

PRELIMINARY SITE PLAN DOCUMENTS

FOR

SLV ASHLAND, LLC

PROPOSED

40B DEVELOPMENT

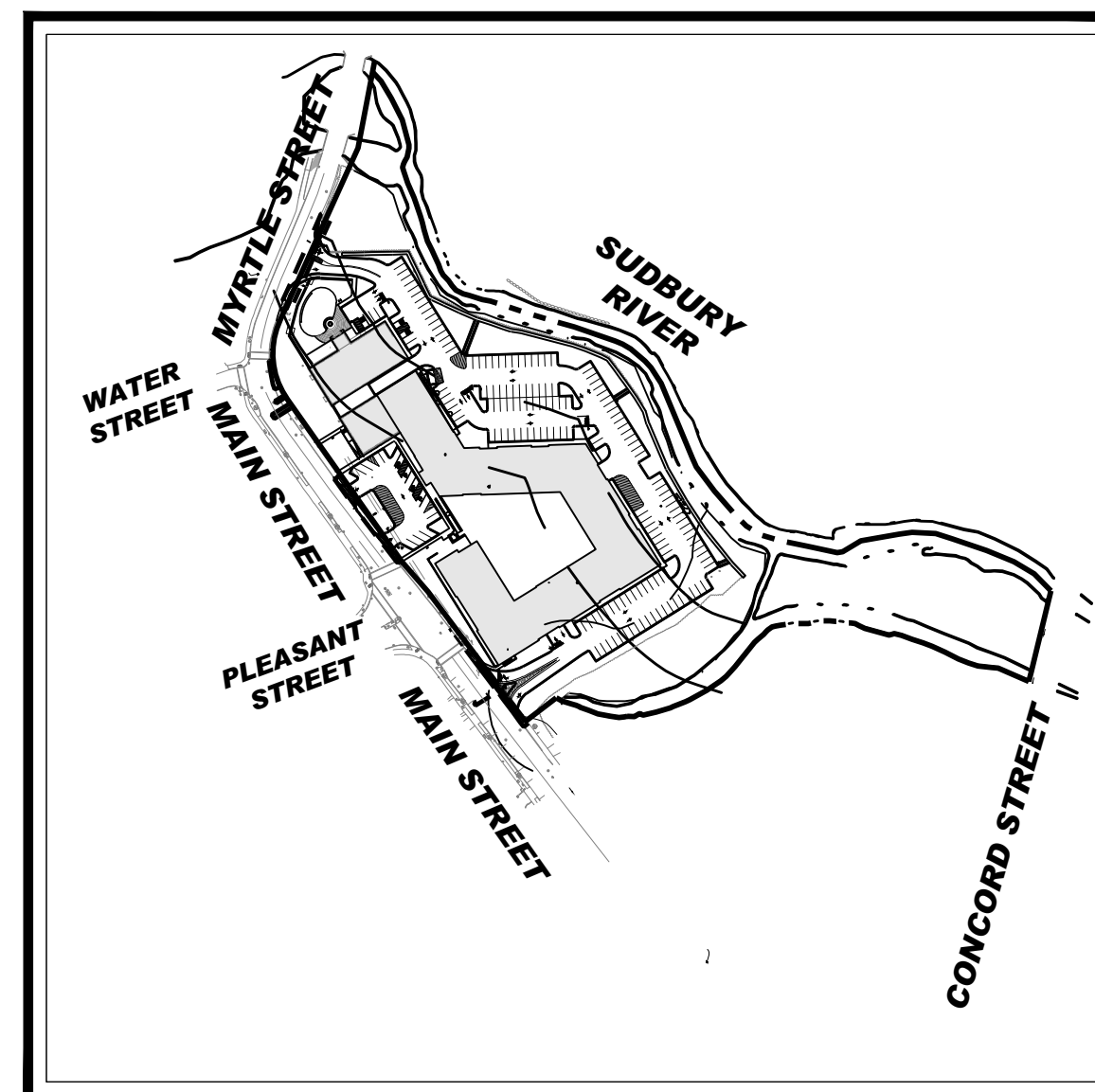
"THE SANCTUARY AT ASHLAND MILLS"

50 MAIN STREET, TOWN OF ASHLAND
MIDDLESEX COUNTY, MASSACHUSETTS
MAP 14, LOT 128

REFERENCES AND CONTACTS

REFERENCES
 ♦ ALL TAINSPS LAND TITLE SURVEY:
 FELDMAN GEOSPATIAL
 152 HAMPDEN STREET
 BOSTON, MA 02118
 DATED: 08/23/2024
 JOB # / SURVEY JOB #2400483-EX
 ELEVATIONS: NAVD 1988
 ♦ ARCHITECTURAL PLAN:
 EMBARC
 580 HARRISON AVENUE, SUITE 2W
 BOSTON, MA 02118
 DATED: 05/17/2024

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



LOCATION MAP

SCALE: 1" = 250'

PREPARED BY

BOHLER //

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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
3	02/25/2025	TRAFFIC COMMENTS	LEC	JAK
4	03/12/2025	RESPONSE TO HANCOCK COMMENTS	EKR	JAK
5	03/19/2025	REVS TO DRIVEWAY & GARAGE	EKR	EGD
6	04/29/2025	RESPONSE TO MDM & HANCOCK	CSE	EGD
7	06/04/2025	290' SIGHT DISTANCE	CSE	EGD
8	08/07/2025	220' SIGHT DISTANCE	CSE	EGD
9	09/09/2025	PLAN SET OF RECORD	CSE	EGD



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PLAN SET OF RECORD

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PROJECT No.: MAA230359-00-9A
 DRAWN BY: CSE
 CHECKED BY: JAK
 DATE: 02/25/2025
 CAD ID.: P-CIVL-CNDS

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

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SHEET TITLE:

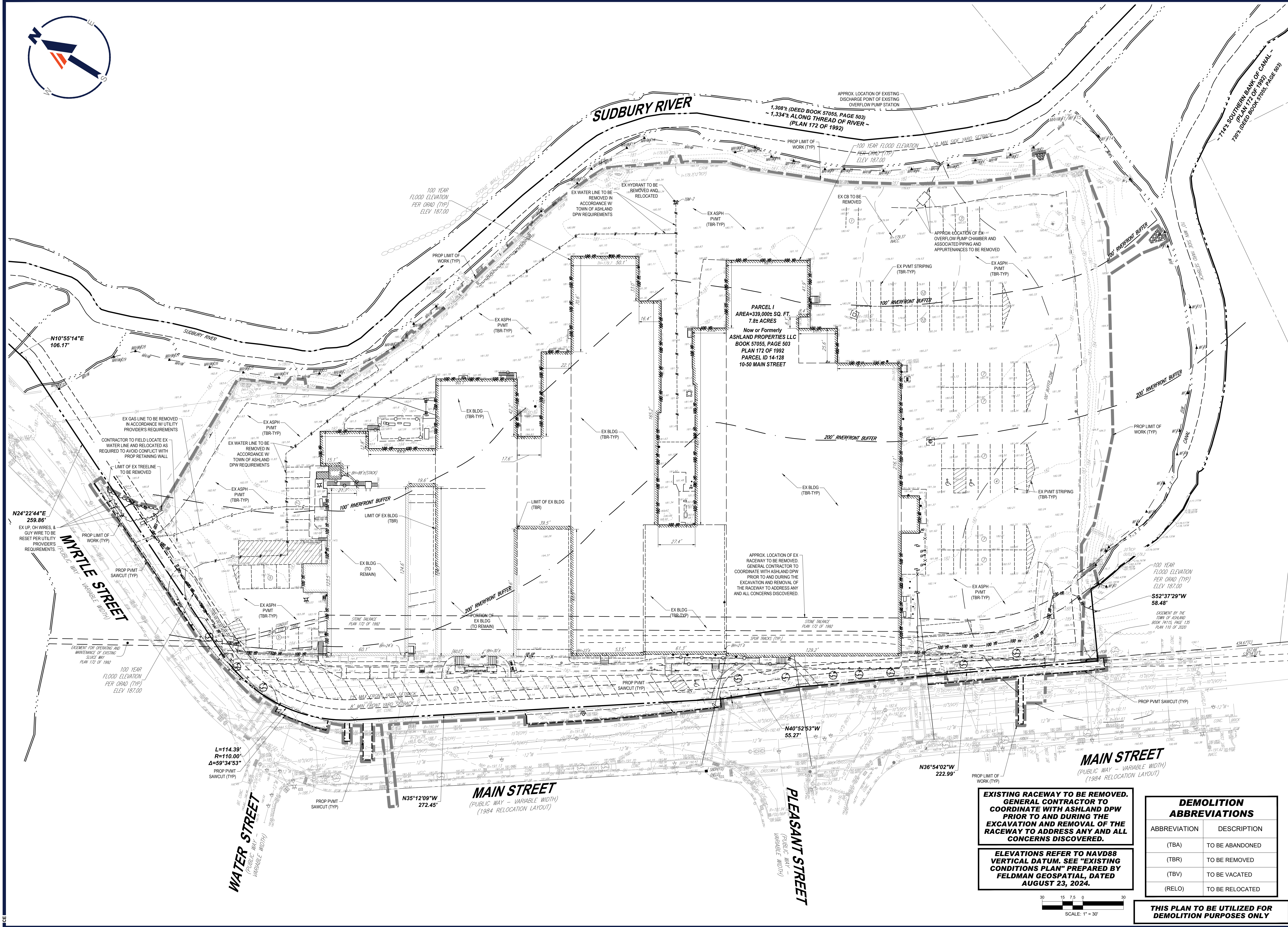
COVER SHEET

SHEET NUMBER:

C-101

REVISION 9 - 09/09/2025

GENERAL NOTE:
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL PERFORMANCE WITH ALL LOCAL, STATE AND FEDERAL CODES.



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 50 MAIN STREET
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 www.BohlerEngineering.com

J. A. KUCICH
 J. A. KUCICH
 CIVIL ENGINEER
 PROFESSIONAL ENGINEER
 MAINE LICENSE NO. 15476
 RHOODE LICENSE NO. 98177
 MAINE LICENSE NO. 12551

SHEET TITLE:
EXISTING CONDITIONS/ DEMOLITION PLAN

SHEET NUMBER:
C-201

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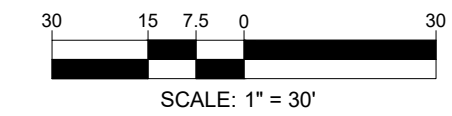
EXISTING RACEWAY TO BE REMOVED. GENERAL CONTRACTOR TO COORDINATE WITH ASHLAND DPW PRIOR TO AND DURING THE EXCAVATION AND REMOVAL OF THE RACEWAY TO ADDRESS ANY AND ALL CONCERNS DISCOVERED.

ELEVATIONS REFER TO NAVD88 VERTICAL DATUM. SEE "EXISTING CONDITIONS PLAN" PREPARED BY FELDMAN GEOSPATIAL, DATED AUGUST 23, 2024.

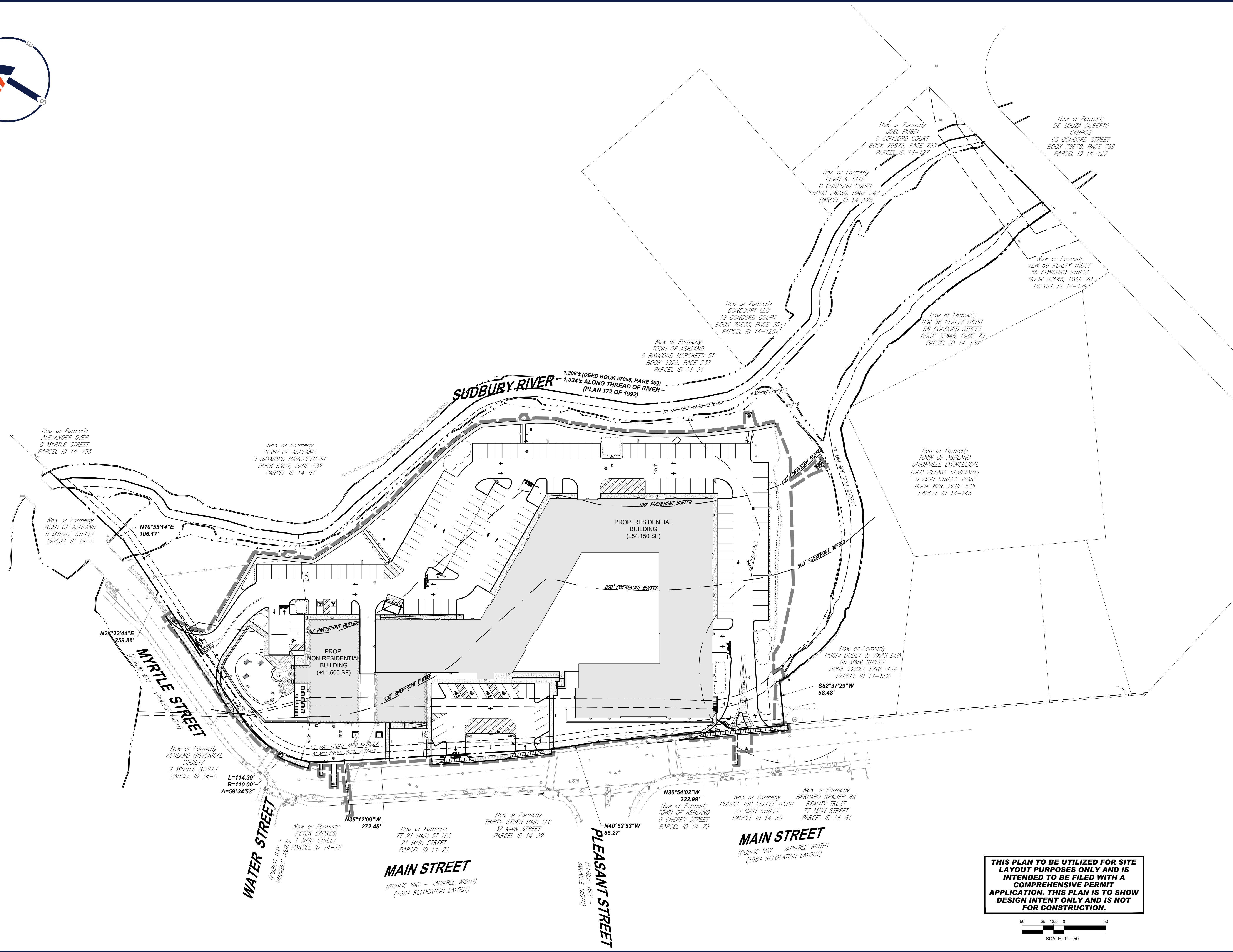
DEMOLITION ABBREVIATIONS

ABBREVIATION	DESCRIPTION
(TBA)	TO BE ABANDONED
(TBR)	TO BE REMOVED
(TBV)	TO BE VACATED
(RELO)	TO BE RELOCATED

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY



P:\2023\MAA230359\00\CD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\SP-CIVL-PROP-MAA230359-00-9A-PLANSET-01.dwg LAYOUT: C-201 EXAM



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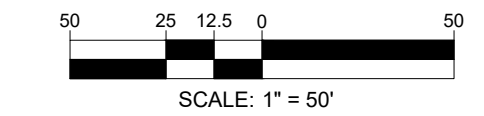


SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C-300

REVISION 9 - 09/09/2025

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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 02464

PROPERTY OWNER: ASHLAND PROPERTIES LLC
 330 HOPPING BROOK ROAD
 HOLLIS, 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: 18.0' (BUILDING) 12.0' (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

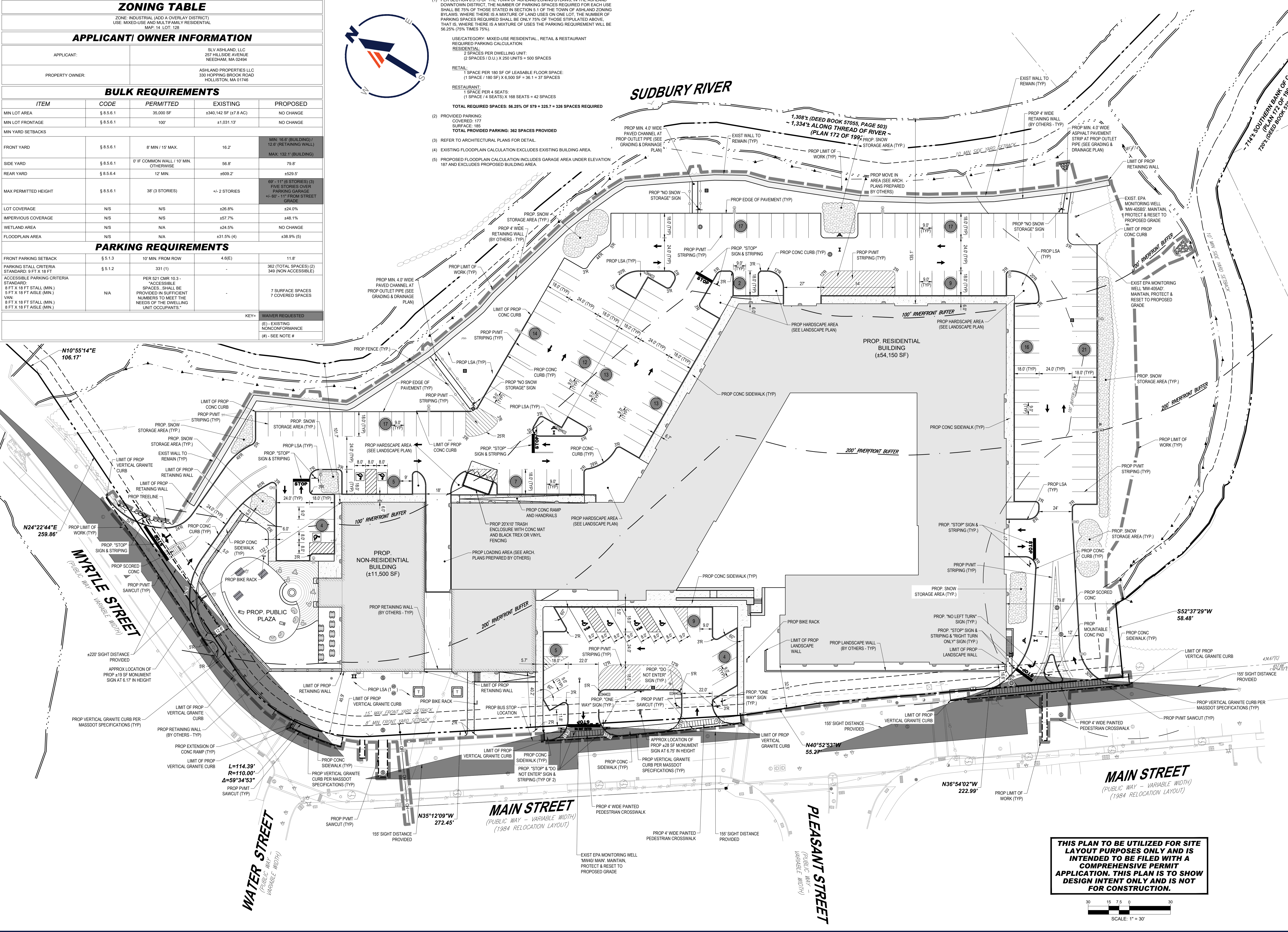
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
FRONT PARKING SETBACK	§ 5.1.3	10' MIN. FROM ROW	4.6(E)	11.8'
PARKING STALL CRITERIA STANDARD: 9 FT X 18 FT	§ 5.1.2	331 (1)	362 (TOTAL SPACES) (2) 349 (NON ACCESSIBLE)	
ACCESSIBLE PARKING CRITERIA STANDARD:	N/A	PER §21 CMR 10.3 - ACCESSIBLE SPACES, SHALL BE PROVIDED IN SUFFICIENT NUMBERS TO MEET THE NEEDS OF THE DWELLING UNIT OCCUPANTS.		7 SURFACE SPACES 7 COVERED SPACES

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
- 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.

SUDBURY RIVER



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 PROPOSED 40B DEVELOPMENT "THE SANCTUARY AT ASHLAND MILLS"
 MAP: 14 | LOT: 128
 50 MAIN STREET
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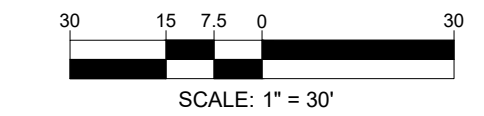
J. A. KUCICH
 JOHN A. KUCICH
 CIVIL ENGINEER
 PROFESSIONAL SEAL
 MAINE LICENSE NO. 12553

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-301

REVISION 9 - 09/09/2025

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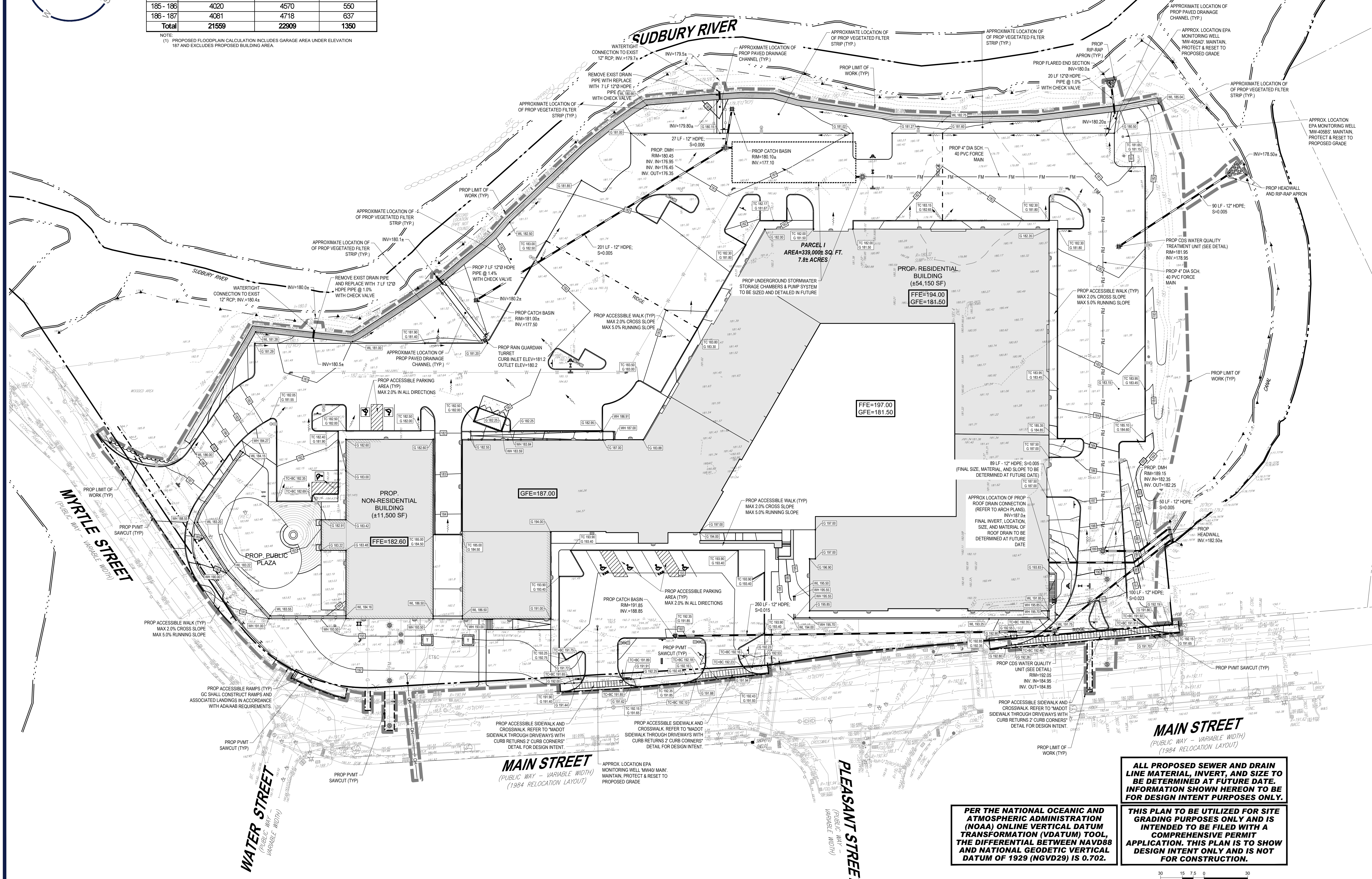
P:\2023\MAA230359\00\DRAWINGS\PLAN SET\CIVIL SITE PLAN\SP-CIVL-PROP-MAA230359-00-9A-LAYOUT-C-301 SITE



FLOOD STORAGE CALCULATIONS

Elevation Interval	Existing Volume Provided (Cy)	Proposed Volume Provided (Cy)	Net Volume Provided (Cy)
< 185	13459	13621	162
185 - 186	4020	4570	550
186 - 187	4081	4718	637
Total	21559	22909	1350

NOTE:
(1) PROPOSED FLOODPLAIN CALCULATION INCLUDES GARAGE AREA UNDER ELEVATION 187 AND EXCLUDES PROPOSED BUILDING AREA.



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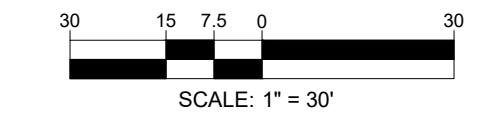
SHEET TITLE:
GRADING PLAN
SHEET NUMBER:
C-401

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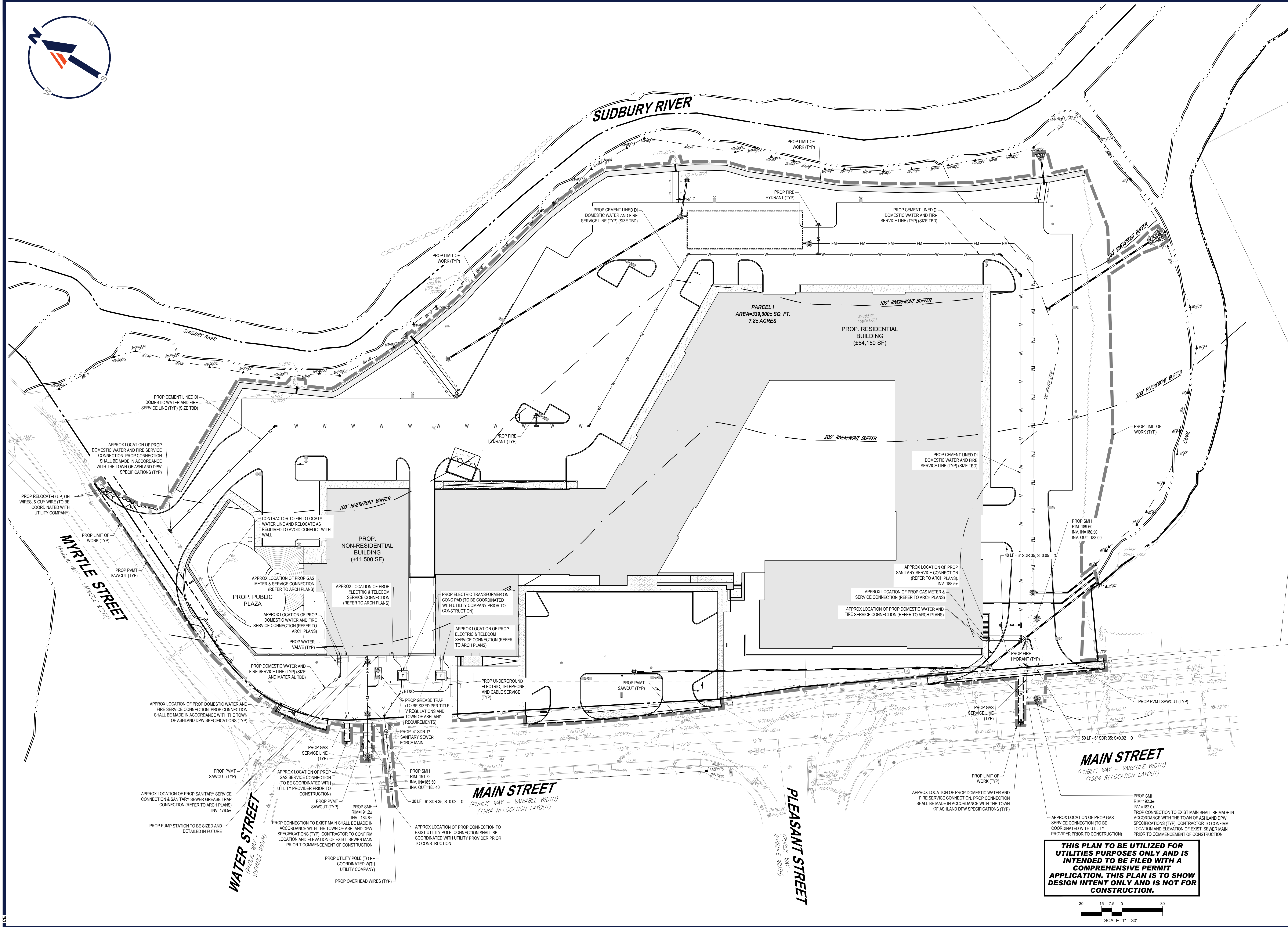
PER THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) ONLINE VERTICAL DATUM TRANSFORMATION (VDATUM) TOOL, THE DIFFERENTIAL BETWEEN NAVD88 AND NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) IS 0.702.

ALL PROPOSED SEWER AND DRAIN LINE MATERIAL, INVERT, AND SIZE TO BE DETERMINED AT FUTURE DATE. INFORMATION SHOWN HEREON TO BE FOR DESIGN INTENT PURPOSES ONLY.

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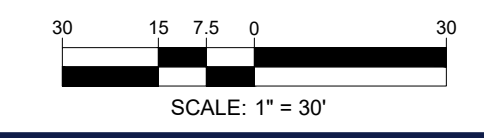
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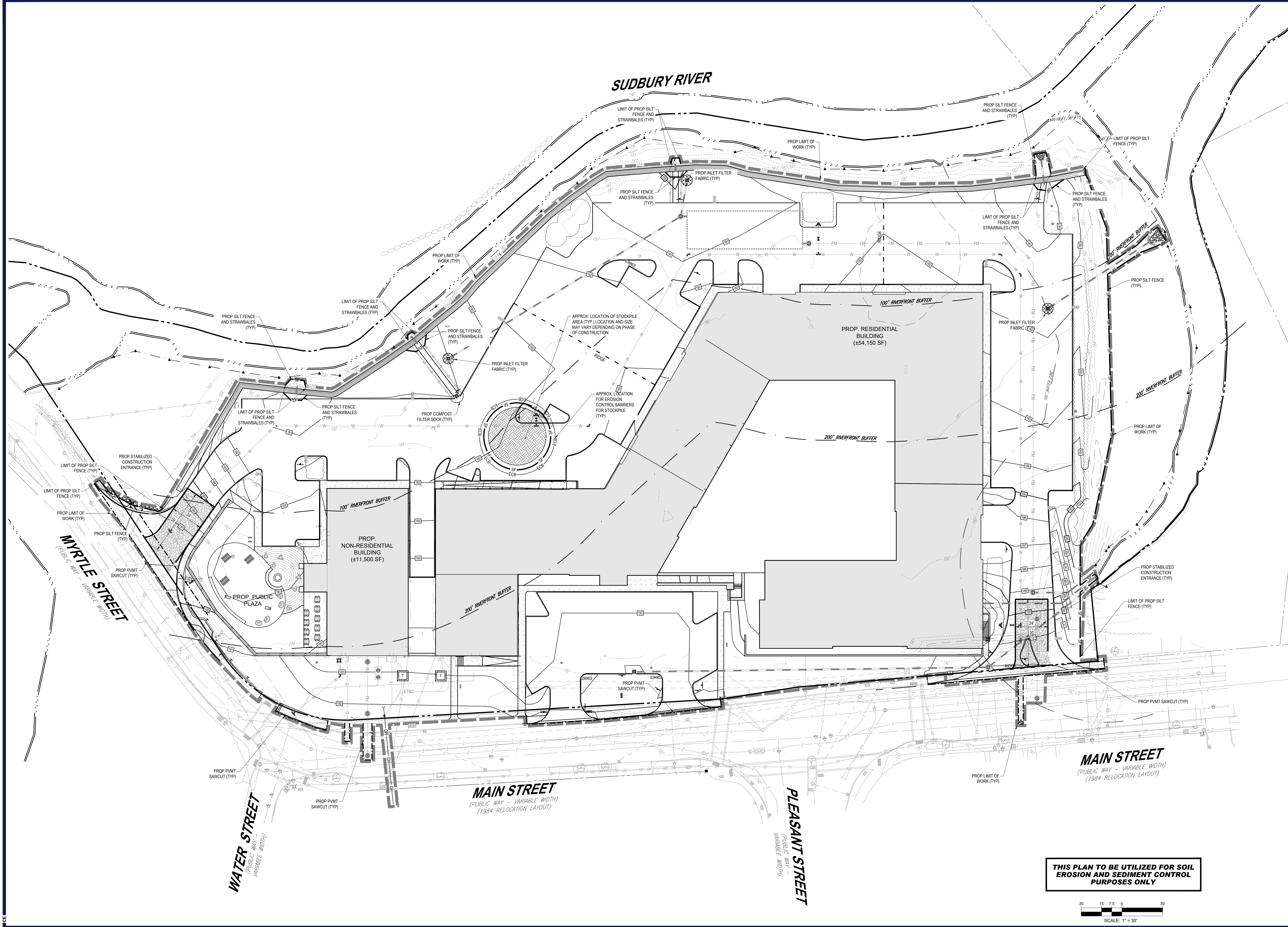
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 CONN. LICENSE NO. 19177
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SHEET TITLE:
UTILITY PLAN
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C-501
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REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	07/15/2024	ADDED EPA MONITORING WELLS	JAK	JDG
2	08/01/2024	COMPREHENSIVE PERMIT	CSE	JAK
3	02/25/2025	TRAFFIC COMMENTS	LEC	JAK
4	03/12/2025	RESPONSE TO HANCOCK COMMENTS	EKR	JAK
5	03/19/2025	REVS TO DRIVEWAY & GARAGE	EKR	EGD
6	04/29/2025	RESPONSE TO MDM & HANCOCK	CSE	EGD
7	06/04/2025	290' SIGHT DISTANCE	CSE	EGD
8	08/07/2025	220' SIGHT DISTANCE	CSE	EGD
9	09/09/2025	PLAN SET OF RECORD	CSE	EGD

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PLAN SET OF RECORD

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PROJECT No.: MAA230359 00-9A
 DRAWN BY: CSE
 CHECKED BY: JAK
 DATE: 02/25/2025
 CAD ID: P-CIVL-PROP

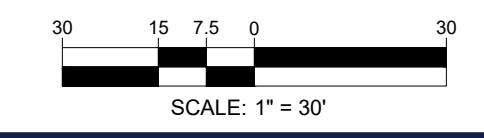
PROJECT:
PRELIMINARY SITE DEVELOPMENT PLANS
 FOR
SLV ASHLAND, LLC
 PROPOSED 40B DEVELOPMENT "THE SANCTUARY AT ASHLAND MILLS"
 MAP: 14 | LOT: 128
 50 MAIN STREET
 TOWN OF ASHLAND MASSACHUSETTS

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

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 RHODE ISLAND REG. NO. 9117
 MAINE LICENSE NO. 12553

SHEET TITLE:
SOIL EROSION AND SEDIMENT CONTROL PLAN
 SHEET NUMBER:
C-801
 REVISION 9 - 09/09/2025

THIS PLAN TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY



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MASSACHUSETTS EROSION AND SEDIMENT CONTROL NOTES

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
- 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).
- 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%.
- 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 #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 ONE HALF 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.
- 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.
- 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.
- 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 EROSION.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL STANDARDS.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - SIX INCHES, OR DEPTH SPECIFIED ON PLAN, OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - APPLY LIME/STONING 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 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIME/STONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
 - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN. QUALITY SOIL MAY BE SUBSTITUTED FOR SEED WHERE SLOPES DO NOT EXCEED 2:1. SOIL ON SLOPES STEEPER THAN 3:1 SHOULD BE PEGGED.
 - 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.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS 70% 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.
- WETLANDS WILL BE PROTECTED WITH BARRIERS CONSISTING OF STRAW BALES, COMPOST TUBES, SILT FENCE OR A COMBINATION THEREOF.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
- 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)*	185-275 POUNDS 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED

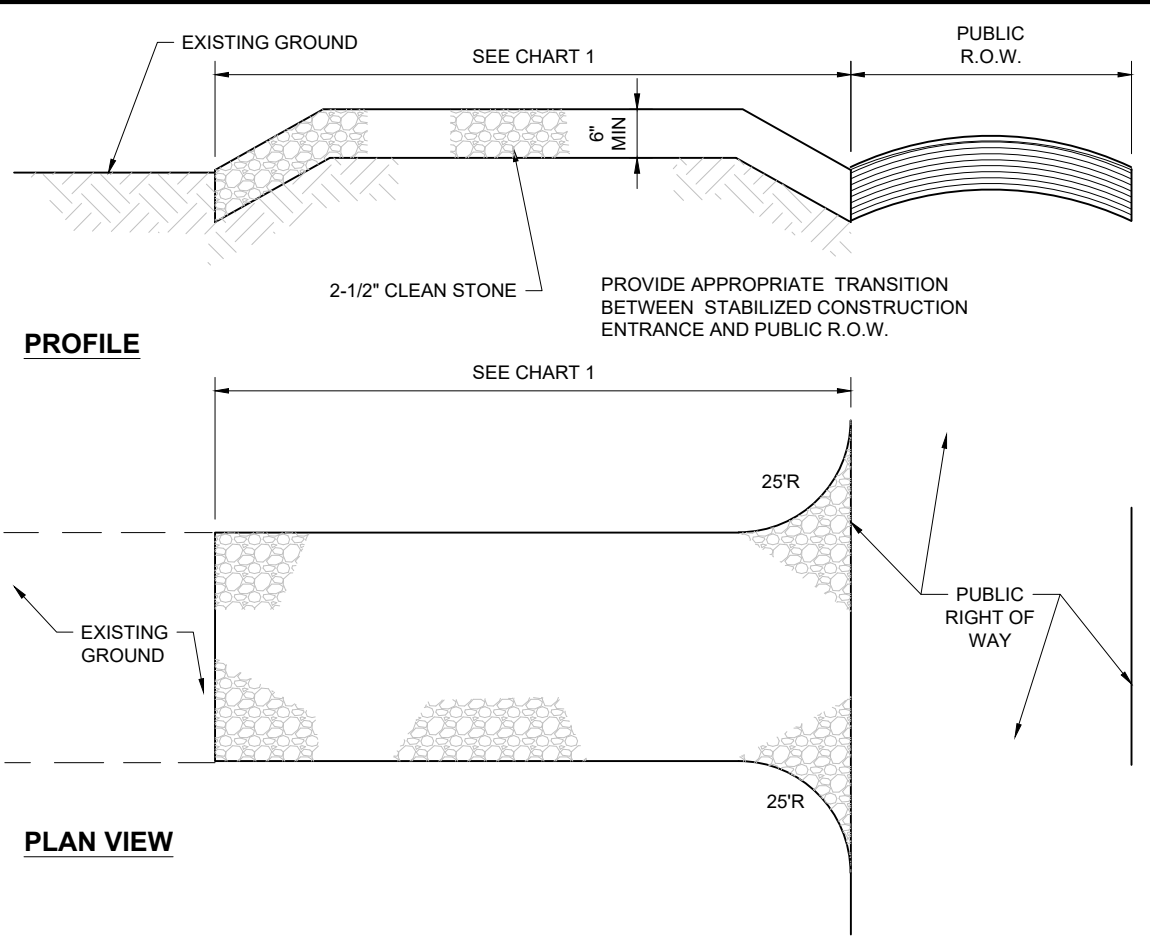
* A HYDRO-APPLICATION OF WOOD OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER SHALL BE USED TO ADDITIONAL WIND CONTROL.
 * MULCH ANCHORING: ANCHOR MULCH WITH PEG AND TWINE (1 SO. YD/BLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

- 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.
- TEMPORARY SEDIMENT TRAPS SHALL BE SIZED PER THE CURRENT EDITION OF THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL MANUAL. CHANNELS AND SUBURBAN AREAS AND PROVIDE A MINIMUM OF 1,000 CU YD OF TRIBUTARY AREA WITH A MAXIMUM 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.
- STOCKPILING OF MATERIALS (DIRT, 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.
- EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.
- 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.
- 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.
- EROSION CONTROL NOTES DURING WINTER CONSTRUCTION
 - WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15
 - 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.
 - CONTINUATION OF EARTHWORK OPERATION 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 EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
 - 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 SEED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
 - FOR AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD EXCEEDING 14 DAYS BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH, LOAM OR SEED WILL NOT BE REQUIRED. THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEED. IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEED 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 OR IN AREAS WHERE WORK HAS CEASED FOR MORE THAN 14 DAYS UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES 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.
 - MULCHING REQUIREMENTS
 - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
 - 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%.
 - 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%.
 - ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE STORMWATER PREVENTION PLAN.
 - 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

- 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.
- EROSION CONTROL MEASURES MUST CONFORM TO THE STATE, LOCAL, AND FEDERAL GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, UNLESS OTHERWISE NOTED, OR UNLESS THE PROFESSIONAL OF RECORD CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.
- THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY XXX.XX ACRES.
- THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:
 - 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.
 - SEDIMENT FENCE - INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE. TEMPORARY FILL AND SOIL STOCKPILES.
 - 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.
 - INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
 - 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.
 - 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.
 - SEDIMENT FENCE - INSTALL ADDITIONAL EROSION CONTROL MEASURES IF THE PROFESSIONAL OF RECORD SO REQUIRES, TO PREVENT ANY, INCLUDING THE INCIDENTAL, DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
 - 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 A SUCH COSTS.
 - THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.
 - THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER INSTALLING A DIFFERENT, SPECIFIED METHOD OF STABILIZATION.
 - 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 SILT-LADEN RUNOFF FROM EXITING THE SITE.
 - THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLAN(S) FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.
 - THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
 - THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
 - SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES.
 - 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)
 - CLEARING AND GRUBBING
 - INSTALLATION OF TEMPORARY SWALES AND SEDIMENT BASINS
 - EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
 - CONSTRUCTION OF UTILITIES
 - STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
 - INSTALLATION OF INLET PROTECTION OF ON-SITE UTILITIES (AS SHOWN)
 - FINAL GRADING OF ALL SLOPED AREAS
 - CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
 - SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
 - 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 70% STABILIZATION OR GREATER

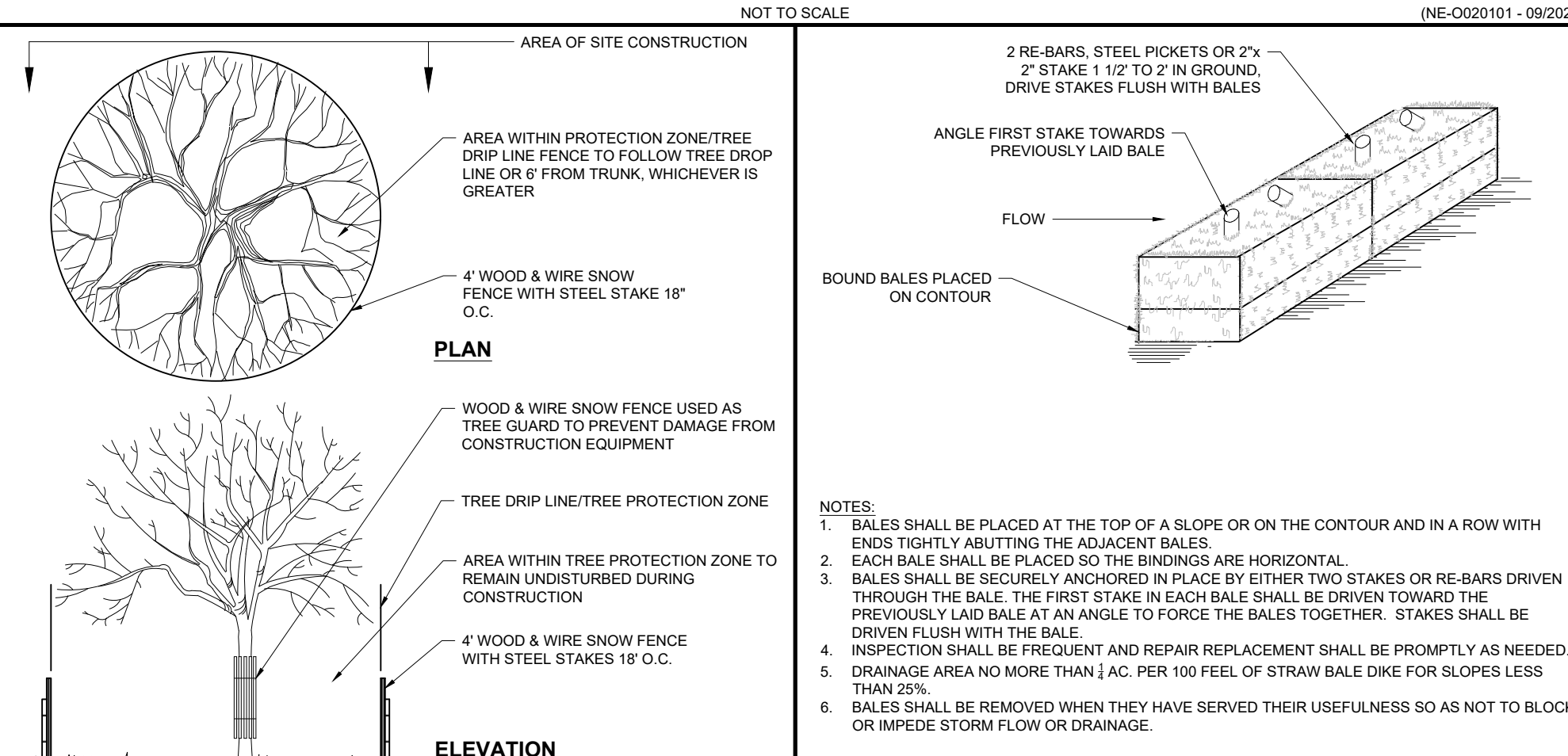


PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED
0 TO 2%	COARSE GRAINED SOILS 50 FT FINE GRAINED SOILS 100 FT
2% TO 5%	100 FT
>5%	ENTIRE ENTRANCE STABILIZED WITH FABRIC BASE COURSE (1)

(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

CHART 1

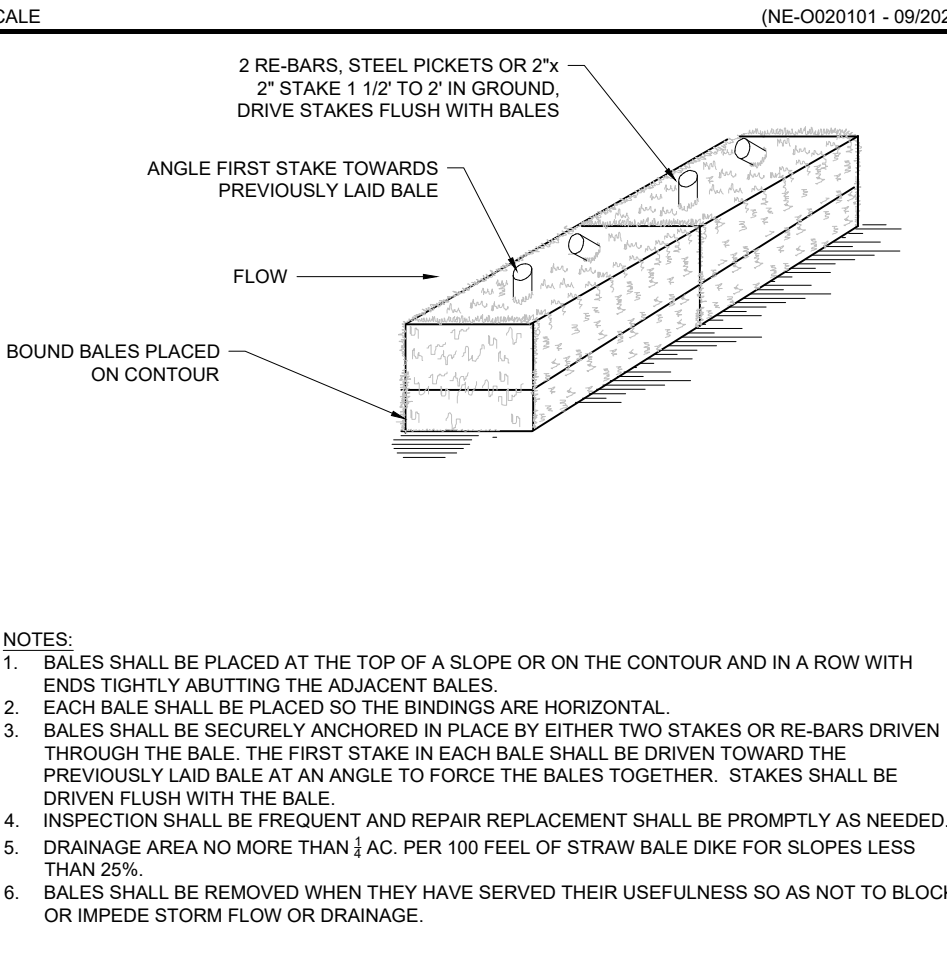
STABILIZED CONSTRUCTION ENTRANCE



TREE PROTECTION DURING SITE CONSTRUCTION

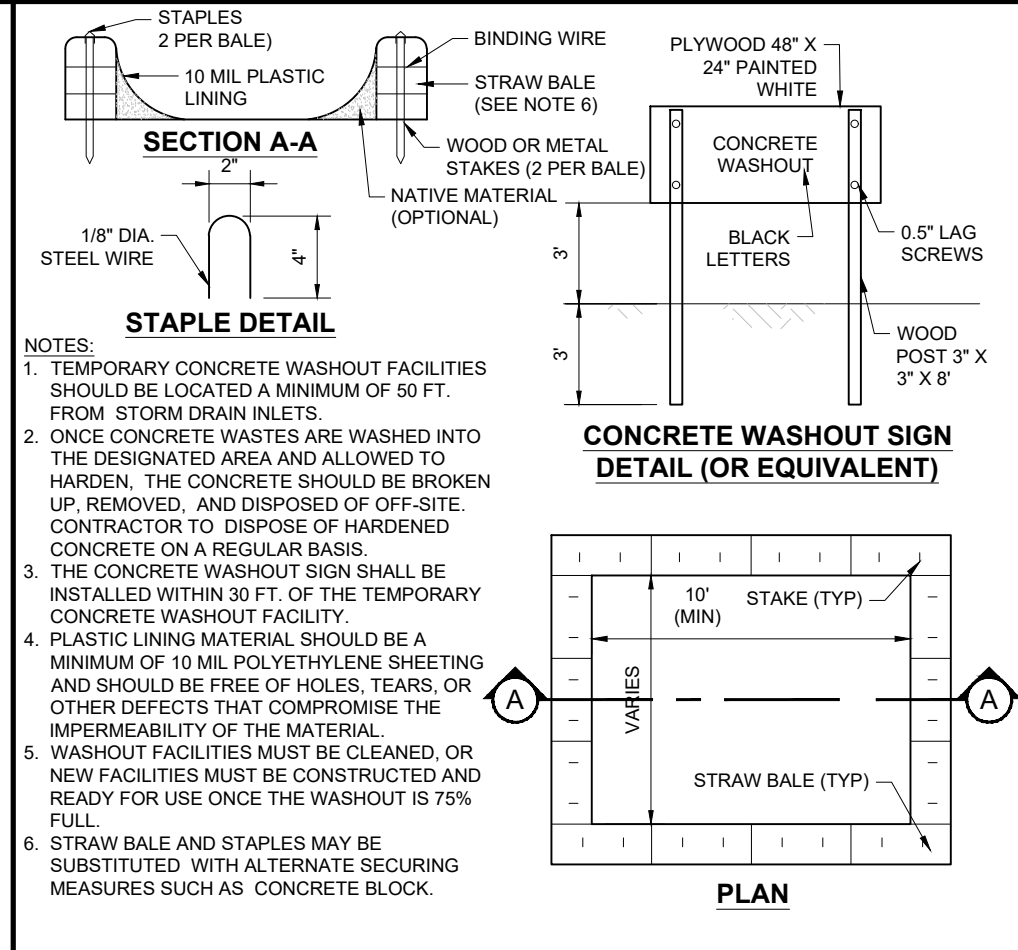
NOT TO SCALE (NE-0030201 - 09/2023)

STRAW BALE BARRIER

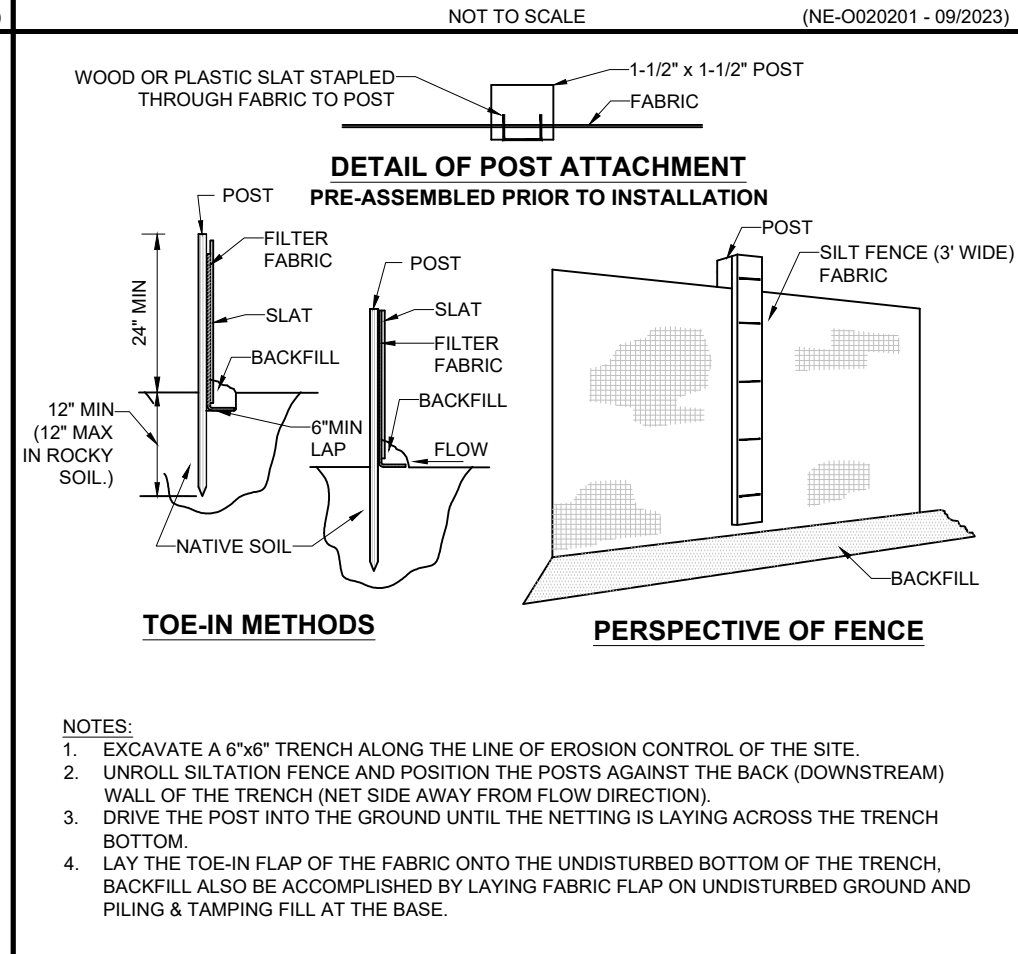


STRAW BALE BARRIER

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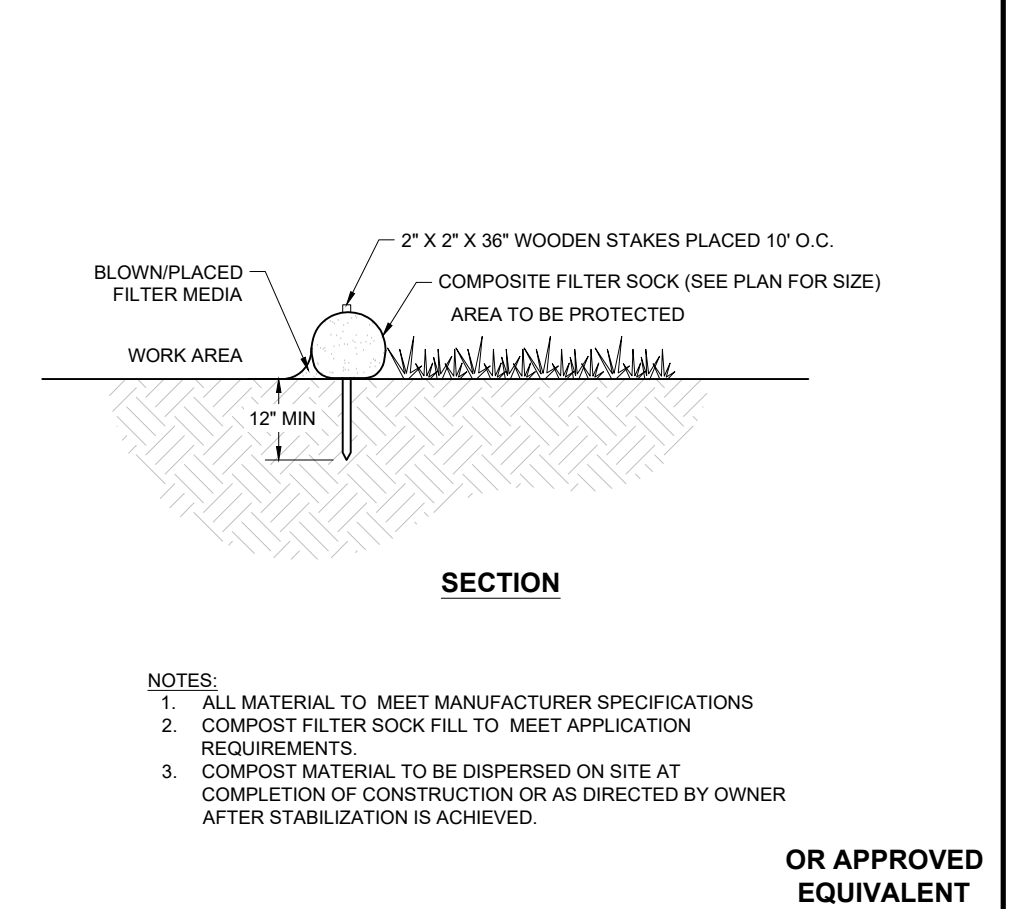


CONCRETE WASTE MANAGEMENT AREA



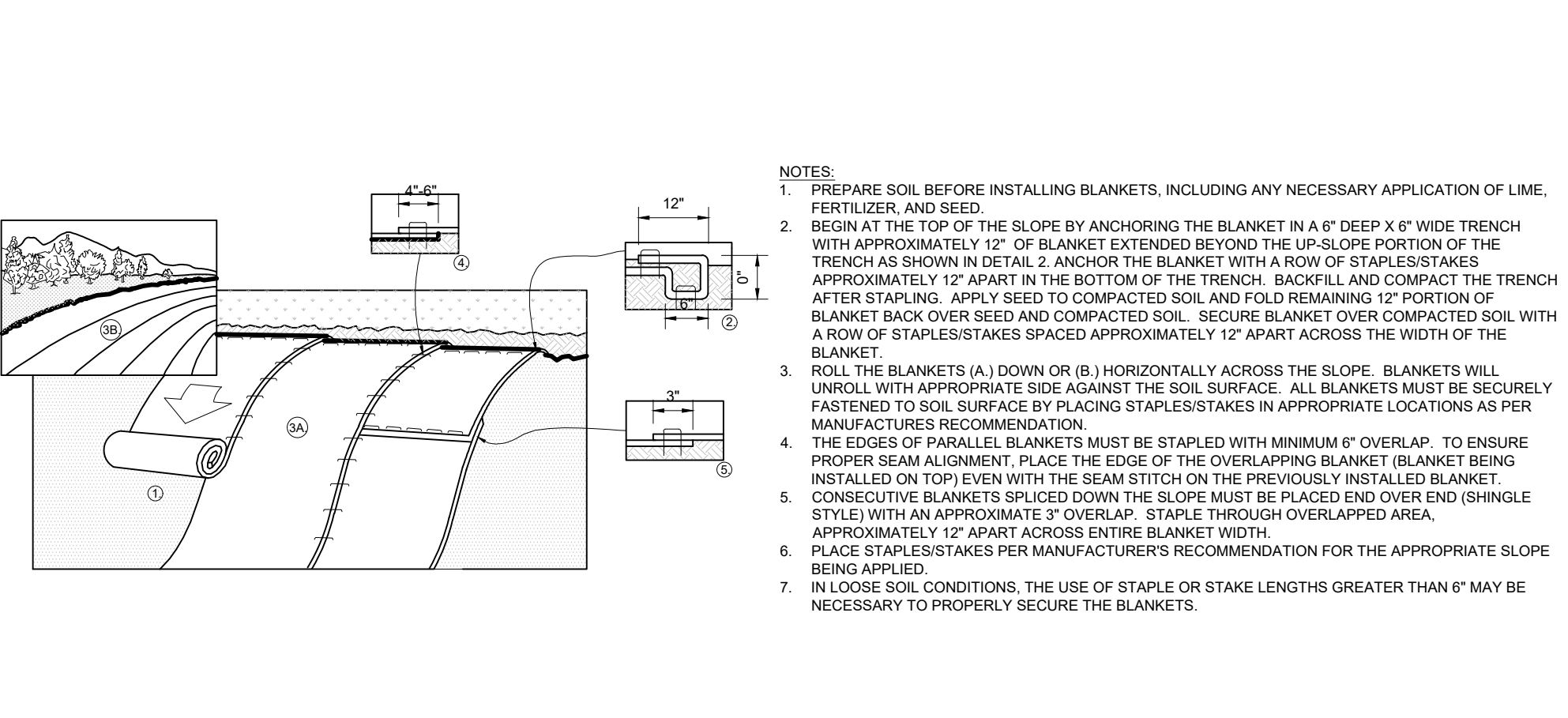
SILT FENCE

NOT TO SCALE (NE-0040101 - 09/2023)



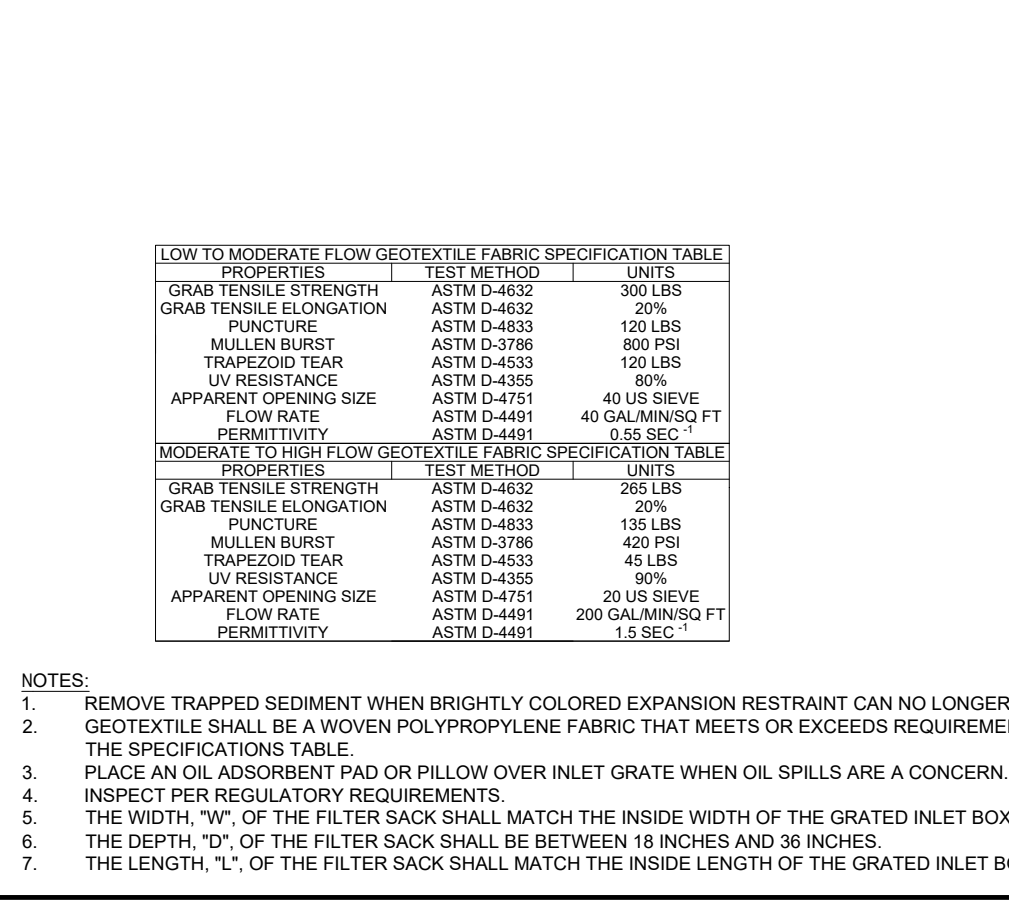
COMPOST FILTER SOCK

NOT TO SCALE (NE-0040201 - 09/2023)



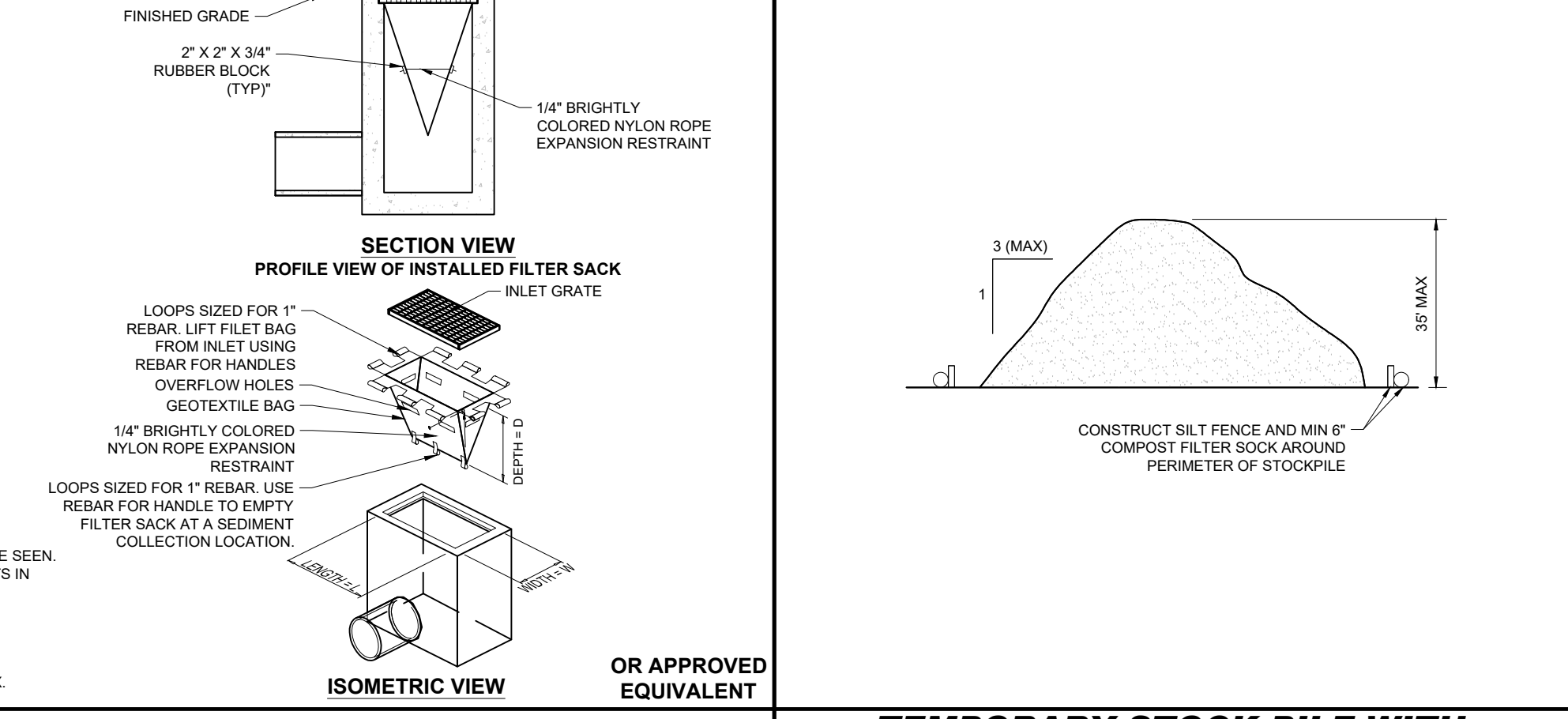
EROSION CONTROL BLANKET STEEP SLOPE PROTECTION

NOT TO SCALE (NE-0049901 - 09/2023)



INLET PROTECTION WITH MANUFACTURED INSERT

NOT TO SCALE (NE-0050101 - 09/2023)



TEMPORARY STOCK PILE WITH SILT FENCE AND FILTER SOCK

NOT TO SCALE (NE-0090102 - 09/2023)

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

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 DRAWN BY: CSE
 CHECKED BY: JAK
 DATE: 02/20/2025
 CAD LID: P-CIVL-CND5

PRELIMINARY SITE DEVELOPMENT PLANS

FOR
SLV ASHLAND, LLC

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

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 www.BohlerEngineering.com

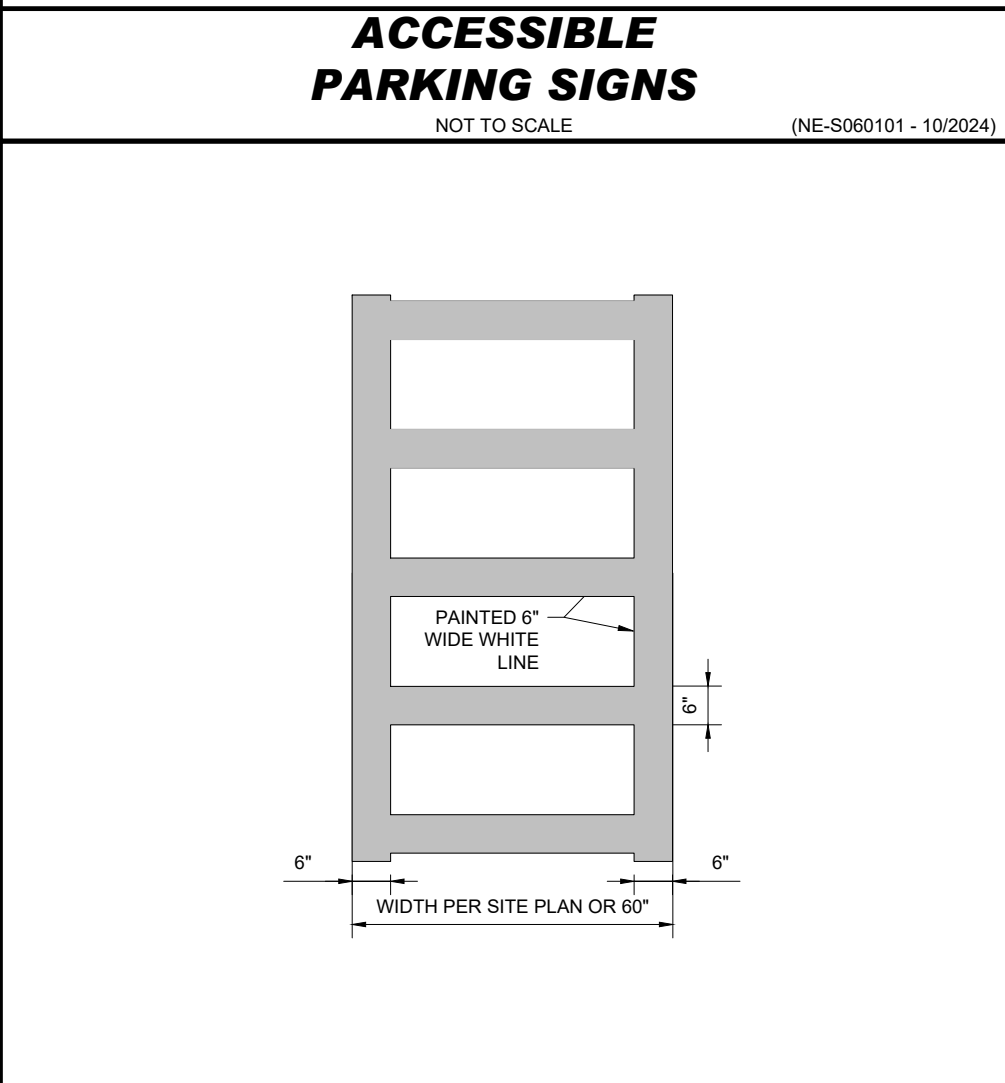
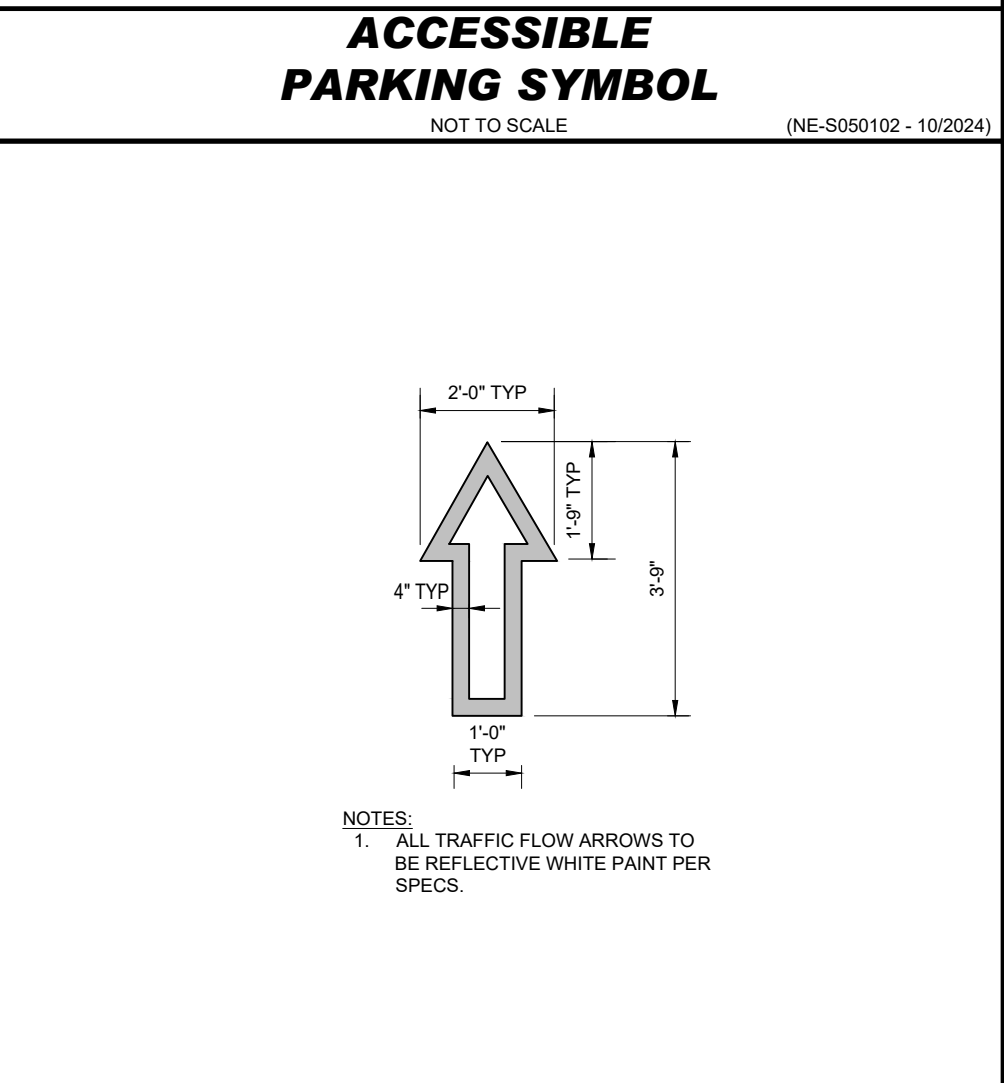
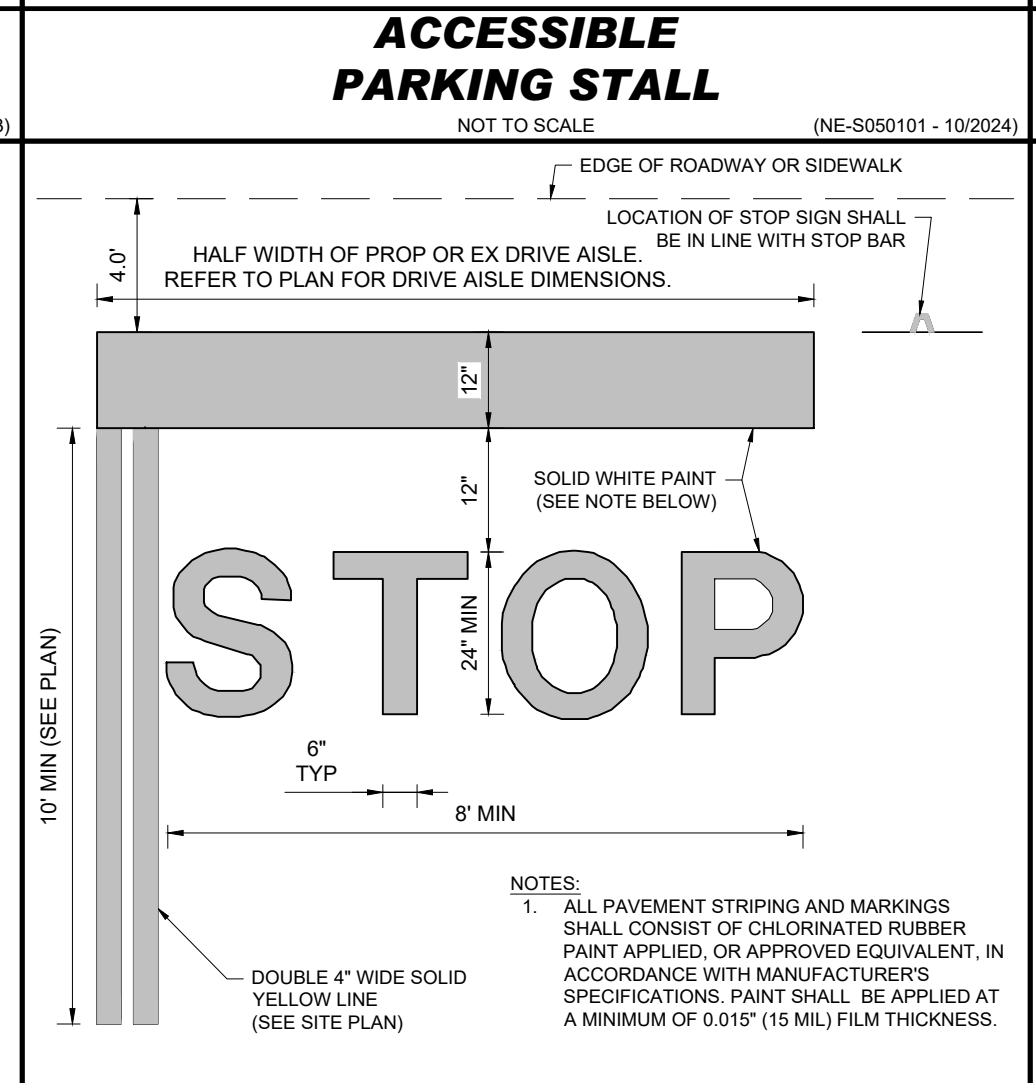
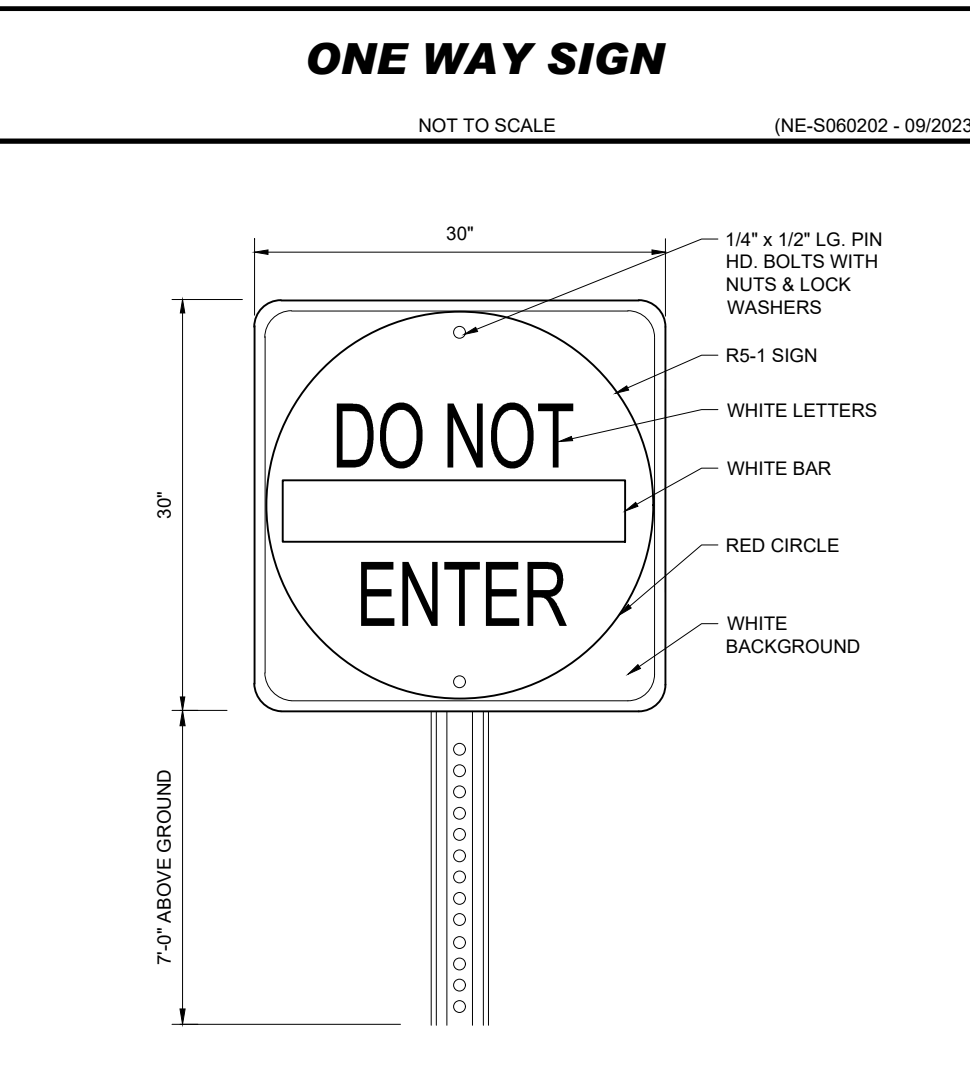
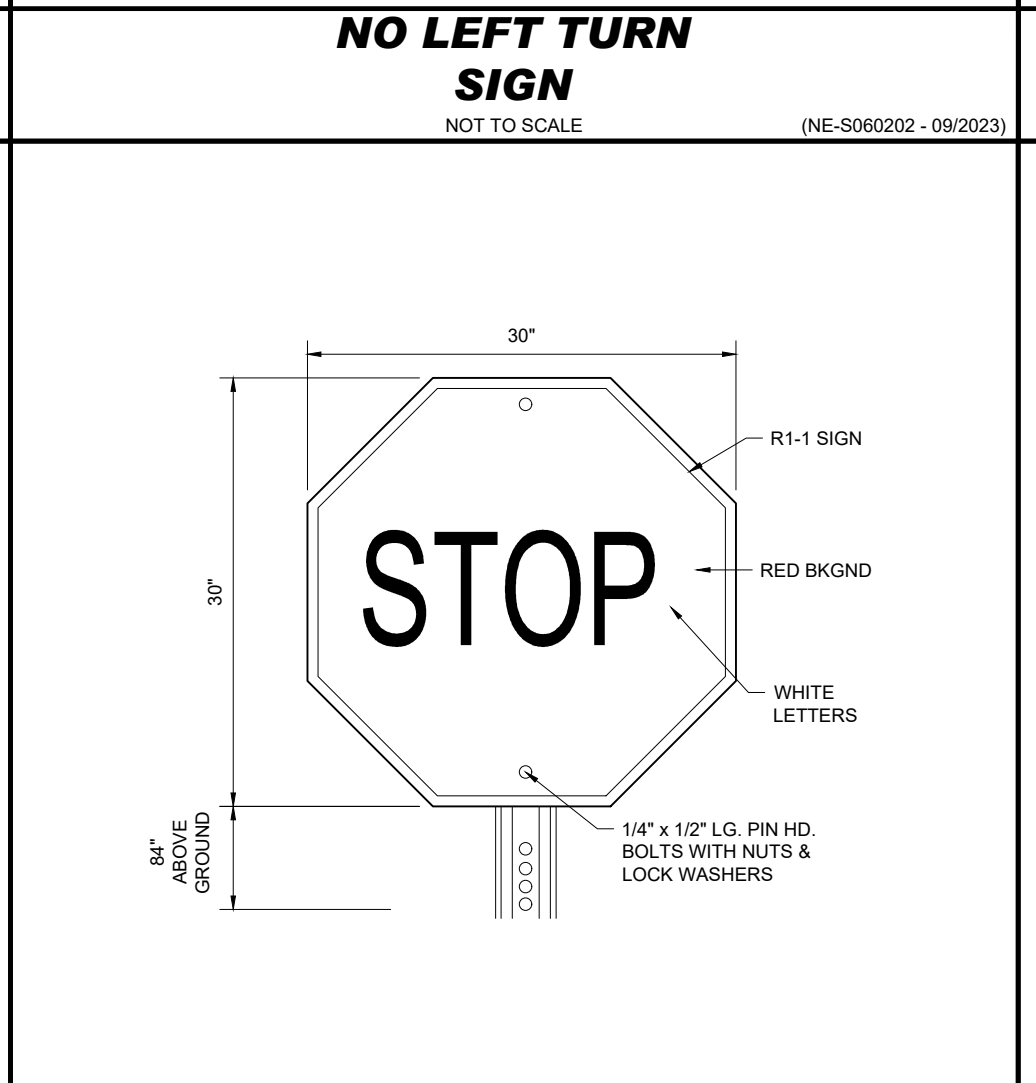
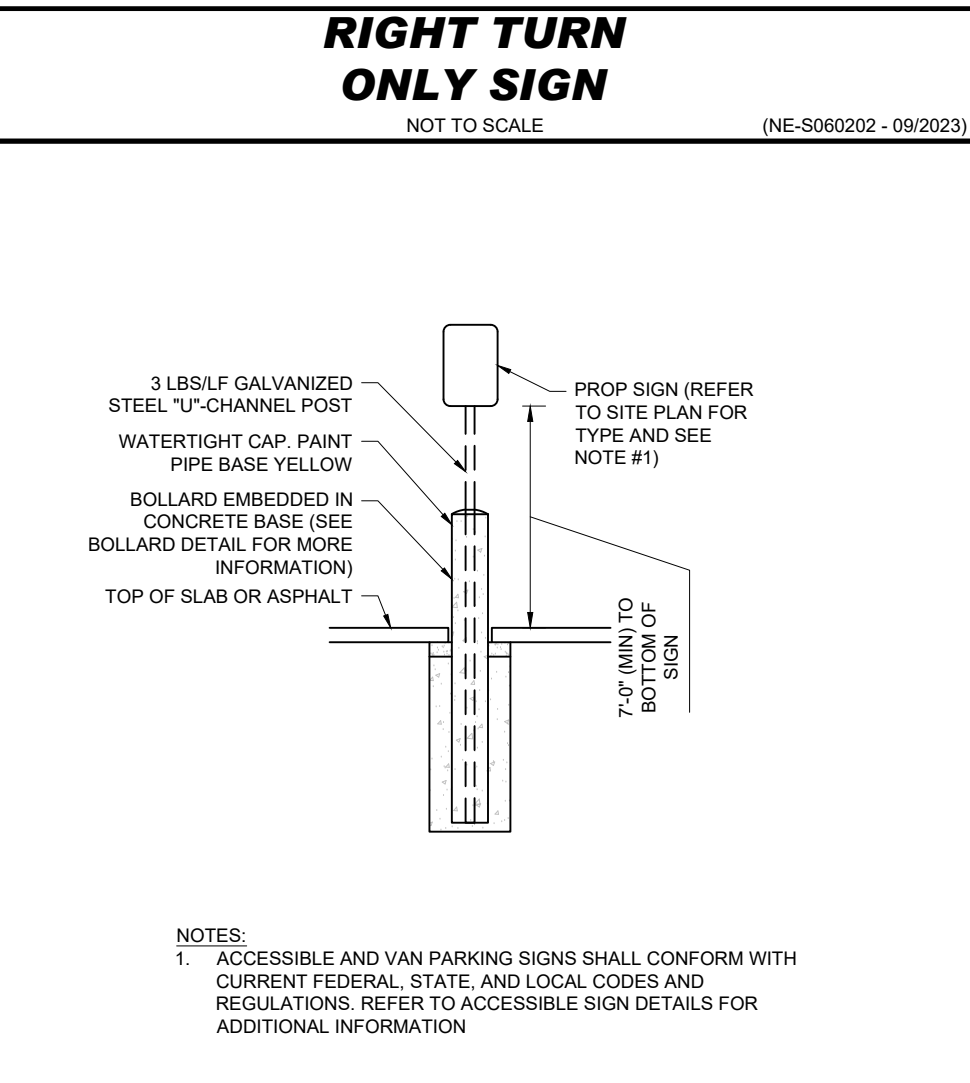
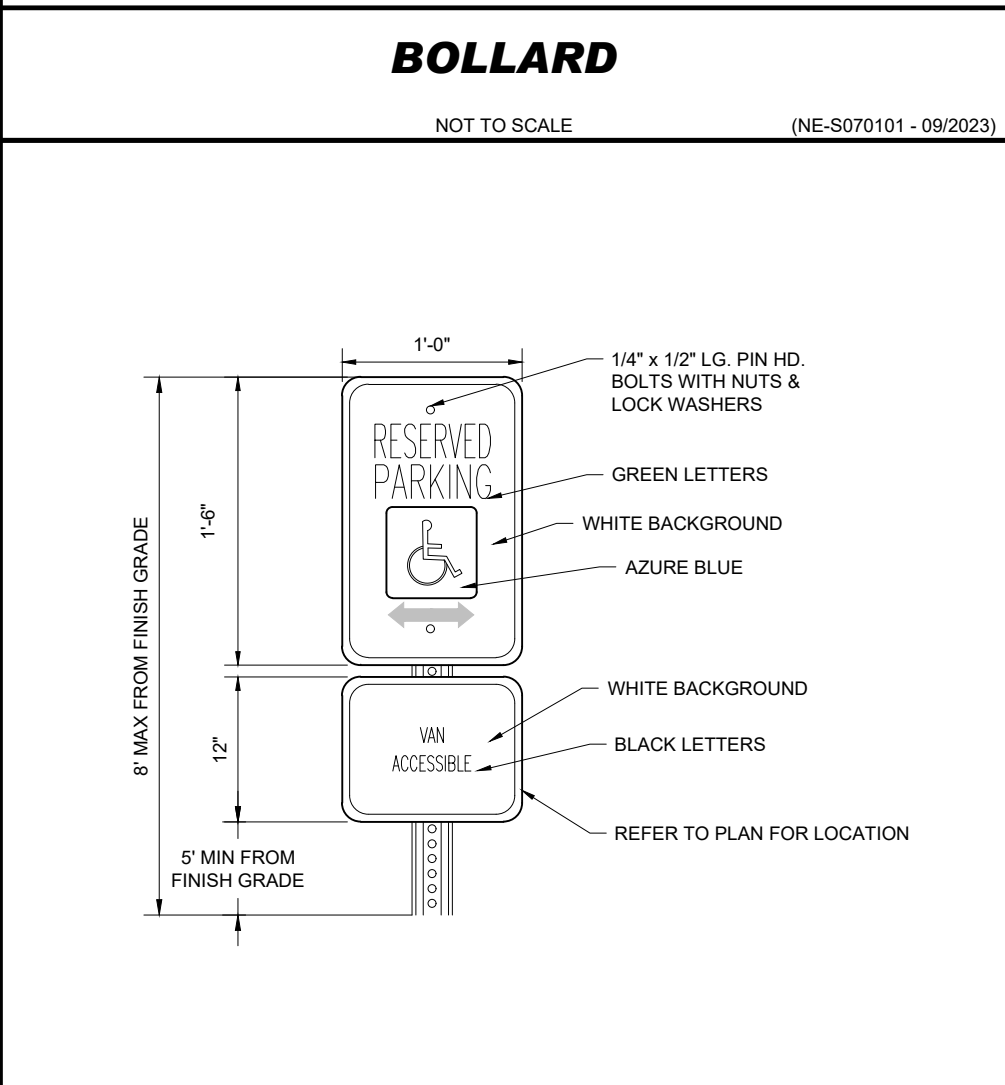
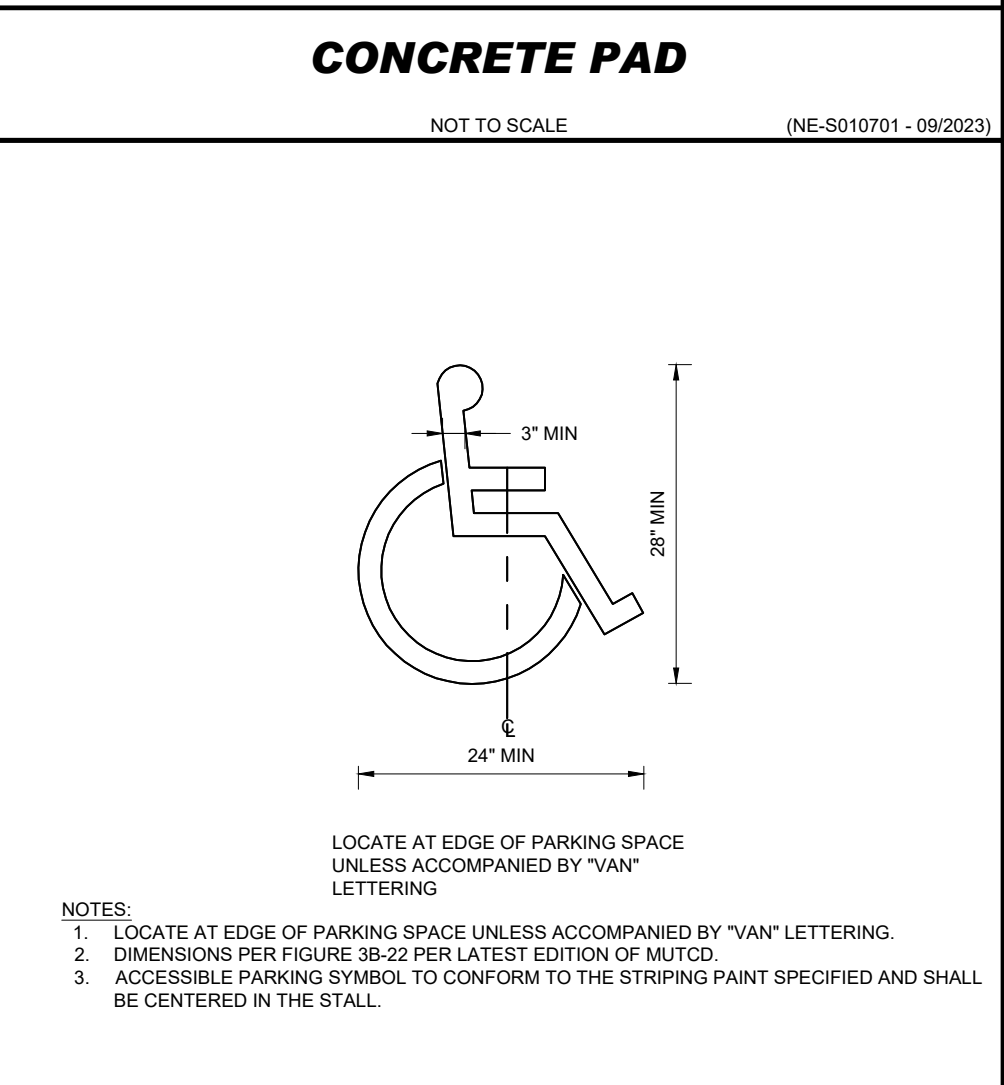
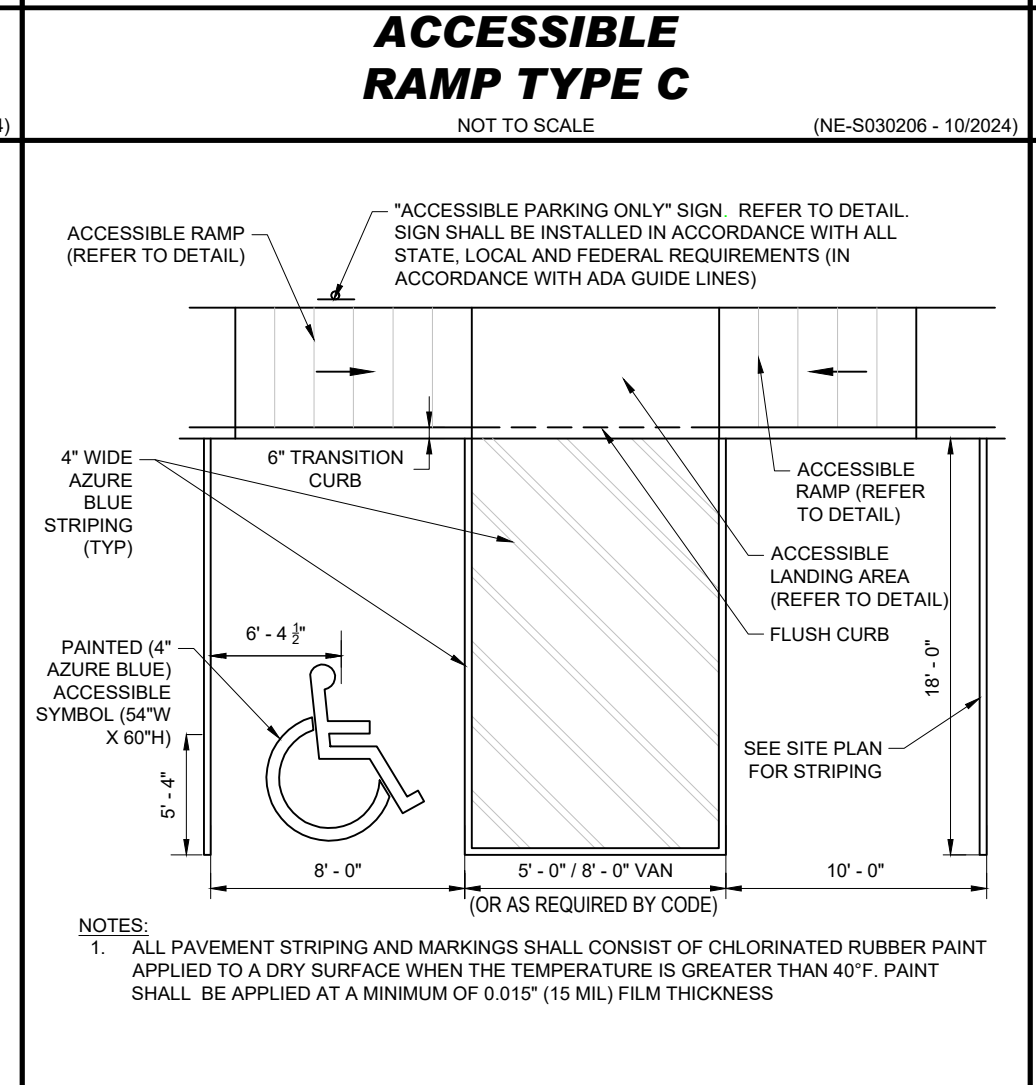
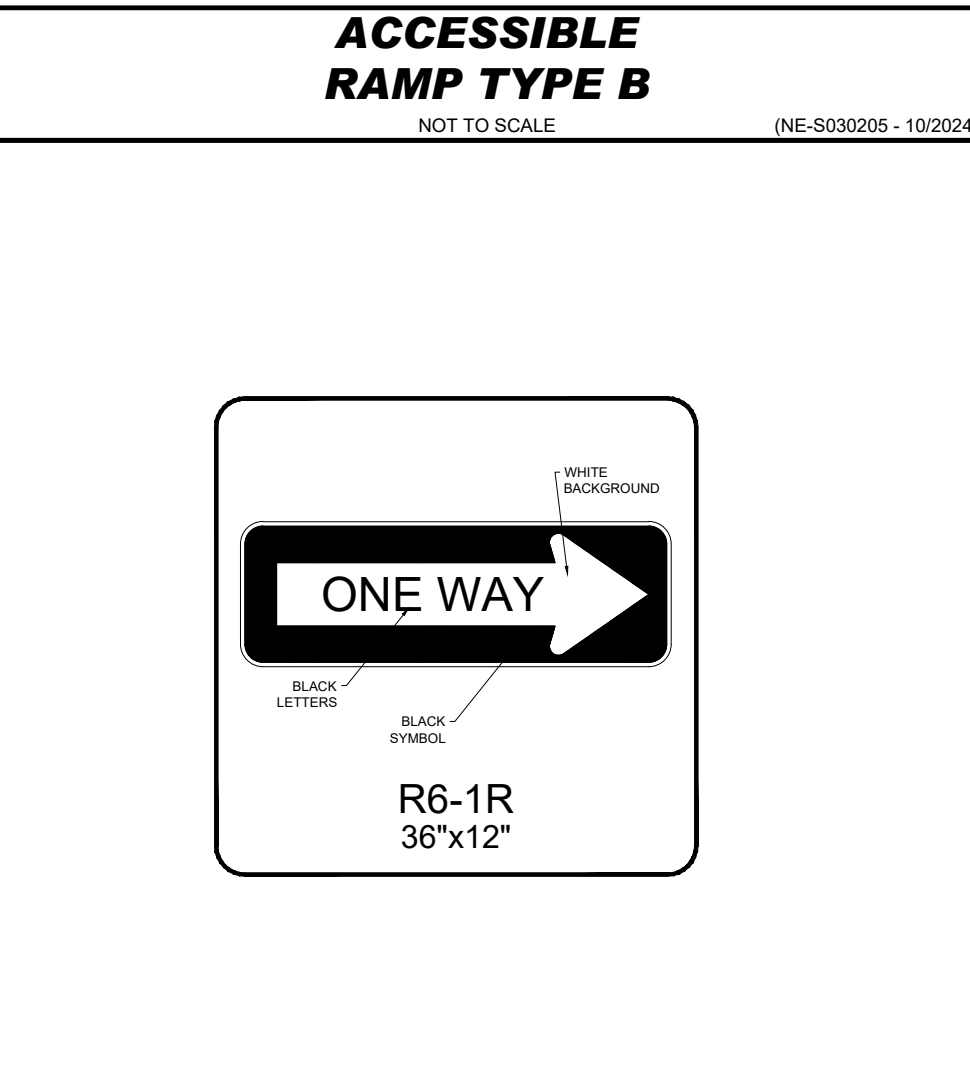
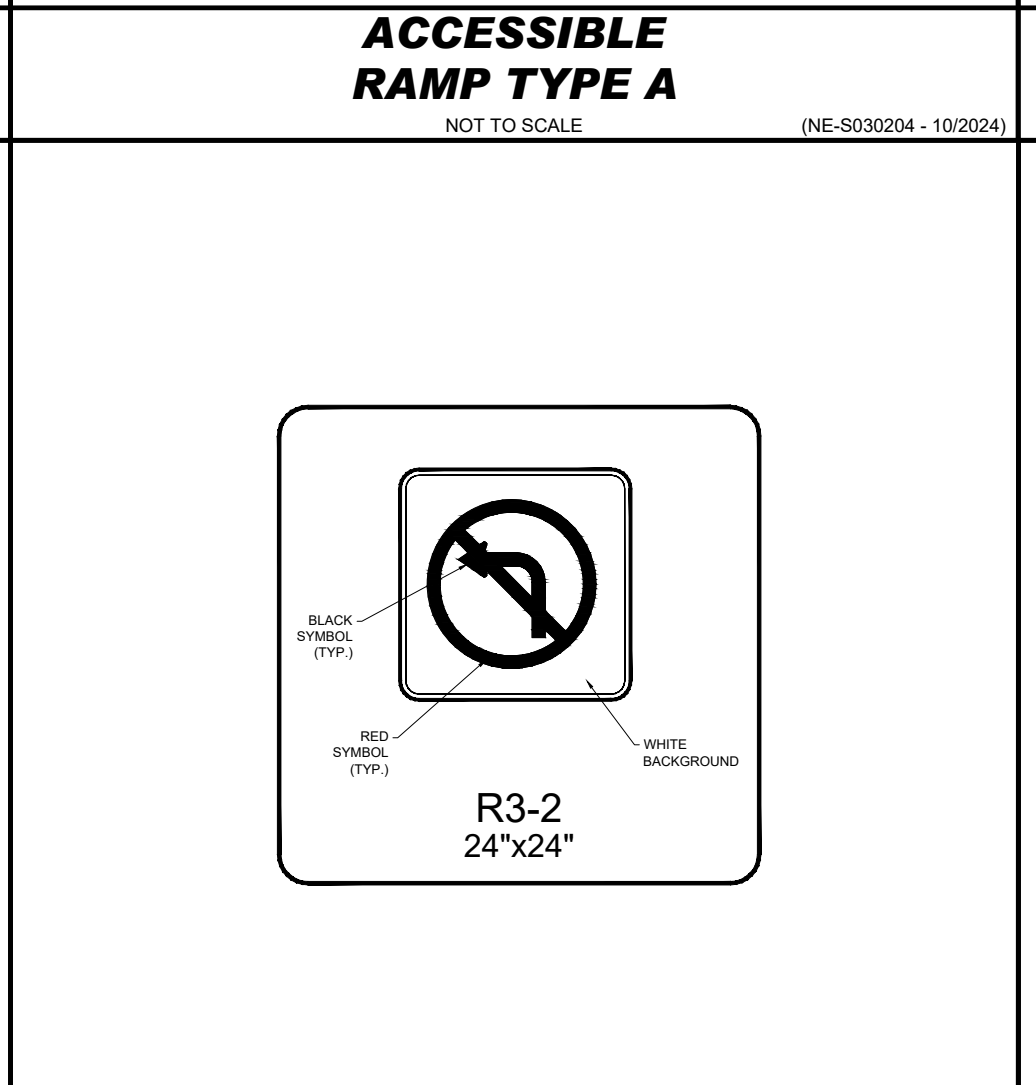
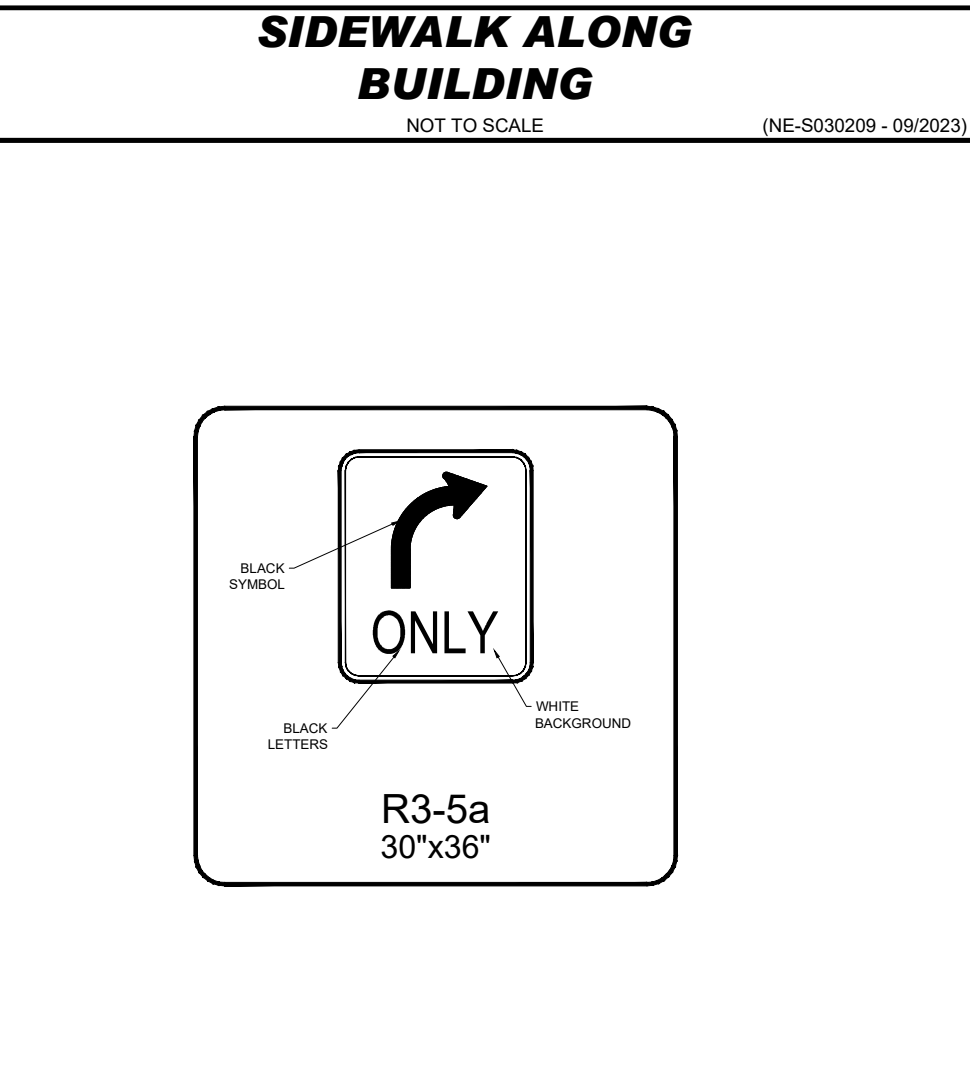
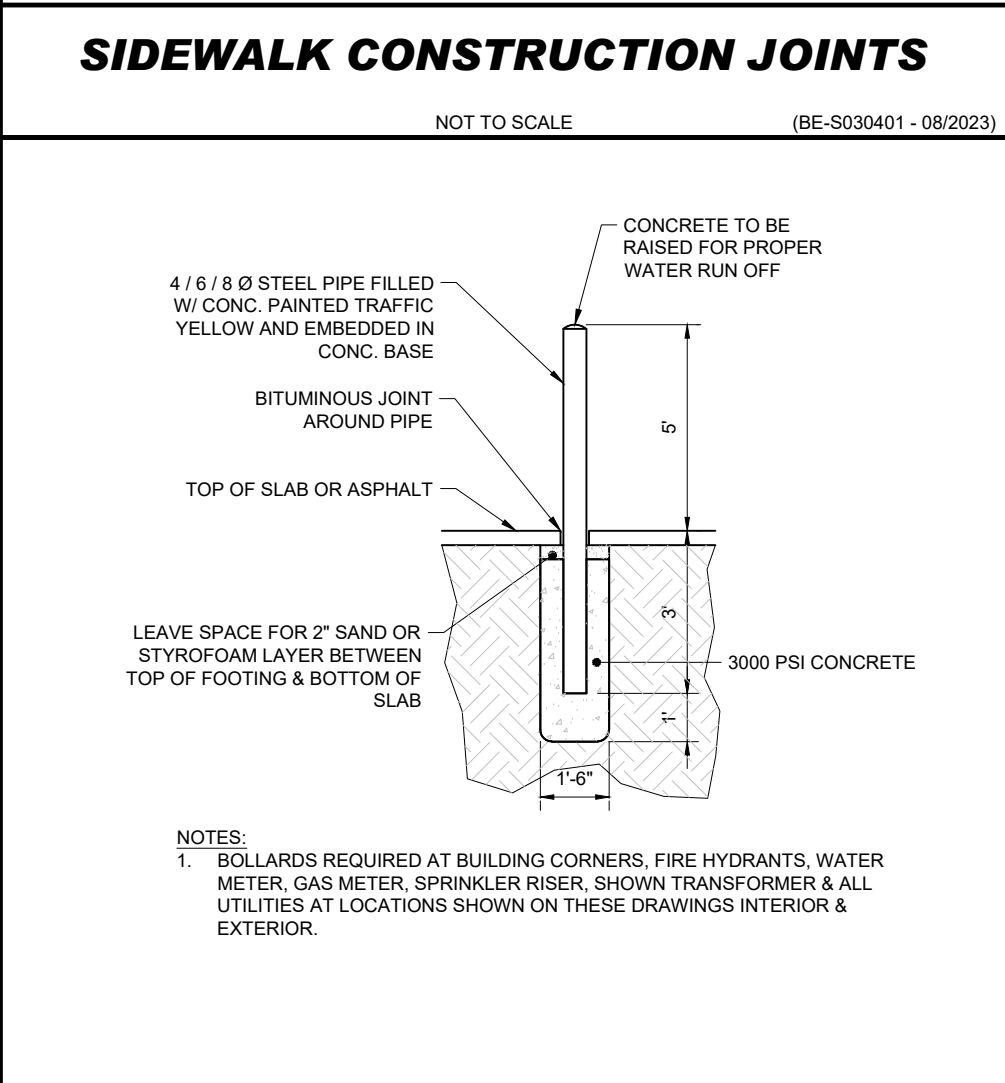
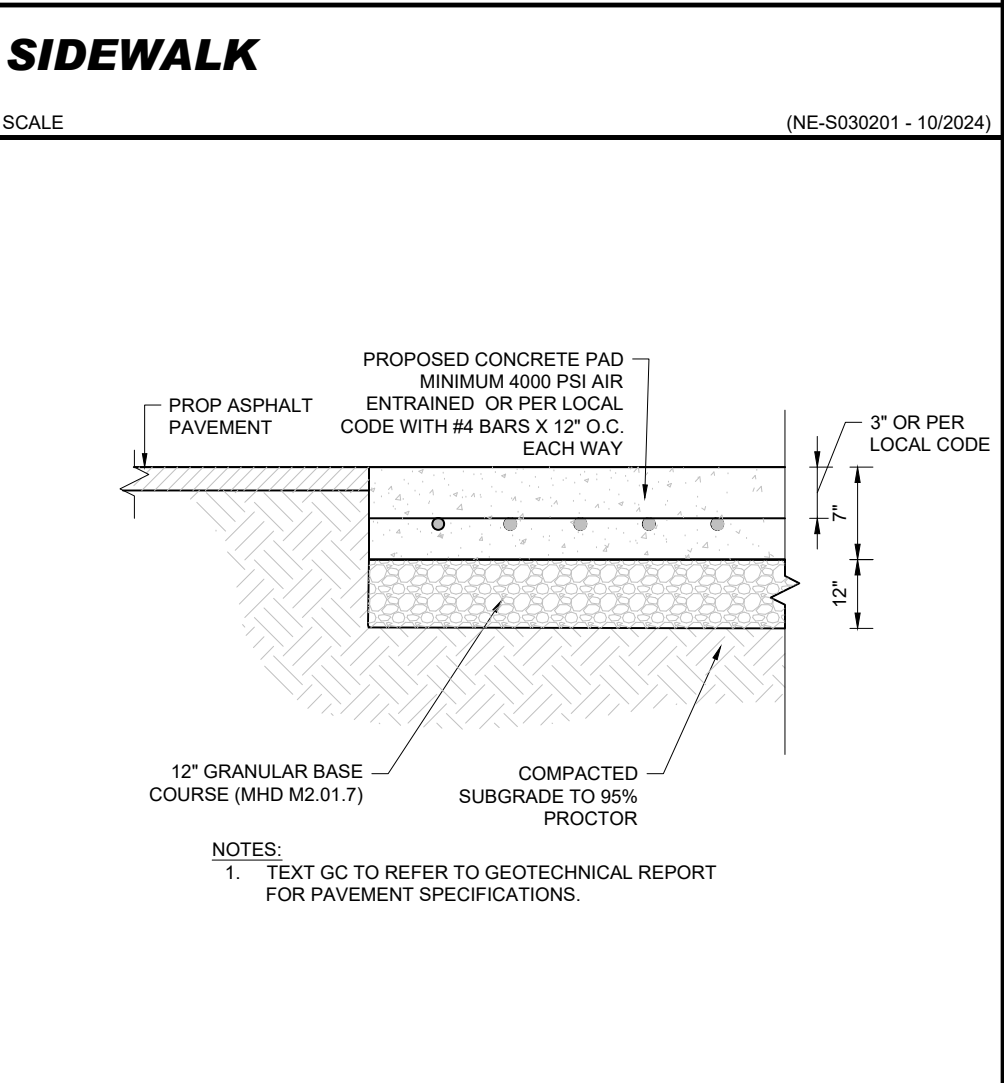
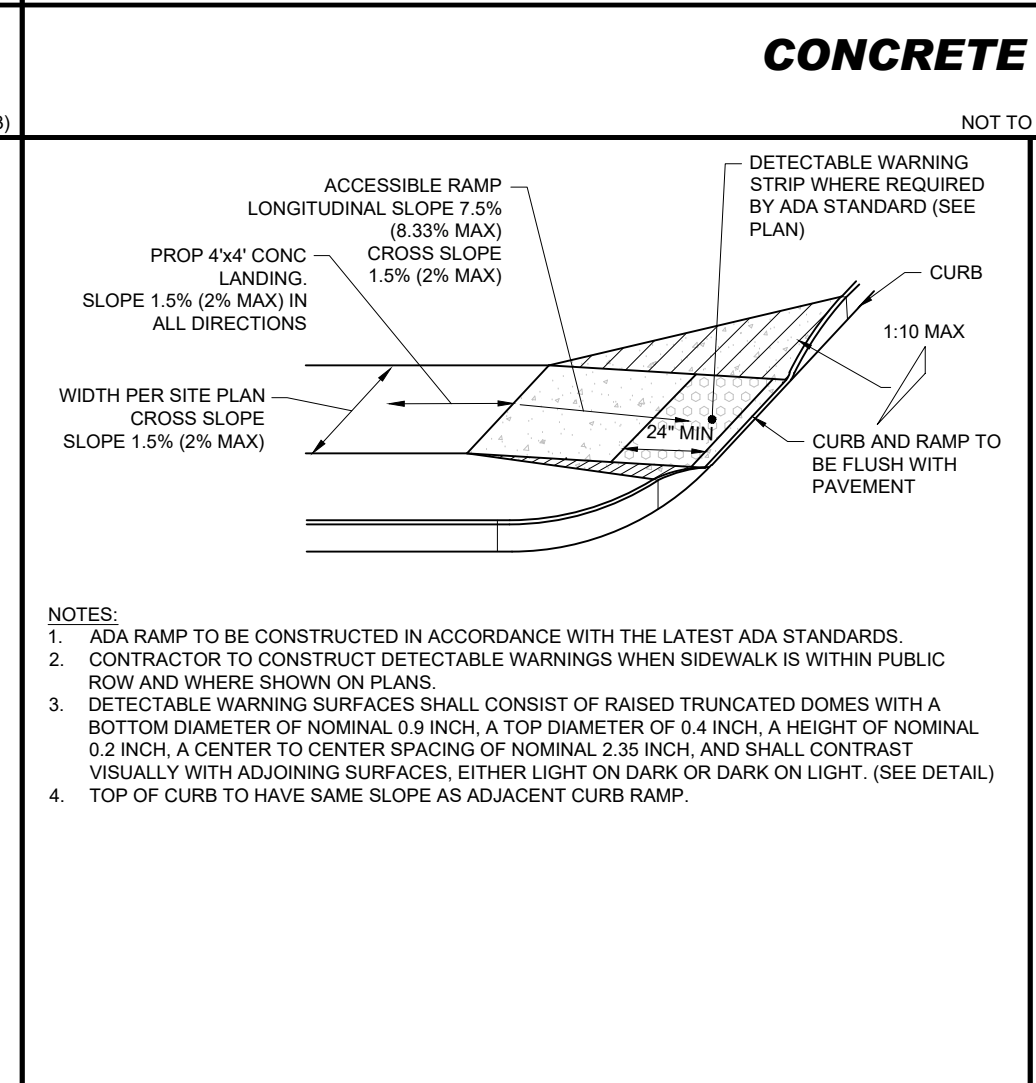
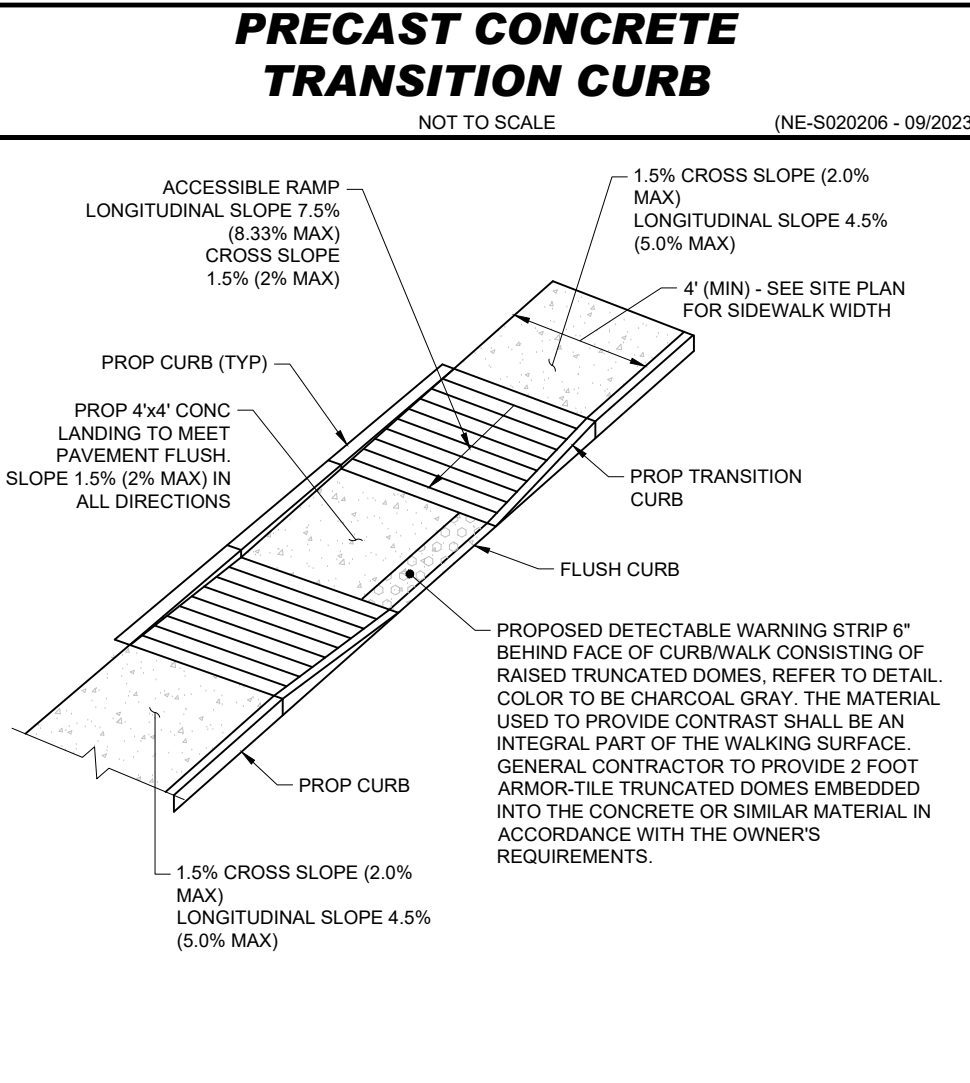
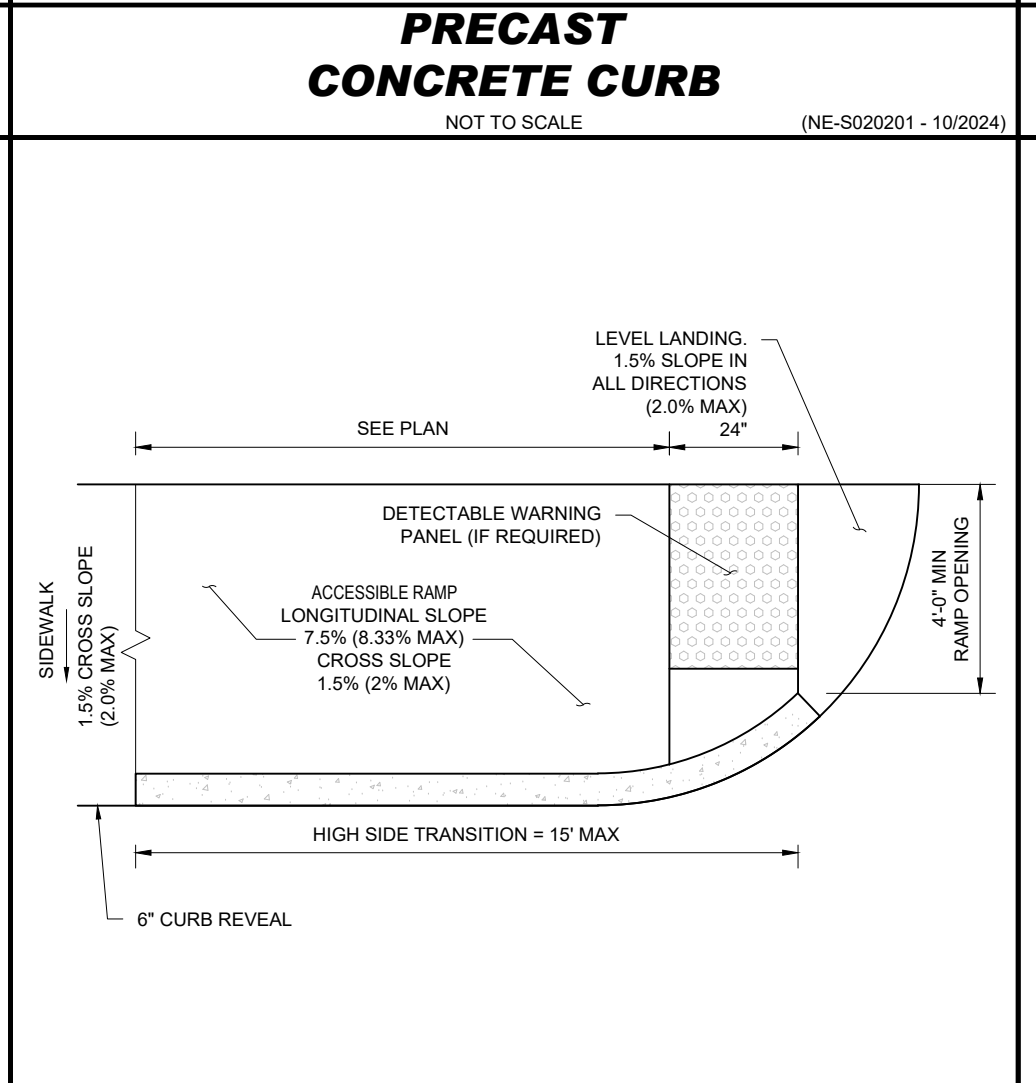
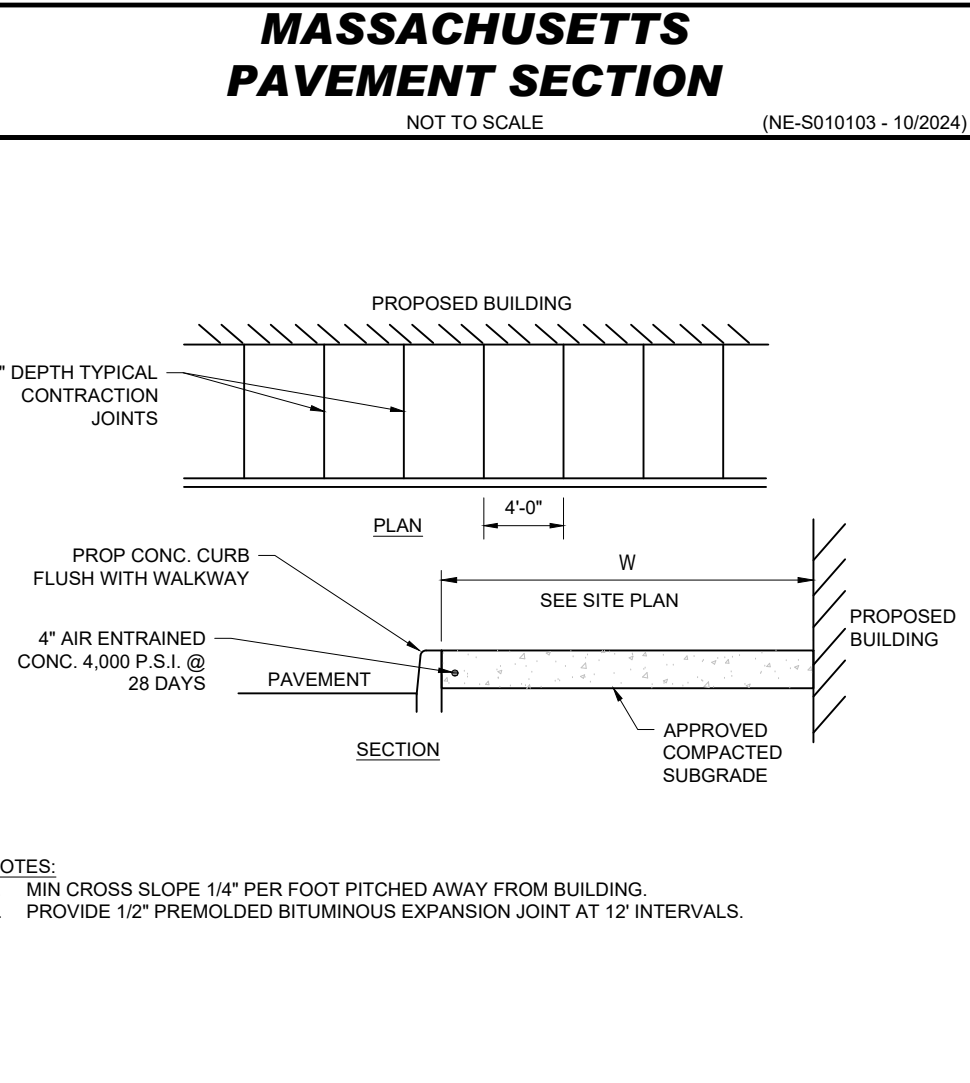
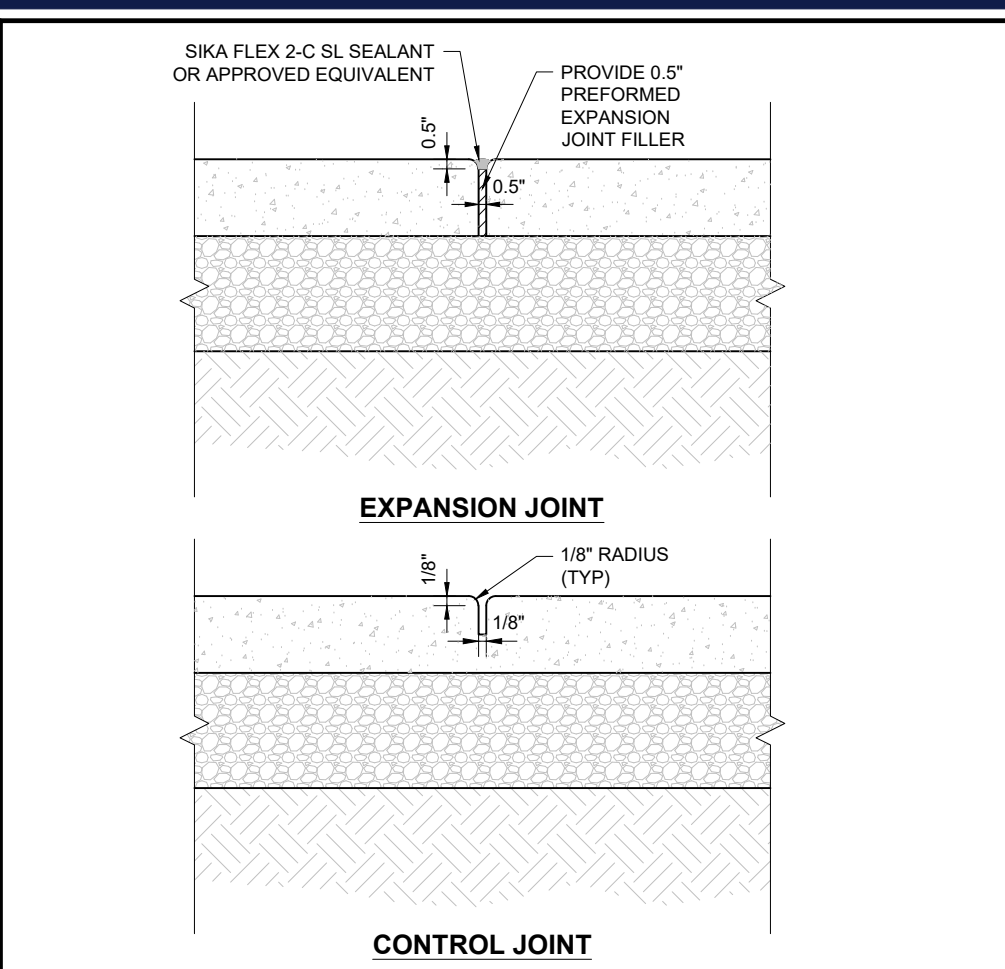
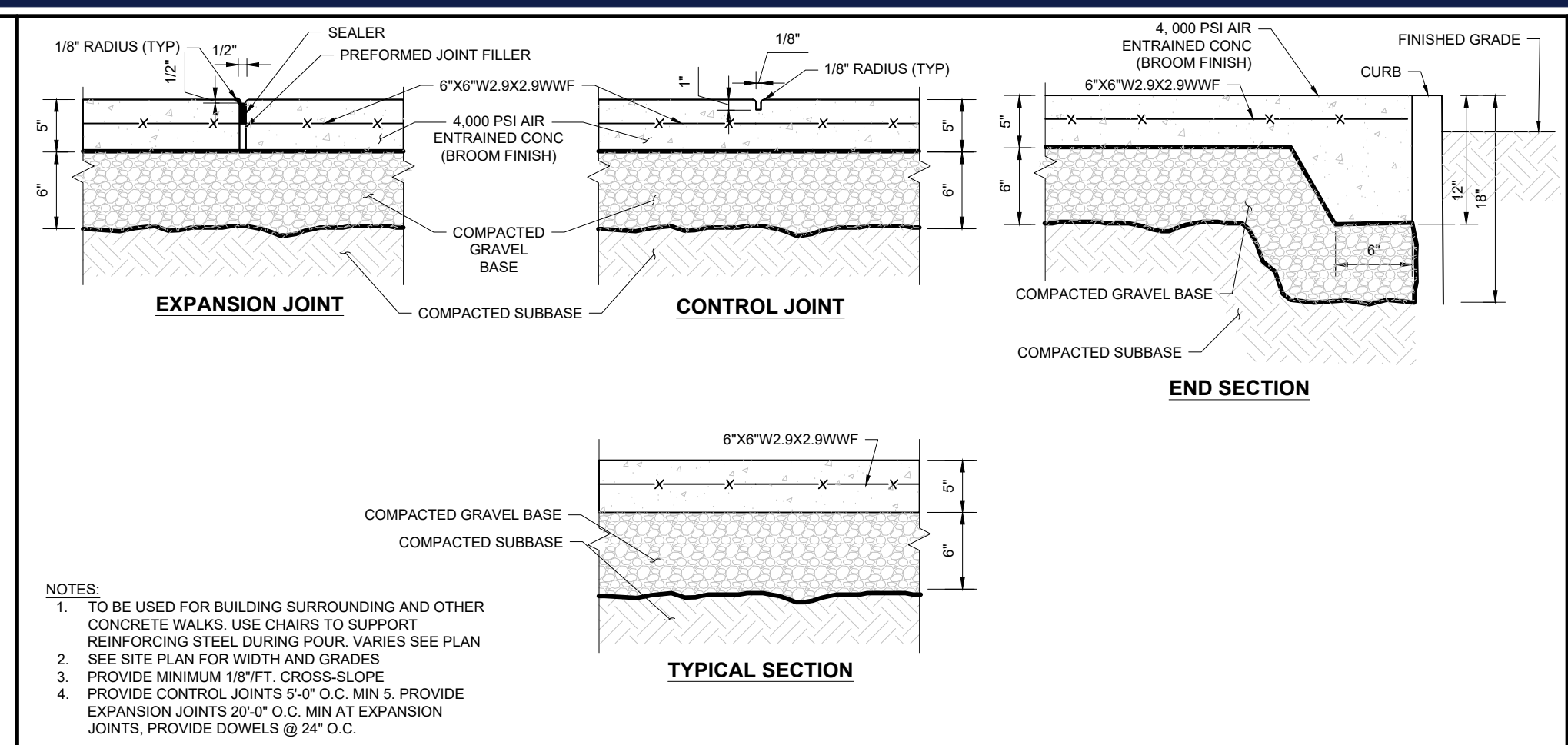
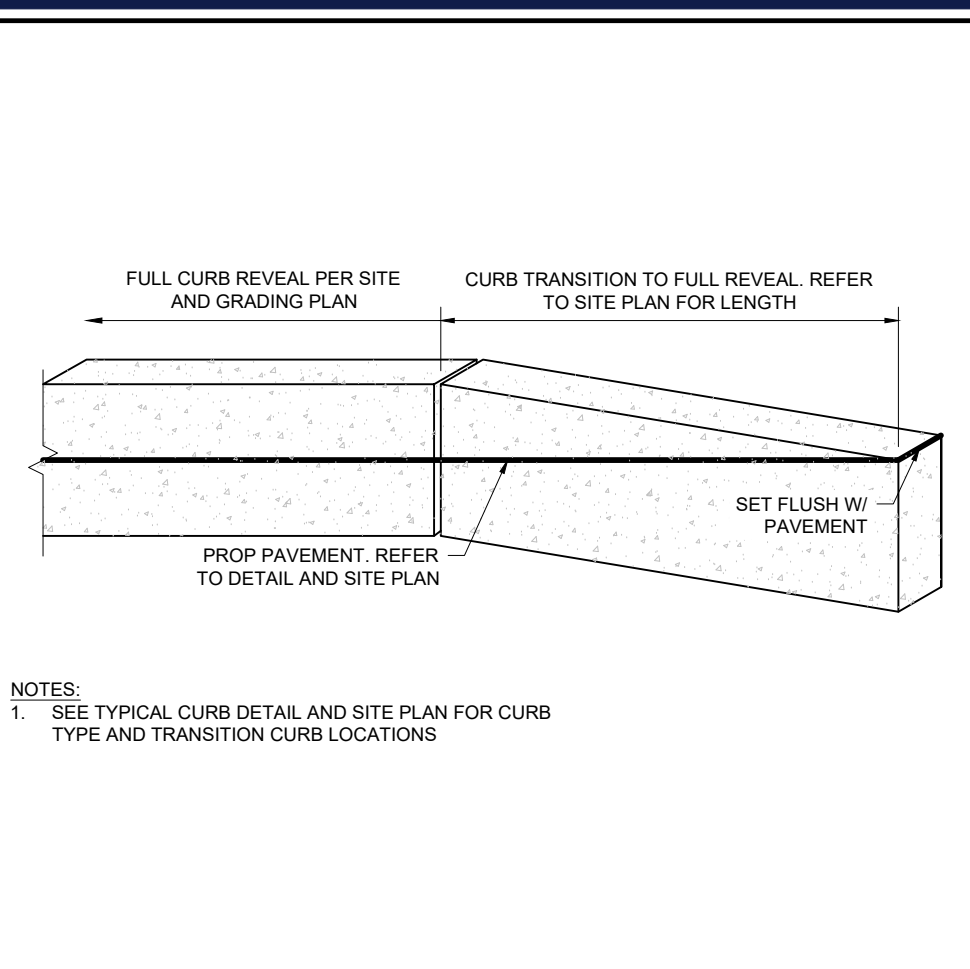
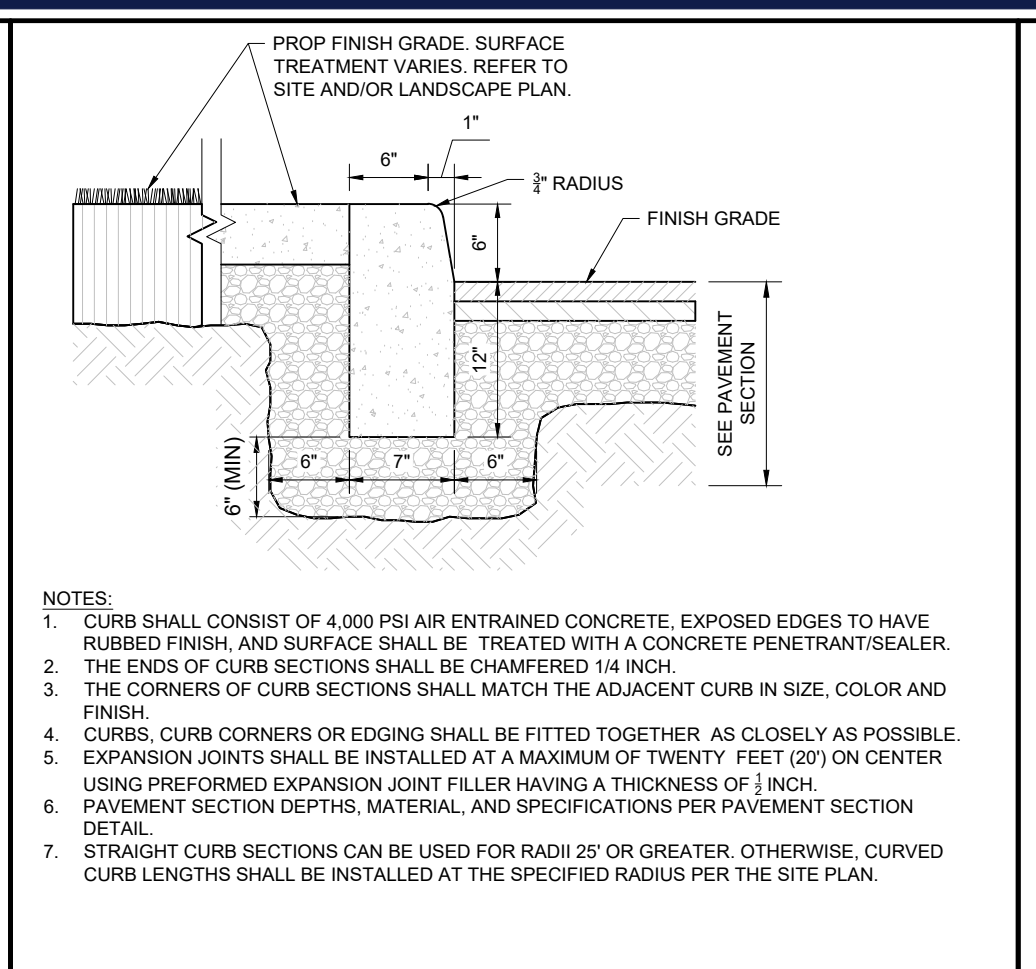
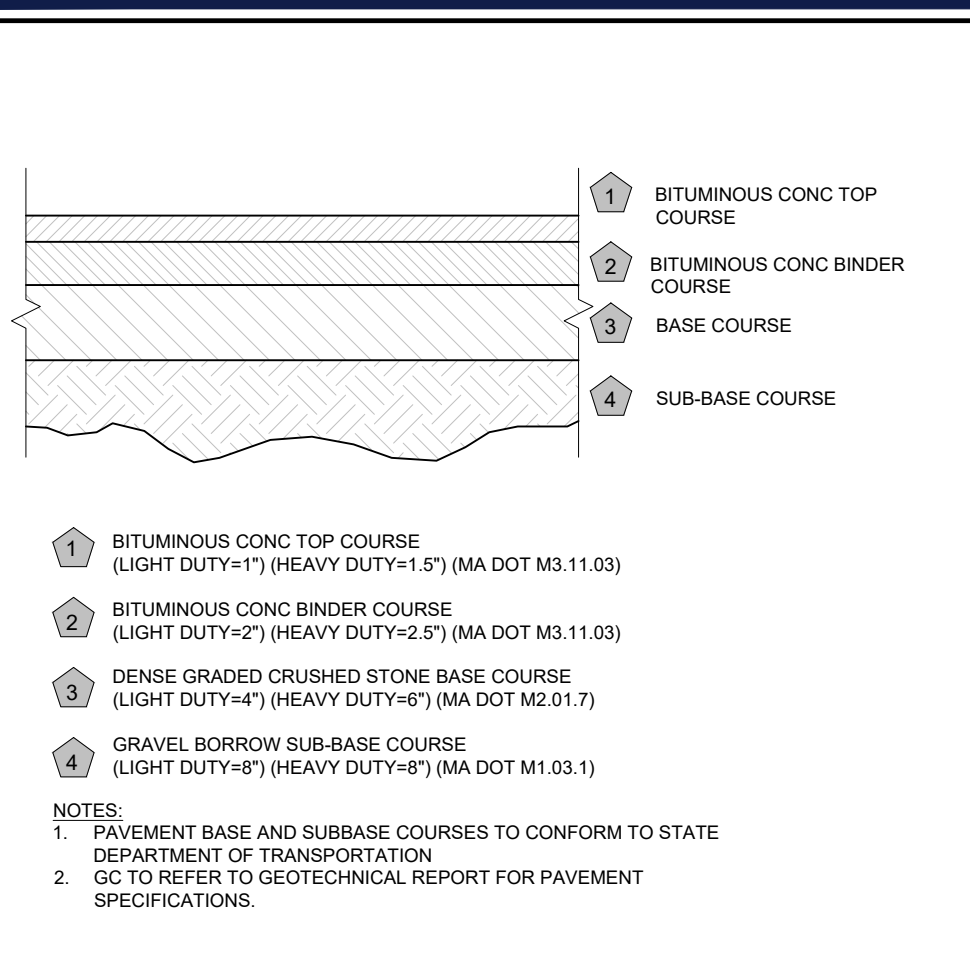
J. A. KUCICH
 PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 100 MAIN STREET, SUITE 101
 SOUTH BOROUGH, MA 01772
 PHONE: (508) 480-9900
 FAX: (508) 480-9901
 MAILING LICENSE NO. 12520

SHEET TITLE:
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

SHEET NUMBER:
C-802

REVISION 9 - 09/09/2025

P:\2023\MA2303599-00-9A\DRAWINGS\PLAN SET\PRELIMINARY SITE DEVELOPMENT PLANS\SP-CIVL-CND5-MA2303599-00-9A.dwg...LAYOUT: C-802.ERD



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	CSE	JAK
3	02/25/2025	TRAFFIC COMMENTS	LEC	JAK
4	03/12/2025	RESPONSE TO HANCOCK COMMENTS	EKR	JAK
5	03/19/2025	REV'S TO DRIVEWAY & GARAGE	EKR	EGD
6	04/29/2025	RESPONSE TO MDM & HANCOCK	CSE	EGD
7	06/04/2025	200' SIGHT DISTANCE	CSE	EGD
8	08/07/2025	220' SIGHT DISTANCE	CSE	EGD
9	09/09/2025	PLAN SET OF RECORD	CSE	EGD

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PLAN SET OF RECORD

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.: MAA230359-00-9A
DRAWN BY: CSE
CHECKED BY: JAK
DATE: 02/25/2025
CAD ID: P-CIVL-CNDS

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

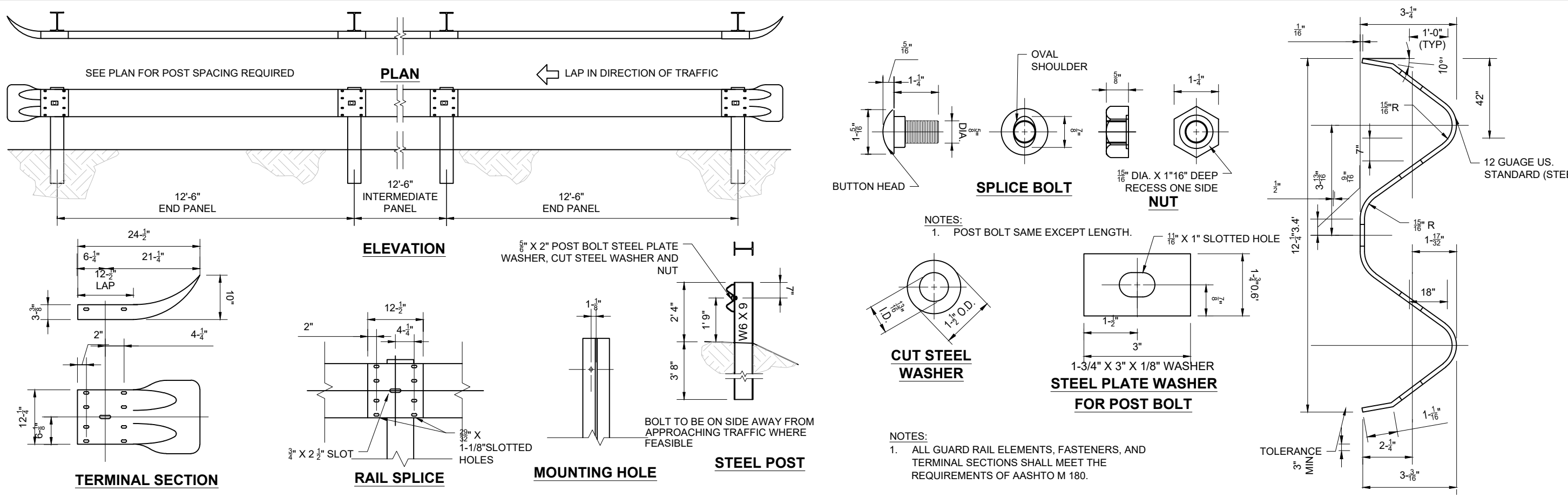
John Kucich
Professional Engineer
MASSACHUSETTS
NEW ENGLAND REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 12550
MAINE LICENSE NO. 9818

SHEET TITLE:
CONSTRUCTION DETAILS

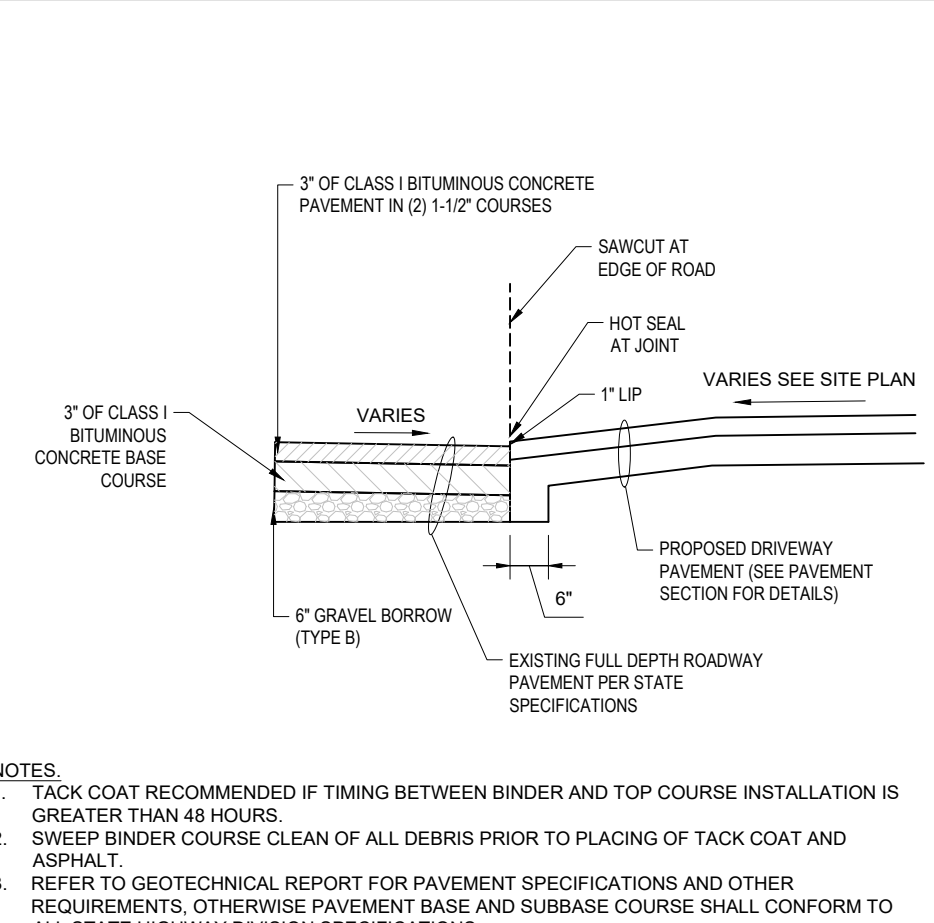
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REVISION 9 - 09/09/2025

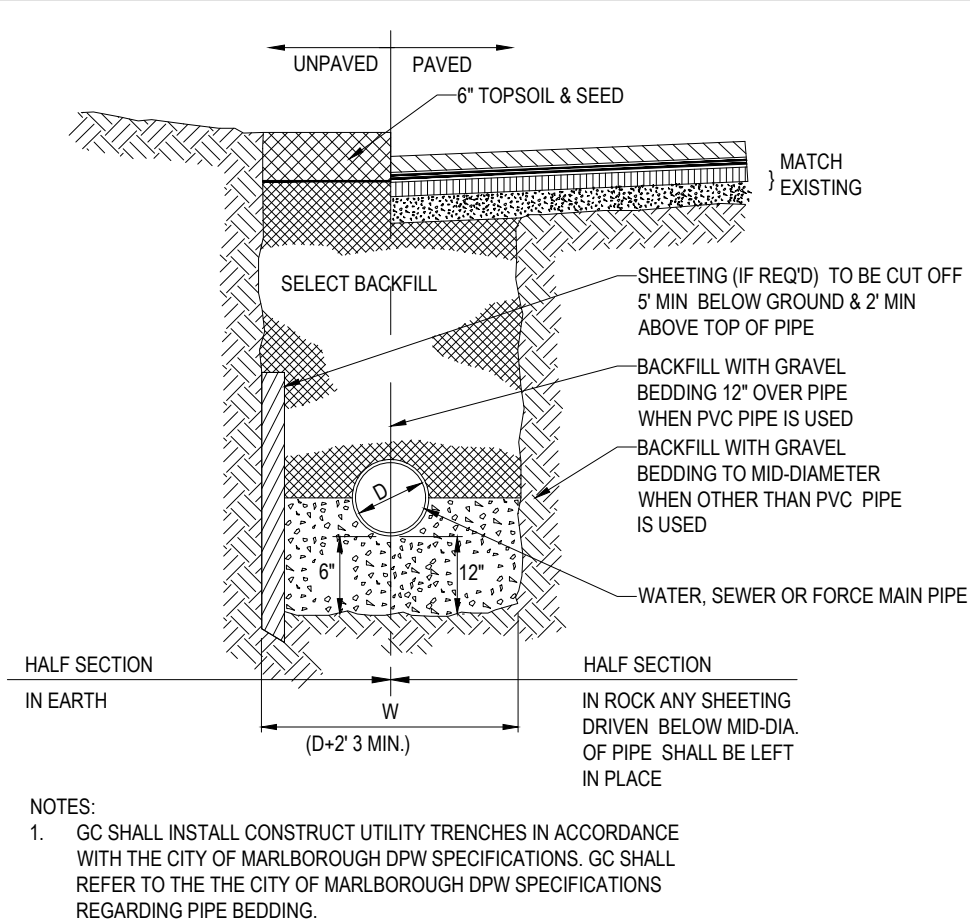
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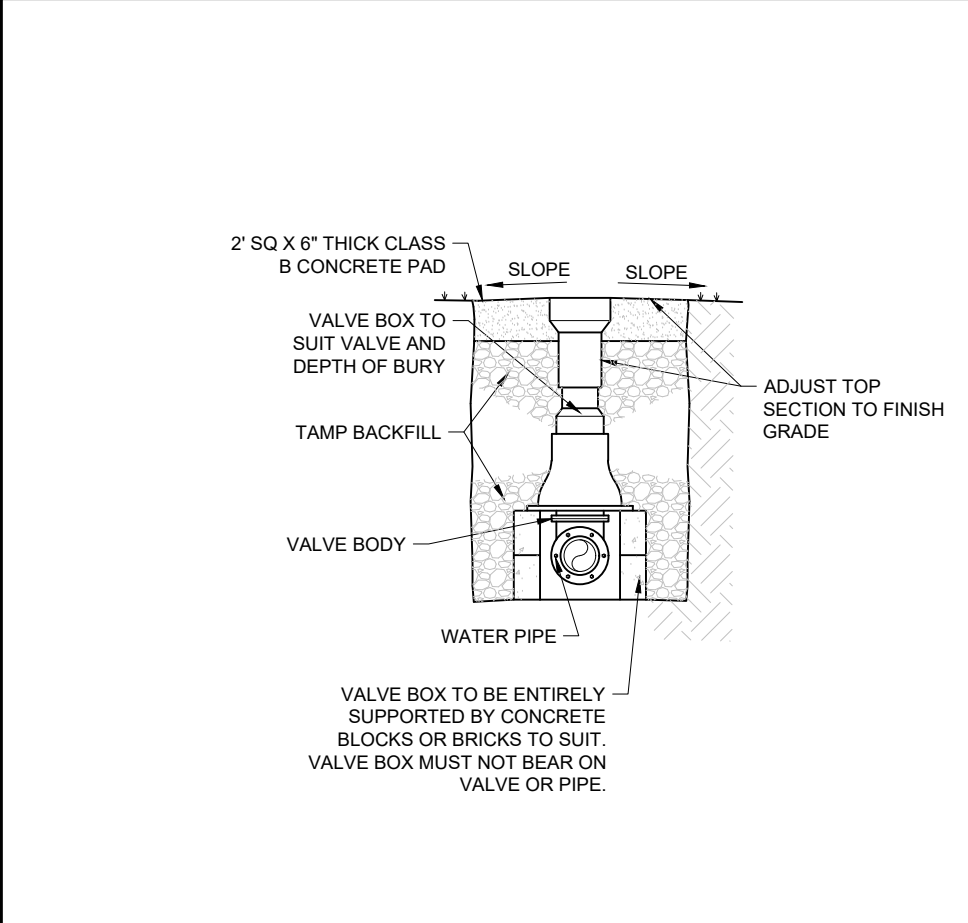
METAL GUIDERAIL
NOT TO SCALE (NE-S02601 - 09/2023)



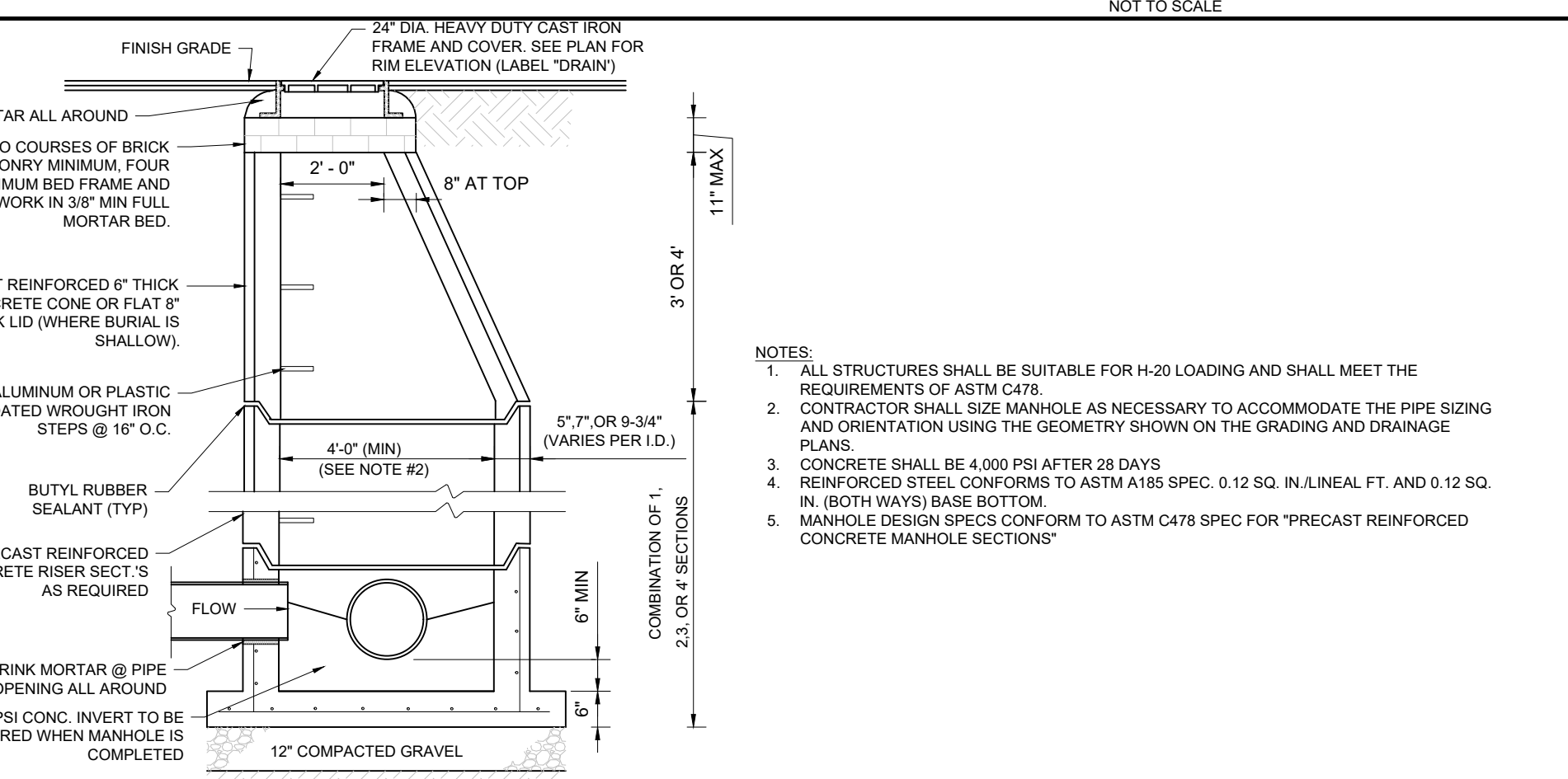
DRIVEWAY CONSTRUCTION
NOT TO SCALE (NE-S040101 - 10/2024)



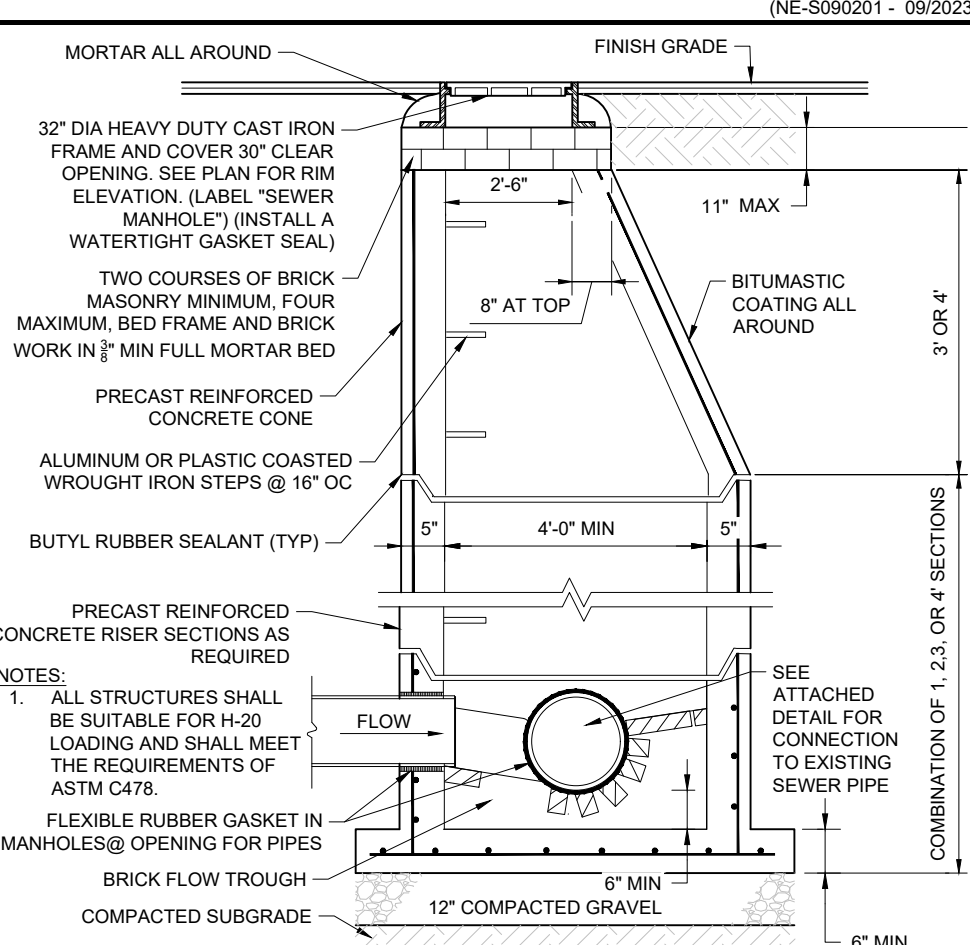
TYPICAL UTILITY TRENCH
NOT TO SCALE (NE-U019813 - 09/2023)



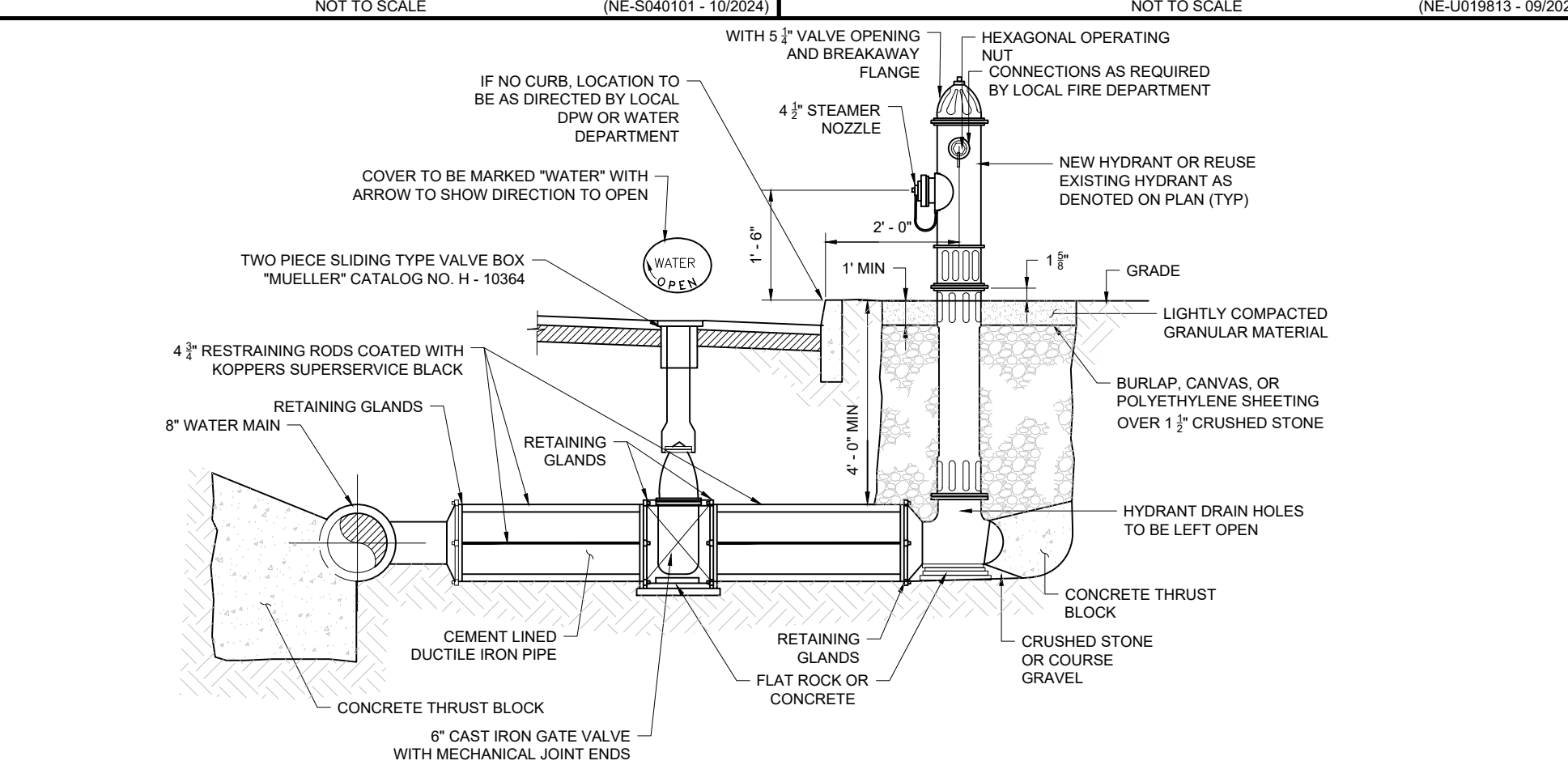
GATE VALVE
NOT TO SCALE (NE-U030201 - 09/2023)



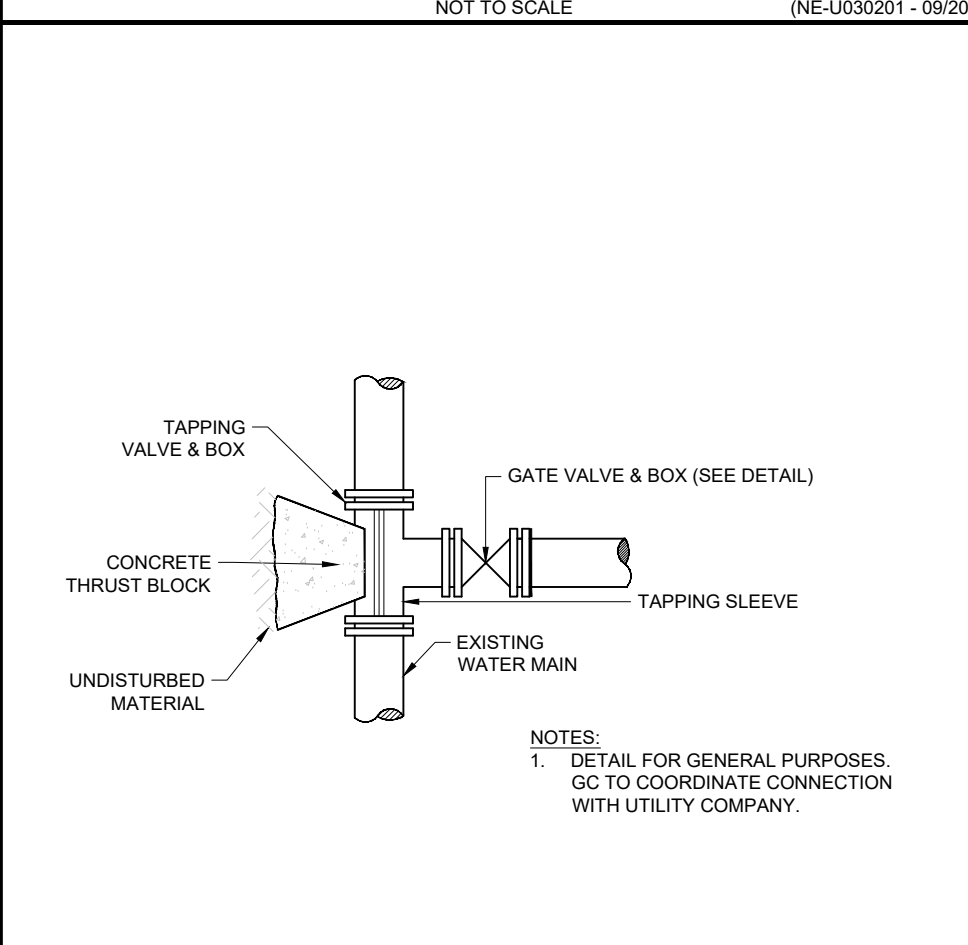
PRECAST CONCRETE STORM DRAIN MANHOLE
NOT TO SCALE (NE-U010101 - 05/2024)



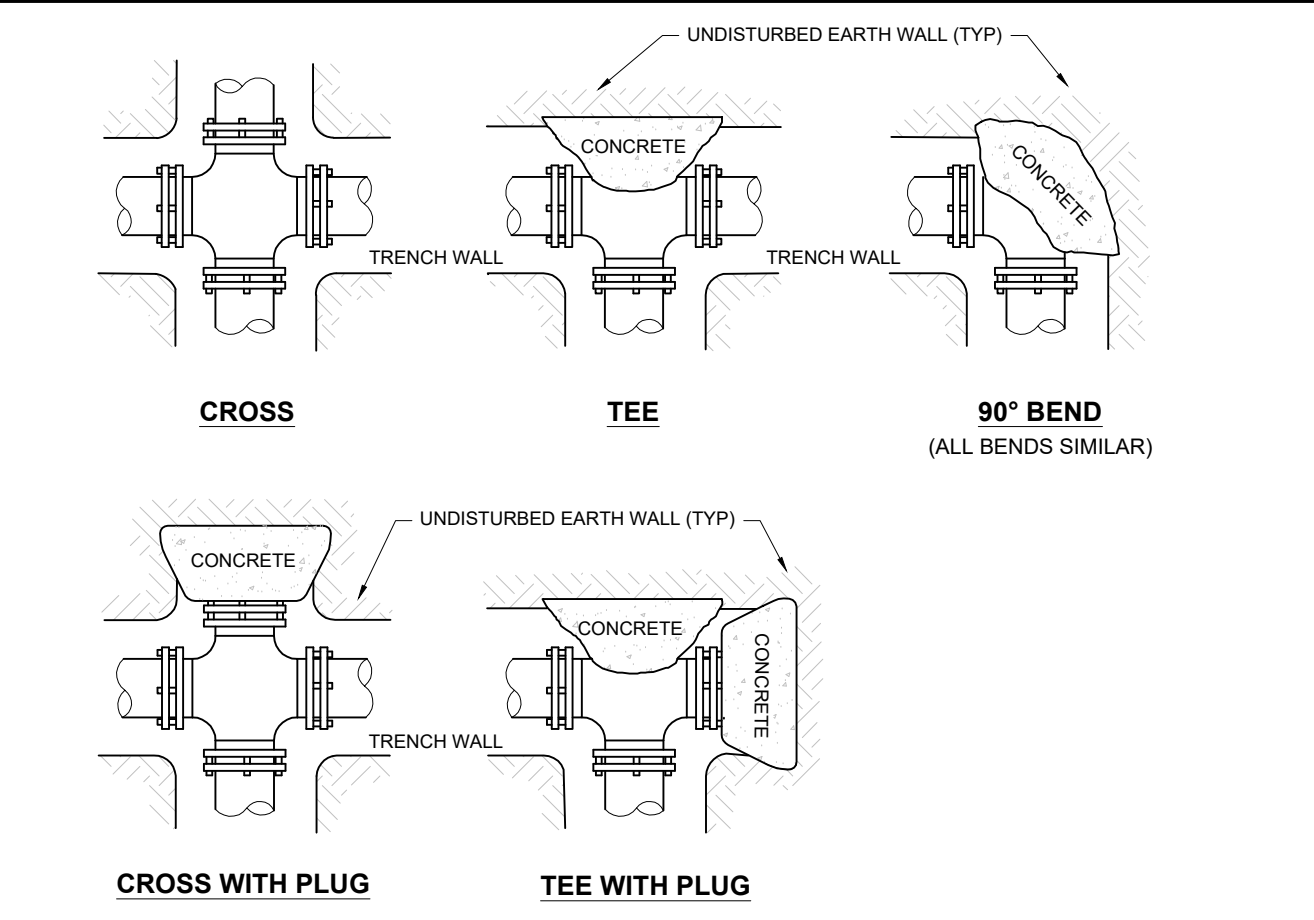
PRECAST CONCRETE SANITARY MANHOLE
NOT TO SCALE (NE-U020101 - 11/2024)



HYDRANT AND VALVE INSTALLATION
NOT TO SCALE (NE-U030101 - 11/2024)

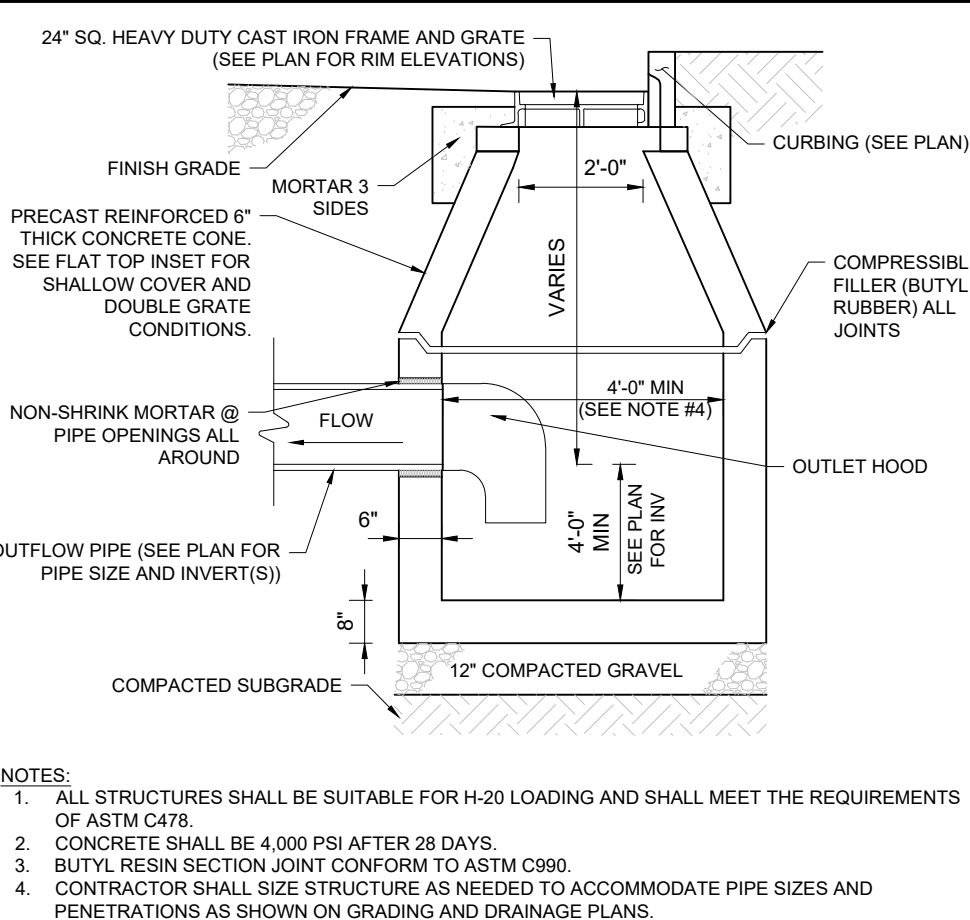


TAPPING SLEEVE AND GATE VALVE
NOT TO SCALE (NE-U030401 - 11/2024)

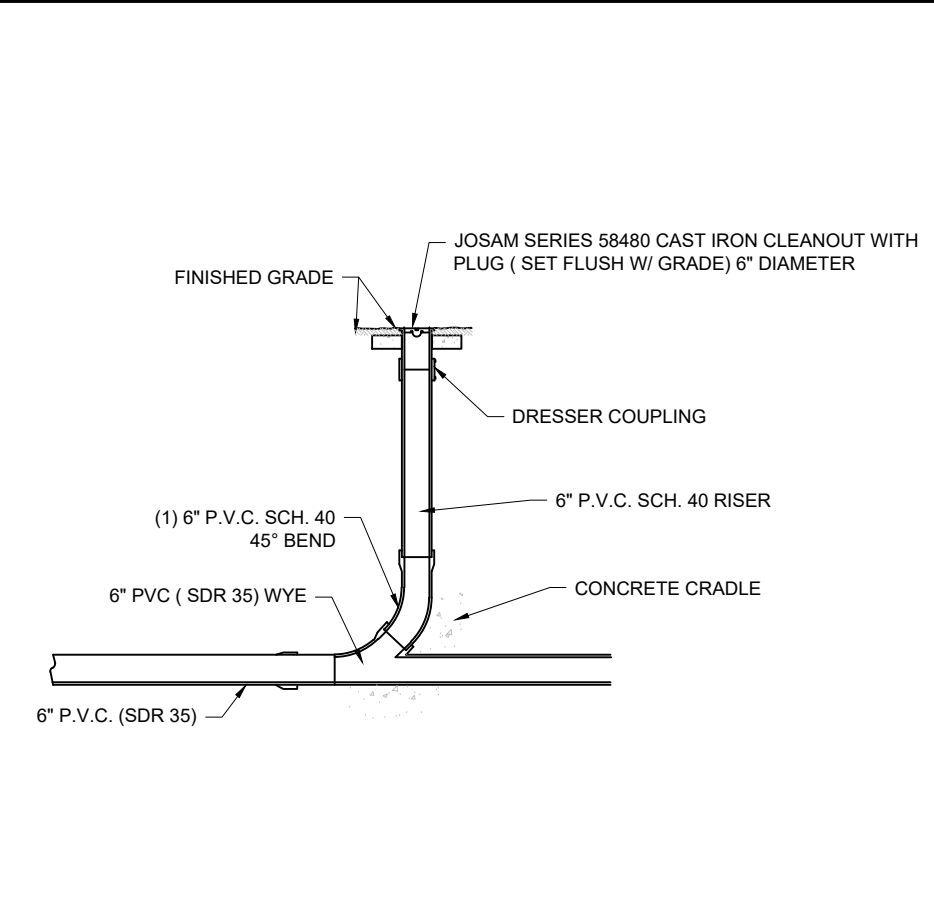


HORIZONTAL THRUST BLOCKING
NOT TO SCALE (NE-U030501 - 11/2024)

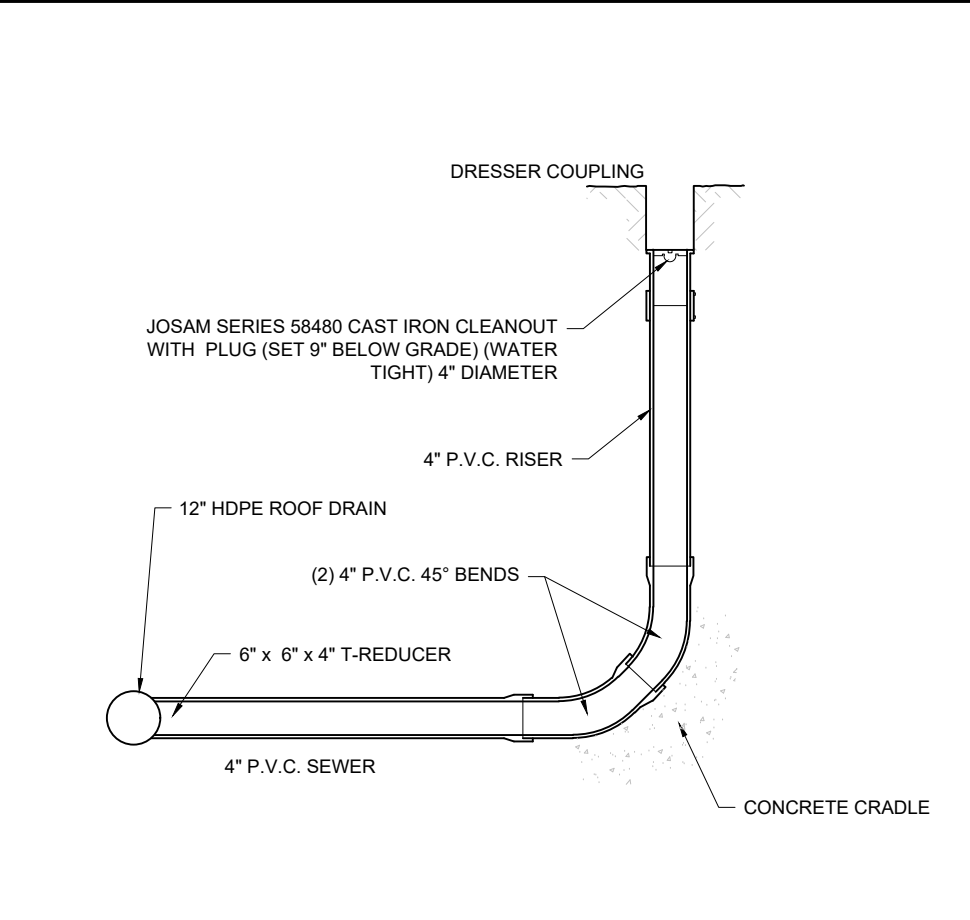
PIPE SIZE	BENDS			
	90°	45°	22 1/2°	11 1/2°
3"	1.0	1.0	1.0	1.0
4"	1.0	1.0	1.0	1.0
6"	1.5	2.0	1.0	1.0
8"	2.5	3.5	1.8	1.0
10"	4.0	5.5	2.8	1.5
12"	6.0	8.0	4.0	2.0



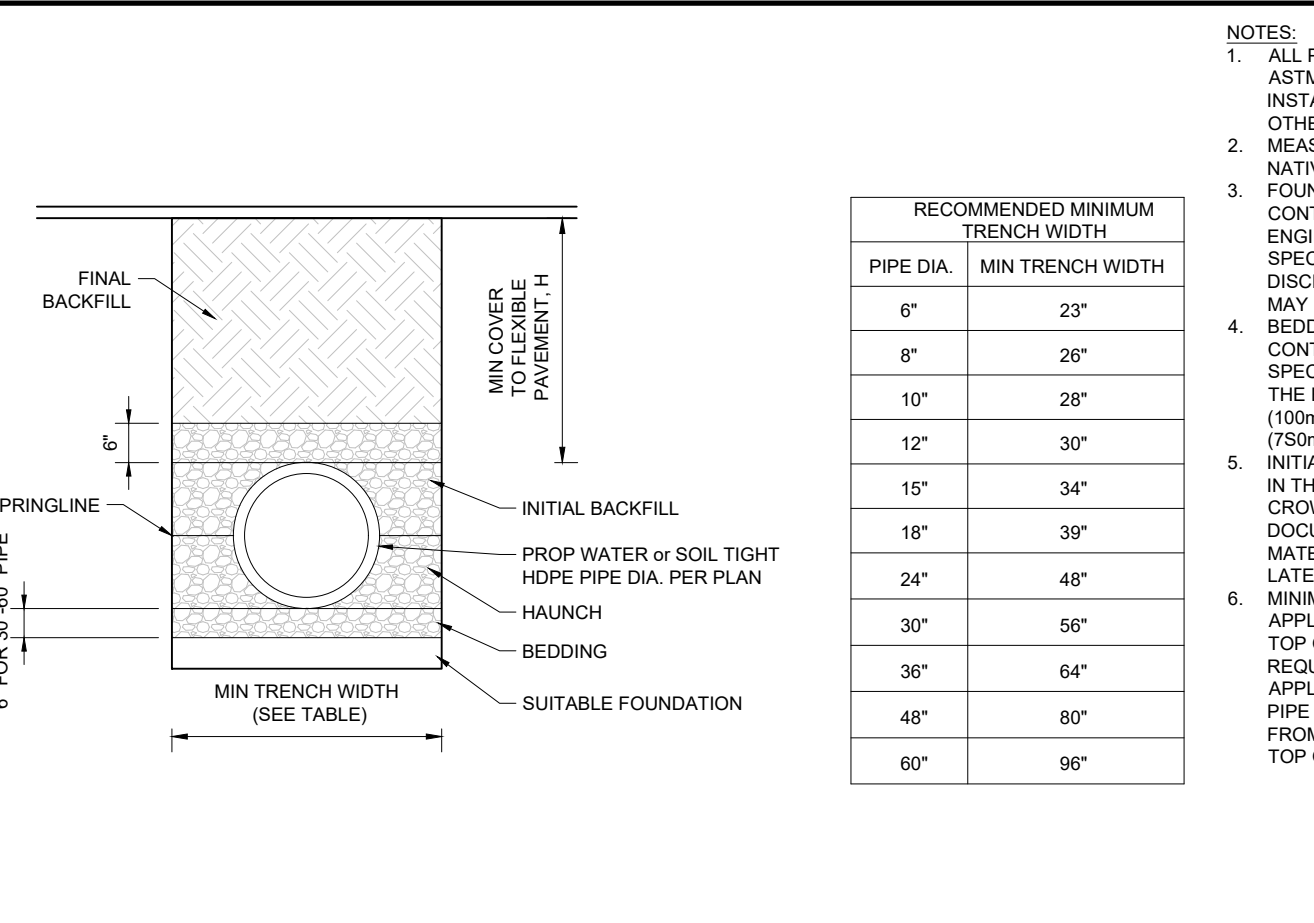
PRECAST CONCRETE DEEP SUMP CATCH BASIN
NOT TO SCALE (NE-U010201 - 02/2025)



CLEANOUT (IN-LINE)
NOT TO SCALE (NE-U010302 - 09/2023)



CLEANOUT (TERMINAL)
NOT TO SCALE (NE-U010301 - 09/2023)



HDPE STORM PIPE TRENCH
NOT TO SCALE (NE-U019812 - 09/2023)

PIPE DIA.	MIN TRENCH WIDTH
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
48"	80"
60"	96"

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	JAK	LEC
4	03/12/2025	RESPONSE TO HANCOCK COMMENTS	JAK	EKR
5	03/19/2025	REV'S TO DRIVEWAY & GARAGE	JAK	EKR
6	04/29/2025	RESPONSE TO MDM & HANCOCK	JAK	CSE
7	06/04/2025	200' SIGHT DISTANCE	JAK	EGD
8	08/07/2025	220' SIGHT DISTANCE	JAK	EGD
9	09/09/2025	PLAN SET OF RECORD	JAK	CSE

PLAN SET OF RECORD

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

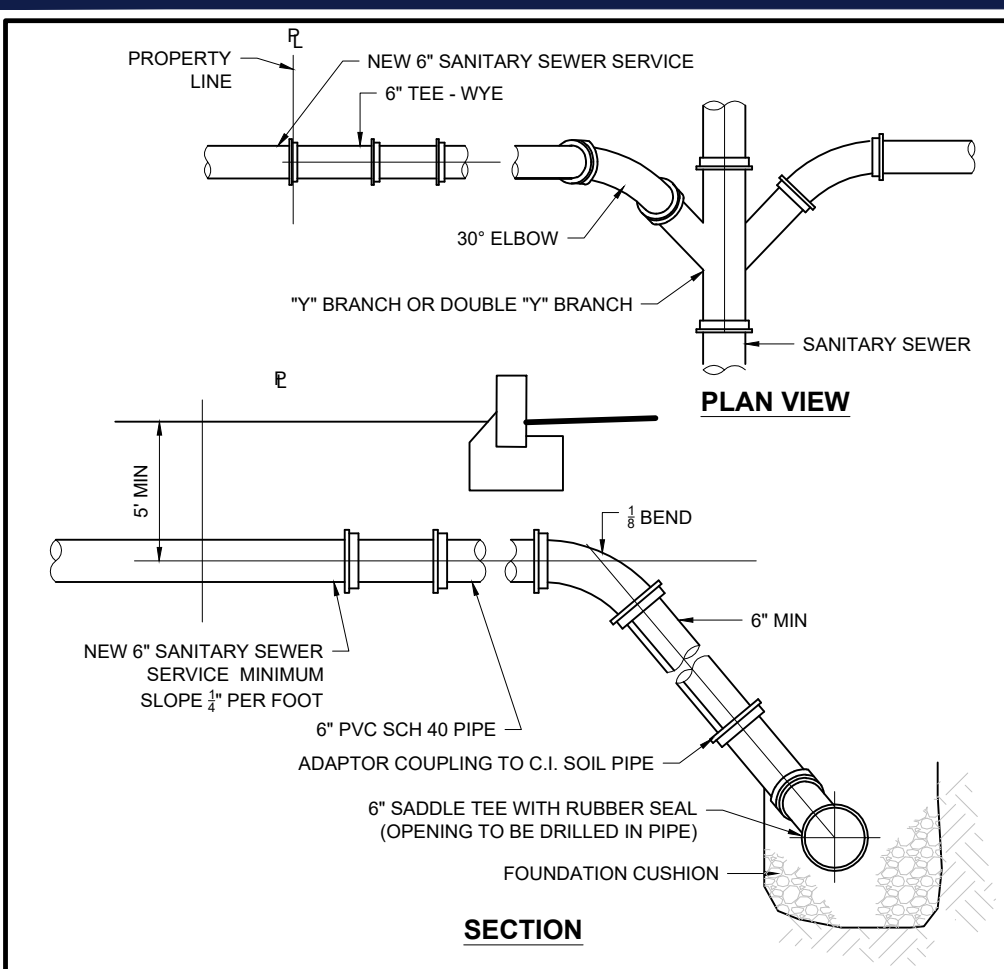
PROJECT No.: MAA230359-00-9A
 DRAWN BY: CSE
 CHECKED BY: JAK
 DATE: 02/25/2025
 CAD ID: P-CIVL-CND5

PRELIMINARY SITE DEVELOPMENT PLANS

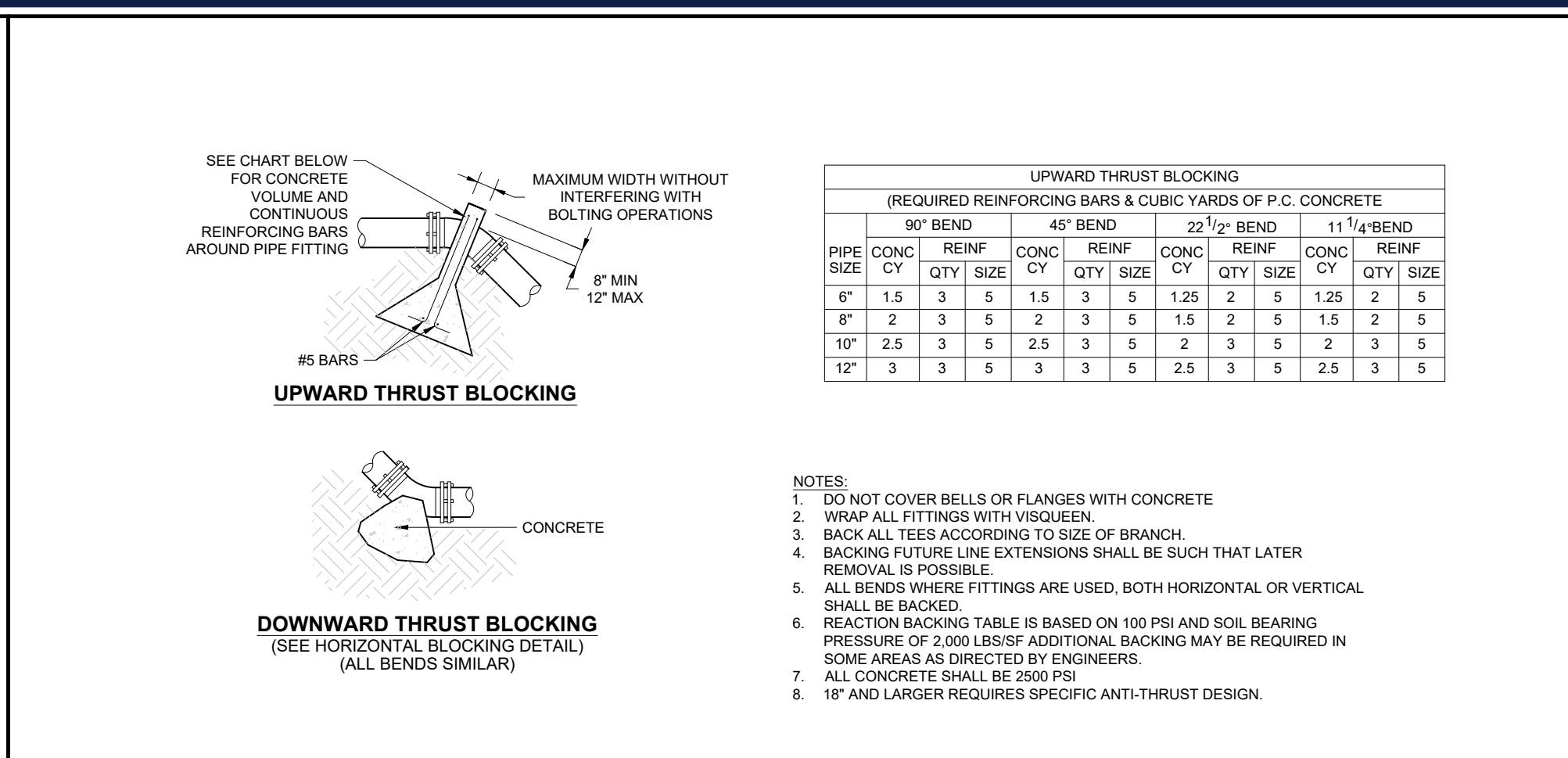
FOR
SLV ASHLAND, LLC
 PROPOSED 40B DEVELOPMENT "THE SANCTUARY AT ASHLAND MILLS"
 MAP: 14 | LOT: 128
 50 MAIN STREET
 TOWN OF ASHLAND MASSACHUSETTS

SHEET TITLE:
CONSTRUCTION DETAILS
 SHEET NUMBER:
C-902
 REVISION 9 - 09/09/2025

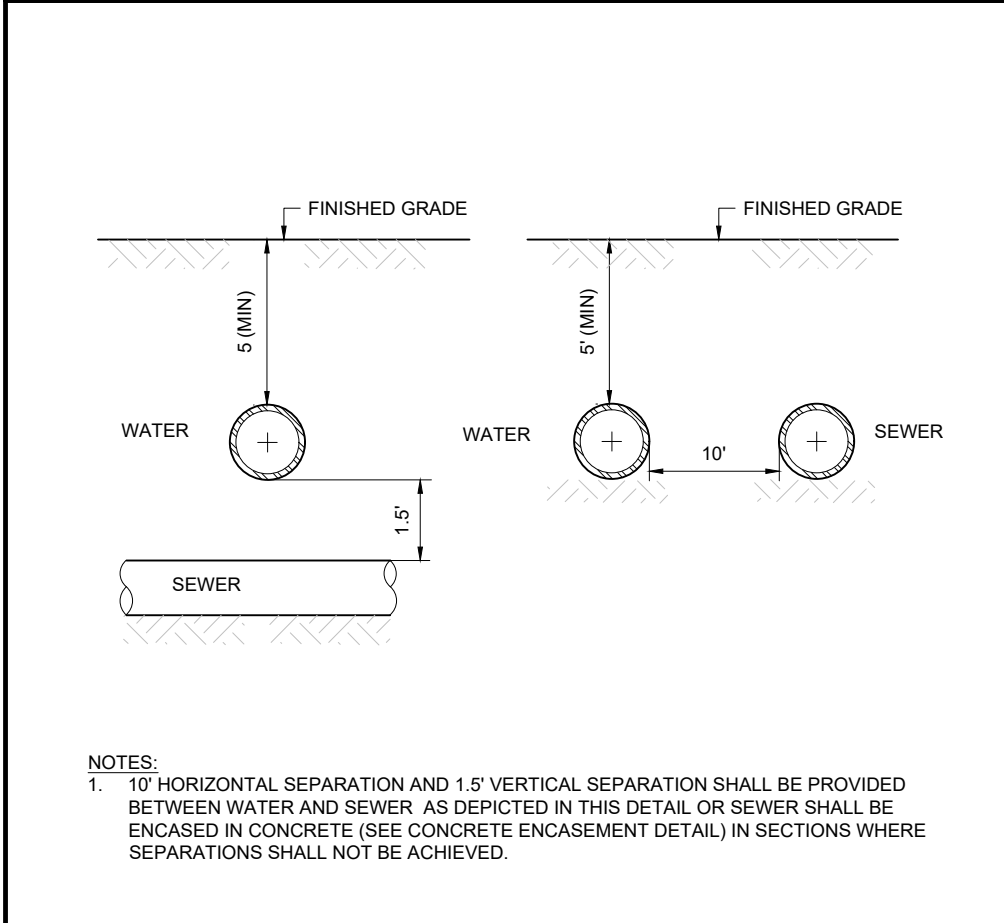
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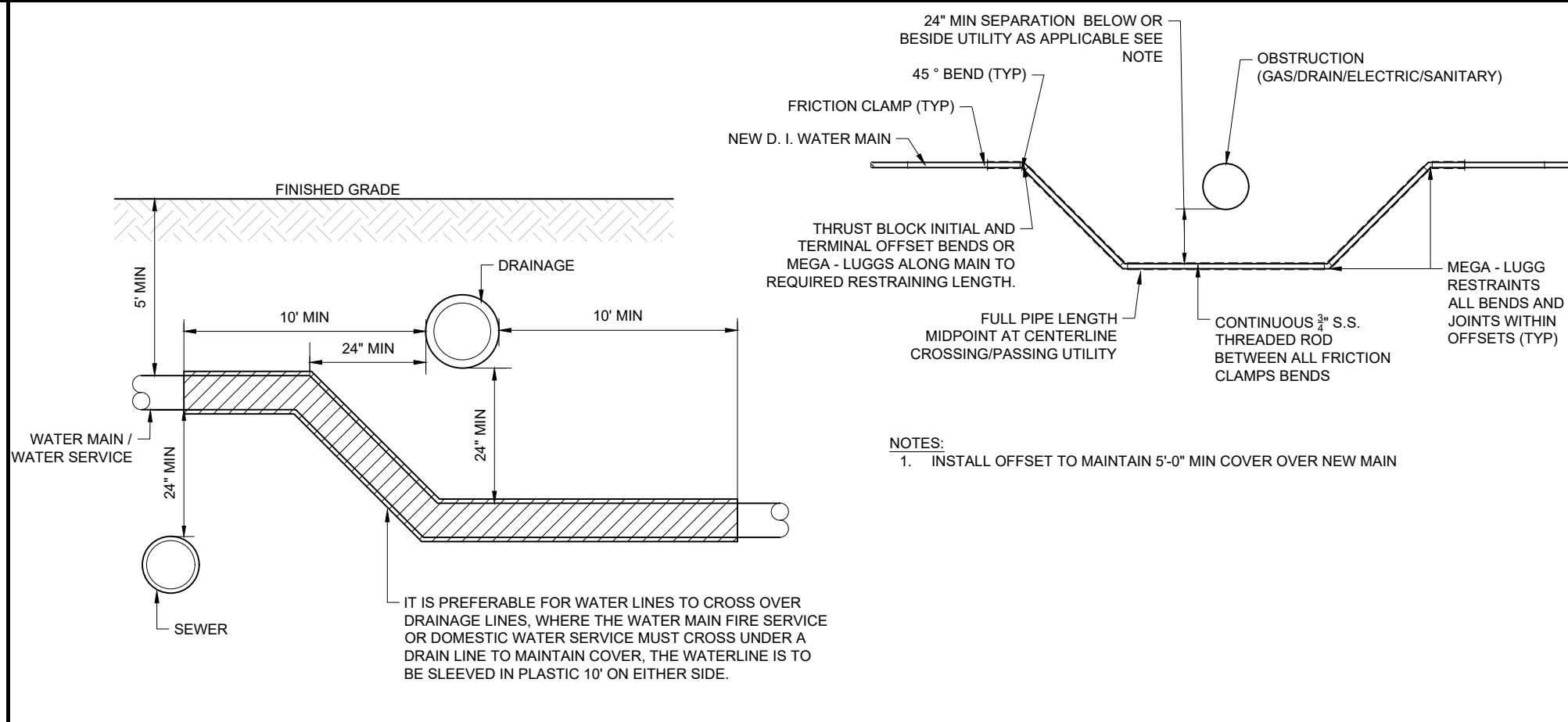
SANITARY MAIN CONNECTION
NOT TO SCALE (NE-U020401 - 09/2023)



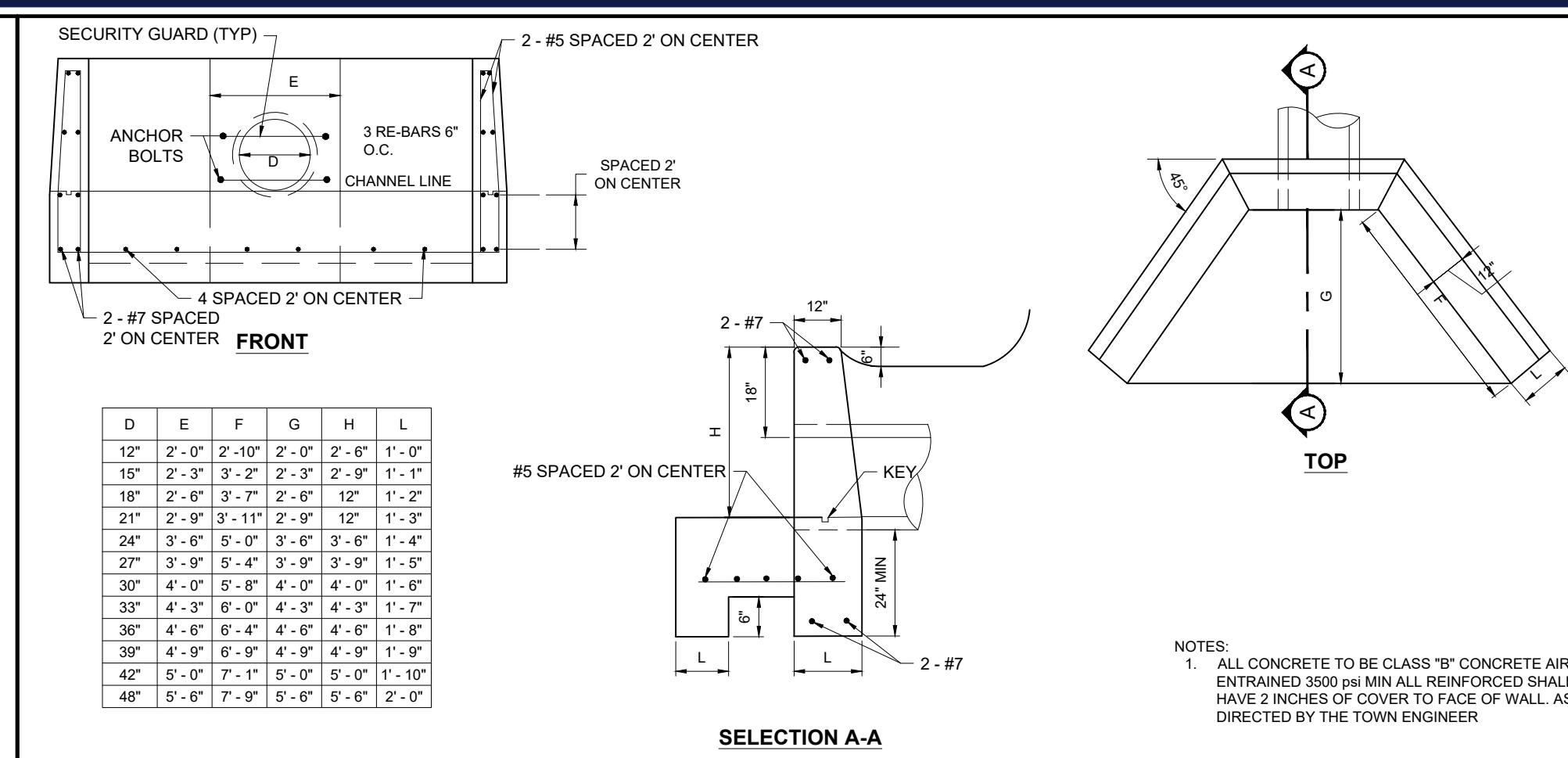
VERTICAL THRUST BLOCKING
NOT TO SCALE (NE-U030502 - 11/2024)



WATER AND SEWER UTILITY CROSSING
NOT TO SCALE (NE-U050101 - 09/2023)



WATER SERVICE OR MAIN AT UTILITY CROSSING
NOT TO SCALE (NE-U050102 - 09/2023)



HEADWALL
NOT TO SCALE (NE-U010404 - 09/2023)

NOTES REGARDING DETAILS BY OTHERS:
1. DETAILS PREPARED BY OTHERS ARE IDENTIFIED AS SUCH BY WAY OF A TITLE BLOCK, REFERENCE, LOGO, OR OTHER NOTATION.
2. WHERE AN ORIGINAL DETAIL BY OTHERS HAS BEEN MODIFIED, THE MODIFICATIONS ARE IDENTIFIED BY REVISION CLOUDS.
3. REFER TO OUTSIDE SOURCE NOTES ON THE GENERAL NOTES AND LEGEND SHEET.
4. WHEN THE SOURCE OF THE DETAIL IS A REVIEWING/REGULATORY AGENCY, FABRICATION AND INSTALLATION SHALL BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS AND SPECIFICATIONS. WHEN APPROPRIATE, SHOP DRAWINGS SHALL BE FORWARDED TO THE REVIEWING/REGULATORY AGENCY PRIOR TO FABRICATION.

DETAILS BY OTHERS DISCLAIMER

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	07/15/2024	ADDED EPA MONITORING WELLS	JDG	JAK
2	08/01/2024	COMPREHENSIVE PERMIT	CSE	JAK
3	02/25/2025	TRAFFIC COMMENTS	LEC	JAK
4	03/12/2025	RESPONSE TO HANCOCK COMMENTS	EKR	JAK
5	03/19/2025	REVS TO DRIVEWAY & GARAGE	EKR	EGD
6	04/29/2025	RESPONSE TO MDM & HANCOCK	CSE	EGD
7	06/04/2025	290' SIGHT DISTANCE	CSE	EGD
8	08/07/2025	220' SIGHT DISTANCE	CSE	EGD
9	09/09/2025	PLAN SET OF RECORD	CSE	EGD

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PLAN SET OF RECORD

PROJECT No.: MAA230359 00-9A
DRAWN BY: CSE
DATE: 02/25/2025
CAD LD.: P-CIVL-CNDS

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

John Kucich
Professional Engineer
MASS REG. PROFESSIONAL ENGINEER
NEW ENGLAND PROFESSIONAL ENGINEERS ASSOCIATION
LICENSE NO. 9618
MAINE LICENSE NO. 1259

CONSTRUCTION DETAILS
SHEET NUMBER: **C-903**
REVISION 9 - 09/09/2025

CDS1515-3-C DESIGN NOTES

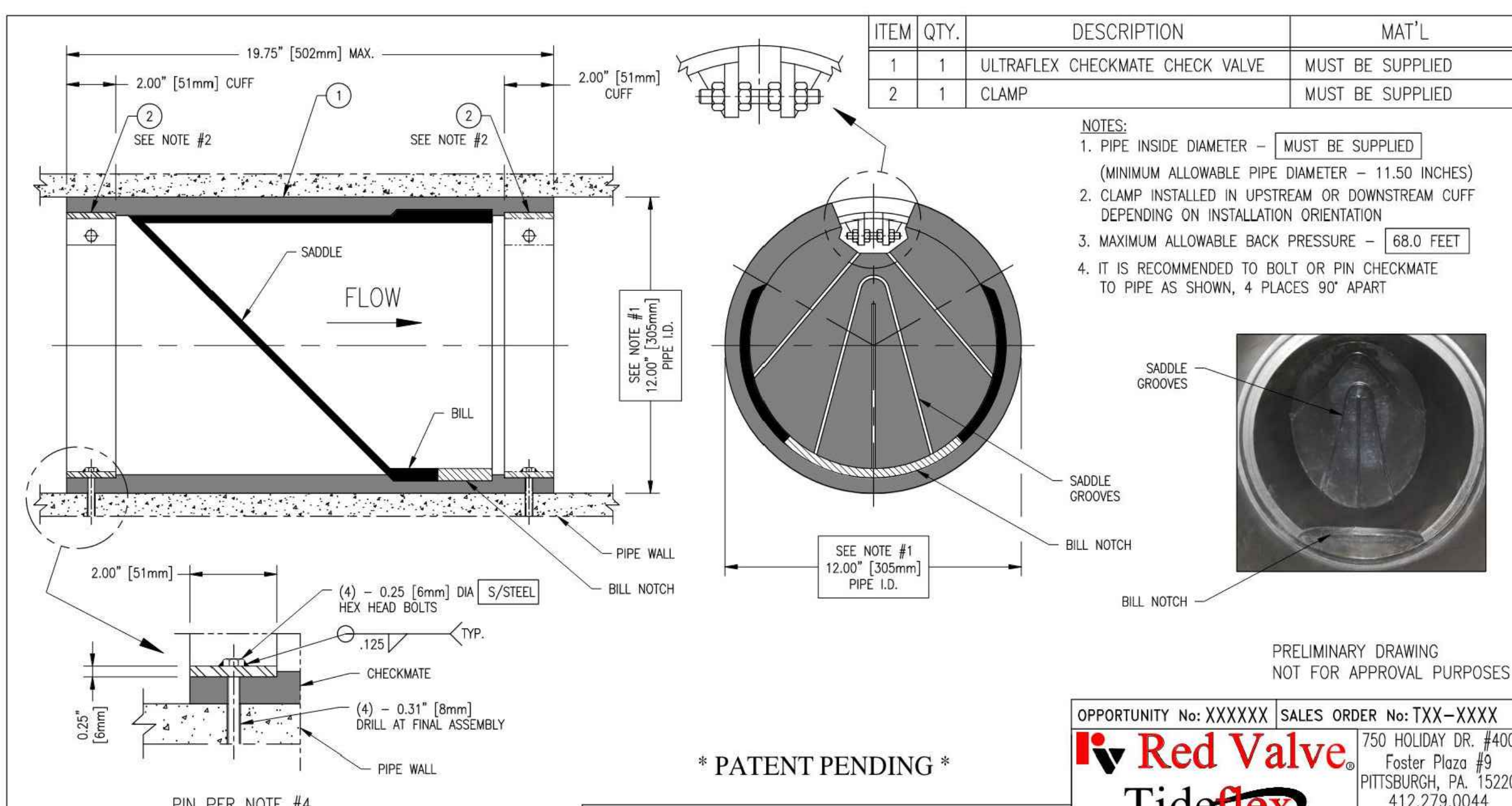
CDS1515-3-C RATED TREATMENT CAPACITY IS 1.0 CFS. OR PER LOCAL REGULATIONS.
THE STANDARD CDS1515-3-C CONFIGURATION IS SHOWN.



GENERAL NOTES:
1. CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET ASHTO H20-22.5 LOAD RATING, ASSUMING EARTH COVER OF 0'-2" AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M198 AND BE CAST WITH THE CONTECH LOGO.
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND ASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES:
A. ANY SUB-BASE, BACKFILL, DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
CDS1515-3-C ONLINE CDS STANDARD DETAIL
8025 Centre Pointe Dr. Suite 400, West Chester, OH 45399
800-338-1122 513-845-7000 513-645-7993 FAX



Red Valve Tideflex
750 HOLIDAY DR. #400
Foster Plaza #9
PITTSBURGH, PA 15220
412.279.0044
REDVALVE.com

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OPPORTUNITY No: XXXXXX SALES ORDER No: TXX-XXXX
TT PRODUCT: 12" ULTRAFLEX CHECKMATE CHECK VALVE
TT PART No: CMCBUF-120-APPROVAL
DR. BY: TLM DATE: XX-XX-XX CHKD. BY: DATE:
CAD SCALE: FULL DOC No: DWG REV 0
PLOT SCALE: 1 = 1 DWG No: TTS-DWG

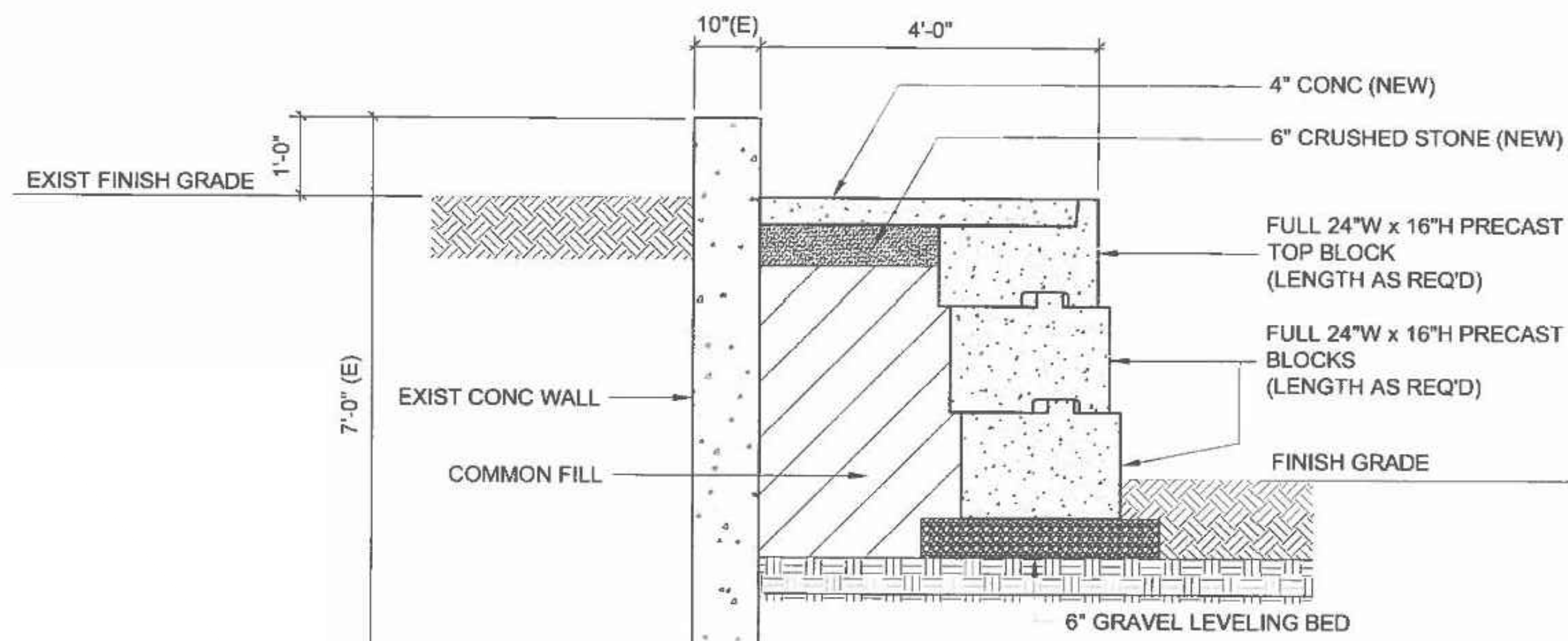
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I. STRUCTURAL GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE 2015 INTERNATIONAL BUILDING CODE AND ALL APPLICABLE MASSACHUSETTS 780 CMR REFERENCED AMENDMENTS.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE FOR A SAFE AND EFFICIENT METHOD OF SHORING AND/OR BRACING THE STRUCTURE DURING ALL CONSTRUCTION PHASES. SUBMIT AN OUTLINE OF PROPOSED PROCEDURE TO THE ENGINEER BEFORE CONSTRUCTION COMMENCES.
- PRECAST RETAINING BLOCK WALL SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND ACCORDING TO DETAIL SHOWN ON THIS DRAWING.

II. CONCRETE

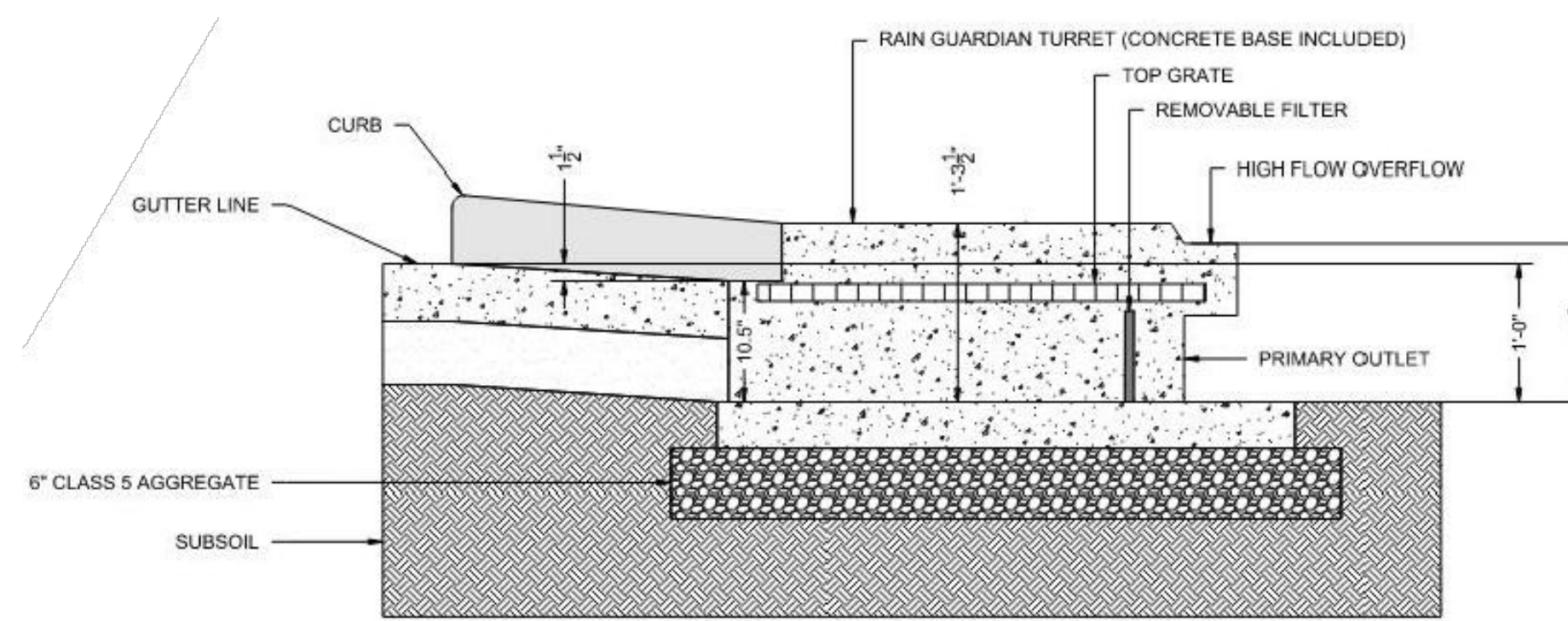
- CONCRETE SHALL HAVE THE FOLLOWING 28 DAY COMPRESSIVE STRENGTH:
 - SLABS.....3000 PSI



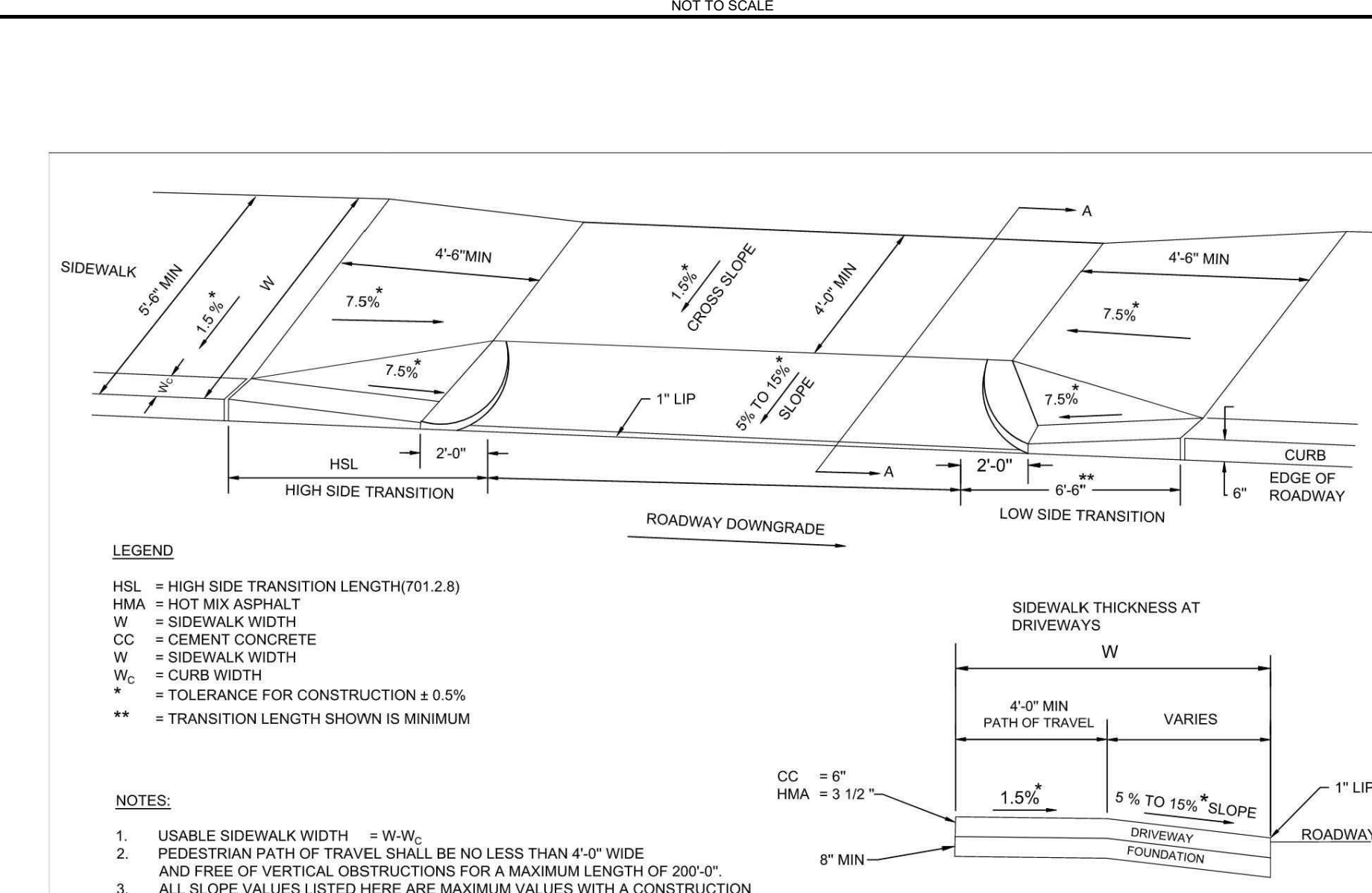
PROPOSED RETAINING WALL

1/2" = 1'-0"

1/2" = 1'-0"	RETAINING WALL SECTION	PROJECT AT 10 MAIN STREET ASHLAND, MA.	TESTA ENGINEERING Structural Engineering	SK.1
RM				
RJT				
10/26/2023				



FOCALPOINT RAIN GUARDIAN TURRET SECTION DETAIL



massDOT	CONSTRUCTION STANDARDS	SIDEWALK THROUGH DRIVEWAYS WITH CURB RETURNS 2' CURB CORNERS	ISSUE DATE	DRAWING NUMBER
	SECTION 700		JAN 2025	701.1.2

MADOT SIDEWALK THROUGH DRIVEWAYS WITH CURB RETURNS 2' CURB CORNERS DETAIL

NOTES REGARDING DETAILS BY OTHERS:

- DETAILS PREPARED BY OTHERS ARE IDENTIFIED AS SUCH BY WAY OF A TITLE BLOCK, REFERENCE, LOGO, OR OTHER NOTATION.
- WHERE AN ORIGINAL DETAIL BY OTHERS HAS BEEN MODIFIED, THE MODIFICATIONS ARE IDENTIFIED BY REVISION CLOUDS.
- REFER TO OUTSIDE SOURCE NOTES ON THE GENERAL NOTES AND LEGEND SHEET.
- WHEN THE SOURCE OF THE DETAIL IS A REVIEWING/REGULATORY AGENCY, FABRICATION AND INSTALLATION SHALL BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS AND SPECIFICATIONS. WHEN APPROPRIATE, SHOP DRAWINGS SHALL BE FORWARDED TO THE REVIEWING/REGULATORY AGENCY PRIOR TO FABRICATION.

DETAILS BY OTHERS DISCLAIMER

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

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	07/15/2024	ADDED EPA MONITORING WELLS	JDG
2	08/01/2024	COMPREHENSIVE PERMIT	CSE
3	02/25/2025	TRAFFIC COMMENTS	LEC
4	03/12/2025	RESPONSE TO HANCOCK COMMENTS	EKR
5	03/19/2025	REVS TO DRIVEWAY & GARAGE	EKR
6	04/29/2025	RESPONSE TO MDM & HANCOCK	CSE
7	06/04/2025	290' SIGHT DISTANCE	EGD
8	08/07/2025	220' SIGHT DISTANCE	EGD
9	09/09/2025	PLAN SET OF RECORD	CSE

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

PLAN SET OF RECORD

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.: MAA230359-00-9A
DRAWN BY: CSE
CHECKED BY: JAK
DATE: 02/25/2025
CAD ID: P-CIVL-CND5

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. KULICH
Professional Engineer
MASSACHUSETTS
NEW ENGLAND PROFESSIONAL ENGINEERS
COMMITTEE
RHSODE LICENSE NO. 0616
MAINE LICENSE NO. 1250

CONSTRUCTION DETAILS

SHEET NUMBER:
C-904

REVISION 9 - 09/09/2025

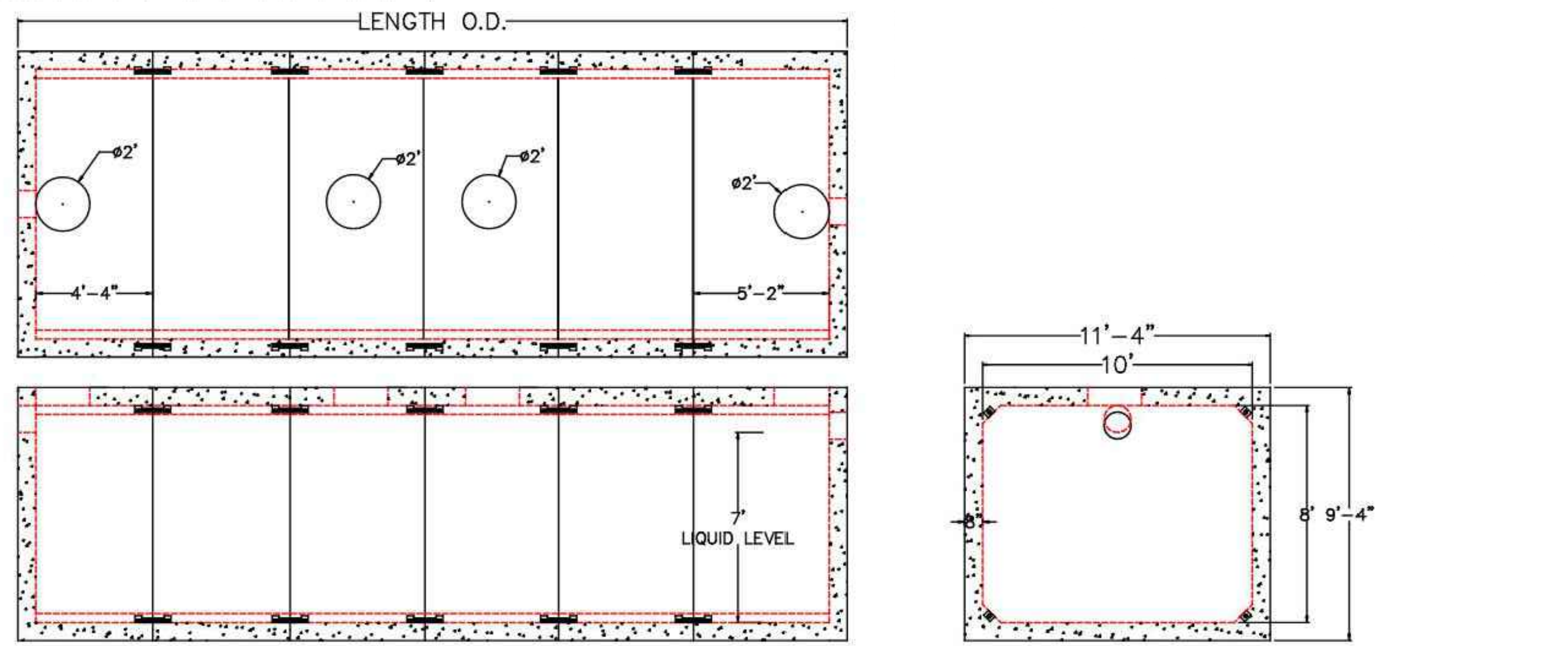
SCITUATE COMPANIES
120 CLAY PIT ROAD
MARSHFIELD, MA 02050
PHONE # 1-800-440-0009
FAX # 781-837-4320

CONTRACTOR: _____ JOB NAME: _____

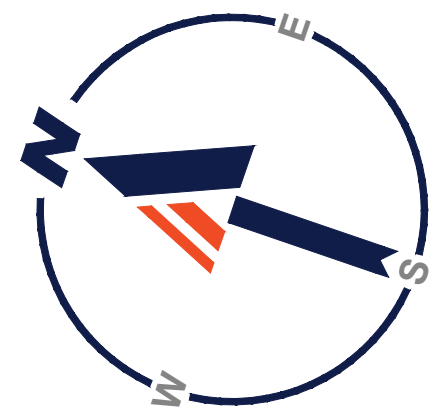
DATE: _____ DRAWING: ST-__KIT-20 DRAWING BY: C. J. SCOTT

10,000 GALLON TO 40,000 GALLON H-20 TANK

- NOTES:
- TANKS SHALL BE WATERTIGHT.
 - CONCRETE MIN. 5,000 PSI AFTER 28 DAYS.
 - TANK SHALL BE H-20 LOADING RATED.
 - TANK SIZE TO BE DETERMINED DURING DESIGN OF STORMWATER PUMP SYSTEM.

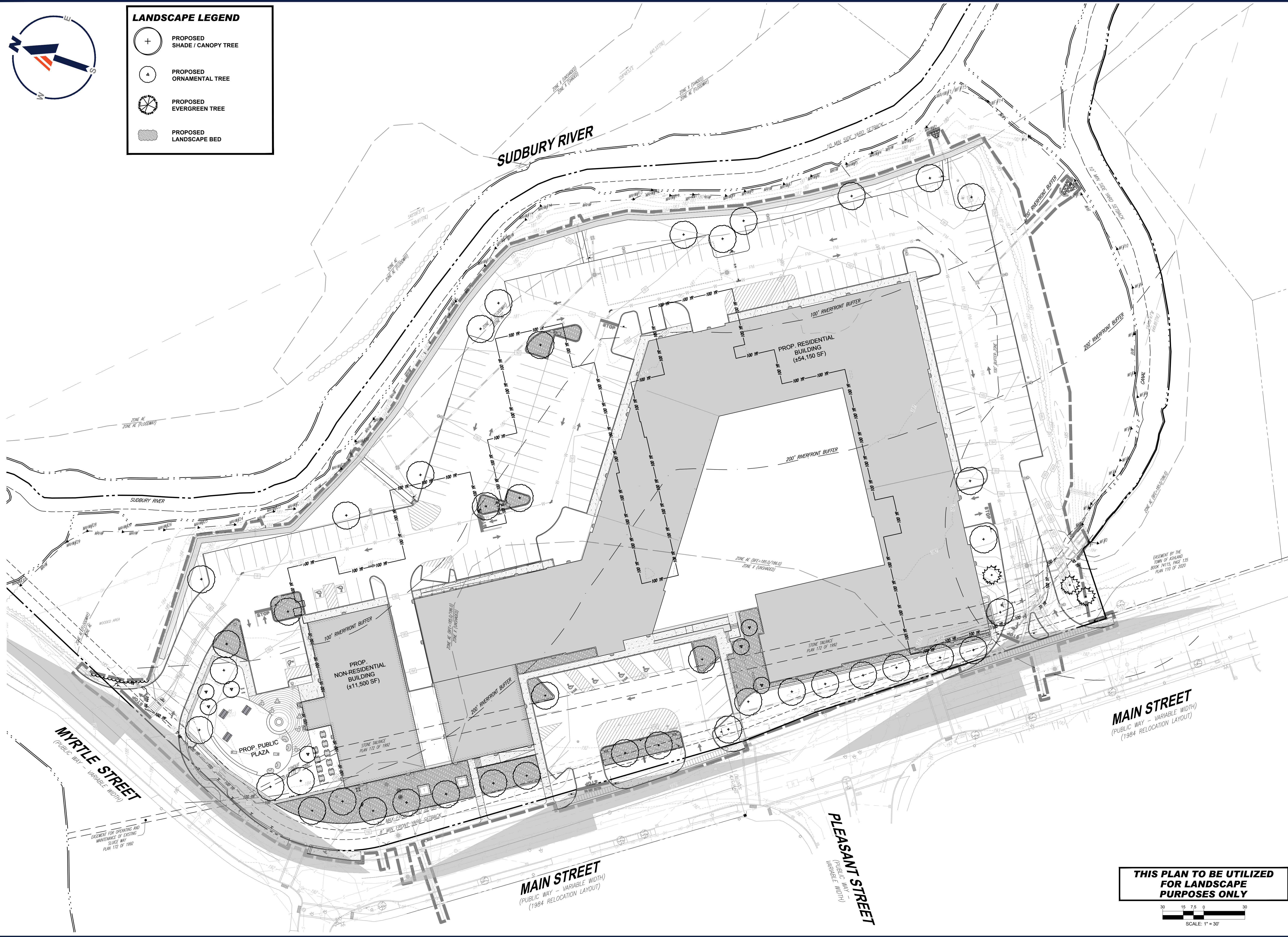


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LANDSCAPE LEGEND

	PROPOSED SHADE / CANOPY TREE
	PROPOSED ORNAMENTAL TREE
	PROPOSED EVERGREEN TREE
	PROPOSED LANDSCAPE BED



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 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	07/15/2024	ADDED EPA MONITORING WELLS	JDK
2	08/01/2024	COMPREHENSIVE PERMIT	CSE
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4	03/12/2025	RESPONSE TO HANCOCK COMMENTS	EKR
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7	06/04/2025	200' SIGHT DISTANCE	EGD
8	08/07/2025	220' SIGHT DISTANCE	CSE
9	09/09/2025	PLAN SET OF RECORD	EGD

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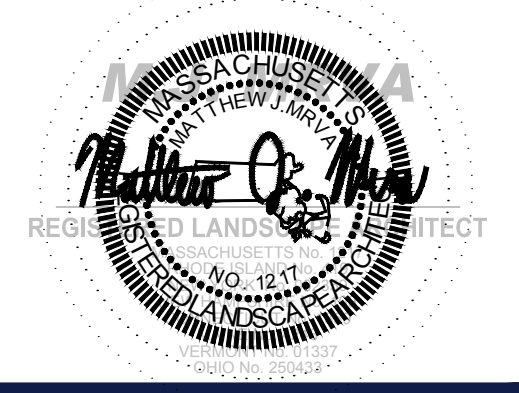
PLAN SET OF RECORD

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

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: **LANDSCAPE PLAN**
 SHEET NUMBER: **L-101**
 REVISION 9 - 09/09/2025

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

SCALE: 1" = 30'

P:\2023\MAA230359\01\DRAWINGS\PLAN SET\CIVIL SITE PLANS\CIVIL SITE PLAN\01\MAA230359_00-9A...LAYOUT_L101.LSP

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 6" 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.
3. 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 NURSEYMEN).
 - 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.
3. 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.
4. 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.
5. 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 HELM, 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.
6. 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.
7. 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.
8. 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.
9. 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:

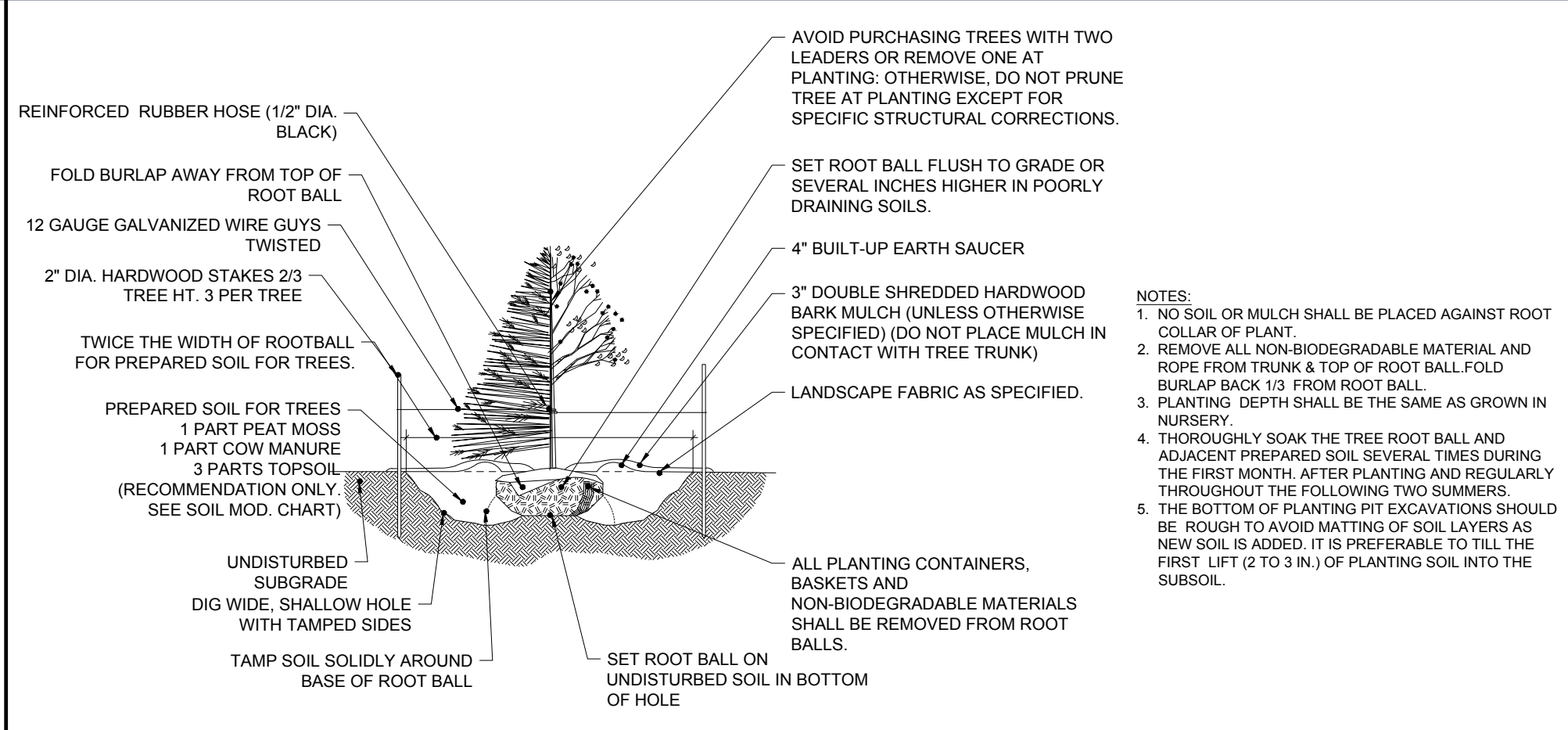
ACER RUBRUM
BETULA VARIETIES
CARPINUS VARIETIES
CRATAEGUS VARIETIES
KOELREUTERIA
LIQUIDAMBAR STRACIFLUA
LIRIODENDRON TULIPIFERA

PLATANUS X ACERIFOLIA
POPULUS VARIETIES
PRUNUS VARIETIES
PYRUS VARIETIES
QUERCUS VARIETIES
TILIA TOMENTOSA
ZELKOVA VARIETIES

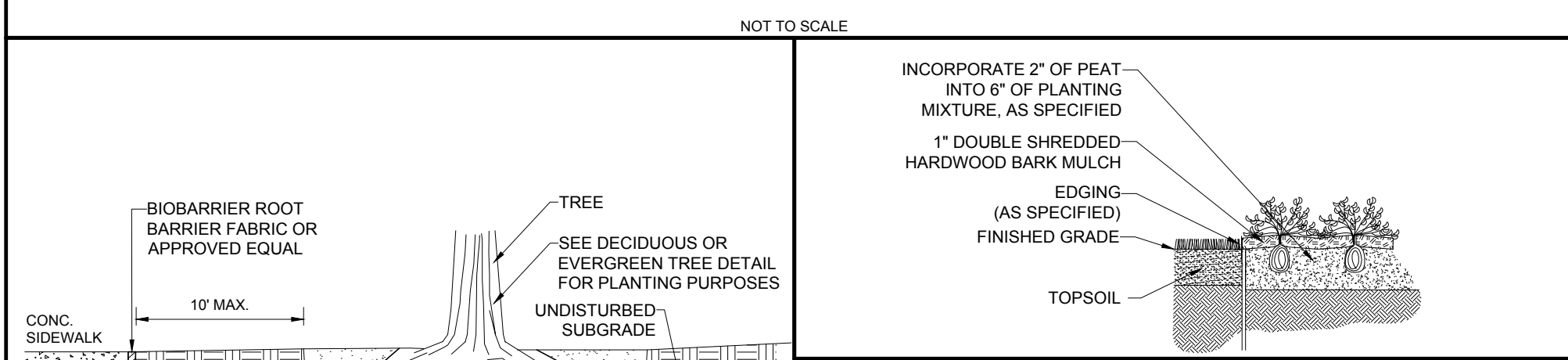
- PLANTING TREES SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
 - 1 PART PEAT MOSS
 - 1 PART COMPOSTED COW MANURE BY VOLUME
 - 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
 - FILL 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 1/4" 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.
- 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.

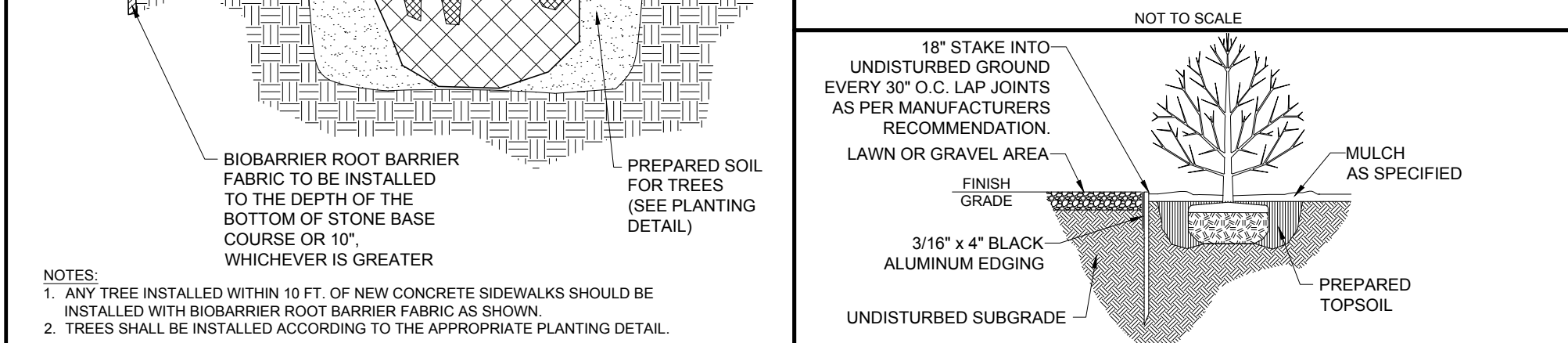
- GUARANTEE
 - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF 1 YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED 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.
- 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.
- 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.



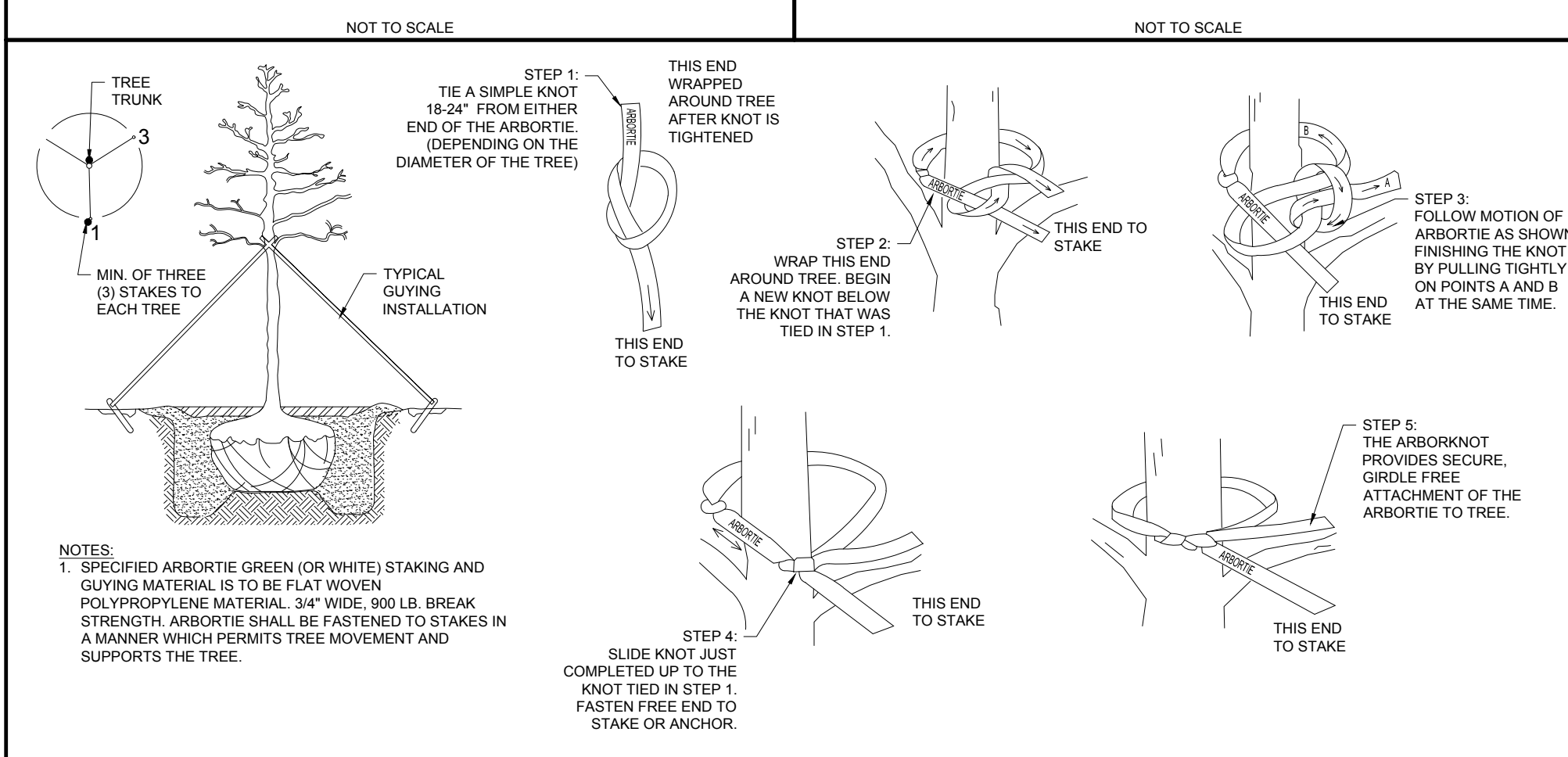
TREE PLANTING



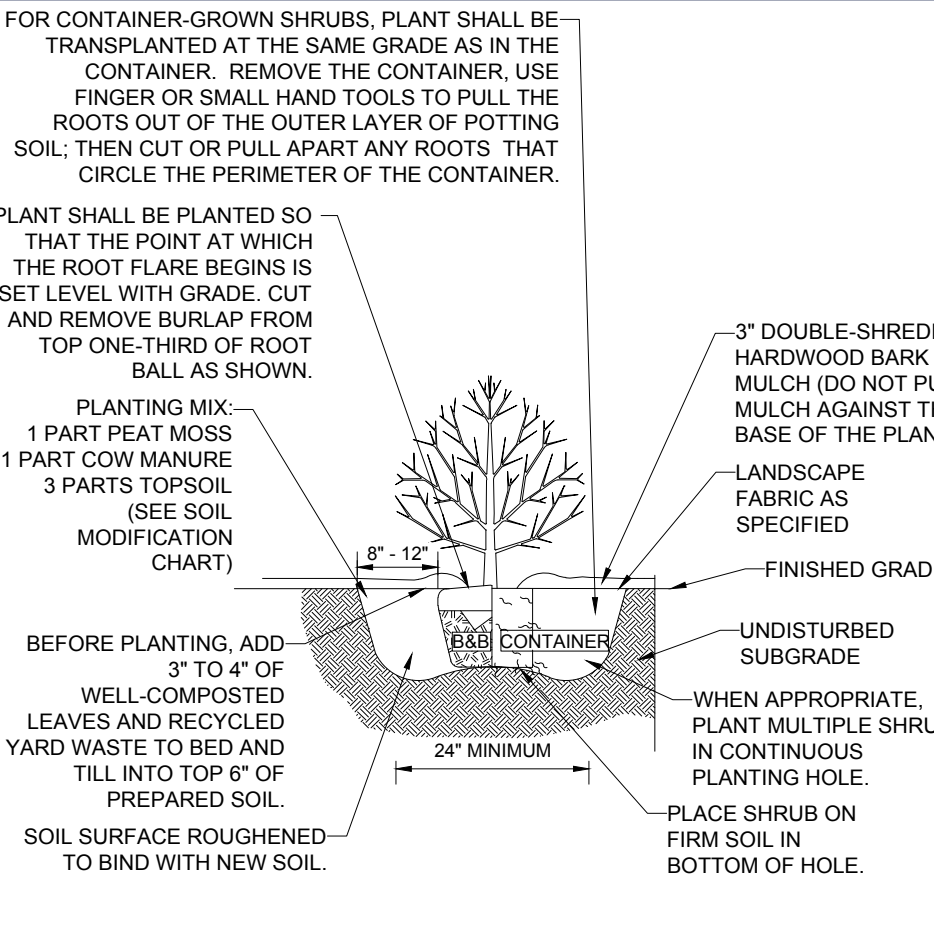
GROUND COVER PLANTING



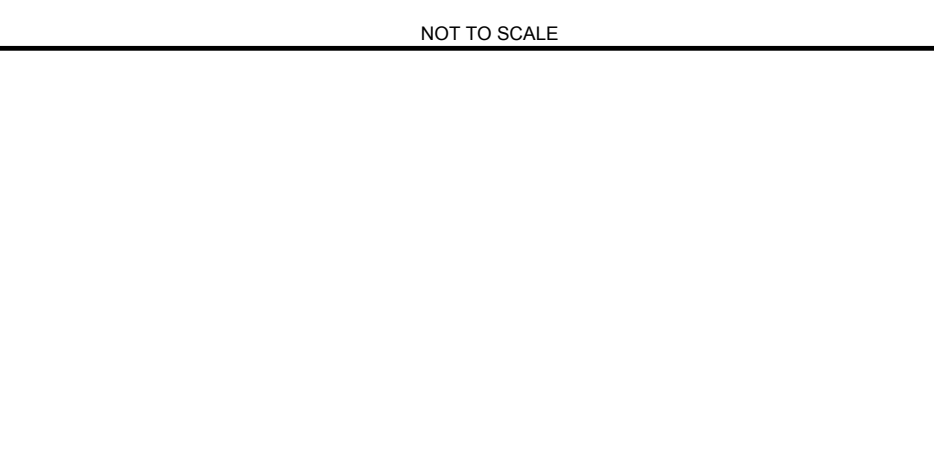
BIOBARRIER ROOT BARRIER



ARBORTIE STAKING



SHRUB PLANTING



BOHLER

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

REVISIONS				
REV	DATE	COMMENT	DESIGNED BY	CHECKED 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	JAK	JAK
4	03/12/2025	RESPONSE TO HANCOCK COMMENTS	JAK	EKR
5	03/19/2025	REVS TO DRIVEWAY & GARAGE	JAK	EKR
6	04/29/2025	RESPONSE TO MDM & HANCOCK	JAK	CSE
7	08/04/2025	290' SIGHT DISTANCE	JAK	EGD
8	08/07/2025	220' SIGHT DISTANCE	JAK	EGD
9	09/09/2025	PLAN SET OF RECORD	JAK	CSE

811

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PLAN SET OF RECORD

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.: MAA230359-00-9A
DRAWN BY: CSE
CHECKED BY: JAK
DATE: 02/26/2024
CAD ID: P-CIVL-L102

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

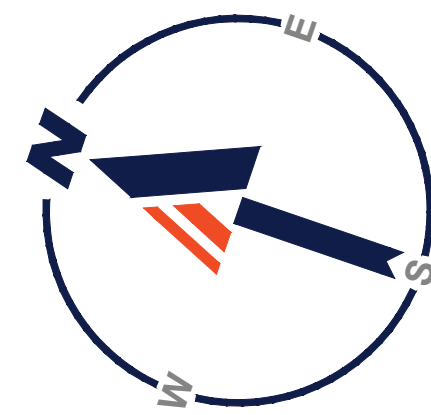
REGISTERED LANDSCAPE ARCHITECT
NO. 217
MASSACHUSETTS

LANDSCAPE NOTES & DETAILS

SHEET NUMBER:
L-102

REVISION 9 - 09/09/2025

P:\2023\MAA230359-00-9A\CAD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\CIVIL-L102.LINNOTE



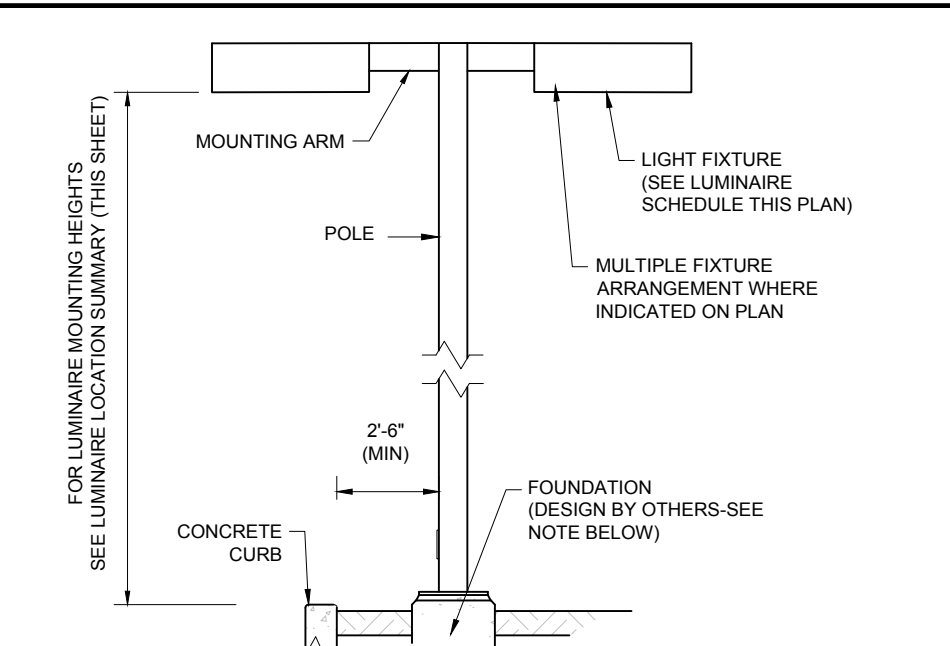
MASSACHUSETTS LIGHTING NOTES

(REV. 02/2023)

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. THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURERS. 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.
3. 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.
4. 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-CANDELS (FC).
5. 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 REPLACING IF NECESSARY ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. FAILURE TO FOLLOW THE ABOVE 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.
6. WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, 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.
7. 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 APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
8. CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT INTERFERE WITH UTILITIES, OR OTHER STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ANY AND ALL POWER SOURCE(S), AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY LOCAL REGULATION.
9. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND OR ROTATED OPTICS ARE INSTALLED AS REQUIRED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.
10. THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LIGHTING 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.
11. THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.
12. WHEN A BANK AT/N IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.
13. 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.

LABEL	QTY	MOUNTING HEIGHT	ARRANGEMENT	LLF	LUM LUMENS	BUG RATING	DESCRIPTION
W3	44	15'-0" AFF	SINGLE	0.900	2302	B1-U0-G1	SIGNIFY GARCO, WALL MOUNT PUREFORM LED WALL SCENCE, TYPE 3, ZERO UP-LIGHT (PWS-C401-WW-G2-3-UNV)
P2	1	20'-0" AFG	SINGLE	0.900	6234	B2-U0-G2	SIGNIFY GARCO, ECOFORM SITE AND AREA LED LUMINAIRE, TYPE 2, ZERO UP-LIGHT (ECF-S-32L-700-WW-G2-3)
P2-S	1	20'-0" AFG	SINGLE	0.900	7073	B1-U0-G2	SIGNIFY GARCO, ECOFORM SITE AND AREA LED LUMINAIRE, TYPE 2, WITH HOUSE-SIDE SHIELD, ZERO UP-LIGHT (ECF-S-32L-700-WW-G2-2-HIS)
P3	2	20'-0" AFG	SINGLE	0.900	9034	B2-U0-G2	SIGNIFY GARCO, ECOFORM SITE AND AREA LED LUMINAIRE, TYPE 3, ZERO UP-LIGHT (ECF-S-32L-700-WW-G2-3)
P3-D	6	20'-0" AFG	SINGLE	0.900	7197	B1-U0-G2	SIGNIFY GARCO, ECOFORM SITE AND AREA LED LUMINAIRE, TYPE 3, ZERO UP-LIGHT (ECF-S-32L-700-WW-G2-3-HIS)
P3-S	1	20'-0" AFG	BACK-BAK	0.900	9034	B2-U0-G2	SIGNIFY GARCO, ECOFORM SITE AND AREA LED LUMINAIRE, TYPE 3, ZERO UP-LIGHT (ECF-S-32L-700-WW-G2-3)
P4	1	20'-0" AFG	SINGLE	0.900	9452	B2-U0-G2	SIGNIFY GARCO, ECOFORM SITE AND AREA LED LUMINAIRE, TYPE 4, ZERO UP-LIGHT (ECF-S-32L-700-WW-G2-4)
P4-S	1	20'-0" AFG	SINGLE	0.900	7412	B1-U0-G2	SIGNIFY GARCO, ECOFORM SITE AND AREA LED LUMINAIRE, TYPE 4, WITH HOUSE-SIDE SHIELD, ZERO UP-LIGHT (ECF-S-32L-700-WW-G2-4-HIS)
PSW	1	20'-0" AFG	SINGLE	0.900	9395	B4-U0-G2	SIGNIFY GARCO, ECOFORM SITE AND AREA LED LUMINAIRE, TYPE 5W, ZERO UP-LIGHT (ECF-S-32L-700-WW-G2-5W)

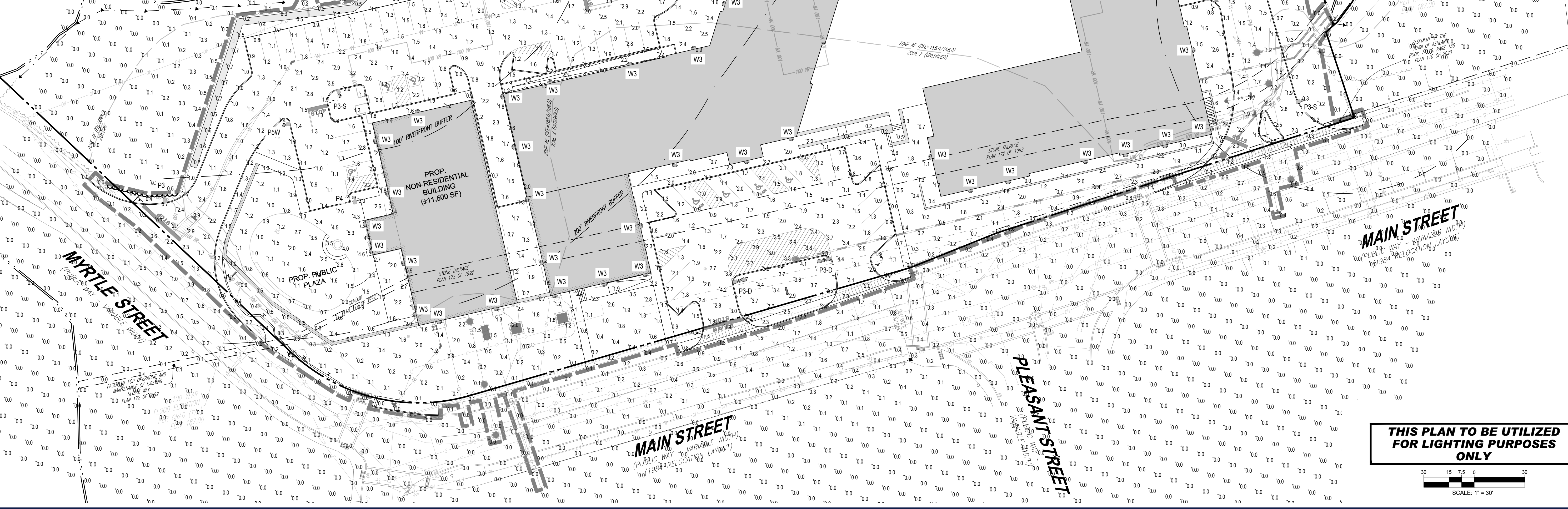
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVGMIN	MAXMIN
ALL POINTS	ILLUMINANCE	FC	0.35	5.3	0.0	N/A	N/A
NORTH PARKING COURT AND DRIVE	ILLUMINANCE	FC	1.65	5.2	0.6	2.75	9.67
SOUTHWEST PARKING COURT	ILLUMINANCE	FC	2.01	5.0	0.7	2.87	7.14
NORTHWEST PARKING COURT	ILLUMINANCE	FC	1.53	2.8	0.9	1.70	3.11



- NOTES:
1. THIS DETAIL IS FOR BID AND BUDGETING 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.
 2. SOME SITE CONDITIONS AND/OR LOCATIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
 3. 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.

AREA LIGHT

(NE-000001 - 09/2023) NOT TO SCALE



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

REV	DATE	COMMENT	DRAWN BY
1	07/15/2024	ADDED EPA MONITORING WELLS	JDG
2	08/01/2024	COMPREHENSIVE PERMIT	CSE
3	02/25/2025	TRAFFIC COMMENTS	LEC
4	03/12/2025	RESPONSE TO HANCOCK COMMENTS	EKR
5	03/19/2025	REVS TO DRIVEWAY & GARAGE	EKR
6	04/29/2025	RESPONSE TO MDM & HANCOCK	EGD
7	06/04/2025	290' SIGHT DISTANCE	CSE
8	08/07/2025	220' SIGHT DISTANCE	EGD
9	09/09/2025	PLAN SET OF RECORD	CSE

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PLAN SET OF RECORD

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PROJECT No.: MAA230359-00-9A
DRAWN BY: CSE
CHECKED BY: JAK
DATE: 02/26/2025
CAD ID: P-CIV-L1GT

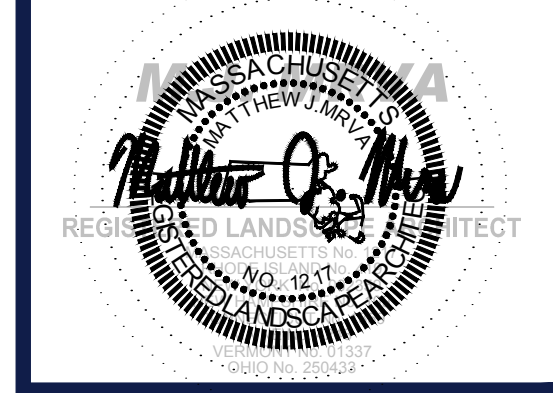
PRELIMINARY SITE DEVELOPMENT PLANS

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

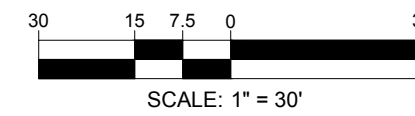


SHEET TITLE:
LIGHTING PLAN

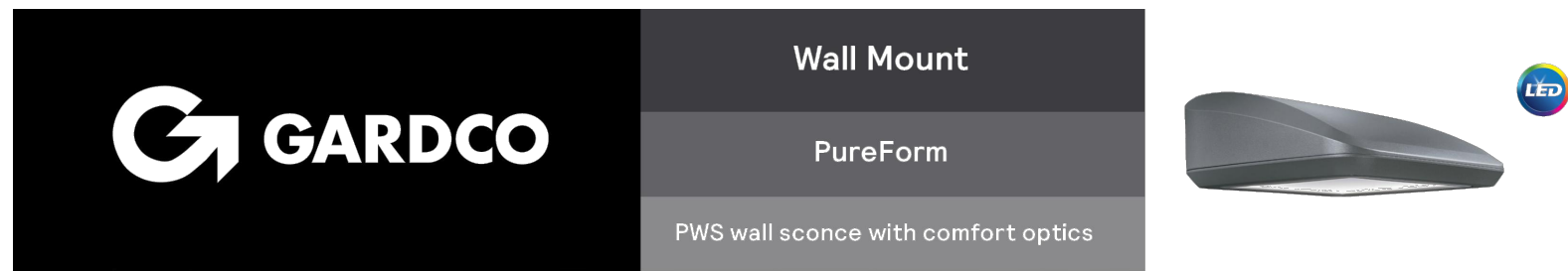
SHEET NUMBER:
L-201

REVISION 9 - 09/09/2025

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



P:\023\MAA230359-00\DRAWINGS\PLAN SET\CIVIL SITE PLANS\P-CIV-L1GT.MXD (L1GT) L:\201\L1GT



Gardco PureForm LED wall sconce comfort PWS offers a sleek, low profile design that will complement a range of architectural styles. Comfort optics are designed to enhance visual comfort by reducing glare. PureForm wall sconce provides up to 10,700 lumens to accommodate multiple mounting heights up to 20', and is available with Type 2, 3, 4, optical distributions. A full range of control options is available for additional energy savings. Optional emergency battery backup option is available for path-of-egress and is integral to the luminaire.

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

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

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Distribution	Emergency	Voltage
PWS	196L	450	450mA	WW-G2 Warm White 3000K, 70CRI Generation 2	2 Comfort Type 2	UNV 120-277V
PWS	196L	650	650mA	WW-G2 Warm White 3000K, 70CRI Generation 2	3 Comfort Type 3	HVJ 347-480V
PWS	196L	1676	1676mA	NW-G2 Neutral White 4000K, 80CRI Generation 2	4 Comfort Type 4	120 120V
PWS	196L	2100	2100mA	WW-G2 Warm White 3000K, 70CRI Generation 2		208 208V
PWS	196L	2100	2100mA	WW-G2 Warm White 3000K, 70CRI Generation 2		240 240V
PWS	196L	2100	2100mA	WW-G2 Warm White 3000K, 70CRI Generation 2		277 277V
PWS	196L	2100	2100mA	WW-G2 Warm White 3000K, 70CRI Generation 2		347 347V
PWS	196L	2100	2100mA	WW-G2 Warm White 3000K, 70CRI Generation 2		480 480V

Dimming controls	Motion-sensing	Photo-sensing	Options	Finish
DD 0-10V External dimming (for controls by other)		PCB Photocell Button 1"	Fusing F1 Single (208, 240, 347VAC) F2 Double (208, 240, 480VAC) F3 Canadian Double Full (208, 240, 480VAC) F4 Surge Protection (DOA is standard)	Textured BK Black WH White BZ Bronze DG Dark Gray MG Medium Gray
FAWS Field Adjustable Wattage Selector**			SP2 Increased 20KA BAC Meets the requirements of the Buy American Act of 1933 (BAA)	RAL Specify optional color of RAL (see RAL7024) CC Custom color (Must supply color chip for required factory quote)
DynaDimmer: Automatic Profile Dimming 1,2,3				
CS50 Security 50% Dimming, 7 hours				
CM50 Median 50% Dimming, 8 hours				
CS30 Security 30% Dimming, 7 hours				
CM30 Median 30% Dimming, 8 hours				
BL Bi-level functionality with motion sensor**	MMR High-Frequency motion sensor integral**			
WAP Wireless Interact (includes SR driver and SR receptacle)	LW (7-15' mounting height) sensor, White color housing			

1. 196L, 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.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocell.
7. Not available in 347 or 480V.
8. MMR not available with emergency battery backup cold weather (EBPC).
9. Must specify mount voltage. UNV and HVJ not valid options.
10. Not available with DynaDimmer (CS/CM).
11. Not available with DynaDimmer (CS/CM).
12. Not available in 2100mA.
13. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. The BAC designation hereunder does not address (i) the applicability of, or availability of, a waiver under the Trade Agreements Act, or (ii) the "Buy American" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
14. Consult Signify to confirm whether specific accessories are BAA-compliant.
15. Not available with SR driver and SR receptacle do NOT select SRDR.
16. Not available with SR driver and SR receptacle do NOT select SRDR.
17. Not available with SR driver and SR receptacle do NOT select SRDR.
18. Not available with SR driver and SR receptacle do NOT select SRDR.
19. Not available with SR driver and SR receptacle do NOT select SRDR.
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24. Not available with SR driver and SR receptacle do NOT select SRDR.
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SIGNIFY GARDCO PUREFORM LED PWS WALL SCONCE

NOT TO SCALE



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, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

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

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

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage
ECF-S	32L	365	365mA	WW-G2 Warm White 3000K, 70CRI Generation 2	2 Type 2	120 120V
ECF-S	32L	530	530mA	WW-G2 Warm White 3000K, 70CRI Generation 2	2-90 Rotated left 90°	208 208V
ECF-S	32L	700	700mA	WW-G2 Warm White 3000K, 70CRI Generation 2	2-270 Rotated right 270°	240 240V
ECF-S	48L	48L	480mA	NW-G2 Neutral White 4000K, 70CRI Generation 2	3 Type 3	277 277V
ECF-S	48L	900	900mA	WW-G2 Warm White 3000K, 70CRI Generation 2	3-90 Rotated left 90°	347 347V
ECF-S	48L	12A	1200mA	WW-G2 Warm White 3000K, 70CRI Generation 2	3-270 Rotated right 270°	480 480V
ECF-S	64L	64L	640mA	WW-G2 Warm White 3000K, 70CRI Generation 2	4 Type 4	UNV 120-277V (50/60Hz)
ECF-S	64L	900	900mA	WW-G2 Warm White 3000K, 70CRI Generation 2	4-90 Rotated left 90°	208 208V
ECF-S	64L	1A	1050mA	WW-G2 Warm White 3000K, 70CRI Generation 2	4-270 Rotated right 270°	240 240V
ECF-S	64L	1A	1050mA	WW-G2 Warm White 3000K, 70CRI Generation 2	4-90 Rotated left 90°	277 277V
ECF-S	64L	1A	1050mA	WW-G2 Warm White 3000K, 70CRI Generation 2	4-270 Rotated right 270°	347 347V
ECF-S	64L	1A	1050mA	WW-G2 Warm White 3000K, 70CRI Generation 2	4-90 Rotated left 90°	480 480V
ECF-S	64L	1A	1050mA	WW-G2 Warm White 3000K, 70CRI Generation 2	4-270 Rotated right 270°	UNV 120-277V (50/60Hz)

Dimming controls	Motion-sensing	Photo-sensing	Options	Luminaire	Finish
DD 0-10V External dimming (for controls by other)		PCB Photocell Button 1"	Fusing F1 Single (208, 240, 347VAC) F2 Double (208, 240, 480VAC) F3 Canadian Double Full (208, 240, 480VAC) F4 Surge Protection (DOA is standard)	TLRDS** Twist Lock Receptacle 5 Pin TLRD** Twist Lock Receptacle 3 Pin TLRDC** Twist Lock Receptacle w/PhotoCell	Textured BK Black WH White BZ Bronze DG Dark Gray MG Medium Gray
FAWS Field Adjustable Wattage Selector**			SP2 Increased 20KA BAC Meets the requirements of the Buy American Act of 1933 (BAA)	TLRDS** Twist Lock Receptacle 5 Pin TLRD** Twist Lock Receptacle 3 Pin TLRDC** Twist Lock Receptacle w/PhotoCell	RAL Specify optional color of RAL (see RAL7024) CC Custom color (Must supply color chip for required factory quote)
DynaDimmer: Automatic Profile Dimming 1,2,3					
CS50 Security 50% Dimming, 7 hours					
CM50 Median 50% Dimming, 8 hours					
CS30 Security 30% Dimming, 7 hours					
CM30 Median 30% Dimming, 8 hours					
BL Bi-level functionality with motion sensor**	MMR High-Frequency motion sensor integral**				
WAP Wireless Interact (includes SR driver and SR receptacle)	LW (7-15' mounting height) sensor, White color housing				

1. 196L, 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.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocell.
7. Not available in 347 or 480V.
8. MMR not available with emergency battery backup cold weather (EBPC).
9. Must specify mount voltage. UNV and HVJ not valid options.
10. Not available with DynaDimmer (CS/CM).
11. Not available with DynaDimmer (CS/CM).
12. Not available in 2100mA.
13. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. The BAC designation hereunder does not address (i) the applicability of, or availability of, a waiver under the Trade Agreements Act, or (ii) the "Buy American" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
14. Consult Signify to confirm whether specific accessories are BAA-compliant.
15. Not available with SR driver and SR receptacle do NOT select SRDR.
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22. Extended lead times apply. Contact factory for details.
23. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. The BAC designation hereunder does not address (i) the applicability of, or availability of, a waiver under the Trade Agreements Act, or (ii) the "Buy American" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
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SIGNIFY GARDCO ECOFORM LED SMALL AREA LIGHT

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P:\2023\MAA230359\01\CAD\DRAWINGS\PLAN SET\PLANS\CIVIL\LOT-LL01\MAA230359_01_9A.dwg - LAYOUT - L-202.LN02E



REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	07/15/2024	ADDED EPA MONITORING WELLS	JDG
2	08/01/2024	COMPREHENSIVE PERMIT	JAK
3	02/25/2025	TRAFFIC COMMENTS	CSE
4	03/12/2025	RESPONSE TO HANCOCK COMMENTS	JAK
5	03/19/2025	REVS TO DRIVEWAY & GARAGE	EKR
6	04/29/2025	RESPONSE TO MDM & HANCOCK	JAK
7	06/04/2025	290' SIGHT DISTANCE	EGD
8	08/07/2025	220' SIGHT DISTANCE	CSE
9	09/09/2025	PLAN SET OF RECORD	EGD

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

PLAN SET OF RECORD

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.:	MAA230359-00-9A
DRAWN BY:	CSE
CHECKED BY:	JAK
DATE:	02/25/2025
CAD ID.:	P-CIVIL-LL01

PRELIMINARY SITE DEVELOPMENT PLANS

SLV ASHLAND, LLC

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

BOHLER

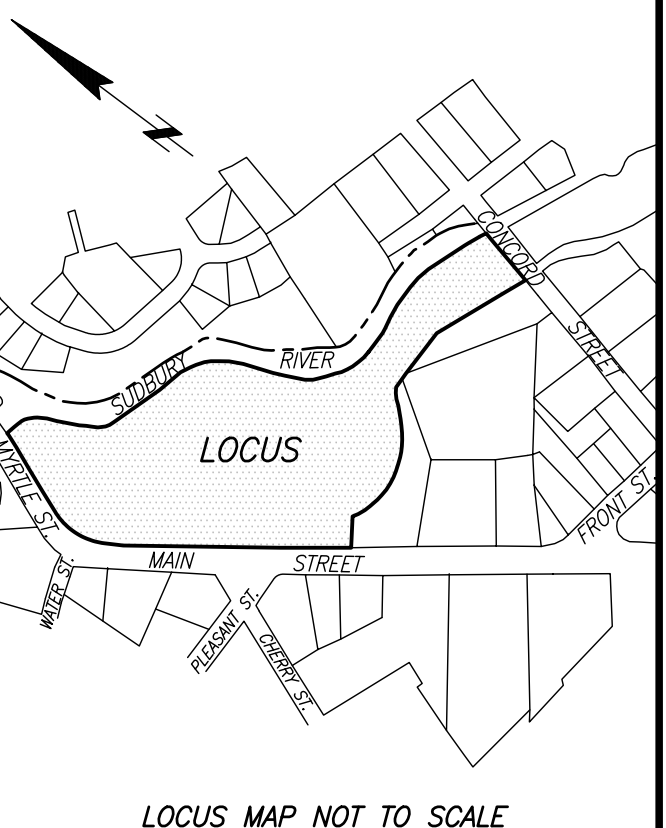
352 TURNPIKE ROAD, 3rd FLOOR
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900
 www.BohlerEngineering.com



SHEET TITLE:
LIGHTING NOTES & DETAILS

SHEET NUMBER:
L-202

REVISION 9 - 09/09/2025



LOCUS MAP NOT TO SCALE



LEGEND

- | | |
|---|---|
| <ul style="list-style-type: none"> ⊙ SEWER MANHOLE ⊙ DRAIN MANHOLE ⊙ ELECTRIC MANHOLE ⊙ WATER MANHOLE ⊙ COMMUNICATIONS MANHOLE ⊙ MANHOLE ⊙ CATCH BASIN ⊙ FURNACE ⊙ WATER SHUT OFF/WATER GATE ⊙ GAS SHUT OFF/GAS GATE ⊙ POST INDICATOR VALVE ⊙ ELECTRIC HANDLE ⊙ TRAFFIC CONTROL BOX ⊙ PEDESTRIAN CROSSING SIGNAL ⊙ TRAFFIC SIGNAL ⊙ UTILITY POLE ⊙ LIGHT POLE ⊙ UTILITY POLE W/ LIGHT ⊙ GUY WIRE ⊙ ELECTRIC CONDUIT RISER ⊙ BOLLARD ⊙ POST ⊙ GATE POST ⊙ MAIL BOX ⊙ SIGN ⊙ CLEAN OUT ⊙ FIRE ALARM ⊙ FROG DRAW ⊙ VENT ⊙ DRILL HOLE ⊙ BOUND FOUND ⊙ BOUND FOUND WITH DRILL HOLE ⊙ CONC. BOUND FOUND WITH DRILL HOLE ⊙ OBSERVATION WELL ⊙ SECURITY CAMERA ⊙ TRANSFORMER ⊙ AIR CONDITIONING UNIT ⊙ GAS METER ⊙ COMMUNICATIONS SERVICE ⊙ ELECTRIC ⊙ HANDICAPPED PARKING SPACE ⊙ CURB RETURN ⊙ DECIDUOUS TREE ⊙ JERSEY BARRIER ⊙ WETLAND OR MAHW FLAG AWM AWNING [X-X'] BUILDING DIMENSION BC BOTTOM OF CURB BK BACK BSW BACK OF SIDEWALK BFA BUILDING FOOTPRINT AREA BH BUILDING HEIGHT BIT BITUMINOUS BS BOTTOM OF STEPS BW BORROWING VEGETATED WETLANDS BR BOTTOM OF WALL CB CONCRETE BOUND | <ul style="list-style-type: none"> CLF CHAIN LINK FENCE CONC CONCRETE CRW CONCRETE RETAINING WALL CS CRUSHED STONE CA CATCH ANGLE DH DRILL HOLE DWP DETECTABLE WARNING PANEL ENT ENTRANCE FD FOUND FOD FULL OF DEBRIS HR HAND RAIL INERT ELEVATION INACC INACCESSIBLE L= ARC LENGTH LSA LANDSCAPED AREA MAHW MEAN ANNUAL HIGH WATER MTL METAL M&S MULCH & SHRUBS N/S NOT TO SCALE NVP NO VISIBLE PIPES OV OVER R= RADIUS OR RIM ELEVATION RET RETAINING S SET SGR STEEL GUARD RAIL SB STONE BOUND SQ FT. SQUARE FEET SRW STONE RETAINING WALL STF STOCKADE FENCE TC TOP OF CURB TBM TEMPORARY BENCH MARK TH THRESHOLD TS TOP OF STEPS TW TOP OF WALL TRP TYPICAL WF-## WETLAND FLAG NUMBER WGR WOOD GUARD RAIL -# UTILITY CONTINUES/UNKNOWN DESTINATION - COMMUNICATIONS SERVICE - DRAIN - ELECTRIC - GAS - CHW OVERHEAD WIRES - S SEWER - W WATER -12"(C) PIPE SIZE AND MATERIAL - CAST IRON - RCP REINFORCED CONCRETE PIPE - CPP CONCRETE PRESSURE PIPE - VCP VITRIFIED CLAY PIPE - DSG DISSIPE GAS - METAL FENCE - WOOD FENCE - HAND RAIL - GUARD RAIL - EDGE OF WOODED AREA - STONE WALL |
|---|---|

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST RECORD PLANS, DEEDS, AND CERTIFICATES OF TITLE.

JOSEPH J. ZAMBUTO, PLS DATE 04/17/2025
JZAMBUTO@FELDMANGEO.COM



DRAWING NAME:
**EXISTING CONDITIONS
PLAN OF LAND
50 MAIN STREET
ASHLAND, MASS.**

DATE: JUNE 21, 2024
REVISIONS:
FILENAME: 2400483-Dx.dwg
RESEARCH: JF FIELD CHIEF: KF
FIELD MGR: JHZ APPROVER:
CALC: HF DADC: MM
FIELD CHK: CRO FILE: 2400483-DX

