# Blackstone Street Improvements

in

# Bellingham, Massachusetts

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|---|---|
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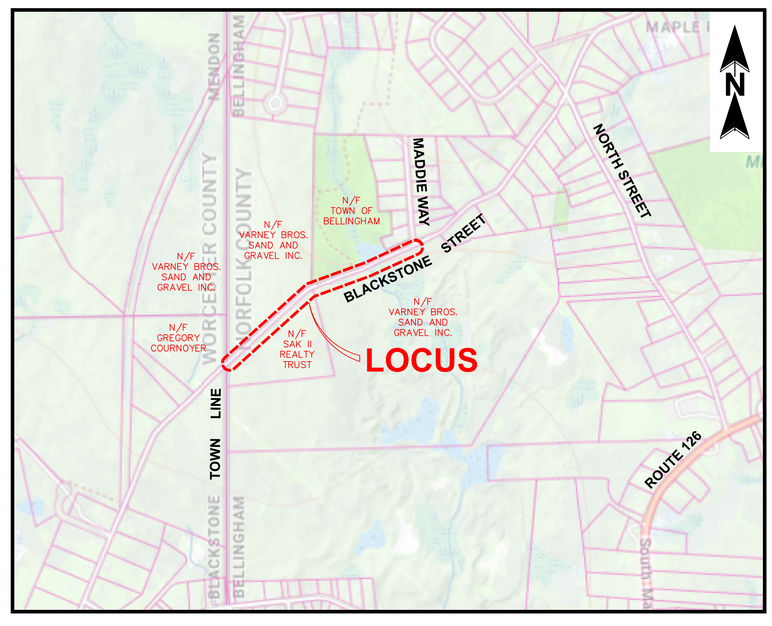
| CONSTRUCTION DETAILS | C10-C11 |




LOCUS MAP
1"=800'

February 14, 2025

| Revisions | | | |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | BY |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

**Owners:**

Varney Bros Sand and Gravel, Inc.
79 Hartford Street
Bellingham, MA 02019
(Map 62, Parcels 1 and 5)

SAK II Realty Trust
202 Elm Street
Blackstone, MA 01504
(Map 66, Parcel 1)

**Proponent:**

Wall Street Development Corp.
P.O. Box 272
Westwood, MA 02090

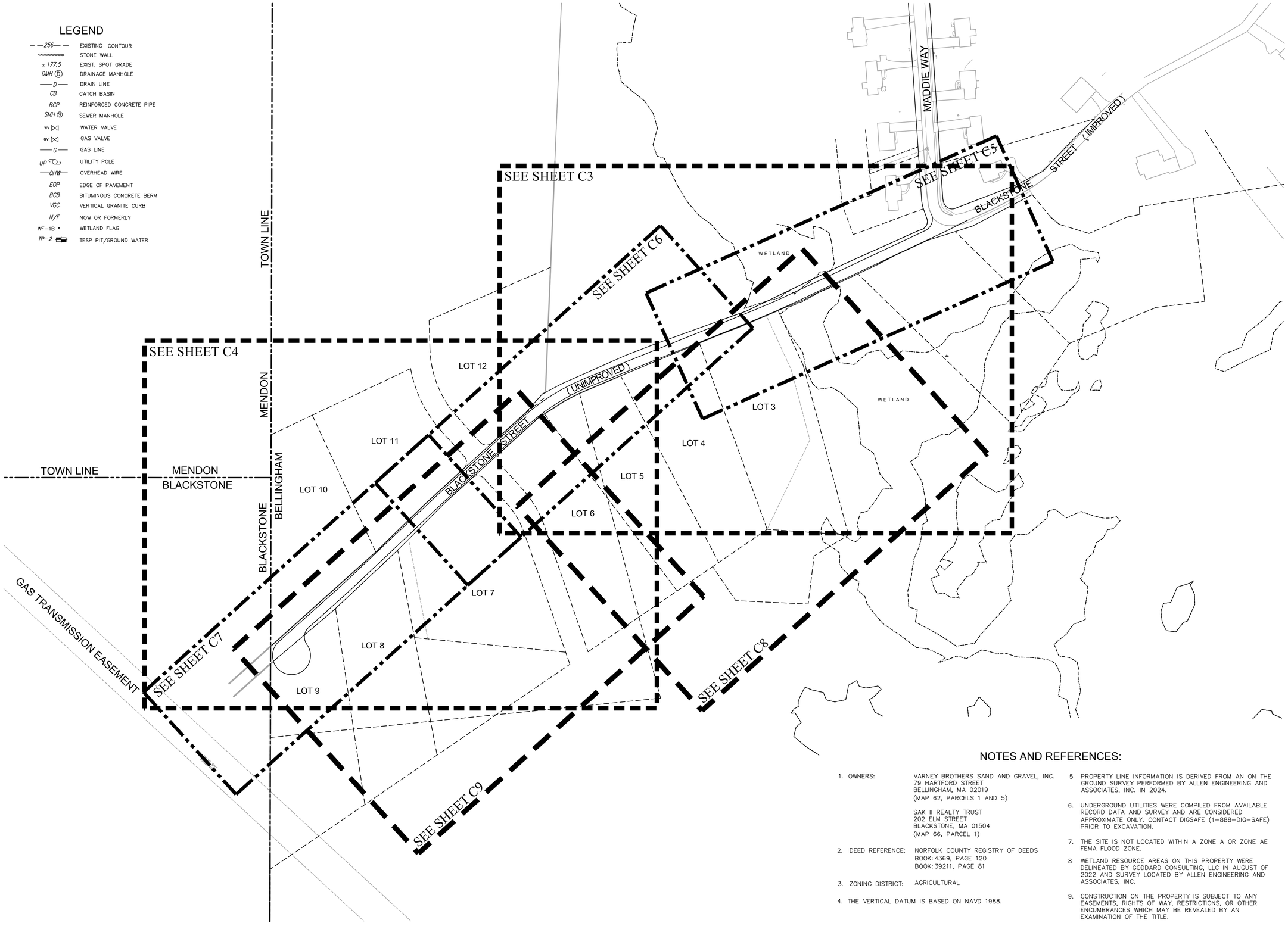
PREPARED BY:


ALLEN ENGINEERING & ASSOCIATES, INC.
Civil Engineers · Surveyors
Land Development Consultants
140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212 · www.allen-ea.com


JOB NO: 00454 | SHEET: C-1

## LEGEND

| | |
|---|---|
| — —256— — | EXISTING CONTOUR |
| | STONE WALL |
| x 177.5 | EXIST. SPOT GRADE |
| DMH (D) | DRAINAGE MANHOLE |
| —— D —— | DRAIN LINE |
| CB | CATCH BASIN |
| RCP | REINFORCED CONCRETE PIPE |
| SMH (S) | SEWER MANHOLE |
| wv | WATER VALVE |
| gv | GAS VALVE |
| —— G —— | GAS LINE |
| UP | UTILITY POLE |
| —OHW— | OVERHEAD WIRE |
| EOP | EDGE OF PAVEMENT |
| BCB | BITUMINOUS CONCRETE BERM |
| VGC | VERTICAL GRANITE CURB |
| N/F | NOW OR FORMERLY |
| WF-1B • | WETLAND FLAG |
| TP-2 | TESP PIT/GROUND WATER |




## NOTES AND REFERENCES:

1. OWNERS: VARNEY BROTHERS SAND AND GRAVEL, INC.
   79 HARTFORD STREET
   BELLINGHAM, MA 02019
   (MAP 62, PARCELS 1 AND 5)

   SAK II REALTY TRUST
   202 ELM STREET
   BLACKSTONE, MA 01504
   (MAP 66, PARCEL 1)

2. DEED REFERENCE: NORFOLK COUNTY REGISTRY OF DEEDS
   BOOK: 4369, PAGE 120
   BOOK: 39211, PAGE 81

3. ZONING DISTRICT: AGRICULTURAL

4. THE VERTICAL DATUM IS BASED ON NAVD 1988.

5. PROPERTY LINE INFORMATION IS DERIVED FROM AN ON THE GROUND SURVEY PERFORMED BY ALLEN ENGINEERING AND ASSOCIATES, INC. IN 2024.

6. UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD DATA AND SURVEY AND ARE CONSIDERED APPROXIMATE ONLY. CONTACT DIGSAFE (1-888-DIG-SAFE) PRIOR TO EXCAVATION.

7. THE SITE IS NOT LOCATED WITHIN A ZONE A OR ZONE AE FEMA FLOOD ZONE.

8 WETLAND RESOURCE AREAS ON THIS PROPERTY WERE DELINEATED BY GODDARD CONSULTING, LLC IN AUGUST OF 2022 AND SURVEY LOCATED BY ALLEN ENGINEERING AND ASSOCIATES, INC.

9. CONSTRUCTION ON THE PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNERS:

Varney Bros Sand and Gravel, Inc.
79 Hartford Street
Bellingham, MA 02019

SAK II Realty Trust
202 Elm Street
Blackstone, MA 01504

APPLICANT:

Wall Street Development Corp.
P.O. Box 272
Westwood, MA 02090

TITLE:

SITE INDEX MAP
for
Blackstone Street Improvements
North Street/Blackstone Street
Bellingham, MA

COMMONWEALTH OF MASSACHUSETTS
MARK E. ALLEN
NO. 41799
REGISTERED PROFESSIONAL ENGINEER

2/14/25

PROFESSIONAL ENGINEER

PREPARED BY:


ALLEN ENGINEERING & ASSOCIATES
Civil Engineers · Surveyors
Land Development Consultants
140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212 · www.allen-ea.com


SCALE: 1"=100 FEET
0 100 200 300

DATE: February 14, 2025

REVISIONS

| # | DATE | DESCRIPTION | INIT |
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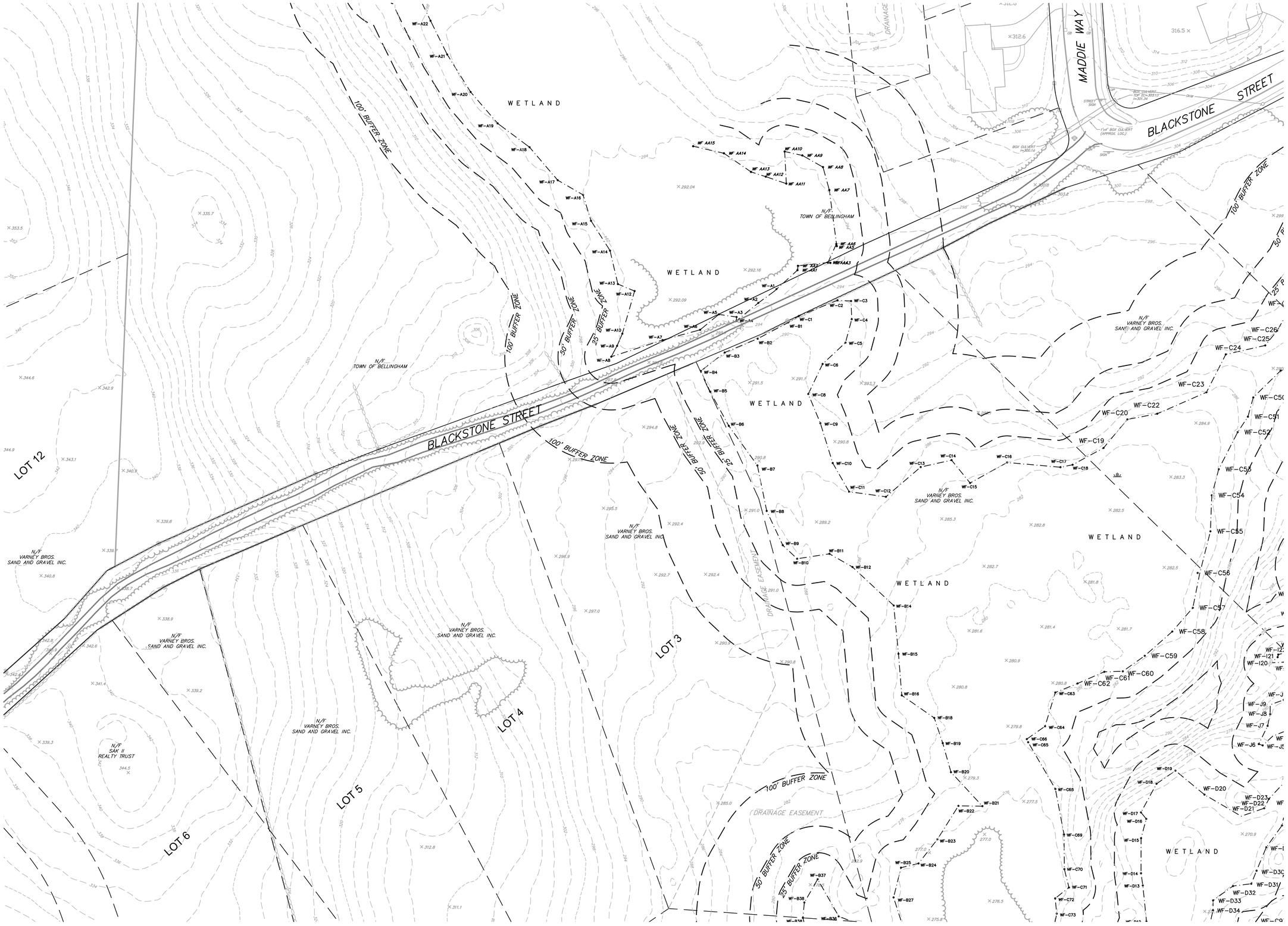
JOB NO: 00454

SHEET: C-2




OWNERS:

Varney Bros Sand and Gravel, Inc.
79 Hartford Street
Bellingham, MA 02019

SAK II Realty Trust
202 Elm Street
Blackstone, MA 01504

APPLICANT:

Wall Street Development Corp.
P.O. Box 272
Westwood, MA 02090

TITLE:

# EXISTING CONDITIONS for Blackstone Street Improvements

North Street/Blackstone Street
Bellingham, MA

COMMONWEALTH OF MASSACHUSETTS
WALTER R. KNAPIK
CIVIL
NO. 41316
REGISTERED PROFESSIONAL ENGINEER

2/14/25

PROFESSIONAL LAND SURVEYOR

PREPARED BY:


**ALLEN ENGINEERING & ASSOCIATES**

Civil Engineers · Surveyors
Land Development Consultants

140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212 · www.allen-ea.com


SCALE: 1"=40 FEET

0 40 80 120

DATE: February 14, 2025

REVISIONS

| # | DATE | DESCRIPTION | INIT |
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JOB NO: 00454

SHEET: C-3

OWNERS:

Varney Bros Sand and Gravel, Inc.
79 Hartford Street
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SAK II Realty Trust
202 Elm Street
Blackstone, MA 01504

APPLICANT:

Wall Street Development Corp.
P.O. Box 272
Westwood, MA 02090

TITLE:

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for
Blackstone Street Improvements
North Street/Blackstone Street
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0 40 80 120

DATE: February 14, 2025

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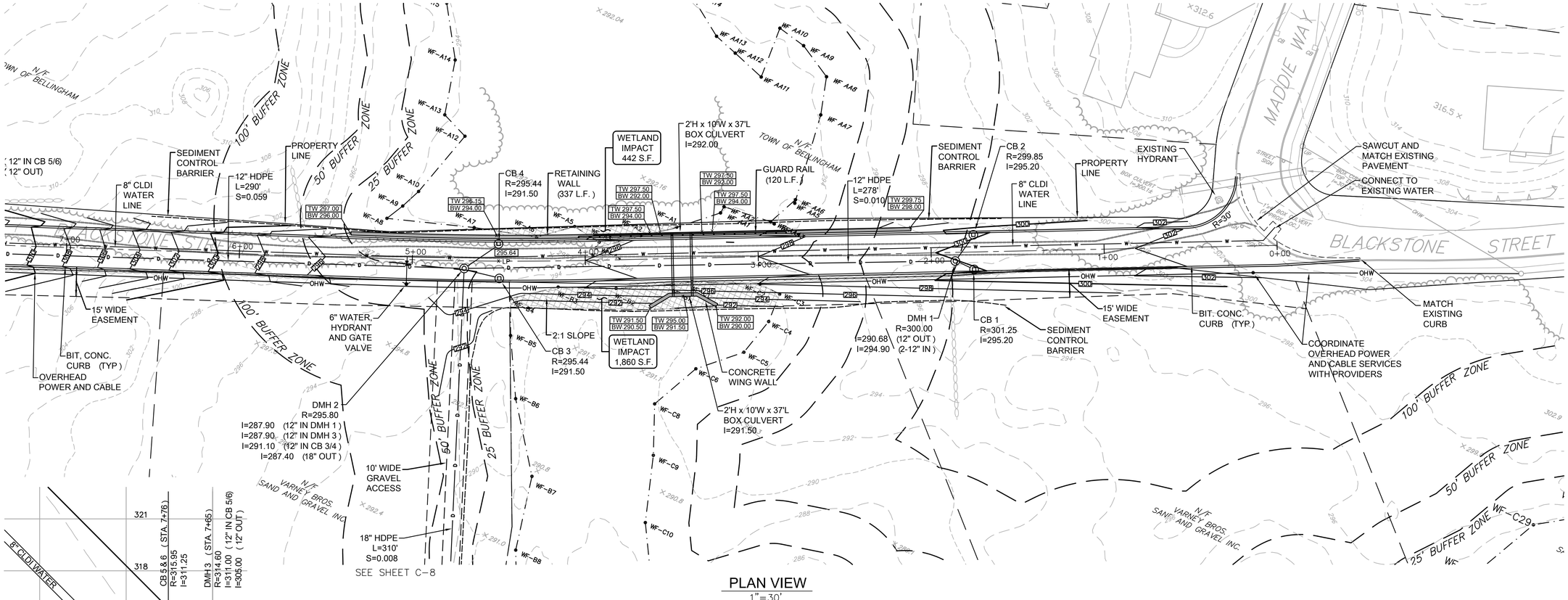
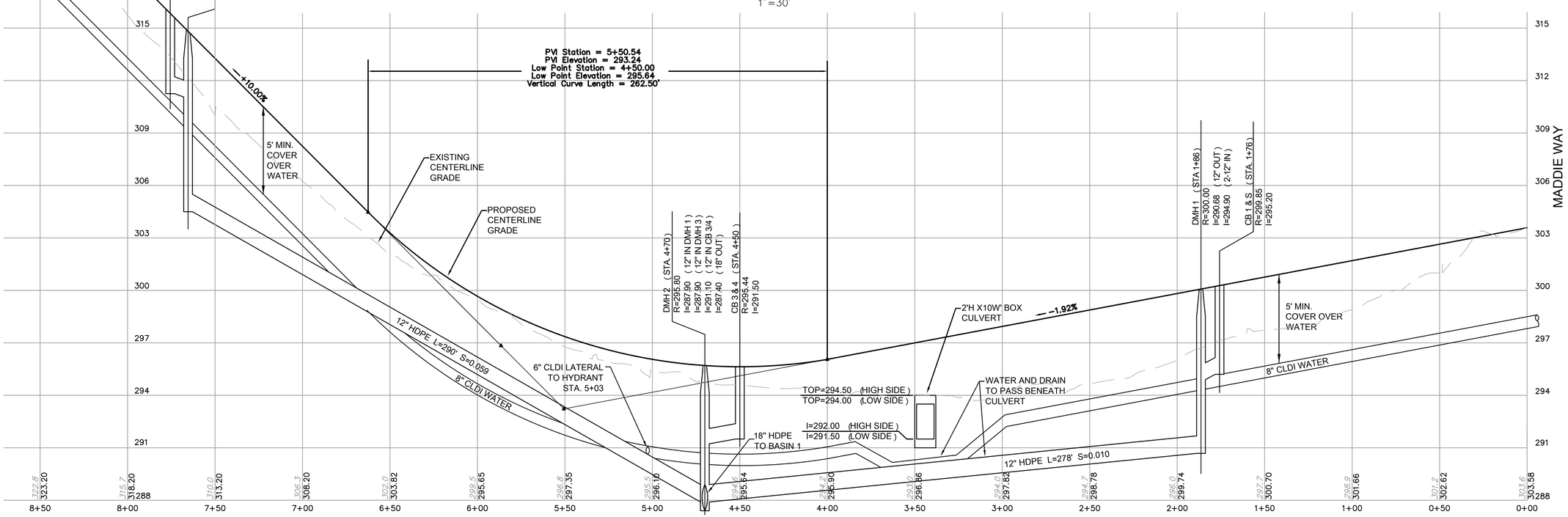
JOB NO: 00454

SHEET: C-4




PLAN VIEW
1"=30'




PROFILE VIEW
1"=30' (HORZ.) 1"=3' (VERT.)

OWNERS:

Varney Bros Sand and Gravel, Inc.
79 Hartford Street
Bellingham, MA 02019

SAK II Realty Trust
202 Elm Street
Blackstone, MA 01504

APPLICANT:

Wall Street Development Corp.
P.O. Box 272
Westwood, MA 02090

TITLE:

PLAN AND PROFILE
for
Preliminary Subdivision Plan
North Street/Blackstone Street
Bellingham, MA

COMMONWEALTH OF MASSACHUSETTS
MARK E. ALLEN
NO. 41799
REGISTERED PROFESSIONAL ENGINEER

2/14/25

PROFESSIONAL ENGINEER

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SCALE: 1"=30 FEET
0 30 60 90

DATE: February 14, 2025

REVISIONS

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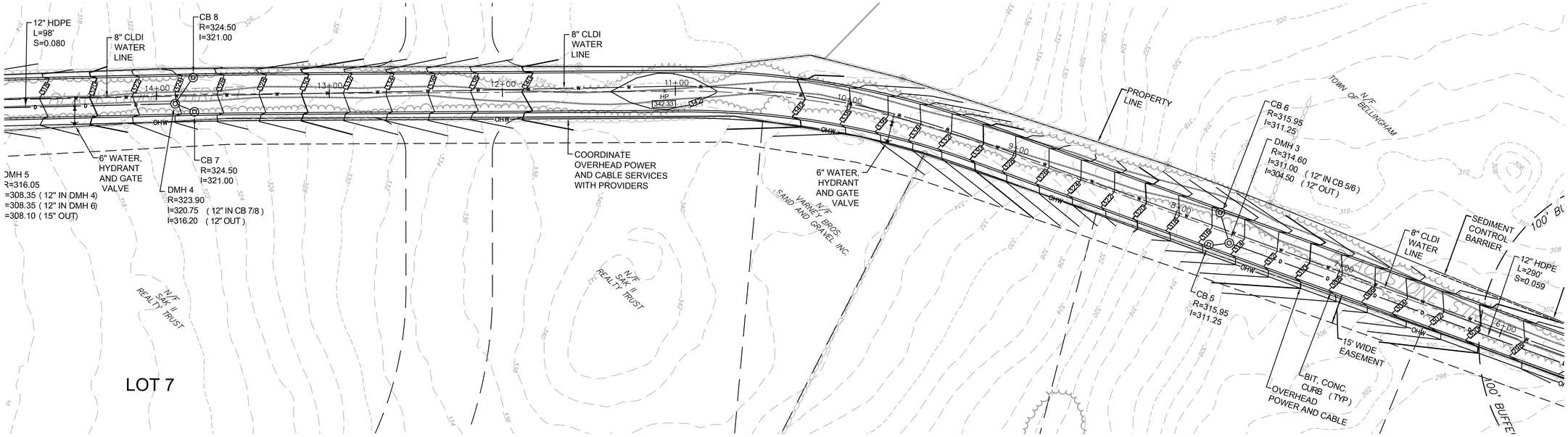
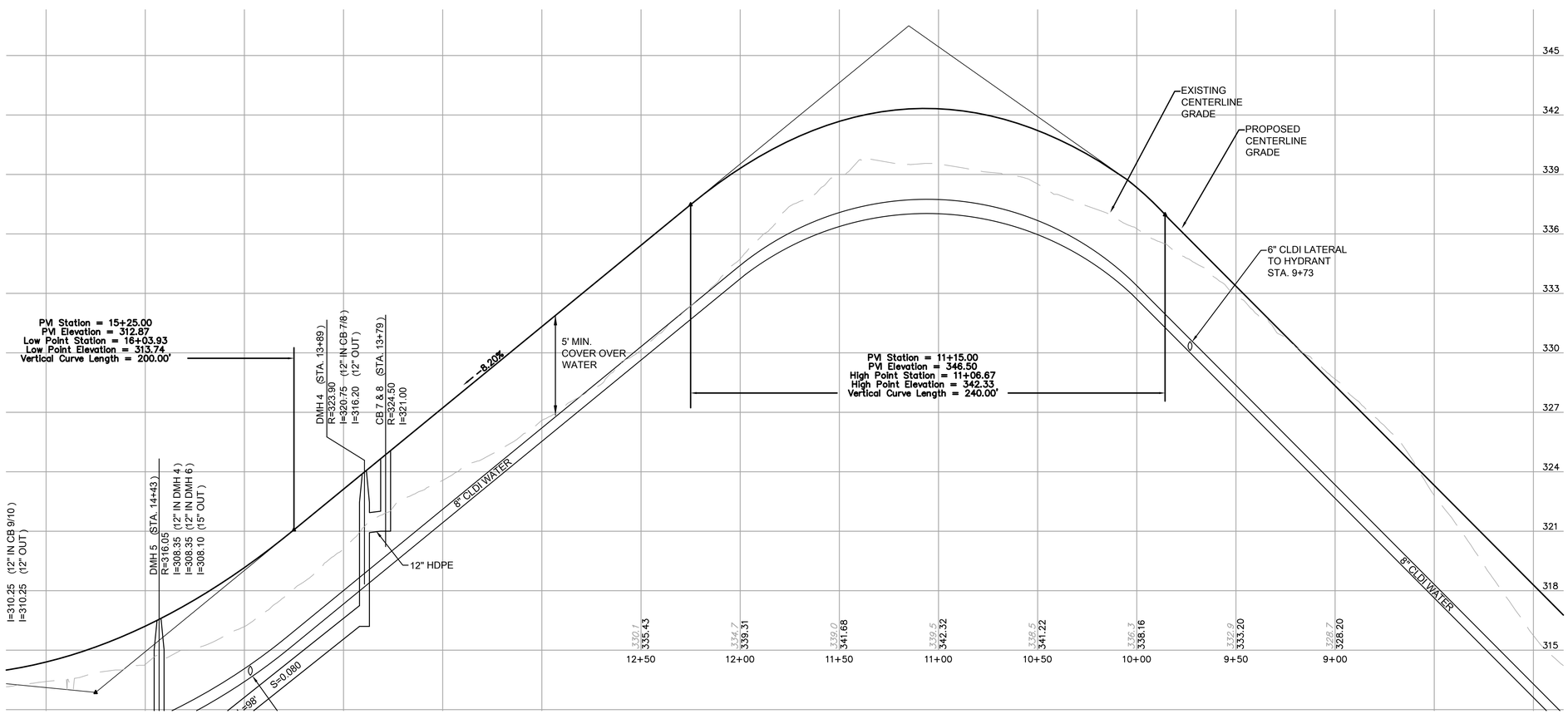
JOB NO: 00454

SHEET: C-5




PLAN VIEW
1"=30'




PROFILE VIEW
1"=30' (HORZ.) 1"=3' (VERT.)

OWNERS:

Varney Bros Sand and Gravel, Inc.
79 Hartford Street
Bellingham, MA 02019

SAK II Realty Trust
202 Elm Street
Blackstone, MA 01504

APPLICANT:

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P.O. Box 272
Westwood, MA 02090

TITLE:

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for
Preliminary Subdivision Plan
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Bellingham, MA

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2/14/25

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SCALE: 1"=30 FEET
0 30 60 90

DATE: February 14, 2025

REVISIONS

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JOB NO: 00454

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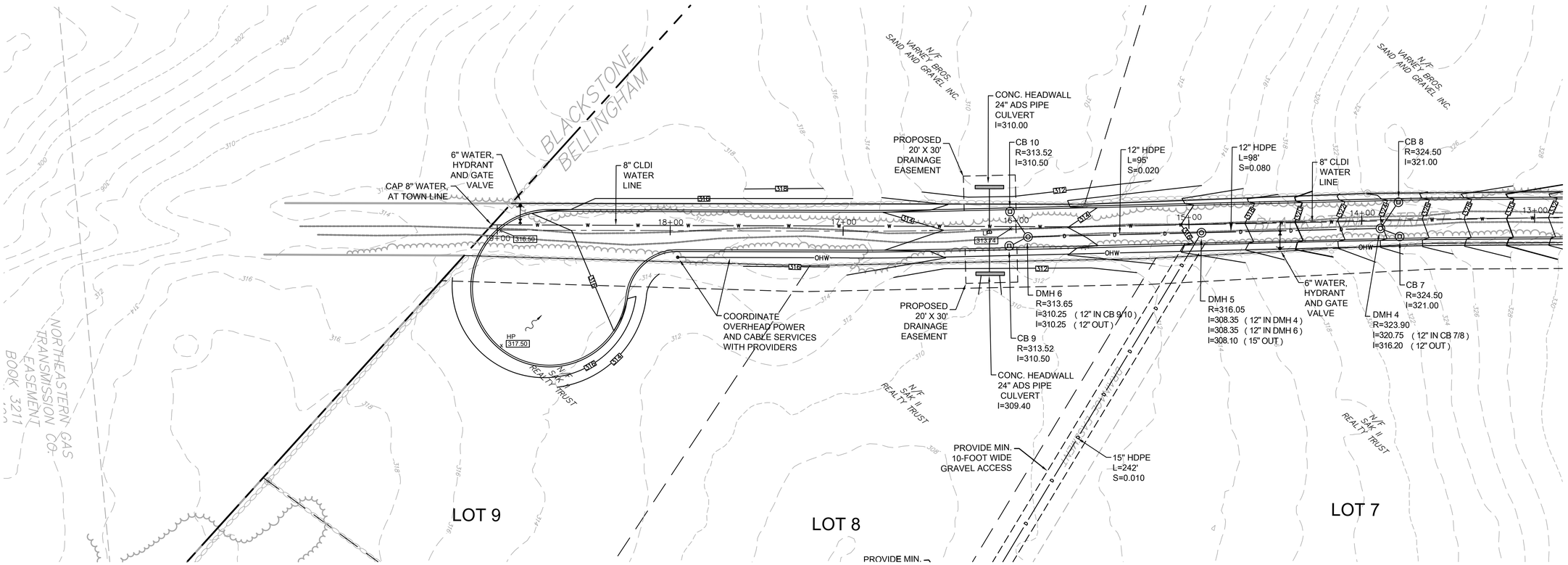
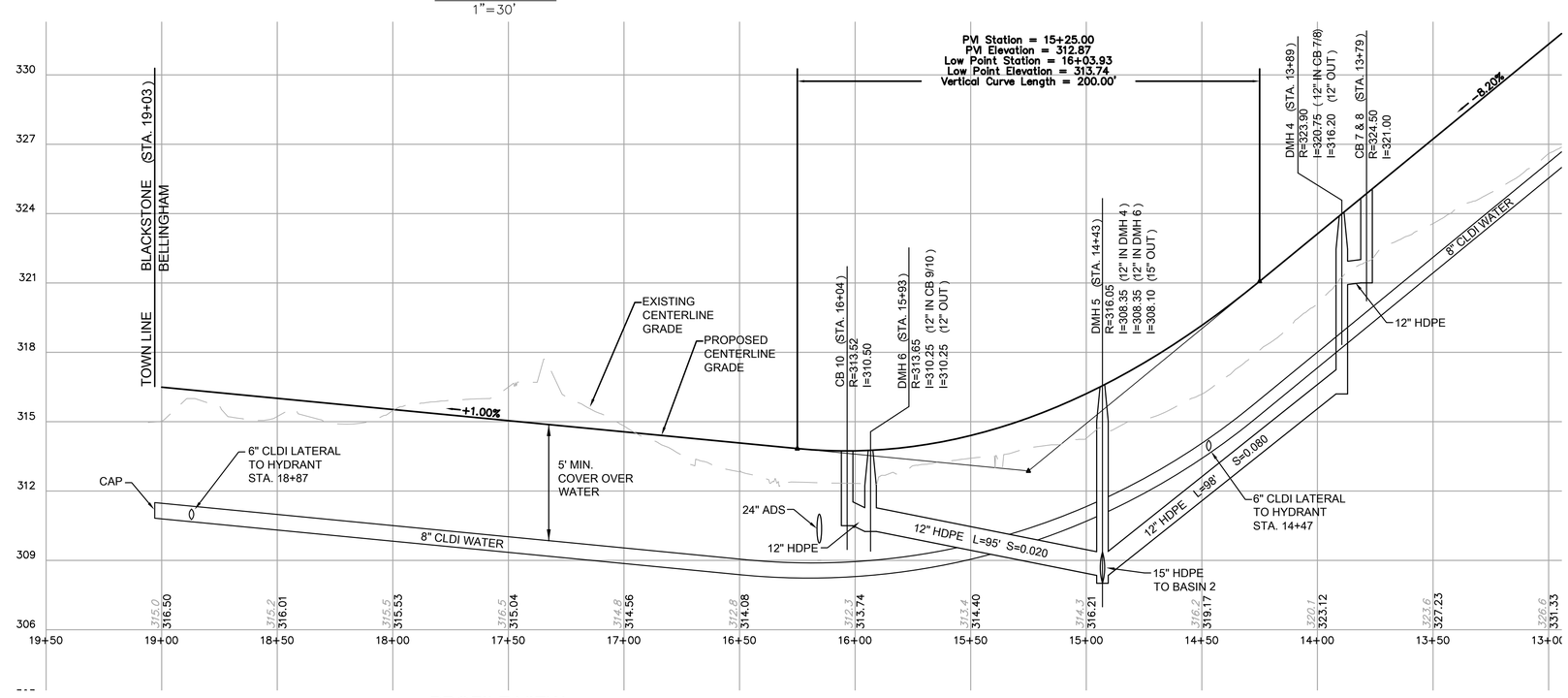



PLAN VIEW
1"=30'




PROFILE VIEW
1"=30' (HORZ.) 1"=3' (VERT.)

OWNERS:

Varney Bros Sand and Gravel, Inc.
79 Hartford Street
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TITLE:

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0 30 60 90

DATE: February 14, 2025

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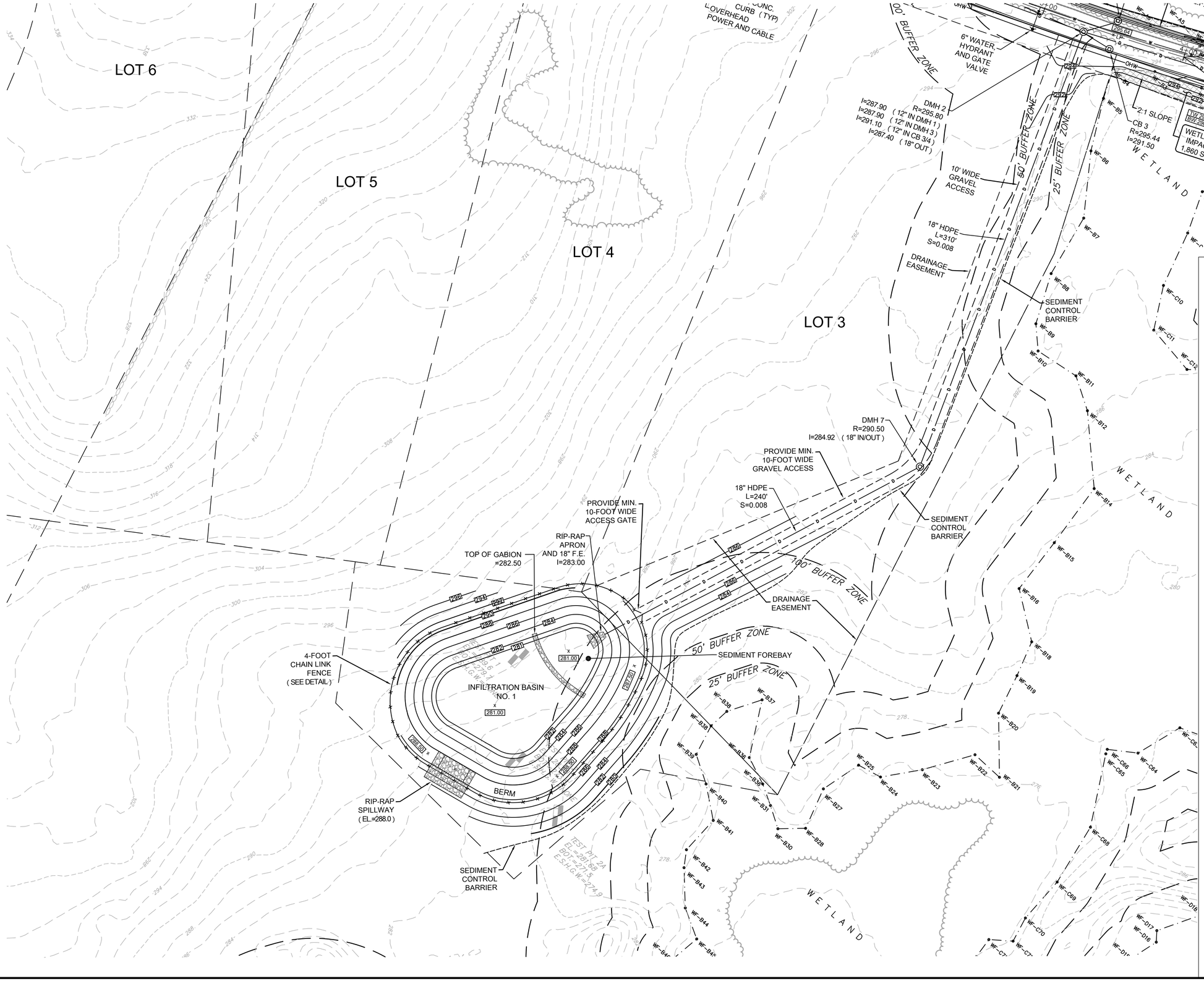
JOB NO: 00454

SHEET: C-7




NOTE: SOIL EXAMINATIONS WERE PERFORMED BY LANCE ANDERSON, CERTIFIED SOIL EVALUATOR, (LICENSE #SE27), ALLEN ENGINEERING & ASSOCIATES, INC. ON 11-5-2024.

| ELEV. (FT) TOP=289.6 | | DEPTH (IN) 0" |
|---|---|---|
| | Ap TOP SOIL | 0–8" |
| | Bw SUBSOIL | 8–31" |
| | C LOAMY SAND | |
| BOT= 279.7 | | 31–120" |

MOTTLES/ESHGW = NONE
WEEPING = NONE
STANDING WATER = NONE
REFUSAL = NONE

## SOIL LOG (TP-1)

| ELEV. (FT) TOP=283.8 | | DEPTH (IN) 0" |
|---|---|---|
| | Ap TOP SOIL | 0–8" |
| | Bw SUBSOIL | 8–24" |
| | C LOAMY SAND | |
| BOT= 273.8 | | 24–119" |

MOTTLES/ESHGW = NONE
WEEPING = NONE
STANDING WATER = NONE
REFUSAL = NONE

## SOIL LOG (TP-2)

| ELEV. (FT) TOP=281.6 | | DEPTH (IN) 0" |
|---|---|---|
| | Ap TOP SOIL | 0–9" |
| | Bw SUBSOIL | 9–29" |
| ESHGW=274.9 | | |
| | C LOAMY SAND | |
| BOT= 271.5 | | 29–121" |

MOTTLES/ESHGW = 80"
WEEPING = NONE
STANDING WATER = NONE
REFUSAL = NONE

## SOIL LOG (TP-2A)

OWNERS:

Varney Bros Sand and Gravel, Inc.
79 Hartford Street
Bellingham, MA 02019

SAK II Realty Trust
202 Elm Street
Blackstone, MA 01504

APPLICANT:

Wall Street Development Corp.
P.O. Box 272
Westwood, MA 02090

TITLE:

# STORMWATER BASIN NO. 1
for
Blackstone Street Improvements
North Street/Blackstone Street
Bellingham, MA

COMMONWEALTH OF MASSACHUSETTS
MARK E. ALLEN
NO. 41799
REGISTERED PROFESSIONAL ENGINEER

2/14/25

PROFESSIONAL ENGINEER

PREPARED BY: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Hopedale, Ma 01747
(508) 381-3212 · www.allen-ea.com


SCALE: 1"=30 FEET
0 30 60 90

DATE: February 14, 2025

REVISIONS

| # | DATE | DESCRIPTION | INIT |
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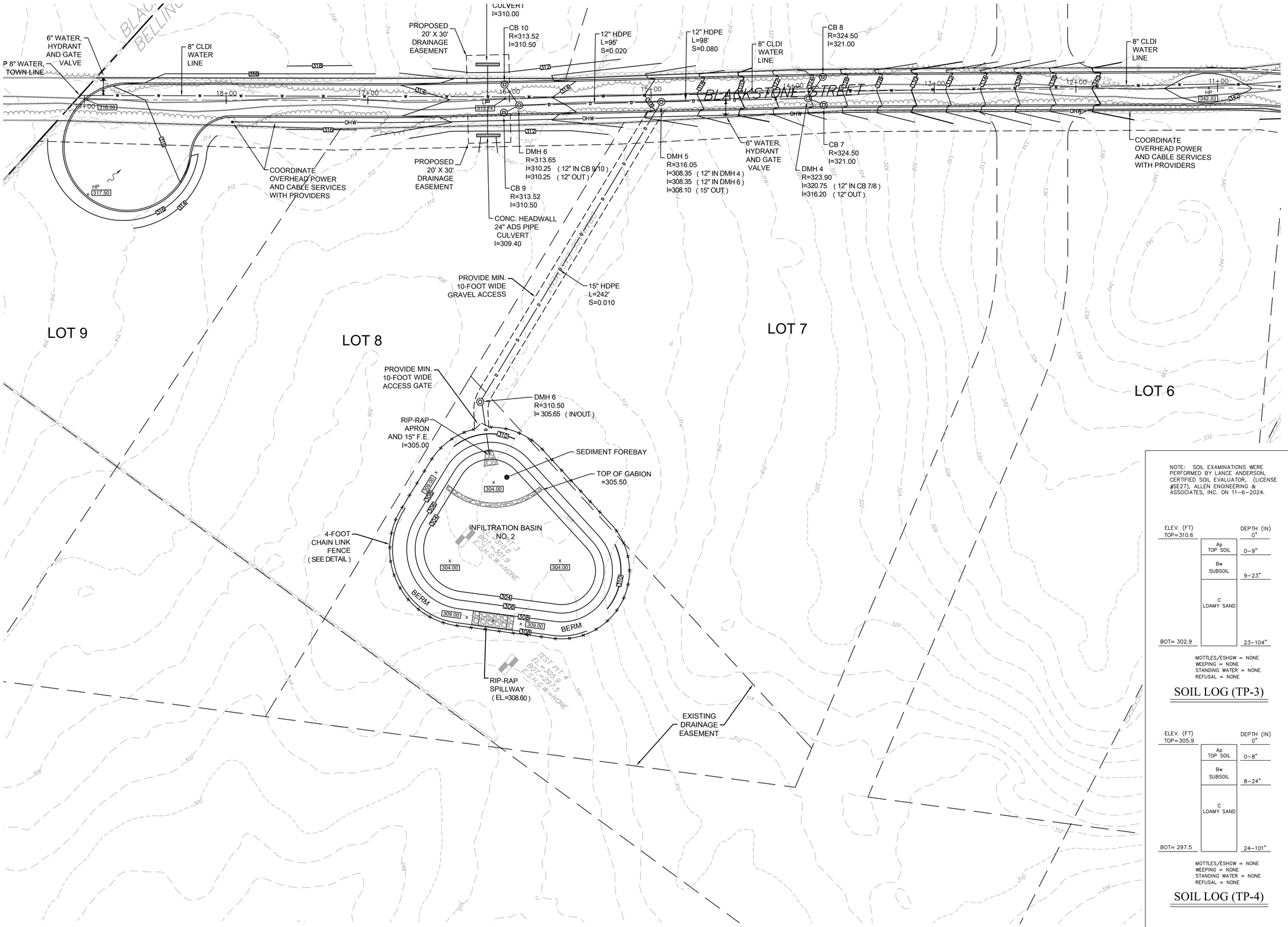
JOB NO: 00454

SHEET: C-8




NOTE: SOIL EXAMINATIONS WERE PERFORMED BY LANCE ANDERSON, CERTIFIED SOIL EVALUATOR, (LICENSE #SE27), ALLEN ENGINEERING & ASSOCIATES, INC. ON 11-6-2024.

| ELEV. (FT) | | DEPTH (IN) |
|---|---|---|
| TOP=310.6 | | 0" |
| | Ap TOP SOIL | 0–9" |
| | Bw SUBSOIL | 9–23" |
| | C LOAMY SAND | |
| BOT= 302.9 | | 23–104" |

MOTTLES/ESHGW = NONE
WEEPING = NONE
STANDING WATER = NONE
REFUSAL = NONE

## SOIL LOG (TP-3)

| ELEV. (FT) | | DEPTH (IN) |
|---|---|---|
| TOP=305.9 | | 0" |
| | Ap TOP SOIL | 0–8" |
| | Bw SUBSOIL | 8–24" |
| | C LOAMY SAND | |
| BOT= 297.5 | | 24–101" |

MOTTLES/ESHGW = NONE
WEEPING = NONE
STANDING WATER = NONE
REFUSAL = NONE

## SOIL LOG (TP-4)

OWNERS:

Varney Bros Sand and Gravel, Inc.
79 Hartford Street
Bellingham, MA 02019

SAK II Realty Trust
202 Elm Street
Blackstone, MA 01504

APPLICANT:

Wall Street Development Corp.
P.O. Box 272
Westwood, MA 02090

TITLE:

# STORMWATER BASIN NO. 2

for

Blackstone Street Improvements
North Street/Blackstone Street
Bellingham, MA

COMMONWEALTH OF MASSACHUSETTS
MARK E. ALLEN
NO. 41799
REGISTERED PROFESSIONAL ENGINEER

2/14/25

PROFESSIONAL ENGINEER

PREPARED BY: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SCALE: 1"=30 FEET
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DATE: February 14, 2025

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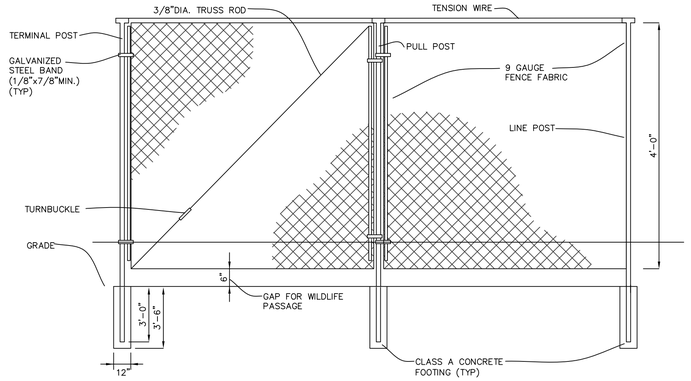
JOB NO: 00454

SHEET: C-9

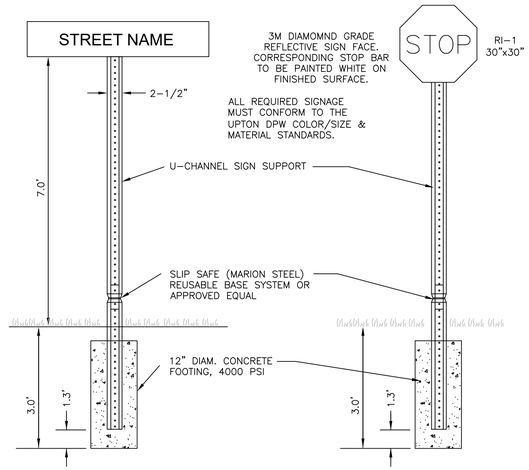
NOTES:

THIS DETAIL IS TYPICAL OF A STANDARD CHAIN LINK FENCE. THE ACTUAL FENCE INSTALLATION SHALL BE CONSISTENT WITH THE EXISTING CHAIN LINK FENCE IN TERMS OF MATERIALS, FINISH, CONSTRUCTION, HEIGHT AND PRIVACY SLATS.




TYPICAL CHAIN LINK FENCE (AT STORMWATER BASINS)

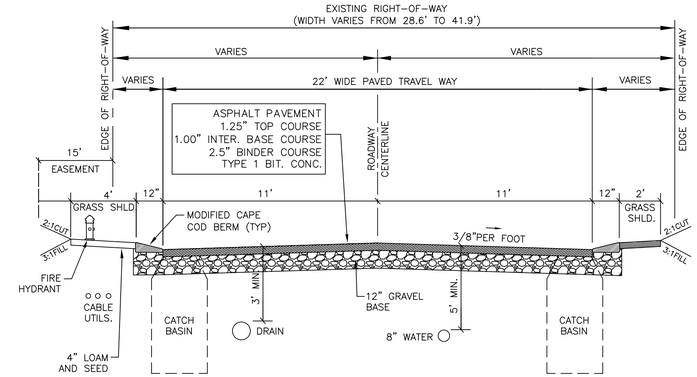
NOT TO SCALE




SIGN DETAIL

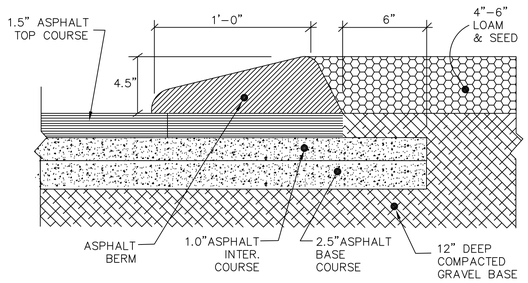
NOT TO SCALE

NOTES:
1. GRANITE CURB INLETS REQUIRED FOR ALL SINGLE GRATE CATCH BASIN LOCATIONS.
2. STORM WATER DRAIN PIPE SHALL HAVE A MINIMUM OF 3' COVER UNLESS OTHERWISE SHOWN AND BE DUAL WALL SMOOTH BORE CORRUGATED HDPE PIPE.
3. BINDER COURSE TO BE 23' WIDE (1.5 FEET BEYOND EDGE OF TRAVEL WAY).




ROADWAY CROSS-SECTION (TYPICAL)

NOT TO SCALE

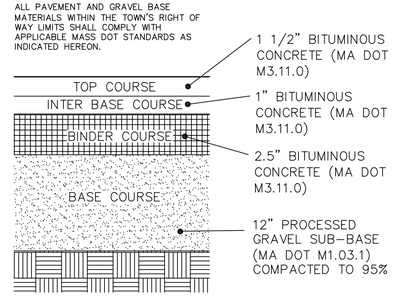



MODIFIED CAPE COD BERM

NOT TO SCALE

NOTES:

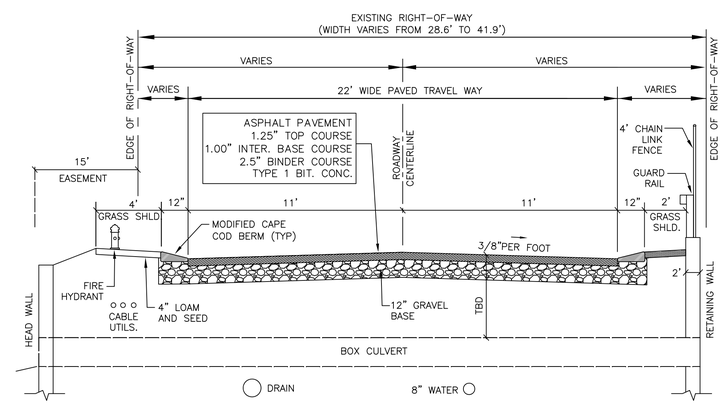
ALL PAVEMENT AND GRAVEL BASE MATERIALS WITHIN THE TOWN'S RIGHT OF WAY LIMITS SHALL COMPLY WITH APPLICABLE MASS DOT STANDARDS AS INDICATED HEREON.




TYPICAL PAVING SECTION

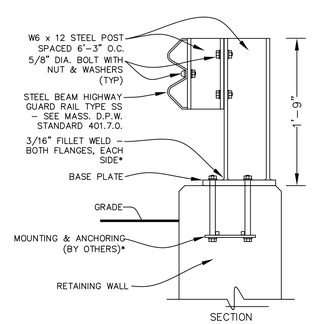
NOT TO SCALE

NOTES:
1. GRANITE CURB INLETS REQUIRED FOR ALL SINGLE GRATE CATCH BASIN LOCATIONS.
2. STORM WATER DRAIN PIPE SHALL HAVE A MINIMUM OF 3' COVER UNLESS OTHERWISE SHOWN AND BE DUAL WALL SMOOTH BORE CORRUGATED HDPE PIPE.
3. BINDER COURSE TO BE 23' WIDE (1.5 FEET BEYOND EDGE OF TRAVEL WAY).




ROADWAY CROSS-SECTION (AT WETLAND)

NOT TO SCALE

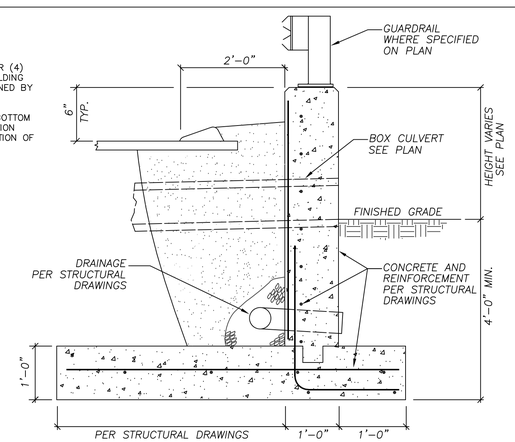



*NOTE: MOUNTING AND ANCHORING SYSTEM TO BE DESIGNED BY THE WALL DESIGNER/STRUCTURAL ENGINEER.

WALL MOUNTED STEEL GUIDE RAIL

NOT TO SCALE

NOTES:
1. WALLS THAT EXCEED FOUR (4) FEET ARE SUBJECT TO A BUILDING PERMIT AND SHALL BE DESIGNED BY A REGISTERED STRUCTURAL ENGINEER.
2. SEE PLAN FOR TOP AND BOTTOM OF WALL ELEVATIONS. ELEVATION REFER TO THE EXPOSED PORTION OF THE WALL.




TYPICAL CONCRETE RETAINING WALL

NOT TO SCALE

OWNERS:

Varney Bros Sand and Gravel, Inc.
79 Hartford Street
Bellingham, MA 02019

SAK II Realty Trust
202 Elm Street
Blackstone, MA 01504

APPLICANT:

Wall Street Development Corp.
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Westwood, MA 02090

TITLE:

# CONSTRUCTION DETAILS
for
Blackstone Street Improvements
North Street/Blackstone Street
Bellingham, MA

COMMONWEALTH OF MASSACHUSETTS
MARK E. ALLEN
NO. 41799
REGISTERED PROFESSIONAL ENGINEER

2/14/25

PROFESSIONAL ENGINEER

PREPARED BY:


ALLEN ENGINEERING & ASSOCIATES
Civil Engineers · Surveyors
Land Development Consultants
140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212 · www.allen-ea.com


SCALE:

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DATE: February 14, 2025

REVISIONS

| # | DATE | DESCRIPTION | INIT |
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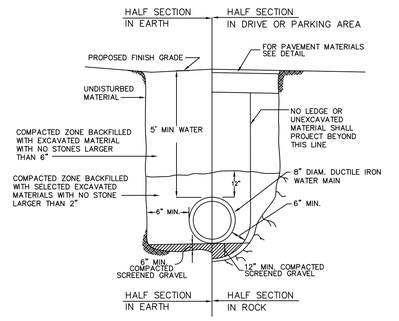
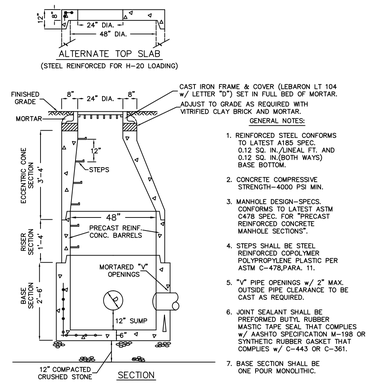
JOB NO: 00454

SHEET: C-10




TYPICAL TRENCH DETAIL FOR WATER PIPE

NOT TO SCALE




GENERAL NOTES:

1. REINFORCED STEEL CONFORMS TO LATEST A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN.(BOTH WAYS) BASE BOTTOM.
2. CONCRETE COMPRESSIVE STRENGTH-4000 PSI MIN.
3. MANHOLE DESIGN-SPECS. CONFORMS TO LATEST ASTM C478 SPEC. FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS".
4. STEPS SHALL BE STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC PER ASTM C-478,PARA. 11.
5. "V" PIPE OPENINGS w/ 2" MAX. OUTSIDE PIPE CLEARANCE TO BE CAST AS REQUIRED.
6. JOINT SEALANT SHALL BE PREFORMED BUTYL RUBBER MASTIC TAPE SEAL THAT COMPLIES w/ AASHTO SPECIFICATION M-198 OR SYNTHETIC RUBBER GASKET THAT COMPLIES w/ C-443 OR C-361.
7. BASE SECTION SHALL BE ONE PURE MONOLITHIC.

48" DIAMETER PRECAST DRAIN MANHOLE FOR PIPE DIAMETERS UP TO 24"

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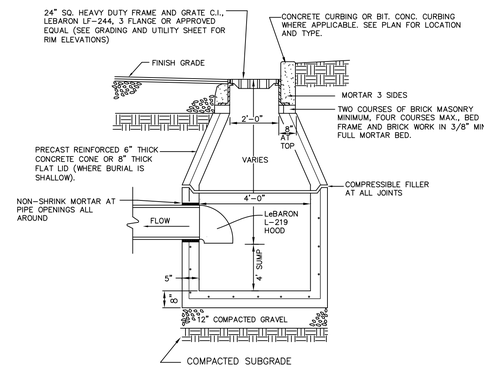
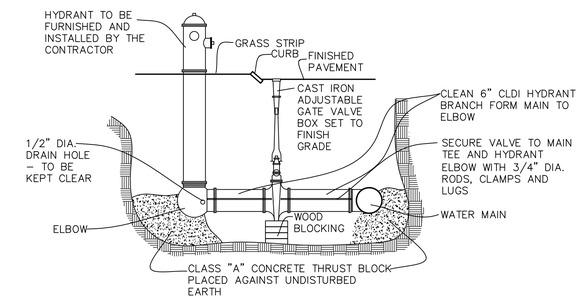
NOTE:
ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF ASTM C478.




TYPICAL PRECAST CONCRETE CATCH BASIN

NOT TO SCALE




TYPICAL HYDRANT

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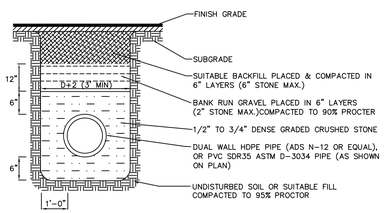
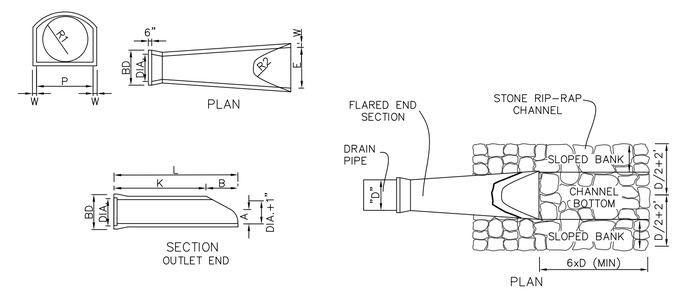



PVC/HDPE PIPE TRENCH

NOT TO SCALE




NOTES:

1. FILTER MATERIAL BENEATH RIP-RAP UNLESS BANK IS OF GRAVEL & COURSE SAND MIX. (5" MIN. THICKNESS).
2. MIN. STONE WEIGHT = 50LBS. MAX. STONE WEIGHT = 125LBS.
3. 75% OF TOTAL STONE VOLUME TO BE MIN. 75LBS. STONE.
4. SEE M.D.P.W. STANDARDS M2.02.3.
5. MIN. DEPTH OF RIP RAP TO BE 18".

FLARED END SECTION DIMENSION SCHEDULE

| DIA. | W | A | B | C | D | E | BD | K | L | P | DIA+1" | R1 | R2 | S | G | SLOPE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 12" | 2" | 4" | 2'-0" | 4'-7/8" | 6'-1-3/8" | 2'-0" | 20" | 4'-6-1/8" | 6'-6-1/8" | 19-13/14" | 13" | 10-1/8" | 9" | 4" | 2.5" | 3:1 |
| 18" | 2" | 6" | 2'-0" | 4'-7/8" | 6'-1-3/8" | 2'-0" | 20" | 4'-6-1/8" | 6'-6-1/8" | 19-13/14" | 19" | 16-1/8" | 12" | 4" | 2.5" | 3:1 |
| 24" | 2" | 8" | 3'-0" | 4'-7/8" | 6'-1-3/8" | 2'-0" | 20" | 4'-6-1/8" | 7'-6-1/8" | 19-13/14" | 25" | 20-1/8" | 18" | 4" | 2.5" | 3:1 |

FLARED END SECTION

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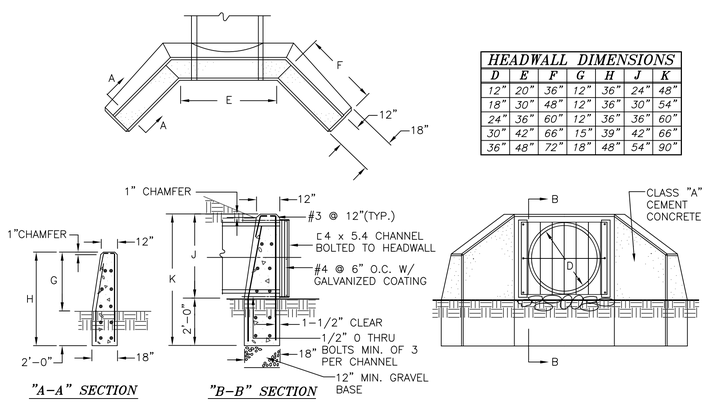



| HEADWALL DIMENSIONS | | | | | | |
|---|---|---|---|---|---|---|
| D | E | F | G | H | J | K |
| 12" | 20" | 36" | 12" | 36" | 24" | 48" |
| 18" | 30" | 48" | 12" | 36" | 30" | 54" |
| 24" | 36" | 60" | 12" | 36" | 36" | 60" |
| 30" | 42" | 66" | 15" | 39" | 42" | 66" |
| 36" | 48" | 72" | 18" | 48" | 54" | 90" |

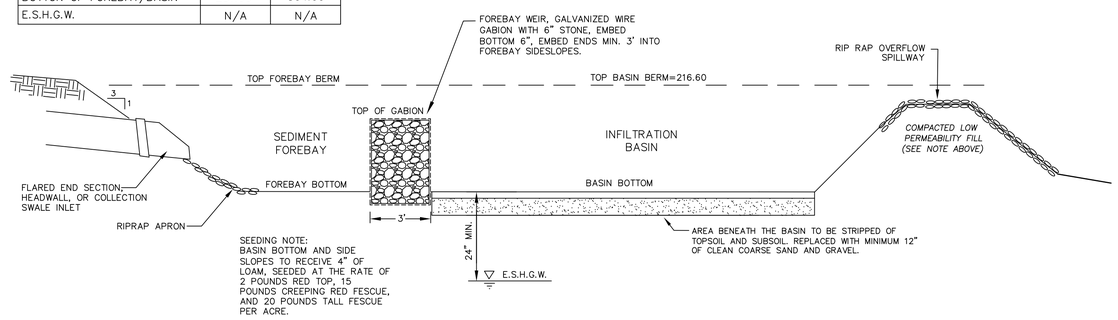
TYPICAL CONCRETE HEADWALL

NOT TO SCALE

BASIN ELEVATION SCHEDULE

| | BASIN #1 | BASIN #2 |
|---|---|---|
| TOP OF BERM | 288.50 | 306.00 |
| RIP-RAP OVERFLOW SPILLWAY" | 288.00 | 308.60 |
| TOP OF GABION | 282.50 | 305.50 |
| BOTTON OF FOREBAY/BASIN | 281.00 | 304.00 |
| E.S.H.G.W. | N/A | N/A |

BERM NOTE:
COMPACTED LOW PERMEABILITY FILL MATERIAL SHALL BE WELL GRADED, SILTY, GRAVELY SAND WITH A MINIMUM OF 15% PASSING SIEVE #200. FILL SHALL BE FREE OF STONES GREATER THAN 6" IN DIA., ORGANIC MATTER, CONSTRUCTION DEBRIS, SNOW OR FROZEN SOIL. MATERIAL SHALL BE PLACED AND COMPACTED IN LIFTS NOT EXCEEDING 8" IN DEPTH. COMPACTION SHALL BE ACHIEVED BY CONTINUOUS PASSES WITH HEAVY EQUIPMENT AND APPROPRIATE COMPACTORS. MINIMUM DEGREE OF COMPACTION SHALL BE 95% OF MAXIMUM DRY DENSITY AS SPECIFIED BY A.S.T.M. D1557C. PROVIDE ANTI-SEEPAGE COLLAR AROUND DRAIN PIPE PENETRATIONS IN BERM.




SEEDING NOTE:
BASIN BOTTOM AND SIDE SLOPES TO RECEIVE 4" OF LOAM, SEEDED AT THE RATE OF 2 POUNDS RED TOP, 15 POUNDS CREEPING RED FESCUE, AND 20 POUNDS TALL FESCUE PER ACRE.

STORMWATER COLLECTION AND INFILTRATION BASIN

NOT TO SCALE

OWNERS:

Varney Bros Sand and Gravel, Inc.
79 Hartford Street
Bellingham, MA 02019

SAK II Realty Trust
202 Elm Street
Blackstone, MA 01504

APPLICANT:

Wall Street Development Corp.
P.O. Box 272
Westwood, MA 02090

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