PROPOSED LIGHT INDUSTRIAL DEVELOPMENT

FOR

MAPLE STREET DEVELOPMENT, LLC

MAPLE STREET, TOWN OF BELLINGHAM

NORFOLK COUNTY, MASSACHUSETTS

PARCEL ID: 0037-0003-0000 & 0037-003A-0000

PROPERTY:
239 MAPLE STREET
TOWN OF BELLINGHAM
NORFOLK COUNTY, MASSACHUSETTS 02019

PARCEL ID: 0037-0003-0000 & 00037-003A-0000
AREA: 311,889.6 SF & 5,745.56 (7.29 AC.)
ZONING USE: INDUSTRIAL

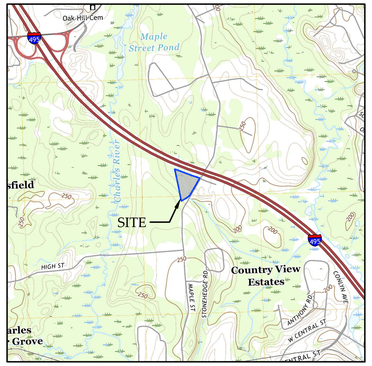
OWNER/APPLICANT:
MAPLE STREET DEVELOPMENT LLC
330 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS 01746

ENGINEER:
INDEPENDENCE ENGINEERING LLC
161 EAST GROVE STREET, SUITE 3
MIDDLEBOROUGH, MASSACHUSETTS 02346
PHONE: (508) 245-2608

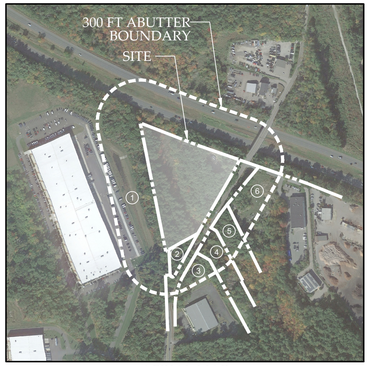
SURVEYOR:
CAVANARO CONSULTING
687 MAIN STREET
NORWELL, MASSACHUSETTS 02061
PHONE: (781) 659-8187

DEVELOPMENT DESCRIPTION:
THIS DEVELOPMENT PROPOSES THE CONSTRUCTION OF A 15,000 S.F. INDUSTRIAL / TRADES STYLE BUILDING WITH, ASSOCIATED PAVED PARKING, LOADING FACILITIES, UNDERGROUND UTILITIES, SEPTIC SYSTEM, LANDSCAPING, AND A STORMWATER COLLECTION SYSTEM.

WAIVERS REQUESTED:
1. PARKING AND LOADING REQUIREMENTS, 240-59; SCHEDULE OF REQUIREMENTS, H. OFFICES AND BUSINESS SERVICES, (2) GENERAL LIGHT INDUSTRIAL. WHOLESALE/WAREHOUSE: TWO SPACES PER KSF GFA.
2. SUBMITTALS, 240-17 (B) (5); A TRAFFIC STUDY/ANALYSIS, IF REQUIRED.



USGS QUAD MAP - FRANKLIN
SCALE: 1" = 2,000'



AERIAL MAP
SCALE: 1" = 500'

SHEET INDEX

SHEET NO.	REFERENCE	SHEET TITLE
1	C000	COVER SHEET
2	C200	NOTES & LEGEND
3	C300	DEMOLITION & EROSION CONTROL PLAN
4	C400	LAYOUT PLAN
5	C500	GRADING & DRAINAGE PLAN
6	C600	UTILITY PLAN
7	C610	SEPTIC PLAN
8	C800	SEPTIC DETAILS
9	C810	DETAILS
10	C820	DETAILS
11	C830	DETAILS
12	C840	DETAILS
13	C900	LANDSCAPE PLAN
14	C910	LANDSCAPE DETAILS
15	C920	LIGHTING PLAN
16	C930	LIGHTING DETAILS
17	C1000	TURNING PLAN - FIRE TRUCK
18	C1010	TURNING PLAN - REFUSE TRUCK
	--	EXISTING CONDITIONS PLAN (SURVEY)

ZONING TABLE:

ZONE: INDUSTRIAL
PROPOSED USE: INDUSTRIAL BUILDING (A BY-RIGHT USE)
ASSESSOR'S PARCEL ID: MAP 37, PARCELS 3 & 3A
TOTAL LOT AREA: 313,683 S.F. (7.16 ACRES)

	REQUIRED	PROVIDED
LOTS		
MIN. AREA	60,000 SF	313,683 SF
MIN. FRONTAGE	200 FT	571.92 FT
BUILDINGS		
MIN. FRONT YARD	20 FT	84.00 FT
MIN. SIDE YARD	10 FT	29.72 FT
MIN. REAR YARD	20 FT	352.62 FT
MAX. BUILDING HEIGHT	45 FT	40 FT
MAX. STORIES		
200' RIVERFRONT BUFFER AREA	132,457 SF	
10% MAX DISTURBANCE (EXCLUDES SMS)	13,245 SF	13,235 SF

ABUTTERS LIST TABLE:

ID	PARCEL NUMBER	CAMA NUMBER	PROPERTY OWNER	PROPERTY ADDRESS
1	0037-0001-0002	0037-0001-0002	GWL DIRECT 351-353 MAPLE LLC C/O EVERWEST RE INVST RYAN LLC	351 MAPLE STREET
2	0037-0002-0000	0037-0002-0000	AHRONIAN FAMILY TRUST KATHLEEN AHRONIAN-TR	MAPLE STREET
3	0037-0004-0001	0037-0004-0001	MAPLE TREE PROPERTIES LLC	260 MAPLE STREET
4	0037-0004-0004	0037-0004-0004	GRAY WALL REALTY TRUST PETER BEAN - TR	MAPLE STREET
5	0037-0004-0003	0037-0004-0003	GRAY WALL REALTY TRUST LEONARD S & SHIRLEY FRENCH-TRS	244 MAPLE STREET
6	0037-0004-0000	0037-0004-0000	J DAY ENTERPRISES LLC	240 MAPLE STREET

PARKING SUMMARY:

REQUIRED:
LIGHT INDUSTRIAL BUILDING:
2 SPACES PER 1,000 SF OF GROSS FLOOR AREA
15,000 SF/1,000 SF = 15.000 GFA X 2 = 30 SPACES
TOTAL SPACES REQUIRED = 30 SPACES

PROPOSED:
PROPOSED PARKING SPACES DIMENSIONS: 9'x18' (MINIMUM REQUIRED)
26 STANDARD SPACES PROPOSED
2 ACCESSIBLE SPACES PROPOSED
TOTAL PROPOSED SPACES = 28

REV	DATE	DESCRIPTION	BY
1	04/04/2024	REVISED PER CON. COMM. REVIEW & COMMENTS	SMO/MAS
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NEW JERSEY ★ PENNSYLVANIA ★ MASSACHUSETTS

PROPOSED LIGHT INDUSTRIAL DEVELOPMENT
COVER SHEET
FOR
MAPLE STREET DEVELOPMENT LLC
330 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS 01746

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PROJECT	
066-001	
DATE	
02/09/2024	
SCALE	DRAWN
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DESIGNED	CHECKED
SMO	SMO

COMMONWEALTH OF MASSACHUSETTS
NEIL E. SANDER
CIVIL
No. 46963
REGISTERED PROFESSIONAL ENGINEER
01/03/2025

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LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		PROPERTY LINE ABUTTER
		EASEMENT LINE
		EDGE OF WETLAND
		25' "NO ACTIVITY" BUFFER
		100' WETLAND BUFFER
105	105	MAJOR GROUND CONTOUR
107	107	MINOR GROUND CONTOUR
		EDGE OF PAVEMENT
		CURB
		BUILDING
		ROCK WALL
		DRAINAGE LINE
		GUARD RAIL
X	X	CHAIN LINK FENCE
G	G	GAS LINE
W	W	WATER LINE
SAN	S	SEWER LINE
FM		FORCE MAIN SEWER LINE
OHW	UG	OVERHEAD WIRE
T	T	ELECTRIC/TELEPHONE/COMMUNICATIONS
LOD		LIMIT OF DISTURBANCE
S	S	SEWER MANHOLE
D	D	DRAIN MANHOLE
		CATCH BASIN
TP D3 100.05		TEST PIT
		UTILITY POLE
		LIGHT POLE
		BOUND W/ DRILL HOLE
IB22 WH11 WF16		BANK/WETLAND FLAG
WV	WV	WATER VALVE
GV	GV	GAS VALVE
	FH	HYDRANT
7	5	PARKING SPACE COUNT
		HAYBALE
CO	CO	SEWER CLEAN OUT
		FLARED END SECTION
	D	DUMPSTER

ABBREVIATIONS

ABBREV.	DESCRIPTION
ABAN	ABANDON
BC	BOTTOM OF CURB
BCB	BITUMINOUS CONCRETE BERM
BFE	BASEMENT FLOOR ELEVATION
BIT.	BITUMINOUS
BIT. CONC.	BITUMINOUS CONCRETE
BLDG	BUILDING
BM	BENCH MARK
BVW	BORDERING VEGETATED WETLAND
CB	CATCH BASIN
CBDH	CONCRETE BOUND DRILL HOLE
CC	CONCRETE CURB
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CI	CAST IRON PIPE
CO	CLEAN OUT
CONC.	CONCRETE
CY	CUBIC YARD
DCB	DOUBLE CATCH BASIN
DH	DRILL HOLE
DIA.	DIAMETER
DMH	DRAIN MANHOLE
DW	DOMESTIC WATER OR DRY WELL
DWG	DRAWING
EHH	ELECTRIC HANDHOLE
ELEV.	ELEVATION
ELEC.	ELECTRIC
EM	ELECTRIC MANHOLE
EOP	EDGE OF PAVEMENT
EOW	EDGE OF WETLANDS
EXIST, EX.	EXISTING
EXT.	EXTERIOR
FA	FIRE ALARM
FES	FLARED END SECTION
FF	FINISHED FLOOR
FFE	FIRST FLOOR ELEVEATION
FPS	FEET PER SECOND
FS	FIRE SERVICE
FT	FOOT OR FEET
GC	GENERAL CONTRACTOR
GCB	GRANITE CURB
GEN	GENERAL
GFE	GARAGE FLOOR ELEVATION
GG	GAS GATE
GR	GUARD RAIL
GRAN.	GRANITE
GV	GATE VALVE
GW	GROUND WATER
HDPE	HIGH DENSITY POLYETHYLENE
HGW	HIGH GROUNDWATER
HOR	HORIZONTAL
HW	HEADWALL
HYD	HYDRANT
ID	INSIDE DIAMETER
IN	INCHES
INF. CH.	INFILTRATION CHAMBER
INV., I	INVERT
IP	IRON PIPE
L	LENGTH
LP	LIGHT POLE
MAT	MATERIAL
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MW	MONITORING WELL
N	NORTH
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NO	NUMBER
NTS	NOT TO SCALE
N/E	NOT ENCOUNTERED
N/F	NOW OR FORMERLY
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHANG
OHW	OVERHEAD WIRE
OW	OBSERVATION WELL
PCC	PRECAST CONCRETE CURB
PERF	PERFORATED
PKG	PARKING
PL	PROPERTY LINE
PLMB	PLUMBING
PT	POINT OR POINT OF TANGENT
PVC	POLYVINYL CHLORIDE PIPE
R	RIM
RCP	REINFORCED CONCRETE PIPE
S	SLOPE
SBDH	STONE BOUND DRILL HOLE
SF	SQUARE FEET
SMH	SEWER MANHOLE
SW	SIDEWALK
TP	TEST PIT
TD	TRENCH DRAIN
TC	TOP OF CURB
UP	UTILITY POLE
VCP	VITRIFIED CLAY PIPE
VGC	VERTICAL GRANITE CURB
WG/V	WATER GATE/VALVE
WGR	WOODEN GUARD RAIL

NOTES

GENERAL:

1. THE CONTRACTOR SHALL NOTIFY "DIGSAFE" (1-888-DIGSAFE) AT LEAST 72 HOURS (3 BUSINESS DAYS) BEFORE EXCAVATING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS.
4. SITE SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
5. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
6. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER OR OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
7. SITE CLEARING SHALL BE LIMITED TO THE EROSION CONTROL LINE AND/OR THE LIMIT OF GRADING IN AREAS WHERE EROSION CONTROL LINE IS NOT REQUIRED. CARE SHOULD BE TAKEN TO PROTECT EXISTING TREES OUTSIDE OF THIS LINE, THEREBY MAINTAINING A NATURAL BUFFER TO THE GREATEST EXTENT POSSIBLE.
8. BUILDING HEIGHTS SHALL CONFORM TO LATEST ARCHITECTURAL DESIGN PLANS, BUT SHALL NOT EXCEED FORTY (40) FEET.

LAYOUT & MATERIALS:

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CONCRETE BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.

LANDSCAPING:

1. ALL AREAS CLEARED AND/OR DISTURBED SHALL BE BROUGHT TO WITHIN 4 INCHES OF FINAL GRADE AND FINISHED WITH 4 INCHES OF LOAM AND SEED EXCEPT WHERE OTHER FINISHES ARE PROPOSED (REFER TO PLANS).
2. CONTRACTOR IS RESPONSIBLE FOR REPLACING (IN KIND) ALL DEAD OR DYING PLANT MATERIAL FOR A PERIOD OF 2 YEARS AFTER INITIAL PLANTING.

UTILITIES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT. FAILURE TO PROVIDE OR PERFORM THE ABOVE PRIOR TO PERFORMING ANY WORK SHALL NOT BE GROUNDS FOR EXTRA PAYMENTS TO THE CONTRACTOR.
3. SET CATCH BASIN RIMS, AND INVERTS OF DRAINS AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND DRAINAGE PLAN.
4. RIM ELEVATIONS FOR DRAIN MANHOLES AND OTHER SUCH ITEMS ARE APPROXIMATE AND SHALL BE ADJUSTED AS FOLLOWS:

*PAVEMENTS, CONCRETE SURFACES, AND ALL SURFACE TYPES ALONG ACCESSIBLE ROUTES- SET FLUSH WITH FINISH GRADES.

*LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS- SET 1 INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.

5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
6. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITY COMPANY.
7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:

*STORM DRAINAGE PIPES SHALL BE DOUBLE WALL, SMOOTH INTERIOR HIGH DENSITY POLYETHYLENE (HDPE)

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NEW JERSEY ★ PENNSYLVANIA ★ MASSACHUSETTS

PROPOSED LIGHT INDUSTRIAL DEVELOPMENT

NOTES & LEGEND

FOR

MAPLE STREET DEVELOPMENT LLC
330 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS 01746

PROJECT	
066-001	
DATE	
02/09/2024	
SCALE	DRAWN
NTS	ESC
DESIGNED	CHECKED
SMO	SMO

COMMONWEALTH OF MASSACHUSETTS
NEIL E. SANDER
CIVIL
No. 46963
REGISTERED PROFESSIONAL ENGINEER

01/03/2025

C200

SHEET	OF
2	18

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NOTES:

1. REFER TO SHEET C820 FOR EROSION CONTROL MEASURE DETAILS.
2. TOTAL DISTURBED AREA = 57,435 SF (1.319 AC.)
3. TOTAL DISTURBED OUTER RIPARIAN AREA = 13,235 SF (0.304 AC.)

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PROPOSED LIGHT INDUSTRIAL DEVELOPMENT

DEMOLITION & EROSION CONTROL PLAN

FOR

MAPLE STREET DEVELOPMENT LLC
330 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS 01746

GRAPHIC SCALE: 1" = 20'

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COMMONWEALTH OF MASSACHUSETTS
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C300

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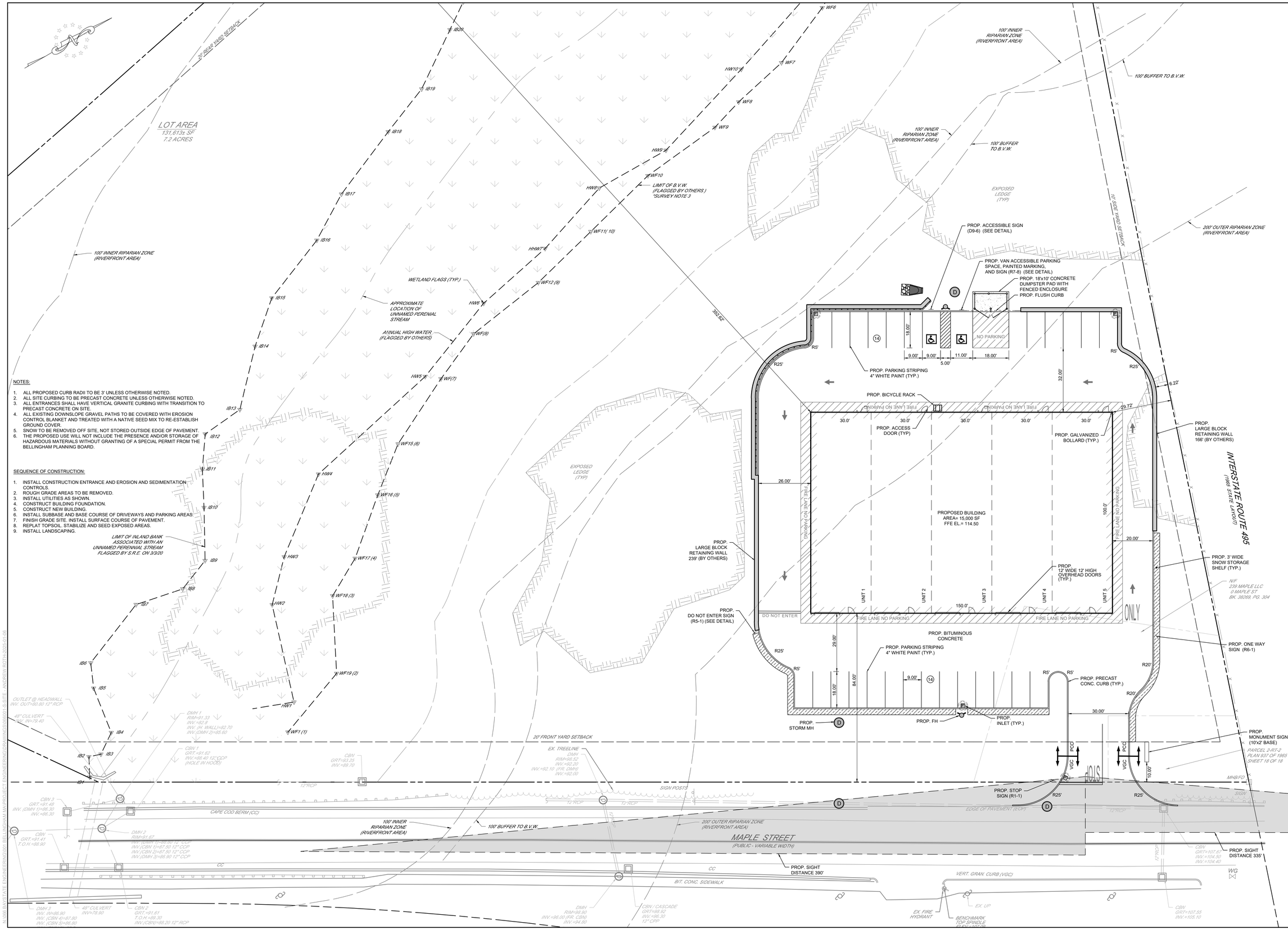
3	18



NOTES:

1. ALL PROPOSED CURB RADII TO BE 3' UNLESS OTHERWISE NOTED.
2. ALL SITE CURBING TO BE PRECAST CONCRETE UNLESS OTHERWISE NOTED.
3. ALL ENTRANCES SHALL HAVE VERTICAL GRANITE CURBING WITH TRANSITION TO PRECAST CONCRETE ON SITE.
4. ALL EXISTING DOWNSLOPE GRAVEL PATHS TO BE COVERED WITH EROSION CONTROL BLANKET AND TREATED WITH A NATIVE SEED MIX TO RE-ESTABLISH GROUND COVER.
5. SNOW TO BE REMOVED OFF SITE, NOT STORED OUTSIDE EDGE OF PAVEMENT.
6. THE PROPOSED USE WILL NOT INCLUDE THE PRESENCE AND/OR STORAGE OF HAZARDOUS MATERIALS WITHOUT GRANTING OF A SPECIAL PERMIT FROM THE BELLINGHAM PLANNING BOARD.

SEQUENCE OF CONSTRUCTION:

1. INSTALL CONSTRUCTION ENTRANCE AND EROSION AND SEDIMENTATION CONTROLS.
2. ROUGH GRADE AREAS TO BE REMOVED.
3. INSTALL UTILITIES AS SHOWN.
4. CONSTRUCT BUILDING FOUNDATION.
5. CONSTRUCT NEW BUILDING.
6. INSTALL SUBBASE AND BASE COURSE OF DRIVEWAYS AND PARKING AREAS.
7. FINISH GRADE SITE. INSTALL SURFACE COURSE OF PAVEMENT.
8. REPLAT TOPSOIL. STABILIZE AND SEED EXPOSED AREAS.
9. INSTALL LANDSCAPING.

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PROPOSED LIGHT INDUSTRIAL DEVELOPMENT

LAYOUT PLAN

FOR

MAPLE STREET DEVELOPMENT LLC
330 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS 01746

GRAPHIC SCALE: 1" = 20'

PROJECT	
066-001	
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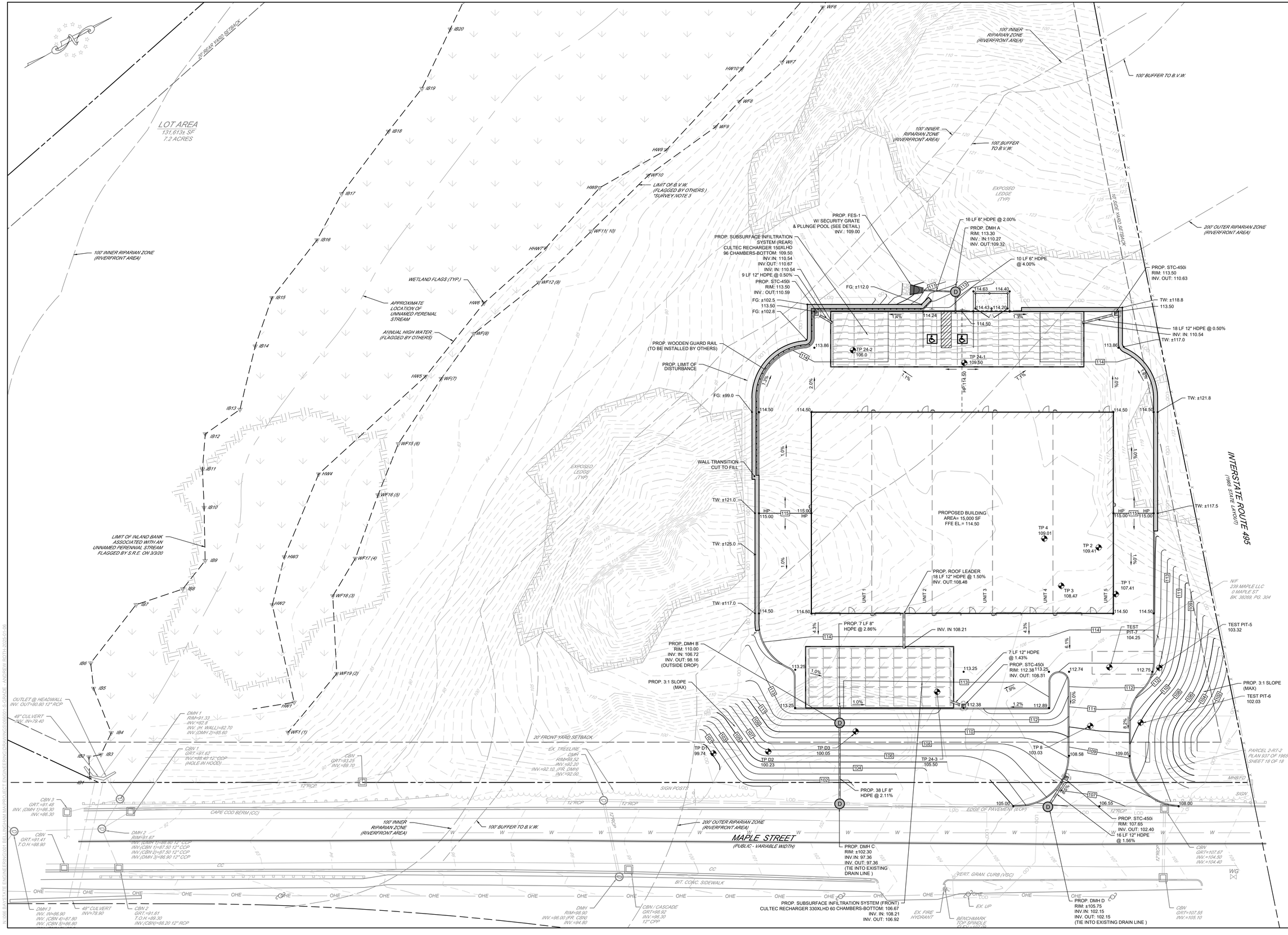
COMMONWEALTH OF MASSACHUSETTS
NEIL E. SANDER
CIVIL
No. 46963
SEAL
01/03/2025

C400

SHEET	OF
4	18



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PROPOSED LIGHT INDUSTRIAL DEVELOPMENT

GRADING & DRAINAGE PLAN

FOR

MAPLE STREET DEVELOPMENT LLC
330 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS 01746

GRAPHIC SCALE: 1" = 20'

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COMMONWEALTH OF MASSACHUSETTS
NEIL E. SANDER
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C500

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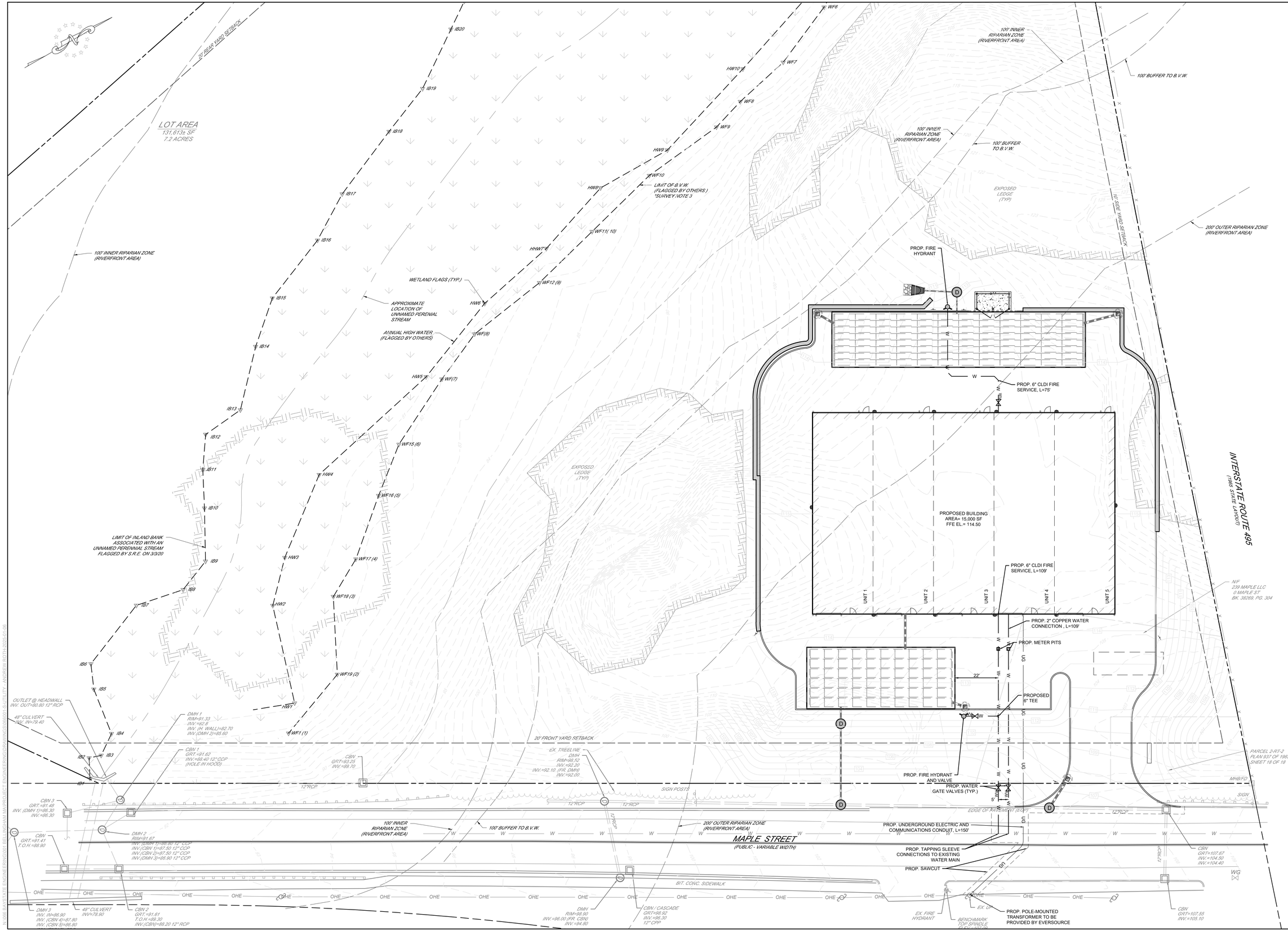

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PROPOSED LIGHT INDUSTRIAL DEVELOPMENT

UTILITY PLAN

FOR

MAPLE STREET DEVELOPMENT LLC
330 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS 01746

GRAPHIC SCALE: 1" = 20' (0, 10, 20)

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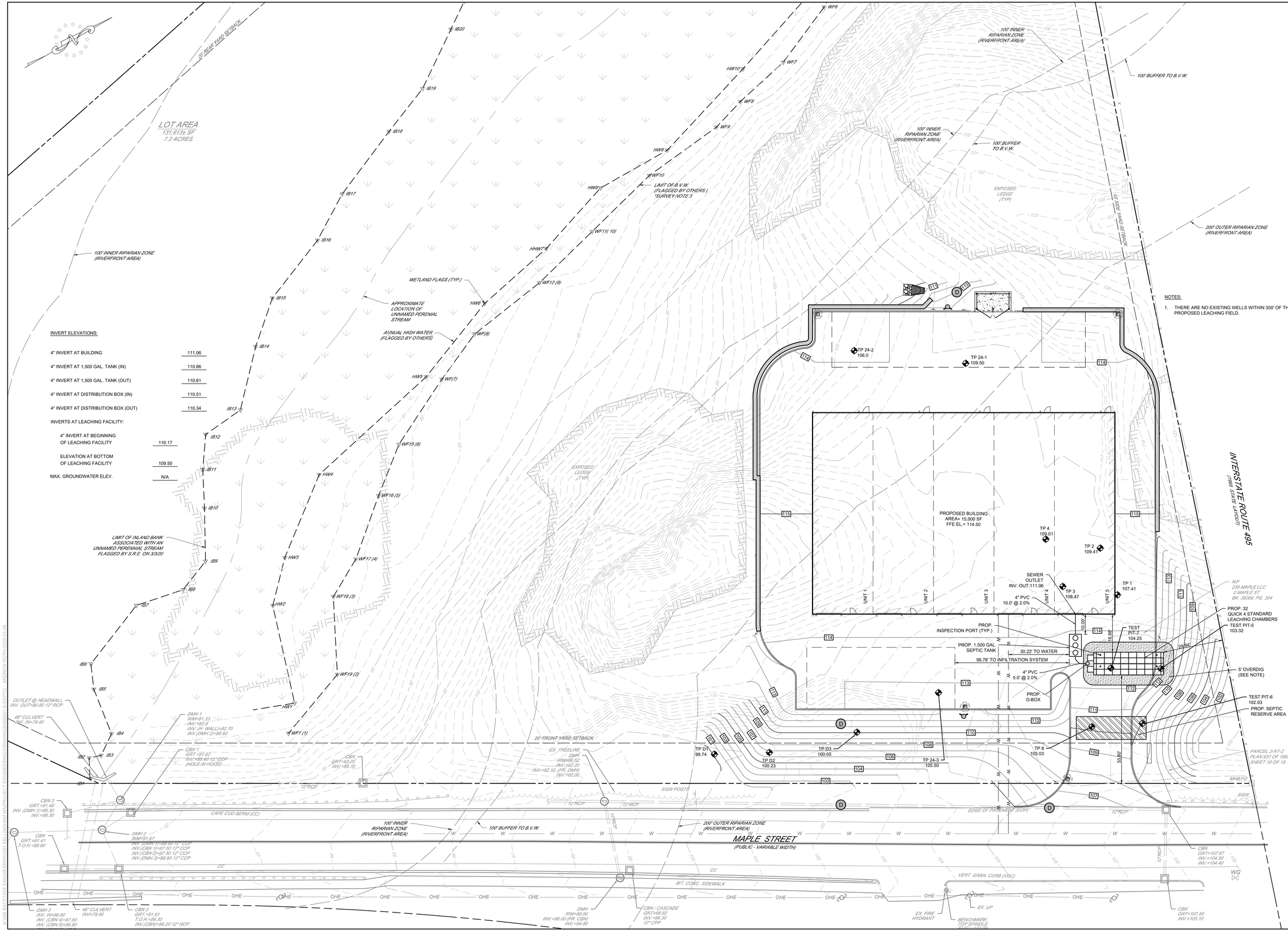
REGISTERED PROFESSIONAL ENGINEER
01/03/2025

C600

SHEET 6 OF 18



INVERT ELEVATIONS:

4" INVERT AT BUILDING	111.06
4" INVERT AT 1,500 GAL. TANK (IN)	110.86
4" INVERT AT 1,500 GAL. TANK (OUT)	110.61
4" INVERT AT DISTRIBUTION BOX (IN)	110.51
4" INVERT AT DISTRIBUTION BOX (OUT)	110.34
INVERTS AT LEACHING FACILITY:	
4" INVERT AT BEGINNING OF LEACHING FACILITY	110.17
ELEVATION AT BOTTOM OF LEACHING FACILITY	109.50
MAX. GROUNDWATER ELEV.	N/A

NOTES:

1. THERE ARE NO EXISTING WELLS WITHIN 300' OF THE PROPOSED LEACHING FIELD.

REV	DATE	DESCRIPTION	BY
1	04/04/2024	REVISED PER CON. COMM. REVIEW & COMMENTS	SMO/MAS
2	05/20/2024	REVISED PER PLANNING BOARD & FIRE DEPARTMENT COMMENTS	SMO
3	09/23/2024	REVISED PER PEER REVIEW COMMENTS	SMO
4	01/03/2025	REVISED PER TOWN REVIEW COMMENTS	SMO

Independence ENGINEERING LLC
161 EAST GROVE STREET, SUITE 3
MIDDLEBOROUGH, MASSACHUSETTS 02346
508-923-2000 www.INDEPENDENCE.ENGINEERING
INDEPENDENCE@INDEPENDENCE.ENGINEERING
NEW JERSEY ★ PENNSYLVANIA ★ MASSACHUSETTS

PROPOSED LIGHT INDUSTRIAL DEVELOPMENT

SEPTIC PLAN

FOR

MAPLE STREET DEVELOPMENT LLC
330 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS 01746

GRAPHIC SCALE: 1" = 20'

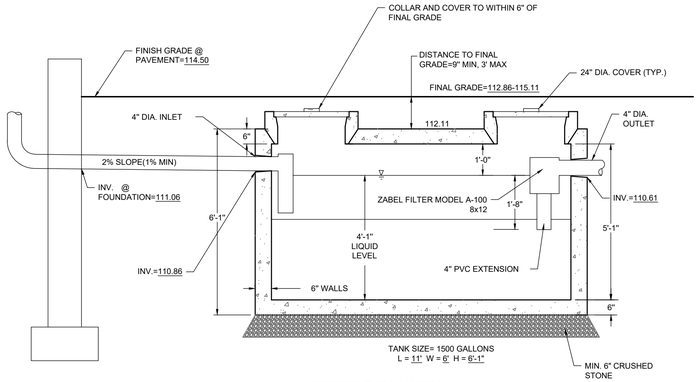
PROJECT	
066-001	
DATE	
02/09/2024	
SCALE	DRAWN
1" = 20'	ESC
DESIGNED	CHECKED
SMO	SMO

COMMONWEALTH OF MASSACHUSETTS
NEIL E. SANDER
CIVIL
No. 46963
PROFESSIONAL ENGINEER

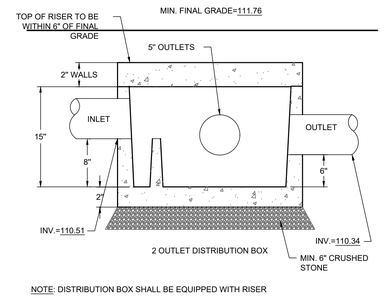
01/03/2025

C610

SHEET	OF
7	18

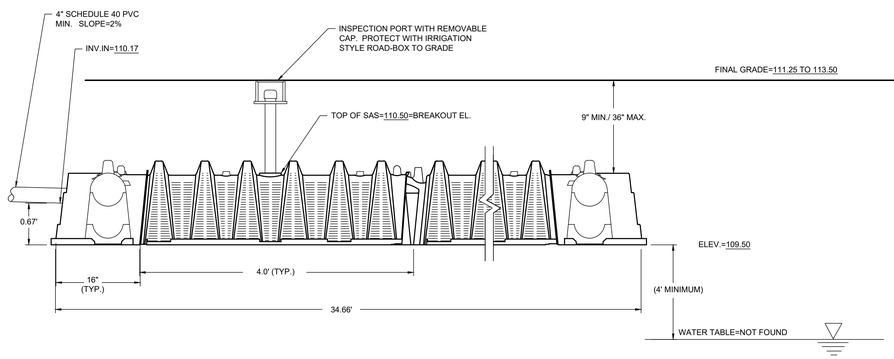


SEPTIC TANK DETAIL
NTS

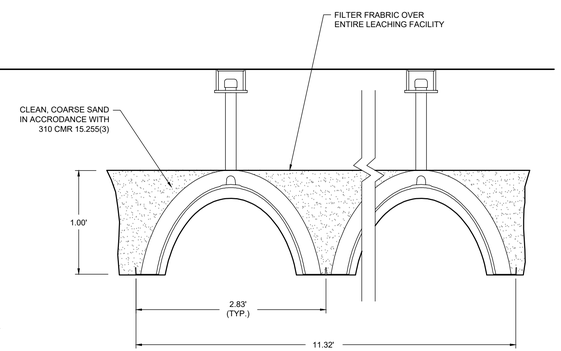


NOTE: DISTRIBUTION BOX SHALL BE EQUIPPED WITH RISER

DISTRIBUTION BOX DETAIL
NTS



QUICK 4 INFILTRATION CROSS PROFILE
NTS



QUICK 4 INFILTRATION CROSS SECTION
NTS

REMOVE AND REPLACE:

WITHIN AREA SHOWN, ALL UNSUITABLE MATERIAL (A & B HORIZONS) TO BE REMOVED AND REPLACED ADJACENT TO AND BELOW THE TOP OF THE SYSTEM ELEVATION WITH SOIL CONSISTING OF CLEAN GRANULAR SAND, FREE FROM ORGANIC MATTER AND DELETERIOUS SUBSTANCES, MIXTURES AND LAYERS OF DIFFERENT CLASSES OF SOIL SHALL NOT BE USED. THE FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 2 INCHES. A SIEVE ANALYSIS, USING A #4 SIEVE, SHALL BE PERFORMED ON A REPRESENTATIVE SAMPLE OF THE FILL UP TO 45% BY WEIGHT OF THE FILL SAMPLE MAY BE RETAINED ON THE #4 SIEVE. SIEVE ANALYSIS ALSO SHALL BE PERFORMED ON THE FRACTION OF THE FILL SAMPLE PASSING THE #4 SIEVE, SUCH ANALYSIS MUST DEMONSTRATE THAT THE MATERIAL MEETS EACH OF THE FOLLOWING SPECIFICATIONS.

SIEVE SIZE	EFFECTIVE PARTICLE SIZE	% THAT MUST PASS SIEVE
# 4	4.75 MM	100%
# 50	0.30 MM	10% -100%
#100	0.15 MM	0% - 20%
#200	0.075 MM	0% - 5%

SEPTIC SYSTEM DESIGN CALCULATIONS:

DESIGN FLOW
15 GPD/PERSON (INDUSTRIAL PLANT, WAREHOUSE OR DRY STORAGE)
5 BAYS x 3 EMPLOYEES/BAY = 15 EMPLOYEES
15 EMPLOYEES x 15 GPD/PERSON = 225 GPD

SEPTIC TANK DESIGN
2 DAY DETENTION TIME PER TITLE 5
2 DAY x 225 GPD = 450 GALLONS
USE 1,500 GALLON TANK PER TITLE 5

SOIL ABSORPTION SYSTEM DESIGN
PERC RATE: USE 10 MIN/INCH CLASS III SOILS (SILT LOAMS)
LTAR = 0.37 GPD/SF
225 GPD / 0.37 GPD/SF = 608 SF REQUIRED
SYSTEM CAPACITY
(TOTAL LENGTH) (4.73 SF/LF) (.37 GPD/SQ.FT.) = GPD
(138') (4.73 SF/LF) (.37 GAL/SQ.FT.) = 242 GAL/DAY

TOTALS:
TOTAL NUMBER OF INFILTRATORS: 32 (4 ROWS OF 8=11.32'x34.67')
TOTAL LEACHING AREA: 655.9 SQ.FT.
TOTAL LEACHING CAPACITY: 242.7 GAL./DAY

EFFECTIVE LEACHING AREA OF 4.73 SF/LF OBTAINED FROM THE TITLE V INNOVATIVE/ALTERNATIVE TECHNOLOGY APPROVAL LETTERS, GENERAL USE - ALTERNATIVE SAS, PATENTED SAND FILTERS AND CHAMBERS, BY THE COMMONWEALTH OF MASSACHUSETTS EXECUTIVE OFFICE OF ENERGY & ENVIRONMENTAL AFFAIRS, DEPARTMENT OF ENVIRONMENTAL PROTECTION, JUNE 12, 2015.

GENERAL NOTES:

1. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO TITLE 5 OF THE STATE ENVIRONMENTAL CODE AND TOWN OF BELLINGHAM RULES AND REGULATIONS.
2. CEMENT GROUT TO BE USED AT ALL POINTS WHERE PIPES ENTER OR LEAVE ALL CONCRETE STRUCTURES IN ORDER TO PROVIDE A WATERTIGHT SEAL.
3. PRE CAST CONCRETE SEPTIC TANK AND DISTRIBUTION BOX TO WITHSTAND H-10 LOADING UNLESS UNDER PAVEMENT, DRIVES OR TRAVELED WAYS WHEREIN H-20 LOADING SHALL APPLY.
4. ALL PVC GRAVITY PIPES IN THE SYSTEM SHALL BE SCHEDULE 40.
5. WASHED CRUSHED STONE SHALL BE DOUBLE WASHED AND FREE OF ALL DIRT, DUST AND FINES.
6. AT ALL POINTS OF INTERSECTION OF WATER LINES AND SEWER LINES, BOTH PIPES SHALL BE CONSTRUCTED OF CLASS 150 PRESSURE PIPE AND ARE TO BE PRESSURE TESTED TO ASSURE WATER TIGHTNESS.
7. SEPTIC TANK, DISTRIBUTION BOX AND PUMP CHAMBER SHALL BE MANUFACTURED BY SHEA CONCRETE PRODUCTS OR AN EQUIVALENT MANUFACTURER.
8. EXCAVATE ALL UNSUITABLE MATERIAL IN LEACHING AREA AND BACKFILL WITH MATERIAL AS DESCRIBED ON PLAN.
9. ALL SEPTIC SYSTEM PIPES AND STRUCTURES ARE TO BE MARKED BY MAGNETIC LOCATOR TAPE DURING BACKFILL.
10. HEAVY EQUIPMENT SHALL NOT BE ALLOWED TO OPERATE OVER THE LIMITS OF THE SEWAGE DISPOSAL SYSTEMS DURING THE COURSE OF CONSTRUCTION.
11. NO FIELD MODIFICATIONS TO THE SEWAGE DISPOSAL SYSTEM SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER AND THE LOCAL BOARD OF HEALTH.
12. THE SYSTEM SHALL BE INSPECTED AS REQUIRED BY TITLE V AND THE TOWN OF BELLINGHAM RULES AND REGULATIONS FOR DISPOSAL OF WASTEWATER.
13. A CERTIFICATE OF COMPLIANCE AS REQUIRED BY TITLE V AND AN AS-BUILT PLAN OF THE SYSTEM MUST BE OBTAINED BY THE CONTRACTOR UPON COMPLETION OF THE ABOVE WORK. THE FINAL INSPECTION (PRIOR TO BACKFILL) AND AS-BUILT PLANS SHALL BE PREPARED BY THE ENGINEER OF RECORD.
14. THIS SYSTEM IS NOT DESIGNED FOR A GARBAGE DISPOSAL UNIT.
15. BUILDING WILL BE SERVICED BY TOWN WATER.

CONSTRUCTION NOTES:

1. STEEL REINFORCEMENT - ASTM A-615; GRADE 60, A-185, OR A-497, 1" MINIMUM COVER.
2. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
3. CONCRETE SHALL BE COMPRESSIVE STRENGTH 5000 PSI @ 28 DAYS.
4. MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
5. ALL EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATER- PROOFING MATERIAL.
6. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PRE-FORMED BUTYL RUBBER.
7. STANDARD SEWER MANHOLE FRAME AND COVER SHALL MEET MUNICIPAL AND/OR STATE SPECIFICATIONS WHEN APPLICABLE.
8. ALL PIPES AND INVERTS INSIDE THE SEPTIC TANK SHALL BE SCHEDULE 40 PVC.

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SEPTIC DETAILS

FOR

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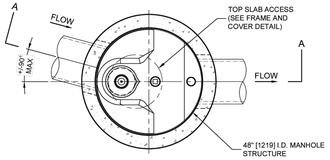
PROJECT	
066-001	
DATE	
02/09/2024	
SCALE	DRAWN
NTS	ESC
DESIGNED	CHECKED
SMO	SMO

COMMONWEALTH OF MASSACHUSETTS
NEIL E. SANDER
CIVIL
No. 46963
REGISTERED PROFESSIONAL ENGINEER

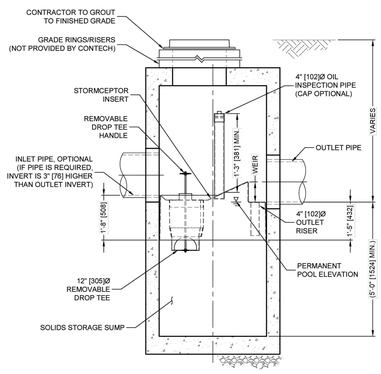
C800

SHEET	OF
8	18

N:\066 BLAYSTATE ENGINEERING\00 FIELD DISCIPLINE\PROJECT ENGINEERING\DRAWING\BASE\C-SHEETS - ANDREW PLOTTED\066-01.DWG



PLAN VIEW
TOP SLAB NOT SHOWN



SECTION A-A

Stormceptor®
FOR PATENT INFORMATION, GO TO www.contechES.com/IP

FRAME AND COVER
(MAY VARY)
NOT TO SCALE

FRAME AND GRATE
(MAY VARY)
NOT TO SCALE

GENERAL NOTES
1. CONTECH 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. STORMCEPTOR 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. STORMCEPTOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. STORMCEPTOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

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 STORMCEPTOR 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 PIPE(S). 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
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

STC450i
STORMCEPTOR
STANDARD DETAIL

OBSERVATION HOLE DATA

TEST PIT # 5 GRD. EL. 103.32 TEST BY: SHANE M. OATES
GW. EL. N/A WITNESSED BY: BRUCE WILSON JR.
DATE: 10/20/2020 MOTTLING EL. N/A CERTIFIED BY: SHANE M. OATES

ELEV.	SURFACE DEPTH	SOIL HORZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
103.07	0–3	O	N/A	N/A		MANY ROOTS
102.32	3–12	A	SANDY LOAM	10YR 3/3		MANY ROOTS
101.49	12–22	B	SANDY LOAM	10YR 5/6		
100.32	22–36	C1	LOAMY SAND	2.5Y 5/4		STRUCTURELESS/VERY FRIABLE
96.15	36–86	C2	SILT LOAM	5Y 7/2		MODERATE/HARD/PLATY

BOTTOM ELEV. 96.15
WATER OBSERVED @ N/A INFILTRATION RATE N/A MIN/INCH

TEST PIT # 6 GRD. EL. 102.03 TEST BY: SHANE M. OATES
GW. EL. N/A WITNESSED BY: BRUCE WILSON JR.
DATE: 10/20/2020 MOTTLING EL. N/A CERTIFIED BY: SHANE M. OATES

ELEV.	SURFACE DEPTH	SOIL HORZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
101.70	0–4	O	N/A	N/A		MANY ROOTS
100.86	4–14	A	SANDY LOAM	10YR 3/3		MANY ROOTS
100.03	14–24	B	SANDY LOAM	10YR 5/6		
98.53	24–42	C1	LOAMY SAND	2.5Y 5/4		STRUCTURELESS/VERY FRIABLE
94.53	42–90	C2	SILT LOAM	5Y 6/1		MODERATE/HARD/PLATY

BOTTOM ELEV. 94.53
WATER OBSERVED @ N/A INFILTRATION RATE 10 MIN/INCH

TEST PIT # 7 GRD. EL. 104.25 TEST BY: SHANE M. OATES
GW. EL. N/A WITNESSED BY: BRUCE WILSON JR.
DATE: 10/20/2020 MOTTLING EL. N/A CERTIFIED BY: SHANE M. OATES

ELEV.	SURFACE DEPTH	SOIL HORZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
103.92	0–4	O	N/A	N/A		MANY ROOTS
102.92	4–16	A	SANDY LOAM	10YR 3/3		MANY ROOTS
101.75	16–30	B	SANDY LOAM	10YR 5/6		
100.75	30–42	C1	LOAMY SAND	2.5Y 5/4		STRUCTURELESS/VERY FRIABLE
97.25	42–84	C2	SILT LOAM	5Y 7/2		MODERATE/HARD/PLATY@BOTTOM

BOTTOM ELEV. 97.25
WATER OBSERVED @ N/A INFILTRATION RATE N/A MIN/INCH

TEST PIT # 8 GRD. EL. 103.03 TEST BY: SHANE M. OATES
GW. EL. N/A WITNESSED BY: BRUCE WILSON JR.
DATE: 10/20/2020 MOTTLING EL. N/A CERTIFIED BY: SHANE M. OATES

ELEV.	SURFACE DEPTH	SOIL HORZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
102.70	0–4	O	N/A	N/A		MANY ROOTS
102.20	4–10	A	SANDY LOAM	10YR 3/3		MANY ROOTS
101.20	10–22	B	SANDY LOAM	10YR 5/6		
95.53	22–90	C	SILT LOAM	5Y 6/1		MODERATE/HARD/PLATY

BOTTOM ELEV. 95.53
WATER OBSERVED @ N/A INFILTRATION RATE N/A MIN/INCH

TEST PIT # D–1 GRD. EL. 99.74 TEST BY: SHANE M. OATES
GW. EL. N/A WITNESSED BY: BRUCE WILSON JR.
DATE: 2/25/2020 MOTTLING EL. N/A CERTIFIED BY: SHANE M. OATES

ELEV.	SURFACE DEPTH	SOIL HORZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
99.24	0–6	O	N/A	N/A		SOME ROOTS
97.74	6–24	B	SANDY LOAM	10YR 4/4		SOME ROOTS
91.74	24–96	C1	MED. SAND	2.5Y 6/3		STRUCTURELESS/VERY FRIABLE
90.74	96–108	C2	LOAMY SAND	2.5Y 6/3	@96" EL. 91.74	STRUCTURELESS/VERY FRIABLE

BOTTOM ELEV. 90.74
WATER OBSERVED @ N/A INFILTRATION RATE N/A MIN/INCH

TEST PIT # D–2 GRD. EL. 100.23 TEST BY: SHANE M. OATES
GW. EL. N/A WITNESSED BY: BRUCE WILSON JR.
DATE: 2/25/2020 MOTTLING EL. N/A CERTIFIED BY: SHANE M. OATES

ELEV.	SURFACE DEPTH	SOIL HORZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
99.56	0–8	O	N/A	N/A		SOME ROOTS
98.90	8–16	B	SANDY LOAM	10YR 4/4		SOME ROOTS
96.90	16–40	C1	MED. SAND	2.5Y 6/3		STRUCTURELESS/VERY FRIABLE
92.56	40–92	C2	LOAMY SAND	2.5Y 6/3	@40" EL. 96.90	STRUCTURELESS/VERY FRIABLE

BOTTOM ELEV. 92.56
WATER OBSERVED @ N/A INFILTRATION RATE N/A MIN/INCH

TEST PIT # D–3 GRD. EL. 100.05 TEST BY: SHANE M. OATES
GW. EL. N/A WITNESSED BY: BRUCE WILSON JR.
DATE: 2/25/2020 MOTTLING EL. N/A CERTIFIED BY: SHANE M. OATES

ELEV.	SURFACE DEPTH	SOIL HORZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
99.38	0–8	O	N/A	N/A		SOME ROOTS
98.05	8–24	B	SANDY LOAM	10YR 4/4		SOME ROOTS
96.38	24–44	C1	MED. SAND	2.5Y 6/3		STRUCTURELESS/VERY FRIABLE
94.72	44–64	C2	LOAMY SAND	2.5Y 6/3	@44" EL. 96.38	STRUCTURELESS/VERY FRIABLE

BOTTOM ELEV. 94.72
WATER OBSERVED @ 95.05 INFILTRATION RATE N/A MIN/INCH

TEST PIT # 24–1 GRD. EL. 109.50 TEST BY: SHANE M. OATES
GW. EL. N/A WITNESSED BY:
DATE: 05/14/2024 MOTTLING EL. 105.50 CERTIFIED BY: SHANE M. OATES

ELEV.	SURFACE DEPTH	SOIL HORZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
109.25	0–3	O	N/A	N/A	N/A	
108.75	3–9	A	LOAMY SAND	10YR 4/6	N/A	
107.67	9–22	B	LOAMY SAND	2.5YR 5/4	N/A	
105.50	22–48	C1	SANDY LOAM	2.5Y 5/4	20% 10YR 6/6	WEAK/ V. FRIABLE
99.50	48–120	C2	SANDY LOAM	10YR 4/4	30% 10YR 6/6	MODERATE/FRIABLE

BOTTOM ELEV. 99.50
WATER OBSERVED @ N/A INFILTRATION RATE N/A MIN/INCH

TEST PIT # 24–2 GRD. EL. 106.00 TEST BY: SHANE M. OATES
GW. EL. N/A WITNESSED BY:
DATE: 05/14/2024 MOTTLING EL. N/A CERTIFIED BY: SHANE M. OATES

ELEV.	SURFACE DEPTH	SOIL HORZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
105.67	0–4	O	N/A	N/A	N/A	
105.17	4–10	A	LOAMY SAND	10YR 4/6	N/A	
104.17	10–22	B	LOAMY SAND	2.5YR 5/4	N/A	
101.83	22–50	C1	SANDY LOAM	2.5Y 5/4	N/A	WEAK/ V. FRIABLE
97.00	50–108	C2	SANDY LOAM	10YR 4/4	N/A	MODERATE/FRIABLE

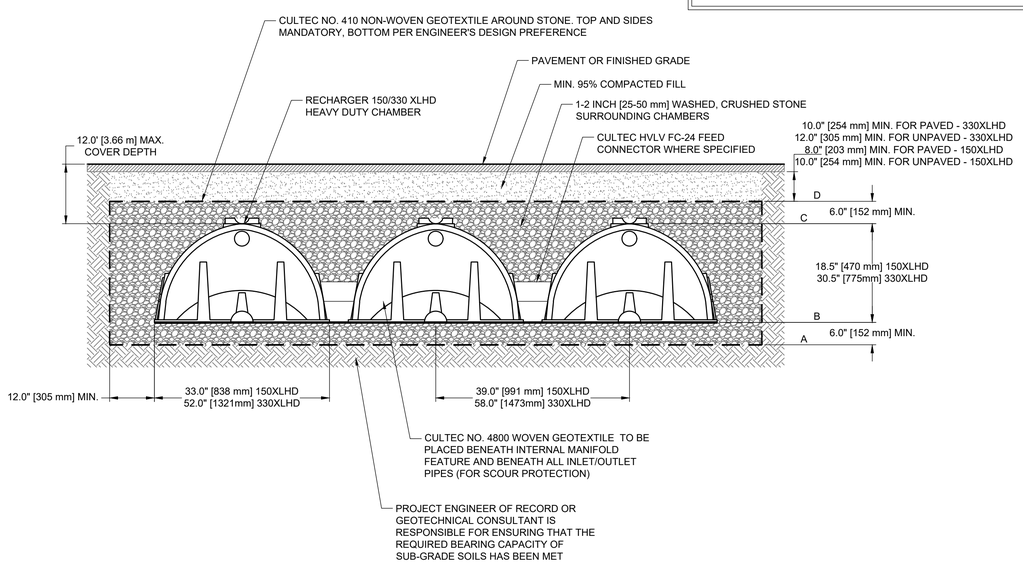
BOTTOM ELEV. 97.00
WATER OBSERVED @ N/A INFILTRATION RATE N/A MIN/INCH

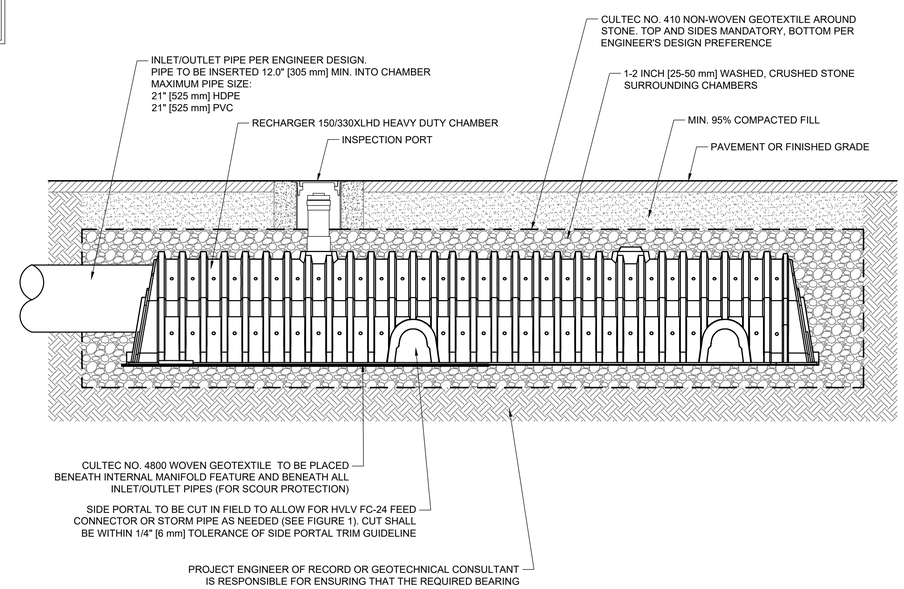
TEST PIT # 24–3 GRD. EL. 106.50 TEST BY: SHANE M. OATES
GW. EL. N/A WITNESSED BY:
DATE: 05/14/2024 MOTTLING EL. 102.17 CERTIFIED BY: SHANE M. OATES

ELEV.	SURFACE DEPTH	SOIL HORZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
105.00	0–18	O	N/A	N/A	N/A	
104.00	18–30	A	SANDY LOAM	N/A	N/A	
102.75	30–45	B	SANDY LOAM	10YR 3/3	N/A	
101.50	45–60	C1	MEDIUM SAND	10YR 5/4	10% 10 YR 6/6	
96.50	60–120	C2	SANDY LOAM	2.5Y 5/3	N/A	PLATY / PEDS

BOTTOM ELEV. 96.50
WATER OBSERVED @ N/A INFILTRATION RATE N/A MIN/INCH

	330XLHD FRONT FACILITY	150XLHD REAR FACILITY
A (BOTTOM STONE)	106.17	109.50
B (BOTTOM CHAMBERS)	106.67	110.00
C (TOP CHAMBERS)	109.21	111.54
D (TOP STONE)	109.71	112.04





CULTEC RECHARGER 150/330XLHD DETAIL
NTS

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Independence ENGINEERING LLC
161 EAST GROVE STREET, SUITE 3
MIDDLEBOROUGH, MASSACHUSETTS 02346
INDEPENDENCE@INDEPENDENCE.ENGINEERING
NEW JERSEY ★ PENNSYLVANIA ★ MASSACHUSETTS

PROPOSED LIGHT INDUSTRIAL DEVELOPMENT
DETAILS
FOR
MAPLE STREET DEVELOPMENT LLC
330 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS 01746

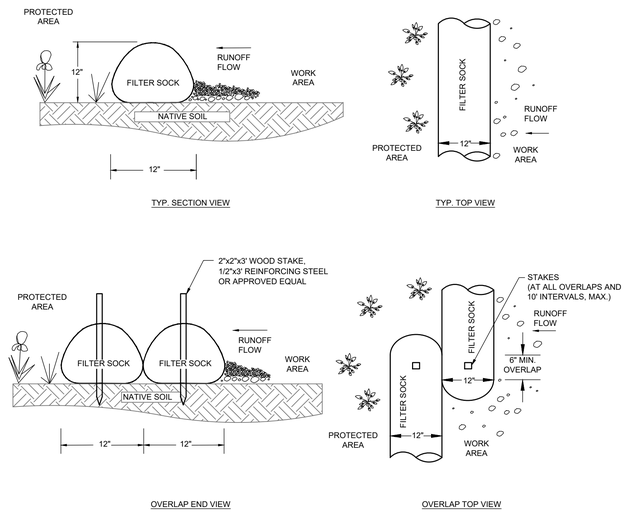
PROJECT	
066-001	
DATE	
02/09/2024	
SCALE	DRAWN
NTS	ESC
DESIGNED	CHECKED
SMO	SMO

COMMONWEALTH OF MASSACHUSETTS
NEIL E. SANDER
CIVIL
No. 46963
REGISTERED PROFESSIONAL ENGINEER

C810

SHEET	OF
9	18

I:\COMMON\CAD\TREATMENT\23 STORMCEPTOR\40 STANDARD DRAWINGS\IN PROCESS\STC450\ DTL.DWG 21/2019 3:12 PM
N:\066 BUSINESS ENGINEERING\066 LLC\MAPLE\PROJECT ENGINEERING\DRAWINGS\DETAILS - ANDOVER PLAN SET.DWG 01/03

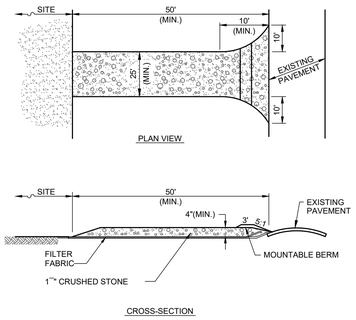


NOTES:

1. EACH FILTER SOCK SHALL CONSIST OF COMPOST MATERIAL WRAPPED IN BURLAP. COMPOST MATERIAL AND BURLAP CASING SHALL BE APPROVED BY ENGINEER PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL PAY FOR COMPOST MATERIAL TESTING IF REQUIRED.
3. FILTER SOCKS SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. SEDIMENT SHALL BE REMOVED FROM FACE OF SOCK WHEN IT REACHES 1/3 HEIGHT OF SOCK
4. COMPOST FILTER SOCK TO BE STAKED WITH A 4' BEANPOLE AT A MAXIMUM DISTANCE OF 10'. STAKE CLOSER AS NEEDED.

12" DIA. COMPOST FILTER SOCK DETAIL

NTS



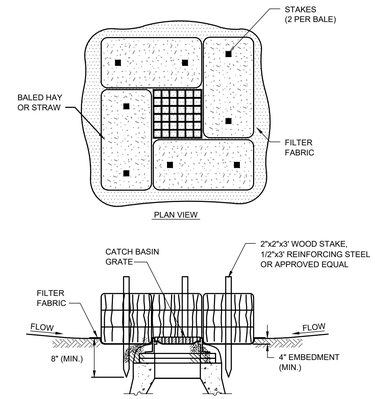
NOTES:

1. ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.

2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.

STABILIZED CONSTRUCTION EXIT

NTS



NOTES:

1. ENCLOSE STRUCTURE WITH HAYBALES IMMEDIATELY AFTER CATCH BASIN CONSTRUCTION. MAINTAIN UNTIL PAVING BINDER COURSE IS COMPLETE OR A PERMANENT STAND OF GRASS HAS BEEN ESTABLISHED.

2. IF GRATE IS AGAINST EXISTING CURB THEN HAYBALES ARE TO PLACED AROUND THREE SIDES OF GRATE ONLY.

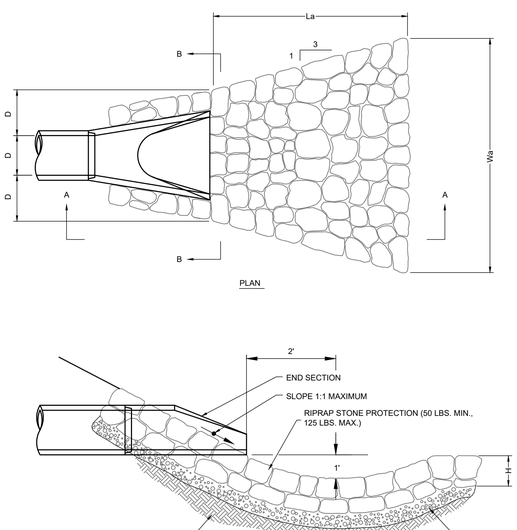
3. WHEN STAKES MUST BE DRIVEN INTO PAVEMENT THE CONTRACTOR SHALL USE REINFORCING STEEL STAKES OR DRILL HOLES.

4. GRATE TO PLACED OVER FILTER FABRIC.

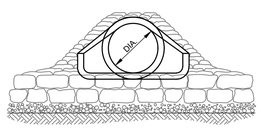
5. BALES SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.

CATCH BASIN SEDIMENT TRAP

NTS



DIMENSIONAL TABLE			
PIPE DIA. D	La	Wa	H
12"	4'-0"	5'-9"	1'-5"
15"	4'-9"	7'-3"	1'-5"
18"	6'-0"	8'-6"	1'-5"
24"	8'-0"	11'-4"	1'-5"



NOTES:

1. THE FLARED END SECTION PIPE JOINT SHALL BE SIMILAR TO THE MAIN RUN OF PIPE JOINTS.

2. FLARED END SECTIONS SHALL CONFORM AS SHOWN IN THE TABLE OR AS APPROVED BY THE ENGINEER.

FLARED END SECTION W/ PLUNGE POOL

NTS

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1	04/04/2024	REVISED PER CON. COMM. REVIEW & COMMENTS	SMO/MAS
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Independence ENGINEERING LLC
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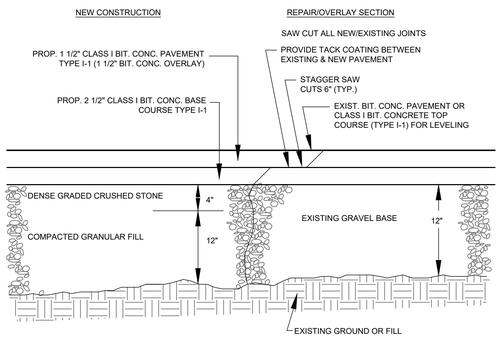
COMMONWEALTH OF MASSACHUSETTS
NEIL E. SANDER
CIVIL
No. 46963
Neil E. Sander
Date: 02/09/24
REGISTERED PROFESSIONAL ENGINEER

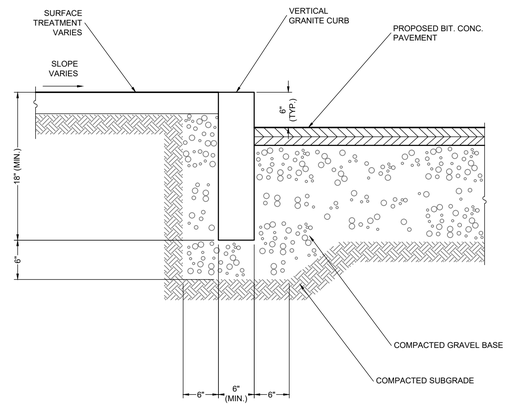
C820

SHEET	OF
10	18

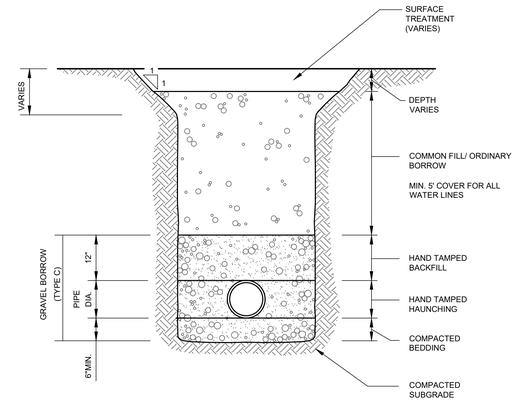
N:\066 BAYSTATE ENGINEERING\066 BELLINGHAM MUNIPLEX\C-ENGINEERING\DWG\066-001-C-DETAILS - ANDREW ROTH 2025-01-03



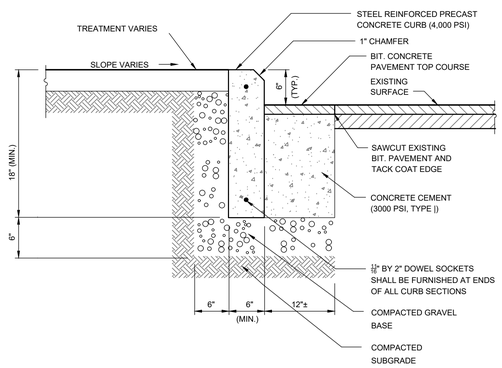
TYPICAL PAVEMENT SECTION
NTS



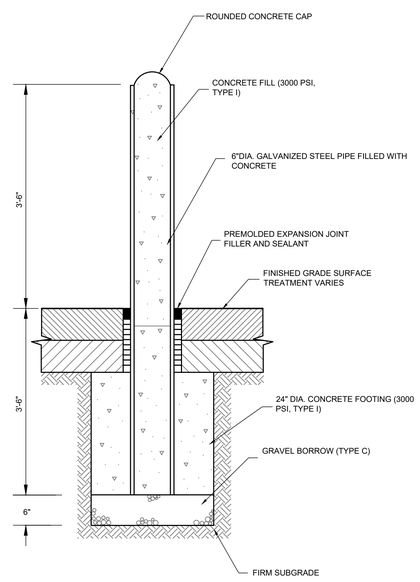
VERTICAL GRANITE CURB (VGC)
NTS



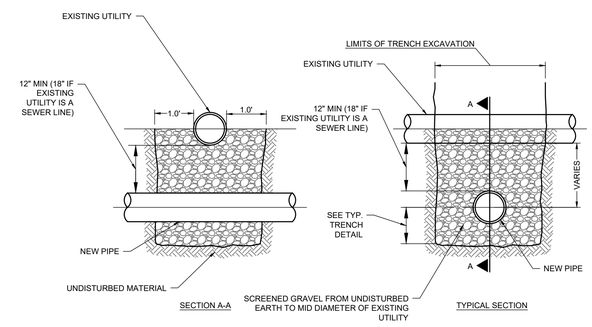
TYPICAL UTILITY TRENCH
NTS



PRECAST CONCRETE CURB (PCC)
NTS



BOLLARD DETAIL
NTS



NOTE:

1. TO THE EXTENT POSSIBLE, NEW WATER MAINS SHALL CROSS OVER EXISTING SEWERS. WATER MAINS SHALL BE CONCRETE ENCASED IF THEY ARE INSTALLED UNDER AN EXISTING SEWER. TO THE EXTENT POSSIBLE, ONE FULL LENGTH OF NEW MECHANICAL JOINT WATER PIPE SHALL BE INSTALLED CENTERED UNDER THE SEWER CROSSING SO THAT THE WATER MAIN PIPE JOINTS WILL BE AS FAR AWAY FROM THE SEWER CROSSING AS POSSIBLE.

UTILITY CROSSING DETAIL
NTS

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PROPOSED LIGHT INDUSTRIAL DEVELOPMENT

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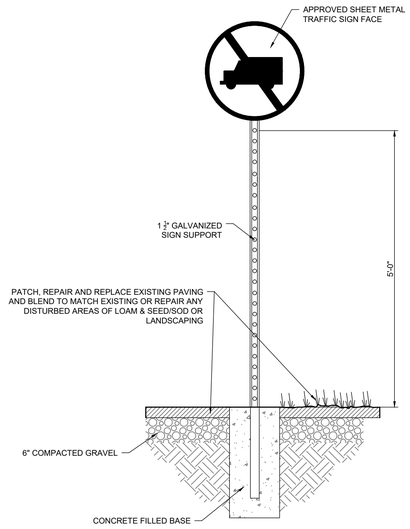
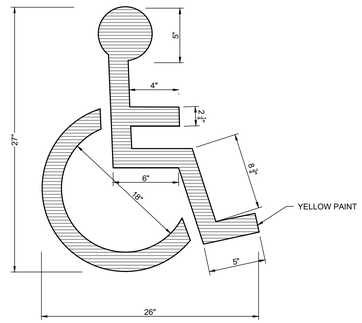
COMMONWEALTH OF MASSACHUSETTS
NEIL E. SANDER
CIVIL
No. 46963
Neil E. Sander
PROFESSIONAL ENGINEER

C830

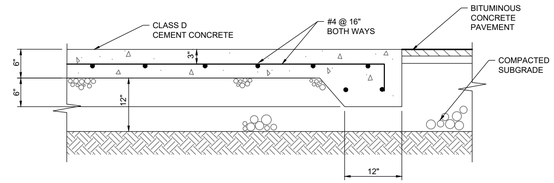
SHEET	OF
11	18



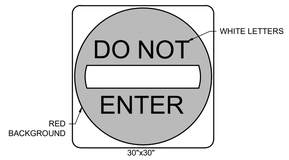
NO TRUCKS (R5-2)
NTS



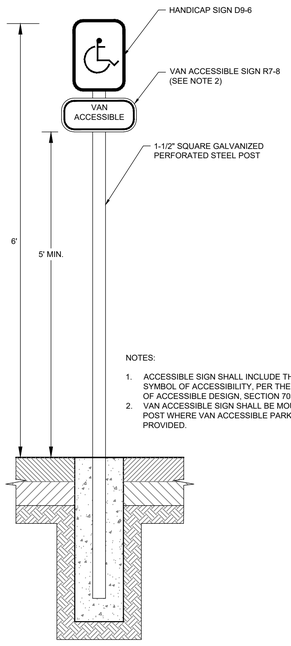
ACCESSIBLE PARKING PAVEMENT MARKING
NTS



DUMPSTER PAD
NTS



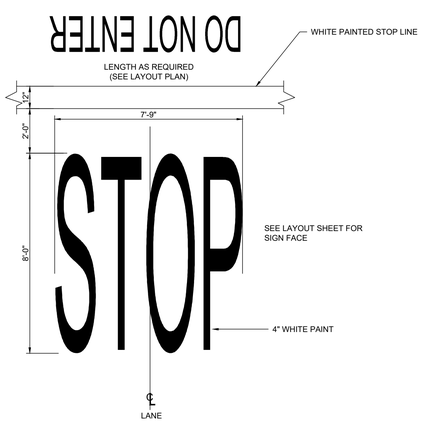
DO NOT ENTER (R5-1) DETAIL
NTS



NOTES:

1. ACCESSIBLE SIGN SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, PER THE ADA STANDARDS OF ACCESSIBLE DESIGN, SECTION 703.7.2.1.
2. VAN ACCESSIBLE SIGN SHALL BE MOUNTED ON THE POST WHERE VAN ACCESSIBLE PARKING SPACES ARE PROVIDED.

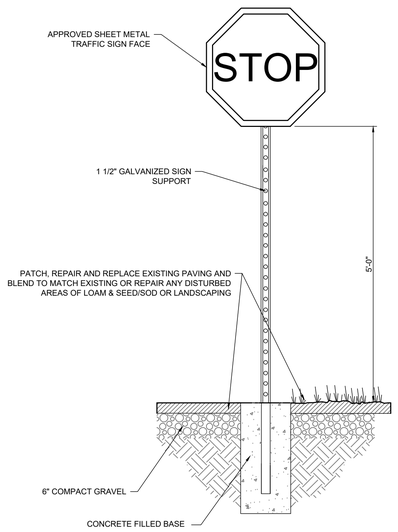
ACCESSIBLE PARKING SIGN (D9-6)
& VAN ACCESSIBLE SIGN (R7-8)
NTS



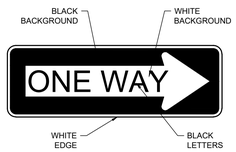
NOTE:

1. PAVEMENT MARKINGS TO BE INSTALLED IN LOCATIONS SHOWN ON THE PLANS

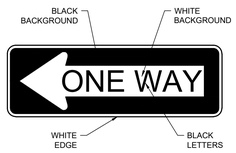
PAINTED PAVEMENT MARKINGS
NTS



STOP SIGN (R1-1)
NTS



ONE WAY SIGN (R6-1R) DETAIL
NTS



ONE WAY SIGN (R6-1L) DETAIL
NTS

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PROPOSED LIGHT INDUSTRIAL DEVELOPMENT

DETAILS

FOR

MAPLE STREET DEVELOPMENT LLC
330 HOPPING BROOK ROAD
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COMMONWEALTH OF MASSACHUSETTS
NEIL E. SANDER
CIVIL
No. 46963
REGISTERED PROFESSIONAL ENGINEER
01/03/2025

C840

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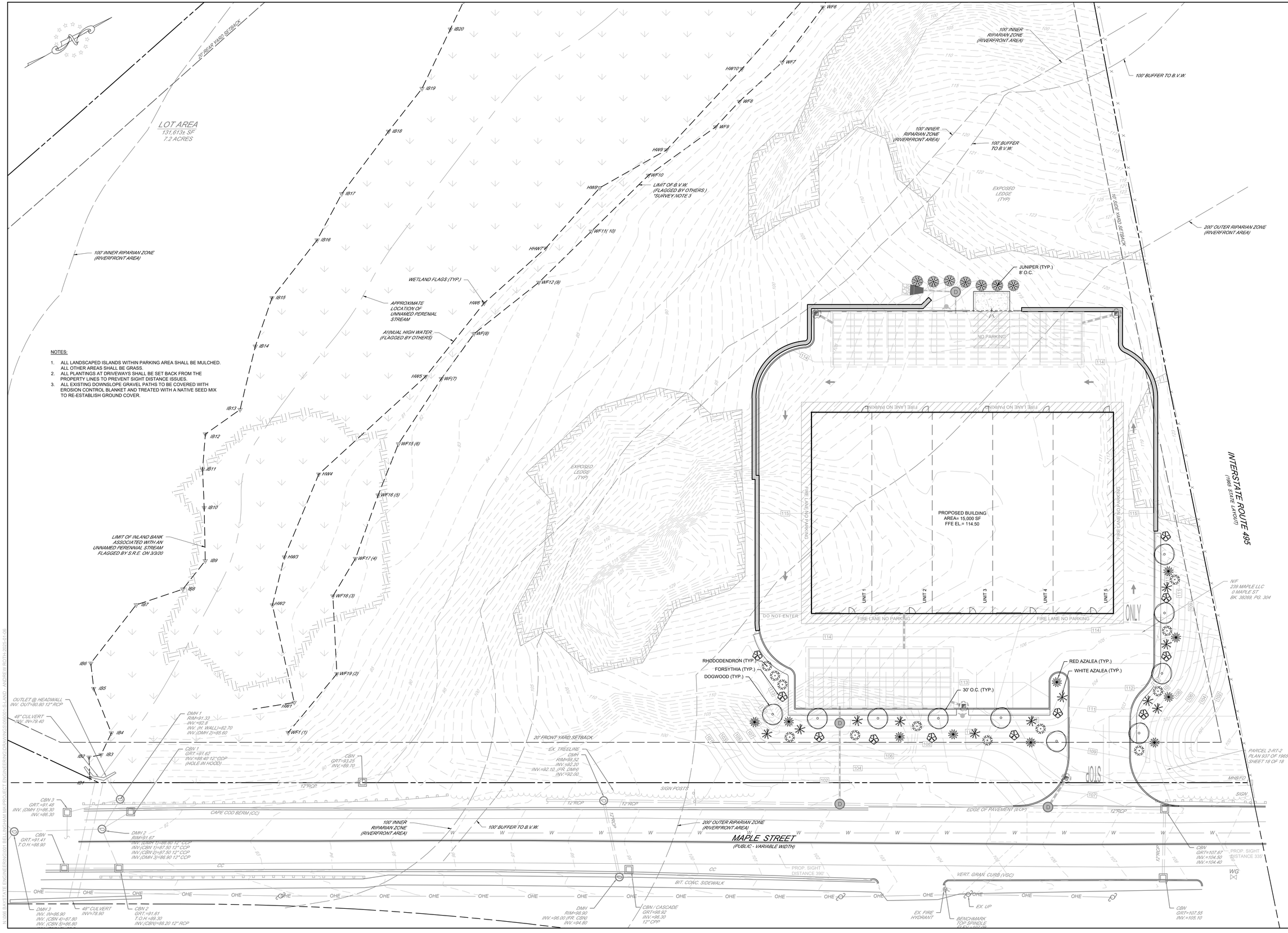
12	18



NOTES:

1. ALL LANDSCAPED ISLANDS WITHIN PARKING AREA SHALL BE MULCHED. ALL OTHER AREAS SHALL BE GRASS.
2. ALL PLANTINGS AT DRIVEWAY'S SHALL BE SET BACK FROM THE PROPERTY LINES TO PREVENT SIGHT DISTANCE ISSUES.
3. ALL EXISTING DOWNSLOPE GRAVEL PATHS TO BE COVERED WITH EROSION CONTROL BLANKET AND TREATED WITH A NATIVE SEED MIX TO RE-ESTABLISH GROUND COVER.

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PROPOSED LIGHT INDUSTRIAL DEVELOPMENT

LANDSCAPE PLAN

FOR

MAPLE STREET DEVELOPMENT LLC
330 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS 01746

GRAPHIC SCALE: 1" = 20'

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1" = 20'	SMO
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SMO	SMO

COMMONWEALTH OF MASSACHUSETTS
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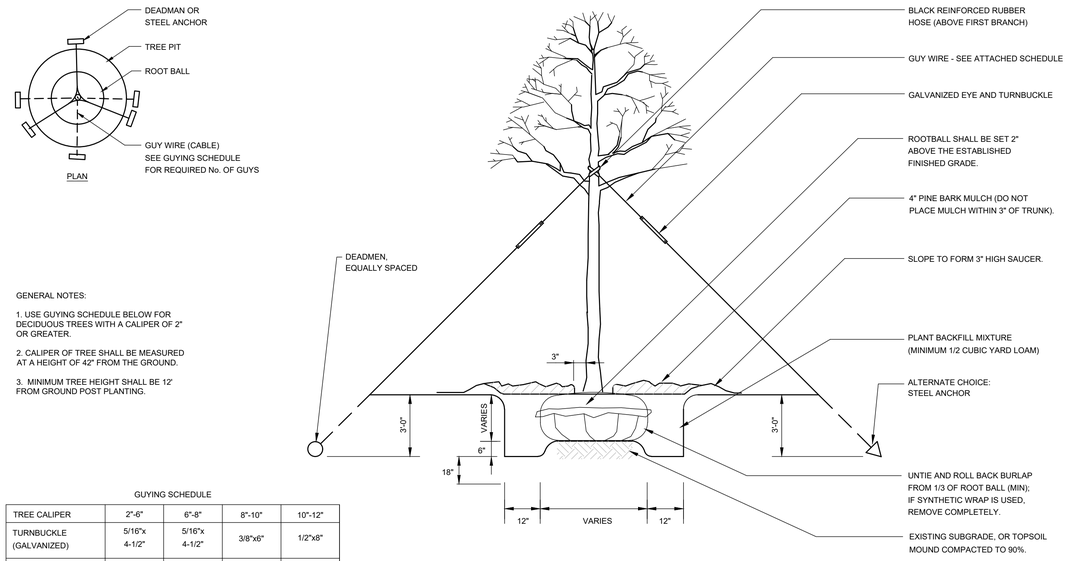


GENERAL NOTES:

1. USE GUYING SCHEDULE BELOW FOR DECIDUOUS TREES WITH A CALIPER OF 2" OR GREATER.

2. CALIPER OF TREE SHALL BE MEASURED AT A HEIGHT OF 42" FROM THE GROUND.

3. MINIMUM TREE HEIGHT SHALL BE 12' FROM GROUND POST PLANTING.

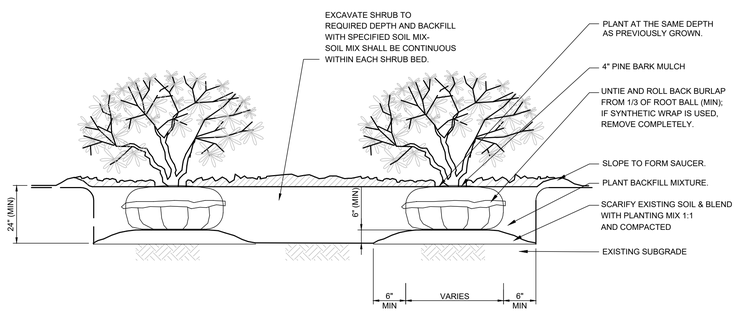
GUYING SCHEDULE

TREE CALIPER	2"-6"	6"-8"	8"-10"	10"-12"
TURNBUCKLE (GALVANIZED)	5/16"x 4-1/2"	5/16"x 4-1/2"	3/8"x6"	1/2"x8"
# GUYS REQ'D.	3	3	4	4
WIRE OR CABLE	1/8"DIA.	3/16"DIA.	1/4"DIA.	5/16"DIA.
DEADMEN SIZE	3" DIA.	6" DIA.	8" DIA.	10" DIA.

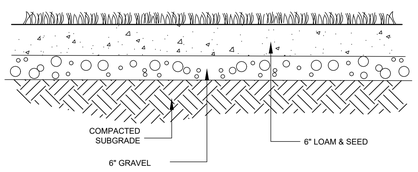
TREE PLANTING DETAIL FOR TREES OVER 2" CALIPER
N.T.S.

LANDSCAPING PLANTING TABLE

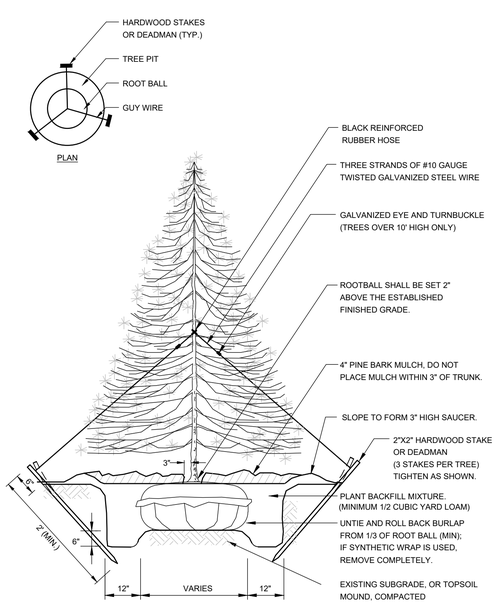
QUANTITY	COMMON NAME	BOTANICAL NAME	PLAN SYMBOL	SIZE
11	AZALEA	AZALEA "DELAWARE VALLEY WHITE"		#3
12	RHODODENDRON	RHODODENDRON X PJM		#3
11	FORSYTHIA	FORSYTHIA X INTERMEDIA		5-6' B&B
7	JUNIPER	JUNIPERUS CONFERTA		#2
10	DOGWOOD	KORNUS CELESTIAL		4" DIA.
10	AZALEA	AZALEA "CRIMSON RED"		#5



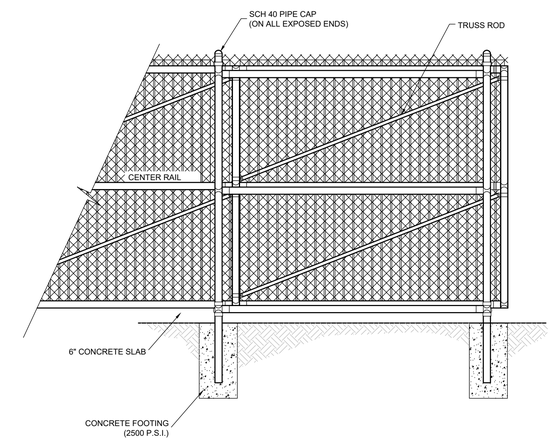
SHRUB BED PLANTING DETAIL
N.T.S.



LOAM & SEED PLANTING DETAIL
N.T.S.



EVERGREEN TREE PLANTING DETAIL
N.T.S.



NOTES:

1. PULL POSTS SHALL BE SPACED AT INTERVALS NOT EXCEEDING 500 FEET.
2. END, GATE AND CORNER POSTS SHALL BE BRACED TO ADJACENT LINE POSTS. (MORE THAN 30° CHANGE IN DIRECTION CONSTITUTES A CORNER)
3. FABRIC SHALL BE 0.148" WIRE, WOVEN INTO APPROXIMATELY 2" DIAMOND MESH.
4. ZINC-COATED STEEL FABRIC BASE METAL SHALL BE COATED WITH PRIME WESTERN SPELTER OR EQUAL.
5. ALUMINUM COATED STEEL FABRIC BASE METAL SHALL BE COATED WITH ALUMINUM ALLOY.
6. FENCE POSTS AND RAILS SHALL RECEIVE THE SAME COATING AND TREATMENT AS THE FENCE FABRIC (DESCRIBED ABOVE).
7. SEE SPECIFICATIONS FOR POST DIMENSIONS.

CHAIN LINK FENCE DUMPSTER ENCLOSURE WITH SLATS
N.T.S.

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NEW JERSEY ★ PENNSYLVANIA ★ MASSACHUSETTS

PROPOSED LIGHT INDUSTRIAL DEVELOPMENT

LANDSCAPE DETAILS

FOR

MAPLE STREET DEVELOPMENT LLC
330 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS 01746

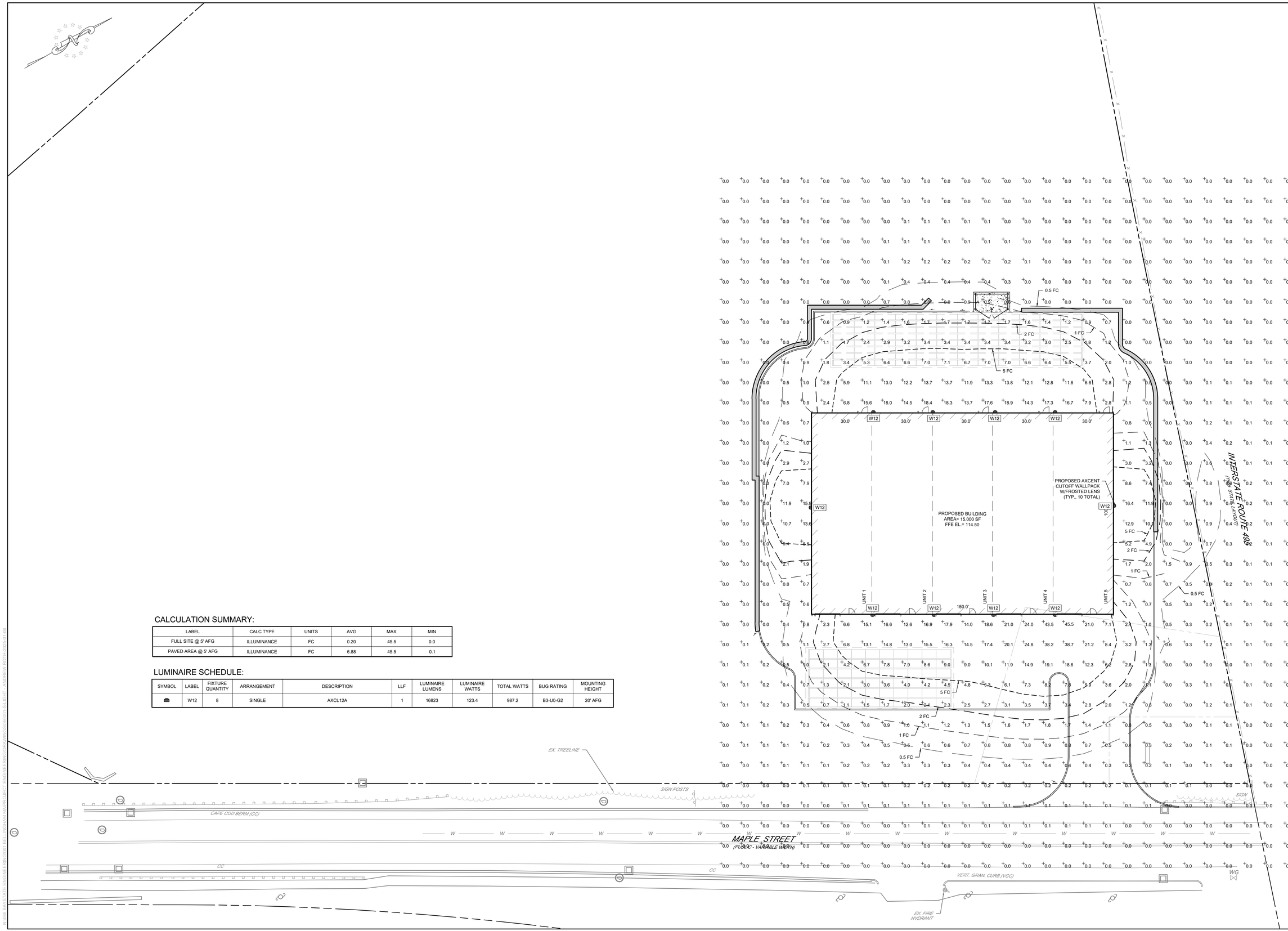
PROJECT	
066-001	
DATE	
02/09/2024	
SCALE	DRAWN
NTS	SMO
DESIGNED	CHECKED
SMO	SMO

COMMONWEALTH OF MASSACHUSETTS
NEIL E. SANDER
CIVIL
No. 46963
REGISTERED PROFESSIONAL ENGINEER

C910

SHEET	OF
14	18

N:\066 BAYSTATE ENGINEERING\GIS BELLINGHAM\PROJECT ENGINEERING\DWG\066-15 - ANDREW PROPERTIES.DWG



CALCULATION SUMMARY:

LABEL	CALC TYPE	UNITS	AVG	MAX	MIN
FULL SITE @ 5' AFG	ILLUMINANCE	FC	0.20	45.5	0.0
PAVED AREA @ 5' AFG	ILLUMINANCE	FC	6.88	45.5	0.1

LUMINAIRE SCHEDULE:

SYMBOL	LABEL	FIXTURE QUANTITY	ARRANGEMENT	DESCRIPTION	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	TOTAL WATTS	BUG RATING	MOUNTING HEIGHT
	W12	8	SINGLE	AXCL12A	1	16823	123.4	987.2	B3-U0-G2	20' AFG

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2	05/20/2024	REVISED PER PLANNING BOARD & FIRE DEPARTMENT COMMENTS	SMO
3	09/23/2024	REVISED PER PEER REVIEW COMMENTS	SMO
4	01/03/2025	REVISED PER TOWN REVIEW COMMENTS	SMO

Independence ENGINEERING LLC
161 EAST GROVE STREET, SUITE 3
MIDDLEBOROUGH, MASSACHUSETTS 02346
(508) 202-5300
INDEPENDENCE@INDEPENDENCE.ENGINEERING
NEW JERSEY ★ PENNSYLVANIA ★ MASSACHUSETTS

PROPOSED LIGHT INDUSTRIAL DEVELOPMENT

LIGHTING PLAN

FOR

MAPLE STREET DEVELOPMENT LLC
330 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS 01746

0 10 20
GRAPHIC SCALE: 1" = 20'

PROJECT	
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COMMONWEALTH OF MASSACHUSETTS
NEIL E. SANDER
CIVIL
No. 46963
01/03/2025

C920

SHEET	OF
15	18

Project		Catalog #		Type	
Prepared by		Notes		Date	

Lumark

Axcent

Wall Mount Luminaire

Product Features

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 6

Product Certifications

Quick Facts

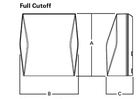
- Available in 14W - 116W (1,800 - 16,000 lumens) models
- Full cutoff and refractive lens models available
- Energy and maintenance savings up to 95% compared to HID
- Energy efficient illumination results in up to 144 LPW
- Replaces 70W up to 450W HID equivalents

Connected Systems

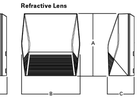
- WaveLinx Lite
- Enlighted

Dimensional Details

Full Cutoff



Refractive Lens



Deep Back Housing

Dimensional Data

	AXCS Small	AXCL Large
A	8" [202mm]	11-1/2" [292mm]
B	7-1/2" [190mm]	10-3/4" [273mm]
C	3-5/8" [94mm]	4-7/8" [124mm]
D	6-1/8" [155mm]	7-1/8" [181mm]

COOPER Lighting Solutions

Lumark — AXCS / AXCL Axcent

Product Specifications

Construction
- Die-cast aluminum housing
- External back fin design extracts heat from the surface to thermally optimize design for longer luminaire life

Optics
- Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
- Silicone-sealed optical LED chamber
- Acrylic refractive or full cutoff lens options for Type IV distributions

Electrical
- Standard universal voltage (120-277V, 50/60Hz)
- Driver incorporates 6kV surge protection
- -40°C minimum operating temperature
- 40°C maximum operating temperature
- <20% total harmonic distortion
- 0-10V dimming driver is standard with leads external to the fixture

Mounting
- Steel wedge mounting plate fits directly to 4" standard j-box or directly to wall with the "Hook-N-Lock" mechanism
- Stainless steel set screws
- Lumen Select Back Box accessory offers four 1/2" NPT conduit entry wire ways. Resistor Pack combinations allow field-dimming of 75% or 50% when connected to luminaire dimming leads
- Not suitable for indoor use when installed in inverted/uplight orientation

Emergency Egress
- Optional integral cold weather battery emergency egress includes emergency operation test switch, an AC-ON indicator light and a premium, maintenance-free battery pack
- The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting

Finish
- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness

Shipping Data
- Small fixture=6 lbs. [2.36 kgs.]
- Small with sensor or CBP=10 lbs. [4.40 kgs.]
- Large fixture=12 lbs. [5.45 kgs.]
- Large with sensor or CBP=17 lbs. [7.73 kgs.]
- Large with sensor & CBP=21 lbs. [9.54 kgs.]

Energy and Performance Data

Power and Lumens (Axcent Small)

Light Engine		AXCS1A	AXCS2A	AXCS3A	AXCS4A	AXCS5A
Power (Watts)		14	21	27	44	52
Input Current @ 120V (A)		0.12	0.18	0.23	0.37	0.43
Input Current @ 240V (A)		0.06	0.09	0.11	0.18	0.22
Input Current @ 277V (A)		0.05	0.08	0.10	0.16	0.19
Input Current @ 347V (A)		0.04	0.06	0.08	0.13	0.15
Input Current @ 480V (A)		0.03	0.04	0.06	0.09	0.11
Configuration						
Full Cutoff	4000K/5000K Lumens	1,806	2,561	3,537	5,520	6,300
	3000K Lumens	1,526	2,164	2,989	4,665	5,324
	BUG Rating	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G1	B2-U0-G1
Refractive Lens	4000K/5000K Lumens	1,915	2,716	3,704	5,858	6,699
	3000K Lumens	1,618	2,295	3,130	4,950	5,661
	BUG Rating	B1-U3-G2	B1-U3-G2	B1-U3-G2	B1-U4-G3	B1-U4-G3

Power and Lumens (Axcent Large)

Light Engine		AXCL6A	AXCL8A	AXCL10A	AXCL12A
Power (Watts)		50	66	89	115
Input Current @ 120V (A)		0.41	0.54	0.74	0.96
Input Current @ 240V (A)		0.21	0.27	0.37	0.48
Input Current @ 277V (A)		0.18	0.24	0.32	0.42
Input Current @ 347V (A)		0.14	0.19	0.26	0.33
Input Current @ 480V (A)		0.10	0.14	0.19	0.24
Configuration					
Full Cutoff	4000K Lumens	7,584	9,716	12,719	16,302
	5000K Rating	7,501	9,598	12,564	16,103
	3000K Lumens	6,502	8,319	10,890	13,958
	BUG Rating	B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2
Refractive Lens	4000K Lumens	7,809	10,331	13,665	16,637
	5000K Rating	7,714	10,205	13,498	16,434
	3000K Lumens	6,686	8,845	11,700	14,244
	BUG Rating	B1-U4-G4	B2-U5-G5	B2-U5-G5	B2-U5-G5

COOPER Lighting Solutions

WALL MOUNTED FIXTURE DETAIL

NTS

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NEW JERSEY ★ PENNSYLVANIA ★ MASSACHUSETTS

PROPOSED LIGHT INDUSTRIAL DEVELOPMENT

LIGHTING DETAILS

FOR

MAPLE STREET DEVELOPMENT LLC
330 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS 01746

PROJECT	
066-001	
DATE	
02/09/2024	
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NTS	JEH
DESIGNED	CHECKED
SMO	SMO

COMMONWEALTH OF MASSACHUSETTS
NEIL E. SANDER
CIVIL
No. 46963
REGISTERED PROFESSIONAL ENGINEER

C930

SHEET	OF
16	18

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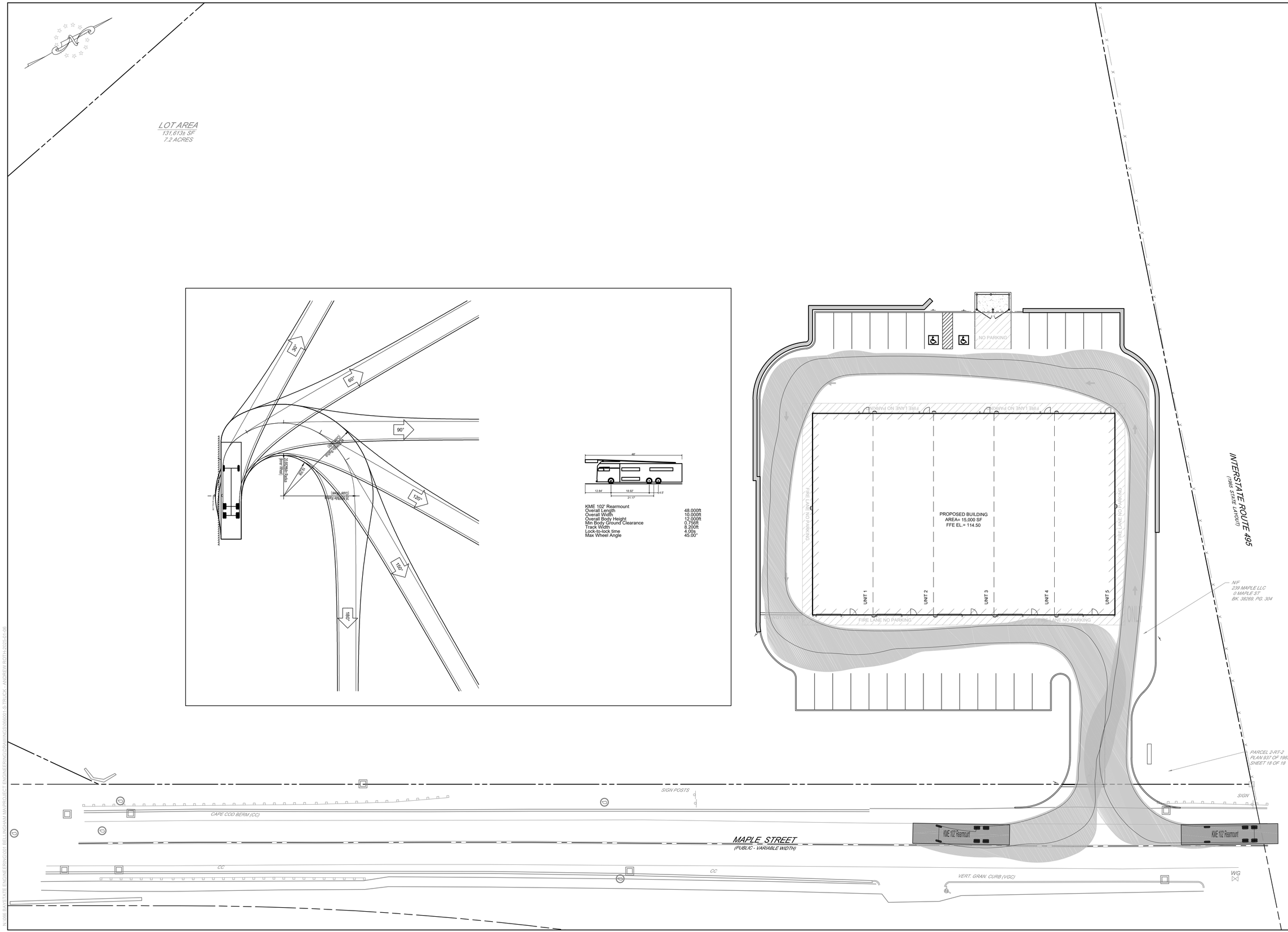

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NEW JERSEY ★ PENNSYLVANIA ★ MASSACHUSETTS

PROPOSED LIGHT INDUSTRIAL DEVELOPMENT

TURNING PLAN - FIRE TRUCK

FOR

MAPLE STREET DEVELOPMENT LLC
330 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS 01746

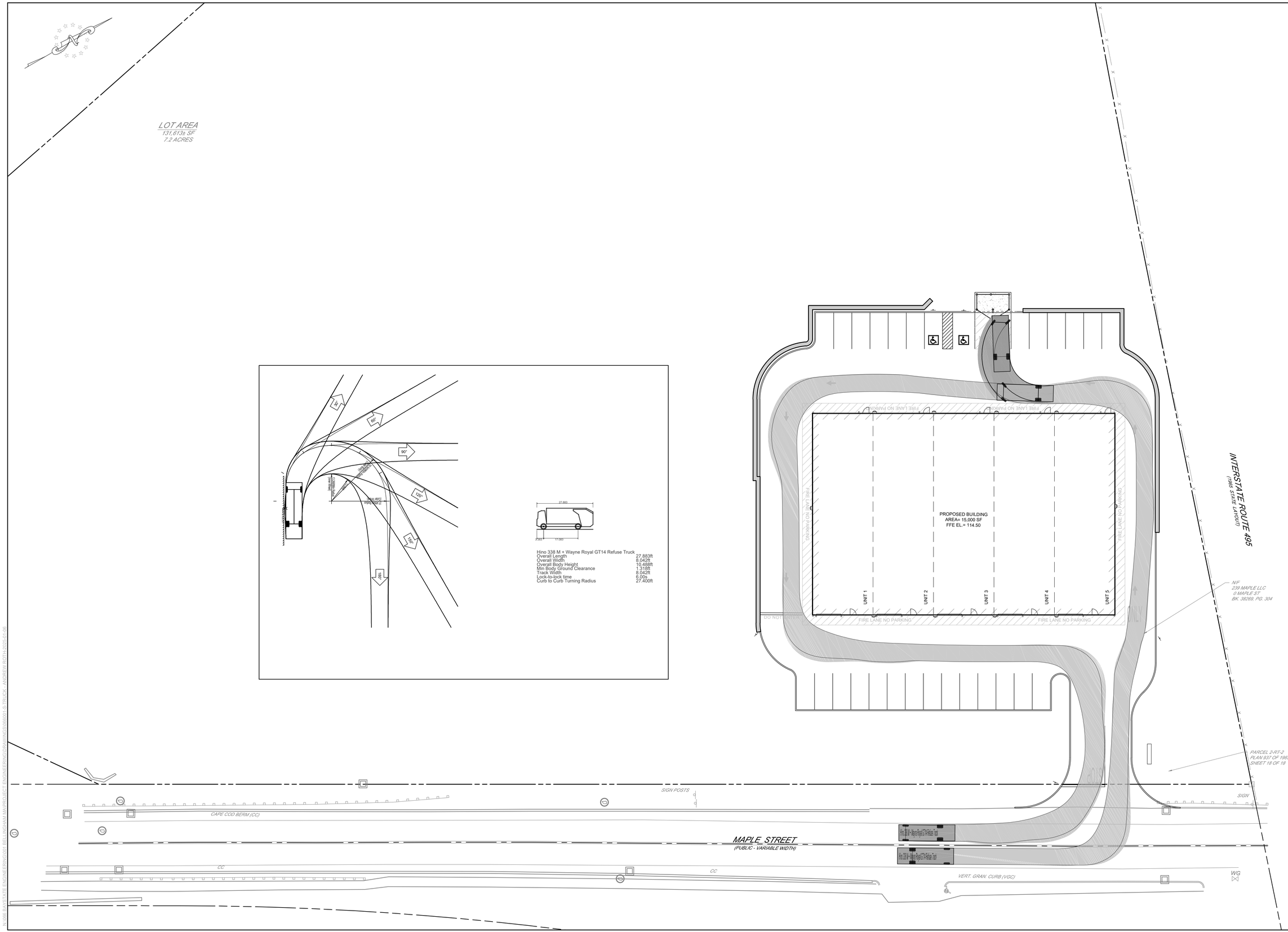
GRAPHIC SCALE: 1" = 20'

PROJECT	
066-001	
DATE	
02/09/2024	
SCALE	DRAWN
1" = 20'	JEH
DESIGNED	CHECKED
SMO	SMO

COMMONWEALTH OF MASSACHUSETTS
NEIL E. SANDER
CIVIL
No. 46963
REGISTERED PROFESSIONAL ENGINEER

C1000

SHEET	OF
17	18



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Independence ENGINEERING LLC
161 EAST GROVE STREET, SUITE 3
MIDDLEBOROUGH, MASSACHUSETTS 02346
(508) 202-5308
INDEPENDENCE@INDEPENDENCE.ENGINEERING
NEW JERSEY ★ PENNSYLVANIA ★ MASSACHUSETTS

PROPOSED LIGHT INDUSTRIAL DEVELOPMENT

TURNING PLAN - REFUSE TRUCK

FOR

MAPLE STREET DEVELOPMENT LLC
330 HOPPING BROOK ROAD
HOLLISTON, MASSACHUSETTS 01746

GRAPHIC SCALE: 1" = 20'

PROJECT	
066-001	
DATE	
02/09/2024	
SCALE	DRAWN
1" = 20'	ESC
DESIGNED	CHECKED
SMO	SMO

COMMONWEALTH OF MASSACHUSETTS
NEIL E. SANDER
CIVIL
No. 46863

C1010

SHEET	OF
18	18

LOCUS: MAPLE STREET – BELLINGHAM, MA

LEGEND
NOT TO SCALE

EM	ELECTRIC METER	TRANS	TRANSFORMER
DMH	DRAIN MANHOLE	HH	HAND HOLE
SMH	SEWER MANHOLE	RD	ROOF DRAIN
CBN	CATCH BASIN	55	EXIST. CONTOUR
HYD	HYDRANT		WETLAND BUFFER ZONE
WG	WATER GATE		FLOOD ZONE
WS	WATER SERVICE		OVERHEAD WIRES
UP	UTILITY POLE		STONE WALL
LP	LIGHT		EXISTING TREES AND SHRUBS
YD	YARD LIGHTING		TREELINE/LANDSCAPE
GV	GAS VALVE		WETLAND LINE
IRR	IRRIGATION VALVE		

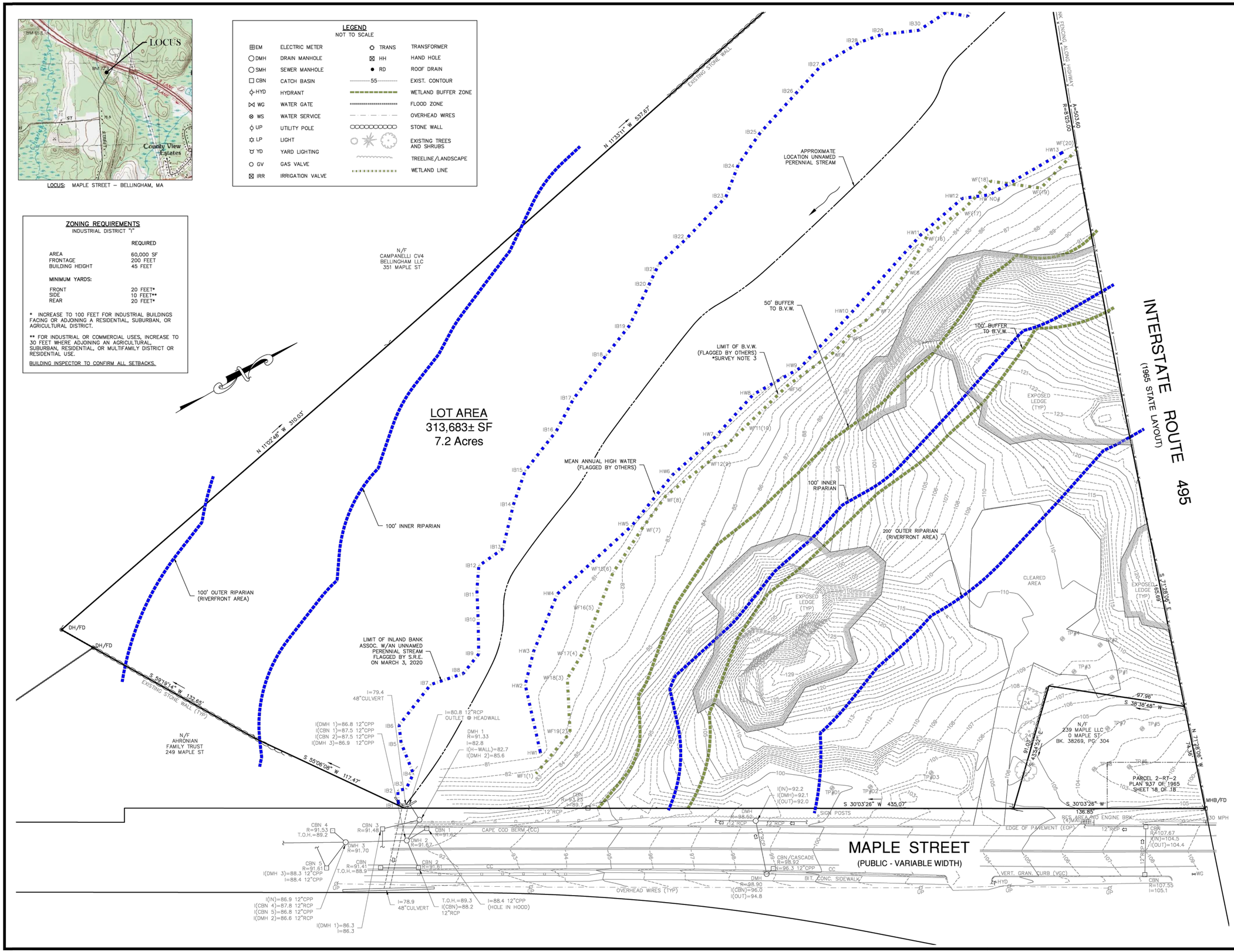
ZONING REQUIREMENTS
INDUSTRIAL DISTRICT "I"

	REQUIRED
AREA	60,000 SF
FRONTAGE	200 FEET
BUILDING HEIGHT	45 FEET
MINIMUM YARDS:	
FRONT	20 FEET*
SIDE	10 FEET**
REAR	20 FEET*

* INCREASE TO 100 FEET FOR INDUSTRIAL BUILDINGS FACING OR ADJOINING A RESIDENTIAL, SUBURBAN, OR AGRICULTURAL DISTRICT.

** FOR INDUSTRIAL OR COMMERCIAL USES, INCREASE TO 30 FEET WHERE ADJOINING AN AGRICULTURAL, SUBURBAN, RESIDENTIAL, OR MULTIFAMILY DISTRICT OR RESIDENTIAL USE.

BUILDING INSPECTOR TO CONFIRM ALL SETBACKS.



DRAWING REVISIONS

ACTION	DATE	DESCRIPTION

DATUM:

ELEVATIONS SHOWN HEREON REFERENCE AN ASSUMED VERTICAL DATUM.

FEMA:

LOCUS LIES IN F.I.R.M. ZONE X AS SHOWN ON COMMUNITY PANEL NO. 25021C0302E DATED JULY 17, 2012.

OWNER OF RECORD:

239 MAPLE LLC
239 MAPLE STREET
BELLINGHAM, MA 02019
ASSESSOR'S PARCEL: #37-3-0
DEED BOOK: 36492, PAGE: 445

PLAN REFERENCES:

1. PLAN BK. 662, PG. 43
2. PLAN BK. 219, PG. 935
3. PLAN BK. 5508, PG. 314
4. PLAN BK. 217, PG. 1010
5. PLAN BK. 103, PG. 49

UTILITIES:

UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON VISIBLE ABOVE GROUND UTILITIES AND RECORD INFORMATION OF BELOW GROUND UTILITIES AND ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE BEGINNING ANY EXCAVATION. (DIGSAFE 1-800-322-4844)

SURVEY NOTES:

1. ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING, INC. BETWEEN MARCH 4-23, 2020 AND FIELD CHECKED ON APRIL 21, 2020.

2. ANY EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH CURRENT DEED DESCRIPTIONS AND/OR THOSE THAT ARE VISIBLE OR OF PUBLIC RECORD. LEGAL STATUS OF SAID EASEMENTS ARE NOT KNOWN.

3. WETLAND FLAG NUMBERS SHOWN IN PARENTHESIS ARE THE OLDER (POSSIBLY ORIGINAL) FLAG NUMBERS.

EXISTING CONDITIONS NOTE:

THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE SITE CONDITIONS FOUND AT THE TIME OF FIELD SURVEY CONDUCTED BY CAVANARO CONSULTING, INC..

CAVANARO CONSULTING, INC. HAS NOT PREPARED AND/OR PROVIDED ANY PERMIT PLANS FOR THIS PROJECT TO DATE; THE STATUS OF ANY OPEN PERMITS IS NOT KNOWN. THIS PLAN DOES NOT EXPRESS OR IMPLY COMPLIANCE WITH CURRENT ZONING BYLAWS AND/OR OTHER REGULATORY AGENCY THRESHOLDS.

COMMONWEALTH OF MASSACHUSETTS
BRENDAN P. SULLIVAN
No. 46922
REGISTERED PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 30'

0' 15' 30' 60' 90'

CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186

EXISTING CONDITIONS PLAN
MAPLE STREET
BELLINGHAM, MA

PREPARED FOR:
CENTER MOUNT LAND DEVELOPMENT, LLC
33 COMMERCIAL STREET
RAYNHAM, MA 02767

PROJECT NO. : 20.020	DRAWING NO.
SCALE : AS SHOWN	EC
DATE : 9/19/2022	
DESIGNED BY : –	
DRAWN BY : DB/MM	SHEET NO. 1 OF 1
CHECKED BY : BPS	FILENAME: W:\PROJECTS\2020\20020\DWG\20020_ECP