

w/f SACHEM
CAPITAL CORP.
HARTFORD AVE.
PARCEL #04-14

w/f RICHARD A. &
HOLLY A. WILBER
456 HARTFORD AVE.
PARCEL #04-13

w/f ROBERT &
MARLENE HEFFERMAN
454 HARTFORD AVE.
PARCEL #04-12

w/f MARK HEALEY
450 HARTFORD AVE.
PARCEL #04-11

w/f MICHELLE BASSETT
391 HARTFORD AVE.
PARCEL #04-10

w/f ARTHUR L. DELORME IRREVOCBLE TRUST
S. DELORME & M. CROWLEY, TTEES
457 HARTFORD AVE.
PARCEL #04-71

w/f GEORGE A. & LOUISA LOPEZ
7 PEARL ST.
PARCEL #04-73

w/f GARY J. & SHERRYL BASTARACHE
11 PEARL ST.
PARCEL #04-69

w/f SARAH JOY TEDESCHI &
QUILMAR A. MARTINEZ
15 PEARL ST.
PARCEL #04-68

w/f JANET HOLLANDER
43 PEARL ST.
PARCEL #04-67

w/f SCOOPS REALTY LLC
445 HARTFORD AVE.
PARCEL #04-09

ACCESSIBILITY NOTES:

- ALL WALKWAYS/SIDEWALKS AND ASSOCIATED CURB CUTS ARE CONSIDERED ACCESSIBLE ROUTES AND SHALL FULLY COMPLY WITH MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) RULES AND REGULATIONS, 521 CMR.
- ALL WALKWAYS/SIDEWALKS/CURB CUT RAMPS SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
- AAB REGULATIONS DO NOT ALLOW ANY TOLERANCE ON SLOPE REQUIREMENTS AND THE MAXIMUM SLOPES CANNOT BE EXCEEDED.
- IT IS RECOMMENDED THAT THE CONTRACTOR USE A DIGITAL LEVEL TO VERIFY SLOPE OF FORMS PRIOR TO PLACEMENT OF CONCRETE.
- WALKWAYS/SIDEWALKS SHALL BE 5 FEET WIDE (EXCLUDING CURB) UNLESS OTHERWISE NOTED.
- WALKWAYS/SIDEWALKS SHALL PROVIDE A MINIMUM OF 36 INCHES CLEAR (EXCLUDING ADJACENT CURB STONES), UNOBSTRUCTED PATH OF TRAVEL PAST ALL OBSTRUCTIONS (I.E. UTILITY POLES, SIGNS, FIRE HYDRANTS, ETC...)
- WALKWAYS/SIDEWALKS SHALL HAVE A RUNNING SLOPE OF LESS THAN 4.5% AND A CROSS SLOPE LESS THAN 1.5%. IN NO INSTANCE SHALL THE MINIMUM SLOPE IN ANY DIRECTION BE LESS THAN 1%.
- TRANSITIONS FROM CURB CUTS TO WALKWAYS/SIDEWALKS AND GUTTERS SHALL BE FLUSH.
- UPON COMPLETION OF THE SITE WORK, THE GENERAL CONTRACTOR SHALL CERTIFY IN WRITING TO THE ARCHITECT AND OWNER THAT ALL ACCESSIBLE PARKING SPACES AND ACCESSIBLE ROUTES INCLUDING ALL WALKWAYS/SIDEWALKS, CURB CUTS, PLAY AREAS, RECREATIONAL AREA, RAMPS AND ENTRANCES HAVE BEEN CONSTRUCTED IN STRICT COMPLIANCE WITH THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATIONS 521 CMR.

LAYOUT NOTES

- ALL PARKING SPACES SHALL BE 9' WIDE x 18' DEEP EXCEPT HANDICAP SPACES, WHICH SHALL BE 8' WIDE (EXCLUSIVE OF ADJACENT ACCESS AISLE). ALL HANDICAP ACCESS AISLES ADJACENT TO HANDICAP PARKING SPACES SHALL BE 18' DEEP AND 8' WIDE (VAN ACCESSIBLE).

SNOW STORAGE NOTES

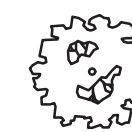
- SNOW MAY BE LEFT IN REASONABLY SIZED WINDROWS ALONG THE EDGE OF DRIVEWAYS AND PARKING AREAS. SUCH WINDROWS SHALL NOT INTERFERE WITH PARKING.
- SNOW MAY BE PILED IN THE VARIOUS SNOW STORAGE AREAS SHOWN HEREON.
- SNOW ACCUMULATION MAY NOT INTERFERE WITH PARKING OR TURNING MOVEMENTS AT INTERSECTIONS.
- AT SUCH TIME AS SNOW ACCUMULATIONS EXCEED THE CAPACITY OF ON-SITE STORAGE AREAS, SUCH EXCESS SNOW SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH STATE, LOCAL AND FEDERAL LAWS AND REGULATIONS.

ZONING REQUIREMENTS

	BUSINESS 1	PROVIDED
MIN. LOT AREA	40,000 S.F.	191,998± S.F.
MIN. FRONTAGE	150'	269.44'
FRONT YARD	20'	211.9'
SIDE YARD	10'	61.3'
REAR YARD	20'	252.0'
MAX BLDG. HEIGHT	35'	<35'
SHAPE FACTOR	P*2/A<22	17.9
PARKING	4 SPACES/1K S.F. (30 SPACES)	15 SPACES*

*A SPECIAL PERMIT IS SOUGHT TO REDUCE THE REQUIRED PARKING SPACES TO 2 SPACES PER 1,000 S.F.

LANDSCAPE LEGEND



2" MIN. CALIPER DECIDUOUS TREE
MIN. TWO SPECIES OF
- ACER RUBRUM (RED MAPLE)
- QUERCUS ALBA (WHITE OAK)
- POPULUS TREMULOIDES (TREMBLING ASPEN)
- ULMUS AMERICANA (AMERICAN ELM)
- FRAXINUS AMERICANA (WHITE ASH)



MIN. THREE SPECIES OF MIN. 24" HEIGHT:
- R. ROSEUM (EARLY AZALEA)
- RHODODENDRON CANADENSE (RHODERA)
- SPIRAEA LATIFOLIA (MEADOWSWEET)
- KALMIA ANGUSTIFOLIA (SHEEP LAUREL)
- ILEX MUCRONATA
- LINDERA BENZON (SPICEBUSH)

NOTES:

- PLANT LOCATIONS MAY VARY.
- SHRUB QUANTITIES SHALL BE AT LEAST THE NUMBER SHOWN ON THIS PLAN.
- SUBSTITUTIONS MAY BE APPROVED BY THE TOWN PLANNER, BUT SHALL BE NATIVE TO MASSACHUSETTS.
- INVASIVE SPECIES SHALL NOT BE USED.
- ALL LANDSCAPE AREAS THAT ARE NOT FINISHED AS MULCHED PLANTING BEDS SHALL BE SURFACED WITH A MINIMUM OF 6-INCHES OF LOAM AND SEEDED.

OWNER/APPLICANT
DARN PROPERTIES, LLC
1575 HIGHLAND STREET
HOLLISTON, MA 01746

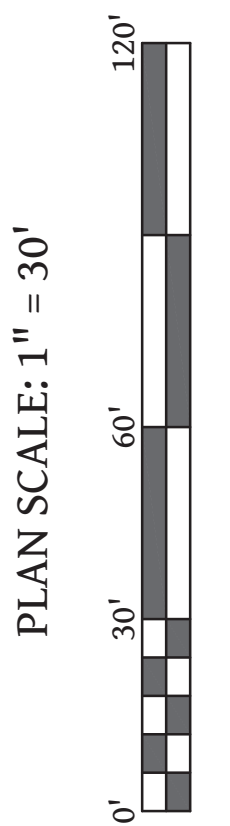
ZONING DISTRICT
BUSINESS 1
SUBURBAN

ASSESSORS PARCEL
04-72

PLAN & DEED REFERENCE
DEED BOOK 38214 PAGE 200
PLAN BOOK 428 NO. 181-1995



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J. Merrikin, P.E.
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REVISION	DATE	BY

455 HARTFORD AVENUE
LAYOUT
PLAN OF LAND
IN
BELLINGHAM, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-2



LEGACY
ENGINEERING

w/f SACHEM
CAPITAL CORP.
HARTFORD AVE.
PARCEL #04-14

w/f RICHARD A. &
HOLLY A. WILBER
456 HARTFORD AVE.
PARCEL #04-13

INFILTRATION
BASIN #2
BOT. ELEV.=203.0
TOP ELEV.=205.0

w/f ROBERT &
MARLENE HEFFERMAN
454 HARTFORD AVE.
PARCEL #04-12

w/f MARK HEALEY
450 HARTFORD AVE.
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w/f MICHELLE BASSETT
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w/f
JANET HOLLANDER
43 PEARL ST.
PARCEL #04-67

w/f
JACQUELYN A. BALLARINO
HARTFORD AVE.
PARCEL #09-15

w/f
SCOOPS REALTY LLC
445 HARTFORD AVE.
PARCEL #09-09

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DARN PROPERTIES, LLC
1575 HIGHLAND STREET
HOLLISTON, MA 01746

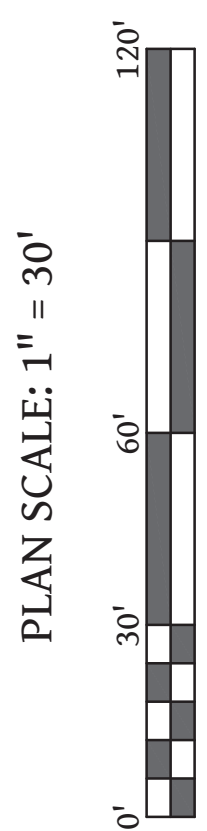
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PLAN SCALE: 1" = 30'

REVISION	DATE	BY

PLAN DATE: SEPTEMBER 22, 2025

455 HARTFORD AVENUE
GRADING & UTILITIES
PLAN OF LAND
IN
BELLINGHAM, MA

UTILITY NOTES:

1. DOMESTIC WATER SERVICE SHALL BE TYPE K COPPER IN ACCORDANCE WITH THE REQUIREMENTS OF THE SEWER AND WATER DEPARTMENT. PRIOR TO INSTALLATION, THE PROJECT ARCHITECT SHALL VERIFY THE DOMESTIC, IRRIGATION AND/OR FIRE WATER SERVICE PIPE SIZE REQUIREMENTS FOR THE BUILDING.
2. DRAINAGE PIPING SHALL BE HDPE RATED FOR H2O LOADING. (ADS N12 OR EQUAL)
3. THE ELECTRIC AND GAS COMPANY SHALL DETERMINE THE FINAL LOCATION AND DESIGN OF GAS SERVICE AND THE ELECTRIC SERVICE AND TRANSFORMER (IF NEEDED).

GRADING NOTES:

1. IT IS ESTIMATED THAT THE TOTAL CUT VOLUME FOR THE SITE WILL BE APPROXIMATELY 10 CUBIC YARDS. THE ESTIMATED TOTAL FILL VOLUME FOR THE SITE WILL BE APPROXIMATELY 8,000 CUBIC YARDS. THIS RESULTS IN A TOTAL FILL VOLUME OF APPROXIMATELY 7,990 C.Y.

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

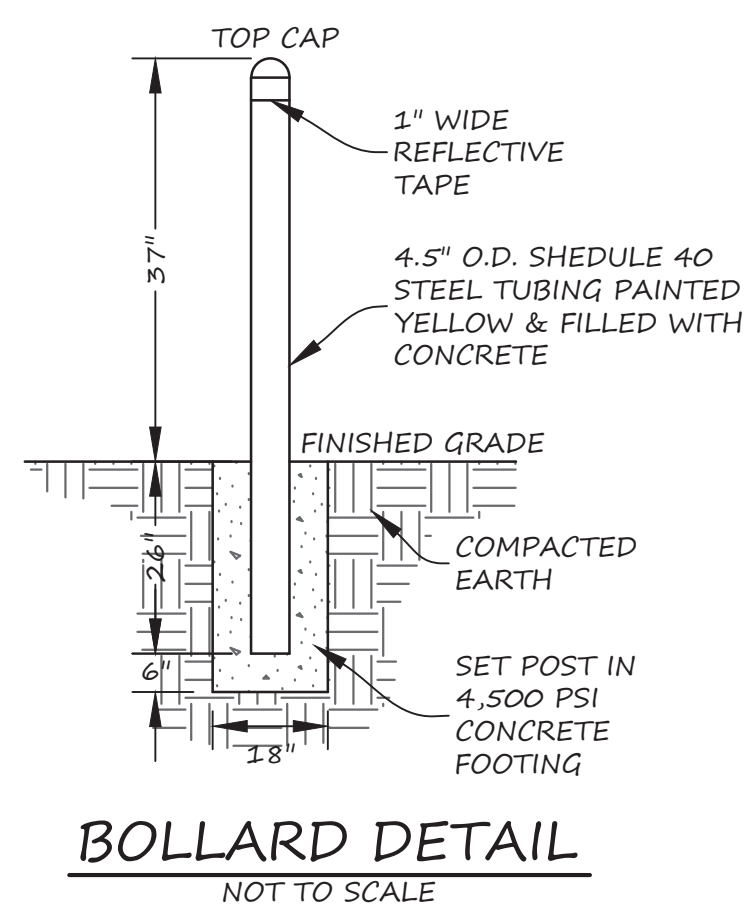
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LEGACY
ENGINEERING

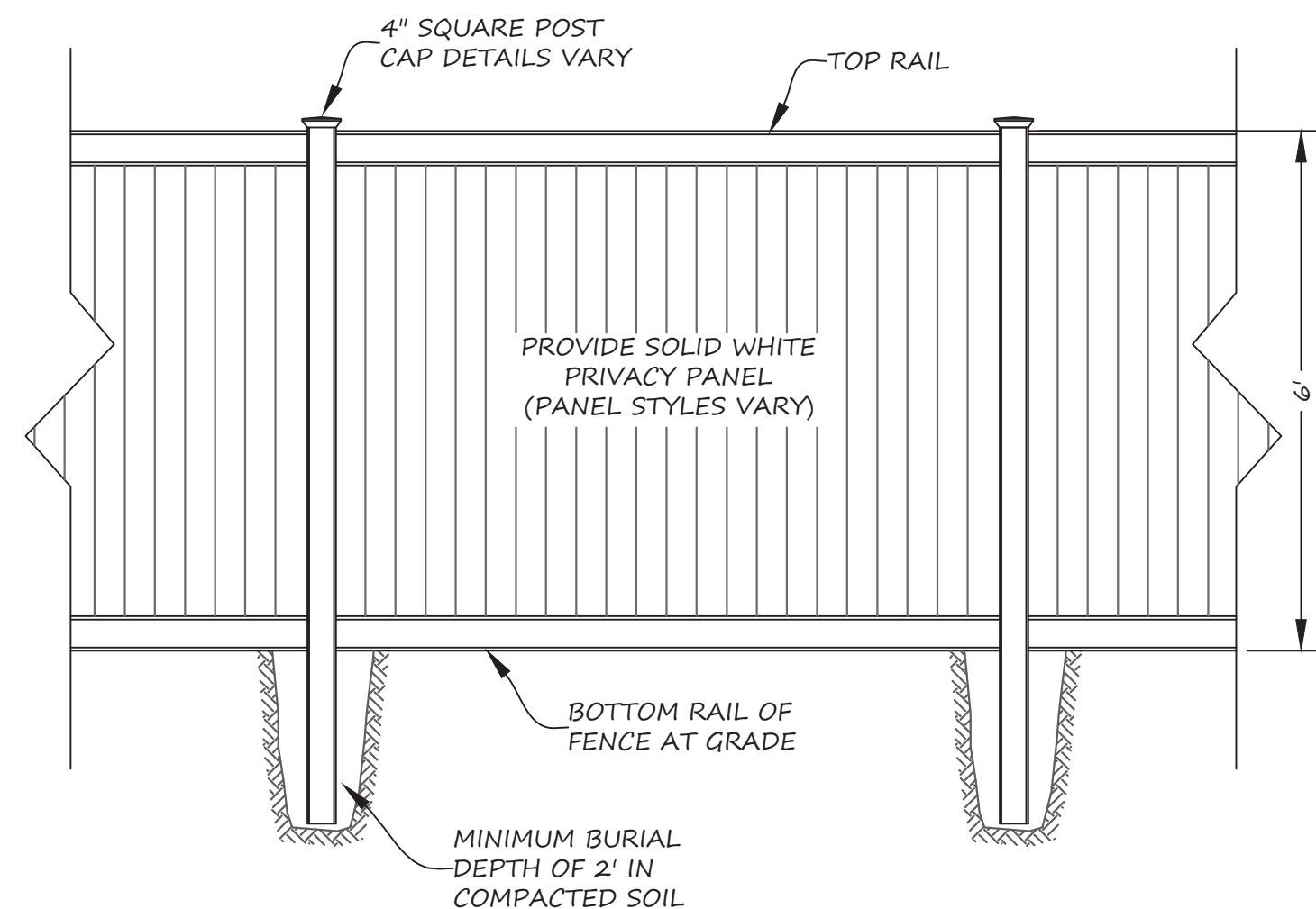


1. FOLLOW THIS DETAIL WHEREVER A CONCRETE SIDEWALK IS IMMEDIATELY ADJACENT TO A CURB.
2. ALL ASPECTS OF WALKWAY/SIDEWALK CONSTRUCTION SHALL BE IN FULL COMPLIANCE WITH §21 CMR.
3. PROVIDE CONTROL JOINTS EVERY 5' MIN.
4. PROVIDE PREMELOD JOINT FILL EVERY 30' MIN.
5. PROVIDE 6x6 W1.4 x W1.4 - WELDED WIRE REINFORCEMENT MESH AT MIDDLE OF SLAB THICKNESS.



1. REFER TO THE LAYOUT PLAN FOR THE LOCATION, LAYOUT, AND NUMBER OF HANDICAP PARKING SPACES IN RELATION TO ADJOINING WALKWAYS.
2. HANDICAP PARKING SPACES AND ACCESSIBLE ROUTES (CURB CUTS, RAMPS, WALKWAYS, ETC...) SHALL BE IN ACCORDANCE WITH 521 CMR.

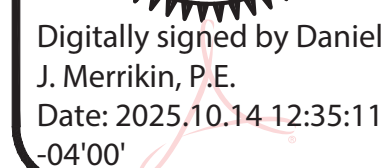
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PLAN SCALE: NOT TO SCALE

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455 HARTFORD AVENUE
DETAILS
PLAN OF LAND
IN
BELLINGHAM, MA

C-6



LEGACY
ENGINEERING



	BASIN #1	BASIN #2
BOTTOM OF BASIN ELEVATION "A"	202.0	203.0
TOP OF BERM ELEVATION "B"	204.0	205.0
OUTLET WEIR WALL LENGTH "W"	17'	15'
OVERFLOW ELEVATION "X"	203.00	204.00
DISCHARGE ORIFICE INVERT "Y"	202.50	N/A
DISCHARGE ORIFICE WIDTH "Z"	3'	N/A
PIPE ELEVATION "P"	N/A	203.50



NOT TO SCALE



1. ALL METAL COMPONENTS TO BE GALVANIZED OR VINYL COATED
2. FENCE TO BE INSTALLED WITH FINISHED SIDE FACING ABUTTING PROPERTIES.
3. PADLOCK KEY TO BE GIVEN TO THE TOWN OF BELLINGHAM.



NOT TO SCALE



NOT TO SCALE

- NOTES:

1. COPPER TUBING SHALL MEET AWWA SPEC. 76-CR TYPE K OR FEDERAL SPEC. WWT-799 TYPE K.
2. 1 1/2-INCH AND LARGER SERVICES SHALL BE INSTALLED WITH A SADDLE.

TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE

OWNER/APPLICANT
DARN PROPERTIES, LLC
1575 HIGHLAND STREET
HOLLISTON, MA 01746

ZONING DISTRICT
BUSINESS 1
SUBURBAN

ASSESSORS PARCEL
04-72

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PLAN DATE: SEPTEMBER 22, 2025

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References

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PLAN OF LAND
IN
BELLINGHAM, MA

730 MAIN STREET
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LEGACY
ENGINEERING

C-7