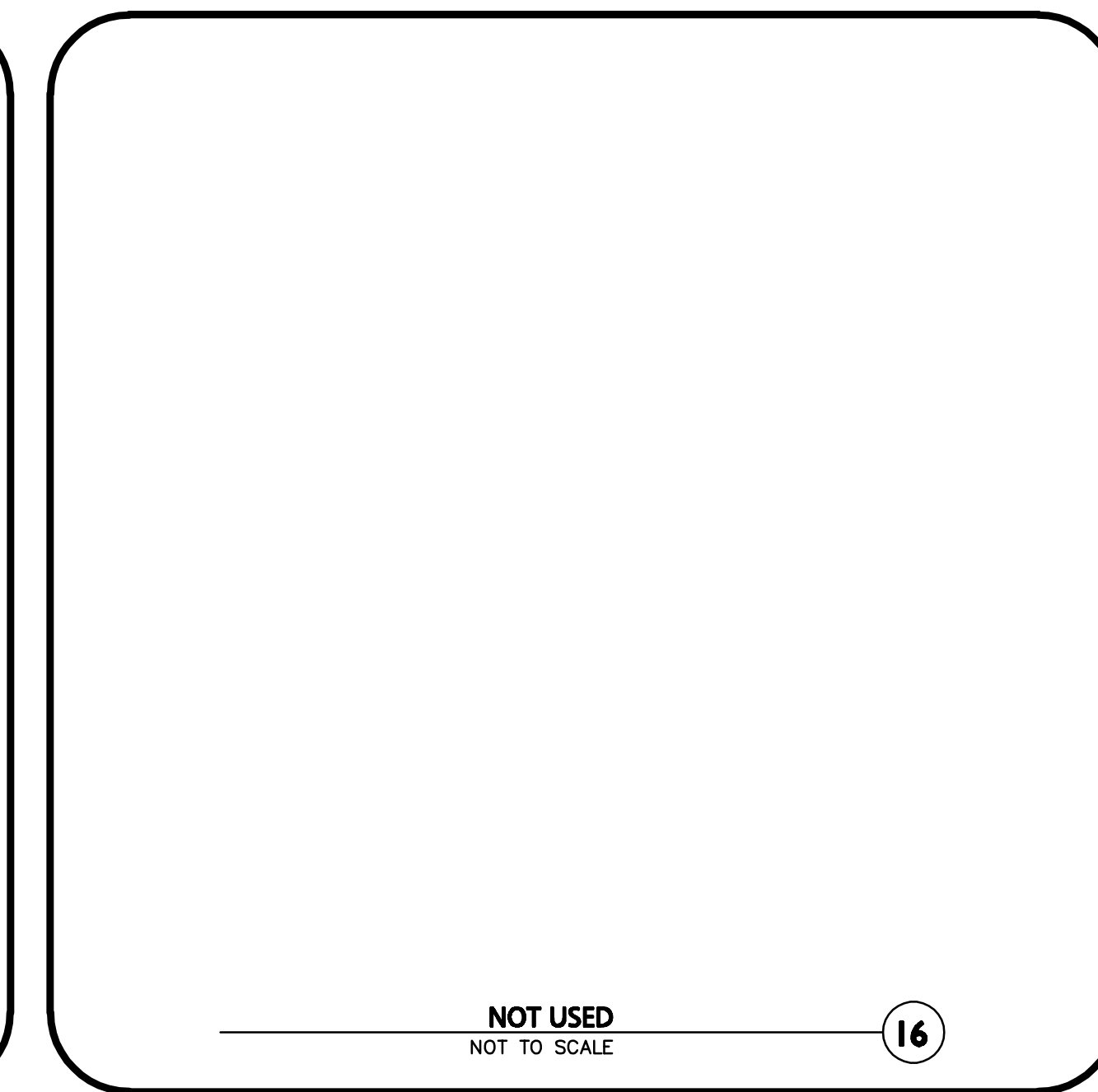
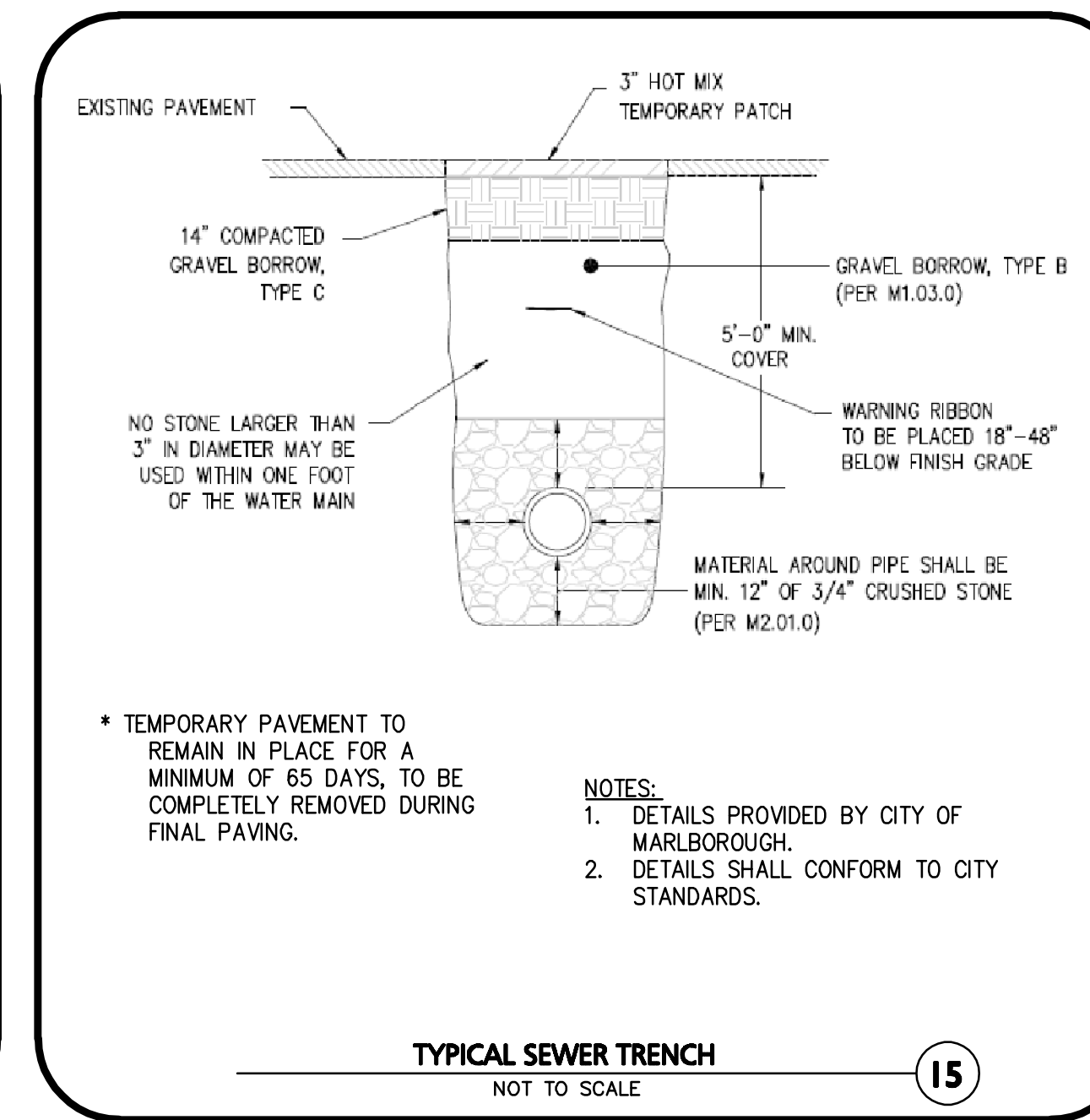
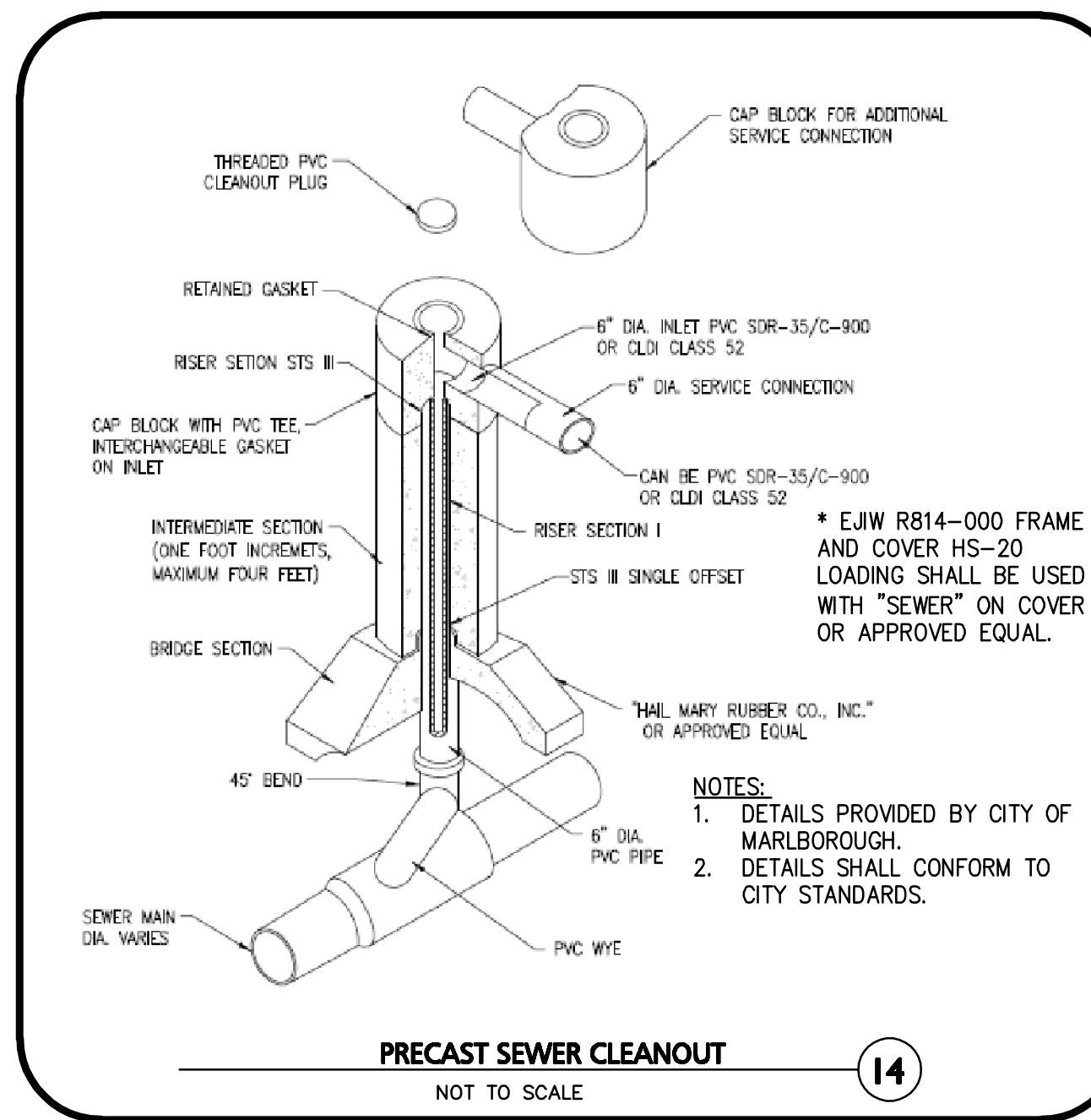
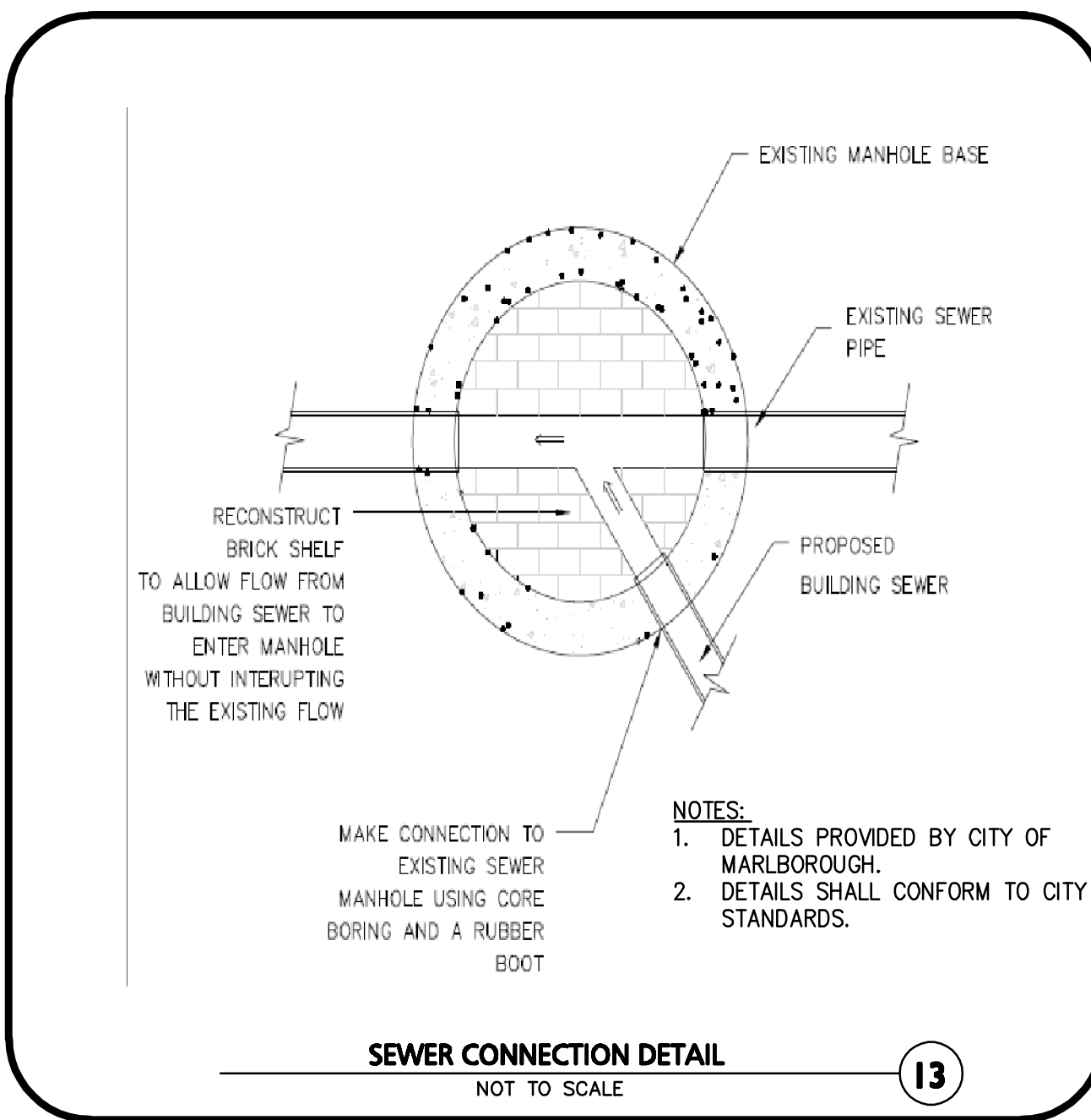
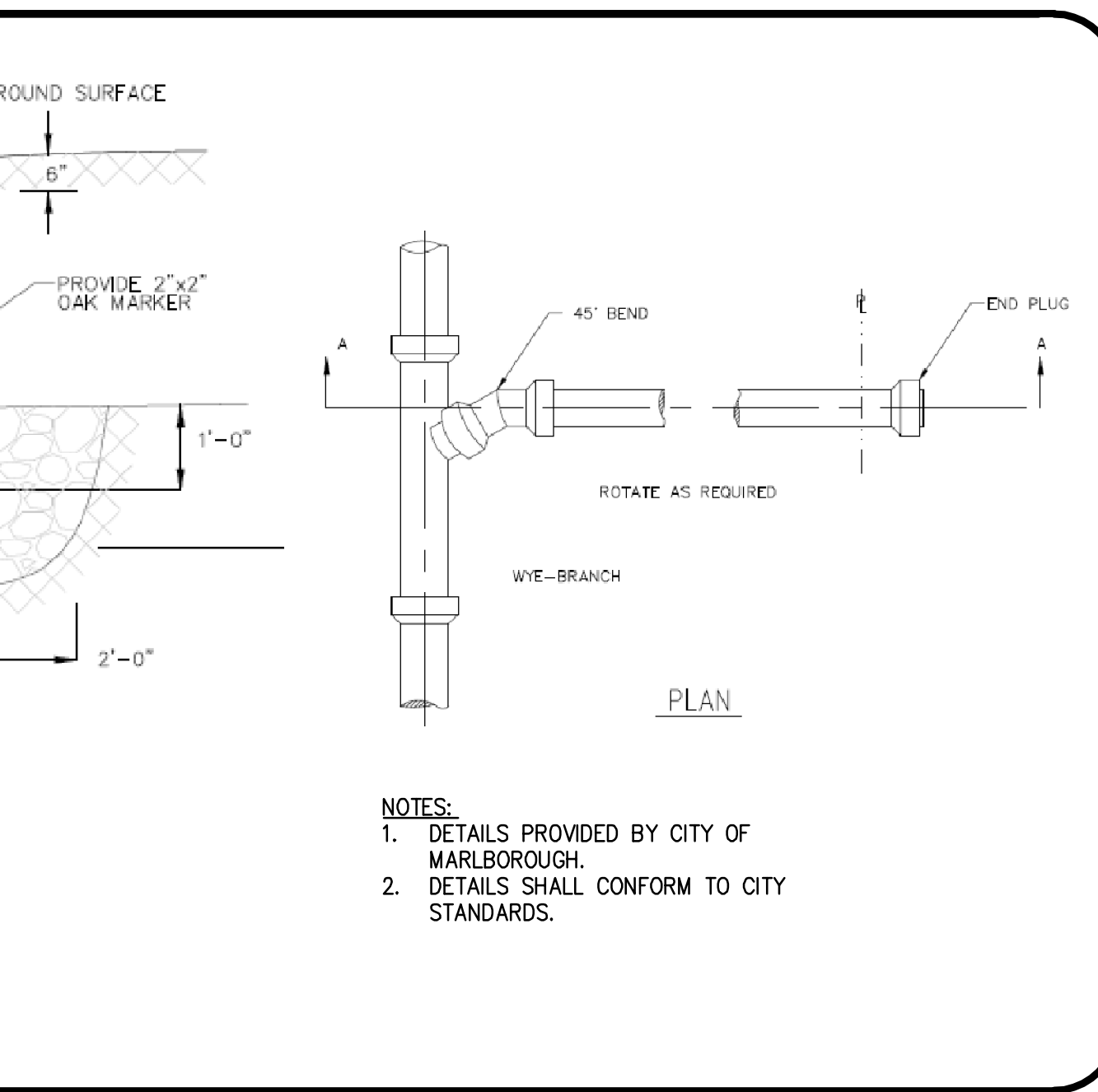
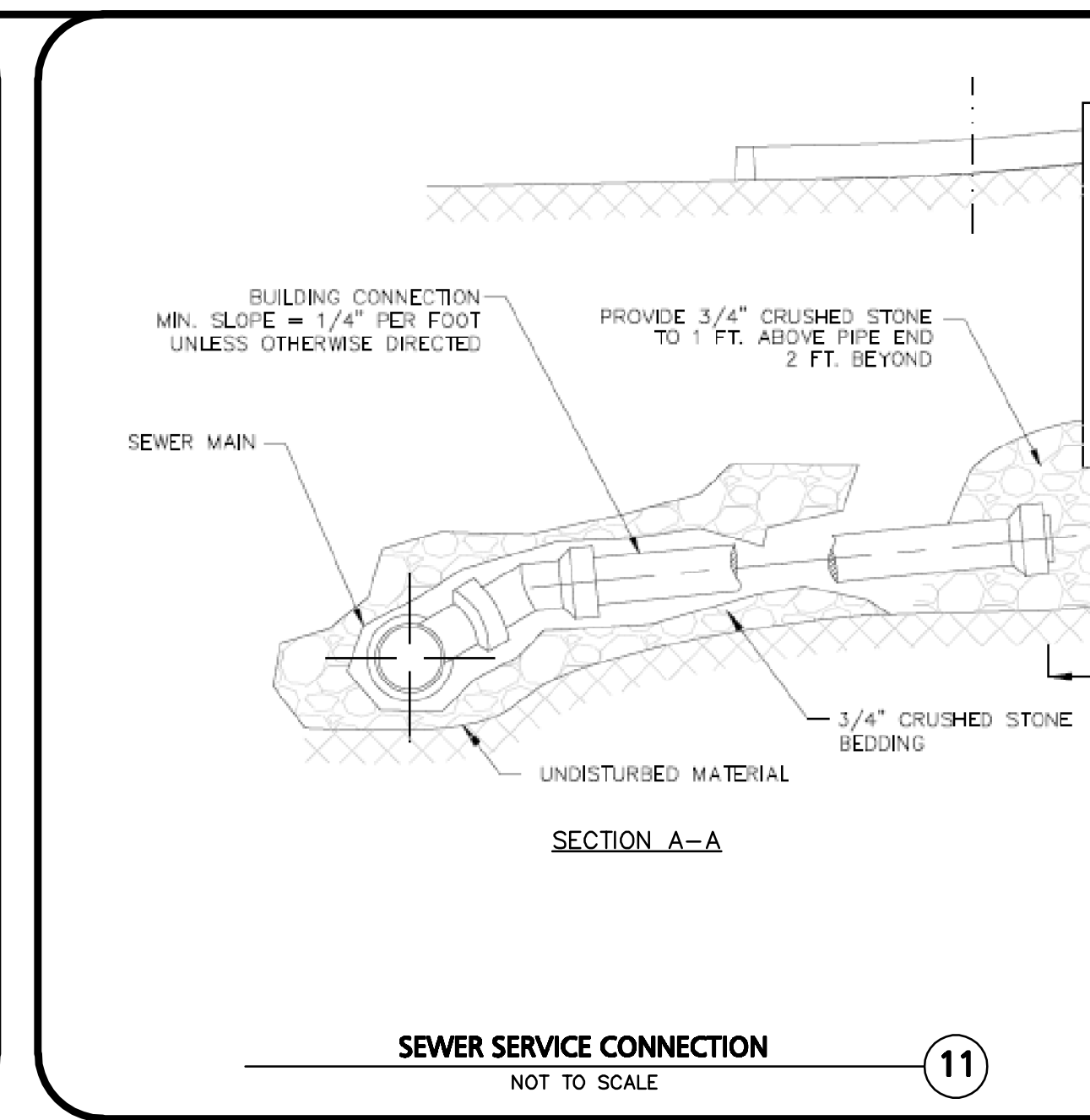
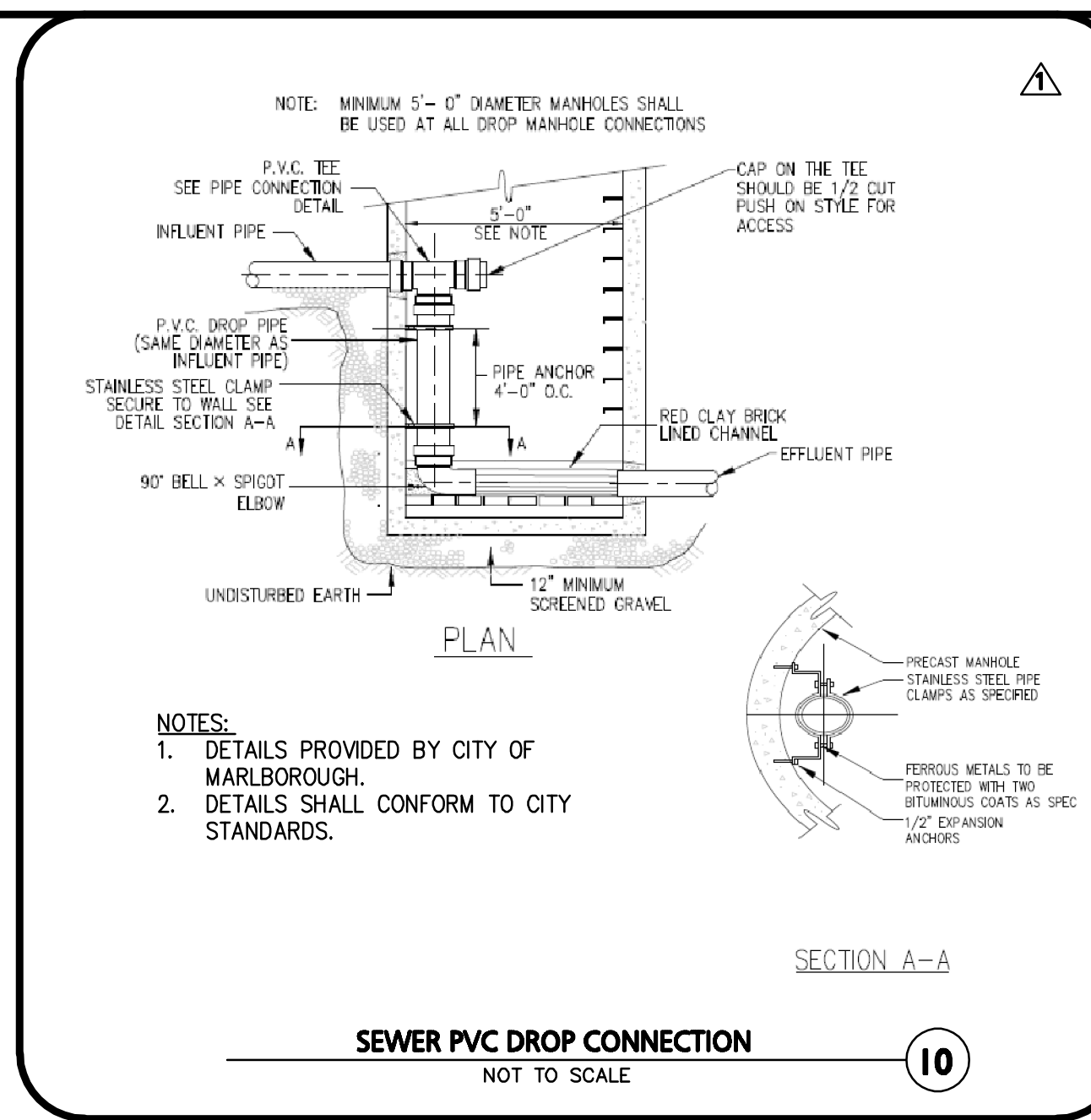
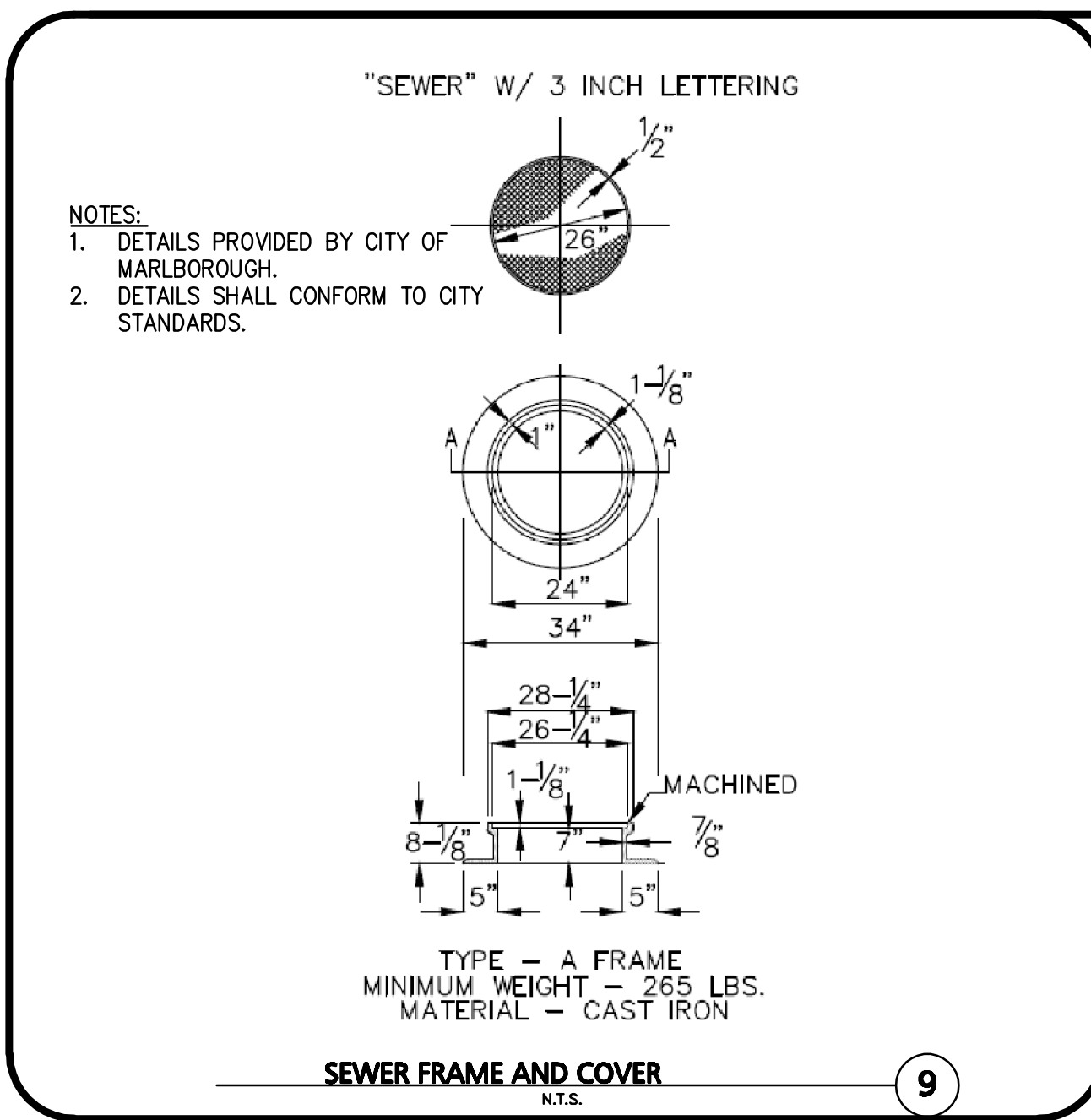
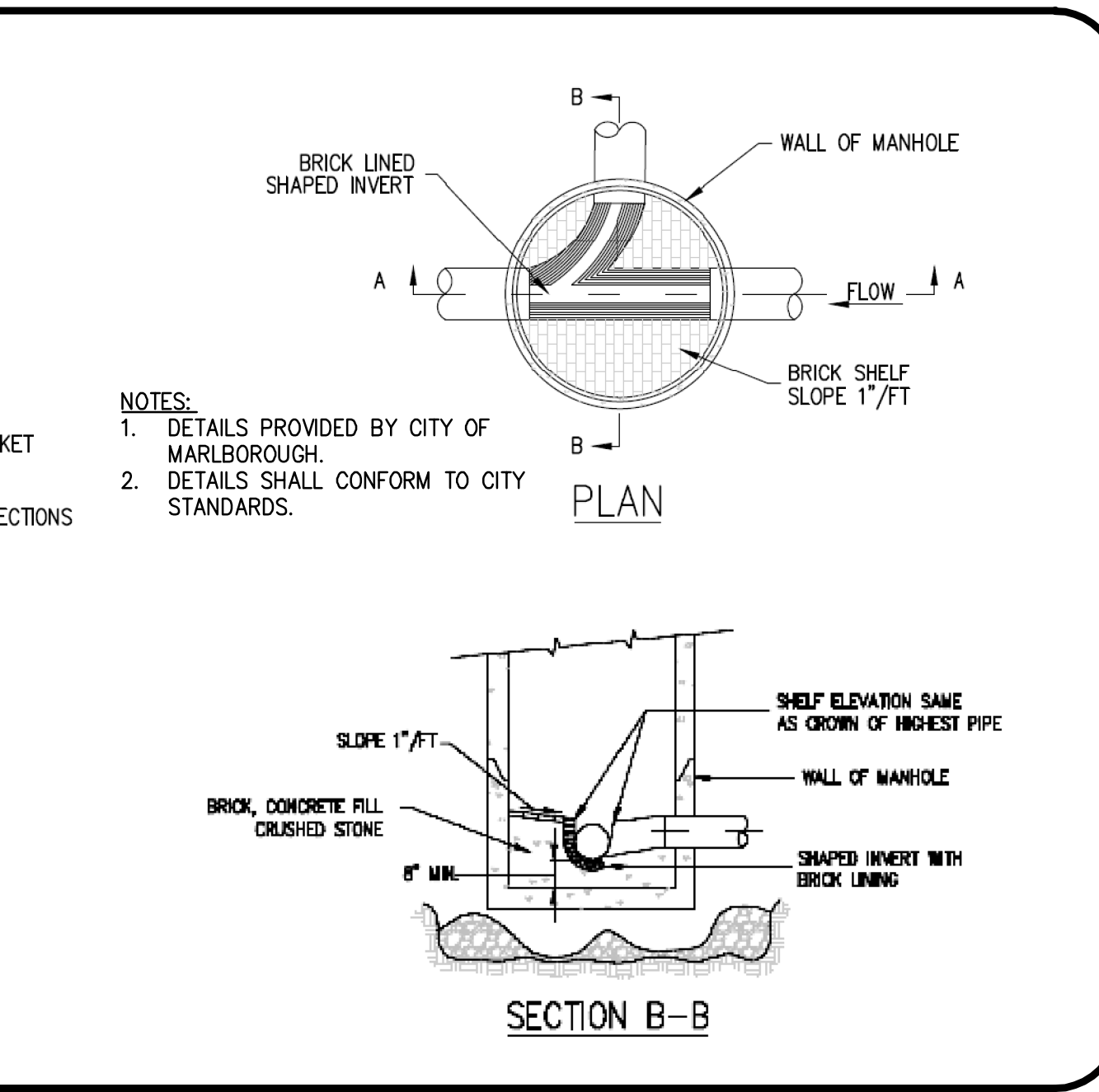
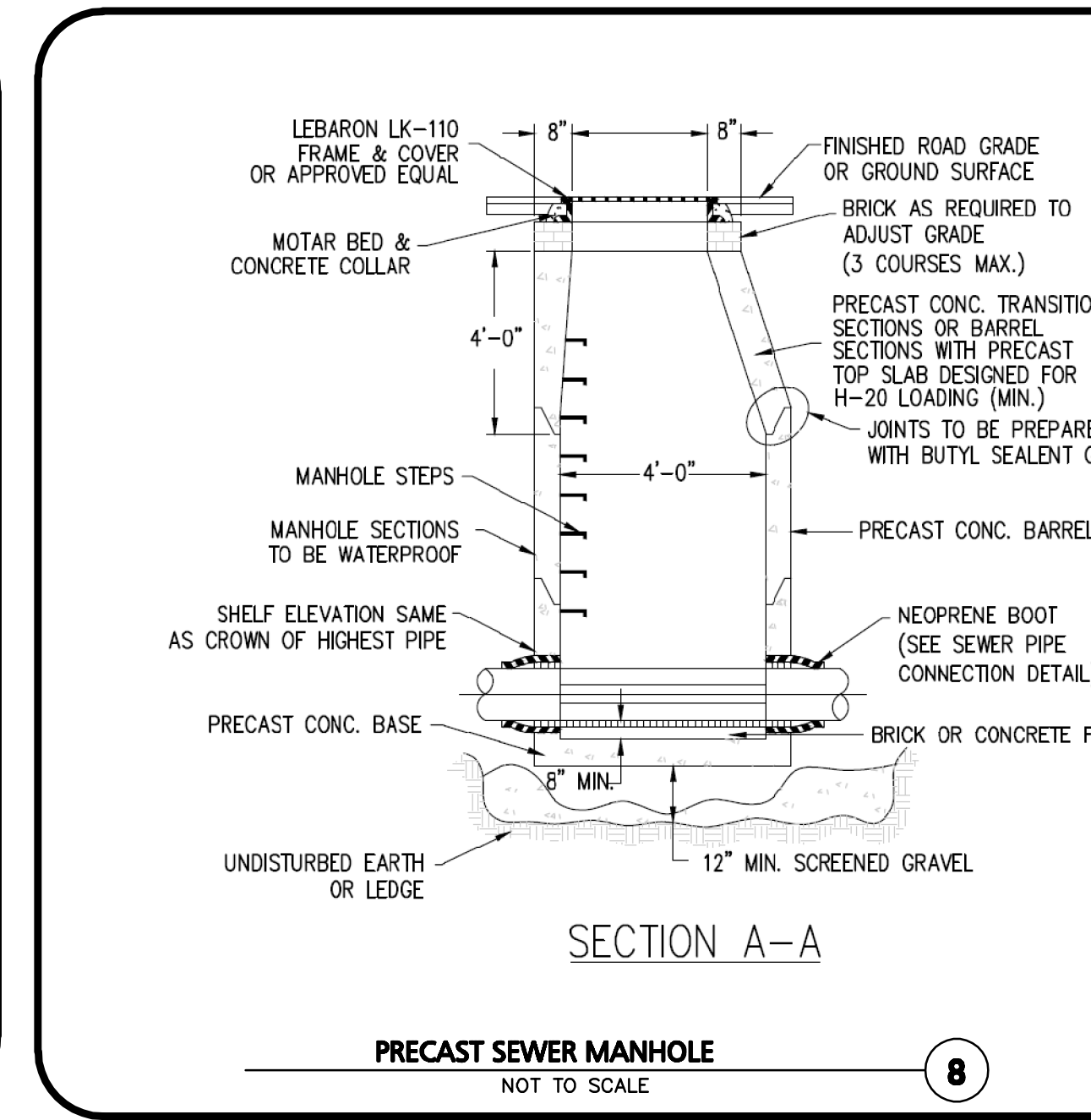
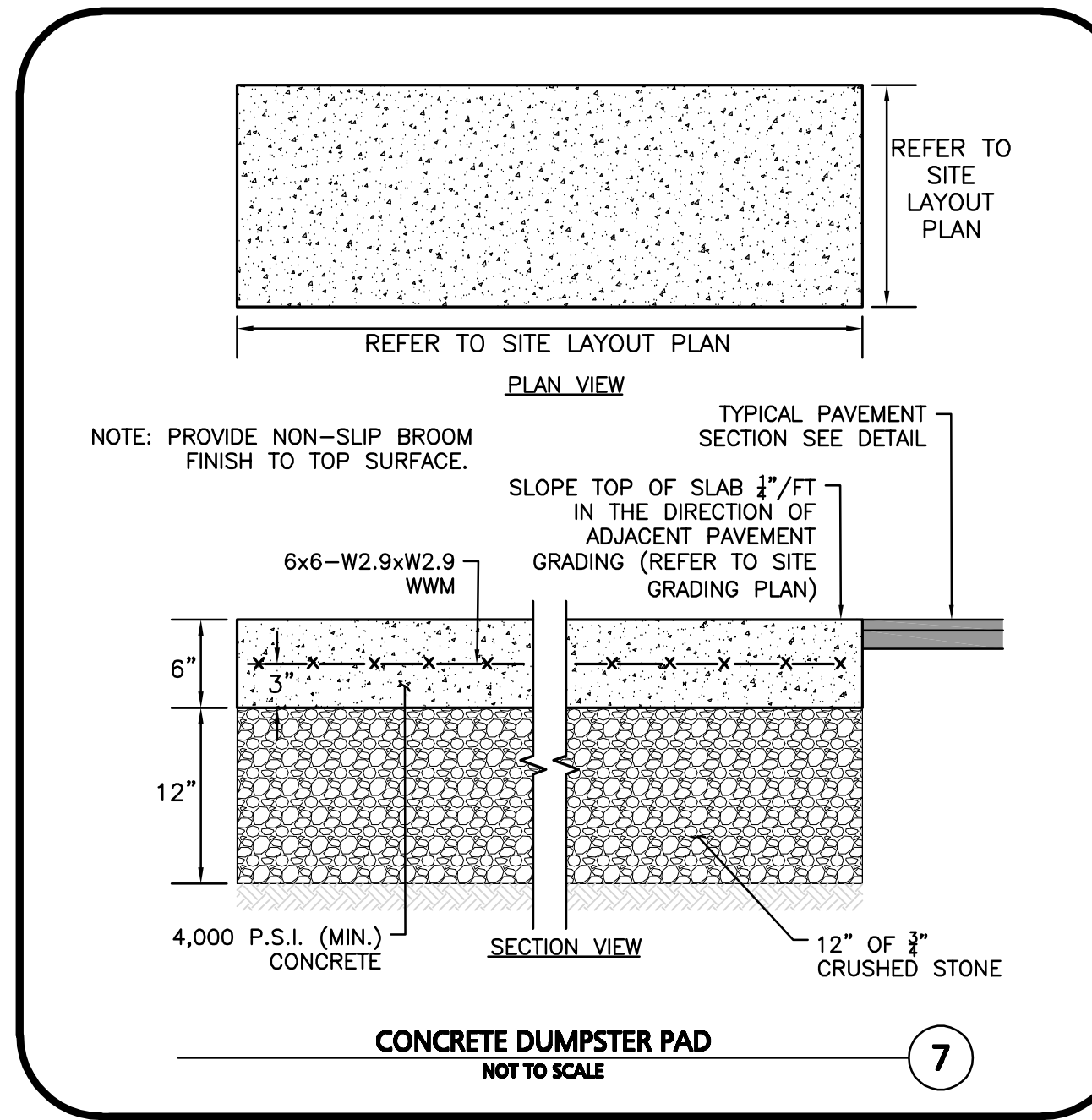
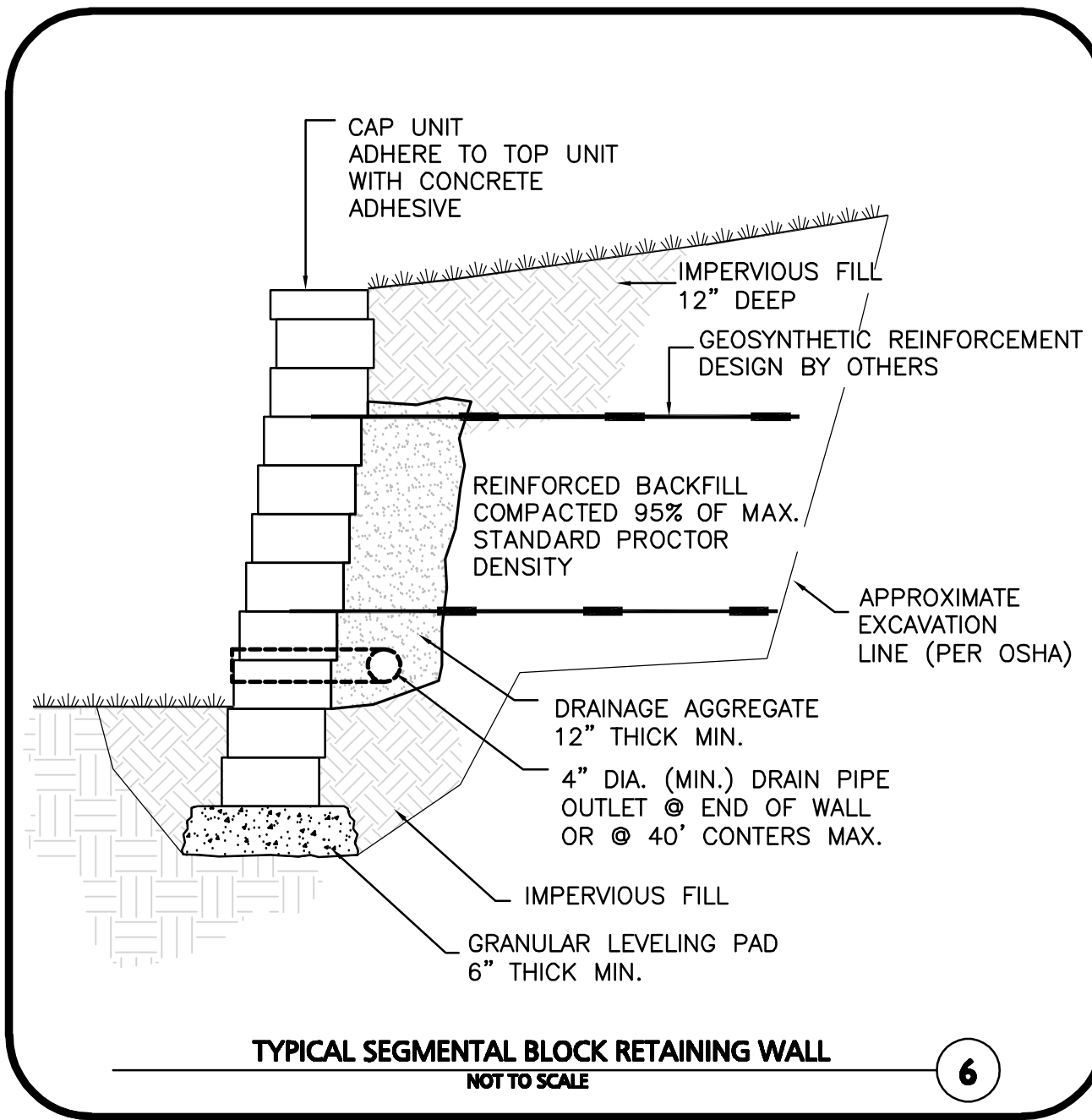
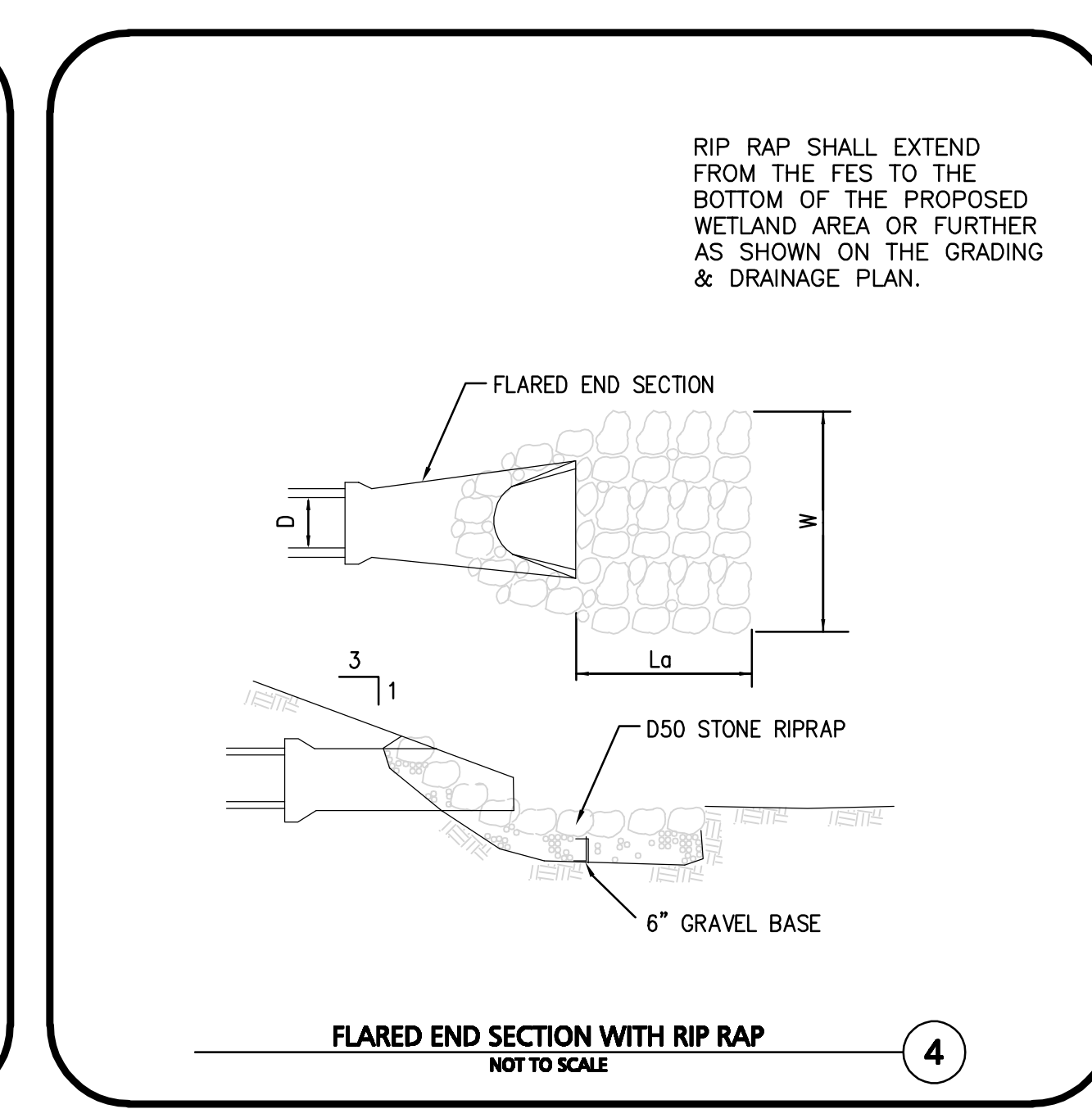
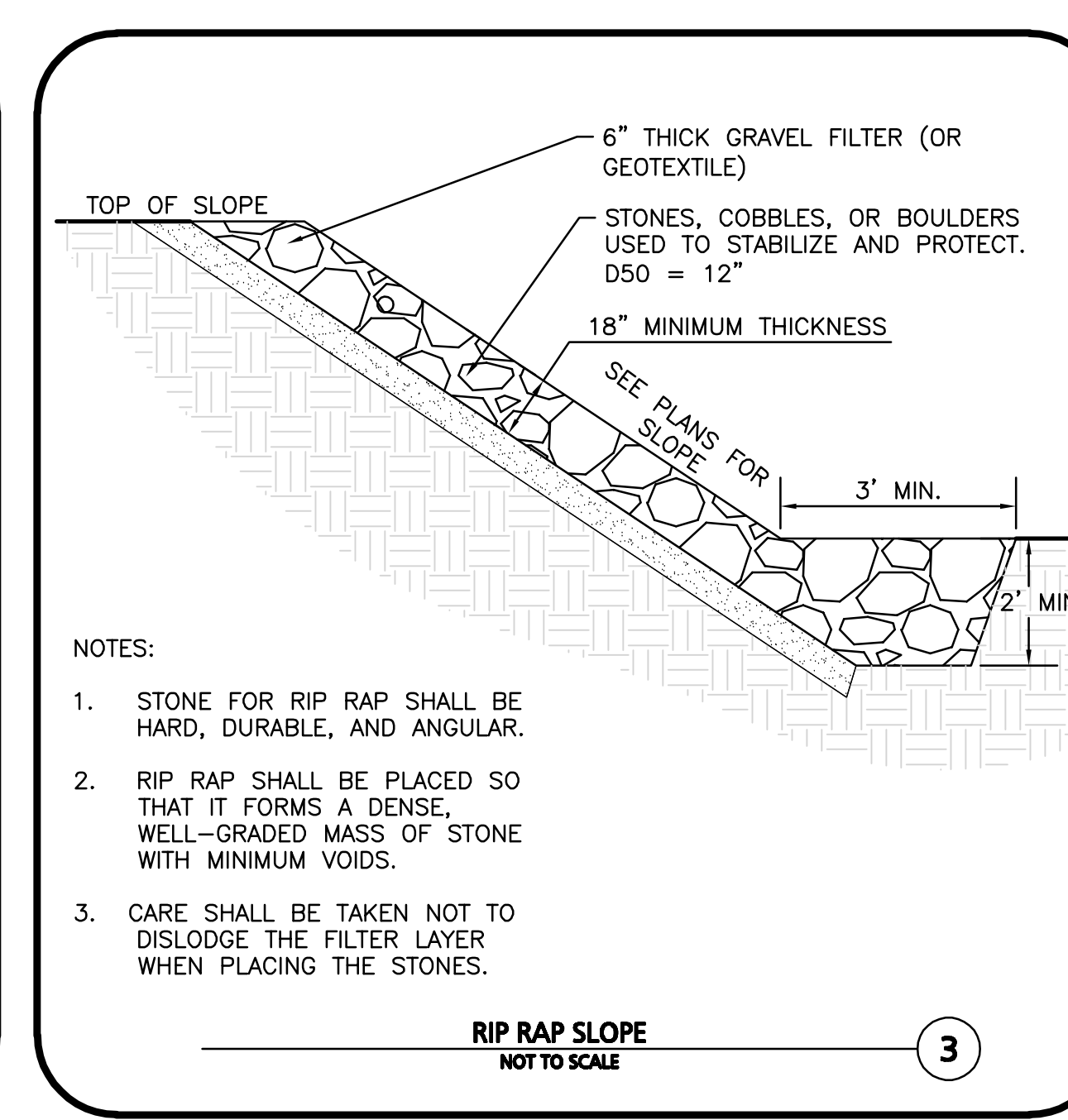
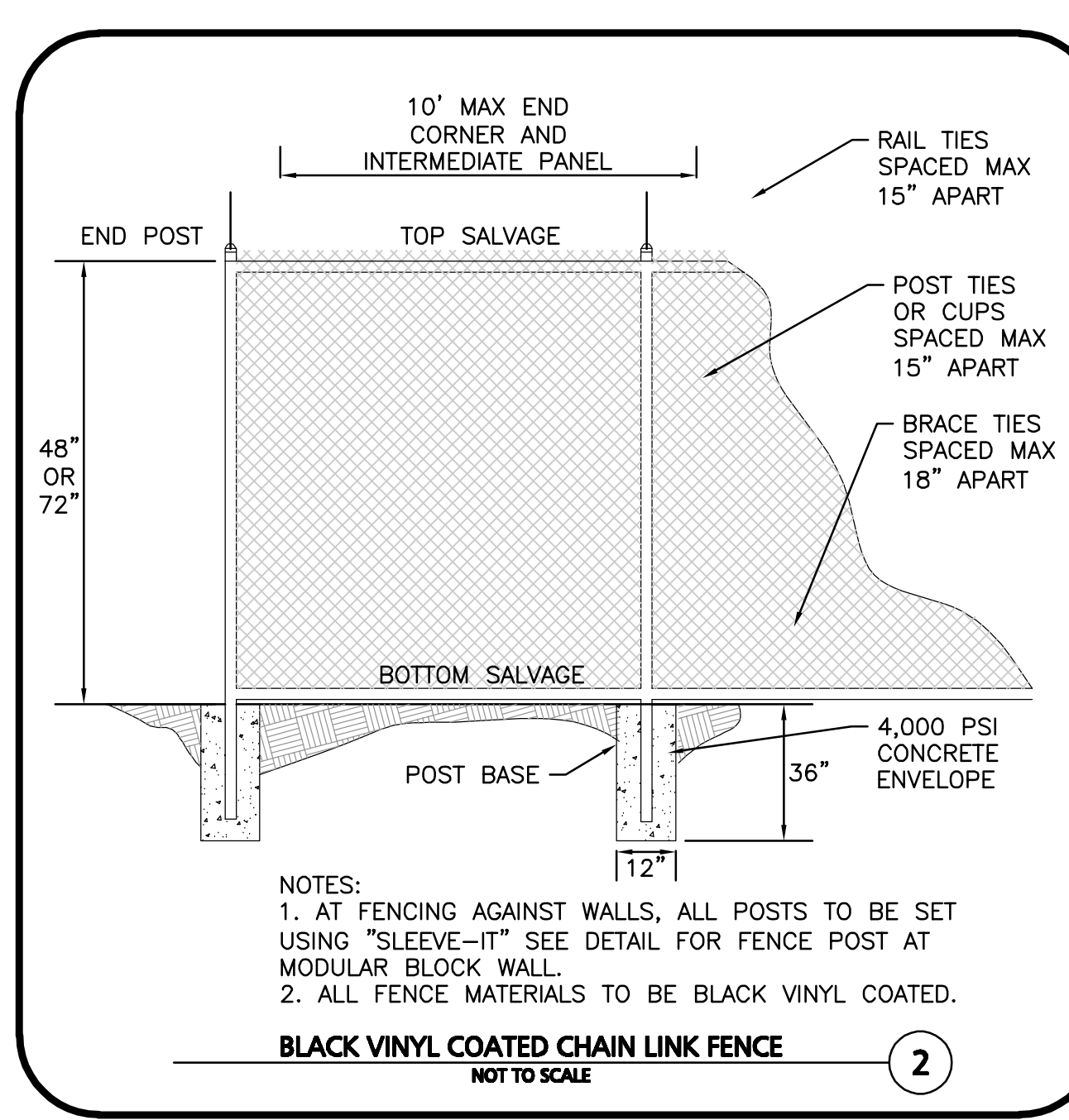
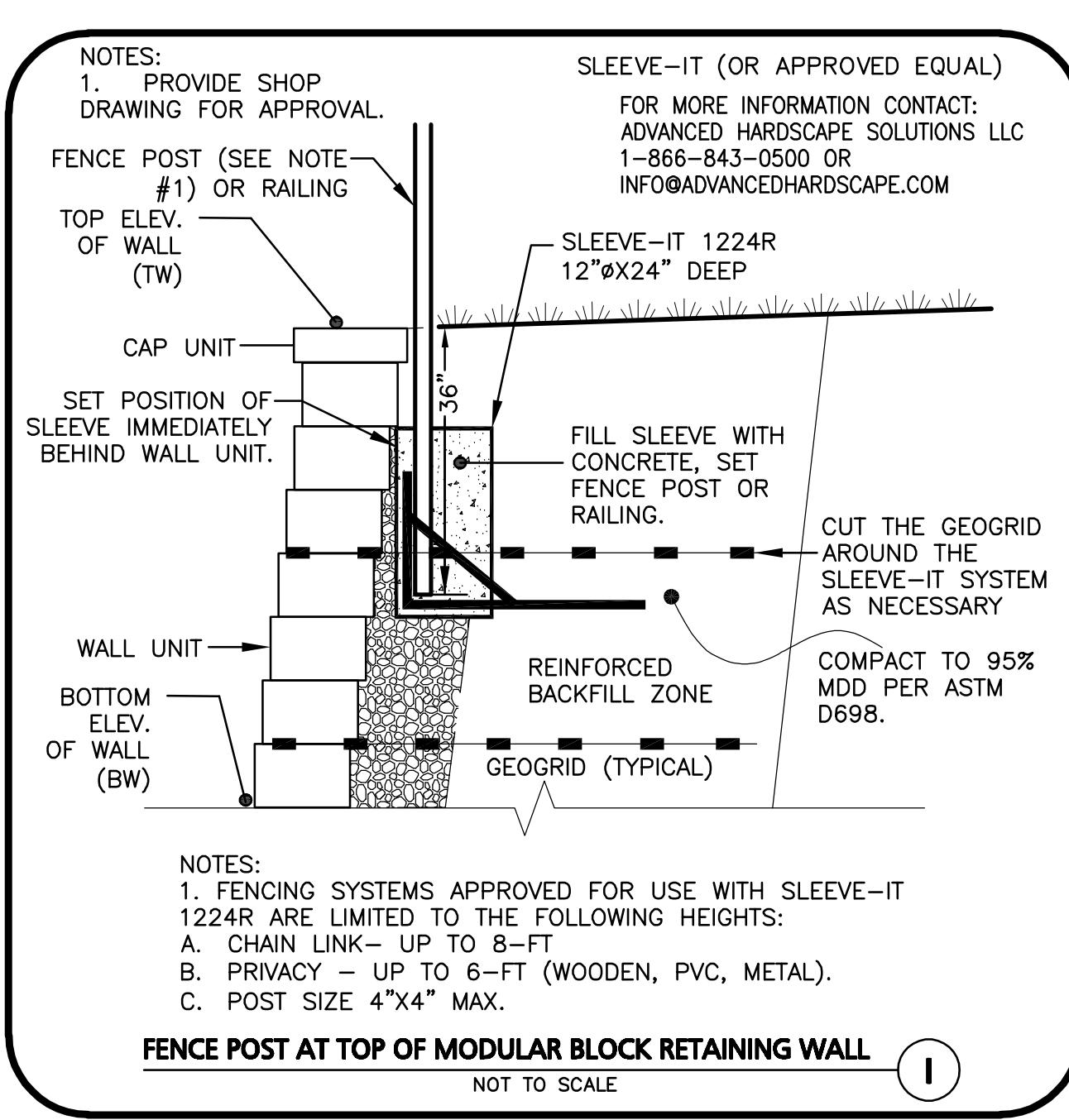
PROJECT:  
**MULTI-FAMILY DEVELOPMENT**  
339 BOSTON POST ROAD EAST  
MARLBOROUGH, MA

PROJECT NO. 2658-01 DATE: 12-20-2019  
SCALE: AS SHOWN DWG. NAME: C2658-01  
DESIGNED BY: SJL/DMR CHECKED BY: CMQ



DRAWING TITLE: **CIVIL DETAILS** SHEET No. **C-503**

A:\PROJECTS\2658-01\CIVIL\DRAWINGS\CURRENT\SITE PLANS\C-2658-01\_DETAILS.DWG



Professional Engineer for ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
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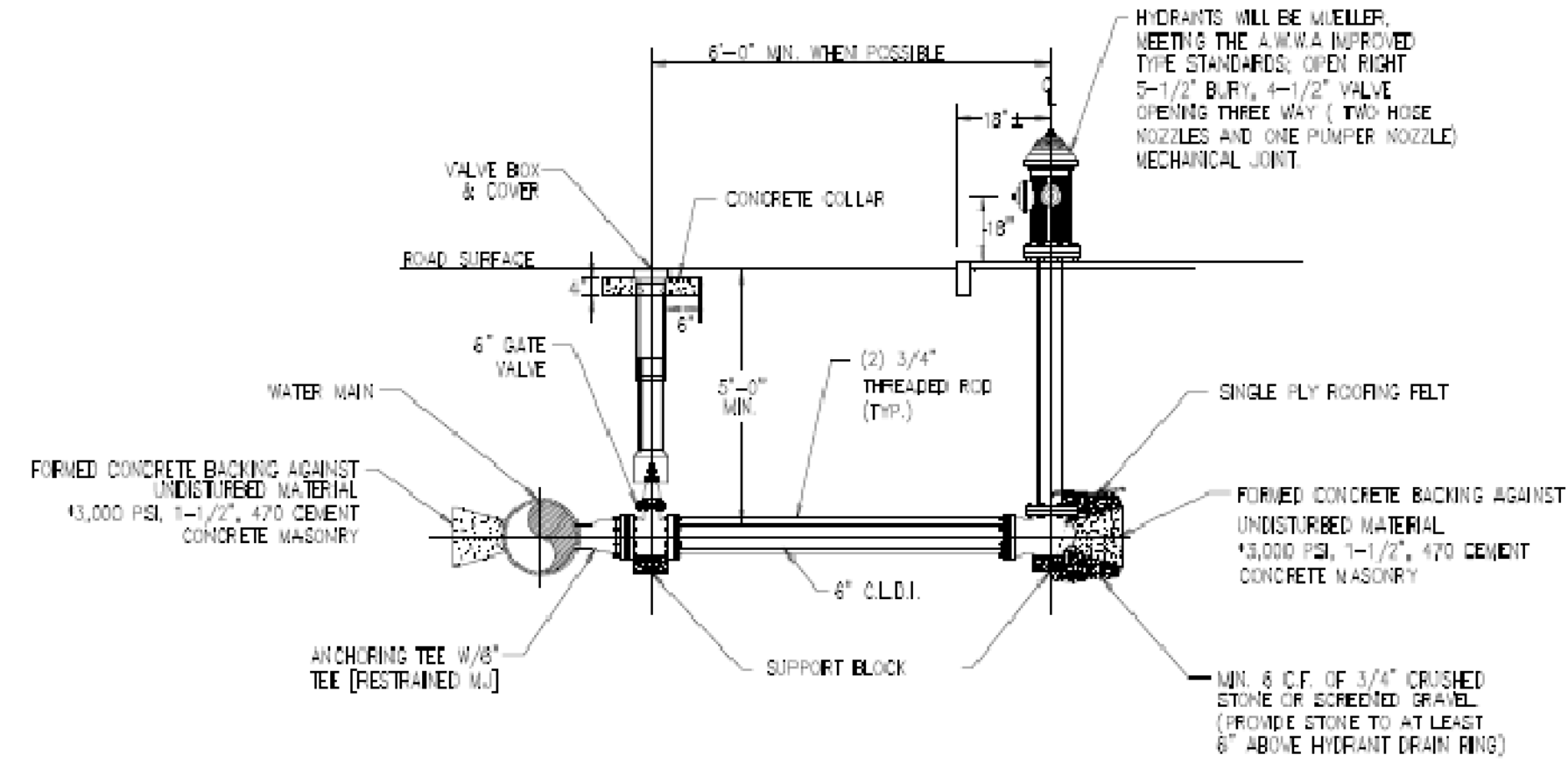
PREPARED BY:  
**ALLEN & MAJOR ASSOCIATES, INC.**  
 civil & structural engineering • landscape architecture  
 environmental consulting • landscape architecture  
 www.allenmajor.com  
 100 COMMERCE WAY, SUITE 5  
 WOBURN MA 01801  
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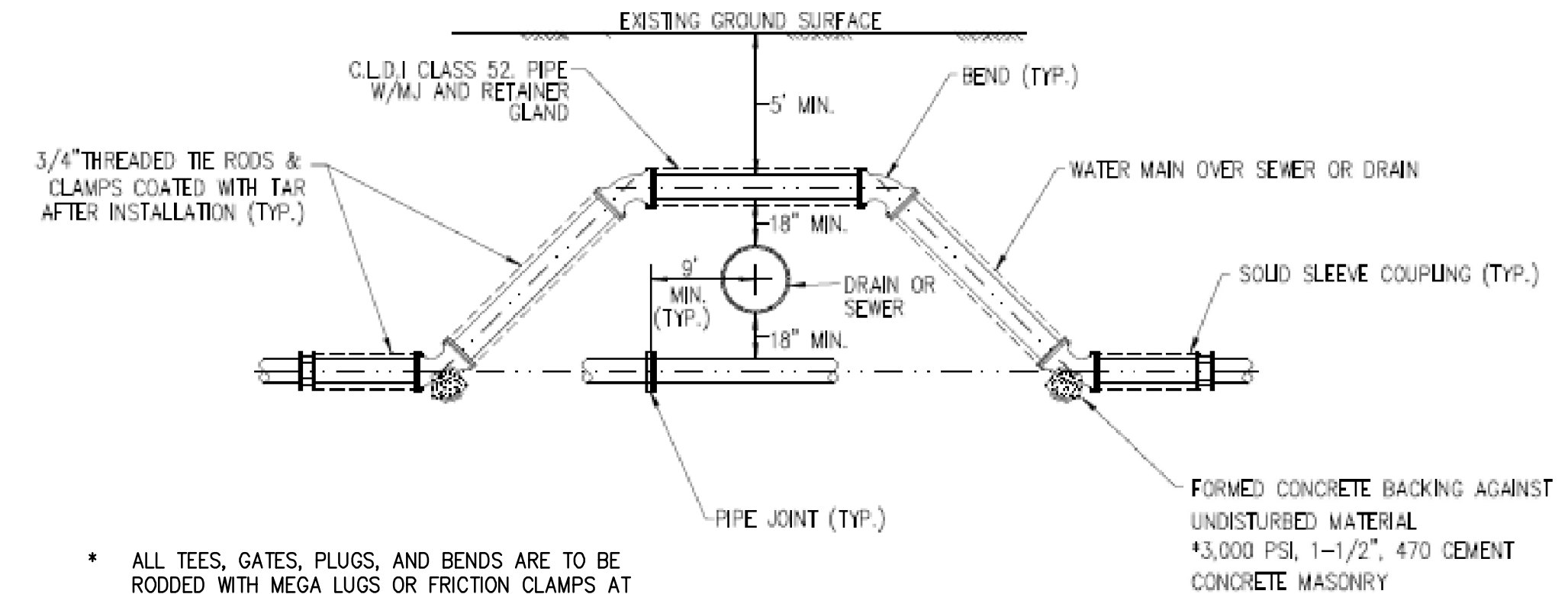
A:\PROJECTS\2658-01\CIVIL\DRAWINGS\CURRENT\SITE PLANS\C-2658-01\_DETAILS.DWG



PROVIDE HYDRANT AND VALVE JOINTS WITH MECHANICAL JOINTS (MEGALUG OR APPROVED EQUAL) SUPPORT BLOCKS TO BE PRESSURE TREATED WOOD OR CONCRETE MASONRY BLOCKS ALL VALVES OPEN RIGHT

- NOTES:  
 1. DETAILS PROVIDED BY CITY OF MARLBOROUGH.  
 2. DETAILS SHALL CONFORM TO CITY STANDARDS.

HYDRANT SETTING WITH VALVE  
NOT TO SCALE

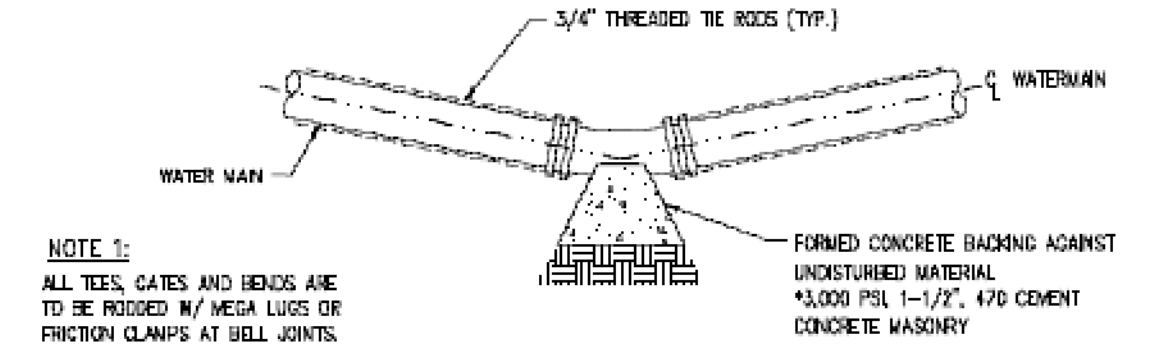


- ALL TEES, GATES, PLUGS, AND BENDS ARE TO BE RODDED WITH MEGA LUGS OR FRICTION CLAMPS AT BELL JOINTS  
 BENDS TO BE UTILIZED ONLY WHEN DEFLECTION CANNOT ACHIEVE REQUIRED DEPTH

- NOTES:  
 1. DETAILS PROVIDED BY CITY OF MARLBOROUGH.  
 2. DETAILS SHALL CONFORM TO CITY STANDARDS.

WATER MAIN CROSSING WITH SEWER OR DRAIN  
NOT TO SCALE

TABLE OF BEARING AREAS IN SQUARE FEET AGAINST UNDISTURBED MATERIAL FOR WATER MAIN FITTINGS			
SIZE OF MAIN (IN.)	45° BEND (SQ. FT.)	TEES & PLUGS	22 1/2° BEND
8" & LESS	8	10	8
10" - 12"	22	16	13

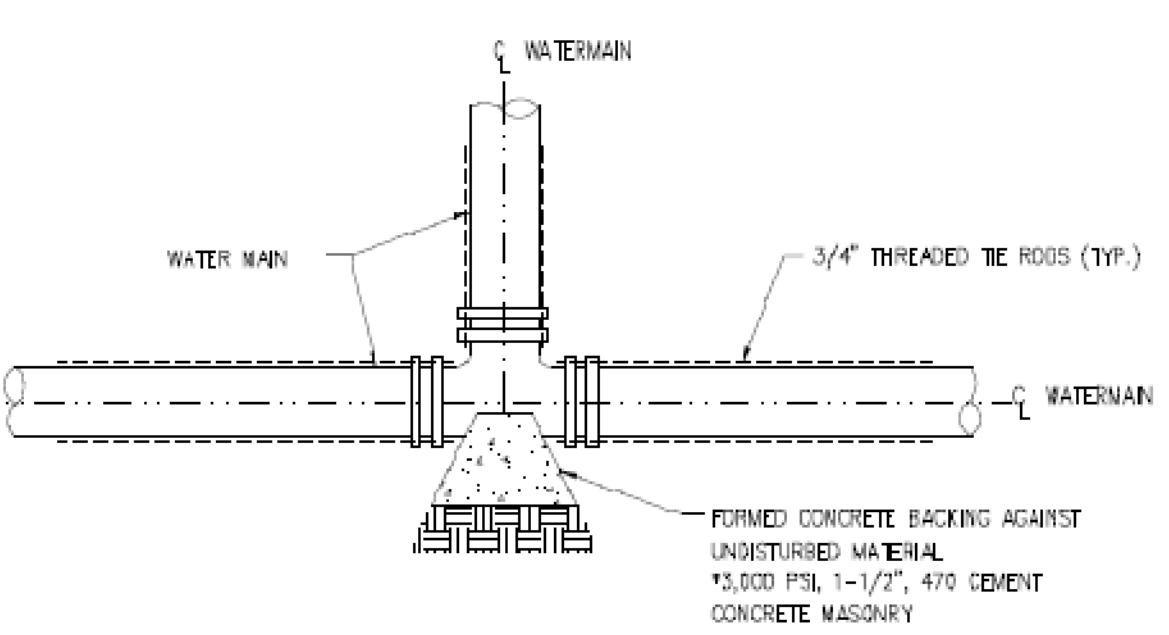


ALL TEES, GATES, PLUGS, AND BENDS ARE TO BE RODDED WITH MEGA LUGS OR FRICTION CLAMPS AT BELL JOINTS

- NOTES:  
 1. DETAILS PROVIDED BY CITY OF MARLBOROUGH.  
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- ALL TEES, GATES, PLUGS, AND BENDS ARE TO BE RODDED WITH MEGA LUGS OR FRICTION CLAMPS AT BELL JOINTS

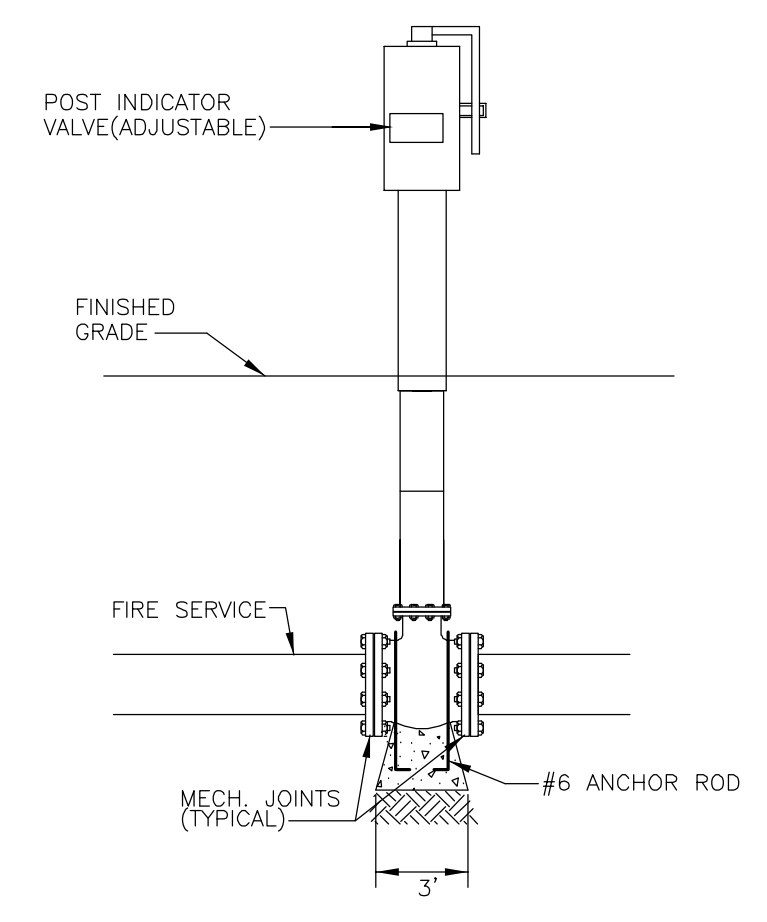
WATER TYPICAL BEND  
NOT TO SCALE



- NOTES:  
 1. DETAILS PROVIDED BY CITY OF MARLBOROUGH.  
 2. DETAILS SHALL CONFORM TO CITY STANDARDS.

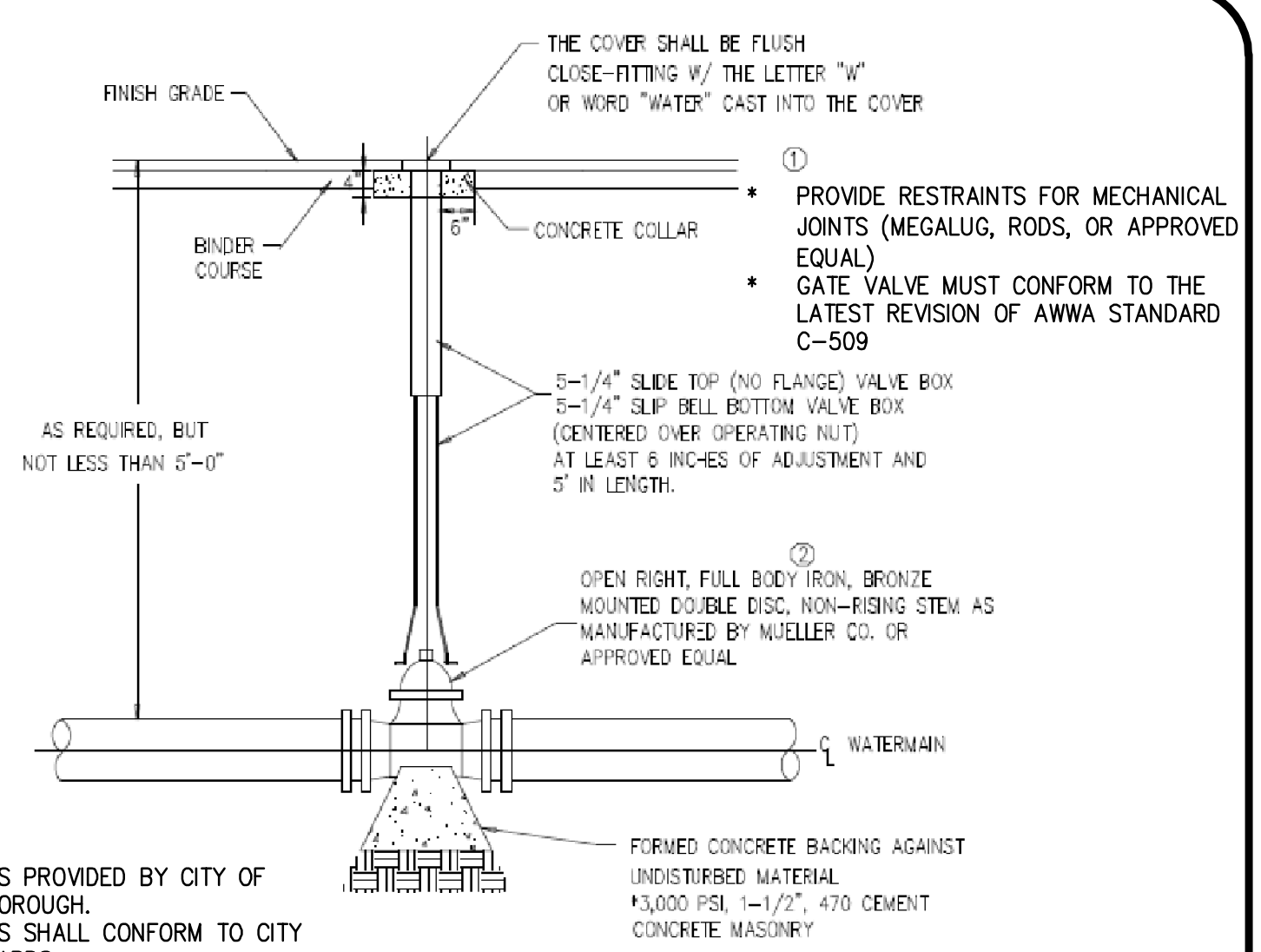
- ALL TEES, GATES, PLUGS, AND BENDS ARE TO BE RODDED WITH MEGA LUGS OR FRICTION CLAMPS AT BELL JOINTS

WATER TEE CONNECTION  
NOT TO SCALE



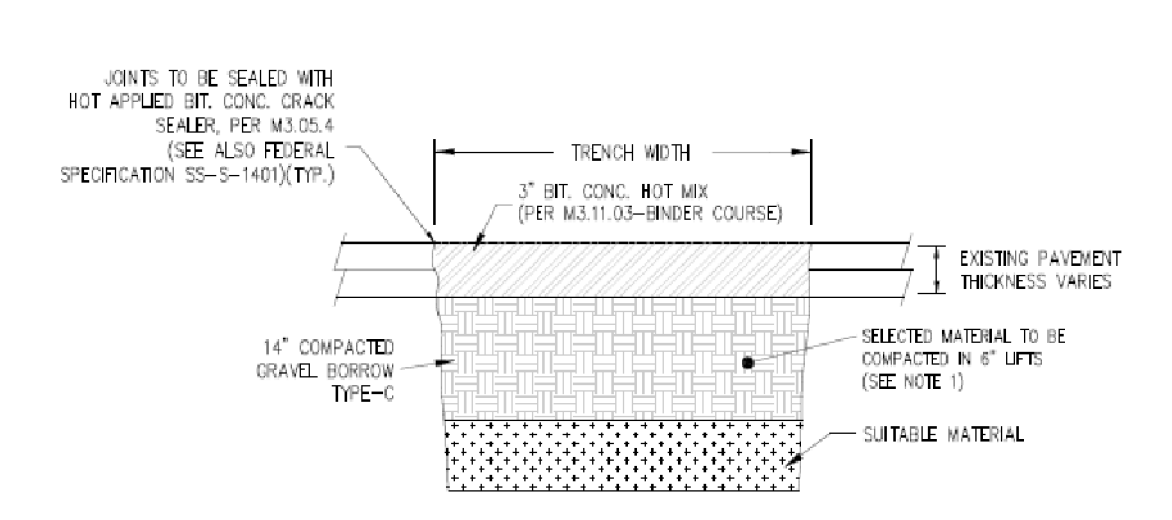
- NOTES:  
 1. POST INDICATOR VALVE SHALL BE ALARMED.

POST INDICATOR VALVE (PIV)  
N.T.S.



- NOTES:  
 1. DETAILS PROVIDED BY CITY OF MARLBOROUGH.  
 2. DETAILS SHALL CONFORM TO CITY STANDARDS.

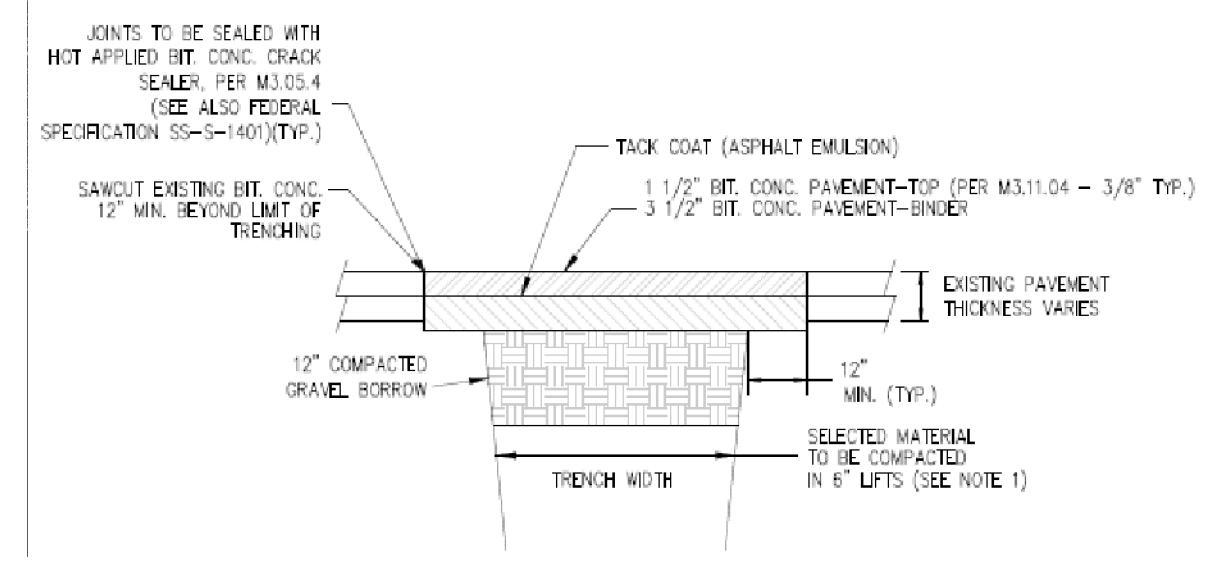
HYDRANT SETTING WITH VALVE  
NOT TO SCALE



JOINTS TO BE SEALED WITH HOT APPLIED BIT. CONC. CRACK SEALER PER M.C.S. 4 (SEE ALSO FEDERAL SPECIFICATION SS-5-140)(TYP.)

- NOTES:  
 1. DETAILS PROVIDED BY CITY OF MARLBOROUGH.  
 2. DETAILS SHALL CONFORM TO CITY STANDARDS.

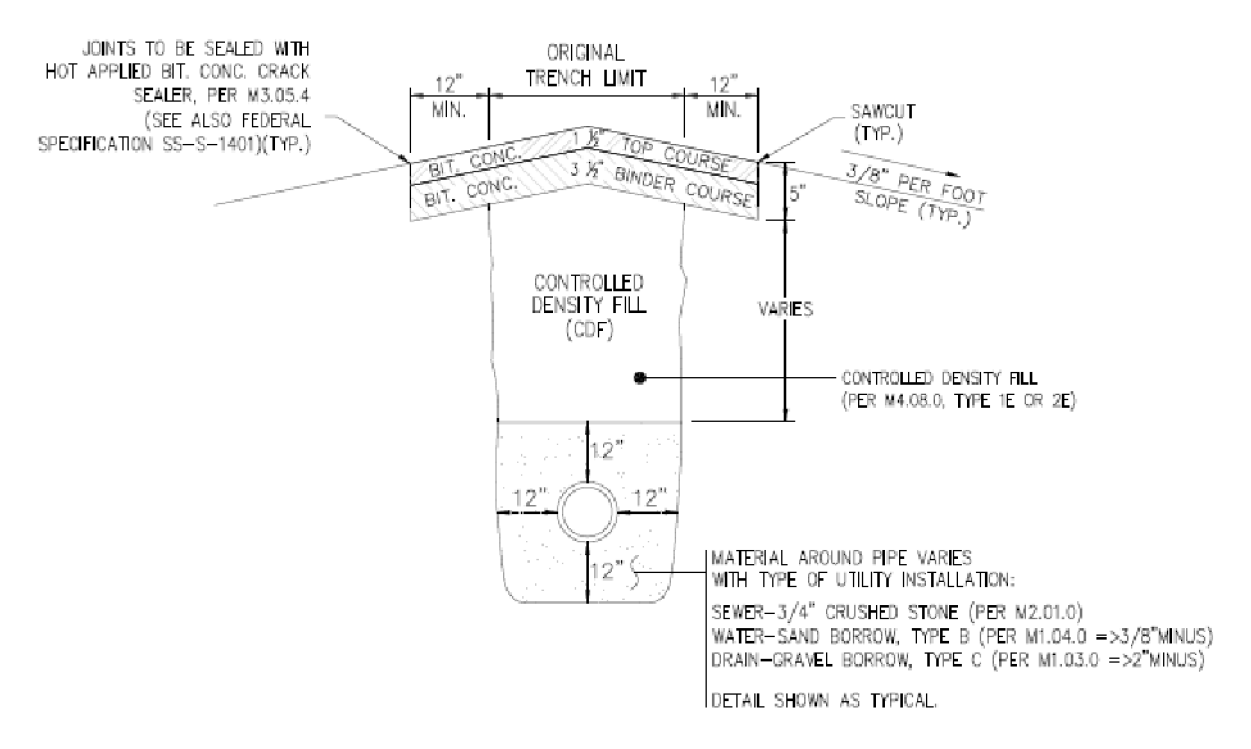
TEMPORARY TRENCH PAVING TYPICAL SECTION  
NOT TO SCALE



COMPACTOR EQUIPMENT SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS TO OBTAIN THE COMPACTION STANDARDS DESCRIBED IN THE CONSTRUCTION NOTES UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. IN PROXIMITY TO STRUCTURES, A JUMPING JACK COMPACTOR SHALL BE REQUIRED.

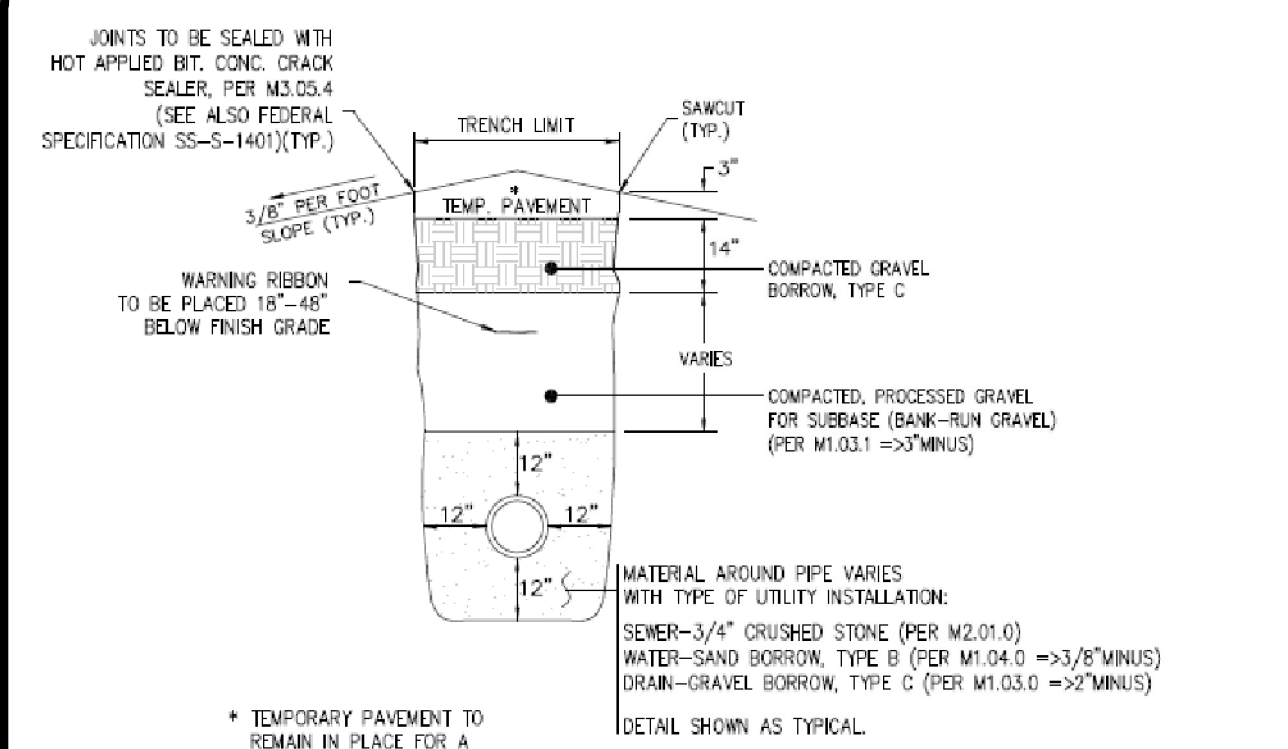
- NOTES:  
 1. DETAILS PROVIDED BY CITY OF MARLBOROUGH.  
 2. DETAILS SHALL CONFORM TO CITY STANDARDS.

TYPICAL FINAL TRENCH PAVING  
NOT TO SCALE



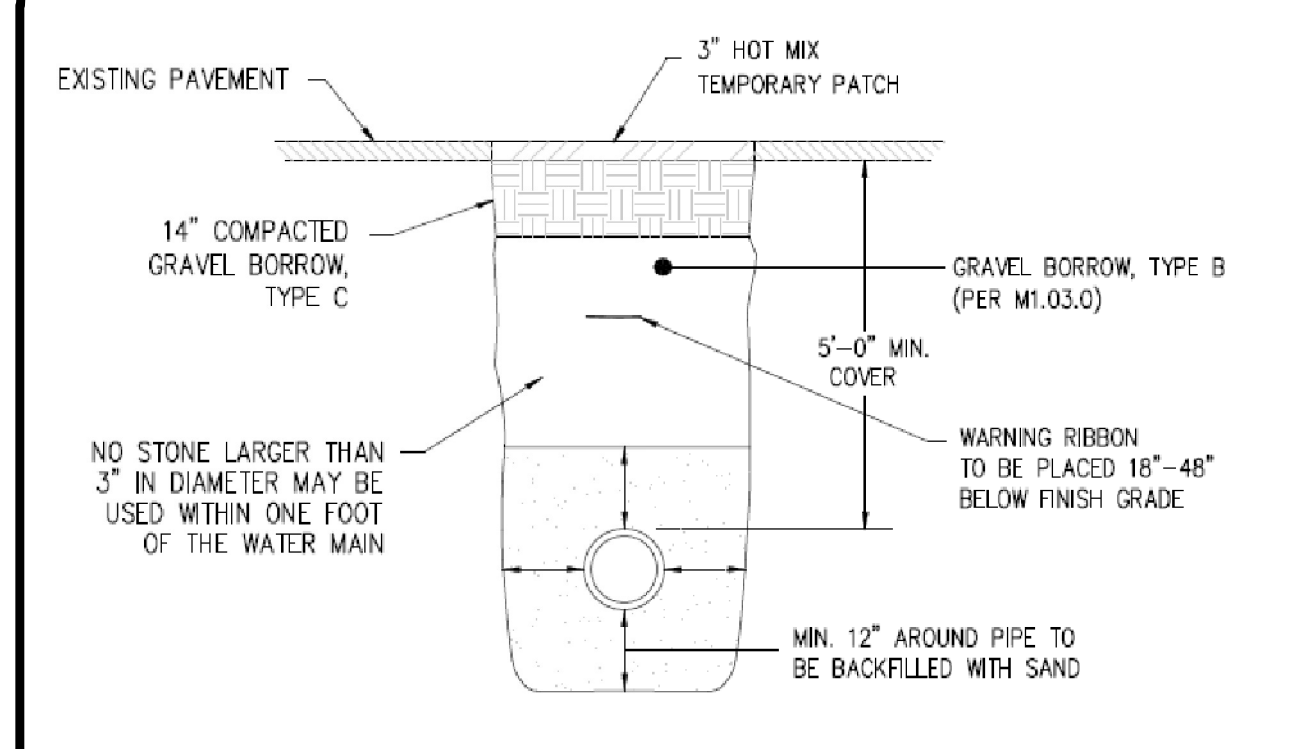
- NOTES:  
 1. DETAILS PROVIDED BY CITY OF MARLBOROUGH.  
 2. DETAILS SHALL CONFORM TO CITY STANDARDS.

TYPICAL FLOWABLE FILL TRENCH  
NOT TO SCALE



- NOTES:  
 1. DETAILS PROVIDED BY CITY OF MARLBOROUGH.  
 2. DETAILS SHALL CONFORM TO CITY STANDARDS.

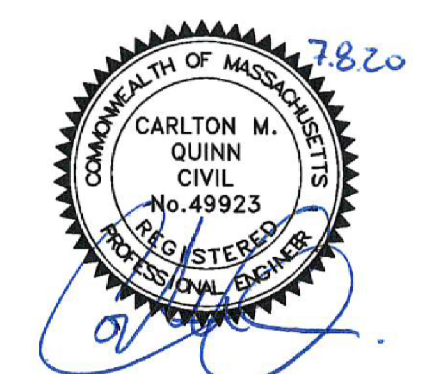
TYPICAL EXCAVATION TRENCH  
NOT TO SCALE



- TEMPORARY PAVEMENT TO REMAIN IN PLACE FOR A MINIMUM OF 65 DAYS, TO BE COMPLETELY REMOVED DURING FINAL PAVING.

- NOTES:  
 1. DETAILS PROVIDED BY CITY OF MARLBOROUGH.  
 2. DETAILS SHALL CONFORM TO CITY STANDARDS.

TYPICAL WATER TRENCH  
NOT TO SCALE



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

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1	12-20-19	ISSUED FOR LOCAL APPROVAL

APPLICANT/OWNER:  
 WP MARLBOROUGH MA OWNER, LLC  
 9 WEST BROAD STREET, SUITE 800  
 STAMFORD, CT 06902

PROJECT:  
 MULTI-FAMILY DEVELOPMENT  
 339 BOSTON POST ROAD EAST  
 MARLBOROUGH, MA

PROJECT NO. 2658-01 DATE: 12-20-2019  
 SCALE: AS SHOWN DWG. NAME: C2658-01  
 DESIGNED BY: SJL/DMR CHECKED BY: CMQ

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 www.allenmajor.com  
 100 COMMERCE WAY, SUITE 5  
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LEGEND

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

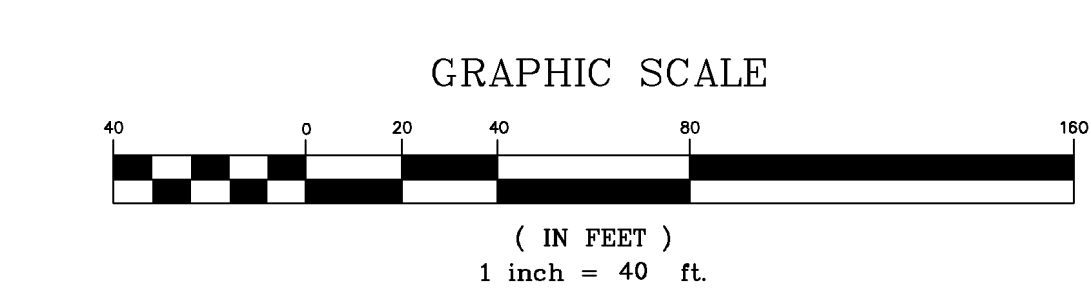
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  - SEE SHEET L-102 FOR ADDITIONAL PARKING LOT LANDSCAPE PLAN.
  - SEE SHEET L-102 & L-501 FOR ADDITIONAL LANDSCAPE INFORMATION.

PLANTING PALETTE - TREES, SHRUBS, & PERENNIALS

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
<b>DECIDUOUS SHADE TREES</b>						
AA	21	AMELANCHIER 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2.5-3" CAL.	AS SHOWN	B&B
AR	24	ACER RUBRUM 'KARPICK'	KARPICK RED MAPLE	2.5-3" CAL.	AS SHOWN	B&B
BP	14	BETULA Papyrifera	PAPER BIRCH	12-14' HT.	AS SHOWN	B&B
CC	5	CERCIS CANADENSIS	EASTERN REDBUD	2.5-3" CAL.	AS SHOWN	B&B
PR	12	PRUNUS SARGENTII 'PINK FLAIR'	PINK FLAIR SARGEANT CHERRY	2.5-3" CAL.	AS SHOWN	B&B
OP	9	QUERCUS PALUSTRIS	PIN OAK	3-3.5" CAL.	AS SHOWN	B&B
<b>EVERGREEN TREES</b>						
JV	10	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6'-7" HT.	AS SHOWN	B&B
PA	4	PICEA ABIES	NORWAY SPRUCE	6'-7" HT.	AS SHOWN	B&B
PP	6	PICEA Pungens 'FAT ALBERT'	FAT ALBERT BLUE SPRUCE	6'-7" HT.	AS SHOWN	B&B
TO	13	THUJA OCCIDENTALIS 'WINTERGREEN'	WINTERGREEN ARBORVITAE	6'-7" HT.	AS SHOWN	B&B
<b>SHRUBS/ GRASSES</b>						
CS	82	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERSWEET	#3	AS SHOWN	POT
HY	186	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	#3	AS SHOWN	POT
HYT	17	HYDRANGEA PANICULATA 'LIMELIGHT'	TREEFORM LIMELIGHT HYDRANGEA	3'-4'	AS SHOWN	B&B
IG	151	ILEX GLABRA 'SHAMROCK'	INKBERRY	2'-2.5' HT.	AS SHOWN	POT
PJ	63	PANICUM V. 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#3	AS SHOWN	POT
PJM	167	RHODODENDRON 'PJM COMPACT CLONE'	COMPACT PJM RHODODENDRON	#3	AS SHOWN	POT
RN	87	RHODODENDRON 'BOULE DE NEIGE'	BOULE DE NEIGE RHODODENDRON	18"-24" HT.	AS SHOWN	POT
RK	86	ROSA KNOCKOUT PINK	PINK KNOCKOUT ROSE	2'-2.5' HT.	AS SHOWN	POT
SD	9	SALIX DISCOLOR	PUSSY WILLOW	3'-4' HT.	AS SHOWN	POT
VD	21	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#10	AS SHOWN	POT
<b>PERENNIALS</b>						
BA	70	BAPTISIA 'PURPLE SMOKE'	PURPLE SMOKE WILD INDIGO	#1	24" O.C.	STAGGERED
EP	131	ECHINACEA PURPUREA	PURPLE CONEFLOWER	#1	24" O.C.	STAGGERED
GS	52	GERANIUM SANGUINEUM 'ALBUM'	WHITE PERENNIAL GERANIUM	#1	24" O.C.	STAGGERED
HO	32	HOSTA 'BLUE ANGEL'	BLUE ANGEL HOSTA	#1	24" O.C.	STAGGERED
HR	204	HEMEROCALLIS 'ORANGE SMOOTHIE'	ORANGE SMOOTHIE DAYLILLY	#1	24" O.C.	STAGGERED
HI	22	HIBISCUS MOSCHEUTOS 'LUNA PINK SWIRL'	PINK SWIRL HARDY HIBISCUS	#1	24" O.C.	STAGGERED
IS	34	IRIS SIBERICA 'SNOW QUEEN'	SNOW QUEEN SIBERIAN IRIS	#1	24" O.C.	STAGGERED
RF	47	RUBROECKIA FULGIDA 'GOLDSTURM'	BLACK EYED SUSAN	#1	24" O.C.	STAGGERED

**LANDSCAPE REGULATIONS**

DESCRIPTION	REQUIRED	PROVIDE	NOTES
S 650-47 LANDSCAPING AND SCREENING			
D. (4) PLANTING TYPE AND SIZE DECIDUOUS SHADE TREES MIN. 2" CAL.	AS NOTED	MINIMUM REQUIRED SIZES OR GREATER	
H. (1) PERIMETER PARKING LOT, ON AT LEAST THREE SIDES THERE SHALL BE A LANDSCAPE STRIP WITH REQUIRED SIDE LINE PLANTING AREAS UNDER SECTION F	AS NOTED WITH 7' SIDELINE PLANTING AREA STRIPS	AS NOTED WITH 7' SIDELINE PLANTING AREA STRIPS	
L. MAINTENANCE. (3) PLANTINGS WILL BE SELECTED TO NOT USE HIGH WATER LEVELS FOR MAINTENANCE. STREET FRONTAGE AREAS SHALL BE PROVIDED WITH THE INSTALLATION OF AN IRRIGATION SYSTEM	IRRIGATION SYSTEM	IRRIGATION SYSTEM	



REGISTERED LANDSCAPE ARCHITECT FOR ALLEN & MAJOR ASSOCIATES, INC.

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5 05-18-20 REVISED PER CITY COMMENTS

4 02-20-20 VARIOUS REVISIONS

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1 12-20-19 ISSUED FOR LOCAL APPROVAL

REV DATE DESCRIPTION

APPLICANT/OWNER:  
WP MARLBOROUGH MA OWNER, LLC  
9 WEST BROAD STREET, SUITE 800  
STAMFORD, CT 06902

PROJECT:  
**MULTI-FAMILY DEVELOPMENT**  
339 BOSTON POST ROAD EAST  
MARLBOROUGH, MA

PROJECT NO. 2658-01 DATE: 12-20-2019

SCALE: 1" = 40' DWG. NAME: C-2658-01

DESIGNED BY: SJL/DWR CHECKED BY: CMQ

PREPARED BY:

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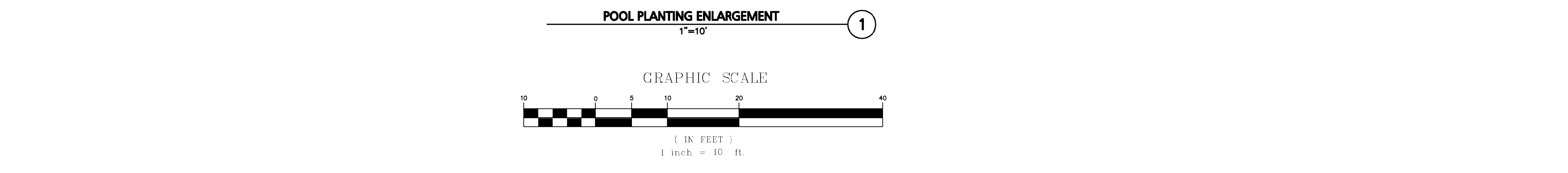
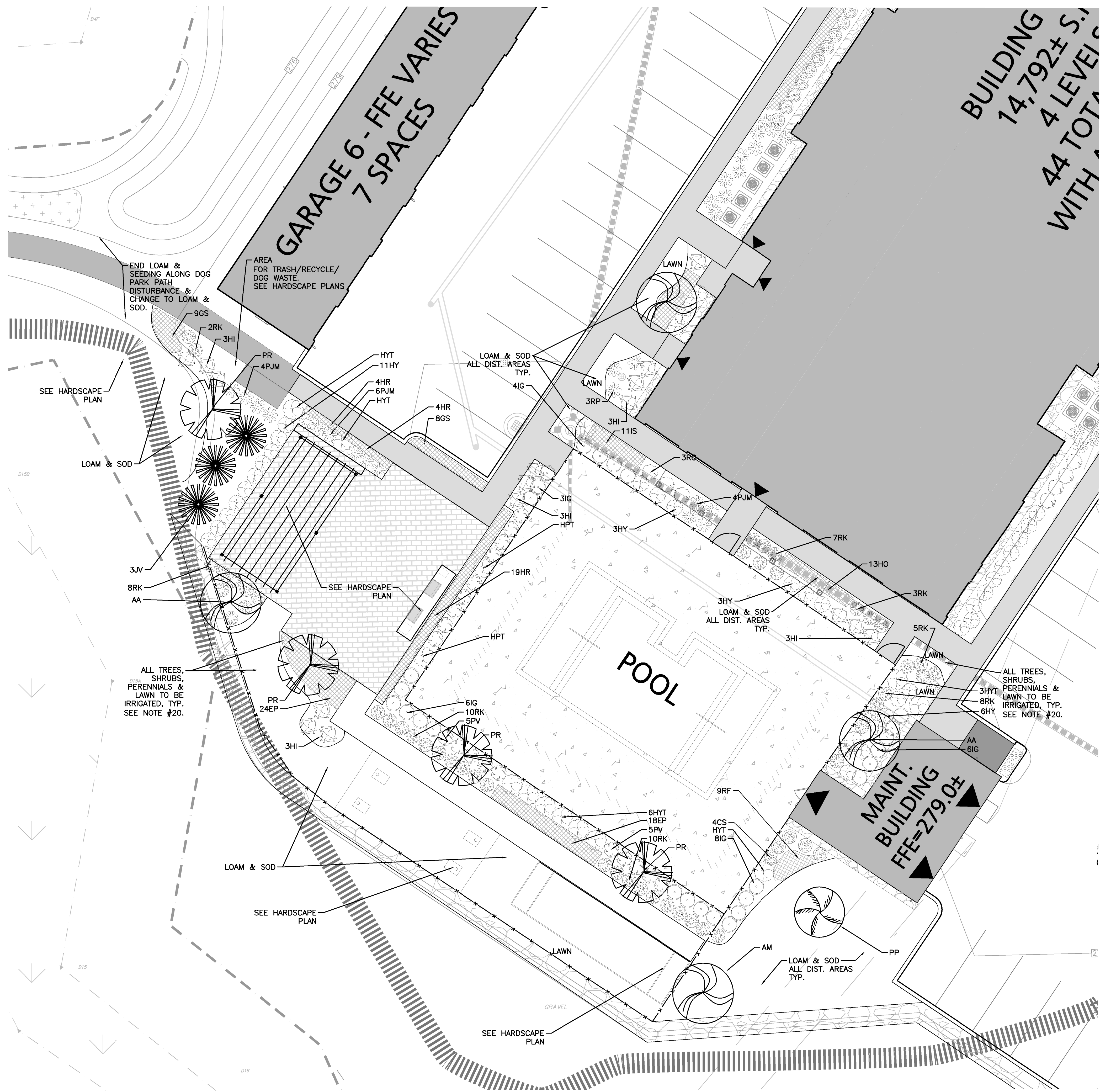
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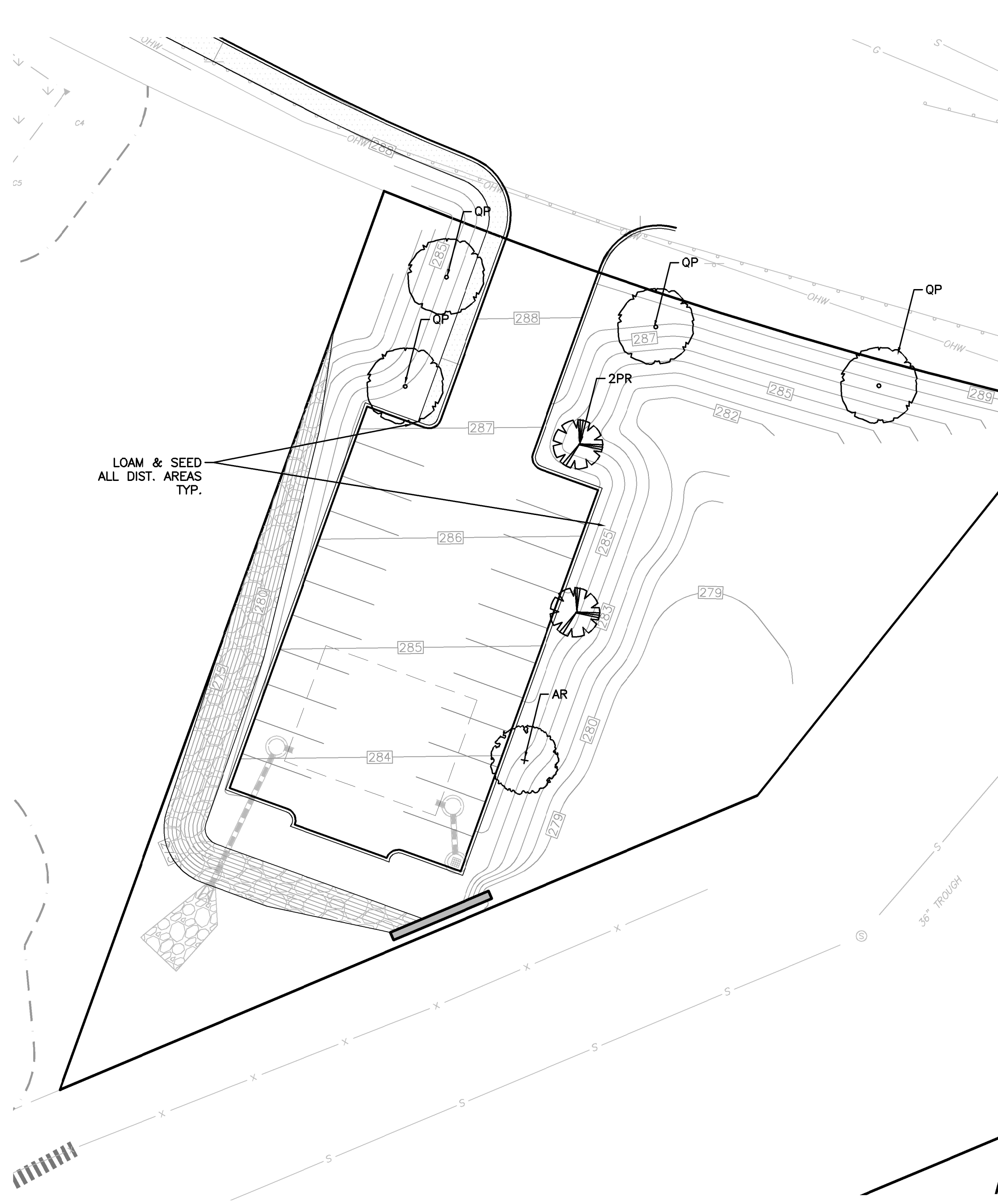


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**LEGEND**

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



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 9 WEST BROAD STREET, SUITE 800  
 STAMFORD, CT 06902

PROJECT:  
**MULTI-FAMILY DEVELOPMENT**  
 339 BOSTON POST ROAD EAST  
 MARLBOROUGH, MA

PROJECT NO.	2658-01	DATE:	12-20-2019
SCALE:	1" = 10'	DWG. NAME:	C-2658-01
DESIGNED BY:	SJL/DMR	CHECKED BY:	CMQ

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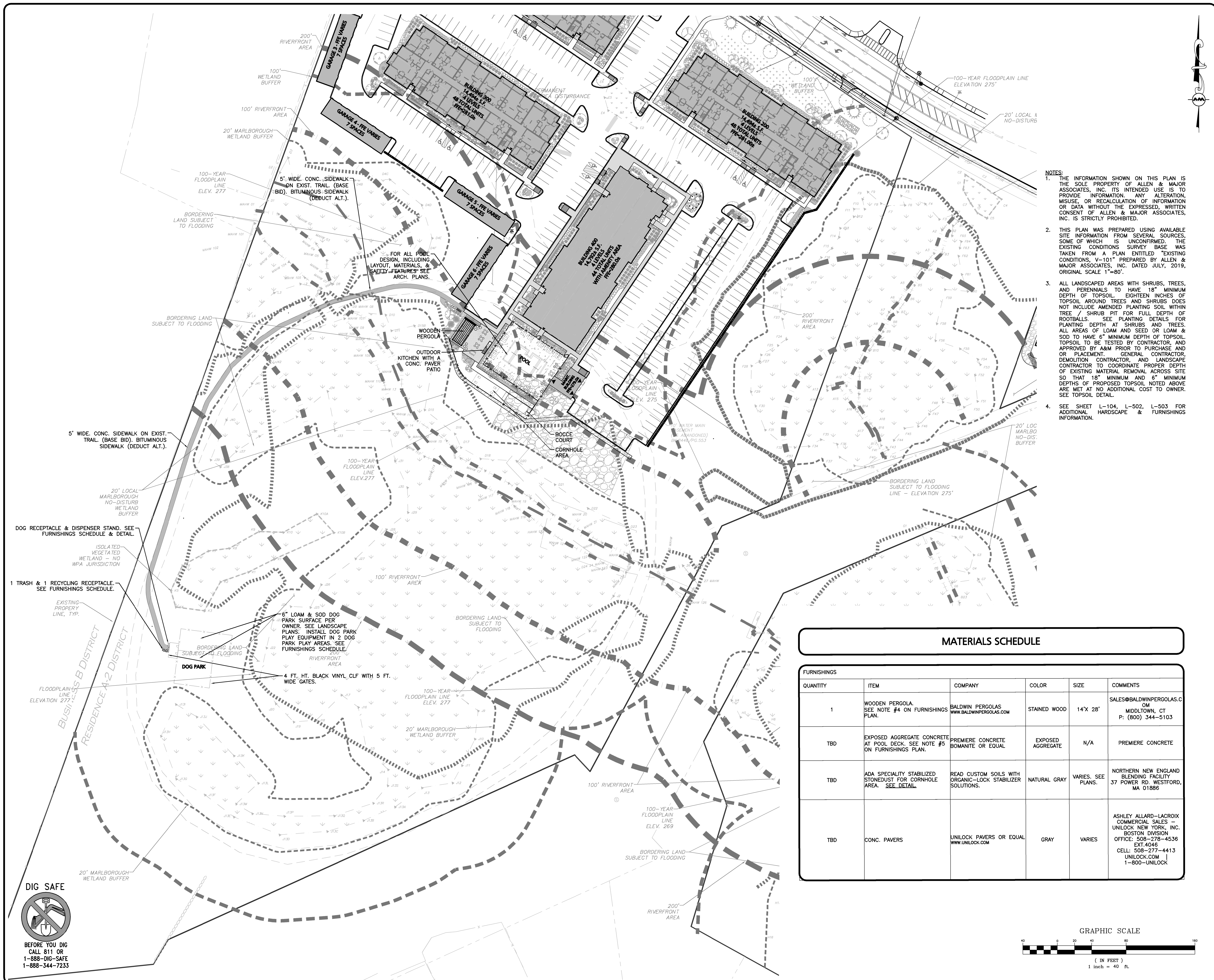
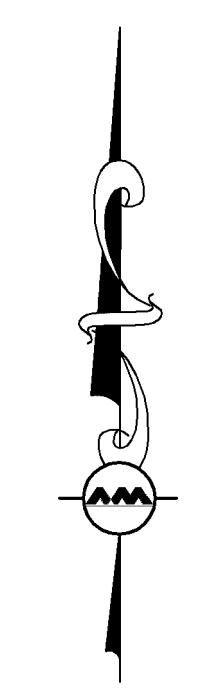
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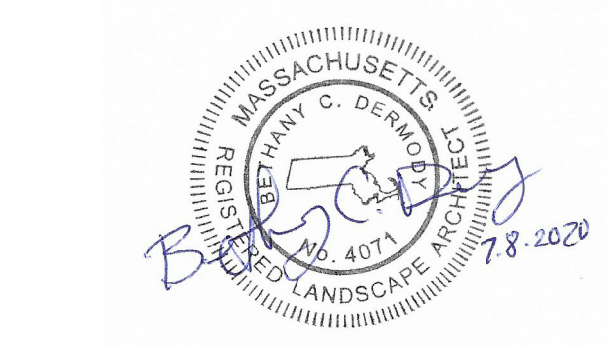
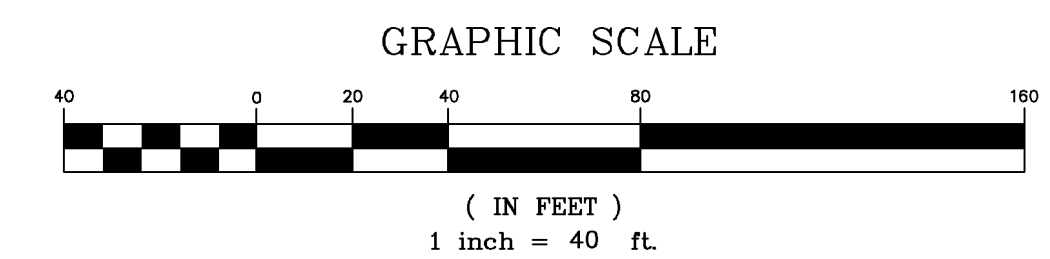




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  4. SEE SHEET L-104, L-502, L-503 FOR ADDITIONAL HARDSCAPE & FURNISHINGS INFORMATION.

**MATERIALS SCHEDULE**

QUANTITY	ITEM	COMPANY	COLOR	SIZE	COMMENTS
1	WOODEN PERGOLA. SEE NOTE #4 ON FURNISHINGS PLAN.	BALDWIN PERGOLAS WWW.BALDWINPERGOLAS.COM	STAINED WOOD	14'X 28'	SALES@BALDWINPERGOLAS.COM MIDDLETOWN, CT P: (800) 344-5103
TBD	EXPOSED AGGREGATE CONCRETE AT POOL DECK. SEE NOTE #5 ON FURNISHINGS PLAN.	PREMIERE CONCRETE BOMANITE OR EQUAL	EXPOSED AGGREGATE	N/A	PREMIERE CONCRETE
TBD	ADA SPECIALTY STABILIZED STONEDUST FOR CORNHOLE AREA. SEE DETAIL.	READ CUSTOM SOILS WITH ORGANIC-LOCK STABILIZER SOLUTIONS.	NATURAL GRAY	VARIES. SEE PLANS.	NORTHERN NEW ENGLAND BLENDING FACILITY 37 POWER RD. WESTFORD, MA 01886
TBD	CONC. PAVERS	UNILOCK PAVERS OR EQUAL WWW.UNILOCK.COM	GRAY	VARIES	ASHLEY ALLARD-LACROIX COMMERCIAL SALES - UNILOCK NEW YORK, INC. BOSTON DIVISION OFFICE: 508-278-4536 EXT-4046 CELL: 508-277-4413 UNILOCK.COM 1-800-UNILOCK



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MARLBOROUGH, MA

PROJECT NO. 265801 DATE: 12-20-2019  
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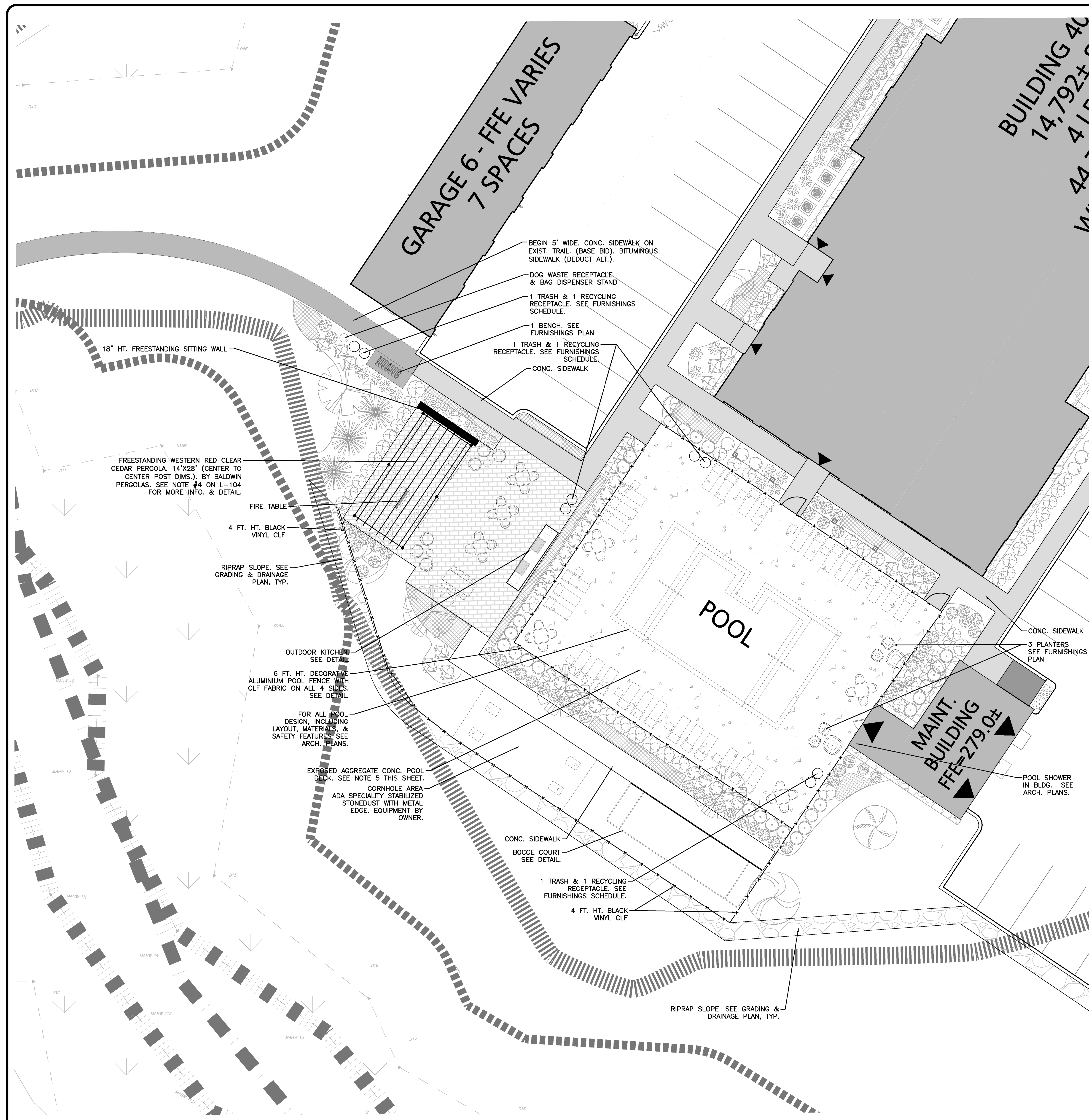


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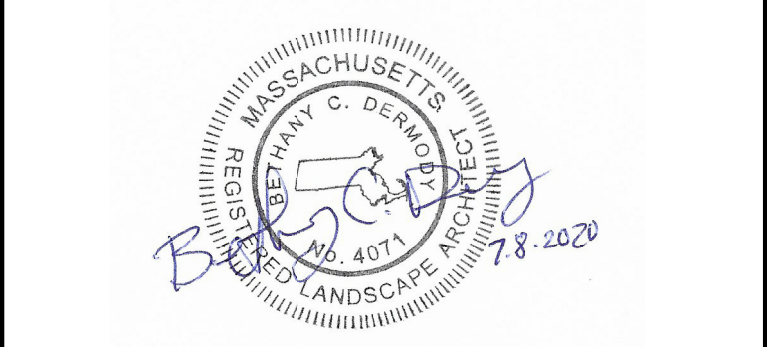
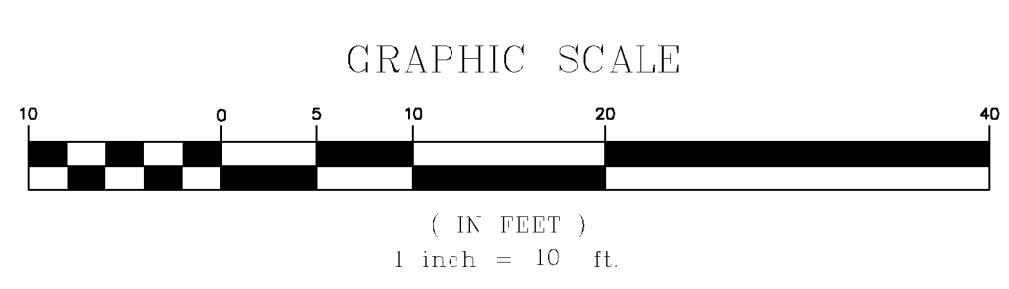




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  4. PERGOLA DESIGNED & BUILT BY BALDWIN PERGOLAS. BALDWINPERGOLAS.COM (MIDDLETOWN, CT). PERGOLA TO BE WESTERN RED CLEAR CEDAR, 10 FT. TALL, 8"x8" POSTS, 2"x6" BEAMS, JAPANESE STYLE ANGLE CUT RAFTERS, 4 FT. DEPTH MIN. CONC. FOOTINGS, STAINED OR LEFT NATURAL CEDAR. FOR PRICING PURPOSES ONLY STAINED WITH 2 COATS. PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING. PERGOLA STRUCTURE INCLUDING FASTENERS, WOOD SIZING, AND FINISHES TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF MA & AT CONTRACTORS COST. PERGOLA CONTRACTOR TO COORD. PERGOLA INSTALLATION WITH ADJACENT LIGHTING, POOL, SIDEWALK, AND FOOTING CONTRACTORS.
  5. EXPOSED AGGREGATE CONC. POOL DECK TO BE BOMANITE EXPOSED AGGREGATE. SHOP DRAWINGS TO BE PROVIDED PRIOR TO CONSTRUCTION. COLOR TO BE SELECTED BY OWNER/LANDSCAPE ARCHITECT. EFFECT SHOULD BE TO SIMULATE A GRANITE LOOK.
  6. SEE SHEET L-103, L-502, L-503 FOR ADDITIONAL HARDSCAPE & FURNISHINGS INFORMATION.

**FURNISHINGS SCHEDULE**

QUANTITY	ITEM	COMPANY	COLOR	SIZE	COMMENTS
1	CASPIAN 6 PIECE DINING SET	ALL MODERN	NATURAL TEKWOOD TITANIUM FABRIC	40WX63L	WWW.ALLMODERN.COM
8	CASPIAN 5 PIECE DINING SET	ALL MODERN	NATURAL TEKWOOD TITANIUM FABRIC	40WX40L	WWW.ALLMODERN.COM
8	DOUBLE VENT UMBRELLA	LEISURE CREATIONS FURNITURE	PACIFIC BLUE	9' OCTAGONAL	866-464-6575 WWW.LEISURECREATIONS.COM
10	SANTA BARBARA MODULAR SQUARE MODULAR SEAT CORNERS - 6113	LEISURE CREATIONS FURNITURE	PACIFIC BLUE FABRIC, PLATINUM FRAME	DIMENSIONS (W X D X H): 34" X 34" X 25" SEAT HEIGHT: 16"	866-464-6575 WWW.LEISURECREATIONS.COM
5	SANTA BARBARA MODULAR CENTER MODULAR SEAT - 6103	LEISURE CREATIONS FURNITURE	PACIFIC BLUE FABRIC, PLATINUM FRAME	DIMENSIONS (W X D X H): 34" X 34" X 25" SEAT HEIGHT: 16"	866-464-6575 WWW.LEISURECREATIONS.COM
1	PREMIUM TABLE TOP SLAT PATTERN 42 X 60 SLAT RECTANGLE - SLTR4260	LEISURE CREATIONS FURNITURE	PLATINUM FRAME	42 X 60 HEIGHT: 16"	866-464-6575 WWW.LEISURECREATIONS.COM
10	URBAN LOFT SIDE TABLE 15915	LEISURE CREATIONS FURNITURE	WHITE	16DX16W	866-464-6575 WWW.LEISURECREATIONS.COM
30	URBAN LOFT SLING CHAISE LOUNGE	LEISURE CREATIONS FURNITURE	CORNICHE GRAY FABRIC, ALUMINUM METALIC FRAME	32DX79W	866-464-6575 WWW.LEISURECREATIONS.COM
1	65" X 39" FLO FIRE TABLE	BROWN JORDAN FIRES	GRAY/NATURAL	65" X 39" X 24" (CUSTOM HT.) WITH 12" HT. GLASS SHIELD	PHONE: 800-231-9790
1	SCARBOROUGH BENCH	LANDSCAPE FORMS	POWDERCOATED COLOR TBD	BACKED 72" LENGTH WITH END ARMS	PHONE: 800-430-6209
3	DOG RECEPTACLE & DISPENSER STAND	PET PICKUPS	TBD	6' HT.	PHONE: 303-443-8914
6 TOTAL (2 DIFFERENT SIZES)	LARKSPUR PLANTERS	LANDSCAPE FORMS	TBD	(2) AT 30" TALL & (4) AT 24" TALL	PHONE: 800-430-6209
10 TOTAL (5 RECYCLE & 5 TRASH)	TRASH & RECYCLE RECEPTACLES	LANDSCAPE FORMS	TBD	29" DIA. & 34 1/2" TALL	PHONE: 800-430-6209
1 PACKAGE OF	DOG PARK PLAY EQUIPMENT PACKAGE OF 10 ITEMS; MODEL RECFOO20XX, 'BEGGIN FOR MORE PACKAGE' INCLUDES: CAMEL HUMP CLIMBER, THROUGH THE TUNNEL, HOME SWEET HOME, DOG LOG, JUMP THROUGH, LET'S REST, WALK THE PLANK, HIGH JUMP, STEPPING UP, & OVER AND UNDER	SUPERIOR RECREATIONAL PRODUCTS	TBD	VARIOUS SIZES	866-547-4281 OR 617-244-3317 FOR LOCAL REP. DOUG KNOTTS



REGISTERED LANDSCAPE ARCHITECT FOR ALLEN&MAJOR ASSOCIATES, INC.

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APPLICANT/OWNER:  
WP MARLBOROUGH MA OWNER, LLC  
9 WEST BROAD STREET, SUITE 800  
STAMFORD, CT 06902

**MULTI-FAMILY DEVELOPMENT**  
339 BOSTON POST ROAD EAST  
MARLBOROUGH, MA

PROJECT NO. 2658-01 DATE: 12-20-2019  
SCALE: 1" = 40' DWG. NAME: C-2658-01

DESIGNED BY: SJL/DMR CHECKED BY: CMQ

PREPARED BY:

**ALLEN & MAJOR ASSOCIATES, INC.**  
civil & structural engineering • land surveying  
environmental consulting • landscape architecture  
www.allenmajor.com  
100 COMMERCE WAY, SUITE 5  
WOUBURN MA 01891  
TEL: (781) 955-6889  
FAX: (781) 955-2896

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DRAWING TITLE: **HARDSCAPE & FURNISHINGS PLAN** SHEET No. **L-104**

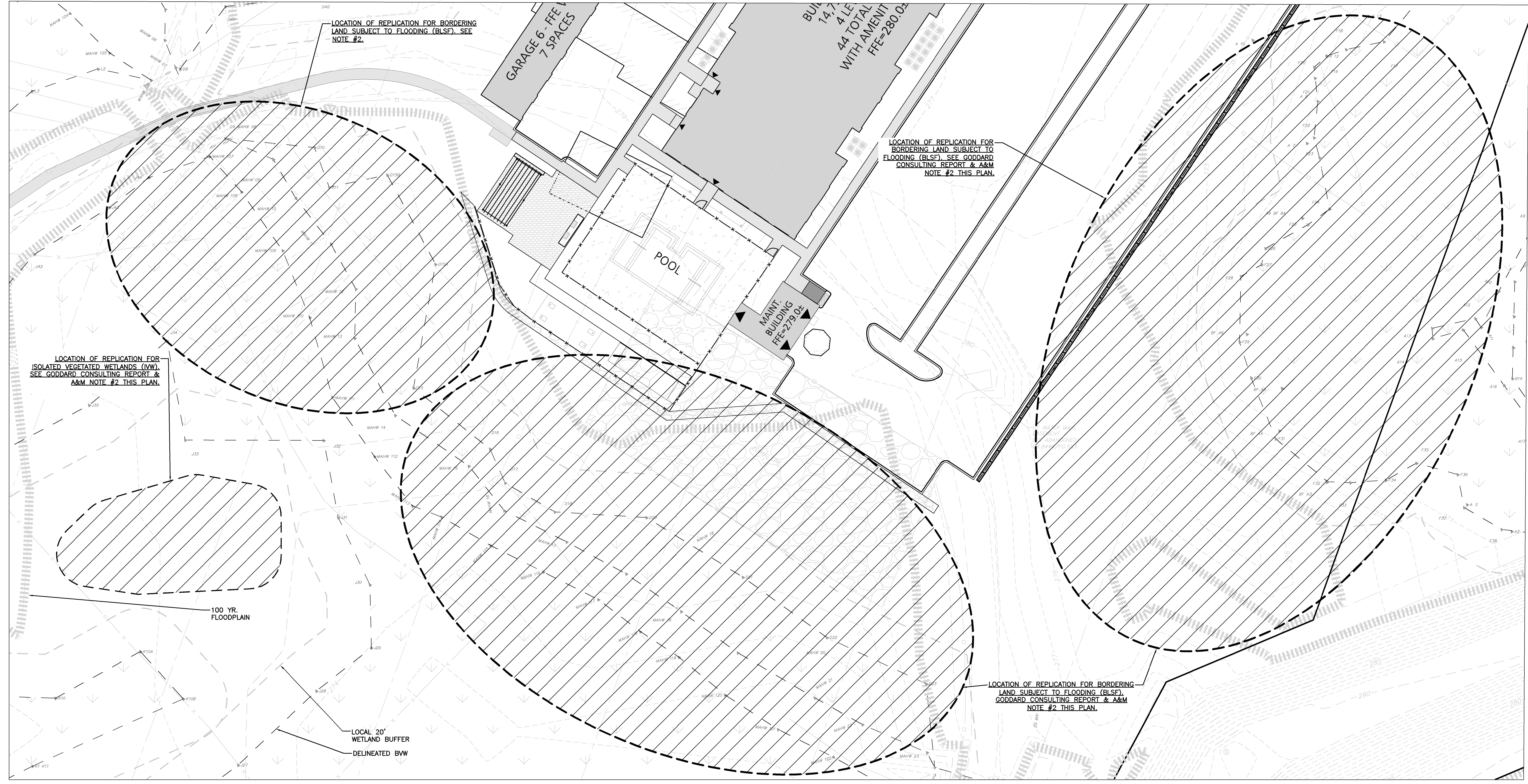
N:\PROJECTS\2658-01\CIVIL DRAWINGS\CURRENT SITE PLANS\C-2658-01\_HARDSCAPE MATERIALS PLAN.DWG



LEGEND	
PROPERTY LINE	—
DISTURBANCE AREAS OF IWV OR BLSF	▨
IWV WETLAND REPLICATION AREA	▧
EXIST. BVW/ BANK RESOURCE LIMITS	---> --->

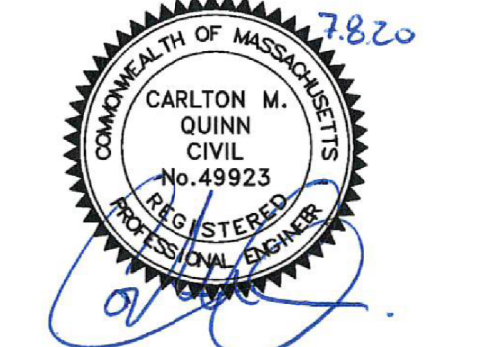
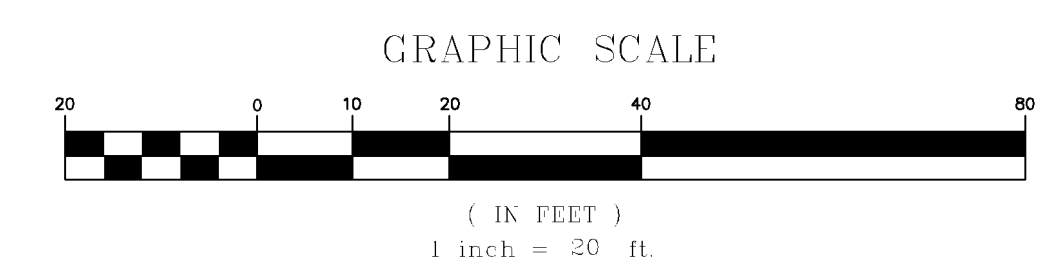
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2. THIS PLAN IS TO ILLUSTRATE CONCEPTUAL AREAS OF REPLICATION. IT IS NOT INTENDED TO BE A DETAILED PLAN. FOR ALL SPECIFIC CONSTRUCTION INFORMATION INCLUDING DETAILED LOCATIONS OF REPLICATION, EROSION CONTROL, GRADING AND PLANTING, SEE REPORT PREPARED BY GODDARD CONSULTING ENTITLED "SUPPLEMENTAL SUBMITTAL", DATED 5/7/20.



CONCEPTUAL REPLICATION AREAS (SEE GODDARD CONSULTING REPORT FOR DETAILED INFORMATION)  
SCALE: 1"=20'

DIG SAFE  
BEFORE YOU DIG  
CALL 811 OR  
1-888-DIG-SAFE  
1-888-344-7233



PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

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STAMFORD, CT 06902

PROJECT:  
MULTI-FAMILY DEVELOPMENT  
339 BOSTON POST ROAD EAST  
MARLBOROUGH, MA

PROJECT NO.	2658-01	DATE:	12-20-2019
SCALE:	AS NOTED	DWG. NAME:	C-2658-01
DESIGNED BY:	SJL/DMR	CHECKED BY:	CMQ

PREPARED BY:

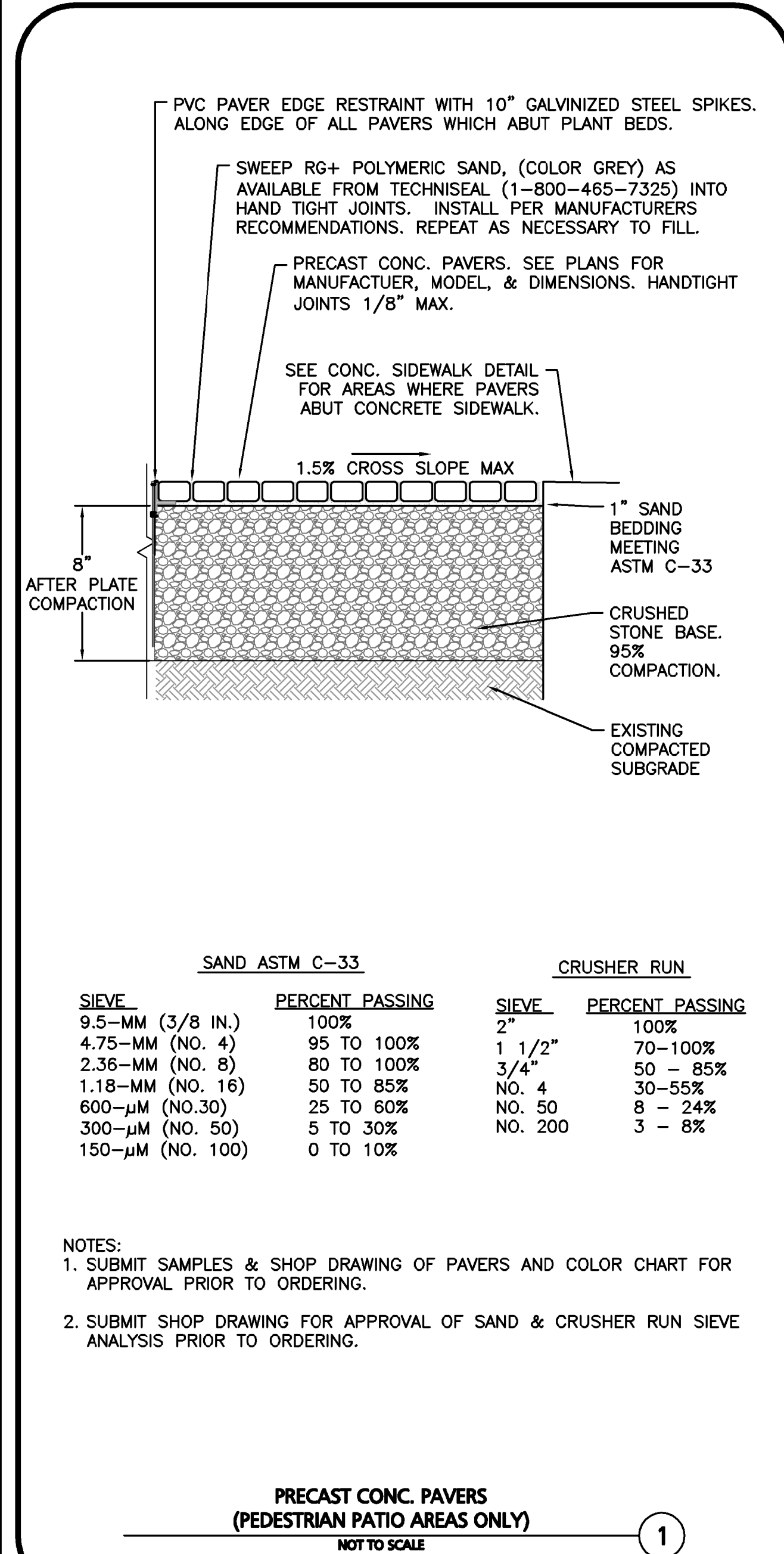
**ALLEN & MAJOR ASSOCIATES, INC.**  
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DRAWING TITLE: CONCEPTUAL LOCATION PLAN OF REPLICATION AREAS  
SHEET No. L-201  
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N:\PROJECTS\2658-01\CIVIL DRAWINGS\CURRENT\SITE PLANS\C-2658-01\_WETLANDS REPLICATION.DWG

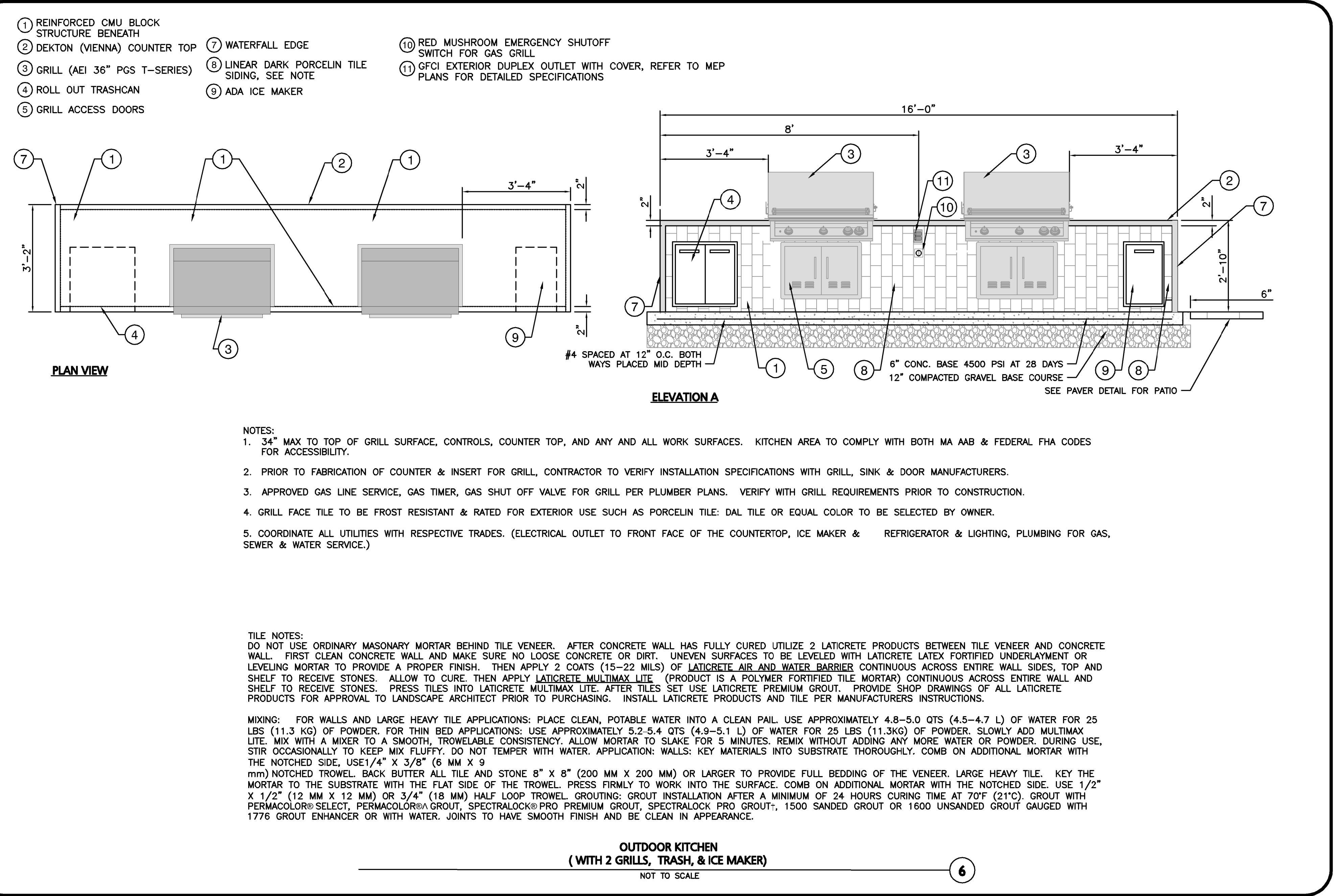
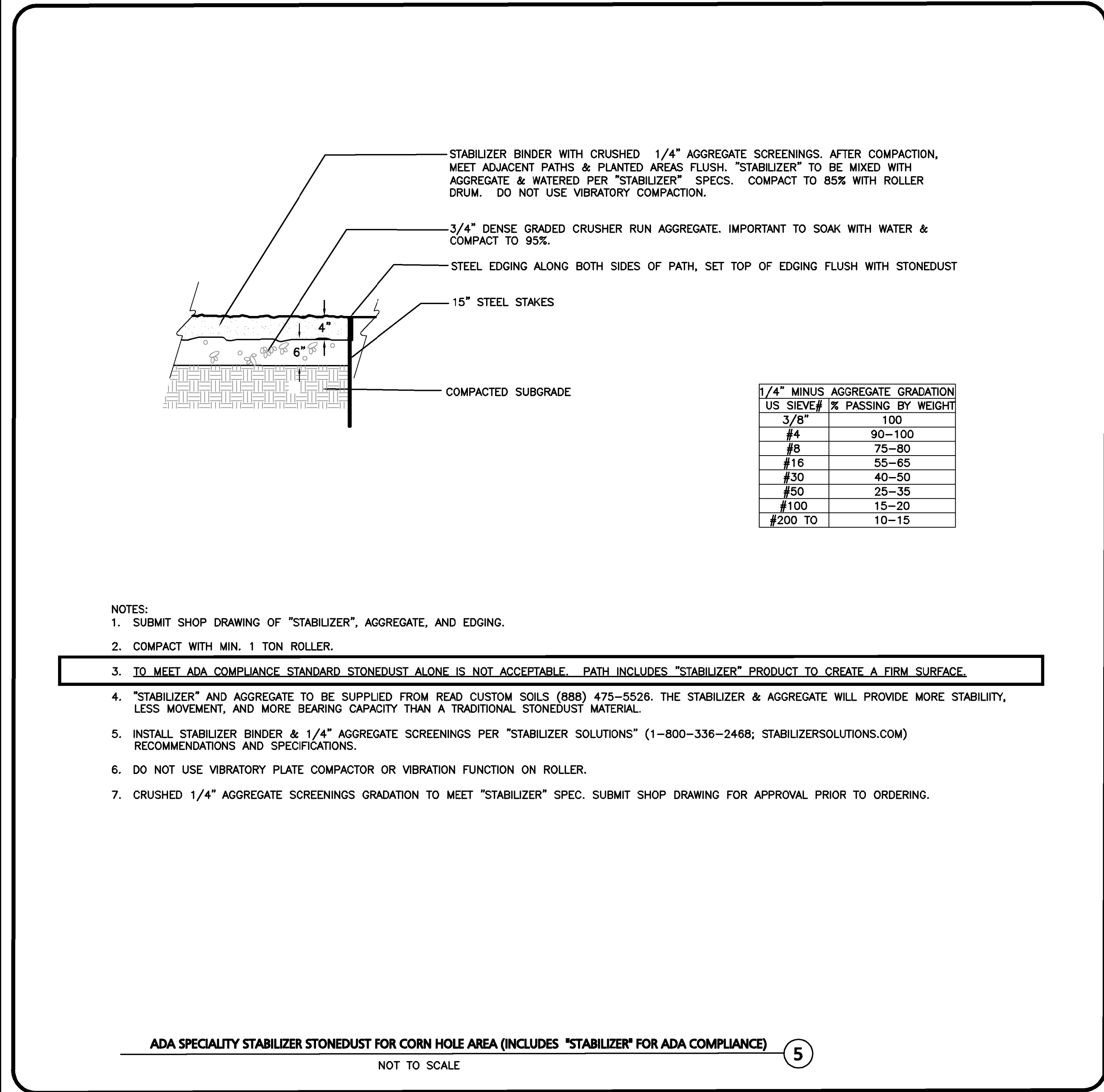
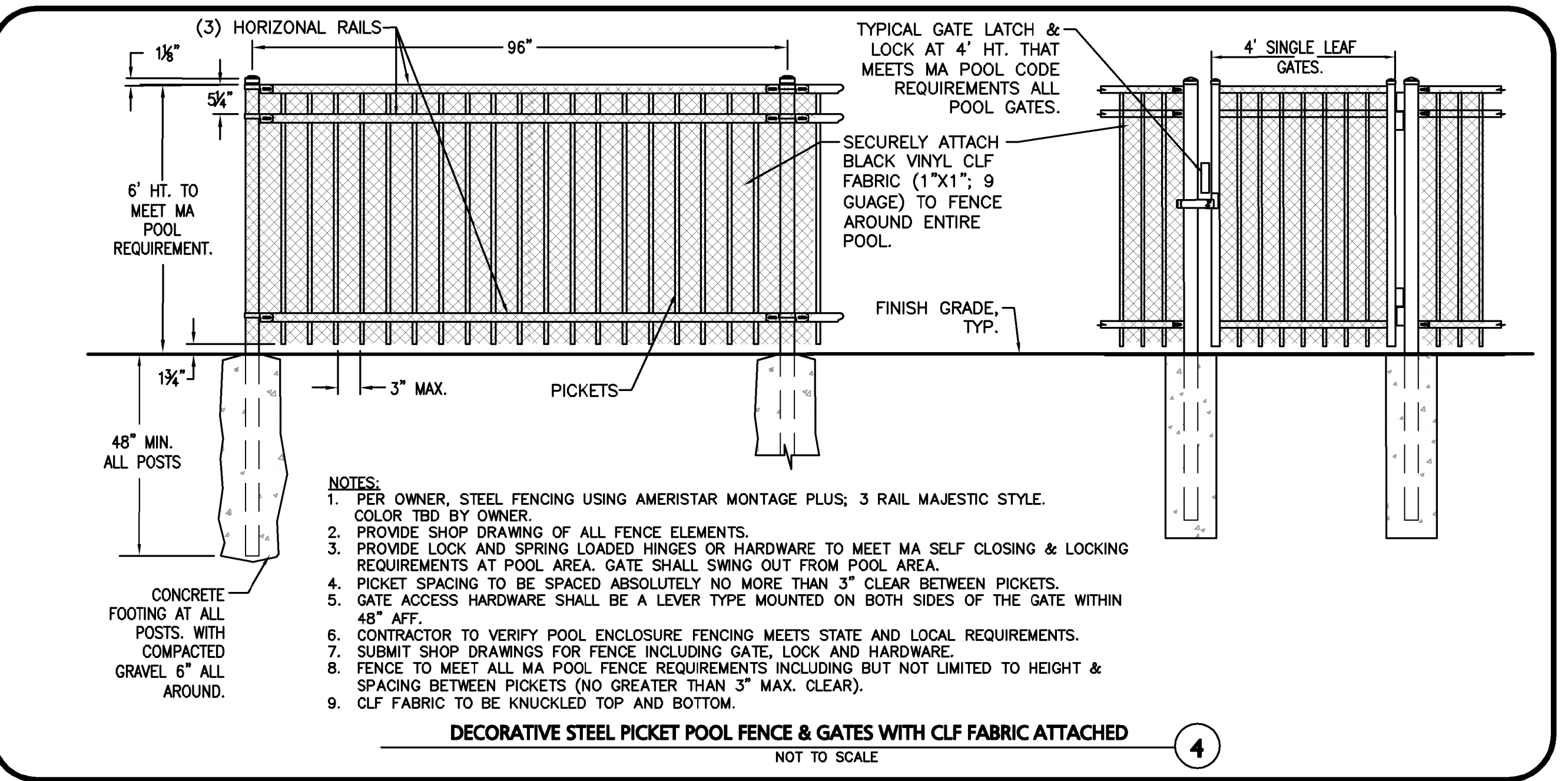
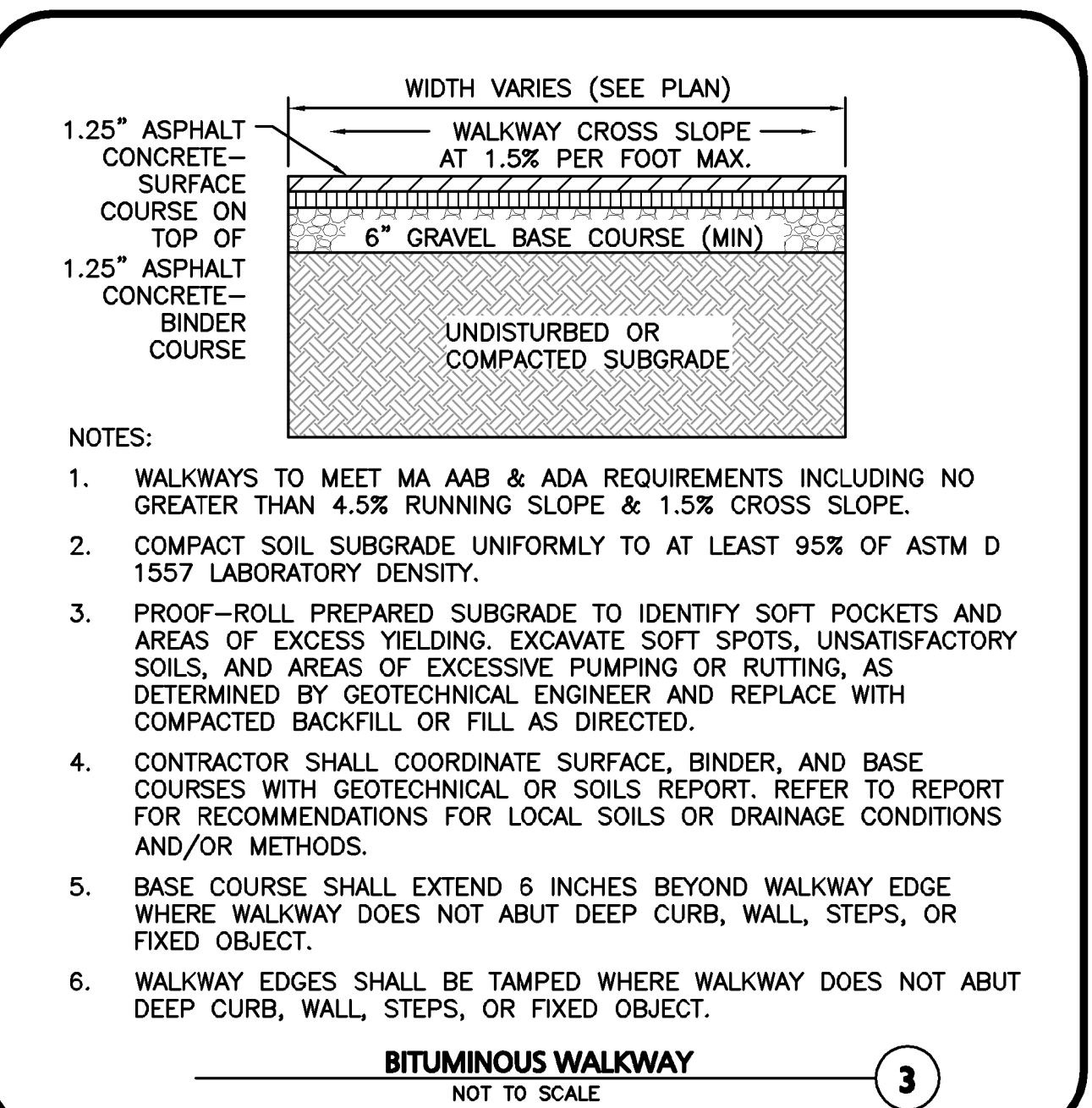




SAND ASTM C-33		CRUSHER RUN	
SIEVE	PERCENT PASSING	SIEVE	PERCENT PASSING
9.5-MM (3/8 IN.)	100%	2"	100%
4.75-MM (NO. 4)	95 TO 100%	1 1/2"	70-100%
2.36-MM (NO. 8)	80 TO 100%	3/4"	50-85%
1.18-MM (NO. 16)	50 TO 85%	NO. 4	30-55%
600-µM (NO. 30)	25 TO 60%	NO. 50	8-24%
300-µM (NO. 50)	5 TO 30%	NO. 200	3-8%
150-µM (NO. 100)	0 TO 10%		

- NOTES:
- SUBMIT SAMPLES & SHOP DRAWING OF PAVERS AND COLOR CHART FOR APPROVAL PRIOR TO ORDERING.
  - SUBMIT SHOP DRAWING FOR APPROVAL OF SAND & CRUSHER RUN SIEVE ANALYSIS PRIOR TO ORDERING.

PRECAST CONC. PAVERS  
(PEDESTRIAN PATIO AREAS ONLY)  
NOT TO SCALE



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PROJECT NO. 2658-01 DATE: 12-20-2019  
SCALE: NTS DWG. NAME: C-2658-01  
DESIGNED BY: SJL/DMR CHECKED BY: CMQ

PREPARED BY:

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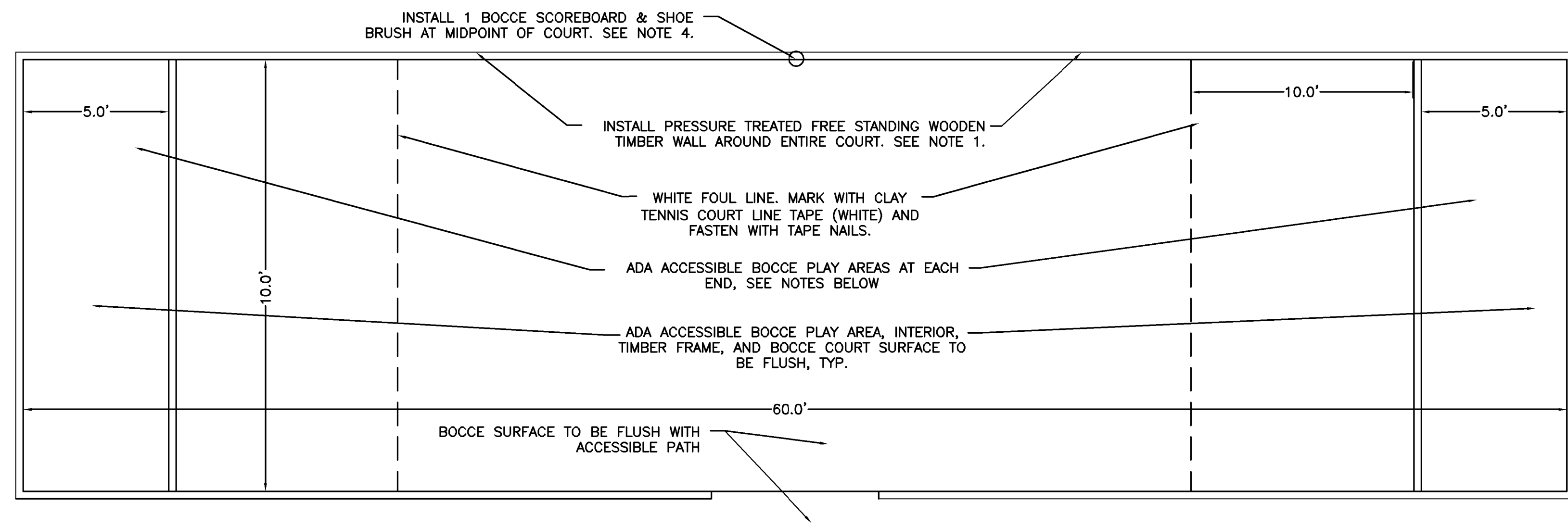
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DRAWING TITLE: SHEET No.  
HARDSCAPE DETAILS L-502

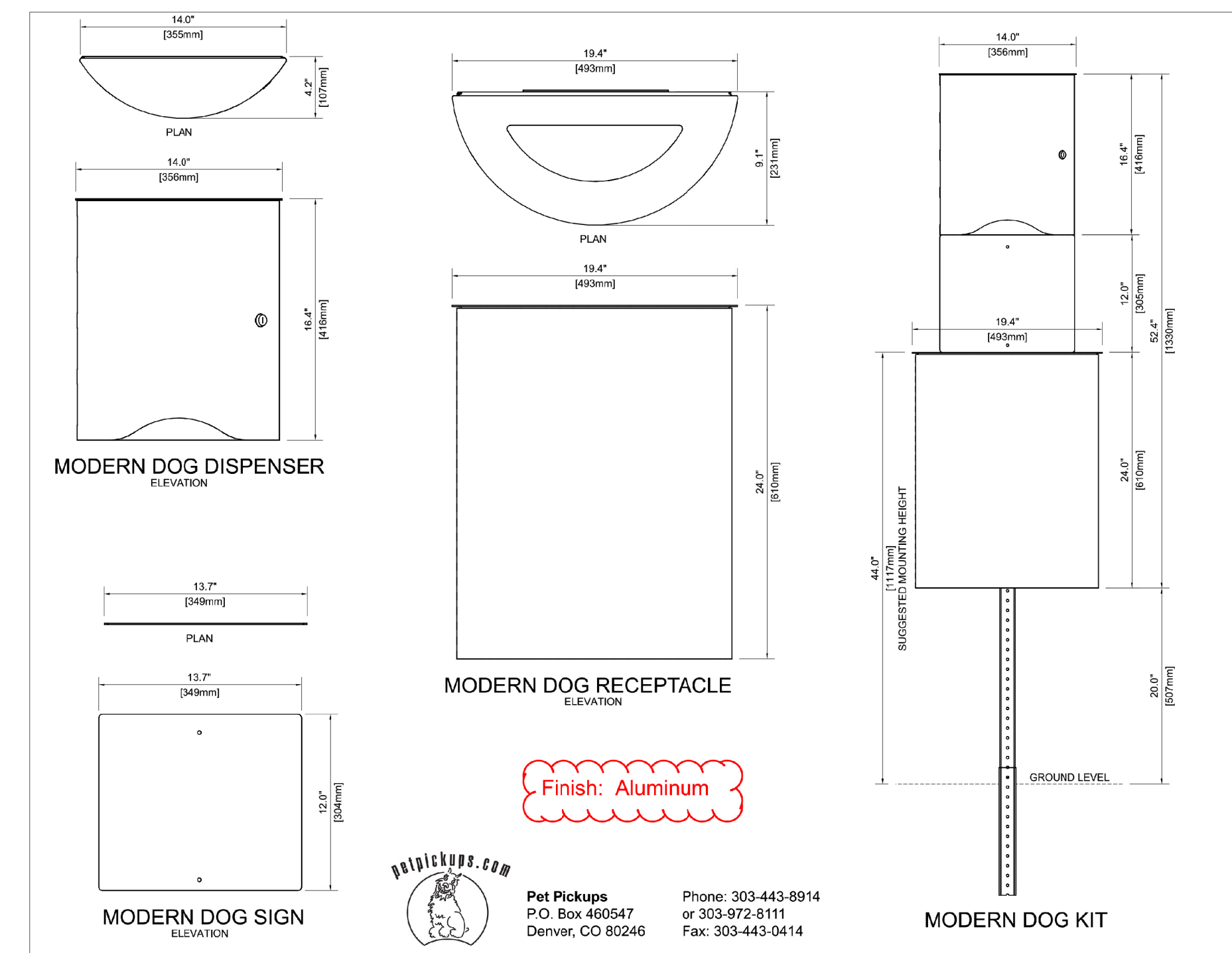
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N:\PROJECTS\2658-01\CIVIL DRAWINGS\CURRENT\SITE PLANS\C-2658-01\_HARDSCAPE\_MATERIALS\_PLAN.DWG



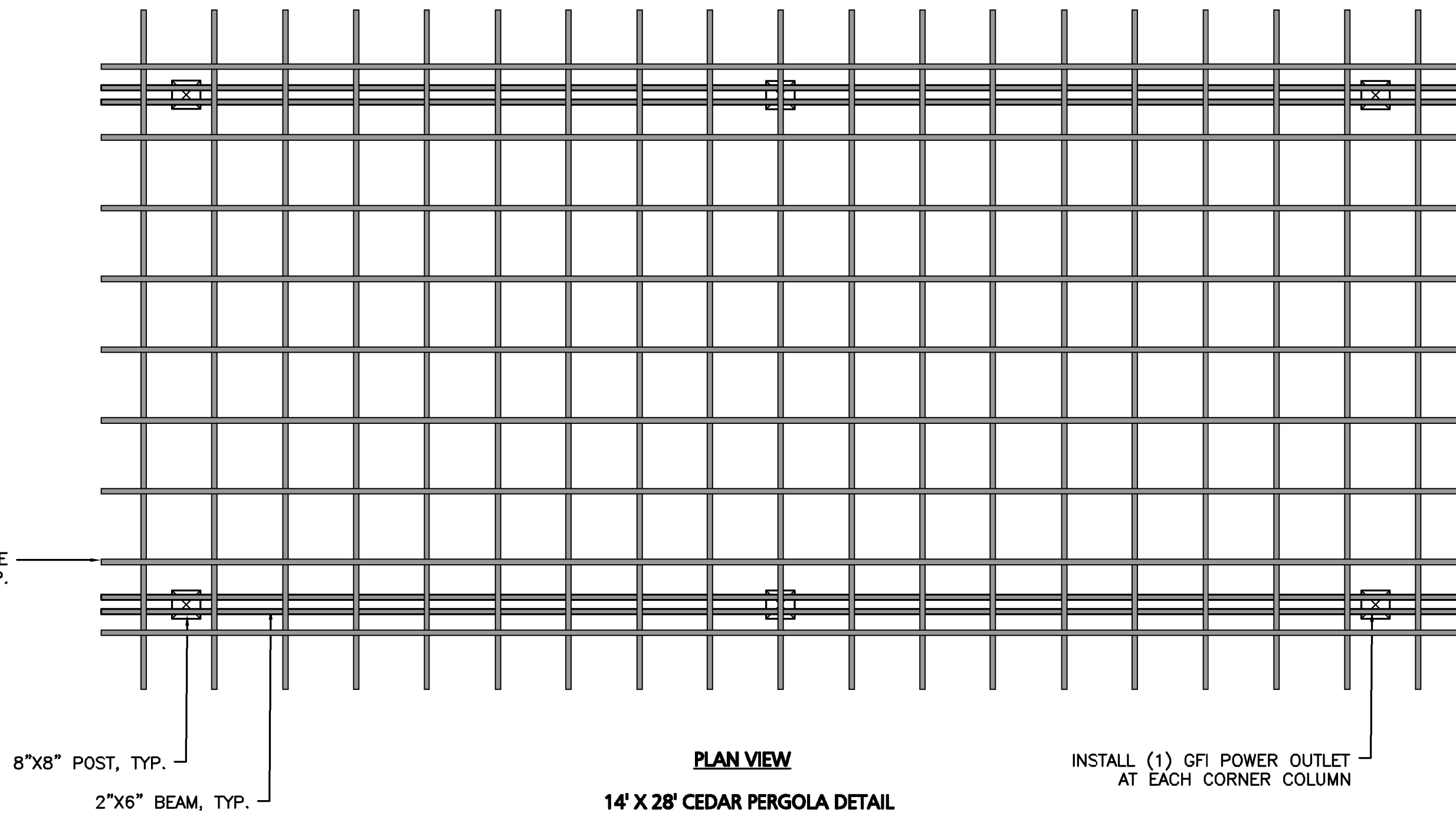
- NOTES:**
- INSTALL 6" X 6" X 8" PRESSURE TREATED FREE-STANDING WOODEN TIMBER WALL ALONG ENTIRE PERIMETER OF BOCCÉ COURT. INSTALL TIMBERS ON A 6" GRAVEL BASE AROUND ENTIRE PERIMETER OF BOCCÉ COURT. UNIFY THE STRUCTURE AND PROVIDE STABILITY WITH #4 REBAR & TIMBER WALL SCREWS ANCHORED THRU ALL LEVELS OF THE TIMBER WALL. WOODEN TIMBERS TO BE INSTALLED WITH 12" REVEAL ON INSIDE AND OUTSIDE OF COURT AND BE BURIED A MIN. OF 12" DEEP BELOW FINISH GRADE OF BOCCÉ COURT.
  - FREE-STANDING WOODEN TIMBER WALL AROUND BOCCÉ COURT TO HAVE 1" CORE DRAINAGE HOLES EVERY 25'.
  - SEE BOCCÉ COURT SURFACE DETAIL. COURT SURFACE TO BE FLAT. THE SURFACE IS TO NOT VARY BY MORE THAN 1/8" PER 10' AS MEASURED IN ANY DIRECTION. DURING INSTALLATION, WATER SURFACE AND COMPACT WITH 400 TO 1,200 LB ROLLER UNTIL FIRMNESS IS ACHIEVED.
  - BOCCÉ BALLS & COURT MAINTENANCE EQUIPMENT INCLUDING BUT NOT LIMITED TO: BOCCÉ BALLS, HAND ROLLERS, SCARIFIER RAKE, BROOM, TO MAINTAIN COURTS ARE TO BE PROVIDED BY OWNER.
  - INSTALL 1 FIXED BOCCÉ SCOREBOARD ON 48" HT. WOODEN POST. SCOREBOARD TO BE UV RESISTANT AND WEATHERPROOF. ALSO PROVIDE 1 EXTRA SET OF EACH COLORED ROUNDED SCORE INDICATORS FOR BOARD. SCOREBOARD TO BE FROM "LOVE ONE" OR EQUAL; 404-804-6816. WWW.TENNISCOREBOARDS.COM. INSTALL 1 SHOE BRUSH ON WOODEN TIMBERS. SHOE BRUSH FROM WWW.BOCCEMON.CO; 1-360-224-2909 OR EQUAL.
  - ADA ACCESSIBLE BOCCÉ PLAY SURFACE SHALL BE POURED IN PLACE RUBBERIZED RESILIENT PLAY SURFACE ON TOP OF BITUMINOUS WALK AND GRAVEL SUB BASE (SEE TYP. BITUMINOUS WALK DETAIL).
    - RUBBERIZED SURFACE TO CONSIST OF 2" DEPTH OF RECYCLED STYRENE BUTADIENE RUBBER AND ALIPHATIC URETHANE. SUBMIT SHOP DRAWING FOR APPROVAL ON MATERIAL AND COLOR.
    - ACCESSIBLE BOCCÉ PLAY SURFACE SHALL BE SEPARATED FROM BOCCÉ PLAY SURFACE WITH FLUSH 6" WIDE INTERIOR TIMBER FRAME.
    - ADA ACCESSIBLE BOCCÉ PLAY SURFACE, TIMBER FRAME AND BOCCÉ COURT CLAY SURFACE TO BE FLUSH.

**BOCCÉ COURT**  
NOT TO SCALE

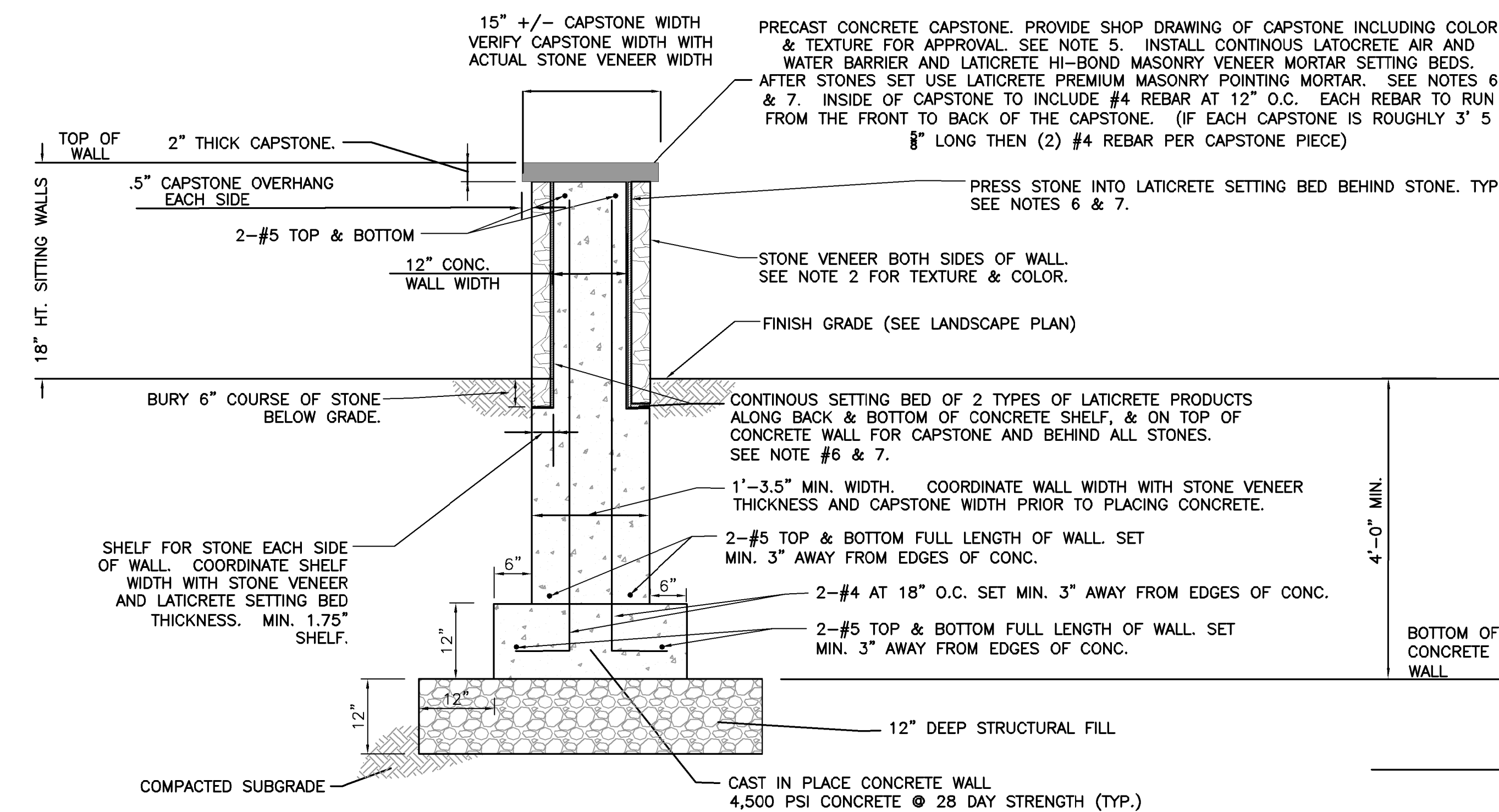


**DOG WASTE RECEPTACLE & BAG DISPENSER STAND**  
NOT TO SCALE

- NOTES:**
- THIS DETAIL IS PROTOTYPICAL IN NATURE AND IS NOT TO BE CONSIDERED FOR CONSTRUCTION. CONTRACTOR SHALL SUBMIT SHOP DRAWING.
  - PERGOLA DESIGNED & BUILT BY BALDWIN PERGOLAS. BALDWINPERGOLAS.COM (MIDDLETOWN, CT). PERGOLA TO BE WESTERN RED CLEAR CEDAR, 10 FT. TALL, 8"X8" POSTS, 2"X6" BEAMS, JAPANESE STYLE ANGLE CUT RAFTERS, 4 FT. DEPTH MIN. CONC. FOOTINGS, STAINED OR LEFT NATURAL CEDAR. FOR PRICING PURPOSES ONLY STAINED WITH 2 COATS. PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING. PERGOLA STRUCTURE INCLUDING FASTENERS, WOOD SIZING, AND FOOTINGS TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF MA & AT CONTRACTORS COST. PERGOLA CONTRACTOR TO COORD. PERGOLA INSTALLATION WITH ADJACENT LIGHTING, POOL, SIDEWALK, AND FOOTING CONTRACTORS. JAPANESE STYLE ANGLE CUT RAFTER, TYP.

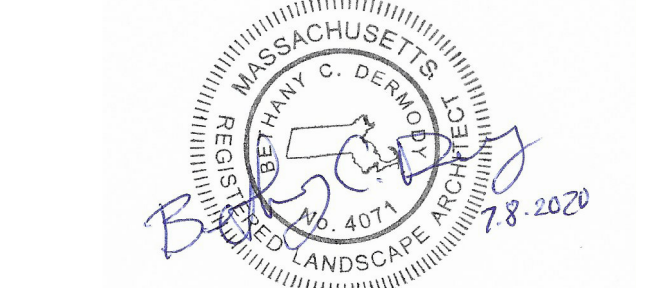


**14' X 28' CEDAR PERGOLA DETAIL**  
(DESIGNED & BUILT BY BALDWIN PERGOLAS)  
SCALE: 1" = 2'-0"



**STONE VENEER WALL**  
NOT TO SCALE

- NOTES:**
- INSTALL STONE VENEER PER MANUFACTURERS RECOMMENDATIONS FOR EXTERIOR CONCRETE WALL USE IN MASSACHUSETTS.
  - STONE VENEER TO MATCH ARCHITECTURE ELDORADO STONE ([HTTPS://WWW.ELDORADOSTONE.COM/](https://www.eldoradostone.com/)) IN EARTH TONES OR EQUAL. PROVIDE OWNER WITH SAMPLES OF EACH STYLE IN A MOCK UP AND SHOP DRAWINGS FOR APPROVAL FROM OWNER PRIOR TO ORDERING.
  - WALLS INCLUDING FOOTING TO BE REVIEWED AS A SHOP DRAWING, AND APPROVED BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF MASSACHUSETTS AND AT CONTRACTOR COST. CONTRACTOR TO INCORPORATE ANY NECESSARY REVISIONS.
  - PRECAST CONCRETE CAPSTONE TO BE FROM NORTHERN DESIGN PRECAST, INC. LOCATED IN LOUDON, NH. 603-783-8989 OR APPROVED EQUAL. PROVIDE OWNER WITH STAMPLES OF EACH STYLE AND SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING.
  - DO NOT USE ORDINARY MASONRY MORTAR BEHIND STONE VENEER. AFTER CONCRETE WALL HAS FULLY CURED UTILIZE 2 LATICRETE PRODUCTS BETWEEN STONE VENEER AND CONCRETE WALL. FIRST CLEAN CONCRETE WALL AND MAKE SURE NO LOOSE CONCRETE OR DIRT. THEN APPLY 2 COATS (15-22 MILS) OF LATICRETE AIR AND WATER BARRIER CONTINUOUS ACROSS ENTIRE WALL SIDES, TOP AND SHELF TO RECEIVE STONES. ALLOW TO CURE. THEN APPLY LATICRETE HI-BOND MASONRY VENEER MORTAR (PRODUCT IS A POLYMER FORTIFIED MORTAR) CONTINUOUS ACROSS ENTIRE WALL AND SHELF TO RECEIVE STONES. PRESS STONES VENEER INTO MORTAR. AFTER STONES SET USE LATICRETE PREMIUM POINTING MORTAR. PROVIDE SHOP DRAWINGS OF ALL LATICRETE PRODUCTS FOR APPROVAL TO LANDSCAPE ARCHITECT PRIOR TO PURCHASING. INSTALL LATICRETE PRODUCTS AND STONE VENEER PER MANUFACTURERS INSTRUCTIONS.
  - PRESS STONE INTO LATICRETE SETTING BED BEHIND STONE. SETTING BED TO BE 3/4" DEPTH BEFORE COMPRESSION. EACH STONE TO BE HAND TIGHT JOINTS AND NO MORE THAN 1/4" BETWEEN STONES. STAGGER ALL JOINTS. CREATE RANDOM APPEARANCE OF VENEER WITH VARYING STONE SIZES. REMOVE EXCESS MORTAR FROM JOINTS. AFTER STONES ARE SET, APPLY LATICRETE PREMIUM MASONRY POINTING MORTAR TO JOINTS. JOINTS TO HAVE SMOOTH FINISH AND BE CLEAN IN APPEARANCE.



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HARDSCAPE DETAILS	L-503