

\_\_\_\_\_ FOR \_\_\_\_\_

**PROPOSED**

## LOCATION OF SITE

## CAMBRIDGE STREET, TOWN OF BURLINGTON

**MIDDLESEX COUNTY, MASSACHUSETTS**

**PARCEL ID: 35-115-0**

## REFERENCES

♦ BOUNDARY & TOPOGRAPHIC SURVEY:

FELDMAN GEOSPATIAL  
152 HAMPDEN STREET  
BOSTON, MA 02119  
DATED: 03/07/2025  
SURVEY JOB #2500110  
ELEVATIONS: NAVD 1988

♦ GEOTECHNICAL INVESTIGATION REPORT:

WHITESTONE ASSOCIATES, INC.  
352 TURNPIKE ROAD, SUITE 105  
SOUTHBOROUGH, MA 01772  
DATED: 04/01/2025

• ARCHITECTURAL PLAN:

JARMEL KIZEL ARCHITECTS AND ENGINEERS, INC.  
42 OCKNER PARKWAY  
LIVINGSTON, NH 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**  
SCALE: 1" = 1,000'  
SOURCE: USGS



**AERIAL MAP**  
SCALE: 1" = 1,000'  
SOURCE: NEARMAP AERIAL IMAGERY

<b>SHEET INDEX</b>	
<b>SHEET TITLE</b>	<b>SHEET NUMBER</b>
COVER SHEET	C-101
GENERAL NOTES AND LEGEND	C-102
JURISDICTIONAL NOTES	C-103
EXISTING CONDITIONS/DEMOLITION PLAN	C-201
SITE PLAN	C-301
GRADING AND DRAINAGE PLAN	C-401
UTILITY PLAN	C-501
EROSION AND SEDIMENT CONTROL PLAN	C-801
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	C-803
CONSTRUCTION DETAILS	C-901
CONSTRUCTION DETAILS	C-902
CONSTRUCTION DETAILS	C-903
LANDSCAPE PLAN	L-101
LANDSCAPE NOTES AND DETAILS	L-102
LIGHTING PLAN	L-201
LIGHTING NOTES AND DETAILS	L-202
ALTA SURVEY (BY OTHERS)	1 OF 1

## REVISIONS

[illegible]

**ALWAYS CALL 811**  
It's fast. It's free. It's the law

**FOR CONCEPT  
PURPOSES ONLY**

THIS DRAWING IS NOT INTENDED AS A CONSTRUCTION DOCUMENT  
UNLESS INDICATED OTHERWISE.

PROJECT No.: MAA250027.00-0E  
DRAWN BY: JWT/SJR  
CHECKED BY: NPD/NEM  
DATE: 12/16/2025  
CAD I.D.: P-CIVL-CNDS

PROJECT

**PROP.  
SITE PLAN  
DOCUMENTS**

FOR

**FOXBORO  
LEARNING,  
LLC**

**PROPOSED  
CHILD CARE CENTER  
CAMBRIDGE STREET  
TOWN OF BURLINGTON  
MIDDLESEX COUNTY  
MASSACHUSETTS  
PARCEL ID: 35-115-0**



**BOHLER**

**50 WASHINGTON ST., SUITE 2000  
WESTBOROUGH, MA 01581**  
Phone: (508) 480-9900

[www.BohlerEngineering.com](http://www.BohlerEngineering.com)



**COVER  
SHEET**

SHEET NUMBER:

**C-101**

ORG. DATE - 12/16/2025

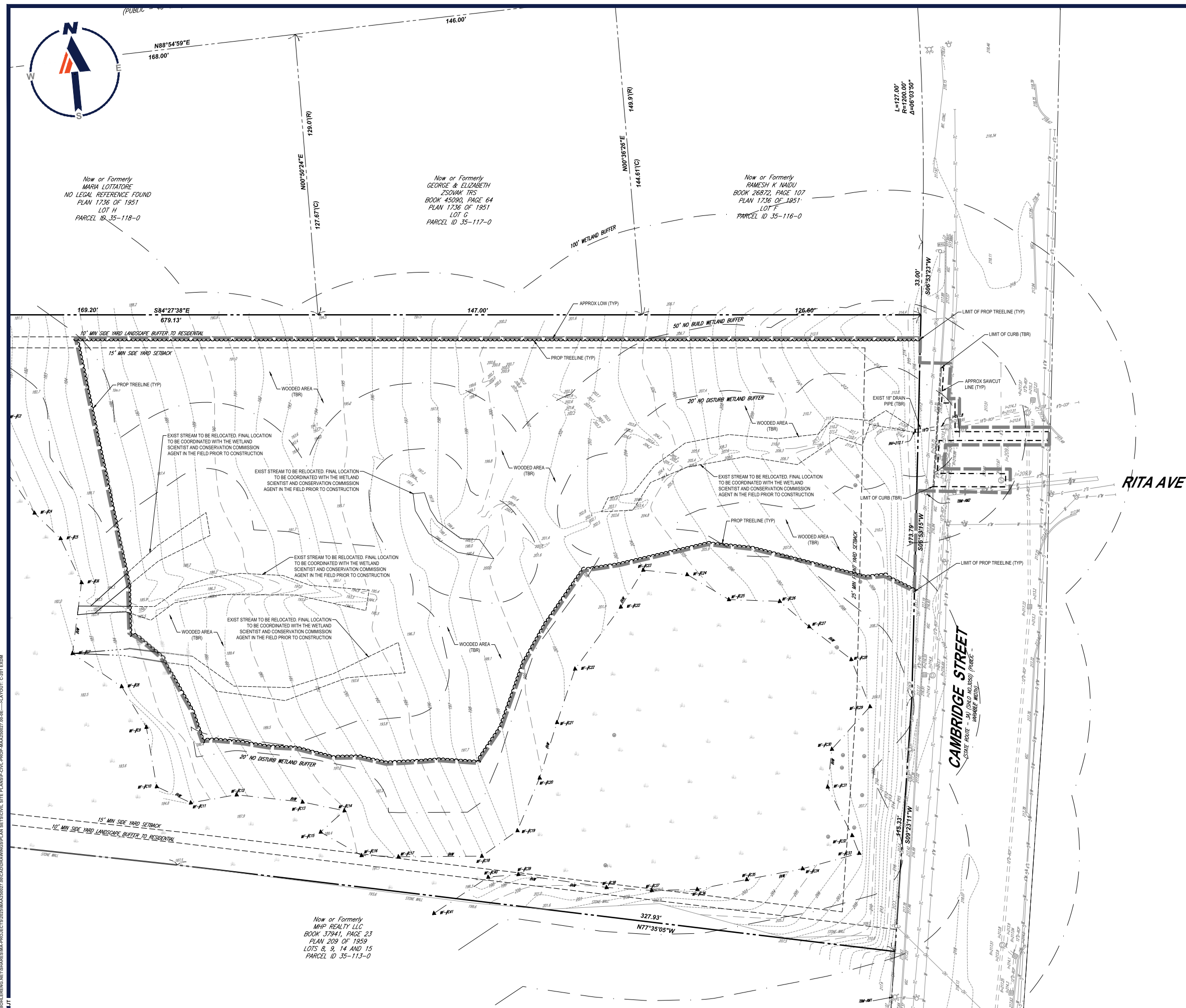
Dec 16, 2025  
BOHLERENG,  
JT









[illegible]

**FOR CONCEPT  
PURPOSES ONLY**

PROJECT No.:	MAA250027.00-0E
DRAWN BY:	JWT/SJR
CHECKED BY:	NPD/NEM
DATE:	12/16/2025
CAD I.D.:	P-CIVL-PROP

PROJECT:

**PROP.  
SITE PLAN  
DOCUMENTS**

\_\_\_\_\_ FOR \_\_\_\_\_

**FOXBORO  
LEARNING,  
LLC**

**PROPOSED  
CHILD CARE CENTER  
CAMBRIDGE STREET  
TOWN OF BURLINGTON  
MIDDLESEX COUNTY  
MASSACHUSETTS  
PARCEL ID: 35-115-0**



**50 WASHINGTON ST., SUITE 2000  
WESTBOROUGH, MA 01581**  
Phone: (508) 480-9900

[www.BohlerEngineering.com](http://www.BohlerEngineering.com)



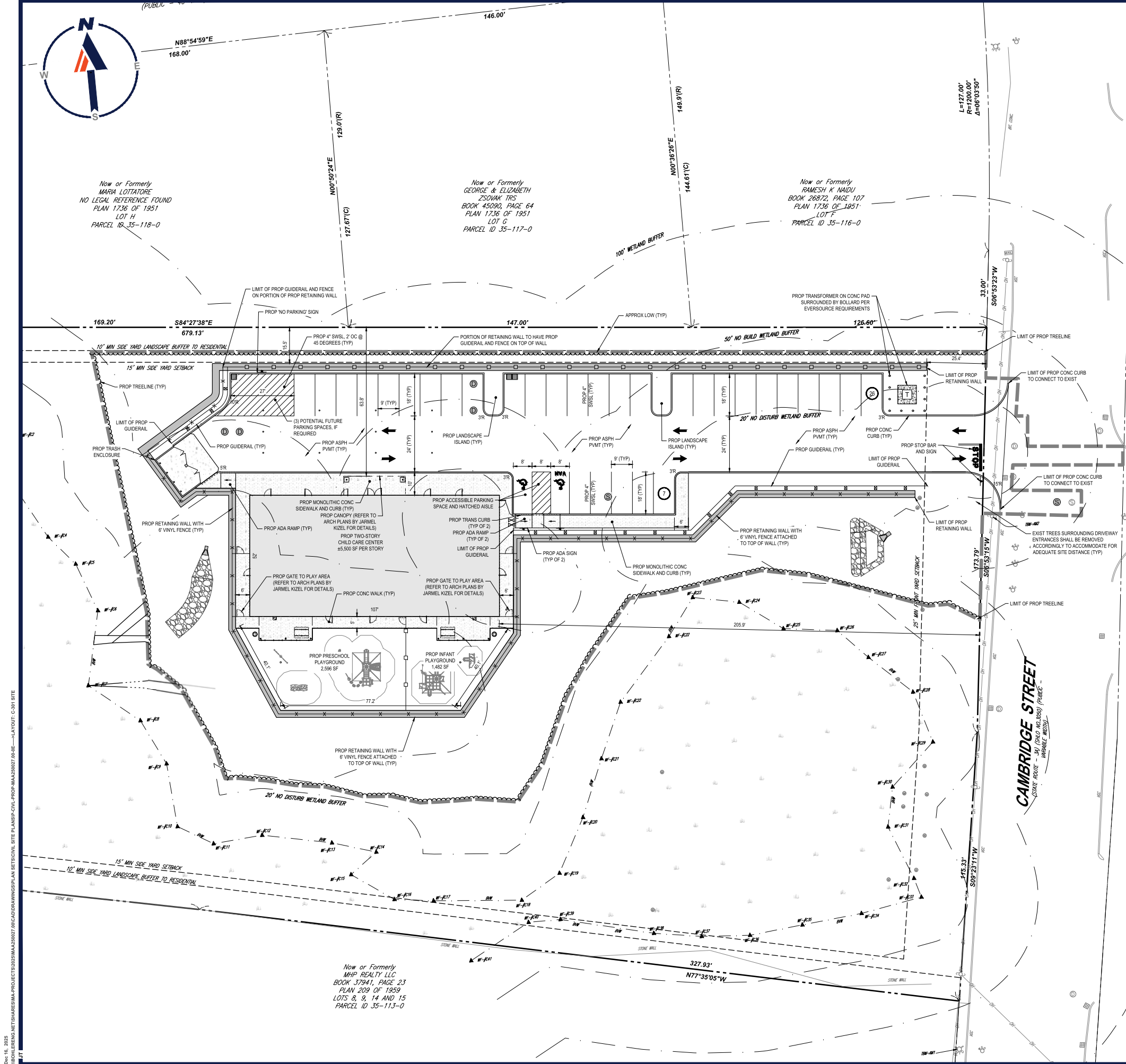
SHEET TITLE:

**EXISTING  
CONDITIONS/  
DEMOLITION  
PLAN**

SHEET NUMBER:  
**C-201**

ORG. DATE - 12/16/2025





ZONING TABLE				
ZONE: RO - ONE-FAMILY DWELLING USE: CHILD CARE CENTER OVERLAY DISTRICT: WATER RESOURCE DISTRICT PARCEL ID: 35-115-0				
APPLICANT/ OWNER INFORMATION				
APPLICANT:	FOXBORO LEARNING, LLC 21671 BRONTE PLACE ASHBURN, VA 20147			
PROPERTY OWNER:	CHAPIN MICHAEL & J MADDEN TRS 441 MAIN STREET #203 MELROSE, MA 02178			
BULK REQUIREMENTS				
ITEM	CODE	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	ARTICLE V 5.2.0 & ARTICLE V 5.1.2.5	20,000 SF (1)	±3.82 AC (166,584 SF)	NO CHANGE
MIN LOT FRONTAGE	ARTICLE V 5.2.0	100 FT	289.1 FT	NO CHANGE
MIN LOT WIDTH	ARTICLE V 5.2.0	20 FT	215.2 FT	NO CHANGE
MIN YARD SETBACKS				
FRONT YARD	ARTICLE V 5.2.0	25 FT	N/A	25.4 FT (TO WALL) 205.9 FT (TO BUILDING)
SIDE YARD	ARTICLE V 5.2.0	15 FT	N/A	15.5 FT (TO WALL) 63.8 FT (TO BUILDING)
REAR YARD	ARTICLE V 5.2.0	15 FT	N/A	341.9 FT (TO WALL) 350.3 FT (TO BUILDING)
MIN SIDE YARD LANDSCAPE BUFFER TO RESIDENTIAL	ARTICLE V 5.1.4	10'	N/A	15.5 FT
MAX PERMITTED HEIGHT	ARTICLE V 5.2.0	30 FT	N/A	<30'
MAX BUILDING COVERAGE	ARTICLE V 5.1.4	25%	0%	3.3%
MAX IMPERVIOUS COVERAGE	ARTICLE VIII 8.3.8.4	60%	0%	16.4%
MIN ACCESS DRIVEWAY WIDTH	ARTICLE VII 7.2.11	24 FT	N/A	24 FT
PARKING REQUIREMENTS				
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN STALL SIZE	ARTICLE VII 7.2.4	9' X 18'	N/A	9' X 18'
MIN ADA STALL SIZE	ARTICLE VII 7.2.4	13' X 18'	N/A	8' X 18'
MIN AISLE WIDTH	ARTICLE VII 7.2.4	24 FT	N/A	24 FT
MIN NUMBER OF SPACES	ARTICLE VII 7.2.5	33 SPACES	N/A	33 SPACES
MAX NUMBER OF SPACES	ARTICLE VII 7.2.5	33 SPACES	N/A	33 SPACES
MIN NUMBER OF ADA SPACES	521 CMR 23.2.1	2 SPACES	N/A	2 SPACES
CHILD CARE CENTER: REQUIRED= (3) SPACES PER 1,000 SQUARE FEET CALCULATION= (3) SPACES X 11,000 SF/1,000 = 33 SPACES				

(1) WHERE GROUND SLOPE IS 10% OR LESS IN RO DISTRICTS, THE MINIMUM LOT AREA SHALL BE 20,000 SF. WHERE THE GROUND SLOPE IS MORE THAN 10%, THE MINIMUM LOT SIZE SHALL BE INCREASED BY 1,000 ADDITIONAL SQUARE FEET FOR EACH ADDITIONAL ONE PERCENTAGE OF SLOPE, TO A MAXIMUM OF 45,000 SF.  
(11) THE CALCULATED GROUND SLOPE PURSUANT TO SECTION 5.1.2.5 (A) IS 8.5%

THIS PLAN TO BE UTILIZED  
FOR SITE LAYOUT PURPOSES  
ONLY



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

PERMITTING SERVICES

TRANSPORTATION SERVICES

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

THIS DRAWING IS NOT INTENDED AS A CONSTRUCTION DOCUMENT  
UNLESS INDICATED OTHERWISE.

PROJECT No.: MAA250027.00-0E  
DRAWN BY: JMT/SJR  
CHECKED BY: NPD/DEM  
DATE: 12/16/2025  
CAD L.D.: P-CIVIL-PROP

PROJECT:  
**PROP.  
SITE PLAN  
DOCUMENTS**  
FOR  
**FOXBORO  
LEARNING,  
LLC**  
PROPOSED  
CHILD CARE CENTER  
CAMBRIDGE STREET  
TOWN OF BURLINGTON  
MIDDLESEX COUNTY  
MASSACHUSETTS  
PARCEL ID: 35-115-0

**BOHLER**  
50 WASHINGTON ST., SUITE 2000  
WESTBOROUGH, MA 01581  
Phone: (508) 480-9900  
www.BohlerEngineering.com

JOHN K. BOHLER  
CIVIL ENGINEER  
No. 41530  
MASSACHUSETTS  
PROFESSIONAL ENGINEER  
(STATE LICENSE No. 2003)

JOHN K. BOHLER  
CIVIL ENGINEER  
No. 41530  
MASSACHUSETTS  
PROFESSIONAL ENGINEER  
(STATE LICENSE No. 2003)

SHEET TITLE:  
**SITE  
PLAN**

SHEET NUMBER:  
**C-301**

ORG. DATE - 12/16/2025







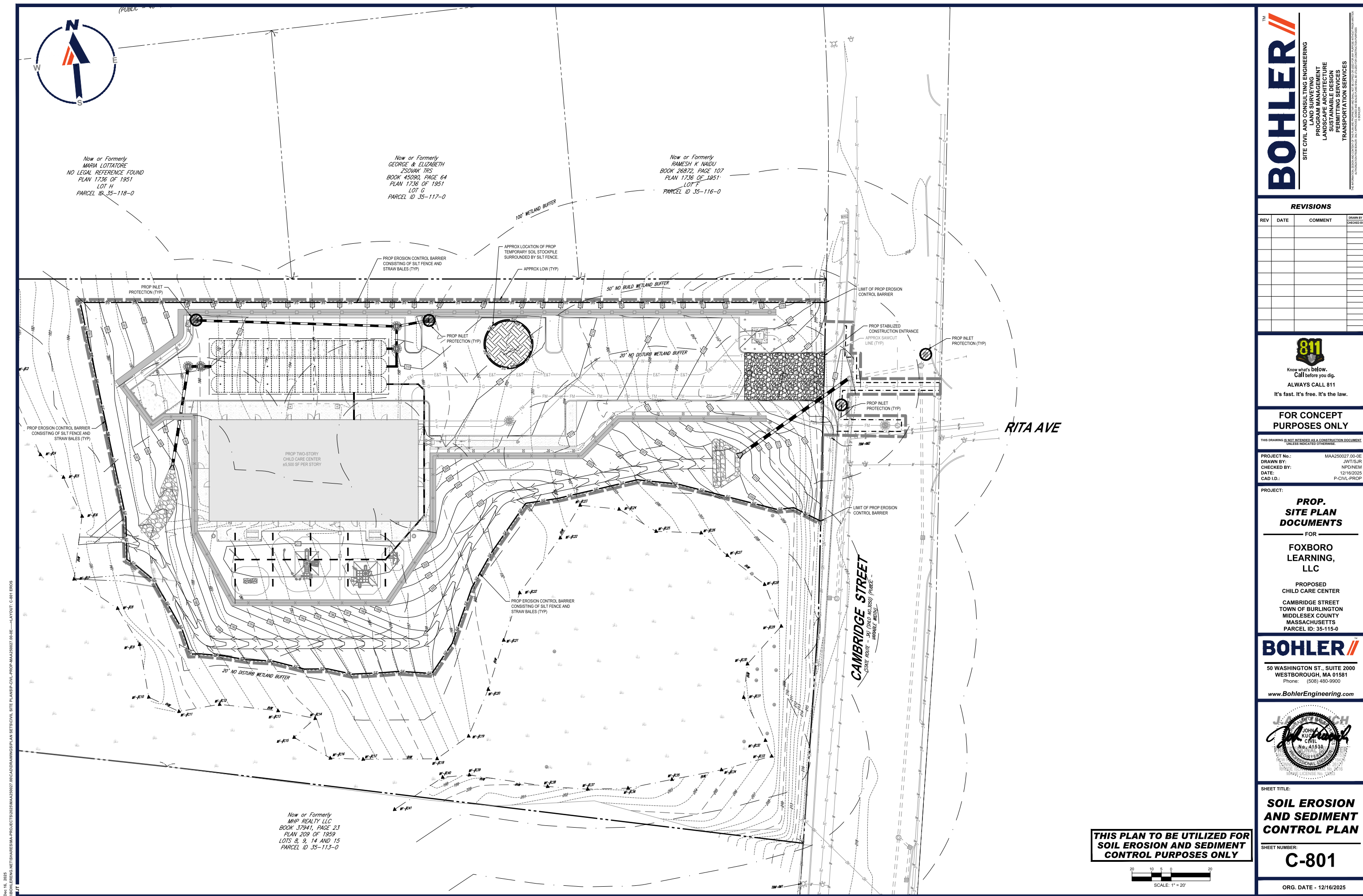
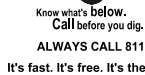


Figure 1 shows a plan view of a rectangular area, 100' long and 20' wide. The area is divided into four segments, each 25' long, labeled 20, 10, 5, and 0 from left to right. The area is divided into two horizontal rows of alternating black and white segments. The scale is 1" = 20'.

**ORG. DATE - 12/16/2025**

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOMLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

[illegible]

THIS DRAWING IS NOT INTENDED AS A CONSTRUCTION DOCUMENT  
UNLESS INDICATED OTHERWISE.

PROJECT No.:	MAA250027.00-0E
DRAWN BY:	JWT/SJR
CHECKED BY:	NPD/NEM
DATE:	12/16/2025
CAD I.D.:	P-CIVL-PROP

PROJECT

FOR

**FOXBORO  
LEARNING,  
LLC**

**PROPOSED  
CHILD CARE CENTER  
CAMBRIDGE STREET  
TOWN OF BURLINGTON  
MIDDLESEX COUNTY  
MASSACHUSETTS  
PARCEL ID: 35-115-0**

**50 WASHINGTON ST., SUITE 2000  
WESTBOROUGH, MA 01581**  
Phone: (508) 480-9900

***www.BohlerEngineering.com***



SHEET TITLE:



(Rev. 10/2025)

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

- ### ***EROSION CONTROL NOTES DURING WINTER CONSTRUCTION***

(Rev. 10/2025)

(Rev. 10/2025)

- THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:**

- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)
- INSTALLATION OF EROSION CONTROL BARRIER (AS SHOWN)
- INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN)
- DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)
- DEMOLITION OF EXISTING SITE PAVEMENT AND ALIEMENTS (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)
- CONSTRUCTION OF BUILDINGS
- CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
- SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
- FINAL GRADING OF ALL SLOPED AREAS
- PLACE 8" 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



## STRAW BALE BARRIER



## ***EROSION CONTROL BLANKET STEEP SLOPE PROTECTION***



### **TEMPORARY STOCK PILE WITH SILT FENCE AND FILTER SOCK**

[illegible]

















SCOPE OF WORK:  
THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, FERTILIZER SEEDING, SOD LAYING, PLANTING AND MULCHING INCLUDING ALL FERTILIZER, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS

- ALL LANDSCAPE 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 SHALL BE TREATED WITH A MINIMUM 6" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE LANDSCAPE PLAN.
  - LAWN SEED MIXTURE SHALL BE FRESH, CLEAN, FRESH CROWN SEED.
  - SOD SHALL BE CUT TO A MINIMUM OF 12" LONG, 12" WIDE AND 1/2" THICK WITH A UNIFORM THICKNESS. SOD INSTALLED ON AREAS GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.
  - MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES / DETAILS.
- FERTILIZER
  - FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF CONTAINER SO THAT IT WILL REMAIN KEPT DRY AND UNEXPOSED TO WEATHER.
  - FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHALL NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY. CONTRACTOR TO ADHERE TO STATE REGULATIONS REGARDING APPLICATION OF FERTILIZERS.
- PLANT MATERIAL:
  - ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).
  - IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
  - ALL 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.
  - IN THE EVENT OF ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/2" (THICK) HAVE NOT BEEN COMPLETELY CALLED, 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 GROUND SURFACE. CALIPER SHALL BE HOLDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER IS 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.
  - SHRUB 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

THE CONTRACTOR TO CONFORM TO THE LANDSCAPE 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.

ALL MATERIALS SHALL BE PROPERLY 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

- AFTER COMPLETING 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 LIMBS OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND CLEAN. ANY BRANCHES TO BE CUT BACK WITHIN A TREE SHARP TRUNK ZONE TOPSOIL SHALL BE HONORED 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 YEAR. CONTRACTOR SHALL CONTACT THE LOCAL UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION 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, STATE OR FEDERAL ORDINANCES MAY REQUIRE A TREE PROTECTION ZONE TO BE A MINIMUM OF A FORTY-EIGHT INCH (48") HIGH WOODEN SUNFENCE OR ORANGE COLORED HIGH-DENSITY VISI-FENCE, OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
- WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO CONSTRUCTION. CIRCUMFERENCE OF THE TRUNK SHALL BE MEASURED AT THE DRIP LINE. THE MEASUREMENT 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 STANDARDS 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 APPROVING AGENCY PRIOR TO CONSTRUCTION.
- 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 DRAINAGE, ADD A SAND LAYER 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 PESTS WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH OF 4.5-7.5.
- 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 GIVE THE SAND A FEEL OF 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.
- THE LANDSCAPE CONTRACTOR SHALL CONDUCT CONFORMANCE WITH GENERAL WORK PROCEDURE SECTION ABOVE. 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 GRADE AS DETAILED 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.

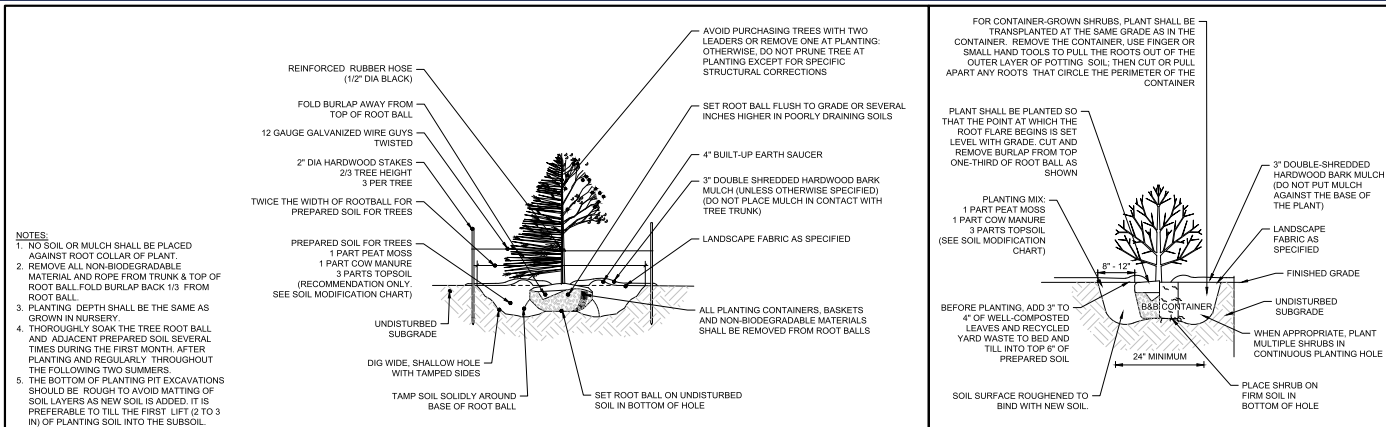
8. TOPSOILING

- 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 MEET THE DESIRED SPECIFICATIONS.
- 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.
- TOPSOIL OR SUBSOIL SHALL BE USED IN ACCORDANCE WITH GENERAL WORK PROCEDURE SECTION ABOVE. TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AMOUNT TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
- ALL LAWN AREAS ARE TO BE CULCIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND ALL EXISTING ROOTS SHALL BE REMOVED TO A DEPTH OF SIX INCHES (6").
- THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BIO PURPOSES ONLY [SEE SPECIFICATION 6.A.]).
  - 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.

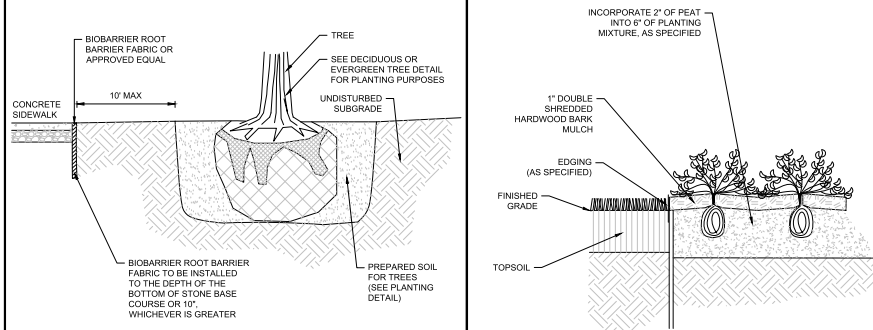
9. PLANTING

- 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 HEADED IN TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND GROUND CONDITIONS ARE MOST APPROPRIATE FOR THE BEST PLANTING 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 HANDS, LOPPS, OR OTHER CUTTING TOOLS. ANY DAMAGED OR INJURED PLANTS SHALL BE REJECTED.
- 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.
- POSTS AND TREES ARE TO BE PLACED AT THE 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 PROPOSED LANDSCAPE PLAN, SHALL BE INSPECTED 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:
  - 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 DISCRETION OF THE PROJECT ENGINEER. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

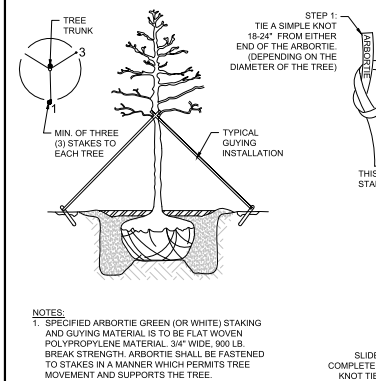
- FURTHERMORE, THE FOLLOWING TREE SPECIES ARE USUALLY SUSCEPTIBLE TO WINTER DAMAGE, WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:
- |                         |                       |
|-------------------------|-----------------------|
| ACER RUBRUM             | PLATANUS X ACERIFOLIA |
| BETULA VARIETES         | POPULUS VARIETES      |
| CARPINUS VARIETES       | PRUNUS VARIETES       |
| CRATAEGUS VARIETES      | PRUNUS VARIETES       |
| KOELERUTERIA            | QUERCUS VARIETES      |
| LIQUIDAMBAR STYRACIFLUA | TILIA TOMENTOSA       |
| LIRIODENDRON TULIPARIA  | ZELKOVA VARIETES      |
6. PLANTING PITS SHALL BE DIG TO WITH LEVEL BOTTOMS, WITH THE WIDTH THREE TIMES 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 COQ MANURE BY VOLUME
  - 3 PARTS TOPSOIL BY VOLUME
7. GRAIN'S 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 1/2" CALIPER OF TRUNK
8. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.
9. ALL PLANTING 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.
10. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.
11. GROUND COVER AREAS SHALL BE COVERED WITH A LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.
- NO PLANT, EXCEPT TREES AND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.
11. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR COVER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.
12. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.
13. TRANSPLANTING (WHEN REQUIRED)
14. ALL PLANT TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.
15. 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.
16. PLANTS SHALL NOT BE USED FOR TRANSPLANTING BETWEEN APRIL, 10 AND JUNE 30.
17. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
18. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
19. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DIAMETER BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DIAMETER WILL BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.
20. WATERING
21. 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.
22. ALL PLANTING SHALL BE WATERED 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.
23. IF A PLANTING 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.
24. GUARANTEE
25. 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 END OF SIX MONTHS OF THE BID WHEN A FINAL INSPECTOR HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
26. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD.
27. REPLACEMENT OF PLANT MATERIAL SHALL BE COMPLETED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
28. 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.
29. LAWNS SHALL BE MAINTAINED THROUGHOUT WATERING, FERTILIZING, WEEDING, MOOWING, TRIMMING AND OTHER OPERATION INCLUDING ROLLING, GRASS MOWING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
30. CLEANUP
31. 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.
32. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
33. MAINTENANCE (ALTERNATIVE BID):
34. 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 ACCEPTED AS SPECIFIED HEREIN. AT THE END OF THE LANDSCAPE MAINTENANCE PERIOD, 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 REQUIRED TO BE APPROVED BY THE CITY TO ENSURE THAT PLANT AND LAWN AREAS ARE HEALTHY AND MANICURED TO THE APPROVAL OF THE OWNER/OPERATOR.



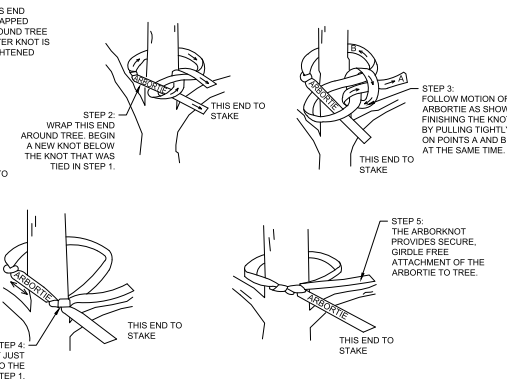
NOT TO SCALE (NE-L040101 - 07/2025)



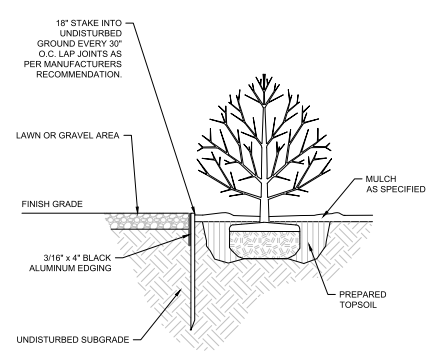
NOT TO SCALE (NE-L049901 - 07/2025)



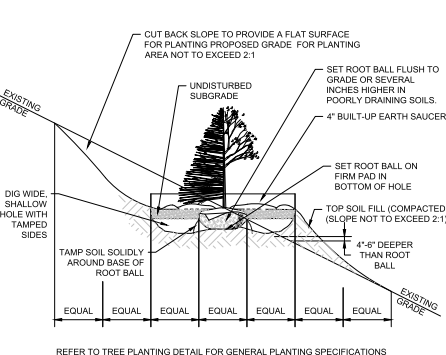
901 - 07/2025) NOT TO SCALE (NE-L040104 - 07/2025)



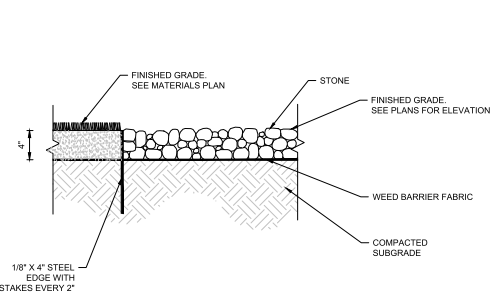
NOT TO SCALE (NE-L040103 - 07/2025)



NOT TO SCALE (NE-L030301 - 07/2025)



NOT TO SCALE (NE-L040102 - 07/2025)



NOT TO SCALE (NE-L039901 - 06/2025)

NEW ENGLAND CONSERVATION/ WILDLIFE SEED MIX" AS PREPARED BY  
NEW ENGLAND WETLAND PLANTS, INC  
820 WEST STREET, AMHERST, MA 01002  
PHONE: 413-548-8000  
EMAIL: INFO@NEWP.COM  
WEBSITE: WWW.NEWP.COM

APPLICATION RATE: 1750 SFLB OR 25LBS/ACRE  
1. MINIMUM ORDER: 2 LBS  
2. SPECIES  
A) VIRGINIA WILD RYE (ELYMUS VIRGINICUS)  
B) LITTLE BLUESTEM (SCHIZACHYRUM SCOPARIUM)  
C) BIG BLUESTEM (ANDROPOGON GERARDI)  
D) RED FESCUE (FESTUCA RUBRA)  
E) SWITCH GRASS (PANICUM CAPILLARE)  
F) PARTRIDGE PEA (CHAMAECRISTA FASCICULATA)  
G) PANICLELEAF TIT TREFLO (DESMODIUM PANICULATUM)  
H) INDIAN GRASS (SORGHASTRUM NUTANS)  
I) BLUE VERNIA (VULPES VERNIA)  
J) BUTTERFLY MILKWEED (ASCLEPIAS TUBEROSA)  
K) BLACK EYED SUSAN (RUBECUDA HIRTA)  
L) COMMON SNEEZEWEED (HELENIUM AUTUNALE)  
M) HEART LASTER (ASTER HYPERICIFOLIUS)  
N) GOLDEN ROD (SOLIDAGO VIRGINICA)  
O) UPLAND BENTGRASS (AGROSTIS PERENNANS)



**SPECIFICATIONS**  
NAME; 2" 3" RIVER  
COLOR; COLORS  
WITH LITTLE LILA  
SHAPE; PRIMARI  
WITH NO SHARP  
SIZE; STONE SIZE  
ONE DIMENSION  
WITH LITTLE VAR  
SILT CONTENT; S  
AND SILT AT TIME

REV	DATE	COMMENT	DRAWN BY
-----	------	---------	----------

[illegible]

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

THIS DRAWING IS NOT INTENDED AS A CONSTRUCTION DOCUMENT.

UNLESS INDICATED OTHERWISE.

PROJECT No.:	MAA250027.00-0E
DRAWN BY:	JWT/SJR
CHECKED BY:	NPD/NEM
DATE:	12/16/2025
CAD I.D.:	P-CIVL-LSCP

PROJECT:

\_\_\_\_\_ FOR \_\_\_\_\_

FOXBO  
LEARN  
LLC

PROPOSED  
CHILD CARE CENTER

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

**BOHLER** //

**50 WASHINGTON ST., SUITE 2000  
WESTBOROUGH, MA 01581**  
Phone: (508) 480-9900

***www.BohlerEngineering.com***



SHEET TITLE:

## SHEET NUMBER:

**L-102**

ORG. DATE - 12/16/2025





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

---

3. 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, AND FULLY COMPLY WITH, ALL APPLICABLE CODES AND REGULATIONS.
4. 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 SPECIFICS PROPOSED, SUBSTITUTIONS, DIMENSIONS, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE NOTES AND MANUFACTURER(S)'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, SUBSTITUTIONS, DIMENSIONS, AND MATERIALS.
5. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL LIGHT SOURCE ON AND OFF SITE, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
6. 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).
7. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATION AND TYPE OF LUMINAIRES, POWER SYSTEM, CONDUITS, WIRING, CONTROLS, AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, 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 FOR THE LOCATION OF LIGHT 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.
8. THE ELECTRICAL CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE PROFESSIONAL OF RECORD'S ATTENTION, PRIOR TO THE START OF CONSTRUCTION.
9. 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, UNLESS THE ARCHITECT AND/OR ELECTRICAL ENGINEER SPECIFICALLY PERMITS.
10. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE 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 OF THE LIGHTING SYSTEM AND ELECTRICAL EQUIPMENT SPECIFIED BY THE MANUFACTURER. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN.
11. THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER FOLLOWING IES LM-81 TESTING (OR MORE RECENT EDITION). THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.
12. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO BOHLER FOR REVIEW AND APPROVAL. THE SUBMITTALS SHALL INCLUDE, BUT NOT BE LIMITED 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.
13. LIGHT POLE FOUNDATIONS ARE SHOWN ON THE PLAN IN THE INTENDED LOCATION BASED ON THE ACTUAL CALCULATED LIGHTING. 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  
It's free. It's the law.

THIS DRAWING IS NOT INTENDED AS A CONSTRUCTION DOCUMENT  
UNLESS INDICATED OTHERWISE.

PROJECT:

**PROPOSED  
CHILD CARE CENTER  
CAMBRIDGE STREET  
TOWN OF BURLINGTON  
MIDDLESEX COUNTY  
MASSACHUSETTS  
PARCEL ID: 35-115-0**

[www.BohlerEngineering.com](http://www.BohlerEngineering.com)



## SHEET NUMBER:

ORG. DATE - 12/16/2025



20 10 5 0 20

SCALE: 1" = 20'

**WALL MOUNTED PEDESTRIAN LIGHT**

**AREA LIGHT**

NOT TO SCALE

---

\_\_\_\_\_





ARLINGTON STREET (PUBLIC - VARIABLE WIDTH)

ANNA (PUBLIC - 40' WIDE) ROAD

CAMBRIDGE STREET (PUBLIC - VARIABLE WIDTH)

NOTES:

- BENCH MARK INFORMATION:  
BENCH MARK USED:  
ELEVATIONS WERE OBTAINED BY GPS OBSERVATIONS ON FEBRUARY 18, 2025  
TEMPORARY BENCH MARKS SET:  
TBM-AM1: BAIL ROAD SPIKE SET IN UTILITY LIGHT POLE  
ELEVATION = 218.41  
TBM-AM2: X-CUT ON RIGHT HYDRANT BOLT ABOVE MAIN OUTLET  
ELEVATION = 217.88  
2. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).  
3. CONTOUR INTERVAL EQUALS ONE (1) FOOT.  
4. BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A "X" (UNSHOWN), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0402L, TOWN OF BURLINGTON COMMUNITY NUMBER 250185, PANEL NUMBER 0402L, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.  
5. UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE APPOINTMENTED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INCORRECTLY SHOWN ON SAID RECORD PLANS, SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED BEFORE PLANNING FUTURE CONNECTIONS. THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD CALL. TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.  
6. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FINDINGS SUCH A REPORT MIGHT DISCLOSE.  
7. WETLAND SHOWN WERE FIELD DELINEATED BY OXBOW ASSOCIATES, INC., P.O. BOX 971, ACTON, MA, 01720, DATED JUNE 29, 2018.  
8. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL, ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

REFERENCES

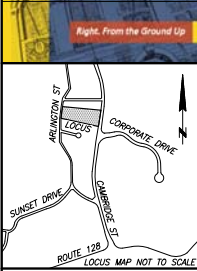
MIDDLESEX COUNTY REGISTRY OF DEEDS  
PLAN NO. 1796 OF 1947  
PLAN NO. 1736 OF 1951  
PLAN NO. 209 OF 1959  
PLAN NO. 1489 OF 1964  
PLAN NO. 1311 OF 1965  
PLAN NO. 69 OF 1971  
PLAN NO. 48 OF 1993  
MASSACHUSETTS LAND COURT  
LOC 26423-D  
MASSACHUSETTS HIGHWAY DEPARTMENT  
SHLD NO. 3050

LEGEND

- SEWER MANHOLE
- URBAN MANHOLE
- HYDRANT
- WATER SHUT OFF/WATER GATE
- GAS SHUT OFF/GAS GATE
- CATCH BASIN
- TRAFFIC SIGNAL
- UTILITY POLE
- MAIL BOX
- SIGN
- OBSERVATION WELL
- WETLANDS
- BORDERING VEGETATED WETLANDS
- CALCULATED
- NOT TO SCALE
- RECORD
- VERTICAL GRANITE CURB
- WETLAND FLAG NUMBER
- OVERHEAD WIRES
- COMMUNICATIONS SERVICE
- DRAIN
- GAS
- SEWER
- WATER
- POLYVINYL CHLORIDE
- REINFORCED CONCRETE PIPE
- STONE WALL

FELDMAN  
GEOSPATIAL

BOSTON HEADQUARTERS  
152 HAMPDEN STREET  
BOSTON, MA 02119  
WORCESTER OFFICE  
27 MECHANIC STREET  
WORCESTER, MA 01608  
(617)357-9740  
www.feldmangeo.com



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

TIMOTHY R. AGURKIS, PLS (MA# 52782)  
TAGURKIS@FELDMANGEO.COM

DATE: 4-1-25



DRAWING NAME:

EXISTING CONDITIONS  
PLAN OF LAND  
0 CAMBRIDGE STREET  
BURLINGTON, MASS.

DATE: MARCH 7, 2025

REVISIONS:

FILENAME: 2500110-CE.dwg

RESEARCH: TRM/TS FIELD CHIEF: GH/AM  
PROJ MGR: TRM APPROVED:  
CALC: TI CAD: TI  
FIELD CHK: CHD FILE: 2500110

SCALE: 1"=20'

SHEET NO. 1 OF 1