



# IN CITY COUNCIL

Marlborough, Mass., NOVEMBER 7, 2022

ORDERED:

PAGE 1

## IN CITY COUNCIL

### DECISION ON AN AMENDMENT TO A SPECIAL PERMIT AUBUCHON REALTY COMPANY, INC.

### DECISION ON AN AMENDMENT TO A SPECIAL PERMIT ORDER NO. 21/22-1008395H

The City Council of the City of Marlborough hereby **GRANTS** the Application for an Amendment to an existing Special Permit to Aubuchon Realty Company, Inc. (the “Applicant”) to build and operate a drive-thru facility for a restaurant, a drive-thru facility for a coffee shop restaurant, and a walk up window for a coffee shop restaurant, and to modify a preexisting nonconforming use as a dry cleaner by adding said uses (the “Use”) at 661 Boston Post Road East, in the Wayside Zoning District, as provided in this Decision and subject to the following Findings of Fact and Conditions.

#### FINDINGS OF FACT

1. The Applicant, Aubuchon Realty Company, Inc., is a Massachusetts corporation with an address of 73 Junction Square Drive, Concord, MA 01742.
2. The Applicant is the owner of the property located at 661 Boston Post Road East, Marlborough, Massachusetts, being shown as Parcel 27A on Assessors Map 61 (the “Site”).
3. On November 8, 2021, the City Council of the City of Marlborough voted to grant a special permit authorizing the Applicant to build and operate a drive-thru facility for a bank, a drive-thru facility for a coffee shop restaurant, and a walk up window for a coffee shop restaurant, and to modify a preexisting nonconforming use as a dry cleaner by adding said uses at 661 Boston Post Road East, in accordance with Article IV, Section 650-12.B, Article V, Section 650-14.B(2), Section 650-17, Section 650-18(A)(31), and Section 650-37 of the Zoning Ordinance of the City of Marlborough (the “Zoning Ordinance”), as further described in a document recorded at the Middlesex South District Registry of Deeds in Book 79297, Page 499 (the “Original Special Permit”).
4. In accordance with Article IV, Section 650-12.B, Article V, Section 650-14.B(2), Section 650-17, Section 650-18(A)(31), and Section 650-37 of the Zoning Ordinance, the Applicant seeks approval for the Use at the Site, replacing the approved drive-thru facility for a bank with a drive-thru facility for a restaurant, as shown on the Plans referenced in paragraph 6 below.



# IN CITY COUNCIL

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Marlborough, Mass., NOVEMBER 7, 2022

ORDERED:

PAGE 2

5. The Applicant, by and through its counsel, filed with City Clerk of the City of Marlborough an Application for an Amendment to an existing Special Permit (“Application”) for the Use.
6. In connection with the Application, the Applicant submitted a certified list of abutters, filing fees, and a site plan entitled “Proposed Site Plan Documents” by Bohler Engineering, with the last revision date of September 7, 2022, (the “Plans”) attached hereto as “Attachment A.”
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 Wayside Zoning District.
9. The Site has an area of 91,824 square feet +/- 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, October 3, 2022. The public hearing was held at the Marlborough City Hall, 140 Main Street. The hearing was closed on October 3, 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, no members of the public spoke in opposition to the Use.
14. The Procedural Findings of Fact specified above supplement those made in the Original Special Permit, which are expressly incorporated in this Decision by reference.



# IN CITY COUNCIL

Marlborough, Mass., NOVEMBER 7, 2022

ORDERED:

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## 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, with the replacement of the approved drive-thru facility for a bank with a drive-thru facility for a restaurant, and as amended by the Plans for this purpose, 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. The City Council finds that the alteration of the Site with respect to the preexisting nonconforming dry cleaner use would not be substantially more detrimental to the neighborhood than the existing nonconforming use.
- 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 an Amendment to an existing Special Permit to build and operate a drive-thru facility for a restaurant, a drive-thru facility for a coffee shop restaurant, and a walk up window for a coffee shop restaurant, and to modify a preexisting nonconforming use as a dry cleaner by adding said uses at 661 Boston Post Road East, 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. Remote Ordering. The drive-thru facility for the restaurant shall not have an ordering menu and customers using the drive-thru facility for the restaurant shall be required to place orders in advance, remotely, and use the drive-thru facility only to pick up orders. This condition shall not apply to the previously approved coffee shop restaurant at the Site.
  2. Signs. The Applicant shall install wayfinding signs within the Site to alert customers using the drive-thru facility for the restaurant that orders must be placed in advance, remotely, and that the drive-thru facility may only be used to pick up orders. This condition shall not apply to the previously approved coffee shop restaurant at the Site.
  3. Traffic Circulation. The City's Site Plan Committee may require modifications to the Site's internal traffic circulation design if it is determined by the Police Chief that said design causes an excessive number of vehicular or pedestrian accidents.



# IN CITY COUNCIL

Marlborough, Mass., NOVEMBER 7, 2022

ORDERED:

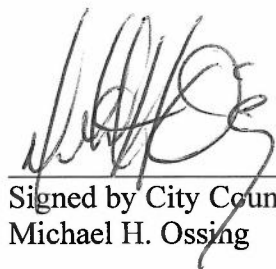
PAGE 4

4. Trash Removal. The Applicant shall ensure that any trash removal from the Site takes place between 7:00 a.m. and 7:00 p.m. and at times that do not conflict with peak customer activity.
5. Prior Conditions. Except as modified by this Decision, all conditions of the Original Special Permit shall continue in full force and effect and are incorporated by reference as part of this Decision.
6. 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: 9 – Nay: 0 – Absent – 2**

**Yea: Wagner, Dumais, Brown, Irish, Navin, Oram, Ossing, Perlman, & Robey.**

**Absent: Doucette & Landers**



---

Signed by City Council President  
Michael H. Ossing

ADOPTED  
In City Council  
22-1008395H

# ATTACHMENT

## A

# PROPOSED SITE PLAN DOCUMENTS

FOR



AUBUCHON REALTY COMPANY, INC.

PROPOSED

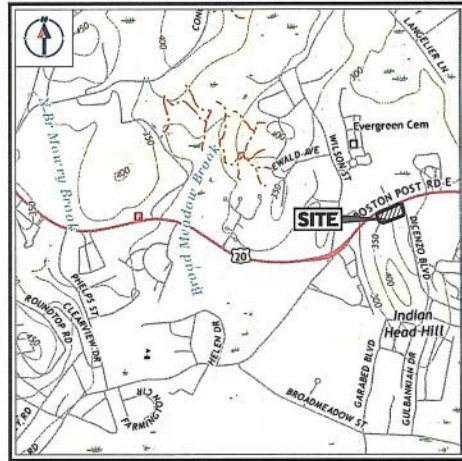
## WAYSIDE CROSSING SHOPPING PLAZA IMPROVEMENTS

LOCATION OF SITE:

661 BOSTON POST ROAD EAST, CITY OF MARLBOROUGH

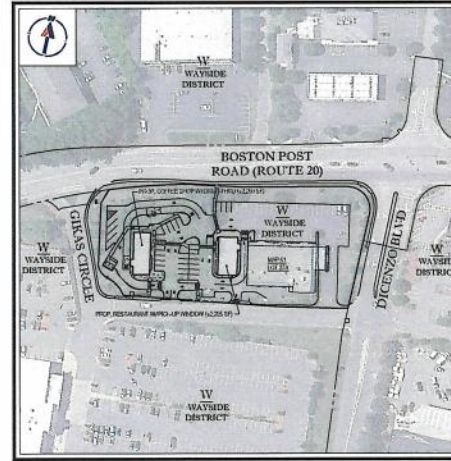
MIDDLESEX COUNTY, MASSACHUSETTS

MAP #61, LOT #27A



USGS MAP

SCALE: 1" = 100'  
SOURCE: MARLBOROUGH MASSACHUSETTS USGS QUADRANGLE



SITE MAP

SCALE: 1" = 100'  
SOURCE: GOOGLE AERIAL

### DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
DEMOLITION PLAN	C-201
SITE LAYOUT PLAN	C-301
GRADING PLAN	C-401
DRAINAGE PLAN	C-402
UTILITY PLAN	C-501
SOIL EROSION AND SEDIMENT CONTROL PLAN	C-601
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	C-602
LANDSCAPE PLAN	C-701
LANDSCAPE NOTES AND DETAILS	C-702
LIGHTING PLAN	C-703
DETAIL SHEET	C-901
DETAIL SHEET	C-902
DETAIL SHEET	C-903
DETAIL SHEET	C-904
BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY (BY OTHERS)	1 OF 1



REVISIONS			
REV	DATE	COMMENT	BY
1	8/20/21	PER SITE PLAN SUBMISSION	JAL
2	8/19/22	DRAINAGE & UTILITY MODIFICATIONS	JAL
3	1/6/23	PER SCHEMATIC COMMENTS	JAL
4	3/1/23	PER COORDINATE PROJECT & TENANT	JAL
5	7/28/23	UTILITY MODIFICATIONS	KMT
6	10/27/23	MODIFICATION TO RESTAURANT KITCHEN	KMT



PERMIT SET	
PROJECT NO.	10211227
DESIGN BY:	CFD
CHECKED BY:	MB
DATE:	08/20/21
SCALE:	AS SHOWN

**PROPOSED SITE PLAN DOCUMENTS**

FOR

PROPOSED DEVELOPMENT  
MAP #61, LOT #27A  
661 BOSTON POST ROAD EAST  
CITY OF MARLBOROUGH  
MIDDLESEX COUNTY,  
MASSACHUSETTS



**COVER SHEET**

SHEET NUMBER:  
**C-101**

REVISION 6 - 8/27/2022

**APPROVAL BLOCK**

CITY COUNCIL APPROVAL  
APPROVED BY THE CITY COUNCIL, PRESIDENT OF THE CITY OF MARLBOROUGH, MASSACHUSETTS.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

PREPARED BY



GENERAL NOTES

- 1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN...
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...

GENERAL GRADING & UTILITY PLAN NOTES

- 1. LOCATION OF ALL EXISTING AND PROPOSED UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR...
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...
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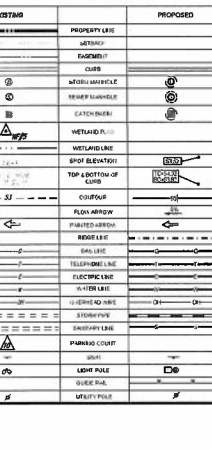
GENERAL DEMOLITION NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...

TYPICAL ABBREVIATIONS

Table with 4 columns: KEY, DESCRIPTION, KEY, DESCRIPTION. Lists various construction materials and methods like BOTTOM CURB, TOP CURB, FRESH FLOOR, etc.

TYPICAL LEGEND



ADA INSTRUCTIONS TO CONTRACTOR

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...
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9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...

REFER TO SITE PLAN FOR ZONING ANALYSIS TABLE AND LAND USE ZONING INFORMATION & NOTES

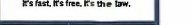
REFER TO SOIL EROSION CONTROL NOTES & DETAILS SHEET FOR TYPICAL EROSION NOTES AND DETAILS

REFER TO LANDSCAPE NOTES & DETAILS SHEET FOR TYPICAL LANDSCAPE NOTES AND DETAILS

REFER TO LIGHTING PLAN FOR TYPICAL LIGHTING NOTES AND TABLES

BOHLER logo and company information: SITE CIVIL AND LANDSCAPE ENGINEERING, LAND SURVEYING, LANDSCAPE ARCHITECTURE, SUSTAINABLE DESIGN, PERMITTING AND INSPECTIONS.

REVISIONS table with columns: REV, DATE, COMMENT. Lists various revision entries for the site plan.



ALWAYS CALL 911 It's fast, it's free, it's the law.

PERMIT SET information including project name, date, and contact details.

PROPOSED SITE PLAN DOCUMENTS



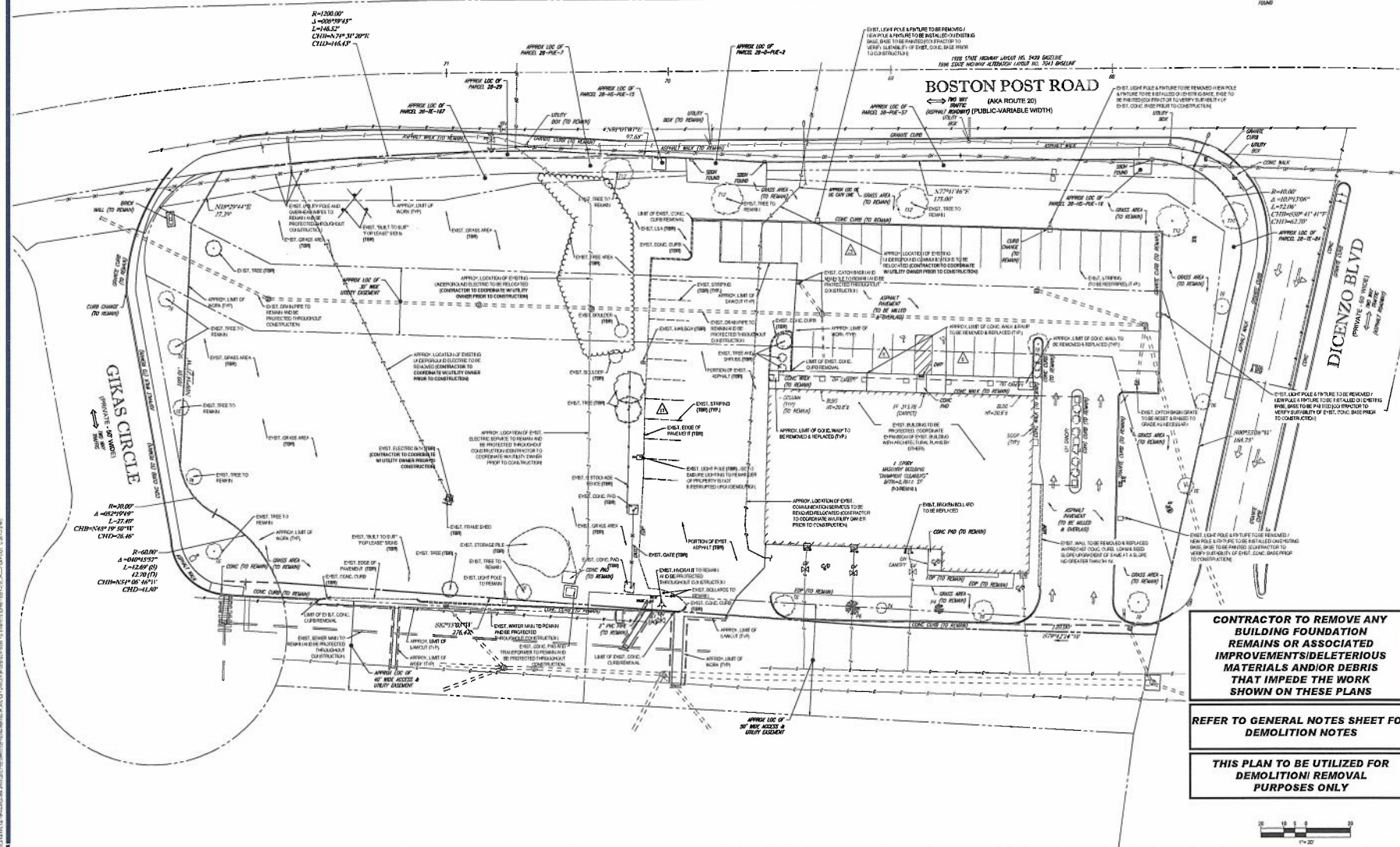
PROPOSED DEVELOPMENT: 661 BOSTON POST ROAD EAST, CITY OF HARBORLAND, MIDDLESEX COUNTY, MASSACHUSETTS.

BOHLER logo and contact information: 332 TURNPIKE ROAD SOUTH, SOUTHWOOD, MA 01172.



GENERAL NOTES SHEET

REVISION 6 - 9/17/2022



**BOHLER**  
 SITE CIVIL ENGINEERING  
 352 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 PH: 508-490-9900  
 WWW.BOHLERENGINEERING.COM

**REVISIONS**

REV	DATE	COMMENT
1	9/20/21	PERMITS
2	1/10/22	DEMOLITION UTILITY MODIFICATIONS
3	1/10/22	PERMITS
4	3/1/22	PERMITS
5	7/20/22	UTILITY MODIFICATIONS
6	8/22/22	MODIFICATIONS TO RESTAURANT USE

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**PERMIT SET**

PROJECT No. 1901102  
 DRAWN BY: CTD  
 CHECKED BY: MAB  
 DATE: 08/23/21  
 CAD FILE: W0110210.dwg

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**ARC**  
 PROPOSED DEVELOPMENT  
 MAP #61, LOT #2A  
 661 BOSTON POST ROAD EAST  
 CITY OF MARLBOROUGH  
 MIDDLESEX COUNTY,  
 MASSACHUSETTS

**BOHLER**

352 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 490-9900  
 www.BohlerEngineering.com



**DEMOLITION PLAN**

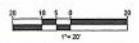
SHEET NUMBER:  
**C-201**

REVISION 6 - 10/7/2022

**CONTRACTOR TO REMOVE ANY BUILDING FOUNDATION REMAINS OR ASSOCIATED IMPROVEMENTS/DELETERIOUS MATERIALS AND/OR DEBRIS THAT IMPEDE THE WORK SHOWN ON THESE PLANS**

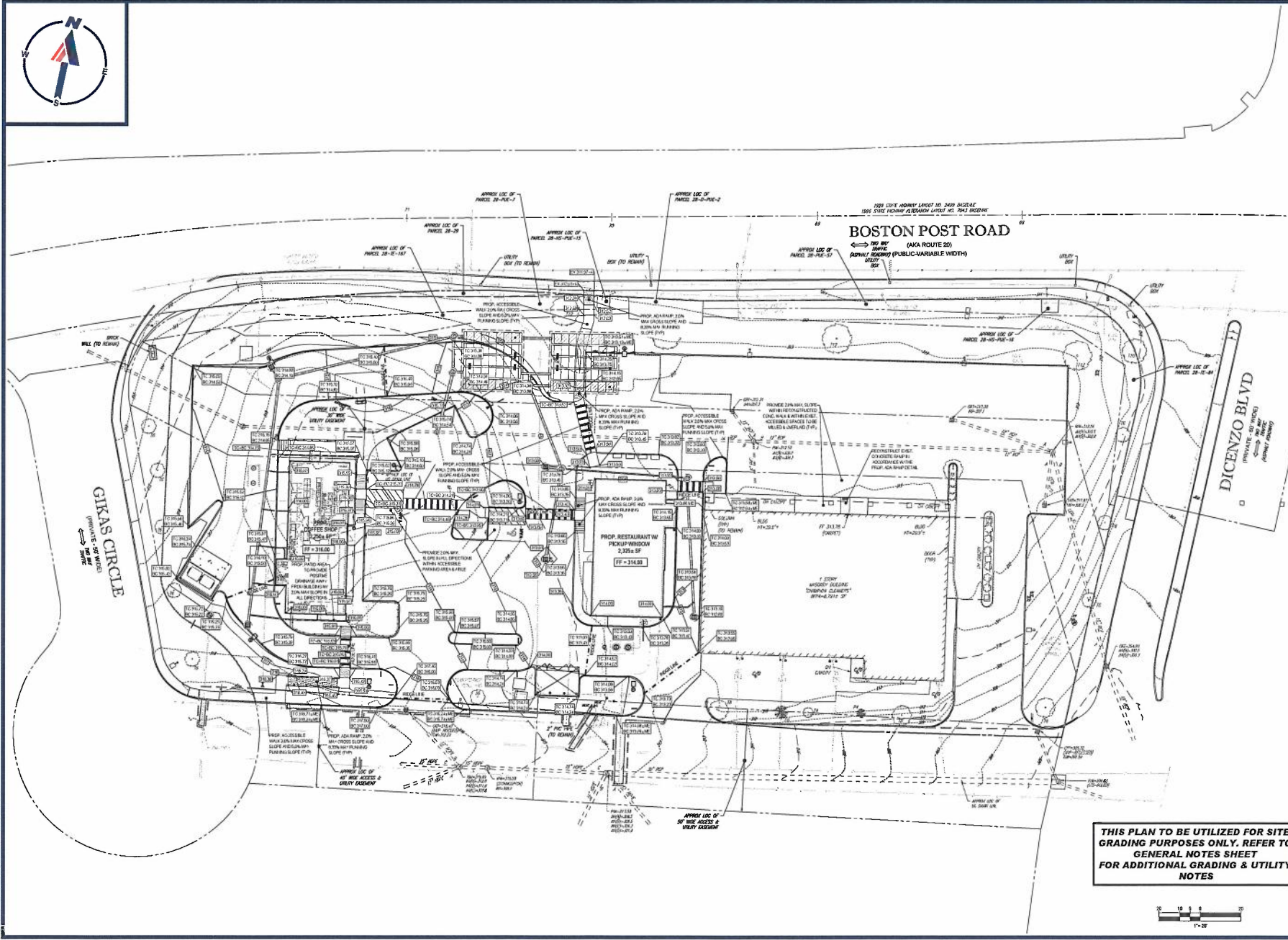
**REFER TO GENERAL NOTES SHEET FOR DEMOLITION NOTES**

**THIS PLAN TO BE UTILIZED FOR DEMOLITION/ REMOVAL PURPOSES ONLY**









**BOSTON POST ROAD**  
(AKA ROUTE 20)  
← TO THE WEST (ADAPT. ROADWAY) (PUBLIC-VARIABLE WIDTH)

**DICENZO BLVD**  
PRIVATE - 40' WIDE  
(ADAPT. ROADWAY)

**GIKAS CIRCLE**  
PRIVATE - 60' WIDE  
ADAPT. ROADWAY

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



**BOHLER**  
SITE CIVIL, LANDSCAPE ARCHITECTURE, ENGINEERING  
PROGRAM MANAGEMENT  
SUSTAINABLE DESIGN  
PERMITTING SERVICES

**REVISIONS**

REV	DATE	COMMENT
1	05/01/21	PER SITE PLAN SUBMISSION
2	11/02/21	DRAINAGE UTILITY MODIFICATIONS
3	12/02/21	PER ENGINEERING COMMENTS
4	3/02/22	PER CONSULTANT ARCHITECT & PLANNING
5	7/08/2022	UTILITY MODIFICATIONS
6	07/02/2022	MODIFICATION TO RESTAURANT USE

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**PERMIT SET**

PROJECT No.: 1901102  
DRAWN BY: CPO  
CHECKED BY: JEB  
DATE: 06/20/21  
SCALE: WS 1/162.5-1/31

**PROPOSED SITE PLAN DOCUMENTS**

FOR  
**ARC**  
PROPOSED DEVELOPMENT  
MAP #6, LOT #27A  
661 BOSTON POST ROAD EAST  
CITY OF MARLBOROUGH  
MIDDLESEX COUNTY,  
MASSACHUSETTS

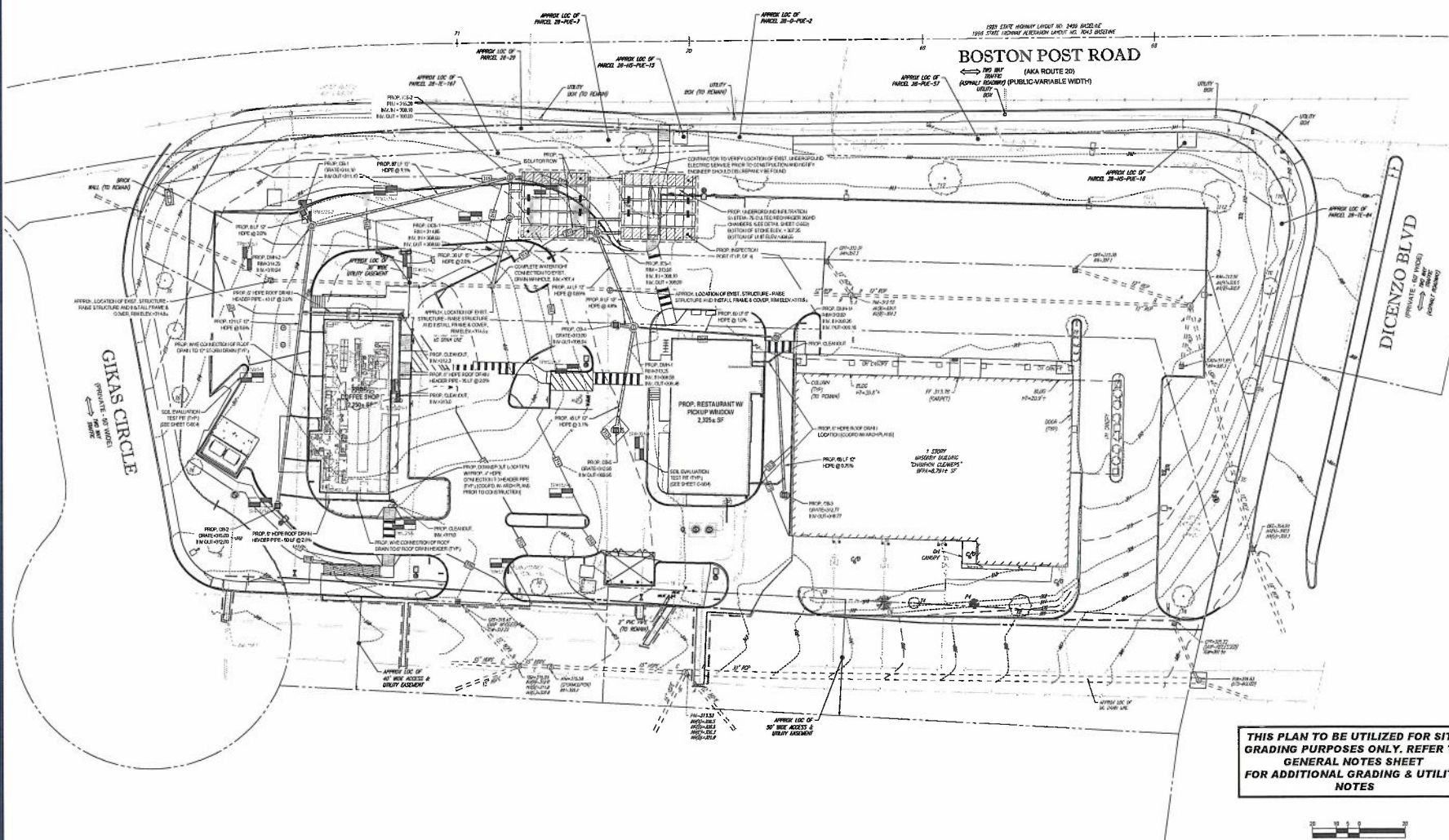
**BOHLER**  
353 TURNPIKE ROAD D  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900  
www.BohlerEngineering.com



SHEET TITLE:  
**GRADING AND DRAINAGE PLAN**

SHEET NUMBER:  
**C-401**

REVISION B - 9/07/2022



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



**BOHLER //**

SITE CIVIL AND COMMUNITY ENGINEERING  
 LAND SURVEYING  
 ARCHITECTURE  
 SUSTAINABLE DESIGN  
 LANDSCAPE ARCHITECTURE  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	APPROVED
1	05/09/21	PER SITE PLAN SUBMISSION	JAR
2	1/18/22	DRAINAGE & UTILITY MODIFICATIONS	JAR
3	1/24/22	PER ENGINEERING COMMENTS	JAR
4	3/2/22	PER OWNER ARCHITECT & STRUCTURE	JAR
5	7/26/2022	UTILITY MODIFICATIONS	KME
6	06/27/2023	MODIFICATION TO RESTAURANT USE	JAR

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**PERMIT SET**

PROJECT NO.: 19011027  
 DRAWN BY: CFD  
 CHECKED BY: JAR  
 DATE: 09/23/2021  
 SCALE: VCL187(2)X1

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**ARC**

PROPOSED DEVELOPMENT

MAP 86, LOT #27A  
 651 BOSTON POST ROAD EAST  
 CITY OF MARLBOROUGH  
 MIDDLESEX COUNTY,  
 MASSACHUSETTS

**BOHLER //**

352 TURNPIKE ROAD  
 SOUTHWORCESTER, MA 01772  
 Phone: (508) 450-8900  
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)



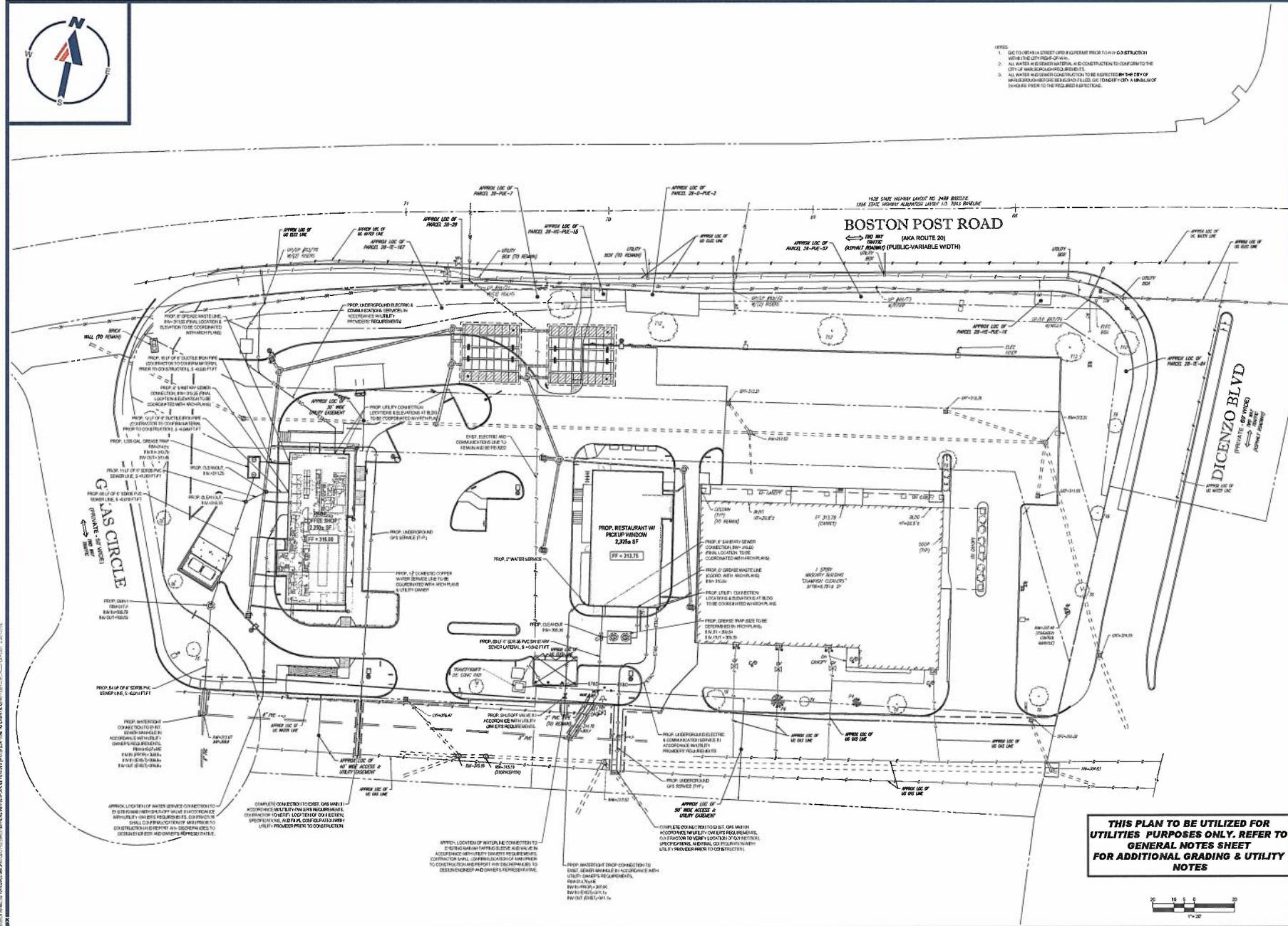
SHEET TITLE:  
**GRADING AND DRAINAGE PLAN**

SHEET NUMBER:  
**C-402**

REVISION 6 - 01/27/2022



- NOTES:
1. GO TO OWNER'S STREET OFFICE IN AGREEMENT WITH CITY OF MARLBOROUGH.
  2. ALL WATER AND GAS CONSTRUCTION TO CONFORM TO THE CITY OF MARLBOROUGH REGULATIONS.
  3. ALL WATER AND GAS CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF MARLBOROUGH REGULATIONS AND TO BE IN ACCORDANCE WITH A MANUAL OF STANDARDS PRIOR TO THE REQUIRED SPECIFICATIONS.



**BOHLER //**  
 SITE CIVIL ENGINEERING  
 PROCESS MANAGEMENT  
 LAND SURVEYING  
 ARCHITECT & ENGINEER  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRAFFIC ENGINEERING

**REVISIONS**

REV	DATE	COMMENT
1	09/20/22	PER SITE PLAN SUBMISSION
2	11/10/22	CHANGE UTILITY MODIFICATIONS
3	11/14/22	PER ENGINEERING COMMENT
4	3/10/23	PER OWNER ARCHITECT & ENGINEER
5	7/20/23	UTILITY MODIFICATIONS
6	08/23/23	MODIFICATION TO RESTAURANT USE

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**PERMIT SET**

PROJECT No. 202102  
 DRAWN BY: CTO  
 CHECKED BY: HAW  
 DATE: 09/20/22  
 CALL NO: W01202001.3

**PROPOSED SITE PLAN DOCUMENTS**

FOR  
**ARC**  
 PROPOSED DEVELOPMENT  
 MAP #61, LOT 872A  
 651 BOSTON POST ROAD EAST  
 CITY OF MARLBOROUGH  
 MIDDLESEX COUNTY,  
 MASSACHUSETTS

**BOHLER //**  
 352 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 455-9900  
 www.BohlerEngineering.com



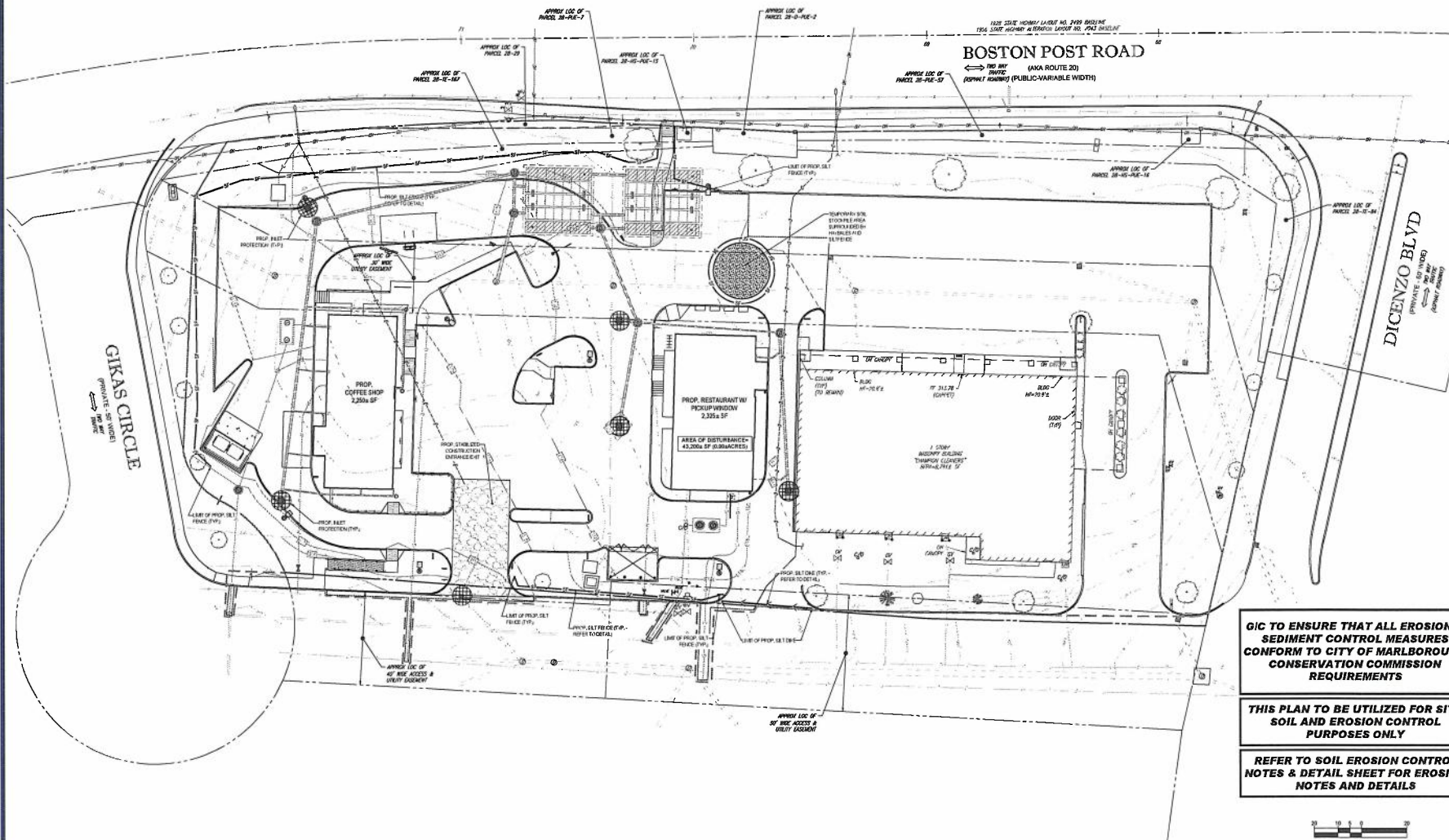
**THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES**



SHEET TITLE:  
**UTILITY PLAN**

SHEET NUMBER:  
**C-501**

REVISION #: 9/27/2022



BOSTON POST ROAD  
 (AKA ROUTE 20)  
 (PUBLIC VARIABLE WIDTH)

DICONZO BLVD  
 (PRIVATE SET BACK)  
 (ADJACENT)

GIRAS CIRCLE  
 (PRIVATE SET BACK)  
 (ADJACENT)

**GIC TO ENSURE THAT ALL EROSION & SEDIMENT CONTROL MEASURES CONFORM TO CITY OF MARLBOROUGH CONSERVATION COMMISSION REQUIREMENTS**

**THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY**

**REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS**



**BOHLER**  
 CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 ARCHITECT & PLANNING  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES

**REVISIONS**

REV	DATE	COMMENT	BY	CHKD
1	5/20/21	PER DIRECTION ADMINISTRATION	MLB	JFB
2	1/10/22	DRAINAGE & UTILITY MODIFICATIONS	JFB	JFB
3	10/4/22	PER ENGINEERING COMMENTS	MLB	JFB
4	3/11/23	PER COORD W/ ARCHITECT & PLANNING	JFB	JFB
5	7/29/23	UTILITY MODIFICATIONS	KAC	JFB
6	8/07/23	MODIFICATIONS TO RESTAURANT LAYOUT	MLB	JFB

**811**  
 Call before you dig.  
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**PERMIT SET**

PROJECT NO.: 19211021  
 DRAWN BY: CFB  
 CHECKED BY: JFB  
 DATE: 09/29/21  
 CAD FILE: WCH1921021.dwg

**PROPOSED SITE PLAN DOCUMENTS**

FOR  
**ARC**  
 PROPOSED DEVELOPMENT  
 MAP #81, LOT #27A  
 861 BOSTON POST ROAD EAST  
 CITY OF MARLBOROUGH  
 WINDHAM COUNTY,  
 MASSACHUSETTS

**BOHLER**  
 302 TURNPIKE ROAD  
 SOUTH BOROUGHS, MA 01772  
 Phone: (508) 490-8900  
 www.BohlerEngineering.com



**SOIL EROSION & SEDIMENT CONTROL PLAN**

SHEET NUMBER:  
**C-601**

REVISION B - 8/07/2022

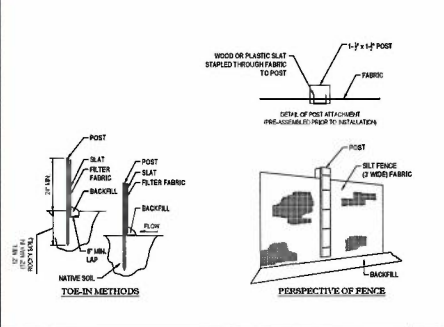
**EROSION AND SEDIMENT CONTROL NOTES**

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
- THOSE AREAS AND/OR ACTUAL CONSTRUCTION SHALL BE LEFT IN AN UNDISTURBED OR UNDEVELOPED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF FINAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (SLT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTIGUOUS DRAINAGE AREAS. THESE MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 1%.
- INSTALL EROSION BARRIERS AT TOP OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. EROSION BARRIERS WILL REMAIN IN PLACE PER NOTES.
- ALL EROSION CONTROL STRUCTURES MUST BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT STORM OR SNOW MELT OR WHEN OR LONGER SENSIBLE DUE TO SEDIMENT ACCUMULATION OR DISCOMFORT. REPAIRS SHOULD BE COMPLETED IMMEDIATELY AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UNOCCUPIED ARE STABILIZED BY TURF.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DOMINANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, UNEXPOSED SEDIMENT SHALL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED SHALL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
  - SOIL TYPES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
  - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTS IS NOT FEASIBLE OR SMALL OR VARIABLE SITES, OR WHERE THINNESS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 80 LB PER ACRE OR 8 LB PER 1,000 SF USING 100-20-20 EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIA PLUS MAGNESIUM DOL) AT A RATE OF 3 TONS PER ACRE OR 3 LB PER 1,000 SF.
  - FOLLOWING SEED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDING TO A MATURE OF 4% CREEPING BERM GRASS, 5% REDTOP, AND 4% TALL FESCUE. THE LAWN AREAS WILL BE SEEDING TO A PREMIUM BIRD WASTING OR 4% KENTUCKY BLUEGRASS AND 4% CREEPING BERM GRASS. FRESH MULCH SEEDING RATE IS 1.0 LB PER 1,000 SF OF LAWN QUALITY SOO MAY BE SUBSTITUTED FOR SEED.
  - STRAW MULCH AT THE RATE OF 15-20 LBS PER 1,000 SF. A HYDRO-MULCHING OF MULCH OR PAPER MULCH SHALL BE APPLIED FOLLOWING SEEDING. A DETAIL BINDER SUCH AS CURASOL, OR WAX FLUX SHALL BE USED ON STRAW MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN THE SITE IS STABILIZED.
- WETLANDS WILL BE PROTECTED BY STRAW COMPOST, AND/OR SLT FENCE BARRIERS INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

**EROSION CONTROL NOTES DURING WINTER CONSTRUCTION**

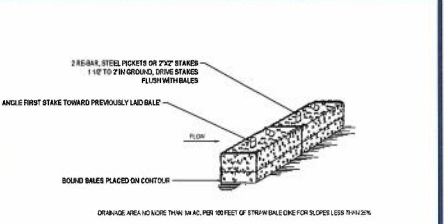
- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
- CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 4 ABOVE.
- AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STREAM AT A RATE OF 100 LB PER 1,000 SQUARE FEET WITH OR WITHOUT SEEDING OR DOMINANT SEEDING, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
- BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15, 1.0M OR GREED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FACE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED WITH SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE SLOPES ARE HIGHER 15% AND THE EXPOSED AREA HAS BEEN LOWERED, FINAL GRADES WILL BE SMOOTHED, THEN THE AREA MAY BE DOMINANT SEEDED AT A RATE OF 20-30 LB PER 1,000 SQUARE FEET FOR PERMANENT SEED AND THE MULCHING. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNPROTECTED OVER THE WINTER OR ANY OTHER EXTREMELY DRY OF WORK SUSPENSION LINES TREATED IN THE ABOVE MANNER, UNLESS SUCH TIME AS WEATHER CONDITIONS ALLOW OTHERS TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT. EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF STRAW OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- MULCHING REQUIREMENTS:
  - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
  - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGEWAYS WITH A SLOPE GREATER THAN 2% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 1%.
  - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 1%.
  - AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DOMINANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
  - DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
  - STOCKPILING OF MATERIALS (SOIL, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE AND SOOT PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PREVENT MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
  - EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

- INSTALLATION**
- CONSTRUCT 4" X 4" WOOD OR ALUMINUM L-PILE OF PROPER GROUND OF THE SITE.
  - IF PILE IS NOT AVAILABLE, THE PILE MAY BE MADE BY THE END, ENGINEERING WALL OF THE TRENCH/LET BE AWAY FROM FOUNDATION CORNER.
  - GRADE THE TOP OF THE WOOD OR ALUMINUM L-PILE TO THE GRADE OF THE TRENCH/LET AND PROTECT THE PROTECTION FROM ACCUMULATED DEBRIS AND PROTECT FROM PLACEMENT OF MULCH AND PAPER MULCH.

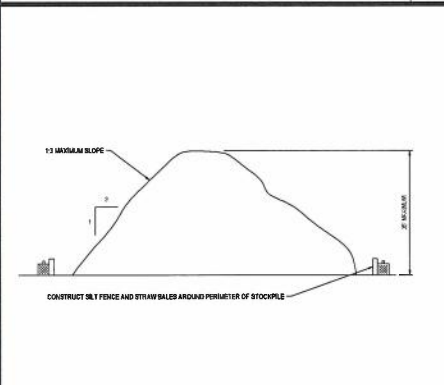


**TYP. SILTATION FENCE DETAIL** N.T.S.

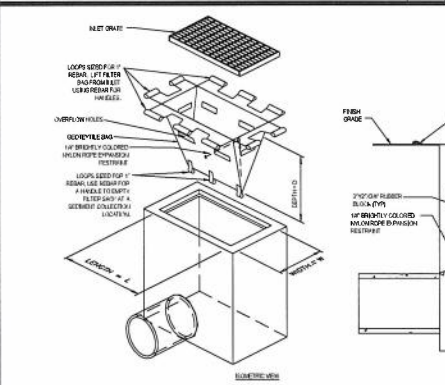
**TREE PROTECTION DURING CONSTRUCTION** N.T.S.



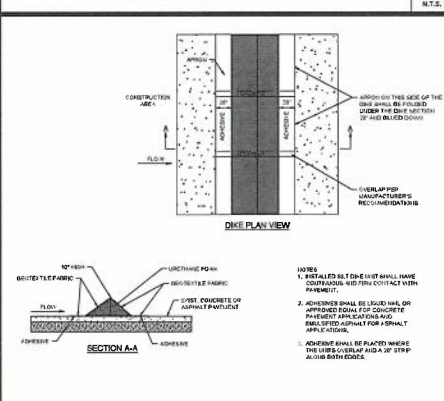
**STRAW BALE DETAIL** N.T.S.



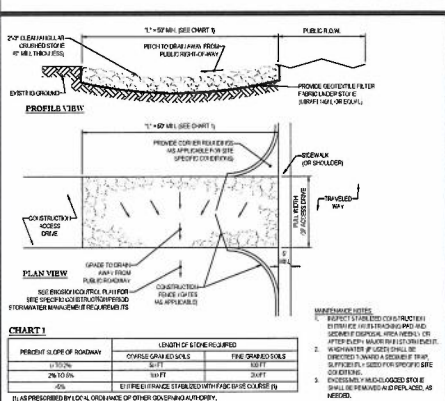
**TEMPORARY STOCKPILE DETAIL** N.T.S.



**FILTER SACKS (GRATED INLETS)** N.T.S.



**SILT DIKE (IN EXISTING PAVEMENT)** N.T.S.



**STABILIZED CONSTRUCTION EXIT** N.T.S.

- NOTES**
- BALES SHALL BE PLACED AT THE TOP OF A BALE OR ON THE COURSE AND NOT WITH THE TOP OF THE BALE TO THE COURSE.
  - EACH BALE SHALL BE PLACED SO THE ENDINGS ARE HORIZONTAL.
  - BALES SHALL BE SECURELY ANCHORED TO THE GROUND BY EITHER TWO STAKES OR STAKES DRIVEN THROUGH THE BALE. THE FIRST STAKE SHOULD BE DRIVEN THROUGH THE BALE AND THE SECOND STAKE SHOULD BE DRIVEN THROUGH THE BALE AND THE SECOND STAKE SHOULD BE DRIVEN THROUGH THE BALE AND THE SECOND STAKE SHOULD BE DRIVEN THROUGH THE BALE.
  - A SECTION SHALL BE REQUIRED AND REPAIRS SHOULD BE MADE IMMEDIATELY.
  - BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO OBSTRUCT OR INTERFERE WITH DRAINAGE.

ITEM	DATE	COMMITTEE	REVISION
1	10/20/21	PERMIT SUBMISSION	REVISED
2	11/18/21	DRAINAGE UTILITY INCORPORATION	REVISED
3	10/24/21	PER ENGINEERING	REVISED
4	3/10/22	ARCHITECT & TENANT	REVISED
5	7/08/2022	UTILITY MODIFICATIONS	REVISED
6	06/27/22	MODIFICATIONS TO RESTAURANT USE	REVISED

**BOHLER**  
 CIVIL ENGINEERING  
 332 TURNPIKE ROAD  
 SOUTHTOWN, MA 01172  
 (508) 450-9500  
 www.BohlerEngineering.com

**REVISIONS**

REV	DATE	COMMITTEE	REVISION
1	10/20/21	PERMIT SUBMISSION	REVISED
2	11/18/21	DRAINAGE UTILITY INCORPORATION	REVISED
3	10/24/21	PER ENGINEERING	REVISED
4	3/10/22	ARCHITECT & TENANT	REVISED
5	7/08/2022	UTILITY MODIFICATIONS	REVISED
6	06/27/22	MODIFICATIONS TO RESTAURANT USE	REVISED

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**PERMIT SET**  
 PROJECT NO: W012712  
 DRAWN BY: CRD  
 CHECKED BY: JLB  
 DATE: 06/23/2021  
 SCALE: W011527-C-6.1

**PROPOSED SITE PLAN DOCUMENTS**  
 FOR  
**ARC**  
 PROPOSED DEVELOPMENT  
 MAP #61, LOT #27A  
 681 BOSTON POST ROAD EAST  
 CITY OF MARLBOROUGH  
 MIDDLESEX COUNTY,  
 MASSACHUSETTS

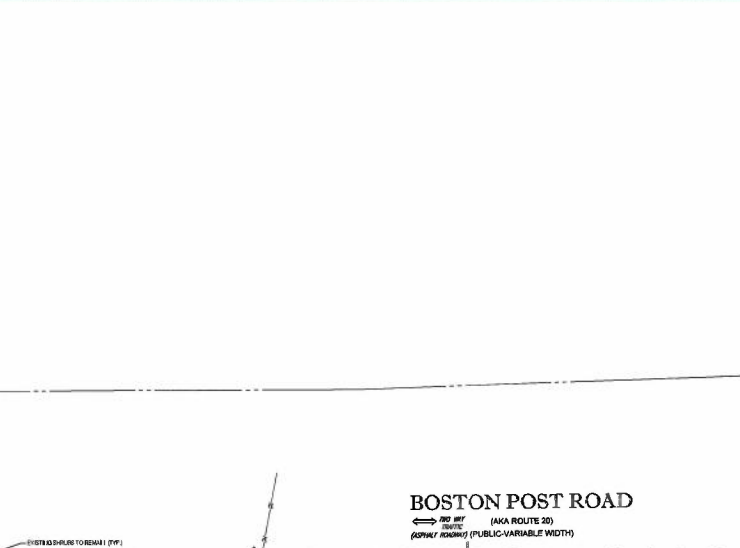
**BOHLER**  
 332 TURNPIKE ROAD  
 SOUTHTOWN, MA 01172  
 (508) 450-9500  
 www.BohlerEngineering.com

**EROSION AND SEDIMENT CONTROL NOTES AND DETAILS**  
 SHEET NUMBER: **C-602**  
 REVISION 8 - 3/07/2022

- THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:**
- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)
  - INSTALLATION OF EROSION CONTROL BARRIER STRAW BALES AND SILT FENCE (AS SHOWN)
  - INSTALLATION OF SILT PROTECTION IN STREET (AS SHOWN)
  - DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)
  - DEMOLITION OF EXISTING SITE PAVEMENT AND ADJACENT (SEE DEMOLITION PLAN)
  - CLEARING AND GRUBBING
  - INSTALLATION OF TEMPORARY SHALES AND SEGMENT BARRIERS
  - EARTHWORK AND EXCAVATION/PILEUP AS NECESSARY
  - CONSTRUCTION OF UTILITIES
  - STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
  - INSTALLATION OF INLET PROTECTION OF CHASE UTILITIES (AS SHOWN)
  - CONSTRUCTION OF BUILDINGS
  - CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
  - SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
  - FINAL GRADING OF ALL SLOPED AREAS
  - PLACE & TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS INDICATED
  - REMOVAL OF THE TEMPORARY SEGMENT BARRIERS
  - PAVE PARKING LOT
  - LANDSCAPING FOR LANDSCAPE PLAN
  - REMOVE EROSION CONTROL AS DISTURBED AREAS BECOME STABILIZED TO 75% STABILIZATION OR GREATER.



LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
AAA	10	ACER RUBRA/VARIEGATA	JAPANESE COLUMNAR RED MAPLE	2 1/2" GAL.	B-B
AFSA	4	ACER RUBRA/VARIEGATA	DIAPYRER VARYING RED MAPLE	2 1/2" GAL.	B-B
AKC	7	PRUNUS AUSTRIACA	CHERRY PLUM	2 1/2" GAL.	B-B
AK	1	PRUNUS AUSTRIACA	CHERRY PLUM	1 1/2" GAL.	B-B
AK	1	PRUNUS AUSTRIACA	CHERRY PLUM	1 1/2" GAL.	B-B
ZALPHA	35				
<b>ORNAMENTAL TREES</b>					
PO	1	PRUNUS AUSTRIACA	CHERRY PLUM	2 1/2" GAL.	B-B
MA	1				
<b>SHRUBS</b>					
SH	0				
SH	0				
<b>PERENNIALS</b>					
PER	0				
PER	0				
<b>GRASSES</b>					
GR	0				
<b>SOILS</b>					
SO	0				
<b>ROCKS</b>					
RO	0				
<b>OTHER</b>					
OT	0				



CITY OF MARLBOROUGH LANDSCAPE REQUIREMENTS		
SECTION	REQUIREMENTS	CLOSURE/PROPOSED
1.00	PLANTING QUANTITY AND SPACING	REQUIRED
1.01	PLANTING QUALITY AND SPECIFICATIONS	REQUIRED
1.02	PLANTING LOCATION AND SPACING	REQUIRED
1.03	PLANTING MATERIALS AND SPECIFICATIONS	REQUIRED
1.04	PLANTING MAINTENANCE	REQUIRED
1.05	PLANTING SCHEDULE	REQUIRED
1.06	PLANTING CONTRACT	REQUIRED
1.07	PLANTING INSURANCE	REQUIRED
1.08	PLANTING PERMITS	REQUIRED
1.09	PLANTING RECORDS	REQUIRED
1.10	PLANTING SCHEDULE	REQUIRED
1.11	PLANTING CONTRACT	REQUIRED
1.12	PLANTING INSURANCE	REQUIRED
1.13	PLANTING PERMITS	REQUIRED
1.14	PLANTING RECORDS	REQUIRED
1.15	PLANTING SCHEDULE	REQUIRED
1.16	PLANTING CONTRACT	REQUIRED
1.17	PLANTING INSURANCE	REQUIRED
1.18	PLANTING PERMITS	REQUIRED
1.19	PLANTING RECORDS	REQUIRED
1.20	PLANTING SCHEDULE	REQUIRED
1.21	PLANTING CONTRACT	REQUIRED
1.22	PLANTING INSURANCE	REQUIRED
1.23	PLANTING PERMITS	REQUIRED
1.24	PLANTING RECORDS	REQUIRED
1.25	PLANTING SCHEDULE	REQUIRED
1.26	PLANTING CONTRACT	REQUIRED
1.27	PLANTING INSURANCE	REQUIRED
1.28	PLANTING PERMITS	REQUIRED
1.29	PLANTING RECORDS	REQUIRED
1.30	PLANTING SCHEDULE	REQUIRED
1.31	PLANTING CONTRACT	REQUIRED
1.32	PLANTING INSURANCE	REQUIRED
1.33	PLANTING PERMITS	REQUIRED
1.34	PLANTING RECORDS	REQUIRED
1.35	PLANTING SCHEDULE	REQUIRED
1.36	PLANTING CONTRACT	REQUIRED
1.37	PLANTING INSURANCE	REQUIRED
1.38	PLANTING PERMITS	REQUIRED
1.39	PLANTING RECORDS	REQUIRED
1.40	PLANTING SCHEDULE	REQUIRED
1.41	PLANTING CONTRACT	REQUIRED
1.42	PLANTING INSURANCE	REQUIRED
1.43	PLANTING PERMITS	REQUIRED
1.44	PLANTING RECORDS	REQUIRED
1.45	PLANTING SCHEDULE	REQUIRED
1.46	PLANTING CONTRACT	REQUIRED
1.47	PLANTING INSURANCE	REQUIRED
1.48	PLANTING PERMITS	REQUIRED
1.49	PLANTING RECORDS	REQUIRED
1.50	PLANTING SCHEDULE	REQUIRED

SEED MIX KEY	
[Symbol]	PROPOSED HYDROSEED

**OWNER MAINTENANCE RESPONSIBILITIES**

THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE AND SHALL MAINTAIN THE LANDSCAPE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MARLBOROUGH. THE OWNER SHALL MAINTAIN THE LANDSCAPE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MARLBOROUGH. THE OWNER SHALL MAINTAIN THE LANDSCAPE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MARLBOROUGH.

**THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY**

**REFER LANDSCAPE NOTES & DETAILS SHEET FOR LANDSCAPE NOTES AND DETAILS**

BOHLER  
SITE CIVIL AND CONSTRUCTION ENGINEERING  
LAND SURVEYING  
SUSTAINABLE ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
TRANSPORTATION SERVICES

REVISIONS			
REV.	DATE	COMMENT	STATUS
1	05/20/21	FOR SITE PLAN	MAK
2	07/02/21	FOR DRAINAGE & UTILITY	MAK
3	08/02/21	FOR ENGINEERING	MAK
4	08/23/21	FOR ARCHITECT & TENDANT	MAK
5	10/28/2021	UTILITY MODIFICATIONS	MAK
6	08/23/2021	REVISION TO RESTAURANT USE	MAK

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**PERMIT SET**

PROJECT: 1921022-0001  
DRAWN BY: CDF  
CHECKED BY: CDF  
DATE: 08/02/21  
CAD/L: 08/02/21

**PROPOSED SITE PLAN DOCUMENTS**

FOR  
**ARC**  
PROPOSED DEVELOPMENT  
MAP #1, LOT #27A  
651 BOSTON POST ROAD EAST  
CITY OF MARLBOROUGH  
MIDDLESEX COUNTY,  
MASSACHUSETTS

BOHLER  
352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 400-9900  
www.BohlerEngineering.com

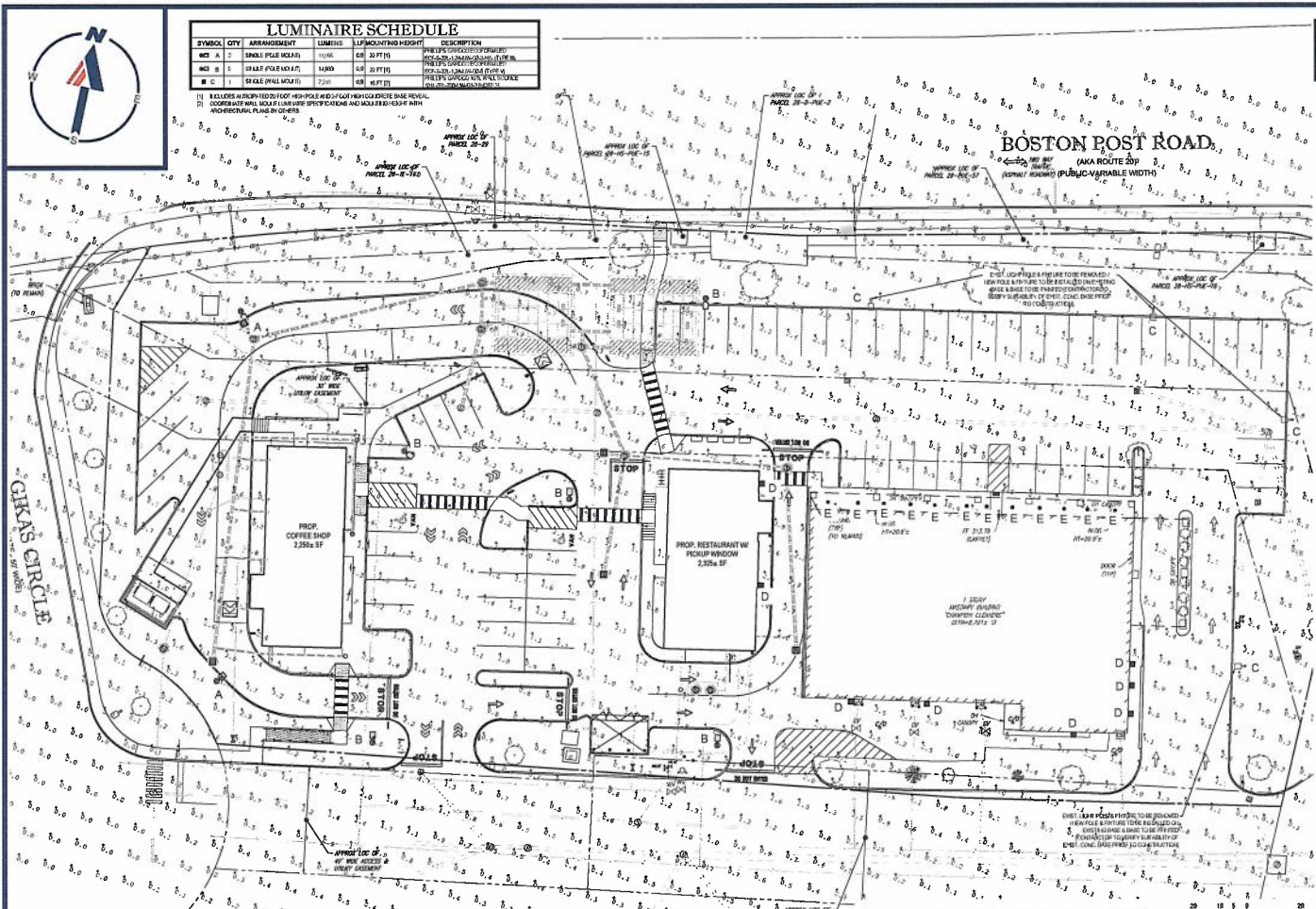
SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET NUMBER:  
**C-701**

REVISION 6 - 8/27/2022







**LUMINAIRE SCHEDULE**

SYMBOL	QTY	ARRANGEMENT	LUMENS	LFP MOUNTING HEIGHT	DESCRIPTION
MC A	2	SMALL POLE MOUNT	10,000	6'0"	PERFECT COORDINATION WITH EXISTING LIGHTING FIXTURES
MC B	1	SMALL POLE MOUNT	14,000	6'0"	PERFECT COORDINATION WITH EXISTING LIGHTING FIXTURES
MC C	1	SMALL POLE MOUNT	22,000	6'0"	PERFECT COORDINATION WITH EXISTING LIGHTING FIXTURES
MC D	1	SMALL POLE MOUNT	10,000	6'0"	PERFECT COORDINATION WITH EXISTING LIGHTING FIXTURES
MC E	12	SMALL POLE MOUNT	2,000	6'0"	PERFECT COORDINATION WITH EXISTING LIGHTING FIXTURES

**GARDCO** Site & Area  
by **glarity** EcoPerm  
EcoPerm

**REVISIONS**

REV	DATE	COMMENT	BY	CHECKED
1	10/20/11	PER SITE PLAN	AKC	AKC
2	11/02/11	DRAINAGE TO FUTURE	AKC	AKC
3	10/04/11	PER ENGINEERING	AKC	AKC
4	3/02/12	PER COORDINATOR	AKC	AKC
5	10/26/12	ADJUST TO TENANT	AKC	AKC
6	04/01/13	MODIFICATION TO RESTAURANT USE	AKC	AKC

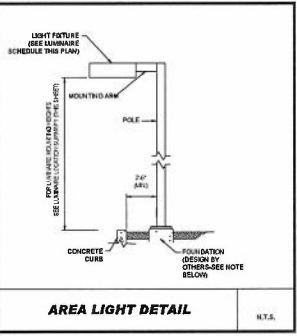
**LUMINAIRE SCHEDULE**

SYMBOL	QTY	ARRANGEMENT	LUMENS	LFP MOUNTING HEIGHT	DESCRIPTION
MC A	2	SMALL POLE MOUNT	10,000	6'0"	PERFECT COORDINATION WITH EXISTING LIGHTING FIXTURES
MC B	1	SMALL POLE MOUNT	14,000	6'0"	PERFECT COORDINATION WITH EXISTING LIGHTING FIXTURES
MC C	1	SMALL POLE MOUNT	22,000	6'0"	PERFECT COORDINATION WITH EXISTING LIGHTING FIXTURES
MC D	1	SMALL POLE MOUNT	10,000	6'0"	PERFECT COORDINATION WITH EXISTING LIGHTING FIXTURES
MC E	12	SMALL POLE MOUNT	2,000	6'0"	PERFECT COORDINATION WITH EXISTING LIGHTING FIXTURES

- LIGHTING NOTES**
- THE LIGHTING PLAN INDICATES PROPOSED LIGHTING AND RELATED ELECTRICAL DATA PROVIDED BY THE ILLUMINATION MANUFACTURERS. ACTUAL SPACING AND NUMBER OF LUMENAIRES AND PERFORMANCE OF LUMENAIRES MAY VARY DUE TO VARIATIONS IN TYPICAL BUILDING QUALITY, SURROUNDING PLUMBING, ELECTRICAL, SOUNDING AND OTHER FIELD CONDITIONS.
  - THE LIGHT FIXTURES SHOWN IN THESE LIGHTING CALCULATIONS ARE SHOWN FOR ALL LUMENAIRES, ONE FOR ALL HIGH PRESSURE SODIUM LUMENAIRES AND TWO FOR ALL METAL HALIDE LUMENAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE BASED ON TYPICAL OPERATIONAL QUALITY, INCLUDING OPERATIONAL VARIATIONS.
  - THE LIGHTING VALUES AND CALCULATIONS IN THIS PLAN ARE ALL BASED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DERIVED FROM THIS PLAN ARE APPROXIMATIONS.
  - THE LIGHTING VALUES ARE BASED ON THE ASSUMPTIONS THAT THE LIGHTING FIXTURES ARE TO BE USED IN ACCORDANCE WITH THE MANUFACTURER'S DATA. THE MANUFACTURER'S DATA IS LIMITED TO PROVIDING VISUAL, FUNCTIONAL, COMFORT, CLIPPING OF LIGHTS, AND PERFORMANCE IF NECESSARY AT LEAST ONE FOOT (30 CM) FROM THE LIGHTING FIXTURES. THE LIGHTING VALUES SHOULD BE ADJUSTED TO THE LIGHTING FIXTURES TO BE USED.
  - WHERE NECESSARY, THE DESIGN CONSULTANT HAS CONDUCTED VISUAL, FUNCTIONAL, COMFORT, CLIPPING OF LIGHTS, AND PERFORMANCE IF NECESSARY AT LEAST ONE FOOT (30 CM) FROM THE LIGHTING FIXTURES. THE LIGHTING VALUES SHOULD BE ADJUSTED TO THE LIGHTING FIXTURES TO BE USED.
  - THE LIGHTING PLAN IS BASED ON THE ASSUMPTIONS THAT THE LIGHTING FIXTURES ARE TO BE USED IN ACCORDANCE WITH THE MANUFACTURER'S DATA. THE MANUFACTURER'S DATA IS LIMITED TO PROVIDING VISUAL, FUNCTIONAL, COMFORT, CLIPPING OF LIGHTS, AND PERFORMANCE IF NECESSARY AT LEAST ONE FOOT (30 CM) FROM THE LIGHTING FIXTURES. THE LIGHTING VALUES SHOULD BE ADJUSTED TO THE LIGHTING FIXTURES TO BE USED.
  - THE LIGHTING PLAN IS BASED ON THE ASSUMPTIONS THAT THE LIGHTING FIXTURES ARE TO BE USED IN ACCORDANCE WITH THE MANUFACTURER'S DATA. THE MANUFACTURER'S DATA IS LIMITED TO PROVIDING VISUAL, FUNCTIONAL, COMFORT, CLIPPING OF LIGHTS, AND PERFORMANCE IF NECESSARY AT LEAST ONE FOOT (30 CM) FROM THE LIGHTING FIXTURES. THE LIGHTING VALUES SHOULD BE ADJUSTED TO THE LIGHTING FIXTURES TO BE USED.
  - THE LIGHTING PLAN IS BASED ON THE ASSUMPTIONS THAT THE LIGHTING FIXTURES ARE TO BE USED IN ACCORDANCE WITH THE MANUFACTURER'S DATA. THE MANUFACTURER'S DATA IS LIMITED TO PROVIDING VISUAL, FUNCTIONAL, COMFORT, CLIPPING OF LIGHTS, AND PERFORMANCE IF NECESSARY AT LEAST ONE FOOT (30 CM) FROM THE LIGHTING FIXTURES. THE LIGHTING VALUES SHOULD BE ADJUSTED TO THE LIGHTING FIXTURES TO BE USED.
  - THE LIGHTING PLAN IS BASED ON THE ASSUMPTIONS THAT THE LIGHTING FIXTURES ARE TO BE USED IN ACCORDANCE WITH THE MANUFACTURER'S DATA. THE MANUFACTURER'S DATA IS LIMITED TO PROVIDING VISUAL, FUNCTIONAL, COMFORT, CLIPPING OF LIGHTS, AND PERFORMANCE IF NECESSARY AT LEAST ONE FOOT (30 CM) FROM THE LIGHTING FIXTURES. THE LIGHTING VALUES SHOULD BE ADJUSTED TO THE LIGHTING FIXTURES TO BE USED.
  - THE LIGHTING PLAN IS BASED ON THE ASSUMPTIONS THAT THE LIGHTING FIXTURES ARE TO BE USED IN ACCORDANCE WITH THE MANUFACTURER'S DATA. THE MANUFACTURER'S DATA IS LIMITED TO PROVIDING VISUAL, FUNCTIONAL, COMFORT, CLIPPING OF LIGHTS, AND PERFORMANCE IF NECESSARY AT LEAST ONE FOOT (30 CM) FROM THE LIGHTING FIXTURES. THE LIGHTING VALUES SHOULD BE ADJUSTED TO THE LIGHTING FIXTURES TO BE USED.

**THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY**

**SEE ARCHITECTURAL PLANS BY OTHERS FOR ADDITIONAL BUILDING MOUNT AND ENTRANCE LIGHTING THAT MAY NOT BE SHOWN HEREON**



**NOTE:** THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A QUALIFICATION REQUIREMENT FROM A QUALIFIED STRUCTURAL ENGINEER CONSULTANT TO DETERMINE THE MANUFACTURER'S REQUIREMENTS, LOCAL WIND LOADS AND SITE SPECIFIC JOB PARAMETERS.

• SOME ARE CONDITIONS AND/OR LOCATIONS MAY REQUIRE VIBRATION DAMPING MEASURES AS SET FORTH BY A STRUCTURAL ENGINEER.

• THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING TO THE POLE, ABOVE FROM THE LIGHT FIXTURES, INCLUDING BUT NOT LIMITED TO CORNERS, SIGNAGE, FLAGS, BANNER, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERS  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	BY	CHECKED
1	10/20/11	PER SITE PLAN	AKC	AKC
2	11/02/11	DRAINAGE TO FUTURE	AKC	AKC
3	10/04/11	PER ENGINEERING	AKC	AKC
4	3/02/12	PER COORDINATOR	AKC	AKC
5	10/26/12	ADJUST TO TENANT	AKC	AKC
6	04/01/13	MODIFICATION TO RESTAURANT USE	AKC	AKC

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**PERMIT SET**

PROJECT NO: 1001001  
DATE: 08/03/11  
CADD: V011001.DWG

**PROPOSED SITE PLAN DOCUMENTS**

FOR  
**ARC**  
PROPOSED DEVELOPMENT  
MAP #18, LOT #27A  
661 BOSTON POST ROAD EAST  
CITY OF MARLBOROUGH  
MIDDLESEX COUNTY,  
MASSACHUSETTS

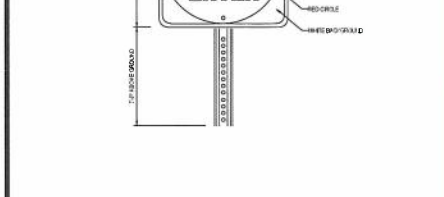
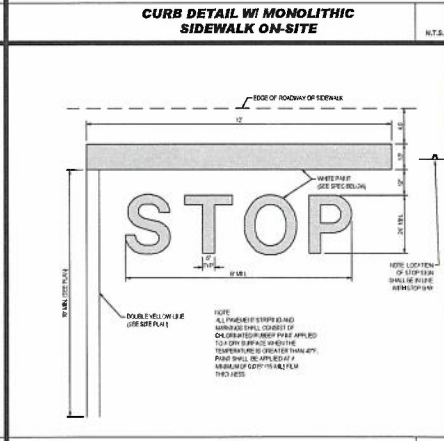
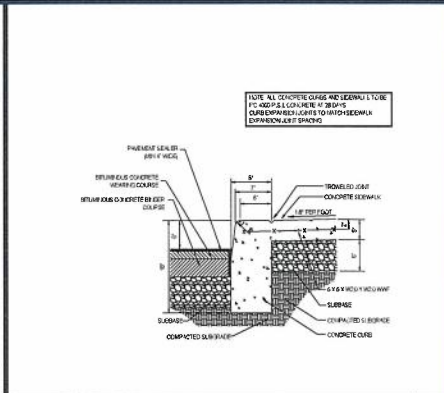
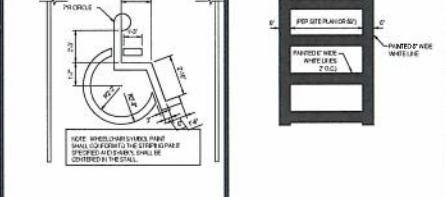
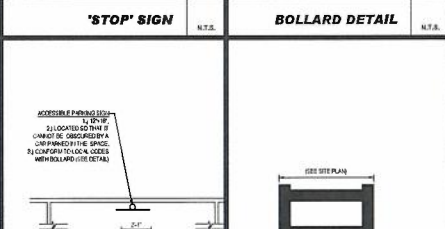
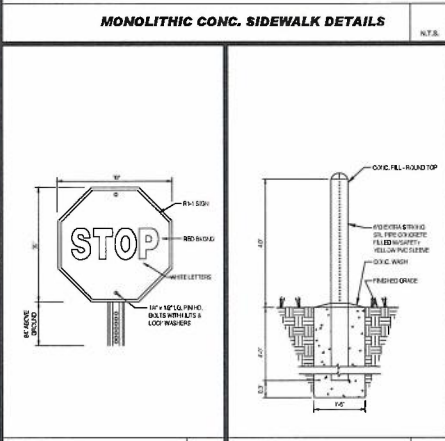
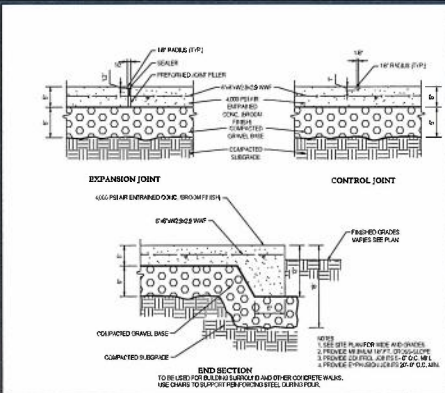
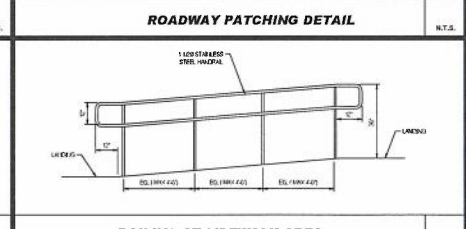
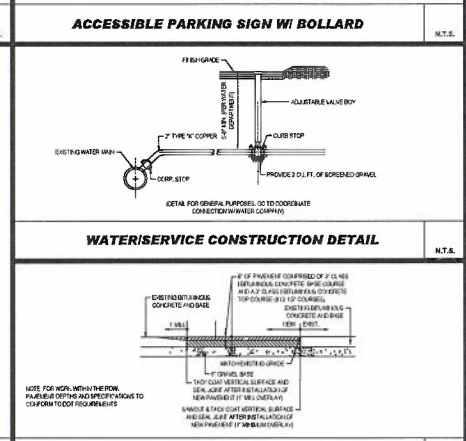
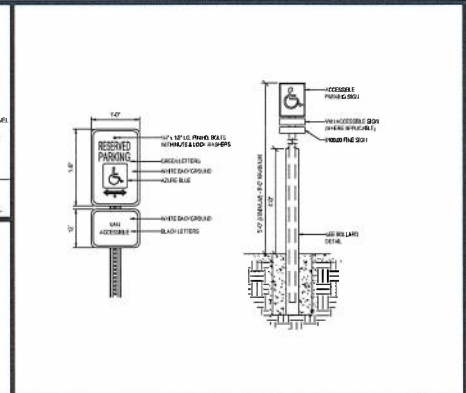
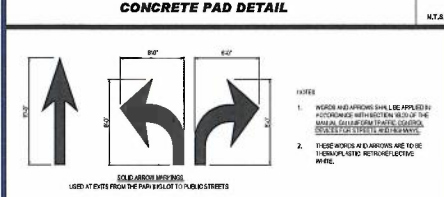
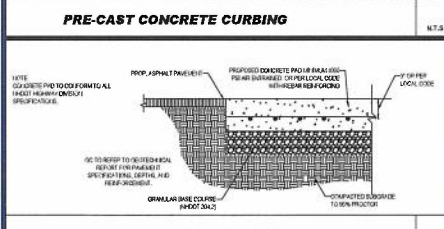
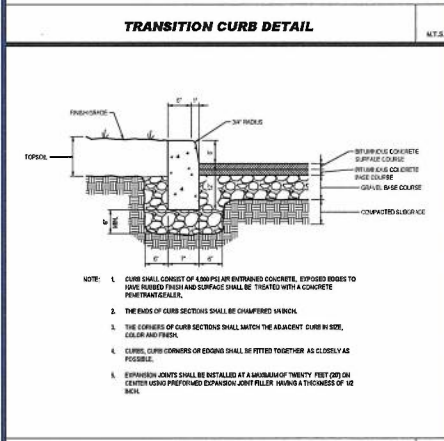
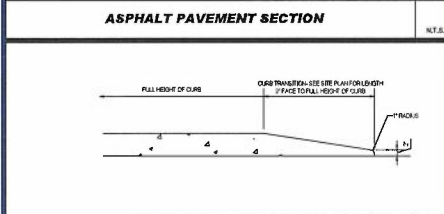
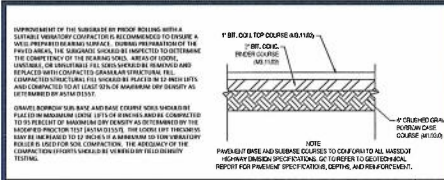
**BOHLER**  
332 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 460-9900  
www.BohlerEngineering.com

**Bohler**  
Professional Seal  
Professional Engineer  
No. 1001001  
State of Massachusetts

**LIGHTING PLAN**

SHEET NUMBER:  
**C-703**

REVISION 6 - 10/27/2022



**BOHLER**

CIVIL AND LAND CONSULTING ENGINEERING

1000 WASHINGTON STREET, SUITE 200, BOSTON, MA 02111

PHONE: (617) 552-1100

WWW.BOHLERENGINEERING.COM

**REVISIONS**

REV	DATE	COMMENT	BY	CHK
1	07/20/21	PER SITE PLAN SUBMISSION	JMK	JMK
2	08/02/21	DRAINAGE & UTILITY MODIFICATIONS	JMK	JMK
3	05/03/22	PER ENGINEERING COMMENTS	JMK	JMK
4	07/02/22	PER OWNER COMMENTS	JMK	JMK
5	08/08/22	UTILITY MODIFICATIONS	JMK	JMK
6	04/07/2022	MODIFICATION TO RESTAURANT USE	JMK	JMK

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**PERMIT SET**

PROJECT NO: 2021-001

DATE: 08/02/21

SCALE: 1/4" = 1'-0"

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**ARC**

PROPOSED DEVELOPMENT

MAP 861, LOT #27A

851 BOSTON POST ROAD EAST

CITY OF MARLBOROUGH

MIDDLESEX COUNTY, MASSACHUSETTS

**BOHLER**

1000 WASHINGTON STREET, SUITE 200, BOSTON, MA 02111

PHONE: (617) 552-1100

WWW.BOHLERENGINEERING.COM

**Professional Engineer Seal**

John A. Bohler

Professional Engineer

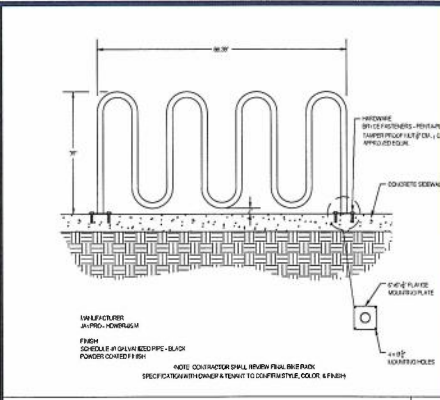
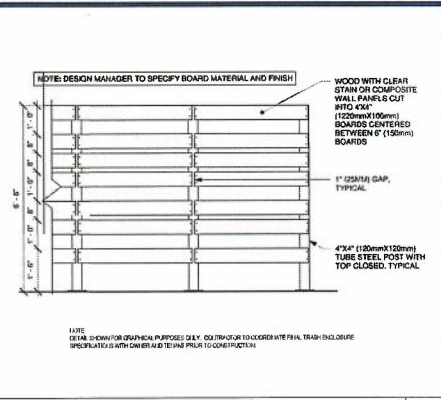
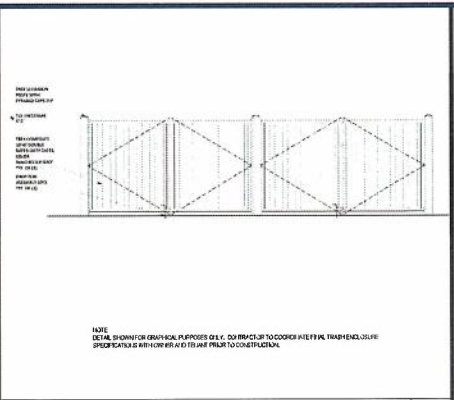
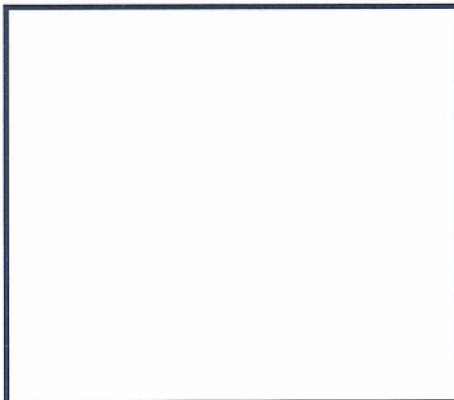
State of Massachusetts

Registration No. 10000

**DETAIL SHEET**

**C-901**

REVISION 8 - 08/20/22



**RESTAURANT TRASH ENCLOSURE**

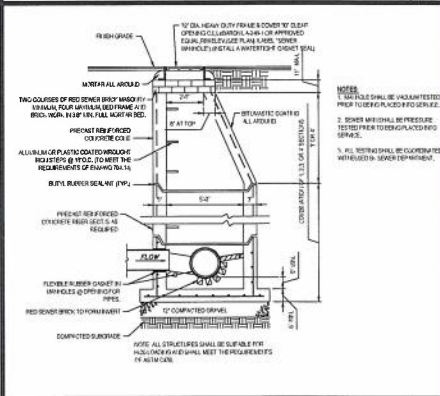
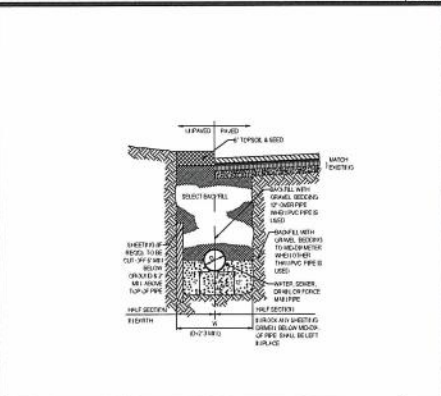
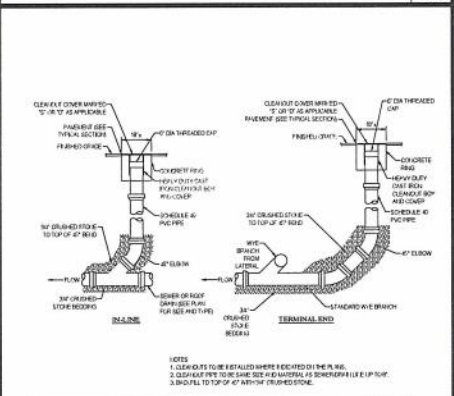
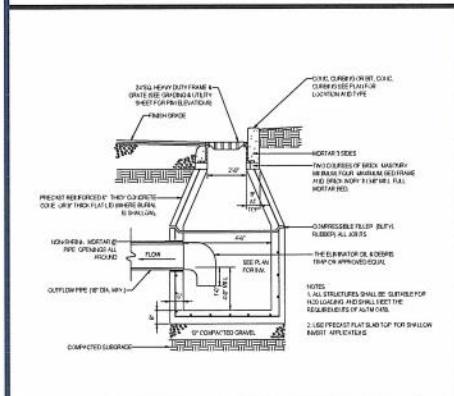
N.T.S.

**COFFEE SHOP TRASH ENCLOSURE SCREENING**

N.T.S.

**BIKE RACK**

N.T.S.



**PRECAST CONCRETE DEEP SUMP CATCH BASIN DETAIL**

N.T.S.

**CLEANOUT DETAIL**

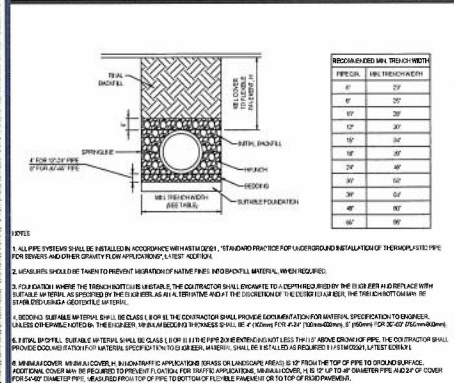
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**TYPICAL UTILITY TRENCH**

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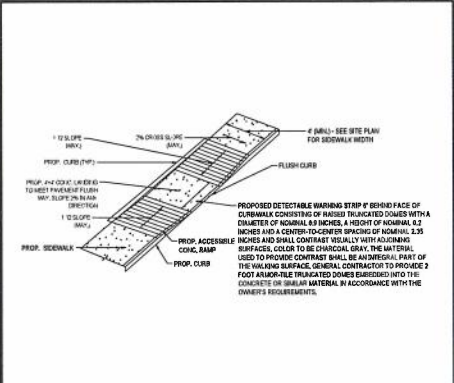
**TYP. PRECAST CONCRETE SANITARY MANHOLE**

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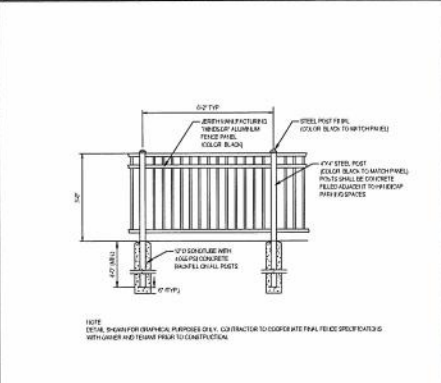
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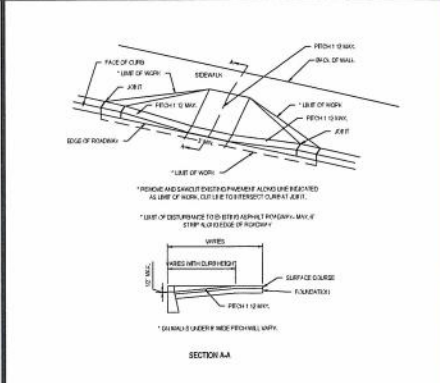
**ACCESSIBLE RAMP**

N.T.S.



**PATIO SEATING FENCE DETAIL**

N.T.S.



**ADA RAMP DETAIL**

N.T.S.

**BOHLER**  
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LAND SURVEYING  
PROFESSIONAL ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
PROJECT MANAGEMENT  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	BY	CHKD
1	08/01/21	PER SITE PLAN SUBMISSION	JAK	JAK
2	08/02/21	DRAINAGE & UTILITY MODIFICATIONS	JAK	JAK
3	10/02/21	PER ENGINEERING COMMENTS	JAK	JAK
4	3/01/22	PER CLOSED UTILITY ARCHITECT & TENANT	JAK	JAK
5	10/26/22	ARCHITECT & TENANT MODIFICATION TO RESTAURANT USE	JAK	JAK
6	04/01/23	ARCHITECT & TENANT MODIFICATION TO RESTAURANT USE	JAK	JAK

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**PERMIT SET**  
FOR THE SHOWN & SPECIFIED PERMITTING JURISDICTION ONLY. THE SHOWN & SPECIFIED PERMITTING JURISDICTION IS SUBJECT TO CHANGE WITHOUT NOTICE.  
PROJECT NO: SAHAM 871  
SHEET NO: 909  
DATE: 08/02/21  
CAD LVL: JAK

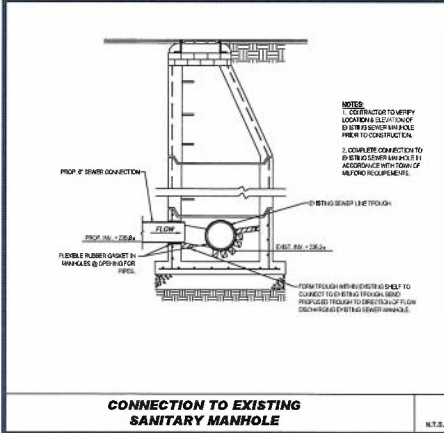
**PROPOSED SITE PLAN DOCUMENTS**

FOR  
**ARC**  
PROPOSED DEVELOPMENT  
MAP 861, LOT 277A  
661 BOSTON POST ROAD EAST  
CITY OF MARLBOROUGH  
MIDDLESEX COUNTY,  
MASSACHUSETTS

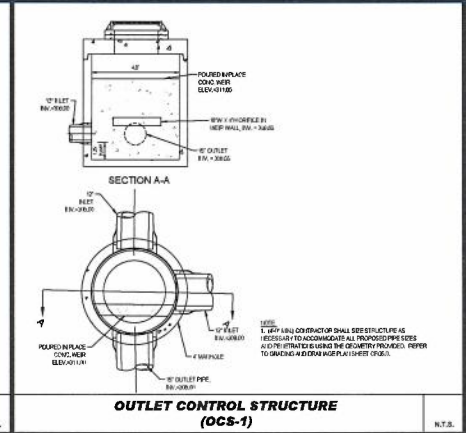
**BOHLER**  
393 TURNPIKE ROAD  
SOUTHERBOROUGH, MA 01772  
Phone: (508) 466-9900  
www.BohlerEngineering.com

Professional Engineer  
J. J. Bohlert  
Civil  
Middlesex  
No. 811-0100

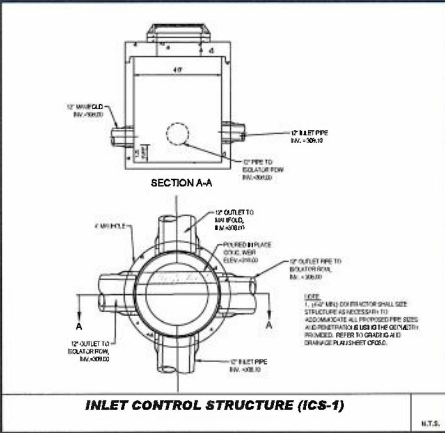
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SHEET NUMBER:  
**C-902**  
REVISION 8 - 8/07/2022



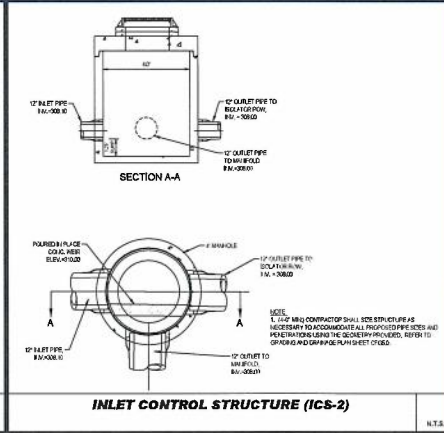
**CONNECTION TO EXISTING SANITARY MANHOLE**



**OUTLET CONTROL STRUCTURE (OCS-1)**



**INLET CONTROL STRUCTURE (ICS-1)**



**INLET CONTROL STRUCTURE (ICS-2)**

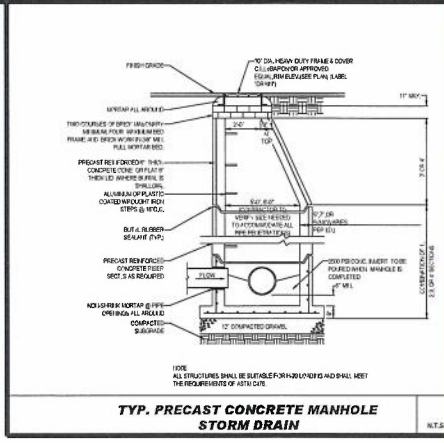
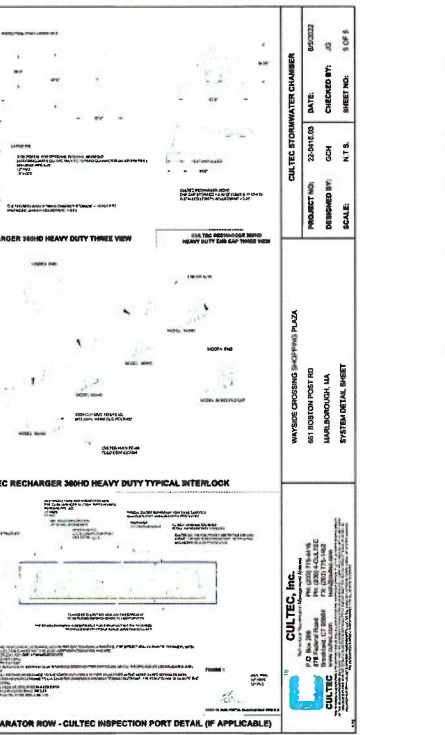
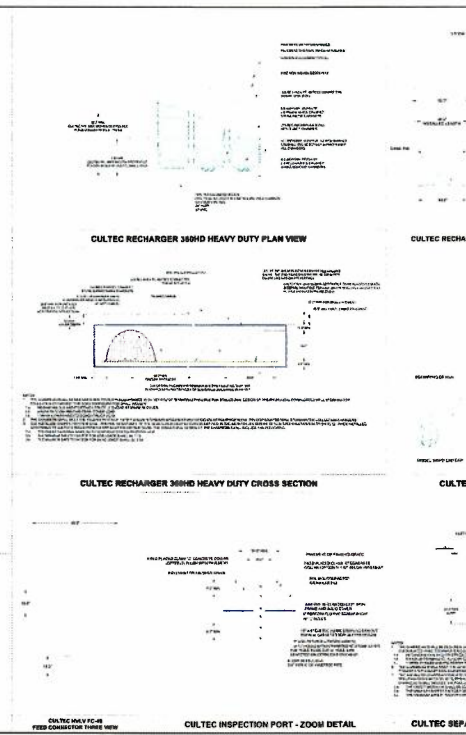
**BOHLER**  
 CIVIL AND CONSULTING ENGINEERING  
 LAND SURVEYING  
 LANDSCAPE ARCHITECTURE  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT
1	8/29/21	FOR SET POINT SUBMISSION
2	11/18/21	REVISED UTILITY MODIFICATIONS
3	12/14/21	FOR ENGINEERING
4	3/17/22	FOR CIVIL AND ARCHITECT & TRINANT
5	7/29/22	UTILITY MODIFICATIONS
6	8/17/2022	MODIFICATION TO REQUIREMENTS

**GENERAL NOTES**

1. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITY DEPTHS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITY DEPTHS PRIOR TO CONSTRUCTION.
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16. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITY DEPTHS PRIOR TO CONSTRUCTION.
17. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITY DEPTHS PRIOR TO CONSTRUCTION.
18. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITY DEPTHS PRIOR TO CONSTRUCTION.
19. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITY DEPTHS PRIOR TO CONSTRUCTION.
20. THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITY DEPTHS PRIOR TO CONSTRUCTION.



**TYP. PRECAST CONCRETE MANHOLE STORM DRAIN**

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**PERMIT SET**

THE PERMIT SET IS PROVIDED FOR INFORMATION ONLY. THE USER SHALL VERIFY THE PERMIT SET IS CURRENT AND APPLICABLE TO THE PROJECT AND JURISDICTION.

PROJECT No.: W317011  
 DRAWN BY: EFD  
 CHECKED BY: WMS  
 DATE: 08/02/21  
 CADD: W211027-01-A

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**ARC**

PROPOSED DEVELOPMENT

MAP 861, LOT 827A  
 861 BOSTON POST ROAD EAST  
 CITY OF MARLBOROUGH  
 MIDDLESEX COUNTY,  
 MASSACHUSETTS

**BOHLER**

392 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 450-0900

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**DETAIL SHEET**

SHEET NUMBER:

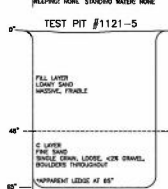
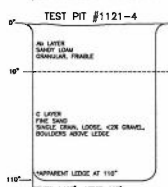
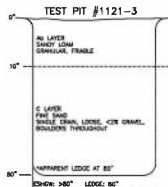
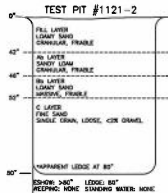
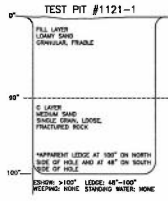
**C-903**

REVISION 8 - 8/17/2022

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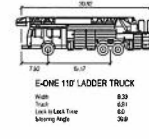
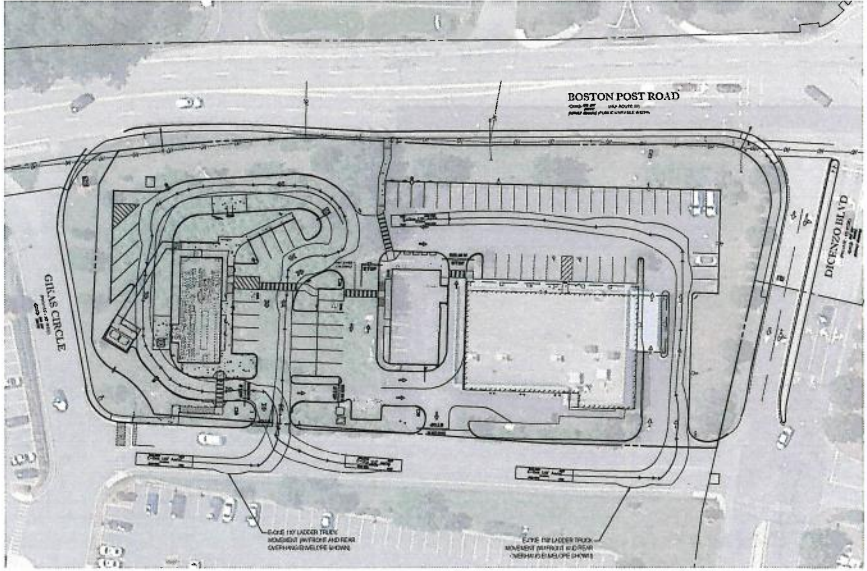
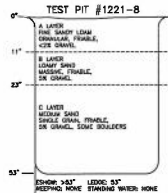
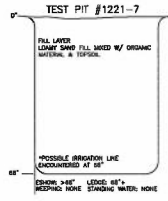
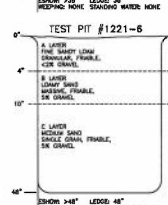
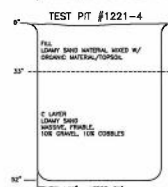
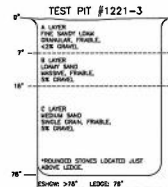
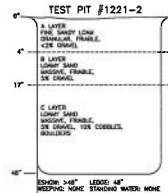
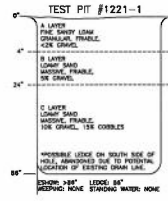
**TEST PIT LOGS**

DATE: NOVEMBER 2, 2021  
BY: MATTHEW BOHLEH BOHLER



**TEST PIT LOGS**

DATE: NOVEMBER 2, 2021  
BY: MATTHEW BOHLEH BOHLER



**EMERGENCY VEHICLE INSET**



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

**REVISIONS**

REV	DATE	COMMENT	DATE
1	02/07/21	PER SITE PLAN	02/07/21
2	03/02/21	DRAINAGE & UTILITY MODIFICATIONS	03/02/21
3	10/02/21	PER ENGINEERING COMMENTS	10/02/21
4	10/02/21	PER COMMENTS & DESIGN	10/02/21
5	10/02/21	PER COMMENTS & DESIGN	10/02/21
6	08/02/22	MODIFICATION TO RESTAURANT USE	08/02/22

**811**  
Dig Safe  
Call before you dig.  
ALWAYS CALL 811  
It's fast. It's free. It's the law.

**PERMIT SET**

THIS DRAWING IS PREPARED FOR THE CITY OF MARLBOROUGH AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING.

PROJECT NO.: W21107-013  
DRAWN BY: CFC  
CHECKED BY: MEB  
DATE: 08/20/21  
CAD NO.: W21107-013-1

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**ARC**

PROPOSED DEVELOPMENT

MAP #61, LOT #27A  
651 BOSTON POST ROAD EAST  
MIDDLESEX COUNTY,  
MASSACHUSETTS

**BOHLER**

352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900  
www.BohlerEngineering.com

SHEET TITLE:

**DETAIL SHEET**

SHEET NUMBER:

**C-904**

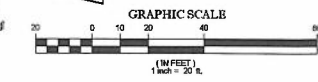
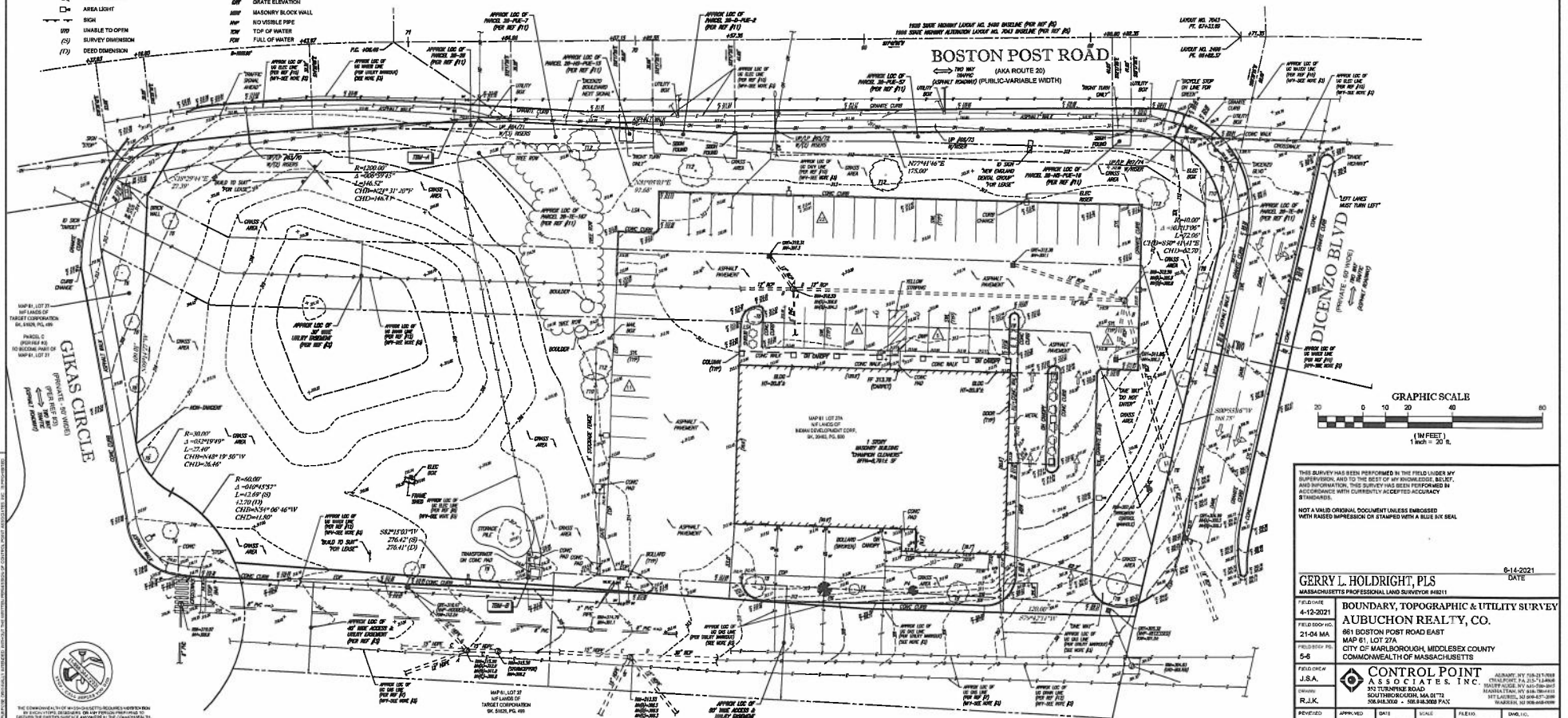
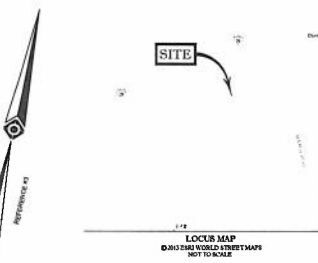
REVISION 6 - 9/7/2022

LEGEND

	EXISTING CONTOUR		MAIL BOX
	SPOT ELEVATION		BOLLARD
	EXISTING TOP OF CURB ELEVATION		EDGE OF CONCRETE
	EXISTING GUTTER ELEVATION		EDGE OF PAVEMENT
	EXISTING TOP OF WALL ELEVATION		LANDSCAPED AREA
	EXISTING BOTTOM OF WALL ELEVATION		TYPICAL
	EXISTING FINISHED FLOOR ELEVATION		DRAINAGE/VENTER MANHOLE
	WATER VALVE		CATCH BASIN OR INLET
	IRRIGATION CONTROL VALVE		TREE & TRUNK SIZE
	UNKNOWN VALVE		SHRUBS
	GAS VALVE		PARKING SPACE COUNT
	GAS METER		DETECTABLE WARNING PAD
	ELECTRIC METER		SOLID WHITE LINE
	OVERHEAD WIRES		SOLID YELLOW LINE
	APPROX. LOC. UNDERGROUND GAS LINE		HEIGHT
	APPROX. LOC. UNDERGROUND ELECTRIC LINE		DASHED WHITE LINE
	APPROX. LOC. UNDERGROUND CABLE LINE		BUILDING
	APPROX. LOC. UNDERGROUND DRAIN LINE		BUILDING FOOTPRINT AREA
	UTILITY POLE		HIGH DENSITY POLYETHYLENE PIPE
	UTILITY POLE/HEIGHT POLE		INVERT ELEVATION
	GUY WIRE		GRATE ELEVATION
	TRAFFIC SIGNAL		MASONRY BLOCK WALL
	AREA LIGHT		NO VISIBLE PIPE
	SIGN		TOP OF WATER
	UNABLE TO OPEN		FULL OF WATER
	SURVEY DIMENSION		
	DEEP DIMENSION		

- REFERENCES
1. THE TAX ASSESSOR'S MAP OF MARLBOROUGH, MIDDLESEX COUNTY, MAP #61.
  2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL A/EZ OF REF MAP NUMBER 303020001" MAP REVISED JULY 7, 2014.
  3. MAP ENTITLED "PLAN OF LAND IN MARLBOROUGH, MA, CORNER BIRCHWOOD DEVELOPMENT CORP." PREPARED BY GILBERT H. HANCOCK, INC., DATED APRIL 4, 2008. RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN NO. 118 OF 2008.
  4. MAP ENTITLED "DESIGN OF WATER MAIN, 'INDIAN HILL PARK' SUBDIVISION OF LAND IN MARLBOROUGH, MASS., PREPARED BY MACCARTHY & SULLIVAN ENGINEERING, INC., DATED JULY 26, 1988. LAST REVISED FEBRUARY 1995. RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN #8 OF 1982.
  5. MAP ENTITLED "PLAN OF ROAD IN THE CITY OF MARLBOROUGH, MIDDLESEX COUNTY, ALTERED AND Laid OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF HIGHWAYS," PREPARED BY THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF HIGHWAYS, DATED AUGUST 1, 1985. LAYOUT NO. 7042.
  6. MAP ENTITLED "BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY, GLOBAL MONTELO GROUP CORP., 648 BOSTON POST ROAD, MAP #1, LOT 1, CITY OF MARLBOROUGH, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED OCTOBER 1, 2008. LAST REVISED OCTOBER 14, 2008.
  7. UNDERGROUND GAS FACILITY MAPPING PROVIDED BY EVERSOURCE GAS.
  8. UNDERGROUND ELECTRIC FACILITY MAPPING PROVIDED BY NATIONAL GRID ELECTRIC.
  9. THE CARDS PROVIDED BY THE CITY OF MARLBOROUGH WATER & SEWER DEPARTMENT.
  10. MAP ENTITLED "UTILITY PLANS, MARLBOROUGH, BOSTON POST ROAD ROUTE 200," PREPARED BY THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS, PROJECT NO. 08MPT, LAYOUT NO. 2000, SHEETS 15 & 16 OF 27.
  11. MAP ENTITLED "PLAN OF ROAD IN THE TOWN OF MARLBOROUGH, MIDDLESEX COUNTY, ALTERED AND Laid OUT AS A STATE HIGHWAY BY THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, HIGHWAY DESIGN," PREPARED BY GREEN INTERNATIONAL AFFILIATES, INC., DATED MARCH 17, 2001. RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN #28 OF 2001, SHEETS 15 & 16 OF 27.
  12. UNDERGROUND DRAINAGE AND WATER FACILITY MAPPING OBTAINED FROM CITY OF MARLBOROUGH ONLINE GEOGRAPHIC INFORMATION SYSTEM.

- NOTES
1. PROPERTY KNOWN AS LOT 17A AS SHOWN ON THE CITY OF MARLBOROUGH, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 61.
  2. AREA = 81.24 SQUARE FEET (2.16 ACRES)
  3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MAPS, AND ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD. THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MAPS SHOULD BE USED TO BEGIN. ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PERSONS COMPANED. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
  4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
  5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND EASEMENTS THAT MAY BE CONTAINED THEREIN.
  6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE S4/B4/B4E AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (PLAN) PER REF. #2
  7. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD83), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VLS NETWORK (CONTROL POINT), AT THE TIME OF THE FIELD SURVEY.  
TEMPORARY BENCHMARK SET:  
TBM#1: FACUT IN BRICK COVER MANHOLE OFF FIRE HYDRANT ON SOUTHERLY SIDE OF BOSTON POST ROAD. ELEVATION = 214.22  
TBM#2: X-CUT IN CONCRETE CORNER OF TRANSFORMER PAD. ELEVATION = 214.45  
PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SHEET HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONTACTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
  8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADJUNCTION, ETC.



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS ENGRAVED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.

<b>GERRY L. HOLDRIGHT, PLS</b> MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #48211		6/4/2021 DATE
<small>FIELD NO. 4-12-2021 FIELD BOOK NO. 21-04 MA PROJECT NO. 5-8</small>	<b>BOUNDARY, TOPOGRAPHIC &amp; UTILITY SURVEY</b> <b>AUBUCHON REALTY, CO.</b> 861 BOSTON POST ROAD EAST MAP #1, LOT 27A CITY OF MARLBOROUGH, MIDDLESEX COUNTY COMMONWEALTH OF MASSACHUSETTS	<small>ALUMASK, NY 12821-1988 TEL: 518-238-5495 FAX: 518-238-5496 E-MAIL: gerry@controlpoint.com CONTROL POINT ASSOCIATES, INC. 375 TRENKLE ROAD SOUTH BOSTON, MA 02127 TEL: 617-267-2888 FAX: 617-267-2889 WWW.CPPOINT.COM</small>
<small>REVISION R.J.K.</small>	<small>APPROVED G.L.H.</small>	<small>DATE 6-14-2021</small>
<small>SCALE 1"=20'</small>	<small>FILE NO. DS-210087-00</small>	<small>DRAWN BY 1</small>



THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF REVENUE HAS REVIEWED THIS SURVEY AND HAS DETERMINED THAT THE SURVEYOR'S PRACTICE IS IN COMPLIANCE WITH THE COMMONWEALTH'S REGULATIONS.