

PROPOSED SITE PLAN DOCUMENTS

FOR -

FOXBORO LEARNING, LLC
PROPOSED
CHILD CARE FACILITY

**LOCATION OF SITE
CAMBRIDGE STREET, TOWN OF BURLINGTON
MIDDLESEX COUNTY, MASSACHUSETTS
PARCEL ID: 35-115-0**

REFERENCES AND CONTACTS

REFERENCES

- ◆ **BOUNDARY & TOPOGRAPHIC SURVEY:**
FELDMAN GEOSPATIAL
152 HAMPDEN STREET
BOSTON, MA 02118
DATED: 03/07/2023
SURVEY JOB #2500110
ELEVATIONS: NAVD 1988
- ◆ **GEOTECHNICAL INVESTIGATION REPORT:**
WHITESTONE ASSOCIATES, INC.
352 TURNPIKE ROAD, SUITE 105
SOUTHBURY, CT 06488-1772
DATED: 04/01/2025
- ◆ **ARCHITECTURAL PLAN:**
JARRELL RIZEL ARCHITECTS AND ENGINEERS, INC.
42 OCKNER PARKWAY
LIVINGSTON, NJ 07039
DATED: MM/DD/YY

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

TAX MAP



PREPARED BY

BOHLER //

CONTACT: NICK DEWHURST



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

FOR CONCEPT
PURPOSES ONLY

NOT INTENDED AS A CONSTRUCTION DOCUMENT
UNLESS INDICATED OTHERWISE.

MAA250027.00-00
JWT/SJ
NPD/NE
12/16/2024
P-CIVL-CND

**PROP.
SITE PLAN
DOCUMENTS**

DOCUMENTS
FOR
**FOXBORO
LEARNING,
LLC**
**PROPOSED
CHILD CARE CENTER**
**AMBRIDGE STREET
1111 BURLINGTON
MIDDLESEX COUNTY
MASSACHUSETTS
APCRID: 35-1154-0**

OHLER //
TM
HINGTON ST., SUITE 2000
TBOROUGH, MA 01581
Phone: (508) 480-9000

ohlerEngineering.com

A circular seal for a professional engineer. The outer ring contains the text "MASSACHUSETTS" at the top and "PROFESSIONAL ENGINEER" at the bottom. The center of the seal contains the name "JOHN A. KUCZALA", the title "CIVIL", the registration number "No. 41530", and the date "RE-REGISTERED 5/31/03".

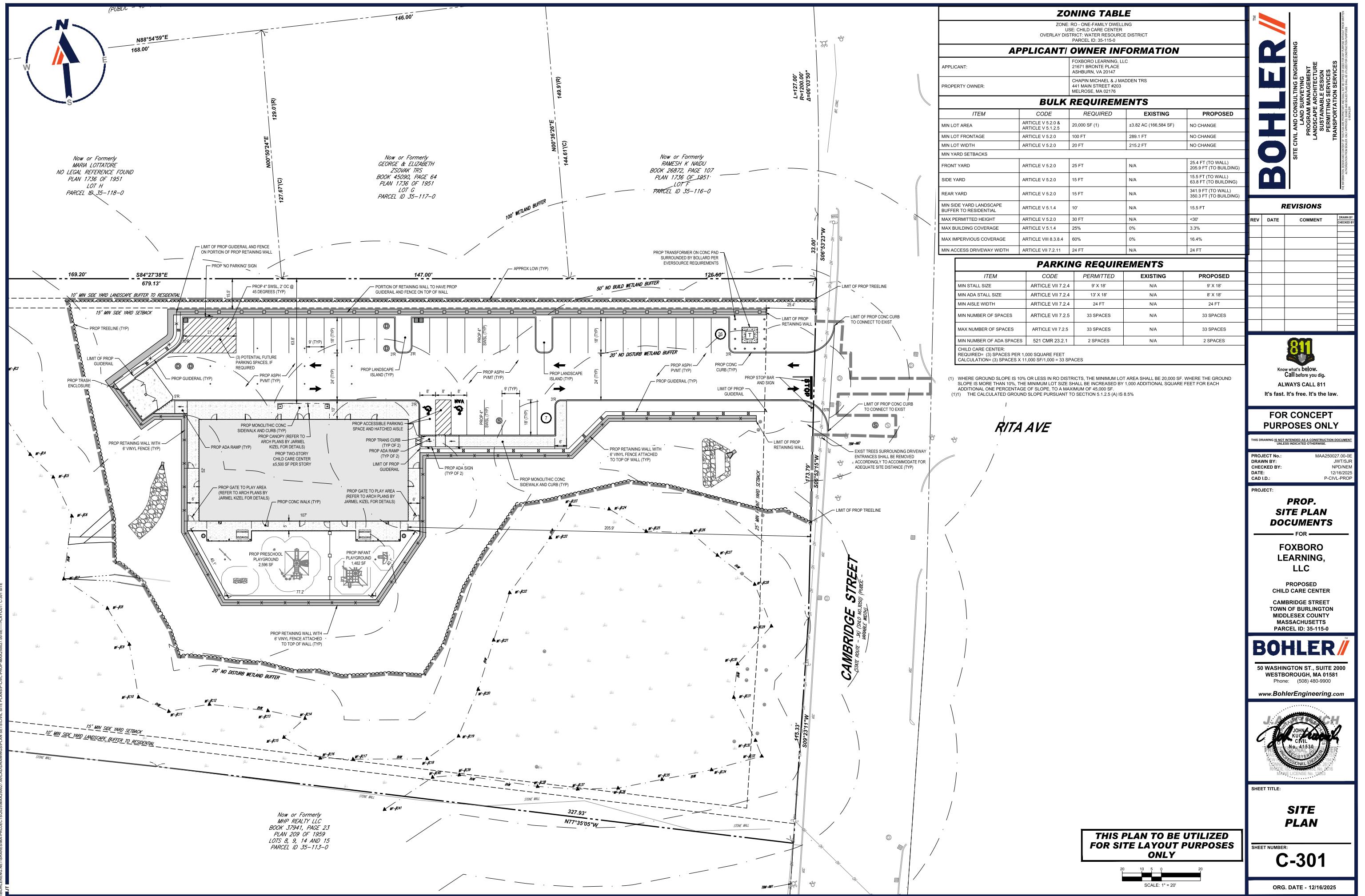
31

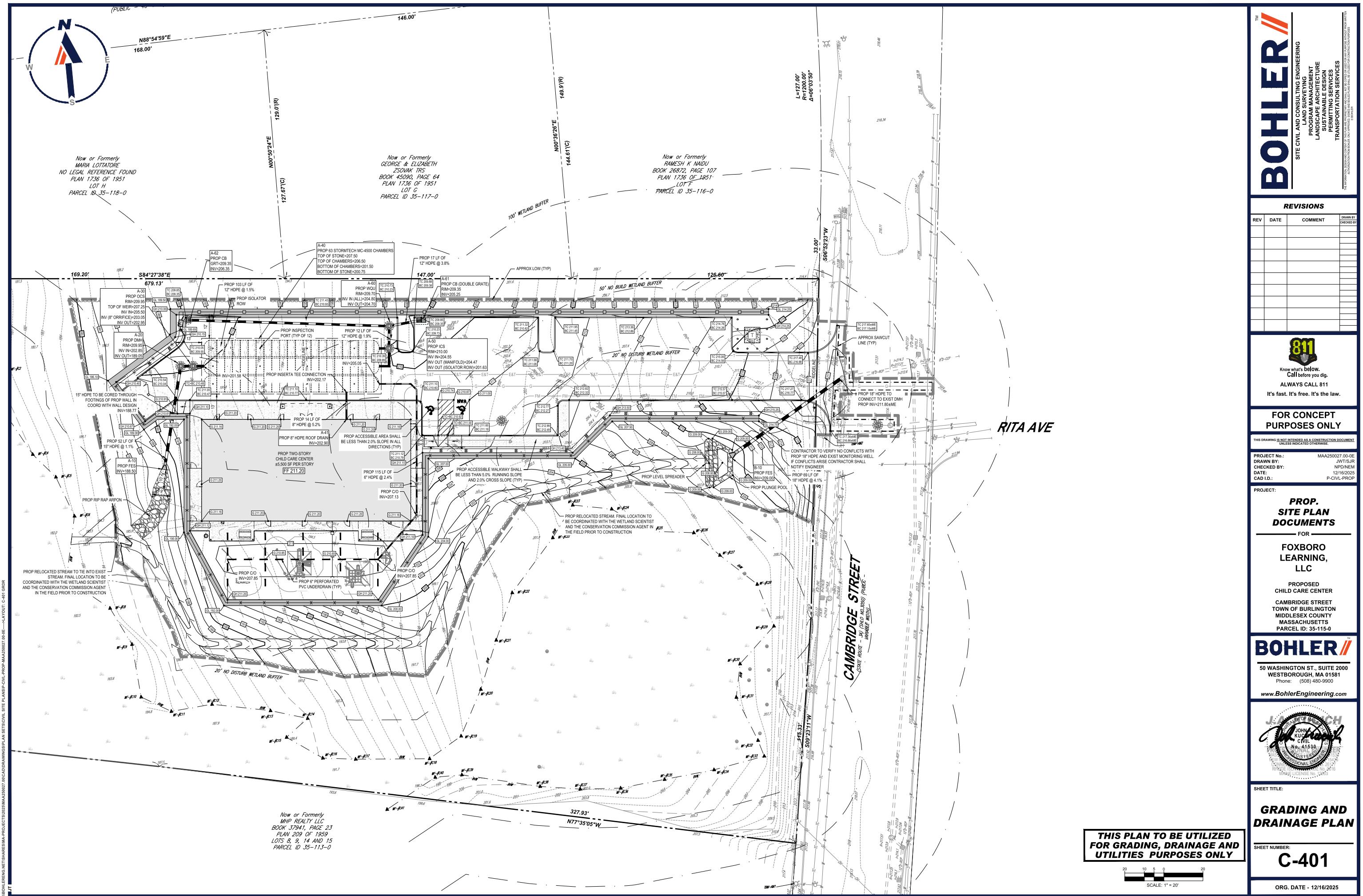
SHEET

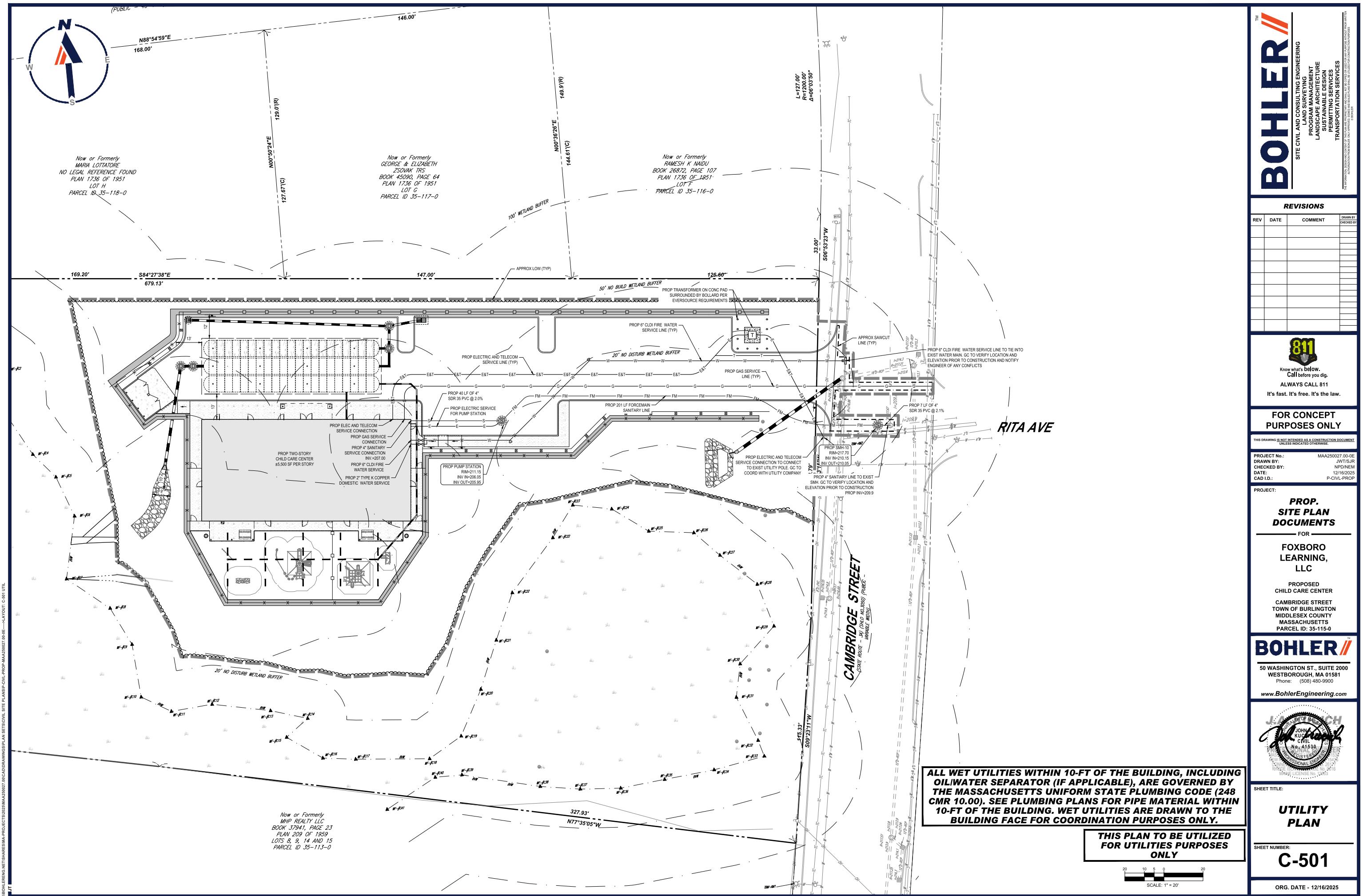
BER:

10 of 10

55









(PUBLIC -)

Now or Formerly
MARIA LOTTATORE
NO LEGAL REFERENCE FOUND
PLAN 1736 OF 1951
LOT H
PARCEL 18-35-118-0

Now or Formerly
GEORGE & ELIZABETH
ZSOVAK TRS
BOOK 45090, PAGE 64
PLAN 1736 OF 1951
LOT G
PARCEL ID 35-117-0

Now or Formerly
RAMESH K NAIL
BOOK 26872, PAGE
PLAN 1736 OF 1
LOT F
PARCEL ID 35-11

PROP TWO
CHILD CARE
±5,500 SF PE

RITA AVE

CAMBRIDGE STREET
(STATE ROUTE - 34) (SHLD. NO. 3050) (PUBLIC -
VARIABLE WIDTH)

Now or Formerly
MHP REALTY LLC
BOOK 37941, PAGE 23
PLAN 209 OF 1959
LOTS 8, 9, 14 AND 15
PARCEL ID 35-113-0

Dec 16, 2025

811

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

FOR CONCEPT
PURPOSES ONLY

NOT INTENDED AS A CONSTRUCTION DOCUMENT
UNLESS INDICATED OTHERWISE.

CT No.: MAA250027.00-0E
N BY: JWT/SJR
ED BY: NPD/NEM
12/16/2025
P-CIVL -PROP

**CT:
PROP.
SITE PLAN
DOCUMENTS**

PROPOSED
CHILD CARE CENTER
CAMBRIDGE STREET

WASHINGTON ST., SUITE 2000
WESTBOROUGH, MA 01581

www.BohlerEngineering.com

SHEET TITLE:

SOIL EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:

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

ORG. DATE - 12/16/2025

MASSACHUSETTS EROSION AND SEDIMENT CONTROL NOTES

(Rev. 10/2025)

- ALL EROSION AND SEDIMENT CONTROL MEASURES MUST 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 OF 30 DAYS. THESE AREAS MUST BE PERMANENTLY STABILIZED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. A MINIMUM AREA MUST BE PERMANENTLY STABILIZED ACCORDING TO THE REQUIREMENTS OF THE STATE'S STORMWATER POLLUTION PREVENTION PLAN (SWPPP), OR IN THE ABSENCE OF A SWPPP, THEY MUST BE PERMANENTLY STABILIZED WITHIN FOURTEEN (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, POND OR WETLANDS, THE AREA MUST BE STABILIZED WITHIN SEVEN (7) DAYS OR PRIOR TO ANY STORM EVENT.
- SEEDING BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING MUST BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 8%.
- INSTALL SILTATION BARRIER AT TOP OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
- ALL DISTURBED AREAS MUST BE STABILIZED AND REPAVED OR REPAVED AND REPAVED FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO EROSION 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. EROSION CONTROL DEVICES MUST REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE PERMANENTLY STABILIZED. FOR SEDIMENT CONTROL DEVICES, AREAS UPSTREAM AREAS ARE SUBJECT TO EROSION CONTROL. THE DEVICES MUST REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONSTRUCTION COMMISSION JURISDICTION, THE DEVICES MUST BE BROUGHT TO THE GROWING SEASON AND REMOVED IN SEVEN (7) DAYS OR UNLESS OTHERWISE INDICATED ON THE PLANS. SLOPE PROTECTION FOR SLOPES GREATER THAN 2:1 MUST 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 REGULAR GROWING SEASON. SEE SEEDING DETAILS.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED MUST BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- URING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT MUST BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL STANDARDS.
- REVEGETATION WORK WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED IN ACCORDANCE WITH THE LANDSCAPE PLAN.
- ALL TEMPORARY EROSION CONTROL MEASURES MAY BE REMOVED ONCE THE SITE IS 70% STABILIZED. FOR EROSION CONTROL MEASURES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE MEASURES MUST REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
- WETLANDS WILL BE PROTECTED WITH BARRIERS CONSISTING OF STRAW BALES, FILTER SOCKS, SILT FENCE OR A COMBINATION THEREOF.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM MUST HAVE AN EXPOSURE WINDOW OF NOT MORE THAN SEVEN (7) DAYS.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM MUST FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

LOCATION	PROTECTED AREA	STABILIZATION	APPLICATION
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS	100 POUNDS / 1,000 SF	185-275 POUNDS / 1,000 SF
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCLOSIR MAT	AS REQUIRED AND IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS	100 POUNDS / 1,000 SF
GREATER THAN 2:1		(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)	

* A HYDRO-APPLICATION OF WOOD OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER MUST BE USED TO ADDITIONAL WIND CONTROL.

* MULCH ANCHORING: ANCHOR MULCH WITH PEG AND TWINE (1 SQ. 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 IS PERMITTED.

15. SEDIMENT TRAPS MUST BE SIZED AND CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.

a. EROSION CONTROL BARRIERS (AS SHOWN) ARE TO BE PLACED ON THE EXPOSURE OF THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS* AND PROVIDE A MINIMUM OF 1,800 CF PER ACRE 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 MUST BE REMOVED AND THE TEMPORARY SEDIMENT TRAP EXCAVATED TO 1 FOOT AND GRADED TO THE GRADE OF THE TRIBUTARY AREA.

16. 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.

17. EXISTING CATCH BASIN STRUCTURES MUST BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

18. THE CONTRACTOR MUST MAINTAIN A DEDICATED 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.

19. THE CONTRACTOR MUST LOCATE CONSTRUCTION WASTE MATERIAL STORAGE AREAS TO MINIMIZE PROTECTION TO STORMWATER. THE CONTRACTOR MUST IMMEDIATELY PLACE CONSTRUCTION WASTE ON-SITE, STORAGE CONTAINERS UNTIL THAT CONSTRUCTION WASTE IS REMOVED FOR DISPOSAL. THE CONTRACTOR MUST MAINTAIN SPILL PREVENTION AND RESPONSE EQUIPMENT AND SANITATION CONVENIENTLY AVAILABLE 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

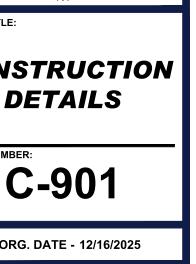
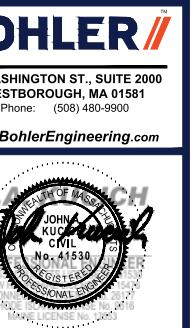
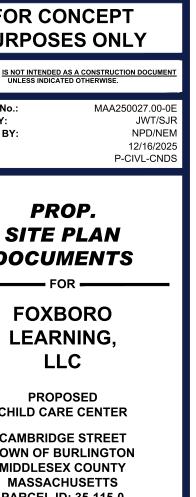
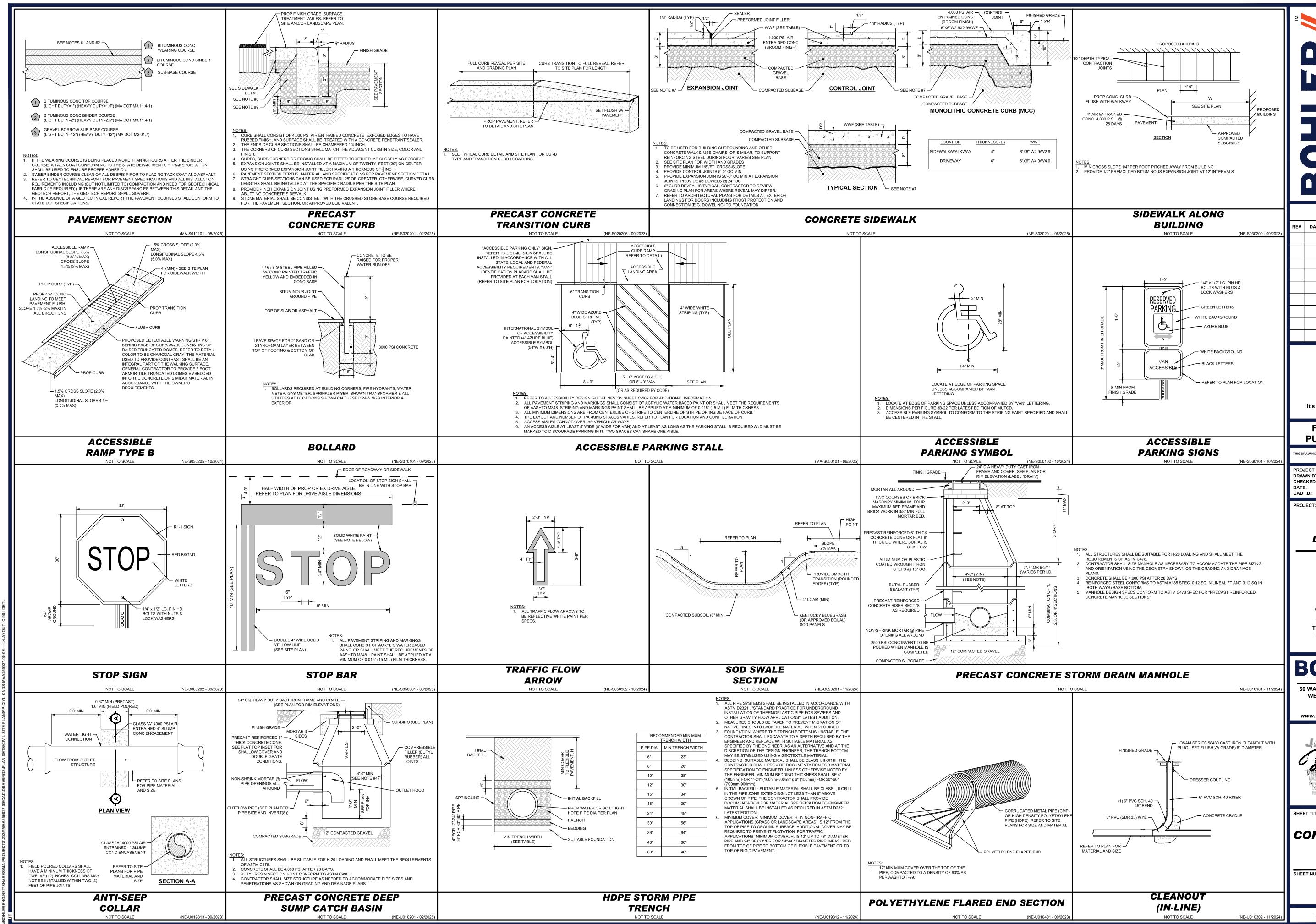
(Rev. 10/2025)

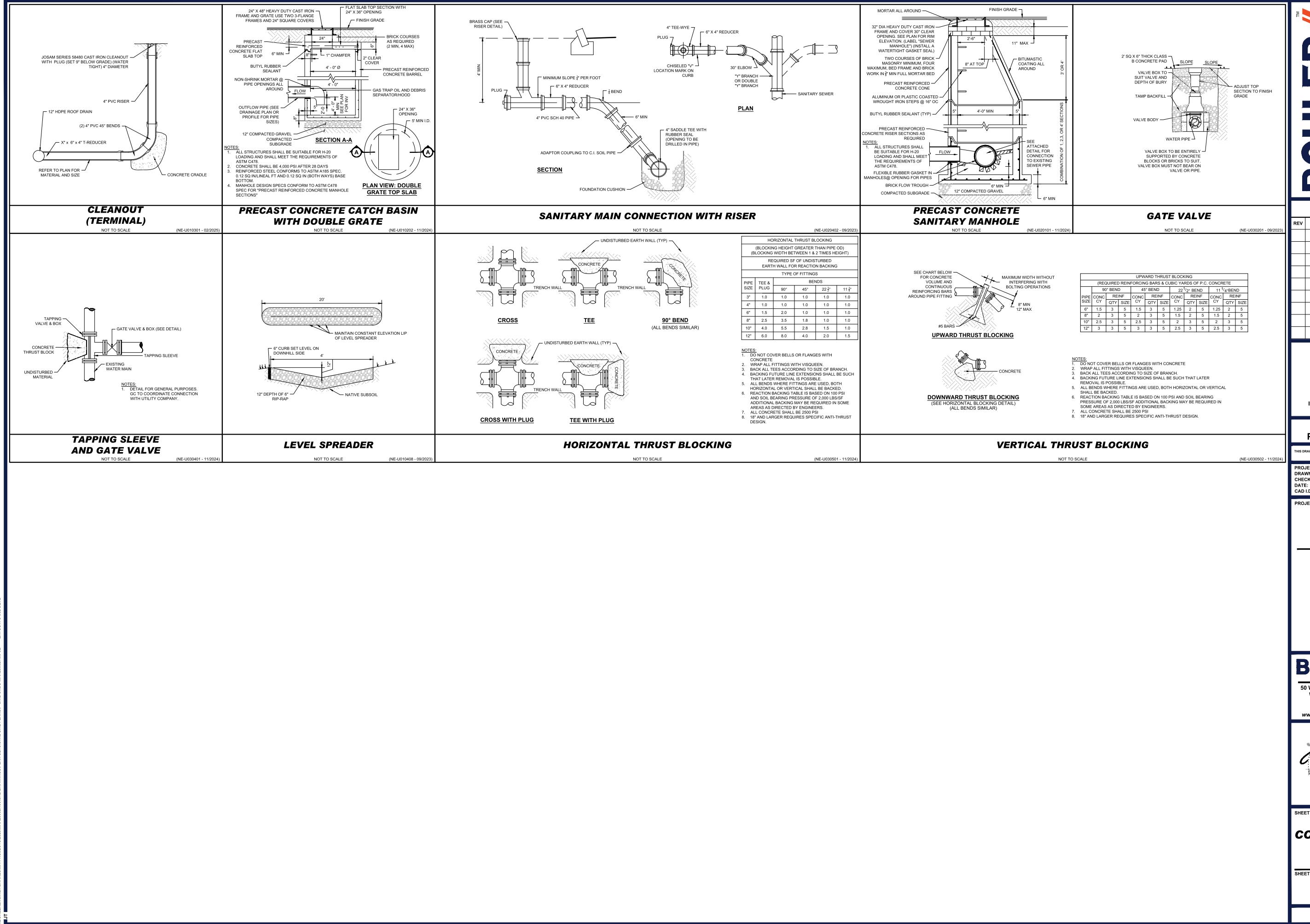
- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK MUST BE DONE SUCH THAT THE AMOUNT OF AREA OPEN AT ONE TIME IS MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE AND IN CONFORMANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (AS APPLICABLE) SUCH THAT ADEQUATE PROVISIONS ARE EMPLOYED TO CONTROL STORMWATER RUNOFF.
- CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS MUST 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 STATED IN ITEM #1 ABOVE.
- AN AREA MUST 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 SEED) OR DORMANT SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
- FOR AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD EXCEEDING FOURTEEN (14) DAYS BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH, ALL EXPOSED SOIL SURFACES MUST BE COVERED WITH A FIBER GEOTEXTILE AND MULCH (WITH MULCH OR TEMPORARY SEEDING). IF THE EXPOSED AREA HAS BEEN LOAMED, FINISHED, AND SMOOTHED, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 200-300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED AS APPLICABLE. SLOPES MUST NOT BE LEFT UNSTABILIZED OVER THE WINTER OR IN AREAS WHERE WORK HAS CEASED FOR MORE THAN FOURTEEN (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 MUST BE CONTROLLED BY THE INSTALLATION OF EROSION BARRIERS OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- MULCHING REQUIREMENTS:
 - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH MUST BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
 - MULCH NETTING MUST BE USED TO ANCHOR MULCH IN ALL DRAINAGEWAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPANDED TO DUE TO WIND AND FOR ALL OTHER SLOPES GREATER THAN 8%.
 - MULCH NETTING MUST 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 MUST BE STABILIZED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AS APPLICABLE.
27. DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW MUST BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

C-803 ERO

C-803 LAYO

MAA2505027-004-E





The logo for BOHLER CONSTRUCTION features the company name in large, bold, blue, sans-serif letters. A thick, diagonal red bar runs from the top left through the letter 'O'. To the right of the name is a vertical list of services in blue capital letters: SITE CIVIL AND CONSULTING ENGINEERING, LAND SURVEYING, PROJECT MANAGEMENT, LANDSCAPE ARCHITECTURE, SUSTAINABLE DESIGN, PERMITTING SERVICES, and TRANSPORTATION SERVICES. At the bottom right, a small note in blue text reads: "THE BOHLER CONSTRUCTION LOGO IS A REGISTERED TRADEMARK OF BOHLER CONSTRUCTION. © BOHLER CONSTRUCTION 2012".

REVISIONS



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

FOR CONCEPT
PURPOSES ONLY

IS NOT INTENDED AS A CONSTRUCTION DOCUMENT
UNLESS INDICATED OTHERWISE.

No.: MAA250027.00-0E
Y: JWT/SJR
BY: NPD/NEM
12/16/2025
P-CIVL-CNDS

**PROP.
SITE PLAN
DOCUMENTS**

FOR
**FOXBORO
LEARNING,
LLC**

**PROPOSED
CHILD CARE CENTER**

**CAMBRIDGE STREET
OWN OF BURLINGTON
MIDDLESEX COUNTY
MASSACHUSETTS
PARCEL ID: 25-115-0**

The logo for DHLER features the word "DHLER" in a bold, blue, sans-serif font, with a red double-slash symbol at the end. A small "TM" symbol is located in the top right corner of the logo area. Below the logo, the address "19 WASHINGTON ST., SUITE 2000" is written in a smaller, black, sans-serif font. Underneath that, "NATICK, MA 01760" is also written in a smaller, black, sans-serif font.

A circular Massachusetts Notary Public Seal. The outer ring contains the text "NOTARY PUBLIC", "MASSACHUSETTS", "RECEIVED", "2010", and "01-16". The inner circle contains "JOHN A. KUCHARSKI", "CIVIL", "No. 41530", "REGISTERED", "PROFESSIONAL ENGINEER", and "MASSACHUSETTS". The name "JOHN A. KUCHARSKI" is handwritten across the center of the seal.

15

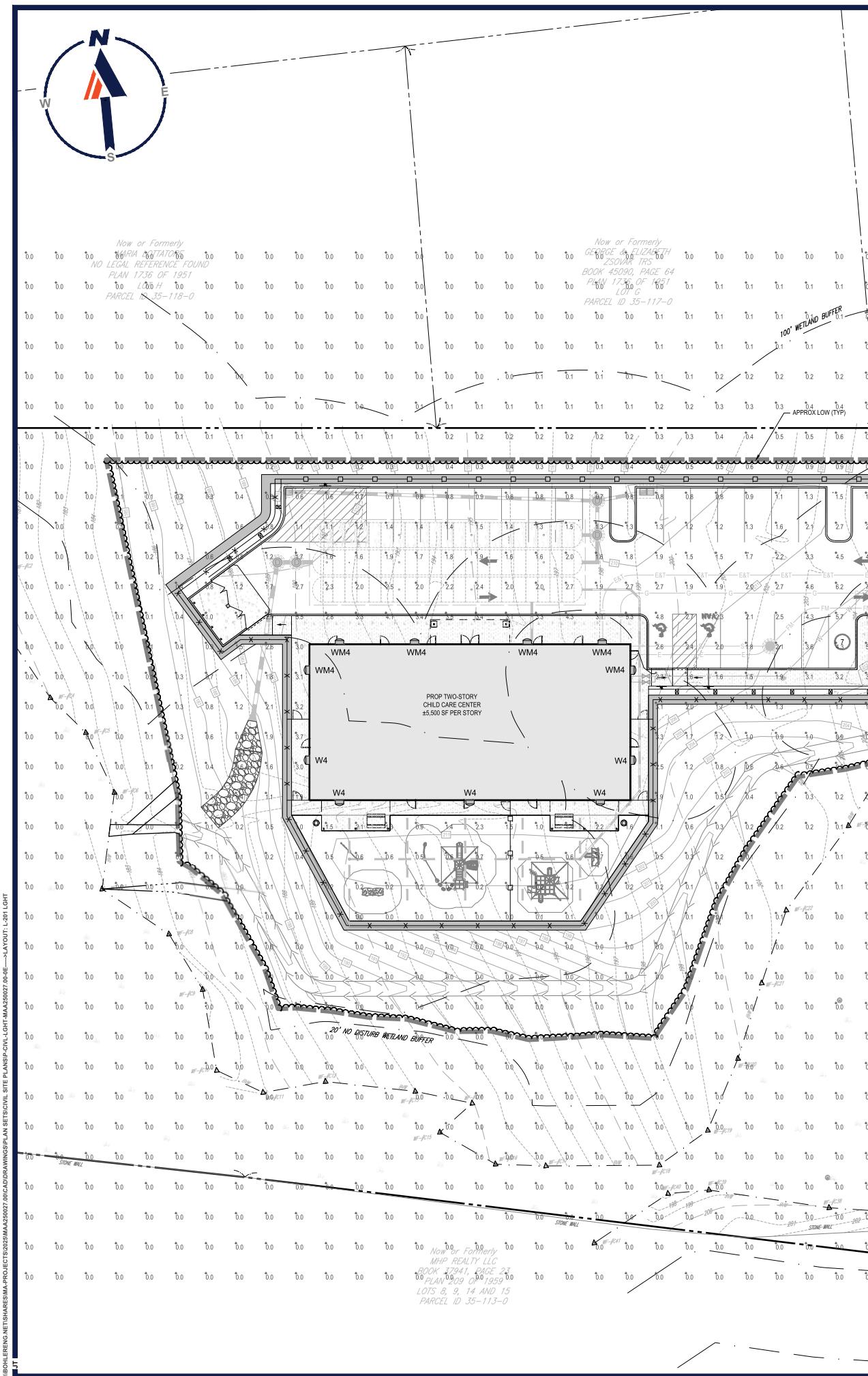
INSTRUCTION DETAILS

MBER: _____

C-902

ORG. DATE - 12/16/2025

ANSWER



LUMINAIRE SCHEDULE						
SYMBOL	TOTAL	MOUNTING HEIGHT	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
 P4	1	24.5'	SINGLE	12217	0.9000	LSI INDUSTRIES GREENBRIAR OUTDOOR AREA LIGHT, TYPE FT, ZERO UP-LIGHT (XGBM-FT-LED-LW-NW-UE)
 P2-2@90	1	24.5'	2 @ 90 DEGREES	12217	0.9000	LSI INDUSTRIES GREENBRIAR OUTDOOR AREA LIGHT, TYPE FT, ZERO UP-LIGHT (XGBM-FT-LED-LW-NW-UE)
 W4	5	10'	SINGLE	3103	0.9000	WILLIAMS LED VOLTAIR ARCHITECTURAL WALL PACK VERTICAL, ZERO UP-LIGHT (WVPM-L130-740-TFT-XXX-CGL-DIM-UNV)
 WM4	6	22'	SINGLE	5454	0.9000	LSI INDUSTRIES GREENBRIAR OUTDOOR WALL SCONCE, TYPE FT, ZERO UP-LIGHT (XGBWM-FT-LED-48-450-NW-UE)

NOTE: FINAL LOCATION AND SPECIFICATION OF BUILDING MOUNTED LIGHTING PER ARCHITECTURAL PLANS. LIGHTS ARE SHOWN AND MODELED FOR ILLUSTRATIVE PURPOSES ONLY.

NUMERIC LIGHTING SUMMARY							
LABEL	CALC TYPE	UNITS	Avg	Max	Min	Avg / Min	Avg / Max
PARKING COURT	ILLUMINANCE	FC	2.16	7.90	0.60	3.60	13.17

GENERAL LIGHTING NOTES:

THE GENERAL NOTES, FOUND ON THE NOTES PAGE OF THIS PLAN SET, MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE ELECTRICAL CONTRACTOR MUST BECOME FAMILIAR WITH, REFER TO, AND FOLLOW THE NOTES PAGE OF THIS PLAN SET.

THE ELECTRICAL CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THIS LIGHTING PLAN, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL APPLICABLE AGENCY AND GOVERNMENTAL REGULATIONS. THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S), ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY DIFFER FROM THE VALUES DEPICTED ON THIS PLAN DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, MAINTENANCE, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES, EXISTING AMBIENT LIGHT SOURCE ON AND OFF SITE, AND OTHER RELATED VARIABLE FIELD CONDITIONS. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOTCANDLES (FC), LUMENS, AND LUX. IN ADDITION TO THE LIGHTING FIXTURES AND APPURTENANCES, POWER SYSTEM CONDUITS, WIRING, CONTROLS, AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECTS, ELECTRICAL ENGINEER'S AND/OR ELECTRICAL CONTRACTOR'S RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC) AND ALL APPLICABLE BUILDING AND LOCAL ELECTRICAL CODES.

THE ELECTRICAL CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE ATTENTION OF RECORDS ATTENTION, PRIOR TO THE START OF CONSTRUCTION.

THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL LIGHTING IS INSTALLED PER THIS LIGHTING PLAN, INCLUDING THE LOCATION, ORIENTATION, SHIELDING, AND/OR ROTATED OPTICS IN ORDER TO ACHIEVE THE LIGHTING LEVELS DEPICTED ON THIS PLAN. EXISTING POLES AND FOUNDATIONS ARE NOT TO BE REUSED. 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. 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 OTHER MAINTENANCE SPECIFIED BY THE MANUFACTURER. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN PROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN.

THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER FOLLOWING IES LM-80-21 TESTING (OR MOST RECENT EDITION). THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUBmittALS TO BOHLER FOR REVIEW AND APPROVAL. SUBSTITUTION REQUESTS MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE LUMINAIRE(S) IN QUESTION WILL MEET THE DESIGN INTENT OF THIS PLAN. SUBSTITUTION REQUESTS WITHOUT A PHOTOMETRIC STUDY WILL BE REJECTED.

LIGHT POLE FOUNDATIONS ARE SHOWN ON THE PLAN IN THE INTENDED LOCATION BASED ON THE LIGHTING CALCULATIONS, UNLESS OTHERWISE NOTED. LIGHT SYMBOLS ARE SHOWN LARGER THAN ACTUAL SIZE, HOWEVER FOUNDATION SIZE IS SHOWN AT ACTUAL SIZE.



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

fast. It's free. It's the law.

FOR CONCEPT
PURPOSES ONLY

**IS NOT INTENDED AS A CONSTRUCTION DOCUMENT
UNLESS INDICATED OTHERWISE.**

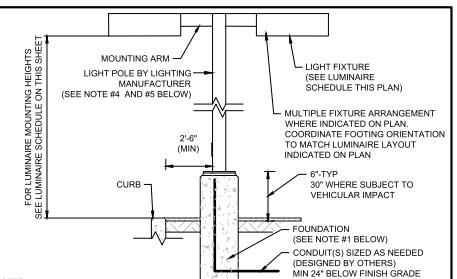
No.: MAA250027.00-E
Y: JWT/SJR
BY: NPD/NEM
12/16/2025
P-CIVL-LGHT

**PRO.
SITE PLAN
DOCUMENTS**

FOXBORO
LEARNING,
LLC

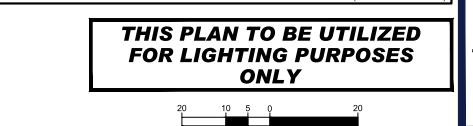
PROPOSED
CHILD CARE CENTER

CAMBRIDGE STREET
TOWN OF BURLINGTON
MIDDLESEX COUNTY
MASSACHUSETTS
PARCEL ID: 35-115-0



NOTES:
1. THIS DETAIL IS FOR GRAPHICAL 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 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.
4. THE LENGTH OF POLE DEPENDENT ON FOUNDATION HEIGHT IN DIFFERENT LOCATIONS AS NECESSARY, AND LUMINAIRES AT MOUNTING HEIGHT INDICATED IN LIGHTING SCHEDULE. MOUNTING HEIGHT IS TO BE MEASURED FROM GROUND SURFACE ELEVATION ADJACENT TO POLE FOUNDATION TO LUMINAIRES.
5. IF FOUNDATIONS ARE REQUIRED TO BE BURIED BY MUNICIPALITY, ANY PORTION OF THE POLE AT THE

AREA LIGHT



www.ijerpi.org

LIGHTING PLAN

L-201

ORG. DATE - 12/16/2025

