



Now or Formerly  
MASSACHUSETTS BAY TRANSPORTATION AUTHORITY  
LEGAL REFERENCE FOUND  
PARCEL ID 25-163

Now or Formerly  
WALPOLE REALTY LP  
BOOK 22816, PAGE 95  
PARCEL ID 25-170

Now or Formerly  
WALPOLE REALTY LIMITED PARTNERSHIP  
BOOK 22816, PAGE 95  
PARCEL ID 25-167

PROPOSED 148 UNIT  
MULTI-FAMILY  
APARTMENT  
BUILDING  
FFF 442.0

MAIN ENTRANCE  
PLAZA WITH BENCH  
AND BIKE RACKS

**EAST STREET**  
(PUBLIC - 50' WIDE)

PARKLET WITH  
BENCH, DECORATIVE  
PAVEMENT AND  
PERENNIALS (TYP.)





PLANT SCHEDULE					
CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
AO	3	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" CAL.	B&B
GO	5	GLEDTISIA TRIACANTHOS 'INERMIS DRAVES'	STREET KEEPER® HONEY LOCUST	2.5" CAL.	B&B
OP	4	QUERCUS PALUSTRIS	PIN OAK	3" CAL.	B&B
OPP	2	QUERCUS PALUSTRIS 'PRINGREEN'	GREEN PILLAR® PIN OAK	2" CAL.	B&B
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TOE	18	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	5-6"	CONT./B&B
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CF	1	CORNUS FLORIDA	EASTERN DOGWOOD	2.5" CAL.	B&B
CST	3	CORNUS KOUSA 'SNOW TOWER'	SNOW TOWER KOUSA DOGWOOD	2.5" CAL.	B&B
PL	2	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER CALLERY PEAR	2.5" CAL.	B&B
PSC	2	PRUNUS ARGENTEA 'COLUMNARIS'	COLUMNAR ARGENTEA CHERRY	2.5" CAL.	B&B
PXD	2	PRUNUS X 'OKAME'	OKAME FLOWERING CHERRY	8-10"	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
AMH	11	ARONIA MELANOCARPA 'UCONNAMI66'	LOW SCAPE HEDGER® BLACK CHOKEBERRY	18-24"	CONTAINER
CSC	37	CLETHRRA ALNIFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERSWEET	24-30"	CONTAINER
HME	11	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	24-30"	CONTAINER
IG	9	ILEX GLABRA	INKBERRY HOLLY	30-36"	CONTAINER
IGC	42	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24-30"	CONTAINER
KEZ	23	KALMIA LATIFOLIA 'ELF'	ELF DWARF MOUNTAIN LAUREL	18-24" HT.	CONTAINER
PXOL	2	PRUNUS LAURICERASUS 'OTTO LUYKEN'	OTTO LUYKEN CHERRY LAUREL	24-30"	CONTAINER
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
PAH	39	PENNISETUM ALOPECUROIDES 'HAMELI'	HAMELI FOUNTAIN GRASS	1 GAL.	CONTAINER
PVS	92	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL.	CONTAINER
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
HBZ	9	HOSTA X 'BLUEBERRY MUFFIN'	BLUEBERRY MUFFIN HOSTA	1 GAL.	CONTAINER
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
LMB	39	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILTURF	1 GAL.	CONTAINER
NW	65	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL.	CONTAINER
RF	100	RUBROCKIA FILIGIDA	CONEFLOWER	1 GAL.	CONTAINER
SSAJ	111	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	1 GAL.	CONTAINER

3 ADDITIONAL TREES  
2 ADDITIONAL TREES  
1 ADDITIONAL TREE  
2 ADDITIONAL TREES

### TOWN OF WALPOLE, MA LANDSCAPE REQUIREMENTS

SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED
7.	LOCATION OF SPACES C. GROUND LEVEL PARKING FACING STREETS OR OPEN SPACES SHALL BE SCREENED FROM THE SIDEWALK AND THE OPEN SPACE. SCREENING MAY INCLUDE BUILDINGS AND/OR LANDSCAPING.	PROVIDED
8.	PARKING LOT DESIGN B. LANDSCAPING REQUIREMENTS  (1) AMOUNT: DEVELOPMENTS WITH PROPOSED PARKING AREAS OF SIX (6) SPACES OR MORE SHALL PROVIDE A MINIMUM OF TEN PERCENT (10%) OF LANDSCAPED OPEN SPACE WITHIN THE AREA DESIGNATED FOR PARKING INCLUSIVE OF ANY LANDSCAPED BORDERS SURROUNDING THE PARKING LOT.  (2) PLANT SELECTION: NO TREE, SHRUB OR PLANT SHALL BE PROPOSED FOR USE WITHIN A PARKING AREA THAT HAS BEEN IDENTIFIED AS AN INVASIVE SPECIES BY THE MASSACHUSETTS PLANT ADVISORY GROUP IN THE LATEST VERSION OF THE EVALUATION OF NON-NATIVE PLANT SPECIES FOR INVASIVENESS IN MASSACHUSETTS (WITH ANNOTATED LIST). HAS BEEN IDENTIFIED AS INVASIVE OR BANDED ON THE MASSACHUSETTS PROHIBITED PLANT LIST AS PERIODICALLY UPDATED BY THE MASSACHUSETTS DEPARTMENT OF AGRICULTURAL RESOURCES, OR IN ANY OTHER REPUTABLE SCIENTIFIC PUBLICATION THAT MAY BE ACCEPTABLE TO THE BOARD. ALL SIZE AND LOCATION DESIGN ELEMENTS SHALL COMPLY WITH THE FOLLOWING SPECIFICATIONS: (A) SHADE OR CANOPY TREES SHALL HAVE AT LEAST ONE AND A HALF (1.5) INCH CALIPER WITH A MATURE HEIGHT OF NOT LESS THAN TWELVE (12) FEET ABOVE GRADE. (B) SMALL OR MINOR SHADE TREES SHALL HAVE A CALIPER OF AT LEAST ONE AND A HALF (1.5) INCHES WITH A MATURE HEIGHT OF NOT LESS THAN NINE (9) FEET ABOVE GRADE. (C) ORNAMENTAL OR FLOWERING FRUIT TREES SHALL HAVE A CALIPER OF AT LEAST ONE AND A HALF (1.5) INCHES WITH A MATURE HEIGHT OF NOT LESS THAN SEVEN (7) FEET ABOVE GRADE. (D) EVERGREEN TREES USED FOR SCREENING SHALL BE NOT LESS THAN SIX (6) FEET IN HEIGHT ABOVE GRADE AT MATURITY. FENCING MAY BE USED IN CONJUNCTION WITH VEGETATED SCREENING BUT CHAIN LINK, VINYL OR OTHER FENCE MATERIAL THAT IS INCONGRUENT WITH TRADITIONAL NEW ENGLAND ARCHITECTURE SHALL NOT BE ALLOWED IN THE CENTRAL BUSINESS DISTRICT. (E) SHRUBS SHALL BE NOT LESS THAN ONE AND ONE-HALF (1.5) FEET IN HEIGHT ABOVE GRADE. AND (F) GRASS TURF MAY BE USED BUT SHALL NOT BE INSTALLED IN STRIPS LESS THAN SIX (6) FEET IN WIDTH.	REQUIRED: 35,000 SF X 10% = 3,500 SF LANDSCAPE AREA PROVIDED
	(3) PARKING LOT ENTRANCES: PARKING LOT ENTRANCES SHALL BE LANDSCAPED WITH A COMBINATION OF TREES, SHRUBS, WALLS AND OTHER LANDSCAPE FEATURES. NO TREES, SHRUBS, FENCES, WALLS OR OTHER LANDSCAPE FEATURE SHALL BE PLANTED IN A MANNER TO OBSTRUCT SIGHT LINES OF MOTORISTS.	PROVIDED
	(3) PARKING AISLES: THE ENDS OF PARKING AISLES THAT ARE MORE THAN FIFTEEN (15) SPACES IN LENGTH SHALL INCORPORATE LANDSCAPE ISLANDS AT EITHER END OF THE ROW. WHERE THE LENGTH OF A PARKING AISLE EXCEEDS TWENTY-FIVE (25) SPACES, ADDITIONAL LANDSCAPED ISLANDS SHALL BE INSTALLED AT REGULAR INTERVALS. THIS INTERVAL SHALL NOT BE MORE THAN EVERY THIRTEEN (13) SPACES. THE WIDTH OF LANDSCAPED ISLANDS PERPENDICULAR TO ADJACENT SPACES SHALL BE NO LESS THAN EIGHT (8) FEET AT THEIR WIDEST POINT.	NOT PROVIDED
SECTION 8: PARKING REGULATIONS		

SEED MIX KEY	
	PROPOSED HYDROSEED

**OWNER MAINTENANCE RESPONSIBILITIES**

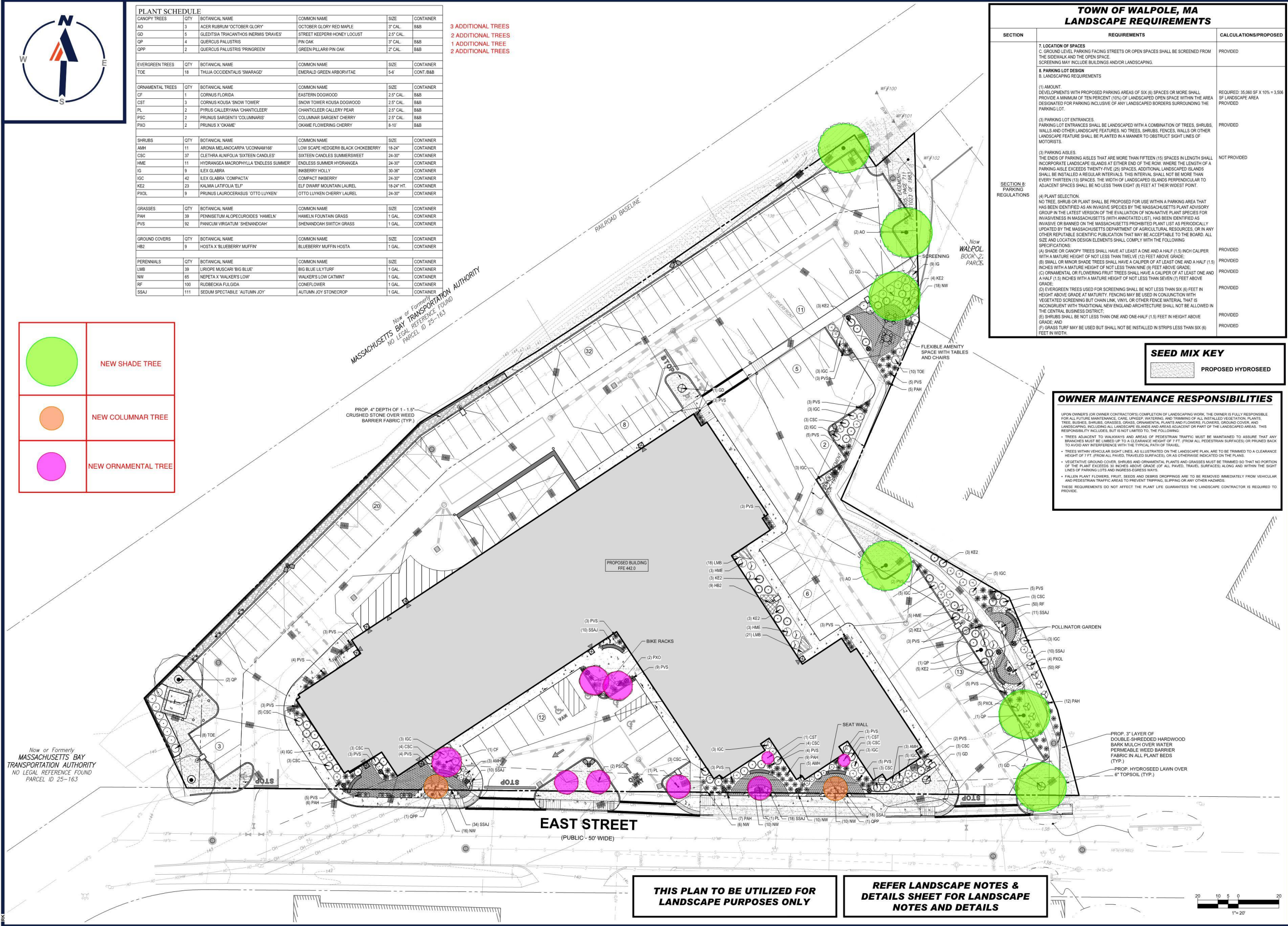
UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPLIFTEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREES, SHRUBS, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. FROM ALL PEDESTRIAN SURFACES OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVEL SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATED GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS/EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

	NEW SHADE TREE
	NEW COLUMNAR TREE
	NEW ORNAMENTAL TREE

Now or Formerly  
MASSACHUSETTS BAY  
TRANSPORTATION AUTHORITY  
NO LEGAL REFERENCE FOUND  
PARCEL ID 25-163



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**THIS PLAN TO BE UTILIZED FOR  
LANDSCAPE PURPOSES ONLY**

**REFER LANDSCAPE NOTES &  
DETAILS SHEET FOR LANDSCAPE  
NOTES AND DETAILS**

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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

**FOR ENTITLEMENT  
PURPOSES ONLY**

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.: W211263  
DRAWN BY: CM/CLC  
CHECKED BY: ED/JAK  
DATE: 05/11/2023  
CAD ID.: W211263-LSCP-2B/DWG

**PRELIMINARY CIVIL  
ENGINEERING  
PLAN SET**

FOR

**KIG SILVERSTRAND  
WALPOLE, LLC**

PROPOSED  
MULTI-FAMILY DEVELOPMENT

MAP 25, BLOCK 164, 165 & 166  
981, 989 & 1015 EAST STREET  
TOWN OF WALPOLE  
NORFOLK COUNTY,  
MASSACHUSETTS

**BOHLER**

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

**M.J. MRVA**  
REGISTERED LANDSCAPE ARCHITECT  
MASSACHUSETTS REG. NO. 1111  
RHODE ISLAND REG. NO. 419  
NEW YORK REG. NO. 002509  
NEW HAMPSHIRE REG. NO. 139  
CONNECTICUT REG. NO. 100  
MAINE REG. NO. 4238  
\*REG. NO. 22094\*

SHEET TITLE:  
**LANDSCAPE  
PLAN**

SHEET NUMBER:  
**C-701**

ORG. DATE - 05/31/2023

PLANT SCHEDULE					
CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
AO	3	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" CAL.	B&B
GD	5	GLEDTISIA TRIACANTHOS INERMIS 'DRAVES'	STREET KEEPER® HONEY LOCUST	2.5" CAL.	
QP	4	QUERCUS PALUSTRIS	PIN OAK	3" CAL.	B&B
QPP	2	QUERCUS PALUSTRIS 'PRINGREEN'	GREEN PILLAR® PIN OAK	2" CAL.	B&B
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TOE	18	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	5-6'	CONT./B&B
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PL	2	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER CALLERY PEAR	2.5" CAL.	B&B
PSC	2	PRUNUS SARGENTII 'COLUMNARIS'	COLUMNAR SARGENT CHERRY	2.5" CAL.	B&B
PXO	2	PRUNUS X 'OKAME'	OKAME FLOWERING CHERRY	8-10'	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
AMH	11	ARONIA MELANOCARPA 'UCONNAM166'	LOW SCAPE HEDGER® BLACK CHOKEBERRY	18-24"	CONTAINER
CSC	37	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERSWEET	24-30"	CONTAINER
HME	11	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	24-30"	CONTAINER
IG	9	ILEX GLABRA	INKBERRY HOLLY	30-36"	CONTAINER
IGC	42	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24-30"	CONTAINER
KE2	23	KALMIA LATIFOLIA 'ELF'	ELF DWARF MOUNTAIN LAUREL	18-24" HT.	CONTAINER
PXOL	9	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN CHERRY LAUREL	24-30"	CONTAINER
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
PAH	39	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL.	CONTAINER
PVS	92	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL.	CONTAINER
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
HB2	9	HOSTA X 'BLUEBERRY MUFFIN'	BLUEBERRY MUFFIN HOSTA	1 GAL.	CONTAINER
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
LMB	39	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL.	CONTAINER
NW	65	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL.	CONTAINER
RF	100	RUDBECKIA FULGIDA	CONEFLOWER	1 GAL.	CONTAINER
SSAJ	111	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	1 GAL.	CONTAINER

## LANDSCAPE SCHEDULE



Honeylocust



Pin Oak



October Glory Red Maple



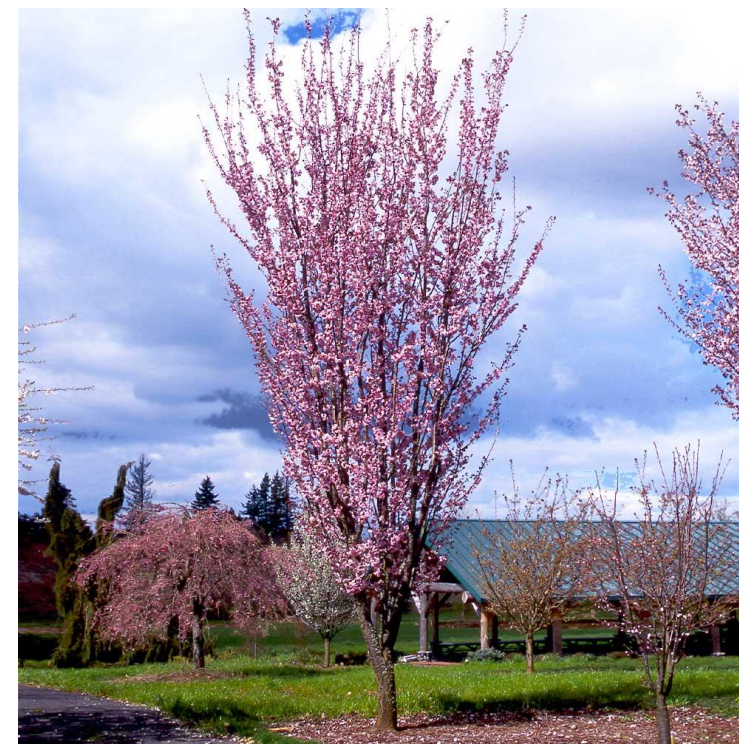
Green Pillar Pin Oak



Flowering dogwood



Okame Cherry



Columnar Sargent Cherry



Callery pear

**PROPOSED SITE PLANTING**

**BOHLER //**



ELF MT. LAUREL



OTTO LUYKEN CHERRY LAUREL



SIXTEEN CANDLES CLETHRA



SIXTEEN CANDLES CLETHRA



ENDLESS SUMMER HYDRANGEA



INKBERRY HOLLY

**PROPOSED SITE PLANTING**

**BOHLER //**



**Mirada Bollard (MRB)**  
Low Level Lighting

**QUICK LINKS**

**FEATURES & SPECIFICATIONS**

**Construction:**

- Cast aluminum housing
- IP66 rating
- Low voltage LED lighting
- Weather resistant
- Standard mounting height: 30"

**Electrical:**

- 120V AC, 100W
- LED lighting
- 50,000 hours

**Optical System:**

- Beam spread: 120°
- Light output: 1,313 lumens

**Mirada Medium (MRM)**  
Outdoor LED Area Light

**QUICK LINKS**

**FEATURES & SPECIFICATIONS**

**Construction:**

- Cast aluminum housing
- IP66 rating
- Low voltage LED lighting
- Weather resistant
- Standard mounting height: 12'-0"

**Electrical:**

- 120V AC, 100W
- LED lighting
- 50,000 hours

**Optical System:**

- Beam spread: 120°
- Light output: 3,063 lumens

**Mirada Small Wall Sconce Silicone (XWS SIL)**  
Outdoor LED Wall Light

**QUICK LINKS**

**FEATURES & SPECIFICATIONS**

**Construction:**

- Cast aluminum housing
- IP66 rating
- Low voltage LED lighting
- Weather resistant
- Standard mounting height: 3'-6"

**Electrical:**

- 120V AC, 100W
- LED lighting
- 50,000 hours

**Optical System:**

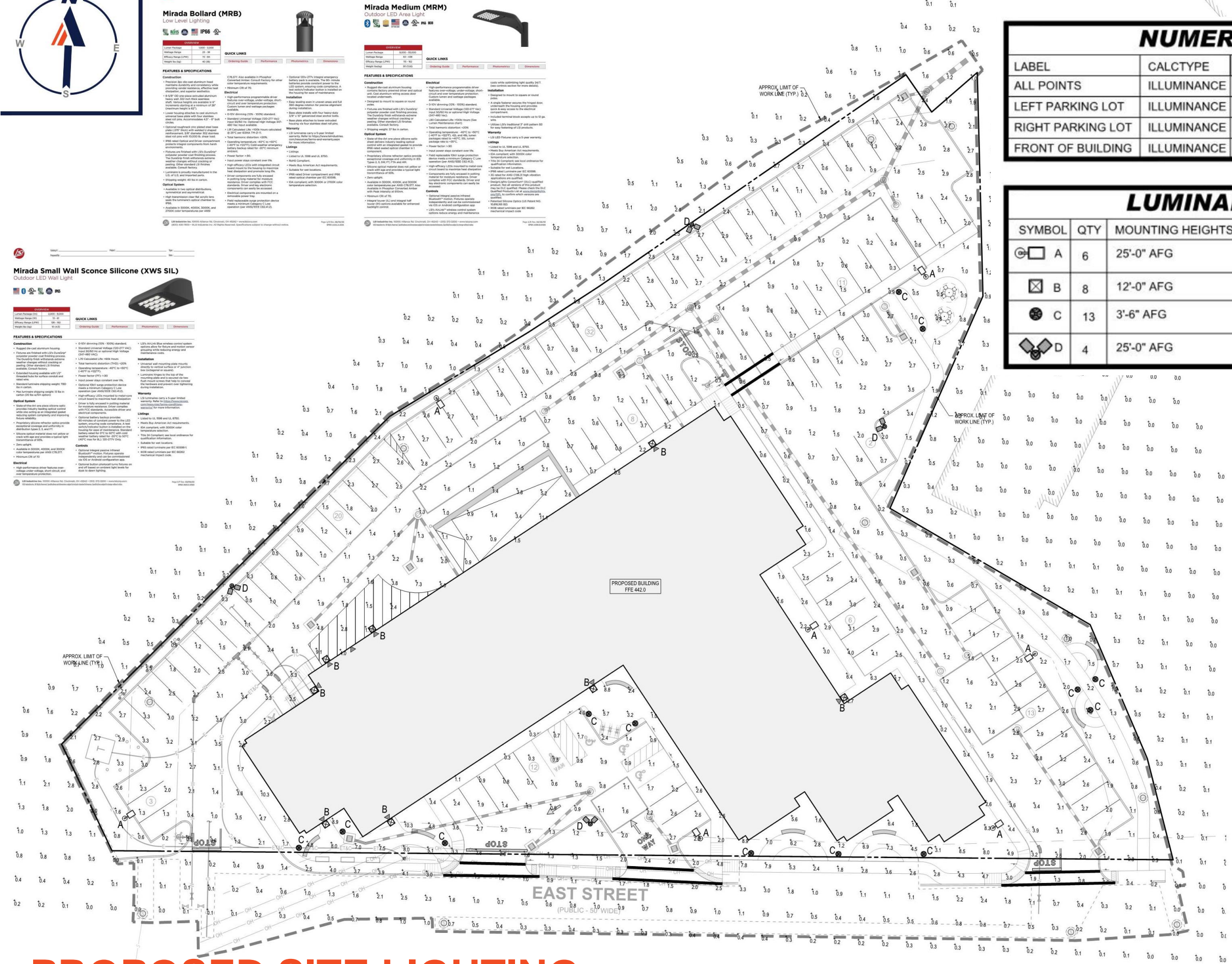
- Beam spread: 120°
- Light output: 5,454 lumens

### NUMERIC SUMMARY

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ALL POINTS	ILLUMINANCE	FC	1.26	12.7	0.0	N.A.	N.A.
LEFT PARKING LOT	ILLUMINANCE	FC	1.74	12.7	0.2	8.70	63.50
RIGHT PARKING LOT	ILLUMINANCE	FC	1.83	11.1	0.2	9.15	55.50
FRONT OF BUILDING	ILLUMINANCE	FC	3.23	10.3	0.3	10.77	34.33

### LUMINAIRE SCHEDULE

SYMBOL	QTY	MOUNTING HEIGHTS	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
A	6	25'-0" AFG	SINGLE	13135	0.90	MRM-LED-12L-SIL-2-30-70CRI
B	8	12'-0" AFG	WALL MOUNTED	3063	0.90	XWS-LED-05L-FW-40-80CRI
C	13	3'-6" AFG	BOLLARD	5454	0.90	MRB-LED-30L-ACR-S-40
D	4	25'-0" AFG	DOUBLE	26270	0.90	MRM-LED-12L-SIL-2-30-70CRI



**PROPOSED SITE LIGHTING**

