

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 02464

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'	MIN: 18.3' (BUILDING) 21.1' (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)	±1-2 STORIES	69' - 11" (6 STORIES) (3) FIVE STORIES OVER PARKING GARAGE ±1-60' - 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)

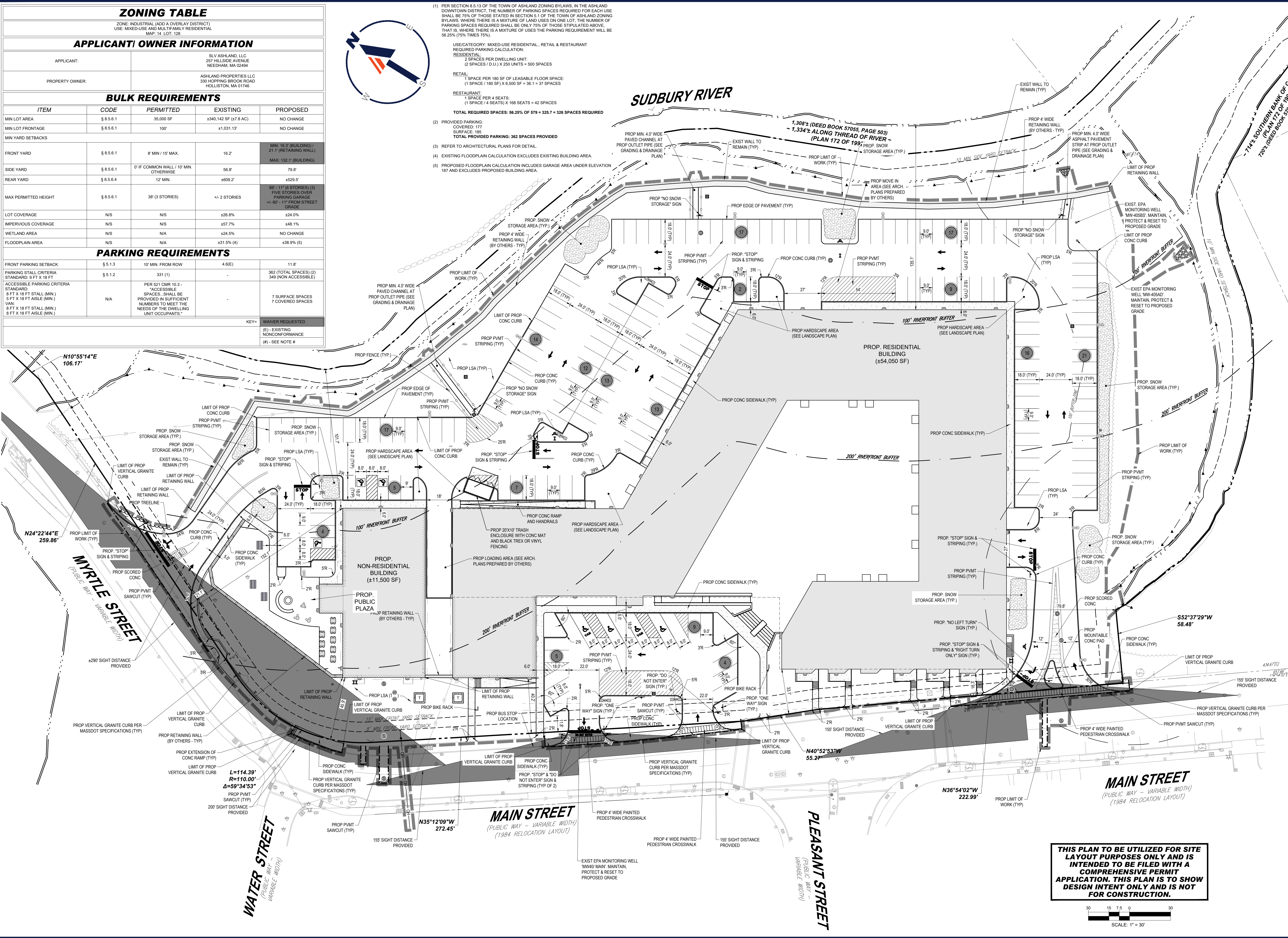
PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
FRONT PARKING SETBACK	§ 5.1.3	10' MIN. FROM ROW	4.6(E)	11.8'
PARKING STALL CRITERIA STANDARD: 9 FT X 18 FT	§ 5.1.2	331 (1)		362 (TOTAL SPACES) (2) 349 (NON ACCESSIBLE)
ACCESSIBLE PARKING CRITERIA STANDARD:				
8 FT X 18 FT STALL (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.		7 SURFACE SPACES 7 COVERED SPACES
5 FT X 18 FT ASILE (MIN.) VAN.				
8 FT X 18 FT STALL (MIN.)				
8 FT X 18 FT ASILE (MIN.)				

KEY: * WAYER REQUESTED
 (E) - EXISTING NONCONFORMANCE
 (#) - SEE NOTE #



- 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 & 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
TOTAL PROVIDED PARKING: 362 SPACES PROVIDED
- PROVIDED PARKING: COVERED: 177
 SURFACE: 185
TOTAL PROVIDED PARKING: 362 SPACES PROVIDED
- REFER TO ARCHITECTURAL PLANS FOR DETAIL.
- EXISTING FLOODPLAIN CALCULATION EXCLUDES EXISTING BUILDING AREA.
- PROPOSED FLOODPLAIN CALCULATION INCLUDES GARAGE AREA UNDER ELEVATION 187 AND EXCLUDES PROPOSED BUILDING AREA.



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	JAK	JDG
2	08/01/2024	COMPREHENSIVE PERMIT	JAK	CSE
3	02/25/2025	TRAFFIC COMMENTS	LEC	JAK
4	03/12/2025	RESPONSE TO HANCOCK COMMENTS	EKR	JAK
5	03/19/2025	REVIS TO DRIVEWAY & GARAGE	EKR	EGD
6	04/29/2025	RESPONSE TO MDM & HANCOCK	CSE	EGD
7	06/04/2025	290' SIGHT DISTANCE	CSE	EGD

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COMPREHENSIVE PERMIT PLANS

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PROJECT No.: MAA230359-00-7A
 DRAWN BY: CSE
 CHECKED BY: JAK
 DATE: 02/25/2025
 CAD ID: P-CIVL-PROP

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

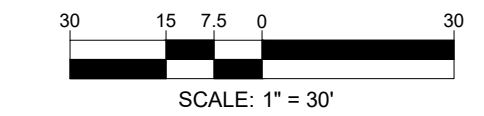
J.A. KUCICH
 PROFESSIONAL ENGINEER
 MASSACHUSETTS LICENSE No. 41530
 NEW HAMPSHIRE LICENSE No. 15476
 CONNECTICUT LICENSE No. 29177
 RHODE ISLAND LICENSE No. 9616
 MAINE LICENSE No. 12553

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-301

REVISION 7 - 06/04/2025

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.



P:\2023\MAA230359\00\DRAWINGS\PLAN SET\CIVIL SITE PLAN\SP-CIVL-PROP-MAA230359-00-7A-LAYOUT: C-301 SITE