TOWN OF BOXBOROUGH
NOTICE OF PUBLIC MEETING

BOARD/COMMITTEE: Planning Board
MEETING DATE: August 3, 2020
TIME: 7:00 PM
PLACE: Remote Meeting through Zoom

AGENDA

Public Comment (3 mins per commenter)

700, 750, & 800 Massachusetts Avenue
- Review of July 24 submittals

<u>Administrative Business</u>
Finalize Future Meeting Schedule
Welcome Recording Secretary Kristan Patenaude
Meeting Minutes
Correspondence and New Business (if any)
Town Center/Enclave Project
Zoning Bylaw Audit
Planning Board Training
Solar Bylaw
Planning Board Rules and Regulations
Municipal Vulnerability Preparedness Project Grant

Committee Reports: Community Preservation Committee (Lazarow)
Design Review Board (Verner)
Economic Development Committee (White)
MAGIC Representative (Markowitz)
Water Resources (Barbadoro)
LELWD Small Cell Committee (Markowitz)
Building Committee - TBD

Planning Board Goals:
Funding – TAP Grants and other Grant Opportunities
Master Plan Action Items Status - Aspirations 4,5,6, and 7
- November 9, 2020 Joint Meeting with Select Board

A quorum of the Economic Development Committee may be present.
A quorum of the Zoning Board of Appeals may be present
A quorum of the Select Board may be present.

Planning Board Meetings:	**Future Meeting Dates:**
August 31	

Join Zoom Meeting
https://us02web.zoom.us/j/83291836938

Meeting ID: 832 9183 6938
One tap mobile
+13017158592,,83291836938# US (Germantown)
+13126266799,,83291836938# US (Chicago)

Dial by your location
+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
Meeting ID: 832 9183 6938
Find your local number: https://us02web.zoom.us/u/kcj7yLhCGH

TOWN OF BOXBOROUGH
PLANNING BOARD
29 Middle Road, Boxborough, Massachusetts 01719
Phone (978) 264-1723 • Fax (978) 264-3127
www.boxborough-ma.gov

Cindy Markowitz, Chair Mark White, Clerk Mark Barbadoro Robin Lazarow Rebecca Verner

Approved on , 2020

Meeting Minutes
July 16, 2020
7:50 PM
Remote Meeting

VIA ZOOM – JOINT MEETING WITH ECONOMIC DEVELOPMENT COMMITTEE (EDC)

Planning Board Members Present: Cindy Markowitz, Mark Barbadoro, Rebecca Verner, Robin Lazarow, Mark White

Also Present: Simon Corson (Town Planner)

Also Present from EDC: Rich Guzzardi, Joseph Ferguson, Kristin Hilberg, Nate McKinley, Mark White, Becky Neville, John Markiewicz (Select Board representative to the EDC)

Absent from EDC: Dawn Willis, John Neyland, Susan Bak

Several members of the public were also present as were representatives of the Select Board and other committees.

Ms. Markowitz called the meeting to order at 7:50 PM at which time the joint agenda discussion with the EDC began.

Mr. Guzzardi Opening Remarks
Mr. Guzzardi welcomed the Planning Board. He expressed that what EDC is looking to do spans across boards. EDC is looking to keep the dialogue open and part of their outreach is to meet with the Planning Board.

Annual Town Meeting Debrief
The EDC and Planning Boards discussed the recent Annual Town Meeting (ATM) and Mr. Guzzardi congratulated the Planning Board on the zoning changes approved at ATM. There was discussion about the several amendments presented by members of the public at ATM to the proposed zoning by-law definition of Specialty Foods. The proposed amendments related to modifying the Specialty Foods definition to allow drive-through windows and curbside pickup. Those amendments were defeated but the sentiment was noted and discussed. Ms. Neville confirmed that the amendments were proposed as a result of the current COVID pandemic. Ms. Neyland mentioned that town counsel is looking into curbside pickup rules and regulations and will issue clarifying guidance to the Select Board so that there is a better understanding as to what is currently permissible.

DRAFT

Phase 1 Boxborough Economic Development Study from UMASS

The Boards discussed the technical report contents, conclusions and the four potential development scenarios included in the report, namely (1) current state; (2) agricultural-rural; (3) village style; and (4) comprehensive development.

Mr. Barbadoro mentioned that there were some inaccuracies in the UMASS report. Mr. Guzzardi said he would reach out to UMASS to request that they update the report and correct any inaccuracies, which they would more likely do in Phase II of the Study. Mr. Barbadoro also commented that with regard to the four scenarios presented in the report, it might be best to be able to pick and choose among the various scenarios—take the best of each as a for instance. He pointed out that per the 2030 Master Plan, town residents prefer character of the town over development by a margin of 2:1. He also noted that the Planning Board is charged with weighing the interest of the town with economic development in any new proposed by-law. Mr. White commented that the intent was never to have four segregated development scenarios -- it was the intent that Boxborough would pick and choose. Mr. Markiewicz commented that people in town want to preserve the character of the town and would pay extra taxes for that, the UMASS study fits the 2030 Master Plan, the area near the hotel would be a good place to offer services to the public who live in town and who travel through town, additional public input is needed on the four scenarios outlined by UMASS and any zoning changes will need public support.

Next Steps Regarding UMASS Study

Mr. Guzzardi discussed with the EDC and Planning Board that the next step in the UMASS study would be to educate the public through an improved website, opening voice overs to describe the four scenarios and social media. The second step is to proceed with the charrettes (public feedback sessions). However, UMASS is going virtual in the Fall and face to face meetings with the public will not likely be possible in the Fall. However, the EDC does want to keep the momentum and not lose focus. To that end, UMASS and the EDC will be discussing how to get the public's input via live feedback sessions. Mr. Guzzardi asked Simon to reach out to UMASS to discuss in detail. Ms. Lazarow raised the issue of the impact of COVID on the UMASS study, and whether they have/will take that into account. Mr. Guzzardi mentioned that the impact of COVID may come up in the Market Assessment portion of the Phase 2 study. It was discussed and agreed that the Planning Board should be involved in the formulation of the questions for the online charettes, and in the process in general. EDC and Planning Board expressed a desire to work together to make the process successful.

Comments from Public

Ms. Neyland mentioned the library as a potential resource for hosting the charettes. She also mentioned that the Select Board is also looking at putting together a committee to look at equality and inclusiveness for housing. These are goals that will need to be considered.

Ms. Nolde mentioned that the Sustainability Committee would like to be included in the process. Ms. Salzman agreed and commented that sustainability needs to be a focus of any future plans.

Mr. Fortmiller suggested looking carefully at Phase 1 and then at how we will be living in the next six months to a year. Some assumptions made pre-COVID may need further consideration. We will need to think carefully about how the COVID pandemic will continue to impact Boxborough.

Beyond Phase II (Charettes)

Ms. Markowitz asked Mr. Guzzardi whether there was a timeline in mind beyond the charettes for completing the UMASS study. Mr. Guzzardi replied that the EDC is focused on the low hanging fruit i.e., small changes that can be done first toward the objectives, that the EDC could recommend for consideration at the next ATM. He mentioned that the EDC is still working on a long-range economic development plan as part of the 2030 Master Plan. Zoning and infrastructure are items that will need to be addressed according to Mr. Guzzardi. Ms. Markowitz stated that the Planning Board is focused on the Action Items associated with the Implementation Plan for the 2030 Master Plan.

Other Business

The Planning Board remained in session while the EDC conducted additional business. They discussed the merits of creating a one-page "Doing business in Boxborough Guide" to help prospective businesses understand the permitting processes in town.
Mr. Barbadoro made a motion to close the Planning Board meeting. Ms. Lazarow seconded. All Planning Board members voted in favor. Meeting was adjourned at 9:30 P.M.

Minutes prepared by: Robin Lazarow

Meeting Documents
Boxborough Economic Development Study – Phase 1 Technical Memo

Hi Cathy - I am copying Simon Corson, the Town Planner on your email. Either he or Bentley Herget, the Building Inspector should be able to address this issue. Simon and Bentley's phones and email addresses should work, even if they are not in Town Hall, which they often are, despite the building being closed to the public.

I will forward them the photos you just sent me as well.

Regards,
Cindy

On Wed, Jul 29, 2020 at 2:44 PM Cathy Biron [redacted] wrote:

> Hi Cindy,
>
> I hope you are well.
>
> I had a question about the Toll Brothers project and was unsure who to contact. It may be a question for the Board of Health.
>
> We are experiencing heavy dust particles, i.e., stone dust, construction debris, etc. These particles are coming directly behind our property and covering our home, screen porch, cars, door handles, windows, and ourselves when we go outdoors. I can taste the dust in my throat whenever I go outside or use my car.
>
> I've been patient but this is not acceptable.
>
> I will probably contact Town Hall but I fear everyone is working remotely and I'm not sure who to leave the message for.
>
> Any help or suggestions would be appreciated.
>
> Sincerely,
>
> Cathy Biron
> 539 Burroughs Road

PLEASE CALL YOUR LEGISLATORS TODAY AND ASK THEM TO SUPPORT THE HOUSE-PASSED VERSION OF THE HOUSING CHOICES LEGISLATION IN THE ECONOMIC DEVELOPMENT BOND BILL

Please talk with your Representatives and Senators today – ask them to support the Housing Choices Legislation language as it was passed in the House and to REJECT the Senate Amendment that would override local zoning and mandate multi-family districts in 175 cities and towns

It is urgent that you call your legislators TODAY, as this bill may be voted on tomorrow, and your Representatives and Senators need to weigh in with the legislative leaders who will negotiate the final bill

July 30, 2020

TOWN OF BOXBOROUGH
DESIGN REVIEW BOARD

BOARD/COMMITTEE: Design Review Board
MEETING DATE: 23 July 2020
TIME: 7:00 PM
PLACE: Via Zoom Remote Meeting

MEMORANDUM

Date of Issuance: 27 July 2020
To: Mr. Shawn Knuckolls, Toll Bros., Inc.
Project: 700, 750 & 800 Massachusetts Avenue - *The Enclave at Boxborough*
Subject: Design Review Board Application dated 9 July 2020 – Supplemental Documentation for the Community Clubhouse Building

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Mr. Knuckolls,

This memorandum serves as a summary of the July 23rd 2020 Design Review Board meeting request for additional information from Toll Bros., Inc. following the Board's review of the provided supplemental documentation for the Enclave at Boxborough Community Clubhouse Building.

The Design Review Board has requested the following items from the Applicant:

1. *Front Elevation* - (See document titled "Clubhouse_PLAN 070820" prepared by Toll Bros., sheet 2 of 7 "Front Elevation" dated 07.08.2020)

   The Board has requested updated architecturals eliminating the varying roof angles above the upper dormer windows in the middle roof composition. The Board has requested a simple, consistent roof edge.

2. *Front + Rear Elevation* – (See document titled "Clubhouse_PLAN 070820" prepared by Toll Bros., sheet 2 and 3 of 7 "Front Elevation" and "Rear Elevation" dated 07.08.2020)

   The Board has requested updated architecturals reducing the overall height of the center roof line by +/- 2'. Roof angles should be more closely in harmony with each other on the Clubhouse.

3. *Lighting* – (See document titled “3961-CH-LAND-PlanSet” prepared by ESE Consultants, sheet 3 of 5 “Clubhouse Lighting” dated 06.17.2020)

   The Board has requested that the Applicant provide lighting specifications reflecting “Dark Sky” compliance.

4. *Lighting* – (See document titled “3961-CH-LAND-PlanSet” prepared by ESE Consultants, sheet 3 of 5 “Clubhouse Lighting” dated 06.17.2020)

   The Board has requested that the Applicant correct the mislabeled uplights and path lights as they both shared the same graphic symbol in plan.

5. *Lighting* – (See document titled “3961-CH-LAND-PlanSet” prepared by ESE Consultants, sheet 3 of 5 “Clubhouse Lighting” dated 06.17.2020)

   The Board has requested that the Applicant reflect architectural lighting for the outdoor pavilion on the pool terrace in plan.

6. *Handicap Accessibility* – (See document titled “3961-CH-LAND-PlanSet” prepared by ESE Consultants, sheet 2 of 5 “Clubhouse Layout and Materials” dated 06.17.2020)

   The Board has requested that the Applicant reflect an ADA compliant handicap ramp accessible to the side walk leading to the Clubhouse, Mailboxes and other Community Amenities from the handicap parking spot in the Clubhouse parking area.

The Design Review Board looks forward to receiving the above-mentioned documentation in order that they might make a full recommendation to the Planning Board.

Best regards,

Rebecca Verner
Design Review Board Chair

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

July 28, 2020

To: Town of Boxborough – Design Review Board (DRB)
Project: 700, 750, & 800 Massachusetts Avenue – The Encave at Boxborough
Subject: Response to DRB Memo dated July 27, 2020 regarding application dated July 9, 2020 for Community Clubhouse Building

Dear Members of the Board,

In response to your memorandum issued July 27, 2020, below are itemized responses to each request made by the DRB. The changes noted below and associated plans were submitted to the Planning Board on 7/23/20 along with a fully updated Civil Plan Set (revised 7/22/20) from Ducharme & Dillis. Corresponding with these notes we are submitting the following documents:

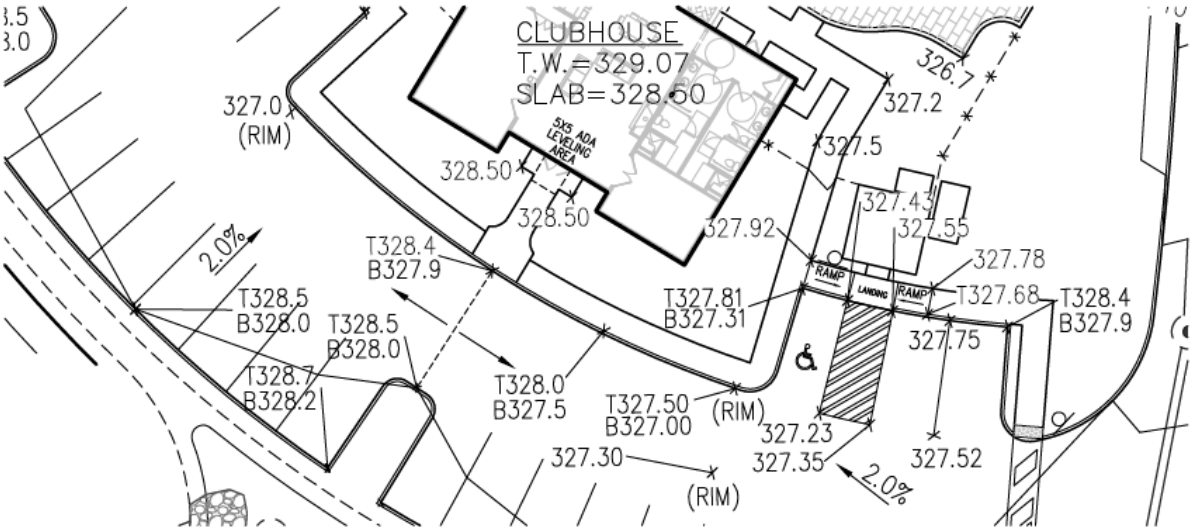
1. Clubhouse Architectural plans and renderings updated 7/24/20
2. Clubhouse Landscape Plans (sheets L09.01 – L09.05) as prepared by ESE Consultants updated 7/24/20. This plan set has been submitted to the Planning Board.
3. Handicap Parking Space Detail from the current Civil Plan Set as prepared by Ducharme & Dillis. Full plan set updated 7/22/20 has been submitted to the Planning Board.

Memo Response

1. Front Elevation – eliminate varying roof angles over middle windows
    a. These have been eliminated from Clubhouse Plans
2. Front & Rear Elevation – reduce height of the center roof line
    a. The center roof pitch has been reduced lowering this roof by 1'-6"
3. Lighting – provide lighting specifications reflecting "dark sky" compliance
    a. Landscape lighting sheet L09.03 has been updated to confirm "dark sky" compliance. All proposed uplighting has been eliminated.
4. Lighting – correct mislabeled uplights and path lights
    a. Landscape lighting sheet L09.03 has been updated to correct labels
5. Lighting – reflect architectural lighting for the outdoor pavilion
    a. Landscape lighting sheet L09.03 has added notes reflecting the inclusion of recessed lighting in both the Pavilion and Covered Porch
6. Handicap Accessibility – reflect an ADA compliant handicap ramp accessible to the side walk from the handicap spot in parking area
    a. An updated Plan Set has been prepared by Ducharme & Dillis showing the details of this area and required accessibility. Detail Attached from plan sheet C8.5

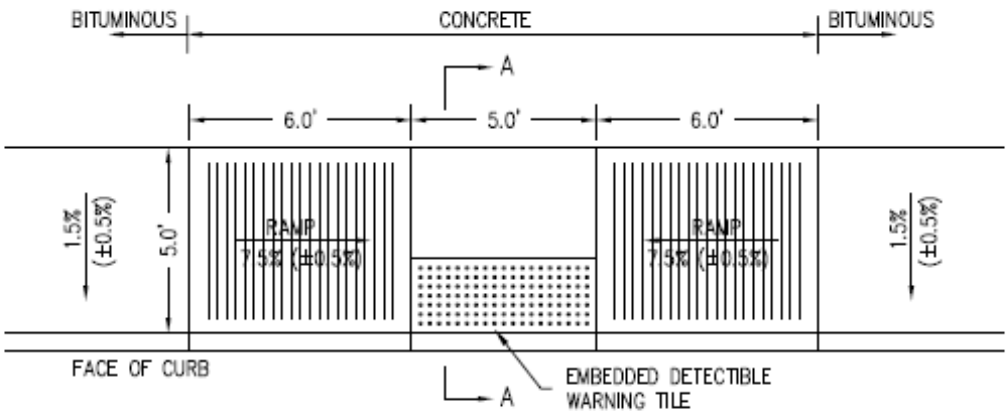
Sincerely,

Shawn Nuckolls
Toll Brothers
Sr. Vice President

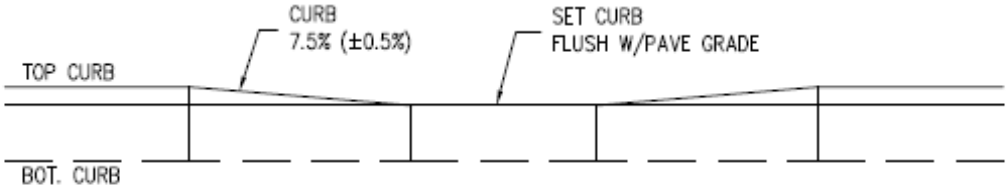


HANDICAP PARKING SPACE DETAIL

SCALE 1"=20'

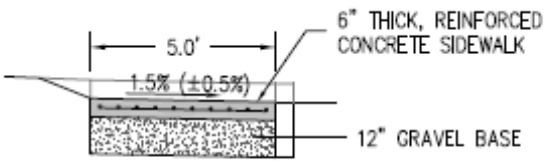


PLAN VIEW



PROFILE VIEW

NOTES:
1. REFER TO CURB DETAIL FOR SPECIFICATIONS PERTAINING TO INSTALLATION OF CURBING.
2. RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH ADA AND MAAB STANDARDS.
3. DETECTIBLE WARNING TILES TO BE AS MANUFACTURED BY ADA SOLUTIONS, INC.



SECTION AA

ACCESSIBLE RAMP DETAIL #1

SCALE: 1"=4'

DUCHARME & DILLIS
Civil Design Group, Inc.
CIVIL ENGINEERS • LAND SURVEYORS • WETLAND CONSULTANTS

WWW.DUCHARMEANDDILLIS.COM
1092 MAIN ST • PO BOX 428 • BOLTON, MA 01740
PH. 978.779.6091
F. 978.779.0260

July 24th, 2020
6092

Town of Boxborough Planning Board
29 Middle Road
Boxborough, MA 01719

RE: Enclave at Boxborough
Boxborough, MA 01719

Dear Members of the Planning Board:

On behalf of the applicant, Toll Brothers, Ducharme and Dillis Civil Design Group, Inc. has prepared this letter to submit revised plans relative to the above referenced project. This plan set incorporates all updates as requested by the Planning Board through the minor modification approved on May 18th, 2020. The plans also include a modification to the layout and landscaping plans for the clubhouse area which has resulted in a reduction of approximately 3,400 SF of impervious area. The applicant is requesting a minor modification be approved for these additional plan revisions. The details for the public sidewalk along Stow Road have been included in the plan set and a separate application for a Scenic Road Permit will be submitted to review the details of the sidewalk.

The following is a summary of the materials submitted:

- Revised Site Plans (C1.0 through C8.11) dated July 22nd, 2020
- Revised Landscape Plans (SD09.01 through SD09.08) dated July 24th, 2020 from ESE Consultants, Inc.
- Clubhouse Landscape Plans (L09.01 through L09.05) dated July 24th, 2020 from ESE Consultants, Inc.

We have revised the attached site plans which include the following revisions per the comments received from the Town of Boxborough & Places Associates, Inc.

- Updated the proposed clubhouse structure & pool area layout.
- Incorporated Sheets C8.9, C8.10 & C8.11 into the Site Plan set.
    - These sheets are pertinent to the Sheriff's / Tisbury Meadow entrance improvements & Stow Road Sidewalk construction.

<u>In response to comments previously received by the board,</u>

1. *The Planning Board has requested more information on the unit walkways.*
    a. All unit walkways will be of impervious materials and these have been calculated in the drainage calculations as impervious

2. *The Planning Board has requested the types of streetlights being used are noted on the plan*
    a. The Streetlight specifications are noted on Landscape Plan sheet SD09.07

3. *The Planning Board requests a note be added to the site plan stating "all proposed lighting is Dark Sky Compliant" in accordance with condition 11 of the Site Plan Approval*
    a. A note (3.5) has been added to plan sheet C1.1 and on Landscape Plan sheet SD09.07.

4. *The Planning Board requests the sight line triangle be added to the Site Plans or Landscape Plans*
    a. The site line distance has been previously included on Landscape Plan sheet SD09.06. The site line triangle has been added to plan sheet C8.11.

5. *The Planning Board asked about landscaping changes made to add Green Giant arborvitae into the plant mix for the buffers at 539 and 571 Burroughs Road and why these changes were not applied to the buffer area between Sherriff's Meadow and Tisbury Meadow.*
    a. The buffer areas at Sherriff's Meadow and Tisbury Meadow were updated based on direction provided by the Design Review Board. This area has some existing buffer and is not as bare as the area noted around 539 & 571 Burroughs Road. The number of plants and species currently specified are more appropriate for this area than the Green Giants.

We trust this meets your needs at this time. If you have any questions or require any additional information, please contact the undersigned

Regards,
DUCHARME & DILLIS
Civil Design Group, Inc.

Ryan Vickers, E.I.T.
Civil Engineer

Gregory S. Roy, P.E.
Principal

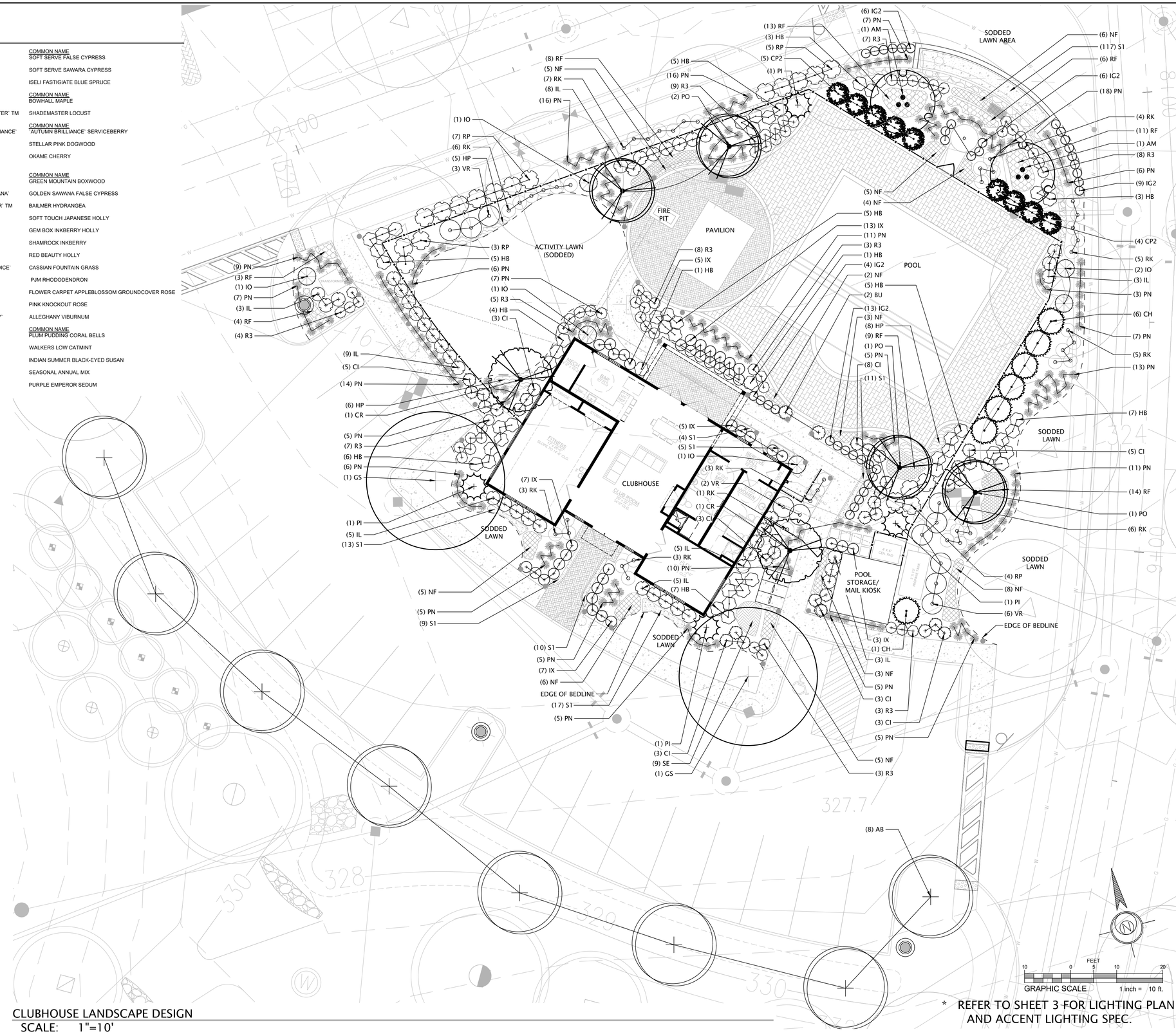
PLANT SCHEDULE

EVERGREEN TREES CH	BOTANICAL NAME CHAMAECYPARIS PISIFERA `DOW WHITING` TM	COMMON NAME SOFT SERVE FALSE CYPRESS
CP2	CHAMAECYPARIS PISIFERA `SOFT SERVE`	SOFT SERVE SAWARA CYPRESS
PI	PICEA GLAUCA `ISELI FASTIGIAT`	ISELI FASTIGIATE BLUE SPRUCE
CLUBHOUSE PARKING LOT TREES AB	BOTANICAL NAME ACER RUBRUM `BOWHALL`	COMMON NAME BOWHALL MAPLE
GS	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM	SHADEMASTER LOCUST
FLOWERING TREES AM	BOTANICAL NAME AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE`	COMMON NAME `AUTUMN BRILLIANCE` SERVICEBERRY
CR	CORNUS X `RUTGAN`	STELLAR PINK DOGWOOD
PO	PRUNUS X OKAME SINGLE-TRUNK	OKAME CHERRY
SHRUBS BU	BOTANICAL NAME BUXUS X `GREEN MOUNTAIN`	COMMON NAME GREEN MOUNTAIN BOXWOOD
CI	CHAMAECYPARIS PISIFERA `FILIFERA AUREA NANA`	GOLDEN SAWANA FALSE CYPRESS
HB	HYDRANGEA MACROPHYLLA `ENDLESS SUMMER` TM	BAILMER HYDRANGEA
IX	ILEX CRENATA `SOFT TOUCH`	SOFT TOUCH JAPANESE HOLLY
IG2	ILEX GLABRA GEM BOX	GEM BOX INKBERRY HOLLY
IL	ILEX GLABRA `SHAMROCK`	SHAMROCK INKBERRY
IO	ILEX X `RED BEAUTY`	RED BEAUTY HOLLY
PN	PENNISETUM ALOPECUROIDES `CASSIAN`S CHOICE`	CASSIAN FOUNTAIN GRASS
RP	RHODODENDRON X PJM	PJM RHODODENDRON
R3	ROSA X `NOAMEL` TM	FLOWER CARPET APPLEBLOSSOM GROUNDCOVER ROSE
RK	ROSA X `PINK KNOCKOUT`	PINK KNOCKOUT ROSE
VR	VIBURNUM X RHYTIDOPHYLLOIDES `ALLEGHANY`	ALLEGHANY VIBURNUM
PERENNIALS AND GROUNDCOVER HP	BOTANICAL NAME HEUCHERA MICRANTHA `PLUM PUDDING`	COMMON NAME PLUM PUDDING CORAL BELLS
NF	NEPETA X FAASSENII `WALKERS LOW`	WALKERS LOW CATMINT
RF	RUDBECKIA FULGIDA `INDIAN SUMMER`	INDIAN SUMMER BLACK-EYED SUSAN
S1	SEASONAL ANNUAL MIX	SEASONAL ANNUAL MIX
SE	SEDUM SPECTABILE `PURPLE EMPEROR`	PURPLE EMPEROR SEDUM

PARKING LOT TREE REQUIREMENTS

NOTE: FOR EVERY (5) PARKING SPACES PROPOSED WITHIN A PARKING LOT, (2) SHADE TREES SHALL BE REQUIRED. PROPOSED CLUBHOUSE HAS 24 PARKING SPACES. IF ADDITIONAL PARKING SPACES ARE NEEDED, APPLICANT WILL INSTALL SHADE TREES AS REQUIRED BY ORDINANCE.

REQUIRED SHADE TREES = 10 TREES
PROPOSED SHADE TREES = 10 TREES



CLUBHOUSE LANDSCAPE DESIGN
SCALE: 1"=10'

* REFER TO SHEET 3 FOR LIGHTING PLAN AND ACCENT LIGHTING SPEC.

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
250 Gibraltar Road • Suite 2E • Horsham, PA 19044
T: 215-914-2050

REV.	DATE	DRAWN
1	2020.07.24	JTB
	UPDATE TO SITE LIGHTING PLAN	
	DESCRIPTION	

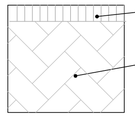
CLUBHOUSE LANDSCAPE

ENCLAVE AT BOXBOROUGH
TOWN OF BOXBOROUGH, MIDDLESEX COUNTY, MA

DATE: 06.17.2020	SCALE: 1" = 10'
DESIGN: JTB	DRAWN: LAC
JOB NO.: 3961	FILE NAME: 3961-CH-LAND
REF. NO.: L09.01	
SHEET NO.: 1 OF 5	

N:\PROJECTS\MASSACHUSETTS\3961 MINUTEMAN VILLAGE - BOXBORO\LANDDEPT\LANDSCAPE\CLUBHOUSE\3961-CH-LAND.DWG-Justin Barnett-7/24/2020 3:24 PM

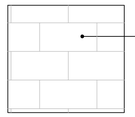
HARDSCAPE LEGEND:



SOLDIER COURSE BORDER PAVER (OLD YORK PAVER)

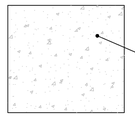
INTERMEDIATE SLAB PAVER (AGILINA PAVER)

ADD/ALTERNATE: STAMPED CONCRETE



POOL SLAB PAVER (MADRIA PAVER)

ADD/ALTERNATE: STAMPED CONCRETE



CONCRETE PAVING

PAVER SPECS

PAVERS

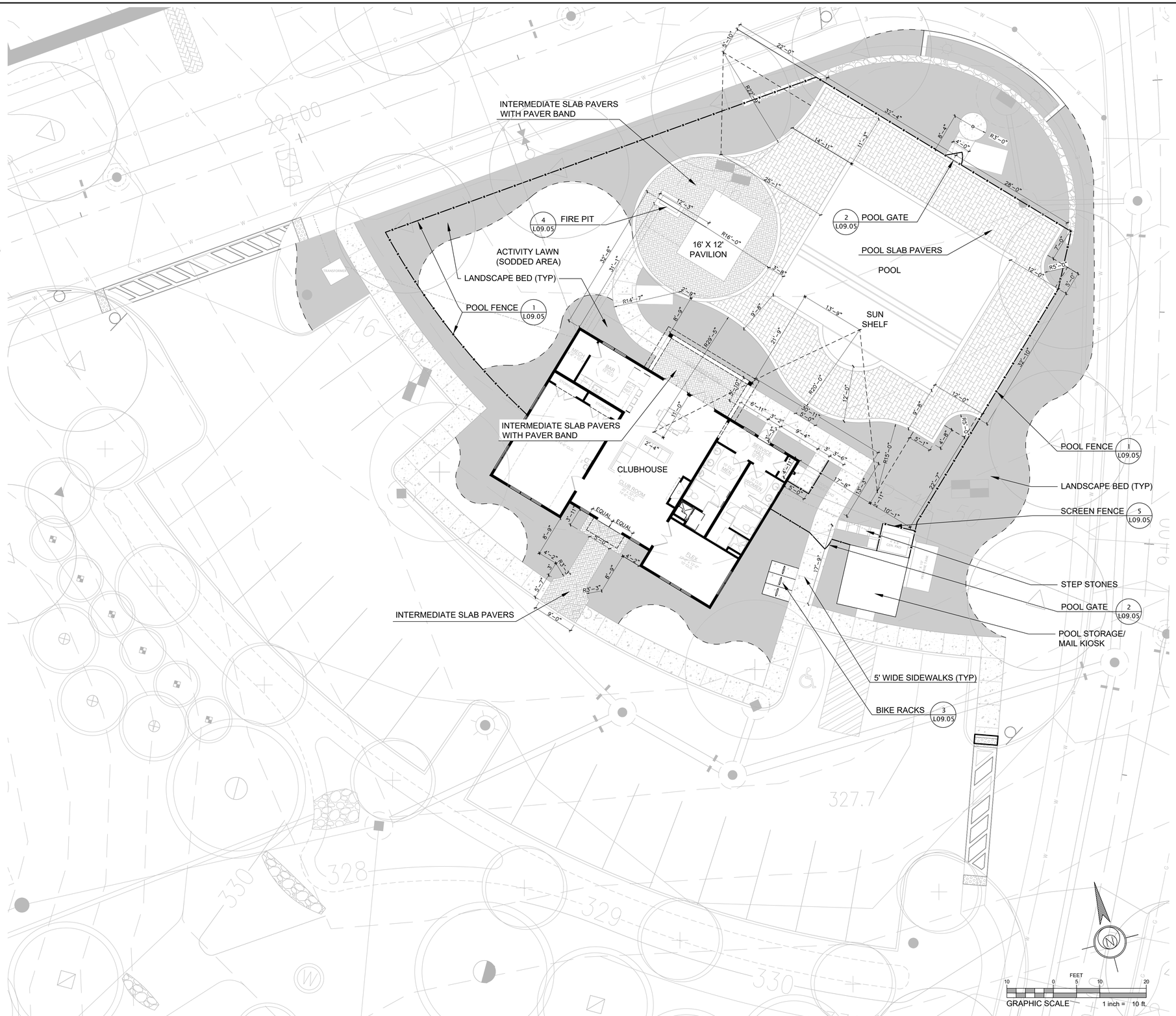
POOL SLAB PAVER BY BELGARD:
15" X 30" MADRIA SLAB IN PEWTER COLOR;
RUNNING BOND PATTERN
NOTE: STONE THICKNESS= 2-3/8"
(ADD/ALTERNATE: STAMPED CONCRETE)

INTERMEDIATE SLAB PAVER BY BELGARD:
AGILINA PANK PAVER IN SABLE BLEND COLOR;
HERRINGBONE PATTERN
NOTE: STONE THICKNESS=3-1/8"
(ADD/ALTERNATE: STAMPED CONCRETE)

BORDER PAVER BY BELGARD:
OLD YORK PAVER IN CHARCOAL BLEND COLOR;
SOLDIER COURSE PATTERN
NOTE: STONE THICKNESS= 2-3/8"
(ADD/ALTERNATE: STAMPED CONCRETE)

HARDSCAPE NOTE:

CONTRACTOR TO PREPARE SAMPLE LAYOUT OF PAVER PATTERN COMBINATION IN SPECIFIED COLORS FOR APPROVAL FROM LANDSCAPE ARCHITECT OR HIS AGENT PRIOR TO PLACEMENT OF PURCHASE ORDER.



CLUBHOUSE LAYOUT PLAN
SCALE: 1"=10'

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
250 Gibraltar Road • Suite 2E • Horsham, PA 19044
T: 215-914-2050

REV.	DATE	DESCRIPTION	DRAWN
1	2020.07.24	UPDATE TO SITE LIGHTING PLAN	JTB

CLUBHOUSE LAYOUT AND MATERIALS

ENCLAVE AT BOXBOROUGH
TOWN OF BOXBOROUGH, MIDDLESEX COUNTY, MA

DATE: 06.17.2020	SCALE: 1" =10'
DESIGN: JTB	DRAWN: LAC
JOB NO.: 3961	FILE NAME: 3961-CH-LAND
REF. NO.: L09.02	
SHEET NO.: 2 OF 5	

N:\PROJECTS\MASSACHUSETTS\3961 MINUTEMAN VILLAGE - BOXBORO\LANDDEPT\LANDSCAPE\CLUBHOUSE\3961-CH-LAND.DWG-Justin Barnett-7/24/2020 3:25 PM

Path Light Manufacturer: Philips Lighting (or approved equal)
Model Number: RL9-HS7LED2W

RL9 LED Path Light:
Color: Bronze
Philips Lighting Contact Info:
Telephone: 1-855-486-2216

Symbol:
Quantity: 14

Specifications

General Information

Lamp Source Code	LED	CRI	80
Lamp Watts	2	Photometric Distribution Type	General Diffuse
Number of Lamps	1	Mounting	NPT/NPS
Colour Temperature	3000K		

Operating and Electrical

Voltages	12 V
Luminaire Input Watts	2

Initial Performance (IEC Compliant)

Luminaire Lumens	200

Product Data

Order product name	PATH LHORIZON 12V LED T3 LMPSTK	Material No. (12NC)	912401335032
EAN/UPC - Product	046677323875	Net Weight (Piece)	0.001 kg
Order code	912401335032	Catalog Number	RL9-HS7LED2W
Numerator - Quantity Per Pack	1	Catalog Number Description	Path Light, Aluminum w/ Stake, Bronze, 2W LED, 12V
Numerator - Packs per outer box	1		

1 / L09.03 TYPICAL LANDSCAPE PATH LIGHT
DARK SKY COMPLIANT*

** PATH LIGHTS ARE COMPLIANT WITH DARK SKY MODEL LIGHTING ORDINANCE AS PROPOSED LUMENS FALL UNDER ACCEPTABLE RANGE FOR RESIDENTIAL LIGHTING STANDARDS EXCEPTIONS*

EAGLE MOUNTAIN – Flag & Flagpole –

STARGAZER LED Downlight/Internal Truck Combo (Rope)

ida DARK SKY APPROVED

The StarGazer is a revolutionary downlight that incorporates the latest LED technology into flagpole lighting. A unique triangulation method of LED placement and the curvature of the fixtures optical design create outstanding performance with the most efficient distribution of light. The downlight design prevents your flagpole lighting from contributing to light pollution created by traditional up lights, allowing the StarGazer to achieve International Dark Sky Association's "Dark Sky Approved" certification. (M) option for use on flag sizes up to 12'x 18', (L) option for use on flag sizes up to 20'x 30', these commercial-grade LED's are rated for 50,000 hours, providing 25 times longer lamp life than halogen lamps (12+ years with photocell).

Features & Specifications

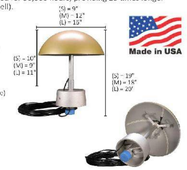
- LED Downlight/Truck Combo - Eliminates the need for a separate ornament and pulley system
- Truck will allow flag to revolve 359 degrees and maintain illumination from StarGazer LED
- Includes 60' (standard) factory-installed, low-voltage cord. Available in 100' & 150' options
- Above Ground, In Ground, & Faux Rock (4 colors available) Power Supply options.

One Power Supply can power up to 3 (S) & (M)
StarGazers on the same circuit and can be remotely located up to 150' from the light source(s).

(S) Size Option Performance
- Input Watts/Amps (LM-79 reported): 5.5W/ 0.50 A
- Input Voltage: 24V DC
- Color Accuracy (CRI): 90+
- Temperature Range: -40°F to 149°F
- LED Tape IP Rating: IP67
- Lumens: Amber=868; 3000K=670; 5000K=723

(M) Size Option Performance
- Input Watts/Amps (LM-79 reported): 13W/ 0.50 A
- Input Voltage: 24V DC
- Color Accuracy (CRI): 90+
- Temperature Range: -40°F to 149°F
- LED Tape IP Rating: IP67
- Lumens: Amber=987; 3000K=1,005; 5000K=1,085

(L) Size Option Performance
- Input Watts/Amps (LM-79 reported): 19W/ 1.20 A
- Input Voltage: 24V DC
- Color Accuracy (CRI): 90+
- Temperature Range: -40°F to 149°F
- LED Tape IP Rating: IP67
- Lumens: Amber=2,632; 3000K=2,680; 5000K=2,892



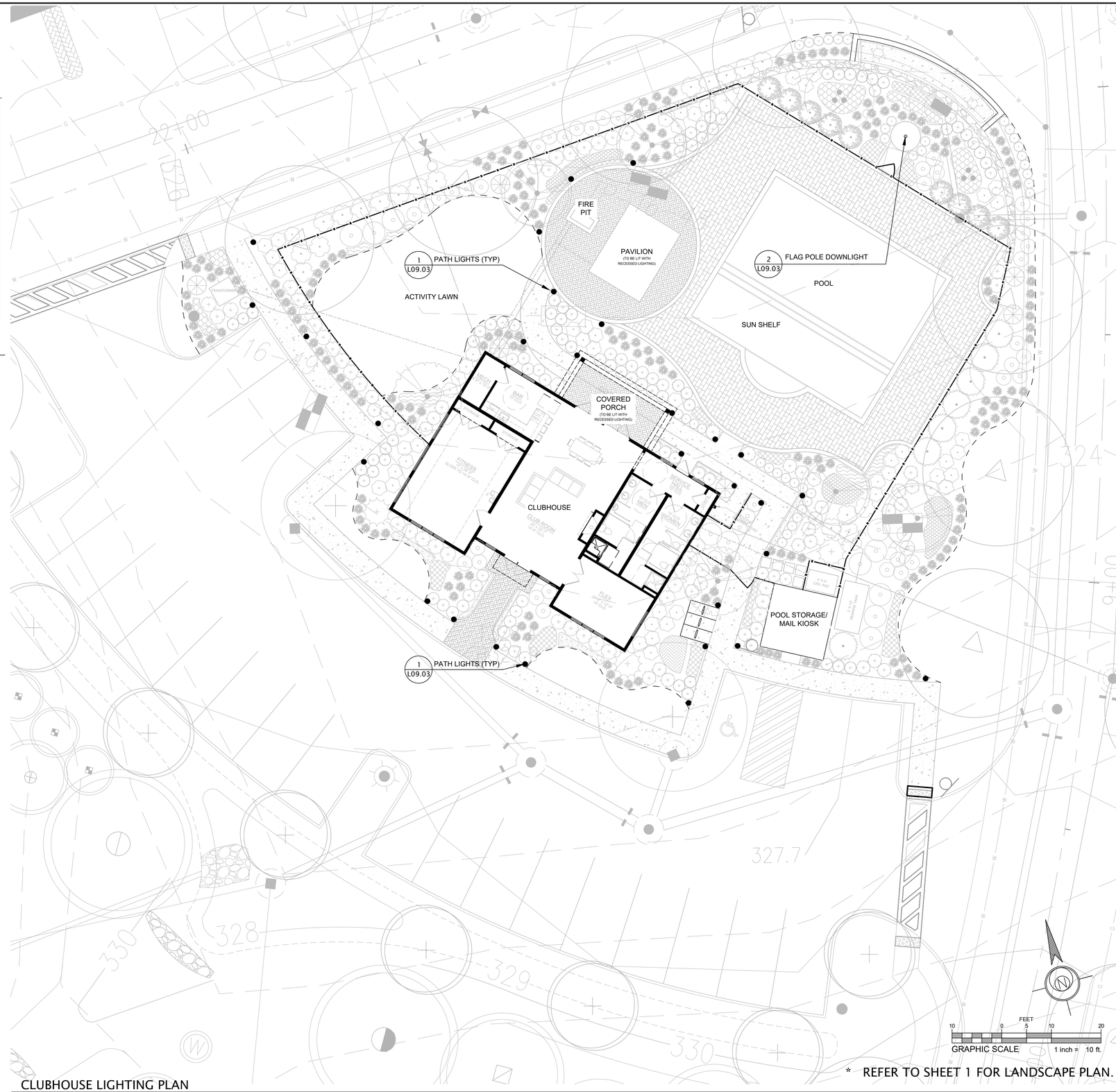
Made in USA

DO NOT RUN LINE VOLTAGE INSIDE YOUR FLAGPOLE IT CREATES AN ELECTRICAL HAZARD. POWER SUPPLIES/DRIVERS MUST BE INSTALLED OUTSIDE OF THE FLAGPOLE, AND MUST REMAIN IN THE PROVIDED ENCLOSURE BOX. MUST BE INSTALLED BY A LICENSED ELECTRICIAN. DO NOT BURY ABOVE-GROUND POWER SUPPLY

No. 15730889 — PRODUCT REGISTERED — c UL us LISTED — MADE IN USA

Eagle Mountain Flag — 333 FM 2325 Wimberley, TX 78676 — 512-847-0010 e-mflag.com

2 / L09.03 TYPICAL FLAG POLE DOWNLIGHT



* REFER TO SHEET 1 FOR LANDSCAPE PLAN.

CLUBHOUSE LIGHTING PLAN
SCALE: 1"=10'

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ESE Consultants, Inc.
250 Gibraltar Road • Suite 2E • Horsham, PA 19044
T: 215-914-2050

REV.	DATE	DRAWN	DESCRIPTION
1	2020.07.24	JTB	UPDATE TO SITE LIGHTING PLAN

CLUBHOUSE LIGHTING

ENCLAVE AT BOXBOROUGH
TOWN OF BOXBOROUGH, MIDDLESEX COUNTY, MA

DATE: 06.17.2020	SCALE: 1" =10'
DESIGN: JTB	DRAWN: LAC
JOB NO.: 3961	FILE NAME: 3961-CH-LAND
REF. NO.: L09.03	
SHEET NO.: 3 OF 5	

N:\PROJECTS\MASSACHUSETTS\3961 MINUTEMAN VILLAGE – BOXBORO\LANDDEPT\LANDSCAPE\CLUBHOUSE\3961-CH-LAND.DWG-Justin Barnett-7/24/2020 3:25 PM

LANDSCAPE NOTES:

1. IN THE EVENT THAT ANY DISCREPANCIES BETWEEN THE QUANTITIES OF PLANTS INDICATED ON THE PLANT SCHEDULE AND THOSE INDICATED ON THE PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
2. NO SUBSTITUTIONS SHALL BE ACCEPTED, EXCEPT WITH THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT OR HIS AGENT.
3. THE LANDSCAPE ARCHITECT OR HIS AGENT SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF THE MATERIALS. ALL REJECTED MATERIALS SHALL BE IMMEDIATELY REPLACED WITH ACCEPTABLE MATERIAL AT NO ADDITIONAL COST.
4. ALL PLANT BEDS SHALL BE MULCHED WITH A MINIMUM OF 3" SHREDDED BARK MULCH OR OTHER MATERIAL APPROVED BY THE LANDSCAPE ARCHITECT. ALL PROPOSED PLANT MATERIAL SHALL BE FULLY GUARANTEED FOR 18 MONTHS FROM DATE OF ACCEPTANCE AND SHALL BE IN HEALTHY AND VIGOROUS CONDITION. ANY PLANT MATERIAL WHICH DIES WITHIN THAT PERIOD SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES OF PLANT MATERIAL.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
6. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
7. THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITION CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
8. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI 260 (MOST RECENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
9. B & B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY. PLANTS WITH BROKEN, SPLIT OR DAMAGED ROOT BALLS SHALL BE REJECTED.
10. TREES SHALL BE LOCATED IN A MANNER WHICH WILL NOT OBSTRUCT ACCESS TO FIRE HYDRANT OR VISIBILITY OF STREET OR TRAFFIC SIGNS. NO TREES OR SHRUBS SHALL BE PLANTED IN A SIGHT TRIANGLE. NO TREES SHALL BE PLANTED IN ANY UTILITY OR MUNICIPAL EASEMENTS.
11. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WHEN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITION ARE SUITABLE.
    SPRING PLANTING: DECIDUOUS MATERIALS: MARCH 21 - MAY 30
    EVERGREEN MATERIALS: APRIL 1 - JUNE 15
    FALL PLANTING: DECIDUOUS MATERIALS: OCTOBER 1-DECEMBER 1
    EVERGREEN MATERIALS: AUGUST 15- OCTOBER 15
12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, AFTER SETTLEMENT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS IN THE CENTER OF THE PLANTING PIT.
13. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN ACCORDANCE WITH THE PLANTING DETAILS.
14. THE LOCATION OF ALL PLANT MATERIAL IS DIAGRAMMATIC. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT OR HIS AGENT.
15. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING UPON THE PERFORMANCE OF THE WORK.
16. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL FOR UTILITY LOCATIONS, IF NECESSARY.
17. ALL TREES TO BE PLANTED A MINIMUM OF (5) FEET FROM CENTER OF TREE TO ANY UTILITY OR SIDEWALK. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT IF UTILITY CONFLICTS PROHIBIT REASONABLE TREE PLACEMENT.
18. ALL AREAS OUTSIDE THE LANDSCAPE BEDS WITHIN THE LIMIT OF DISTURBANCE SHALL BE SODDED.
19. ANNUALS SHALL BE PLANTED IN WAVES OF SINGLE COLORS.

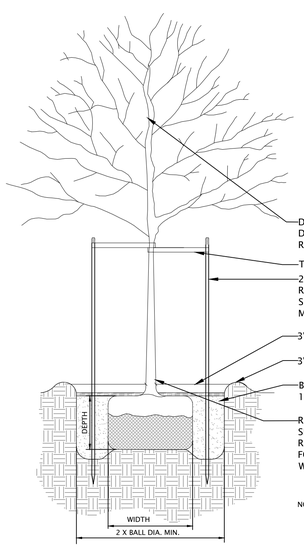
SEASONAL ANNUALS:

SPRING	SUMMER	FALL
PANSY	BEGONIA	KALE
	IMPATIENS	CABBAGE
	SUN PATIENS	MUMS
	WAVE PETUNIA	
	FLOWERING VINCA	

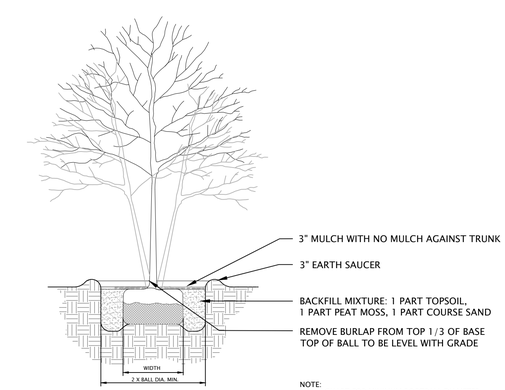
PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
CH	7	CHAMAECYPARIS PISIFERA 'DOW WHITING' TM	SOFT SERVE FALSE CYPRESS	B & B	5'-6' HT.
CP2	9	CHAMAECYPARIS PISIFERA 'SOFT SERVE'	SOFT SERVE SAWARA CYPRESS	B & B	6' MIN. HT.
PI	4	PICEA GLAUCA 'ISELI FASTIGIAT'	ISELI FASTIGIATE BLUE SPRUCE	B & B	7' MIN. HT.
CLUBHOUSE PARKING LOT TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**
AB	8	ACER RUBRUM 'BOWHALL'	BOWHALL MAPLE	B & B	2 1/2" CAL. & 12-14' HT.
GS	2	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2 1/2" CAL. 10' HT
FLOWERING TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**
AM	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	12' MIN. HT.
CR	2	CORNUS X 'RUTGAN'	STELLAR PINK DOGWOOD	B & B	10'-12' HEIGHT
PO	4	PRUNUS X OKAME SINGLE-TRUNK	OKAME CHERRY	B & B	2 1/2" CAL.
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT.**	**SIZE**
BU	2	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	CONT.	36" MIN HT.
CI	33	CHAMAECYPARIS PISIFERA 'FILIFERA AUREA NANA'	GOLDEN SAWANA FALSE CYPRESS	CONT.	24" MIN HT.
HB	52	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER' TM	BAILMER HYDRANGEA	CONT.	24" MIN HT.
IX	40	ILEX CRENATA 'SOFT TOUCH'	SOFT TOUCH JAPANESE HOLLY	CONT.	18" MIN. HT.
IG2	38	ILEX GLABRA GEM BOX	GEM BOX INKBERRY HOLLY	CONT.	18" MIN. HT.
IL	41	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	CONT.	24"-36" HT.
IO	6	ILEX X 'RED BEAUTY'	RED BEAUTY HOLLY	B & B	5' MIN. HT.
PN	202	PENNISETUM ALOPECUROIDES 'CASSIAN'S CHOICE'	CASSIAN FOUNTAIN GRASS	CONT.	18" MIN. HT.
RP	19	RHODODENDRON X PJM	PJM RHODODENDRON	CONT.	24"-36" HT.
R3	57	ROSA X 'NOAMEL' TM	FLOWER CARPET APPLEBLOSSOM GROUNDCOVER ROSE	CONT.	18" MIN. HT.
RK	43	ROSA X 'PINK KNOCKOUT'	PINK KNOCKOUT ROSE	CONT.	24" MIN HT.
VR	11	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY VIBURNUM	B & B	5' MIN. HT.

PERENNIALS AND GROUNDCOVER	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
HP	19	HEUCHERA MICRANTHA 'PLUM PUDDING'	PLUM PUDDING CORAL BELLS	2 QT.	24" o.c.
NF	52	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	2 QT.	24" o.c.
RF	69	RUDBECKIA FULGIDA 'INDIAN SUMMER'	INDIAN SUMMER BLACK-EYED SUSAN	2 QT.	24" o.c.
S1	186	SEASONAL ANNUAL MIX	SEASONAL ANNUAL MIX	2 QT.	12" o.c.
SE	9	SEDUM SPECTABILE 'PURPLE EMPEROR'	PURPLE EMPEROR SEDUM	2 QT.	24" o.c.

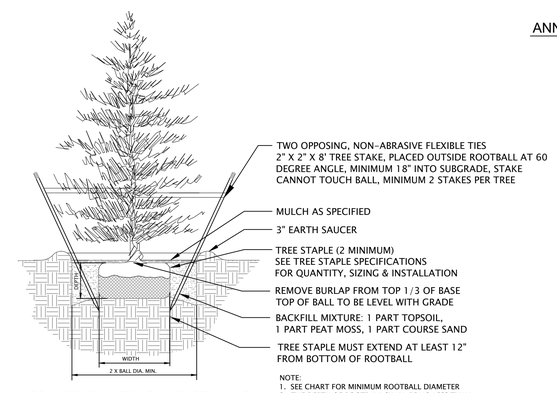


TREE PLANTING AND STAKING
NOT TO SCALE



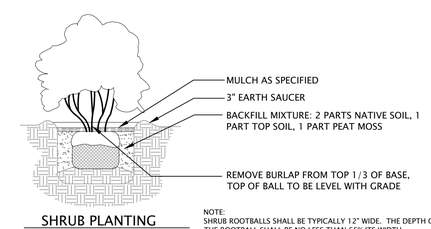
MULTI-STEM TREE PLANTING
NOT TO SCALE

NOTE:
1. SEE CHART FOR MINIMUM ROOTBALL DIAMETER
2. THE DEPTH OF ROOTBALL SHALL BE NO LESS THAN 60% ITS WIDTH



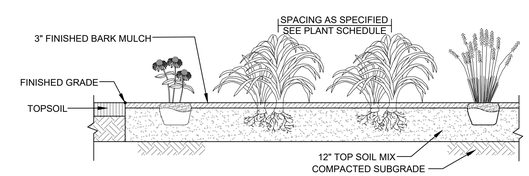
CONIFER PLANTING AND STAKING
NOT TO SCALE

NOTE:
1. SEE CHART FOR MINIMUM ROOTBALL DIAMETER
2. THE DEPTH OF ROOTBALL SHALL BE NO LESS THAN 60% ITS WIDTH



SHRUB PLANTING
NOT TO SCALE

NOTE:
SHRUB ROOTBALLS SHALL BE TYPICALLY 12" WIDE. THE DEPTH OF THE ROOTBALL SHALL BE NO LESS THAN 65% ITS WIDTH.



ANNUAL /PERENNIAL/GRASSES/GROUNDCOVER BEDS
NOT TO SCALE

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REV.	DATE	DESCRIPTION	DRAWN
1	2020.07.24	UPDATE TO SITE LIGHTING PLAN	JTB

CLUBHOUSE LANDSCAPE DETAILS AND NOTES

ENCLAVE AT BOXBOROUGH
TOWN OF BOXBOROUGH, MIDDLESEX COUNTY, MA

DATE: 06.17.2020	SCALE: AS NOTED
DESIGN: JTB	DRAWN: LAC
JOB NO.: 3961	FILE NAME: 3961-CH-LAND
REF. NO.: L09.04	
SHEET NO.: 4 OF 5	

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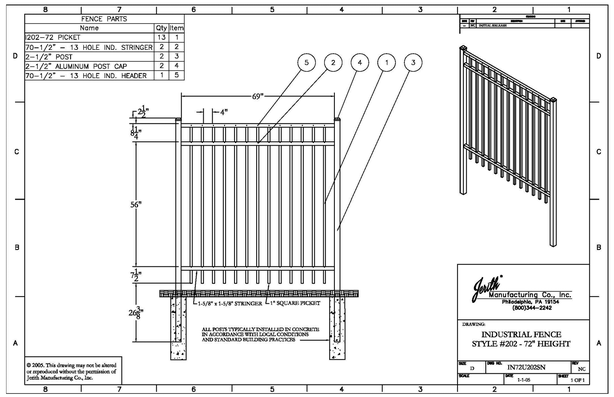


NOTE: COLOR TO BE BLACK

1 / L09.05 ALUMINUM POOL FENCE DETAIL
SCALE: NTS

FR7242 Rectangular Linear Ready-to-Finish Kit

- 72" L x 42" W x 18" H Aluminum Frame with Concrete Board Attached
- Burner: CFBL210
- 48" x 18" Aluminum Pan with 2" sidewalls
- Fire Pit Vent Kit
- 3/4" Flex Line Kit + FIT180
- Key Valve Extension
- Works with Natural Gas or Liquid Propane

Part Numbers:
FR7242NG - Natural Gas
FR7242LP - Liquid Propane

FIRE PIT SPECS

FINISH:

STONE VENEER TO MATCH CLUBHOUSE. TOP TO BE GRANITE OR APPROVED EQUAL WITH 2" OVERHANG

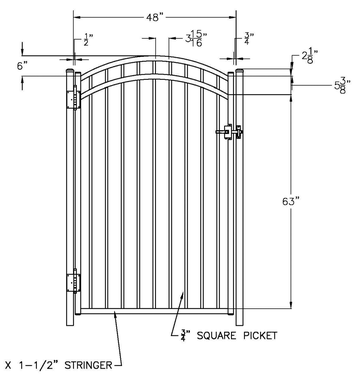
ACCESSORIES:
MEDIA: FIRE GLASS IN LIGHT BLUE

MECHANICAL:
TIMER: 12 HOUR DIAL TIMER WITH NEMA RATED ENCLOSURE
PARTNO - DT12HRNB

EMERGENCY STOP:
PT NO - EMERSTOP

IGNITION: 24 VOLT
SPARK IGNITION
PART NO-24VIKHC-NG

4 / L09.05 FIRE PIT DETAIL
SCALE: NTS



NOTE: COLOR TO BE BLACK

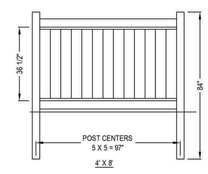
2 / L09.05 ALUMINUM POOL GATE DETAIL
SCALE: NTS

CertainTeed
Bufftech®
Vinyl Fence Products

CERTAINTEED CORPORATION FENCE
DECK AND RAIL DIVISION
231 SHIP CANAL PARKWAY
BUFFALO, NY 14218
TOLL FREE: 1-800-333-0569
PHONE: (716) 823-3023
FAX: (716) 823-2843
www.certainteed.com

☑ SELECT DESIRED SIZE:
- ☐ 4' HEIGHT
- ☒ 5' HEIGHT
- ☐ 6' HEIGHT

☑ SELECT DESIRED COLOR:
- ☒ WHITE
- ☐ ALMOND
- ☐ NATURAL CLAY (5' & 6' HEIGHT ONLY)
- ☐ GREY (6' HEIGHT ONLY)



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 035-017.

PRIVACY FENCING
(BUFFTECH) CHESTERFIELD VINYL FENCING

035-017 REVISION DATE 03/08/2018
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NOTE:
CONTRACTOR TO ORDER 5' HIGH ACCESS GATE AS NEEDED FOR SCREENED UTILITY AREAS.
COLOR TO BE WHITE.

5 / L09.05 5' HEIGHT SCREEN FENCE DETAIL
SCALE: NTS

BY TEXACRAFT
MODEL NUMBER: M167-5
(OR APPROVED EQUAL)

NOTE: INSTALL PER MANUFACTURER SPECIFICATION

3 / L09.05 BIKE RACK DETAIL
SCALE: NTS

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REV.	DATE	DESCRIPTION	DRAWN
1	2020.07.24	UPDATE TO SITE LIGHTING PLAN	JTB

CLUBHOUSE
SITE DETAILS

ENCLAVE AT BOXBOROUGH
TOWN OF BOXBOROUGH, MIDDLESEX COUNTY, MA

DATE: 06.17.2020	SCALE: AS NOTED
DESIGN: JTB	DRAWN: LAC
JOB NO.: 3961	FILE NAME: 3961-CH-LAND
REF. NO.: L09.05	
SHEET NO.: 5 OF 5	

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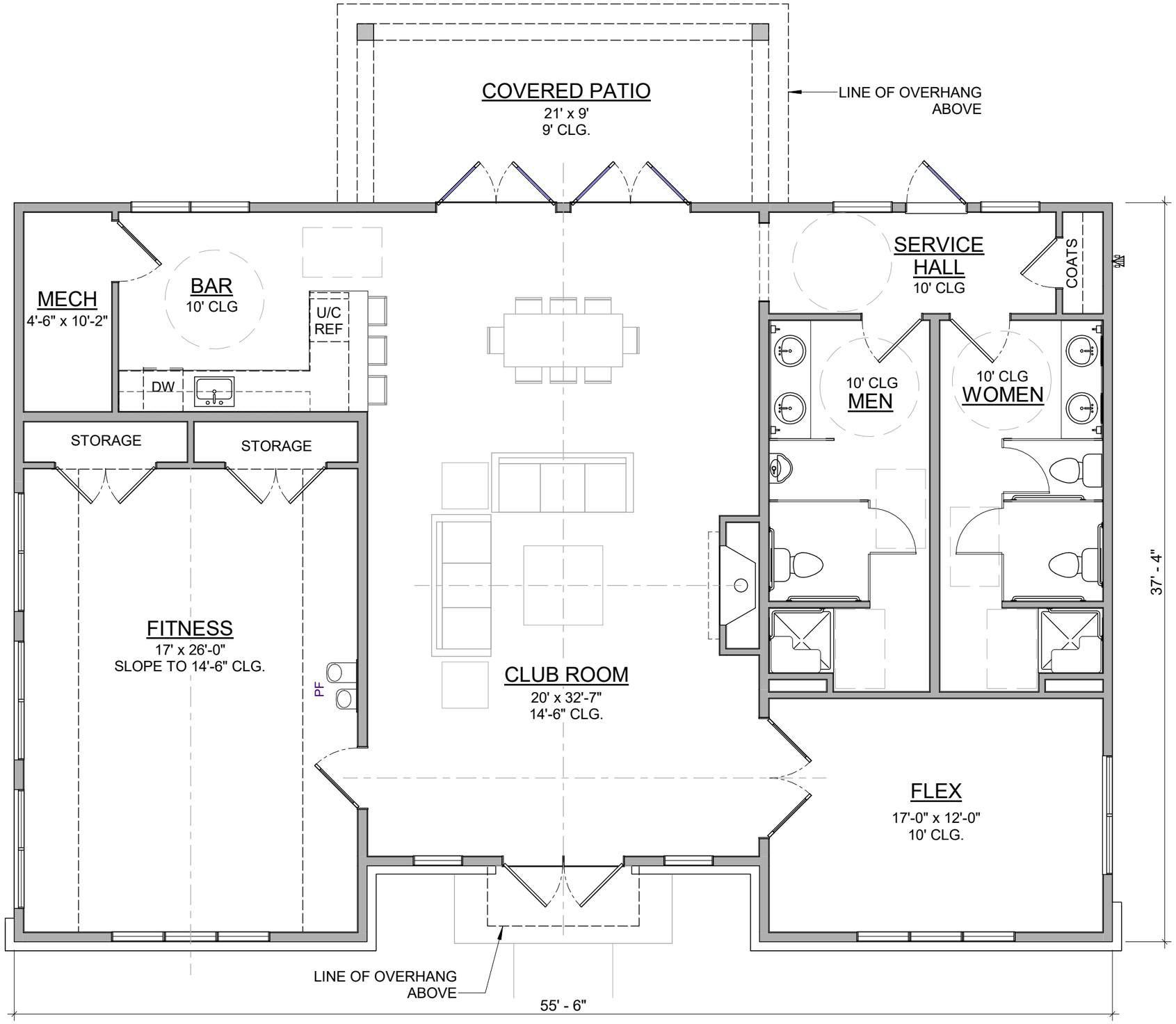


ENCLAVE AT BOXBOROUGH

1,996 SQ.FT.

07-24-2020

BOXBOROUGH, MA

CLUBHOUSE

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

FRONT ELEVATION

ENCLAVE AT BOXBOROUGH

1,996 SQ.FT.

07-24-2020

BOXBOROUGH, MA

CLUBHOUSE

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

REAR ELEVATION

LEFT ELEVATION

ENCLAVE AT BOXBOROUGH

1,996 SQ.FT.

07-24-2020

BOXBOROUGH, MA

CLUBHOUSE

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

RIGHT ELEVATION

ENCLAVE AT BOXBOROUGH

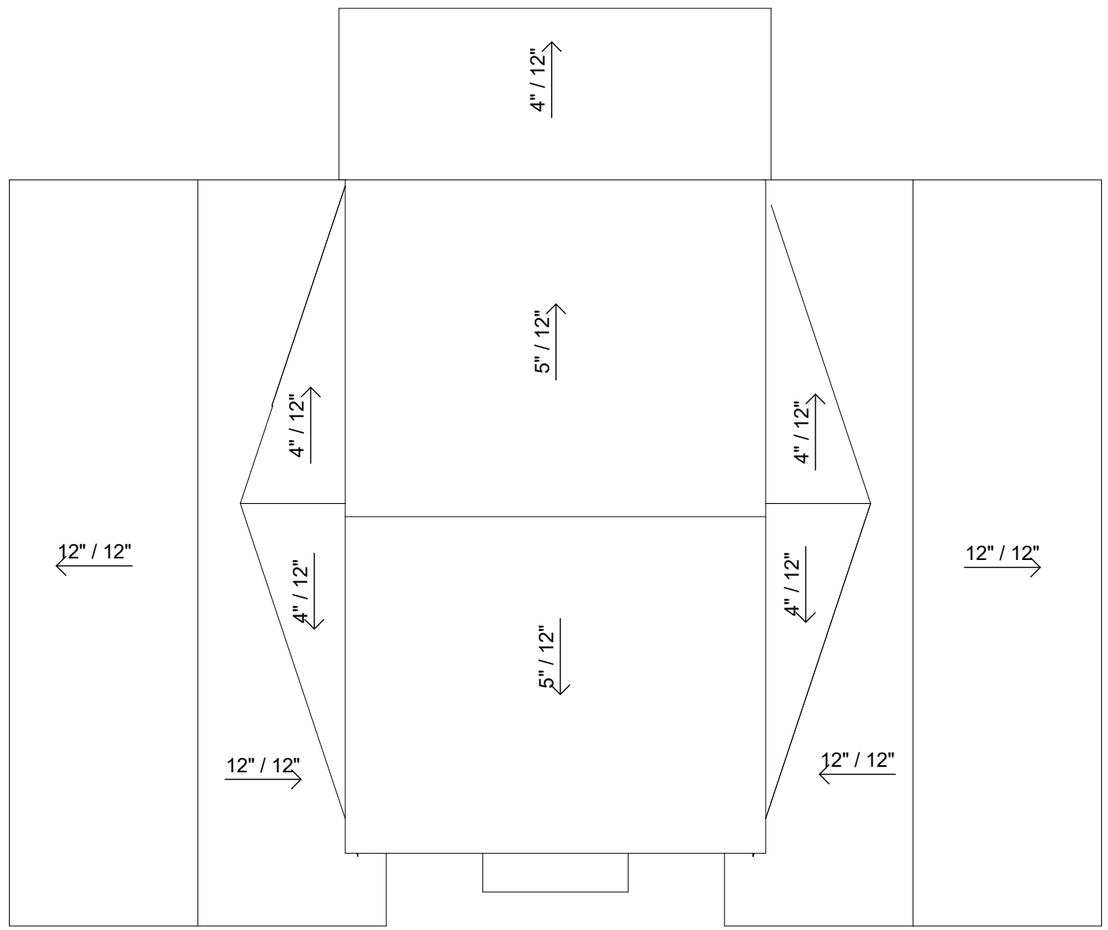
1,996 SQ.FT.

07-24-2020

BOXBOROUGH, MA

CLUBHOUSE

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



ROOF PLAN

ENCLAVE AT BOXBOROUGH

1,996 SQ.FT.

07-24-2020

BOXBOROUGH, MA

CLUBHOUSE

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

ENCLAVE AT BOXBOROUGH

1,996 SQ.FT.

07-24-2020

BOXBOROUGH, MA

CLUBHOUSE

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

ENCLAVE AT BOXBOROUGH

1,996 SQ.FT.

07-24-2020

BOXBOROUGH, MA

CLUBHOUSE

Toll Brothers
AMERICA'S LUXURY HOME BUILDER