



# IN CITY COUNCIL

Marlborough, Mass., DECEMBER 16, 2019

ORDERED:

**IN CITY COUNCIL  
NOTICE OF DECISION  
GRANT OF SPECIAL PERMIT**

Special Permit Application of:  
Marlborough Hospital and UMASS Memorial Realty, Inc.  
306 Belmont Street  
Worcester, MA 01604  
Order No. 19-1007824C

Locus:  
157 and 209 Union Street  
Assessors Map 43, Parcel 56 and Map 56, Parcel 192

## DECISION

The City Council of the City of Marlborough hereby **GRANTS** the Application of Marlborough Hospital and UMASS Memorial Realty, Inc., with a mailing address of 306 Belmont Street, Worcester, MA, as provided in the DECISION and subject to the Findings of Fact and Conditions contained therein.

Decision date: **December 16, 2019.**

The Decision of the City Council was filed in the Office of the City Clerk of the City of Marlborough on the **18<sup>th</sup>** day of **December 2019.**

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

Given at Marlborough this **8<sup>th</sup>** day of **January 2020.**

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

A TRUE COPY  
ATTEST:

City Clerk



# IN CITY COUNCIL

Marlborough, Mass., DECEMBER 16, 2019

ORDERED:

PAGE 1

## IN CITY COUNCIL

### DECISION ON A SPECIAL PERMIT MARLBOROUGH HOSPITAL AND UMASS MEMORIAL REALTY, INC.

#### CITY OF MARLBOROUGH CITY COUNCIL ORDER NO. 19-1007824C

The City Council of the City of Marlborough hereby **GRANTS** the Application for a Special Permit to Marlborough Hospital and UMASS Memorial Realty, Inc. (the "Applicant") to alter a preexisting nonconforming hospital use and to construct and operate an medical office/clinic use at 157 and 209 Union Street, Marlborough, MA, for a women's imaging center, as provided in this Decision and subject to the following Findings of Fact and Conditions.

#### FINDINGS OF FACT

1. Marlborough Hospital is a Massachusetts hospital corporation with an address of 306 Belmont Street, Worcester, MA. UMASS Memorial Realty, Inc., is a Massachusetts nonprofit corporation with an address of 306 Belmont Street, Worcester, MA. Marlborough Hospital and UMASS Memorial Realty, Inc. are together the "Applicant."
2. The Applicant is the owner of the property located at 157 and 209 Union Street, Marlborough, Massachusetts, being shown as Parcel 56 on Assessors Map 43 and Parcel 192 on Assessors Map 56 (the "Site").
3. In accordance with Article IV, Section 650-12.B, and Article V, Section 650-17, of the Zoning Ordinance of the City of Marlborough (the "Zoning Ordinance"), the Applicant proposes to alter a preexisting nonconforming hospital use and to construct and operate a medical office/clinic use for a women's imaging center at the Site (the "Use"). As shown on the Site Plan referenced in paragraph 5 below, the Use consists of a 4,060 square foot medical office/clinic building, 16 new parking spaces, and landscaped areas, to be incorporated as part of the larger Marlborough Hospital campus.
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.



# IN CITY COUNCIL

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Marlborough, Mass., DECEMBER 16, 2019

ORDERED:

PAGE 2

5. In connection with the Application, the Applicant submitted a certified list of abutters, filing fees, and a detailed site plan entitled "Special Permit Plans for Proposed Women's Center" by Bohler Engineering, comprised of Sheets 1 through 8, with 3 additional boundary and topographic survey sheets, with the last revision date of September 27, 2019 (the "Site Plan"), and architectural drawings by LWDA Design consisting of a floor plan and exterior views of the building, attached hereto as **"Attachment A."**
6. The Application was certified by the Building Commissioner of the City of Marlborough, acting on behalf of the City Planner for the City of Marlborough, as having complied with Rule 4, items (a) through (m), of the Rules and Regulations promulgated by the City Council for the issuance of a Special Permit.
7. The Site has an area of 861,512 square feet +/- as shown on the Site Plan.
8. The Site is located in the A-3 Residential Zoning District.
9. Section 650-17 of the Zoning Ordinance provides that a medical office/clinic use is allowed by special permit in the A-3 Zoning District.
10. The Site's current hospital use is preexisting nonconforming, commencing prior to the adoption of the Marlborough Zoning Ordinance in 1956.
11. The Site is preexisting nonconforming with respect to lot coverage, having total impervious areas of 48.2% (the A-3 District has a maximum lot coverage of 30%). The Site Plan shows that the lot coverage associated with the Use would be 49.2%.
12. 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.
13. The Marlborough City Council, pursuant to Massachusetts General Laws Chapter 40A, opened a public hearing on the Application on Monday, November 18, 2019. The hearing was closed on that date.
14. The Applicant, through its representatives, presented testimony at the public hearing detailing the Use, describing its impact upon municipal services, the neighborhood, and traffic.



# IN CITY COUNCIL

Marlborough, Mass., DECEMBER 16, 2019

ORDERED:

PAGE 3

15. At the public hearing, one member 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 alteration of the Site to contain a medical office/clinic use with an increased lot coverage of 49.2% for the Use would not be substantially more detrimental to the neighborhood than the existing nonconforming use.
- C. The City Council finds that the preexisting nonconforming hospital use has not been abandoned for a period of two years or more.
- D. The City Council finds that the proposed Use is not enlarged to more than 25% of the floor and ground area of the preexisting nonconforming hospital use at the Site.
- E. 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.
- F. 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 to alter a preexisting nonconforming hospital use and to construct and operate a medical office/clinic use for a women's imaging center at the Site as shown on the Site Plan 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 Site Plan as may be amended during Site Plan Review.



## IN CITY COUNCIL

Marlborough, Mass., DECEMBER 16, 2019

ORDERED:

PAGE 4

2. Site Plan Review. The issuance of the Special Permit is further subject to detailed Site Plan Review by the Site Plan Review Committee in accordance with the City of Marlborough Site Plan Review Ordinance prior to the issuance of the building permit. Any additional changes, alterations, modifications or amendments, as required during the process of Site Plan Review, shall be further conditions attached to the building permit, and 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 Site Plan 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 make 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, shape, or position of the building, all as shown on the Site Plan.
4. Incorporation of Submissions. All plans, photo renderings, site evaluations, briefs and other documentation provided by the Applicant as part of the Application, and as amended or revised during the application/hearing process before the City Council and/or the City Council's Urban Affairs Committee, are herein incorporated into and become a part of this Special Permit and become conditions and requirements of the same, unless otherwise altered by the City Council.
5. Storm Water and Erosion Control Management. The Applicant, 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.



# IN CITY COUNCIL

Marlborough, Mass., DECEMBER 16, 2019

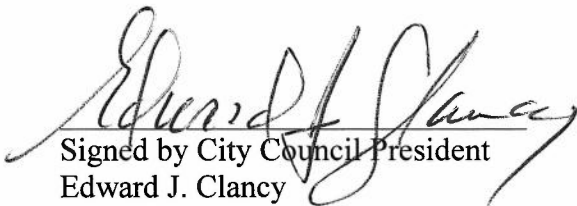
ORDERED:

PAGE 5

6. 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.
7. Pedestrian Access. As part of the Use, the Applicant shall construct a pedestrian walkway from Union Street along the new driveway for the Use, with the final details of the walkway to be approved by the Site Plan Review Committee and by the City Engineer.
8. 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: 10 – Nay: 0 – Abstain: 1

Yea: Delano, Doucette, Dumais, Tunnera, Irish, Clancy, Landers, Juair, Oram, & Ossing.  
Abstain: Robey.

  
Signed by City Council President  
Edward J. Clancy

ADOPTED  
In City Council  
19-1007824C

ORDER NO. 19-1007824C

# ATTACHMENT

# A

# SPECIAL PERMIT PLANS

FOR:  
PROPOSED

## WOMEN'S CENTER

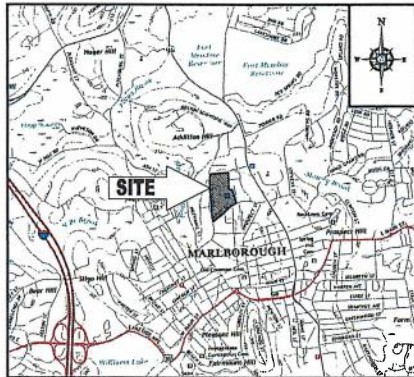


### UMassMemorial

LOCATION OF SITE:

157 AND 209 UNION STREET, CITY OF MARLBOROUGH  
MIDDLESEX COUNTY, MASSACHUSETTS

MAP #43, LOT #56  
MAP #56, LOT #192



**LOCATION MAP**

SCALE: 1"=300'  
PLAN REFERENCE: MARLBOROUGH MASSACHUSETTS USGS QUADRANGLE



**AREA PLAN**

SCALE: 1"=400'

| SHEET TITLE                               | SHEET NUMBER |
|---|--------------|
| COVER SHEET                               | 1 OF 8       |
| GENERAL NOTES SHEET                       | 2 OF 8       |
| DEMOLITION PLAN                           | 3 OF 8       |
| SITE PLAN                                 | 4 OF 8       |
| GRADING & DRAINAGE PLAN                   | 5 OF 8       |
| UTILITY PLAN                              | 6 OF 8       |
| LANDSCAPE PLAN                            | 7 OF 8       |
| LANDSCAPE NOTES & DETAILS SHEET           | 8 OF 8       |
| BOUNDARY & TOPOGRAPHIC SURVEY (BY OTHERS) | 3 SHEETS     |
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**SHEET INDEX**

OWNER:  
C/O UMASS MEMORIAL  
306 BELMONT STREET  
WORCESTER, MA 01604

ARCHITECT:  
LEVI & WONG DESIGN ASSOCIATES  
45 WALDEN STREET  
CONCORD, MA 01742

SURVEYOR:  
CONTROL POINT ASSOCIATES, INC.  
352 TURNPIKE STREET  
SOUTHBOROUGH, MA 01772

PREPARED BY  
 **BOHLER**  
ENGINEERING

**BOHLER ENGINEERING**

STATE OF MASSACHUSETTS REGISTRATION NO. 0200000100  
LAND SURVEYING DESIGN PROFESSIONAL ENGINEERING ARCHITECTURE  
ENVIRONMENTAL DESIGN PERMITS AND SERVICES TRANSPORTATION PLANNING

1000 WEST STREET, SUITE 200, SOUTHBOROUGH, MA 01772  
PHONE: (508) 486-6000 FAX: (508) 486-6000  
WWW.BOHLERENGINEERING.COM

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| PERMIT SET  |           |
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| DRAWN BY    | WFB       |
| CHECKED BY  | BMH       |
| DATE        | 09/09/14  |
| SCALE       | AS SHOWN  |
| JOB NO.     | WB1153/01 |

PROJECT:  
**SPECIAL PERMIT PLANS**  
FOR:  
  
**UMassMemorial**  
LOCATION OF SITE  
MAP #43, LOT #56 AND  
MAP #56, LOT #192  
157 AND 209 UNION STREET  
CITY OF MARLBOROUGH  
MIDDLESEX COUNTY,  
MASSACHUSETTS

**BOHLER ENGINEERING**

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PHONE: (508) 486-6000  
FAX: (508) 486-6000  
www.BohlerEngineering.com

**J.G. SWERLING**

PROFESSIONAL ENGINEER  
LICENSED IN THE STATE OF MASSACHUSETTS  
EXPIRES 12/31/2014

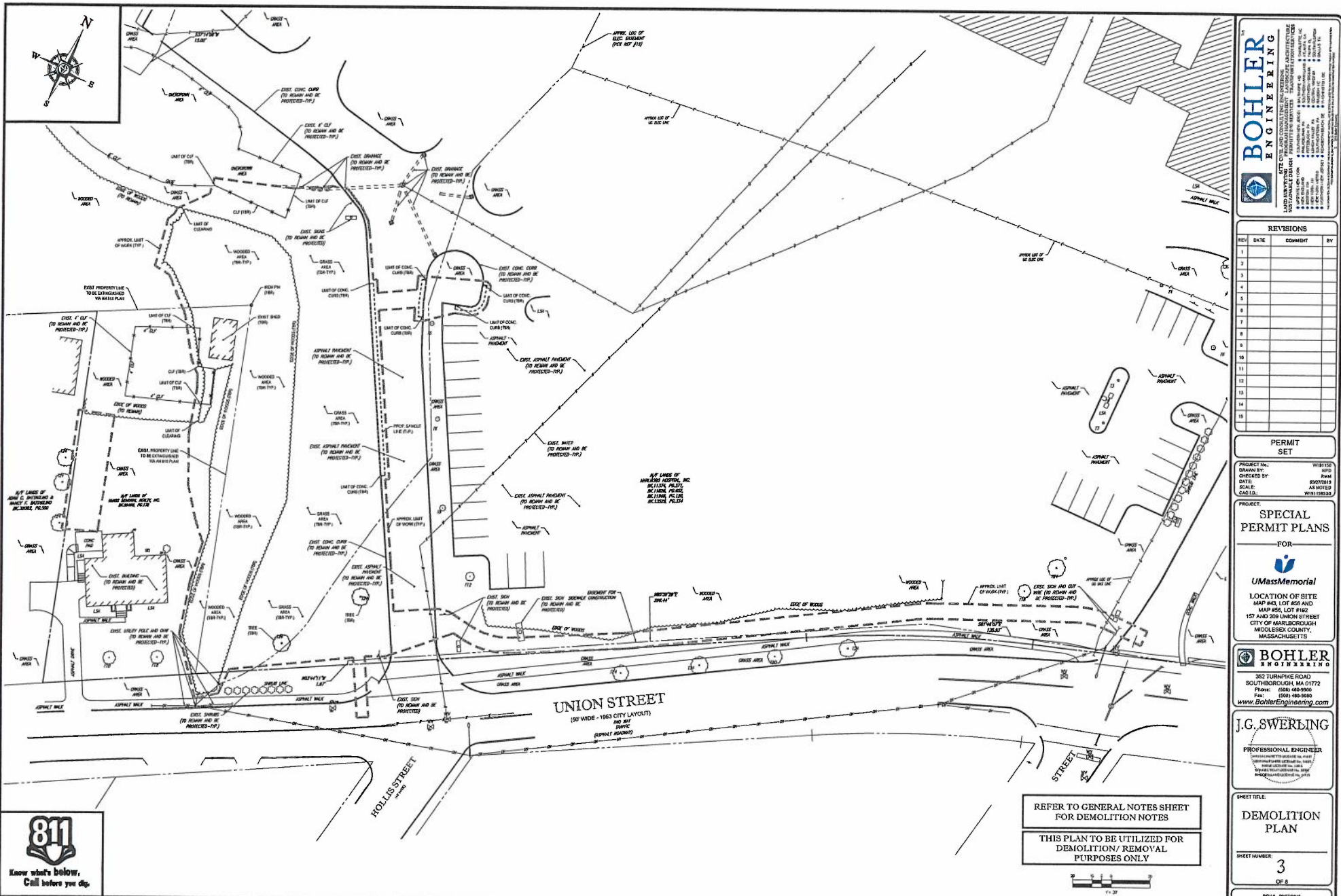
SHEET TITLE  
**COVER SHEET**

SHEET NUMBER  
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OF 8

REV 8 - (06/27/01)







REFER TO GENERAL NOTES SHEET FOR DEMOLITION NOTES

THIS PLAN TO BE UTILIZED FOR DEMOLITION/REMOVAL PURPOSES ONLY



**BOHLER ENGINEERING**

REGISTERED PROFESSIONAL ENGINEER  
 STATE OF MASSACHUSETTS  
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 SOUTHBOROUGH, MA 01772  
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| ISSUED BY   | MSD       |
| CHECKED BY  | 00070819  |
| DATE        | AS NOTED  |
| SCALE       | AS NOTED  |
| CAD ID.     | 101118255 |

SPECIAL PERMIT PLANS FOR

**UMass Memorial**

LOCATION OF SITE  
 MAP #43, LOT #58 AND  
 MAP #56, LOT #182  
 157 AND 209 UNION STREET  
 CITY OF MARLBOROUGH  
 MIDDLESEX COUNTY,  
 MASSACHUSETTS

**BOHLER ENGINEERING**

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 Fax: (508) 460-8600  
 www.BohlerEngineering.com

**J.G. SWERLING**

PROFESSIONAL ENGINEER  
 LICENSE NO. 100000  
 302 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
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 Fax: (508) 460-8600  
 www.BohlerEngineering.com

SHEET TITLE

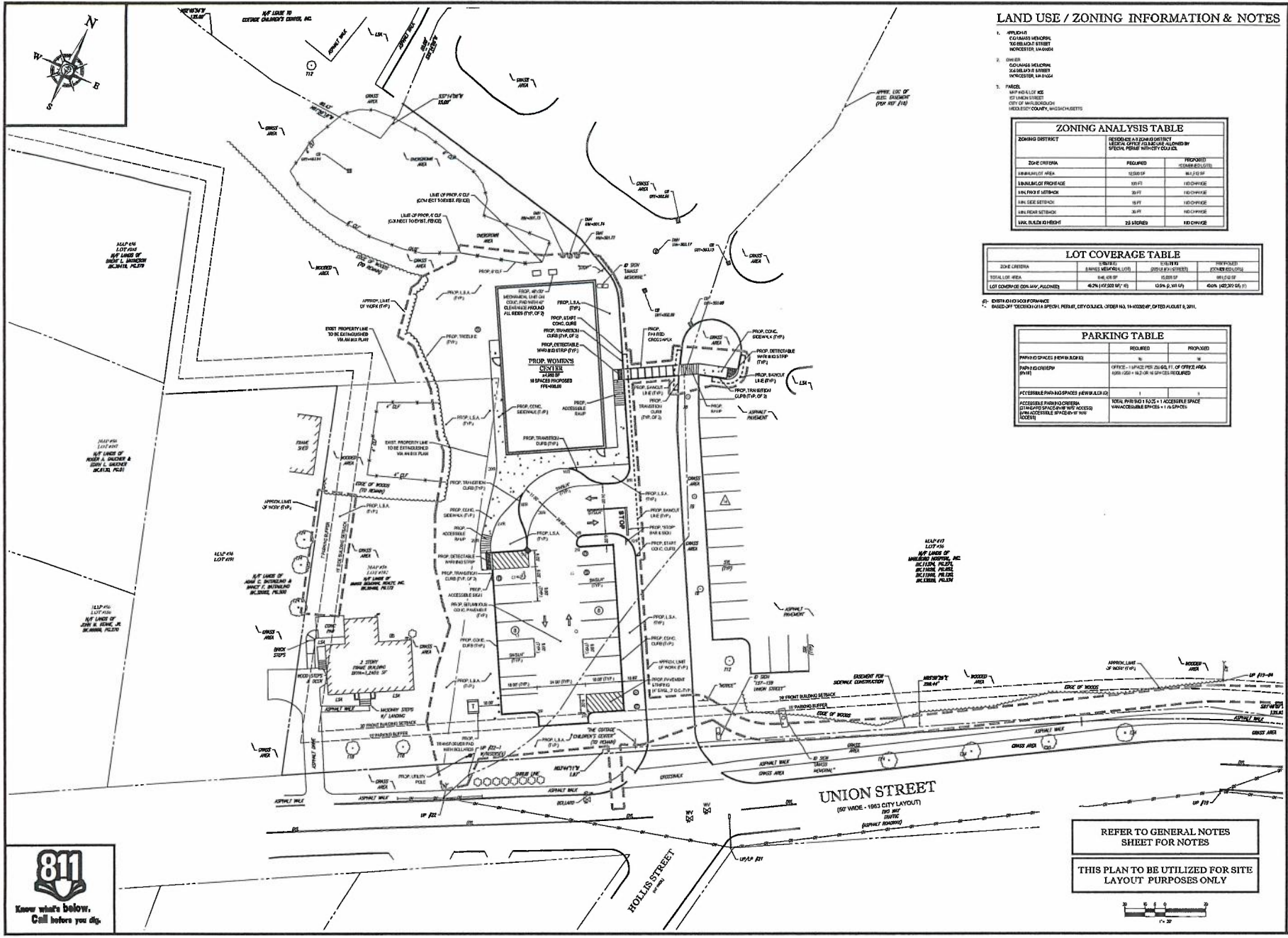
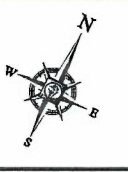
**DEMOLITION PLAN**

SHEET NUMBER

**3**

OF 8

REV 0 - 06/27/018



**LAND USE / ZONING INFORMATION & NOTES**

1. **APPLICANT**  
 CANTONAS MEMORIAL  
 157 AND 209 UNION STREET  
 DORCHESTER, MASSACHUSETTS
2. **OWNER**  
 CANTONAS MEMORIAL  
 157 AND 209 UNION STREET  
 DORCHESTER, MASSACHUSETTS
3. **PROJECT**  
 MAP #66, LOT #52  
 157 AND 209 UNION STREET  
 CITY OF MARLBOROUGH  
 MIDDLESEX COUNTY, MASSACHUSETTS

| ZONING ANALYSIS TABLE |                              |                             |                             |
|-----------------------|------------------------------|-----------------------------|-----------------------------|
| ZONING DISTRICT       | REFERENCE TO ZONING DISTRICT | PERMITTED                   | PROPOSED                    |
| ZONE C-2000A          | SECTION 200.00               | RESIDENTIAL (SINGLE-FAMILY) | RESIDENTIAL (SINGLE-FAMILY) |
| MINIMUM LOT AREA      | 4,000 SQ. FT.                | 4,000 SQ. FT.               | 4,000 SQ. FT.               |
| MINIMUM LOT FRONTAGE  | 30 FT.                       | 30 FT.                      | 30 FT.                      |
| MIN. FRONT SETBACK    | 10 FT.                       | 10 FT.                      | 10 FT.                      |
| MIN. SIDE SETBACK     | 10 FT.                       | 10 FT.                      | 10 FT.                      |
| MIN. REAR SETBACK     | 10 FT.                       | 10 FT.                      | 10 FT.                      |
| MIN. BUILDING HEIGHT  | 35 FEET                      | 35 FEET                     | 35 FEET                     |

| LOT COVERAGE TABLE                |                     |                       |                      |
|-----------------------------------|---------------------|-----------------------|----------------------|
| ZONE C-2000A                      | MINIMUM LOT AREA    | MINIMUM FRONT SETBACK | MINIMUM SIDE SETBACK |
| MINIMUM LOT AREA                  | 4,000 SQ. FT.       | 30 FT.                | 10 FT.               |
| LOT COVERAGE (TOTAL MAX. ALLOWED) | 42% (1,680 SQ. FT.) | 10% (400 SQ. FT.)     | 60% (2,400 SQ. FT.)  |

| PARKING TABLE                                |          |          |       |
|--|----------|----------|-------|
| PARKING SPACES (REQUIREMENTS)                | REQUIRED | PROPOSED | NOTED |
| MINIMUM REQUIRED (PER 100 SF OF OFFICE AREA) | 10       | 10       |       |
| MINIMUM REQUIRED (PER 100 SF OF OFFICE AREA) | 10       | 10       |       |
| MINIMUM REQUIRED (PER 100 SF OF OFFICE AREA) | 10       | 10       |       |

**BOHLER ENGINEERING**

REGISTERED PROFESSIONAL ENGINEER  
 MASSACHUSETTS REG. NO. 10000  
 LICENSE EXPIRES 12/31/2024

157 AND 209 UNION STREET  
 DORCHESTER, MASSACHUSETTS 01918  
 TEL: (508) 480-9800  
 FAX: (508) 480-9800  
 WWW.BOHLERENGINEERING.COM

| REVISIONS |      |         |    |
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**PERMIT SET**

PROJECT NO.: W11150  
 DRAWN BY: MFM  
 CHECKED BY: RMM  
 DATE: 02/09/2024  
 SCALE: AS NOTED  
 CAD FILE: W11150.DWG

**SPECIAL PERMIT PLANS**

FOR

**UMassMemorial**

LOCATION OF SITE  
 MAP #66, LOT #52 AND  
 MAP #66, LOT #102  
 157 AND 209 UNION STREET  
 CITY OF MARLBOROUGH  
 MIDDLESEX COUNTY,  
 MASSACHUSETTS

**BOHLER ENGINEERING**

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 PHONE: (508) 480-9800  
 FAX: (508) 480-9800  
 WWW.BOHLERENGINEERING.COM

**J.G. SWERLING**

REGISTERED PROFESSIONAL ENGINEER  
 MASSACHUSETTS REG. NO. 10000  
 LICENSE EXPIRES 12/31/2024

REFER TO GENERAL NOTES SHEET FOR NOTES

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



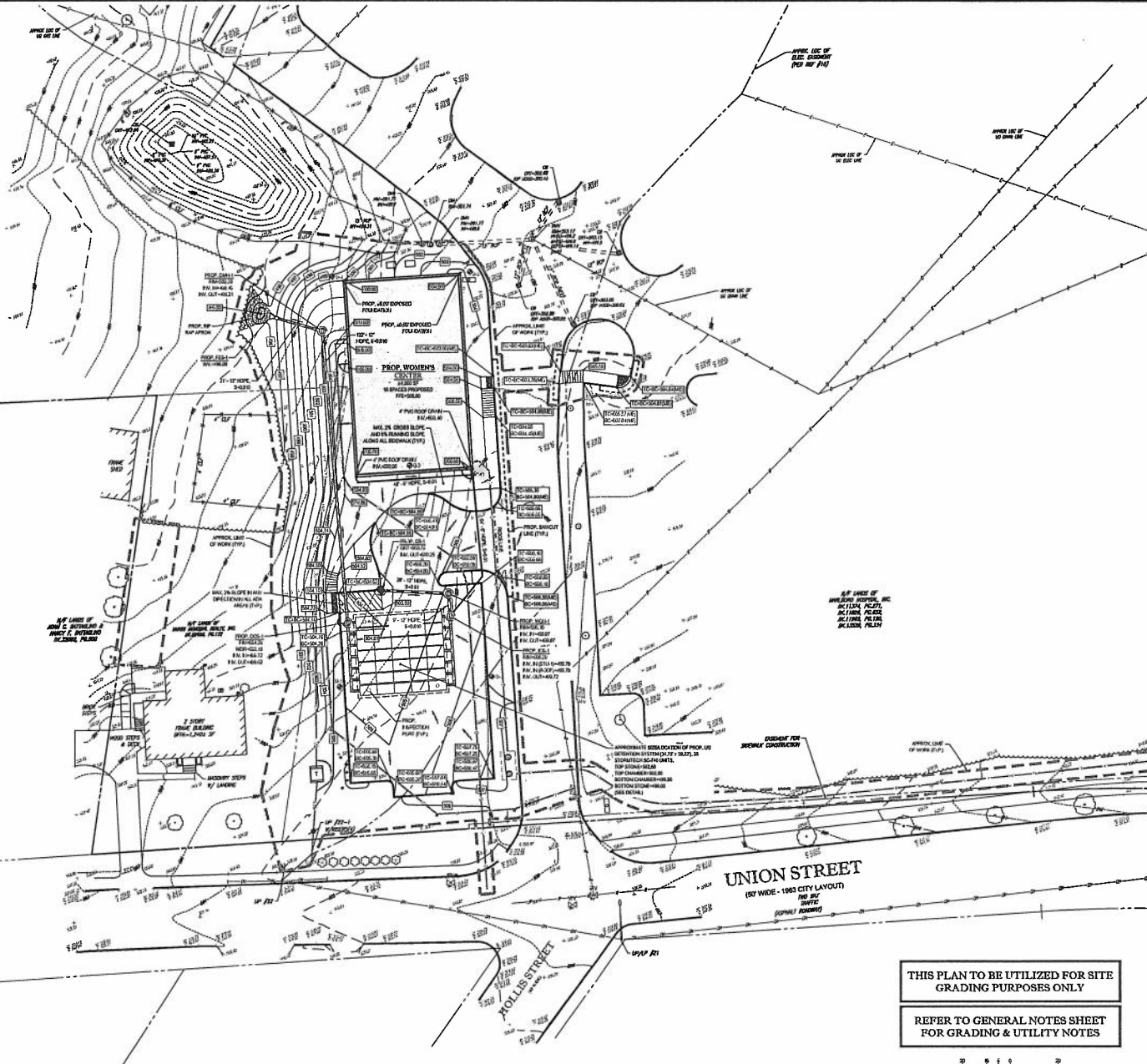
**811**

Know what's below.  
 Call before you dig.

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**4**  
 OF 8

REV. 8 - 02/27/2024



1/4" LINES OF  
PROF. L. WARDEN  
12/18/14, PLAN

1/4" LINES OF  
ROSA A. WARDEN &  
JOHN L. ENGLISH  
8/24/14, PLAN

1/4" LINES OF  
JAN A. JONES, P.E.  
8/24/14, PLAN

1/4" LINES OF  
AND C. WARDEN  
12/18/14, PLAN

1/4" LINES OF  
JAN A. JONES, P.E.  
8/24/14, PLAN

1/4" LINES OF  
ANDREW WARDEN, P.E.  
12/18/14, PLAN  
12/18/14, PLAN  
12/18/14, PLAN  
12/18/14, PLAN



Know what's below.  
Call before you dig.

THIS PLAN TO BE UTILIZED FOR SITE  
GRADING PURPOSES ONLY

REFER TO GENERAL NOTES SHEET  
FOR GRADING & UTILITY NOTES



**BOHLER ENGINEERING**

LEAD DESIGNER: JOHN A. WARDEN, P.E.  
 LEAD DESIGNER: ANDREW WARDEN, P.E.  
 LEAD DESIGNER: JAMES W. WARDEN, P.E.  
 LEAD DESIGNER: JOHN L. ENGLISH, P.E.  
 LEAD DESIGNER: ROSA A. WARDEN, P.E.  
 LEAD DESIGNER: JAN A. JONES, P.E.  
 LEAD DESIGNER: ANDREW WARDEN, P.E.  
 LEAD DESIGNER: JAMES W. WARDEN, P.E.  
 LEAD DESIGNER: JOHN L. ENGLISH, P.E.  
 LEAD DESIGNER: ROSA A. WARDEN, P.E.  
 LEAD DESIGNER: JAN A. JONES, P.E.

REVISIONS

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PERMIT SET

PROJECT NO.: W191153  
 DRAWN BY: MFC  
 CHECKED BY: RWH  
 DATE: 08/20/2014  
 SCALE: AS SHOWN  
 CAD ID: W191153E50

SPECIAL PERMIT PLANS

FOR  
**UMassMemorial**  
 LOCATION OF SITE  
 MAP #62, LOT #78 AND  
 MAP #62, LOT #102  
 157 AND 209 UNION STREET  
 CITY OF MANSFIELD  
 MIDDLESEX COUNTY,  
 MASSACHUSETTS

**BOHLER ENGINEERING**

352 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 480-9900  
 Fax: (508) 480-9948  
 www.BohlerEngineering.com

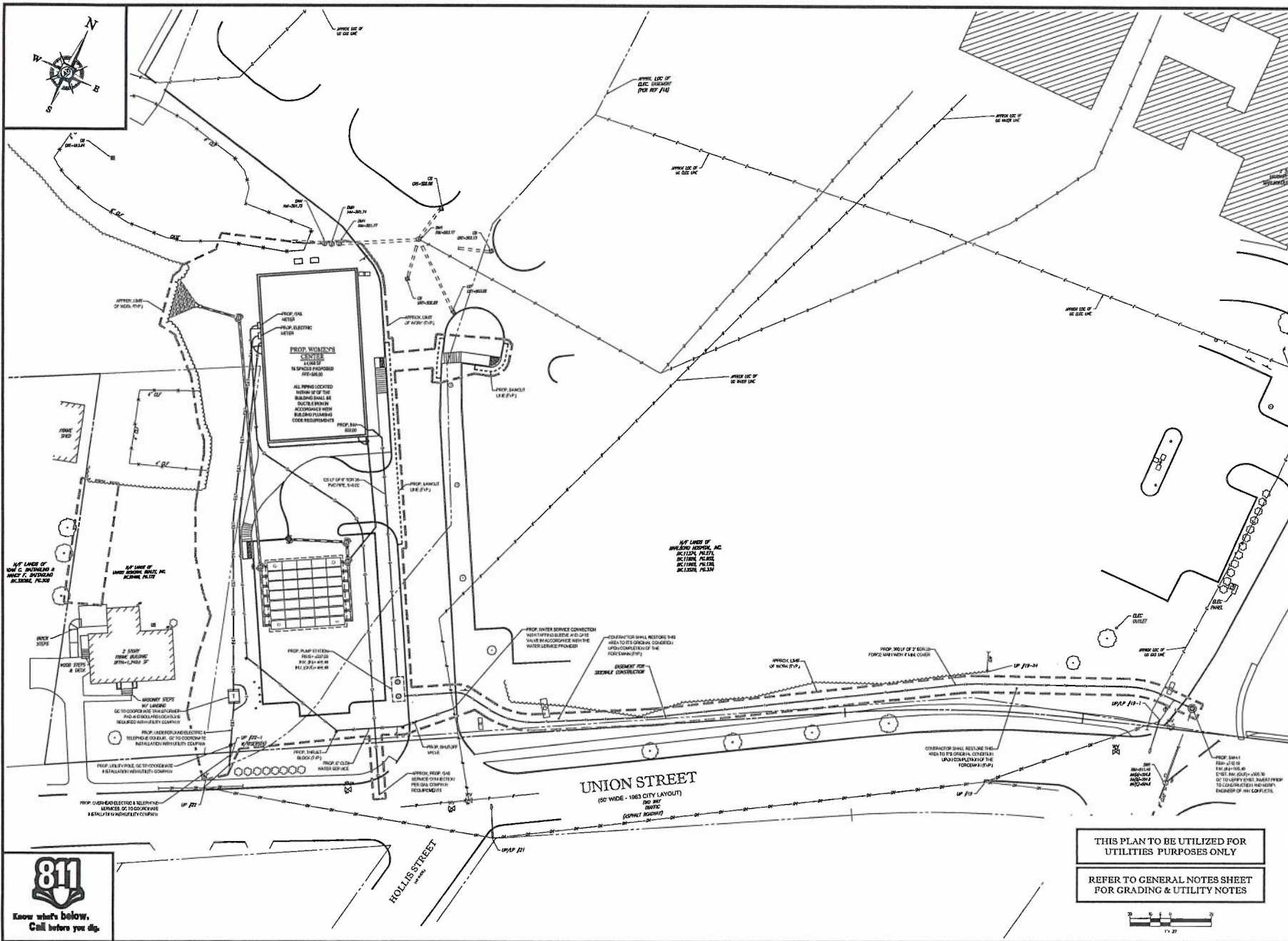
**J.G. SWERLING**

PROFESSIONAL ENGINEER

SHEET TITLE:  
**GRADING & DRAINAGE PLAN**

SHEET NUMBER:  
**5**  
 OF 8

REV. 0 - 08/27/2014



**BOHLER ENGINEERING**

1500 MAINE AVENUE, SUITE 100, SOUTH BORO, MA 01772  
 508-885-9000  
 www.BohlerEngineering.com

**REVISIONS**

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| 9    |      |         |    |
| 10   |      |         |    |
| 11   |      |         |    |
| 12   |      |         |    |
| 13   |      |         |    |
| 14   |      |         |    |
| 15   |      |         |    |

**PERMIT SET**

|              |            |
|--------------|------------|
| PROJECT NO.: | W181103    |
| DRAWN BY:    | JWG        |
| CHECKED BY:  | RWB        |
| DATE:        | 09/27/2018 |
| SCALE:       | AS NOTED   |
| LOG NO.:     | W181103/01 |

**SPECIAL PERMIT PLANS**

FOR

**UMass Memorial**

LOCATION OF SITE  
 MAIN BLDG LOT #162 AND  
 MAP #58, LOT #162  
 157 AND 200 UNION STREET  
 CITY OF MIDDLEBROUGH,  
 MIDDLESEX COUNTY,  
 MASSACHUSETTS

**BOHLER ENGINEERING**

352 TURNPIKE ROAD  
 SOUTH BORO, MA 01772  
 Phone: 508-885-9000  
 Fax: 508-885-9039  
 www.BohlerEngineering.com

**J.G. SWERLING**

PROFESSIONAL ENGINEER

1500 MAINE AVENUE, SUITE 100, SOUTH BORO, MA 01772  
 508-885-9000  
 www.BohlerEngineering.com

SHEET TITLE:

**UTILITY PLAN**

SHEET NUMBER:

**6**

OF 8

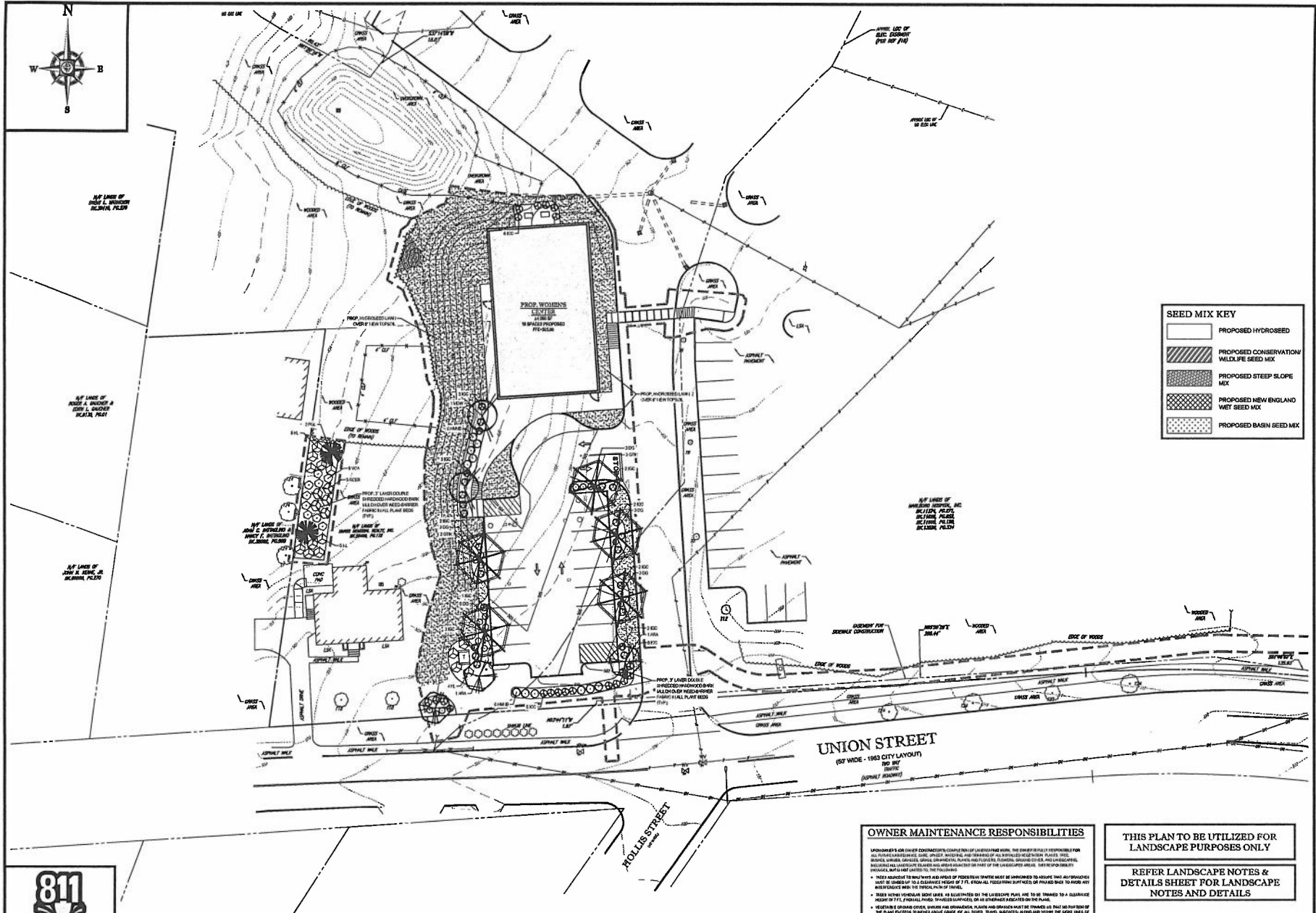
REV: 6 - 09/27/2018



THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

REFER TO GENERAL NOTES SHEET FOR GRADING & UTILITY NOTES





**SEED MIX KEY**

|  |   |
|--|---|
|  | PROPOSED HYDRPOSEED                     |
|  | PROPOSED CONSERVATION WILDLIFE SEED MIX |
|  | PROPOSED STEEP SLOPE MIX                |
|  | PROPOSED NEW ENGLAND WET SEED MIX       |
|  | PROPOSED BASIN SEED MIX                 |

**BOHLER ENGINEERING**

LANDSCAPE ARCHITECTURE ARCHITECTS  
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

100 WASHINGTON STREET, SUITE 200, SOUTH BOROUGH, MA 01772  
 PH: 508-480-5000 FAX: 508-480-5000  
 WWW.BOHLERENGINEERING.COM

**REVISIONS**

| REV | DATE | COMMENT | BY |
|-----|------|---------|----|
| 1   |      |         |    |
| 2   |      |         |    |
| 3   |      |         |    |
| 4   |      |         |    |
| 5   |      |         |    |
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| 12  |      |         |    |
| 13  |      |         |    |
| 14  |      |         |    |
| 15  |      |         |    |

**PERMIT SET**

PROJECT NO.: W18131  
 DRAWN BY: WFL  
 CHECKED BY: RSM  
 DATE: 09/20/18  
 SCALE: AS NOTED  
 CADD ID: W18131S2.LANDSCAPE

**SPECIAL PERMIT PLANS**

FOR

**UMassMemorial**

LOCATION OF SITE  
 MAP #43, LOT #82 AND  
 MAP #62, LOT #192  
 157 AND 200 UNION STREET  
 CITY OF HAMBURG, MA  
 MIDDLESEX COUNTY,  
 MASSACHUSETTS

**BOHLER ENGINEERING**

352 TURNPIKE ROAD  
 SOUTH BOROUGH, MA 01772  
 Phone: (508) 480-5000  
 Fax: (508) 480-5000  
 www.BohlerEngineering.com

**M.J. MRVA**

REGISTERED  
 LANDSCAPE ARCHITECT

MASSACHUSETTS No. 1217  
 EXPIRES 01/01/2020  
 NEW HAMPSHIRE No. 109  
 COMPLETION No. 1269

SHEET TITLE:

**LANDSCAPE PLAN**

SHEET NUMBER:

**7**

OF 8

REV 6 - 08/27/18

**OWNER MAINTENANCE RESPONSIBILITIES**

LANDSCAPE CONTRACTOR'S COMPLETE RESPONSIBILITY FOR THE CARE AND MAINTENANCE OF ALL PLANTINGS AND MATERIALS FOR THE LIFE OF THE PROJECT. THE OWNER SHALL BE RESPONSIBLE FOR THE FOLLOWING:

- WATER IRRIGATION SYSTEMS AND PIPING SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO MAINTAIN THE SYSTEMS IN FULL OPERATING ORDER.
- FERTILIZER APPLICATIONS SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO MAINTAIN THE SYSTEMS IN FULL OPERATING ORDER.
- PLANTINGS SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO MAINTAIN THE SYSTEMS IN FULL OPERATING ORDER.
- PLANTINGS SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO MAINTAIN THE SYSTEMS IN FULL OPERATING ORDER.

THIS PLAN TO BE UTILIZED FOR  
 LANDSCAPE PURPOSES ONLY

REFER LANDSCAPE NOTES &  
 DETAILS SHEET FOR LANDSCAPE  
 NOTES AND DETAILS



**811**

Know what's below.  
 Call before you dig.



**UTILITIES:**

THE FOLLOWING COMPANIES WERE NOTIFIED BY ONE-CALL SYSTEM (1-800-487-7329) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. REQUEST NUMBER: 201901017

**UTILITY COMPANY**  
 VERSION: NTRM GAS  
 NATIONAL GRID ELECTRIC  
 COMCAST

**PHONE NUMBER**  
 1-800-823-0204  
 1-800-882-3900  
 1-800-332-3323  
 1-800-831-8483



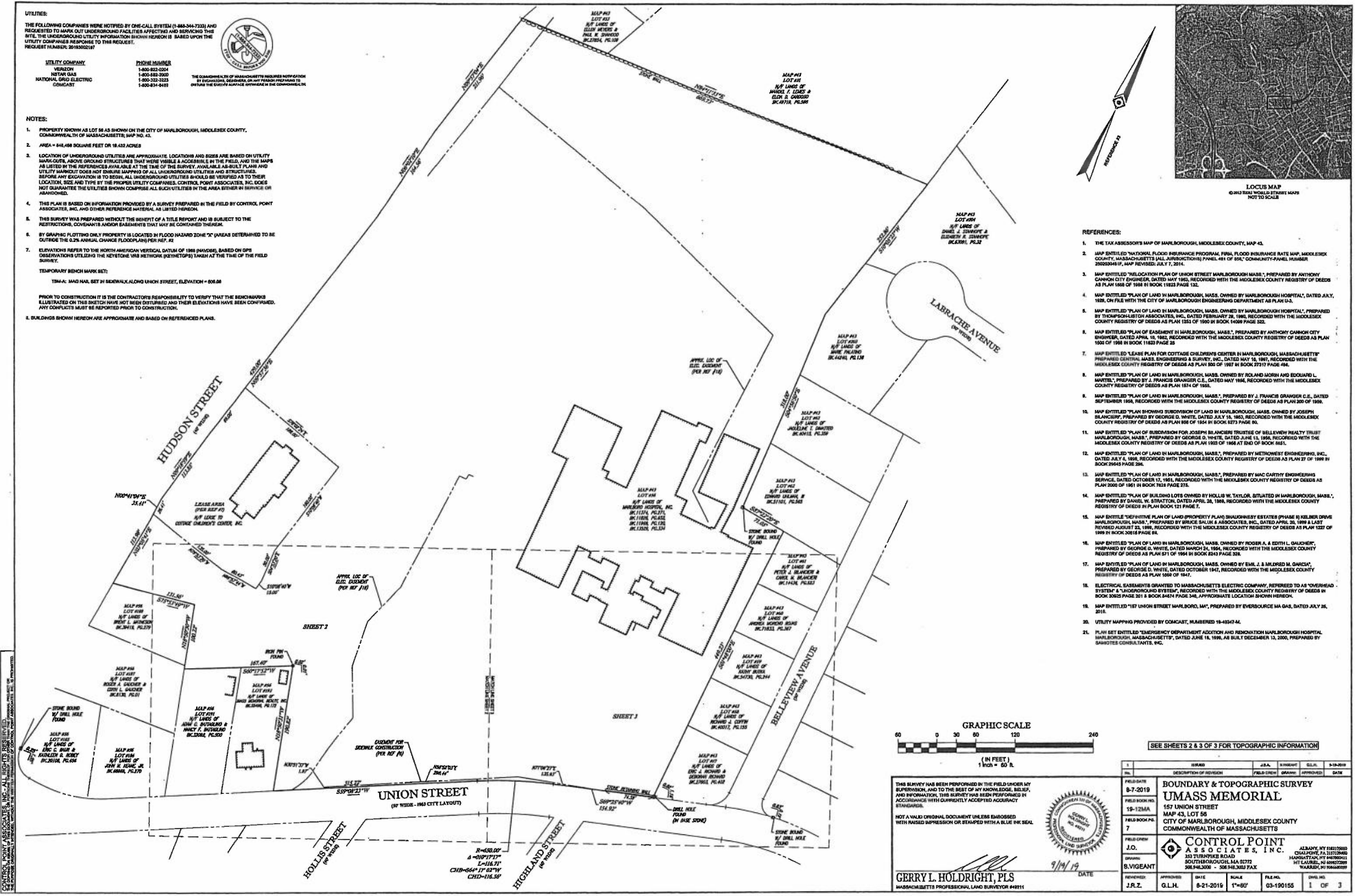
**NOTES:**

- PROPERTY SHOWN AS LOT 58 AS SHOWN ON THE CITY OF MARLBOROUGH, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 41.
- AREA = 845.468 SQUARE FEET OR 19.422 ACRES
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND EDGES ARE BASED ON UTILITY MARKINGS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED BY THE REFERENCED AGENCIES AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT DEFINE MAPPOF OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY CONSTRUCTION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES, CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL EACH UTILITIES IN THE AREA EITHER BY SERVICE OR ABANDONED.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCED MATERIAL, AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, CONDITIONS AND EXEMPTIONS THAT MAY BE CONTAINED THEREIN.
- BY MARKING PLOTTING ONLY PROPERTY IS LOCATED FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER REF. 2)
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83), BASED ON GPS OBSERVATIONS UTILIZING THE NETWORK VIA NETWORK INSTRUMENTS TAKEN AT THE TIME OF THE FIELD SURVEY.

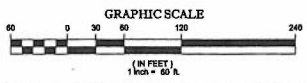
**TEMPORARY BENCHMARK SET:**  
 TBM-A: MAG NAIL SET IN BEDROCK ALONG UNION STREET, ELEVATION = 608.88

PRIOR TO CONSTRUCTION IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SHEET HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CORRECTIONS MUST BE REPORTED PRIOR TO CONSTRUCTION.

BUILDINGS SHOWN HEREON ARE APPROXIMATE AND BASED ON REFERENCED PLANS.



- REFERENCES:**
- THE TAXASSESSORS MAP OF MARLBOROUGH, MIDDLESEX COUNTY, MAP 41.
  - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 481 OF 802," COMMONWEALTH PANEL NUMBER 2008000011, MAP REVISION, JULY 17, 2014.
  - MAP ENTITLED "RELOCATION PLAN OF UNION STREET MARLBOROUGH MASS," PREPARED BY ANTHONY CANNON CITY ENGINEER, DATED MAY 1982, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 1885 OF 1988 IN BOOK 11823 PAGE 182.
  - MAP ENTITLED "PLAN OF LAND IN MARLBOROUGH, MASS. OWNED BY MARLBOROUGH HOSPITAL," DATED JULY 1982, ON FILE WITH THE CITY OF MARLBOROUGH ENGINEERING DEPARTMENT AS PLAN 185.
  - MAP ENTITLED "PLAN OF LAND IN MARLBOROUGH, MASS. OWNED BY MARLBOROUGH HOSPITAL," PREPARED BY THOMPSON-HAY ASSOCIATES, INC. DATED FEBRUARY 28, 1982, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 185 OF 1982 IN BOOK 11823 PAGE 182.
  - MAP ENTITLED "PLAN OF EASEMENT IN MARLBOROUGH, MASS.," PREPARED BY ANTHONY CANNON CITY ENGINEER, DATED APRIL 16, 1982, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 185 OF 1988 IN BOOK 11823 PAGE 25.
  - MAP ENTITLED "LEASE PLAN FOR COTTAGE CHILDREN'S CENTER IN MARLBOROUGH, MASSACHUSETTS" PREPARED CENTRAL MASS. ENGINEERING & SURVEY, INC. DATED MAY 16, 1982, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 185 OF 1982 IN BOOK 11823 PAGE 94.
  - MAP ENTITLED "PLAN OF LAND IN MARLBOROUGH, MASS. OWNED BY ROLAND MORSE AND EDWARD L. MARTEL," PREPARED BY J. FRANCIS GRANGER C.E., DATED MAY 1984, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 184 OF 1984.
  - MAP ENTITLED "PLAN OF LAND IN MARLBOROUGH, MASS.," PREPARED BY J. FRANCIS GRANGER C.E., DATED SEPTEMBER 1984, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 200 OF 1984.
  - MAP ENTITLED "PLAN SHOWING SUBDIVISION OF LAND IN MARLBOROUGH, MASS. OWNED BY JOSEPH BLANCHARD," PREPARED BY GEORGE D. WHITE, DATED JULY 16, 1982, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 185 OF 1982 IN BOOK 11823 PAGE 82.
  - MAP ENTITLED "PLAN OF SUBDIVISION FOR JOSEPH BLANCHARD TRUSTEE OF BELLEVUE REALTY TRUST MARLBOROUGH, MASS.," PREPARED BY GEORGE D. WHITE, DATED JUNE 13, 1982, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 185 OF 1982 IN BOOK 11823 PAGE 84.
  - MAP ENTITLED "PLAN OF LAND IN MARLBOROUGH, MASS.," PREPARED BY METROWEST ENGINEERING, INC. DATED JULY 4, 1982, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 27 OF 1982 IN BOOK 30814 PAGE 24.
  - MAP ENTITLED "PLAN OF LAND IN MARLBOROUGH, MASS.," PREPARED BY MAC CARTHY ENGINEERING SERVICE, DATED OCTOBER 12, 1981, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 200 OF 1981 IN BOOK 30814 PAGE 216.
  - MAP ENTITLED "PLAN OF BUILDING LOTS OWNED BY HOLLIS W. TAYLOR, SITUATED IN MARLBOROUGH, MASS.," PREPARED BY DANIEL W. STANTON, DATED APRIL 28, 1984, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS IN BOOK 30814 PAGE 216.
  - MAP ENTITLED "RIGHTWAY PLAN OF LAND (PROPERTY PLAN) SHADOWNES ESTATE (PHASE 8) KILMER DRIVE MARLBOROUGH, MASS.," PREPARED BY BRUCE BAUM & ASSOCIATES, INC., DATED APRIL 28, 1984 IN LAST RECORDED AUGUST 25, 1984, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 187 OF 1984 IN BOOK 30814 PAGE 84.
  - MAP ENTITLED "PLAN OF LAND IN MARLBOROUGH, MASS. OWNED BY ROSA A. ESTEY, GRADUATE," PREPARED BY GEORGE D. WHITE, DATED MARCH 28, 1984, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 187 OF 1984 IN BOOK 30814 PAGE 238.
  - MAP ENTITLED "PLAN OF LAND IN MARLBOROUGH, MASS. OWNED BY E.M. & MILDRED B. GANCA," PREPARED BY GEORGE D. WHITE, DATED OCTOBER 1947, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 187 OF 1947.
  - ELECTRICAL EASEMENTS GRANTED TO MASSACHUSETTS ELECTRIC COMPANY, REFERRED TO AS "OVERHEAD SYSTEM" & "UNDERGROUND SYSTEM," RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS IN BOOK 30814 PAGE 211 & BOOK 30814 PAGE 216, APPROXIMATE LOCATION SHOWN HEREON.
  - MAP ENTITLED "187 UNION STREET MARLBOROUGH, MA," PREPARED BY EVERENCOUR MA GAS, DATED JULY 26, 2011.
  - UTILITY MAPPING PROVIDED BY COMCAST, NUMBERED 18-40344-4.
  - PLAN SET ENTITLED "EMERGENCY DEPARTMENT ADDITION AND RENOVATION MARLBOROUGH HOSPITAL, MARLBOROUGH, MASSACHUSETTS," DATED JUNE 16, 1998, AS BUILT (OCTOBER 13, 2000), PREPARED BY SAHOTTES CONSULTANTS, INC.



SEE SHEETS 2 & 3 OF 3 FOR TOPOGRAPHIC INFORMATION

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 SIGNED WITH PRESSED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.

**GERRY L. HOLDRICH, PLS**  
 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #4911

DATE: 9/19/19

**BOUNDARY & TOPOGRAPHIC SURVEY**  
**UMASS MEMORIAL**  
 107 UNION STREET  
 MAP 41, LOT 58  
 CITY OF MARLBOROUGH, MIDDLESEX COUNTY  
 COMMONWEALTH OF MASSACHUSETTS

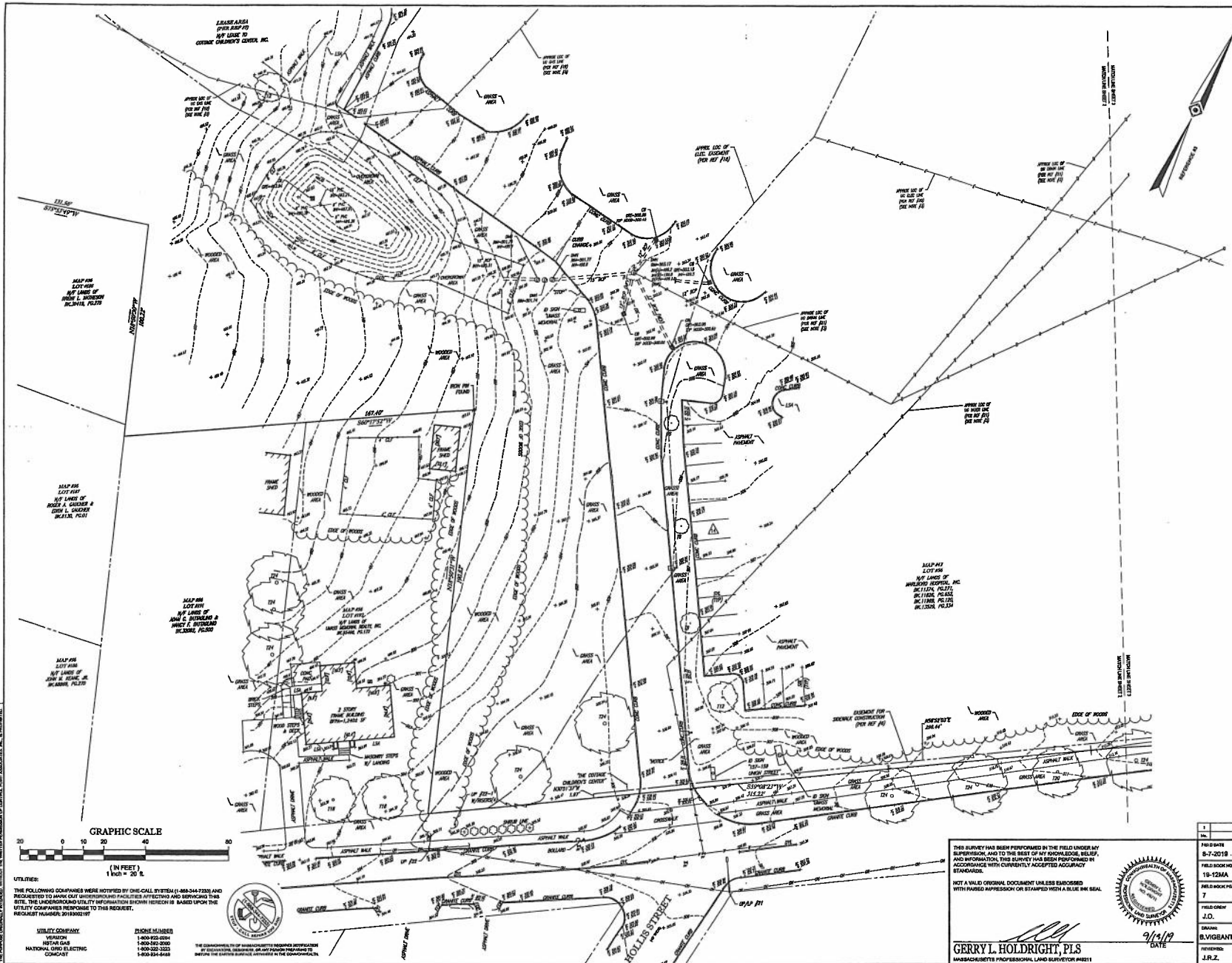
**CONTROL POINT ASSOCIATES, INC.**  
 1000 WASHINGTON STREET  
 SOUTHBOROUGH, MA 01772  
 508-846-3000 - 508-846-3003 FAX

ALBANY, NY 02210  
 CHALMERS, PA 15724  
 HARTFORD, CT 06104  
 MILWAUKEE, WI 53207  
 PLANNED BY: [Signature]

| NO. | ISSUED     | J.R.Z. | G.L.H. | DATE |
|-----|------------|--------|--------|------|
| 1   | 7-8-2019   |        |        |      |
| 2   | 19-12-2019 |        |        |      |
| 3   | 7          |        |        |      |

APPROVED: J.R.Z. DATE: 8-21-2019 SCALE: 1"=60' FILE NO.: 03-190155 SHEET NO.: 1 OF 3



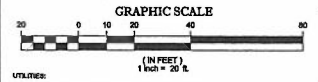


LOCUS MAP  
©2010 BIRD WORLD STREET MAPS  
NOT TO SCALE

LEGEND

|            |                                     |
|------------|-------------------------------------|
| ---        | EXISTING CONTOUR                    |
| X 22.45    | EXISTING SPOT ELEVATION             |
| X 6 12.45  | EXISTING TOP OF CURB ELEVATION      |
| X 6 12.45  | EXISTING GUTTER ELEVATION           |
| X 16 12.45 | EXISTING TOP OF WALL ELEVATION      |
| X 16 12.45 | EXISTING BOTTOM OF WALL ELEVATION   |
| ▽          | HYDRAUNT                            |
| ▽          | WATER VALVE                         |
| ▽          | ELECTRIC METER                      |
| ---        | OVERHEAD WIRING                     |
| ---        | APPROX. LOC. UNDERGROUND GAS LINE   |
| ---        | APPROX. LOC. UNDERGROUND WATER LINE |
| ---        | UTILITY POLE                        |
| ---        | UTILITY POLE/LIGHT POLE             |
| ---        | GRUY WIRE                           |
| ---        | AREA LIGHT                          |
| ---        | ROCK                                |
| ---        | HOLLAND                             |
| ---        | CHAIN LINK FENCE                    |
| ---        | EDGE OF PAVEMENT                    |
| ---        | LANDSCAPED AREA                     |
| ---        | TYPICAL                             |
| ---        | ORANGE/REDSTONE MARKER              |
| ---        | ORANGE/REDSTONE MARKER              |
| ---        | CATCH BASIN OR BULLET               |
| ---        | TRUNK & TRUNK SIZE                  |
| ---        | BRIDGE                              |
| ---        | PARKING SPACE COUNT                 |
| ---        | SOLID WHITE LINE                    |
| ---        | SOLID YELLOW LINE                   |
| ---        | SOLID BLUE LINE                     |
| ---        | BUILDING FOOTPRINT AREA             |
| ---        | FINISH ELEVATION                    |
| ---        | GRATE ELEVATION                     |

SEE SHEET 1 OF 3 FOR NOTES AND REFERENCES



UTILITIES:  
THE FOLLOWING COMPANIES WERE NOTIFIED BY ONE-CALL SYSTEM (1-888-344-7328) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SURROUNDING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. REQUEST NUMBER: 201902107

UTILITY COMPANY: VERION  
NETHA ONE  
NATIONAL GRID ELECTRIC  
COM-DIST

PHONE NUMBERS:  
1-800-922-2844  
1-800-922-2800  
1-800-922-3323  
1-800-924-8548

THE COMPLETION OF THIS SURVEY REQUIRES REPRODUCTION BY MEANS OF A COPY MACHINE OR OTHER MEANS TO BE MADE BEFORE THE SURVEYING SURVEY IS COMPLETED.

THIS SURVEY HAS BEEN PERFORMED BY 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 ENCASED WITH PAVED APPROPRIATION OR STAMPED WITH A BLUE INK SEAL.

**GERRY L. HOLDRIGHT, PLS**  
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #48811

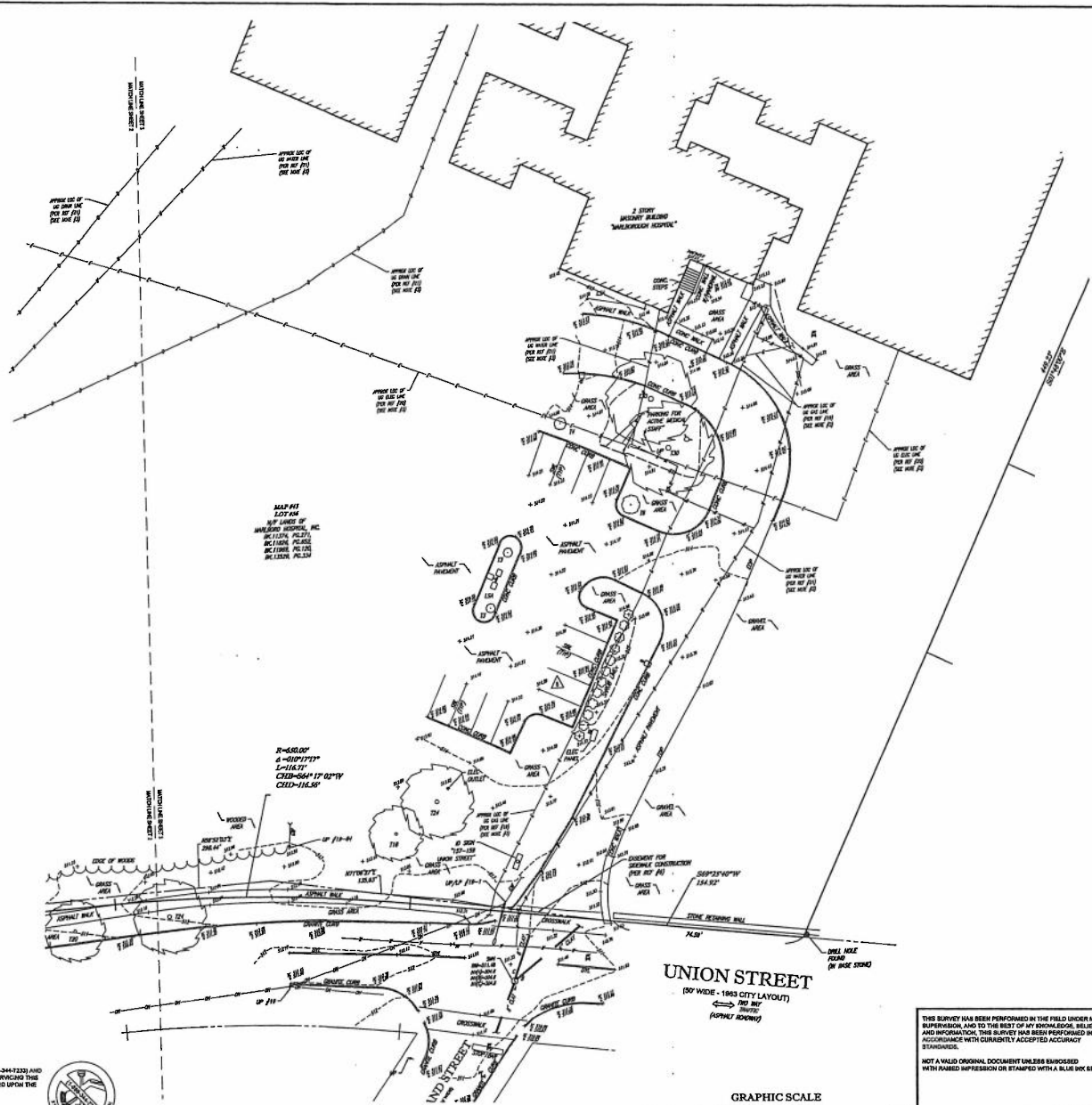


DATE: 9/19/19

| NO. | REVISION                | J.L.H.        | B.M.VIGANT     | G.L.H.            | 8-19-2019 |        |
|-----|-------------------------|---------------|----------------|-------------------|-----------|--------|
| 1   | DESCRIPTION OF REVISION | PREP (G.L.H.) | DRAWN (G.L.H.) | APPROVED (G.L.H.) | DATE      |        |
| 1   | 8-7-2019                |               |                |                   |           |        |
| 2   | 19-1236A                |               |                |                   |           |        |
| 3   | 7                       |               |                |                   |           |        |
| 4   | J.L.H.                  |               |                |                   |           |        |
| 5   | B.M.VIGANT              |               |                |                   |           |        |
| 6   | APPROVED                | DATE          | SCALE          | FILE NO.          | DRAW. NO. |        |
| 7   | J.R.Z.                  | G.L.H.        | 8-21-2019      | 1" = 20'          | 03-100155 | 2 OF 3 |

**BOUNDARY & TOPOGRAPHIC SURVEY**  
**UMASS MEMORIAL**  
157 UNION STREET  
MAP A3, LOT 56  
CITY OF MARLBOROUGH, MIDDLESEX COUNTY  
COMMONWEALTH OF MASSACHUSETTS

**CONTROL POINT ASSOCIATES, INC.**  
ALBANY NY 51817155  
CALVERTON VA 571712603  
MADEIRA NY 518750150  
MT LEBANON NY 518750150  
WARREN NY 518750150



LOCUS MAP  
©2013 DEER HOUND STREET MAPS  
NOT TO SCALE

- LEGEND**
- EXISTING CONTOUR
  - X 121.16 EXISTING SPOT ELEVATION
  - X 121.16 EXISTING TOP OF CURB ELEVATION
  - X 122.18 EXISTING GUTTER ELEVATION
  - X 122.16 EXISTING TOP OF WALL ELEVATION
  - X 121.16 EXISTING BOTTOM OF WALL ELEVATION
  - WATER VALVE
  - ELECTRIC METER
  - OVERHEAD WIRES
  - APPROX. LOC. UNDERGROUND GAS LINE
  - APPROX. LOC. UNDERGROUND WATER LINE
  - UTILITY POLE
  - UTILITY FOLETSIGHT POLE
  - CITY WIRE
  - AREA LIGHT
  - SIEN
  - BOLLARD
  - CHAIN LINK FENCE
  - EDGE OF PAVEMENT
  - LANDSCAPED AREA
  - TYPICAL
  - DRAINAGE/STORM MANHOLE
  - SANITARY/BREWER MANHOLE
  - CATCH BASIN OR INLET
  - TREE & TRUNK SIZE
  - SHRUBS
  - PARKING SPACE COUNT
  - SOLID WHITE LINE
  - SOLID YELLOW LINE
  - SOLID BLUE LINE
  - BUILDING FOOTPRINT AREA
  - INVERT ELEVATION
  - GRATE ELEVATION

SEE SHEET 1 OF 3 FOR NOTES AND REFERENCES

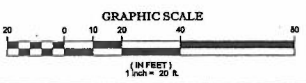
UTILITIES:  
THE FOLLOWING COMPANIES WERE NOTIFIED BY ONE-CALL SYSTEM (1-800-347-3333) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.  
REQUEST NUMBER: 2019062187



UTILITY COMPANY  
VERIZON  
NET 1043  
NATIONAL GRID ELECTRIC  
CONDUIT

PHONE NUMBER  
1-800-333-8334  
1-800-343-2200  
1-800-333-2323  
1-800-343-4433

THE COMMONWEALTH OF MASSACHUSETTS REQUESTS NOTIFICATION BY SURVEYOR, CONTRACTOR, OR LAND REFORM PROGRAMMER TO OBTAIN THE SERVICE SURVEY INFORMATION BY THE COMMONWEALTH.



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 ENDORSED WITH PAINED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.



GERRY L. HOLDRIGHT, PLS  
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #4211

| NO. | ISSUED | DESCRIPTION OF REVISION | DATE | BY | APPROVED | DATE |
|-----|--------|-------------------------|------|----|----------|------|
| 1   |        |                         |      |    |          |      |
| 2   |        |                         |      |    |          |      |
| 3   |        |                         |      |    |          |      |

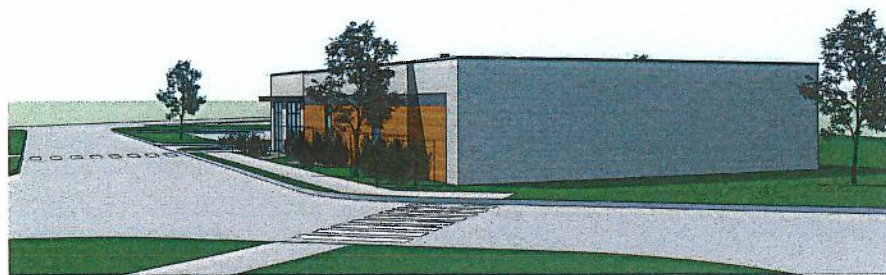
FIELD DATE: 5-7-2019  
FIELD NUMBER: 19-120A  
FIELD BOOK NO: 7  
FIELD DRAWN: J.O.  
DATE: 9/18/19

**BOUNDARY & TOPOGRAPHIC SURVEY**  
**UMASS MEMORIAL**  
157 UNION STREET  
MAP 43, LOT 56  
CITY OF MARLBOROUGH, MIDDLESEX COUNTY  
COMMONWEALTH OF MASSACHUSETTS

**CONTROL POINT ASSOCIATES, INC.**  
325 TURNPIKE ROAD  
SCITUBOROUGH, MA 01573  
508-848-2000 508-848-2000 FAX

ALABAMA, NY, DISTRICT OF COLUMBIA, PA, ILLINOIS, MASSACHUSETTS, MARYLAND, MD, MICHIGAN, MI, MINNESOTA, MN, MISSISSIPPI, MS, MISSOURI, MO, MONTANA, MT, NEBRASKA, NE, NEVADA, NV, NEW HAMPSHIRE, NH, NEW JERSEY, NJ, NEW YORK, NY, NORTH CAROLINA, NC, NORTH DAKOTA, ND, OHIO, OH, OKLAHOMA, OK, OREGON, OR, PENNSYLVANIA, PA, RHODE ISLAND, RI, SOUTH CAROLINA, SC, SOUTH DAKOTA, SD, TENNESSEE, TN, TEXAS, TX, UTAH, UT, VERMONT, VT, VIRGINIA, VA, WASHINGTON, DC, WEST VIRGINIA, WV, WISCONSIN, WI, WYOMING, WY

APPROVED: J.R.Z. DATE: 8-21-2019  
SCALE: 1"=20'  
FILE NO.: 03-190155  
SHEET NO.: 3 OF 3



157 Union Street, Marlborough, MA 01752

11/12/19

