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'	16.3' (BUILDING) 12.9' (RETAINING WALL)
SIDE YARD	§ 8.5.6.1	0' IF COMMON WALL / 10' MIN. OTHERWISE	56.8'	79.8'
REAR YARD	§ 8.5.6.4	12' MIN.	±609.2'	±529.5'
MAX PERMITTED HEIGHT	§ 8.5.6.1	38' (3 STORIES)	+/- 2 STORIES	69' - 11" (6 STORIES) (3) FIVE STORIES OVER PARKING GARAGE +/- 60' - 11" FROM STREET GRADE
LOT COVERAGE	N/S	N/S	±26.8%	±24.0%
IMPERVIOUS COVERAGE	N/S	N/S	±57.7%	±48.1%
WETLAND AREA	N/S	N/A	±24.5%	NO CHANGE
FLOODPLAIN AREA	N/S	N/A	±31.5% (4)	±38.9% (5)

PARKING REQUIREMENTS

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)	-	366 (2)
ACCESSIBLE PARKING CRITERIA STANDARD: 8 FT X 18 FT STALL (MIN.) 5 FT X 18 FT AISLE (MIN.) VAN: 8 FT X 18 FT STALL (MIN.) 8 FT X 18 FT AISLE (MIN.)	N/A	PER 521 CMR 10.3 - "ACCESSIBLE SPACES...SHALL BE PROVIDED IN SUFFICIENT NUMBERS TO MEET THE NEEDS OF THE DWELLING UNIT OCCUPANTS."	-	7 SURFACE SPACES 7 COVERED SPACES

KEY=	WAIVER REQUESTED
	(E) - EXISTING NONCONFORMANCE
	(#) - 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 8.1 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 & RESTAURANT
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 6,500 SF = 36.1 = 37 SPACES

RESTAURANT:
1 SPACE PER 4 SEATS:
(1 SPACE / 4 SEATS) X 168 SEATS = 42 SPACES

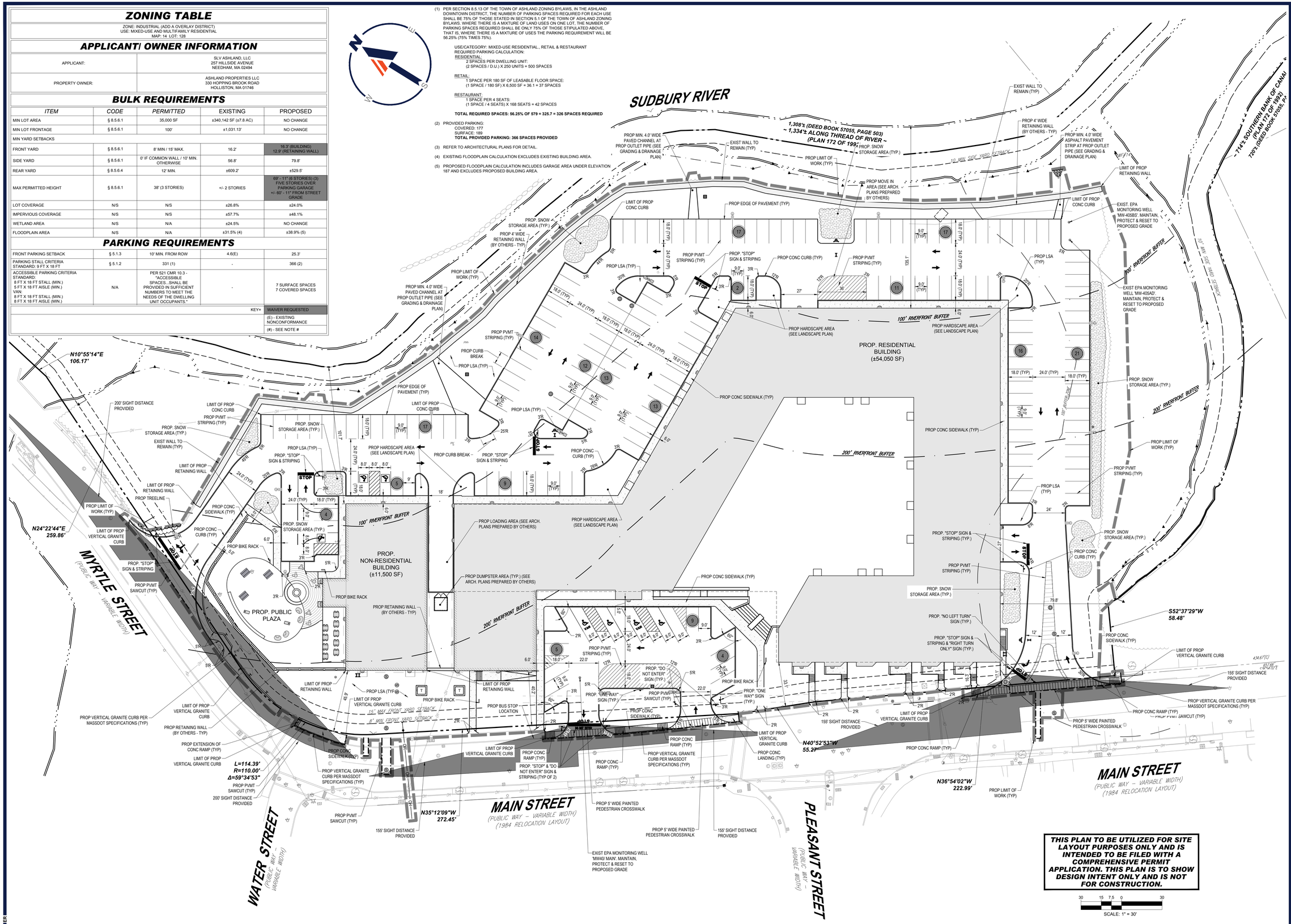
TOTAL REQUIRED SPACES: 56.25% OF 579 = 325.7 = 326 SPACES REQUIRED

(2) PROVIDED PARKING:
COVERED: 177
SURFACE: 189
TOTAL PROVIDED PARKING: 366 SPACES PROVIDED

(3) REFER TO ARCHITECTURAL PLANS FOR DETAIL.

(4) EXISTING FLOODPLAIN CALCULATION EXCLUDES EXISTING BUILDING AREA.

(5) PROPOSED FLOODPLAIN CALCULATION INCLUDES GARAGE AREA UNDER ELEVATION 187 AND EXCLUDES PROPOSED BUILDING AREA.



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.

30 15 7.5 0 30
SCALE: 1" = 30'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
			JDG
1	07/15/2024	ADDED EPA MONITORING WELLS	JAK
			CSE
2	08/01/2024	COMPREHENSIVE PERMIT	JAK
			LEC
3	02/25/2025	TRAFFIC COMMENTS	JAK
			EKR
4	03/12/2025	RESPONSE TO HANCOCK COMMENTS	JAK
			EKR
5	03/19/2025	REVS TO DRIVEWAY & GARAGE	EGD

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COMPREHENSIVE PERMIT PLANS

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PROJECT No.:	MA2303359.00-4A
DRAWN BY:	CSE
CHECKED BY:	JAK
DATE:	02/25/2025
CAD I.D.:	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

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NEW HAMPSHIRE REGISTERED #19576
CONNECTICUT REGISTERED #30177
RHODE ISLAND REGISTERED #14616
MAINE REGISTERED #22383

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-301

REVISION 5 - 03/19/2025

P:\2023\MA2303359.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVL-PROP-MA2303359.00-4A-----LAYOUT, C-301 SITE