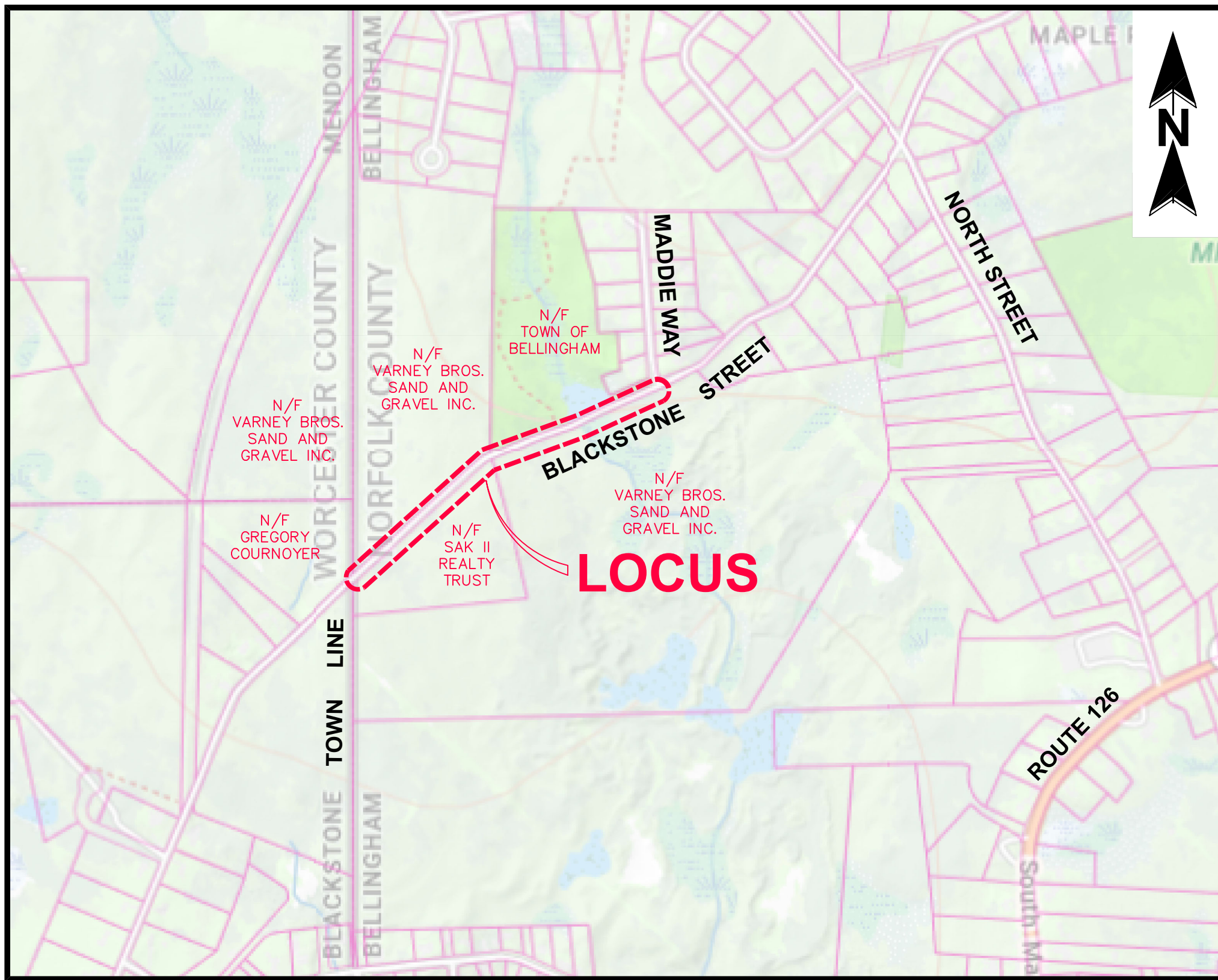


Blackstone Street Improvements

in

Bellingham, Massachusetts

PLAN INDEX	
TITLE	SHEET
COVER SHEET	C-1
SITE INDEX PLAN (1"=100')	C-2
EXISTING CONDITIONS PLANS (1"=40')	C-3-C4
PLAN AND PROFILES (1"=30')	C5-C7
STORMWATER BASINS (1=40')	C8-C9
CONSTRUCTION DETAILS	C10-C11
WETLAND RELICATION PLAN	C12



LOCUS MAP
1"=800'

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

February 14, 2025

Revisions			
NO.	DATE	DESCRIPTION	BY
1	6-20-25	ROADWAY AND DRAAINGE	MJD

Owners:

Varney Bros Sand
and Gravel, Inc.

79 Hartford Street
Bellingham, MA 02019
(Map 62, Parcels 1 and 5)

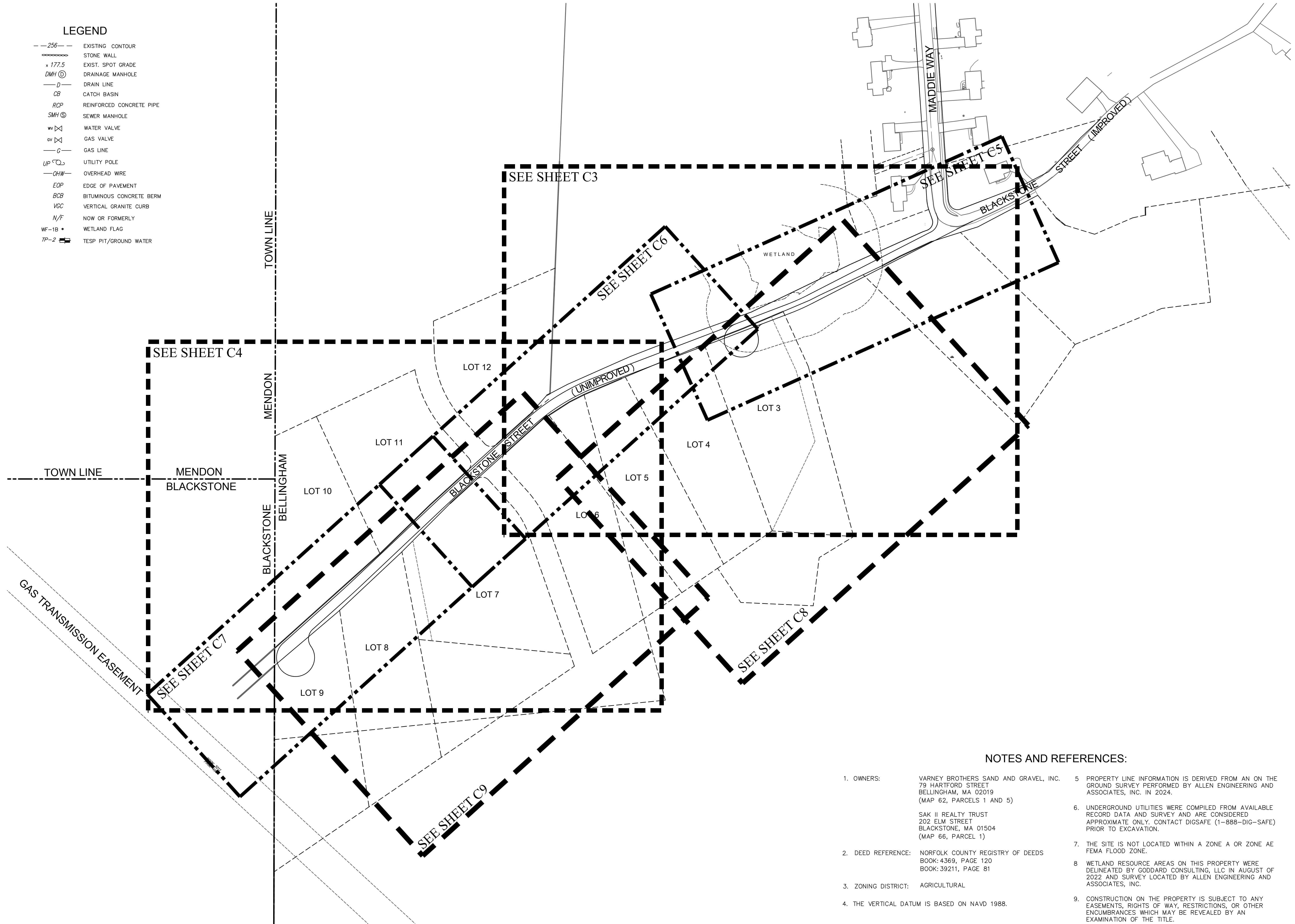
SAK II Realty Trust
202 Elm Street
Blackstone, MA 01504
(Map 66, Parcel 1)

Proponent:

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

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 (X) WATER VALVE
GV (X) GAS VALVE
—G— GAS LINE
UP (O) 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:

- 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)
- DEED REFERENCE: NORFOLK COUNTY REGISTRY OF DEEDS
BOOK: 4369, PAGE 120
BOOK: 39211, PAGE 81
- ZONING DISTRICT: AGRICULTURAL
- THE VERTICAL DATUM IS BASED ON NAVD 1988.
- PROPERTY LINE INFORMATION IS DERIVED FROM AN ON THE GROUND SURVEY PERFORMED BY ALLEN ENGINEERING AND ASSOCIATES, INC. IN 2024.
- UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD DATA AND SURVEY AND ARE CONSIDERED APPROXIMATE ONLY. CONTACT DIGSAFE (1-888-DIG-SAFE) PRIOR TO EXCAVATION.
- THE SITE IS NOT LOCATED WITHIN A ZONE A OR ZONE AE FEMA FLOOD ZONE.
- 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.
- 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.

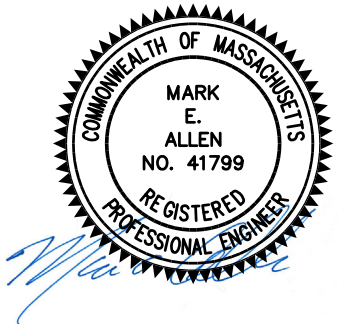


OWNERS:
Varney Bros Sand and Gravel, Inc.
79 Hartford Street
Bellingham, MA 02019

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
Bellingham, MA



PROFESSIONAL ENGINEER

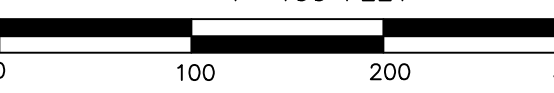
PREPARED BY:



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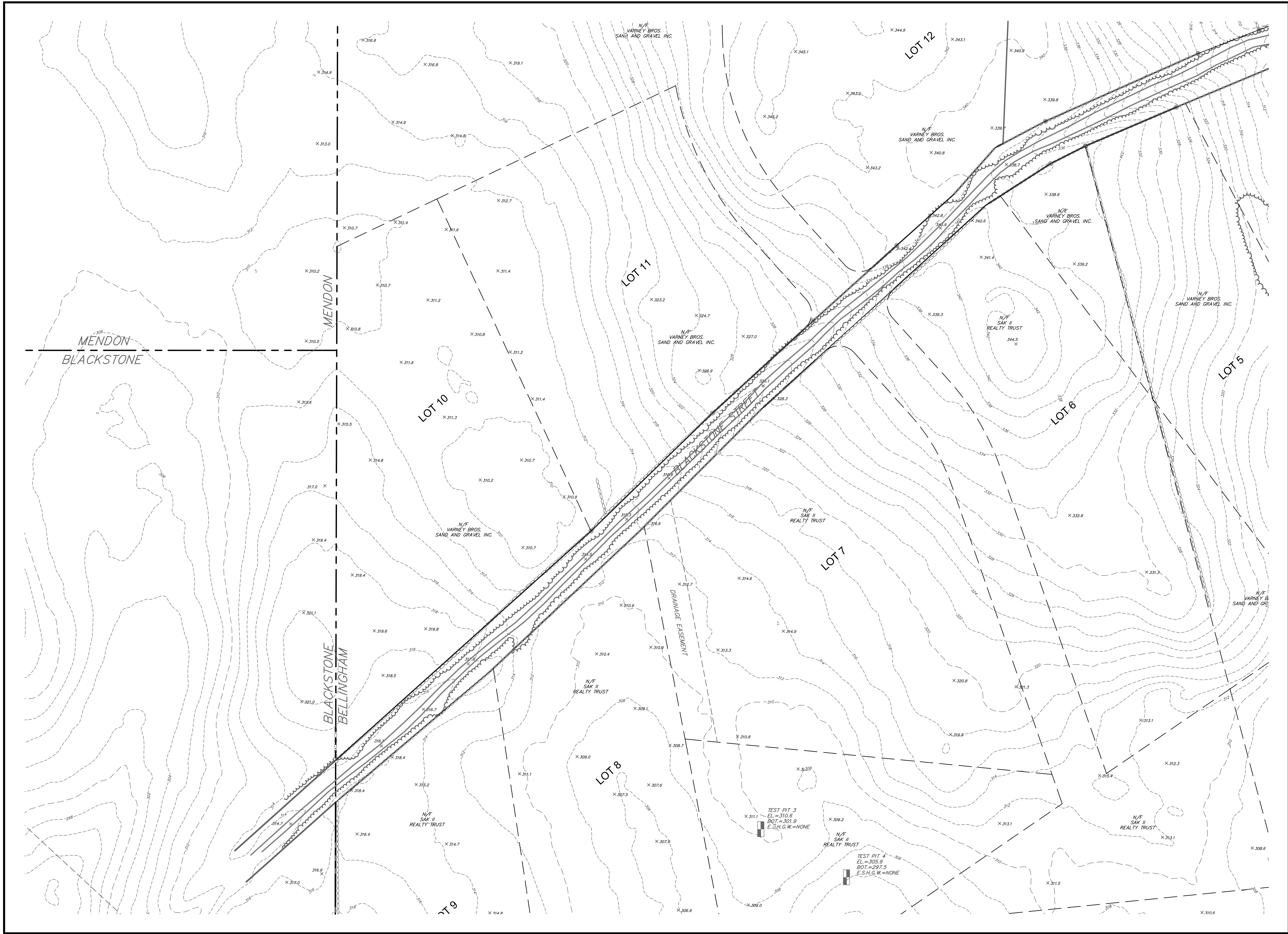
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DATE: **February 14, 2025**

REVISIONS			
#	DATE	DESCRIPTION	INIT
1	6-20-25	ROADWAY AND DRAINAGE	MJD

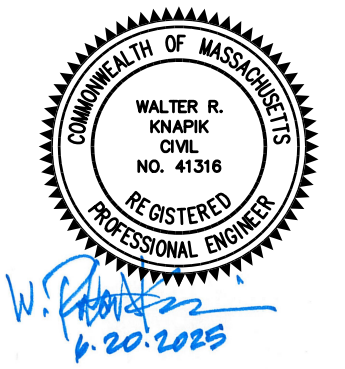
JOB NO: 00454 SHEET: **C-2**



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 PLAN
for
Blackstone Street Improvements
Bellingham, MA



PROFESSIONAL LAND SURVEYOR
PREPARED BY:



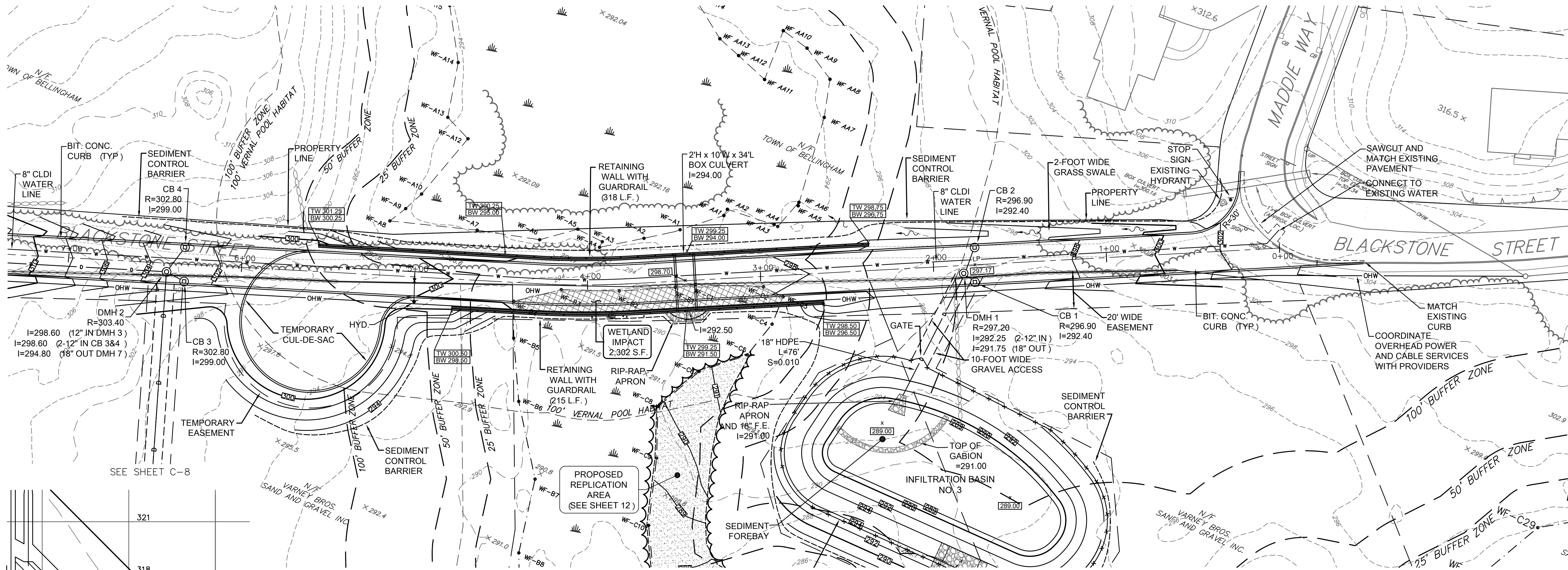
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Hopdale, Ma 01747
(508) 381-3212 · www.allen-ea.com

SCALE: 1" = 40 FEET
0 40 80 120

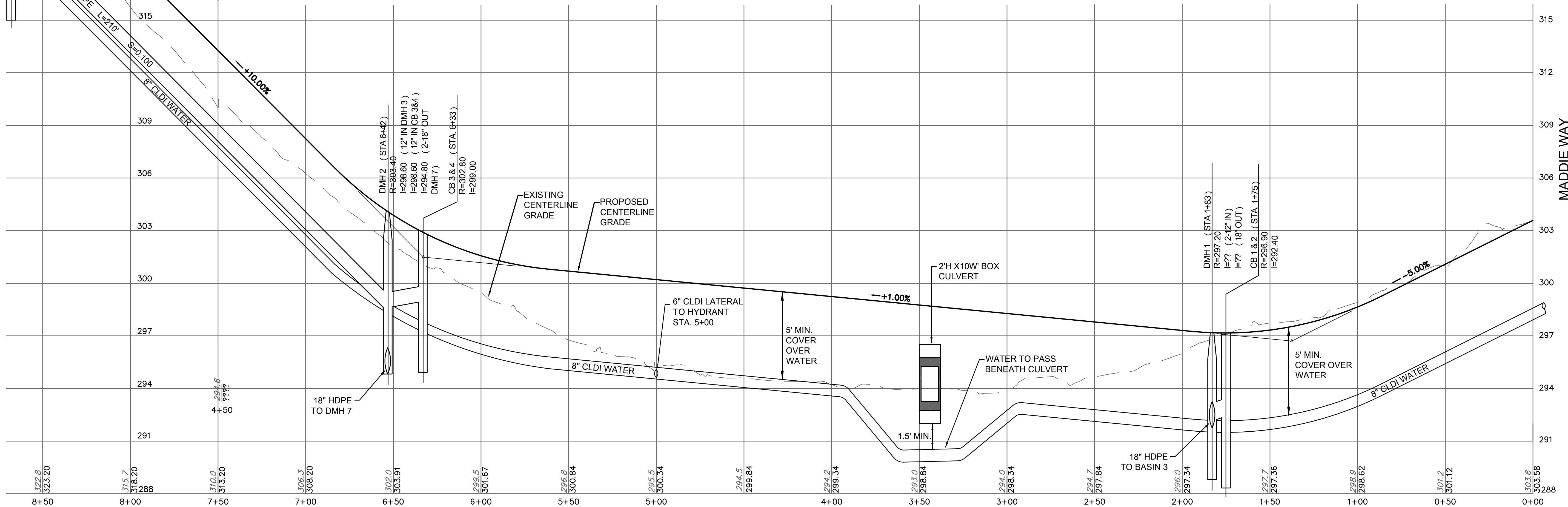
DATE: **February 14, 2025**

REVISIONS		
#	DATE	DESCRIPTION
1	6-20-25	ROADWAY AND DRAINAGE MJD

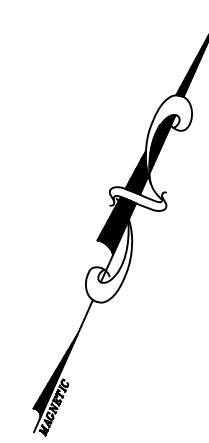
JOB NO: 00454
SHEET: **C-4**



PLAN VIEW
1"=30'



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

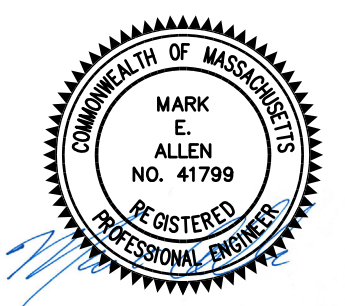


OWNERS:
Varney Bros Sand and Gravel, Inc.
79 Hartford Street
Bellingham, MA 02019

SAK II Realty Trust
202 Elm Street
Blackstone, MA 01504

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

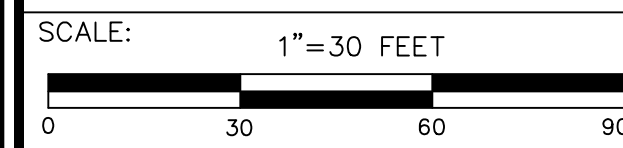
TITLE:
PLAN AND PROFILE
for
Blackstone Street Improvements
Bellingham, MA



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



DATE: **February 14, 2025**

REVISIONS			
#	DATE	DESCRIPTION	INIT
1	6-20-25	ROADWAY AND DRAINAGE	MJD

JOB NO: 00454
SHEET: **C-5**

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

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

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

SOIL LOG (TP-1)

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

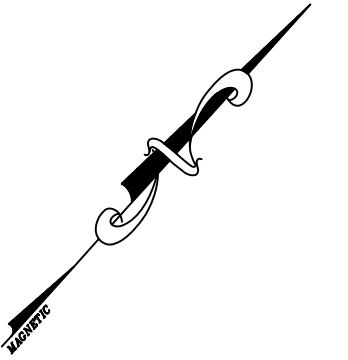
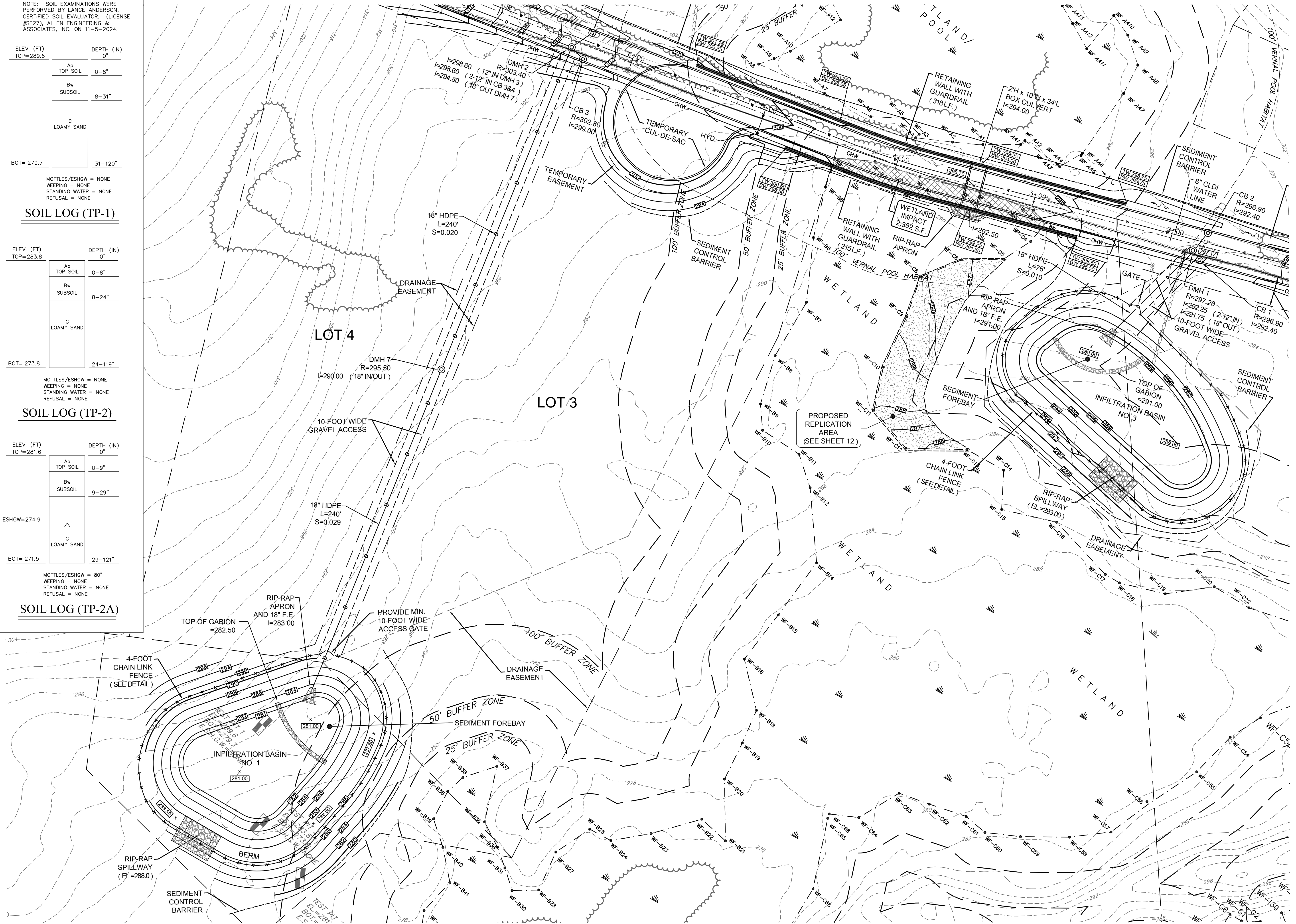
MOTTLES/ESHOW = NONE
WEEPING = NONE
STANDING WATER = NONE
REFUSAL = NONE

SOIL LOG (TP-2)

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

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

SOIL LOG (TP-2A)



OWNERS:

Varney Bros Sand and Gravel, Inc.
79 Hartford Street
Bellingham, MA 02109

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
NUMBER 1 & 3
for
Blackstone Street Improvements
Bellingham, MA



PROFESSIONAL ENGINEER

PREPARED BY:



ALLEN ENGINEERING & ASSOCIATES

Civil Engineers • Surveyors
Land Development Consultants
140 Hartford Avenue East
Hopdale, Ma 01747
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SCALE:

1"=30' FEET

DATE:

February 14, 2025

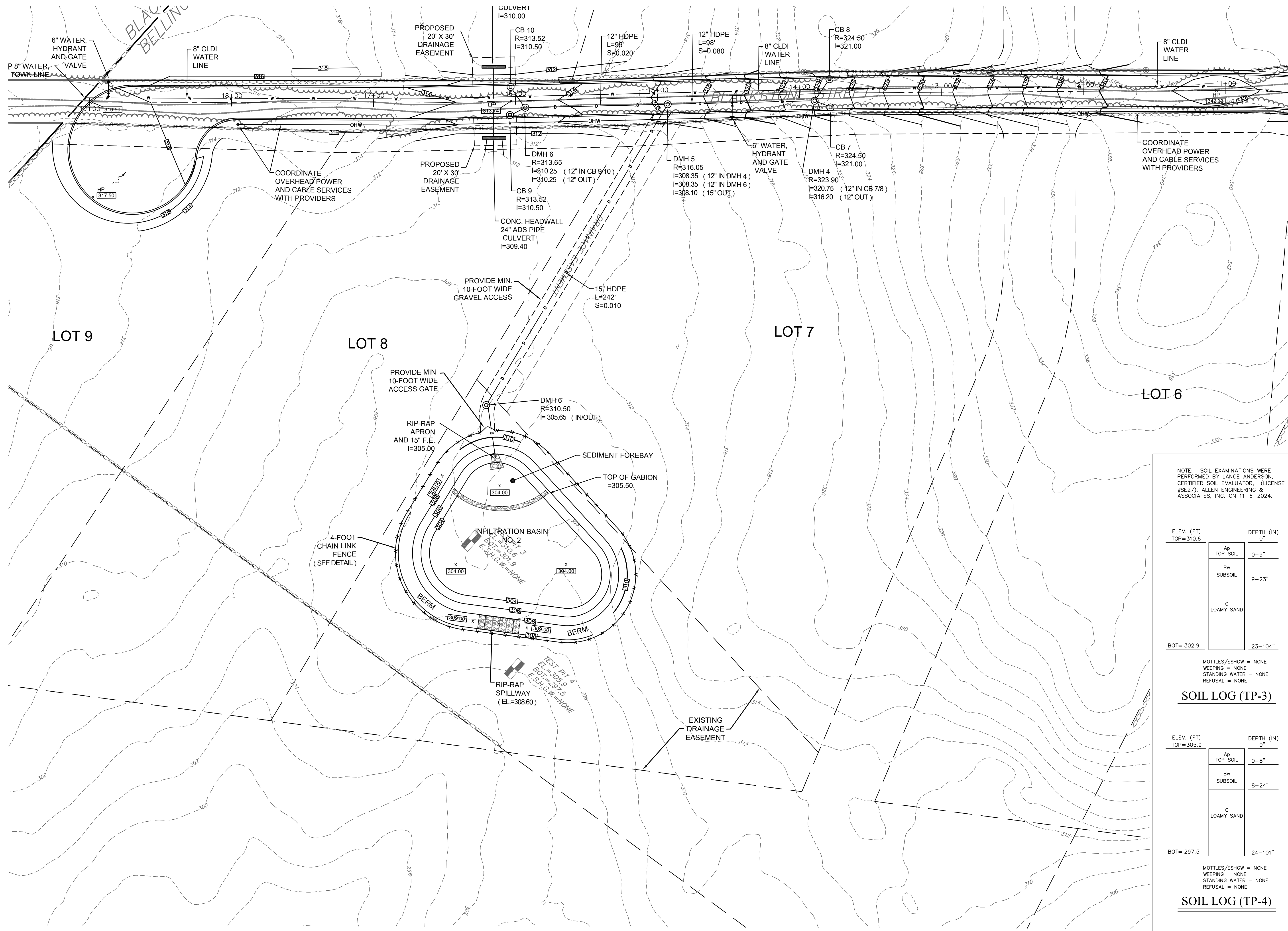
REVISIONS

#	DATE	DESCRIPTION	INIT
1	6-20-25	ROADWAY AND DRAINAGE	MJD

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	23-104"
BOT= 302.9	

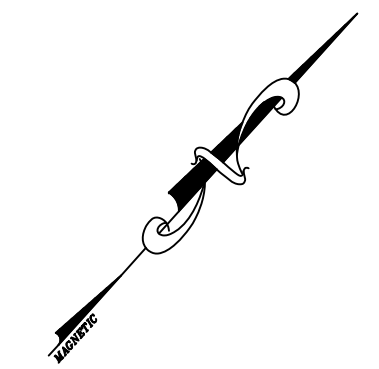
MOTTLES/ESHGW = NONE
WEEPING = NONE
STANDING WATER = NONE
REFUSAL = NONE

SOIL LOG (TP-3)

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

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

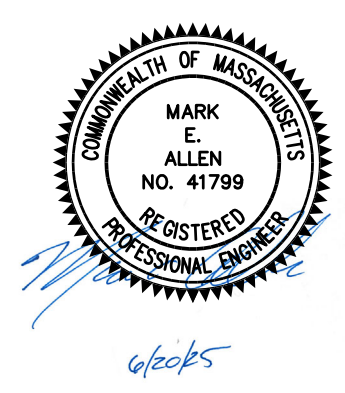
SOIL LOG (TP-4)



OWNERS:
Varney Bros Sand and Gravel, Inc.
79 Hartford Street
Bellingham, MA 02109
SAK II Realty Trust
202 Elm Street
Blackstone, MA 01504

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

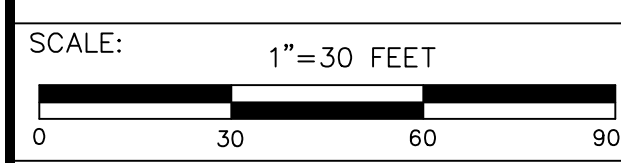
TITLE:
STORMWATER BASIN NUMBER 2
for
Blackstone Street Improvements
Bellingham, MA



PROFESSIONAL ENGINEER
PREPARED BY:



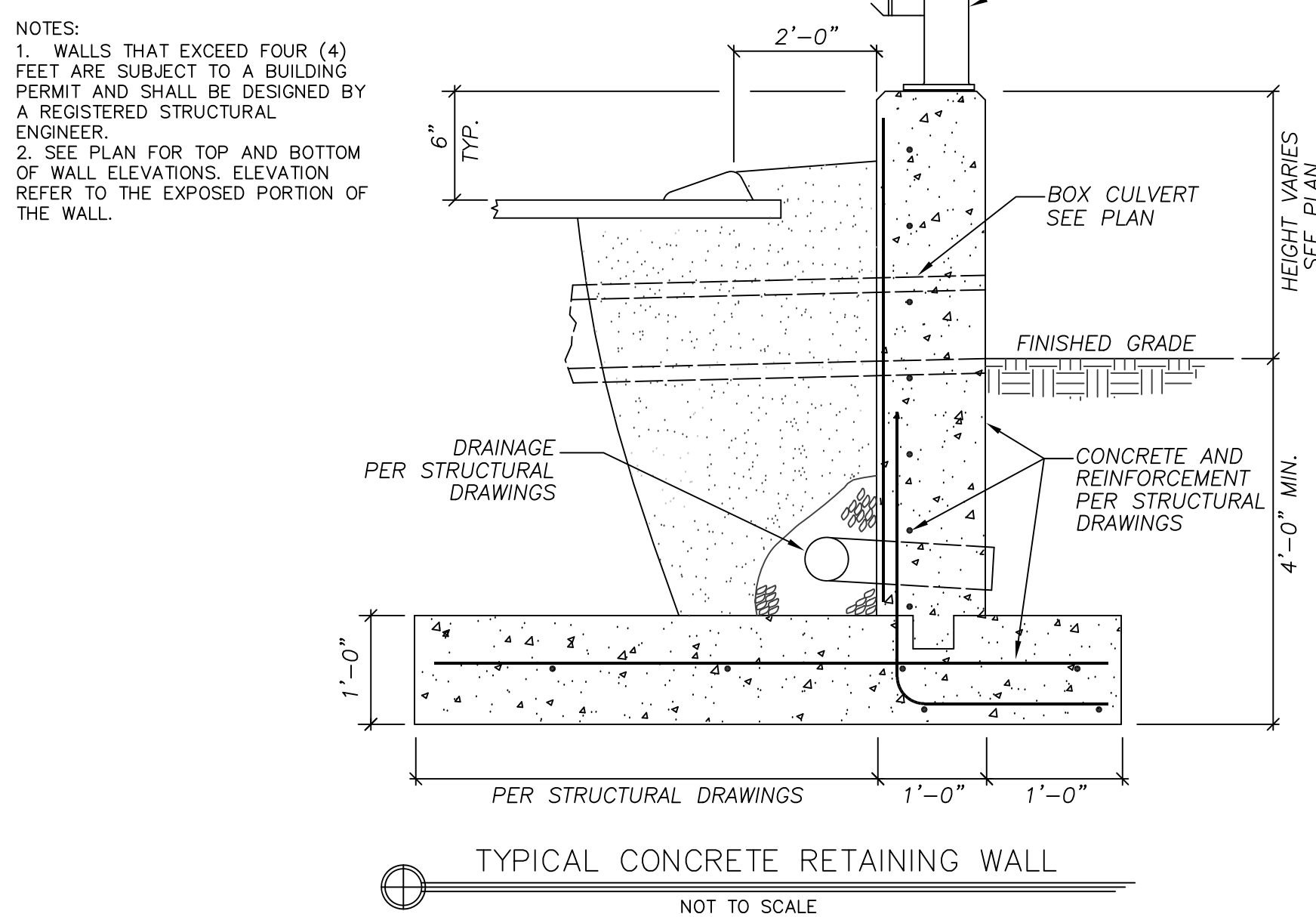
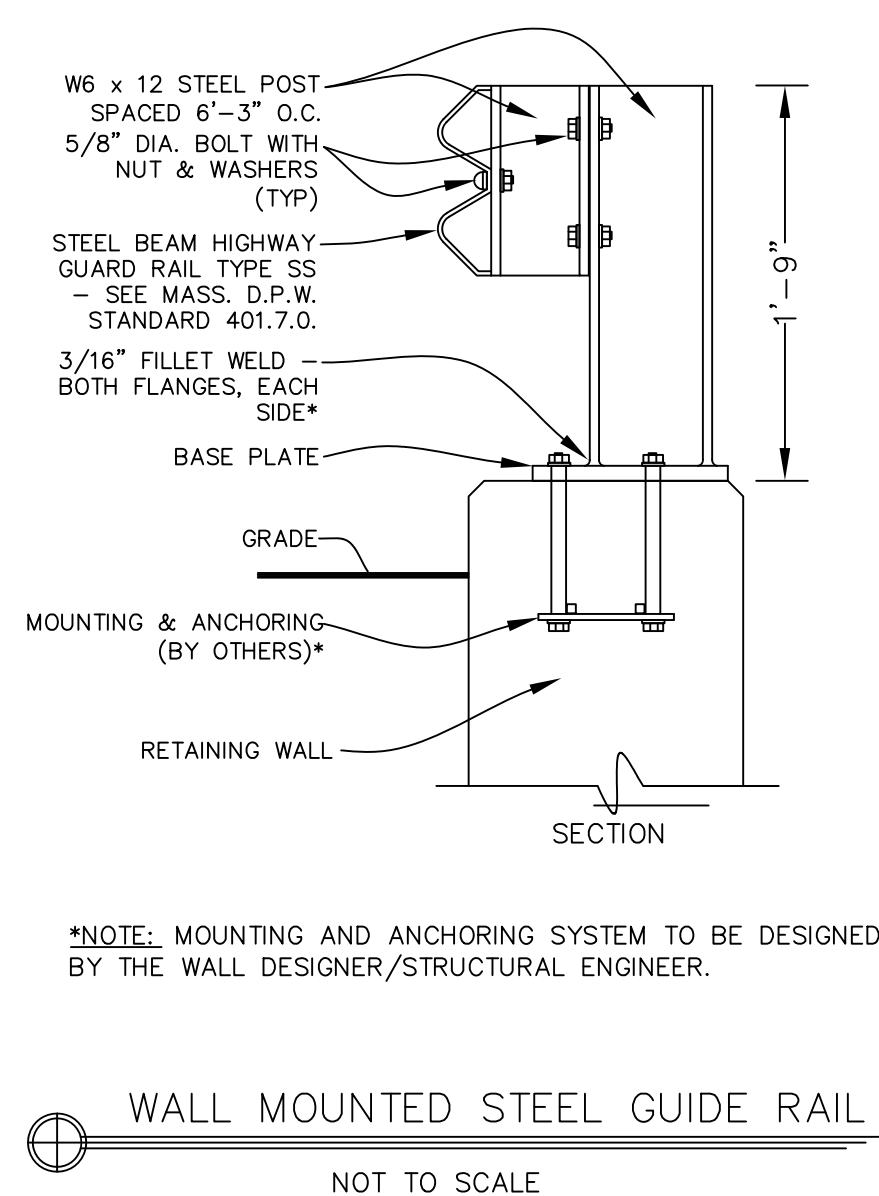
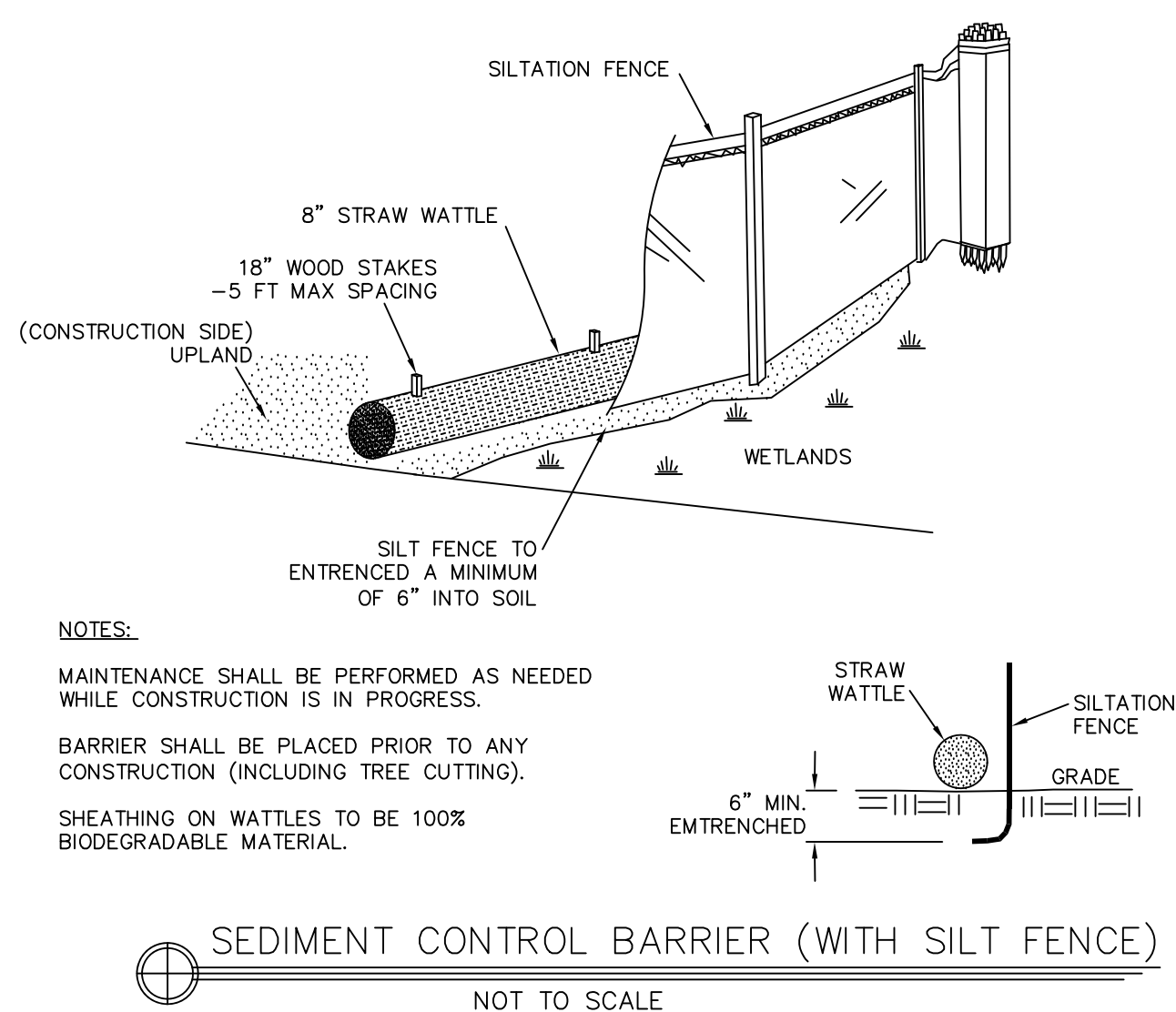
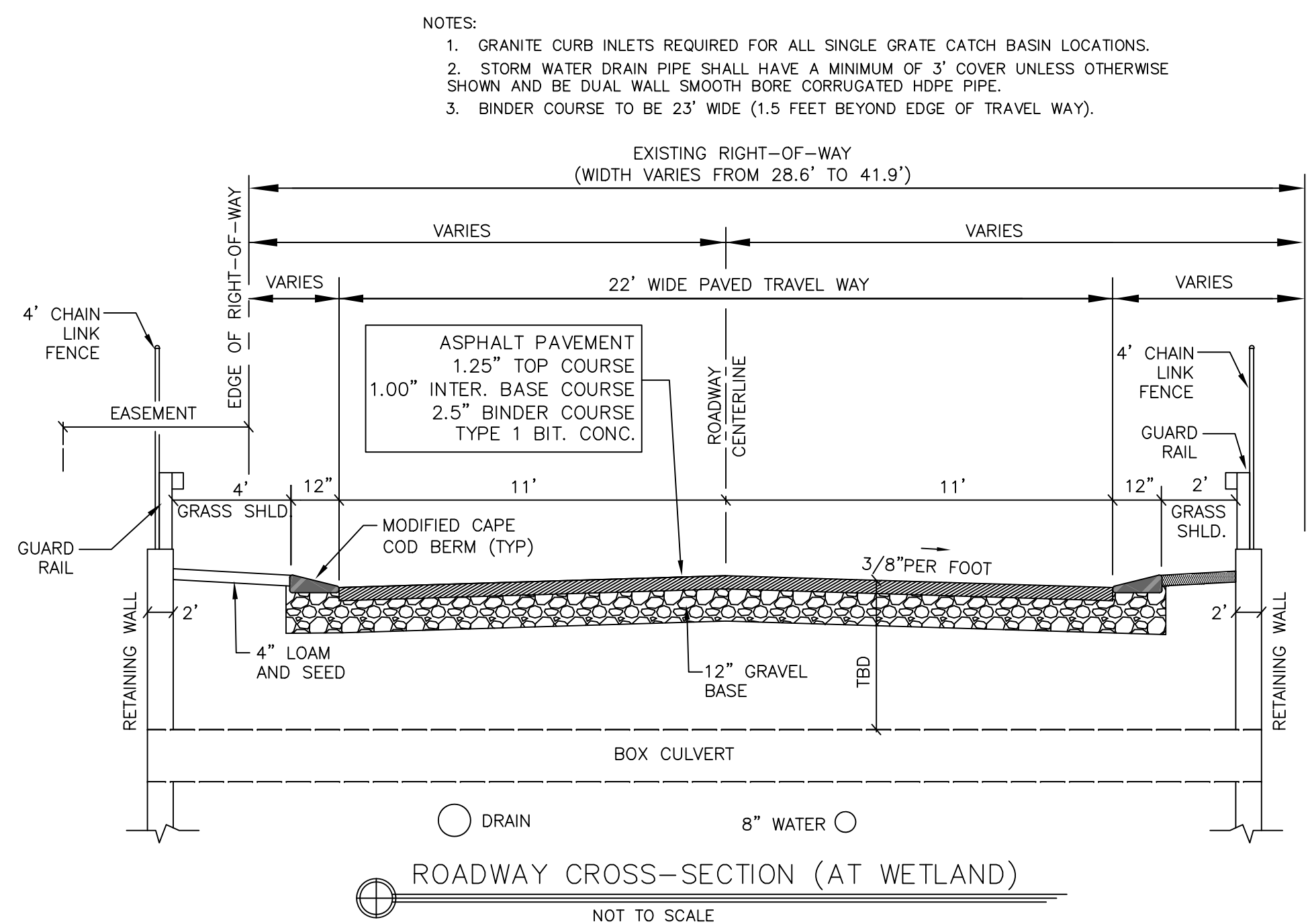
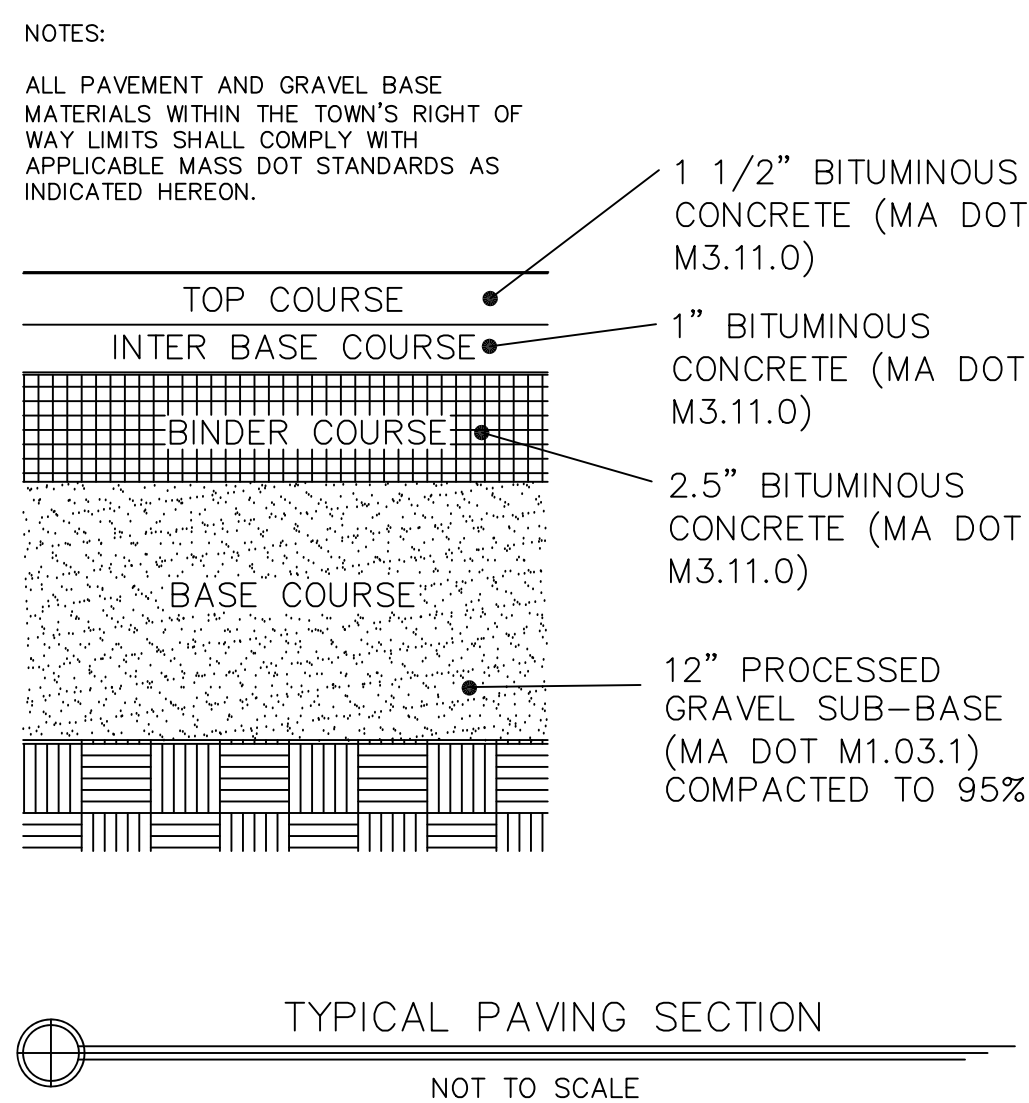
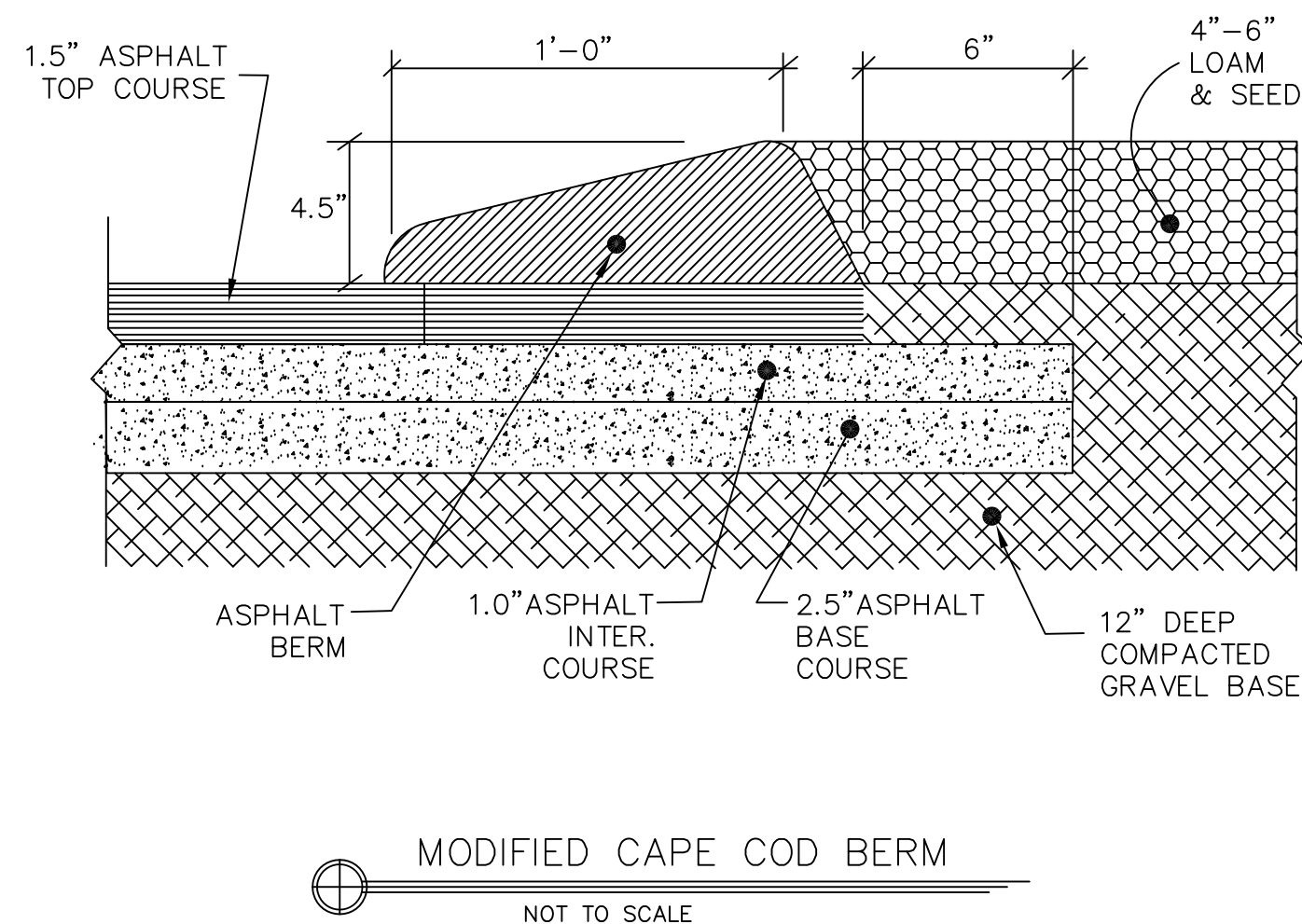
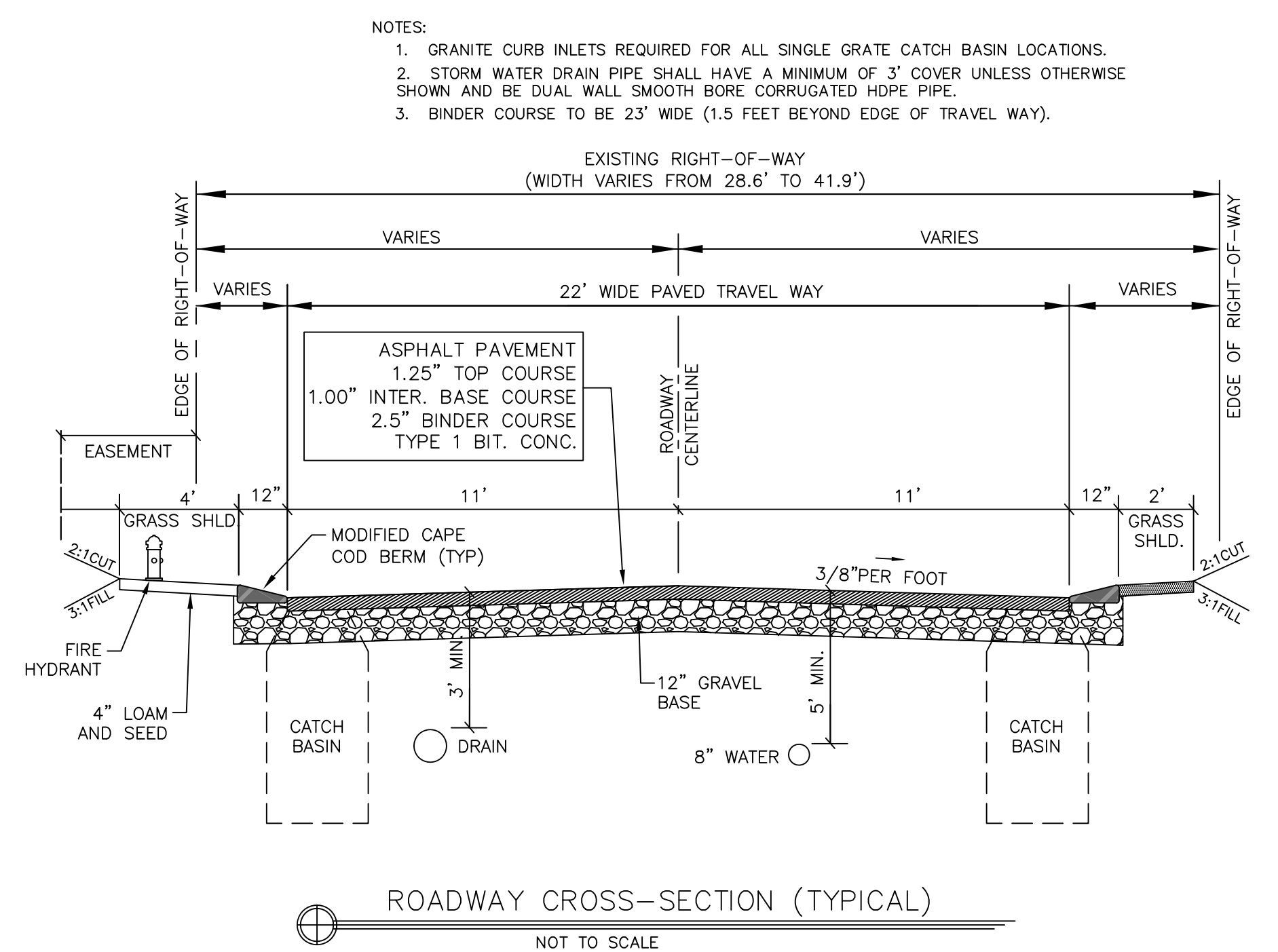
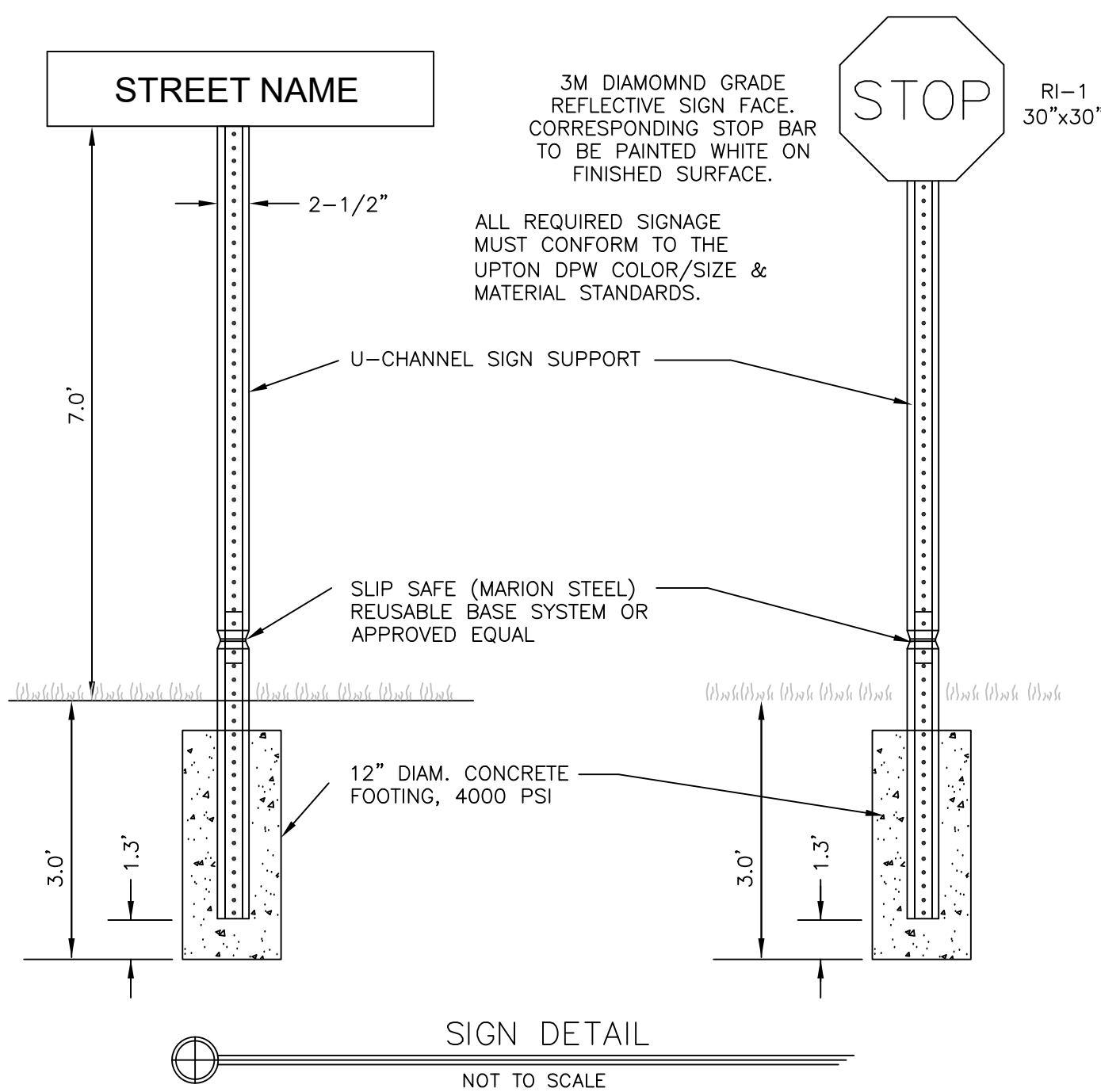
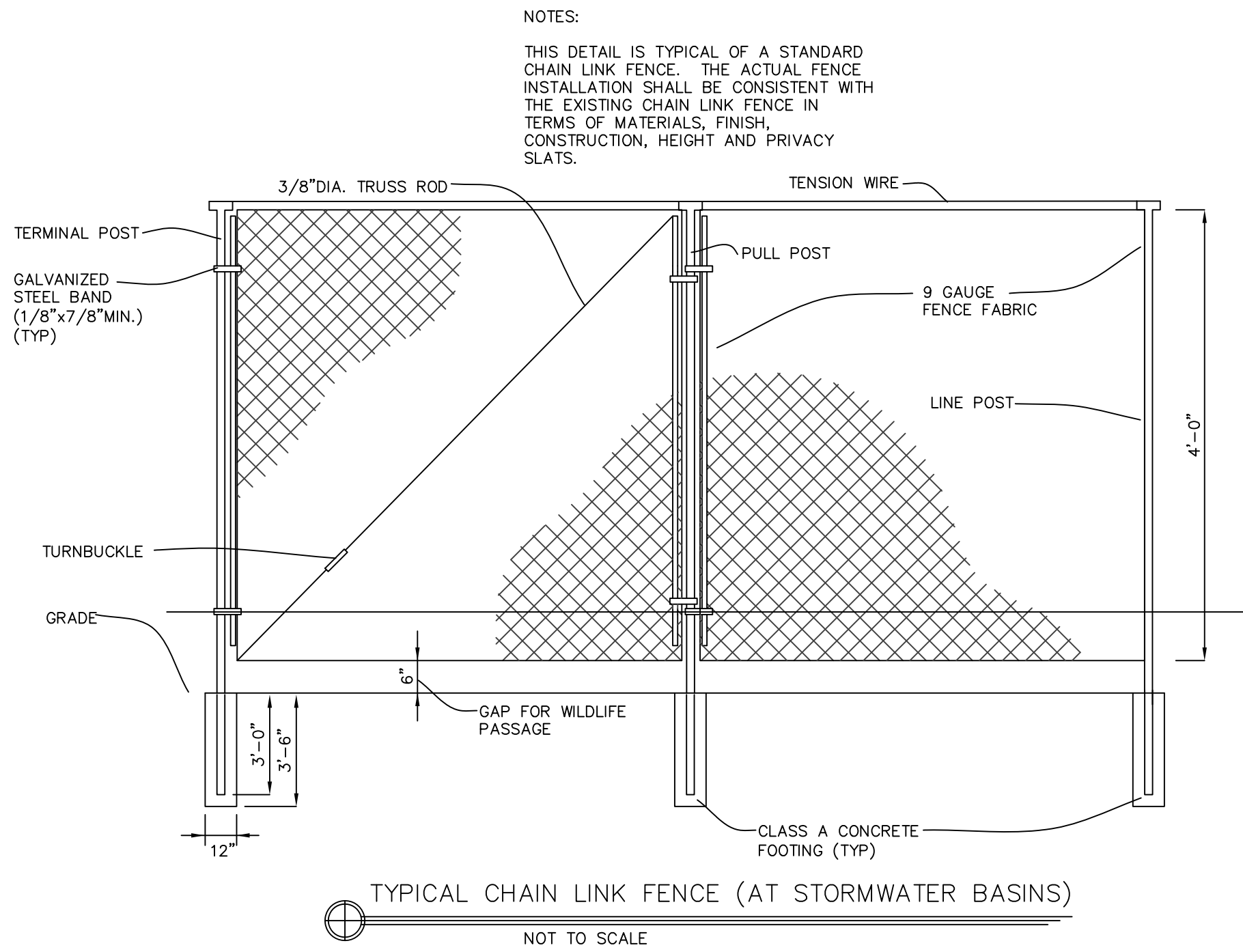
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140 Hartford Avenue East
Hopedale, Ma 01747
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DATE: **February 14, 2025**

REVISIONS			
#	DATE	DESCRIPTION	INIT
1	6-20-25	ROADWAY AND DRAINAGE	MJD

JOB NO: 00454
SHEET: **C-9**



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:

CONSTRUCTION DETAILS
for
Blackstone Street Improvements
Bellingham, MA



PROFESSIONAL ENGINEER

PREPARED BY:



ALLEN ENGINEERING & ASSOCIATES

Civil Engineers · Surveyors
Land Development Consultants
140 Hartford Avenue East
Hopedale, Ma 01747
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SCALE:



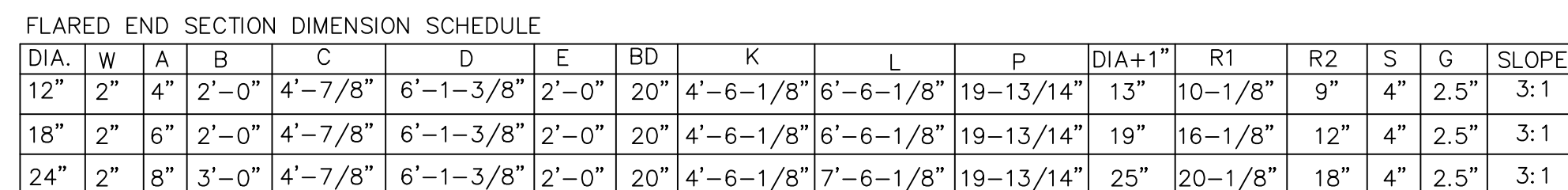
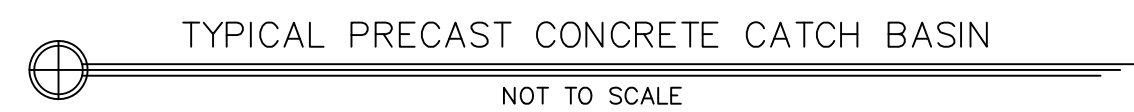
DATE: February 14, 2025

REVISIONS

#	DATE	DESCRIPTION	INIT
1	6-20-25	ROADWAY AND DRAINAGE	MJD

JOB NO:
00454

SHEET:
C-10

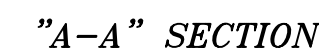
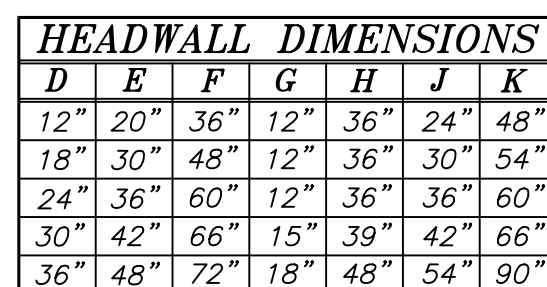


FLARED END SECTION

NOT TO SCALE



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".



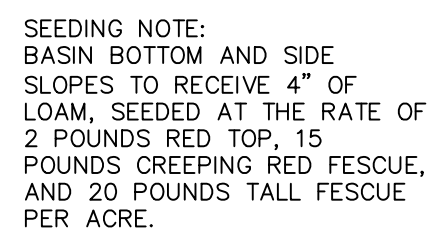
"B-B" SECTION

TYPICAL CONCRETE HEADWALL

NOT TO SCALE

BASIN ELEVATION SCHEDULE			
	BASIN #1	BASIN #2	BASIN #3
TOP OF BERM	288.50	309.00	294.00
RIP-RAP OVERFLOW SPILLWAY™	288.00	308.60	293.00
TOP OF GABION	282.50	305.50	291.00
BOTTOM OF FOREBAY/BASIN	281.00	304.00	289.00
E.S.H.G.W.	N/A	N/A	N/A

BERM NOTE:
COMPACTED LOW PERMEABILITY FILL MATERIAL SHALL BE WELL GRADED, SILTY, GRAVELLY SAND WITH A MINIMUM OF 15% PASSING SIEVE #200. FILL SHALL BE FREE OF STONES GREATER THAN 6" IN DIA. ORGANIC MATERIAL, 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.



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

TITLE:

CONSTRUCTION
DETAILS
for
Blackstone Street
Improvements
Bellingham, MA



PROFESSIONAL ENGINEER

PREPARED BY:



**ALLEN ENGINEERING
& ASSOCIATES**

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SCALE:



DATE:

February 14, 2025

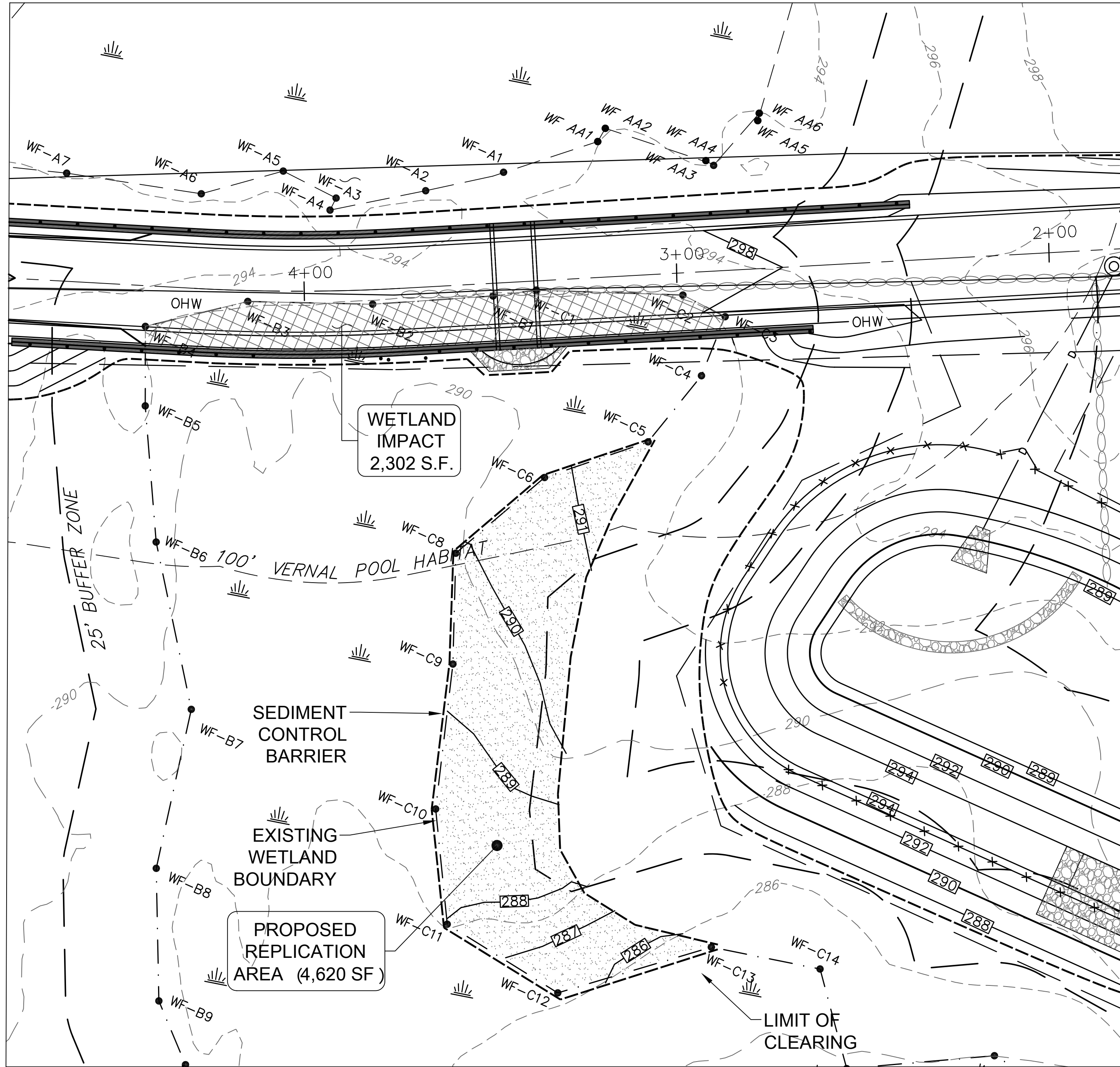
REVISIONS

#	DATE	DESCRIPTION	INITIALS
1	6-20-25	ROADWAY AND DRAINAGE	MJ

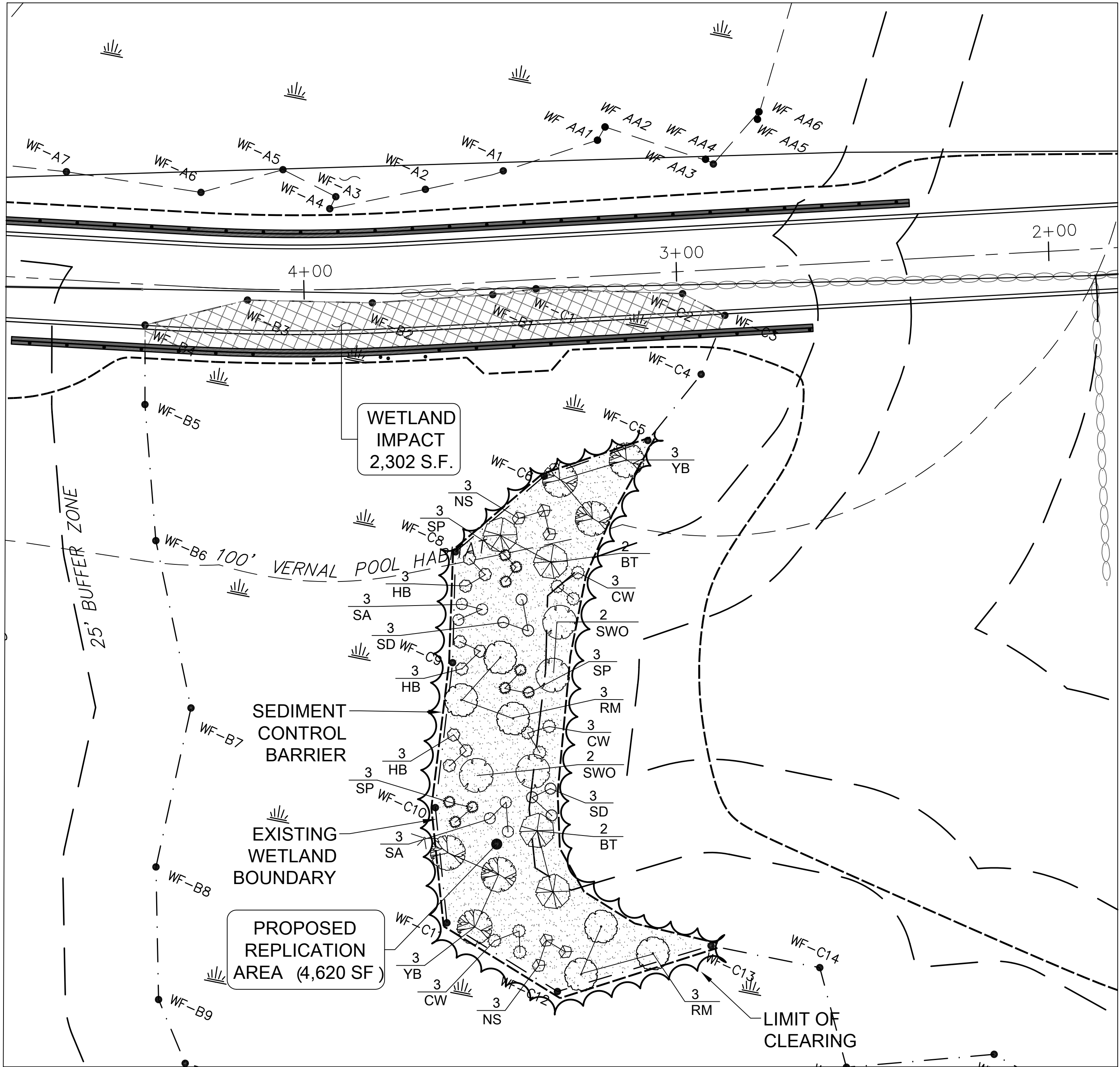
JOB NO:
00454

SHEET:

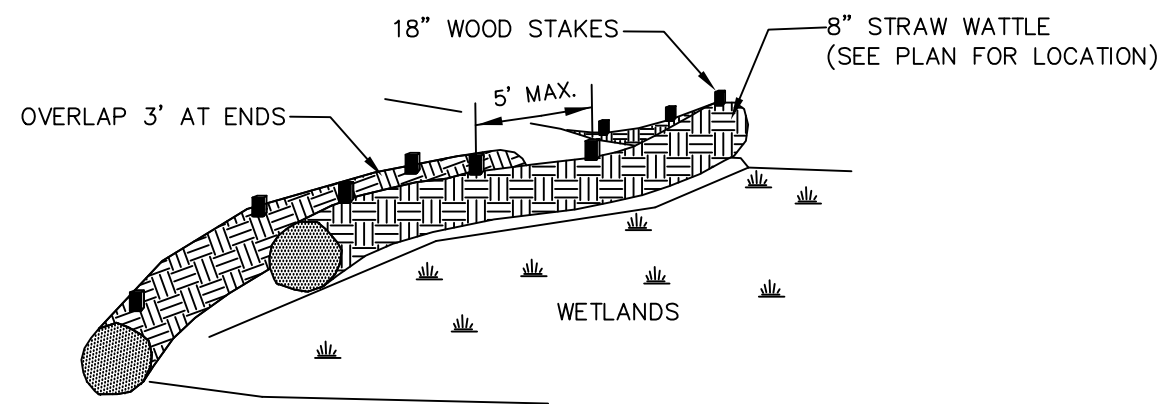
C-11



PROPOSED REPLICATION
AREA GRADING
1"=30'

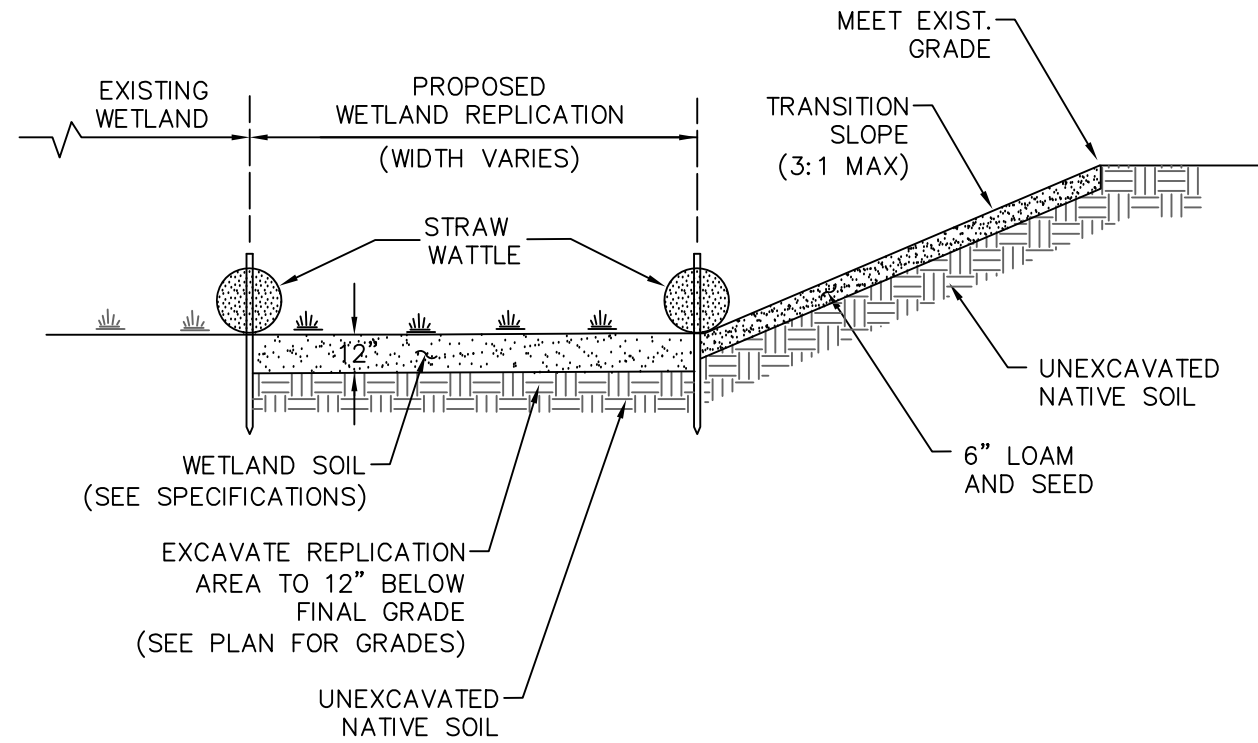


PROPOSED REPLICATION
AREA PLANTING
1"=30'



NOTE:
1. MAINTENANCE SHALL BE PERFORMED AS NEEDED THROUGHOUT CONSTRUCTION PERIOD.
2. BARRIER LOCATION SHALL BE MARKED UNDER THE DIRECTION OF A REGISTERED LAND SURVEYOR AND INSTALLED PRIOR TO ANY CONSTRUCTION, INCLUDING TREE CUTTING.

REPLICATION AREA
SEDIMENT CONTROL BARRIER
NOT TO SCALE



WETLAND REPLICATION AREA
SECTION A-A
NOT TO SCALE

REPLICATION AREA PLANTING SCHEDULE

ABR.	COMMON NAME	LATIN NAME	SIZE	QUANTITY
NATIVE TREES:				
BT	BLACK TUPELO	NYSSA SYLVATICA	1.5"-2" CAL.	4
RM	RED MAPLE	ACER RUBRUM	1.5"-2" CAL.	6
SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	1.5"-2" CAL.	4
YB	YELLOW BIRCH	BETULA ALLEGHANIENSIS	1.5"-2" CAL.	6
NATIVE SHRUBS:				
NS	NORTHERN SPICEBUSH	LINDERA BENZOIN	2'-4' HT.	6
HB	HIGHBUSH BLUEBERRY	VACCINIUM CORYMBOSUM	2'-4' HT.	9
CW	COMMON WINTERBERRY	IILEX VERTICILLATA	2'-4' HT.	9
SD	SILKY DOGWOOD	CORNUS AMOMUM	2'-4' HT.	6
SA	SPECKLED ALDER	ALNUS REGOSA	2'-4' HT.	6
SP	SWEET PEPPERBUSH	CLETHRA ALNIFOLIA	2'-4' HT.	9

OWNERS:

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

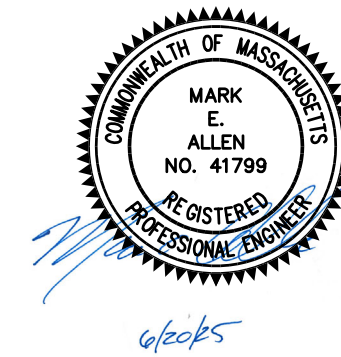
SAK II Realty Trust
202 Elm Street
Blackstone, MA 01504

APPLICANT:

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

TITLE:

WETLAND REPLICATION AREA
for
Blackstone Street Improvements
Bellingham, MA



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"=20' FEET

DATE: February 14, 2025

REVISIONS			
#	DATE	DESCRIPTION	INIT
1	6-20-25	ROADWAY AND DRAINAGE	MJD

JOB NO:
00454

SHEET: C-12