



# IN CITY COUNCIL

Marlborough, Mass., SEPTEMBER 13, 2021

ORDERED:

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## IN CITY COUNCIL

### DECISION ON A SPECIAL PERMIT LOURIVAL MASONRY, CO., LLC

### DECISION ON A SPECIAL PERMIT ORDER NO. 21-1008346C

The City Council of the City of Marlborough hereby **GRANTS** the Application for a Special Permit to Lourival Masonry Co., LLC (the "Applicant") for contractor's yard at 685 Farm Road, Unit 18, also known as 37 Airport Boulevard, in the Limited Industrial Zoning District, as provided in this Decision and subject to the following Findings of Fact and Conditions.

#### FINDINGS OF FACT

1. The Applicant, Lourival Masonry Co., LLC, is a Massachusetts limited liability company with an address of 24 Hager Street, Marlborough, MA 01752.
2. The Applicant is the prospective owner of the property located at 685 Farm Road, Unit 18, Marlborough, Massachusetts, also known as 37 Airport Boulevard, being shown as a portion of Parcel 52 on Assessors Map 73 (the "Site").
3. In accordance with Article V, Section 650-17 and Section 650-18(A)(48), of the Zoning Ordinance of the City of Marlborough (the "Zoning Ordinance"), the Applicant proposes a contractor's yard at the Site (the "Use"). As shown on the Plans referenced in paragraph 5 below, the Use consists of a building, accessory parking, outdoor storage areas, and landscaped areas.
4. The Applicant, by and through its counsel, filed with City Clerk of the City of Marlborough an Application for a Special Permit ("Application") for the Use.
5. In connection with the Application, the Applicant submitted a certified list of abutters, filing fees, a site plan entitled "Proposed Site Plan of Use Area #18 Airport Boulevard" by Connorstone Engineering, with the last revision date of August 10, 2021, a landscaping plan entitled "Proposed Landscape Plan of Use Area #18 Airport Boulevard" by Connorstone Engineering, with the last revision date of July 13, 2021, and a site plan for the overall Airport Industrial Park entitled "Proposed Site Plan for Driveway, Drainage & Landscaping of 677-681 Farm Road" approved by the Site Plan Committee on October 24, 2019 (collectively the "Plans") attached hereto as **"Attachment A."**



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## ORDERED:

6. 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.
7. The Site is located in the Limited Industrial Zoning District.
8. The Site has an area of 30,000 square feet +/- as shown on the Plans.
9. Pursuant to the Rules and Regulations of the City Council for the City of Marlborough and applicable statutes of the Commonwealth of Massachusetts, the City Council established a date for 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.
10. The Marlborough City Council, pursuant to Massachusetts General Laws Chapter 40A, opened a public hearing on the Application on Monday, July 19, 2021. The public hearing was held at the Marlborough City Hall, 140 Main Street. The hearing was closed on July 19, 2021.
11. The Applicant, through its representatives, presented testimony at the public hearing detailing the Use, describing its impact upon municipal services, the neighborhood, and traffic.
12. At the public hearing, two members of the public spoke in favor of the Use and no members of the public spoke in opposition to the Use.

## **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.



## IN CITY COUNCIL

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- C. The City Council, pursuant to its authority under Massachusetts General Laws Chapter 40A and the Zoning Ordinance of the City of Marlborough hereby **GRANTS** the Applicant a Special Permit for a contractor's yard at 685 Farm Road, Unit 18, also known as 37 Airport Boulevard, 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.
  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 no occupancy permit shall be issued until the Applicant has complied with all conditions. Subsequent Site Plan Review shall be consistent with the conditions of this Special Permit and the Plans submitted, reviewed and approved by the City Council as the Special Permit Granting Authority.
  3. Modification of Plans. Notwithstanding conditions #1 and #2 above, the City Council or the Site Plan Review Committee may approve engineering changes to the Plans, so long as said changes do not change the Use as approved herein, or materially increase the impervious area of the Use, reduce the green area, alter traffic flow, or increase the size of the building, 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.



# IN CITY COUNCIL

Marlborough, Mass., SEPTEMBER 13, 2021

ORDERED:

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5. Storm Water and Erosion Control Management. The Applicant, its successors and/or assigns, shall ensure that its site superintendent during construction of the project is competent in stormwater and erosion control management. This individual(s) credentials shall be acceptable to the Engineering Division of the City's Department of Public Works and the City's Conservation Commission. This individual(s) shall be responsible for checking the Site before, during, and after storm events including weekends and evenings when storms are predicted. This individual(s) shall ensure that no untreated stormwater leaves the Site consistent with the State's and the City's stormwater regulations. This individual(s) shall ensure compliance with the approved sequence of construction plan and the approved erosion control plan. The Applicant, its successors and/or assigns, shall grant this individual(s) complete authority of the Site as it relates to stormwater and erosion controls.
6. Fencing. In accordance with Section 650-18(A)(48) of the Zoning Ordinance, the Applicant shall install solid fencing to screen areas of the Site used for the storage of vehicles, equipment, and materials from the street and adjacent properties, and shall maintain the fencing in good repair. The fencing shall comply with the requirements of all applicable City Ordinances.
7. Outdoor Storage Areas. In accordance with Section 650-18(A)(48) of the Zoning Ordinance, the outdoor storage of vehicles, equipment, and materials shall be located on impervious and otherwise dust-free surfaces. Materials shall be stored with sufficient protections to avoid damage to landscaped areas and to avoid interference with the proper functioning of stormwater infrastructure. Lawn areas shall be separated from adjacent parking/storage areas with curbing.
8. Indoor Storage Areas. Building areas used to store vehicles, equipment, and materials indoors shall be equipped with floor drainage systems designed to prevent fuel, oil, and other hazardous materials from entering the stormwater or sewer systems, approved through the Site Plan Review process.
9. Vehicle Repairs and Maintenance. The Site may not be used for major repairs of vehicles and equipment, but minor maintenance of vehicles and equipment which are exclusively operated as part of the Use may be performed indoors only, subject to Condition #10.
10. Noise and Air Quality. The Applicant, its successors and/or assigns, shall comply with the City's Noise Ordinance and shall comply with all state and federal requirements governing air quality and emissions.



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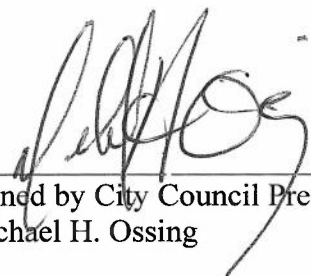
ORDERED:

PAGE 5

11. 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 at the Site shall be shut off outside of operating hours, except for lighting necessary for security and emergency access.
12. Compliance with Applicable Laws. The Applicant, its successors and/or assigns agrees to comply with all municipal, state, and federal rules, regulations, and ordinances as they may apply to the construction, maintenance, and operation of the Use.
13. Recording of Decision. In accordance with the provisions of Massachusetts General Laws, Chapter 40A, Section 11, the Applicant, its successors and/or assigns, at its expense shall record this Special Permit in the Middlesex South Registry of Deeds after the City Clerk has certified that the twenty-day period for appealing this Special Permit has elapsed with no appeal having been filed, and before 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: 11 – Nay: 0

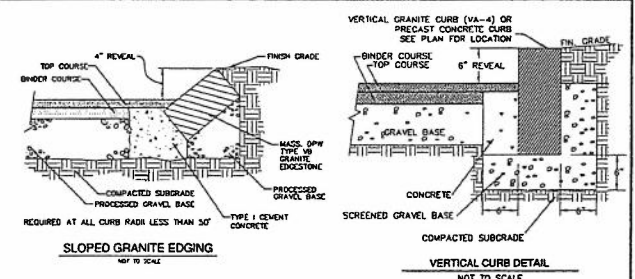
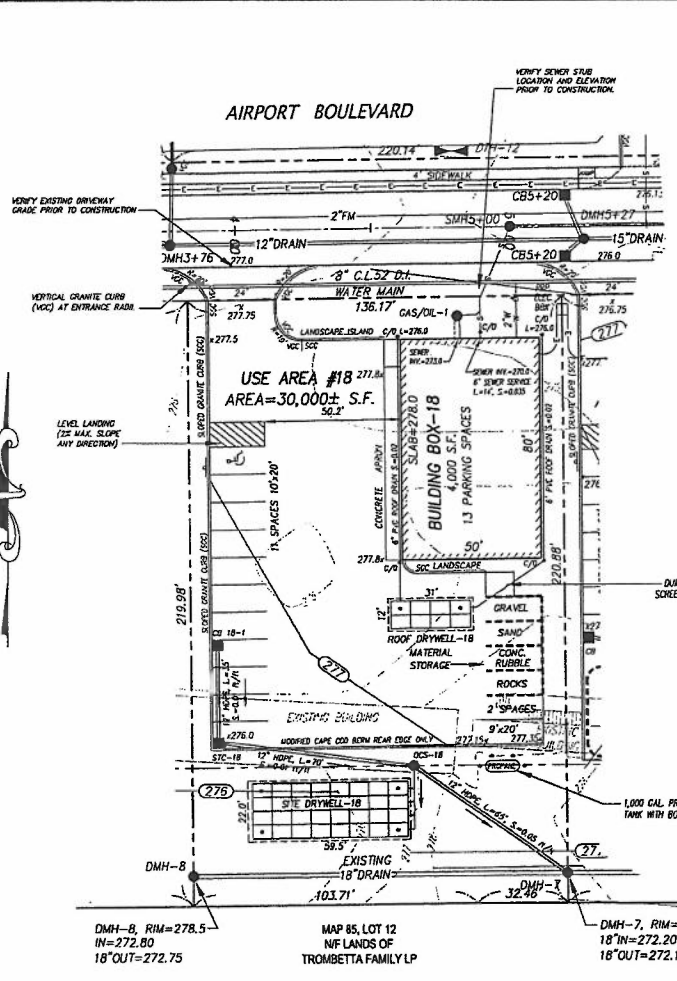
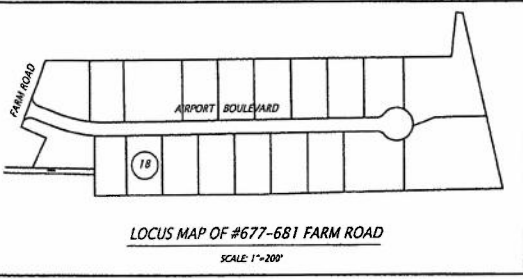
Yea: Wagner, Doucette, Dumais, Tunnera, Irish, Navin, Landers, Oram, Ossing, Perlman, & Robey.

  
\_\_\_\_\_  
Signed by City Council President  
Michael H. Ossing

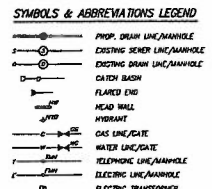
ADOPTED  
In City Council  
21-1008346C

# ATTACHMENT

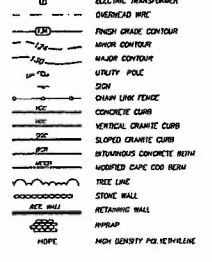
## A



- GENERAL NOTES:**
- EXISTING BOUNDARY LINES AND TOPOGRAPHY IS BASED UPON PLANS PREPARED BY CONSOLE POINT ASSOCIATES, INC. DATED 1-8-2018. PLANS AND CAD FILE PROVIDED BY OWNER. ELEVATIONS ARE BASED UPON HIGH WATER DATUM.
  - THE PARCEL IS SHOWN ON ASSESSORS MAP 73, PARCELS 52 AND MAP 85, PARCELS 14A15.
  - EXISTING UTILITY LINES SHOWN ON THE DRAWING ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF ANY UTILITY LOCATIONS OR DEEPER SURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND DEPTHS OF ALL UTILITIES AND STRUCTURES. AS REQUIRED PRIOR TO THE START OF CONSTRUCTION, ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL CONTACT GAS SAFE, 1-800-344-7233 (72 HOURS BEFORE WORK), AND TOWN OF FARM FOR UTILITY LOCATIONS PRIOR TO EXCAVATION. TEST PITS SHALL BE UTILIZED FOR UTILITY CONNECTIONS.



- CONSTRUCTION NOTES:**
- ANY MINOR MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A MAJOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
  - WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, DEPTH, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RECORDATION OF THE CONFLICT.
  - ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE SPECIFICATIONS AND REGULATIONS OF THE MARLBOROUGH DEPARTMENT OF PUBLIC WORKS, OF THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT (MHD) CONSTRUCTION STANDARDS AND THE MHD STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, UNLESS OTHERWISE SPECIFIED.
  - THE WATER SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH THE TOWN OF MARLBOROUGH OFF-WATER DIVISION RULES AND REGULATIONS. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR) WITH REQUIRED INSPECTIONS. FINAL LOCATION AND SIZE OF WATER SERVICES, THE EXISTING SPRINKLER CONNECTIONS, AND SPRINKLER CONTROL ROOMS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
  - THE SEWER SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH THE TOWN OF MARLBOROUGH OFF-WATER DIVISION RULES AND REGULATIONS. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR) WITH REQUIRED INSPECTIONS. THE LAYOUT AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CATV UTILITY CONNECTIONS AND SERVICES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITIES.
  - THE CONTRACTOR SHALL MAINTAIN ALL HEADWAYS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.
  - A STREET OPENING PERMIT SHALL BE OBTAINED FROM THE CITY OF MARLBOROUGH DEPARTMENT OF PUBLIC WORKS PRIOR TO THE COMMENCEMENT OF ANY WORK IN THE PUBLIC WAYS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY & UTILITY DEPARTMENTS.
  - UTILITY CONSTRUCTION IN CITY WAYS REQUIRES BARRIERS WITH CONTROLLED DENSITY FILL.
  - ALL CONSTRUCTION MATERIALS, STOCKPILES, ETC. ON SITE SHALL BE STORED IN A MANNER TO THE SATISFACTION OF THE CITY ENGINEER OR HIS REPRESENTATIVE.
  - ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC DEVICES" (MUTCD) AND THE OFFICE OF TRAFFIC OPERATIONS, FEDERAL HIGHWAY ADMINISTRATION, U.S. DEPARTMENT OF TRANSPORTATION.
  - ALL RAMP, CURB CUTS, SIDEWALKS, AND ACCESSIBLE SPACES SHALL CONFORM WITH THE AMERICANS WITH DISABILITIES ACT REGULATIONS AND WITH ARCHITECTURAL ACCESS BOARD REGULATIONS (2010 ADA-1-4.2).
  - JOINTS BETWEEN PROPOSED BITUMINOUS CONCRETE PAVEMENT AND EXISTING PAVEMENT TO REMAIN SHALL BE SAWCUT AND SEALED WITH HOT FUSED RUBBERIZED ASPHALT SEALER.



**PARKING TABULATION:**

REQUIRED PARKING 3 SPACES/1000 S.F.  
4,000/1000 x 3 = 12 SPACES REQUIRED  
PROPOSED PARKING PROVIDED = 12 SPACES

**PARKING TABULATION:**

REQUIRED PARKING 3 SPACES/1000 S.F.  
PROPOSED PARKING PROVIDED = 12 SPACES

**ZONING : LIMITED INDUSTRIAL "L1"**

LOT REQUIREMENTS REQUIRED:

AREA: 2 Acres  
FRONTAGE: 300 FEET  
FRONT YARD: 50 FEET  
SIDE YARD: 50 FEET  
REAR YARD: 50 FEET  
BUILDING HEIGHT: W/IN 0-150' OF RESIDENTIAL ZONE 30' W/IN 151'-250' OF RESIDENTIAL ZONE 40' W/IN 251'-400' OF RESIDENTIAL ZONE 50' W/IN 401'-500' OF RESIDENTIAL ZONE 60'

**DRAINAGE TABULATION**

CS-18-1 RIM=276.4 12" OUT=273.35	SITE DRYWELL-18 32 GULCH CHAMBERS (MODEL 330ALH0)	ROOF DRYWELL-18 6 GULCH CHAMBERS (MODEL 330ALH0)
ST-18 (STORMSEPTOR 450) RIM=276.0 12" IN=273.0 12" OUT=272.75	38.5'x22'x3.5' STONE BED BOTTOM STONE=271.5 BOTTOM CHAMBERS=282.5 12" IN=271.0 12" OUT=272.75	12" IN=272.0 (PROPOSED) 18" IN=272.15 (EXISTING) 18" OUT=272.15 (EXISTING) 12" IN=271.0 12" OVERLOW=272.75
OC-18 (STANDARD MANHOLE STRUCTURE) RIM=277.5 12" IN=272.0 12" OUT=271.1 (TO DRYWELL) 12" OVERLOW=272.75		

**SEWER TABULATION**

GAS/OIL-1 RIM=276.2 6" IN=273.0 6" OUT=272.65	EXISTING DRYWELL 7 12" IN=272.4 (PROPOSED) 18" IN=272.30 (EXISTING) 18" OUT=272.15 (EXISTING) 12" IN=271.0 12" OVERFLOW=272.75
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**LOT COVERAGE TABULATION**

TOTAL LOT AREA = 818,200 S.F.  
ALLOWED LOT COVERAGE = 480,000 (60%)

PROPOSED USE AREA	ALLOWED COVERAGE
DRYWELL	18,000 S.F. (2.2%)
CONCRETE	18,000 S.F. (2.2%)
ASPHALT	18,000 S.F. (2.2%)
PAVEMENT	18,000 S.F. (2.2%)
GRASS	18,000 S.F. (2.2%)
WOOD	18,000 S.F. (2.2%)
SHRUBS	18,000 S.F. (2.2%)
TOTAL	108,000 S.F. (13.2%)

LOT COVERAGE OF APPROVED UNUS-123456 S.F.  
REMAINING LOT COVERAGE ALLOWED = 380,000 S.F.  
REMAINING LOT COVERAGE = 430,000 S.F.  
USE OF REMAINING LOT COVERAGE = 51.9% S.F.

**DIR-12 (2-15-19)**

0-12" Ad	LOAMY SAND	100%/S
12-22" Bw	LOAMY SAND	100%/S
22-56" C1	FINE SAND	2.5%/A
56-128" C2	CLAY SAND	2.5%/S

NO WATER, NO NOTHES  
NO REFUSAL



APPROVED  
SITE PLAN REVIEW COMMITTEE

DATE: \_\_\_\_\_

PREPARED FOR:  
CAPITAL GROUP PROPERTIES  
259 TURNPIKE ROAD, SUITE 100  
SOUTHBOROUGH, MA

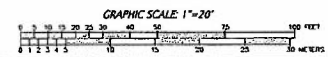
OWNER:  
MARLBOROUGH INDUSTRIAL, LLC  
259 TURNPIKE ROAD, SUITE 100  
SOUTHBOROUGH, MA

MAP 73, PARCELS 52 & MAP 85, PARCELS 14A15

**CONNORSTONE ENGINEERING INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
10 SOUTHWEST CLIFFTOP, SUITE 7  
NORTHBOROUGH, MASSACHUSETTS 01532  
PHONE: 508-393-9727 FAX: 508-393-5242

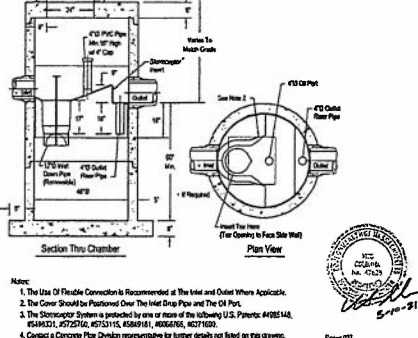
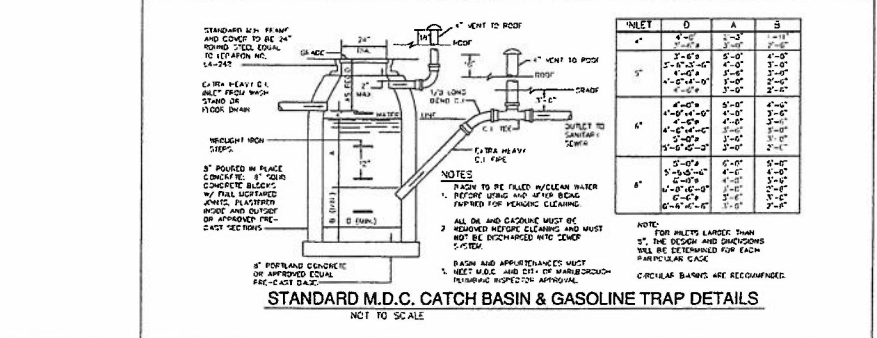
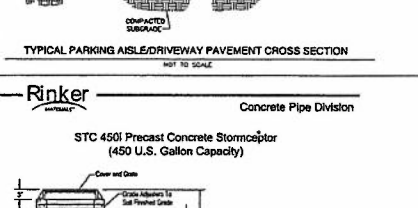
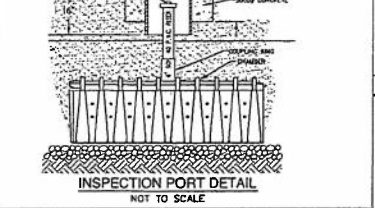
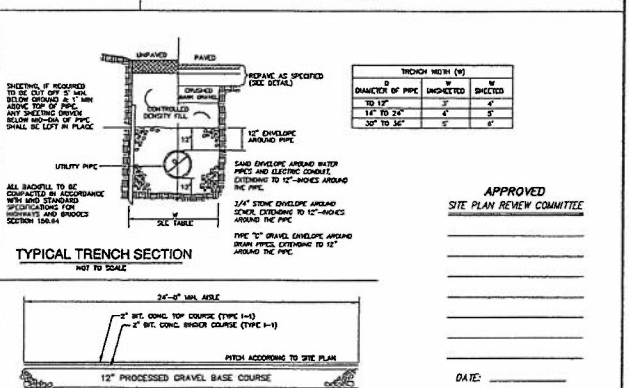
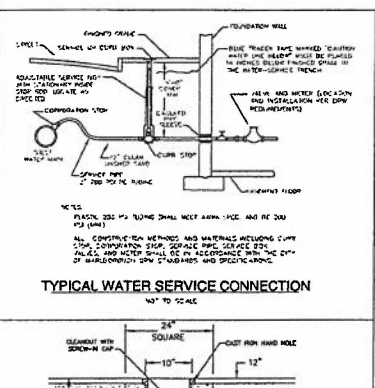
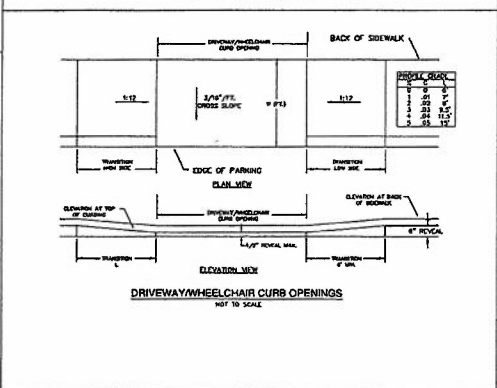
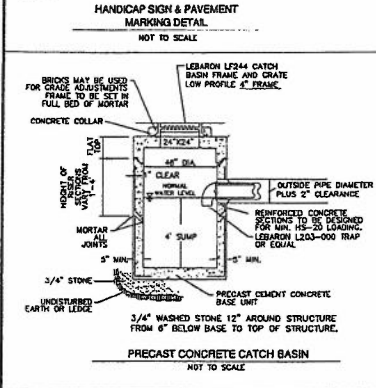
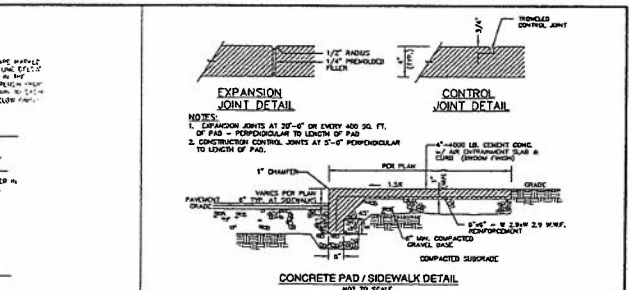
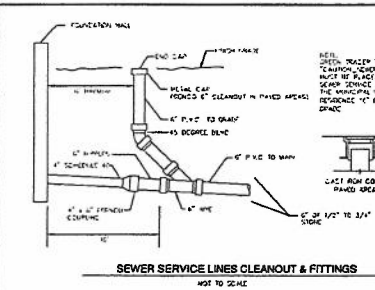
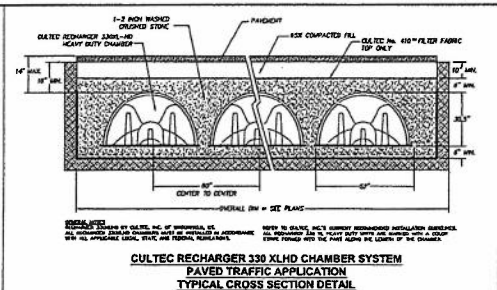
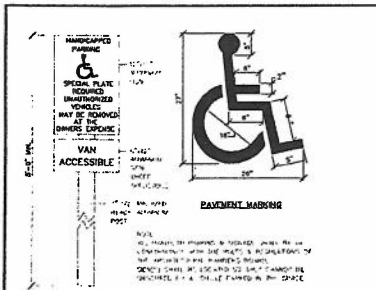
PROPOSED SITE PLAN  
OF  
USE AREA #18  
AIRPORT BOULEVARD  
IN  
MARLBOROUGH, MA

4/16/2021	ADD MATERIAL STORAGE
7/13/2021	REMOVE GRASS PAVE
4/9/2021	ADD PROGRAM TANK
REVISED:	DESCRIPTION:
DRAWN BY: NEM	CHECK BY: VC
DATE: APRIL 7, 2021	









APPROVED  
SITE PLAN REVIEW COMMITTEE

DATE: \_\_\_\_\_

PREPARED FOR:  
CAPITAL GROUP PROPERTIES  
259 TURNPIKE ROAD, SUITE 100  
SOUTHBOROUGH, MA

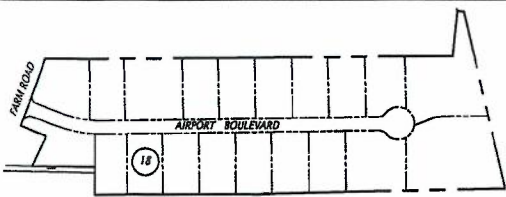
OWNER:  
MARLBOROUGH INDUSTRIAL, LLC  
259 TURNPIKE ROAD, SUITE 100  
SOUTHBOROUGH, MA  
MAP TEL # 0002, 32

**CONNORSTONE ENGINEERING INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
10 SOUTHWEST CUTOFF, SUITE 7  
NORTHBOROUGH, MASSACHUSETTS 01532  
PHONE 508-393-9727 FAX 508-393-5242

PROPOSED SITE PLAN  
OF  
USE AREA #18  
AIRPORT BOULEVARD  
IN  
MARLBOROUGH, MA

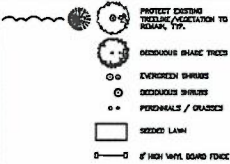
4/18/2021 ADD MATERIAL STORAGE  
7/12/2021 REMOVE GRASS PAVE  
4/29/2021 ADD PROPANE TANK

DESIGNED BY: JEM CHECKED BY: VC  
DATE: APRIL 7, 2021  
SCALE: NONE SHEET 3 OF 3



LOCUS MAP OF #677-681 FARM ROAD  
SCALE: 1"=200'

GRAPHIC LEGEND



LOT 18 PLANT MATERIAL LIST -- 677-681 FARM ROAD, MARLBOROUGH, MA.

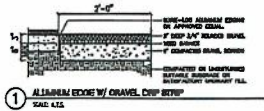
QTY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
1	(Symbol)	DECIDUOUS TREES				
1	(Symbol)	SHRUBS				
1	(Symbol)	PERENNIALS				

GENERAL NOTES:

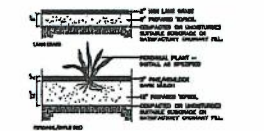
- CONTRACTOR SHALL HAVE A SITE VISIT PRIOR TO BEGINNING EXISTING CONDITIONS FOR THEOLOGICAL CONSTRUCTION TO FAMILIARIZE THEMSELVES WITH DESIGNER'S NOTES & DETAILS AND THE SURROUNDINGS.
- CONTRACTOR SHALL NOTIFY THE CITY OF MARLBOROUGH PRIOR TO PLANTING MATERIAL.
- CONTRACTOR SHALL COORDINATE WITH THE CITY OF MARLBOROUGH.
- BEFORE THE PRE-CONSTRUCTION MEETING THE CONTRACTOR SHALL CONDUCT A SITE VISIT TO INSURE THAT THE EXISTING UTILITIES ARE MARKED.
- ALL CONSTRUCTION SHALL PROTECT EXISTING TREES AND SHRUBS.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING WORK ON THE CONTRACTOR'S SITE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY AMERICAN NURSERY ASSOCIATION AND AS AMENDED.
- ALL PLANTS TO BE BALLED OR CONTAINER GROWN, NO PLASTIC BURLAP.
- ALL PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- STAKE LOCATION OF ALL PROPOSED PLANT MATERIAL FOR APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF PLANTING.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
- REPLACE ALL CONSTRUCTION SCARS WITH NATURALIZED GRASS, LAWN OR MAINTENANCE AS INDICATED BY DRAWINGS ONLY OR AS SPECIFIED BY LANDSCAPE ARCHITECT.
- "NEW PLANT" SHALL BE ADDED TO ALL NEW TREE PLANTING PITS. ALL NEW LAWN SHALL BE TILLED AND AMENDED AS STATED IN THE LOAN REPORT, PROVIDED BY LOAN SUPPLIER.
- LANDSCAPE CONTRACTOR SHALL SUBMIT A MAINTENANCE SCHEDULE PROGRAM FOR THE 90 DAY MAINTENANCE PERIOD FOR REVIEW BY THE LANDSCAPE ARCHITECT & THE OWNER FOR ALL PROPOSED PLANT MATERIAL.
- PROTECT EXISTING PLANT MATERIAL WITHIN CONSTRUCTION LIMITS. PROVIDE MAINTENANCE PROGRAM FOR ALL PROPOSED EXISTING PLANT MATERIAL DURING CONSTRUCTION.
- ALL TRANSPORTED PLANT MATERIAL IS OWNED BY THE CONTRACTOR AND SHALL BE PREPARED FOR TRANSPORTATION TO THE SITE. ALL PLANTS TO BE PLANTED SHALL BE PROTECTED BY PLANT MATERIAL. THE NEW PLANT MATERIAL SHALL BE MAINTAINED & GUARANTEED AS NEW PLANT MATERIAL.

LANDSCAPE NOTES:

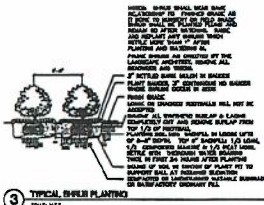
- LOAN DEPTHS SHALL BE AS FOLLOWS:
- LAWN AREAS - 4" ROLLED THICKNESS LAWN GRADE (VALLEY GREEN SEED, LTD. WILMINGTON, MA.) LANDSCAPE ARTIST'S MIXTURE FOR SUN/SHADE (DIAMONDED PERENNIAL FERTILIZER) (DEEPED) (50% FERTILIZER) (GOLDENHAY HEDYOTIS BLEND) (50% FERTILIZER)
  - PLANT BEDS - 1'-0" LOAN DEPTH IN THE PLANTED AREA AND 2'-0" IN THE ADJACENT AREAS.
  - ISOLATED PLANTED AREAS - 1'-0" LOAN DEPTH.
  - NEW ENGLAND VETIVER (INCLUDES SEED AND 4" ROLLED THICKNESS LIME)



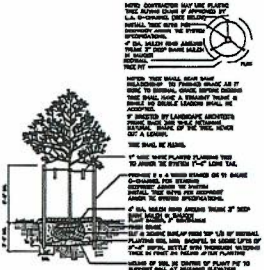
1 ALL-AROUND EDGE W/ GRAVEL CHIP DEPTH  
SCALE: 1/4"=1'-0"



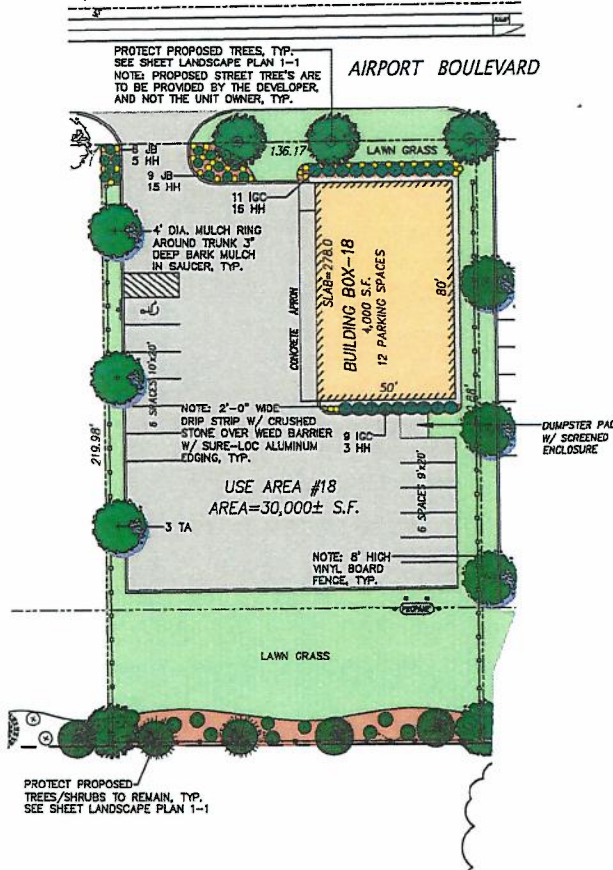
2 PERENNIAL & LAWN GRASS  
SCALE: 1/4"=1'-0"



3 TYPICAL SHRUB PLANTING  
SCALE: 1/4"=1'-0"



4 DECIDUOUS TREE PLANTING AND STAKING  
SCALE: 1/4"=1'-0"



APPROVED  
SITE PLAN REVIEW COMMITTEE

DATE: \_\_\_\_\_



PREPARED FOR:  
CAPITAL GROUP PROPERTIES  
259 TURNPIKE ROAD, SUITE 100  
SOUTHBOROUGH, MA

OWNER:  
MARLBOROUGH INDUSTRIAL, LLC  
259 TURNPIKE ROAD, SUITE 100  
SOUTHBOROUGH, MA

MAP 25, PARCEL 02 & MAP 05, PARCELS 14&15  
**CONNORSTONE**  
ENGINEERING INC.  
CIVIL ENGINEERS AND LAND SURVEYORS  
10 SOUTHWEST CUTOFF, SUITE 7  
NORTHBOROUGH, MASSACHUSETTS 01527  
PHONE: 508-393-9727 FAX: 508-393-5242

WILLIAM FLETCHER ASSOCIATES  
LANDSCAPE ARCHITECTS  
100 STATE STREET  
SOUTHBOROUGH, MA 01587  
PHONE: 508-393-9727 FAX: 508-393-5242

PROPOSED LANDSCAPE PLAN  
OF  
USE AREA #18  
AIRPORT BOULEVARD  
IN  
MARLBOROUGH, MA

07/11/21 DATE PLAN REVISED  
06/29/21 DATE PLAN REVISED  
DESIGNER: DESCRIPTION:  
DRAWN BY: HET CHECK BY: JT  
DATE: MAY 25, 2021  
SCALE: 1"=20' SHEET 1 OF 1

# PROPOSED SITE PLAN FOR DRIVEWAY, DRAINAGE & LANDSCAPING OF 677-681 FARM ROAD MARLBOROUGH, MA

**GENERAL NOTES:**

- EXISTING BOUNDARY LINES AND TOPOGRAPHY IS BASED UPON PLANS PREPARED BY CONING, POINT ASSOCIATES, INC. DATED 1-8-2018. PLANS AND CAD FILE PROVIDED BY OWNER. ELEVATIONS ARE BASED UPON NODD 1586 DATUM.
- THE PARCELS IS SHOWN ON ASSESSORS MAP 73, PARCELS 52 AND MAP 85, PARCELS 14815.
- EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL CONTACT 800 SAID - 4866-3442 (724 HOURS BEFORE BIDDING) AND THEN 978 FOR UTILITY LOCATIONS PRIOR TO CONSTRUCTION. TEST PITS SHALL BE USED FOR UTILITY COLLECTION.

**CONSTRUCTION NOTES:**

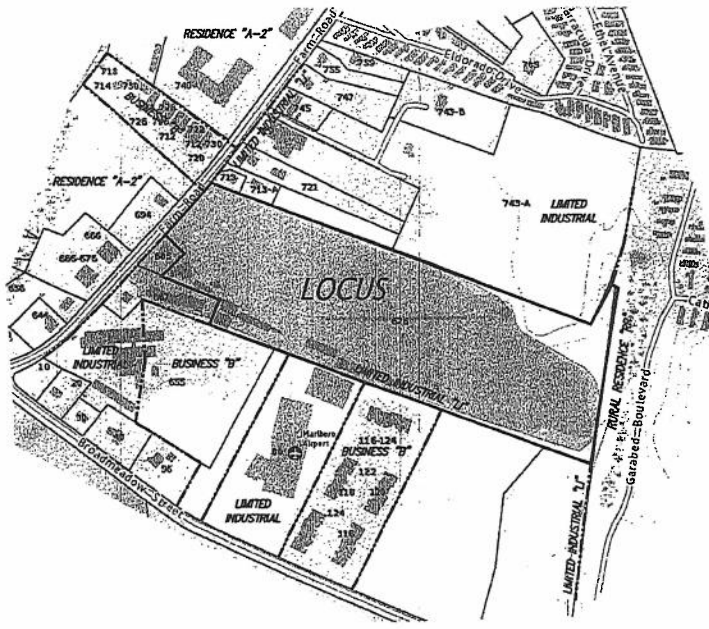
- ANY APPROV MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A REVISED PLAN FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
- WHICH AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN COMPLIANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MARLBOROUGH DEPARTMENT OF PUBLIC WORKS, OR THE LATEST EDITION OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION CONSTRUCTION STANDARDS AND THE MOST CURRENT SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, UNLESS OTHERWISE SPECIFIED.
- THE WATER SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH THE TOWN OF MARLBOROUGH OFFICE WATER DIVISION RULES AND REGULATIONS. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS TO BE OBTAINED BY THE CONTRACTOR WITH REQUIRED INFORMATION: FINAL LOCATION AND SIZE OF WATER SERVICES, FIRE DEPARTMENT APPROVED CONNECTIONS, AND EROSION CONTROL. PROPOSAL SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
- THE SEWER SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH THE TOWN OF MARLBOROUGH OFFICE SEWER DIVISION RULES AND REGULATIONS. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS TO BE OBTAINED BY THE CONTRACTOR, WITH REQUIRED INFORMATION: INVERTS AT THE PROPOSED BUILDING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO KEEP ACCURATE AS-BUILT MEASUREMENTS / RECORDS OF ALL LANDSCAPING OR CONCRETE WORK.
- THE LAYOUT AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CITY UTILITY CONNECTIONS AND SERVICES SHALL IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITIES.
- THE CONTRACTOR SHALL UTILIZE ALL MEASUREMENTS AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL OPERATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.
- A STREET OPENING PERMIT SHALL BE OBTAINED FROM THE CITY OF MARLBOROUGH DEPARTMENT OF PUBLIC WORKS PRIOR TO THE COMMENCEMENT OF ANY WORK IN THE PUBLIC WAY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY & UTILITY DEPARTMENTS.
- UTILITY CONSTRUCTION IN CITY STREETS REQUIRES BACKFILL WITH CONTROLLED DENSITY FILL.
- ALL CONSTRUCTION MATERIALS, STOCKPILES, STRIPS, ETC. ON SITE SHALL BE STORED IN A MANNER TO THE SATISFACTION OF THE CITY ENGINEER OR HIS DESIGNER.
- ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC DEVICES" (MUTCD) AND THE OFFICE OF TRAFFIC OPERATIONS, FEDERAL HIGHWAY ADMINISTRATION, U.S. DEPARTMENT OF TRANSPORTATION.
- ALL RAMP, CURB CUTS, SIDEWALKS, AND ACCESSIBLE SPACES SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT REGULATIONS AND WITH ARCHITECTURAL ACCESS BOARD REGULATIONS (2010 ADA-11-02).
- JOINTS BETWEEN PROPOSED BITUMINOUS CONCRETE PAVEMENT AND EXISTING PAVEMENT TO REMAIN SHALL BE SMOOTH AND SEALED WITH HOT PLUMED RUBBERIZED ASPHALT SEALER.

**COORDINATION WITH PLANS BY OTHERS:**

- SEE SEPARATE PLANS PREPARED BY OTHERS FOR LANDSCAPING AND SIGNAGE.
- COORDINATE PROPOSED UTILITY LOCATIONS, DEEPS, ELEVATIONS, AND MATERIALS WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- ANY CONFLICT BETWEEN THESE PLANS AND PLANS BY OTHERS SHALL BE REPORTED TO THE ENGINEER AND OWNER IMMEDIATELY.

**POST APPROVAL CONDITIONS:**

- APPLICANT ACKNOWLEDGES THAT THIS APPROVAL IS ONLY FOR THE CONSTRUCTION LANDSCAPING AND RELATED INFRASTRUCTURE FOR THE INTERIM PERIOD AS APPROVED BELOW.
- PRIOR TO ANY CONSTRUCTION OR ISSUANCE OF A BUILDING PERMIT ASSOCIATED WITH INDIVIDUAL USE AREAS, THE APPLICANT SHALL APPLY FOR A MAJOR SITE PLAN MODIFICATION AS IT RELATES TO LANDSCAPING, INFRASTRUCTURE, BUILDING ARCHITECTURE, PARKING, ETC.



**LOCUS MAP OF #677-681 FARM ROAD**

SCALE: 1"=300'

**ZONING : LIMITED INDUSTRIAL "L1"**

LOT REQUIREMENTS	REQUIRED
AREA	2 Acres
FRONTAGE	300 FEET
FRONT YARD	50 FEET
SIDE YARD	50 FEET
REAR YARD	50 FEET
BUILDING HEIGHT	N/W 0'-150' OF RESIDENTIAL ZONE 30' N/W 151'-200' OF RESIDENTIAL ZONE 30' N/W 201'-400' OF RESIDENTIAL ZONE 40' N/W 401'-500' OF RESIDENTIAL ZONE 50'

**LOT COVERAGE TABULATION:**

LOT AREA = 874,262 S.F.
EXISTING IMPERVIOUS AREA = 148,839 (29.7%)
PROPOSED IMPERVIOUS AREA = 28,438 S.F. (DRIVEWAY & SIDEWALK)
PROPOSED PERVIOUS AREA = 420,023 S.F. (LOTS)
TOTAL IMPERVIOUS AREA = 177,277 S.F.
PROPOSED LOT COVERAGE = 52%
ALLOWED LOT COVERAGE = 60%

**PARKING TABULATION:**

PARKING PROVIDED AT 3 SPACES PER 1,000 S.F. (200/800)

**DEVELOPMENT NOTES:**

- ALL BUILDINGS AND BUILDING SHOWN ON RESIDENTIAL SITES IS CONCEPTUAL ONLY AND NOT APPROVED AS SHOWN.
- SEE DRIVEWAY AND ALL UTILITIES THEREIN INCLUDING THE SENIOR PUMP STATION, SHALL REMAIN PRIVATE AND SHALL BE MAINTAINED BY THE CONDOMINIUM ASSOCIATION.
- PRIOR TO ANY CONSTRUCTION OR ISSUANCE OF A BUILDING PERMIT ASSOCIATED WITH INDIVIDUAL USE AREAS, THE APPLICANT SHALL APPLY FOR A MAJOR SITE PLAN MODIFICATION AS IT RELATES TO LANDSCAPING, INFRASTRUCTURE, BUILDING ARCHITECTURE, PARKING, ETC.

**SHEET INDEX:**

SHEET / DESCRIPTION
1 / 14 COVER SHEET
2 / 14 EXISTING CONDITIONS
3 / 14 CONCEPTUAL OVERALL SITE PLAN
4-5 / 14 DRIVEWAY CONSTRUCTION PLANS
6-7 / 14 DRIVEWAY PLAN & PROFILE
8 / 14 EROSION CONTROL PLAN
9-11 / 14 CONCEPTUAL SITE CONSTRUCTION PLANS
12-13 / 14 CONSTRUCTION DETAILS
14 / 14 LANDSCAPE PLANS

**APPROVED**

**SITE PLAN REVIEW COMMITTEE**

*Paul J. Kelly* 10-23-19  
*Paul J. Kelly* 10-23-19  
*Paul J. Kelly* 10-23-19  
*Paul J. Kelly* 10-23-19  
*Paul J. Kelly* 10-23-19  
*Paul J. Kelly* 10-23-19

DATE: \_\_\_\_\_

THE ABOVE SIGNATURES ARE FOR THE APPROVAL OF THE FOLLOWING SHEETS ONLY:

SHEET #	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3-5	DRIVEWAY CONSTRUCTION PLANS
6-7	DRIVEWAY PLAN & PROFILE
8	EROSION CONTROL PLAN
9-11	CONSTRUCTION DETAILS
14	LANDSCAPE PLAN

PREPARED FOR:  
CAPITAL GROUP PROPERTIES  
259 TURNPIKE ROAD, SUITE 100  
SOUTHBOROUGH, MA

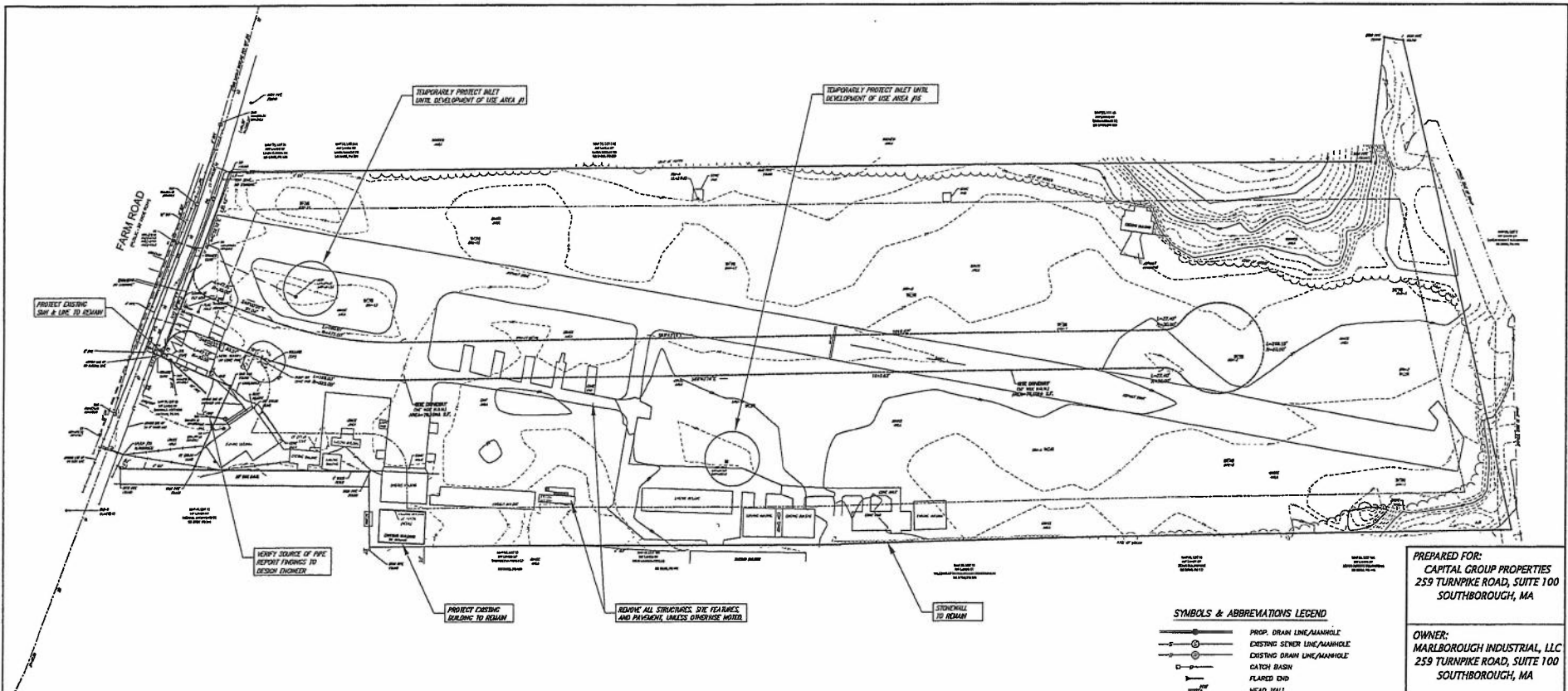
OWNER:  
MARLBOROUGH INDUSTRIAL, LLC  
259 TURNPIKE ROAD, SUITE 100  
SOUTHBOROUGH, MA

MAP 73, PARCELS 52 & MAP 85, PARCELS 14815  
**CONNORSTONE  
ENGINEERING INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
10 SOUTHWEST CLIFFTOP, SUITE 7  
NORTHBOROUGH, MASSACHUSETTS 01532  
PHONE: 508-393-9727 FAX: 508-393-5242

PROPOSED SITE PLAN  
COVER SHEET  
677-681 FARM ROAD  
IN  
MARLBOROUGH, MA



9-23-19	SOONAL, MOHAN ROAD, BLDG. 12
8-15-19	REVIEW COMMENTS - PLAN NOTES
8-8-19	ASC. COSTS PER REVIEW
REVISION:	DESCRIPTION:
DRAWN BY: BEN	CHECK BY: VC
DATE: JUNE 24, 2019	
SCALE: 1"=10'	SHEET 1 OF 14



<b>DEM-1</b> (2-15-19)	<b>DEM-2</b> (2-15-19)	<b>DEM-3</b> (2-15-19)	<b>DEM-4</b> (2-15-19)	<b>DEM-5</b> (2-15-19)
0-2' x 4' FILL/SPREAD 100% S&G	0-36" FILL/SPREAD 100% S&G	0-32" FILL	0-12" FILL	0-4" LIGHT SAND 100% S&G
24-48" FINE SAND 2.5% S&G	36-48" LIGHT SAND 100% S&G	12-50" FINE SAND 2.5% S&G	12-40" FINE SAND 2.5% S&G	4-12" FINE SAND 2.5% S&G
48-60" CR. SAND 2.5% S&G	48-72" CR. SAND 2.5% S&G	50-50" CR. SAND 2.5% S&G	40-44" CR. SAND 2.5% S&G	42-44" CR. SAND 2.5% S&G
60-120" CR. SAND 2.5% S&G	72-120" CR. SAND 2.5% S&G	NO WATER, NO MOTILES NO RETICUL.	NO WATER, NO MOTILES NO RETICUL.	NO WATER, NO MOTILES NO RETICUL.
NO TIE INS AT 42" BELOW AT 100" NO RETIC.				
<b>DEM-6</b> (2-15-19)	<b>DEM-7</b> (2-15-19)	<b>DEM-8</b> (2-15-19)	<b>DEM-9</b> (2-15-19)	<b>DEM-10</b> (2-15-19)
0-12" LIGHT SAND 100% S&G	0-18" LIGHT SAND 100% S&G	0-12" LIGHT SAND 100% S&G	0-12" LIGHT SAND 100% S&G	0-22" LIGHT SAND 100% S&G
12-20" LIGHT SAND 100% S&G	10-24" LIGHT SAND 100% S&G	12-20" LIGHT SAND 100% S&G	10-16" LIGHT SAND 100% S&G	12-28" LIGHT SAND 100% S&G
22-24" FINE SAND 2.5% S&G	24-40" FINE SAND 2.5% S&G	20-30" FINE SAND 2.5% S&G	16-30" FINE SAND 2.5% S&G	20-30" FINE SAND 2.5% S&G
42-120" CR. SAND 2.5% S&G	40-120" CR. SAND 2.5% S&G	30-120" CR. SAND 2.5% S&G	30-120" CR. SAND 2.5% S&G	30-120" CR. SAND 2.5% S&G
NO TIE INS, NO MOTILES NO RETICUL.	NO TIE INS, NO MOTILES NO RETICUL.	NO TIE INS, NO MOTILES NO RETICUL.	NO TIE INS, NO MOTILES NO RETICUL.	NO TIE INS, NO MOTILES NO RETICUL.
<b>DEM-11</b> (2-15-19)	<b>DEM-12</b> (2-15-19)	<b>DEM-13</b> (2-15-19)	<b>DEM-14</b> (2-15-19)	<b>DEM-15</b> (2-15-19)
0-12" LIGHT SAND 100% S&G	0-12" LIGHT SAND 100% S&G	0-12" LIGHT SAND 100% S&G	0-14" LIGHT SAND 100% S&G	0-4" LIGHT SAND 100% S&G
12-24" LIGHT SAND 100% S&G	12-24" LIGHT SAND 100% S&G	12-20" LIGHT SAND 100% S&G	14-20" LIGHT SAND 100% S&G	0-4" LIGHT SAND 100% S&G
24-36" FINE SAND 2.5% S&G	22-30" FINE SAND 2.5% S&G	20-30" FINE SAND 2.5% S&G	20-30" FINE SAND 2.5% S&G	16-30" FINE SAND 2.5% S&G
36-144" CR. SAND 2.5% S&G	36-120" CR. SAND 2.5% S&G	40-120" CR. SAND 2.5% S&G	NO WATER, NO MOTILES NO RETICUL.	30-120" CR. SAND 2.5% S&G
NO TIE INS, NO MOTILES NO RETICUL.	NO TIE INS, NO MOTILES NO RETICUL.	NO TIE INS, NO MOTILES NO RETICUL.	NO TIE INS, NO MOTILES NO RETICUL.	NO TIE INS, NO MOTILES NO RETICUL.

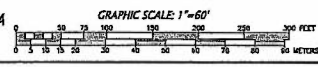
**SITE DEMOLITION NOTES:**

- EXISTING STRUCTURES SHALL BE RAZED WITH ALL ELECTRIC CABLE AND GAS SERVICES SHALL BE LOCATED AND ABANDONED PER THE UTILITY COMPANY REQUIREMENTS.
- REMOVE THE AREA IMPLICATED BY PROPOSED FOUNDATION/FOOTINGS; REMOVE ALL EXISTING BUILDING FOUNDATIONS, UTILITIES, PIPES, SLABS, CEILING, FINISH UNDESIRABLE MATERIALS, AND DEMOLISH ALL WALLS AND EXCAVATIONS WITH PROPERLY COMPACTED STRUCTURAL FILL.
- DISPOSAL OF DEMOLITION DEBRIS SHALL BE OFF-SITE AND IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. NO MATERIALS SHALL BE DUMPED ON-SITE. DEBRIS SHOULD BE PLACED TO BE REMOVED AND STOCKPILED FOR REUSE SHALL NOT BE STOCKPILED WITHIN TRAVEL WAYS OF ABOVE UNDERGROUND UTILITIES.
- ANY GRANITE CURBING REMOVED FROM THE ROADWAYS AND NOT RE-USED IS TO BE RETURNED TO THE MARLBOROUGH DEPARTMENT OF PUBLIC WORKS.



**SYMBOLS & ABBREVIATIONS LEGEND**

[Symbol]	PROP. DRAIN LINE/MANHOLE
[Symbol]	EXISTING SEWER LINE/MANHOLE
[Symbol]	EXISTING DRAIN LINE/MANHOLE
[Symbol]	CATCH BASIN
[Symbol]	FLARED END
[Symbol]	HEAD HALL
[Symbol]	HYDRANT
[Symbol]	OAD LINE/GATE
[Symbol]	WATER LINE/GATE
[Symbol]	TELEPHONE LINE/MANHOLE
[Symbol]	ELECTRIC LINE/MANHOLE
[Symbol]	ELECTRIC TRANSFORMER
[Symbol]	OVERHEAD WIRE
[Symbol]	FINISH GRADE CONTOUR
[Symbol]	MINOR CONTOUR
[Symbol]	MAJOR CONTOUR
[Symbol]	UTILITY POLE
[Symbol]	CHAIN LINK FENCE
[Symbol]	CONCRETE CURB
[Symbol]	VERTICAL GRANITE CURB
[Symbol]	SLOPED GRANITE CURB
[Symbol]	BITUMINOUS CONCRETE BERM
[Symbol]	MODIFIED CAPE COD BERM
[Symbol]	STONE WALL
[Symbol]	RETAINING WALL
[Symbol]	IRRAP
[Symbol]	HDPPE



PREPARED FOR:  
CAPITAL GROUP PROPERTIES  
259 TURNPIKE ROAD, SUITE 100  
SOUTHBOROUGH, MA

OWNER:  
MARLBOROUGH INDUSTRIAL, LLC  
259 TURNPIKE ROAD, SUITE 100  
SOUTHBOROUGH, MA

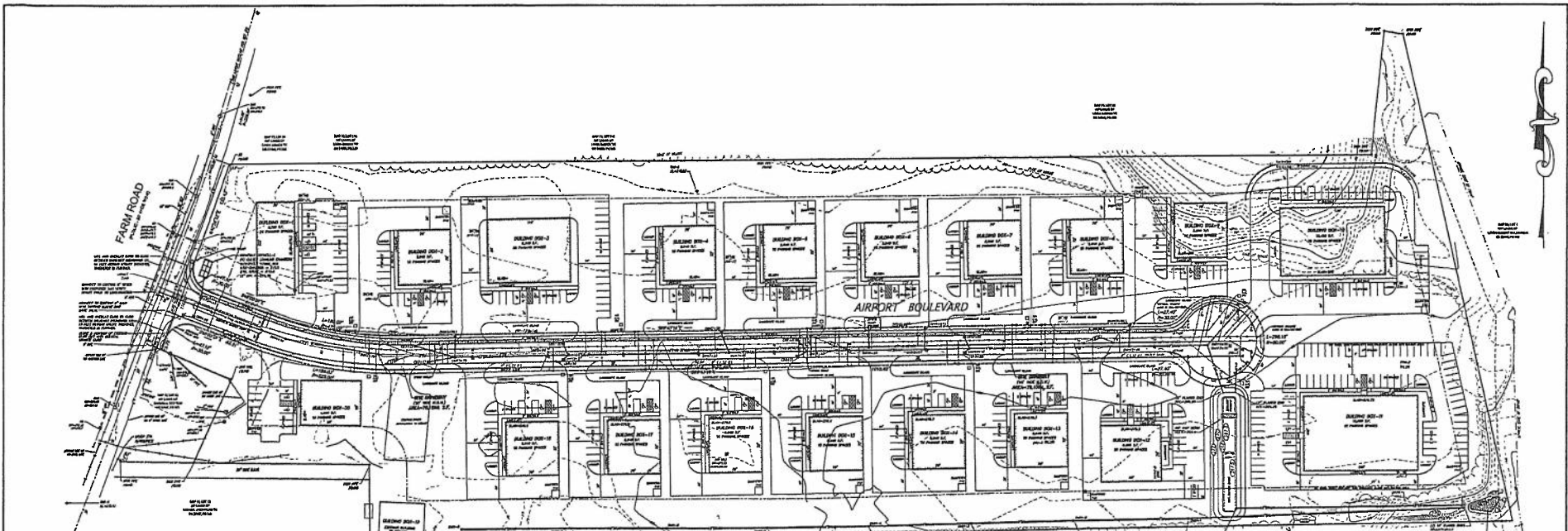
MAP 73, PARCEL 25 & MAP 85, PARCELS 14&15

**CONNORSTONE ENGINEERING INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
10 SOUTHWEST CUTOFF, SUITE 7  
NORTHBOROUGH, MASSACHUSETTS 01532  
PHONE: 508-393-9727 FAX: 508-393-5242

EXISTING CONDITIONS PLAN  
OF  
677-681 FARM ROAD  
IN  
MARLBOROUGH, MA

0-23-19	SIDEWALK, WIDEN ROAD, BLDG. 12
0-15-19	REVIEW COMMENTS - PLAN NOTES
0-8-19	ASST. EXITS FOR REVIEW

REVISIONS:  
DRAWN BY: REM CHECK BY: VC  
DATE: JUNE 24, 2019  
SCALE: 1"=60' SHEET 2 OF 14



**DEVELOPMENT NOTES:**

1. ALL BUILDINGS AND PARKING SHOWN ON INDIVIDUAL SITES IS CONCEPTUAL ONLY AND NOT APPROVED AS SHOWN.
2. SITE DRIVEWAY AND ALL UTILITIES THEREIN INCLUDING THE SEWER PUMP STATION, SHALL REMAIN PRIVATE AND SHALL BE MAINTAINED BY THE CONDOMINIUM ASSOCIATION.
3. PRIOR TO ANY CONSTRUCTION OR ISSUANCE OF A BUILDING PERMIT ASSOCIATED WITH INDIVIDUAL USE AREAS, THE APPLICANT SHALL APPLY FOR A MINOR SITE PLAN MODIFICATION AS IT RELATES TO LANDSCAPING, LIGHTING, INFRASTRUCTURE, BUILDING ARCHITECTURE, PARKING, ETC.

**CONSTRUCTION NOTES:**

1. ANY LABOR MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
2. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF MARLBOROUGH REQUIREMENTS.
3. ALL HANDICAP PARKING, RAMP, AND ACCESS SHALL CONFORM TO AAS REQUIREMENTS.
4. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROLS SHALL CONFORM TO THE CITY OF MARLBOROUGH CONSERVATION COMMISSION REQUIREMENTS.
5. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO "MUTED" REQUIREMENTS.
6. A STREET OPENING PERMIT SHALL BE OBTAINED FROM THE CITY OF MARLBOROUGH DEPARTMENT OF PUBLIC WORKS PRIOR TO THE COMMENCEMENT OF ANY WORK ON THE PUBLIC WAY.
7. ALL CONSTRUCTION MATERIALS, STOCKPILES, STRIPS, ETC. ON SITE SHALL BE STORED IN A MANNER TO THE SATISFACTION OF THE CITY ENGINEER OR HIS DESIGNEE.
8. UTILITY CONSTRUCTION IN CITY WAYS RESUMES BACKFILL WITH CONTROLLED DENSITY FILL.

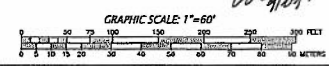
PREPARED FOR:  
**CAPITAL GROUP PROPERTIES**  
 259 TURNPIKE ROAD, SUITE 100  
 SOUTHBOROUGH, MA

OWNER:  
**MARLBOROUGH INDUSTRIAL, LLC**  
 259 TURNPIKE ROAD, SUITE 100  
 SOUTHBOROUGH, MA

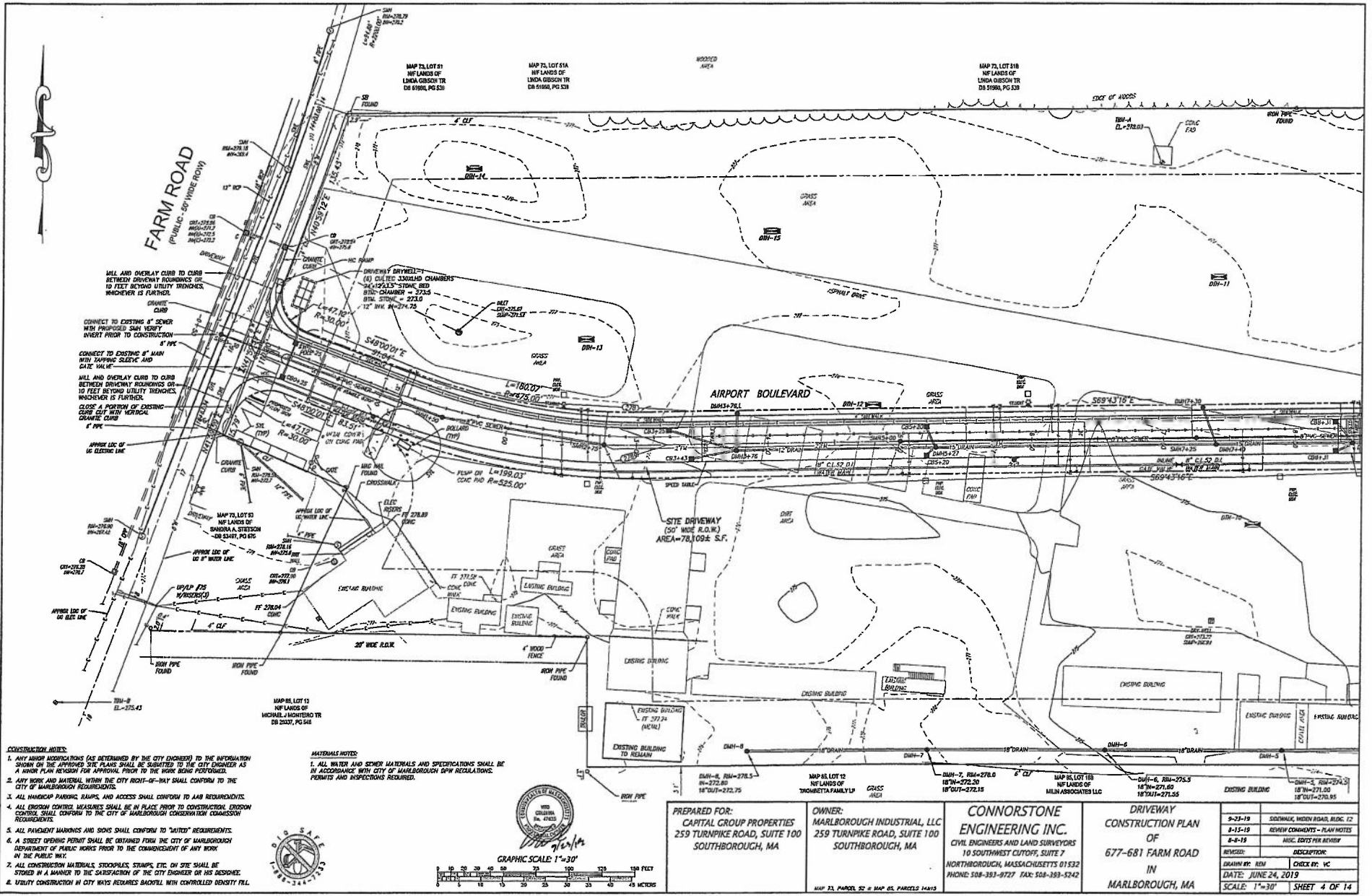
MAP 23, PARCEL 52 & MAP 98, PARCELS 14&15

**CONNORSTONE**  
**ENGINEERING INC.**  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 70 SOUTHWEST CUTOFF, SUITE 7  
 NORTHBOROUGH, MASSACHUSETTS 01532  
 PHONE: 508-393-9727 FAX: 508-393-5242

**CONCEPTUAL**  
**OVERALL SITE PLAN**  
 OF  
**677-681 FARM ROAD**  
 IN  
**MARLBOROUGH, MA**



9-23-19	SIDEWALK, WOODY ROAD, BLDG. 12
3-15-19	REVIEW COMMENTS - PLAN NOTES
5-8-19	MISC. COMMENTS PER REVIEW
REVISED:	DESCRIPTION:
DRAWN BY: BEN	CHECK BY: VC
DATE: JUNE 24, 2019	
SCALE: 1"=60' SHEET 3 OF 14	



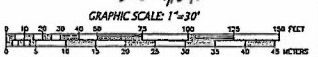
**FARM ROAD**  
(PUBLIC, 50' WIDE ROW)

**AIRPORT BOULEVARD**  
DMS-761

**SITE DRIVEWAY**  
(30' WIDE R.O.W.)  
AREA=78,109± S.F.

- CONSTRUCTION NOTES:**
1. ANY AND/OR MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A MAJOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
  2. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF MARLBOROUGH REQUIREMENTS.
  3. ALL HANDICAP PARKING BAYS, AND ACCESS SHALL CONFORM TO AAS REQUIREMENTS.
  4. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY OF MARLBOROUGH CONSERVATION COMMISSION REQUIREMENTS.
  5. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO "AIDED" REQUIREMENTS.
  6. A STREET OPENING PERMIT SHALL BE OBTAINED FROM THE CITY OF MARLBOROUGH DEPARTMENT OF PUBLIC WORKS PRIOR TO THE COMMENCEMENT OF ANY WORK IN THE PUBLIC WAY.
  7. ALL CONSTRUCTION MATERIALS, STOODPLES, STAMPS, ETC. ON SITE SHALL BE STORED IN A MANNER TO THE SATISFACTION OF THE CITY ENGINEER OR HIS DESIGNEE.
  8. UTILITY CONSTRUCTION IN CITY WAYS REQUIRES BACKFILL WITH CONTROLLED DENSITY FILL.

- MATERIALS NOTES:**
1. ALL WATER AND SEWER MATERIALS AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH CITY OF MARLBOROUGH DWP REGULATIONS, PERMITS AND INSPECTIONS REQUIRED.



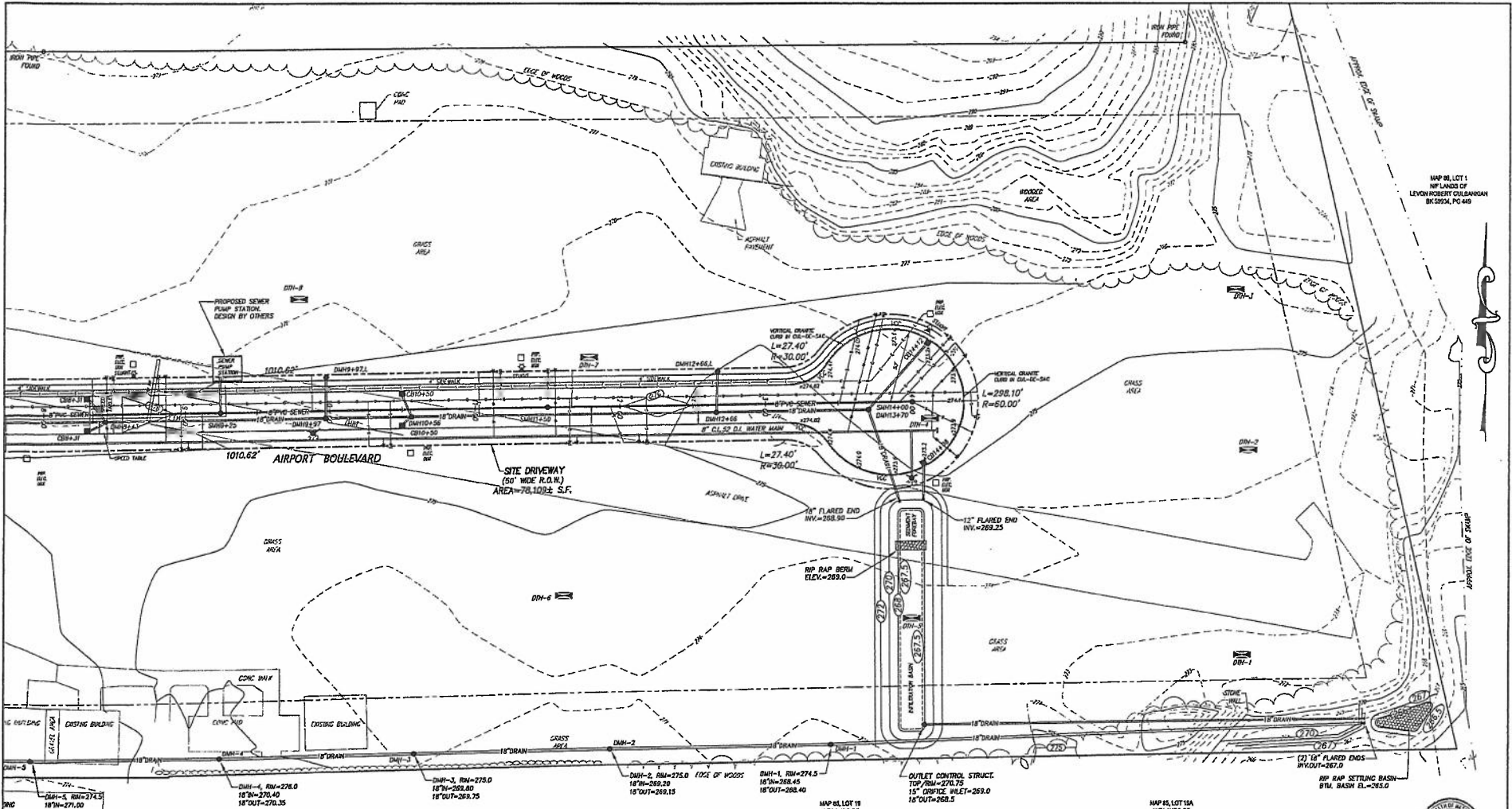
PREPARED FOR:  
**CAPITAL GROUP PROPERTIES**  
259 TURNPIKE ROAD, SUITE 100  
SOUTHBOROUGH, MA

OWNER:  
**MARLBOROUGH INDUSTRIAL, LLC**  
259 TURNPIKE ROAD, SUITE 100  
SOUTHBOROUGH, MA

**CONNORSTONE ENGINEERING INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
10 SOUTHWEST CUTOFF, SUITE 7  
NORTHBOROUGH, MASSACHUSETTS 01532  
PHONE: 508-393-8727 FAX: 508-393-5242

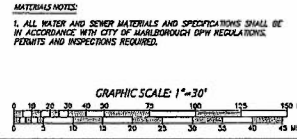
**DRIVEWAY CONSTRUCTION PLAN OF 677-681 FARM ROAD IN MARLBOROUGH, MA**

9-23-19	SODNAK, HEDEN ROAD, BLDG. 12
8-15-19	REVIEW COMMENTS - PLAN NOTES
8-8-19	AISC. EDITS PER ARCHIT.
REVISION:	DESCRIPTION:
DRAWN BY: JRM	CHECK BY: VC
DATE: JUNE 24, 2019	
SCALE: 1"=30'	SHEET 4 OF 14



MAP 88, LOT 1  
 N.F. LANDS OF  
 LEVON ROBERT COLBANGON  
 08 30204, PG 448

- CONSTRUCTION NOTES:**
1. ANY MAJOR MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A MAJOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
  2. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF MARLBOROUGH REQUIREMENTS.
  3. ALL HANDICAP PARKING SPACES AND ACCESS SHALL CONFORM TO AAD REQUIREMENTS.
  4. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY OF MARLBOROUGH CONSERVATION COMMISSION REQUIREMENTS.
  5. ALL PAINTED MARKINGS AND SIGNS SHALL CONFORM TO "MAINT" REQUIREMENTS.
  6. A STREET OPENING PERMIT SHALL BE OBTAINED FROM THE CITY OF MARLBOROUGH DEPARTMENT OF PUBLIC WORKS PRIOR TO THE COMMENCEMENT OF ANY WORK IN THE PUBLIC WAY.
  7. ALL CONSTRUCTION MATERIALS, STOCKPILES, STRAPS, ETC. ON SITE SHALL BE STORED IN A MANNER TO THE SATISFACTION OF THE CITY ENGINEER OR HIS DESIGNEE.
  8. UTILITY CONSTRUCTION IN CITY WAYS REQUIRES BACKFILL WITH CONTROLLED DENSITY FILL.



MAP 88, LOT 18  
 N.F. LANDS OF  
 WALLOWAY MARLBOROUGH CONDOMINIUM  
 08 07788, PG 041

MAP 88, LOT 19  
 N.F. LANDS OF  
 SONIA COLBANGON  
 08 30604, PG 027

MAP 88, LOT 19A  
 N.F. LANDS OF  
 LEVON ROBERT COLBANGON  
 08 30204, PG 448



PREPARED FOR:  
**CAPITAL GROUP PROPERTIES**  
 259 TURNPIKE ROAD, SUITE 100  
 SOUTHBOROUGH, MA

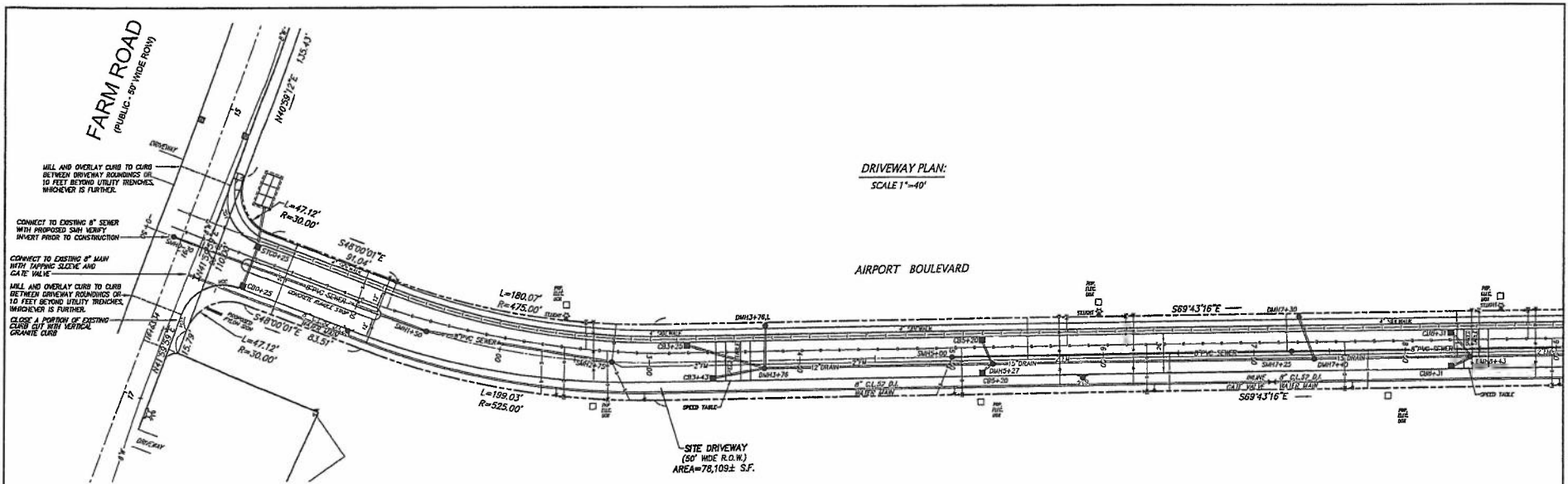
OWNER:  
**MARLBOROUGH INDUSTRIAL, LLC**  
 259 TURNPIKE ROAD, SUITE 100  
 SOUTHBOROUGH, MA

**CONNORSTONE**  
**ENGINEERING INC.**  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 10 SOUTHWEST CLIFFTOP, SUITE 7  
 NORTHBOROUGH, MASSACHUSETTS 01532  
 PHONE: 508-393-9727 FAX: 508-393-5242

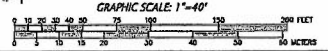
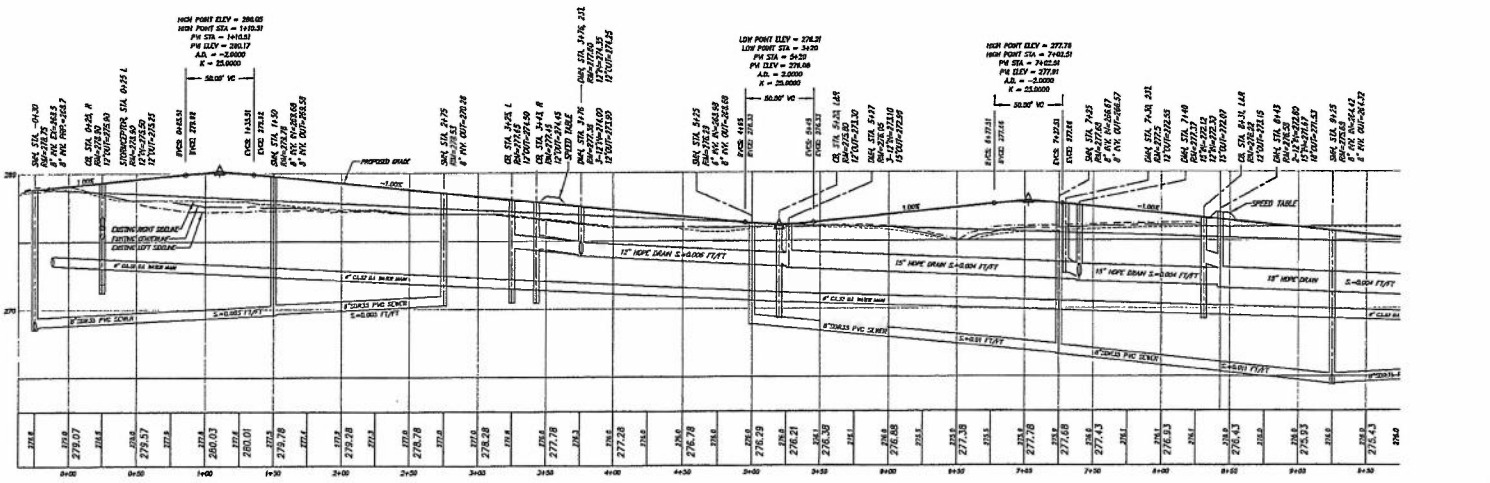
**DRIVEWAY**  
**CONSTRUCTION PLAN**  
 OF  
**677-681 FARM ROAD**  
 IN  
**MARLBOROUGH, MA**

9-29-19	JUDITHA, WADEN ROAD, ELEC. 12
8-15-19	REVISION COMMENTS - PLAN NOTES
8-8-19	ASCC EDITS PER REVIEW
REVISION:	DESCRIPTION:
DRAWN BY: BEM	CHECK BY: VC
DATE: JUNE 24, 2019	
SCALE: 1"=30'	SHEET 5 OF 14

MAP 73, PARCEL 02 & MAP 03, PARCELS 14&15



**MATERIALS NOTES:**  
1. ALL WARE AND SEWER MATERIALS AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH CITY OF NORTHBOROUGH DPW REGULATIONS. PERMITS AND INSPECTIONS REQUIRED.



PREPARED FOR:  
CAPITAL GROUP PROPERTIES  
259 TURNPIKE ROAD, SUITE 100  
SOUTHBOROUGH, MA

OWNER:  
MARLBOROUGH INDUSTRIAL, LLC  
259 TURNPIKE ROAD, SUITE 100  
SOUTHBOROUGH, MA

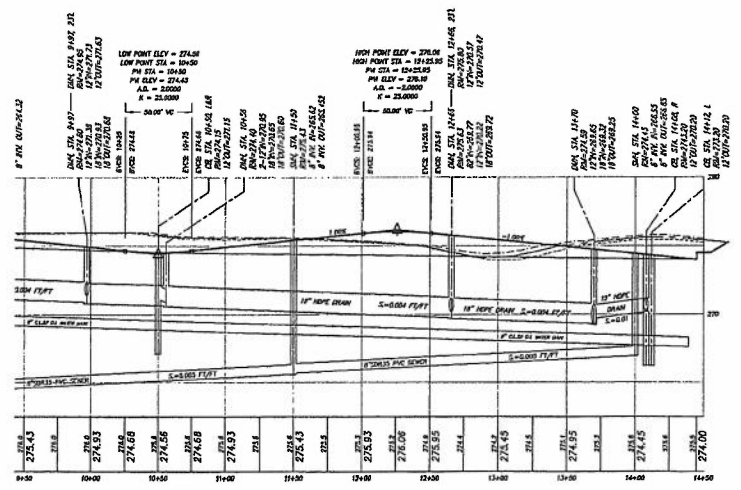
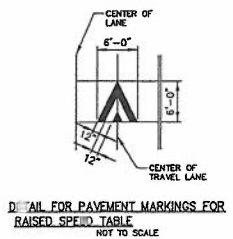
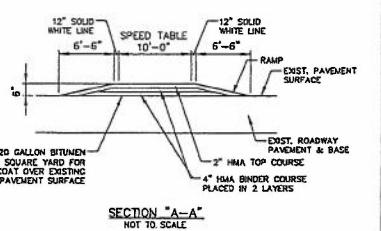
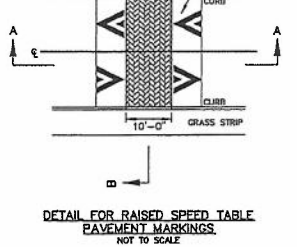
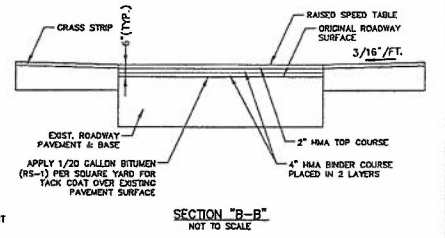
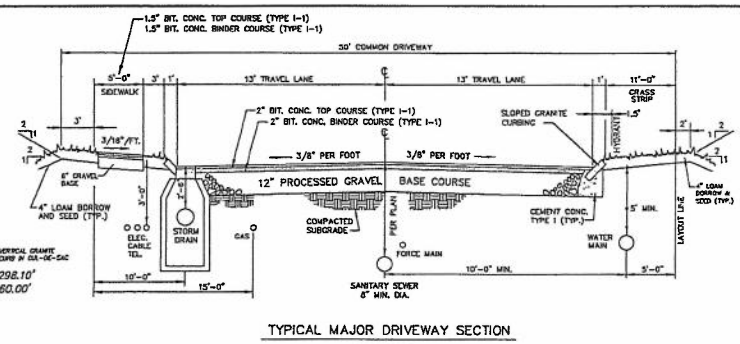
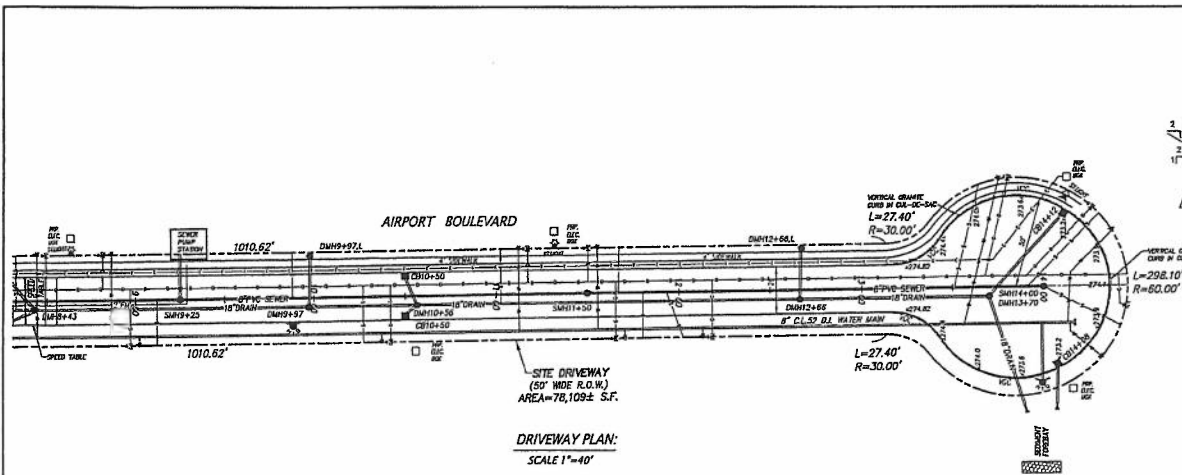
**CONNORSTONE ENGINEERING INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
10 SOUTHWEST CUTOFF, SUITE 7  
NORTHBOROUGH, MASSACHUSETTS 01532  
PHONE: 508-293-5727 FAX: 508-293-5242

**DRIVEWAY PLAN & PROFILE**  
OF  
677-681 FARM ROAD  
IN  
MARLBOROUGH, MA

9-23-19	SUBMITAL, WINDY ROAD, REG. 12
9-15-19	REVIEW COMMENTS - PLAN NOTES
8-8-19	MISC. ISSUES PER REVIEW
REVISION:	DESCRIPTION:
DRAWN BY: BMH	CHECK BY: YC
DATE: JUNE 24, 2019	
SCALE: 1"=40'	SHEET 6 OF 14

MAP 71, PARCEL 50 & MAP 85, PARCELS 16&17



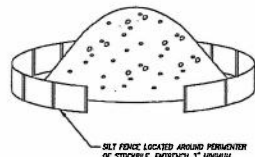
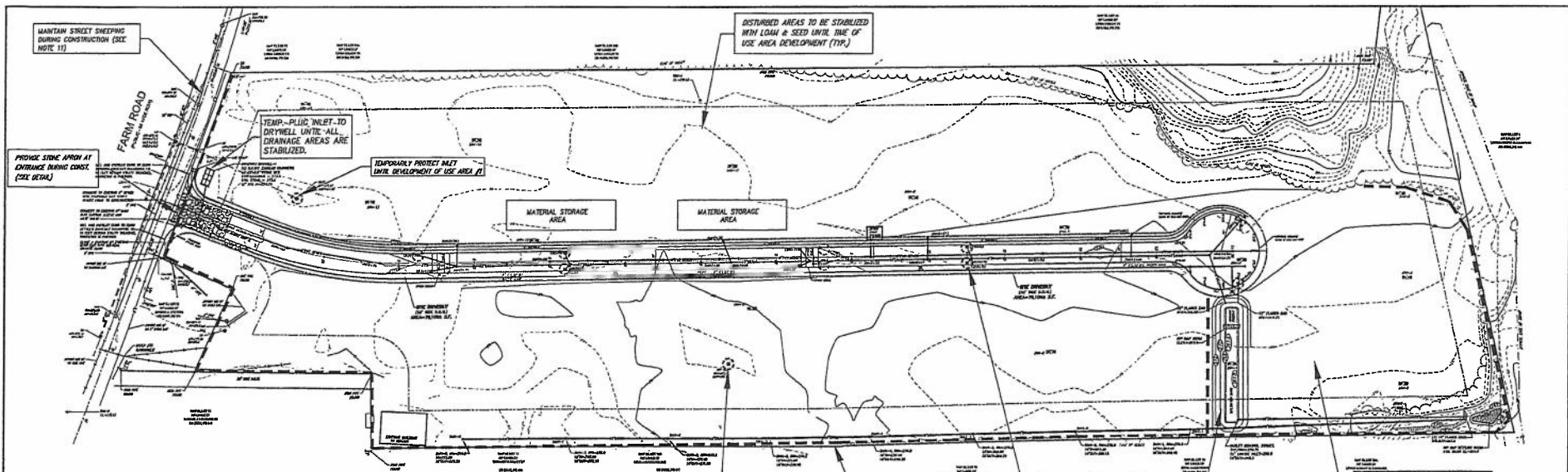


**MATERIALS NOTES:**  
 1. ALL WATER AND SEWER MATERIALS AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH CITY OF MARLBOROUGH DPW REGULATIONS. PERMITS AND INSPECTIONS REQUIRED.

**DRIVEWAY PROFILE:**  
 1"=40' HORIZONTAL  
 1"=4' VERTICAL

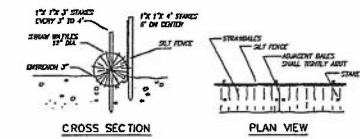


<b>PREPARED FOR:</b> CAPITAL GROUP PROPERTIES 259 TURNPIKE ROAD, SUITE 100 SOUTHBOROUGH, MA	<b>OWNER:</b> MARLBOROUGH INDUSTRIAL, LLC 259 TURNPIKE ROAD, SUITE 100 SOUTHBOROUGH, MA	<b>CONNORSTONE ENGINEERING INC.</b> CIVIL ENGINEERS AND LAND SURVEYORS 10 SOUTHWEST CUTOFF, SUITE 7 NORTHBOROUGH, MASSACHUSETTS 01532 PHONE: 508-393-9727 FAX: 508-393-5242	<b>DRIVEWAY PLAN &amp; PROFILE</b> OF 677-681 FARM ROAD IN MARLBOROUGH, MA
MAP 71, PARCEL 32 & MAP 85, PARCELS 14815		9-23-19 SIDEWALK, WYDEN ROAD, BLDG. 12 8-13-19 REVIEW COMMENTS - PLAN NOTES 8-8-19 HISC. DENTS FOR REVIEW REVISION: DESCRIPTION: DRAWN BY: KEM CHECK BY: VC DATE: JUNE 24, 2019 SCALE: 1"=40' SHEET 7 OF 14	



- NOTES:**
- NO MATERIALS SUSCEPTIBLE TO EROSION SHALL BE STOCKPILED OVERNIGHT WITHIN 100 FEET OF A NEGLAND UNLESS COVERED.
  - STOCKPILES SHALL BE LOCATED ON DRY STABLE AREAS.
  - STOCKPILES TO REMAIN FOR EXTENDED PERIODS SHALL BE STABILIZED WITH A TEMPORARY SEED MIXTURE.
  - EROSION CONTROL MEASURES SHALL BE INSTALLED OVER 10' IN HEIGHT OR EQUIVALENT DISTRICT SITE ACCESS.

**SOIL STOCKPILE DETAIL**  
NOT TO SCALE



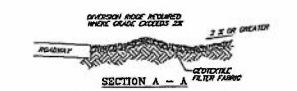
**EROSION BARRIER**  
NOT TO SCALE

- STRAW BALE INSTALLATION REQUIRES THE PLACEMENT AND STAKING REMAINS OF THE BALE IN A TRIANGULAR 30° BATTERY PATTERN NOT TO BE ALLOWED TO RUN LENGTH OF BARRIAGE WALL.
- INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

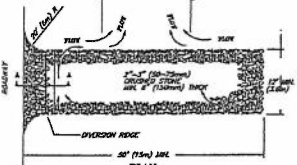


- NOTES:**
- SILT SACKS ARE TO BE REPOSITED WEEKLY DURING CONSTRUCTION AND IMMEDIATELY AFTER STORM EVENTS.
  - IF SILT SACKS ARE MORE THAN LONG FEET, THEY SHALL BE CAPTED IMMEDIATELY. CAPTURED SILT SHALL BE RETAINED ON SITE AND RECYCLED.
  - OR SACKS SHALL REMAIN IN PLACE UNTIL ALL VEGETATION IN IMMEDIATE VICINITY IS FULLY ESTABLISHED.

**SILT SACK OR EQUAL SEDIMENT CONTAINMENT SYSTEM**  
NOT TO SCALE



- NOTES:**
- CONCRETE FILTER FABRIC SHALL BE INSTALLED OVER STRAW BALE SLOPES AS SHOWN.
  - CONCRETE FILTER FABRIC SHALL BE INSTALLED OVER STRAW BALE SLOPES AS SHOWN.



- NOTES:**
- THE DISTANCE SHALL BE MAINTAINED IN A CONSIDERATION THAT THE PREVENTION OF PUBLIC VIEW OF THE SITE SHALL BE MAINTAINED AT ALL TIMES.
  - IF NECESSARY, WHOLELS SHALL BE CLEANED PRIOR TO ENTRANCE INTO PUBLIC VIEW OF THE SITE.
  - IF NECESSARY, WHOLELS SHALL BE CLEANED PRIOR TO ENTRANCE INTO PUBLIC VIEW OF THE SITE.
  - IF NECESSARY, WHOLELS SHALL BE CLEANED PRIOR TO ENTRANCE INTO PUBLIC VIEW OF THE SITE.

**TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT**

**EROSION AND SEDIMENTATION CONTROL NOTES:**

- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
- EROSION CONTROL SHALL CONFORM TO THE CITY OF MARLBOROUGH REQUIREMENTS AS CONTAINED IN THE SITE PLAN APPROVAL CONDITIONS.
- PRIOR TO BEGINNING CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND DETAIL DRAWINGS.
- THIS PLAN DENOTES THE MINIMUM REQUIRED SEDIMENTATION AND EROSION CONTROLS. THE CONTRACTOR SHALL EXERCISE ADDITIONAL JUDGEMENT AND ENGINEERING MEASURES AS NECESSARY BY THE CONTRACTOR, OR AS DIRECTED BY THE ENGINEER, THE TOWN ENGINEER, OR THE CONSERVATION COMMISSION TO ENSURE PROTECTION OF ALL NEARBY RESOURCES AND CONSERVE SIGNIFICANT WATERSHEDS IF CONSERVATION PLACES OCCUR. THE CONTRACTOR SHALL STOP WORK AND INSTALL ADDITIONAL SEDIMENTATION CONTROL DEVICES IMMEDIATELY TO PREVENT FURTHER SEDIMENTATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY AND PERMANENT SEDIMENTATION AND EROSION CONTROL MEASURES FROM THE COMMENCEMENT OF CONSTRUCTION THROUGH THE PERMANENT STABILIZATION OF THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES.
- THE CONTRACTOR SHALL INSPECT SEDIMENTATION AND EROSION CONTROLS ON A DAILY BASIS AND IMMEDIATELY AFTER EACH WEATHER EVENT. THE CONTRACTOR SHALL REPORT TO THE CITY OF MARLBOROUGH IMMEDIATELY UPON OBSERVATION OF ANY WEATHER EVENT THAT MAY CAUSE EROSION OR SEDIMENTATION. THE CONTRACTOR SHALL STOP WORK AND INSTALL ADDITIONAL SEDIMENTATION CONTROL DEVICES IMMEDIATELY TO PREVENT FURTHER SEDIMENTATION.
- STREET STOPPAGES SHALL BE STABILIZED TO PREVENT EROSION, AND A PERMANENT SEDIMENT CONTROL SYSTEM SHALL BE INSTALLED. FENCING SHALL BE INSTALLED AROUND STOCKPILES IN EXCESS OF 10 FEET IN HEIGHT.
- DISTURBED AREAS SHALL BE STABILIZED BY LEAVING AND SEEDING, OR BY ANOTHER APPROVED METHOD, AS SOON AS POSSIBLE AFTER THE PROJECT GRADE HAS BEEN MET. DISTURBED AREAS WITH SLOPES 3:1 (H:V) OR GREATER SHALL BE COVERED WITH LOAM AND STABILIZED WITH HYDROSEED AND SOIL TAMPING. IF FINAL DRAINAGE PATTERN REQUIRES THE BARRIAGE WALL, THESE AREAS SHALL BE MOUND WITH MAT SEEDING.
- BE-BEFORE OPERATIONS, IF REQUIRED, SHALL BE INSTALLED OVER STOCKPILES AND ALL SEDIMENTATION AND EROSION CONTROLS SHALL BE PASSED THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT SPILLS FROM THE BARRIAGE WALLS. EROSION CONTROL MEASURES, SEDIMENTATION SYSTEMS AND SEDIMENTATION DEVICES SHALL BE MAINTAINED AS NECESSARY BY THE CONTRACTOR AND SHALL BE REPLACED AT REGULAR INTERVALS UP GRADIENTS OF NEGLANDS.
- STREET STOPPAGES SHALL BE MAINTAINED IN THE VICINITY OF THE PROJECT AREA SHALL BE PERFORMED AS NOTED ON THE PLANS. SEDIMENTATION CONTROL DEVICES SHALL BE INSTALLED AT THE END OF EACH STOPPAGE AND STABILIZED WITH HYDROSEED AND SOIL TAMPING. ALL SEDIMENTATION CONTROL DEVICES SHALL BE CHECKED AT THE END OF EACH STOPPAGE.
- ALL EXISTING AND PROPOSED DRAINAGE SYSTEMS SHALL BE MAINTAINED WITH PROPER SLOPES, CHANNELS, AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES TO THE MANUFACTURER'S RECOMMENDATIONS UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN FULLY STABILIZED.
- EXISTING CONTROL MEASURES SHALL BE MAINTAINED AND MAINTAINED PROPERLY THROUGHOUT THE PROJECT PERIOD UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED. METHODS FOR BEST CONTROL SHALL BE USED, WITH SPECIAL ATTENTION TO AREAS WITH SLOPES GREATER THAN 3:1.
- ALL VEHICLES SHALL ENTER AND EXIT THE SITE ON THE STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF 3/4" x 1 1/2" MAT OVER A BED OF 18" OF 1/2" FOR THE FIRST 50 FEET FROM EXISTING PAVED STREETS. IF THE SITE CONDITIONS ARE SUCH THAT THE EXISTING PAVED STREETS ARE NOT SUITABLE FOR THE WORKING SHALL BE COLLECTED AND PLACED PRIOR TO ENTERING THE DRAINAGE SYSTEM. THE CONTRACTOR SHALL INSPECT THE CONSTRUCTION ENTRANCE DAILY AND AFTER HEAVY USE.
- CONSTRUCTION SHALL NOT BE PARSED WITHIN NEGLANDS.



PREPARED FOR:  
CAPITAL GROUP PROPERTIES  
259 TURNPIKE ROAD, SUITE 100  
SOUTHBOROUGH, MA

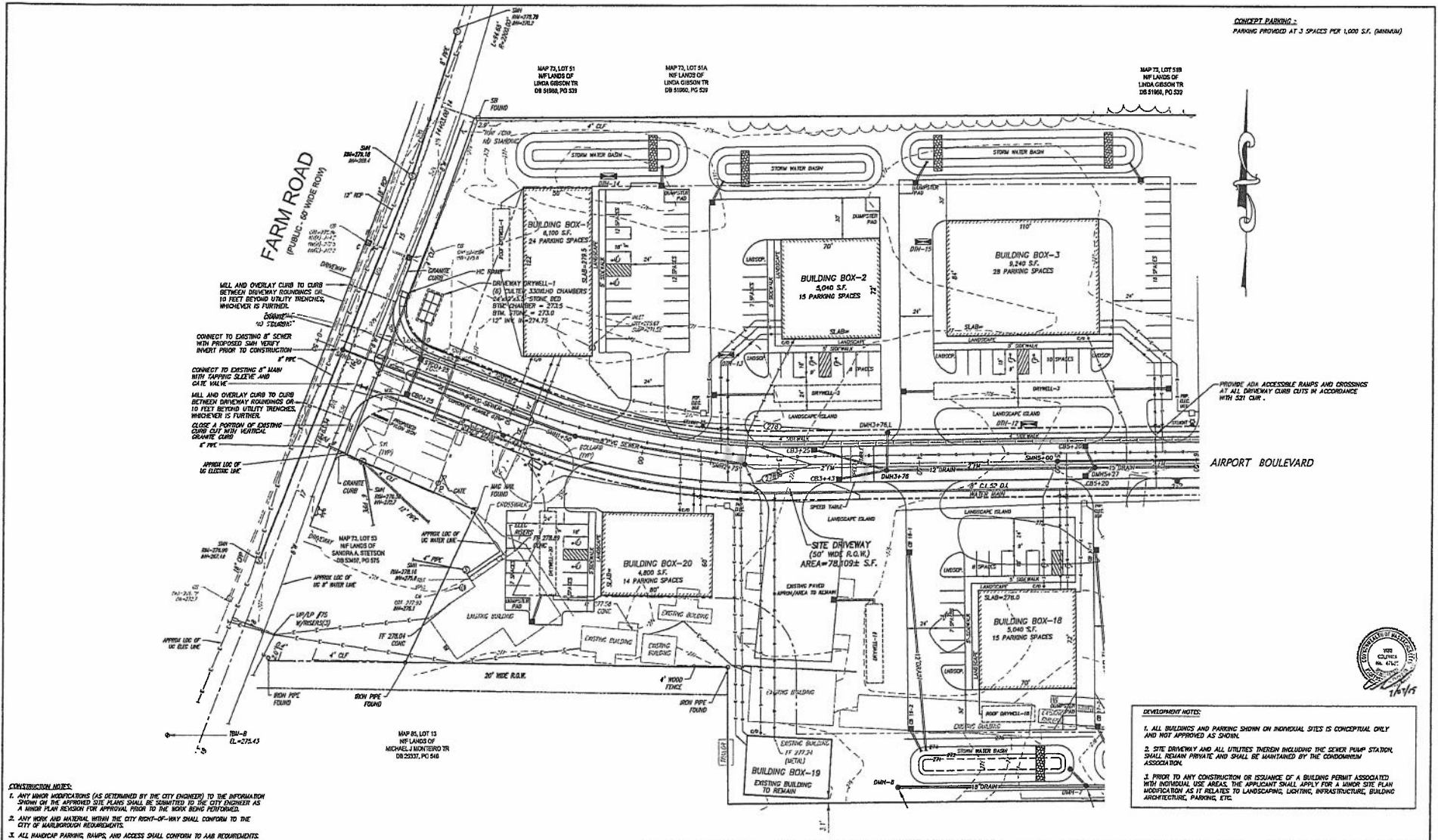
OWNER:  
MARLBOROUGH INDUSTRIAL, LLC  
259 TURNPIKE ROAD, SUITE 100  
SOUTHBOROUGH, MA

MAP 73, PARCEL 52 & MAP 83, PARCELS 14&15  
**CONNORSTONE ENGINEERING INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
10 SOUTHWEST CUTOFF, SUITE 7  
NORTHBOROUGH, MASSACHUSETTS 01532  
PHONE: 508-393-9727 FAX: 508-393-5242

**EROSION CONTROL PLAN**  
OF  
677-681 FARM ROAD  
IN  
MARLBOROUGH, MA

9-23-19	SEDMONAL (HIGH ROAD, BLDG. 15)
9-15-19	REVIEW COMMENTS - PLAN NOTES
8-4-19	ASIS, ERTS PER REVIEW
REVISION:	DESCRIPTION:
DRAWN BY: ADM	CHECK BY: VC
DATE: JUNE 24, 2019	
SCALE: 1"=60'	SHEET 8 OF 14

**CONCEPT PARKING**  
 PARKING PROVIDED AT 3 SPACES PER 1,000 S.F. (MINIMUM)



MILL AND OVERLAY CURB TO CURB BETWEEN DRIVEWAY TOLERANCES OR 10 FEET BEYOND UTILITY TRENCHES, WHICHEVER IS FURTHER.

CONNECT TO EXISTING 8" SEWER WITH PROPOSED 8" NEW 18" INVERT PRIOR TO CONSTRUCTION

CONNECT TO EXISTING 8" MAIN WITH TAPPING SLAVE AND GATE VALVE

MILL AND OVERLAY CURB TO CURB BETWEEN DRIVEWAY TOLERANCES OR 10 FEET BEYOND UTILITY TRENCHES, WHICHEVER IS FURTHER.

CLOSE A PORTION OF EXISTING CURB CUT WITH VERTICAL GRANITE CURB

APPROX LOC OF 10" ELECTRIC LINE

APPROX LOC OF 10" WATER LINE

APPROX LOC OF 10" WATER LINE

APPROX LOC OF 10" WATER LINE

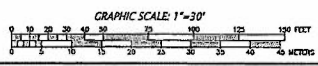
APPROX LOC OF 10" BLUE LINE

PROVIDE ADA ACCESSIBLE RAMPS AND CROSSINGS AT ALL DRIVEWAY CURB CUTS IN ACCORDANCE WITH 321 CURB.

**DEVELOPMENT NOTES:**

1. ALL BUILDINGS AND PARKING SHOWN ON INDIVIDUAL SITES IS CONCEPTUAL ONLY AND NOT APPROVED AS SHOWN.
2. SITE DRIVEWAY AND ALL UTILITIES THEREIN INCLUDING THE SEWER PUMP STATION SHALL REMAIN PRIVATE AND SHALL BE MAINTAINED BY THE COORDINATOR ASSOCIATION.
3. PRIOR TO ANY CONSTRUCTION OR ISSUANCE OF A BUILDING PERMIT ASSOCIATED WITH INDIVIDUAL USE AREAS, THE APPLICANT SHALL APPLY FOR A JUNIOR SITE PLAN MODIFICATION AS IT RELATES TO LANDSCAPING, LIGHTING, INFRASTRUCTURE, BUILDING ARCHITECTURE, PARKING, ETC.

- CONSTRUCTION NOTES:**
1. ANY MINOR MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
  2. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF MARLBOROUGH REQUIREMENTS.
  3. ALL HANDICAP PARKING, RAMPS, AND ACCESS SHALL CONFORM TO ADA REQUIREMENTS.
  4. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY OF MARLBOROUGH CONSERVATION COMMISSION REQUIREMENTS.
  5. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO "MAINTO" REQUIREMENTS.
  6. A STREET OPENING PERMIT SHALL BE OBTAINED FROM THE CITY OF MARLBOROUGH DEPARTMENT OF PUBLIC WORKS PRIOR TO THE COMMENCEMENT OF ANY WORK BY THE PUBLIC.
  7. ALL CONSTRUCTION MATERIALS, STOODLES, STAMPS, ETC. ON SITE SHALL BE STORED IN A MANNER TO THE SATISFACTION OF THE CITY ENGINEER OR HIS DESIGNEE.
  8. UTILITY CONSTRUCTION IN CITY WAYS REQUIRES BACKFILL WITH CONTROLLED DENSITY FILL.



PREPARED FOR:  
**CAPITAL GROUP PROPERTIES**  
 259 TURNPIKE ROAD, SUITE 100  
 SOUTHBOROUGH, MA

OWNER:  
**MARLBOROUGH INDUSTRIAL, LLC**  
 259 TURNPIKE ROAD, SUITE 100  
 SOUTHBOROUGH, MA

**CONNORSTONE ENGINEERING INC.**  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 10 SOUTHWEST CUTOFF, SUITE 7  
 NORTHBOROUGH, MASSACHUSETTS 01532  
 PHONE: 508-393-9727 FAX: 508-393-5742

**CONCEPTUAL SITE CONSTRUCTION PLAN**  
 OF  
**677-681 FARM ROAD**  
 IN  
**MARLBOROUGH, MA**

9-23-19	JUDY HALL, MIDDEN ROAD, BLDG. 12
8-15-19	REVIEW COMMENTS - PLAN NOTES
8-8-19	ASIC, CIVILS PER REVIEW
REVISION:	DESCRIPTION:
DRAWN BY: RBM	CHECK BY: VC
DATE: JUNE 24, 2019	
SCALE: 1"=30'	SHEET 9 OF 14

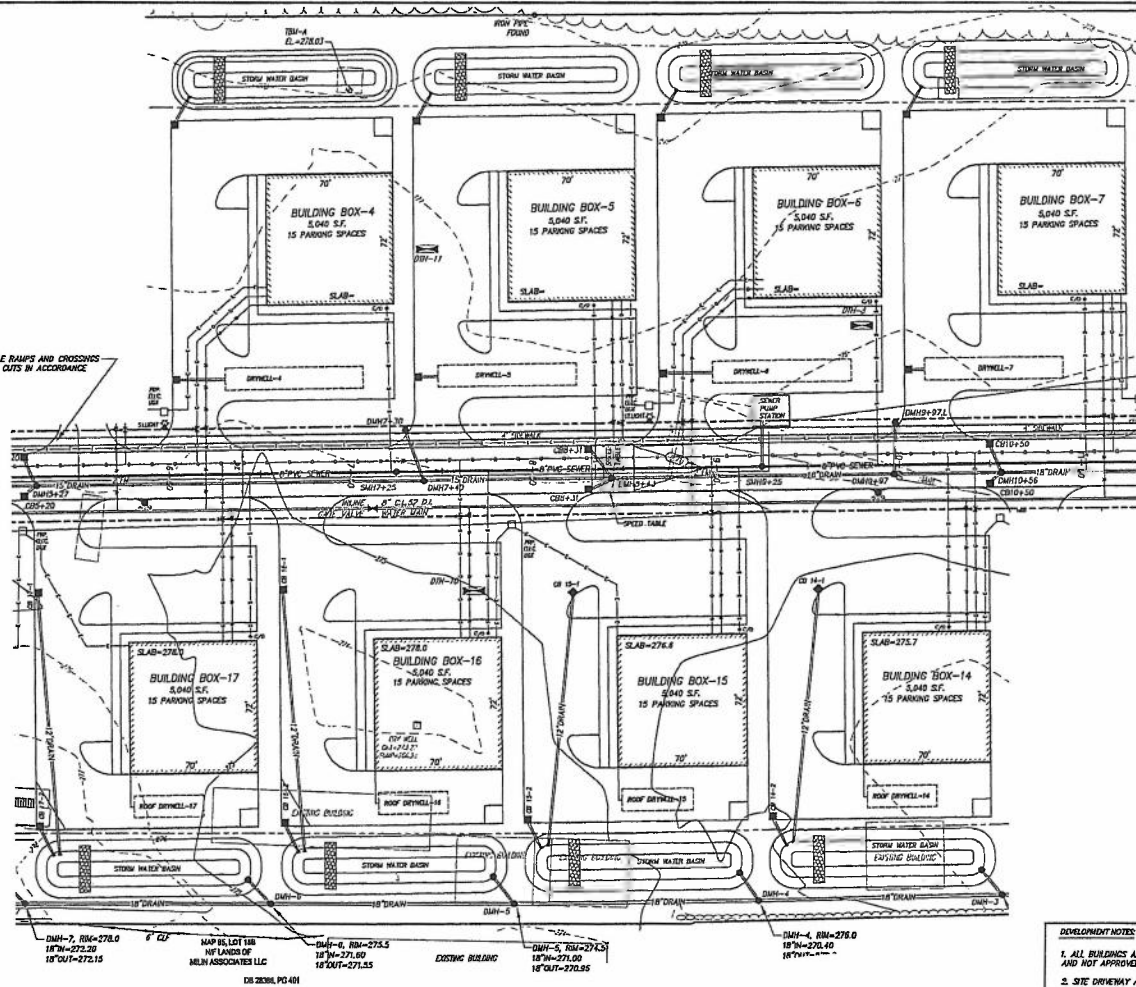
MAP 73, PARCEL 32 & MAP 85, PARCELS 14&15

CONCEPT PARKING -  
PARKING PROVIDED AT 3 SPACES PER 1,000 S.F. (MINIMUM)

PROVIDE ADA ACCESSIBLE RAMPS AND CROSSINGS  
AT ALL DRIVEWAY CURB CUTS IN ACCORDANCE  
WITH SET CURB.

AIRPORT BOULEVARD

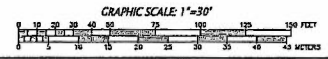
AIRPORT BOULEVARD



**DEVELOPMENT NOTES:**

1. ALL BUILDINGS AND PARKING SHOWN ON INDIVIDUAL SITES IS CONCEPTUAL ONLY AND NOT APPROVED AS SHOWN.
2. SITE DRIVEWAY AND ALL UTILITIES THEREIN INCLUDING THE SEWER PUMP STATION, SHALL REMAIN PRIVATE AND SHALL BE MAINTAINED BY THE CONDOMINIUM ASSOCIATION.
3. PRIOR TO ANY CONSTRUCTION OR ISSUANCE OF A BUILDING PERMIT ASSOCIATED WITH INDIVIDUAL USE AREAS, THE APPLICANT SHALL APPLY FOR A MINOR SITE PLAN MODIFICATION AS IT RELATES TO LANDSCAPING, LIGHTING, INFRASTRUCTURE, BUILDING ARCHITECTURE, PARKING, ETC.

- CONSTRUCTION NOTES:**
1. ANY MINOR MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
  2. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF MARLBOROUGH REQUIREMENTS.
  3. ALL WALKWAY PARKING, DRIVEWAYS, AND ACCESS SHALL CONFORM TO ADA REQUIREMENTS.
  4. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY OF MARLBOROUGH CONSERVATION COMMISSION REQUIREMENTS.
  5. ALL PAYMENT MARKINGS AND SIGNS SHALL CONFORM TO "MAINT" REQUIREMENTS.
  6. A STREET OPENING PERMIT SHALL BE OBTAINED FROM THE CITY OF MARLBOROUGH DEPARTMENT OF PUBLIC WORKS PRIOR TO THE COMMENCEMENT OF ANY WORK IN THE PUBLIC WAYS.
  7. ALL CONSTRUCTION MATERIALS, STOCKPILES, STRIPS, ETC. ON SITE SHALL BE STORED IN A MANNER TO THE SATISFACTION OF THE CITY ENGINEER OR HIS DESIGNEE.
  8. UTILITY CONSTRUCTION IN CITY WAYS REQUIRES BACKFILL WITH CONTROLLED DENSITY FILL.

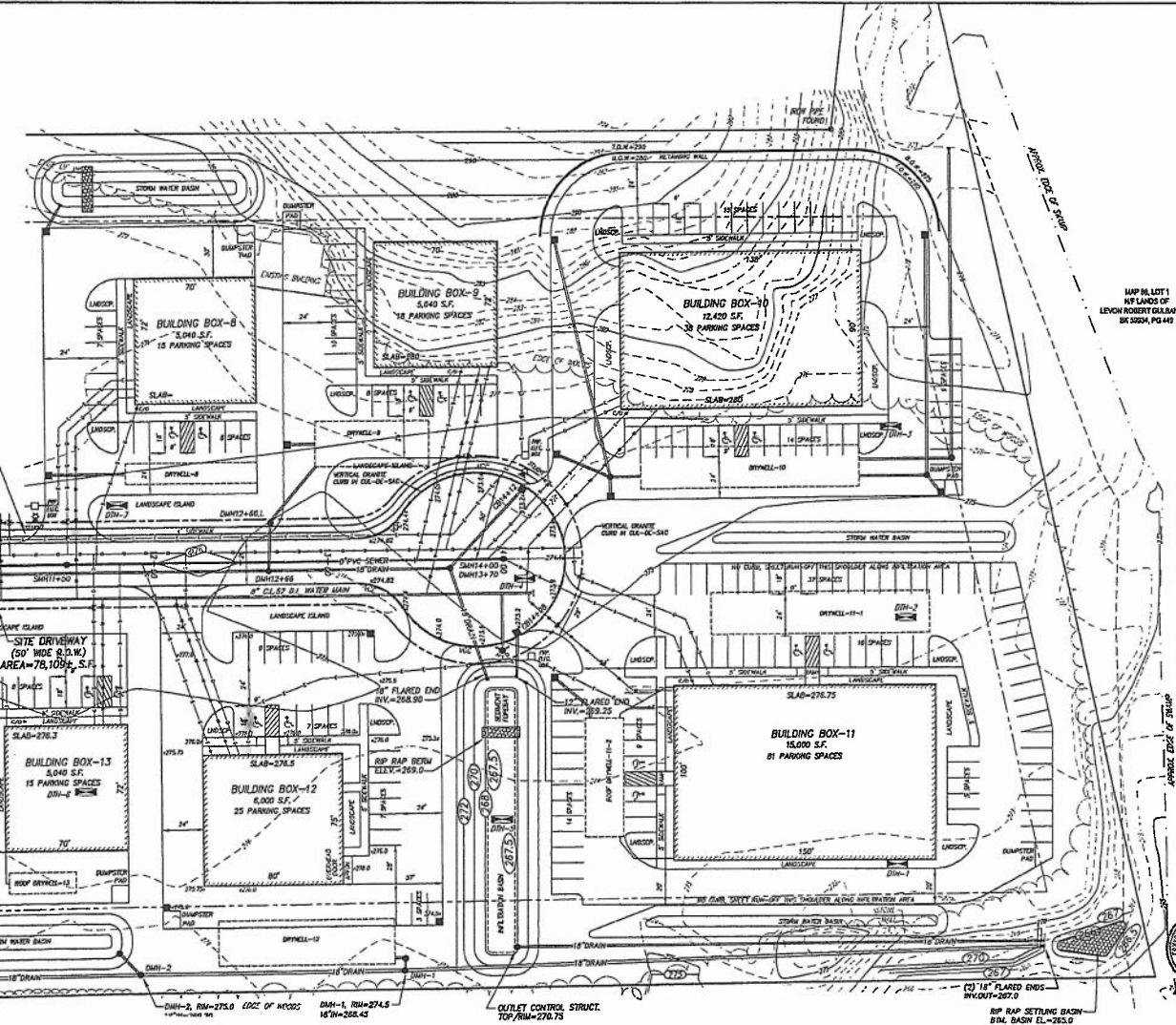


<p>PREPARED FOR: CAPITAL GROUP PROPERTIES 259 TURNPIKE ROAD, SUITE 100 SOUTHBOROUGH, MA</p>	<p>OWNER: MARLBOROUGH INDUSTRIAL, LLC 259 TURNPIKE ROAD, SUITE 100 SOUTHBOROUGH, MA</p>	<p>CONNORSTONE ENGINEERING INC. CIVIL ENGINEERS AND LAND SURVEYORS 10 SOUTHWEST CUTOFF, SUITE 7 NORTHBOROUGH, MASSACHUSETTS 01532 PHONE: 308-393-9727 FAX: 508-393-5242</p>	<p>CONCEPTUAL SITE CONSTRUCTION PLAN OF 677-681 FARM ROAD IN MARLBOROUGH, MA</p>	<p>9-23-19 SIDEWALK, WOODY ROAD, RLDG 13 8-15-19 REVIEW COMMENTS - PLAN NOTES 8-8-19 MISC. EDITS PER REVIEW REVISED: DESCRIPTION: DRAWN BY: RDM CHECK BY: VC DATE: JUNE 24, 2019 SCALE: 1"=30' SHEET 10 OF 14</p>
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**CONCEPT PARKING:**  
 PARKING PROVIDED AT 2 SPACES PER 1,000 S.F. (MINIMUM)

PROVIDE ADA ACCESSIBLE RAMPS AND CROSSINGS AT ALL DRIVEWAY CURB CUTS IN ACCORDANCE WITH 501 CMR.

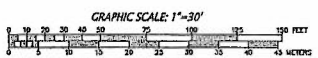
AIRPORT BOULEVARD



MAP 86, LOT 1  
 REF LANDS OF  
 LEVIN ROBERT GOLDBANOW  
 BK 5024, PG 48

- DEVELOPMENT NOTES:**
1. ALL BUILDINGS AND PARKING SHOWN ON INDIVIDUAL SITES IS CONCEPTUAL ONLY AND NOT APPROVED AS SHOWN.
  2. SITE DRIVEWAY AND ALL UTILITIES INCLUDING THE SEWER PUMP STATION, SHALL REMAIN PRIVATE AND SHALL BE MAINTAINED BY THE CONDOMINIUM ASSOCIATION.
  3. PRIOR TO ANY CONSTRUCTION OR ISSUANCE OF A BUILDING PERMIT ASSOCIATED WITH INDIVIDUAL USE AREAS, THE APPLICANT SHALL APPLY FOR A MAJOR SITE PLAN MODIFICATION AS IT RELATES TO LANDSCAPING, LIGHTING, INFRASTRUCTURE, BUILDING ARCHITECTURE, PARKING, ETC.

- CONSTRUCTION NOTES:**
1. ANY MAJOR MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A MAJOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
  2. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF MARLBOROUGH REGULATIONS.
  3. ALL HANDICAP PARKING, RAMPS, AND ACCESS SHALL CONFORM TO ADA REQUIREMENTS.
  4. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY OF MARLBOROUGH CONSERVATION COMMISSION REGULATIONS.
  5. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO "MUTCD" REQUIREMENTS.
  6. A STREET OPENING PERMIT SHALL BE OBTAINED FROM THE CITY OF MARLBOROUGH DEPARTMENT OF PUBLIC WORKS PRIOR TO THE COMMENCEMENT OF ANY WORK IN THE PUBLIC WAY.
  7. ALL CONSTRUCTION MATERIALS, STOCKPILES, STUMPS, ETC. ON SITE SHALL BE STORED IN A MANNER TO THE SATISFACTION OF THE CITY ENGINEER OR HIS DESIGNER.
  8. UTILITY CONSTRUCTION IN CITY WAYS REQUIRES BACKFILL WITH CONTROLLED DENSITY FILL.



PREPARED FOR:  
**CAPITAL GROUP PROPERTIES**  
 259 TURNPIKE ROAD, SUITE 100  
 SOUTHBOROUGH, MA

OWNER:  
**MARLBOROUGH INDUSTRIAL, LLC**  
 259 TURNPIKE ROAD, SUITE 100  
 SOUTHBOROUGH, MA

**CONNORSTONE ENGINEERING INC.**  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 10 SOUTHWEST CUTOFF, SUITE 7  
 NORTHBOROUGH, MASSACHUSETTS 01532  
 PHONE: 508-393-9727 FAX: 508-393-5242

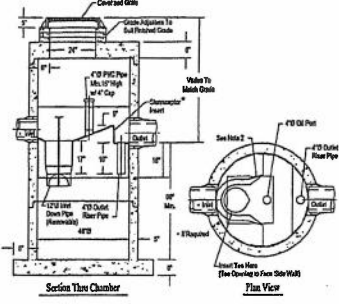
CONCEPTUAL SITE CONSTRUCTION PLAN  
 OF  
 677-681 FARM ROAD  
 IN  
 MARLBOROUGH, MA

3-23-19	SKETCH, WOOD ROAD, BLOC. 12
6-15-19	REVIEW COMMENTS - PLAN NOTES
8-8-19	ASOC. EDITS PER REVIEW
REVISED:	DESCRIPTION:
DRAWN BY: RBA	CHECK BY: VC
DATE: JUNE 24, 2019	
SCALE: 1"=30'	SHEET 11 OF 14

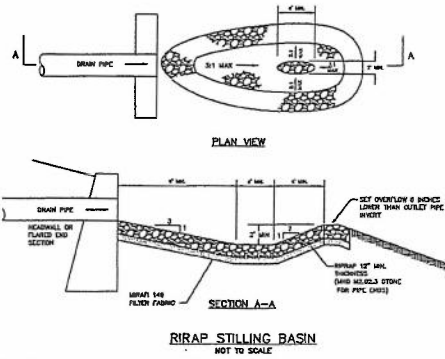
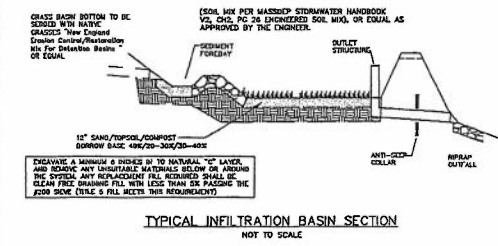
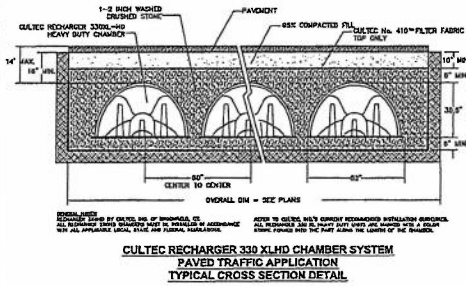


MAP 73, PARCEL 52 & MAP 85, PARCELS 14&15

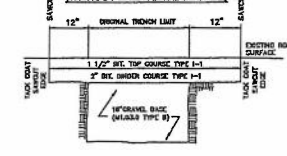
**STC 45H Precast Concrete Stormceptor<sup>®</sup>**  
(450 U.S. Gallon Capacity)



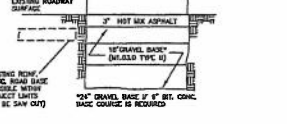
- Note:**
- The Use Of Flexible Connections Is Recommended At The Inlet And Outlet Where Applicable.
  - The Cover Shall Be Installed Over The Inlet Drop Pipe At The Off Foot.
  - The Stormceptor System Is Protected By One Or More Of The Following U.S. Patent Nos: 4,893,144, 5,090,833, 5,720,115, 5,717,445, 5,717,446, 5,717,447, 5,717,448, 5,717,449, 5,717,450, 5,717,451, 5,717,452, 5,717,453, 5,717,454, 5,717,455, 5,717,456, 5,717,457, 5,717,458, 5,717,459, 5,717,460, 5,717,461, 5,717,462, 5,717,463, 5,717,464, 5,717,465, 5,717,466, 5,717,467, 5,717,468, 5,717,469, 5,717,470, 5,717,471, 5,717,472, 5,717,473, 5,717,474, 5,717,475, 5,717,476, 5,717,477, 5,717,478, 5,717,479, 5,717,480, 5,717,481, 5,717,482, 5,717,483, 5,717,484, 5,717,485, 5,717,486, 5,717,487, 5,717,488, 5,717,489, 5,717,490, 5,717,491, 5,717,492, 5,717,493, 5,717,494, 5,717,495, 5,717,496, 5,717,497, 5,717,498, 5,717,499, 5,717,500.
  - Contact A Concrete Pipe Distributor Representative For Further Details Not Shown On This Drawing.



**PERMANENT PATCH**  
(WITHOUT EXIST. BASE COURSE)



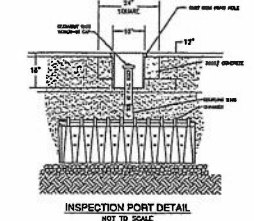
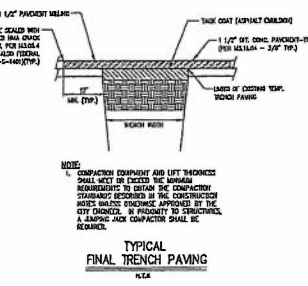
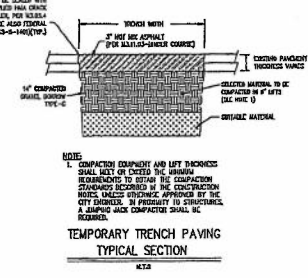
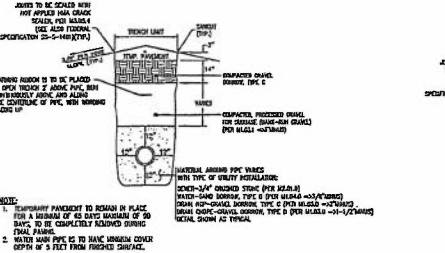
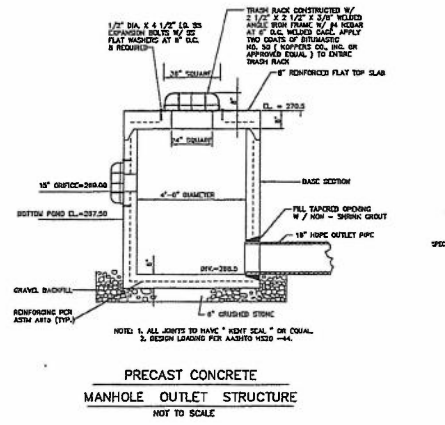
**ORIGINAL TRENCH LIMIT**



**TEMPORARY PATCH**

- NOTES:**
- SAW CUT LIMITS SHALL BE SEALED WITH HOT FOAMED JOINT SEALANT.
  - GRAVEL, COMPACTED IN 4" LIFTS WITH MECHANICAL COMPACTOR.
  - ALL MATERIALS TO BE COMPACTED IN ACCORDANCE WITH MOST STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES SECTION 106.04.
  - PAVEMENT SURFACE OF THE PATCHED LIMITS THAT ARE DAMAGED BY THE CONTRACTOR'S OPERATION (INCLUDING REACTIVE) SHALL BE REPLACED / REPAIRED AT THE CONTRACTOR'S OPTION.

**TYPICAL TEMPORARY / PERMANENT PATCH DETAIL**  
NOT TO SCALE



**CULTEC RECHARGER 330XLHD CHAMBER**  
PAVED TRAFFIC APPLICATION  
TYPICAL CROSS SECTION DETAIL

**APPROVED**  
**STATE PLAN REVIEW COMMITTEE**

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DATE: \_\_\_\_\_



PREPARED FOR:  
CAPITAL GROUP PROPERTIES  
259 TURNPIKE ROAD, SUITE 100  
SOUTHBOROUGH, MA

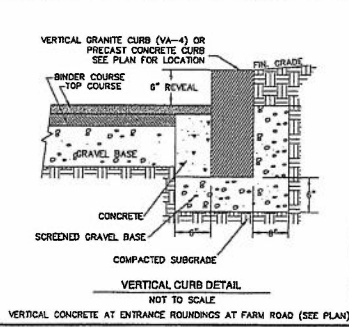
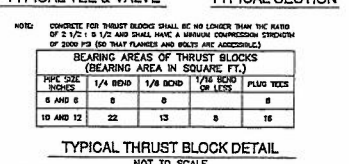
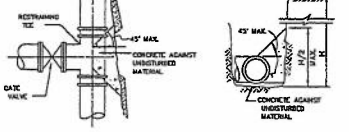
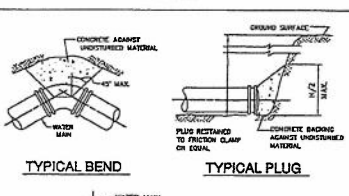
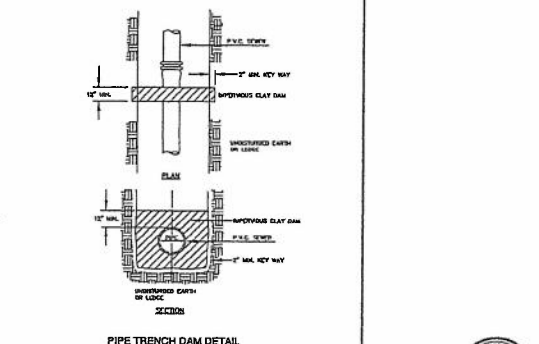
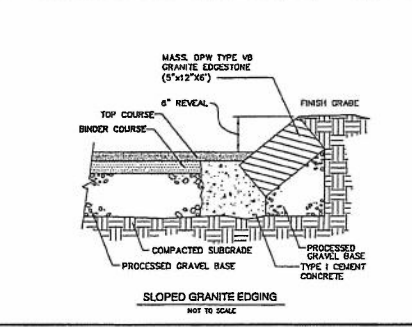
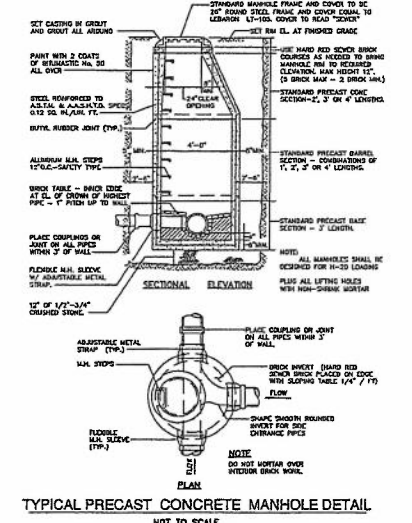
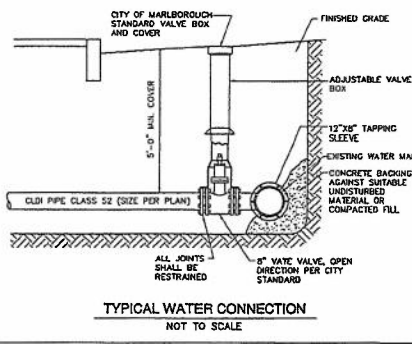
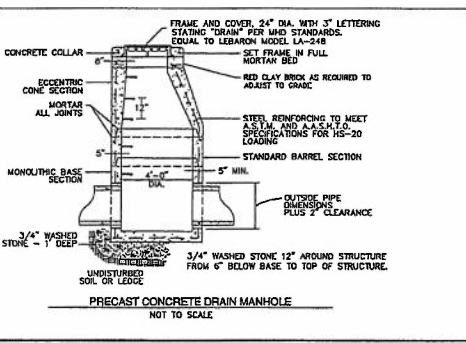
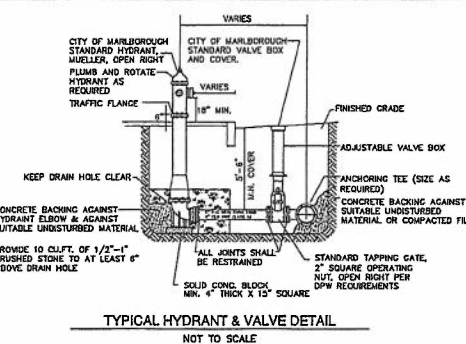
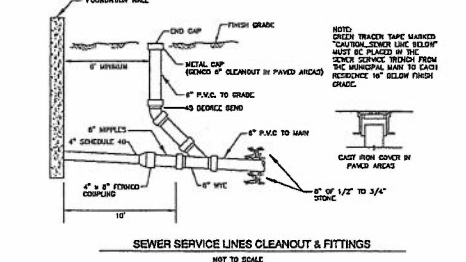
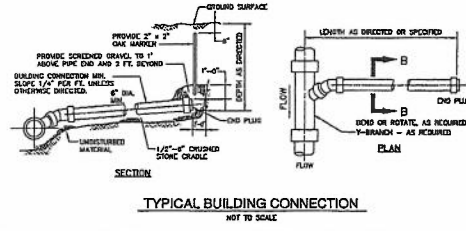
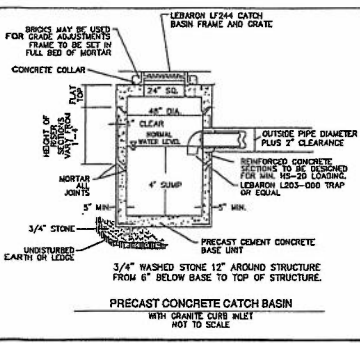
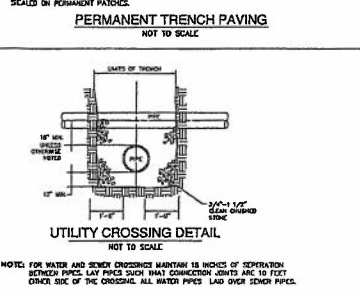
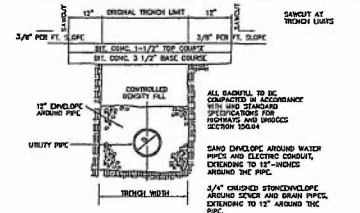
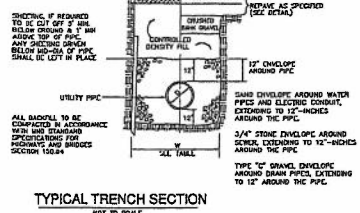
OWNER:  
MARLBOROUGH INDUSTRIAL, LLC  
259 TURNPIKE ROAD, SUITE 100  
SOUTHBOROUGH, MA  
MAP 73 PARCEL 02

**CONNORSTONE**  
**ENGINEERING INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
10 SOUTHWEST CLIFFTOP, SUITE 7  
NORTHBOROUGH, MASSACHUSETTS 01532  
PHONE 508-393-9722 FAX: 508-393-5242

**CONSTRUCTION DETAILS**  
OF  
677-581 FARM ROAD  
IN  
MARLBOROUGH, MA

8-23-19	SIDEWALK, WILSON ROAD, BLDG. 12
8-15-19	REVIEW COMMENTS - PLAN NOTES
8-6-19	ISSUE COMMENTS PER REVIEW
REVISED BY: JMM	CHECKED BY: VC
DATE: JUNE 24, 2019	
SCALE: NONE	SHEET 12 OF 14

TRENCH WIDTH (W)	D	T
DIAMETER OF PIPE UNSHEATHED	W	SHEATHED
TO 12"	12"	12"
14" TO 24"	24"	24"
30" TO 36"	36"	36"



**APPROVED**  
**SITE PLAN REVIEW COMMITTEE**

DATE: \_\_\_\_\_

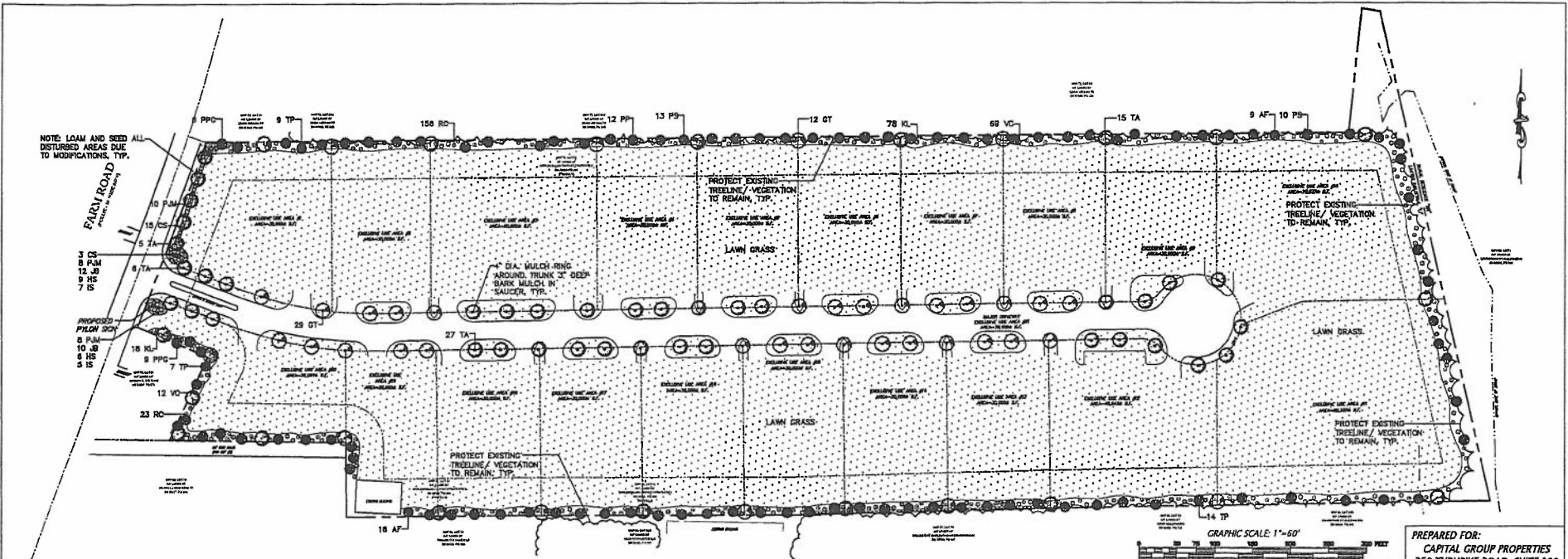
**PREPARED FOR:**  
CAPITAL GROUP PROPERTIES  
259 TURNPIKE ROAD, SUITE 100  
SOUTHBOROUGH, MA

**OWNER:**  
MARLBOROUGH INDUSTRIAL, LLC  
259 TURNPIKE ROAD, SUITE 100  
SOUTHBOROUGH, MA  
MAP 75, PARCEL 57

**CONNORSTONE ENGINEERING INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
10 SOUTHWEST CUTOFF, SUITE 7  
NORTHBOROUGH, MASSACHUSETTS 01552  
PHONE: 508-393-9377 FAX: 508-393-5242

**CONSTRUCTION DETAILS**  
OF  
677-681 FARM ROAD  
IN  
MARLBOROUGH, MA

3-23-19	SIDWALK, WEDDY ROAD, BLDG. 12
8-15-19	REVIEW COMMENTS - PLAN NOTES
8-8-19	MISC. NOTES PER REVIEW
DESIGNED:	DESCRIPTION:
DRAWN BY: BSM	CHECK BY: VC
DATE: JUNE 26, 2019	
SCALE: NONE	SHEET 13 OF 14.



NOTE LOAM AND SEED DISTURBED AREAS DUE TO MODIFICATIONS, TYP.

FARM ROAD

PROPOSED PILING SOIL

8 P.M. 12 U.S. 8 15

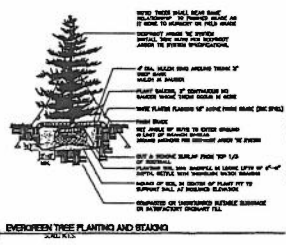
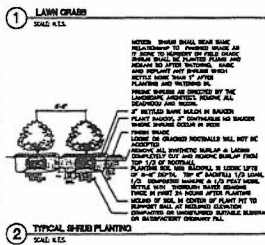
3 P.M. 8 U.S. 7 15

APPROVED CITY COUNCIL

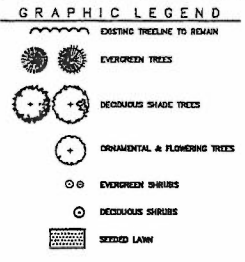
DATE: \_\_\_\_\_

APPROVED SITE PLAN REVIEW COMMITTEE

DATE: \_\_\_\_\_



- GENERAL NOTES:**
- CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO RECORD TO EXAMINE EXISTING CONDITIONS FOR THEMSELVES. CONTRACTOR TO FURNISH NOTES & DETAILS AND THE MICROSCOPED COPY OF THESE NOTES STANDARDS SPECIFIED FOR RECORD AND SPECIES, CURRENT EDITION.
  - CONTRACTOR SHALL NOTIFY / COOPERATE WITH THE CITY OF MARLBOROUGH PRIOR TO PLANT MATERIAL INSTALLATION.
  - CONTRACTOR SHALL COOPERATE WITH THE CITY OF MARLBOROUGH.
  - PRIOR TO THE PRE-CONSTRUCTION MEETING THE CONTRACTOR SHALL CONTACT THE DATE & TIME TO VISIT TO HAVE THE EXISTING UTILITIES MARKED.
  - ALL CONTRACTORS SHALL INSPECT SITE PRIOR TO BEING TO VISIT EXISTING CONDITIONS FOR THEMSELVES.
  - THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS, SEE SPECIFICATION.
  - ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF HORTICULTURISTS, INC. AND 2001-CURRENT EDITION.
  - ALL PLANTS TO BE SHIPPED IN BURLAP OR CONTAINERS CROWN NO PLASTIC BURLAP.
  - ALL PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
  - STATE LOCATION OF ALL PROPOSED PLANT MATERIAL FOR APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF PLANTING.
  - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
  - SEAL ALL CONSTRUCTION DEWAS WITH NATURALIZED GRASS, LAWN OR MEADOW AS INDICATED BY DRAWINGS AND / OR AS DIRECTED BY LANDSCAPE ARCHITECT.
  - THEY MUST BE ADDED TO ALL NEW TREE PLANTING PITS. ALL NEW LAWN SHALL BE TESTED AND AMENDED AS STATED IN THE SOIL REPORT PROVIDED BY SOIL ANALYST.
  - LANDSCAPE CONTRACTOR SHALL SUBMIT A WEEDING SCHEDULE PROGRAM FOR THE (90) DAY MAINTENANCE PERIOD FOR REVIEW BY THE LANDSCAPE ARCHITECT AS TO OWNER FOR ALL PROPOSED PLANT MATERIAL.
  - PROTECT EXISTING PLANT MATERIAL WITHIN CONSTRUCTION LIMITS. PROVIDE WATERING PROGRAM FOR ALL PROPOSED / EXISTING PLANT MATERIAL DURING CONSTRUCTION.
  - ALL TRANSPORTED PLANT MATERIAL IS OWNED BY THE CONTRACTOR AND SHALL BE PREPARED FOR TRANSPORTATION. CONTRACTOR SHALL REPLACE ANY TRANSPORTED PLANT MATERIAL THAT DIES WITH THE SAME SIZE AND SPECIES OF PLANT MATERIAL. THE NEW PLANT MATERIAL SHALL BE MARKED & GUARANTEED AS FOR PLANT MATERIAL.



**PLANT MATERIAL LIST - 677-681 FARM ROAD, MARLBOROUGH, MA.**

STAG.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
<b>EVERGREEN TREES</b>						
10	25	ARIS FRAXINUS	FRAXIN FR.	4\"/>		

PREPARED FOR:  
CAPITAL GROUP PROPERTIES  
259 TURNPIKE ROAD, SUITE 100  
SOUTHBOROUGH, MA

OWNER:  
MARLBOROUGH INDUSTRIAL, LLC  
259 TURNPIKE ROAD, SUITE 100  
SOUTHBOROUGH, MA  
MAP 73, PARCELS 82 & MAP 85, PARCELS 14&15

CONORSTONE  
ENGINEERING INC.  
CIVIL ENGINEERS AND LAND SURVEYORS  
10 SOUTHWEST CUTOFF, SUITE 7  
NORTHBOROUGH, MASSACHUSETTS 01532  
PHONE: 508-393-9727 FAX: 508-393-5242

VILLIARD PLANNED ASSOCIATES  
Landscape Architecture

LANDSCAPE PLAN  
OF  
677-681 FARM ROAD  
IN  
MARLBOROUGH, MA

AM/1519 PLANT MATERIAL REVISION

REVISION: \_\_\_\_\_ DESCRIPTION: \_\_\_\_\_

DRAWN BY: HFF CHECK BY: HFF

DATE: JUNE 21, 2019

SCALE: 1"=60' SHEET 1 OF 1.