

**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	07/15/2024	ADDED EPA MONITORING WELLS	JDG	JAK
2	08/01/2024	COMPREHENSIVE PERMIT	CSE	JAK

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**COMPREHENSIVE PERMIT PLANS**

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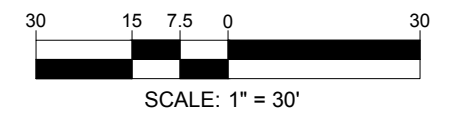
PROJECT No.: MAA230359 00-2A  
 DRAWN BY: CSE  
 CHECKED BY: JAK  
 DATE: 03/05/2024  
 CAD ID: P-CIVL-PROP

PROJECT:  
**PRELIMINARY SITE DEVELOPMENT PLANS**  
 FOR  
**SLV ASHLAND, LLC**  
 PROPOSED 40B DEVELOPMENT "THE SANCTUARY AT ASHLAND MILLS"  
 MAP: 14 | LOT: 128  
 50 MAIN STREET  
 TOWN OF ASHLAND MASSACHUSETTS

**BOHLER**  
 352 TURNPIKE ROAD, 3rd FLOOR  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 480-9900  
 www.BohlerEngineering.com

**J.A. KUCICH**  
 Professional Engineer  
 CIVIL  
 License No. 15476  
 CONSTRUCTION No. 91177  
 MAINE LICENSE No. 12553

SHEET TITLE:  
**EXISTING CONDITIONS/ DEMOLITION PLAN**  
 SHEET NUMBER:  
**C-201**  
 REVISION 2 - 08/01/2024



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**ZONING TABLE**

ZONE: INDUSTRIAL (ADD A OVERLAY DISTRICT)  
 USE: MIXED-USE AND MULTIFAMILY RESIDENTIAL  
 MAP: 14 LOT: 128

**APPLICANT/ OWNER INFORMATION**

APPLICANT: SLV ASHLAND, LLC  
 257 HILLSIDE AVENUE  
 NEEDHAM, MA 02494

PROPERTY OWNER: ASHLAND PROPERTIES LLC  
 330 HOPPING BROOK ROAD  
 HOLLISTON, MA 01746

**BULK REQUIREMENTS**

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA	§ 8.5.6.1	35,000 SF	±340,142 SF (±7.8 AC)	NO CHANGE
MIN LOT FRONTAGE	§ 8.5.6.1	100'	±1,031.13'	NO CHANGE
MIN YARD SETBACKS				
FRONT YARD	§ 8.5.6.1	8' MIN / 15' MAX.	16.2'	17' 1" (BUILDING) 2.5' (RETAINING WALL)
SIDE YARD	§ 8.5.6.1	15' MIN.	56.8'	77.6'
REAR YARD	§ 8.5.6.4	30' MIN.	±609.2'	±539.5'
MAX PERMITTED HEIGHT	§ 8.5.6.1	38' (3 STORIES)	±1.2 STORIES	89' - 11" (8 STORIES) (3) FIVE STORIES OVER PARKING GARAGE ±1.66' - 11" FROM STREET GRADE
LOT COVERAGE	N/S	N/S	±26.8%	±26.2%
IMPERVIOUS COVERAGE	N/S	N/S	±57.7%	±49.1%

**PARKING REQUIREMENTS**

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
FRONT PARKING SETBACK	§ 5.1.3	10' MIN. FROM ROW	4.6(E)	25.3'
PARKING STALL CRITERIA STANDARD: 9 FT X 18 FT	§ 5.1.2	331 (1)		390 (2)
ACCESSIBLE PARKING CRITERIA STANDARD: 8 FT X 18 FT STALL (MIN.) 5 FT X 18 FT AISLE (MIN.) 8 FT X 18 FT STALL (MIN.) 8 FT X 18 FT AISLE (MIN.)	N/A	PER §21 CMR 10.3 - ACCESSIBLE SPACES SHALL BE PROVIDED IN SUFFICIENT NUMBERS TO MEET THE NEEDS OF THE DWELLING UNIT OCCUPANTS.		6

KEY\* - WAIVER REQUESTED  
 (E) - EXISTING NONCONFORMANCE  
 (F) - SEE NOTE #

(1) PER SECTION 8.5.13 OF THE TOWN OF ASHLAND ZONING BYLAWS, IN THE ASHLAND DOWNTOWN DISTRICT, THE NUMBER OF PARKING SPACES REQUIRED FOR EACH USE SHALL BE 75% OF THOSE STATED IN SECTION 5.1 OF THE TOWN OF ASHLAND ZONING BYLAWS, WHERE THERE IS A MIXTURE OF LAND USES ON ONE LOT. THE NUMBER OF PARKING SPACES REQUIRED SHALL BE ONLY 75% OF THOSE STIPULATED ABOVE, THAT IS, WHERE THERE IS A MIXTURE OF USES THE PARKING REQUIREMENT WILL BE 56.25% (75% TIMES 75%).

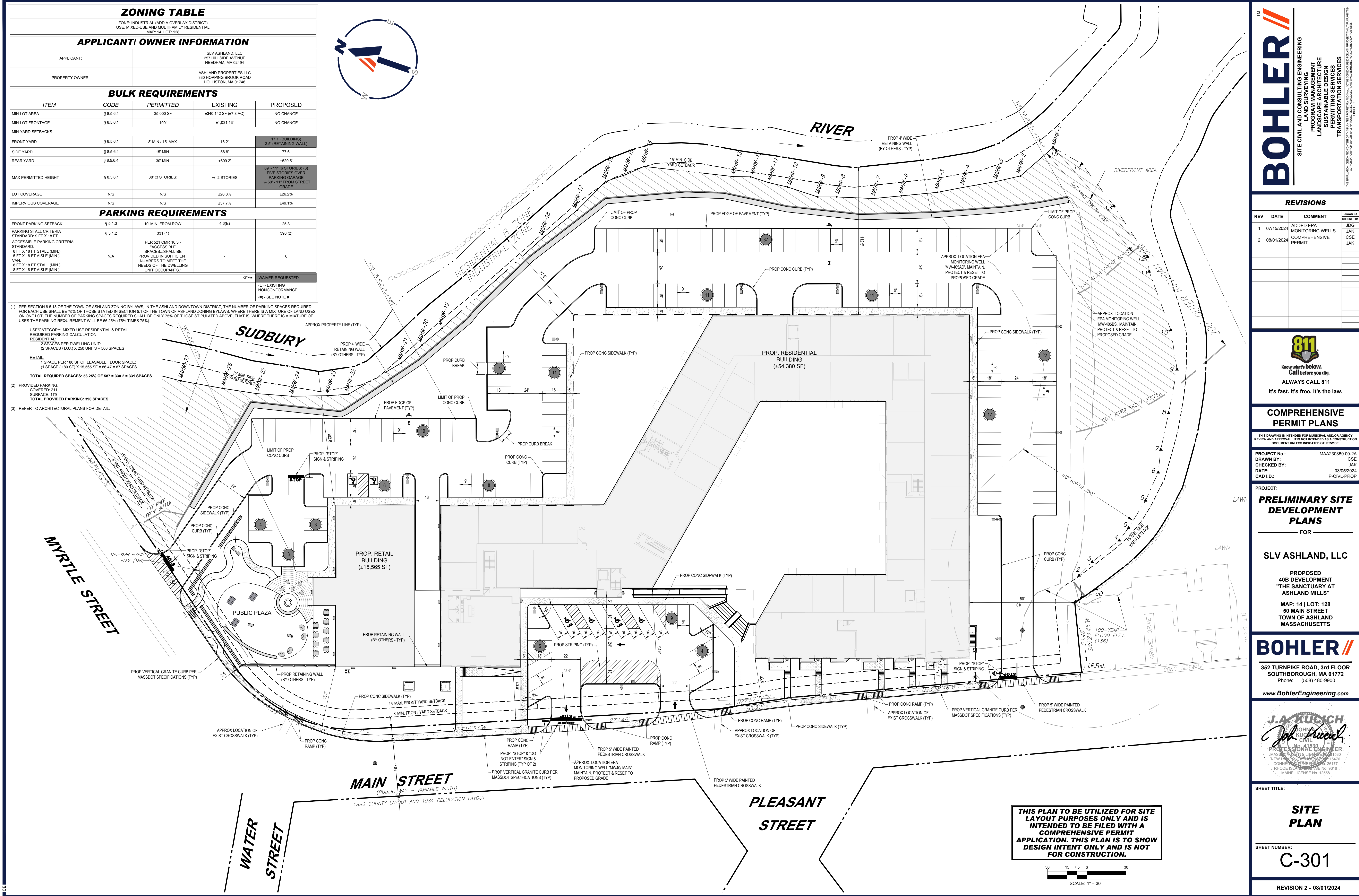
USE CATEGORY: MIXED-USE RESIDENTIAL & RETAIL  
 REQUIRED PARKING CALCULATION:  
 RESIDENTIAL:  
 2 SPACES PER DWELLING UNIT;  
 (2 SPACES / D.U.) X 250 UNITS = 500 SPACES

RETAIL:  
 1 SPACE PER 180 SF OF LEASABLE FLOOR SPACE;  
 (1 SPACE / 180 SF) X 15,565 SF = 86.47 = 87 SPACES

**TOTAL REQUIRED SPACES: 56.25% OF 587 = 330.2 = 331 SPACES**

(2) PROVIDED PARKING:  
 COVERED: 211  
 SURFACE: 179  
**TOTAL PROVIDED PARKING: 390 SPACES**

(3) REFER TO ARCHITECTURAL PLANS FOR DETAIL



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 PROFESSIONAL ENGINEER  
 MASS. REG. NO. 11530  
 NEW HAMPSHIRE REG. NO. 15476  
 CONN. REG. NO. 19177  
 RHODE ISLAND REG. NO. 0616  
 MAINE LICENSE NO. 12551

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**C-301**

REVISION 2 - 08/01/2024

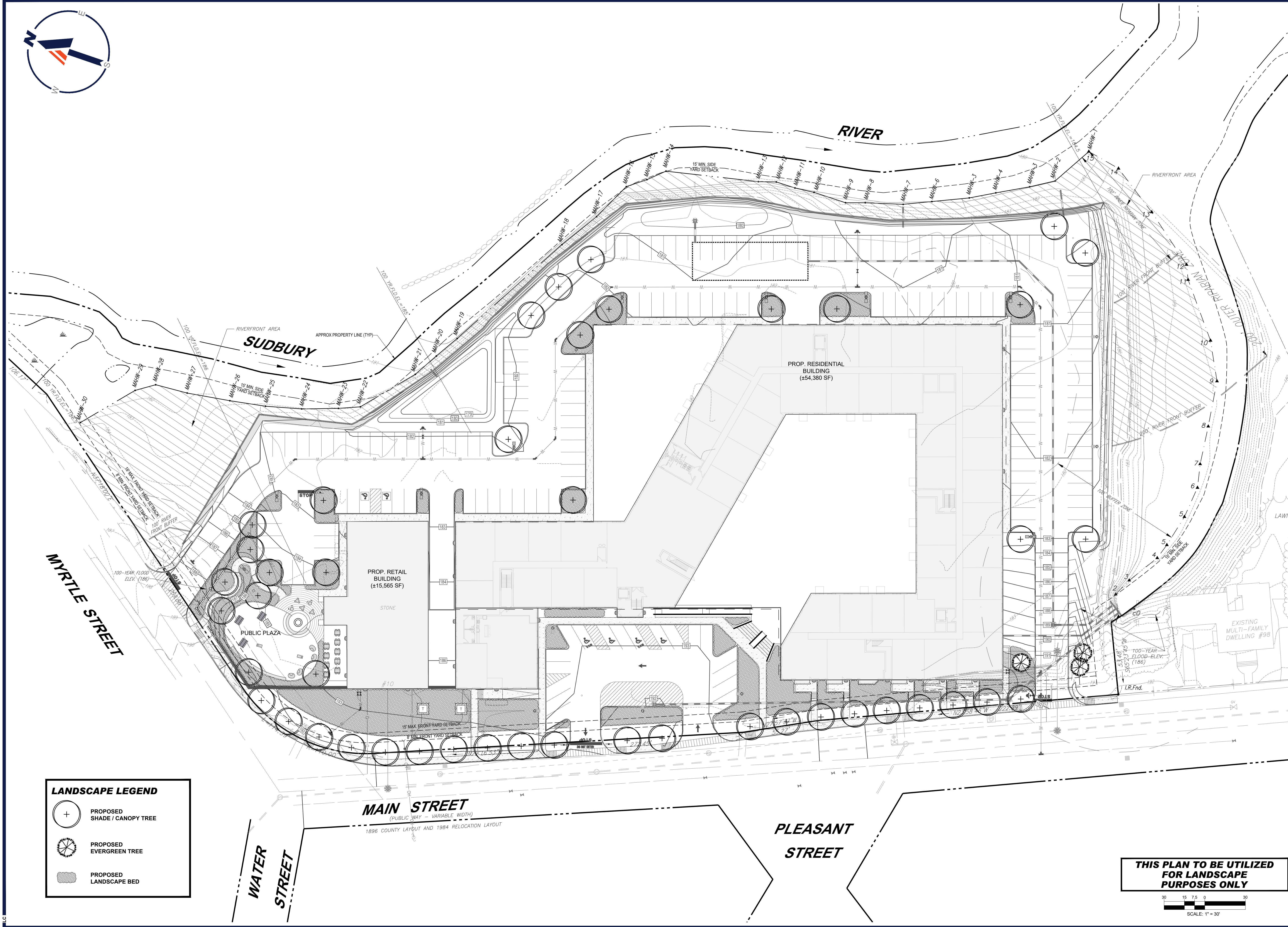
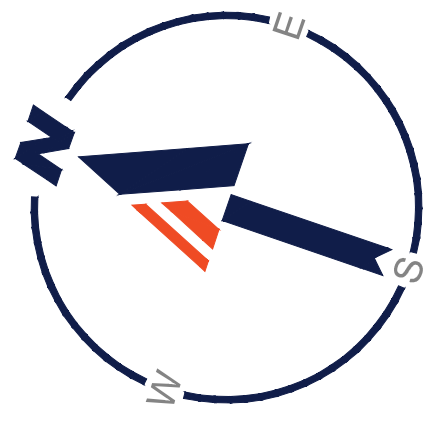
**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY AND IS INTENDED TO BE FILED WITH A COMPREHENSIVE PERMIT APPLICATION. THIS PLAN IS TO SHOW DESIGN INTENT ONLY AND IS NOT FOR CONSTRUCTION.**

SCALE: 1" = 30'

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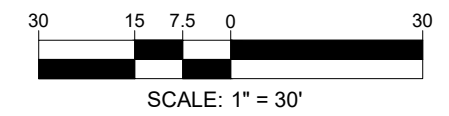




**LANDSCAPE LEGEND**

	PROPOSED SHADE / CANOPY TREE
	PROPOSED EVERGREEN TREE
	PROPOSED LANDSCAPE BED

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



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SHEET TITLE:  
**LANDSCAPE PLAN**  
 SHEET NUMBER:  
**L-101**  
 REVISION 2 - 08/01/2024

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**MASSACHUSETTS LANDSCAPE SPECIFICATION**

1. SCOPE OF WORK:
- THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
2. MATERIALS
- GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
  - TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
  - LAWN:
    - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 2" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE LANDSCAPE PLAN.
    - LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
    - SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.
    - MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES / DETAILS.
  - FERTILIZER:
    - FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
    - FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
    - PLANT MATERIAL:
      - ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).
      - IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
      - PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
      - TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/4", WHICH HAVE NOT BEEN COMPLETELY CALLEDUS, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
      - ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
      - CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
      - SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
      - TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.
  - GENERAL WORK PROCEDURES
    - CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
    - WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.
  - SITE PREPARATIONS
    - BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
    - ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
    - CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.
  - TREE PROTECTION
    - CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
    - A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY VISI-FENCE, OR APPROVED EQUAL, MOUNTED ON 4" X 4" POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
    - WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
    - AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.
  - SOIL MODIFICATIONS
    - CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
    - LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
    - THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
    - TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
      - TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
      - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
  - FINISHED GRADING
    - UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.
    - LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1").
    - ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
    - ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.
  - TOPSOILING
    - CONTRACTOR SHALL PROVIDE A 6" THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
    - ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
    - CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
    - ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE FILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY (SEE SPECIFICATION 6.A.1)):
      - 20 POUNDS 'GRO-POWER' OR APPROVED SOIL CONDITIONER/FERTILIZER
      - 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER
    - THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.
  - PLANTING
    - INsofar THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
    - PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
    - ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
    - ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
    - POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
    - PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:

SEASONS:

- PLANTS: MARCH 15 TO DECEMBER 15
  - LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
  - PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.
- FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:
- |                         |                       |
|-------------------------|-----------------------|
| ACER RUBRUM             | PLATANUS X ACERIFOLIA |
| BETULA VARIETIES        | POPULUS VARIETIES     |
| CARPINUS VARIETIES      | PRUNUS VARIETIES      |
| CRATAEGUS VARIETIES     | PYRUS VARIETIES       |
| KOELREUTERIA            | QUERCUS VARIETIES     |
| LIQUIDAMBAR STRACIFLUA  | TILIA TOMENTOSA       |
| LIRIODENDRON TULIPIFERA | ZELKOVA VARIETIES     |

- PLANTING SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
  - 1 PART PEAT MOSS
  - 1 PART COMPOSTED COW MANURE BY VOLUME
  - 3 PARTS TOPSOIL BY VOLUME
  - 21 GRAMS AGRIFORM PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
    - 2 TABLETS PER 1 GALLON PLANT
    - 3 TABLETS PER 5 GALLON PLANT
    - 4 TABLETS PER 15 GALLON PLANT
  - LARGER PLANTS: 2 TABLETS PER 1" CALIPER OF TRUNK
  - PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.
  - ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.
  - ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.
  - GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.
  - NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.
  - ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
  - ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.
- TRANSPLANTING (WHEN REQUIRED)
  - ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.
  - IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
  - PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
  - UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
  - TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
  - F TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATERING

- NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.
- SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
- IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE

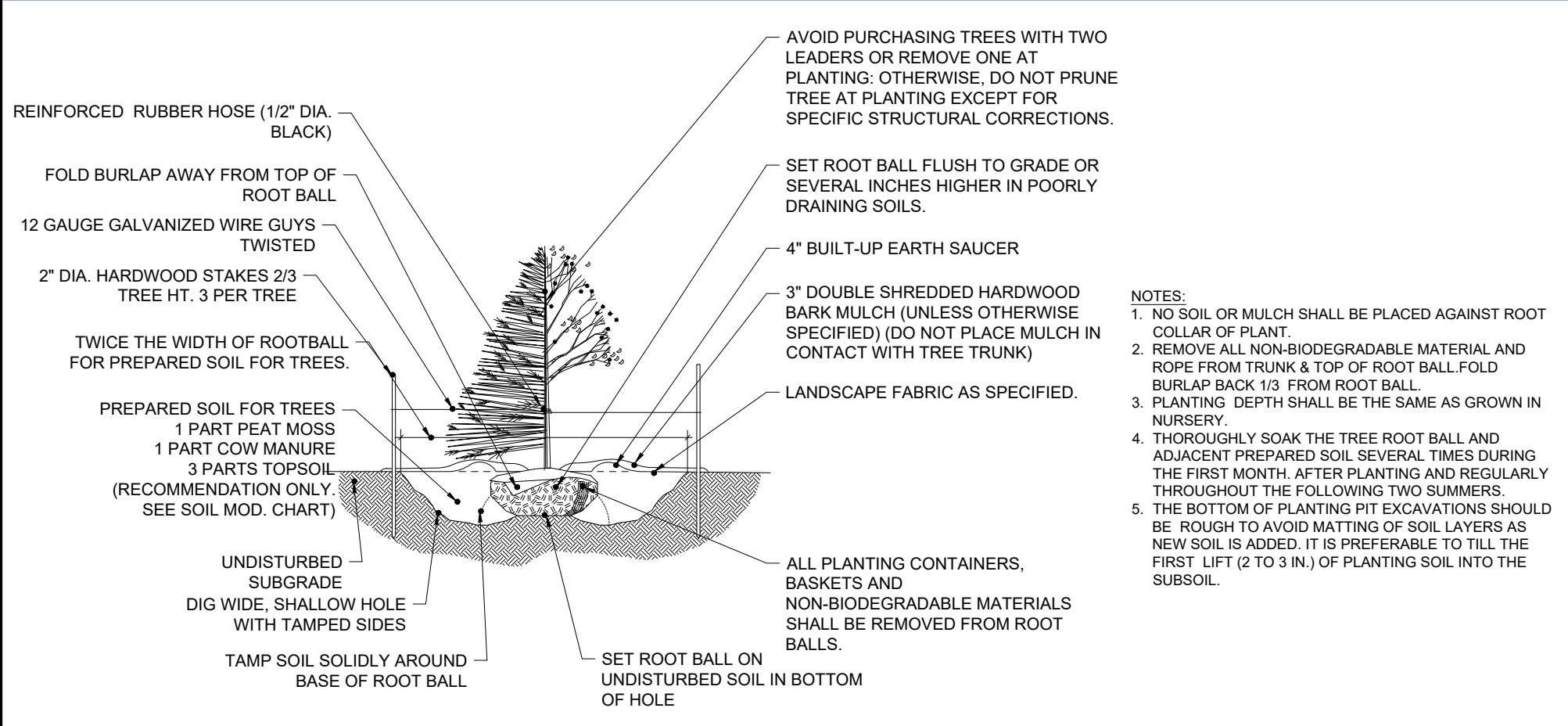
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF 1 YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
- ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.
- TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.
- LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13. CLEANUP

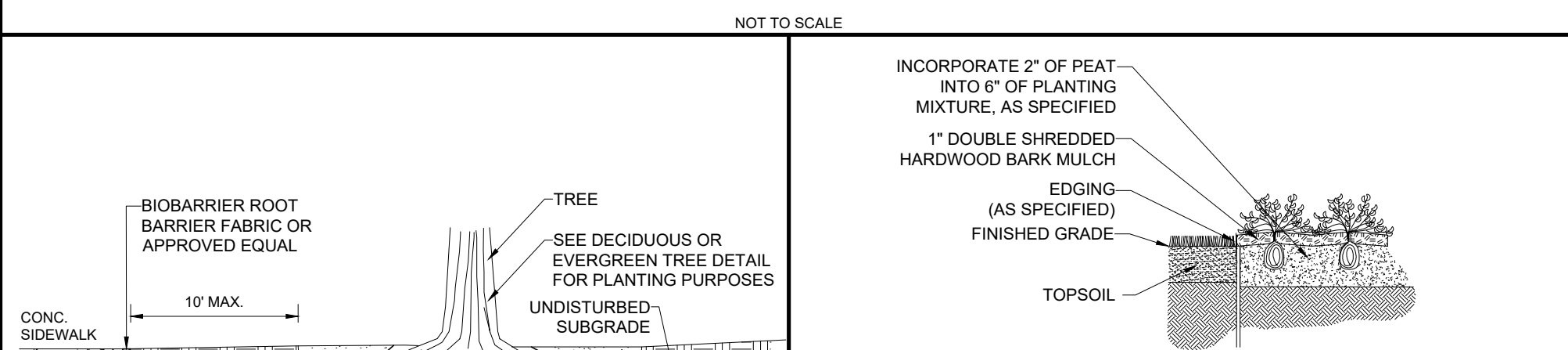
- UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.
- THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

14. MAINTENANCE (ALTERNATIVE BID):

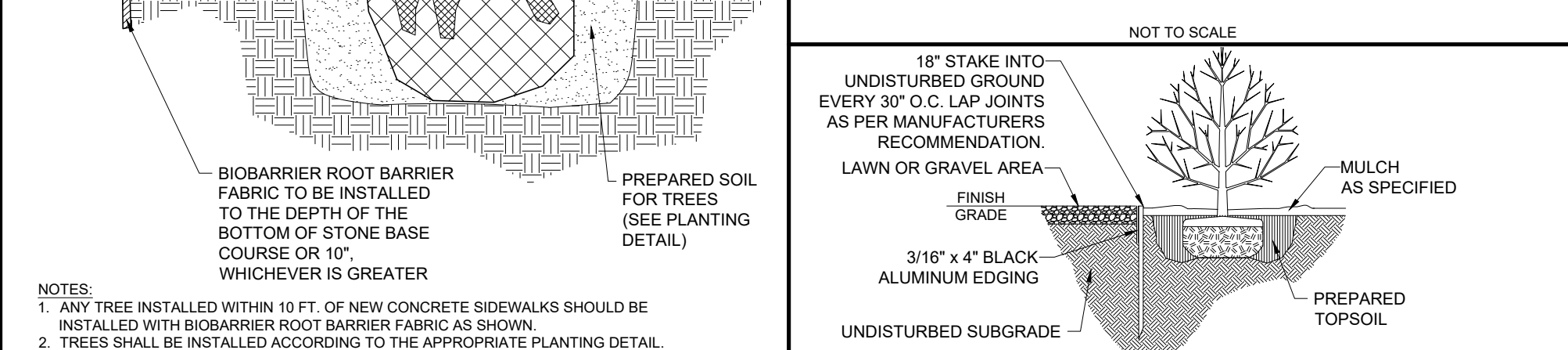
- A 90 DAY MAINTENANCE PERIOD SHALL COMMENCE AT THE END OF ALL LANDSCAPE INSTALLATION OPERATIONS. THE 90 DAY MAINTENANCE PERIOD ENSURES TO THE OWNER/OPERATOR THAT THE NEWLY INSTALLED LANDSCAPING HAS BEEN MAINTAINED AS SPECIFIED ON THE APPROVED LANDSCAPE PLAN. ONCE THE INITIAL 90 DAY MAINTENANCE PERIOD HAS EXPIRED, THE OWNER/OPERATOR MAY REQUEST THAT BIDDERS SUBMIT AN ALTERNATE MAINTENANCE BID FOR A MONTHLY MAINTENANCE CONTRACT. THE ALTERNATE MAINTENANCE CONTRACT WILL ENCOMPASS ANY WORK THAT IS CONSIDERED APPROPRIATE TO ENSURE THAT PLANT AND LAWN AREAS ARE HEALTHY AND MAINTAINED TO THE APPROVAL OF THE OWNER/OPERATOR.



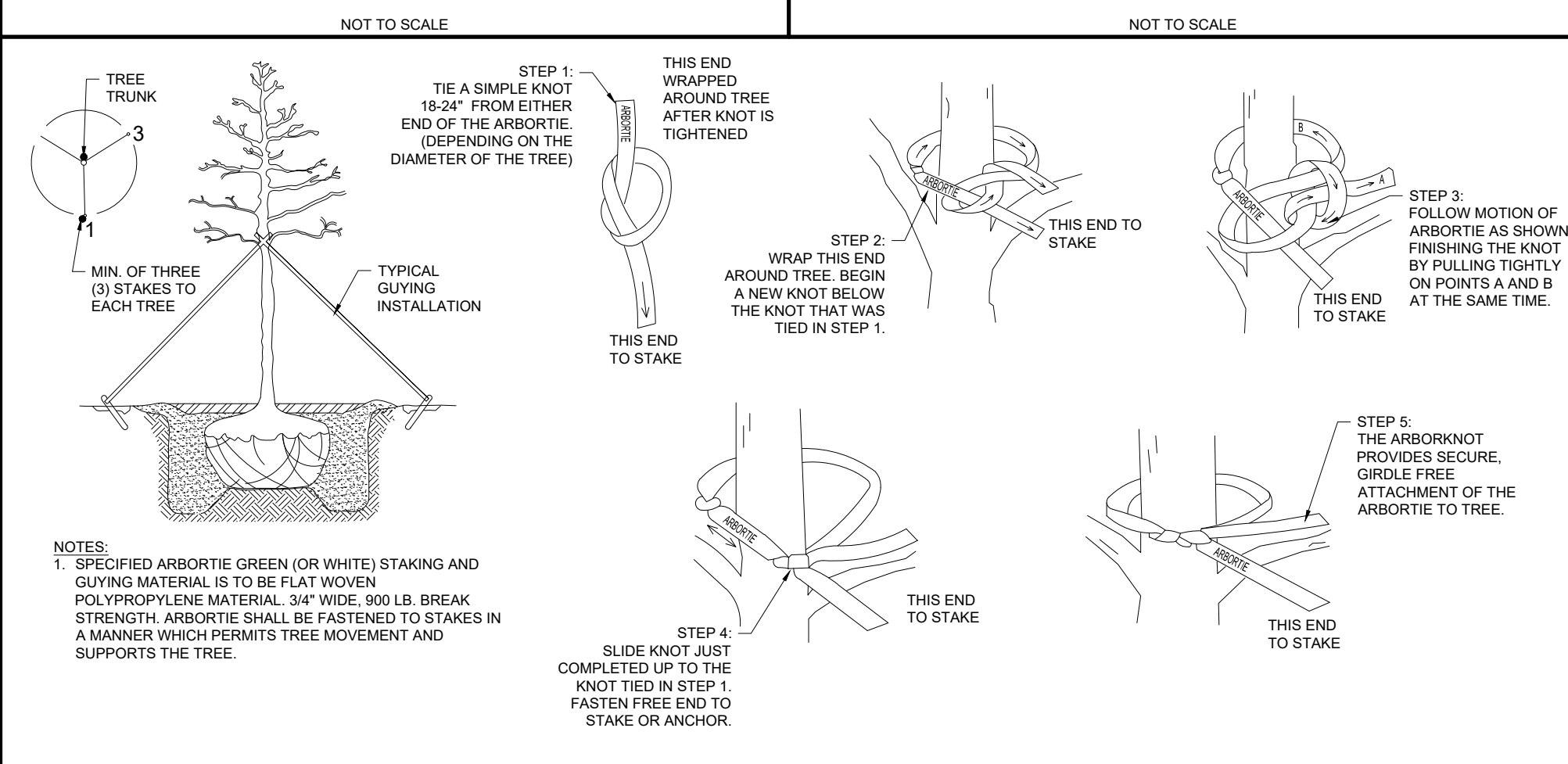
**TREE PLANTING**



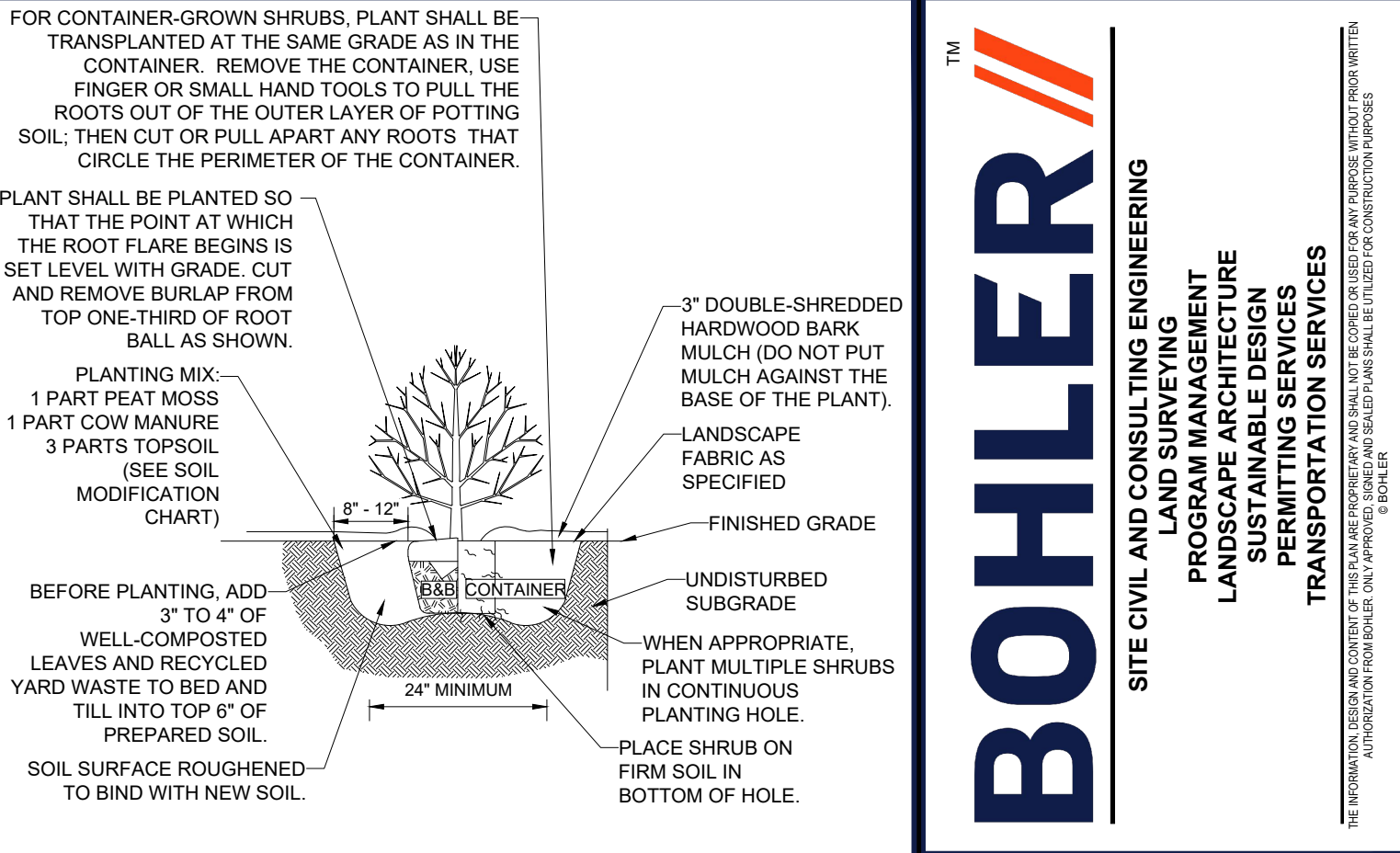
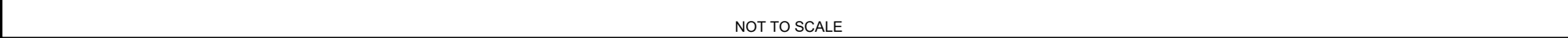
**GROUND COVER PLANTING**



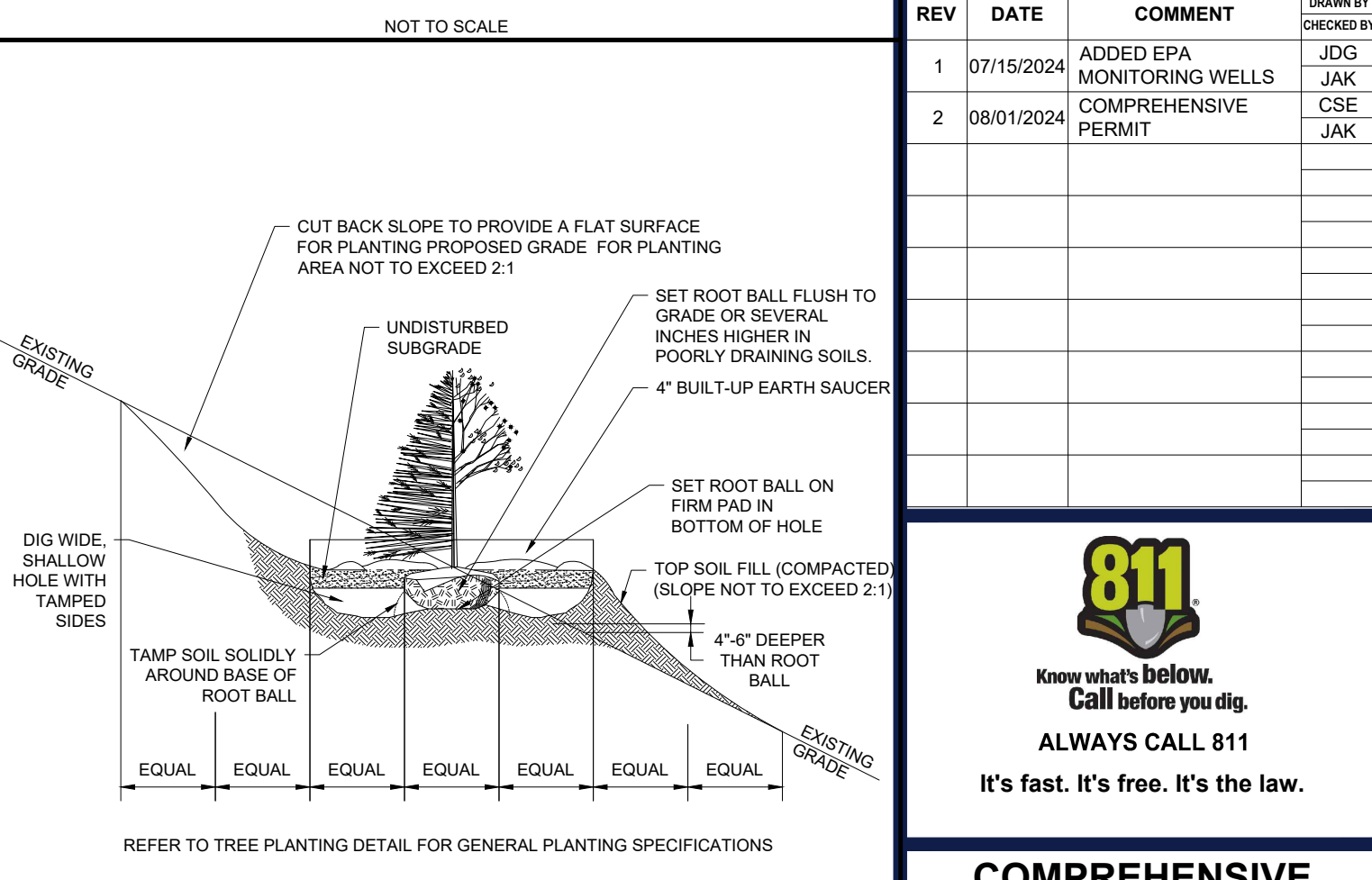
**BIOBARRIER ROOT BARRIER**



**ARBORVITAE STAKING**



**SHRUB PLANTING**



**TREE PLANTING ON SLOPE**



**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
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 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	07/15/2024	ADDED EPA MONITORING WELLS	JAK	JDG
2	08/01/2024	COMPREHENSIVE PERMIT	CSE	JAK

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**COMPREHENSIVE PERMIT PLANS**

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PROJECT No.: MAA230359-00-0A  
 CSE  
 DRAWN BY: JAK  
 CHECKED BY: JAK  
 DATE: 03/02/2024  
 CAD ID: P-CIV-LLGT

**PRELIMINARY SITE DEVELOPMENT PLANS**

FOR  
**SLV ASHLAND, LLC**

PROPOSED  
 40B DEVELOPMENT  
 "THE SANCTUARY AT ASHLAND MILLS"  
 MAP: 14 | LOT: 128  
 50 MAIN STREET  
 TOWN OF ASHLAND  
 MASSACHUSETTS

**BOHLER**  
 352 TURNPIKE ROAD, 3rd FLOOR  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 480-9900  
 www.BohlerEngineering.com

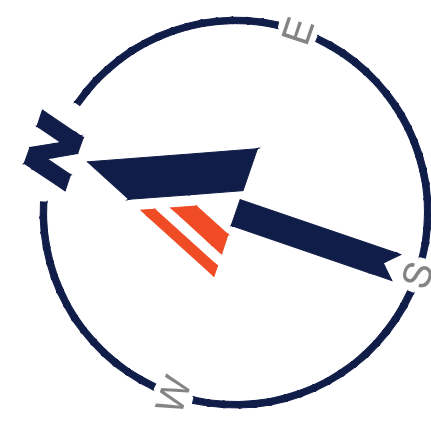


SHEET TITLE:  
**LANDSCAPE NOTES & DETAILS**

SHEET NUMBER:  
**L-102**

REVISION 2 - 08/01/2024

P:\2023\MAA230359\03\DRAWINGS\PLAN SET\REVISED SITE PLANS\REV-CIV-LLGT-MAA230359-00-0A-PLAN-CIV-LLGT-1-102-LN02E



### MASSACHUSETTS LIGHTING NOTES

(REV. 06/2023)

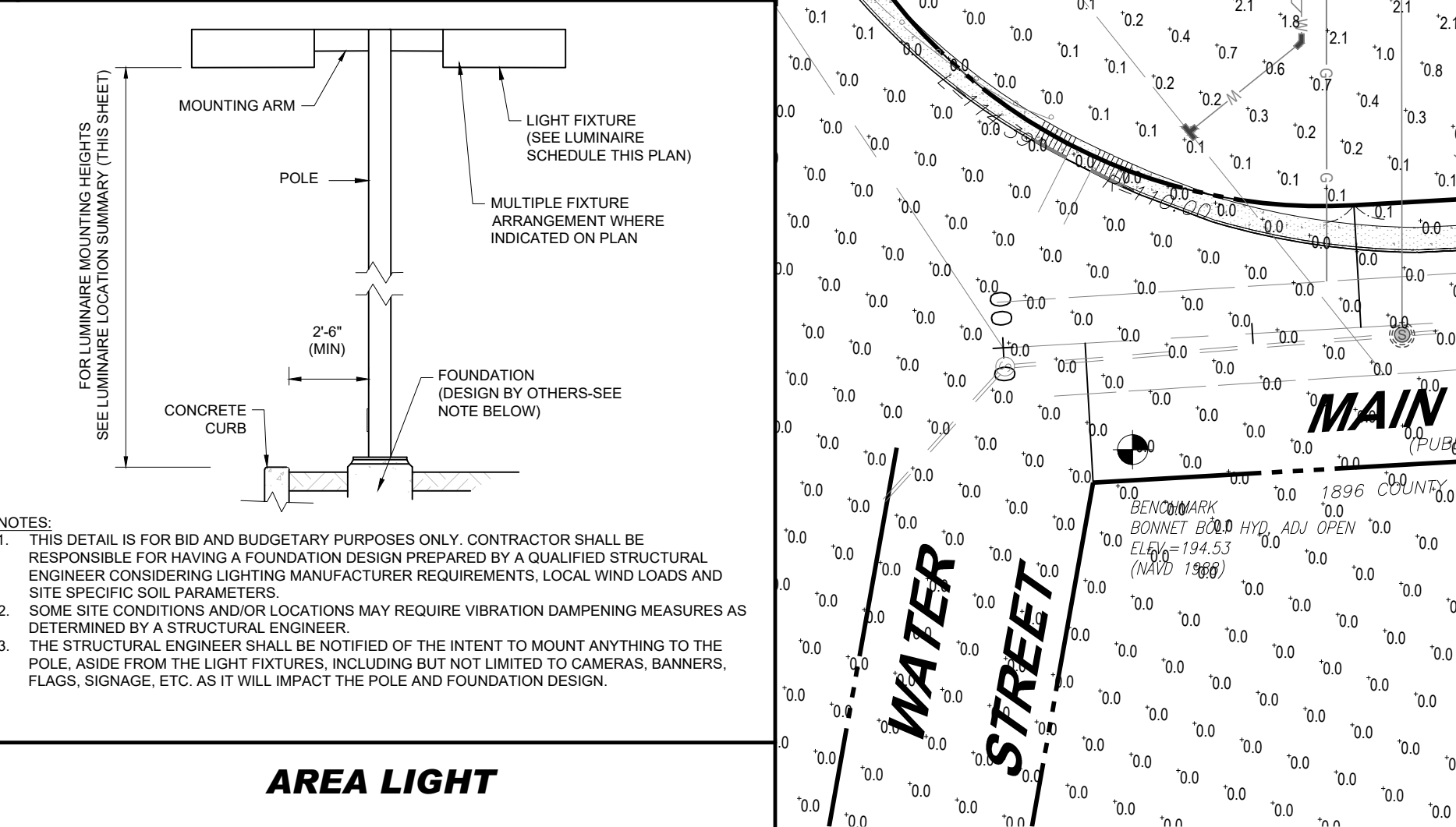
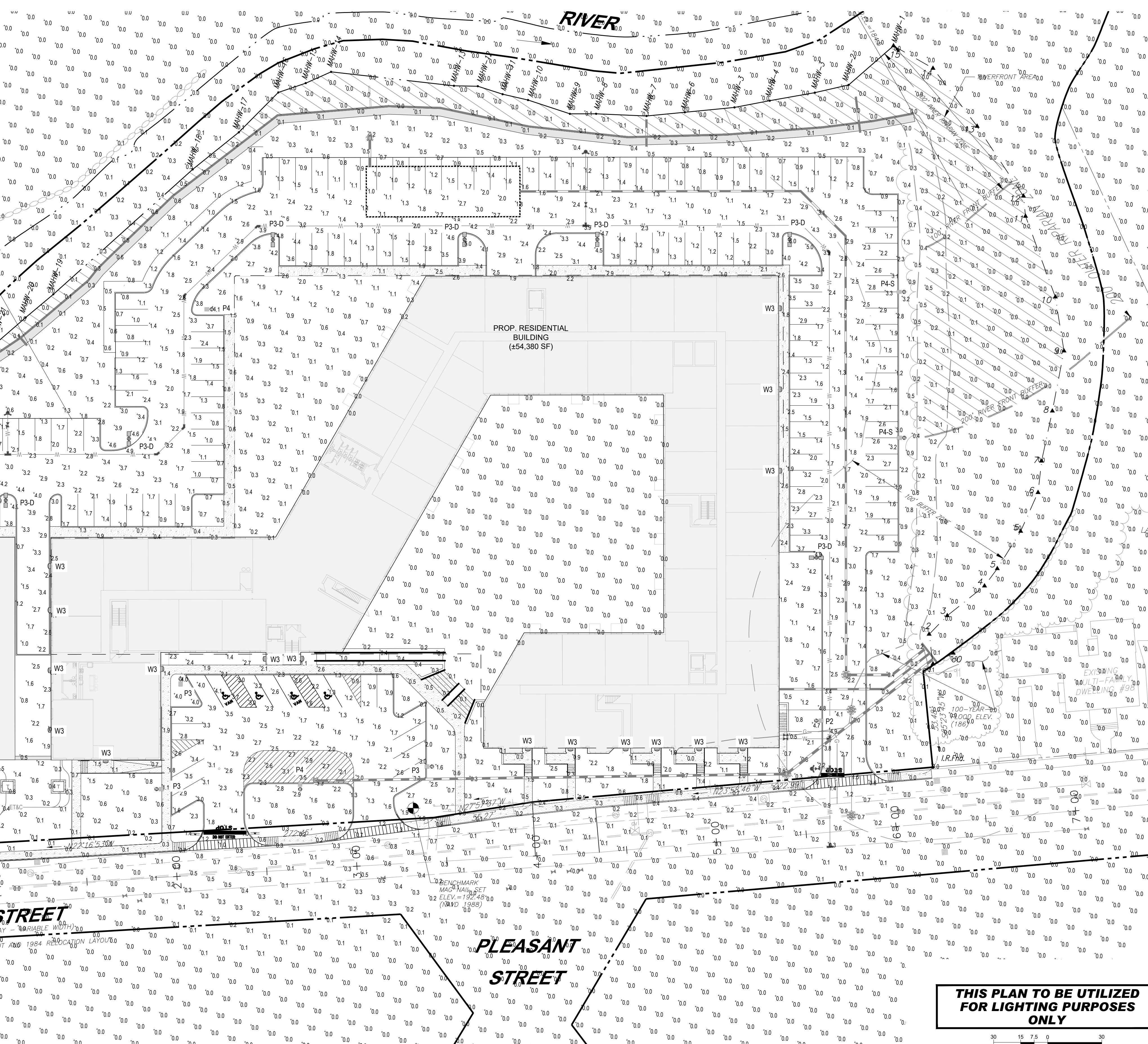
- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER FOLLOWING IES LM-80-08 TESTING. THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOT-CANDELES (FC).
- THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND RE-LAMPING IF NECESSARY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. FAILURE TO FOLLOW THE ABOVE DESIGN STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN. UPON COMPLETION AND OWNER'S ACCEPTANCE OF THE WORK, THE ABOVE RESPONSIBILITIES BECOMES SOLELY THE OWNER'S.
- WHERE APPLICABLE, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC. ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
- THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. LIGHT POLE BASES ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTEANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
- CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE UTILITIES, OR OTHER STRUCTURES. CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS, AND STATUTES.
- IT IS THE LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING ANY AND ALL POWER SOURCE(S), AND TRIMMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATION.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.
- THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONSTRUCTION REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS, AND STATUTES.
- THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.
- WHEN A BENCHMARK IS INCLUDED WITHIN THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

### LUMINAIRE SCHEDULE

LABEL	QTY	MOUNTING HEIGHT	ARRANGEMENT	LUM. LUMENS	LLF	DESCRIPTION
P2	1	20'-0" AFG	SINGLE	9720	0.900	SIGNIFY GARDCO ECOFORM SMALL LED AREA LIGHT, TYPE 2, ZERO UP-LIGHT (ECF-S-32L-700-NW-G2-BK)
P3	3	20'-0" AFG	SINGLE	9509	0.900	SIGNIFY GARDCO ECOFORM SMALL LED AREA LIGHT, TYPE 3, ZERO UP-LIGHT (ECF-S-32L-700-NW-G2-BK)
P4	2	20'-0" AFG	SINGLE	9949	0.900	SIGNIFY GARDCO ECOFORM SMALL LED AREA LIGHT, TYPE 4, WITH HOUSE-SIDE SHIELD, ZERO UP-LIGHT (ECF-S-32L-700-NW-G2-BK)
P4-S	2	20'-0" AFG	SINGLE	7802	0.900	SIGNIFY GARDCO ECOFORM SMALL LED AREA LIGHT, TYPE 4, WITH HOUSE-SIDE SHIELD, ZERO UP-LIGHT (ECF-S-32L-700-NW-G2-HS-BK)
P3-D	9	20'-0" AFG	BACK-BACK	9509	0.900	SIGNIFY GARDCO ECOFORM SMALL LED AREA LIGHT, TYPE 3, ZERO UP-LIGHT (ECF-S-32L-700-NW-G2-BK)
W3	24	10'-0" AFF*	SINGLE	2374	0.900	SIGNIFY GARDCO PUREFORM LED WALL SCONCE WITH COMFORT OPTICS, COMFORT TYPE 3, ZERO UP-LIGHT (PWS-196L-450-NW-G3-BK)

### CALCULATION SUMMARY

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVGMIN	MAXMIN
ALL POINTS	ILLUMINANCE	FC	0.77	5.1	0.0	N/A	N/A
EAST PARKING AREA AND DRIVE	ILLUMINANCE	FC	2.03	4.3	0.7	2.90	7.00
WEST PARKING AREA AND DRIVE	ILLUMINANCE	FC	2.15	4.1	0.7	3.07	5.96



**NOTES:**

- THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A FOUNDATION DESIGN PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS AND SITE SPECIFIC SOIL PARAMETERS.
- SOME SITE CONDITIONS AND/OR LOCATIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
- THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING TO THE POLE, ASIDE FROM THE LIGHT FIXTURES, INCLUDING BUT NOT LIMITED TO CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

#### REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	07/15/2024	ADDED EPA MONITORING WELLS	JDG
2	08/01/2024	COMPREHENSIVE PERMIT	CSE

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PROJECT No.: MAA230359-00-0A  
DRAWN BY: CSE  
CHECKED BY: JAK  
DATE: 03/06/2024  
CAD ID: P-CIV-L-LJK

PROJECT:  
**PRELIMINARY SITE DEVELOPMENT PLANS**  
FOR  
**SLV ASHLAND, LLC**

PROPOSED  
40B DEVELOPMENT  
"THE SANCTUARY AT ASHLAND MILLS"  
MAP: 14 | LOT: 128  
50 MAIN STREET  
TOWN OF ASHLAND  
MASSACHUSETTS

**BOHLER**  
352 TURNPIKE ROAD, 3rd FLOOR  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900  
www.BohlerEngineering.com



SHEET TITLE:  
**LIGHTING PLAN**  
SHEET NUMBER:  
**L-201**  
REVISION 2 - 08/01/2024

P:\023\MAA230359-00-0A\CAD\DRAWINGS\PLAN SET\CIVIL\SITE PLAN\SP-CIV-L-LLT\MAA230359-00-0A-LAYOUT\_L-201.LGT  
(NE-1000001 - 08/2023)



Wall Mount

PureForm

PWS wall sconce with comfort optics



Gardco PureForm LED wall sconce comfort PWS offers a sleek, low profile design that will complement a range of architectural styles...

Project: Location: Cat.No: Type: Lamp: Qty: Notes:

Ordering guide

Example: PWS-196L-650-NW-G2-2-UNV-DGY

Table with columns: Prefix, Number of LEDs, Drive Current, LED Color - Generation, Distribution, Emergency, Voltage

Table with columns: Dimming controls, Motion-sensing, Photo-sensing, Options, Finish

- 1. 1850, 1676, and 2100mA not available with emergency battery backup (EBP)
2. 2100mA not available with emergency battery backup cold weather (EBPC)
3. Extended lead times apply. Contact factory for details.

PWS PureForm wall sconce comfort 05/24 page 1 of 6



SIGNIFY GARDCO PUREFORM LED PWS WALL SCONCE

NOT TO SCALE



Site and Area

EcoForm

ECF-S small area light



Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire...

Project: Location: Cat.No: Type: Lamp: Qty: Notes:

Ordering guide

Example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Table with columns: Prefix, Number of LEDs, Drive Current, LED Color - Generation, Mounting, Distribution, Voltage

Table with columns: Dimming controls, Motion sensing lens, Photo-sensing, Options, Luminaire, Finish

- 1. BL-MB037 equipped with out-board sensor housing when voltage is 1850 (241-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 48 degree aiming above horizontal.

ECF-S\_EcoForm\_area\_small 04/24 page 1 of 9



SIGNIFY GARDCO ECOFORM LED SMALL AREA LIGHT

NOT TO SCALE

P:\2023\MAA230359\01\CAD\DRAWINGS\PLAN SET\TRICIVIL SITE PLANS\P-CIVIL-LLGT-MAA230359-00-0A-...-LAYOUT\_L-202.LNCTE



REVISIONS

Table with columns: REV, DATE, COMMENT, CHECKED BY

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PROJECT No.: MAA230359-00-0A
DRAWN BY: CSE
CHECKED BY: JAK
DATE: 03/05/2024
CAD ID.: P-CIVIL-LLGT

PRELIMINARY SITE DEVELOPMENT PLANS FOR

SLV ASHLAND, LLC
PROPOSED 40B DEVELOPMENT "THE SANCTUARY AT ASHLAND MILLS"
MAP: 14 | LOT: 128
50 MAIN STREET
TOWN OF ASHLAND MASSACHUSETTS

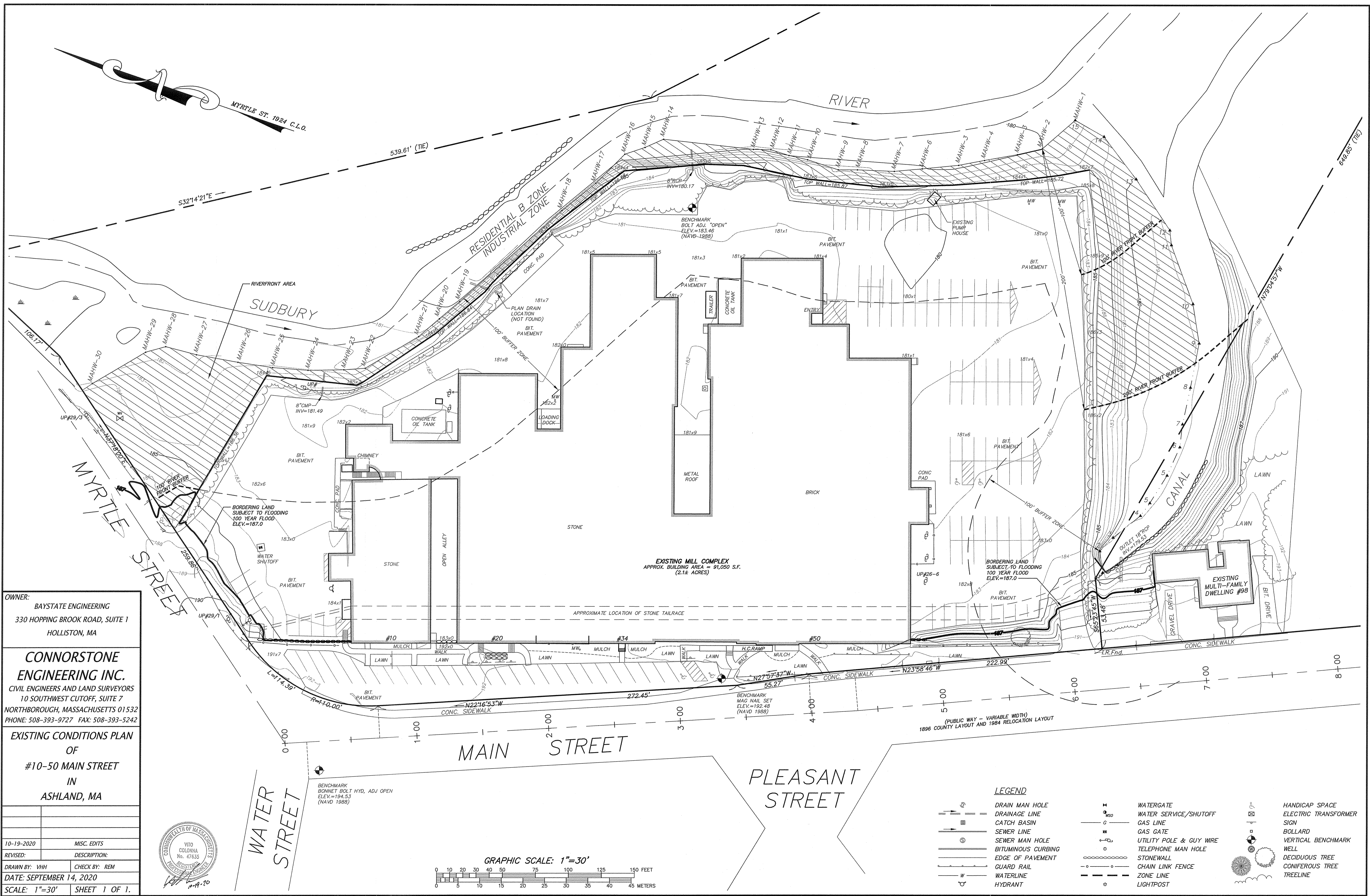
BOHLER logo and address: 352 TURNPIKE ROAD, 3rd FLOOR SOUTHBOROUGH, MA 01772 Phone: (508) 480-9900



LIGHTING NOTES & DETAILS

SHEET NUMBER: L-202

REVISION 2 - 08/01/2024

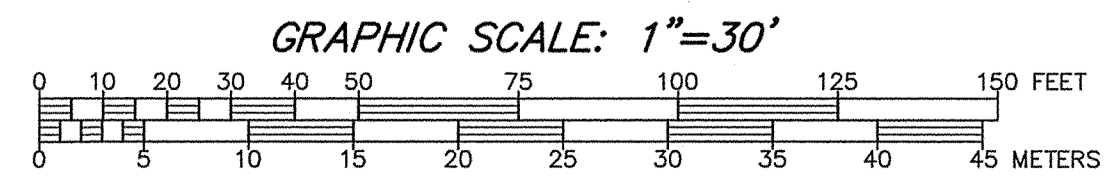
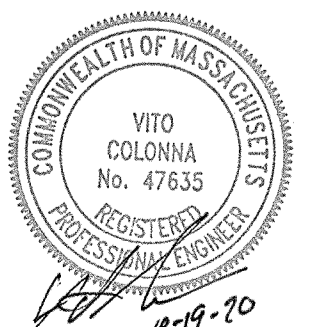


OWNER:  
 BAYSTATE ENGINEERING  
 330 HOPPING BROOK ROAD, SUITE 1  
 HOLLISTON, MA

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

EXISTING CONDITIONS PLAN  
 OF  
 #10-50 MAIN STREET  
 IN  
 ASHLAND, MA

10-19-2020	MISC. EDITS
REVISED:	DESCRIPTION:
DRAWN BY: VHH	CHECK BY: REM
DATE: SEPTEMBER 14, 2020	
SCALE: 1"=30'	SHEET 1 OF 1.



**LEGEND**

	DRAIN MAN HOLE		WATERGATE		HANDICAP SPACE
	DRAINAGE LINE		WATER SERVICE/SHUTOFF		ELECTRIC TRANSFORMER SIGN
	CATCH BASIN		GAS LINE		BOLLARD
	SEWER LINE		GAS GATE		VERTICAL BENCHMARK WELL
	SEWER MAN HOLE		UTILITY POLE & GUY WIRE		DECIDUOUS TREE
	BITUMINOUS CURBING		TELEPHONE MAN HOLE		CONIFEROUS TREE
	EDGE OF PAVEMENT		STONEWALL		TREELINE
	GUARD RAIL		CHAIN LINK FENCE		
	WATERLINE		ZONE LINE		
	HYDRANT		LIGHTPOST		