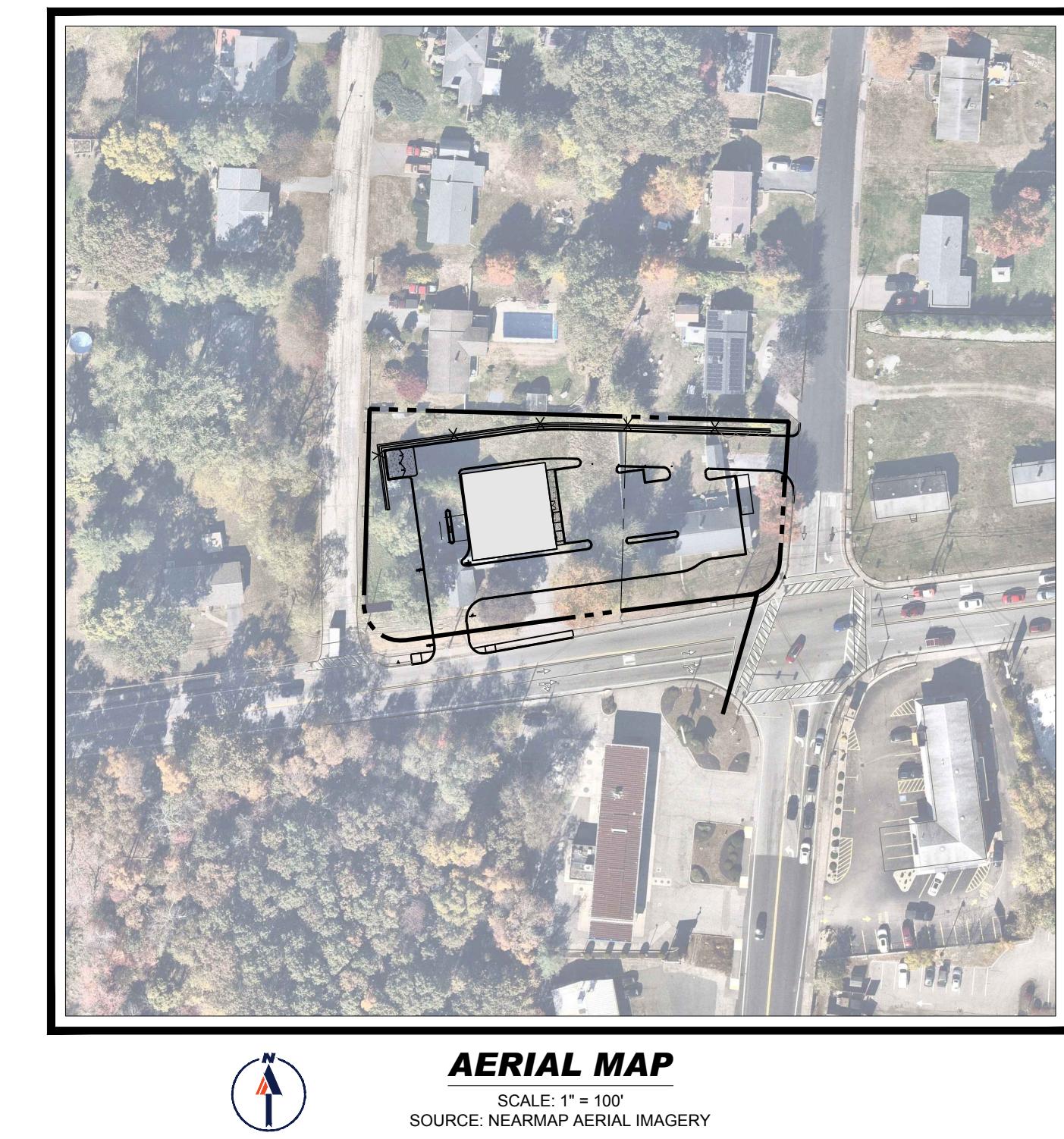
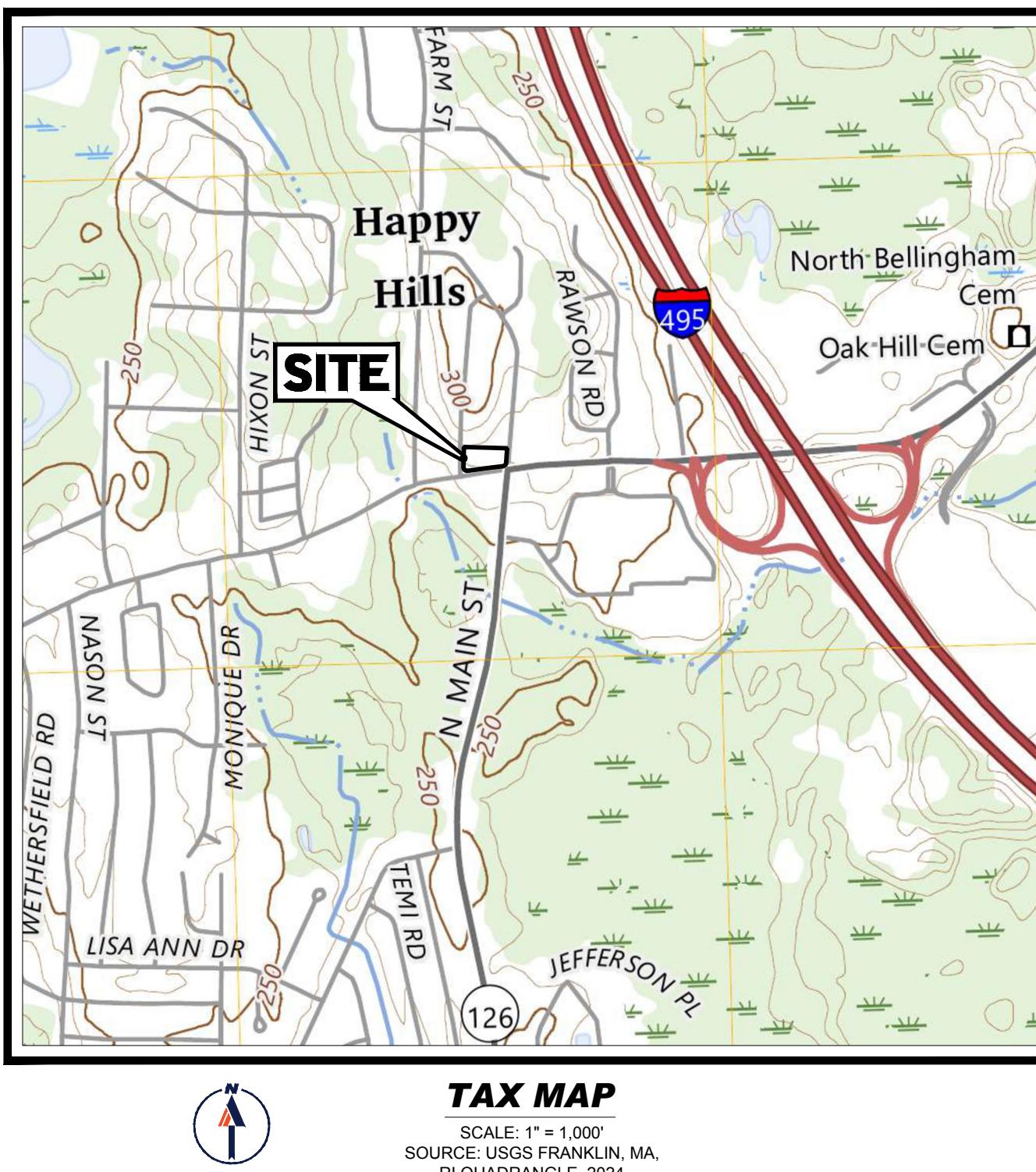


# PROPOSED SITE PLAN DOCUMENTS

FOR  
**RTE. 85  
REALTY CORP.**

PROPOSED  
**BANK WITH DRIVE THRU**

LOCATION OF SITE  
182 & 186 HARTFORD AVENUE, TOWN OF BELLINGHAM  
NORFOLK COUNTY, MA  
MAP 24, LOTS 5 & 6



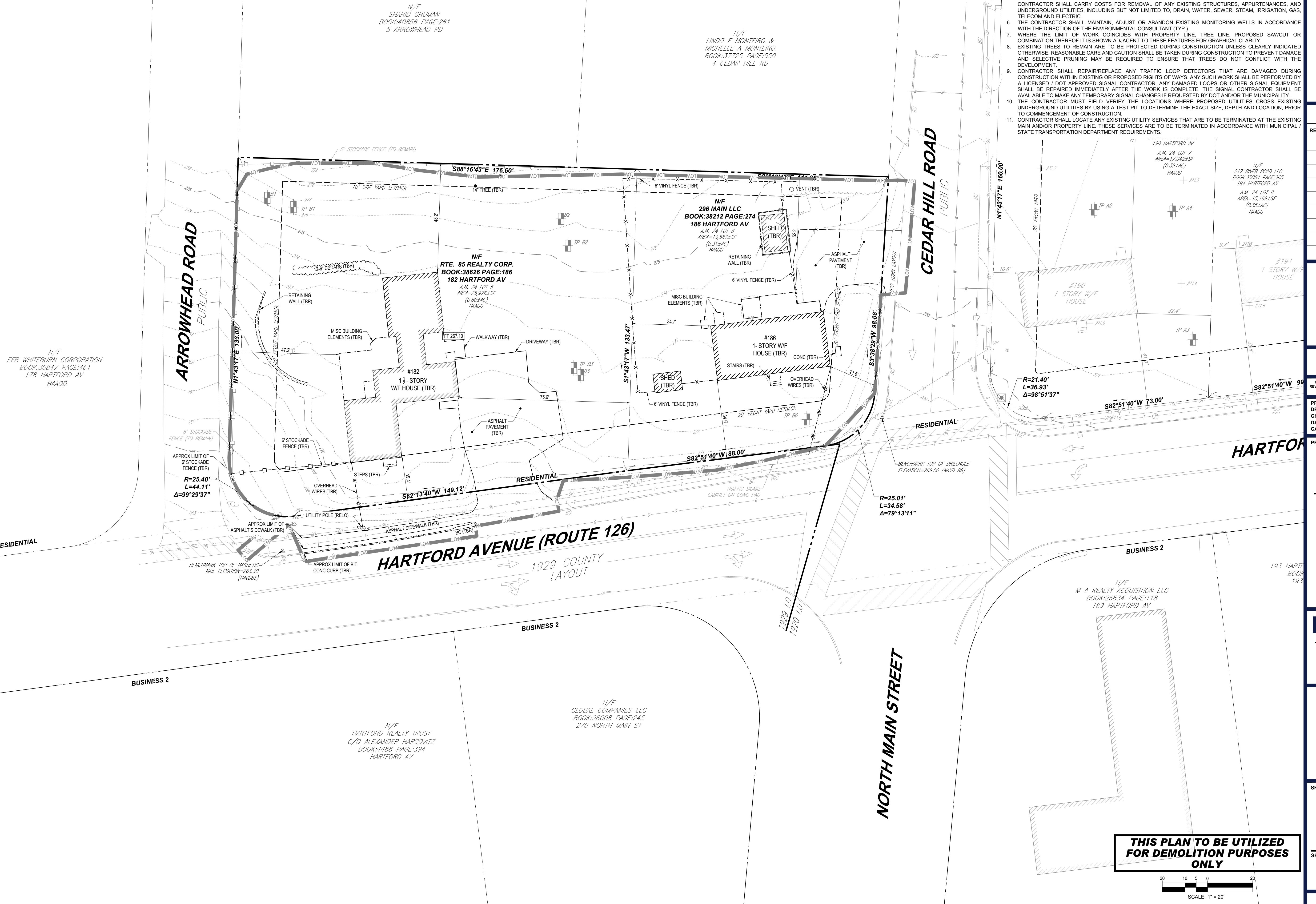
PREPARED BY

**BOHLER //**

GENERAL NOTE  
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT.  
WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO  
THE SCHEDULE OR CONDITIONS OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL RESULT IN  
ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN  
COMPLIANCE WITH LOCAL REGULATIONS AND CODES.

<b>SHEET INDEX</b>	
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EXISTING CONDITIONS/DEMOLITION PLAN	C-201
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GRADING AND DRAINAGE PLAN	C-401
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PROJECT No.: MAA240489-00-0A  
DRAWN BY: SBB  
CHECKED BY: CPB  
DATE: 02/05/2025  
CAD ID.: P-CIVL-PROP

**SITE DEVELOPMENT PLANS**

**ROUTE 85 REALTY CORP.**

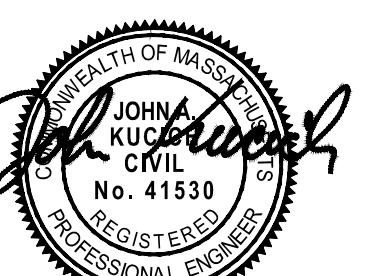
**PROPOSED DEVELOPMENT**

MAP: 24 | LOTS: 5 & 6  
182 & 186 HARTFORD AVENUE  
NORFOLK COUNTY  
BELLINGHAM, MA

**BOHLER //**

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

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**EXISTING CONDITIONS/DEMOLITION PLAN**

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

**SHEET NUMBER: C-201**

ORG. DATE - 02/05/2025





N/F  
EFB WHITEBURN CORPORATION  
BOOK:30847 PAGE:461  
178 HARTFORD AV  
HAAD

N/F  
SHAID GHUMAN  
BOOK:40856 PAGE:261  
5 ARROWHEAD RD

N/F  
LINDO F MONTEIRO &  
MICHELLE A MONTEIRO  
BOOK:37725 PAGE:550  
4 CEDAR HILL RD

N/F  
GLOBAL COMPANIES LLC  
BOOK:28008 PAGE:245  
270 NORTH MAIN ST

N/F  
HARTFORD REALTY TRUST  
C/O ALEXANDER HARCOVITZ  
BOOK:4488 PAGE:394  
HARTFORD AV

## MASSACHUSETTS GRADING NOTES

(Rev. 5/2024)

- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE PAVEMENT GRADE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR MUST CONFIRM AND ENSURE THAT AS CONSTRUCTED IMPROVEMENTS CREATE THE FOLLOWING MINIMUM SLOPES (EXCEPT WHERE ADA REQUIREMENTS LIMIT THEM): 1% ON ALL CONCRETE SURFACES, 1% ON ALL GRADED SURFACES IN LANDSCAPED AREAS AND 0.75% SLOPE AGAINST ALL ISLANDS, GUTTERS AND CURB TO PROVIDE POSITIVE DRAWDROP.
- WHERE RETAINING WALLS ARE IDENTIFIED ON THE PLANS, TOP AND BOTTOM OF WALL ELEVATIONS (GH & GL) REPRESENT THE PROPOSED FINISHED GRADE AT THE FACE OF THE WALL AND THE BOTTOM OF THE WALL AND DO NOT REPRESENT THE OVERALL HEIGHT OF THE WALL TO ITS EXTENTS (I.E. ANY CAP UNITS OR COURSES BELOW GRADE INCLUDING FOOTINGS ARE EXCLUDED). WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HERE AND MUST BE DETERMINED BY THE CONTRACTOR. DESIGNER, OWNER, MIGHT BE SITE BASED UPON FINAL STRUCTURAL DESIGN, SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS. THE CONTRACTOR MUST ENSURE THAT THERE ARE NO UTILITIES ON THE PASSIVE SIDE OF THE RETAINING WALL WITHOUT APPROPRIATELY AND SAFELY SUPPORTING THE RETAINING WALL. STANDARD OF CARE AND ALL APPLICABLE RULES, REGULATIONS, CODES, ORDINANCES, LAWS AND STATUTES.
- MSE OR GRAVITY BLOCK WALLS SHALL BE CONSTRUCTED SUCH THAT UPON COMPLETION OF CONSTRUCTION THERE IS NO UNFINISHED SURFACE OR LIFTING RINGS VISIBLE (E.G. USE OF FINISHED TOP BLOCK OR CAP STONES).
- STORMWATER RUNOFF WITHIN PROPERTY MUST BE COLLECTED ON-SITE WITH NO OVERLAND RUNOFF ONTO ADJACENT PROPERTIES. THE MAXIMUM EXTENT POSSIBLE OR IN THE MANNER SHOWN ON THE CONSTRUCTION DRAWINGS. STORMWATER RUNOFF ON ADJACENT PROPERTIES SHALL BE CONTROLLED AS TO NOT ADVERSELY IMPACT SAID PROPERTIES.
- BEFORE COMMENCING GRADING WORK, CONTRACTOR SHALL SUBMIT SAMPLES OF ALL NATIVE AND IMPORTED MATERIALS WITH THEIR INTENDED FOR STRUCTURAL USES TO THE GEOTECHNICAL ENGINEER OF RECORD.
- REFERS TO LOCAL AND STATE CODES FOR ADDITIONAL ADA GUIDELINES AND REQUIREMENTS.
- FOR ALL RETAINING WALLS A FEET OF EARTHBACKING SHALL BE PROVIDED.
- THE OWNER OR THE OWNERS CONTRACTOR IS TO PROVIDE A SITE-SPECIFIC RETAINING WALL DESIGN PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED (E.G. STRUCTURAL ENGINEER) IN THE STATE WHERE THE CONSTRUCTION OCCURS. SITE TYPES, WATER TABLE ELEVATION, EXISTING & PROPOSED SURROUNDING IMPROVEMENTS/CONDITIONS (INCLUDING BUT NOT LIMITED TO SLOPES, DRIVE AISLES, ROADWAYS, SIDEWALKS, CYCLING LANE, STORMWATER STRUCTURES, FOUNDATIONS, LIVE LOADS AND OTHER SITE AMENITIES THAT COULD HAVE AN INFLUENCE ON IMPACT ON THE RETAINING WALLS) CONSTRUCTABILITY AND/OR LONGEVITY SHALL BE CONSIDERED AND INCORPORATED INTO THE RETAINING WALL DESIGN AS WELL AS THE GLOBAL STABILITY ANALYSIS.
- PEER REVIEW AND GLOBAL STABILITY ANALYSIS OF THE RETAINING WALL DESIGN MUST BE COMPLETED BY THE OWNER'S GEOTECHNICAL ENGINEER TO CERTIFY THE DESIGN MEETS INDUSTRY STANDARDS FOR PEAK LOADS OF SAFETY, SOIL TYPES, WATER TABLE ELEVATION AND DESIGN PROPERTIES AS NOTED ABOVE SHALL BE FIELD CONFIRMED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO WALL CONSTRUCTION.
- CONTRACTOR SHALL INSTALL CONCRETE CURB ALONG FACE OF BUILDING / WALL AS SHOWN TO PROVIDE CONSISTENT WIDTH ALONG LENGTH OF PROPOSED ACCESSIBLE RAMP AND RAMP LANDING TO MEET ADA/AB RAMP REQUIREMENTS.
- CONTRACTOR SHALL REVIEW RETAINING WALL LOCATIONS VERSUS APPLICABLE STATE AND LOCAL CODES AND PROVIDE FALL PROTECTION (E.G. FENCING OR RAILING) IN ACCORDANCE WITH SAID CODE.
- CONTRACTOR SHALL COORDINATE WITH OWNER/OPERATOR TO REVIEW EXISTING DEPRESSIONS WITHIN EXISTING PAVEMENT AREAS TO REMAIN AND SHALL CONFIRM THAT THE SCOPE OF WORK SHALL PROVIDE POSITIVE DRAWDROP BY FIXING ANY EXISTING AREAS OF PONDING.
- CONTRACTOR SHALL SUBMIT SAMPLES OF ALL NATIVE AND IMPORTED MATERIALS WITH THEIR INTENDED FOR STRUCTURAL USES TO THE GEOTECHNICAL ENGINEER OF RECORD.



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PROJECT No.: MAA240489-00-0A  
DRAWN BY: SBB  
CHECKED BY: CPB  
DATE: 02/05/2025  
CAD ID: P-CIVL-GRDR

PROJECT:

## SITE DEVELOPMENT PLANS

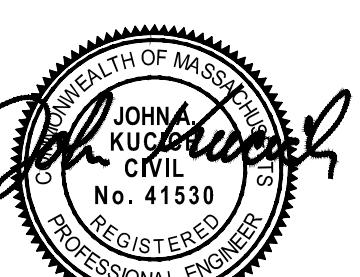
### ROUTE 85 REALTY CORP.

PROPOSED  
DEVELOPMENT  
MAP: 24 | LOTS: 5 & 6  
182 & 186 HARTFORD AVENUE  
NORFOLK COUNTY  
BELLINGHAM, MA

## BOHLER //

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SHEET TITLE:

## GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-401

ORG. DATE - 02/05/2025

THIS PLAN TO BE UTILIZED  
FOR GRADING, DRAINAGE AND  
UTILITIES PURPOSES ONLY



SCALE: 1" = 20'

CB



N/F  
SHAHID GHUMAN  
BOOK:40856 PAGE:261  
5 ARROWHEAD RD

N/F  
LINDO F MONTEIRO &  
MICHELLE A MONTEIRO  
BOOK:37725 PAGE:550  
4 CEDAR HILL RD

PROF. APPROX. LOCATION OF WATER AND SEWER SERVICE CONNECTIONS. COORD. WITH GC TO CONFIRM LOCATION/ELEVATION OF ALL UTILITIES IN AREA OF PROF. CONNECTION. GC TO COORDINATE WORK WITH BELLINGHAM WATER DEPARTMENT.

N/F  
EFB WHITEBURN CORPORATION  
BOOK:30847 PAGE:461  
178 HARTFORD AV  
HAAD

HARTFORD AVENUE (ROUTE 126)

N/F  
HARTFORD REALTY TRUST  
C/O ALEXANDER HARCOVITZ  
BOOK:4488 PAGE:394  
HARTFORD AV

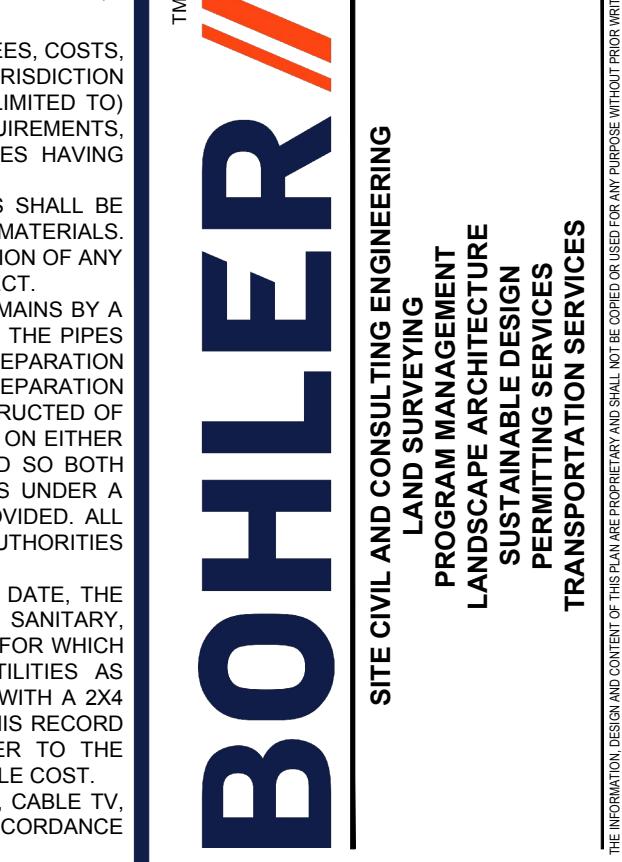
N/F  
GLOBAL COMPANIES LLC  
BOOK:28008 PAGE:245  
270 NORTH MAIN ST

NORTH MAIN STREET

CEDAR HILL ROAD

N/F  
M A REALTY ACQUISITION LLC  
BOOK:26834 PAGE:118  
189 HARTFORD AV

## MASSACHUSETTS UTILITY NOTES

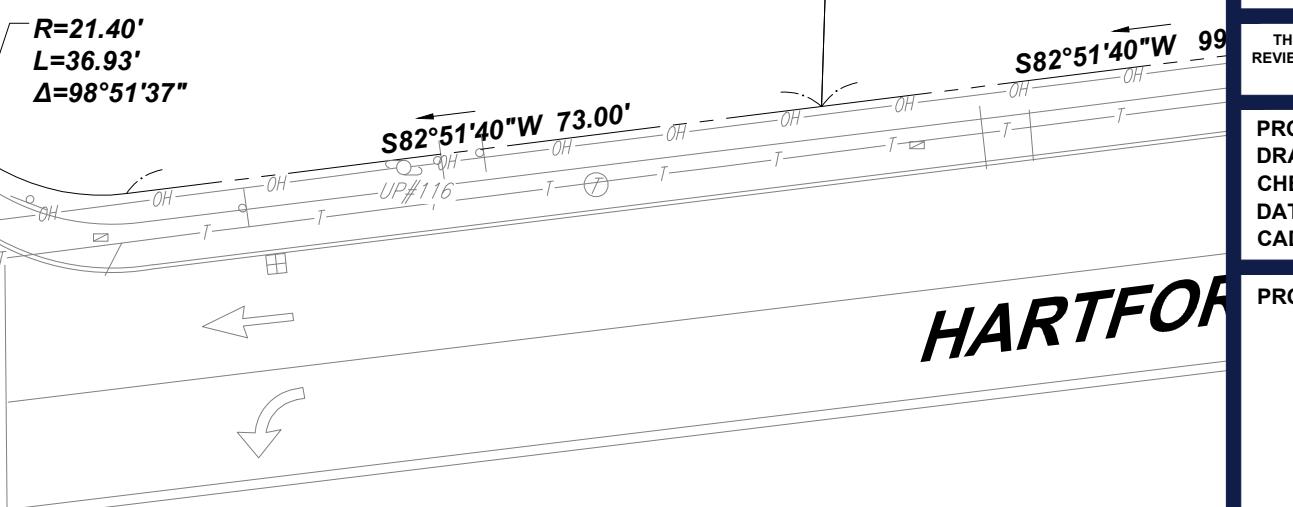


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1. THE CONTRACTOR'S PRICE FOR WATER AND SEWER SERVICE INSTALLATIONS MUST INCLUDE ALL FEES, COSTS, AND APPURTENANCES REQUIRED BY THE UTILITY PROVIDER (AND OTHER AGENCIES HAVING JURISDICTION OVER THE WORK) TO PROVIDE FULL AND COMPLETE WORKING SERVICE, INCLUDING (BUT NOT LIMITED TO) NECESSARY FEES, TESTING, DISINFECTING, INSPECTIONS, ROAD OPENING & BACKFILL REQUIREMENTS, TRADES, AND SANITARY BONDS AS DEFINED BY THE PROVIDER (AND OTHER AGENCIES HAVING JURISDICTION OVER THE WORK).
2. ALL WORK ASSOCIATED WITH UTILITY POLES, OVERHEAD WIRES AND ANY/ALL APPURTENANCES SHALL BE COORDINATED BY THE GC WITH THE LOCAL UTILITY COMPANIES PRIOR TO THE ORDERING OF ANY MATERIALS. THIS MAY INCLUDE BUT IS NOT LIMITED TO THE REMOVAL, INSTALLATION, RELOCATION OR PROTECTION OF ANY BRACING, GUY WIRES, OVERHEAD WIRES, ETC. AS MAY BE REQUIRED TO ACCOMMODATE THE PROJECT.
3. SEWER LINES SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM THE WATER MAIN. WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON, OR OTHER MECHANICAL SEWAGE JOINTS OR DILATATION JOINTS AT LEAST 10 FEET HORIZONTALLY FROM THE LINE OF THE CROSSING IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO THAT JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE, WHERE A WATER MAIN CROSSES UNDER A SANITARY SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SANITARY SEWER MUST BE PROVIDED. ALL CROSSINGS SHALL BE IN ACCORDANCE WITH JURISDICTIONAL PERMITTING/UTILITY AUTHORITIES REGULATIONS.
4. FOR THOSE PLANS INVOLVING MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL UTILITY SERVICES, INCLUDING BUT NOT LIMITED TO STORM, SANITARY UTILITIES, AND IRRIGATION LINES, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE APPROPRIATE CONTRACTOR IS RESPONSIBLE. THE CONTRACTOR MUST CAP ENDS OF INSTALLED UTILITIES AS APPROPRIATE, MARK UTILITY ENDS WITH MAGNETIC TRACER TAPE, MARK TERMINUS LOCATIONS WITH A 2X4 STAKE, AND MARK THE LOCATION OF ALL UTILITY SERVICES ON A CLEAN COPY OF THE PLANS. THIS RECORD DOCUMENT MUST BE PREPARED BY THE CONTRACTOR AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK, ALL OF WHICH IS AT THE CONTRACTOR'S SOLE COST.
5. UNLESS INDICATED OTHERWISE, ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC., MUST BE INSTALLED UNDERGROUND. ALL NEW UTILITY SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
6. SANITARY LATERAL(S) MUST BE PVC 20" X 26" UNLESS CLEARLY INDICATED OTHERWISE.
7. UNLESS CLEARLY INDICATED OTHERWISE, ALL SANITARY PIPE MUST BE:
  1. FOR PIPES LESS THAN 12 FEET DEEP: POLYVINYL CHLORIDE (PVC) SDR 35 PER ASTM D3034.
  2. FOR PIPES GREATER THAN 12 FEET DEEP: POLYVINYL CHLORIDE (PVC) SDR 26 PER ASTM D3034.
  3. UNLESS LOCAL OR STATE BUILDING / PLUMBING CODE CLEARLY SPECIFIES DIFFERENTLY, SANITARY LATERAL(S) MUST BE PVC 20" X 26".
  4. FOR ALL UTILITY PIPING (INCLUDING DRAIN) WITHIN 10 FT OF A BUILDING, PIPE MATERIAL SHALL COMPLY WITH APPLICABLE LOCAL OR STATE BUILDING AND PLUMBING CODES. CONTRACTOR SHALL REFER TO PLUMBING ENGINEERING PLANS AND VERIFY PIPE MATERIAL WITH LOCAL OFFICIAL PRIOR TO ORDERING OF MATERIALS.
  5. CONTRACTOR SHALL VERIFY THE CONNECTION OF EXTERIOR PIPING TO ANY FIXTURES (SUCH AS AN EXTERIOR GREASE INTERCEPTOR OR OTHER DRAINAGE SYSTEMS) WITH LOCAL OFFICIALS FOR COMPLIANCE WITH APPLICABLE LOCAL OR STATE BUILDING AND PLUMBING CODES PRIOR TO ORDERING OF MATERIALS.
8. WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER COMPANY. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE COMPOSED OF DOUBLE LAYERED, MINIMUM 1/2" GLASS FIBER REINFORCED PVC. APPURTENANCES MUST COMPLY WITH THE APPLICABLE ANIMA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.
9. GAS METERS MUST BE PROTECTED AS REQUIRED BY THE JURISDICTIONAL GAS PROVIDER.
10. TRANSFORMERS AND SWITCH GEARS: GC SHALL PROVIDE ALL APPURTENANCES IN ACCORDANCE WITH UTILITY COMPANY SPECIFICATIONS AND CARRY SAME IN BASE BID. APPURTENANCES SHALL INCLUDE, BUT NOT BE LIMITED TO: CONCRETE PAD, SECONDARY SPARE CONDUCTOR PEAS (AS REQUIRED), BOLLARD, VEHICULAR PROTECTION, AND OTHER ITEMS AS MAY BE REQUIRED BY THE UTILITY PROVIDER FOR INSTALLATION OF THE TRANSFORMER AND SWITCH GEAR (IF REQUIRED). GC SHALL COORDINATE ALL ASPECTS OF ANY CONFLICTS IN WRITING.

**ALL WET UTILITIES WITHIN 10-Ft OF THE BUILDING, INCLUDING OIL/WATER SEPARATOR (IF APPLICABLE), ARE GOVERNED BY THE MASSACHUSETTS UNIFORM STATE PLUMBING CODE (248 CMR 10.00). SEE PLUMBING PLANS FOR PIPE MATERIAL WITHIN 10-Ft OF THE BUILDING. WET UTILITIES ARE DRAWN TO THE BUILDING FACE FOR COORDINATION PURPOSES ONLY.**



## PERMIT SET

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PROJECT No.: MAA240489-00-0A  
DRAWN BY: SBB  
CHECKED BY: CPB  
DATE: 02/05/2025  
CAD I.D.: P-CIVL-PROP

## SITE DEVELOPMENT PLANS

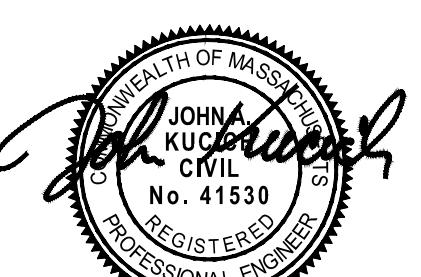
ROUTE 85  
REALTY CORP.

PROPOSED DEVELOPMENT  
MAP: 24 | LOTS: 5 & 6  
182 & 186 HARTFORD AVENUE  
NORFOLK COUNTY  
BELLINGHAM, MA

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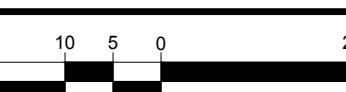
## UTILITY PLAN

SHEET NUMBER:

C-501

ORG. DATE - 02/05/2025

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



SCALE: 1" = 20'



N/F  
SHAHID GHUMAN  
BOOK:40856 PAGE:261  
5 ARROWHEAD RD

N/F  
LINDO F MONTEIRO &  
MICHELLE A MONTEIRO  
BOOK:37725 PAGE:550  
4 CEDAR HILL RD

N/F  
TIMOTHY M. &  
SHARON M. NORTON  
BOOK: 35441 PAGE: 441  
7 CEDAR HILL RD

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SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
SUSTAINABLE DESIGN  
PERMITTING SERVICES

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DRAWN BY: SBB  
CHECKED BY: CPB  
DATE: 02/05/2025  
CAD ID.: P-CIVL-PROP

PROJECT:

#### SITE DEVELOPMENT PLANS

FOR

#### ROUTE 85 REALTY CORP.

PROPOSED  
DEVELOPMENT

MAP: 24 | LOTS: 5 & 6  
182 & 186 HARTFORD AVENUE  
NORFOLK COUNTY  
BELLINGHAM, MA

**BOHLER //**  
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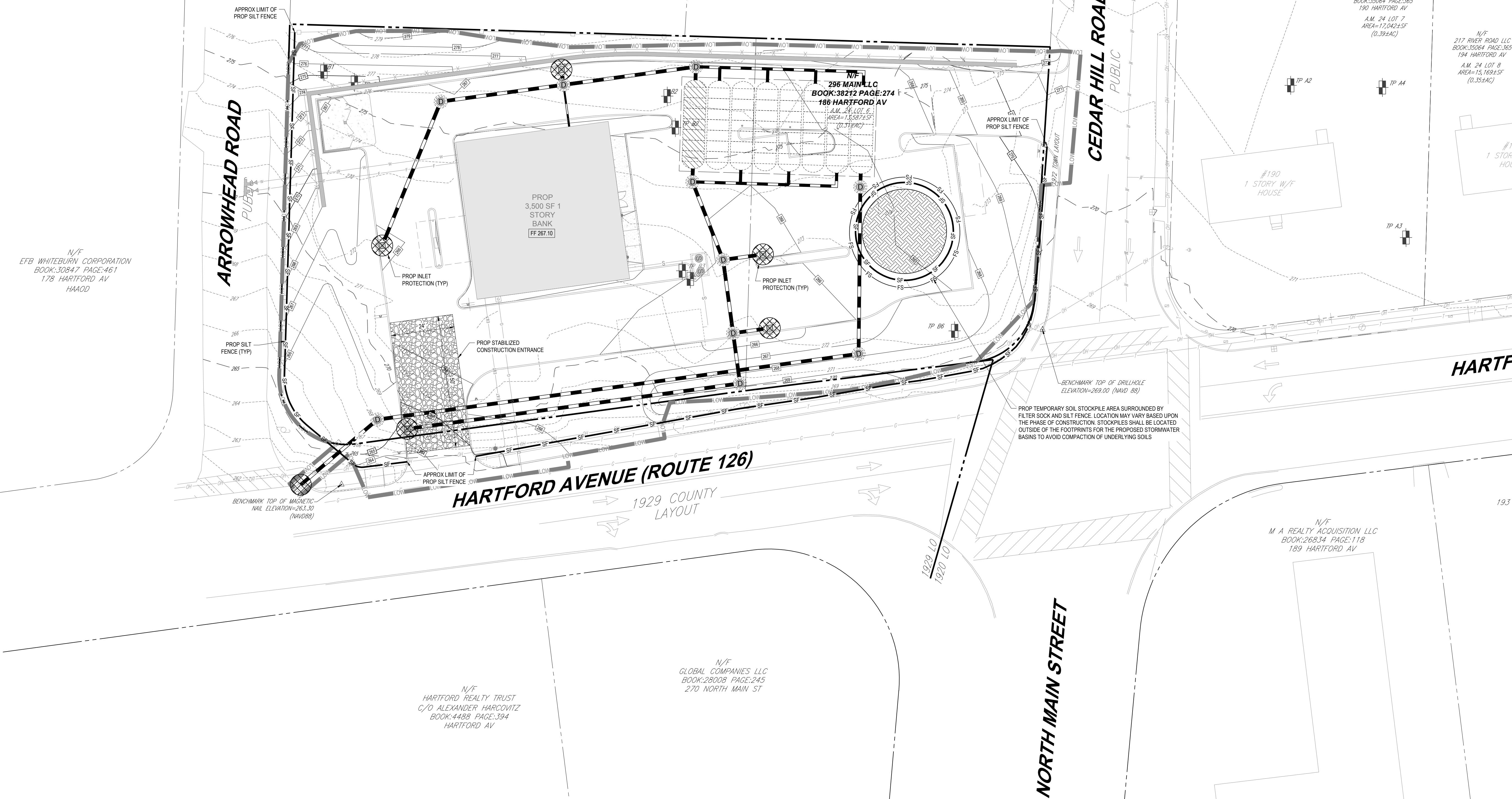


#### SOIL EROSION AND SEDIMENT CONTROL PLAN

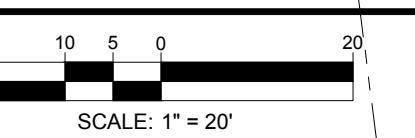
SHEET NUMBER:

**C-801**

ORG. DATE - 02/05/2025



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



## MASSACHUSETTS EROSION AND SEDIMENT CONTROL NOTES

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL PLAN.
- THOSE AREAS SUBJECTING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. AT A MINIMUM, AREAS SHALL BE PERMANENTLY STABILIZED ACCORDING TO THE CURRENT EDITION OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), OR IN THE ABSENCE OF A SWPPP, THEY SHALL BE PERMANENTLY STABILIZED WITHIN 14 DAYS OF FINAL GRADING OR 100 FEET OF A STREAM, POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 8%.
- INSTALLATION OF SEDIMENT BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SEDIMENT BARRIER DETAILS FOR PROPER INSTALLATION. SEDIMENT BARRIER WILL REMAIN IN PLACE FOR NOTE #6.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAVED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE BARRIER IS PERMANENTLY STABILIZED. SEDIMENT CONTROL DEVICES MUST BE PERMANENTLY STABILIZED FOR SEDIMENT CONTROL DEVICES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE DEVICES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1) UNLESS OTHERWISE INDICATED ON THE PLANS. SLOPE PROTECTION FOR SLOPES GREATER THAN 2:1 SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER.
- ONCE DISTURBED AREAS ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP AND REMOVED. THE CONCRETE SHOULD NOT BE LEFT IN PLACE AS IT IS A SOURCE OF OFF-SITE CONDUCTOR TO DISPOSE OF STABILIZED CONCRETE ON A REGULAR BASIS.
- THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED IN ACCORDANCE WITH THE TEMPORARY CONCRETE WASHOUT FACILITY.
4. THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY XXX XX ACRES.
5. THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:

  - STABILIZED CONSTRUCTION ENTRANCE/ EXIT - A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT IS TO BE INSTALLED AT THE DESIGNATED LOCATION SHOWN ON THE PLAN. THIS AREA MUST BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE.
  - TEMPORARY SILT FENCE - INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE, TEMPORARY FILL AND SOIL STOCKPILES.
  - INSTALL FILTER FABRIC DROP INLET PROTECTION AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALLED TO REDUCE THE QUANTITY OF SEDIMENT. INSTALL TEMPORARY INLET PROTECTION ON INLETS DOWNSLOPE FROM DISTURBANCE, WHICH MAY BEYOND THE LIMITS OF DISTURBED AREA.
  - INSTALLED EROSION CONTROL DEVICES SHALL BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
  - THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 6 INCHES OR HALF THE EROSION CONTROL BARRIER'S HEIGHT COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.
  - THE CONTRACTOR MUST APPLY TEMPORARY SEDIMENT AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND SEEDED WITHIN 7 DAYS WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
  - THE CONTRACTOR MUST INSTAL ADDITIONAL EROSION CONTROL MEASURES IF THE PROFESSIONAL OF RECORD SO REQUIRES, TO PREVENT ANY INCREASING THE INCIDENT DISCHARGE OF SEDIMENT-LADEN RUNOFF FROM EXITING THE SITE.
  - THE CONTRACTOR MUST APPLY TEMPORARY SEDIMENT AND MULCH TO ALL DISTURBED AREAS THAT ARE SUBJECT TO CONSTRUCTION ACTIVITY. MEASURES ON THE SITE, UNTIL PERMANENT PAVING AND TURF LANDSCAPING IS ESTABLISHED, THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS.
  - THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF PERMANENT VEGETATION.
  - THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER INSTALLING A DIFFERENT SPECIFIED METHOD OF STABILIZATION.
  - THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES, MEASURES AND STRUCTURES. ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SEDIMENT AND DEBRIS.
  - THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLANS FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.
  - THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
  - THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THEY ARE REMOVED OR DISPOSED OF.
  - THE CONTRACTOR MUST MAINTAIN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THEY ARE REMOVED OR DISPOSED OF.
  - THE CONTRACTOR MUST IDENTIFY ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.
  - ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
  - ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT ACTIVELY WORKED.

LOCATION	PROTECTED AREA	MULCH	MULCH RATE (1000 SF)
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS STRAW (ANCHORED)	185-275 POUNDS 100 POUNDS	100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED	
GREATER THAN 3:1	(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)		

- A HYDRO-APPLICATION OF WOOD OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER SHALL BE USED TO ADDITIONAL WIND CONTROL.
- MULCH ANCHORING: ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD/BLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLOPHANE FIBER (150 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DITCH WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

15. PROPOSED LOCATIONS OF SURFACE STORMWATER MANAGEMENT BASINS CAN BE USED AS A TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION. SEDIMENT TRAPS SHALL BE SIZED AND CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.

16. STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.

17. DRAINAGE CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

18. THE CONTRACTOR MUST PERFORM Dewatering (if required) in accordance with state and local regulations. It is the contractor's responsibility to obtain and pay for the costs associated with any and all necessary discharge permits associated with same.

19. THE CONTRACTOR MUST LOCATE CONSTRUCTION WASTE MATERIAL STORAGE AREAS TO MINIMIZE EXPOSURE TO STORMWATER. THE CONTRACTOR MUST IMMEDIATELY PLACE CONSTRUCTION WASTE IN ON-SITE STORAGE CONTAINERS UNTIL THAT CONSTRUCTION IS COMPLETED. FOR OFF-SITE WASTE, THE CONTRACTOR MUST MAINTAIN SPILL PREVENTION AND RESPONSE EQUIPMENT AND MAKE SAME CONTINUOUSLY AVAILABLE ON-SITE FOR USE BY THE CONTRACTOR'S EMPLOYEES WHO MUST BE PROPERLY TRAINED IN THE APPLICATION OF SPILL PREVENTION AND RESPONSE PROCEDURES.

20. EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

21. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.

22. DURING THE WINTER CONSTRUCTION PERIOD, THE AMOUNT OF AREA OPEN AT ONE TIME IS MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE AND IN CONFORMANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN SUCH THAT ADEQUATE PROVISIONS ARE EMPLOYED TO CONTROL STORMWATER RUNOFF.

23. CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.

24. AREAS CONSIDERED TO HAVE BEEN TEMPORARILY STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.

25. FOR AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD EXCEEDING 14 DAYS BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 1ST, LOAN OR SEED WILL NOT BE REQUIRED. THE SLOPES SHALL BE FINE GRADED AND EITHER PLANTED WITH A DORMANT SEED OR EXPOSED SURFACES SHALL BE COVERED WITH A MULCH AT A RATE OF 100 LB. PER 1,000 SQUARE FEET. THE AREA MAY BE DORMANT SEEDED AT A RATE OF 200-300 LB. PER 1,000 SQUARE FEET FOR PERMANENT SEED AND THEN MULCHED AS APPLICABLE. SLOPES SHALL NOT BE LEFT UNSTABILIZED OVER THE WINTER OR IN AREAS WHERE WORK HAS CEASED FOR MORE THAN 14 DAYS UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF SEDIMENT BARRIERS OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.

26. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.

27. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1ST THE MULCH NETTING SHALL BE REMOVED.

28. ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE STORMWATER PREVENTION PLAN.

29. DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

30. THE CONTRACTOR MUST MAINTAIN EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION.

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REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



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PROJECT No.: MAA240489.00-0A  
 DRAWN BY: SBB  
 CHECKED BY: CPB  
 DATE: 02/05/2025  
 CAD ID: P-CIVL-CNDS

PROJECT:  
**SITE DEVELOPMENT PLANS**  
 FOR  
**ROUTE 85 REALTY CORP.**

PROPOSED DEVELOPMENT  
 MAP: 24 & 186 HARTFORD AVENUE  
 NORFOLK COUNTY  
 BELLINGHAM, MA

**BOHLER //**

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

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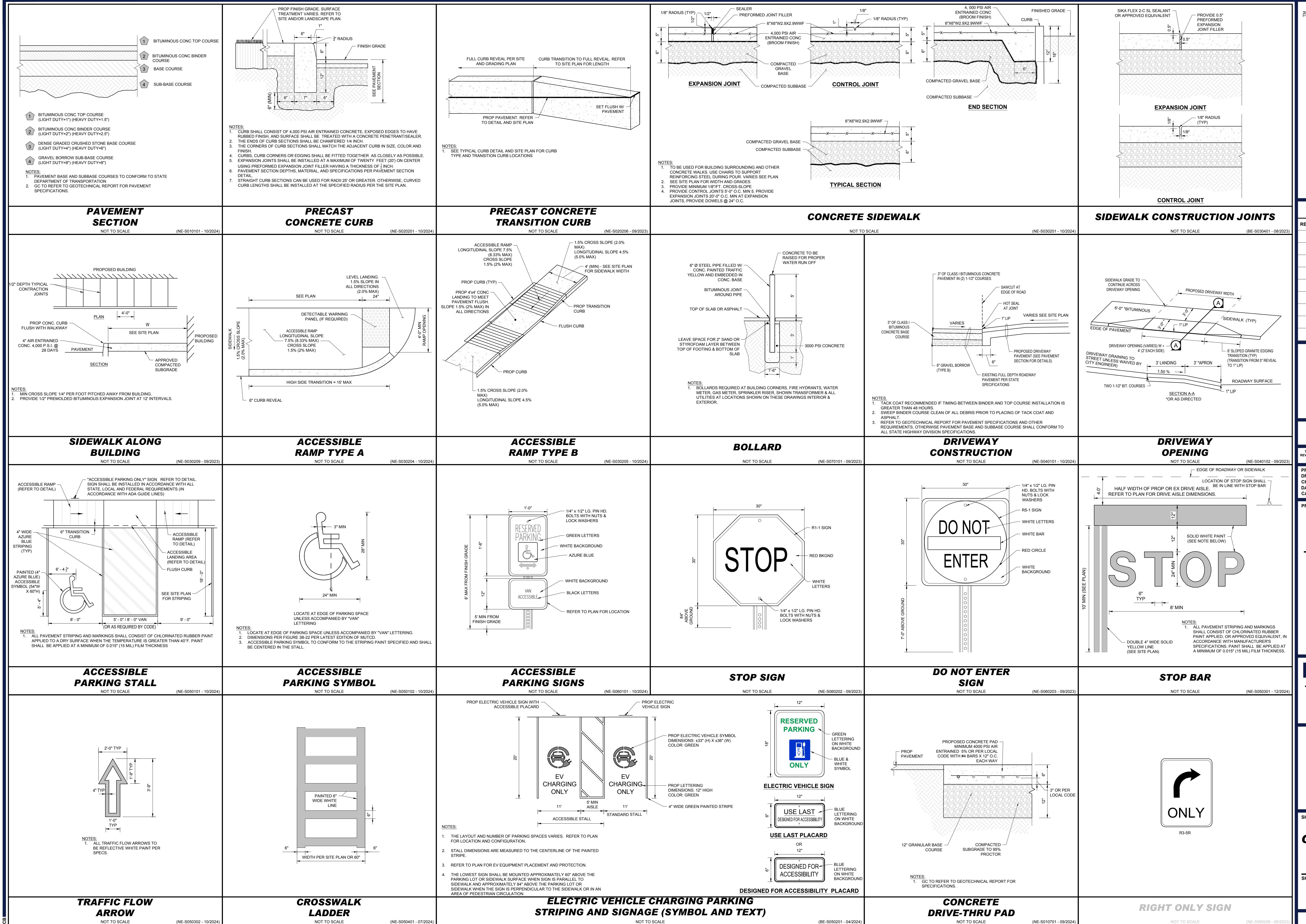
SHEET TITLE:

**CONSTRUCTION DETAILS**

SHEET NUMBER:

**C-901**

ORG. DATE - 02/05/2025



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PROJECT No.: MAA240489-00-0A  
DRAWN BY: SBB  
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DATE: 02/05/2025  
CAD ID.: P-CIVL-CNDS

**SITE DEVELOPMENT PLANS**  
FOR

**ROUTE 85**  
**REALTY CORP.**

PROPOSED DEVELOPMENT  
MAP: 24 | LOTS: 5 & 6  
182 & 186 HARTFORD AVENUE  
NORFOLK COUNTY  
BELLINGHAM, MA

**BOHLER //**

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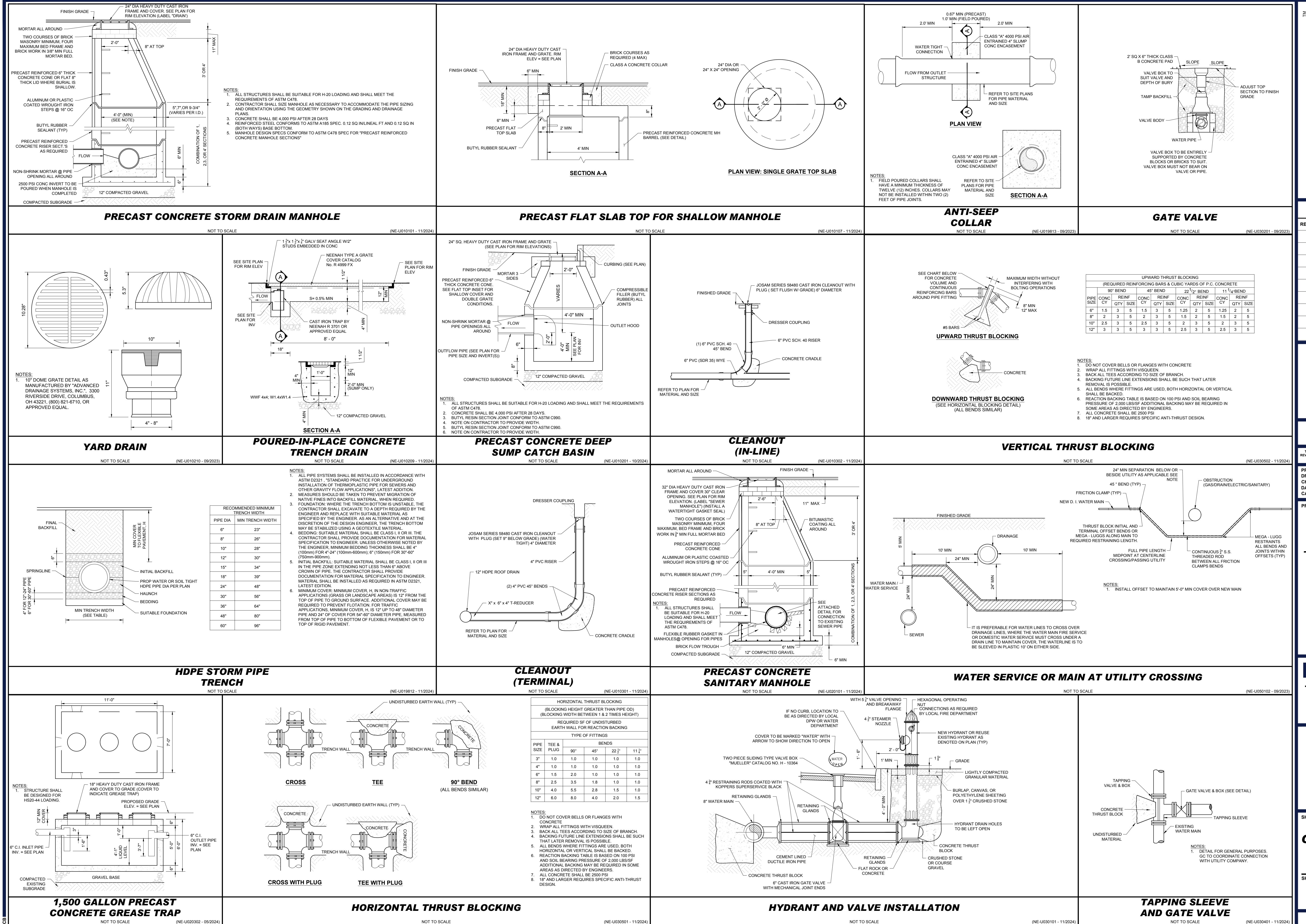


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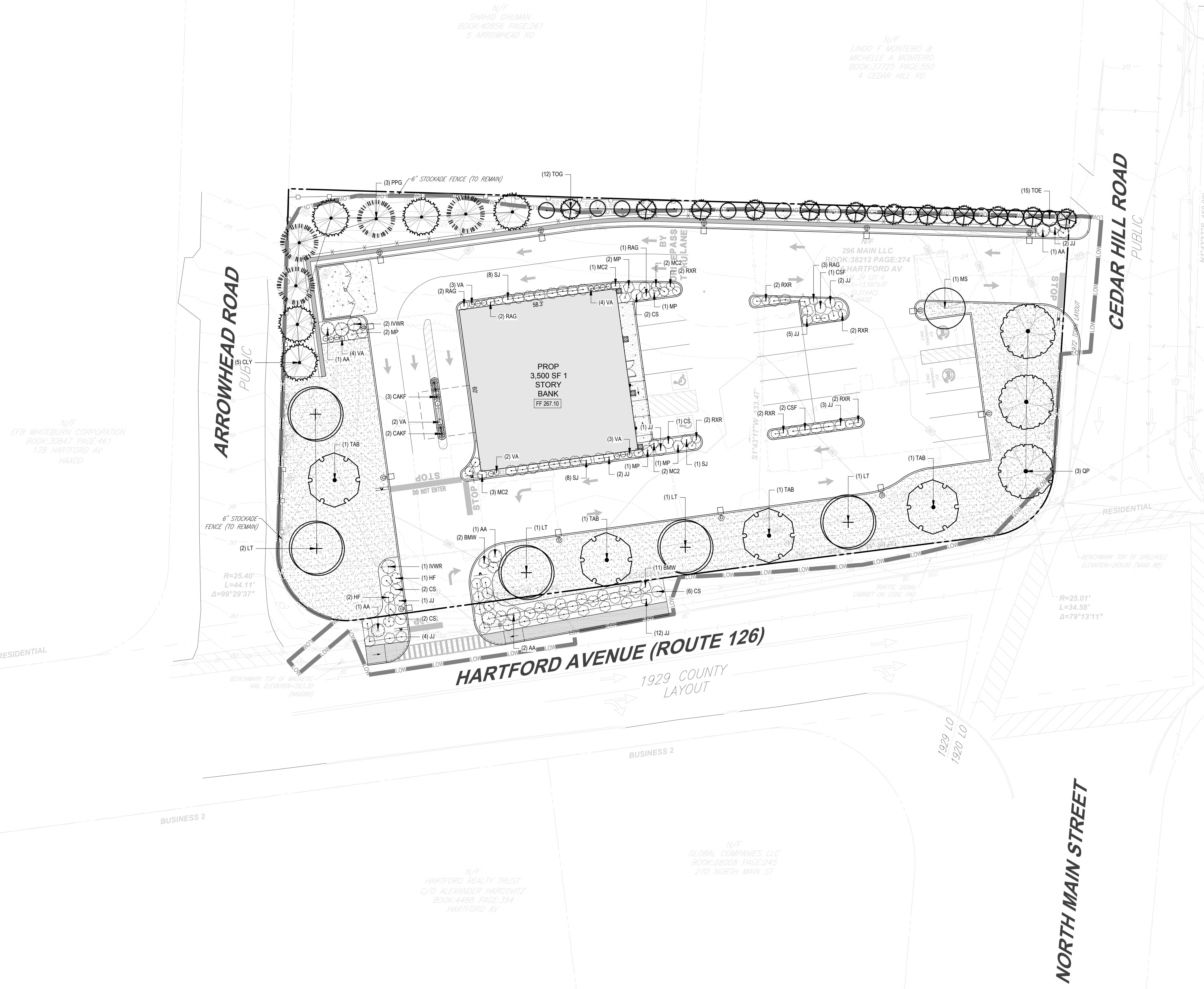
**CONSTRUCTION DETAILS**

SHEET NUMBER:  
**C-902**

ORG. DATE - 02/05/2025







PLANT SCHEDULE					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
<b>CANOPY TREES</b>					
LT	5	LIRIODENDRON TULIPIFERA	TULIP TREE	2.5'-3' CAL.	B&B
QP	3	QUERCUS PALUSTRIS	PIN OAK	2.5'-3' CAL.	B&B
TAB	4	TILIA AMERICANA 'BOULEVARD'	BOULEVARD AMERICAN LINDEN	2.5'-3' CAL.	B&B
	12	SUBTOTAL:			
<b>EVERGREEN TREES</b>					
CLY	5	X CUPRESSOCYPARIS LEYLANDII	LEYLANDI CYPRESS	6-8'	B&B
PPG	4	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	6-8'	B&B
TOE	13	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6-8'	B&B
TOG	12	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6-8'	B&B
	34	SUBTOTAL:			
<b>ORNAMENTAL TREES</b>					
MS	1	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	8-10'	B&B
	1	SUBTOTAL:			
<b>SHRUBS</b>					
AA	6	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	BRILLIANT RED CHokeBERRY	3 GAL.	CONTAINER
BMW	13	BUXUS MICROPHYLLA JAPONICA WINTER GEM	WINTER GEM JAPANESE BOXWOOD	24-30"	CONTAINER
CS	13	CORNUS SERICEA	RED TWIG DOGWOOD	2-3'	B&B
CSF	3	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	2-3'	CONTAINER
HF	3	HYPERICUM FRONDOsum 'SUNBURST'	SUNBURST ST. JOHN'S WORT	18-24"	CONTAINER
IVWR	3	ILEX VERTICILLATA 'WINTER RED'	WINTER RED WINTERBERRY	30-36"	CONTAINER
JJ	32	JUNIPERUS COMMUNIS	COMMON JUNIPER	12-18"	CONTAINER
MC2	8	MORELLA CAROLINENSIS	BAYBERRY	3 GAL.	CONTAINER
MP	7	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	30-36"	CONTAINER
RAG	7	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	15-18"	CONTAINER
RXR	12	ROSA X 'RADRAZZ'	KNOCK OUT SHRUB ROSE	18-24"	CONTAINER
VA	18	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	1 GAL.	CONTAINER
	125	SUBTOTAL:			
<b>GRASSES</b>					
CAKF	5	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.	CONTAINER
	5	SUBTOTAL:			
<b>GROUNDCOVER</b>					
SJ	17	SPRAEA JAPONICA	JAPANESE SPIREA	---	
	17	SUBTOTAL:			

**PLANTING LEGEND**

PROPOSED HYDROSEED



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PROJECT No.: MAA240489.00-0A  
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CHECKED BY: JE  
DATE: 02/05/2025  
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FOR

**ROUTE 85 REALTY CORP.**

PROPOSED DEVELOPMENT

MAP: 24 | LOTS: 5 & 6  
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**M.J. MRVA**

REGISTERED LANDSCAPE ARCHITECT  
MASSACHUSETTS No. 1217  
NEW YORK No. 102359  
NEW JERSEY No. 1359  
CONNECTICUT No. 1337  
VERMONT No. 01337  
OMNI No. 220433

SHEET TITLE:

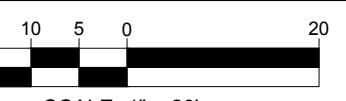
**LANDSCAPE PLAN**

SHEET NUMBER:

**L-101**

ORG. DATE - 02/05/2025

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



SCALE: 1" = 20'

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

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