IN CITY COUNCIL

Marlborough, Mass., DECEMBER 1, 2025

ORDERED:

IN CITY COUNCIL

NOTICE OF DECISION

DECISION ON A SPECIAL PERMIT

ORDER NO. 25-1009483E

Special Permit Application of:
FD 130 Lizotte, LLC
Order No. 25-1009483E

Locus:
Lizotte Drive
Marlborough, MA
Assessors Map 90, Parcel(s) 2A and 83

DECISION ON A SPECIAL PERMIT
ORDER NO. 25-1009483E

The City Council of the City of Marlborough hereby GRANTS the Application for a Special Permit to FD 130 Lizotte, LLC (the "Applicant") to build and operate a three-building multifamily dwelling project, with a total of 187 residential units off of Lizotte Drive, as provided in this Decision and subject to the following Findings of Fact and Conditions.

FINDINGS OF FACT

1. The Applicant, FD 130 Lizotte, LLC, is a Massachusetts limited liability company with an address of 118 Turnpike Road, Suite 300, Southborough, MA 01772.
2. The Applicant is the owner of the property located along Lizotte Drive in Marlborough, Massachusetts, being shown as Parcels 2A and 83 on Assessors Map 90 (the "Site").
3. In accordance with Article VI, Section 650-39.1, of the Zoning Ordinance of the City of Marlborough (the "Zoning Ordinance"), the Applicant proposes to build and operate at the Site a three-building multifamily dwelling project with a total of 187 residential units, consisting of a converted office building with 74 residential units, two new buildings with a total of 113 residential units, on-site parking, open space areas, and residential amenities (the "Use"). Each building, or one or more of the buildings together, may be organized as its own condominium and constructed in phases at different times.
4. The Site is located in the Limited Industrial District and the Lizotte Drive Overlay District.
5. The Site has an area of 441,331 square feet +/- as shown on the Plans referenced in paragraph 7 below.

ORDERED:

6. The Applicant, by and through its counsel, filed with the City Clerk of the City of Marlborough an Application for a Special Permit ("Application") for the Use.

7. In connection with the Application, the Applicant submitted a certified list of abutters, filing fees, and a detailed site plan entitled "Site Development Plans for Glenford at Lake Williams" by Bohler Engineering with a last revision date of October 2, 2025, a set of architectural plans entitled "130 Lizotte Dr Multifamily Development" by Monte French Design Studio with a last revision date of July 22, 2025, and a set of architectural plans entitled "Architectural Plans for 130 Lizotte Drive" by DMS Design LLC with a last revision date of April 2025 (collectively, the "Plans", attached hereto as **"ATTACHMENT A."**)

8. 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.

9. Pursuant to the Rules and Regulations of the City Council for the City of Marlborough and applicable statutes of the Commonwealth of Massachusetts, the City Council established a date for a public hearing on the Application and the City Clerk for the City of Marlborough caused notice of the same to be advertised and determined that notice of the same was provided to abutters entitled thereto in accordance with applicable regulations and law.

10. The Marlborough City Council, pursuant to Massachusetts General Laws Chapter 40A, opened a public hearing on the Application on Monday, July 21, 2025. The hearing was closed on that date.

11. The Applicant, through its representatives, presented testimony at the public hearing detailing the Use, describing its impact upon municipal services, the neighborhood, and traffic.

12. At the public hearing, no members of the public spoke in opposition to the Use.

13. The Applicant, through its representatives, conducted a balloon height test on November 7, 2025, and November 8, 2025, to demonstrate the height of the proposed new buildings, with notices of the balloon height test being mailed to property owners listed on the certified list of abutters and being posted on the City website. The balloon height test demonstrated that the proposed new buildings would not be visible above the existing tree line east of the Site when viewed across Lake Williams from the east.

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.

ORDERED:

B. The City Council finds that the proposed Use of the Site is an appropriate use and in harmony with the general purpose and intent of the Zoning Ordinance of the City of Marlborough when subject to the appropriate terms and conditions as provided herein. The City Council makes these findings subject to the completion and adherence by the Applicant, its successors and/or assigns to the conditions more fully set forth herein.

C. In accordance with Section 650-39.1.C(3), the City Council finds that modifications to the dimensional, parking, design, and landscaping requirements applicable to the Use, as shown and described on the Plans, results in an improved design that does not nullify or substantially derogate from the intent or purpose of Section 650-39.1 of the Zoning Ordinance because the design accommodates garage parking below the new buildings, optimizes the location of the buildings on the lots, and maximizes green space. In addition, by allowing for separate lots within the overall project, the proposed dimensional changes better accommodate condominium ownership communities among the three buildings. Given the existing vegetated buffers around the project and the Site's distance from homes and businesses, the proposed setbacks and heights will have minimal impacts on neighbors.

D. The City Council, pursuant to its authority under Massachusetts General Laws Chapter 40A and the Zoning Ordinance of the City of Marlborough hereby **GRANTS** the Applicant a Special Permit to build and operate a three-building multifamily dwelling project with a total of 187 residential units, as shown on the Plans, **SUBJECT TO THE FOLLOWING CONDITIONS**, which conditions shall be binding on the Applicant, its successors and/or assigns:

1. Construction in Accordance with Applicable Laws. Construction of all structures on the Site is to be in accordance with all applicable Building Codes and Zoning Regulations in effect in the City of Marlborough and the Commonwealth of Massachusetts and shall be built according to the Plans as may be amended during Site Plan Review.

ORDERED:

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 Section 650-39.1 of the Zoning Ordinance prior to the issuance of a building permit. Subsequent Site Plan Review shall be consistent with the conditions of this Special Permit and the Plans submitted, reviewed, and approved by the City Council as the Special Permit Granting Authority. Any additional changes, alterations, modifications, or amendments, as required during the process of Site Plan Review, shall be further conditions of this Special Permit and conditions attached to the building permit, and a final occupancy permit for the entire project shall not be issued until the Applicant has complied with all conditions, provided, however, that subsequent to the issuance of this Special Permit and Site Plan Approval, the Site Plan Review Committee may authorize the phasing of site and building work depending upon weather conditions and other factors, and final occupancy permits may be issued for the first two buildings completed at the Site in earlier phases if site work related to those buildings has been completed and Applicant has complied with all conditions applicable to both the phase and the first two buildings. In accordance with Section 650-39.1.I of the Zoning Ordinance, the Building Commissioner may approve minor modifications to the Special Permit and the Plans.

3. 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. The final architectural design of the Site shall be reasonably consistent with the Plans submitted by the Applicant. The final exterior features of the Site, including landscaping, shall be maintained in good condition and shall be reasonably consistent with the Plans submitted and representations made to the City Council.

4. Storm Water and Erosion Control Management. The Applicant shall ensure that its site superintendent during construction of the project is competent in stormwater and erosion control management. This individual(s)' credentials shall be acceptable to the Engineering Division of the City's Department of Public Works and the City's Conservation Commission. This individual(s) shall be responsible for checking the Site before, during, and after storm events including weekends and evenings when storms are predicted. This individual(s) shall ensure that no untreated stormwater leaves the Site consistent with the State's and the City's stormwater regulations. This individual(s) shall ensure compliance with the approved sequence of construction plan and the approved erosion control plan. The Applicant shall grant this individual(s) complete authority of the Site as it relates to stormwater and erosion controls.

ORDERED:

5. Phasing of Construction: Each of the three proposed condominium buildings, or one or more of the buildings together, may be organized as its own condominium and constructed in phases at different times. Site Plan Review in accordance with Condition #2 may be addressed in phases, with separate reviews for different buildings.

6. Affordable Units. Twelve percent (12%) of the dwelling units at the Site shall be made available as units for sale at affordable prices to home buyers (whose annual income does not exceed eighty percent (80%) of the area median income as defined in Section 650-5 of the Zoning Ordinance) in perpetuity or the longest period allowed by law (the "Affordable Housing Units"), in accordance with the provisions of Section 650-26 of the Zoning Ordinance and this condition. The Affordable Housing Units shall be distributed evenly among the three buildings *pro rata*, with no less than twelve percent (12%) of the dwelling units in each building constituting Affordable Housing Units. The Affordable Housing Units shall comply with all requirements for inclusion in the Subsidized Housing Inventory ("SHI") of the Commonwealth of Massachusetts Executive Office of Housing and Livable Communities ("EOHLC"). Prior to obtaining an occupancy permit for any unit within a given building, the Applicant, in coordination with the City and its Community Development Authority, shall file all required submissions to EOHLC for inclusion of the Affordable Housing Units within that specific building on the SHI and shall diligently take all actions necessary to include the Affordable Housing Units on the SHI, including without limitation, preparing and executing a regulatory agreement and declaration of restrictive covenants and/or any other restrictive instrument necessary to ensure compliance with said Zoning Ordinance and this condition, a marketing plan, and all other required documentation. All costs associated with complying with this condition, including but not limited to, the EOHLC process, recording of all documents with the registry of deeds, and the marketing plan for the Affordable Units shall be borne by the Applicant.

7. Transportation Alternatives.
   a. Information regarding public transportation services, maps, schedules, and fare information shall be posted in a central location and/or otherwise made available to residents within each building at the Site.
   b. A welcome packet shall be provided to residents detailing available public transportation services, bicycle and walking alternatives, commuter options, and local walking trails.
   c. Work-at-home workspaces are encouraged to be provided to support telecommuting by residents of the Site.
   d. A central maildrop shall be provided within each building for residents.
   e. Secure bicycle parking shall be provided for residents and visitors, including weather-protected bicycle parking within the two parking garages on site.

ORDERED:

8. Green Design. The Applicant shall utilize best practices to design energy-efficient buildings and is encouraged to design buildings and accessory structures to accommodate accessory solar energy facilities and/or other technologies as feasible. The Applicant shall use best efforts to provide all-electric utilities contingent upon the utility company being able to commit to such service during the project's ordinary construction timeline. Accommodations for future electric vehicle (EV) charging stations or EV dedicated outlets shall be installed in at least 10% of the parking spaces for each building, provided that, each building shall have at least ten (10) parking spaces with EV charging stations or EV dedicated outlets installed prior to the issuance of the first occupancy permit for any unit within the building.

9. Lizotte Drive Improvements. Prior to issuance of a final occupancy permit for the entire project but no later than one (1) year after issuance of a final occupancy permit for the first building, the Applicant, at the Applicant's sole expense, shall complete the reclamation and repaving of Lizotte Drive from Lizotte Drive's intersection with Jackson Drive to the end of the Lizotte Drive cul-de-sac under the supervision of the City's Department of Public Works. Said work to start after significant construction activities at the Site involving large trucks and equipment have concluded. Notwithstanding the above, the Site Plan Review Committee may authorize the City's issuance of a final occupancy permit for the entire project or extend the one-year time frame set forth in this condition, prior to the completion of said work, due to weather conditions or other factors if said work is secured by a bond or other form of security held by the City in an amount deemed adequate by the City Engineer to enable the City to complete said work.

10. Jackson Drive. As part of formal Site Plan Review, the Applicant shall evaluate options for the private way known as Jackson Drive in the vicinity of the Site, including working with neighboring property owners to improve or modify access to the way.

11. Lake Williams Trail Funding. Prior to the issuance of the first building permit for any part of the Use, the Applicant shall provide a payment to the City in the amount of $50,000 to be used by the City for maintenance and improvements to the Lake Williams trail system, said payment to be deposited into the City's Lizotte Drive Mitigation Stabilization Fund, Account Number 83600-32729.

12. Williams Street Ball Fields Funding. Prior to the issuance of the first building permit for any part of the Use, the Applicant shall provide a payment to the City in the amount of $100,000 to be used by the City for improvements to the ball fields along Williams Street in the vicinity of the Site, said payment to be deposited into the City's Lizotte Drive Mitigation Stabilization Fund, Account Number 83600-32729.

IN CITY COUNCIL

DECEMBER 1, 2025

Marlborough, Mass., ~~PAGE 7~~

ORDERED:

13. West Side Fire Station Funding. Prior to the issuance of the first building permit for each of the three residential buildings at the Site, the Applicant shall make a payment to the City in the amount of $1,000 for each multifamily dwelling unit to be developed in the respective building, for a total of $187,000 for the Use, to be used by the City for a proposed West Side Fire Station, said payments to be deposited into the City's West Side Fire Station Mitigation Stabilization Fund, Account Number 83600-32701.

14. Landscaping. A detailed landscaping plan for the Site shall be reviewed and further conditioned during the Site Plan Review process. The landscaping plan shall be more robust than is required by the Zoning Ordinance and shall provide shade canopy and use native plants to improve habitat. The Applicant shall maintain the landscaping at the Site for the duration of the Use.

15. 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.

16. Conservation Commission Approval. The Applicant shall obtain and comply with an Order of Conditions from the City's Conservation Commission.

17. Compliance with Applicable Laws. The Applicant agrees to comply with all municipal, state, and federal rules, regulations, and ordinances as they may apply to the construction, maintenance, and operation of the Use.

18. Recording of Decision. In accordance with the provisions of Massachusetts General Laws, Chapter 40A, Section 11, the Applicant, at its expense, shall record this Special Permit in the Middlesex South Registry of Deeds after the City Clerk has certified that the twenty-day period for appealing this Special Permit has elapsed with no appeal having been filed, and before the Applicant has applied to the Building Commissioner for a building permit. Upon recording, the Applicant shall forthwith provide a copy of the recorded Special Permit to the City Council's office, the Building Department, and the City Solicitor's office.

Yea: 10 – Nay: 0 – Abstain: 1
Yea: Vital, Doucette, Preciado, Brown, Irish, Fuccillo, Navin, Oram, Ossing & Robey.
Abstain: Sargent.

Signed by City Council President
Michael H. Ossing

ADOPTED
In City Council
25-1009483E

ATTACHMENT A

PROPOSED SITE PLAN DOCUMENTS

FOR

PROPOSED

RESIDENTIAL DEVELOPMENT

LOCATION OF SITE

130 LIZOTTE DRIVE, TOWN OF MARLBOROUGH

MARLBOROUGH, MA

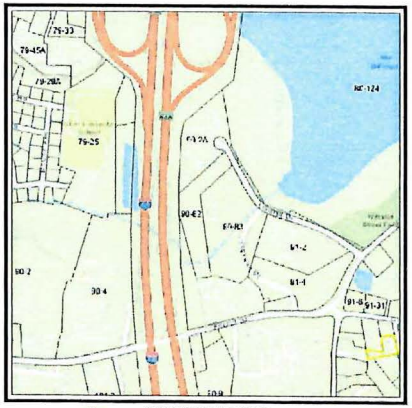
PARCEL 90-2A, 90-83

REFERENCES AND CONTACTS

REFERENCES

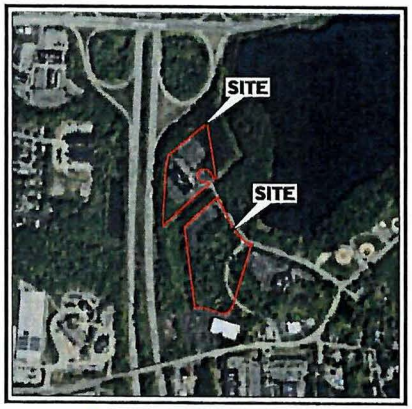
- BOUNDARY & TOPOGRAPHIC SURVEY:
- WETLAND AND RESOURCE ARE DELINEATION:
- APPROVED ANR PLAN:

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE PLAN REFERENCED OR DEPICTED FROM THESE DOCUMENTS BY OTHERS.



ASSESSOR'S MAP

SCALE: NTS
SOURCE: ASSGIS



LOCUS MAP

SCALE: 1" = 500'
SOURCE: MICROSOFT

SHEET INDEX

FOR SITE PLAN REVIEW COMMITTEE SIGNATURE BLOCK

NOTICE TO CONTRACTORS

PREPARED BY

BOHLER

CONTACT: TIMOTHY HAYES, P.E.

BOHLER

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REVISIONS

REV.	DATE	COMMENT	DRAWN BY / APPROVED BY
1	07/21/2025	Con Com/Site Plan Review	AP, SW / TAH, JE
2	08/29/2025	Erosion Control Revisions	AP / TAH
3	10/02/2025	Building 1 Fire Access Modification	AP, AL / TAH

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PERMIT SET

PROJECT No.:	MA250004.00-01
DRAWN BY:	JMK, AP
CHECKED BY:	TAH
DATE:	07/21/2025
CAD I.D.:	P:\CIVIL\CNDS

PROJECT:

SITE DEVELOPMENT PLANS

FOR

GLENFORD AT LAKE WILLIAMS
PROPOSED DEVELOPMENT
PARCEL 90-2A, 90-83
130 LIZOTTE DRIVE
MIDDLESEX COUNTY
MARLBOROUGH, MA

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

REVISION 3 - 10/02/2025

GENERAL NOTES

(Rev. [illegible])

[illegible]

DEMOLITION NOTES

[illegible]

SOIL EROSION & SEDIMENT CONTROL PLAN NOTES

[illegible]

SITE LAYOUT NOTES

[illegible]

GRADING NOTES

[illegible]

ACCESSIBILITY DESIGN GUIDELINES

[illegible]

DRAINAGE AND UTILITY NOTES

[illegible]

OUTSIDE SOURCE NOTES

[illegible]

STANDARD ABBREVIATIONS

FOR ENTIRE PLAN SET

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
AC	ACRE / ACRES
AD	AREA DRAIN
ADA	ACCESSIBLE / AMERICANS WITH DISABILITIES ACT
AG	ABOVE GROUND
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
ASSF	AREA SUBJECT TO STORMWATER FLOWAGE
ASSOC	ASSOCIATION
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BIO	BIOGARDEN
BIT	BITUMINOUS
BK	BLOCK
BL	BASELINE
BLDG	BUILDING
BM	BENCH MARK
BRL	BUILDING RESTRICTION LINE
BVW	BORDERING VEGETATIVE WETLAND
CB	CATCH BASIN
CF	CUBIC FEET
CI	CURB INLET
CIT	CHANGE IN TYPE
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
C/O	CLEAN OUT
CONC	CONCRETE
CONN	CONNECTION
COORD	COORDINATE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARD
DEC	DECORATIVE
DEP	DEPARTMENT OF ENVIRONMENTAL PROTECTION
DET	DETENTION
DIA	DIAMETER
DMH	DRAINAGE MANHOLE
DOM	DOMESTIC
DOT	DEPARTMENT OF TRANSPORTATION
DP	DESIGN POINT
DWL	DASHED WHITE LINE
DYL	DOUBLE YELLOW LINE
EG	EXISTING GRADE
ELEC	ELECTRIC
ELEV	ELEVATION
EOR	ENGINEER OF RECORD
EP / EOP	EDGE OF PAVEMENT
ES / EOS	EDGE OF SHOULDER
EW	END WALL
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FES	FLARED END SECTION
FF	FINISH / FIRST FLOOR
FFE	FINISH / FIRST FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FM	FORCE MAIN
FO	FIBER OPTIC
G	GRADE
GC	GENERAL CONTRACTOR
GEO	GEOTECH/GEOTECHNICAL
GF / GFE	GARAGE FLOOR ELEVATION (AT DOOR)
GFA	GROSS FLOOR AREA
GH	GRADE HIGH (WALL)
GL	GRADE LOW (WALL)
GRT	GRATE
GT	GREASE TRAP
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HOR	HORIZONTAL
HP	HIGH POINT
HW	HEADWALL
ICS	INLET CONTROL STRUCTURE
INF	INFILTRATION
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMIT OF CLEARING
LOD	LIMIT OF DISTURBANCE
LOS	LINE OF SIGHT
LOW	LIMIT OF WORK
LP	LOW POINT
LS	LANDSCAPE
LSA	LANDSCAPE AREA
MAX	MAXIMUM
ME	MATCH EXISTING
MEP	MECHANICAL, ELECTRICAL AND PLUMBING
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
NOAA	NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
NRCS	NATIONAL RESOURCE CONSERVATION SERVICE
O&M	OPERATIONS AND MAINTENANCE
OC	ON CENTER
OCS	OUTLET CONTROL STRUCTURE
OGS	OIL AND GRIT SEPARATOR
ORD	ORDINANCE
PA / POA	POINT OF ANALYSIS
PC	POINT OF CURVATURE
PCCR	POINT OF CURVATURE, CURB RETURN
PERF	PERFORATED
PG	PROPOSED GRADE
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
PP	POLYPROPYLENE PIPE
PROP	PROPOSED
PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS / RADII
R/W	RIGHT-OF-WAY / RIGHTS-OF-WAY
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REGS	REGULATIONS
RELO	TO BE RELOCATED
REQ	REQUIRED
RET	RETENTION
RET WALL	RETAINING WALL
RETO	TO BE RETURNED TO OWNER
RG	RAIN GARDEN
S	SLOPE
SAN	SANITARY SEWER
SESC	SOIL EROSION AND SEDIMENT CONTROL
SF	SQUARE FEET
SHLO	STATE HIGHWAY LAYOUT
SMH	SANITARY MANHOLE
STA	STATION
STM	STORM WATER / STORM SEWER
SWL	SINGLE/SOLID WHITE LINE
SWPPP	STORMWATER POLLUTION PREVENTION PLAN
TBA	TO BE ABANDONED
TBR	TO BE REMOVED
TBV	TO BE VACATED
TC	TOP OF CURB
Tc	TIME OF CONCENTRATION
TD	TRENCH DRAIN
TELE	TELECOMMUNICATIONS / TELEDATA
TPF	TREE PROTECTION FENCE
TR	TO REMAIN
TRANS	TRANSITION
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
USGS	UNITED STATES GEOLOGICAL SURVEY
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	WIDE / WIDTH
WL	WATER LINE
WM	WATER METER
WQU	WATER QUALITY UNIT
YD	YARD DRAIN
#	NUMBER
#:#	SLOPE EXPRESSED IN HORIZONTAL:VERTICAL IN FEET
±	PLUS OR MINUS
°	DEGREE
Ø	DIAMETER
'	FEET/FOOT
"	INCHES

PROP LINE LEGEND

PROPERTY LINE	— — — —
RIGHT-OF-WAY LINE	—— - - - ——
INTERIOR PROPERTY LINE	—— - - ——
LEASE LINE	—— - ——
EASEMENT LINE	— — — —
SETBACK LINE	— — — —
LIMIT OF WORK	━━━ ━━━
LIMIT OF DISTURBANCE	━━━ ━━━
SAWCUT LINE	—— - · - · ——
OVERHEAD WIRE	——— OH ———
ELECTRIC LINE	——— E ———
TELEPHONE LINE	——— T ———
CABLE LINE	——— C ———
GAS LINE	——— G ———
STORM SEWER	━━━━━━
SANITARY MAIN 12" OR GREATER	━━━━━━
SANITARY MAIN	——— S ———
SANITARY LATERAL	——— SL ———
SANITARY FORCE MAIN	——— FM ———
WATER MAIN 12" OR GREATER	━━━━━━
WATER MAIN	——— W ———
WATER LATERAL	——— WL ———
WATER FIRE LINE	——— F ———

PROP SYMBOL LEGEND

TYPICAL SIGN	▼
TYPICAL BOLLARD	•
UTILITY POLE WITH LIGHT	●——○
UTILITY POLE	◆
TYPICAL LIGHT	●
WATER HYDRANT	▼
CLEANOUT	•C/O
SANITARY MANHOLE	✹
STORM MANHOLE	✹
WATER METER	●WM
WATER VALVE	⋈
GAS VALVE	▣GV
TEST PIT	▣T-#
BORING	⊕B-#

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SUSTAINABLE DESIGN
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REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY
1	07/21/2025	Con Com/Site Plan Review	AP, SW TAH, JE
2	08/20/2025	Erosion Control Revisions	AP TAH
3	10/02/2025	Building 1 Fire Access Modification	AP, AL TAH

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PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	MAA240004.00-01
DRAWN BY:	JMK, AP
CHECKED BY:	TAH
DATE:	07/21/2025
CAD I.D.:	P-CIVL-CNDS

PROJECT:

SITE DEVELOPMENT PLANS

— FOR —

GLENFORD AT LAKE WILLIAMS
PROPOSED DEVELOPMENT

PARCEL 90-2A, 90-83
130 LIZOTTE DRIVE
MIDDLESEX COUNTY
MARLBOROUGH, MA

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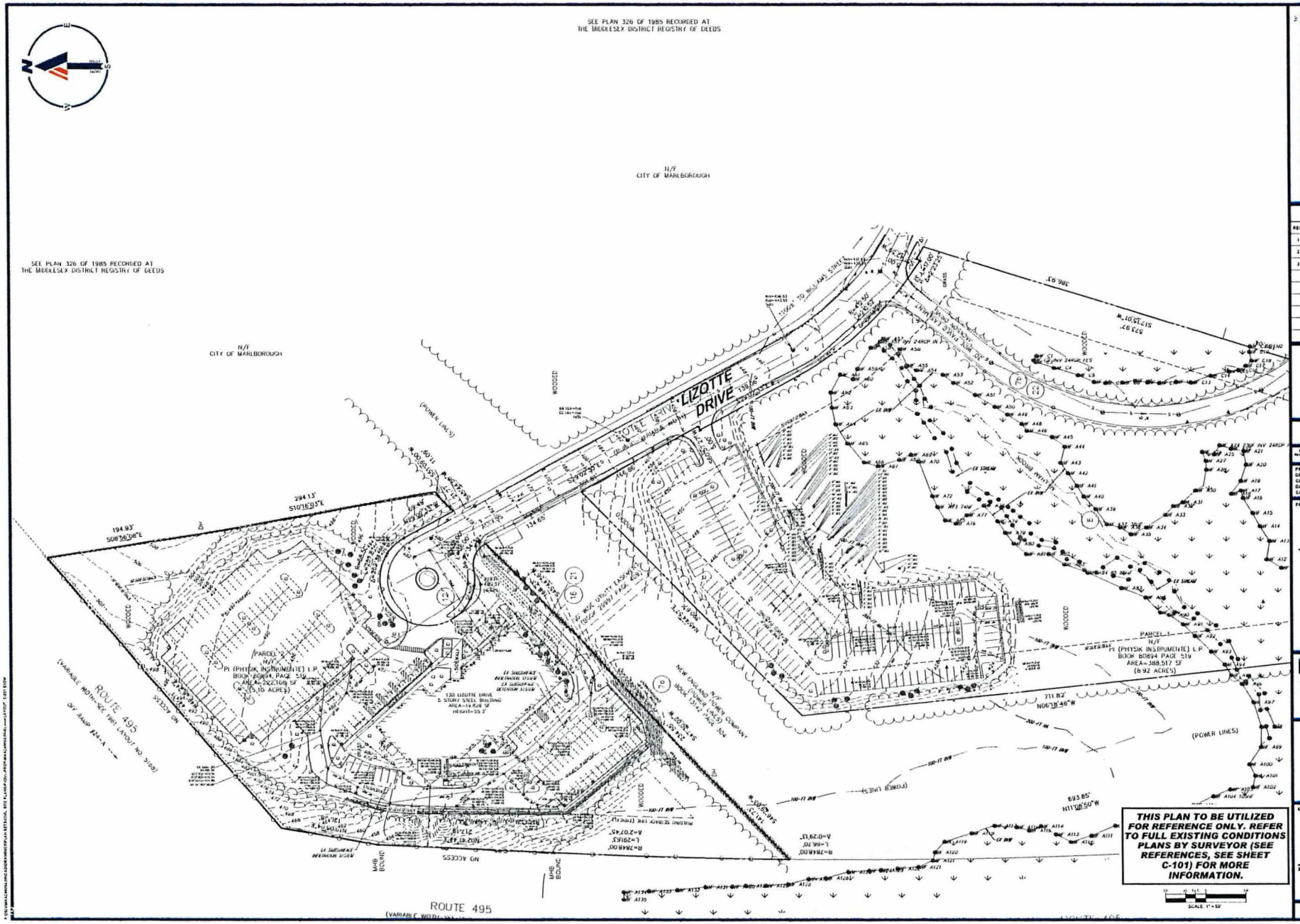
SHEET TITLE:

GENERAL NOTES AND LEGEND

SHEET NUMBER:

C-102

REVISION 3 - 10/02/2025



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PROJECT MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
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PERMIT SET

PROJECT No.:	MAA240004.00-01
DRAWN BY:	JMK AP
CHECKED BY:	TAH
DATE:	07/21/2025
CAD I.D.:	P-CNL-PROP

PROJECT:

SITE DEVELOPMENT PLANS

FOR

GLENFORD AT LAKE WILLIAMS
PROPOSED DEVELOPMENT
PARCEL 90-2A, 90-83
130 LIZOTTE DRIVE
MIDDLESEX COUNTY
MARLBOROUGH, MA

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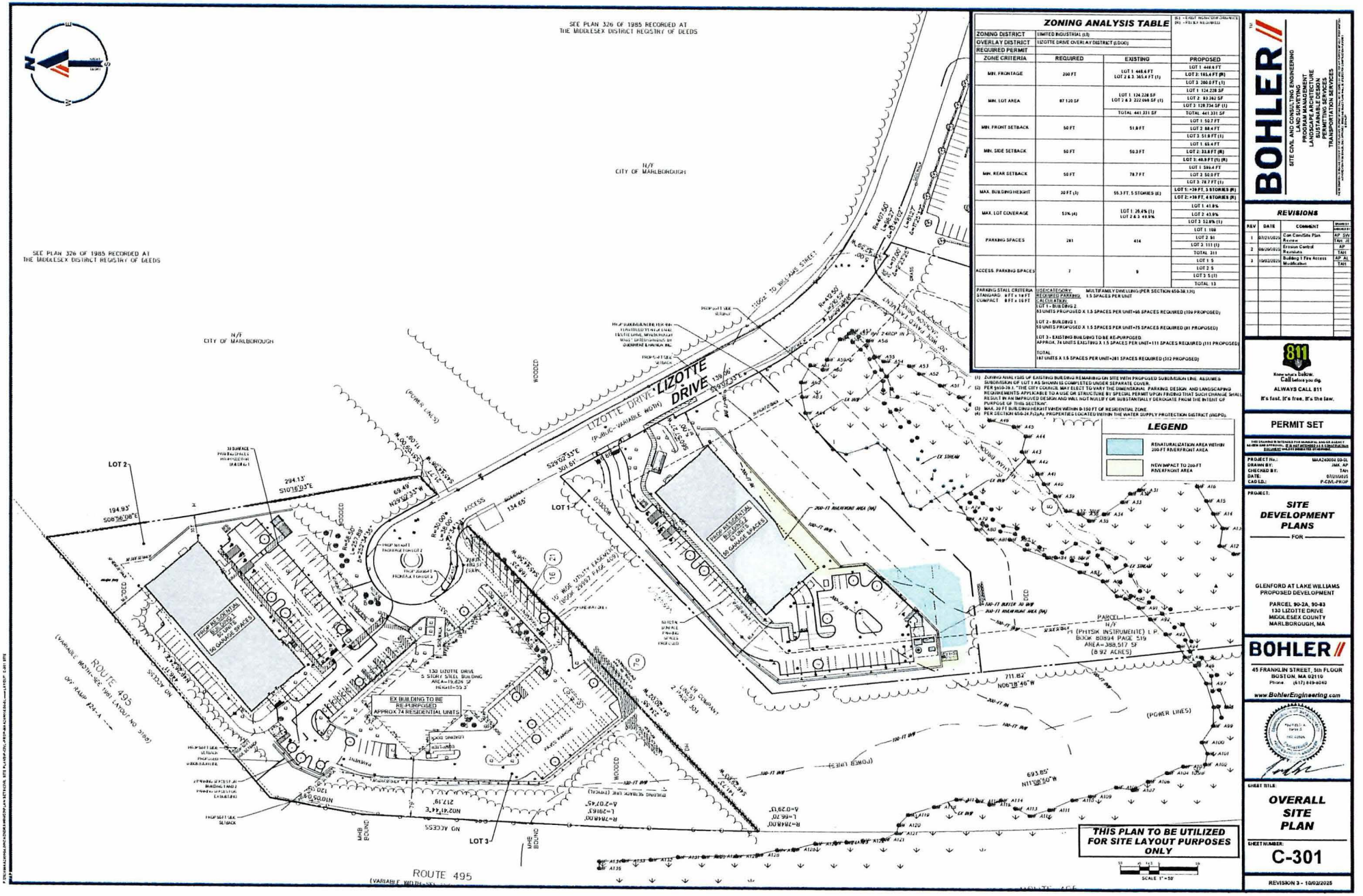
SHEET TITLE:

OVERALL EXISTING CONDITIONS PLAN

SHEET NUMBER:

C-201

REVISION 3 - 10/02/2025



ZONING ANALYSIS TABLE

ZONING DISTRICT	LIMITED INDUSTRIAL (LI)		
OVERLAY DISTRICT	LIZOTTE DRIVE OVERLAY DISTRICT (LDOD)		
REQUIRED PERMIT			

ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. FRONTAGE	200 FT	LOT 1: 446.6 FT LOT 2 & 3: 365.4 FT (1)	LOT 1: 446.6 FT LOT 2: 165.4 FT (R) LOT 3: 200.0 FT (1)
MIN. LOT AREA	87,120 SF	LOT 1: 124,228 SF LOT 2 & 3: 322,046 SF (1) TOTAL: 441,331 SF	LOT 1: 124,228 SF LOT 2: 83,362 SF LOT 3: 128,734 SF (1) TOTAL: 441,331 SF
MIN. FRONT SETBACK	50 FT	51.8 FT	LOT 1: 50.7 FT LOT 2: 68.4 FT LOT 3: 51.8 FT (1)
MIN. SIDE SETBACK	50 FT	50.3 FT	LOT 1: 65.4 FT LOT 2: 33.8 FT (R) LOT 3: 48.9 FT (1) (R)
MIN. REAR SETBACK	50 FT	78.7 FT	LOT 1: 594.4 FT LOT 2: 50.0 FT LOT 3: 78.7 FT (1)
MAX. BUILDING HEIGHT	20 FT (3)	55.3 FT, 5 STORIES (E)	LOT 1: +/-39 FT, 3 STORIES (R) LOT 2: +/-39 FT, 4 STORIES (R)
MAX. LOT COVERAGE	50% (4)	LOT 1: 26.4% (1) LOT 2 & 3: 49.9%	LOT 1: 41.9% LOT 2: 43.9% LOT 3: 52.9% (1)
PARKING SPACES	281	414	LOT 1: 188 LOT 2: 91 LOT 3: 111 (1) TOTAL: 311
ACCESS. PARKING SPACES	7	9	LOT 1: 5 LOT 2: 5 LOT 3: 5 (1) TOTAL: 13

PARKING STALL CRITERIA
STANDARD 9FT x 19 FT
COMPACT 8FT x 16FT

USE/CATEGORY: MULTIFAMILY DWELLING (PER SECTION 650-38.1.7A)
REQUIRED PARKING: 1.5 SPACES PER UNIT
CALCULATION:
LOT 1 - BUILDING 2
83 UNITS PROPOSED X 1.5 SPACES PER UNIT=165 SPACES REQUIRED (188 PROPOSED)
LOT 2 - BUILDING 1
90 UNITS PROPOSED X 1.5 SPACES PER UNIT=75 SPACES REQUIRED (91 PROPOSED)
LOT 3 - EXISTING BUILDING TO BE RE-PURPOSED
APPROX. 74 UNITS EXISTING X 1.5 SPACES PER UNIT=111 SPACES REQUIRED (111 PROPOSED)
TOTAL
167 UNITS X 1.5 SPACES PER UNIT=281 SPACES REQUIRED (312 PROPOSED)

(1) ZONING ANALYSIS OF EXISTING BUILDING REMAINING ON SITE WITH PROPOSED SUBDIVISION LINE. ASSUMES SUBDIVISION OF LOT 1 AS SHOWN IS COMPLETED UNDER SEPARATE COVER.
(2) PER §650-38.1, "THE CITY COUNCIL MAY ELECT TO VARY THE DIMENSIONAL, PARKING DESIGN AND LANDSCAPING REQUIREMENTS APPLICABLE TO A USE OR STRUCTURE BY SPECIAL PERMIT UPON FINDING THAT SUCH CHANGE SHALL RESULT IN AN IMPROVED DESIGN AND WILL NOT NULLIFY OR SUBSTANTIALLY DEROGATE FROM THE INTENT OF PURPOSE OF THIS SECTION".
(3) MAX. 39 FT BUILDING HEIGHT WHEN WITHIN 0-150 FT OF RESIDENTIAL ZONE.
(4) PER SECTION 650-24.7(1)(A), PROPERTIES LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT (WSPD).

LEGEND

- RENATURALIZATION AREA WITHIN 200-FT RIVERFRONT AREA
- NEW IMPACT TO 200-FT RIVERFRONT AREA

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REVISIONS

REV	DATE	COMMENT	BY
1	07/21/2025	Con Com Site Plan Review	AP SW TAH JE
2	08/29/2025	Erosion Control Revisions	AP TAH
3	10/02/2025	Building 1 Fire Access Modification	AP AL TAH

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PROJECT No.: MA240004.00-SL
DRAWN BY: JMK, AP
CHECKED BY: TAH
DATE: 07/21/2025
CAD I.D.: P-CNS-PROP

PROJECT:

SITE DEVELOPMENT PLANS

FOR

GLENFORD AT LAKE WILLIAMS
PROPOSED DEVELOPMENT
PARCEL 90-2A, 90-83
130 LIZOTTE DRIVE
MIDDLESEX COUNTY
MARLBOROUGH, MA

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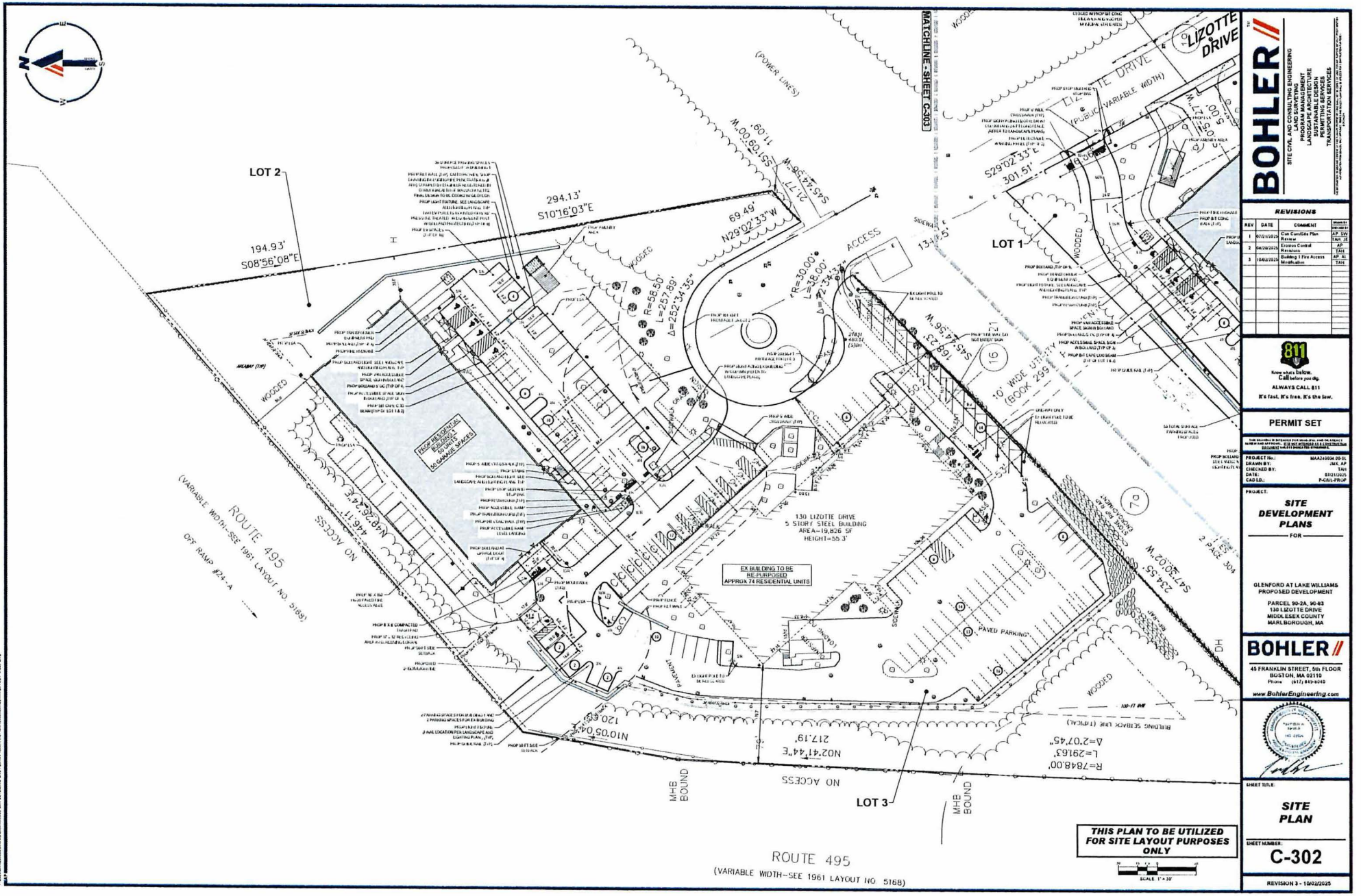
SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C-301

REVISION 3 - 10/02/2025



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REVISIONS

REV	DATE	COMMENT	BY
1	07/21/2025	Civil Comments Plan Review	AP, SW, TAH, JE
2	08/20/2025	Erosion Control Revisions	AP, TAH
3	10/02/2025	Building 1 Fire Access Modification	AP, AL, TAH

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PROJECT No.:	MAA240004 00-SI
DRAWN BY:	JMK, AP
CHECKED BY:	TAH
DATE:	07/21/2025
CAD I.D.:	P-CEL-PROP

PROJECT:

SITE DEVELOPMENT PLANS

FOR

GLENFORD AT LAKE WILLIAMS
PROPOSED DEVELOPMENT

PARCEL 90-2A, 90-83
130 LIZOTTE DRIVE
MIDDLESEX COUNTY
MARLBOROUGH, MA

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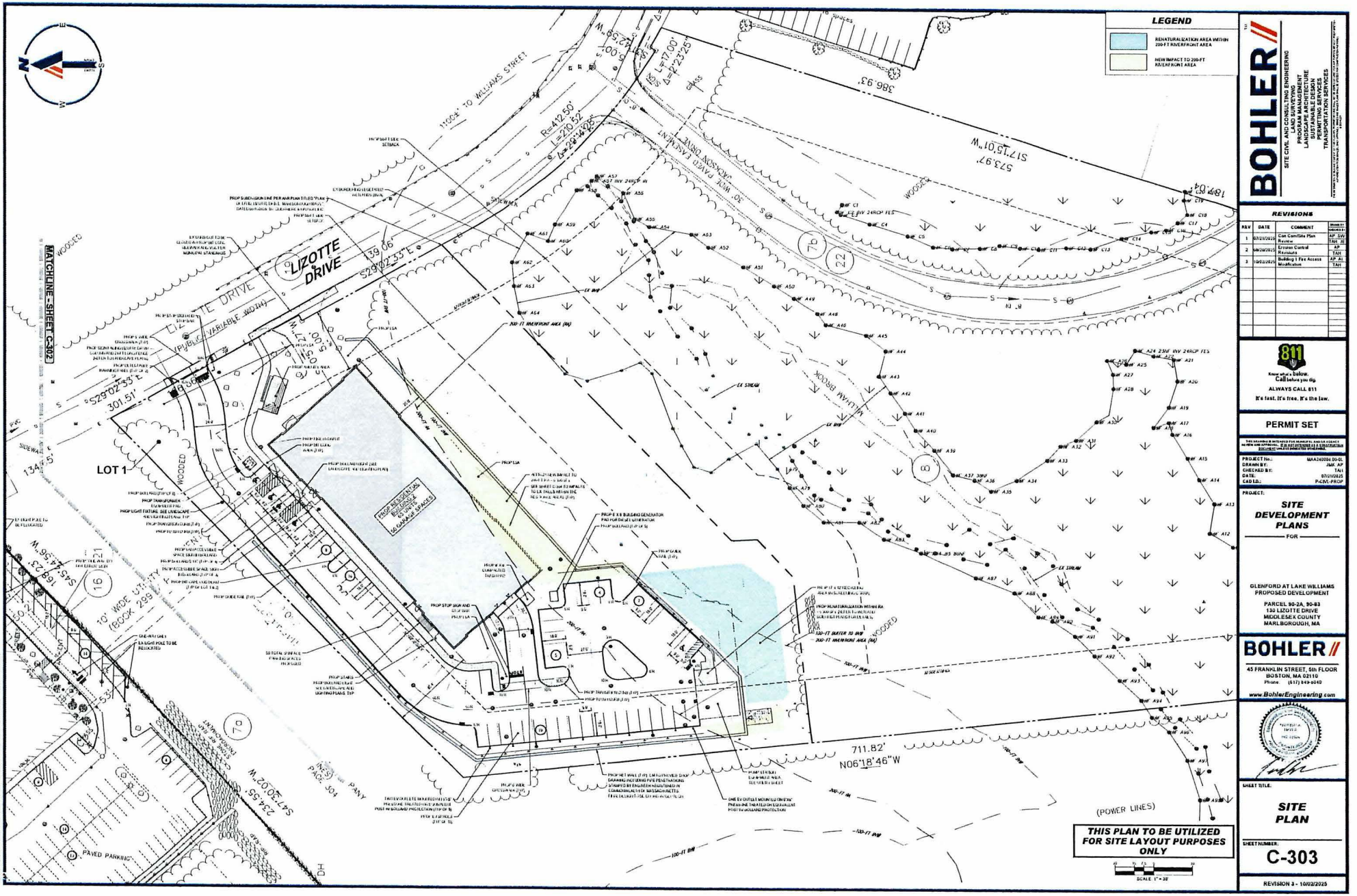
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-302

REVISION 3 - 10/02/2025



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REVISIONS

REV	DATE	COMMENT	DRAWN BY / APPROVED BY
1	07/31/2025	Con Com/Site Plan Review	AP SW TAH JE
2	08/28/2025	Erosion Control Revisions	AP TAH
3	10/02/2025	Building 1 Fire Access Modification	AP AL TAH

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PROJECT No.: MAA240094 00-01
DRAWN BY: JMK AP
CHECKED BY: TAH
DATE: 07/31/2025
CAD I.D.: P-CIVL-PROP

PROJECT:

SITE DEVELOPMENT PLANS

FOR

GLENFORD AT LAKE WILLIAMS
PROPOSED DEVELOPMENT

PARCEL 90-2A, 90-83
130 LIZOTTE DRIVE
MIDDLESEX COUNTY
MARLBOROUGH, MA

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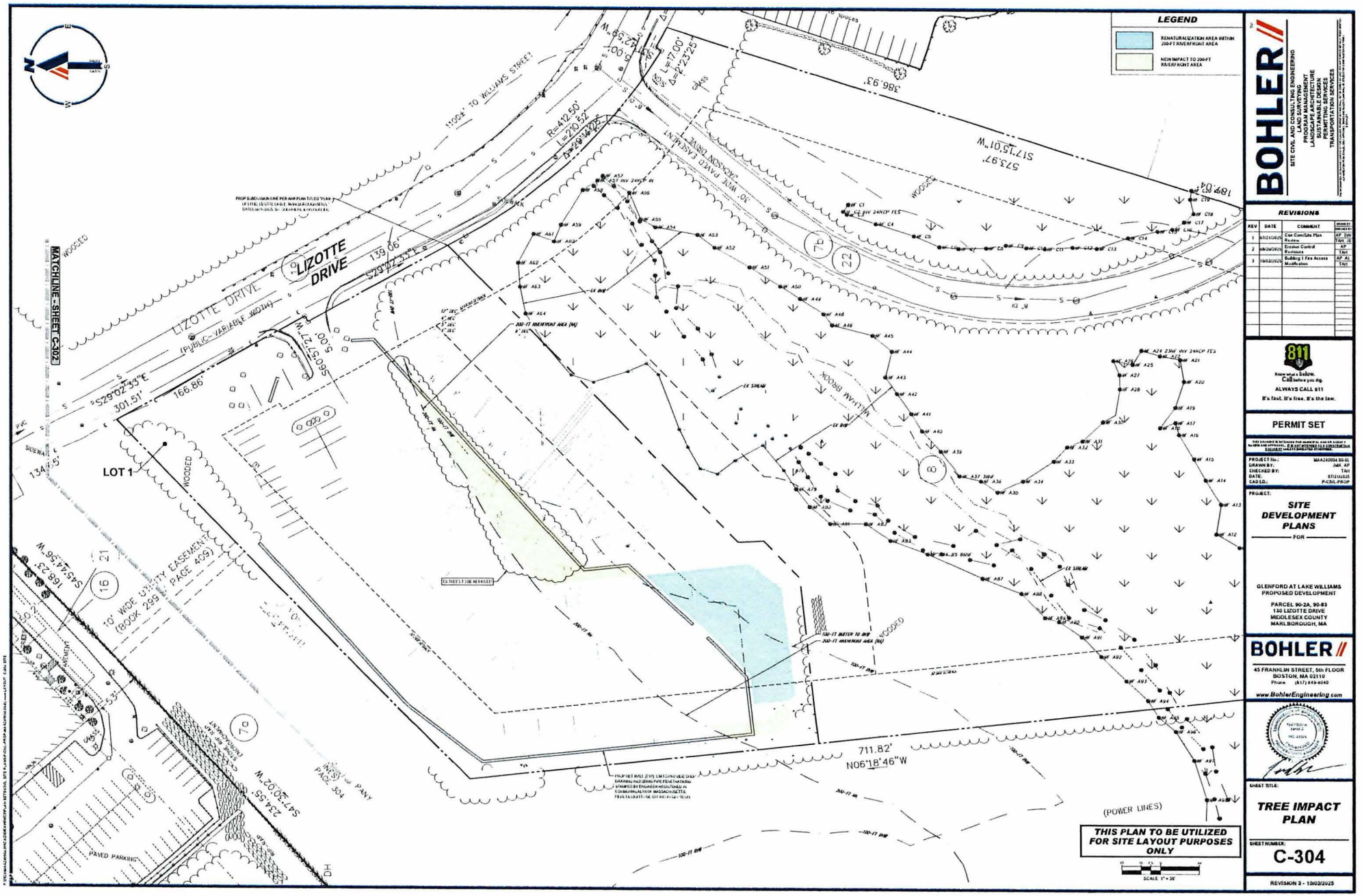
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-303

REVISION 3 - 10/02/2025



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REVISIONS

REV	DATE	COMMENT	DRAWN BY / APPROVED BY
1	07/21/2025	Civil Comments Plan Review	AP, DW / TAH, JS
2	08/26/2025	Erosion Control Revisions	AP / TAH
3	10/02/2025	Building 1 Fire Access Modification	AP, AL / TAH

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PROJECT No.:	MA240004.00-01
DRAWN BY:	JMK, AP
CHECKED BY:	TAH
DATE:	07/21/2025
CAD I.D.:	P-CIVL-PROP

PROJECT:

SITE DEVELOPMENT PLANS

FOR

GLENFORD AT LAKE WILLIAMS
PROPOSED DEVELOPMENT

PARCEL 90-2A, 90-83
130 LIZOTTE DRIVE
MIDDLESEX COUNTY
MARLBOROUGH, MA

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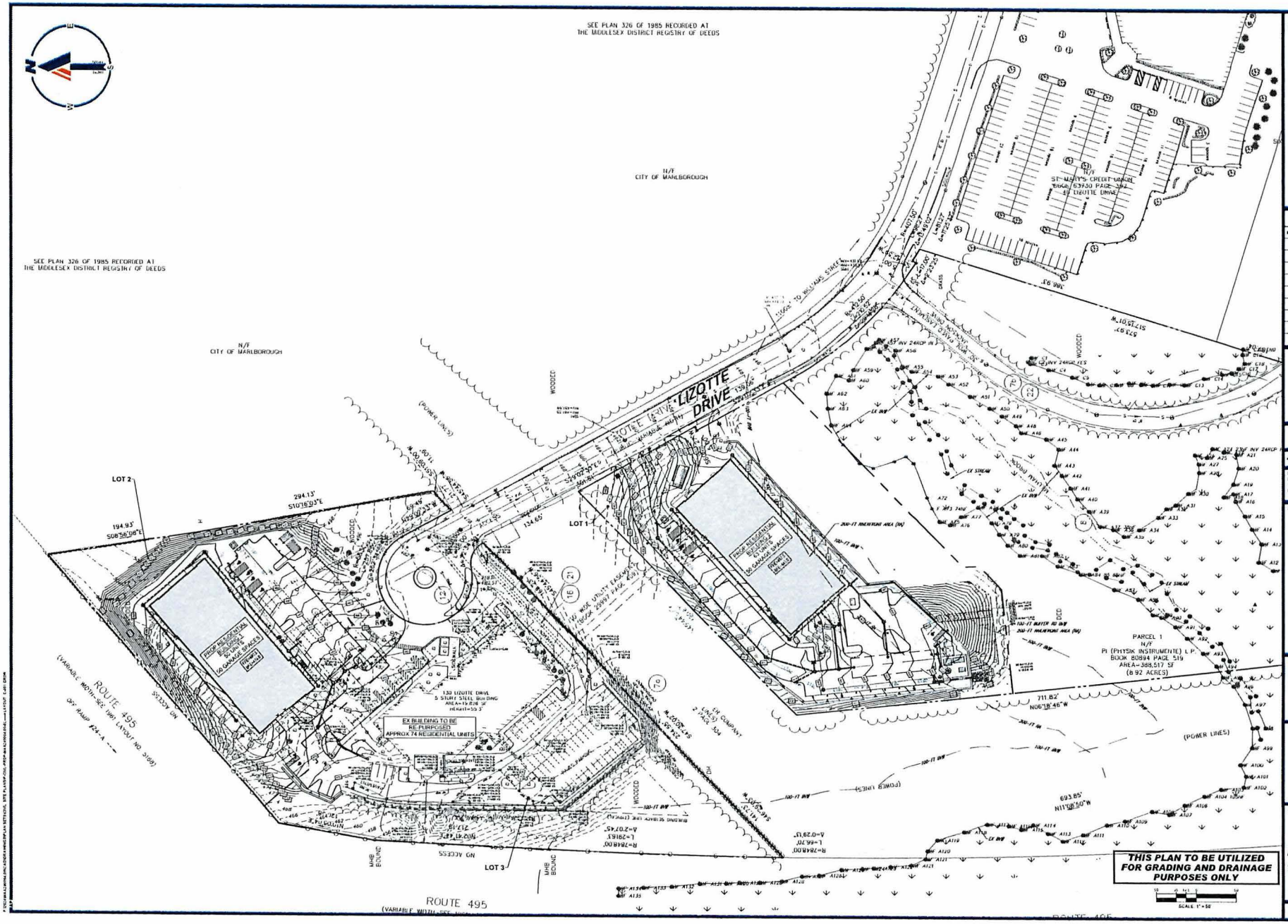
SHEET TITLE:

TREE IMPACT PLAN

SHEET NUMBER:

C-304

REVISION 3 - 10/02/2025



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REVISIONS

REV	DATE	COMMENT	INITIALS
1	07/21/2025	Con Com/Site Plan Review	AP SW TAH JE
2	08/29/2025	Erosion Control Revisions	AP TAH
3	10/02/2025	Building 1 Fire Access Modification	AP AL TAH

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PROJECT No.:	MA240004.00-01
DRAWN BY:	JMK, AP
CHECKED BY:	TAH
DATE:	07/21/2025
CAD I.D.:	P-CIVL-PRGP

PROJECT:

SITE DEVELOPMENT PLANS

FOR

GLENFORD AT LAKE WILLIAMS
PROPOSED DEVELOPMENT
PARCEL 90-2A, 90-83
130 LIZOTTE DRIVE
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MARLBOROUGH, MA

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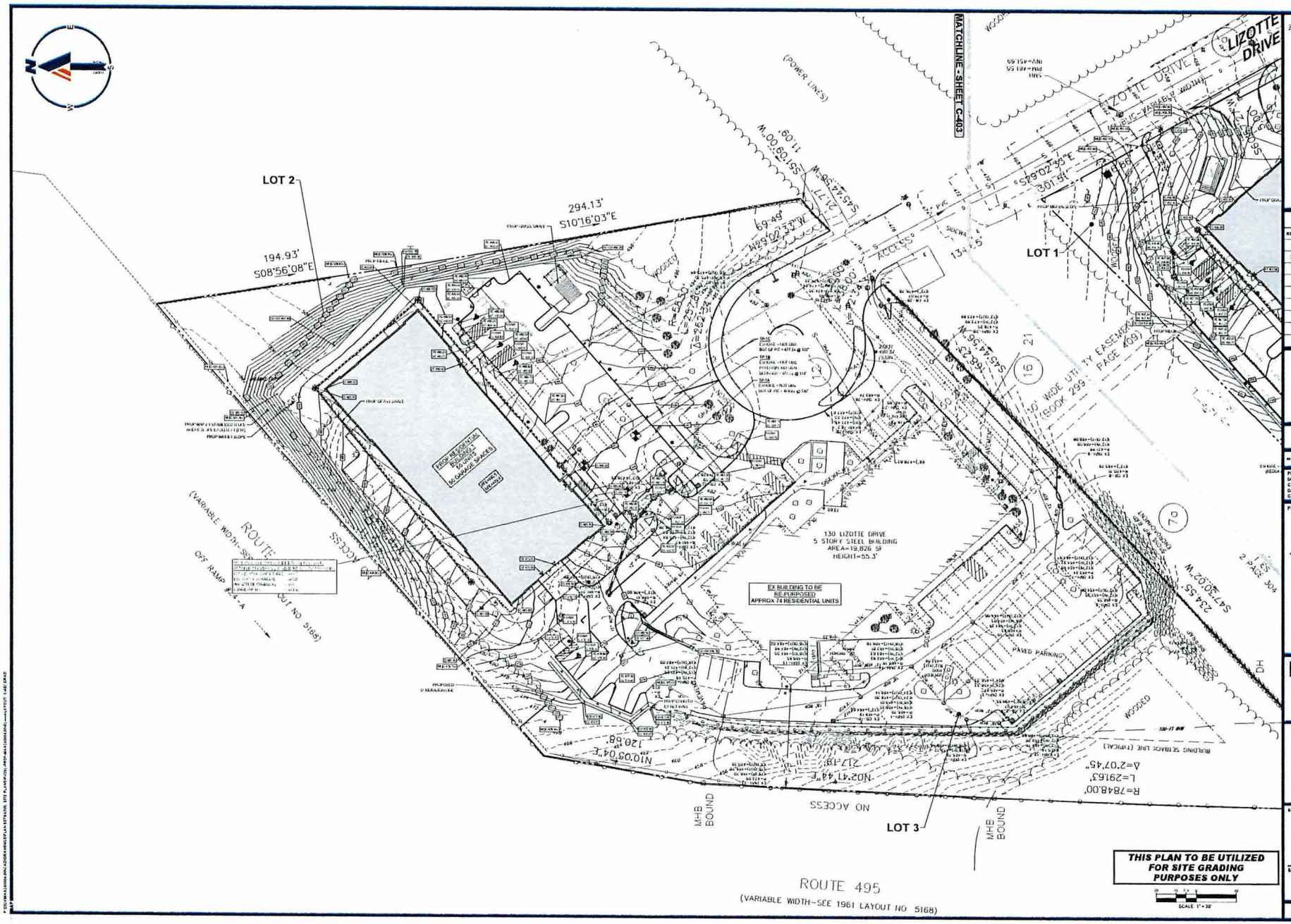
SHEET TITLE:

OVERALL GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-401

REVISION 3 - 10/02/2025



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REVISIONS

REV	DATE	COMMENT	DRAWN BY / APPROVED BY
1	07/21/2025	Con Com/Site Plan Review	AP SAK TAH
2	08/29/2025	Erosion Control Revisions	AP TAH
3	10/02/2025	Building 3 Fire Access Modification	AP AL TAH

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PROJECT No.: MAA240094.00-01
DRAWN BY: JMK AP
CHECKED BY: TAH
DATE: 07/21/2025
CAD I.D.: P-CIV-PROP

PROJECT:

SITE DEVELOPMENT PLANS

— FOR —

GLENFORD AT LAKE WILLIAMS
PROPOSED DEVELOPMENT

PARCEL 90-2A, 90-63
130 LIZOTTE DRIVE
MIDDLESEX COUNTY
MARLBOROUGH, MA

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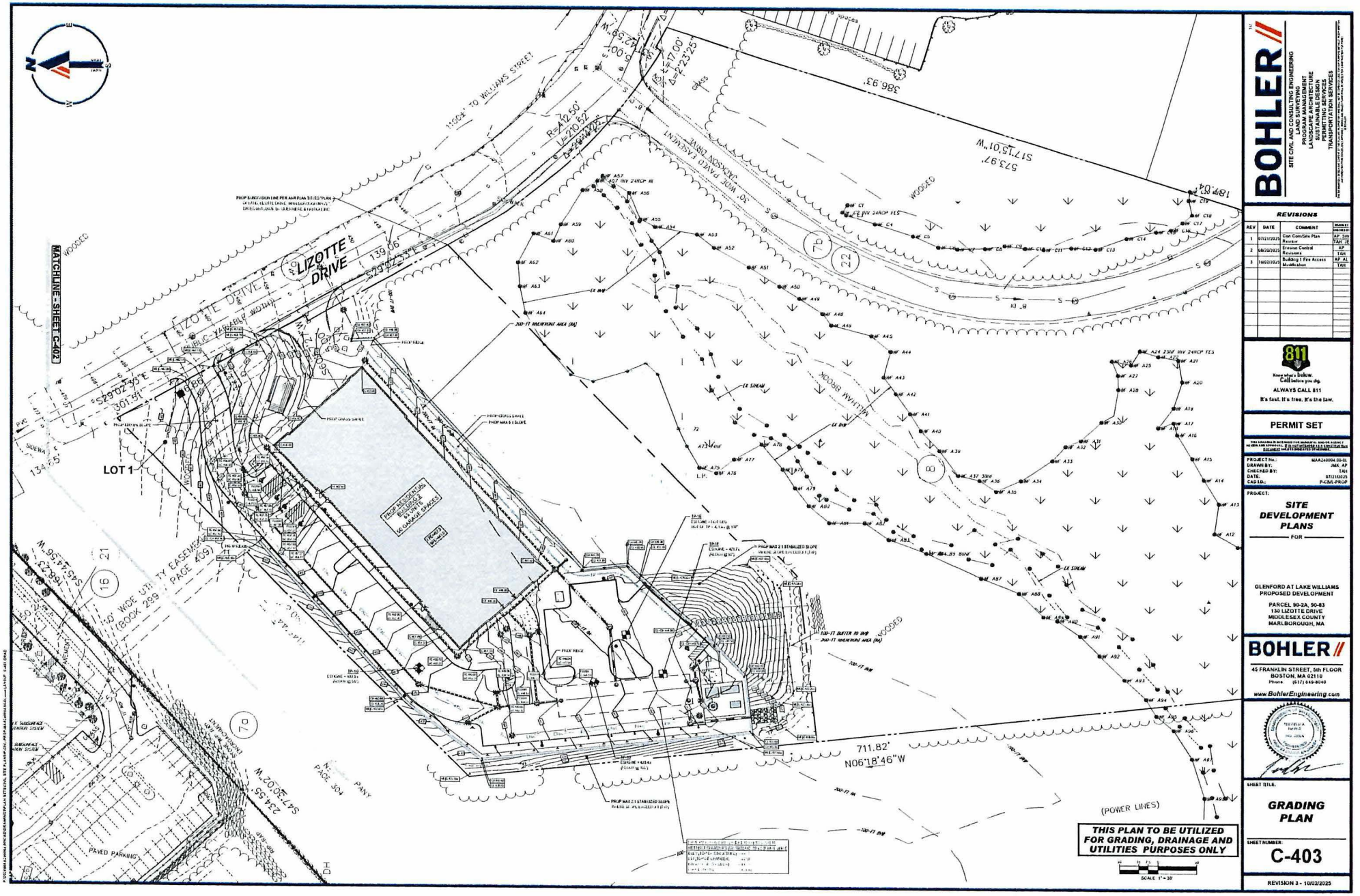
SHEET TITLE:

GRADING PLAN

SHEET NUMBER:

C-402

REVISION 3 - 10/02/2025



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PERMITTING & APPROVALS
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	INITIALS
1	07/21/2025	Con Com/Site Plan Review	AP, SW, TAH, JE
2	08/20/2025	Erosion Control Revisions	AP, TAH
3	10/02/2025	Building 1 Fire Access Modification	AP, AL, TAH

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PROJECT No.: MAA2400004.00-01
DRAWN BY: JMK, AP
CHECKED BY: TAH
DATE: 07/21/2025
CAD I.D.: P-CIVIL-PROP

PROJECT:

SITE DEVELOPMENT PLANS

FOR

GLENFORD AT LAKE WILLIAMS
PROPOSED DEVELOPMENT
PARCEL 90-2A, 90-83
130 LIZOTTE DRIVE
MIDDLESEX COUNTY
MARLBOROUGH, MA

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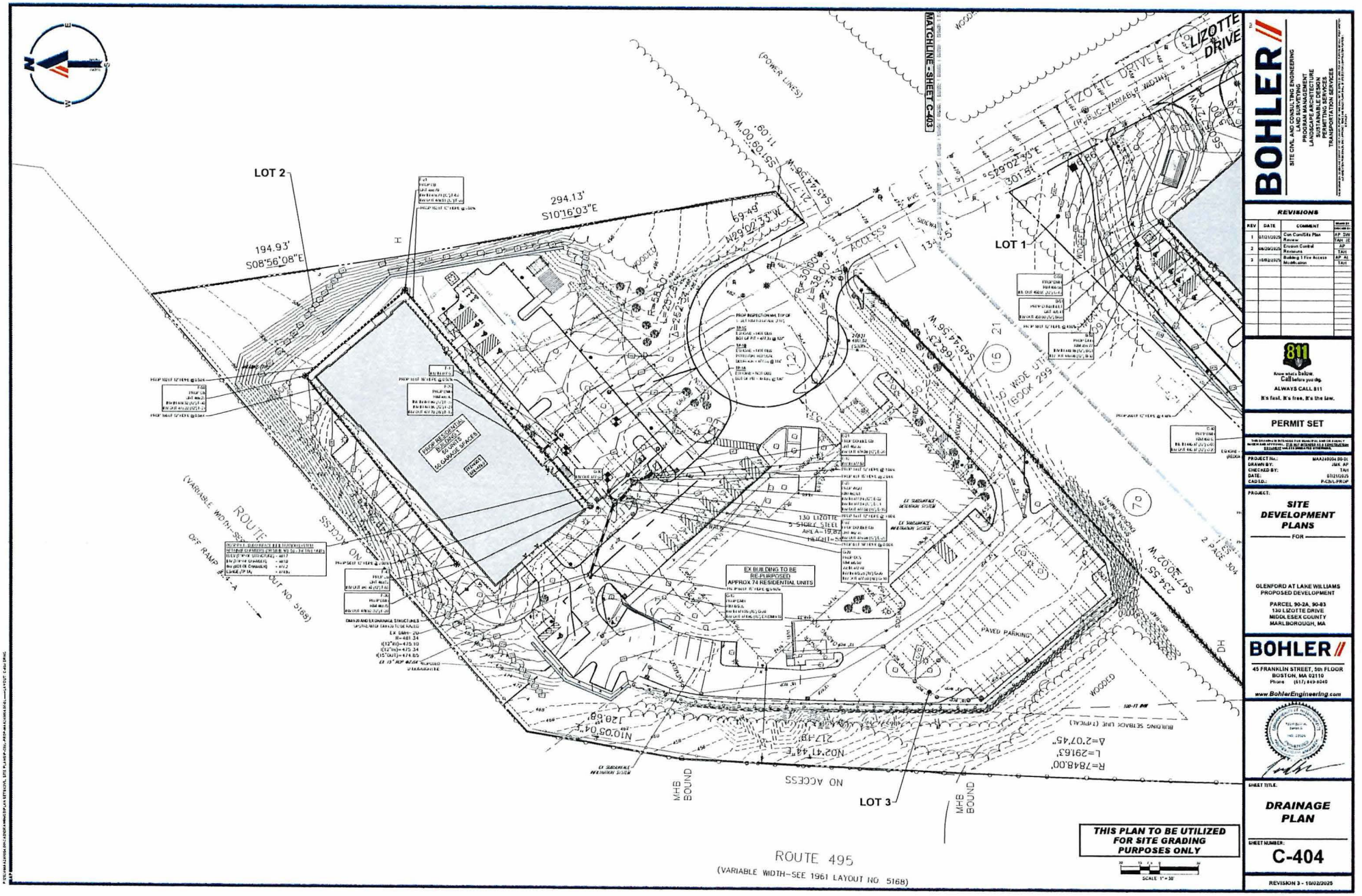
SHEET TITLE:

GRADING PLAN

SHEET NUMBER:

C-403

REVISION 2 - 10/02/2025



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REVISIONS

REV	DATE	COMMENT	MADE BY APP BY
1	07/21/2025	Con Com/Site Plan Review	AP SW TAH
2	08/29/2025	Erosion Control Revisions	AP TAH
3	10/02/2025	Building 1 Fire Access Modification	AP KL TAH

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PROJECT No.: MA240004.00-01
DRAWN BY: JMK AP
CHECKED BY: TAH
DATE: 07/21/2025
CAD I.D.: PCSVL-PROP

PROJECT:

SITE DEVELOPMENT PLANS

FOR

GLENFORD AT LAKE WILLIAMS
PROPOSED DEVELOPMENT

PARCEL 90-2A, 90-83
130 LIZOTTE DRIVE
MIDDLESEX COUNTY
MARLBOROUGH, MA

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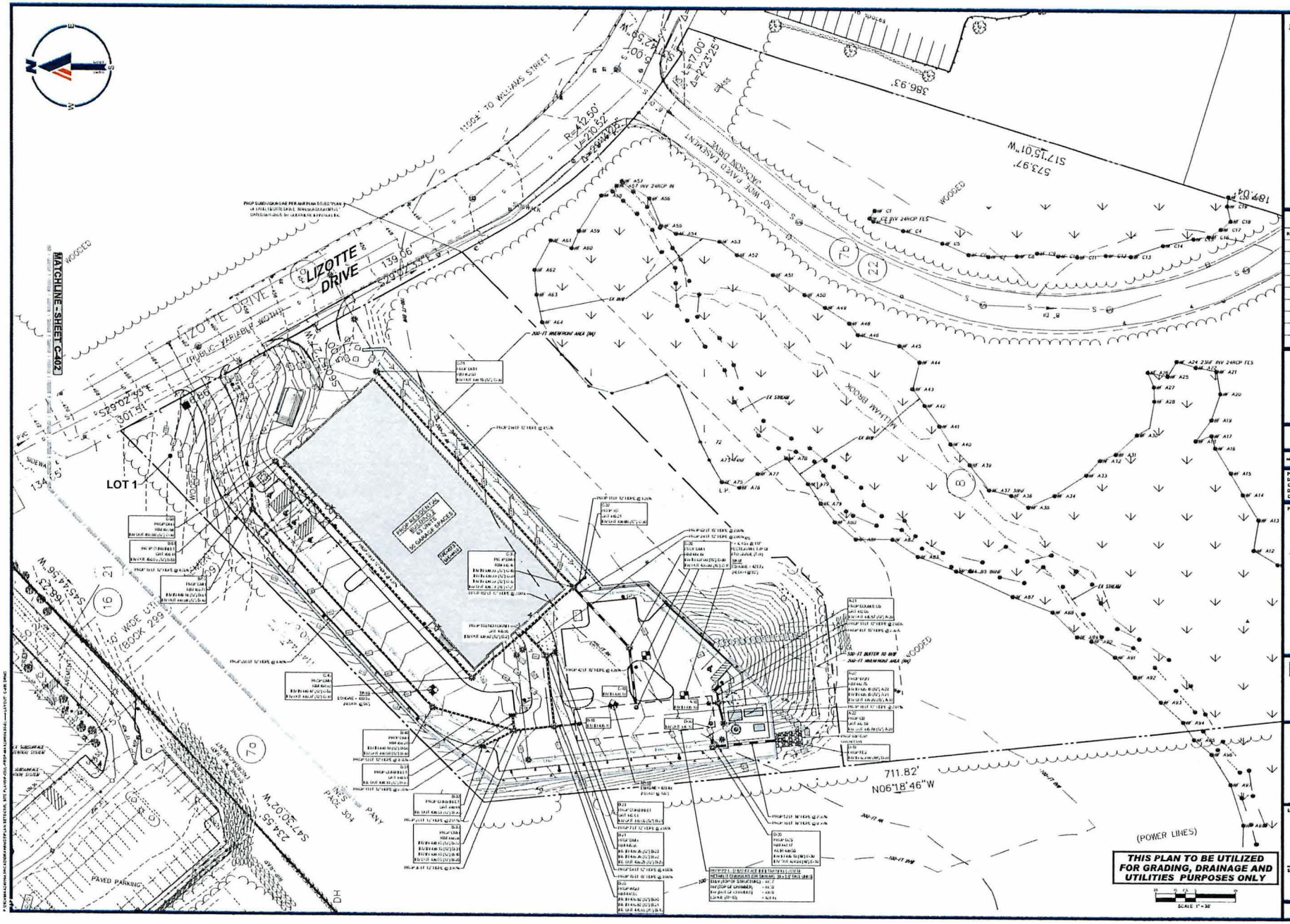
SHEET TITLE:

DRAINAGE PLAN

SHEET NUMBER:

C-404

REVISION 3 - 10/02/2025



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REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY
1	07/21/2025	Con Com/Site Plan Review	AP SW TAH JE
2	08/20/2025	Erosion Control Revisions	AP TAH
3	10/02/2025	Building 1 Fire Access Modification	AP AL TAH

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PROJECT No.: MAA240004.00-0L
DRAWN BY: JMK, AP
CHECKED BY: TAH
DATE: 07/21/2025
CAD I.D.: P-CIVL-PROP

PROJECT:

SITE DEVELOPMENT PLANS

— FOR —

GLENFORD AT LAKE WILLIAMS
PROPOSED DEVELOPMENT

PARCEL 90-2A, 90-83
130 LIZOTTE DRIVE
MIDDLESEX COUNTY
MARLBOROUGH, MA

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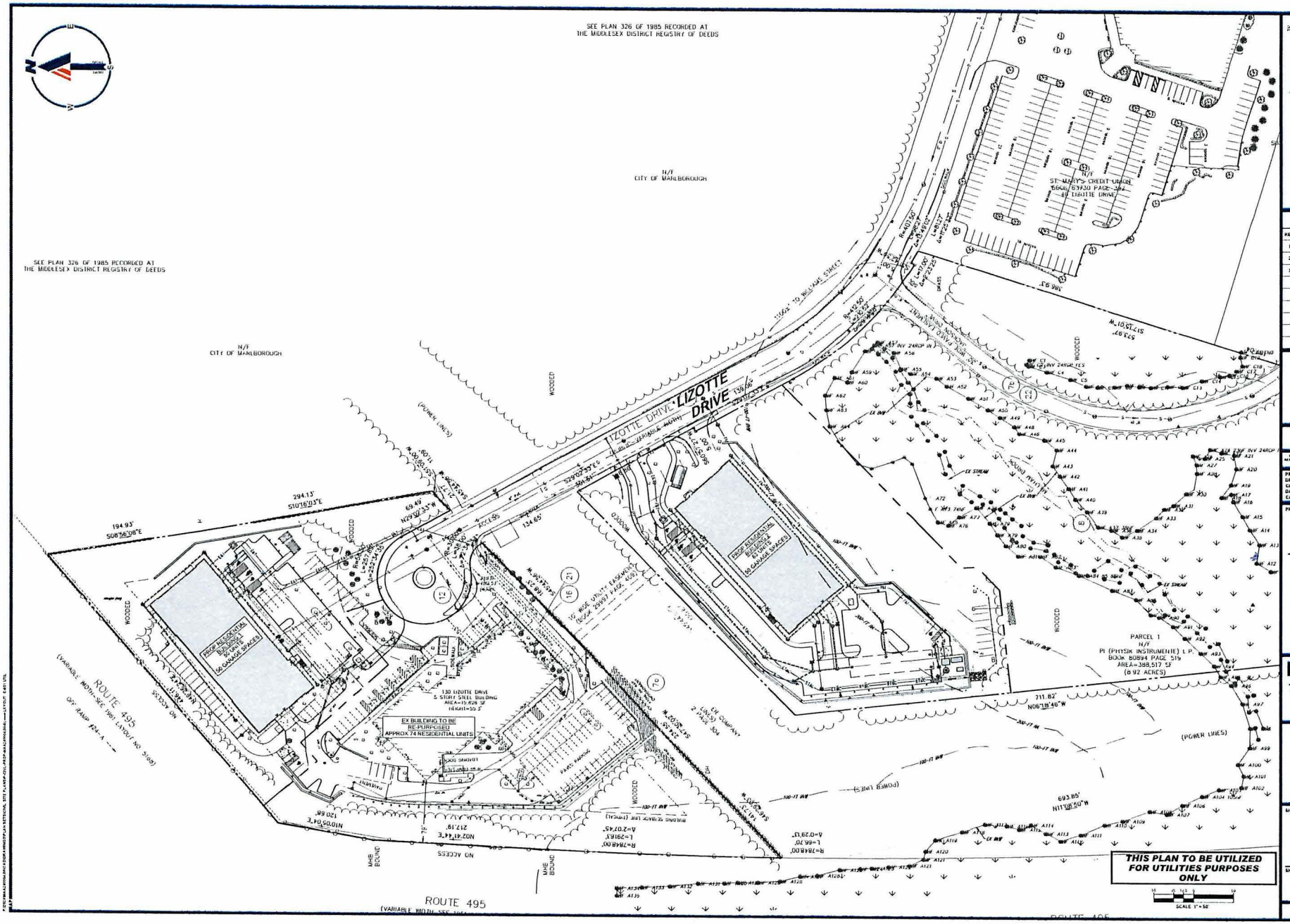
SHEET TITLE:

DRAINAGE PLAN

SHEET NUMBER:

C-405

REVISION 3 - 10/02/2025



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REVISIONS

REV	DATE	COMMENT	DRAWN BY / APPROVED BY
1	07/21/2025	Con Com/Site Plan Review	AP, SW / TAH, TE
2	08/20/2025	Erosion Control Revisions	AP / TAH
3	10/02/2025	Building / Fire Access Modification	AP, AL / TAH

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PROJECT No.: MAA240004 00-01
DRAWN BY: JMK, AP
CHECKED BY: TAH
DATE: 07/21/2025
CAD I.D.: P-CIVL-PROP

PROJECT:

SITE DEVELOPMENT PLANS

FOR

GLENFORD AT LAKE WILLIAMS
PROPOSED DEVELOPMENT
PARCEL 90-2A, 90-83
130 LIZOTTE DRIVE
MIDDLESEX COUNTY
MARLBOROUGH, MA

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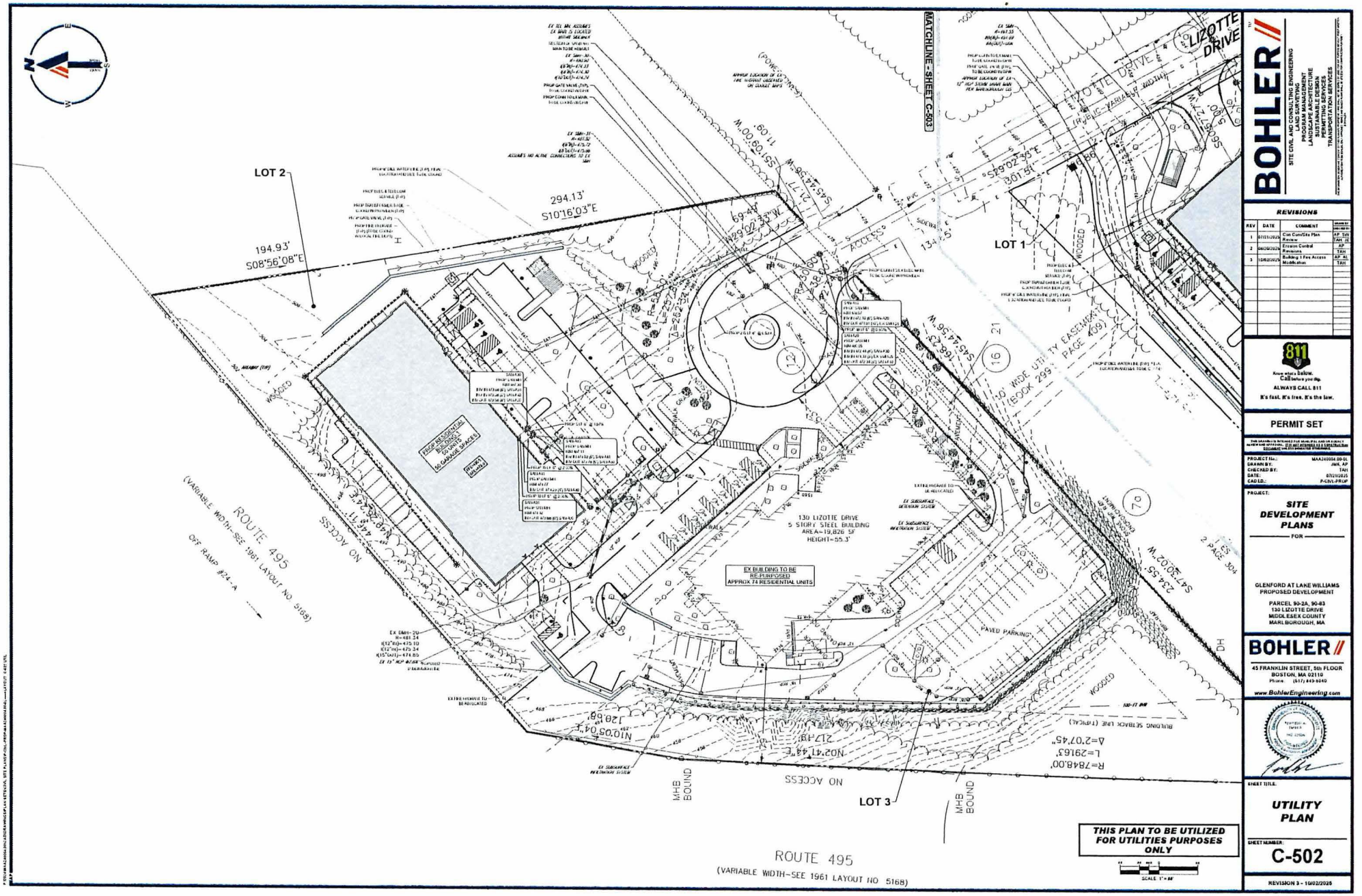
SHEET TITLE:

OVERALL UTILITY PLAN

SHEET NUMBER:

C-501

REVISION 3 - 10/02/2025



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REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY
1	07/21/2025	Con Com/Site Plan Review	AP SW TAH JE
2	08/20/2025	Erosion Control Revisions	AP TAH
3	10/02/2025	Building 1 Fire Access Modification	AP AL TAH

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PROJECT No.:	MAA240004.00-01
DRAWN BY:	JMK, AP
CHECKED BY:	TAH
DATE:	07/21/2025
CAD I.D.:	P-CIVL-PROP

PROJECT:

SITE DEVELOPMENT PLANS

FOR

GLENFORD AT LAKE WILLIAMS
PROPOSED DEVELOPMENT

PARCEL 90-2A, 90-83
130 LIZOTTE DRIVE
MIDDLESEX COUNTY
MARLBOROUGH, MA

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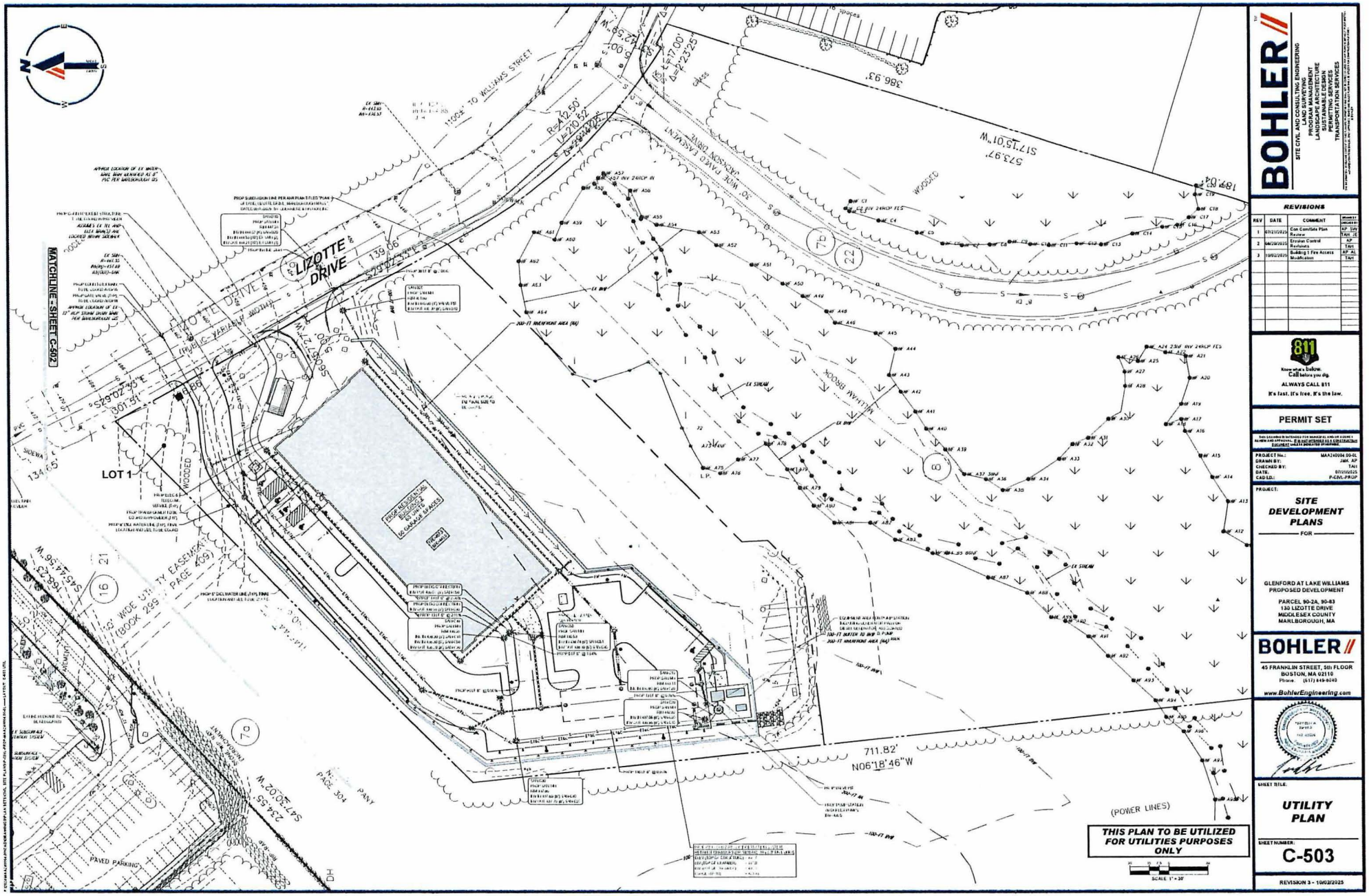
SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C-502

REVISION 3 - 10/02/2025



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SCALE: 1" = 30'

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TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY
1	07/21/2025	Con Com/Site Plan Review	AP SW TAH JE
2	08/20/2025	Erosion Control Revisions	AP TAH
3	10/02/2025	Building 1 Fire Access Modification	AP AL TAH

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PROJECT No.:	MAA240004.00-01
DRAWN BY:	JMK AP
CHECKED BY:	TAH
DATE:	07/21/2025
CAD I.D.:	P-CIVL-PROP

PROJECT:

SITE DEVELOPMENT PLANS
— FOR —

GLENFORD AT LAKE WILLIAMS
PROPOSED DEVELOPMENT

PARCEL 90-2A, 90-83
130 LIZOTTE DRIVE
MIDDLESEX COUNTY
MARLBOROUGH, MA

BOHLER//

45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
Phone: (617) 849-8040
www.BohlerEngineering.com

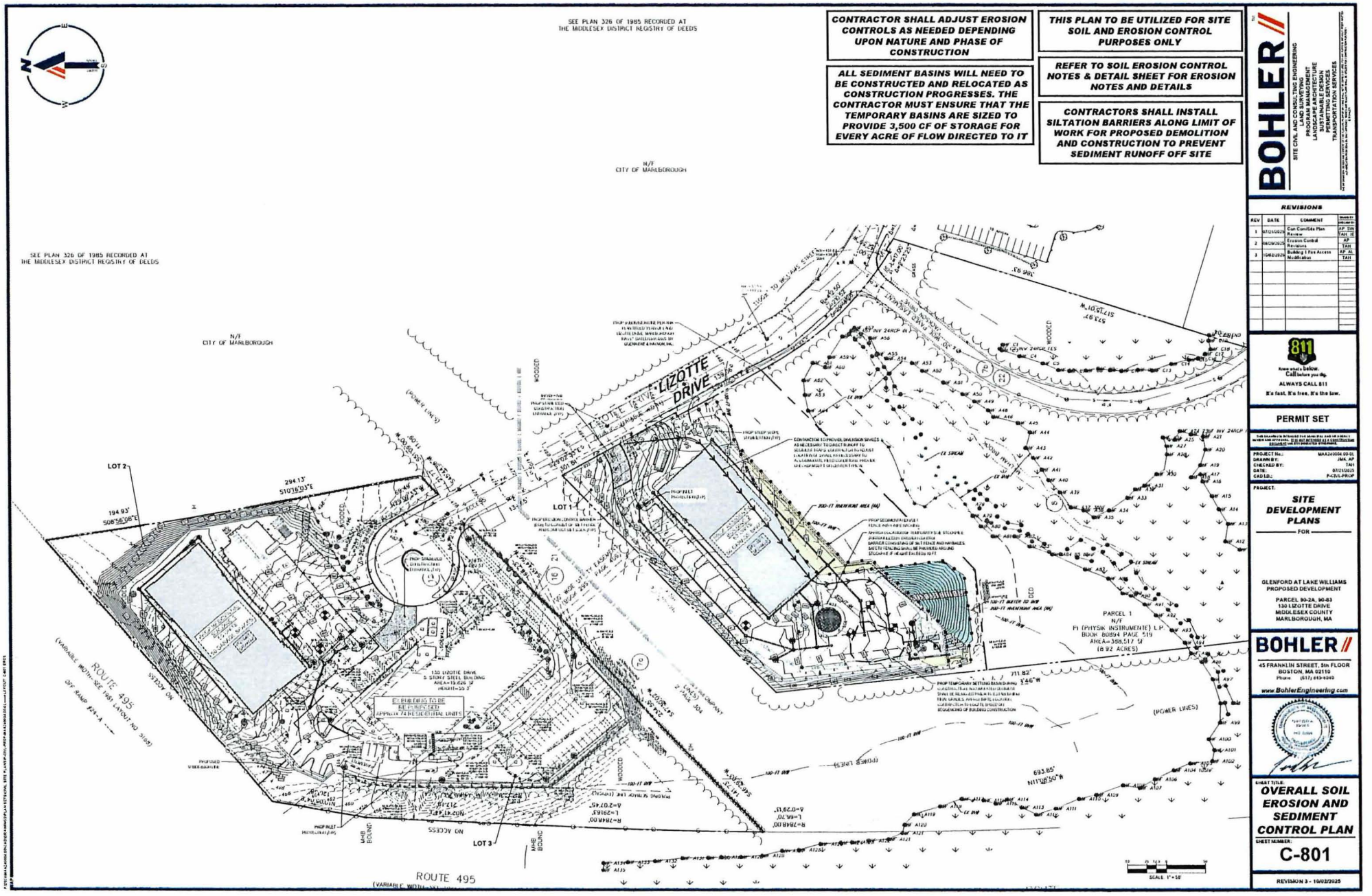
SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C-503

REVISION 3 - 10/02/2025



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REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	07/21/2025	Con Com/Site Plan Review	AP SW TAH R
2	08/29/2025	Erosion Control Revisions	AP TAH
3	10/02/2025	Building 1 Fire Access Modification	AP AL TAH

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PROJECT No.: MA124004.00-01
DRAWN BY: JMA, AP
CHECKED BY: TAH
DATE: 07/21/2025
CAD I.D.: P-CIV-PROP

PROJECT:

SITE DEVELOPMENT PLANS

FOR

GLENFORD AT LAKE WILLIAMS
PROPOSED DEVELOPMENT
PARCEL 80-2A, 80-83
130 LIZOTTE DRIVE
MIDDLESEX COUNTY
MARLBOROUGH, MA

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BOSTON, MA 02110
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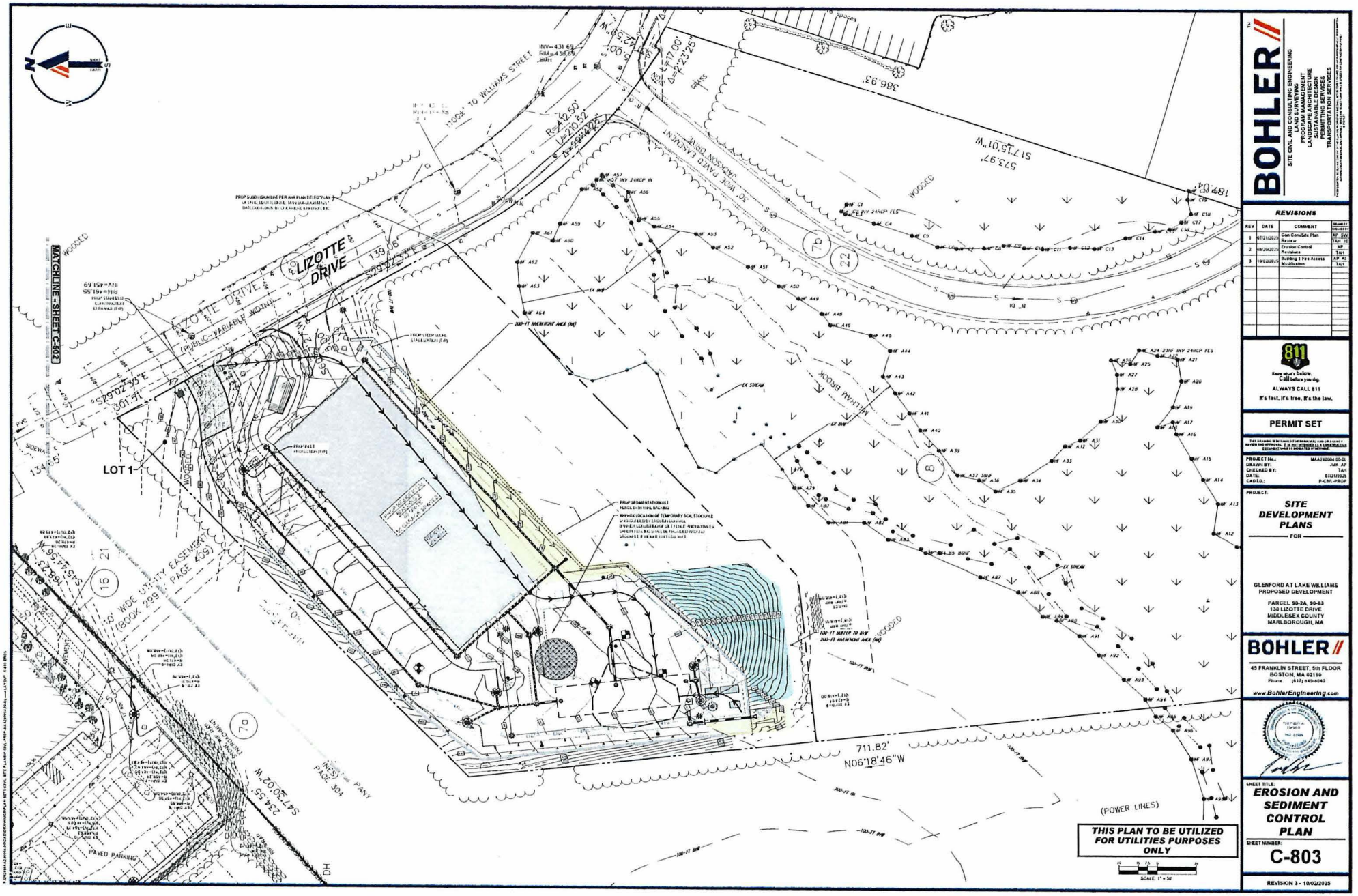
SHEET TITLE:

OVERALL SOIL EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:

C-801

REVISION 3 - 10/02/2025



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REVISIONS

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1	07/21/2025	Con Com/Site Plan Review	AP SW TAH JE
2	08/20/2025	Erosion Control Revisions	AP TAH
3	10/02/2025	Building 1 Fire Access Modification	AP AL TAH

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DRAWN BY:	JMK AP
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SITE DEVELOPMENT PLANS

— FOR —

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PROPOSED DEVELOPMENT

PARCEL 90-2A, 90-83
130 LIZOTTE DRIVE
MIDDLESEX COUNTY
MARLBOROUGH, MA

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45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
Phone (617) 849-8040
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SHEET TITLE:

EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:

C-803

REVISION 3 - 10/02/2025

MASSACHUSETTS EROSION AND SEDIMENT CONTROL NOTES

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS. AT A MINIMUM, AREAS SHALL BE PERMANENTLY STABILIZED ACCORDING TO THE CURRENT EDITION OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), OR IN THE ABSENCE OF A SWPPP, THEY SHALL BE PERMANENTLY STABILIZED WITHIN 14 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL 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).
3. SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 8%.
4. INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #3.
5. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ½ WAY HIGH THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE PERMANENTLY STABILIZED. FOR SEDIMENT CONTROL DEVICES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE DEVICES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1) UNLESS OTHERWISE INDICATED ON THE PLANS. SLOPE PROTECTION FOR SLOPES GREATER THAN 2:1 SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER.
7. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH. DORMANT SEEDING MAY BE ATTEMPTED AS WELL TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
8. 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.
9. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL STANDARDS.
10. 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:
   a) SIX INCHES, OR DEPTH SPECIFIED ON THE LANDSCAPE PLAN, OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
   b) APPLY LIME STONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 600 LB PER ACRE OR 14 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
   c) FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 150 TO 185 PER 1,000 SF LAWN. QUALITY SOD MAY BE SUBSTITUTED FOR SEED WHERE SLOPES DO NOT EXCEED 2:1. SOD ON SLOPES STEEPER THAN 3:1 SHOULD BE PEGGED.
   d) STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS 75% STABILIZED. FOR EROSION CONTROL MEASURES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE MEASURES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
12. WETLANDS WILL BE PROTECTED WITH BARRIERS CONSISTING OF STRAW BALES, COMPOST TUBES, SILT FENCE OR A COMBINATION THEREOF.
13. ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
14. 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.

LOCATION PROTECTED AREA	MULCH STRAW	MULCH RATE (1000 SF) 100 POUNDS
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS STRAW (ANCHORED)	185-276 POUNDS 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 2:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED
GREATER THAN 2:1	(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)	

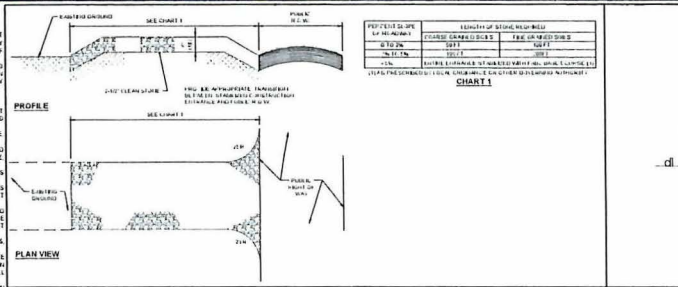
   * A HYDRO-APPLICATION OF WOOD OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER SHALL BE USED TO ADDITIONAL WIND CONTROL.
   * MULCH ANCHORING: ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD/BLOCK) MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LB/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT EDGE WHEN USED FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.
15. PROPOSED LOCATIONS OF SURFACE STORMWATER MANAGEMENT BASINS CAN BE UTILIZED AS A TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION. SEDIMENT TRAPS SHALL BE SIZED AND CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.
16. TEMPORARY SEDIMENT TRAPS SHALL BE SIZED PER THE CURRENT EDITION OF THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS" AND PROVIDE A MINIMUM OF 1,800 CF PER ACRE OF TRIBUTARY AREA WITH A MINIMUM TRIBUTARY AREA OF 5 ACRES. MAINTAIN A 2:1 LENGTH TO WIDTH RATIO, AND NOT EXCEED 5 FT IN HEIGHT. UPON SITE STABILIZATION, ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE TEMPORARY SEDIMENT TRAP EXCAVATED TO 1 FOOT BELOW THE TRAP. THE AREA SHALL THEN BE SCARIFIED TO PREVENT COMPACTION AND PROMOTE INFILTRATION, AND GRADED AND STABILIZED IN ACCORDANCE WITH THE GRADING AND LANDSCAPE PLANS.
17. STOCKPILING OF MATERIALS (SUCH AS WOOD CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
18. EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.
19. THE CONTRACTOR MUST PERFORM DEWATERING (IF REQUIRED) IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR THE COSTS ASSOCIATED WITH ANY AND ALL NECESSARY DISCHARGE PERMITS ASSOCIATED WITH SAME.
20. THE CONTRACTOR MUST LOCATE CONSTRUCTION WASTE MATERIAL STORAGE AREAS TO MINIMIZE EXPOSURE TO STORMWATER. THE CONTRACTOR MUST IMMEDIATELY PLACE CONSTRUCTION WASTE IN ON-SITE STORAGE CONTAINERS UNTIL THAT CONSTRUCTION WASTE IS READY FOR OFF-SITE DISPOSAL. THE CONTRACTOR MUST MAINTAIN SPILL PREVENTION AND RESPONSE EQUIPMENT AND MAKE SAME CONTINUOUSLY AVAILABLE ON-SITE FOR USE BY THE CONTRACTOR'S EMPLOYEES WHO MUST BE PROPERLY TRAINED IN THE APPLICATION OF SPILL PREVENTION AND RESPONSE PROCEDURES.
21. EROSION CONTROL NOTES DURING WINTER CONSTRUCTION
22. WINTER CONSTRUCTION PERIOD (NOVEMBER 1 THROUGH APRIL 15.
23. WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT THE AMOUNT OF AREA OPEN AT ONE TIME IS MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE AND IN CONFORMANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN SUCH THAT ADEQUATE PROVISIONS ARE EMPLOYED TO CONTROL STORMWATER RUNOFF.
24. CONTINUATION OF EARTHWORK OPERATIONS 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 ADEQUATE CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
25. AN AREA SHALL BE CONSIDERED TO HAVE BEEN TEMPORARILY STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
26. FOR AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD EXCEEDING 14 DAYS BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED. IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 200-300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED AS APPLICABLE. SLOPES SHALL NOT BE LEFT UNSTABILIZED OVER THE WINTER UNLESS AREA WORK HAS CEASED FOR MORE THAN 14 DAYS UNLESS TREATED BY THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW STITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF SEDIMENT BARRIERS OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
27. MULCHING REQUIREMENTS:
   a) BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
   b) MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
   c) 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 8%.
28. ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE STORMWATER PREVENTION PLAN.
29. DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. EROSION CONTROL MEASURES MUST CONFORM TO THE STATE, LOCAL AND FEDERAL GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL UNLESS OTHERWISE NOTED ON UNLESS THE PROFESSIONAL OF RECORD CLEARLY AND SPECIFICALLY BY WRITING DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEARING AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.
3. THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY XXX.XX ACRES.
4. THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:
   a) STABILIZED CONSTRUCTION ENTRANCE/EXIT - A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT IS TO BE INSTALLED AT THE DESIGNATED LOCATION SHOWN ON THE PLAN. THIS AREA MUST BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE.
   b) SEDIMENT FENCE – INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE, TEMPORARY FILL AND SOIL STOCKPILES.
   c) INSTALL FILTER FABRIC DROP INLET PROTECTION AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALLED TO REDUCE THE QUANTITY OF SEDIMENT. INSTALL TEMPORARY INLET PROTECTION ON INLETS DOWNSLOPE FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF DISTURBED AREA.
5. INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 6 INCHES OR HALF THE EROSION CONTROL BARRIER'S HEIGHT COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.
7. THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
8. THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF THE PROFESSIONAL OF RECORD SO REQUIRES, TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SEDIMENT-LADEN RUNOFF FROM EXITING THE SITE.
9. THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF/LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS.
10. THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.
11. THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER BY FOLLOWING A DIFFERENT SPECIFIED METHOD OF STABILIZATION.
12. THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES, MEASURES AND STRUCTURES. ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SEDIMENT-LADEN RUNOFF FROM EXITING THE SITE.
13. THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLANS FOR TREE PROTECTION FENCE LOCATIONS AND DETAILS.
14. THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
15. THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES BUT AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
16. SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION BY ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES.
17. THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.

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 INLET PROTECTION IN STREET (AS SHOWN)
- DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)
- DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN)
- CLEARING AND GRUBBING
- INSTALLATION OF TEMPORARY SWALES AND SEDIMENT BASINS
- EARTHWORK AND EXCAVATION/BLEND AS NECESSARY
- CONSTRUCTION OF UTILITIES
- STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
- INSTALLATION OF INLET PROTECTION OF ON-SITE 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 6" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS REQUIRED.
- REMOVAL OF THE TEMPORARY SEDIMENT BASINS
- PAVE PARKING LOT
- LANDSCAPING PER LANDSCAPING PLAN
- REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 75% STABILIZATION OR GREATER



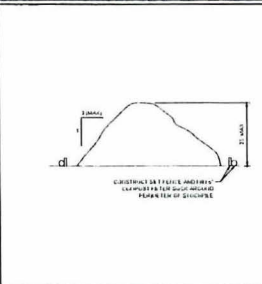
PERCENT SLOPE (H:V) MEASURED	LENGTH OF STONE REQUIRED	
	COARSE GRADED SOILS	FINE GRADED SOILS
0 TO 2%	50 FT	50 FT
2% TO 5%	100 FT	100 FT
>5%	ENTIRE ELEVATION TO BE STABILIZED WITH STONE (SEE NOTE 1)	

(1) IF SEDIMENT REACHES THE STONE, ENTIRE SLOPE MUST BE STABILIZED WITH STONE

CHART 1

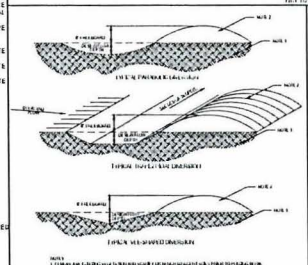
STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



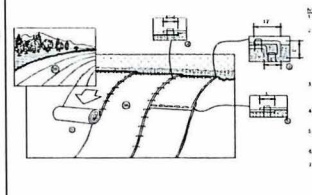
TEMPORARY STOCK PILE WITH SILT FENCE AND FILTER SOCK

NOT TO SCALE



DIVERSION BERM / SWALE

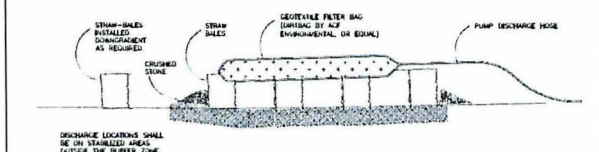
NOT TO SCALE



NOTES
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEEDING.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKETS WITH A ROW OF STAPLES/GRAPES APPROXIMATELY 12" APART ACROSS THE TOP END OF THE BLANKET. ROLL THE BLANKETS DOWN SLOPE IN THE DIRECTION OF WATER FLOW. BLANKETS MUST BE LAID LOOSELY AND STAKED OR PINNED AS NECESSARY TO KEEP THE BLANKET IN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH BLANKETS. PROPERLY FILL AND COMPACT THE TRENCH AFTER STAPLING. AVOID USE OF OVERLAPPING BLANKETS IF POSSIBLE. WHEN OVERLAPS ARE UNAVOIDABLE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS THE ENTIRE WIDTH.
3. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
4. THE EDGE OF PANELS IN ANY FOOT SLOPE SHALL BE OVERLAPPED WITH ONE ANOTHER. TO ENSURE PROPER SEED AND SOIL CONTACT, PLACE THE EDGE OF THE OVERLAPPED BLANKET ON BARE SOIL. INSTALLATION OF THE BLANKET IN THE BOTTOM OF THE CHANNEL IS PARALLEL TO FLOW.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATELY 3" OVERLAP. STAPLE THROUGH THE OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS THE ENTIRE WIDTH.
6. FOR SLOPE INSTALLATIONS, THE STAPLE PATTERN SHALL BE AS RECOMMENDED BY THE MANUFACTURER. A MINIMUM OF TWO STAPLES PER SQUARE YARD IS REQUIRED FOR SLOPES NOT STEEPER THAN 3:1. FOR SLOPES STEEPER THAN 3:1 AND FOR CHANNELS, STAPLES SHALL BE PLACED APPROXIMATELY 1 FOOT APART ACROSS THE WIDTH OF THE BLANKET AND ALTERNATING IN A ZIGZAG PATTERN DOWN THE CENTER OF THE BLANKET.
7. BLANKETS SHALL BE SECURELY FASTENED TO THE SOIL BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURER'S RECOMMENDATIONS.

EROSION CONTROL BLANKET STEEP SLOPE PROTECTION

NOT TO SCALE



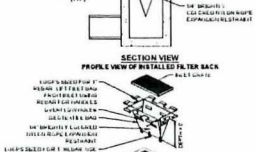
DEWATERING GEOTEXTILE FILTER BAG DETAIL

NOT TO SCALE

MATERIAL	SPECIFICATION	MINIMUM
GRAB TENSILE STRENGTH	ASTM D4632	120 lbs
GRAB TENSILE ELONGATION	ASTM D4632	15%
MULLEN BURST	ASTM D3786	250 psi
MULLEN BURST	ASTM D3786	300 PSI
PUNCTURE STRENGTH	ASTM D4833	120 lbs
MODIFIED CBR	ASTM D6241	600 lbs
APPARENT OPENING SIZE	ASTM D4751	#50 (0.297 mm)
PERMITTIVITY	ASTM D4491	0.5 sec-1
ULTRAVIOLET RESISTANCE	ASTM D4355	70%

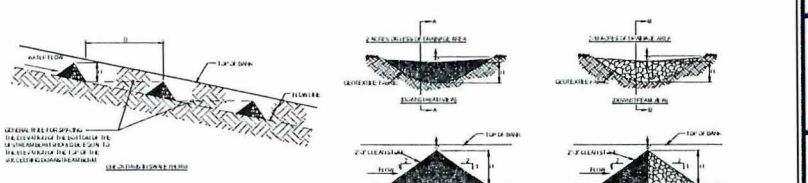
MATERIAL	SPECIFICATION	MINIMUM
GRAB TENSILE STRENGTH	ASTM D4632	90 lbs
GRAB TENSILE ELONGATION	ASTM D4632	15%
TRAPEZOID TEAR	ASTM D4533	50 lbs
MULLEN BURST	ASTM D3786	190 PSI
PUNCTURE STRENGTH	ASTM D4833	90 lbs
APPARENT OPENING SIZE	ASTM D4751	#40 (0.425 mm)
PERMITTIVITY	ASTM D4491	0.7 sec-1
ULTRAVIOLET RESISTANCE	ASTM D4355	70%

NOTES
1. REMOVE TRAPPED SEDIMENT UPON REMOVAL OF SILT FENCE OR WHEN SEDIMENT REACHES 1/2 THE HEIGHT OF THE FENCE.
2. SILT FENCE SHALL BE INSTALLED ON A CONTOUR WHENEVER POSSIBLE.
3. THE SPACING SHALL BE 10' MAX.
4. FENCE AND/OR FILTER SOCK MUST BE KEYED IN OVER THE ENTIRE LENGTH OF THE FENCE.
5. INSPECT FOR EROSION UNDERMINING AND REPAIR AS NECESSARY.
6. THE WIDTH OF THE FILTER SOCK SHALL MATCH THE INSIDE WIDTH OF THE DISTRIBUTION BOX.
7. THE DEPTH OF THE FILTER SOCK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
8. THE LENGTH OF THE FILTER SOCK SHALL BE AT LEAST THE LENGTH OF THE DISTRIBUTION BOX.



INLET PROTECTION WITH MANUFACTURED INSERT

NOT TO SCALE



STONE CHECK DAM - DURING CONSTRUCTION

NOT TO SCALE

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ENVIRONMENTAL CONSULTING
TRANSPORTATION SERVICES

REV	DATE	COMMENT	ISSUED BY
1	07/17/2025	Con Com/Site Plan Review	AP SW TAH JE
2	08/29/2025	Eversource Control Revisions	AP TAH
3	10/02/2025	Building 1 Fire Access Modification	AP AL TAH

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PROJECT No.: MA240004 00-01
DRAWN BY: JMA/AP
CHECKED BY: TAH
DATE: 07/31/2025
CAD I.D.: P-CIVL-CNDS

PROJECT:

SITE DEVELOPMENT PLANS

FOR

GLENFORD AT LAKE WILLIAMS
PROPOSED DEVELOPMENT

PARCEL 90-2A, 90-83
130 LEGATE DRIVE
MIDDLESEX COUNTY
MARLBOROUGH, MA

BOHLER
45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
Phone: (617) 849-3640
www.BohlerEngineering.com

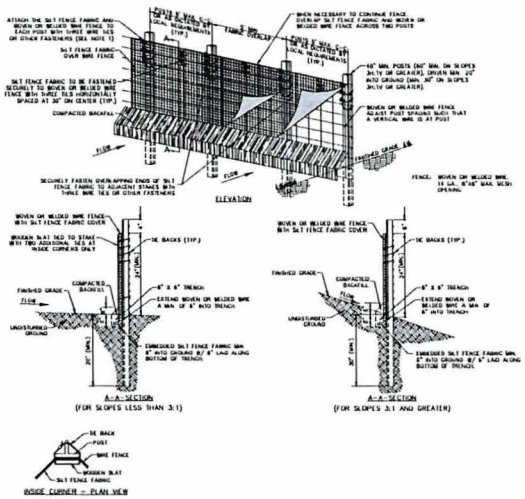
SHEET TITLE:

EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

SHEET NUMBER:

C-804

REVISION 3 - 10/02/2025



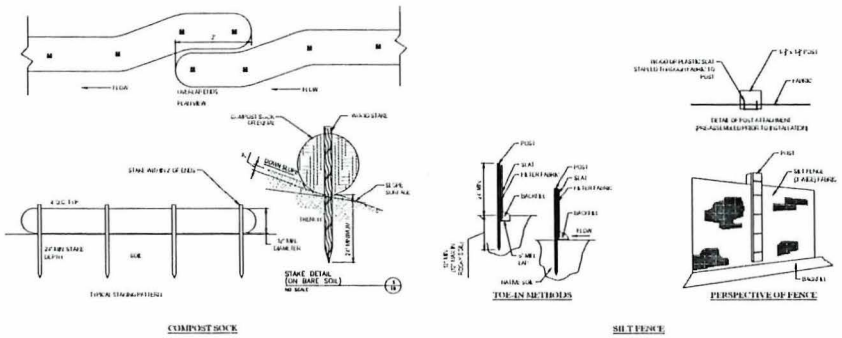
SPECIFICATIONS FOR SILT FENCE INSTALLATION

1. INSTALL SILT FENCE AT A FAIRLY LEVEL GRADE ALONG THE CONTOUR WITH THE ENDS CURVED UPHILL TO PROVIDE SUFFICIENT UPSTREAM STORAGE VOLUME FOR THE ANTICIPATED RUNOFF.
2. ATTACH THE GEOTEXTILE OR FABRIC TO THE WOVEN OR WELDED WIRE FENCE WITH THREE WIRE TIES OR OTHER FASTENERS (HORIZONTALLY SPACED EVERY 30"), ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART. AT EACH POST, ATTACH THE GEOTEXTILE OR FABRIC AND THE WOVEN OR WELDED WIRE FENCE TO THE POST AS PREVIOUSLY STATED. IN ADDITION, EACH TIE PLACED ON A POST SHOULD BE POSITIONED TO HANG ON A POST NIPPLE WHEN TIGHTENED TO PREVENT SAGGING.
3. WHEN TWO SECTIONS OF SILT FENCE FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED A MINIMUM OF 60" ACROSS TWO POSTS, AS SHOWN.
4. WRAP APPROXIMATELY 6" OF FABRIC AROUND THE END POSTS AND SECURE WITH 3 TIES.
5. ADD POST CAPS AS NEEDED BASED ON SITE CONDITIONS AND APPLICABLE AGENCY REQUIREMENTS.

SEDIMENTATION/SILT FENCE WITH WIRE BACKING

NOT TO SCALE

EROSION CONTROL BARRIER SHALL CONSIST OF BOTH COMPOST SOCK AND SILT FENCE UNLESS OTHERWISE NOTED

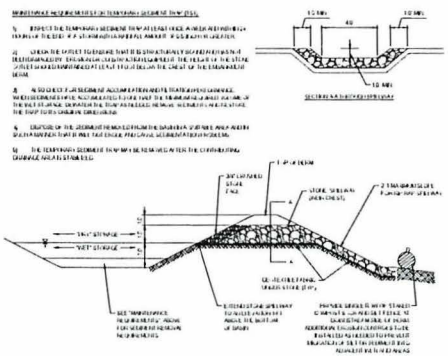


INSTALLATION

1. ESTABLISH AREA OF TREATMENT AND THE LINE OF EROSION CONTROL AT THE SITE.
2. REMOVE DEBRIS, STONES, AND VEGETATION THAT COULD PREVENT INTIMATE CONTACT OF THE BARRIER WITH THE SOIL SURFACE.
3. INSTALL THE COMPOST SOCK ALONG THE CONTOUR AS SHOWN ON THE PLANS.
4. STAKE THE SOCK ON THE DOWNHILL SIDE OF THE BARRIER AT 10' MAXIMUM SPACING.
5. INSTALL SILT FENCE ON THE UPHILL SIDE OF THE BARRIER AT 10' MAXIMUM SPACING.
6. ANCHOR THE SILT FENCE IN A TRENCH AND BACKFILL AND COMPACT THE SOIL.
7. INSPECT BARRIERS AFTER EACH RAIN EVENT AND REPAIR AS NEEDED.
8. REMOVE SEDIMENT WHEN IT REACHES HALF THE HEIGHT OF THE BARRIER.
9. REMOVE BARRIER AFTER THE CONTRIBUTING AREA IS STABILIZED.
10. ANY SILT SPILLAGE TO BE CLEANED IMMEDIATELY FROM PAVEMENT AREAS (SEE NOTE ON SHEET).

EROSION CONTROL BARRIER (ECB) DETAIL

NOT TO SCALE



TEMPORARY SEDIMENT TRAP DETAIL

NOT TO SCALE

REVISIONS

REV	DATE	COMMENT	INITIALS
1	07/21/2025	Con Com/Site Plan Review	AP, DW, TAH, JE
2	08/26/2025	Erosion Control Revisions	AP, TAH
3	10/02/2025	Building 1 Fire Access Modification	AP, AL, TAH

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PROJECT No.: MA220004.00-01
DRAWN BY: JMK, AP
CHECKED BY: TAH
DATE: 07/21/2025
CAD I.D.: PCS/LCNDS

PROJECT:

SITE DEVELOPMENT PLANS

FOR

GLENFORD AT LAKE WILLIAMS
PROPOSED DEVELOPMENT
PARCEL 90-2A, 90-83
130 LEGOTTE DRIVE
MIDDLESEX COUNTY
MARLBOROUGH, MA

BOHLER
45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
Phone (617) 449-8040
www.BohlerEngineering.com

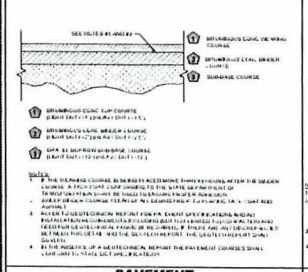
SHEET TITLE:

EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

SHEET NUMBER:

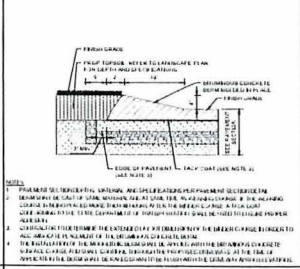
C-805

REVISION 3 - 10/02/2025

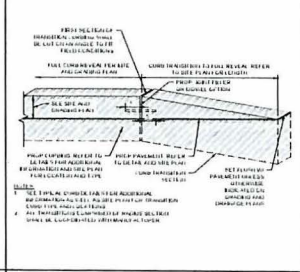


PAVEMENT SECTION

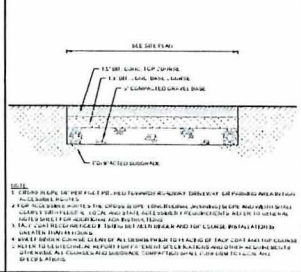
DTL_COUNT



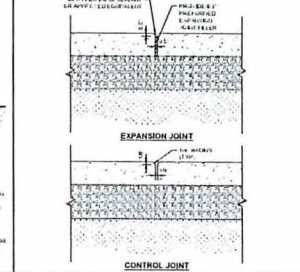
CAPE COD BERM



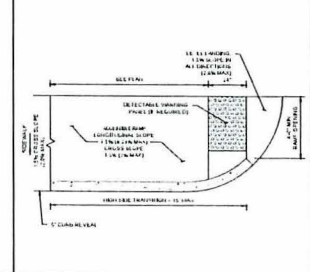
TRANSITION CURB



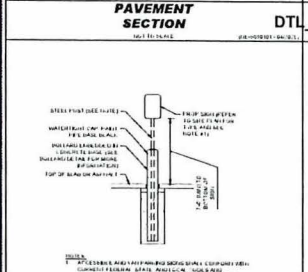
BITUMINOUS CONCRETE (ASPHALT) SIDEWALK



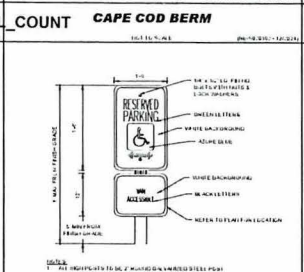
SIDEWALK CONSTRUCTION JOINTS



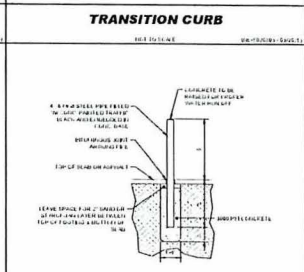
ACCESSIBLE RAMP TYPE A



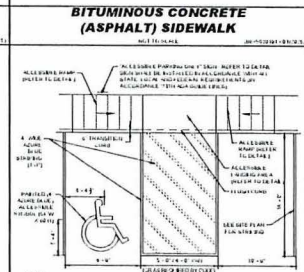
SIGN IN BOLLARD



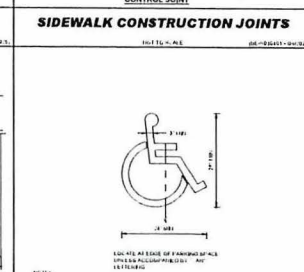
ACCESSIBLE PARKING SIGNS



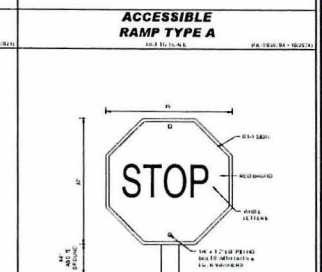
BOLLARD



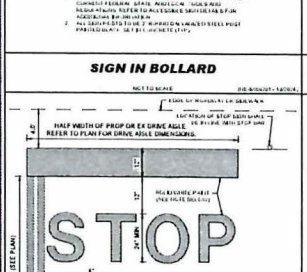
ACCESSIBLE PARKING STALL



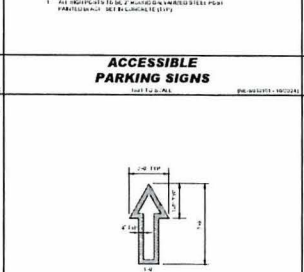
ACCESSIBLE PARKING SYMBOL



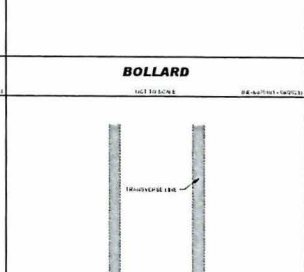
STOP SIGN



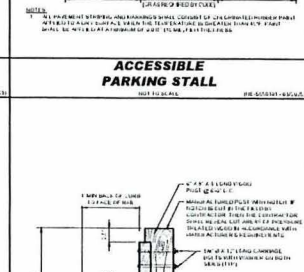
STOP BAR



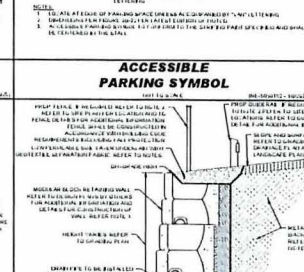
TRAFFIC FLOW ARROW



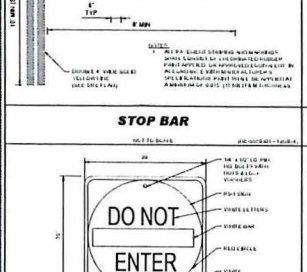
CROSSWALK



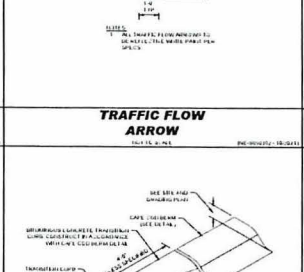
WOOD GUIDERAIL



NON-REINFORCED (GRAVITY) SEGMENTAL BLOCK RETAINING WALL



DO NOT ENTER SIGN



VERTICAL TO CAPE COD BERM TRANSITION

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REVISIONS

REV	DATE	COMMENT	MADE BY (INITIALS)
1	07/21/2025	Con Com/Site Plan Review	AP SW TAH JF
2	08/29/2025	Erosion Control Revisions	AP TAH
3	10/02/2025	Building 1 Fire Access Modification	AP AL TAH

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PROJECT No.: MAA240004 00-01
DRAWN BY: JMK, AP
CHECKED BY: TAH
DATE: 07/21/2025
CAD I.D.: PA3YL-CNDS

PROJECT:

SITE DEVELOPMENT PLANS

FOR

GLENFORD AT LAKE WILLIAMS
PROPOSED DEVELOPMENT

PARCEL 90-2A, 90-83
130 LIZOTTE DRIVE
MIDDLESEX COUNTY
MARLBOROUGH, MA

BOHLER

45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
Phone: (617) 849-6040

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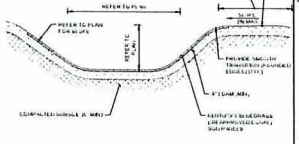
SHEET TITLE:

DETAILS

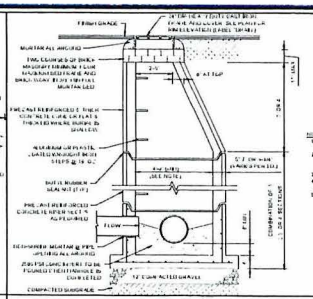
SHEET NUMBER:

C-901

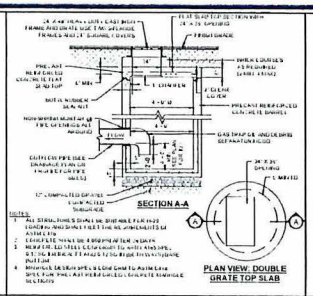
REVISION 3 - 10/02/2025



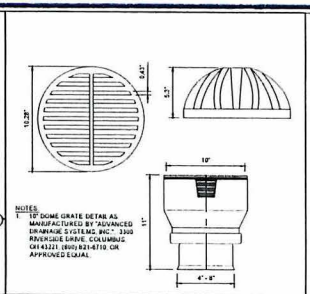
GRASS SWALE SECTION



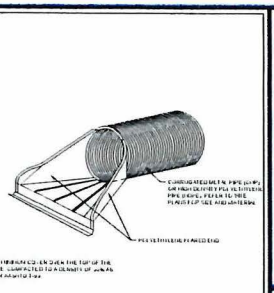
PRECAST CONCRETE STORM DRAIN MANHOLE



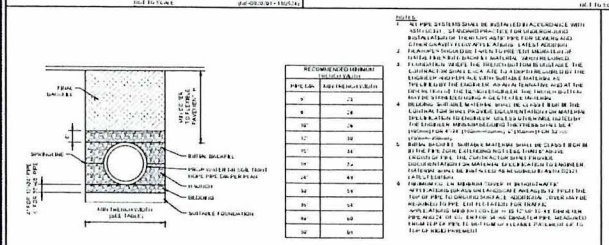
PRECAST CONCRETE CATCH BASIN WITH DOUBLE GRATE



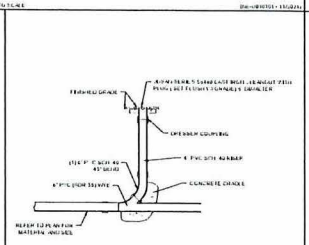
YARD DRAIN



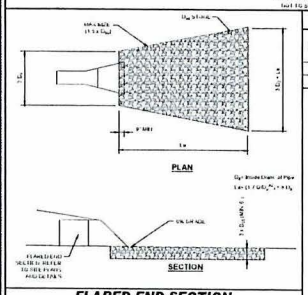
POLYETHYLENE FLARED END SECTION



HDPE STORM PIPE TRENCH



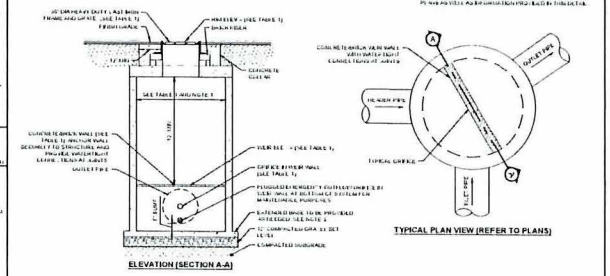
CLEANOUT (IN-LINE)



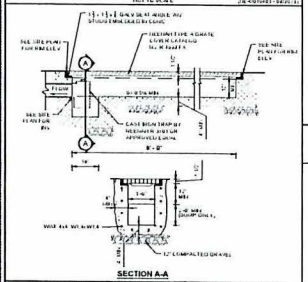
FLARED END SECTION WITH RIP-RAP

TABLE 1: OCS DETAILS

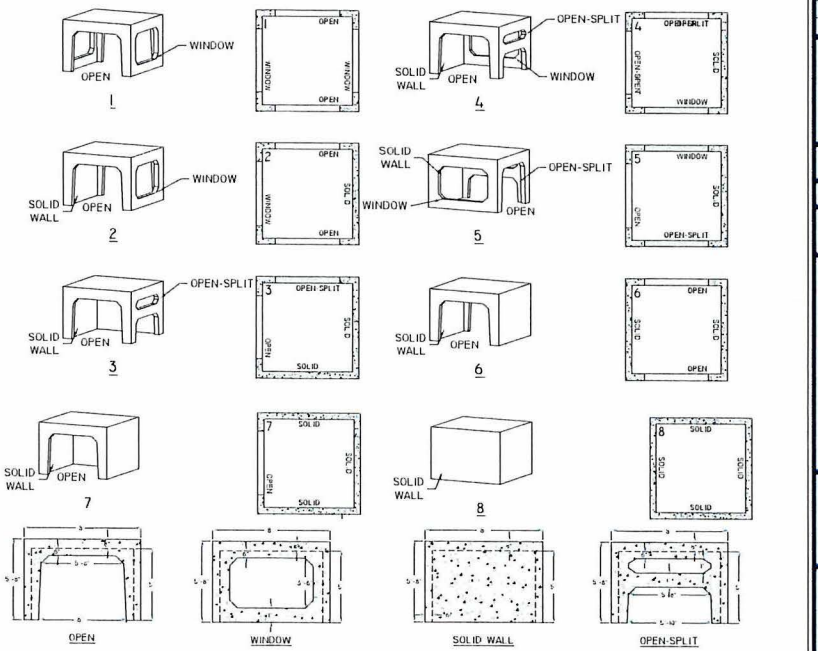
BASIN #	OCS #	RIM ELEV	WEIR ELEV	WEIR LENGTH (FT)	ORIFICE SIZE (IN)	ORIFICE INV	OUTLET PIPE SIZE (IN)	OUTLET INV



OUTLET CONTROL STRUCTURE (OCS) FOR SUBSURFACE SYSTEM(S)



POURED-IN-PLACE CONCRETE TRENCH DRAIN



TYPICAL 5' MODULE DIMENSIONS

ASTM SPECIFICATIONS:
1 CONCRETE - 6,000 PSI, 28 DAYS
2 REINFORCING STEEL CONFORMS TO LATEST ASTM A615
3 H-20 DESIGN LOADING PER AASHTO HS-20-44

RETAIN IT SUBSURFACE INFILTRATION SYSTEM N.T.S. N.T.S

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PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	ISSUED BY
1	12/12/2025	Can Consite Plan Review	AP SW TAH JE
2	08/29/2025	Erosion Control Revisions	AP TAH
3	10/02/2025	Building 1 Fire Access Modification	AP AL TAH

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PERMIT SET

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PROJECT No.: MAA240004.00-01
DRAWN BY: JMK AP
CHECKED BY: TAH
DATE: 07/31/2025
CAD I.D.: P-CIVL-CNDS

PROJECT:

SITE DEVELOPMENT PLANS

FOR

GLENFORD AT LAKE WILLIAMS
PROPOSED DEVELOPMENT
PARCEL 90-2A, 90-83
130 LIZOTTE DRIVE
MIDDLESEX COUNTY
MARLBOROUGH, MA

BOHLER
45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
Phone (617) 849-8040
www.BohlerEngineering.com

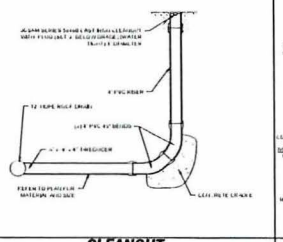
SHEET TITLE:

DETAILS

SHEET NUMBER:

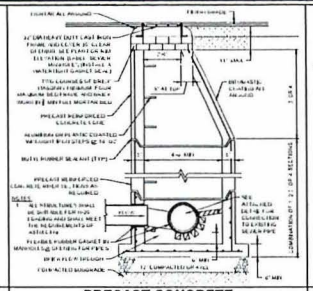
C-902

REVISION 3 - 10/02/2025



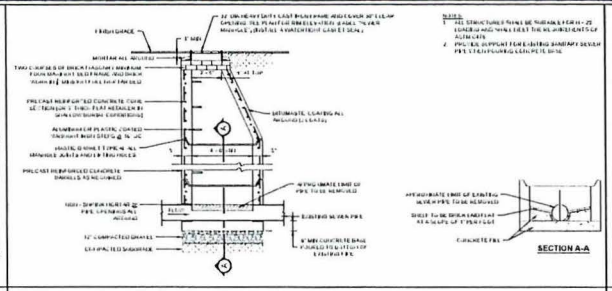
CLEANOUT (TERMINAL)

NOT TO SCALE



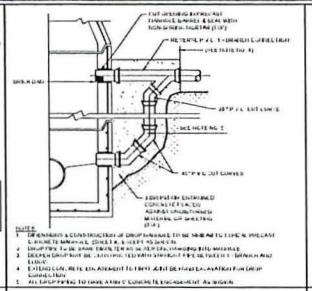
PRECAST CONCRETE SANITARY MANHOLE

NOT TO SCALE



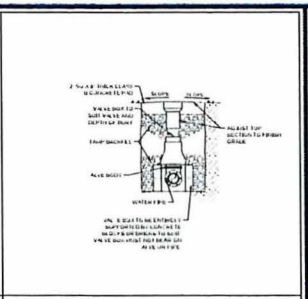
DOG HOUSE SANITARY MANHOLE

NOT TO SCALE



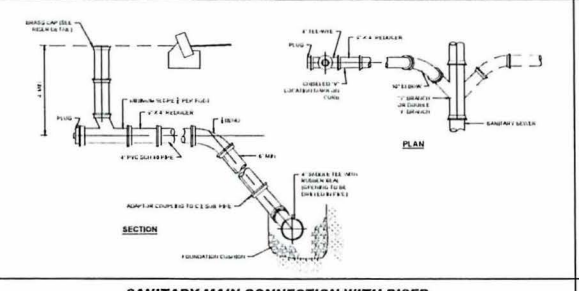
EXTERNAL SANITARY DROP INLET

NOT TO SCALE



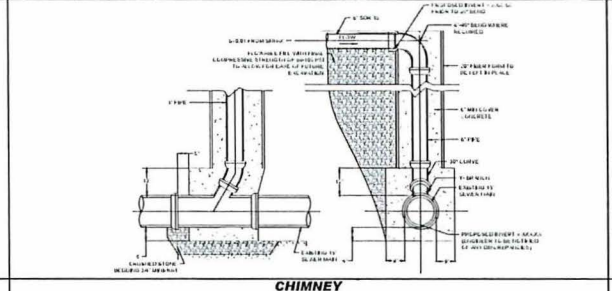
GATE VALVE

NOT TO SCALE



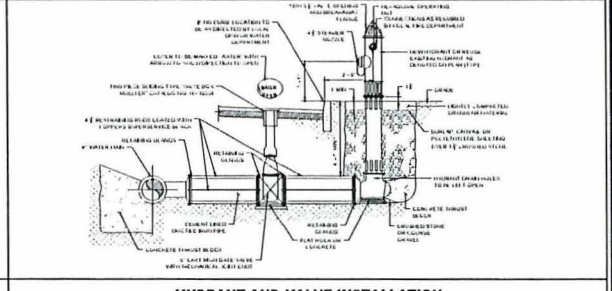
SANITARY MAIN CONNECTION WITH RISER

NOT TO SCALE



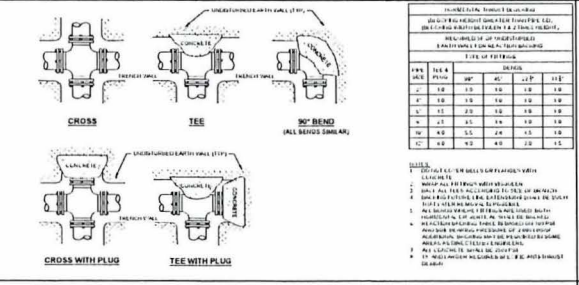
CHIMNEY CONNECTION

NOT TO SCALE



HYDRANT AND VALVE INSTALLATION

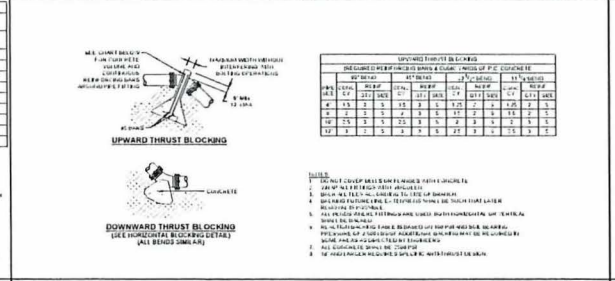
NOT TO SCALE



PIPE SIZE	TEE & PLUG	DEDS 90°	45°	22.5°	11.25°
4"	1.0	1.5	1.0	1.0	1.0
6"	1.0	1.5	1.0	1.0	1.0
8"	1.5	2.0	1.0	1.0	1.0
10"	2.5	3.5	1.5	1.0	1.0
12"	3.0	5.5	2.5	1.5	1.0
16"	4.0	9.0	4.0	2.0	1.5

HORIZONTAL THRUST BLOCKING

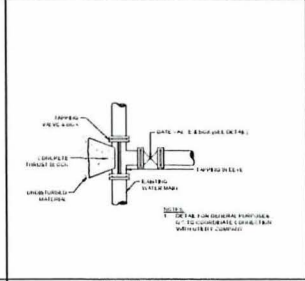
NOT TO SCALE



PIPE SIZE	90° BEND		45° BEND		22.5° BEND		11.25° BEND	
	CONC. CY	REBAR LBS	CONC. CY	REBAR LBS	CONC. CY	REBAR LBS	CONC. CY	REBAR LBS
4"	1.5	2	1.5	3	1	1.25	2	1.25	2	5
6"	2	3	1.5	4	1	1.5	2	1.5	2	5
8"	2.5	3	1.5	5	1.5	2	3	1.5	2	5
12"	3	5	2	7	1.5	2.5	3	1	2	5

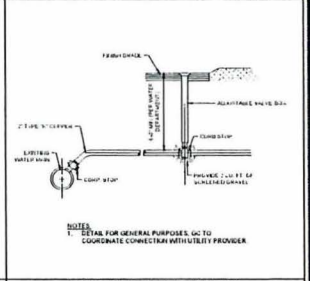
VERTICAL THRUST BLOCKING

NOT TO SCALE



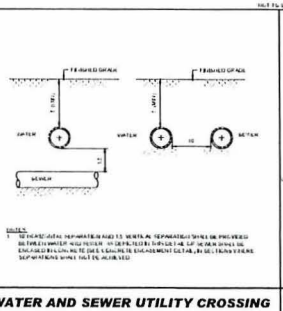
TAPPING SLEEVE AND GATE VALVE

NOT TO SCALE



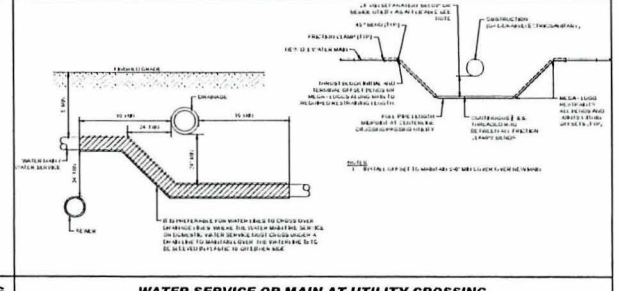
TYPE K COPPER WATER SERVICE CONNECTION

NOT TO SCALE



WATER AND SEWER UTILITY CROSSING

NOT TO SCALE



WATER SERVICE OR MAIN AT UTILITY CROSSING

NOT TO SCALE

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TRANSPORTATION PLANNING AND ENGINEERING

REVISIONS

REV	DATE	COMMENT	INITIALS
1	9/22/2025	Can Con/Site Plan Review	AP, DW, TAH, JE
2	09/29/2025	Erosion Control Revisions	AP, TAH
3	10/02/2025	Building 1 Fire Access Modification	AP, AL, TAH

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PROJECT No.: MA240004.00-01
DRAWN BY: JMK, AP
CHECKED BY: TAH
DATE: 07/21/2025
CAD I.D.: P-CVL-CNDS

PROJECT:

SITE DEVELOPMENT PLANS

FOR

GLENFORD AT LAKE WILLIAMS
PROPOSED DEVELOPMENT
PARCEL 90-2A, 90-83
130 LIZOTTE DRIVE
MIDDLESEX COUNTY
MARLBOROUGH, MA

BOHLER
45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
Phone: (617) 849-0040
www.BohlerEngineering.com

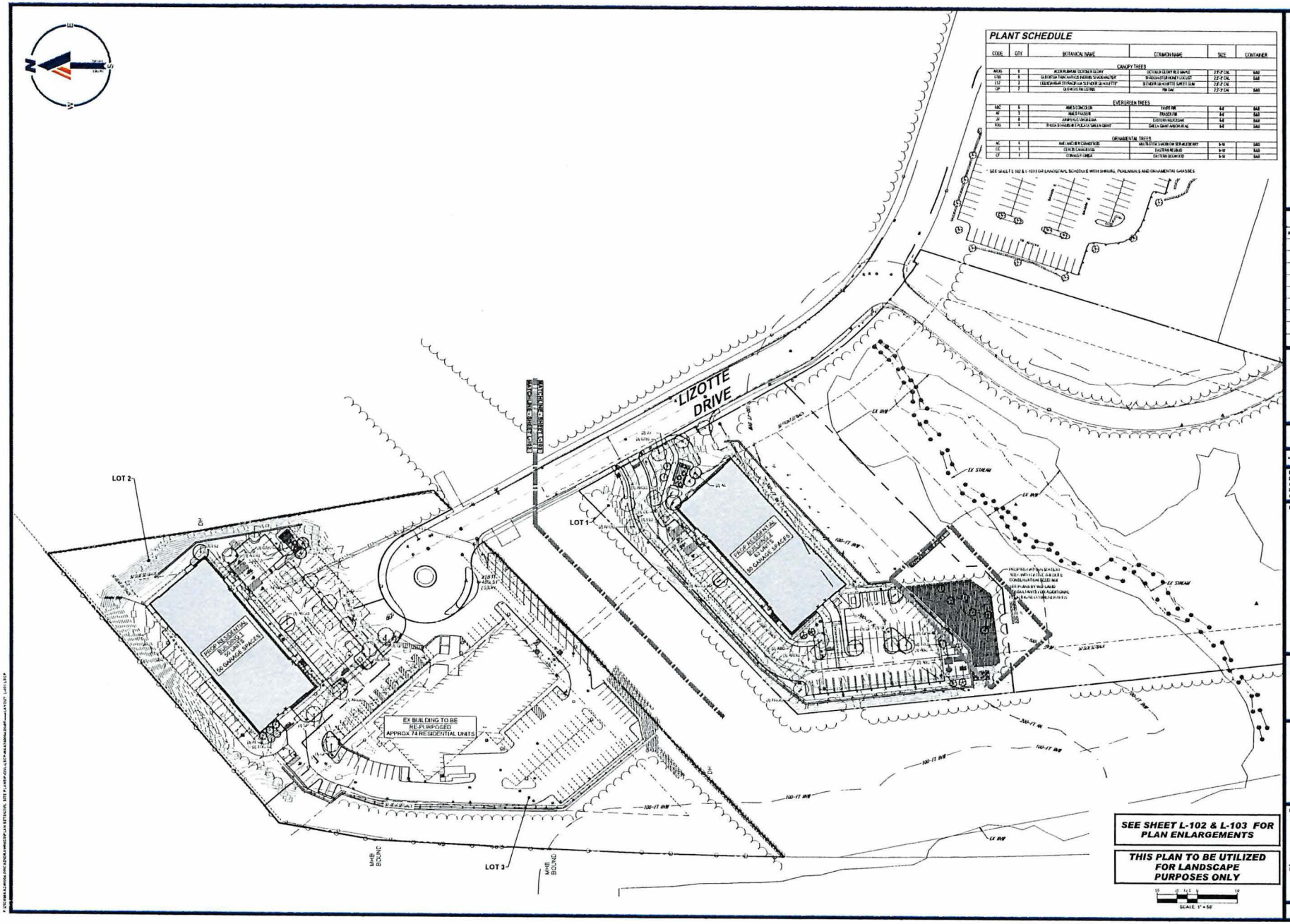
SHEET TITLE:

DETAILS

SHEET NUMBER:

C-903

REVISION 3 - 10/02/2025



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
ARG	5	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5"-3" CAL	B&B
GTR	6	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2.5"-3" CAL	B&B
LST	7	LAGERSTROEMIA FAURIEI 'SARUSUPER' PP#14,777	SARUSUPER CRAPE MYRTLE	2.5"-3" CAL	B&B
QP	7	QUERCUS PALUSTRIS	PIN OAK	2.5"-3" CAL	B&B
EVERGREEN TREES					
ABC	5	ABIES CONCOLOR	WHITE FIR	6-8'	B&B
AF	3	ABIES FRASERI	FRASER FIR	6-8'	B&B
JV	8	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6-8'	B&B
TOG	4	THUJA STANDISHII X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6-8'	B&B
ORNAMENTAL TREES					
AC	5	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY MULTI-STEM	8-10'	B&B
CC	5	CERCIS CANADENSIS	EASTERN REDBUD	8-10'	B&B
CF	5	CORNUS FLORIDA	EASTERN DOGWOOD	8-10'	B&B

* SEE SHEETS L-102 & L-103 OF LANDSCAPE SCHEDULE WITH SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES

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TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / APPROVED BY
1	07/31/2025	Con Com/Site Plan Review	AP JMK / TAH JE
2	08/29/2025	Erosion Control Revisions	AP / TAH
3	10/02/2025	Building 1 Fire Access Modification	AP AL / TAH

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PERMIT SET

PROJECT No.: MA240004.00-0P
DRAWN BY: JMK AP
CHECKED BY: TAH
DATE: 07/31/2025
CAD I.D.: P-CN1-LSCP

PROJECT:

SITE DEVELOPMENT PLANS

FOR

GLENFORD AT LAKE WILLIAMS
PROPOSED DEVELOPMENT

PARCEL 90-2A, 90-83
130 LIZOTTE DRIVE
MIDDLESEX COUNTY
MARLBOROUGH, MA

BOHLER

45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
Phone (617) 459-9940
www.BohlerEngineering.com

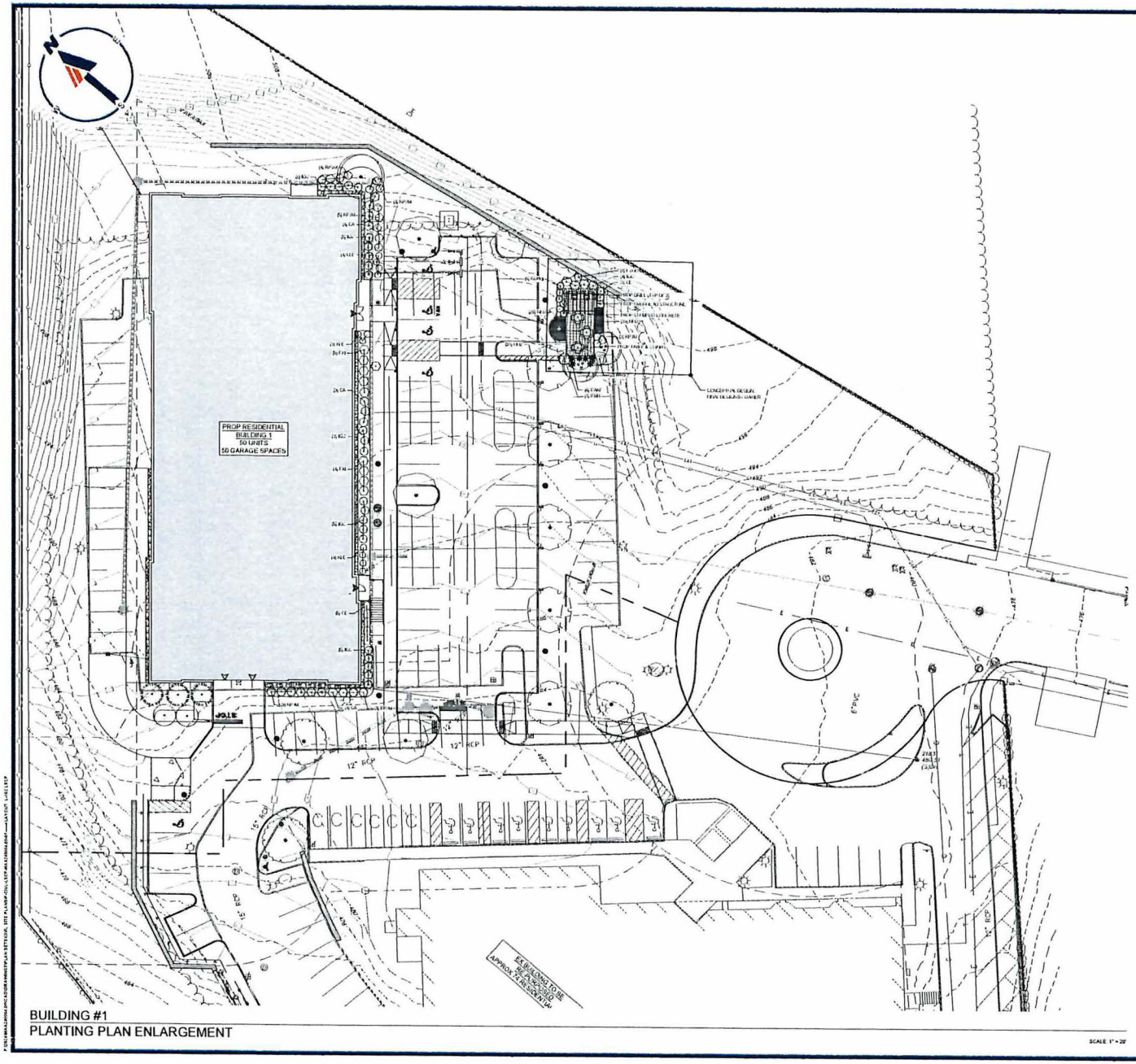
SHEET TITLE:

OVERALL LANDSCAPE PLAN

SHEET NUMBER:

L-101

REVISION 3 - 10/02/2025



BUILDING #1
PLANTING PLAN ENLARGEMENT

SCALE 1" = 20'

PLANT SCHEDULE - BUILDING 1

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS					
CA	11	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	24-30"	CONTAINER
CR	8	CORNUS ALBA 'SIBIRICA'	TATARIAN DOGWOOD	6'	
FIS	18	FORSYTHIA X INTERMEDIA 'SPECTABILIS'	FORSYTHIA	5-6'	B&B
IGC	37	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24-30"	CONTAINER
KLE	11	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	24-30"	CONTAINER
RDH	8	RHODODENDRON CAUCASICUM 'DEXTER'S RANGE'	DEXTER'S RANGE CAUCASIAN RHODODENDRON	18-24"	CONTAINER
RMA	1	RHODODENDRON MAXIMUM 'ROSEUM'	PINK ROSEBAY RHODODENDRON	36-48"	CONTAINER
RPA	21	RHUS AROMATICA 'FA'	'FA' GRO-LOW SUMAC	24-30"	CONTAINER
VAC	1	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	24-30"	CONTAINER
GRASSES					
CAKF	6	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	CONTAINER
PAPM	1	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS	1 GAL	CONTAINER
PERENNIALS					
HAP	31	HEMEROCALLIS X 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL	CONTAINER
MPD	46	NEPETA X FAASSENII 'DROPMORE'	DROPMORE CATMINT	1 GAL	CONTAINER

SEE SHEET L-101 FOR TREES - LOCATIONS AND PLANT SCHEDULE

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

SCALE 1" = 20'

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PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	07/21/2025	Con Com/Site Plan Review	AP, SVH / TAH, JM
2	08/29/2025	Erosion Control Revisions	AP / TAH
3	10/02/2025	Building 1 Fire Access Modification	AP, AL / TAH

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PROJECT No.:	MA240004.90-SP
DRAWN BY:	JMA, AP
CHECKED BY:	TAH
DATE:	07/21/2025
CAD I.D.:	P-CIVIL-LSCP

PROJECT:

SITE DEVELOPMENT PLANS

FOR

GLENFORD AT LAKE WILLIAMS
PROPOSED DEVELOPMENT

PARCEL 90-2A, 90-83
130 LIZOTTE DRIVE
MIDDLESEX COUNTY
MARLBOROUGH, MA

BOHLER
45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
Phone: (617) 649-9040
www.BohlerEngineering.com

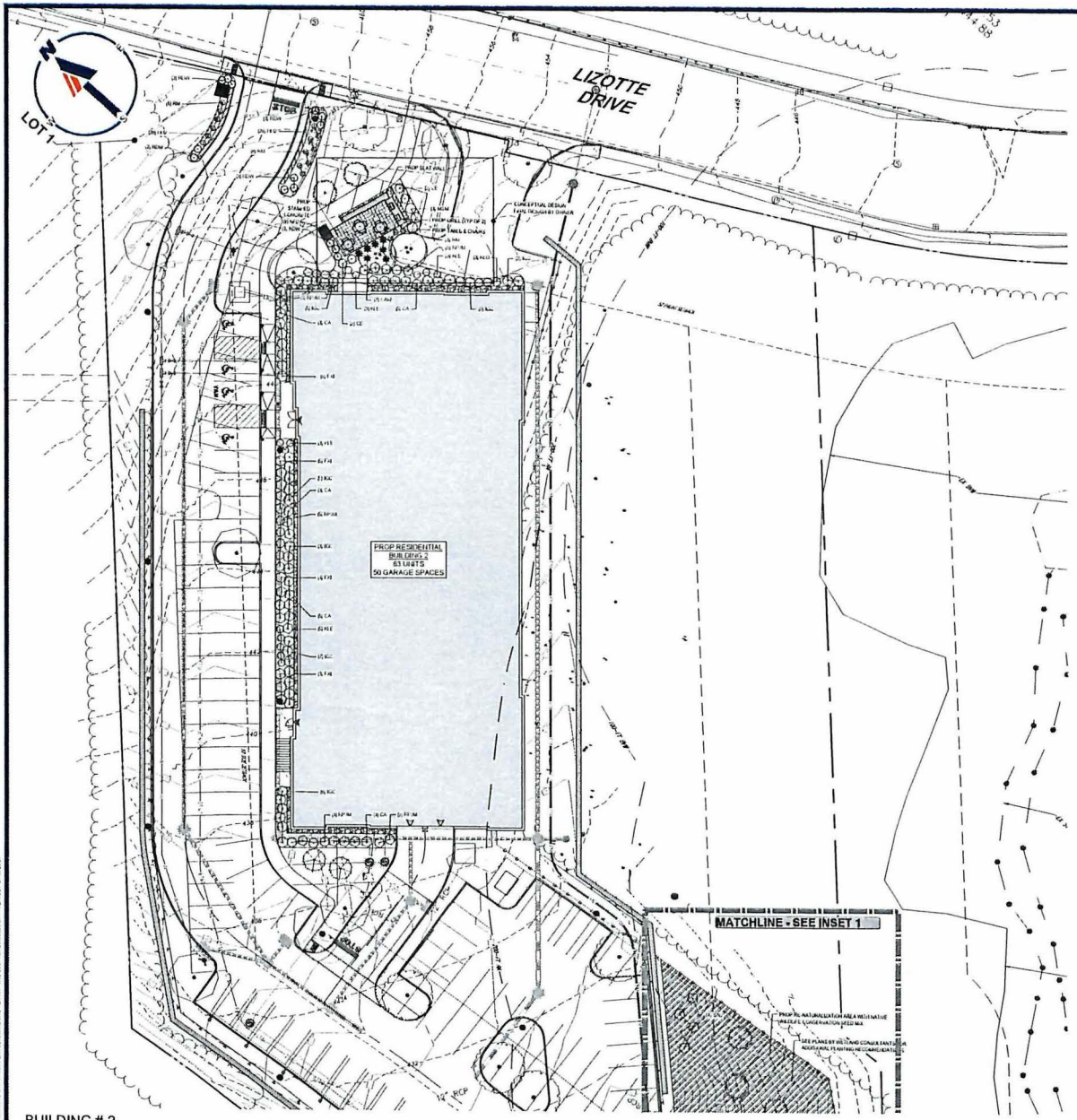
SHEET TITLE:

LANDSCAPE PLAN A

SHEET NUMBER:

L-102

REVISION 3 - 10/02/2025

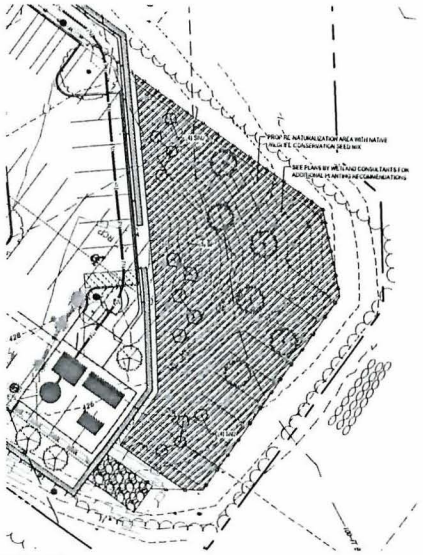


BUILDING # 2
PLANTING PLAN ENLARGEMENT

SCALE: 1" = 20'

PLANT SCHEDULE - BUILDING 2

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS					
CA	20	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD TEA	24-30"	CONTAINER
CE	6	CORNUS ALBA 'ELEGANTISSIMA'	SILVER EDGE TATARIAN DOGWOOD	--	--
FAE	18	FORSYTHIA X INTERMEDIA 'SPECTABILIS'	FORSYTHIA	3-4'	B&B
IEC	22	ILEX CRENATA 'COMPACTA'	COMPACT INKBERRY	24-30"	CONTAINER
KLE	14	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	24-30"	CONTAINER
MJS	3	TAXUS MEDIA 'DENSIFORMIS'	DENSIFORM MOUNTAIN LAUREL	36-48"	CONTAINER
MOH	14	MICROBIOTA DECUSSATA 'MOSS GREEN'	SIBERIAN CYPRESS	18-24"	CONTAINER
RIA	17	RHODODENDRON X 'MOSS GREEN'	MOSS GREEN RHODODENDRON	18-24"	CONTAINER
RPAM	22	RHODODENDRON X P.M.	P.M. RHODODENDRON	24-30"	CONTAINER
SNG	8	SAMBUCUS NIGRA	BLACK ELDERBERRY	24-30"	CONTAINER
SP	5	SPIRAEA COLOR	PURPLE WILLOW	3-4'	CONTAINER
GRASSES					
CAR2	7	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	CONTAINER
MGM	3	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT EULALIA GRASS	1 GAL	CONTAINER
PERENNIALS					
HYC	37	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL	CONTAINER
NFG	9	NEPETA FAASSENII 'BLUE DANUBE'	CATMINT	1 GAL	CONTAINER



INSET 1
RE-NATURALIZATION AREA PLAN ENLARGEMENT

SCALE: 1" = 20'

SEE SHEET L-101 FOR TREES - LOCATIONS AND PLANT SCHEDULE

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

SCALE: 1" = 20'

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LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	INITIALS BY
1	07/21/2025	Con Com/Site Plan Review	AP, SW, TAH, JE
2	08/20/2025	Erosion Control Revisions	AP, TAH
3	10/02/2025	Building 1 Fire Access Modification	AP, AL, TAH

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PERMIT SET

PROJECT No.: MAA240004 00-0F
DRAWN BY: JMK, AP
CHECKED BY: TAH
DATE: 07/21/2025
CAD I.D.: P-CIVIL-LSCP

PROJECT:

SITE DEVELOPMENT PLANS

FOR

GLENFORD AT LAKE WILLIAMS
PROPOSED DEVELOPMENT

PARCEL 90-2A, 90-83
130 LIZOTTE DRIVE
MIDDLESEX COUNTY
MARLBOROUGH, MA

BOHLER
45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
Phone: (617) 443-8040
www.BohlerEngineering.com

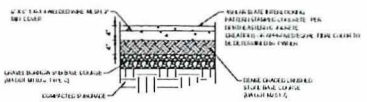
SHEET TITLE:

LANDSCAPE PLAN B

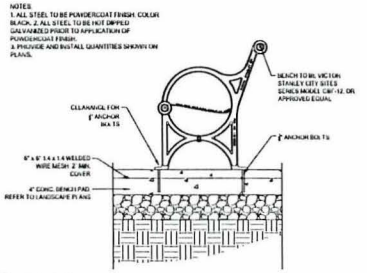
SHEET NUMBER:

L-103

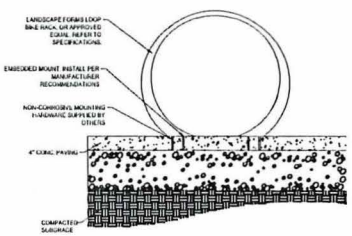
REVISION 3 - 10/02/2025



1 STAMPED CONCRETE
SCALE N.T.S.

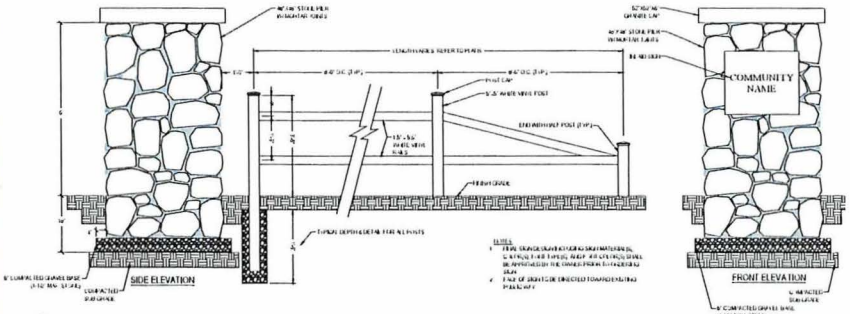


2 BENCH
SCALE N.T.S.



3 BIKE RACK
SCALE N.T.S.

4 STONE FOUNDATION STRIP
SCALE N.T.S.

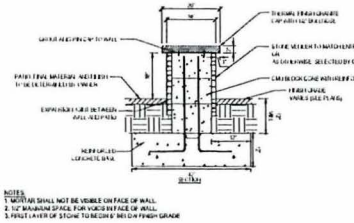


5 ENTRY PIER WITH INLAID SIGN AND SPLIT RAIL FENCE
SCALE NTS

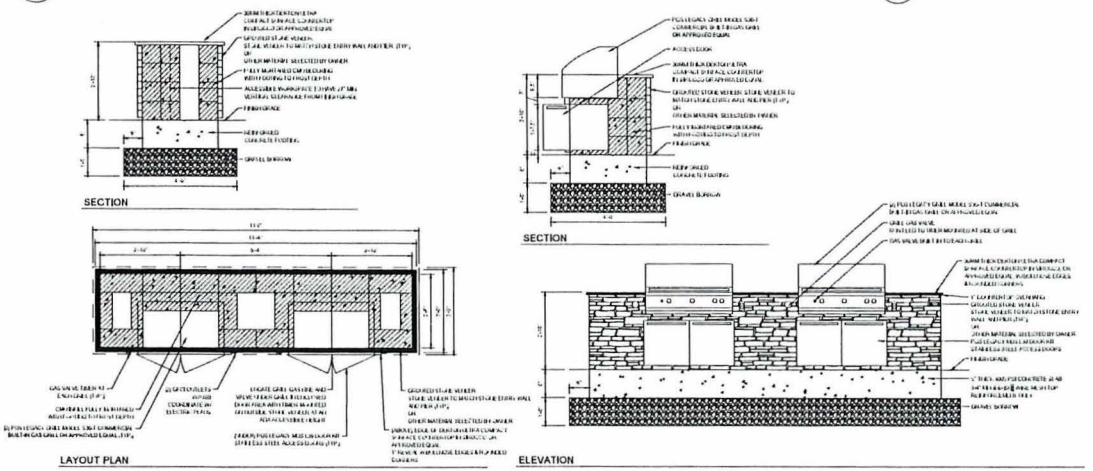
NOTE TABLE MUST HAVE CENTER HOLE FOR UMBRELLA

PRODUCT INFORMATION:
- ALYAH 6-PERSON ROUND OUTDOOR DINING SET
- AS MANUFACTURED BY: LARK MANOR
- WWW.WAYFAIR.COM/OUTDOOR/PDP/LARK-MANOR-ALYAH-ROUND-4-PERSON-42-LONG-DINING-SET-CSN10108 OR APPROVED EQUAL SELECTED BY OWNER

6 TABLE & CHAIRS
SCALE N.T.S.



7 SEAT WALL
SCALE N.T.S.



8 GRILL STATIONS
SCALE N.T.S.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROJECT MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
ENVIRONMENTAL SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	07/21/2025	Cue Com/Site Plan Review	AP SW TAH JE
2	08/08/2025	Erosion Control Revisions	AP TAH
3	10/02/2025	Building 1 Fire Access Modification	AP AL TAH

811 Know what's below. Call before you dig.
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PERMIT SET

PROJECT No.: MAA240004.00-07
DRAWN BY: JMA, AP
CHECKED BY: TAH
DATE: 07/21/2025
CAD I.D.: P-CEL-LSCP

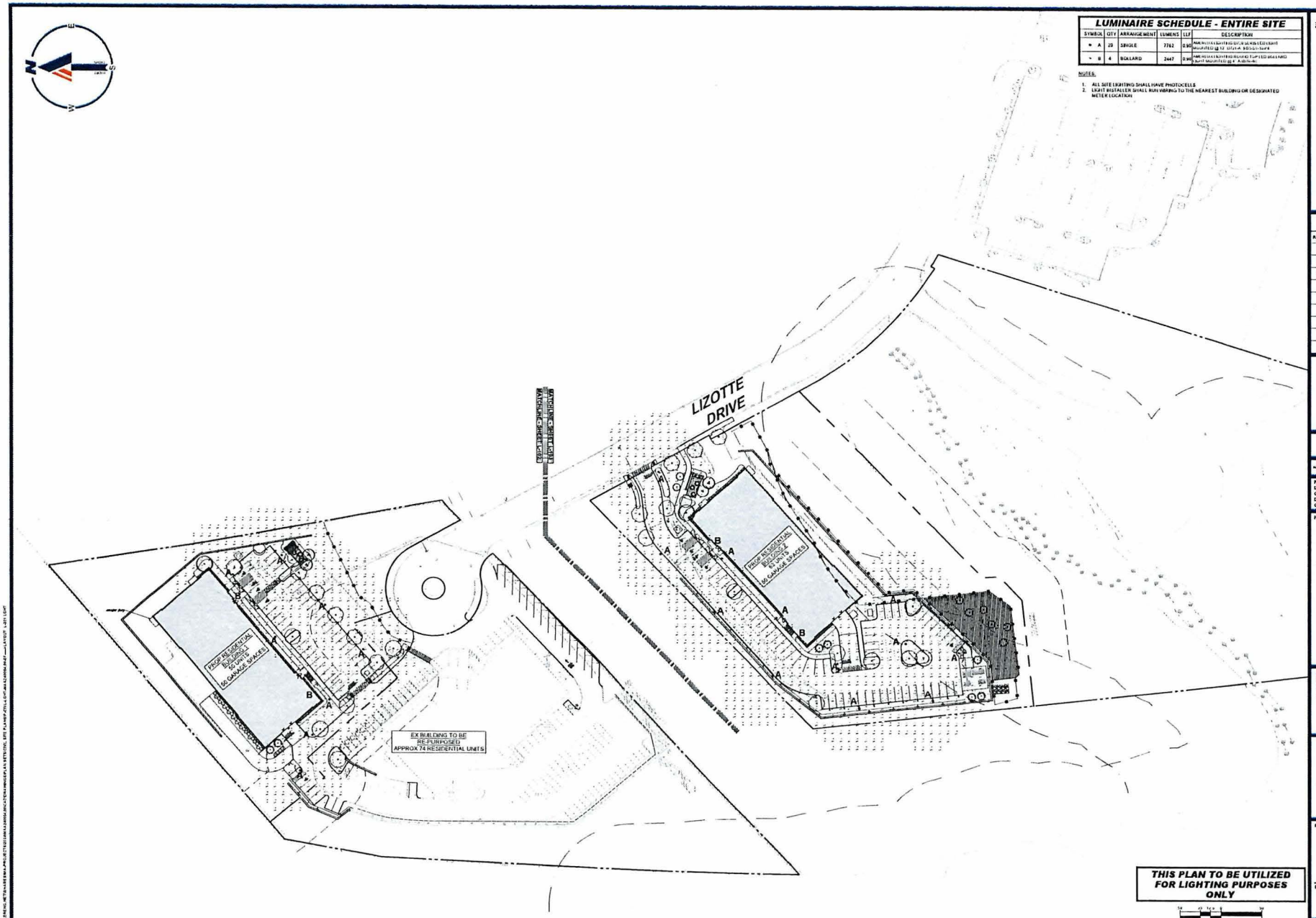
PROJECT:
SITE DEVELOPMENT PLANS
FOR
GLENFORD AT LAKE WILLIAMS
PROPOSED DEVELOPMENT
PARCEL 90-2A, 90-93
130 LIZOTTE DRIVE
MIDDLESEX COUNTY
MARLBOROUGH, MA

BOHLER
45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
Phone: (617) 443-9240
www.BohlerEngineering.com

SHEET TITLE:
LANDSCAPE DETAILS I

SHEET NUMBER:
L-104

REVISION 3 - 10/02/2025



LUMINAIRE SCHEDULE - ENTIRE SITE

SYMBOL	QTY	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
▪ A	20	SINGLE	7762	0.90	[illegible]
▪ B	4	BOLLARD	2447	0.90	[illegible]

NOTES:
1. ALL SITE LIGHTING SHALL HAVE PHOTOCELLS
2. LIGHT INSTALLER SHALL RUN WIRING TO THE NEAREST BUILDING OR DESIGNATED METER LOCATION

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LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	BY
1	07/21/2025	Con Com/Site Plan Review	AP SW TAH JE
2	08/29/2025	Erosion Control Revisions	AP TAH
3	10/02/2025	Building 1 Fire Access Modification	AP AL TAH

811 Know what's below. Call before you dig. ALWAYS CALL 811 It's fast, It's free, It's the law.

PERMIT SET

PROJECT No.: MAA140004.00-0F
DRAWN BY: JMA, AP
CHECKED BY: TAH
DATE: 07/21/2025
CAD I.D.: P-CIVIL-LIGHT

PROJECT:

SITE DEVELOPMENT PLANS

FOR

GLENFORD AT LAKE WILLIAMS
PROPOSED DEVELOPMENT

PARCEL 90-2A, 90-83
130 LIZOTTE DRIVE
MIDDLESEX COUNTY
MARLBOROUGH, MA

BOHLER
45 FRANKLIN STREET, 9th FLOOR
BOSTON, MA 02110
Phone: (617) 843-9040
www.BohlerEngineering.com

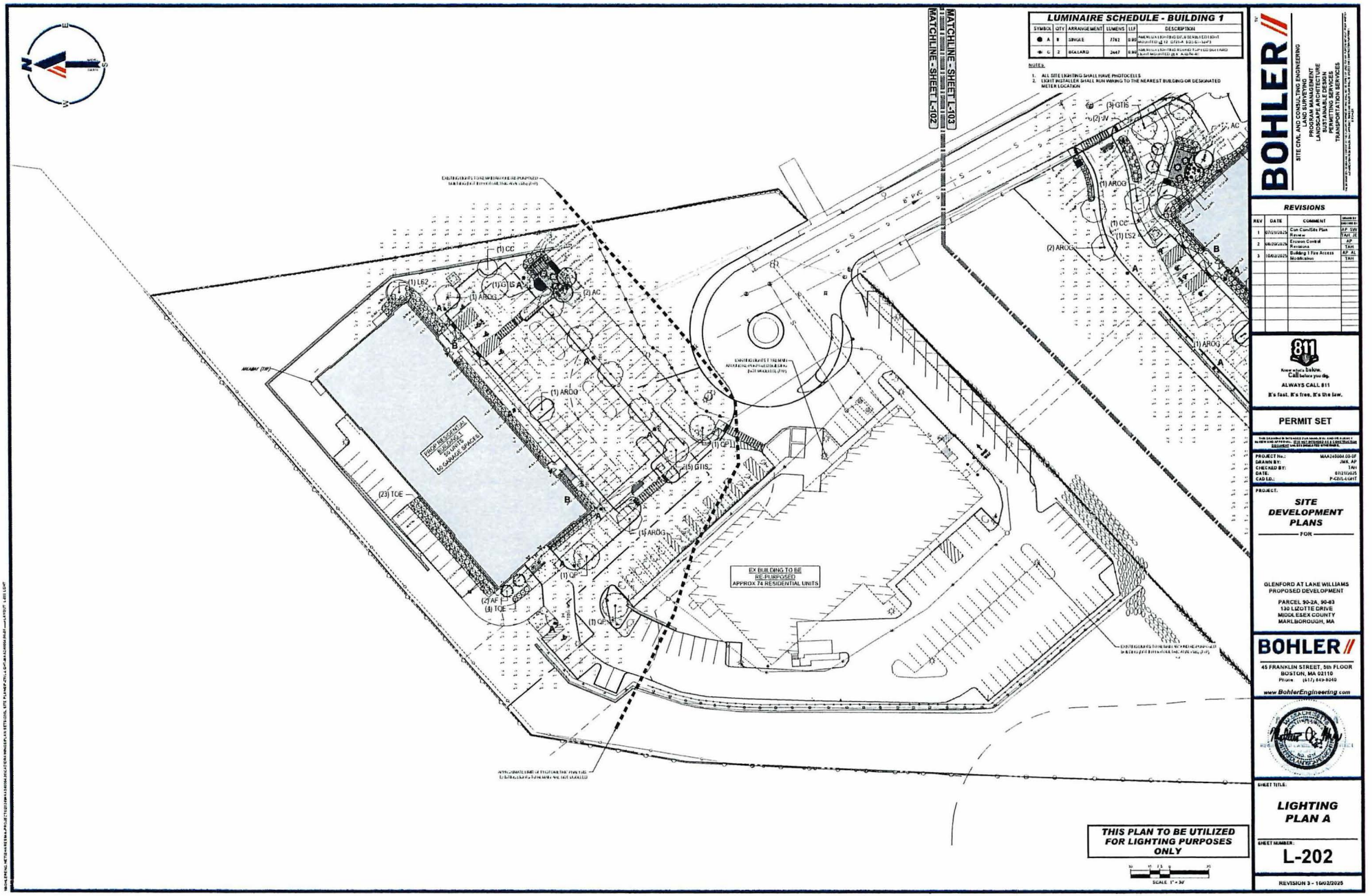
SHEET TITLE:

OVERALL LIGHTING PLAN

SHEET NUMBER:

L-201

REVISION 3 - 10/02/2025



LUMINAIRE SCHEDULE - BUILDING 1

SYMBOL	QTY	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
A	9	SINGLE	7763	0.95	AMERILUX LIGHTING DFLR SERIES EDITION 1 MOUNTED @ 12' DFLR-A-SQ-SL-14P3
C	2	BOLLARD	2447	0.95	AMERILUX LIGHTING ROUND TOP LED BOLLARD MOUNTED @ 4' A-RBLP-4K

NOTES:
1. ALL SITE LIGHTING SHALL HAVE PHOTOCELLS
2. LIGHT INSTALLER SHALL RUN WIRING TO THE NEAREST BUILDING OR DESIGNATED METER LOCATION

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SUSTAINABLE DESIGN
PERMITTING & APPROVALS
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	INITIALS BY
1	07/21/2025	Cue Corridor Plan Review	AP SW TAH JE
2	08/29/2025	Erosion Control Revisions	AP TAH
3	10/02/2025	Building 1 Fire Access Modification	AP AL TAH

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PERMIT SET

PROJECT No.: MAA240004.00-SP
DRAWN BY: JWK, AP
CHECKED BY: TAH
DATE: 07/21/2025
CAD I.D.: P-CIVIL-LIGHT

PROJECT:

SITE DEVELOPMENT PLANS

FOR

GLENFORD AT LAKE WILLIAMS
PROPOSED DEVELOPMENT
PARCEL 90-2A, 90-93
130 LEZOTTE DRIVE
MIDDLESEX COUNTY
MARLBOROUGH, MA

BOHLER
45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
Phone: (617) 849-8040
www.BohlerEngineering.com

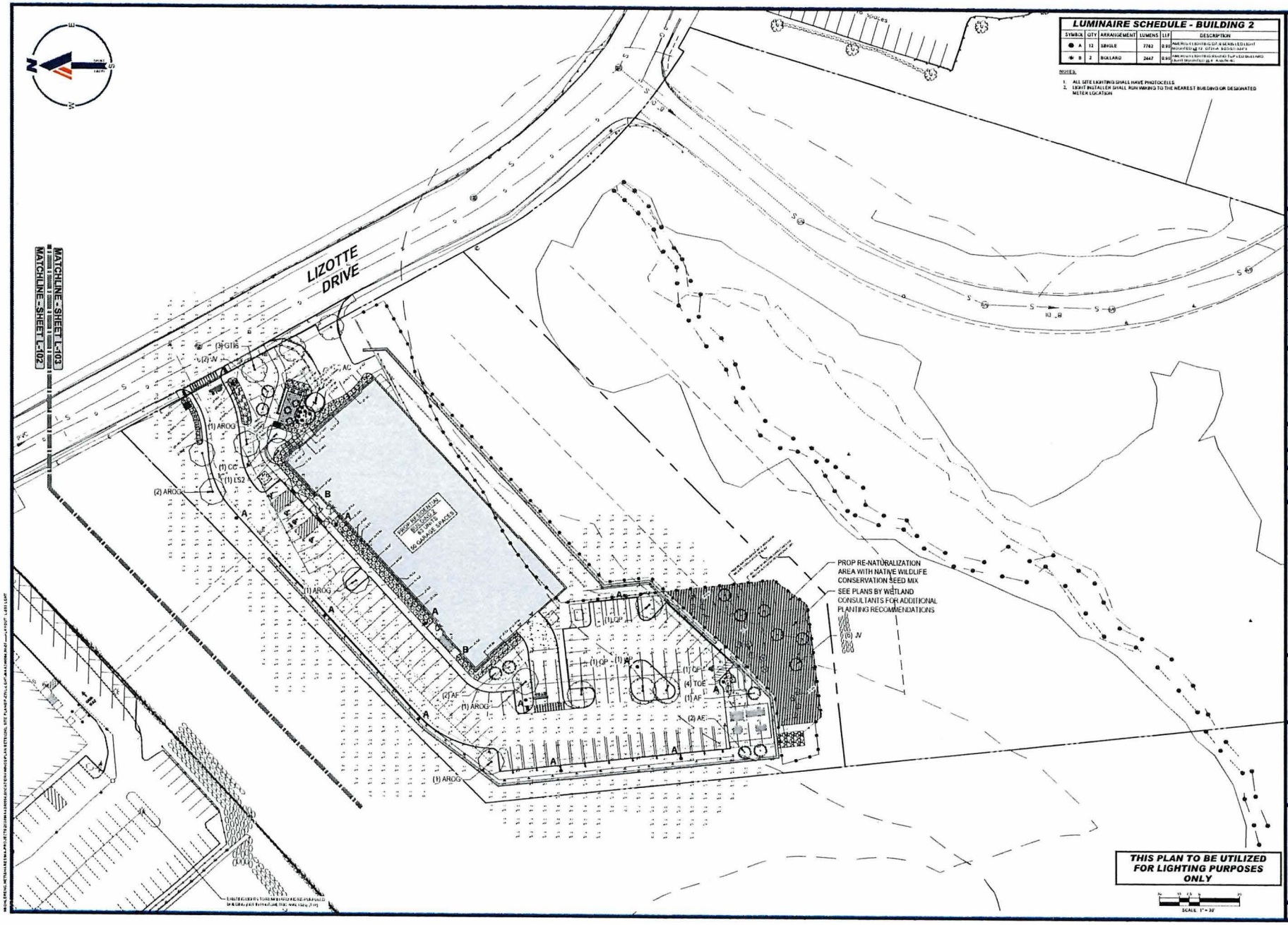
SHEET TITLE:

LIGHTING PLAN A

SHEET NUMBER:

L-202

REVISION 3 - 10/02/2025



LUMINAIRE SCHEDULE - BUILDING 2

SYMBOL	QTY	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
A	12	SINGLE	7762	0.90	[illegible]
B	2	BOLLARD	2447	0.90	[illegible]

NOTES:
1. ALL SITE LIGHTING SHALL HAVE PHOTOCELLS
2. LIGHT INSTALLER SHALL RUN WIRING TO THE NEAREST BUILDING OR DESIGNATED METER LOCATION

BOHLER

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LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	INITIALS
1	07/31/2025	Con Com/Site Plan Review	AP, SW, TAH, JS
2	08/29/2025	Erosion Control Revisions	AP, TAH
3	10/02/2025	Building 1 Fire Access Modification	AP, AL, TAH

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PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND OPINION. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT AND IS NOT SUITABLE FOR PURCHASE.

PROJECT No.: MAA24004.00-SP
DRAWN BY: JMA, AP
CHECKED BY: TAH
DATE: 07/31/2025
CAD I.D.: P-CD/L-LGHT

PROJECT:

SITE DEVELOPMENT PLANS

FOR

GLENFORD AT LAKE WILLIAMS
PROPOSED DEVELOPMENT

PARCEL 90-2A, 90-83
130 LIZOTTE DRIVE
MIDDLESEX COUNTY
MARLBOROUGH, MA

BOHLER
45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
Phone (617) 849-8240
www.BohlerEngineering.com

SHEET TITLE:

LIGHTING PLAN B

SHEET NUMBER:

L-203

REVISION 3 - 10/02/2025

MF DS A+P

130 LIZOTTE DR

MULTIFAMILY DEVELOPMENT

130 LIZOTTE DRIVE,
MARLBOROUGH, MA, 01752

Permit Progress
07/22/25

PROJECT TEAM:

OWNER:
FERRIS DEVELOPMENT GROUP
118 TURNPIKE RD. SUITE 300
SOUTHBOROUGH, MA 01772
(508)-281-5600

ARCHITECT:
MONTE FRENCH DESIGN STUDIO
650 COLUMBUS AVE, STE A
BOSTON, MA 02118
(617)-606-4496

CONTRACTOR:
FERRIS DEVELOPMENT GROUP
118 TURNPIKE RD. SUITE 300
SOUTHBOROUGH, MA 01772
(508)-281-5600

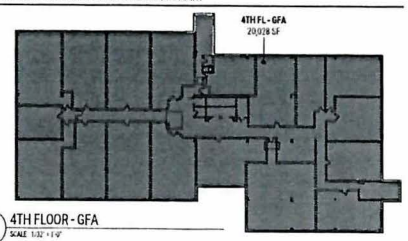
CIVIL & SURVEY ENGINEER:
EXPEDITED ENGINEERING
118 TURNPIKE RD, STE 300
SOUTHBOROUGH, MA, 01772

STRUCTURAL ENGINEER:
IVAN FILEV CONSULTING, STRUCT ENG, LLC
37 UPLAND RD,
MARLBOROUGH, MA 01752

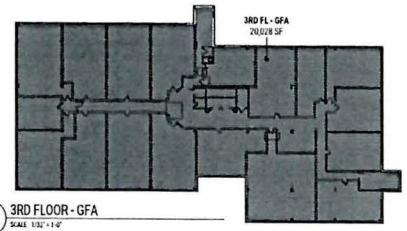
MEP, FP & FA ENGINEERS:
ZADE ENGINEERING LLC
1 BILLINGS RD, SUITE 306
QUINCY, MA 02171

ENERGY:
SUSTAINABLE ENERGY ANALYTICS
440 TOTTEN POND RD #201
WALTHAM, MA 02451

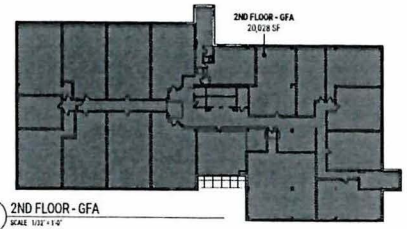
AREA PLAN - GROSS FLOOR AREA DIAGRAM



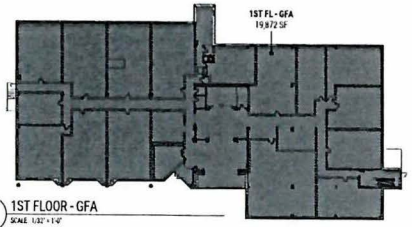
8 4TH FLOOR - GFA
SCALE: 1/32" = 1'-0"



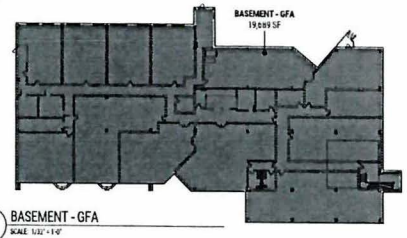
7 3RD FLOOR - GFA
SCALE: 1/32" = 1'-0"



6 2ND FLOOR - GFA
SCALE: 1/32" = 1'-0"

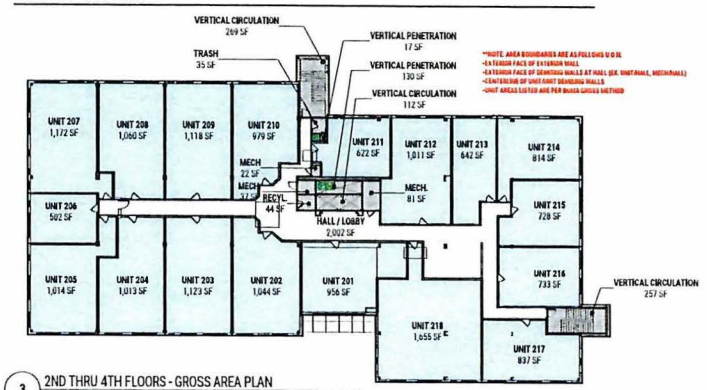


5 1ST FLOOR - GFA
SCALE: 1/32" = 1'-0"

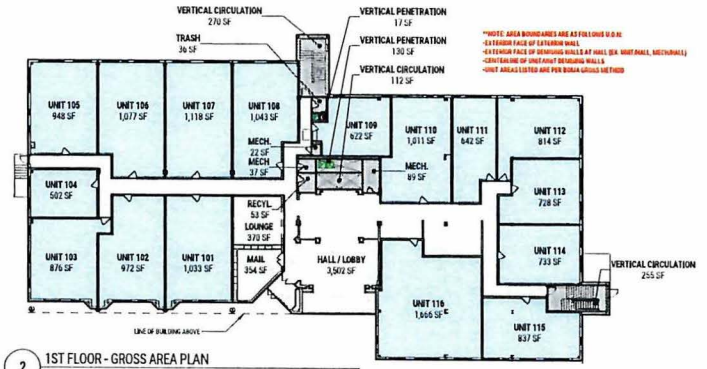


4 BASEMENT - GFA
SCALE: 1/32" = 1'-0"

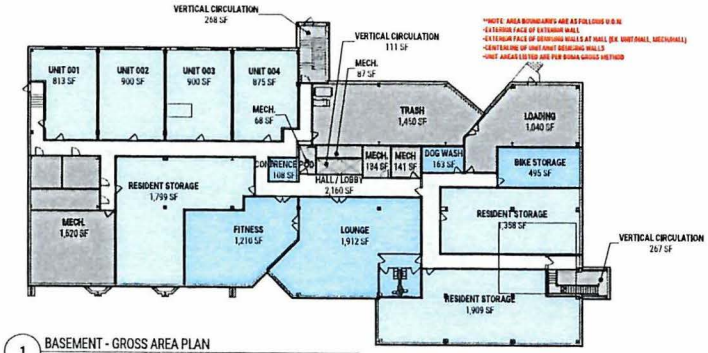
AREA PLAN - UNIT TYPES



3 2ND THRU 4TH FLOORS - GROSS AREA PLAN
SCALE: 3/64" = 1'-0"



2 1ST FLOOR - GROSS AREA PLAN
SCALE: 3/64" = 1'-0"



1 BASEMENT - GROSS AREA PLAN
SCALE: 3/64" = 1'-0"

GFA SCHEDULE

NAME	AREA (GROSS)
BASEMENT - GFA	19,699 SF
1ST FL - GFA	19,872 SF
2ND FLOOR - GFA	20,028 SF
3RD FL - GFA	20,028 SF
4TH FL - GFA	20,028 SF
TOTAL GFA	99,656 SF

*AREAS SHOWN PER BUILDING CODE / NO EXCLUSIONS

COMMON AREAS

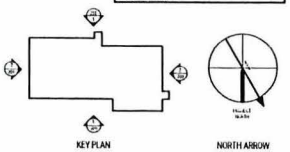
NAME	AREA (GROSS)
BASEMENT	
BIKE STORAGE	495 SF
CONFERENCE POD	108 SF
DOG WASH	163 SF
FITNESS	1,212 SF
HALL / LOBBY	2,160 SF
LOADING	1,040 SF
LOUNGE	1,912 SF
MECH	141 SF
MECH	1,810 SF
RESIDENT STORAGE	5,065 SF
TRASH	1,458 SF
VERTICAL CIRCULATION	646 SF
	16,359 SF
1ST FLOOR	
HALL / LOBBY	3,502 SF
LOUNGE	370 SF
MAIL	354 SF
MECH	37 SF
MECH	111 SF
RECYL	53 SF
TRASH	36 SF
VERTICAL CIRCULATION	637 SF
VERTICAL PENETRATION	147 SF
	5,247 SF
2ND FLOOR	
HALL / LOBBY	2,002 SF
MECH	22 SF
MECH	118 SF
RECYL	44 SF
TRASH	35 SF
VERTICAL CIRCULATION	629 SF
VERTICAL PENETRATION	146 SF
	3,047 SF
3RD FLOOR	
HALL / LOBBY	2,002 SF
MECH	22 SF
MECH	162 SF
TRASH	35 SF
VERTICAL CIRCULATION	639 SF
VERTICAL PENETRATION	146 SF
	3,007 SF
4TH FLOOR	
HALL / LOBBY	2,002 SF
MECH	22 SF
MECH	162 SF
TRASH	35 SF
VERTICAL CIRCULATION	639 SF
VERTICAL PENETRATION	146 SF
	3,007 SF
TOTAL AREA	30,466 SF

UNIT MATRIX

UNIT TYPE	QTY
1 BED JR	4
1+BED	24
1+BED + OFFICE	24
2-BED	4
2-BED + OFFICE	4
STUDIO	4
TOTAL # OF UNITS	74

DWELLING UNIT TYPES

UNIT NUMBER	UNIT TYPE	ACCOMMODATIONS
BASEMENT		
001	1 BED+DEN_TYPE 1	
002	1 BED+DEN_TYPE 2	
003	1 BED+DEN_TYPE 2	
004	1 BED+DEN_TYPE 3	
BASEMENT 4		
1ST FLOOR		
101	1 BED+DEN_TYPE 4.1	
102	1 BED+DEN_TYPE 5	HEARING IMPAIRED
103	1 BED_TYPE 1.1	
104	STUDIO_TYPE 1.1	
105	2 BED_TYPE 1	
106	1 BED+DEN_TYPE 6.1	
107	1 BED+DEN_TYPE 4.2	
108	1 BED+DEN_TYPE 7	
109	1-BED JR_TYPE 1	
110	1 BED+DEN_TYPE 8	
111	1 BED JR_TYPE 2	
112	1 BED_TYPE 2	
113	1 BED_TYPE 3.1	
114	1 BED_TYPE 3.2	
115	1 BED_TYPE 4	
116	2 BED+DEN_TYPE 1	
1ST FLOOR 16		
2ND FLOOR		
201	1 BED+DEN_TYPE 9	
202	1 BED+DEN_TYPE 10	
203	1 BED+DEN_TYPE 4.3	
204	1 BED+DEN_TYPE 11	
205	1 BED_TYPE 1.2	
206	STUDIO_TYPE 1.2	
207	2 BED_TYPE 2	
208	1 BED+DEN_TYPE 4.2	
209	1 BED+DEN_TYPE 4.3	
210	1 BED+DEN_TYPE 12	
211	1 BED JR_TYPE 1	
212	1 BED+DEN_TYPE 8	
213	1 BED JR_TYPE 2	
214	1 BED_TYPE 2	
215	1 BED_TYPE 3.1	
216	1 BED_TYPE 3.2	
217	1 BED_TYPE 4	
218	2 BED+DEN_TYPE 1.1	
2ND FLOOR 18		
3RD FLOOR		
301	1 BED+DEN_TYPE 9	
302	1 BED+DEN_TYPE 10	
303	1 BED+DEN_TYPE 4.3	
304	1 BED+DEN_TYPE 11	
305	1 BED_TYPE 1.2	
306	STUDIO_TYPE 1.2	
307	2 BED_TYPE 2	
308	1 BED+DEN_TYPE 4.2	
309	1 BED+DEN_TYPE 4.3	
310	1 BED+DEN_TYPE 12	
311	1 BED JR_TYPE 1	
312	1 BED+DEN_TYPE 8	
313	1 BED JR_TYPE 2	
314	1 BED_TYPE 2	
315	1 BED_TYPE 3.1	
316	1 BED_TYPE 3.2	
317	1 BED_TYPE 4	
318	2 BED+DEN_TYPE 1.1	
3RD FLOOR 18		
4TH FLOOR		
401	1 BED+DEN_TYPE 9	
402	1 BED+DEN_TYPE 10	
403	1 BED+DEN_TYPE 4.3	
404	1 BED+DEN_TYPE 11	
405	1 BED_TYPE 1.2	
406	STUDIO_TYPE 1.2	
407	2 BED_TYPE 2	
408	1 BED+DEN_TYPE 6.2	
409	1 BED+DEN_TYPE 4.2	
410	1 BED+DEN_TYPE 12	
411	1 BED JR_TYPE 1	
412	1 BED+DEN_TYPE 8	
413	1 BED JR_TYPE 2	
414	1 BED_TYPE 2	
415	1 BED_TYPE 3.1	
416	1 BED_TYPE 3.2	
417	1 BED_TYPE 4	
418	2 BED+DEN_TYPE 1.1	
4TH FLOOR 18		
TOTAL UNIT COUNT: 74		



MFDS A+P
MONTE FRENCH DESIGN STUDIO (MFDS)
650 COLUMBUS AVE, STE. A
BOSTON MA, 02118
T. 617-606-8496
WWW.MFDS-BOS.COM

PROGRESS PRINT
(NOT FOR CONSTRUCTION)

DRAFT

ISSUE LOG

MARK	DESCRIPTION	DATE

PROJECT NAME:
130 LIZOTTE

ADDRESS:
130 LIZOTTE DR,
MARLBOROUGH, MA 01752

DATE ISSUED: 07/22/2025

PROJECT #: 24001

SCALE: As indicated

DRAWN BY: CC, MN, ED, AY

PROGRAM & AREA DIAGRAMS

G-003

ARCHITECTURAL PLANS

FOR

130 LIZOTTE DRIVE

RESIDENTIAL COMMUNITY

LIZOTTE DRIVE OVERLAY DISTRICT
130 LIZOTTE DRIVE
MARLBOROUGH, MASSACHUSETTS

APRIL 2025

SHEET NUMBER	SHEET DESCRIPTION
A-1 ~ A-2	MULTIFAMILY BUILDING COLOR RENDERINGS
A-4 ~ A-6	MULTIFAMILY BUILDING FLOOR ELEVATIONS
A-7 ~ A-19	MULTIFAMILY BUILDING FLOOR PLANS

LIZOTTE DRIVE

Renderings, elevations, and floor plans provided contain a great amount of detail to provide a high level of visual understanding of the proposed architectural program. Minor changes to the architectural elements and details provided may vary throughout the project, but the design intent will remain unchanged.

50 UNIT MULTIFAMILY RESIDENTIAL BUILDING

A-1

LIZOTTE DRIVE

Renderings, elevations, and floor plans provided contain a great amount of detail to provide a high level of visual understanding of the proposed architectural program. Minor changes to the architectural elements and details provided may vary throughout the project, but the design intent will remain unchanged.

63 UNIT MULTIFAMILY RESIDENTIAL BUILDING

A-2

① FRONT ELEVATION
1/8" = 1'-0"

② REAR ELEVATION
1/8" = 1'-0"

Renderings, elevations, and floor plans provided contain a great amount of detail to provide a high level of visual understanding of the proposed architectural program. Minor changes to the architectural elements and details provided may vary throughout the project, but the design intent will remain unchanged.

LIZOTTE DRIVE

50 UNIT MULTIFAMILY RESIDENTIAL BUILDING

A-3

① LEFT SIDE ELEVATION
1/8" = 1'-0"

② RIGHT SIDE ELEVATION
1/8" = 1'-0"

Renderings, elevations, and floor plans provided contain a great amount of detail to provide a high level of visual understanding of the proposed architectural program. Minor changes to the architectural elements and details provided may vary throughout the project, but the design intent will remain unchanged.

LIZOTTE DRIVE

50 UNIT MULTIFAMILY RESIDENTIAL BUILDING

A-4

① FRONT ELEVATION
1/8" = 1'-0"

② REAR ELEVATION
1/8" = 1'-0"

Renderings, elevations, and floor plans provided contain a great amount of detail to provide a high level of visual understanding of the proposed architectural program. Minor changes to the architectural elements and details provided may vary throughout the project, but the design intent will remain unchanged.

LIZOTTE DRIVE

63 UNIT MULTIFAMILY RESIDENTIAL BUILDING

A-5

① LEFT SIDE ELEVATION
1/8" = 1'-0"

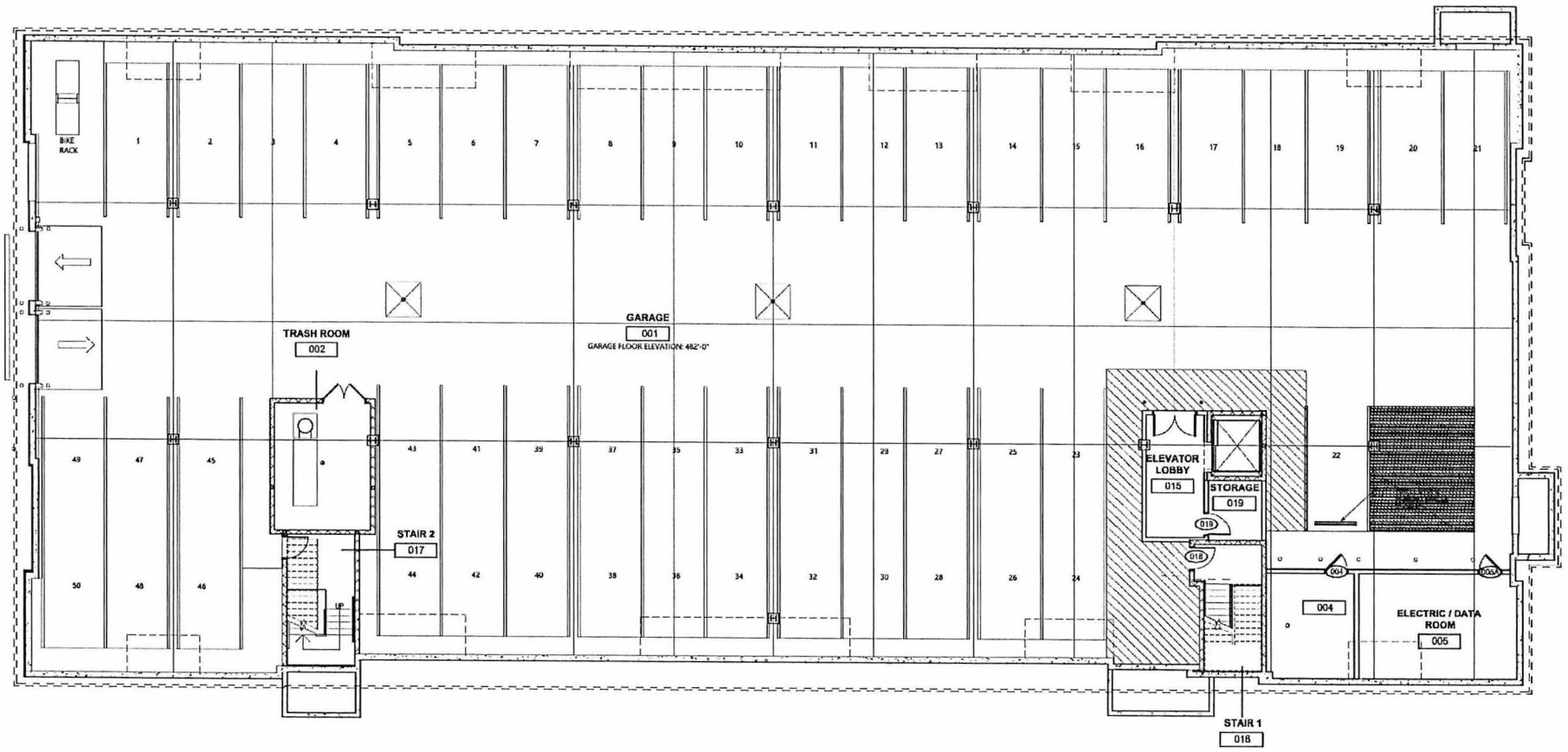
② RIGHT SIDE ELEVATION
1/8" = 1'-0"

Renderings, elevations, and floor plans provided contain a great amount of detail to provide a high level of visual understanding of the proposed architectural program. Minor changes to the architectural elements and details provided may vary throughout the project, but the design intent will remain unchanged.

LIZOTTE DRIVE

63 UNIT MULTIFAMILY RESIDENTIAL BUILDING

A-6



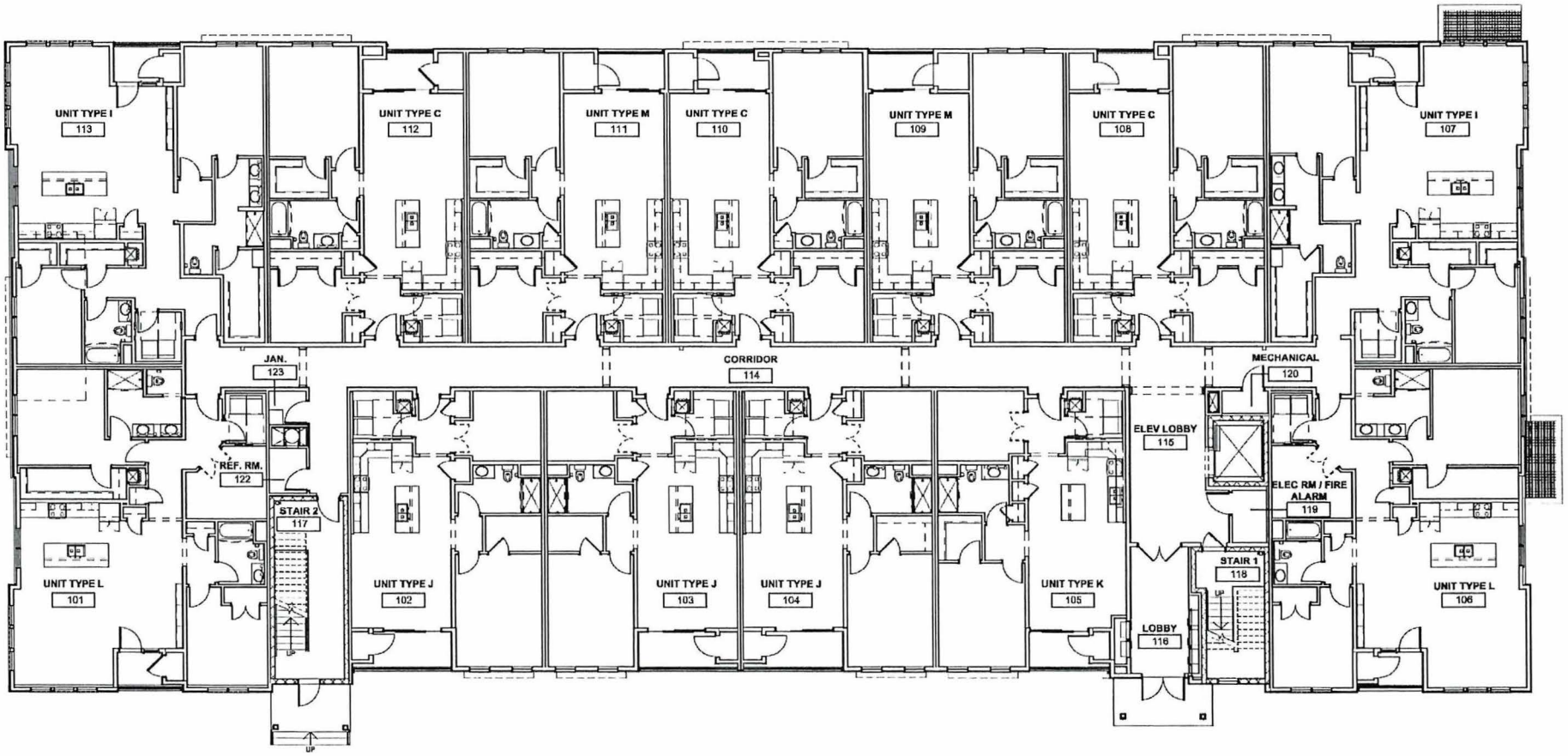
1 GARAGE FLOOR PLAN
1/8" = 1'-0"

Renderings, elevations, and floor plans provided contain a great amount of detail to provide a high level of visual understanding of the proposed architectural program. Minor changes to the architectural elements and details provided may vary throughout the project, but the design intent will remain unchanged.

LIZOTTE DRIVE

50 UNIT MULTIFAMILY RESIDENTIAL BUILDING

A-7



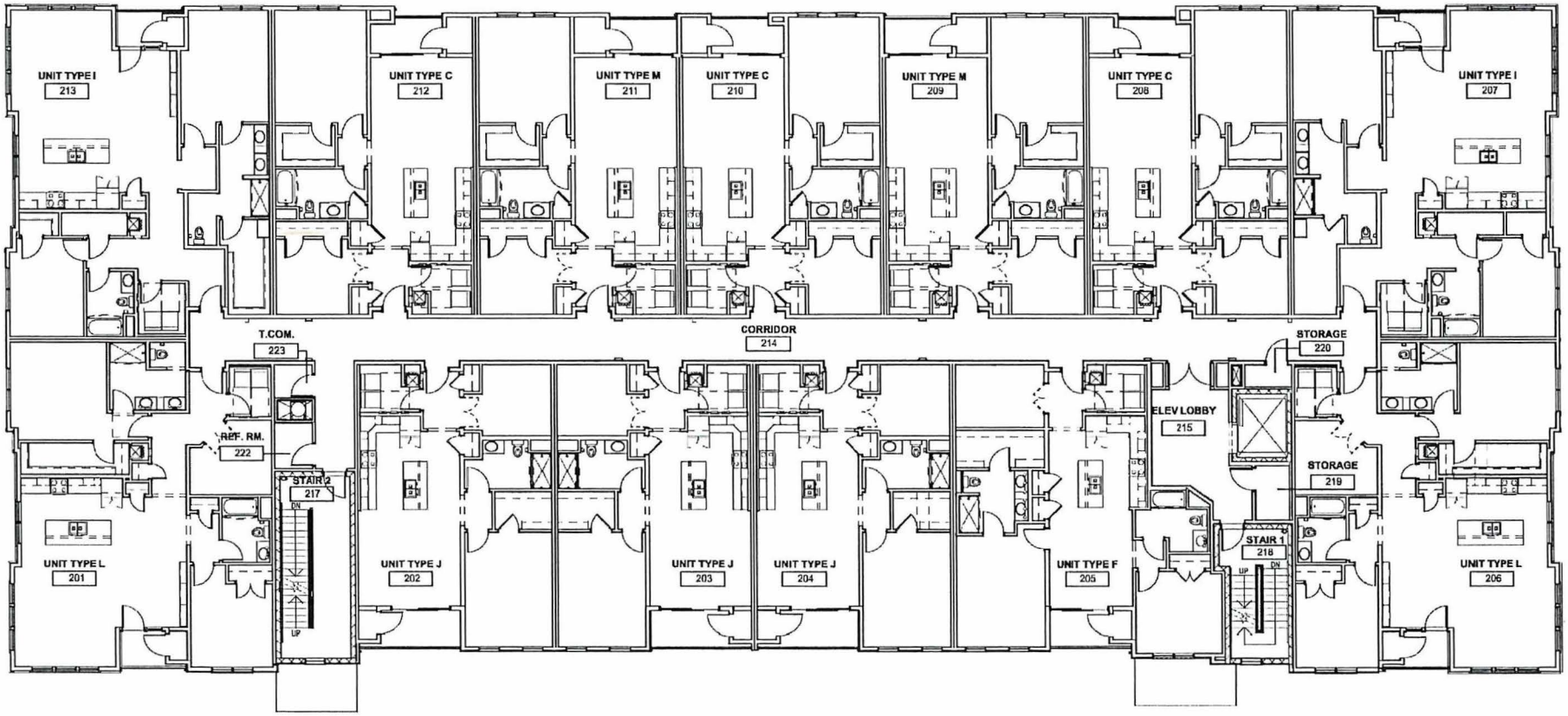
① FIRST FLOOR PLAN
1/8" = 1'-0"

Renderings, elevations, and floor plans provided contain a great amount of detail to provide a high level of visual understanding of the proposed architectural program. Minor changes to the architectural elements and details provided may vary throughout the project, but the design intent will remain unchanged.

LIZOTTE DRIVE

50 UNIT MULTIFAMILY RESIDENTIAL BUILDING

A-8



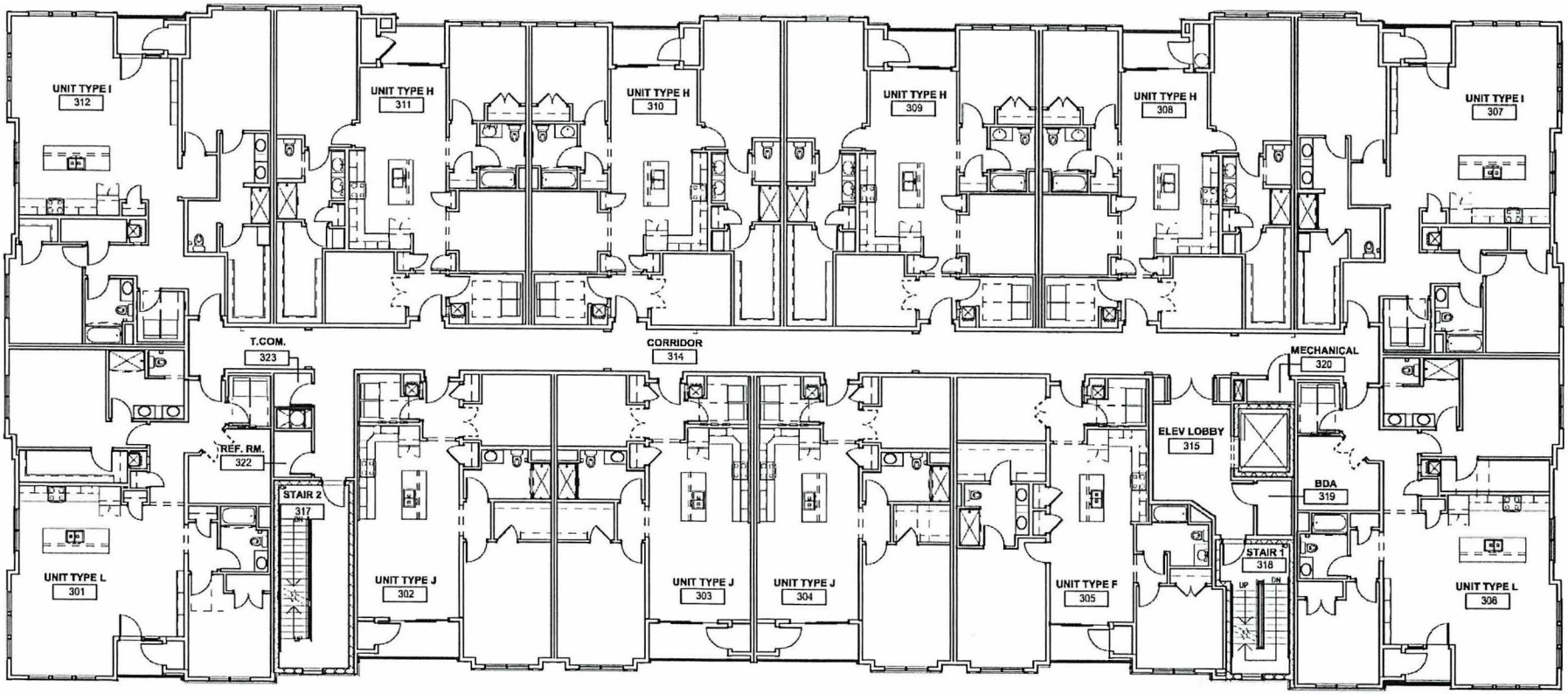
1 SECOND FLOOR PLAN
1/8" = 1'-0"

Renderings, elevations, and floor plans provided contain a great amount of detail to provide a high level of visual understanding of the proposed architectural program. Minor changes to the architectural elements and details provided may vary throughout the project, but the design intent will remain unchanged.

LIZOTTE DRIVE

50 UNIT MULTIFAMILY RESIDENTIAL BUILDING

A-9



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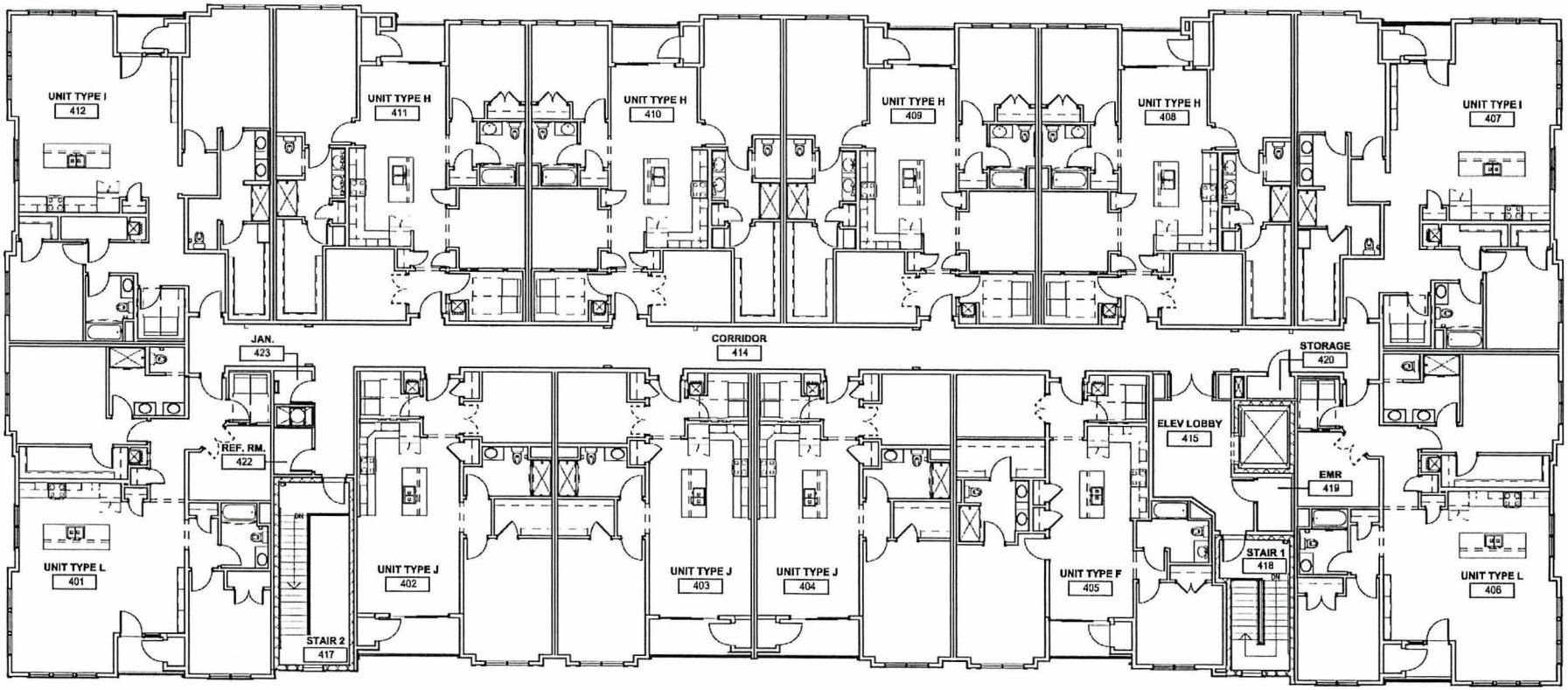
LIZOTTE DRIVE

50 UNIT MULTIFAMILY RESIDENTIAL BUILDING

A-10



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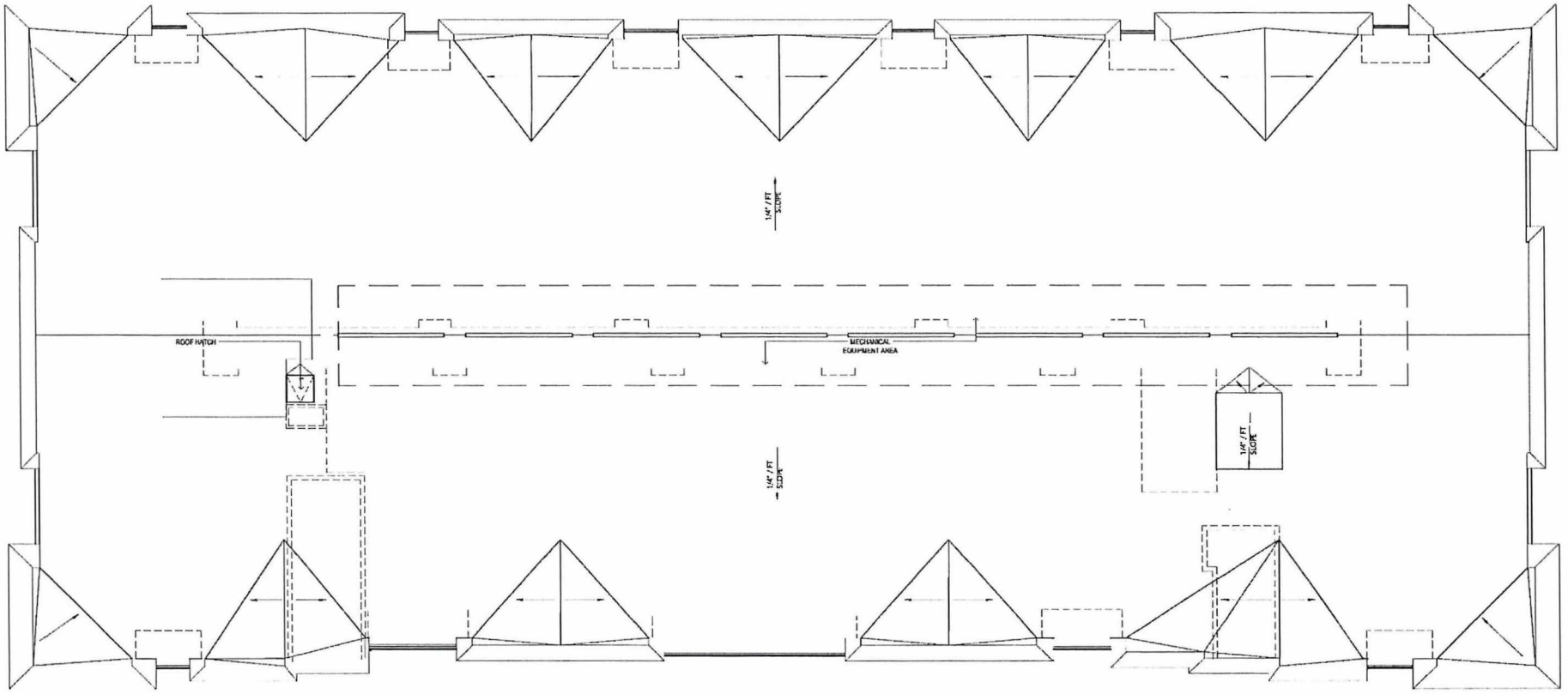
LIZOTTE DRIVE

50 UNIT MULTIFAMILY RESIDENTIAL BUILDING

A-11



1 ROOF PLAN
1/8" = 1'-0"

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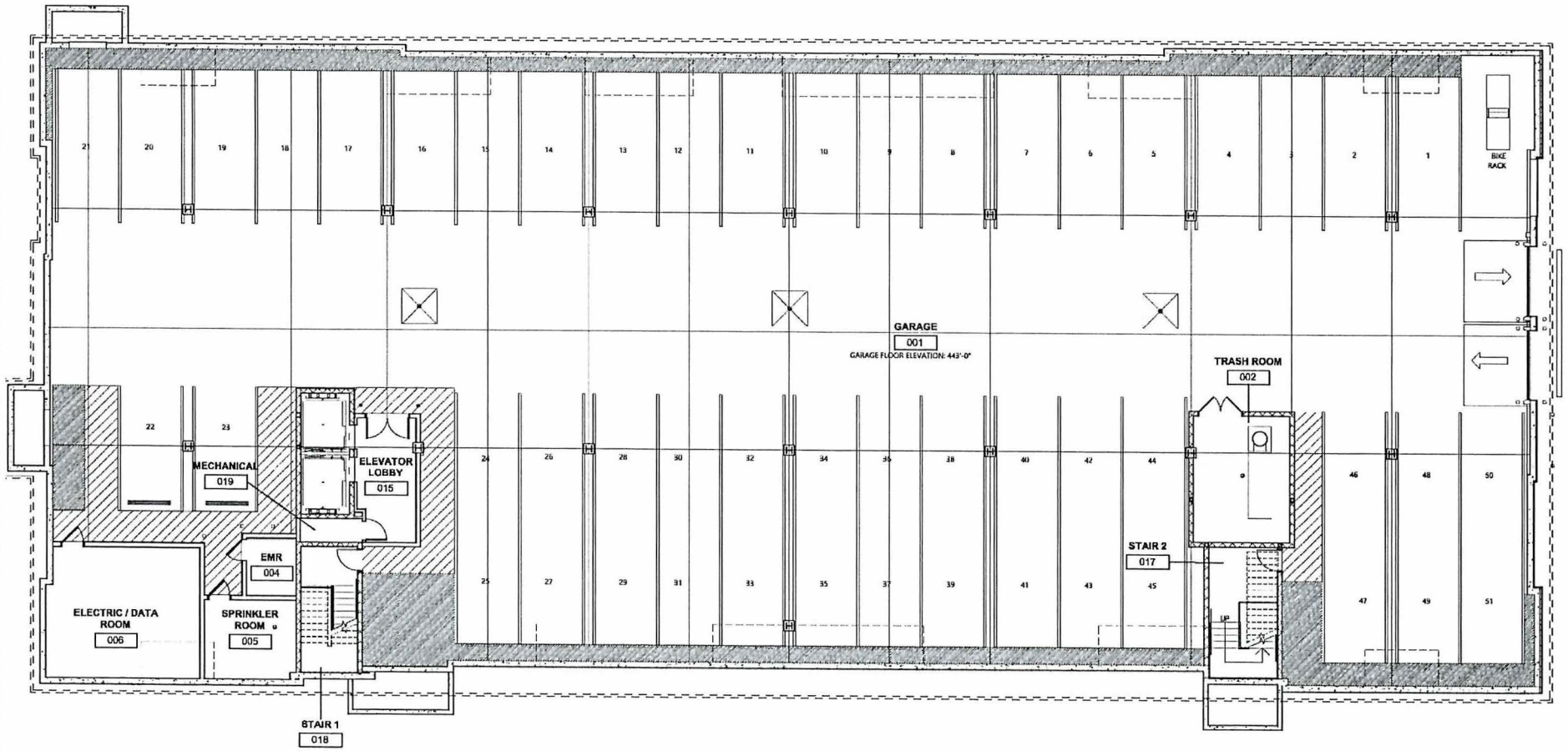
LIZOTTE DRIVE

50 UNIT MULTIFAMILY RESIDENTIAL BUILDING

A-12



1 GARAGE FLOOR PLAN
1/8" = 1'-0"

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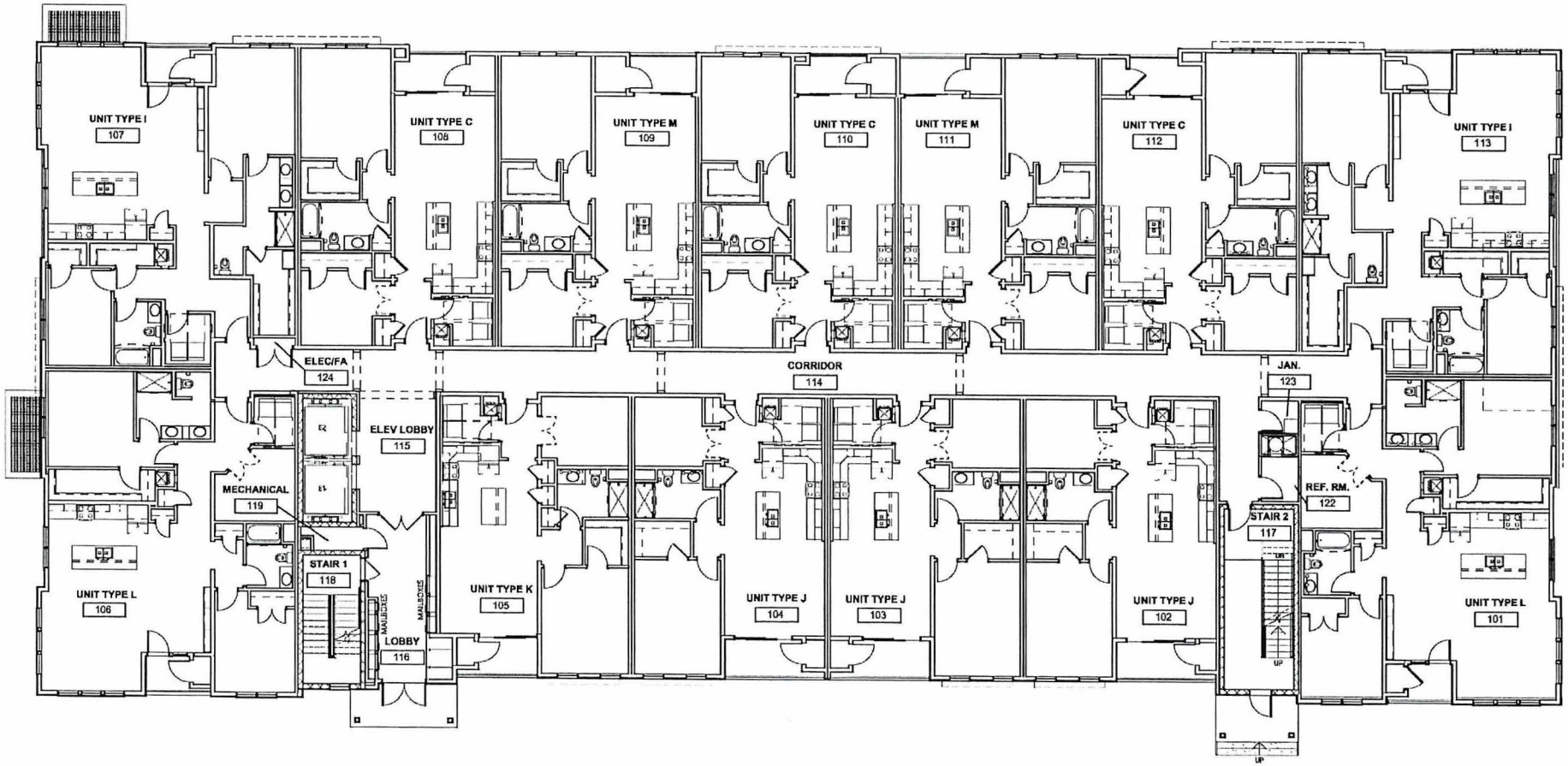
LIZOTTE DRIVE

63 UNIT MULTIFAMILY RESIDENTIAL BUILDING

A-13



1 FIRST FLOOR PLAN
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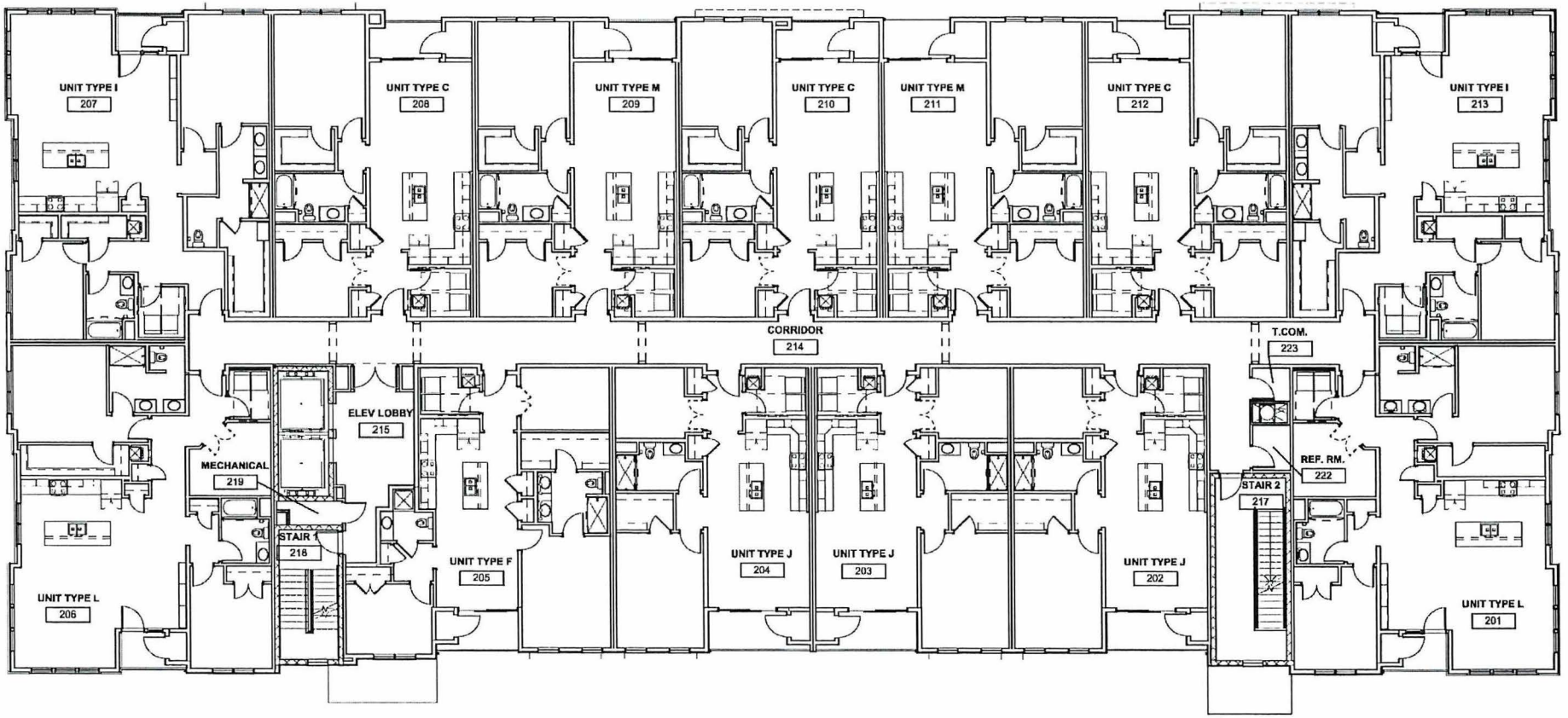
LIZOTTE DRIVE

63 UNIT MULTIFAMILY RESIDENTIAL BUILDING

A-14



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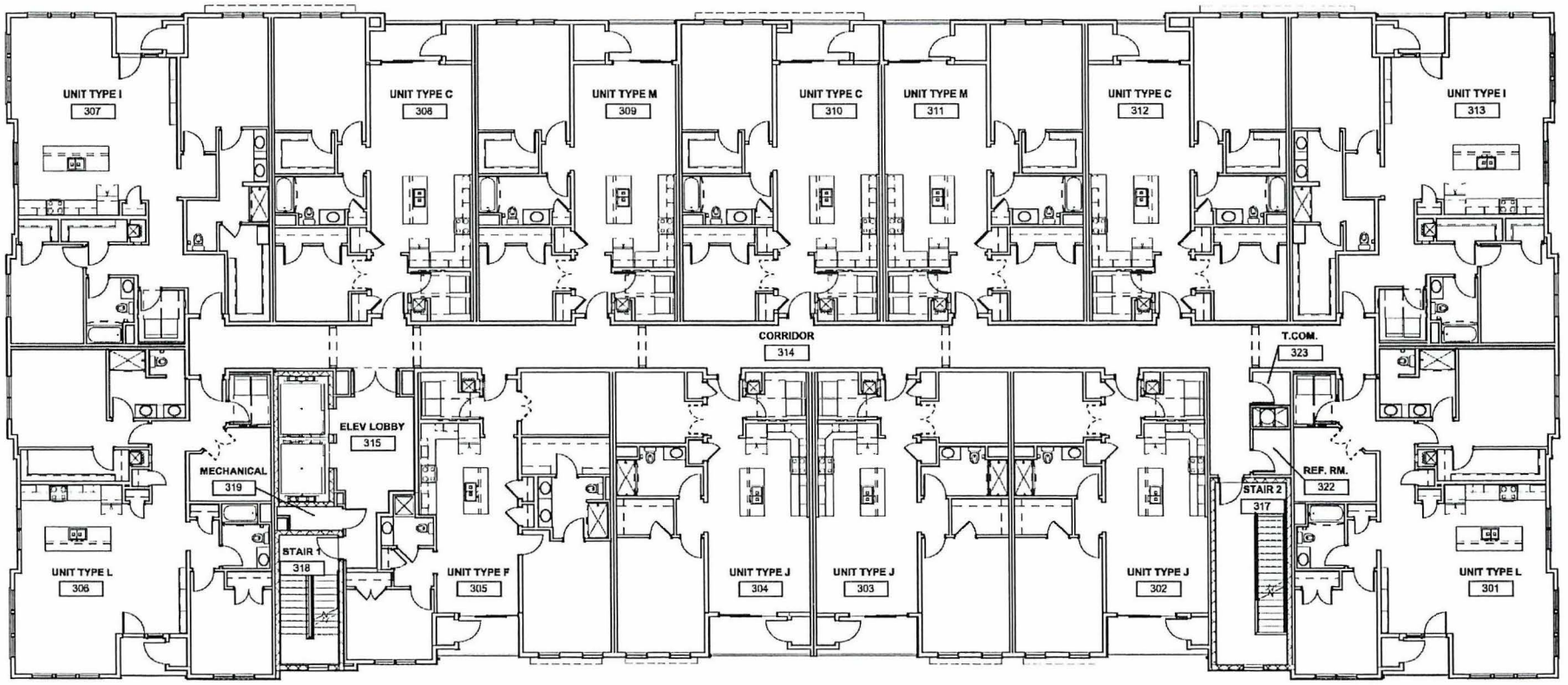
LIZOTTE DRIVE

63 UNIT MULTIFAMILY RESIDENTIAL BUILDING

A-15



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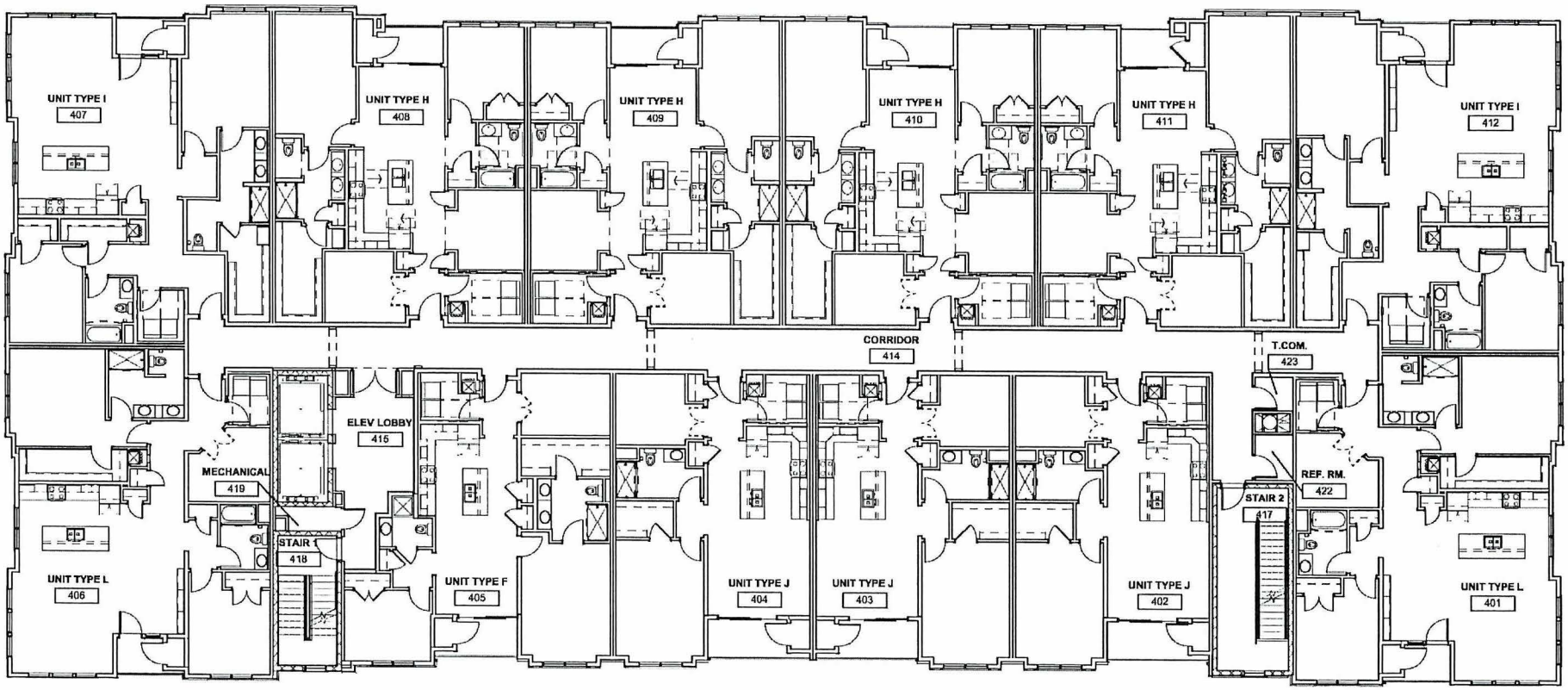
63 UNIT MULTIFAMILY RESIDENTIAL BUILDING

A-16



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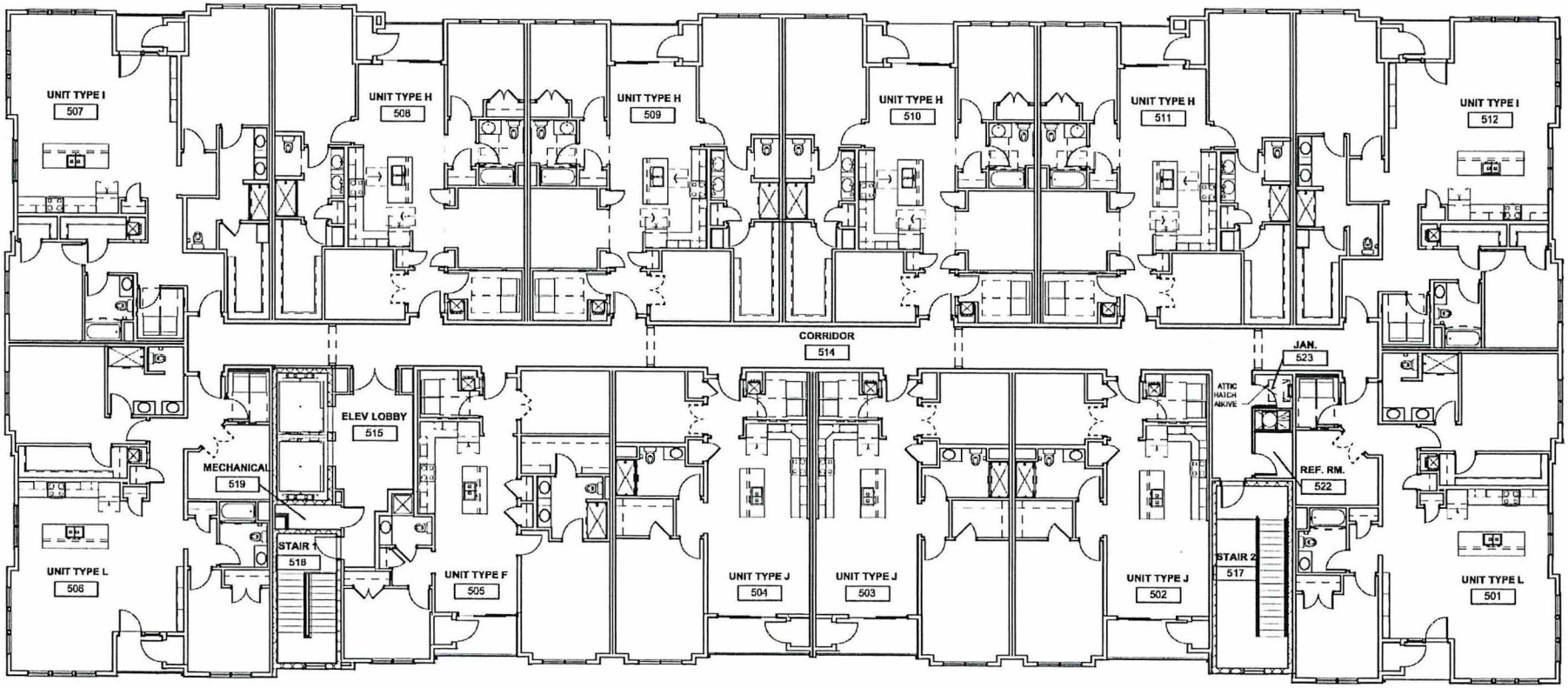
63 UNIT MULTIFAMILY RESIDENTIAL BUILDING

A-17



1 FIFTH FLOOR PLAN
1/8" = 1'-0"

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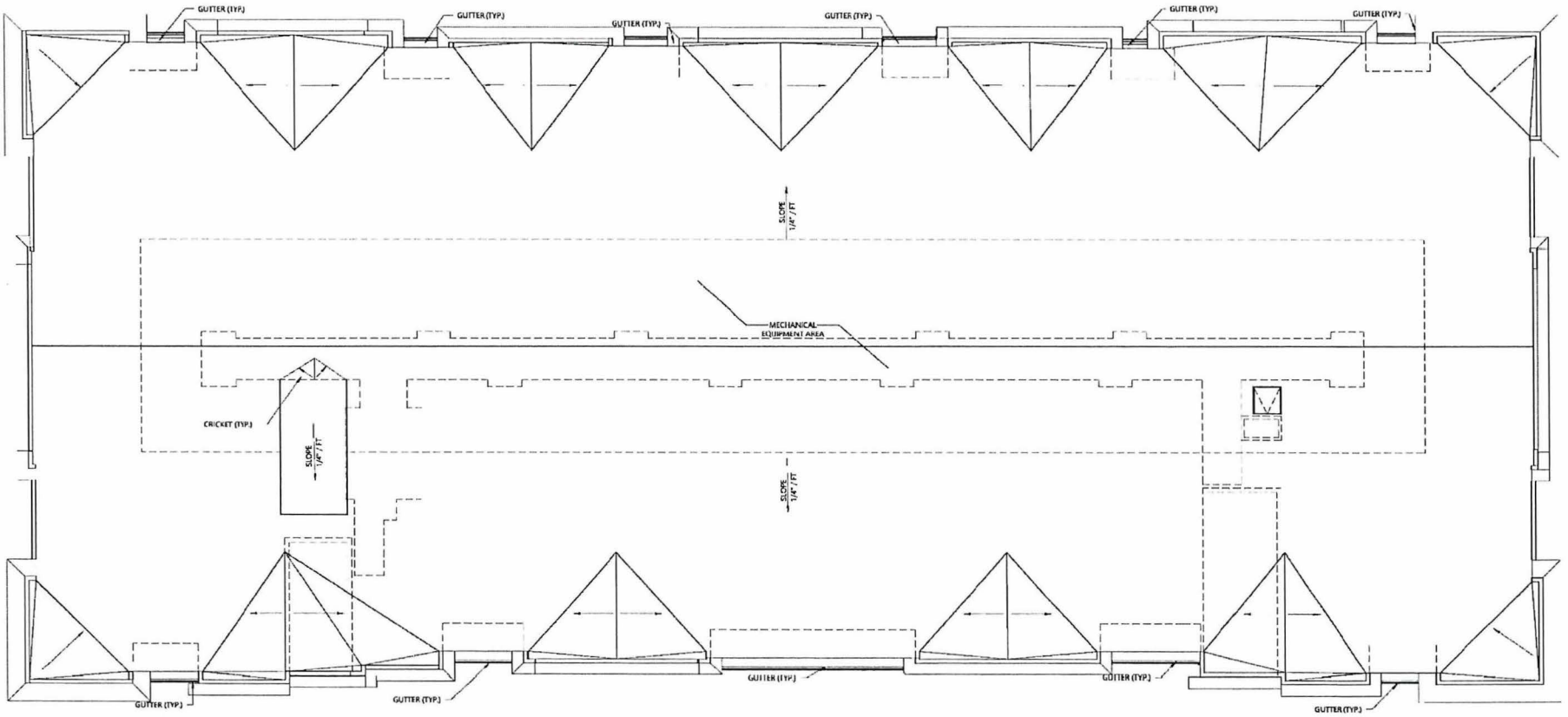
LIZOTTE DRIVE

63 UNIT MULTIFAMILY RESIDENTIAL BUILDING

A-18



1 ROOF PLAN
1/8" = 1'-0"

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LIZOTTE DRIVE

63 UNIT MULTIFAMILY RESIDENTIAL BUILDING

A-19