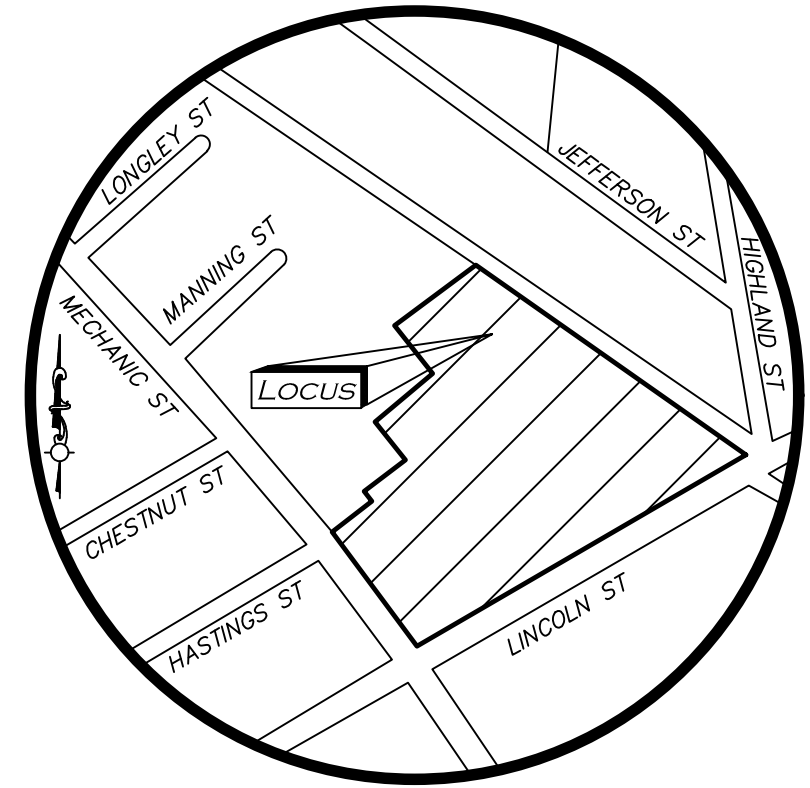


TBM #	DESCRIPTION	ELEV.
1	X-CUT IN HYDRANT FLANGE BOLT	442.32
2	X-CUT IN HYDRANT FLANGE BOLT	441.96
3	X-CUT IN HYDRANT FLANGE BOLT	450.99

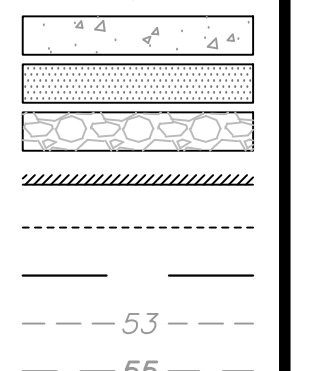


LOCUS MAP
(NOT TO SCALE)



LEGEND

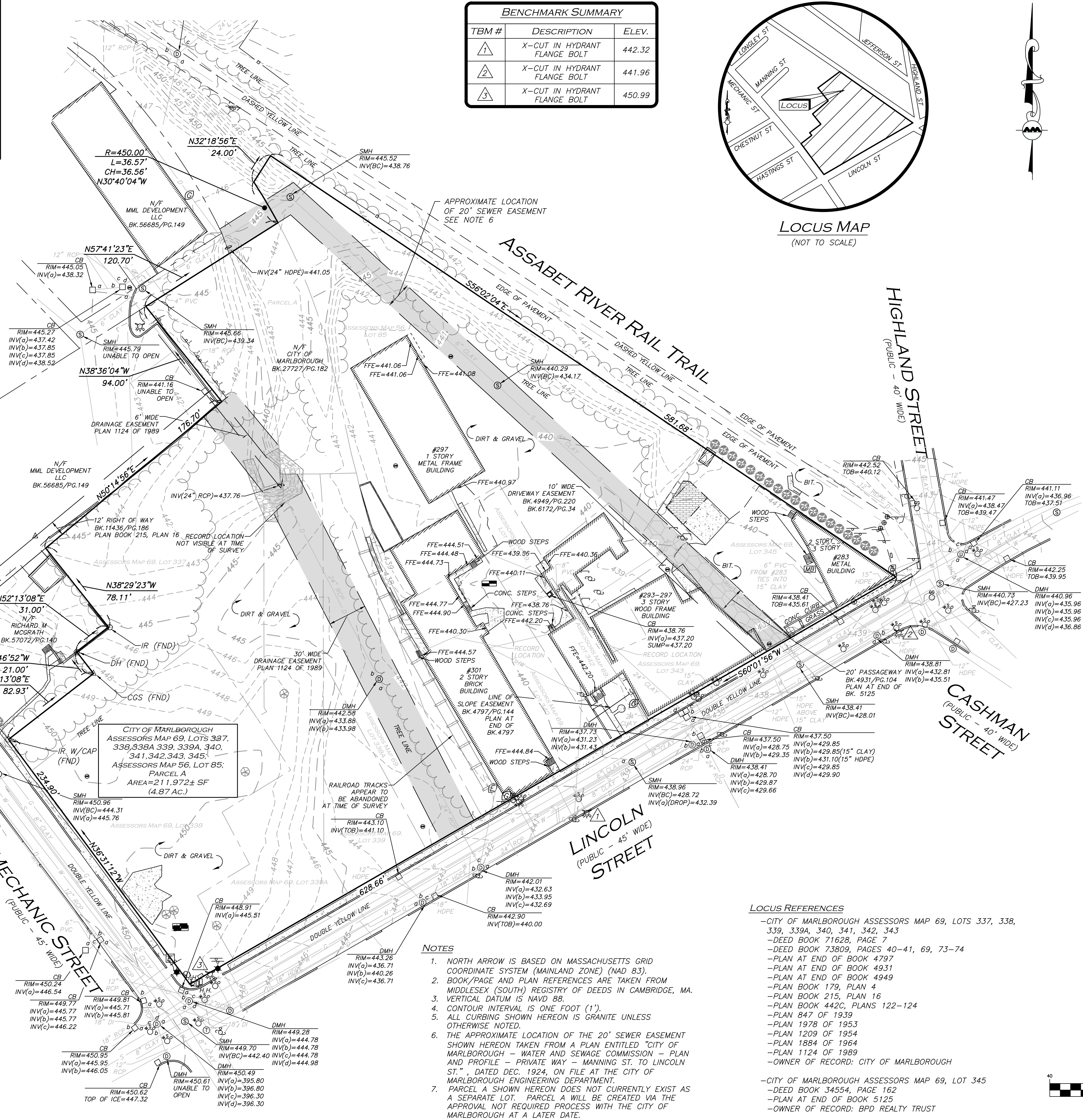
- DRILL HOLE (DH) ○
- IRON PIPE (IP) ○
- IRON ROD (IR) ○
- COTTON GIN SPINDLE (CGS) △
- DRAIN MANHOLE (DMH) ⊙
- SEWER MANHOLE (SMH) ⊙
- ELECTRIC MANHOLE (EMH) ⊙
- TELEPHONE MANHOLE (TMH) ⊙
- CATCH BASIN (CB) □
- UTILITY POLE ○
- UTILITY POLE W/RISER ○
- UTILITY POLE W/LIGHT ○
- GUY WIRE ○
- FIRE HYDRANT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



FOR REGISTRY USE ONLY

UTILITY STATEMENT

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



NOTES

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

LOCUS REFERENCES

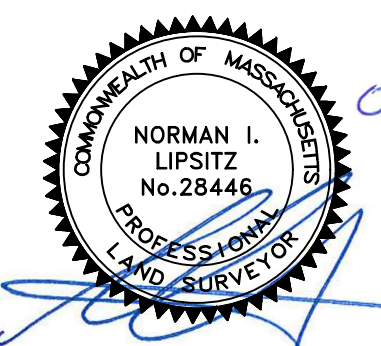
- CITY OF MARLBOROUGH ASSESSORS MAP 69, LOTS 337, 338, 339, 339A, 340, 341, 342, 343
- DEED BOOK 71628, PAGE 7
- DEED BOOK 73809, PAGES 40-41, 69, 73-74
- PLAN AT END OF BOOK 4797
- PLAN AT END OF BOOK 4931
- PLAN AT END OF BOOK 4949
- PLAN BOOK 179, PLAN 4
- PLAN BOOK 215, PLAN 16
- PLAN BOOK 442C,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

WE HEREBY CERTIFY THAT:

THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY OF THE GROUND SURVEY PERFORMED ON OR BETWEEN DECEMBER 17, 2021 AND MARCH 9, 2022.
 THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1976 AND REVISED JANUARY 12, 1988.
 ACCORDING TO DEEDS AND PLANS OF RECORD, THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF THE STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
 THE ABOVE CERTIFICATION IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS FOR THE RECORDING OF PLANS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT CITY OF MARLBOROUGH ASSESSOR'S INFORMATION. THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.

Mar. 17, 2022
 PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.



REV	DATE	DESCRIPTION

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

PROJECT:
283-325 LINCOLN STREET
 MARLBOROUGH, MA

PROJECT NO. 1670-20 DATE: 03/17/2022
 SCALE: 1" = 40' DWG. NAME: S-1670-20-EC
 DRAFTED BY: KAC CHECKED BY: NIL

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
 civil engineering • land surveying
 environmental consulting • landscape architecture
 www.allenmajor.com
 100 COMMERCE WAY
 WOBURN MA 01801-8501
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DRAWING TITLE: EXISTING CONDITIONS SHEET NO. V-101

ZONING SUMMARY CHART
NEIGHBORHOOD BUSINESS DISTRICT (NB)

ITEM	REQUIRED	PROPOSED
MINIMUM LOT AREA	5,000 SF	197,347 SF
MINIMUM LOT FRONTAGE	50'	480.42'
MINIMUM FRONT SETBACK	15' - 25' ⁽¹⁾	17' MECHANIC ST 25' LINCOLN ST
MINIMUM SIDE SETBACK	10'	10'
MINIMUM REAR SETBACK	15' - 25' ⁽¹⁾	N/A
BUILDING HEIGHT	52', 2.5 STY	51.67', 5 STY
MAX LOT COVERAGE ⁽²⁾	75%	65.05%
MIN. OPEN SPACE 100 SF/UNIT	100 SF x 276 UNIT 27,600 SF	82,259 SF

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

- NOTES:
- LOT COVERAGE
 - PARKING GARAGE A=34,670 SF
 - BUILDING A=73,390 SF
 - PARKING LOT (MECHANIC ST) A=4,827 SF
 - FIRE ACCESS ROAD A=9,491 SF
 - PARALLEL SPACES/SIDEWALKS A=5,997 SF
 - TOTAL IMPERVIOUS A=128,375 SF
 - OPEN SPACE
 - EXTERIOR LANDSCAPE A=68,972 SF
 - INTERIOR AMENITY A=8,472 SF
 - BALCONIES A=4,815 SF
 - TOTAL OPEN SPACE A=82,259 SF
 - PER THE NEIGHBORHOOD BUSINESS REGULATION, UP TO 50% OF THE REQUIRED OPEN SPACE MAY BE PRIVATE OPEN SPACE PLACED IN THE BUILDING; AS INDIVIDUAL UNIT BALCONIES LARGE ENOUGH FOR A TABLE AND CHAIRS; OR ON THE ROOF OF THE STRUCTURE AS A GARDEN OR SITTING AREA.
 - THE AVERAGE FINISH GRADE ALONG THE FRONT (MECHANIC & LINCOLN STREET) OF THE BUILDING IS ELEVATION 445.18.

PARKING & LOADING REQUIREMENTS

PARKING USE	REQUIRED	PROVIDED
RETAIL (1 SPACE PER 250 SF GFA)	10,074 SF/250 SF = 40.3	41
MIN. RESIDENTIAL (1 SPACES PER BEDROOM)	401 BEDROOMS x 1 = 401	440 SPACES
MAX. RESIDENTIAL (2 SPACES PER UNIT)	276 UNITS x 2 = 552	
TOTAL	MIN 441 SPACES MAX 593 SPACES	481 SPACES

- NOTES:
- THE PROPOSED PROJECT PROPOSES 25 PARALLEL PARKING SPACES ALONG LINCOLN AND MECHANIC STREET WHICH WILL ALL BE DEDICATED TO RETAIL USE.
 - THE PROPOSED PROJECT ALSO PROPOSES A SMALL PARKING LOT OFF OF MECHANIC STREET WITH 8 PARKING SPACES FOR RETAIL USE.
 - THE PROPOSED PARKING GARAGE HAS A TOTAL OF 448 PARKING SPACES OF WHICH 440 ARE FOR RESIDENTIAL USE AND 8 SPACES ARE FOR RETAIL USE.
 - THE PROPOSED 22 PARKING SPACES IN THE PARKING LOT OFF OF LINCOLN STREET ADJACENT TO THE ASSABET RIVER RAIL TRAIL ARE FOR RECREATIONAL PURPOSES AND ARE NOT INCLUDED IN THE OVERALL PARKING FOR THE PROPOSED PROJECT.

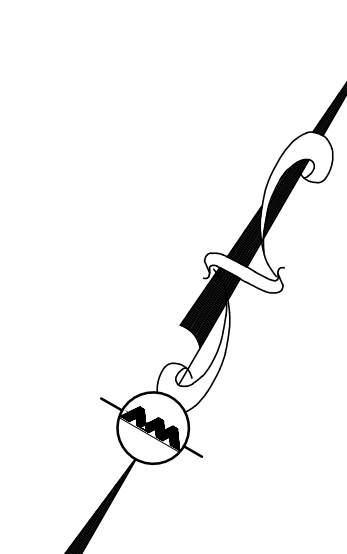
LEGEND

PROP. PROPERTY LINE	---
SIGN	T
BOLLARD	•
BUILDING	[Solid Block]
BUILDING ARCHITECTURE	[Hatched Block]
BUILDING INTERIOR WALLS	[Dashed Line]
CURB	=====
RETAINING WALL	[Hatched Block]
PARKING STRIPING	[Striped Area]
SIDEWALK	[Dotted Area]
ADA ACCESSIBLE RAMP	[Ramp Symbol]
ADA DET. WARNING SURFACE	[Hatched Area]
SNOW STORAGE	[Hatched Area]
SETBACK LINE	---
PARKING COUNT	10
WOOD GUARDRAIL	[Wavy Line]
CHAIN LINK FENCE	[X-X Line]
TREE LINE	---
TRANSFORMER	T
DOUBLE YELLOW CENTER LINE	DYCL
STOP LINE	SL
VERTICAL GRANITE CURB	VGC
MONOLITHIC CONCRETE CURB	MCC
PRECAST CONCRETE CURB	PCC

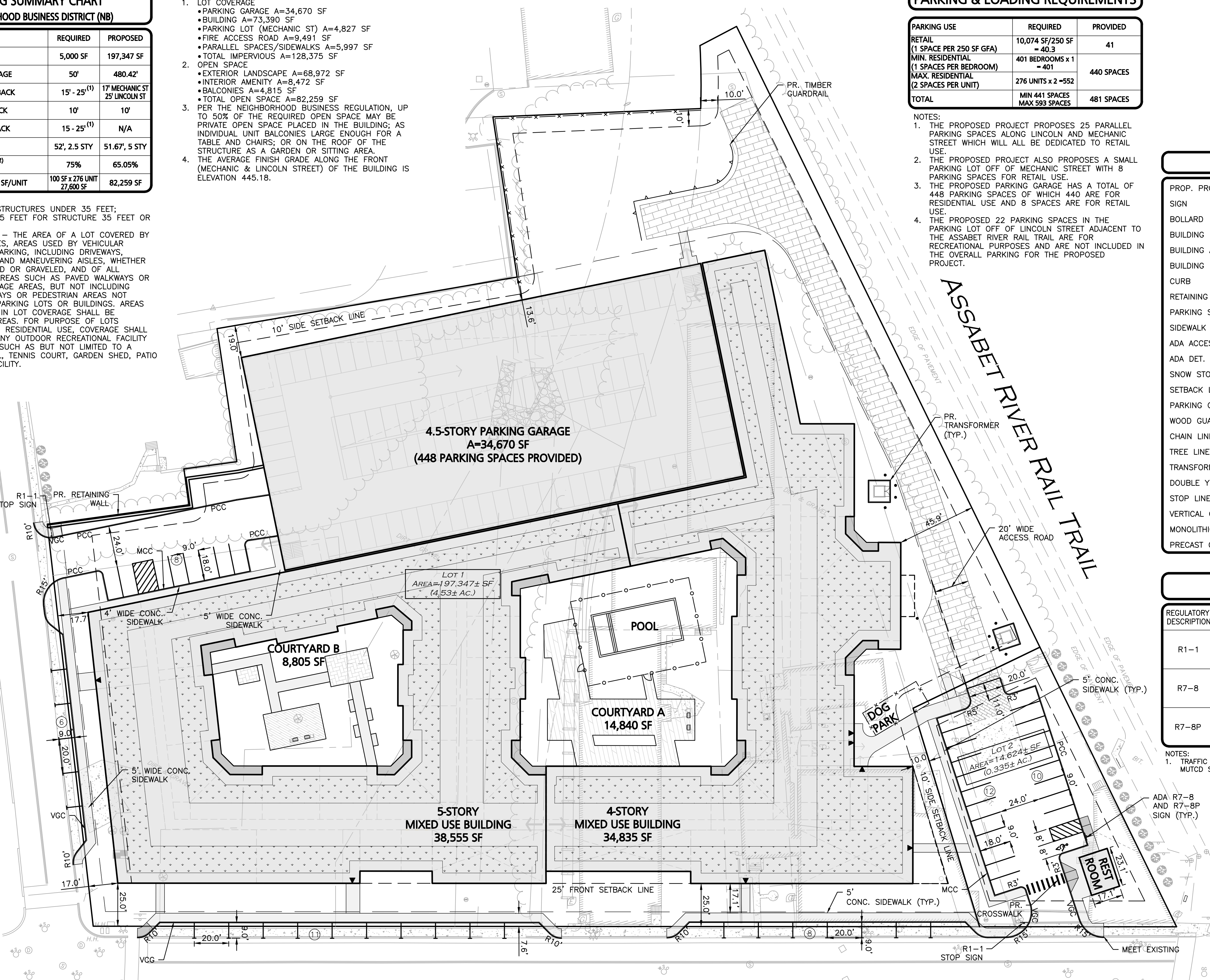
SIGN TABLE

REGULATORY DESCRIPTION	SIGN	SIZE	MOUNTING HEIGHT
R1-1		30" x 30"	7' - 0"
R7-8		12" x 18"	7' - 0"
R7-8P		12" x 6"	6' - 6"

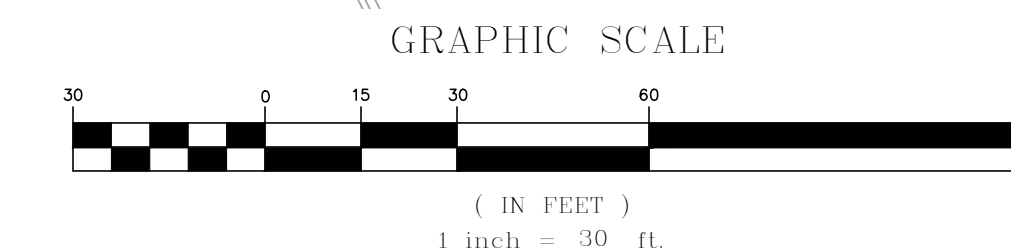
- NOTES:
- TRAFFIC AND SAFETY SIGNAGE SHALL COMPLY WITH MUTCD STANDARDS.



MECHANIC STREET
(PUBLIC - 45' WIDE)



LINCOLN
(PUBLIC - 45' WIDE)
STREET



ISSUED FOR PERMIT
MARCH 17, 2022



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

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

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

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

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

DESIGNED BY: PGM/BR CHECKED BY: PLC

PREPARED BY:



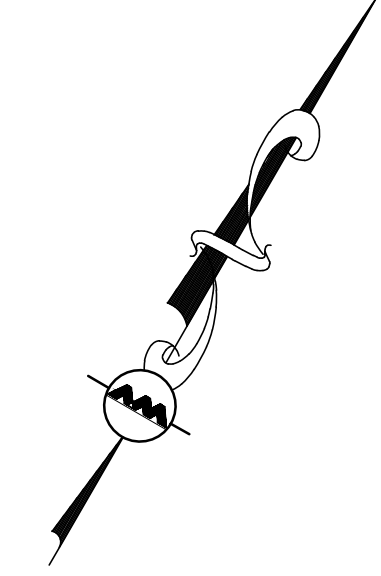
10 MAIN STREET
LAKEVILLE, MA 02347
TEL: (508) 923-1010
FAX: (508) 923-6809

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE: LAYOUT & MATERIALS PLAN SHEET No. C-102





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

ISSUED FOR PERMIT
MARCH 17, 2022



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

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

PROJECT:
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283-325 LINCOLN STREET
MARLBOROUGH, MA

PROJECT NO.	1670-20	DATE:	03-17-2022
SCALE:	1" = 30'	DWG. NAME:	C1670-20
DESIGNED BY:	PGM	CHECKED BY:	PLC

PREPARED BY:

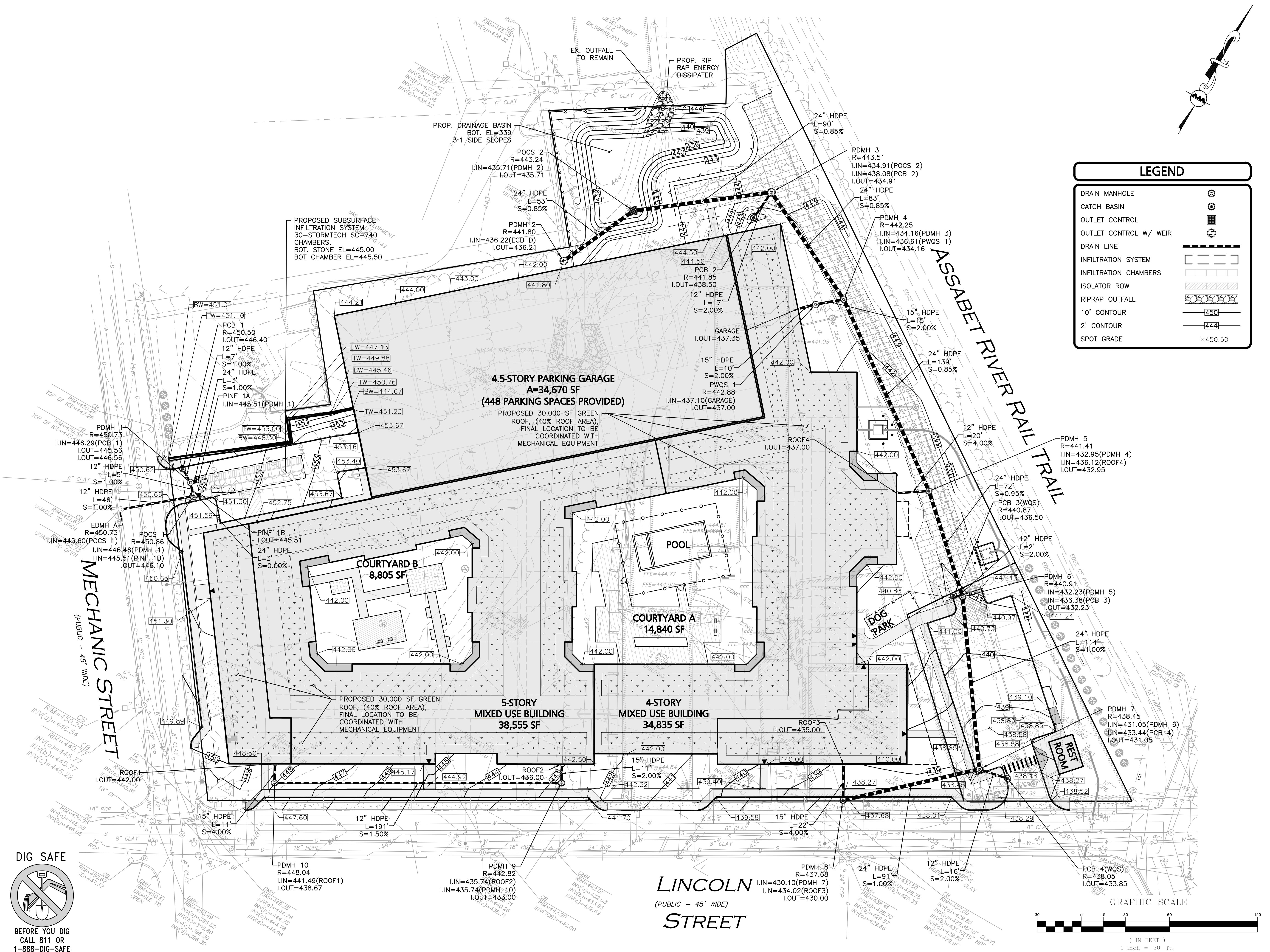
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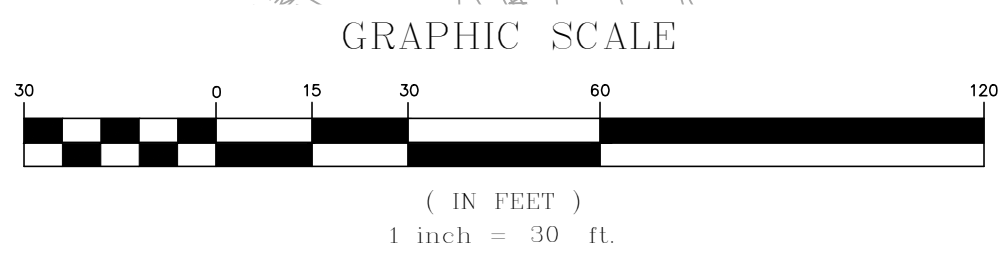
DRAWING TITLE:	SHEET No.
GRADING & DRAINAGE PLAN	C-103



DIG SAFE

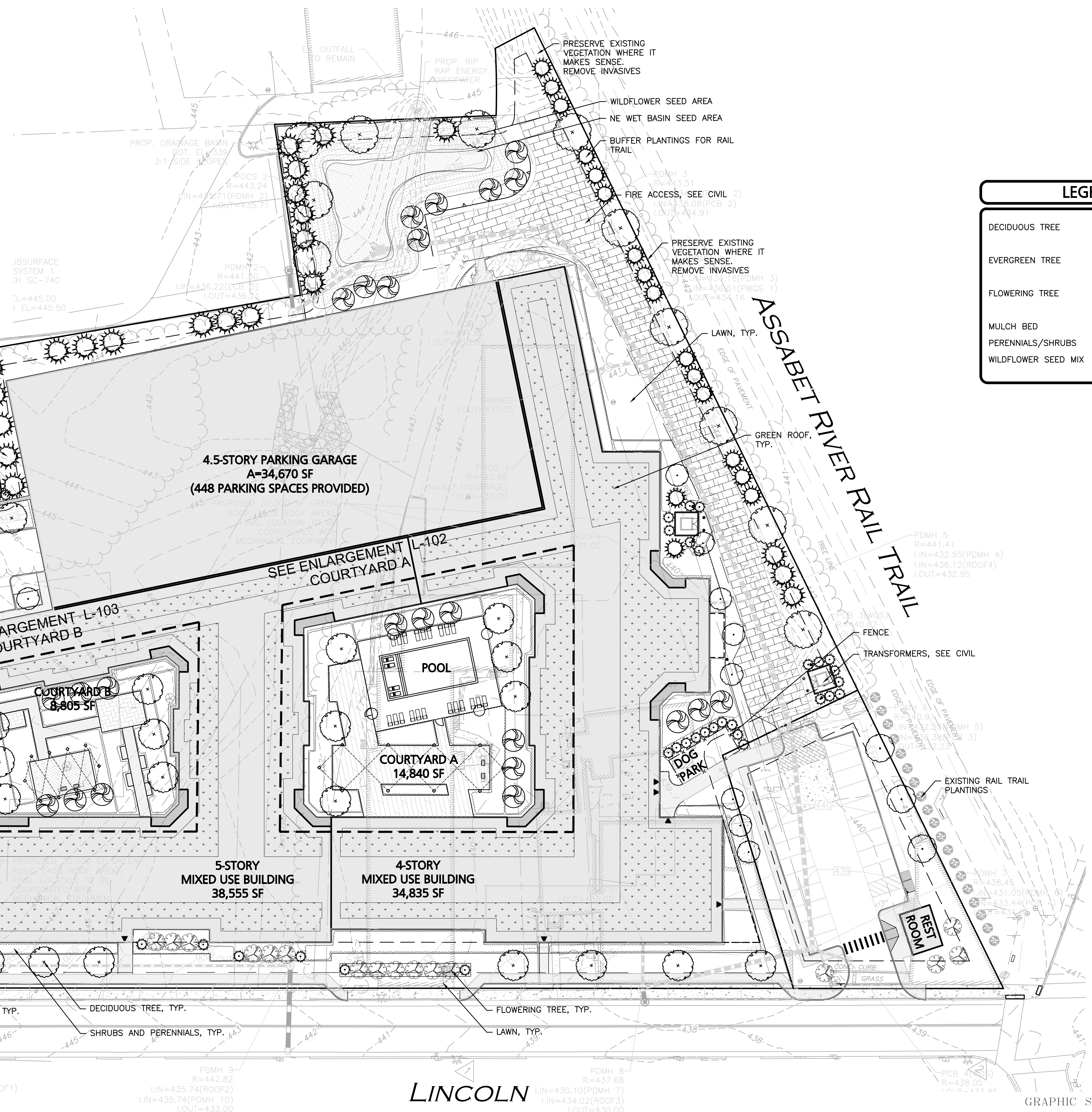
BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

LINCOLN STREET
(PUBLIC - 45' WIDE)



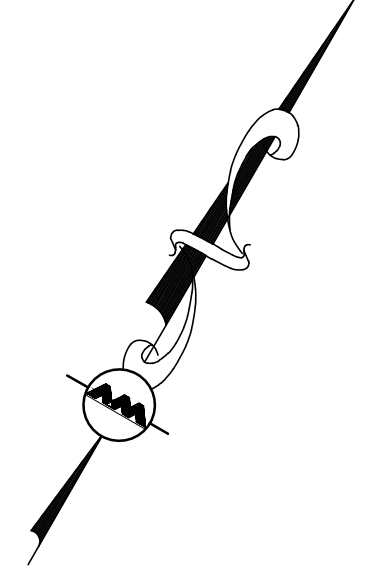
GENERAL NOTES:

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



LEGEND

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



ISSUED FOR PERMIT
 MARCH 17, 2022



PROFESSIONAL ENGINEER FOR
 ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
 ALTA MARLBOROUGH, LLC
 91 HARTWELL AVENUE, 3RD FLOOR
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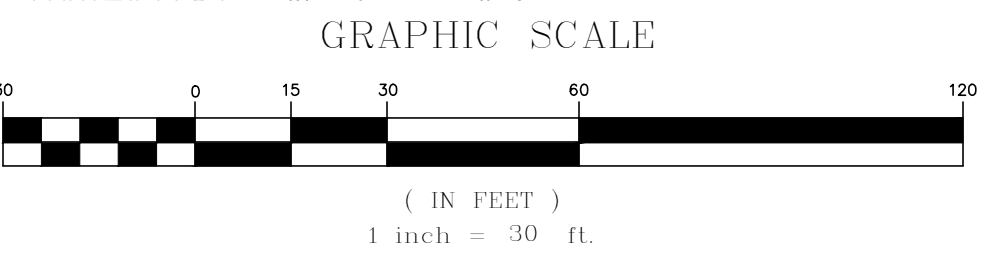
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DRAWING TITLE:	SHEET No.
SCHMATIC LANDSCAPE PLAN	L-101

MECHANIC STREET
 (PUBLIC - 45' WIDE)

LINCOLN STREET
 (PUBLIC - 45' WIDE)



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 1-888-344-7233