



IN CITY COUNCIL

Marlborough, Mass., JULY 25, 2022

ORDERED:

IN CITY COUNCIL
NOTICE OF DECISION
GRANT OF SPECIAL PERMIT

Special Permit Application of:
Alta Marlborough, LLC
91 Hartwell Avenue
Lexington, MA 02421
Order No. 22-1008572E

Locus:
Lincoln & Mechanic Streets
Marlborough, MA 01752
Assessors Map 56, Parcel 85
Assessors Map 69, Parcel 337, 338, 338A, 339, 339A, 340, 341, 342, 343, 345
Portion of City Rail Spur Land

DECISION

The City Council of the City of Marlborough hereby **GRANTS** the Application of Alta Marlborough, LLC, with a mailing address of 91 Hartwell Avenue, Lexington, MA 02421, as provided in the DECISION and subject to the Findings of Fact and Conditions contained therein.

Decision date: **July 25, 2022.**

The Decision of the City Council was filed in the Office of the City Clerk of Marlborough on the **26th** day of **July 2022.**

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

Given at Marlborough this **16th** day of **August 2022.**

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

A TRUE COPY
ATTEST:


City Clerk



IN CITY COUNCIL

Marlborough, Mass., JULY 25, 2022

ORDERED:

PAGE 1

IN CITY COUNCIL

DECISION ON A SPECIAL PERMIT ALTA MARLBOROUGH, LLC

DECISION ON A SPECIAL PERMIT ORDER NO. 22-1008572E

The City Council of the City of Marlborough hereby **GRANTS** the Application for a Special Permit to Alta Marlborough, LLC (the “Applicant”) for a mixed-use development on various parcels at Lincoln Street and Mechanic Street in the Neighborhood Business Zoning District, as provided in this Decision and subject to the following Findings of Fact and Conditions.

FINDINGS OF FACT

1. The Applicant, Alta Marlborough, LLC, is a Delaware limited liability company with an address of 91 Hartwell Avenue, Lexington, MA 02421.
2. The Applicant is the prospective owner of the property located on or about Lincoln Street and Mechanic Street in Marlborough, MA, being shown on Assessors Map 56 as Parcel 85, and on Assessors Map 69 as Parcels 337, 338, 338A, 339, 339A, 340, 341, 342, 343, 345, and including a portion of the rail spur land shown as “Parcel A – N/F City of Marlborough” on the Plans referenced in paragraph 5 below (the “Site”).
3. In accordance with Section 650-17, Section 650-18(A)(42), and Section 650-39 of the Zoning Ordinance of the City of Marlborough (the “Zoning Ordinance”), the Applicant proposes a mixed-use development at the Site (the “Use”). As shown on the Plans referenced in paragraph 5 below, the Use consists of 276 residential units – 10% of which shall be restricted as affordable – in two attached buildings, 10,074 square feet of ground level retail and commercial space, a parking garage with 448 spaces, an open-air parking lot with 8 spaces, 25 parking spaces parallel to Lincoln Street and Mechanic Street located partially on the Site and partially within the City right of way, landscaped areas, and amenity areas. As shown on the Plans referenced in paragraph 5 below, the Applicant also proposes a parking lot with 22 spaces and a public amenity / restroom building on a parcel to be conveyed in accordance with the Land Swap Agreement referenced in condition #17 below.
4. The Applicant, by and through its counsel, filed with the City Clerk of the City of Marlborough an Application for a Special Permit (“Application”) for the Use.



IN CITY COUNCIL

Marlborough, Mass., JULY 25, 2022

ORDERED:

PAGE 2

5. In connection with the Application, the Applicant submitted a certified list of abutters, filing fees, and a site plan entitled "Alta Marlborough, 283-325 Lincoln Street, Marlborough, MA" by Allen & Major Associates, Inc., with the last revision date of April 1, 2022 (the "Plans") attached hereto as "Attachment A."
6. In connection with the Application, the Applicant also submitted a Fiscal Impact Analysis dated May 5, 2022, by Fougere Planning & Development, Inc., and a Transportation Impact Assessment dated May 2022 by Vanasse & Associates, Inc.
7. The Application was certified as complete by the Building Commissioner of the City of Marlborough, acting on behalf of the City Planner for the City of Marlborough, in accordance with the Rules and Regulations promulgated by the City Council for the issuance of a Special Permit.
8. The Site is located in the Neighborhood Business Zoning District.
9. The Site has an area of 211,972 square feet +/- (4.87 acres) as shown on the Plans.
10. Pursuant to the Rules and Regulations of the City Council for the City of Marlborough and applicable statutes of the Commonwealth of Massachusetts, the City Council established a date for a public hearing on the Application and the City Clerk for the City of Marlborough caused notice of the same to be advertised and determined that notice of the same was provided to abutters entitled thereto in accordance with applicable regulations and law.
11. The Marlborough City Council, pursuant to Massachusetts General Laws Chapter 40A, opened a public hearing on the Application on Monday, May 9, 2022. The public hearing was held at the Marlborough City Hall, 140 Main Street. The hearing was closed on May 9, 2022.
12. The Applicant, through its representatives, presented testimony at the public hearing detailing the Use, describing its impact upon municipal services, the neighborhood, and traffic.
13. At the public hearing, three members of the public spoke in favor of the Use and one member of the public spoke in opposition to the Use.
14. The Applicant, through its representatives, conducted a balloon test on May 18, 2022, to demonstrate the height of the proposed buildings, with notices of the balloon tests being mailed to property owners listed on the certified list of abutters and being posted on the City website.



IN CITY COUNCIL

Marlborough, Mass., JULY 25, 2022

ORDERED:

PAGE 3

15. Pursuant to Massachusetts General Laws Chapter 40A, Section 9, a special permit for the Use requires a simple majority vote because the Applicant proposes a mixed-use development in a center of commercial activity in Marlborough that will restrict 10% of its residential units as affordable.
16. Councilor Donald Landers was absent from the single session of the public hearing on the Application. Prior to the vote on this decision, Councilor Landers filed a written certification as to examination of all the evidence and testimony received at the hearing session as set forth in **“Attachment B”** hereto, made as part of the record of the hearing, in accordance with Massachusetts General Laws Chapter 39, Section 23D.

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

- A. The Applicant has complied with all Rules and Regulations promulgated by the Marlborough City Council as they pertain to special permit applications.
- B. The City Council finds that the proposed Use of the Site is an appropriate use and in harmony with the general purpose and intent of the Zoning Ordinance of the City of Marlborough when subject to the appropriate terms and conditions as provided herein. The City Council makes these findings subject to the completion and adherence by the Applicant, its successors and/or assigns to the conditions more fully set forth herein.
- C. In accordance with Section 650-39.F, the City Council finds that modifications to the dimensional, parking, design, and landscaping requirements applicable to the Use, as shown on the Plans, shall result in an improved design and will not nullify or substantially derogate from the intent or purpose of Section 650-39 of the Zoning Ordinance, because the design integrates the buildings with the existing neighborhood and nearby rail trail, and accommodates convenient parking for members of the public using the Site’s retail and commercial spaces.
- D. The City Council, pursuant to its authority under Massachusetts General Laws Chapter 40A and the Zoning Ordinance of the City of Marlborough hereby **GRANTS** the Applicant a Special Permit for a mixed-use development at the Site as shown on the Plans filed, **SUBJECT TO THE FOLLOWING CONDITIONS**, which conditions shall be binding on the Applicant, its successors and/or assigns:
 1. Construction in Accordance with Applicable Laws. Construction of all structures on the Site is to be in accordance with all applicable Building Codes and Zoning Regulations in effect in the City of Marlborough and the Commonwealth of Massachusetts and shall be built according to the Plans as may be amended during Site Plan Review.



IN CITY COUNCIL

Marlborough, Mass., JULY 25, 2022

ORDERED:

PAGE 4

2. Site Plan Review. The issuance of the Special Permit is further subject to detailed Site Plan Review by the Site Plan Review Committee, in accordance with the City of Marlborough Site Plan Review Ordinance prior to the issuance of the building permit. Any additional changes, alterations, modifications or amendments, as required during the process of Site Plan Review, shall be further conditions attached to the building permit, and a final certificate of occupancy shall not be issued until the Applicant has complied with all conditions, provided that the Site Plan Review Committee may authorize the phasing of site work depending upon weather conditions and other factors. Subsequent Site Plan Review shall be consistent with the conditions of this Special Permit and the Plans submitted, reviewed and approved by the City Council as the Special Permit Granting Authority.
3. Modification of Plans. Notwithstanding conditions #1 and #2 above, the Site Plan Review Committee may approve minor amendments to the Plan's, so long as said changes do not materially increase the impervious area of the Use, alter traffic flow, increase the size of the buildings, increase the number of residential units, or increase the total number of bedrooms above 440, all as shown on the Plans.
4. Incorporation of Submissions. All plans, photo renderings, site evaluations, briefs and other documentation provided by the Applicant as part of the Application, and as amended or revised during the application/hearing process before the City Council and/or the City Council's Urban Affairs Committee, are herein incorporated into and become a part of this Special Permit and become conditions and requirements of the same, unless otherwise altered by the City Council.
5. Storm Water and Erosion Control Management. The Applicant shall ensure that its site superintendent during construction of the project is competent in stormwater and erosion control management. This individual(s)' credentials shall be acceptable to the Engineering Division of the City's Department of Public Works and the City's Conservation Commission. This individual(s) shall be responsible for checking the Site before, during, and after storm events including weekends and evenings when storms are predicted. This individual(s) shall ensure that no untreated stormwater leaves the Site consistent with the State's and the City's stormwater regulations. This individual(s) shall ensure compliance with the approved sequence of construction plan and the approved erosion control plan. The Applicant shall grant this individual(s) complete authority of the Site as it relates to stormwater and erosion controls.



IN CITY COUNCIL

Marlborough, Mass., JULY 25, 2022

ORDERED:

PAGE 5

6. Affordable Units. Ten percent (10%) of the residential dwelling units at the Site shall be made available as rental units at affordable prices to renters (whose annual income does not exceed eighty percent (80%) of the Area median income adjusted for family size as determined by the U.S. Department of Housing and Urban Development) in perpetuity or the longest period allowed by law (the "Affordable Housing Units"). The Affordable Housing Units shall comply with all requirements for inclusion in the Subsidized Housing Inventory ("SHI") of the Commonwealth of Massachusetts Department of Housing and Community Development ("DHCD"). Prior to obtaining a final certificate of occupancy for any unit within the Use, the Applicant, in coordination with the City and its Community Development Authority, shall file all required submissions to DHCD for inclusion of the Affordable Housing Units on the SHI and shall diligently take all actions necessary to include the Affordable Housing Units on the SHI, including without limitation, preparing and executing a regulatory agreement and declaration of restrictive covenants and/or any other restrictive instrument necessary to ensure compliance with this condition, a marketing plan, and all other required documentation. All costs associated with complying with this condition, including but not limited to, the DHCD process, recording of all documents with the registry of deeds, and the marketing plan for the Affordable Units shall be borne by the Applicant.

7. Rail Trail Lot and Public Amenity/Restroom Building. Not later than the issuance of a final certificate of occupancy for the Use or 26 months following the issuance of a building permit for the buildings associated with the Use, whichever is sooner, and in accordance with the Land Swap Agreement referenced in condition #17 below, the Applicant shall have both caused the conveyance to the Marlborough Economic Development Corporation of the land shown on the Plans as "Lot 2" and completed the parking lot and public amenity/restroom building as shown on the Plans, retaining an access easement over Lot 2 for the benefit of the Use to be further defined through the Site Plan Review process; provided, however, that the Site Plan Review Committee through the Site Plan Review process may authorize the construction of the public amenity/restroom building at another site in the City, or payment to the City in lieu of such construction. The final design of the public amenity/restroom building shall be determined by the Site Plan Review Committee through the Site Plan Review process and shall be architecturally interesting and have railroad-related design elements.



IN CITY COUNCIL

Marlborough, Mass., JULY 25, 2022

ORDERED:

PAGE 6

8. Parallel Parking Spaces and Sidewalks. Prior to the issuance of a final certificate of occupancy for the Use, the Applicant (at no cost to the City) shall grant to the City and record any easements deemed necessary by the City Engineer in a form acceptable to the City, for the parallel parking spaces and sidewalks along Lincoln Street and Mechanic Street, as shown on the Plans. If the City accepts as public ways any portions of the parallel parking spaces and sidewalks along Lincoln Street and Mechanic Street, the City Council hereby finds that any resulting change in the Site's boundaries and setbacks meet the provisions of Section 650-39.F of the Zoning Ordinance for modified dimensional, parking, design, and landscaping requirements for the reasons set forth in Finding C of this Decision.
9. Jefferson Street Parking Lot. Prior to the issuance of a final certificate of occupancy for the Use or by the date set forth in the Land Swap Agreement referenced in condition #17 below (whichever is sooner), the Applicant shall complete improvements to the City-owned parking lot located at 56 Jefferson Street, which serves the Assabet River Rail Trail, in accordance with said Land Swap Agreement.
10. Neighboring Properties at 91, 103, and 103A Mechanic Street. The Applicant shall install and maintain along the boundary line of the Site adjacent to 91 Mechanic Street a privacy fence with a height of six feet, where permissible under the City Code, and vegetated screening to help minimize the view of the Site from 91 Mechanic Street. The Applicant shall install and maintain along the boundary line of the Site adjacent to 103 and 103A Mechanic Street fencing and vegetated screening to help minimize the view of the Site from 103 and 103A Mechanic Street. Wherever possible, the Applicant shall preserve and maintain existing trees to screen the Site from neighboring properties.



IN CITY COUNCIL

Marlborough, Mass., JULY 25, 2022

ORDERED:

PAGE 7

11. Site Access and Safety.

- a. The Site driveway, access easement across the rail trail parking lot, and the vehicle turnaround driveway shall be a minimum of 24 feet in width and designed to accommodate the turning and maneuvering requirements of emergency vehicles.
- b. For all perpendicular parking spaces, the drive aisle behind the parking should be a minimum of 23 feet in order to facilitate parking maneuvers.
- c. Vehicles exiting the Site should be placed under stop sign control with a marked stop line.
- d. All signs and pavement markings to be installed within the Site shall conform to the applicable standards of the Manual on Uniform Traffic Control Devices.
- e. Sidewalks shall be provided to link the building entrances to the sidewalks along Lincoln Street and Mechanic Street, as shown on the Plans.
- f. Americans with Disabilities Act (ADA) compliant wheelchair ramps shall be provided for crossing the Site driveway and rail trail parking lot entrance, or the driveway and entrance shall be designed such that the sidewalks along Lincoln Street and Mechanic Street are flush with the driveway and entrance.
- g. Signs and landscaping installed in the vicinity of the Site driveway and rail trail parking lot entrance shall be designed and maintained so as not to restrict lines of sight.
- h. Snow accumulations in the vicinity of the Site driveway and rail trail parking lot entrance shall be promptly removed where such accumulations would impede sight lines.
- i. Accommodations for future Electronic Vehicle (EV) charging stations shall be installed in at least 10% of the parking spaces in the parking garage with at least 20 parking spaces having EV charging stations installed upon occupancy of the parking garage.
- j. At the Applicant's expense, the Site Plan Review Committee shall engage the services of an outside transportation engineer to provide a peer review of the Applicant's Transportation Impact Assessment dated May 2022 by Vanasse & Associates, Inc., and shall implement the recommendations of such engineer through the Site Plan Review process. The need for additional safety improvements at the Site's driveways or nearby intersections, such as additional signage, crosswalk markings, traffic calming devices, etc., shall be reviewed as part of the Site Plan Review process.



IN CITY COUNCIL

Marlborough, Mass., JULY 25, 2022

ORDERED:

PAGE 8

12. Transportation Alternatives.
 - a. The Applicant shall assign a transportation coordinator to coordinate a Transportation Demand Management (TDM) program for the Site.
 - b. Information regarding public transportation services, maps, schedules, and fare information shall be posted in a central location and/or otherwise made available to residents and employees at the Site.
 - c. A welcome packet shall be provided to residents and employees detailing available public transportation services, bicycle and walking alternatives, and commuter options available.
 - d. Commercial tenants shall be encouraged to offer specific amenities to discourage off-site trips, including providing a breakroom equipped with a microwave and refrigerator, offering direct deposit of paychecks, and similar measures to reduce overall traffic volumes and travel during peak-traffic-volume periods.
 - e. Work-at-home workspaces shall be provided to support telecommuting by residents of the Site.
 - f. Pedestrian accommodations shall be incorporated within the Site and consist of walkways that connect to the existing sidewalks along Lincoln Street and Mechanic Street.
 - g. A central maildrop shall be provided within the building for residents.
 - h. Secure bicycle parking shall be provided for residents, visitors/patrons and commercial tenants, including weather protected bicycle parking in a bike room located within the garage.
13. Lighting. Exterior lighting at the Site shall be downward facing and shielded to minimize impacts on neighboring properties, with a lighting plan for the Site to be reviewed and further conditioned during the Site Plan Review process. Exterior lighting associated with the retail and commercial spaces at the Site shall be shut off outside of operating hours, except for lighting necessary for security and emergency access.
14. Landscaping. A detailed landscaping plan for the Site shall be reviewed and further conditioned during the Site Plan Review process and may contain more extensive screening of the Site than is required by the Zoning Ordinance.
15. Green Design. The residential units shall have all-electric utilities, including heat, air conditioning, and hot water, and the Applicant shall use best efforts to provide all-electric utilities in the retail, commercial, and amenity portions of the Use. The Use shall have a green roof, substantially as shown on the Plans.
16. Compliance with Applicable Laws. The Applicant shall comply with all municipal, state, and federal rules, regulations, and ordinances as they may apply to the construction, maintenance, and operation of the Use.



IN CITY COUNCIL

Marlborough, Mass., JULY 25, 2022

ORDERED:

PAGE 9

17. Land Swap Agreement. The Applicant shall exercise all rights authorized (subject to all conditions herein) by this special permit in a manner that is consistent with that certain Land Swap Agreement dated March 2, 2022, by and between WP East Acquisitions, L.L.C. and the Marlborough Economic Development Corporation, as may be amended by the parties to said agreement (“Land Swap Agreement”).
18. Recording of Decision. In accordance with the provisions of Massachusetts General Laws, Chapter 40A, Section 11, the Applicant, at its expense shall record this Special Permit in the Middlesex South Registry of Deeds after the City Clerk has certified that the twenty-day period for appealing this Special Permit has elapsed with no appeal having been filed, and before the Applicant has applied to the Building Commissioner for a building permit. Upon recording, the Applicant shall forthwith provide a copy of the recorded Special Permit to the City Council’s office, the Building Department, and the City Solicitor’s office.

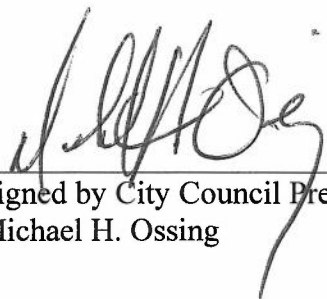
Yea: 8 – Nay: 1 – Absent – 1 – Abstain: 1

Yea: Wagner, Doucette, Brown, Irish, Navin, Ossing, Perlman, & Robey.

Nay: Oram

Absent: Landers

Abstain: Dumais.



Signed by City Council President
Michael H. Ossing

ADOPTED
In City Council
22-1008572E

ATTACHMENT

A

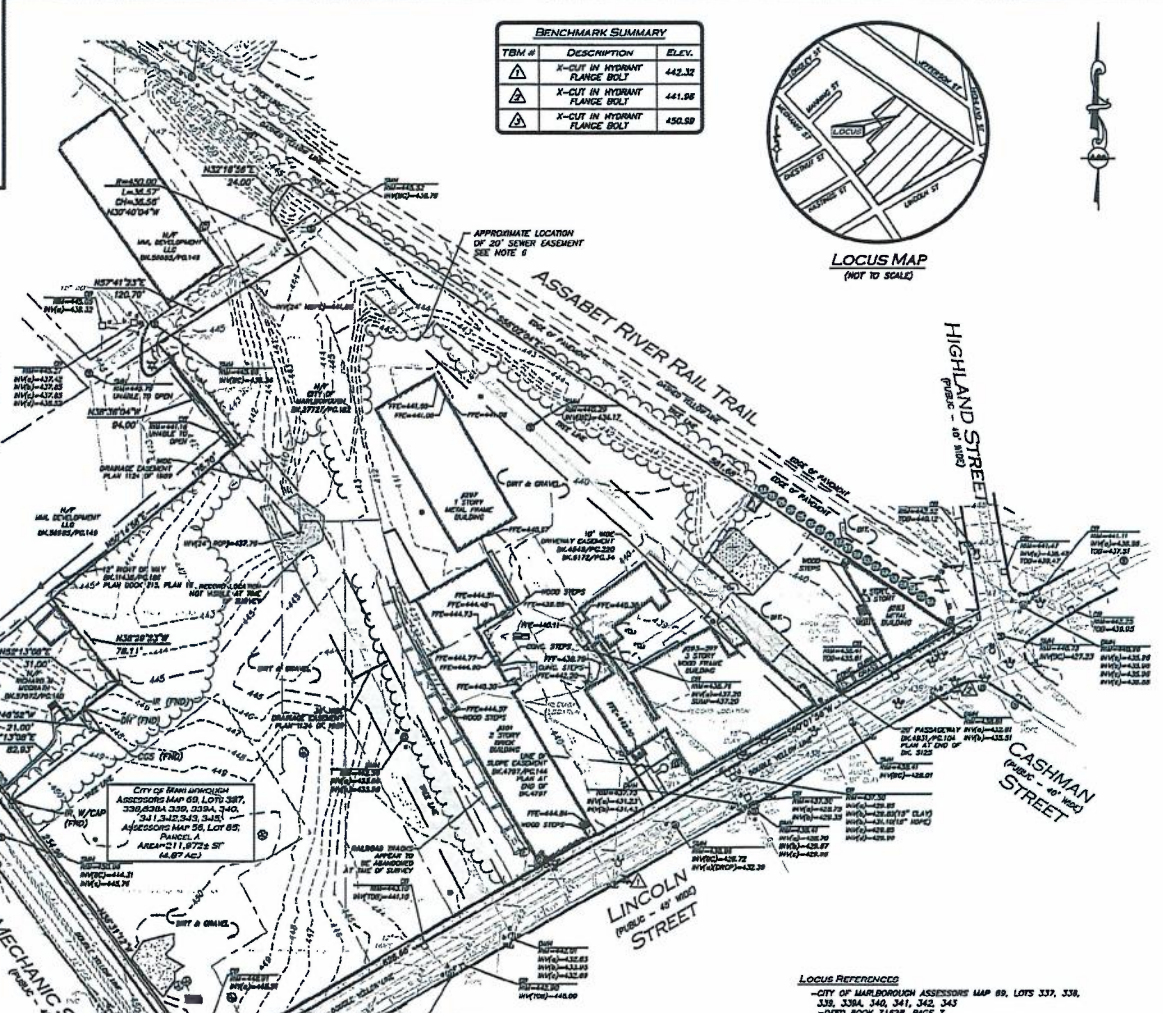
FOR REGISTRY USE ONLY

BENCHMARK SUMMARY		
TBM #	DESCRIPTION	ELEV.
⚠	X-CUT IN HYDRANT FLANGE BOLT	442.32
⚠	X-CUT IN HYDRANT FLANGE BOLT	441.98
⚠	X-CUT IN HYDRANT FLANGE BOLT	450.89



LOCUS MAP
(NOT TO SCALE)

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 CORRESPOND TO THE ACTUAL LOCATION OF SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. A&M FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THIS EXACT LOCATION INDICATED. A&M HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



CITY OF MARLBOROUGH
ASSESSORS MAP 89, LOTS 337, 338, 339A, 339B, 339C, 340, 341, 342, 343, 345
ASSESSORS MAP 90, LOT 85, PARCEL A
AREA=211,872.51 SQ. FT. (4.87 AC)

- NOTES**
- NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MARLBORO ZONE) (MAD 83).
 - BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM MASS. REGISTRY OF DEEDS IN CAMBRIDGE, MA.
 - VERTICAL CURVES AS SHOWN ON THESE PLANS.
 - CONTOUR INTERVAL IS ONE FOOT (1').
 - ALL CURBS SHOW HEREON ARE GRANITE UNLESS OTHERWISE NOTED.
 - THE APPROXIMATE LOCATION OF THE 30" SEWER EASEMENT IS SHOWN HEREON TAKEN FROM A PLAN DATED BY THE CITY OF MARLBOROUGH - WATER AND SEWER 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 89, LOTS 337, 338, 339, 339A, 340, 341, 342, 343
 - DEED BOOK 21428, PAGE 7
 - DEED BOOK 23809, PAGES 40-41, 69, 73-74
 - PLAN AT END OF BOOK 4797
 - PLAN AT END OF BOOK 4831
 - PLAN AT END OF BOOK 4949
 - PLAN BOOK 176, PLAN 4
 - PLAN BOOK 216, PLAN 18
 - PLAN BOOK 442C, PLANS 122-124
 - PLAN 847 OF 1939
 - PLAN 1978 OF 1953
 - PLAN 1220 OF 1954
 - PLAN 1894 OF 1994
 - PLAN 1124 OF 1989
 - OWNER OF RECORD: CITY OF MARLBOROUGH
 - CITY OF MARLBOROUGH ASSESSORS MAP 89, LOT 343
 - DEED BOOK JACKA, PAGE 182
 - PLAN AT END OF BOOK 3125
 - OWNER OF RECORD: SPD REALTY TRUST

LEGEND	
DRILL HOLE (DH)	o
IRON PIPE (IP)	o
IRON ROD (IR)	o
CUTOUT OR SPINDLE (COS)	o
DRAIN MANHOLE (DMH)	o
SEWER MANHOLE (SMH)	o
ELECTRIC MANHOLE (EMH)	o
TELEPHONE MANHOLE (TMH)	o
CATCH BASIN (CB)	o
UTILITY POLE	o
UTILITY POLE W/RISER	o
UTILITY POLE W/LIGHT	o
GUY WIRE	o
FIRE HYDRANT	o
WATER GATE	o
GAS GATE	o
BOLLARD	o
CLEANOUT	o
INVERT (IN)	o
FLARED END SECTION	o
LIGHT	o
TRAFFIC SIGNAL	o
TREE	o
BUSH / SHRUB	o
TEST PIT LOCATION	o
NEW SIGN	o
SIGN	o
MAILBOX	o
MONTHLY WELL	o
HAND HOLE	o
ELECTRIC BOX	o
GAS METERS	o
ELECTRIC METER	o
TRAFFIC MAST	o
PAINTED ARROW	o
CONCRETE	o
LANDSCAPED AREA (LSA)	o
TOP-ASPH	o
BUILDING	o
BUILDING OVERHANG	o
EASEMENT LINE	o
1" CONTOUR	o
3" CONTOUR	o
PROPERTY LINE	o
ADJUSTED LINE	o
RETAINING WALL	o
TREE LINE	o
EDGE OF PAVEMENT	o
EDGE OF GRAVEL	o
CURB	o
CHAIN LINK FENCE	o
STONORAMA FENCE	o
QUADRANTAL	o
WATER LINE	o
SEWER LINE	o
DRAIN LINE	o
GAS LINE	o
ELECTRIC LINE	o
TELEPHONE LINE	o
OVERHEAD WIRES	o
FOOTPRINT AREA	o
FINISHED FLOOR ELEVATION	o
BOTTOM CENTER	o
TOP OF BELL	o
REINFORCED CONCRETE PIPE	o
POLYETHYLENE GLASS FIBER PIPE	o
DUCTILE IRON PIPE	o
HIGH DENSITY POLYETHYLENE PIPE	o
NOMPC	o
BPMANUS	o
CONCRETE	o
CRANITE	o
FOUND	o
HOW OR FORMERLY	o
BRICK	o
PAVE	o

GRAPHIC SCALE

WE HEREBY CERTIFY THAT:

THIS PLAN IS THE RESULT OF AN ACTUAL ON 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 REGISTER OF DEEDS DATED JANUARY 1, 1978 AND REVISED JANUARY 12, 1988. ACCORDING TO DEEDS AND PLANS OF RECORD, THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES BINDING 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 PURPOSE OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

THE ABOVE CERTIFICATION IS INTENDED TO KEEP RECORD 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.

(Seal of the State of Massachusetts Professional Land Surveyor)

REV	DATE	DESCRIPTION

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

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

PROJECT NO. 167038 DATE: 03/17/2022
SCALE: 1"=40' DWG. NAME: S167038-EC
DRAWN BY: KAC CHECKED BY: NIL

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering & land surveying
environmental consulting & landscape architecture
100 COMMERSVILLE WAY
WOBURN, MASSACHUSETTS 01897
TEL: (978) 935-8690 FAX: (978) 935-8996

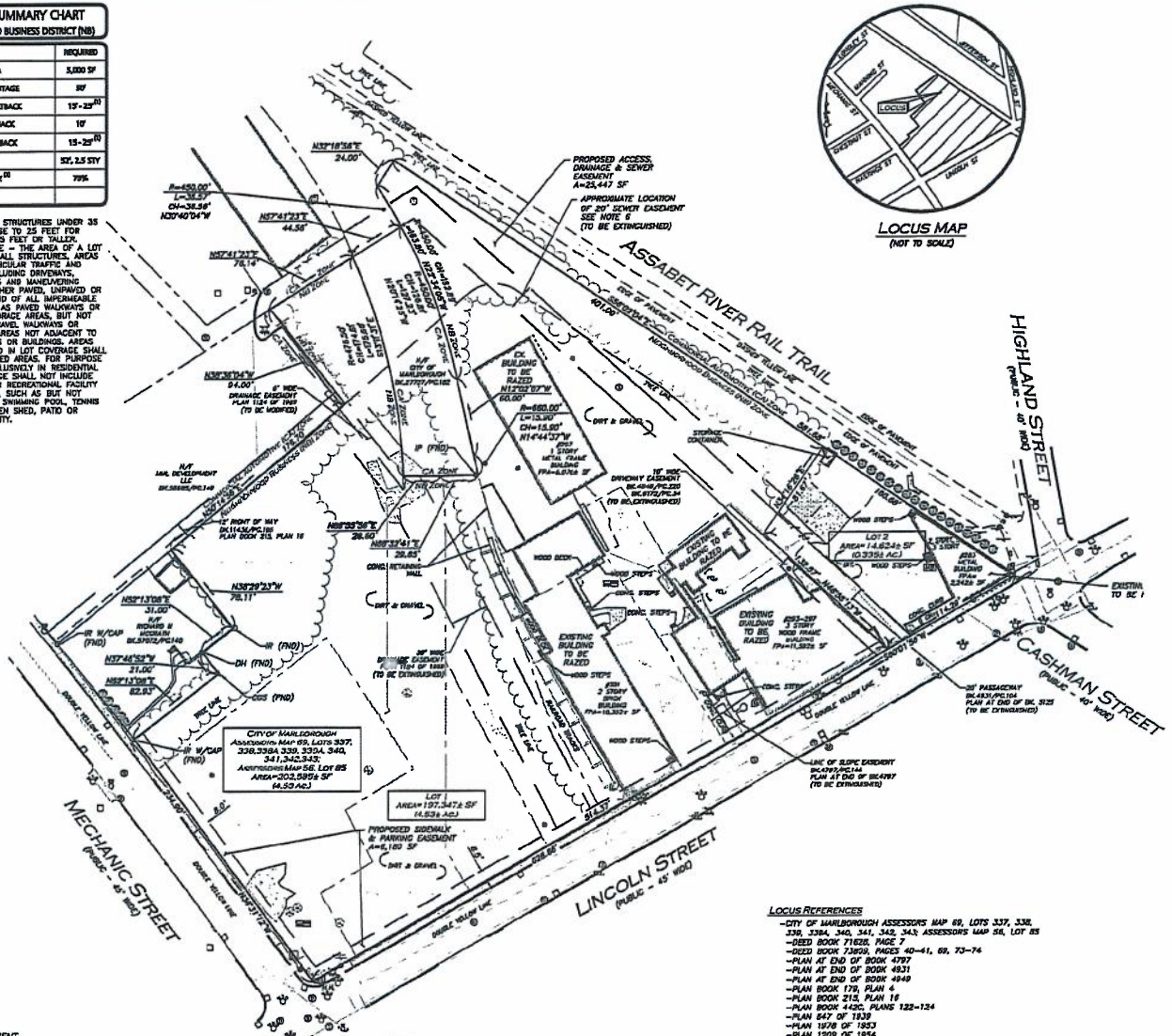
MORRIS, MA, A LICENSED MAJOR ASSOCIATES, INC.
THIS DRAWING HAS BEEN PREPARED BY SEVEN REGISTERED PROFESSIONAL ENGINEERS OR ARCHITECTS. ANY CHANGES MADE TO THIS DRAWING MUST BE APPROVED BY THE REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT. ALLEN & MAJOR ASSOCIATES, INC. MAY BE CONTACTED AT THE FOLLOWING ADDRESS FOR THE REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT. ANY CHANGES MADE TO THIS DRAWING MUST BE APPROVED BY THE REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT. ANY CHANGES MADE TO THIS DRAWING MUST BE APPROVED BY THE REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT.

DRAWING TITLE	SHEET NO.
EXISTING CONDITIONS	V-101

ZONING SUMMARY CHART	
NEIGHBORHOOD BUSINESS DISTRICT (NB)	
MINIMUM LOT AREA	5,000 SF
MINIMUM LOT FRONTAGE	50'
MINIMUM FRONT SETBACK	15'-20' ⁽¹⁾
MINIMUM SIDE SETBACK	10'
MINIMUM REAR SETBACK	15'-20' ⁽¹⁾
BUILDING HEIGHT	52', 2.5 STY
MAX LOT COVERAGE ⁽²⁾	75%

FOOTNOTES:

- 15 FEET FOR STRUCTURES UNDER 35 FEET INCREASE TO 25 FEET FOR STRUCTURES 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 AREAS, WHETHER PAVED, UNPAVED OR GRAVELED, AND OF ALL IMPERMEABLE AREAS SUCH AS PAVED WALKWAYS OR OUTSIDE 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 TENNIS, SUCH AS BUT NOT LIMITED TO A SWIMMING POOL, TENNIS COURT, GARDEN SHED, PATIO OR SIMILAR FACILITY.



LEGEND	
DRILL HOLE (DH)	○
IRON PIPE (IP)	—
IRON ROD (IR)	—
COTTON ON SPINDLE (COS)	○
DRAIN MANHOLE (DMH)	○
SEWER MANHOLE (SMH)	○
ELECTRIC MANHOLE (EMH)	○
TELEPHONE MANHOLE (TMH)	○
CATCH BASIN (CB)	○
UTILITY POLE	—
UTILITY POLE W/ WIRE	—
UTILITY POLE W/ LIGHT	—
CLIP WIRE	—
FIRE HYDRANT	—
WATER GATE	—
GAS GATE	—
BOLLARD	—
CLEANOUT	—
WHERT (WH)	—
FLARED END SECTION	—
LIGHT	—
TRAFFIC SIGNAL	—
TREE	—
BUSH / SHRUB	—
TEST PIT LOCATION	—
VENT	—
SEW	—
SEW	—
WALDOB	—
MONITOR WELL	—
HAND HOLE	—
ELECTRIC BOX	—
GAS METER	—
ELECTRIC METER	—
TRAFFIC MAST	—
PAINTED ARROW	—
CONCRETE	—
LANDSCAPED AREA (LSA)	—
RIP-RAP	—
BUILDING OVERHANG	—
EASEMENT LINE	—
PROPERTY LINE	—
ABUTTERS LINE	—
RETAINING WALL	—
TREE LINE	—
EDGE OF PAVEMENT	—
EDGE OF GRAVEL	—
CURB	—
CHAIN LINK FENCE	—
STOCKPILE FENCE	—
GUARDRAIL	—
OVERHEAD WIRES	—
FOOTPRINT AREA	FFA
BUILDING HEIGHT	BH
STURMUSUS	STC
CONCRETE	CONC.
GRANITE	GRAN.
FOUND	FND
HOW OR FORMERLY	H/F
BOOK	BOC
PAGE	PG.

LOCUS REFERENCES

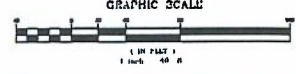
- CITY OF MARLBOROUGH ASSESSORS MAP 89, LOTS 337, 338, 339, 339A, 340, 341, 342, 343, ASSESSORS MAP 56, LOT 85
- DEED BOOK 71822, PAGE 7
- DEED BOOK 73954, PAGES 40-41, 69, 73-74
- PLAN AT END OF BOOK 4797
- PLAN AT END OF BOOK 4931
- PLAN AT END OF BOOK 4949
- PLAN BOOK 179, PLAN 4
- PLAN BOOK 213, PLAN 15
- PLAN BOOK 440C, PLANS 122-124
- PLAN 847 OF 1839
- PLAN 1976 OF 1933
- PLAN 1509 OF 1934
- PLAN 1884 OF 1966
- PLAN 1124 OF 1989
- CITY OF MARLBOROUGH ASSESSORS MAP 89, LOT 345
- DEED BOOK 34354, PAGE 182
- PLAN AT END OF BOOK 5125
- OWNER OF RECORD: CITY OF MARLBOROUGH
- OWNER OF RECORD: BPD REALTY TRUST

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 HEREIN COMPRISE ALL SUCH UTILITIES IN THE AREA. OTHER UTILITIES OF MARLBOROUGH, MA, FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE MOST RECENT POSITION. A&M HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

NOTES

1. NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM UNOFFICIAL (GROSS) REISTRY OF DEEDS IN CAMBRIDGE, MA.
3. ALL CURBING SHOWN HEREIN IS GRANITE UNLESS OTHERWISE NOTED.



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

ALTA MARLBOROUGH
283-325 LINCOLN STREET
MARLBOROUGH, MA

PROJECT NO. 167930 DATE: 01/01/2023
SCALE: 1"=40' DWG. NAME: 167930-BC
DRAFTED BY: FGM/KAC CHECKED BY: JML



WARREN, MA • EASTVILLE, MA • MARLBOROUGH, MA
THE SHOWN IS NOT FINISHED. IT IS FOR PRELIMINARY CONSTRUCTION PURPOSES ONLY. THE SHOWN IS NOT TO BE USED FOR CONSTRUCTION. THE SHOWN IS NOT TO BE USED FOR CONSTRUCTION. THE SHOWN IS NOT TO BE USED FOR CONSTRUCTION.

DRAWING TITLE: PROPOSED PROPERTY LINE MODIFICATION PLAN SHEET NO. G-101

ZONING SUMMARY CHART
NEIGHBORHOOD BUSINESS DISTRICT (NB)

ITEM	REQUIRED	PROPOSED
MINIMUM LOT AREA	5,000 SF	197,247 SF
MINIMUM LOT FRONTAGE	30'	484.42'
MINIMUM FRONT SETBACK	15'-2 1/2'	17' MINIMUM TO 29' LINCOLN ST
MINIMUM SIDE SETBACK	10'	10'
MINIMUM REAR SETBACK	15'-2 1/2'	N/A
BUILDING HEIGHT	52, 2.5 STY	51.67, 3 STY
MAX LOT COVERAGE ⁽¹⁾	75%	85.83%
MAX OPEN SPACE 100 SF/LN FT	105 SF/200 LN FT	82,250 SF

FOOTNOTES:
1. 15 FEET FOR STRUCTURES UNDER 35 FEET; INCREASE TO 25 FEET FOR STRUCTURE 35 FEET OR TALLER.
2. LOT COVERAGE - THE AREA OF A LOT COVERED BY ALL STRUCTURES, AREAS USED BY VEHICULAR TRAFFIC AND PARKING, INCLUDING DRIVEWAYS, LOADING BAYS AND MANEUVERING AREAS, WHETHER PAVED, IMPAVED OR GRAVELLED, 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 TENNIS, SUCH AS BUT NOT LIMITED TO A SWIMMING POOL, TENNIS COURT, GARDEN SHED, PATH OR SIMILAR FACILITY.

NOTES:
1. LOT COVERAGE:
+ PARKING GARAGE A=34,670 SF
+ BUILDING A=73,290 SF
+ PARKING LOT (MECHANIC ST) A=4,827 SF
+ FIRE ACCESS ROAD A=4,481 SF
+ PARALLEL SPACES/SIDEWALKS A=4,597 SF
+ TOTAL IMPERVIOUS A=128,375 SF
2. OPEN SPACE:
+ EXTERIOR LANDSCAPE A=88,872 SF
+ INTERIOR AMENITY A=8,472 SF
+ BALCONIES A=4,818 SF
+ TOTAL OPEN SPACE A=82,250 SF
3. EXTERIOR BUSINESS REGULATION, UP FOR THE NEIGHBORHOOD BUSINESS REGULATION, 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.
4. THE AVERAGE FINISH GRADE ALONG THE FRONT (MECHANIC & LINCOLN STREET) OF THE BUILDING IS ELEVATION 445.16.

PARKING & LOADING REQUIREMENTS

PARKING USE	REQUIRED	PROVIDED
RETAIL (1 SPACE PER 200 SF GVA)	10,074 SF/250 SF	41
MAX RESIDENTIAL (1 SPACES PER BEDROOM)	451 BEDROOMS/451	440 SPACES
MAX RESIDENTIAL (2 SPACES PER UNIT)	226 UNITS/452	
TOTAL	1,068 SPACES	441 SPACES

NOTES:
1. THE PROPOSED PROJECT PROPOSES 23 PARALLEL PARKING SPACES ALONG LINCOLN AND MECHANIC STREET WHICH WILL ALL BE DEDICATED TO RETAIL USE.
2. THE PROPOSED PROJECT ALSO PROPOSES A SMALL PARKING LOT OFF OF MECHANIC STREET WITH 8 PARKING SPACES FOR RETAIL USE.
3. 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.
4. 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

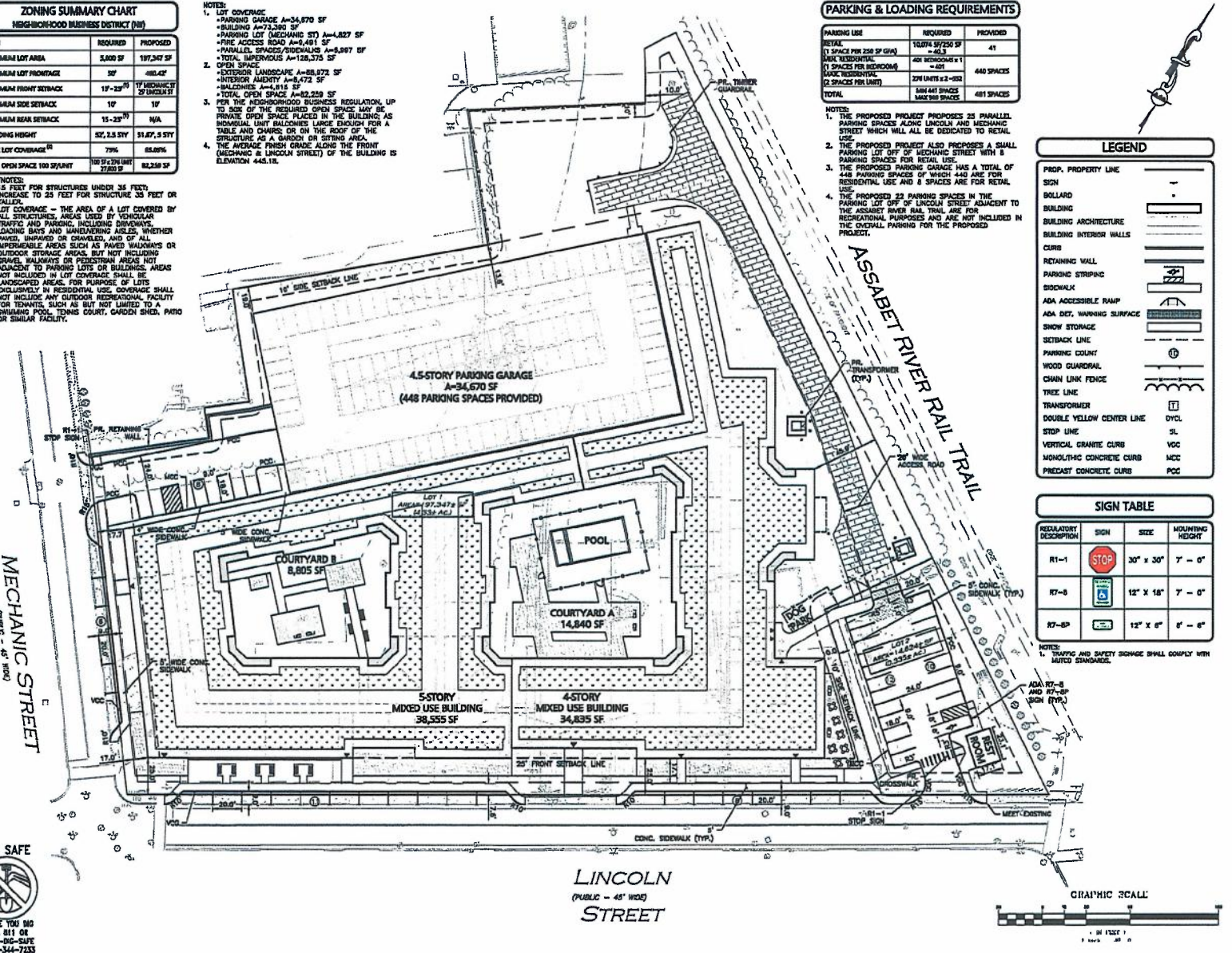
PROP. PROPERTY LINE	---
SIGN	■
BOLLARD	●
BUILDING	▭
BUILDING ARCHITECTURE	▨
BUILDING INTERIOR WALLS	▩
CURB	—
RETAINING WALL	▬
PARKING STRIP/IC	▧
SIDWALK	▨
ADA ACCESSIBLE RAMP	▭
ADA DET. WARNING SURFACE	▭
SNOW STORAGE	▭
SETBACK LINE	—
PARKING COUNT	①
WOOD GUARDRAIL	▬
CHAIN LINK FENCE	▬
TREE LINE	▬
TRANSFORMER	⊠
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	STOP	30" x 30"	7' - 0"
R7-B	Handicap	12" x 18"	7' - 0"
R7-EP	EV	12" x 8"	8' - 0"

NOTES:
1. TRAFFIC AND SAFETY STORAGE SHALL COMPLY WITH MUTCD STANDARDS.

GRAPHIC SCALE



ISSUED FOR SPECIAL PERMIT
APRIL 1, 2023



ALLEN & MAJOR ASSOCIATES, INC.
123 MAIN STREET
LEXINGTON, MA 02421
PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

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

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

PROJECT NO. 167030 DATE: 04/01/2023
SCALE: 1"=30' DWG. NAME: C1070-20
DESIGNED BY: NMA/ML CHECKED BY: JLC

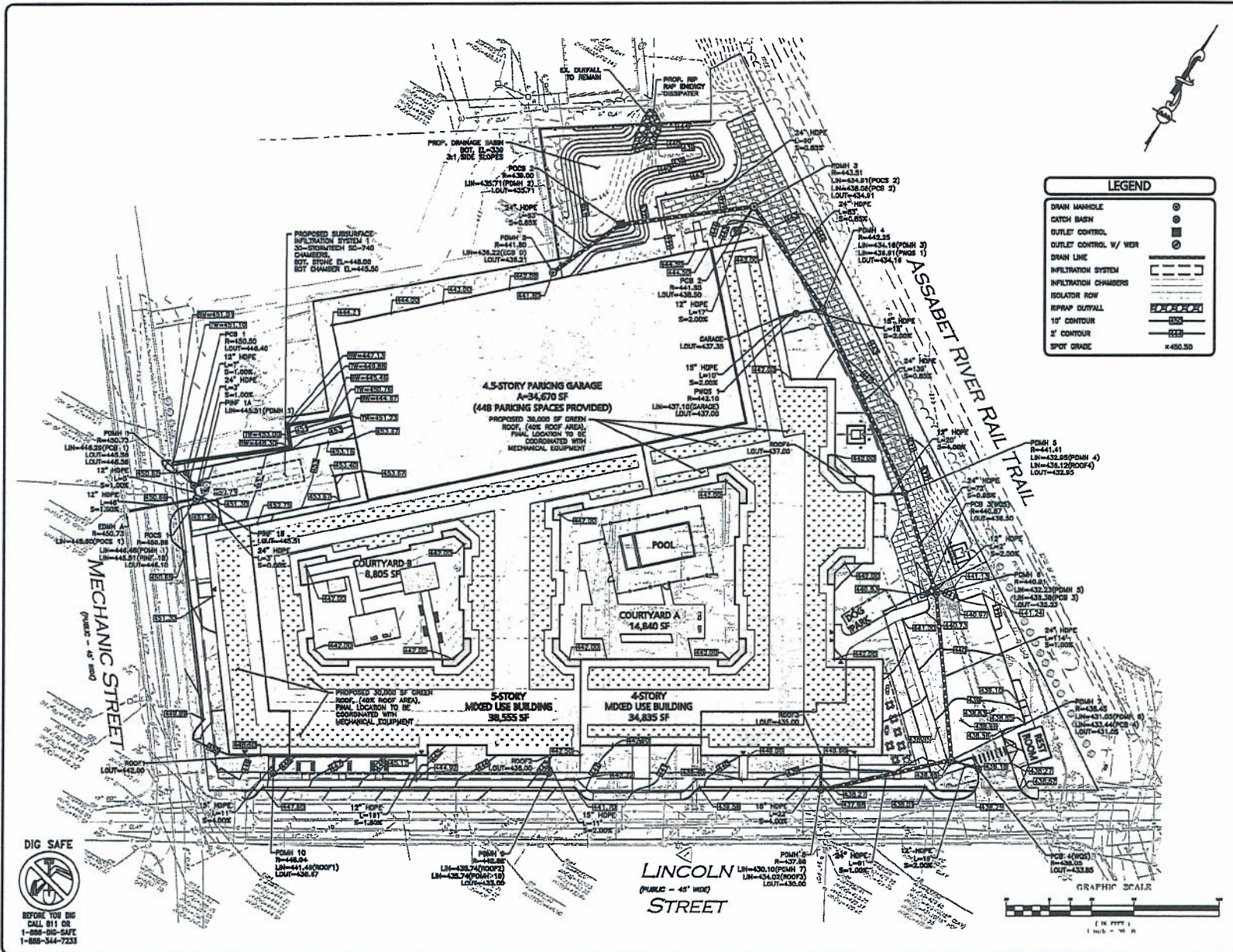
ALLEN & MAJOR ASSOCIATES, INC.
civil engineers and landscape architects
landscape architecture

18 MAIN STREET
LEXINGTON, MA 02421
TEL: 978.750.1414
FAX: 978.750.1499

WORKS: MA & BOSTON, MA & MANCHESTER, NH
THIS DRAWING IS THE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ALLEN & MAJOR ASSOCIATES, INC. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

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

DIG SAFE
BEFORE YOU DIG
CALL 811 OR
1-800-4-A-SAFE
1-888-344-7233



ISSUED FOR
SPECIAL PERMIT
APRIL 1, 2022



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

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

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

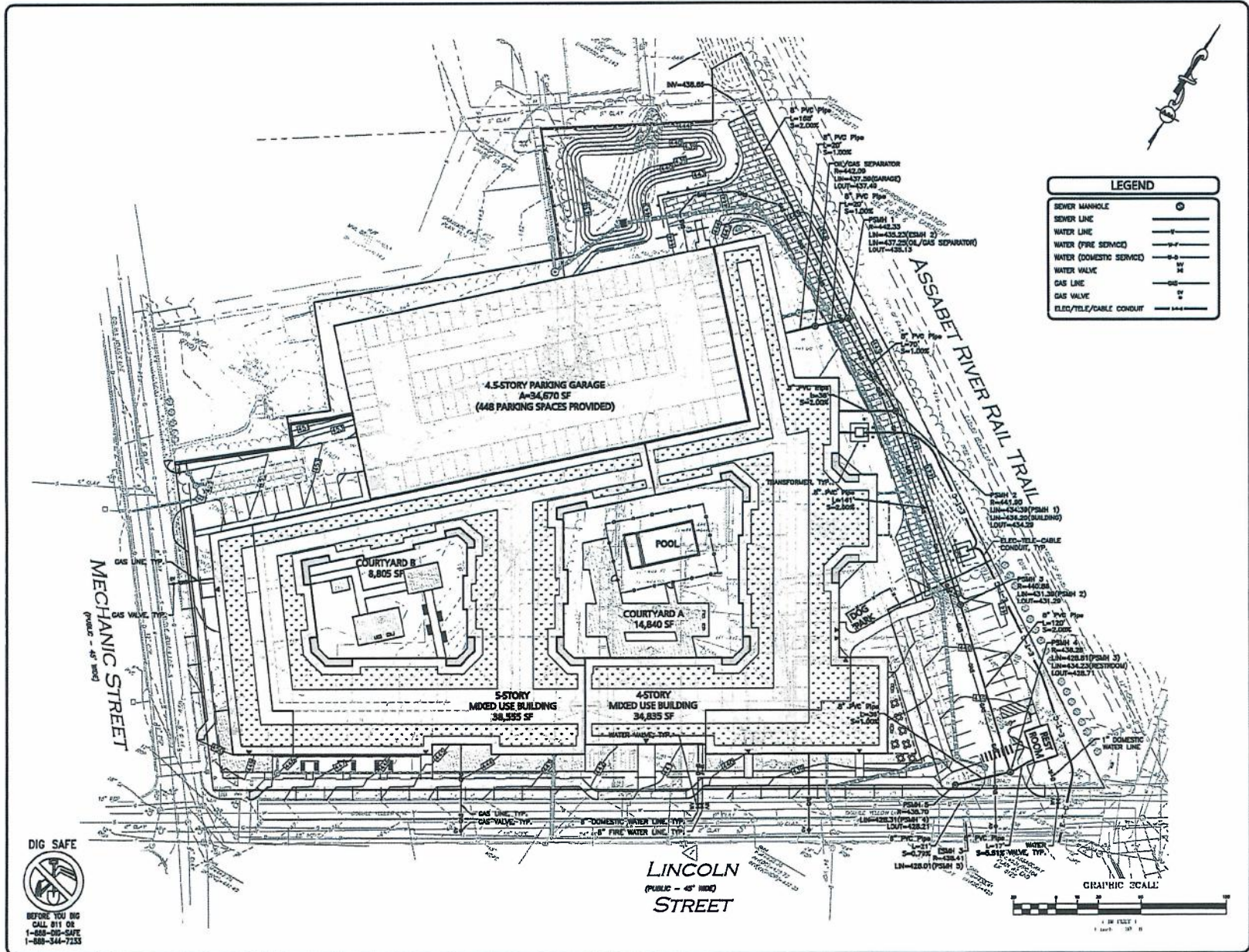
PROJECT NO. 187930 **DATE** 04/01/2022
SCALE: 1" = 30' **DWG. NAME:** C187D30
DESIGNED BY: PGM **CHECKED BY:** PJC



ALLEN & MAJOR ASSOCIATES, INC.
civil engineering & land surveying
environmental consulting & landscape architecture
www.aandm.com

18 MAIN STREET
LEXINGTON, MA 02421
TEL: (508) 752-3419
FAX: (508) 752-3369

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



ISSUED FOR SPECIAL PERMIT
APRIL 1, 2022



Paul G. Griffin
PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

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

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

PROJECT NO. 167030 DATE: 04-01-2022
SCALE: 1"=30' DWG. NAME: C1670-30

DESIGNED BY: JPM/PCA CHECKED BY: PJC

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com

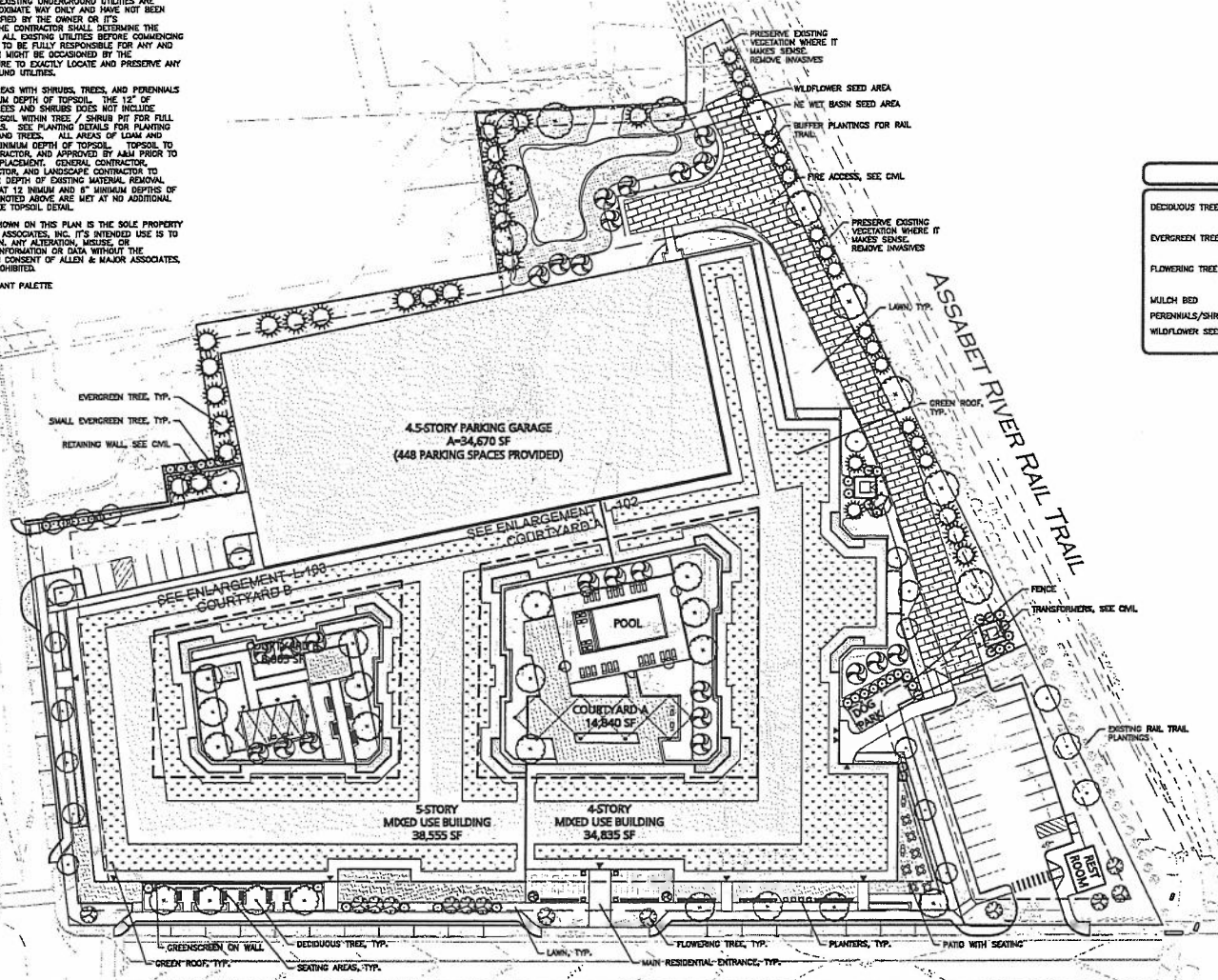
16 MAIN STREET
LANSHIRE, MA 01847
TEL: 508-928-1465
FAX: 508-928-8509

WORKS, MA & LANSHIRE, MA & BARNSTABLE, MA
THIS DRAWING HAS BEEN PROVIDED IN DIGITAL FORMAT. CLIENTS/AGENTS RESPONSIBLE FOR CONSIDERING ANY CHANGES MAY BE REQUIRED. CHANGES OF DRAWINGS AND PRODUCTIONS FOR REVISIONS INFORMATION APPLICABLE SPECIFIC TO THIS PROJECT. DUE TO THE POSSIBILITY THAT THE PROVIDED INFORMATION MAY BE INCORPORATED UNEXPECTEDLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL REFERENCES TO THE CONSULTANT'S AUTHORIZATION FOR THE DIGITAL MEDIA. PLEASE REFER TO THE ORIGINAL FOR THE FORMAL DOCUMENT PORTION OF THE DRAWING AND ANY ADDITIONAL REVISIONS SHALL BE THE ONLY SECOND COPIES OF ALLEN & MAJOR ASSOCIATES, INC. WORK PRODUCTS.

DRAWING TITLE: UTILITIES PLAN SHEET NO. C-104

GENERAL NOTES:

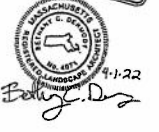
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. ALL LANDSCAPED AREAS WITH SHRUBS, TREES, AND PERENNIALS TO HAVE 12" MINIMUM DEPTH OF TOPSOIL. THE 12" OF TOPSOIL AROUND TREES AND SHRUBS DOES NOT INCLUDE AMENDED PLANTING SOIL WITHIN TREE / SHRUB PIT FOR FULL DEPTH OF ROOTBALLS. SEE PLANTING DETAILS FOR PLANTING DEPTH AT SHRUBS AND TREES. ALL AREAS OF LEAN AND SED TO HAVE 4" MINIMUM DEPTH OF TOPSOIL. TOPSOIL TO BE TESTED BY CONTRACTOR, AND APPROVED BY ABM PRIOR TO PURCHASE AND OR PLACEMENT. GENERAL CONTRACTOR, DEMOLITION CONTRACTOR, AND LANDSCAPE CONTRACTOR TO COORDINATE PROPER DEPTH OF EXISTING MATERIAL, ROADWAY, ADDRESS SITE SO THAT 12" MINIMUM AND 4" 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. 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.
4. SEE L-104 FOR PLANT PALETTE



LEGEND

DECIDUOUS TREE	
EVERGREEN TREE	
FLOWERING TREE	
WILLOW BED	
PERENNIALS/SHRUBS	
WILDFLOWER SEED MIX	

ISSUED FOR SPECIAL PERMIT
APRIL 1, 2022



PROFESSIONAL LANDSCAPE ARCHITECT FOR ALLEN & MAJOR ASSOCIATES, INC.

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

PROJECT:
ALTA MARLBOROUGH
289-325 LINCOLN STREET
MARLBOROUGH, MA

PROJECT NO. 167020 DATE: 04/01/2022
SCALE: 1"=30' DWG. NAME: C167020
DESIGNED BY: RD CHECKED BY: PLC

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • landscape architecture
environmental consulting • landscape architecture

10 MAIN STREET
LANSVILLE, MA 01527
TEL: (413) 924-6110
FAX: (413) 924-6109

WINDYBURY, MA • GAZEVILLE, MA • MANDUFRATE, WI

THIS DRAWING HAS BEEN PREPARED BY DIGITAL FORMATS. CLIENTS/CLIENTS REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR REVIEW. INFORMATION AND/OR SPECIFIC USE ON THIS PROJECT IS THE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ALLEN & MAJOR ASSOCIATES, INC. THE INFORMATION ON THIS DRAWING IS THE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ALLEN & MAJOR ASSOCIATES, INC.

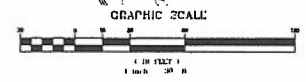
DRAWING TITLE: **SCHEMATIC LANDSCAPE PLAN**

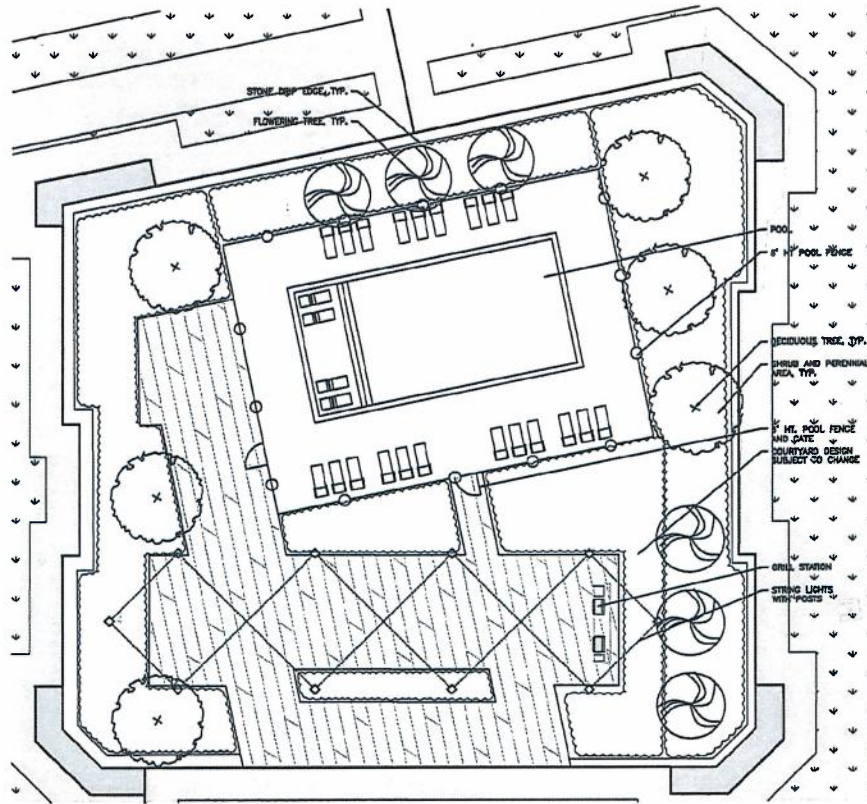
SHEET NO.: **L-101**

DIG SAFE

BEFORE YOU DIG
CALL 811 OR
1-800-DIG-SAFE
1-888-344-7233

LINCOLN STREET
(PUBLIC - 45' WID)





1 COURTYARD "A" SCHEMATIC PLANTING PLAN

GENERAL NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO CAREFULLY 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 8" MINIMUM DEPTH OF TOPSOIL. TOPSOIL TO BE TESTED BY CONTRACTOR AND APPROVED BY AAM PRIOR TO PURCHASE AND OR PLACEMENT. GENERAL CONTRACTOR, SELECTION CONTRACTOR AND LANDSCAPE CONTRACTOR TO COORDINATE PROPER DEPTH OF EXISTING MATERIAL REMOVAL, ADDRESS SITE SO THAT 12" MINIMUM AND 8" 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 EXPRESS WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.

DIG SAFE

 BEFORE YOU DIG
 CALL 811 OR
 1-888-080-SAFE
 1-888-344-7233



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

COURTYARD PLANTINGS - PART SHADE PALETTE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
DECIDUOUS SHADE TREES						
AA	0	AMELANCHIER "OLENFORI"	RAINBOW PELLAR SPRUCEBERRY	2.5-3" CAL.	AS SHOWN	B&B
ARK	0	ACEQ RUBICUM "ARMSTRONG BUSH"	ARMSTRONG GOLD MAPLE	2.5-3" CAL.	AS SHOWN	B&B
CC	0	CORNAE FLORIDA "APALACHIAN BUSH"	FLORIDIAN BUSH	2.5-3" CAL.	AS SHOWN	B&B
CK	0	CORNUS KOUSSA "WOLF EYES"	WOLF EYES VAREGATED DOGWOOD	2-2.5" CAL.	AS SHOWN	B&B-SPECIMEN
PS	0	FRAXINUS SARGENTI "SOLLIMANS"	AMERICAN PELLAR SPRUCE	2.5-3" CAL.	AS SHOWN	B&B
EVERGREEN TREES						
PS	0	PICEA GLAUCA "CONICA"	DWARF ALBERTA SPRUCE	3-4" HT.	AS SHOWN	B&B
TD	0	THUJA OCCIDENTALIS "AMERICAN PELLAR BELL"	AMERICAN PELLAR ARBORESCENS	5-7" HT.	AS SHOWN	B&B
SHRUBS						
BC	0	BUNIA "GREEN GEM"	GREEN GEM BIRDWOOD	#1	AS SHOWN	POT
CE	0	OLENIA ALAFOLIA "SIXTEEN CANDLE"	SIXTEEN CANDLES SUMMERSWEET	#5	AS SHOWN	POT
HT	0	HYDRANGEA "PINKLILLY"	PINKLILLY HYDRANGEA	4-5" HT.	AS SHOWN	B&B
IO	0	ILEX GLABRA "SHAMROCK"	SHAMROCK HEDERA	#1	AS SHOWN	POT
IM	0	ILEX CREMATA "STEEDS"	STEEDS HOLLY	#7	AS SHOWN	POT
PMJ	0	RHOODODENDRON "PJM COMPACT CLON"	COMPACT PJM RHOODODENDRON	18-24" HT.	AS SHOWN	B&B
RO	0	RHOODODENDRON "YAK "DIET"	DIET RHOODODENDRON	2-3" HT.	AS SHOWN	B&B
RR	0	RHOODODENDRON "APRIL ROSE"	APRIL ROSE RHOODODENDRON	18-24" HT.	AS SHOWN	B&B
PERENNIALS						
BR	0	BURNINGA "JACK FROST"	JACK FROST BRUNNIA	#1	24" O.C.	STAGGERED
AM	0	ALCHAMILLA MOLLIS	JAY'S MANTLE	#2	24" O.C.	STAGGERED
AP	0	ASTILBE "PEACH BLOSSOM"	PEACH BLOSSOM ASTILBE	#2	24" O.C.	STAGGERED
AQ	0	AQUILEGIA "BLUE JAY"	BLUE JAY COLUMBINE	#1	24" O.C.	STAGGERED
CP	0	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	#2	24" O.C.	STAGGERED
HD	0	HEUCHERA "DOLCE SPERMANT"	DOLCE SPERMANT CORAL BELLS	#1	24" O.C.	STAGGERED
HM	0	HARVEGLEDA WAZRA "ALL GOLD"	ALL GOLD JAPANESE FOREST GRASS	#2	24" O.C.	STAGGERED
HE	0	HOSTA "QUANAOLE"	QUANAOLE HOSTA	#1	24" O.C.	STAGGERED
HG	0	HOSTA "BLUE ANGEL"	BLUE ANGEL HOSTA	#1	24" O.C.	STAGGERED
LV	0	LIRIOPE MUSCAR "LILYTURP"	LILYTURP	#2	24" O.C.	STAGGERED
HD	0	HEUCHERA "DOLCE SPERMANT"	DOLCE SPERMANT CORAL BELLS	#1	24" O.C.	STAGGERED
MM	0	MICA MINOR "BOWLES"	PERENNIALE	FLAT OF 50	12" O.C.	STAGGERED
RF	0	RUBRICOLA FLORIDA "HOLISTORI"	BLACK EYED SUSAN	#2	24" O.C.	STAGGERED



ISSUED FOR SPECIAL PERMIT
 APRIL 1, 2022



PROFESSIONAL LANDSCAPE ARCHITECT FOR ALLEN & MAJOR ASSOCIATES, INC.

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

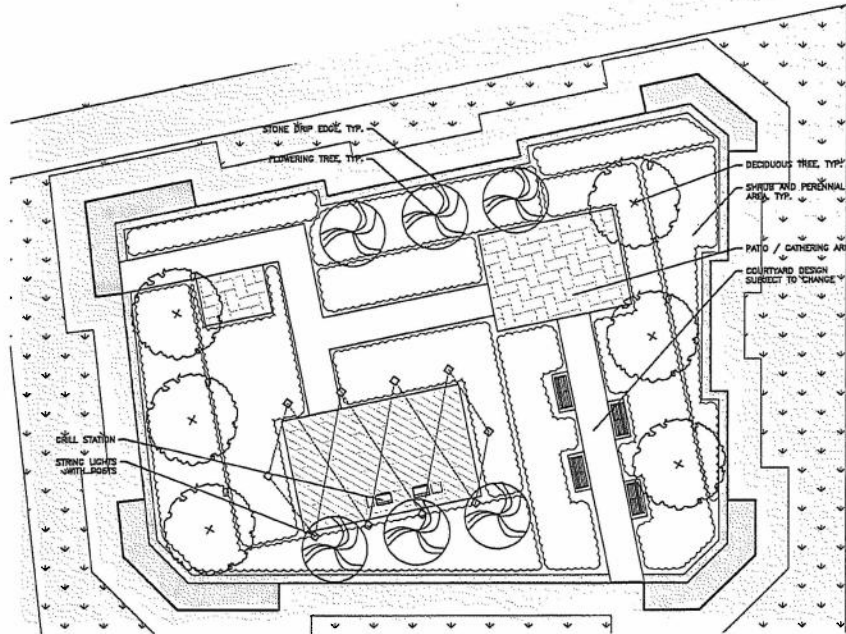
PROJECT:
 ALTA MARLBOROUGH
 285-325 LINCOLN STREET
 MARLBOROUGH, MA

PROJECT NO. 167028 DATE: 04-01-2022
 SCALE: 1"=10' DATE NAME: C167020
 DESIGNED BY: ID CHECKED BY: PLC



38 MAIN STREET
 LEXINGTON, MA 02427
 TEL: (603) 556-1414
 FAX: (603) 556-2420

DRAWING TITLE: COURTYARD A LANDSCAPE PLAN SHEET NO. L-102



1 COURTYARD "B" SCHEMATIC PLANTING PLAN

GENERAL NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND ACCESS TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED 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 LDM AND SEED TO HAVE 8" 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 INCH AND 8" 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.

DIG SAFE



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

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

COURTYARD PLANTINGS - PART SHADE PALETTE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
DECIDUOUS SHADE TREES						
AA	0	AMELANCHIER 'LEDFORM'	RAINBOW PILLAR SERVICEBERRY	2.5-3" CAL.	AS SHOWN	B&B
AKK	0	AZER RUBRUM 'ARMSTRONG GOLD'	ARMSTRONG GOLD MAPLE	2.5-3" CAL.	AS SHOWN	B&B
CC	0	CORNUS FLORIDA 'APLACHIAN BLUSH'	APLACHIAN BLUSH DOGWOOD	2.5-3" CAL.	AS SHOWN	B&B
CK	0	CORNUS KOUSA 'WOLF EYES'	WOLF EYES VARIEGATED KOUSA DOGWOOD	2-2.5" CAL.	AS SHOWN	B&B-SPECIMEN
PS	0	PRUNUS SARGENTII 'COLUMBIENSIS'	COLUMBIAN SARGENT CHERRY	2.5-3" CAL.	AS SHOWN	B&B

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
EVERGREEN TREES						
PG	0	POSA GLAUCA 'CONDOR'	DWARF ALBERTA SPRUCE	3-4' HT.	AS SHOWN	B&B
TD	0	TAXUS OCCIDENTALIS 'AMERICAN PILLAR'	AMERICAN PILLAR ARBORVITAE	8'-7' HT.	AS SHOWN	B&B

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
SHRUBS						
BG	0	BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	#3	AS SHOWN	POT
CS	0	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERSHRETT	#5	AS SHOWN	POT
HY	0	HYDRANGEA PANICULATA 'INDY'	INDY VANILLA STRAWBERRY TREE FORM HYDRANGEA	4-5' HT.	AS SHOWN	B&B
IG	0	ILEX CLABRA 'SHAMROCK'	SHAMROCK HICKBERRY	#5	AS SHOWN	POT
IM	0	ILEX CRONATA 'STEEDES'	STEEDES HOLLY	#7	AS SHOWN	POT
RM	0	RHOXODENDRON 'PUM COMPACT BLOOM'	COMPACT PUM RHODODENDRON	16-24" HT.	AS SHOWN	B&B
RC	0	RHOXODENDRON YAK 'CRETE'	CRETE RHODODENDRON	2-3" HT.	AS SHOWN	B&B
RR	0	RHOXODENDRON 'APRIL ROSE'	APRIL ROSE RHODODENDRON	16-24" HT.	AS SHOWN	B&B

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
PERENNIALS						
BR	0	BRUNNERA 'JACK FROST'	JACK FROST BRUNNERA	#2	24" O.C.	STAGGERED
JM	0	ALCHEMILLA MOLLIS	LADY'S MANTLE	#2	24" O.C.	STAGGERED
AP	0	ASTILBE 'PEACH BLOSSOM'	PEACH BLOSSOM ASTILBE	#2	24" O.C.	STAGGERED
AQ	0	AQUILEGIA 'BLUE JAY'	BLUE JAY COLUMBINE	#2	24" O.C.	STAGGERED
CP	0	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	#2	24" O.C.	STAGGERED
HD	0	HEUCHERA 'DOLCE SPEARMINT'	DOLCE SPEARMINT CORAL BELLS	#2	24" O.C.	STAGGERED
HM	0	HAKONECHLOA MACRA 'ALL GOLD'	ALL GOLD JAPANESE FOREST GRASS	#2	24" O.C.	STAGGERED
HO	0	HOSTA 'GUACHAGOLE'	GUACHAGOLE HOSTA	#2	24" O.C.	STAGGERED
HO	0	HOSTA 'BLUE ANGEL'	BLUE ANGEL HOSTA	#2	24" O.C.	STAGGERED
LV	0	LIRIOPE MUSCAD 'VARIEGATA'	LIVERTURF	#2	24" O.C.	STAGGERED
HD	0	HEUCHERA 'DOLCE SPEARMINT'	DOLCE SPEARMINT CORAL BELLS	#2	24" O.C.	STAGGERED
VM	0	VIOLA MINOR 'BOWLES'	PERMINKLE	FLAT OF 50	12" O.C.	STAGGERED
RF	0	RUBRODIUM FULGIDUM 'GOLDSTURM'	BLACK EYED SUSAN	#2	24" O.C.	STAGGERED

GRAPHIC SCALE:



ISSUED FOR SPECIAL PERMIT APRIL 1, 2022



PROFESSIONAL LANDSCAPE ARCHITECT FOR ALLEN & MAJOR ASSOCIATES, INC.

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

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

PROJECT NO. 167020 DATE 04-01-2022
SCALE: 1/4"=1'-0" DWG. NAME: C1670-30
DESIGNED BY: BD CHECKED BY: PLC

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
10 MAIN STREET
LAKELAND, MA 02457
TEL: (508) 884-8114
FAX: (508) 938-0109

ISSUED FOR SPECIAL PERMIT APRIL 1, 2022
THIS DRAWING HAS BEEN PREPARED BY DIGITAL FORMATS. CLIENTS/CONSULTANTS REPRESENTATIVE OR CONSULTANTS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR REVIEW. INFORMATION AND/OR SPECIFICATIONS ON THIS PROJECT ARE TO THE EXTENT THAT THE PREPARED INFORMATION HAS BEEN PROVIDED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATIONS OF THE CONSULTANT'S AUTHORITY ON THE DIGITAL MEDIA. PRINTED REPRESENTATIONS OR FORMATS REQUIREMENT PERMIT OF THE PREPARED DRAWING SPECIFICATIONS SHALL BE THE ONLY SECOND COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

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

SITE PLANTING PALETTE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
DECIDUOUS SHADE TREES						
AG	0	AMELANCHIER Q. 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SCHMIDDER	12-14' HT.	AS SHOWN	B&B
AR	0	ACER RUBRUM 'AUTUMN BURNING'	AUTUMN BURNING RED MAPLE	3-3.5' CAL.	AS SHOWN	B&B
ARK	0	ACER RUBRUM 'HARPICK'	HARPICK RED MAPLE	3-3.5' CAL.	AS SHOWN	B&B
BP	0	BETULA Papyrifera	PAPER BIRCH	12-14' HT.	AS SHOWN	B&B
CC	0	CERCIS CANADENSIS	CARLEWIN REDBUD	3-3.5' CAL.	AS SHOWN	B&B
PS	0	FRAXINUS SARGENTII 'PINK PLANE'	PINK FLAIR SARGENT CHERRY	3-3.5' CAL.	AS SHOWN	B&B
QP	0	QUERCUS PALUSTRIS	PIN OAK	3-3.5' CAL.	AS SHOWN	B&B
QC	0	QUERCUS PALUSTRIS 'GREEN BILLYE'	GREEN PILLAR PIN OAK	3-3.5' CAL.	AS SHOWN	B&B
TD	0	TILIA CORDATA 'GREENSPICE'	GREENSPICE LINDEN	3-3.5' CAL.	AS SHOWN	B&B
EVERGREEN TREES						
AF	0	AMES FRASER	FRASER FIR	7-8' HT.	AS SHOWN	B&B
JV	0	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6'-7' HT.	AS SHOWN	B&B
PA	0	PICEA ABIES	NORWAY SPRUCE	10-12' HT.	AS SHOWN	B&B
SHRUBS/ GRASSES						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
AZ	0	AZALEA 'DELAWARE WHITE'	DELAWARE WHITE AZALEA	#5	AS SHOWN	POT
BO	0	BUXUS 'GREEN OSM'	GREEN OSM BOXWOOD	#3	AS SHOWN	POT
CS	0	ELETHERA ALABAMA 'SIXTEEN CANDLES'	SIXTEEN CANDLES	#7	AS SHOWN	POT
HY	0	HYDRANGEA ARBORESCENS 'NICKERBALL'	NICKERBALL HYDRANGEA	#7	AS SHOWN	POT
IG	0	ILEX GLABRA 'BIMAROCK'	HEDGEWY	2'-2.5' HT.	AS SHOWN	B&B
N	0	ILEX VERTICILLATA 'SPARKLEBERRY'	SPARKLEBERRY HEDGEWY	2'-2.5' HT.	AS SHOWN	B&B-1 MILE POLLINATOR FOR EACH 2 PLANTS.
PJM	0	RHOISODENDRON 'PUM COMPACT CLINE'	COMPACT PUM RHOISODENDRON	2'-2.5' HT.	AS SHOWN	B&B
PV	0	PANICUM V. 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#3	AS SHOWN	POT
RK	0	RHOISODENDRON 'ROSE DOUBLE'	CHERRY RED DOUBLE KNOCKOUT ROSE	#3	AS SHOWN	POT
RW	0	RHOISODENDRON 'PERCY'	PERCY WISSAMAN RHOISODENDRON	18-24" HT.	AS SHOWN	B&B
RZ	0	RHOISODENDRON 'NOVA ZEMBLA'	NOVA ZEMBLA RHOISODENDRON	2-2.5' HT.	AS SHOWN	B&B
VP	0	VERBENA P.P. 'POPCORN'	'POPCORN' SHOWBALL VERBENA	5-6" HT.	AS SHOWN	B&B
PERENNIALS						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
BA	0	BAPTISIA 'PURPLE SMOKE'	PURPLE SMOKE WILD INDIGO	#1	24" O.C.	STAGGERED
EP	0	EPINACIA PURPUREA	PURPLE COMFLOWER	#1	24" O.C.	STAGGERED
HR	0	HELIOPSIS 'ROSEY RETURNS'	ROSEY RETURNS DAYLILY	#1	24" O.C.	STAGGERED
MD	0	MONARDA D. 'JACOB CLINE'	JACOB CLINE BEE BALM	#1	24" O.C.	STAGGERED
HB	0	HOSTA 'BLUE CADET'	BLUE CADET HOSTA	#1	24" O.C.	STAGGERED
RF	0	RUBICORPA FULGIDA 'GOLDSTURV'	BLACK EYED SUSAN	#1	24" O.C.	STAGGERED

LANDSCAPE NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY/TOWN OF MARLBOROUGH, MA.
- PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES, ANY PERMITTING AGENCIES, AND "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS IN ADVANCE OF ANY WORK THAT WILL REQUIRE EXCAVATION. CONTRACTOR SHALL IN WRITING NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONTACTS.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE BAREWETLAND AREA. ANY TREES NOTED AS "DEAD" OR "SELECTED SPECIES" SHALL BE TAGGED AND MARKED BY THE LANDSCAPE ARCHITECT.
- ALL TREES SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT LIST. QUANTITIES SHOWN ON PLANS SHALL GOVERN OVER PLANT LIST.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE GUIDELINES ESTABLISHED BY THE STANDARDS FOR NURSERY STOCK PUBLISHED BY AMERICANHORT (LATEST EDITION).
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE.
- ALL DISTURBED AREAS NOT OTHERWISE NOTED SHALL RECEIVE 6" OF SUITABLE LOAM & SEED LAINS WITH 3:1 OR GREATER SLOPES SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET.
- ANY FILL TRANSPORTING HAZARDOUS PLANTS SHALL BE DUG IN THE SPRING AND STORED FOR FALL PLANTING.
- TREES SHALL HAVE A MINIMUM CALIPER AS INDICATED ON THE PLANTING SCHEDULE TAKEN ONE FOOT ABOVE THE ROOT CROWN.
- ALL PLANT BEDS AND TREE SAUCERS TO RECEIVE 3" OF PINE BARK MULCH. GROUND COVER AREAS SHALL RECEIVE 1" OF PINE BARK MULCH.
- ALL DECIDUOUS TREES ADJACENT TO WALKWAYS AND ROADWAYS SHALL HAVE A BRANCHING PATTERN TO ALLOW FOR A MINIMUM OF 7' OF CLEARANCE BETWEEN THE GROUND AND THE LOWEST BRANCH.
- ALL TREE STAKES SHALL BE STAINED DARK BROWN.
- CONTRACTOR RESPONSIBLE FOR WATERING AND RESEEDING OF BARE SPOTS UNTIL A UNIFORM STAND OF VEGETATION IS ESTABLISHED AND ACCEPTED.
- SOIL SAMPLES, TESTS, AND SHOP DRAWINGS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT OR THE OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
- SEED MIX: SPREAD NEW ENGLAND SHOWY WILDFLOWER MIX ON AREAS NOTED ON THE PLAN. SPREAD AT A RATIO OF 1 LB PER 600 SQ. FT. SEED MIX AVAILABLE FROM NEW ENGLAND WETLAND PLANTS, 820 WEST ST., AMHERST, MA, 413-548-8000.
SEEDING AREAS TO BE TEMPORARILY IRRIGATED UNTIL ESTABLISHMENT AND ACCEPTANCE. CONTRACTOR RESPONSIBLE FOR RE-SEEDING AS NECESSARY AND MAINTENANCE UNTIL ESTABLISHMENT AND ACCEPTANCE. A NON-INVASIVE WINTER RYE MAY BE ADDED TO THE MIX TO OBTAIN SOIL STABILIZATION IN THE FALL.
- ALL PROPOSED LANDSCAPE AREAS INCLUDING LAWNS, TREES, SHRUBS, BEDS, AND PERENNIALS SHALL BE PROVIDED WITH WATER EFFICIENT UNDERGROUND IRRIGATION. DESIGN AND INSTALLATION OF IRRIGATION SYSTEM TO BE PERFORMED BY AN APPROVED IRRIGATION DESIGN BUILT CONTRACTOR OR BY AN APPROVED SOIL MOI. BE DETERMINED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT. IRRIGATION SYSTEM IS TO BE DESIGNED FOR EFFICIENT WATER USAGE INCLUDING USE OF DRIP IRRIGATION SYSTEMS AND PERENNIALS. IRRIGATION SYSTEM WITH HEAD-TO-HEAD COVERAGE, A CENTRAL SHUT-OFF VALVE, AND A RAIN SENSOR TO SHUT OFF IRRIGATION DURING RAIN EVENTS.
- A MINIMUM 18" WIDE BARRIER OF PESTONE SHALL BE INSTALLED IN ALL PLANT BED WHICH ADJUT THE BUILDINGS. NO MULCH IS ALLOWED WITHIN 18" OF ALL BUILDINGS PER THE LATEST EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY DEPARTMENT OF FIRE SERVICES REGULATION (527 CMR 17.00).

SEED MIXES:

NEW ENGLAND WETLAND PLANTS
 820 WEST STREET, AMHERST, MA 01002
 PHONE: 413-548-8000 FAX 413-548-4000
 EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM
 SHOWY NEW ENGLAND WILDFLOWER MIX

SEMI-DESIKATUM ROSOFIRM	LITTLE BLUESTEM	PAU
CHAMAECRISTA PASCOLOGA	PARTICIDE PEA	PAU
CHAMAECRISTA HYRAN	YONK GRASS	SP
PORTUGA RUBRA	RED PESCUE	PAU
CLYMAE SANGONIA	SHAW WILD RYE	PAU
CLYMAE REPENS	INDIAN WILD RYE	PAU
HELIOPSIS MEGALANTHOS	ON THE BURLY ONE	PAU
CONOPSEUS LANCEOLATA	LANCE LEAVED CONOPSEUS	PAU
HELIOPSIS VERA	BLACK EYED SUSAN	PAU
LAIUS SPICATA SPICATA GAYDENIA/HARSH BLAZING STAR		PAU
ACROSTACHYA SYRICA	NEW YORK BROOMRASH	PAU
VERONICA HEDYOTIDES	SPRING VERONICA	PAU
ASPER NODOSUS-ANGULUS (SPERMATOPHYTES) MONA-MARSH NEW ENGLAND ANTER		PAU
ELIANTHUS PURPUREUS (ELIANTHUS) MUGGILLIARDI	PURPLE JOE PEE WOOD	PAU
HELIOPSIS VERA	BLACK EYED SUSAN	PAU
SOLIDAGO JUNCEA	EARLY COLICORD	PAU
ESCHOLARIA FORTYSEVEN	SONSET	PAU

THE NEW ENGLAND SHOWY WILDFLOWER MIX INCLUDES A SELECTION OF WILDFLOWERS AND GRASSES THAT WILL MIXTURE INTO A COLORFUL AND DURABLE MIXTURE. IF IT IS APPROPRIATE SEED MIX FOR BARRIERS, COMPOUND LANDSCAPE, PARKS, SOFT COURSES, AND BENTLANDS. SEEDS ALWAYS APPLY ON CLEAN SOIL. THE MIX MAY BE COVERED BY MECHANICAL SPRINKLER OR ON SMALL SITES IT CAN BE SPREAD BY HAND. LIGHTLY RAKE OR ROLL TO ENSURE CONTACT. USE SEEDS IN CONTACT WITH THE GROUND WITH A SPREAD OR LATE FALL. DRINKY SECONDARY LATE SPRING AND EARLY SUMMER SEEDING WILL PROVIDE THE MOST BENEFICIAL RESULTS. SEEDING IN WETLANDS SHOULD BE PERFORMED UNDER IDEAL CONDITIONS. LATE SPRING AND EARLY SUMMER SEEDING WILL PROVIDE THE MOST BENEFICIAL RESULTS. SEEDING IN WETLANDS SHOULD BE PERFORMED UNDER IDEAL CONDITIONS. LATE SPRING AND EARLY SUMMER SEEDING WILL PROVIDE THE MOST BENEFICIAL RESULTS. SEEDING IN WETLANDS SHOULD BE PERFORMED UNDER IDEAL CONDITIONS. LATE SPRING AND EARLY SUMMER SEEDING WILL PROVIDE THE MOST BENEFICIAL RESULTS.



PROFESSIONAL LANDSCAPE ARCHITECT FOR ALLEN & MAJOR ASSOCIATES, INC.

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

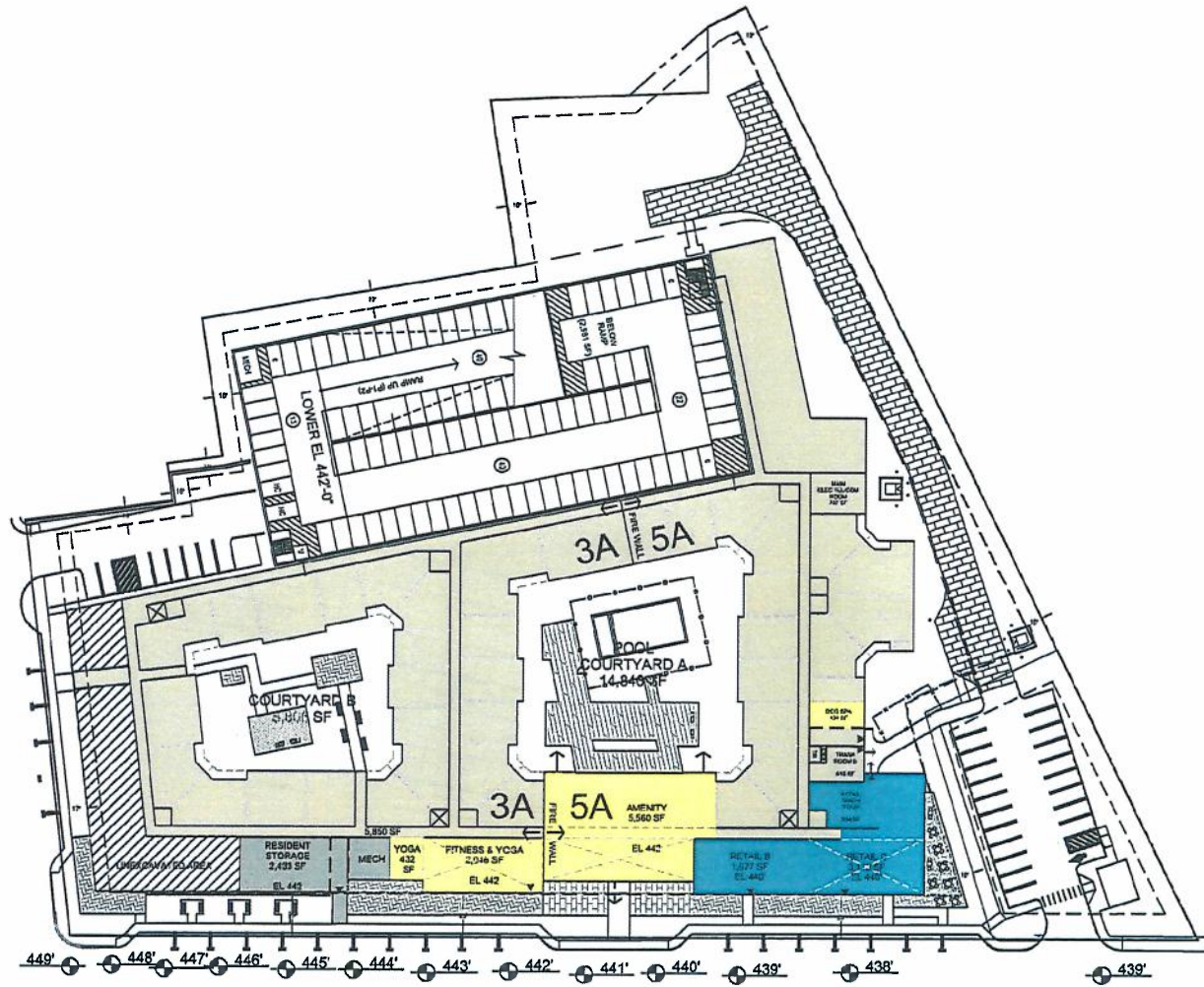
PROJECT:
 ALTA MARLBOROUGH
 283-325 LINCOLN STREET
 MARLBOROUGH, MA

PROJECT NO. 16700 DATE: 04-01-2022
 SCALE: AS SHOWN PWS: NAME: C1670-20
 DESIGNED BY: RD CHECKED BY: PJC



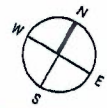
14 MAIN STREET
 LEXINGTON, MA 02421
 TEL: 603 224-0100
 FAX: 603 224-0100

DRAWING TITLE: LANDSCAPE NOTES SHEET NO. L-104



3A: 32,277

5A: 34,835

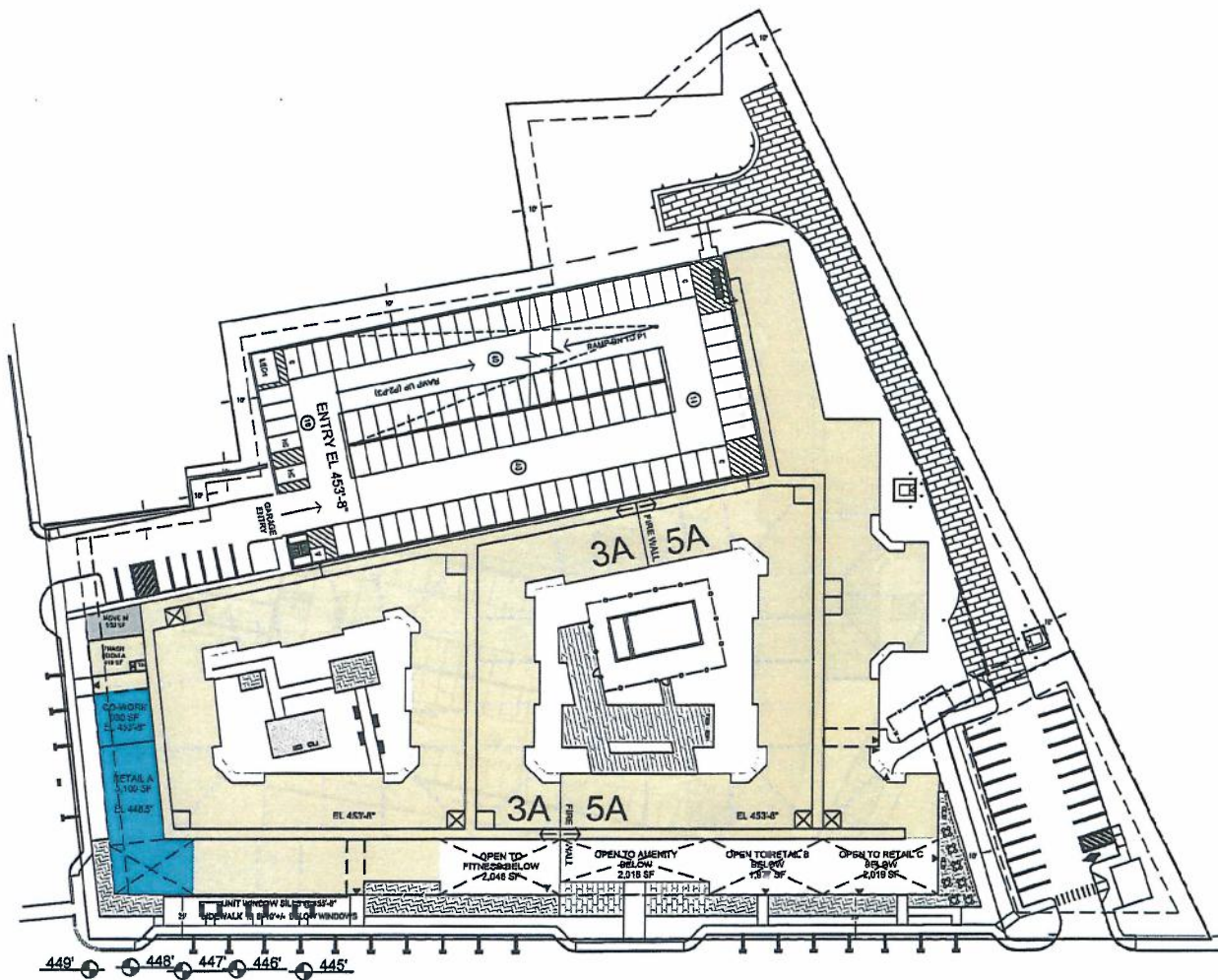


Aita Marlborough

Lincoln Street Marlborough, MA | April 1, 2022 | WP East Acquisitions, LLC | 21086 | © The Architectural Team, Inc.

First Floor Plan

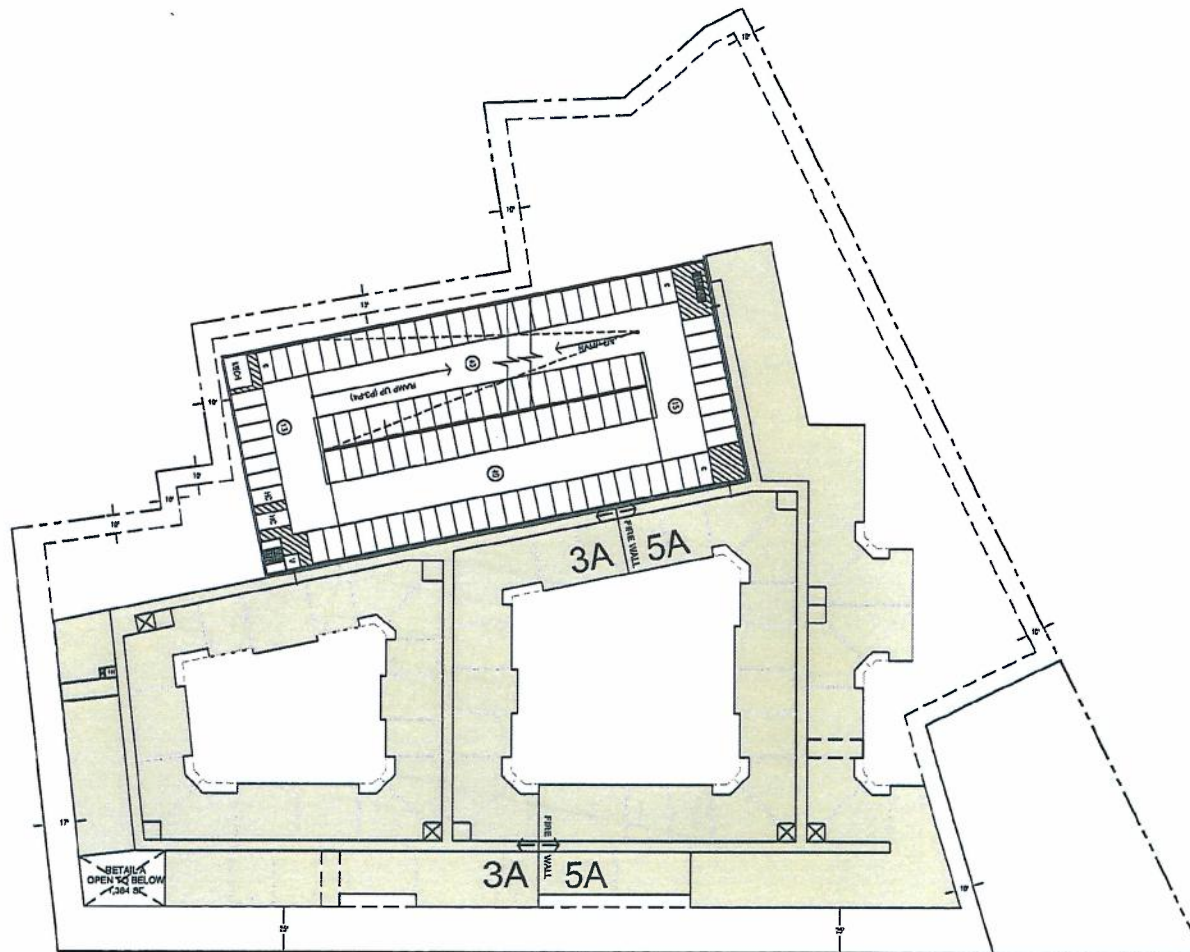




3A: 38,551

5A: 34,710





3A: 38,551

5A: 35,401

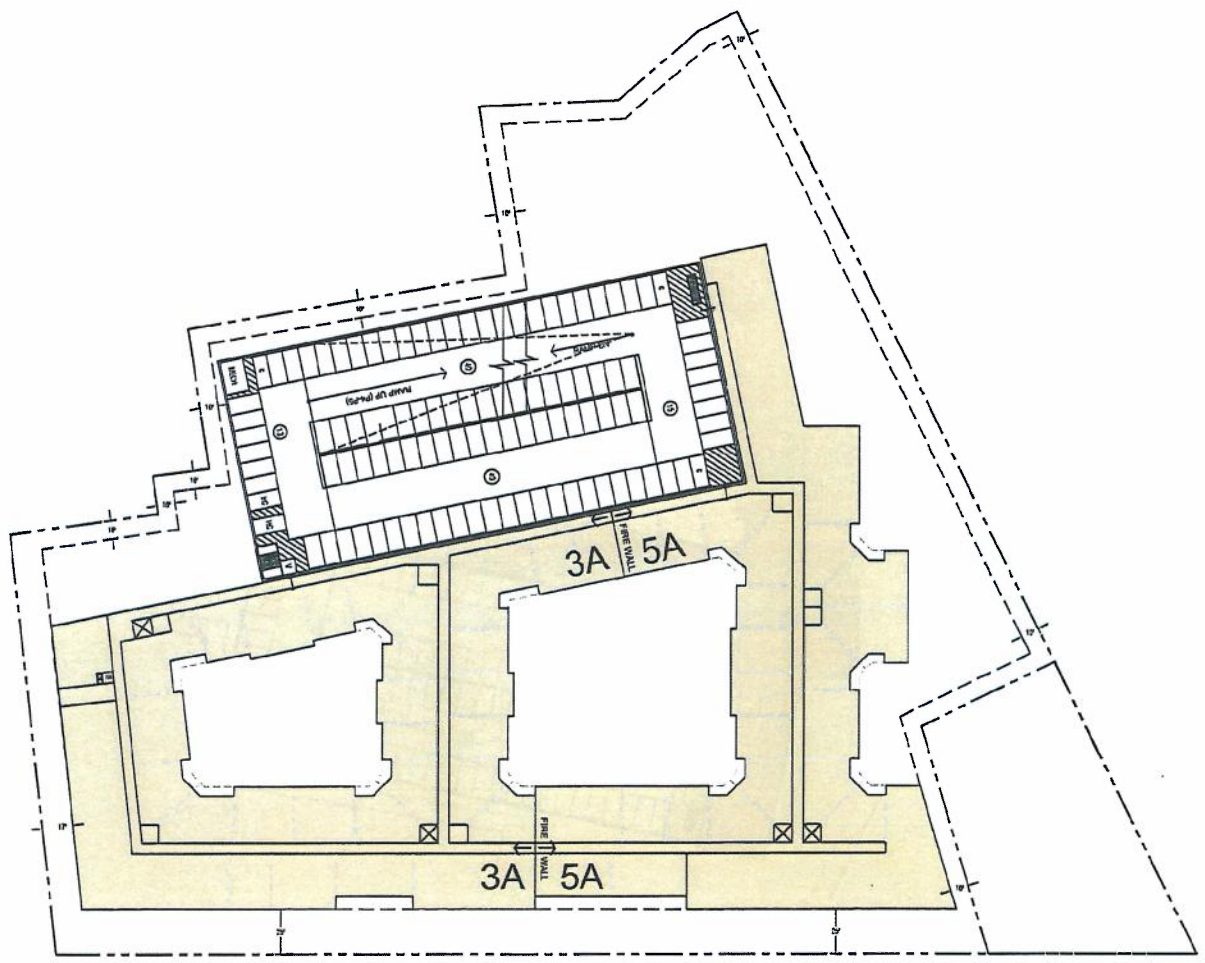


Alta Marlborough

Lincoln Street Marlborough, MA | April 1, 2022 | WP East Acquisitions, LLC | 21086 | © The Architectural Team, Inc.

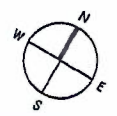
Third Floor Plan

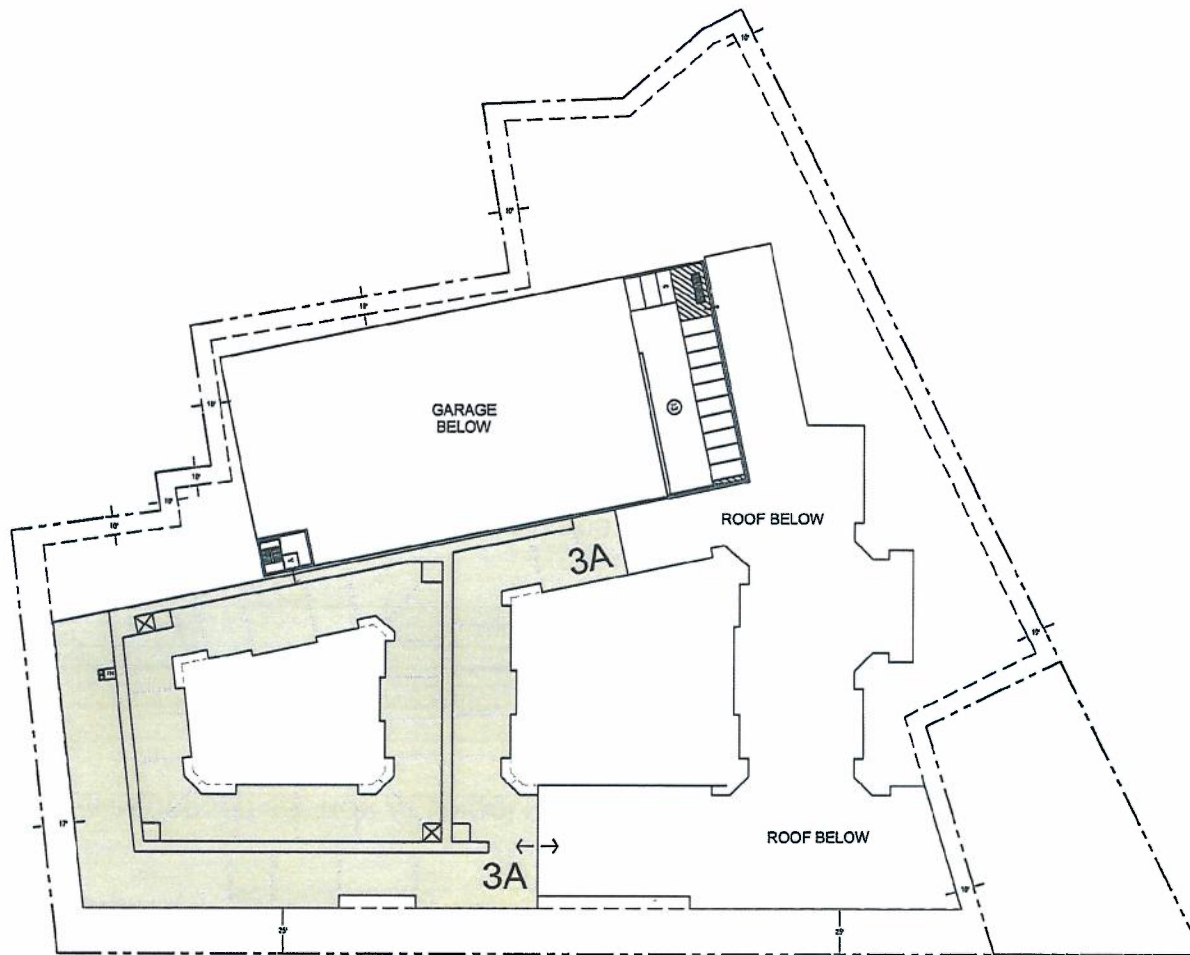




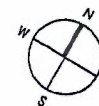
3A: 38,551

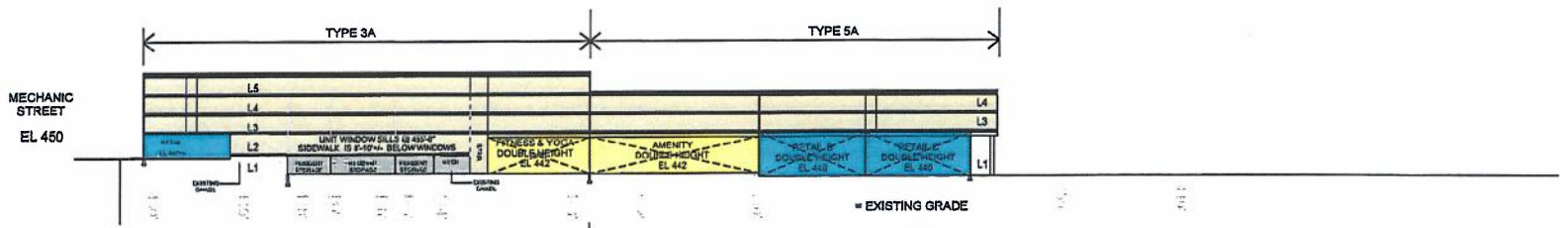
5A: 35,401



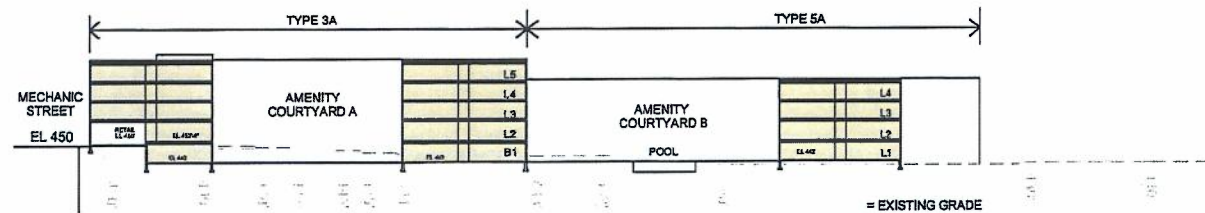


3A: 38,551

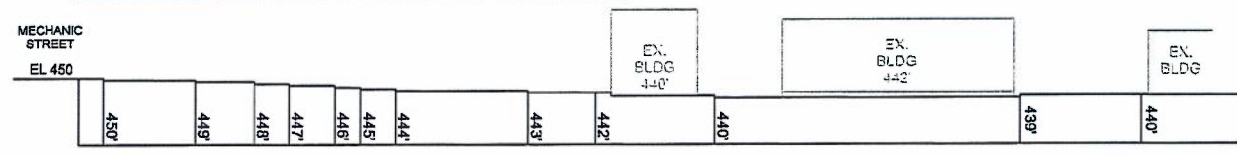




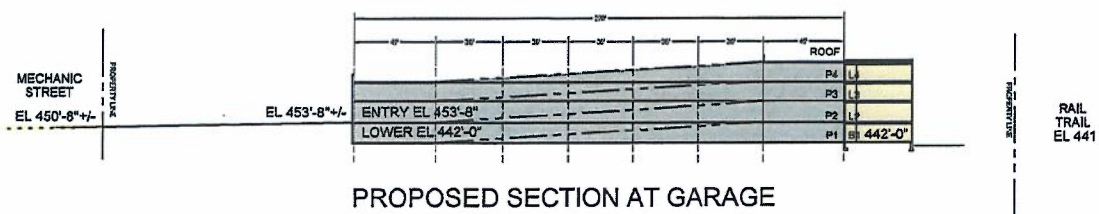
A-A PROPOSED SECTION AT LINCOLN STREET @ RETAIL/AMENITY



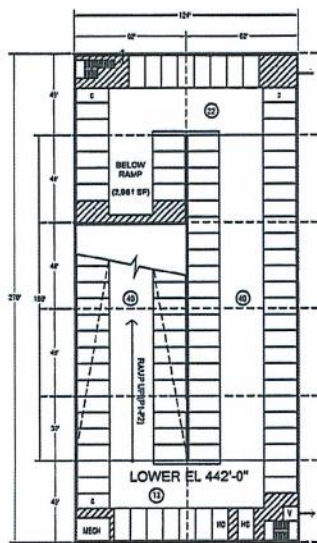
B-B PROPOSED SECTION AT COURTYARDS



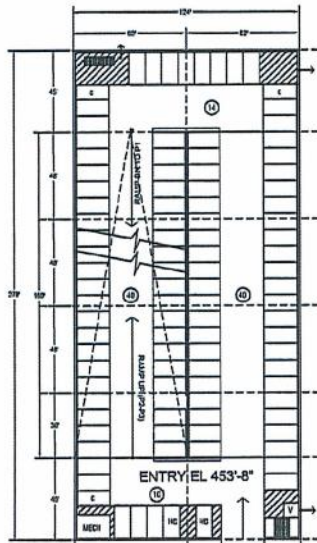
EXISTING SECTION AT LINCOLN STREET



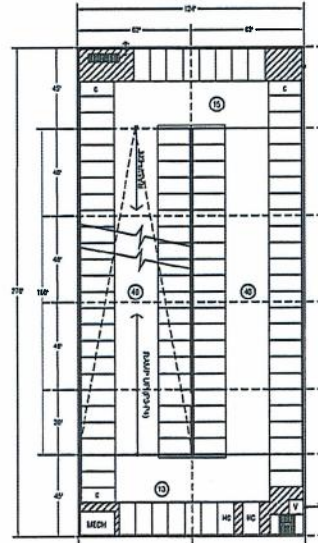
PROPOSED SECTION AT GARAGE



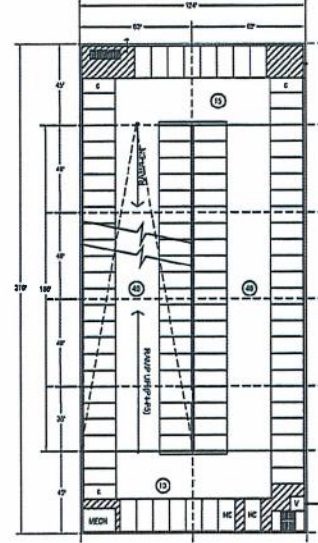
P1: 36,461 GSF
115 SPACES



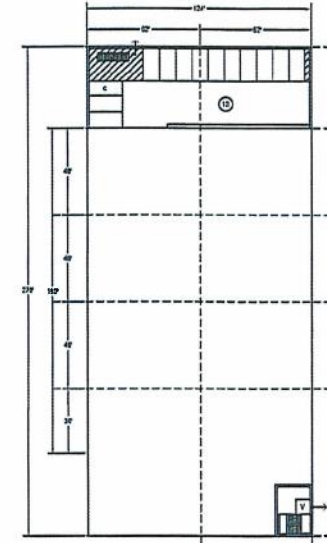
P2: 33,480 GSF
104 SPACES



P3: 33,480 GSF
108 SPACES



P4: 33,480 GSF
108 SPACES



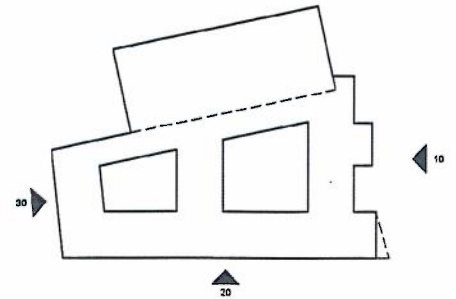
P5: : 5,580 GSF (ROOF)
13 SPACES



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



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



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



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



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

ALTA MARLBOROUGH

OVERALL ELEVATIONS

MARLBOROUGH, MA | MARCH 31, 2022 | WOOD PARTNERS | 21086 | © The Architectural Team, Inc.



ORDER NO. 22-1008572E

ATTACHMENT

B

CERTIFICATION PURSUANT TO G. L. c. 39, SECTION 23D ("MULLIN RULE")

I, Donald R. Landers, hereby do swear and certify under the pains and penalties of perjury as follows:

1. I am a member of the Marlborough City Council (council, board or commission).
2. I missed a single hearing session on the matter of the Order No. 22-1008572:

Special Permit application of Alta Marlborough, LLC, Wood Partners to build a mixed-use project in the Neighborhood Business District on the corner of Lincoln and Mechanic Streets,
which was held on May 9, 2022.

3. On 6/5/22 (date) I examined all the evidence and testimony received at the hearing session that I missed which included a review of (initial which one(s) applicable):

- a. _____ official audio recording of the missed hearing session; or
- b. ✓ official video recording of the missed hearing session; or
- c. _____ official transcript of the missed hearing session.


This certification shall become a part of the record of the proceedings in the above matter.

Signed under the pains and penalties of perjury this 6th day of June 2022.



Signature of Member

Received as part of the record of the above matter:

Date: JUNE 6, 2022 



IN CITY COUNCIL

Marlborough, Mass., JUNE 6, 2022

ORDERED:

Suspension of the Rules requested – granted.

That the Certification from Ward 7 Councilor Donald R. Landers, Sr., as required under MGL Chapter 39 §23D (“Mullin Rule”), regarding the Application for Special Permit of Alta Marlborough, LLC (Wood Partners), to build a mixed-use project in the Neighborhood Business District consisting of 10,074 square feet of ground floor retail and commercial space, 276 dwelling units in addition to an on-site parking garage with 448 spaces to be located at the corner of Lincoln and Mechanic Streets, Order No 22-1008572, be and is herewith accepted and placed on **FILE**.

ADOPTED

ORDER NO. 22-1008572C