

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

TOWN OF BELLINGHAM PLANNING BOARD

CHAIRMAN

DATE

CERTIFICATE OF NO APPEAL

THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THIS PLAN WAS RECEIVED BY ME ON _____, AND NO NOTICE OF APPEAL FROM SUCH APPROVAL WAS RECEIVED BY ME DURING THE TWENTY (20) DAYS NEXT AFTER RECEIPT AND RECORDING OF THE NOTICE OF APPROVAL

DATE

TOWN CLERK
BELLINGHAM, MASSACHUSETTS

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
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| REVISIONS | | | | |
|-----------|------|---------|----------|--|
| REV | DATE | COMMENT | DRAWN BY | |
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PRELIMINARY PLAN

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MAA230481.00-0A
DRAWN BY: VH
CHECKED BY: ASUK
DATE: 01/22/2026
CAD ID: P-FSDP-PROP

PRELIMINARY SUBDIVISION PLANS

FOR

NECC HOLDINGS, LLC

PROPOSED SUBDIVISION

PARCEL ID: 0095-0037-0000, 0097-015C-0000, 0096-062A-0000, 0095-0037-0001, 0097-0019-0000
180 PAINE STREET, 0 BOUND RD, 585 WRENTHAM RD
NORFOLK COUNTY
BELLINGHAM, MA

BOHLER

50 WASHINGTON ST., SUITE 2000
WESTBOROUGH, MA 01581
Phone: (508) 480-9900
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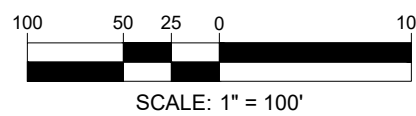
J.A. KUCICH

JOHN A. KUCICH
CIVIL
PROFESSIONAL ENGINEER
MASSACHUSETTS REG. NO. 11530
NEW HAMPSHIRE REG. NO. 15476
CONNECTIONS REG. NO. 98177
RHODE ISLAND LICENSE NO. 9616
MAINE LICENSE NO. 12553

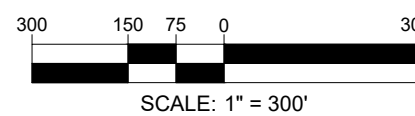
SHEET TITLE: **EXISTING CONDITIONS/DEMOLITION PLAN**

SHEET NUMBER: **C-201**

ORG. DATE - 01/22/2026



(2) PER THE TOWN OF BELLINGHAM ZONING BYLAW (ARTICLE XXVIII 55+ ACTIVE ADULT OVERLAY DISTRICT, § 240-199(B)(8)), THE LOT SHAPE FACTOR AS SPECIFIED IN § 240-39 SHALL NOT APPLY TO ANY DEVELOPMENT PROPOSED UNDER THE AAOD BYLAW.



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_____, AND NO NOTICE OF APPEAL FROM SUCH
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BELLINGHAM, MASSACHUSETTS



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PROJECT:

_____ FOR _____

**PARCEL ID: 0095-0037-0000,
0097-015C-0000, 0096-062A-0000,
0095-0037-0001, 0097-0019-0000
180 PAINE STREET, 0 BOUND RD,
585 WRENTHAM RD
NORFOLK COUNTY
BELLINGHAM, MA**

**50 WASHINGTON ST., SUITE 2000
WESTBOROUGH, MA 01581**
Phone: (508) 480-9900

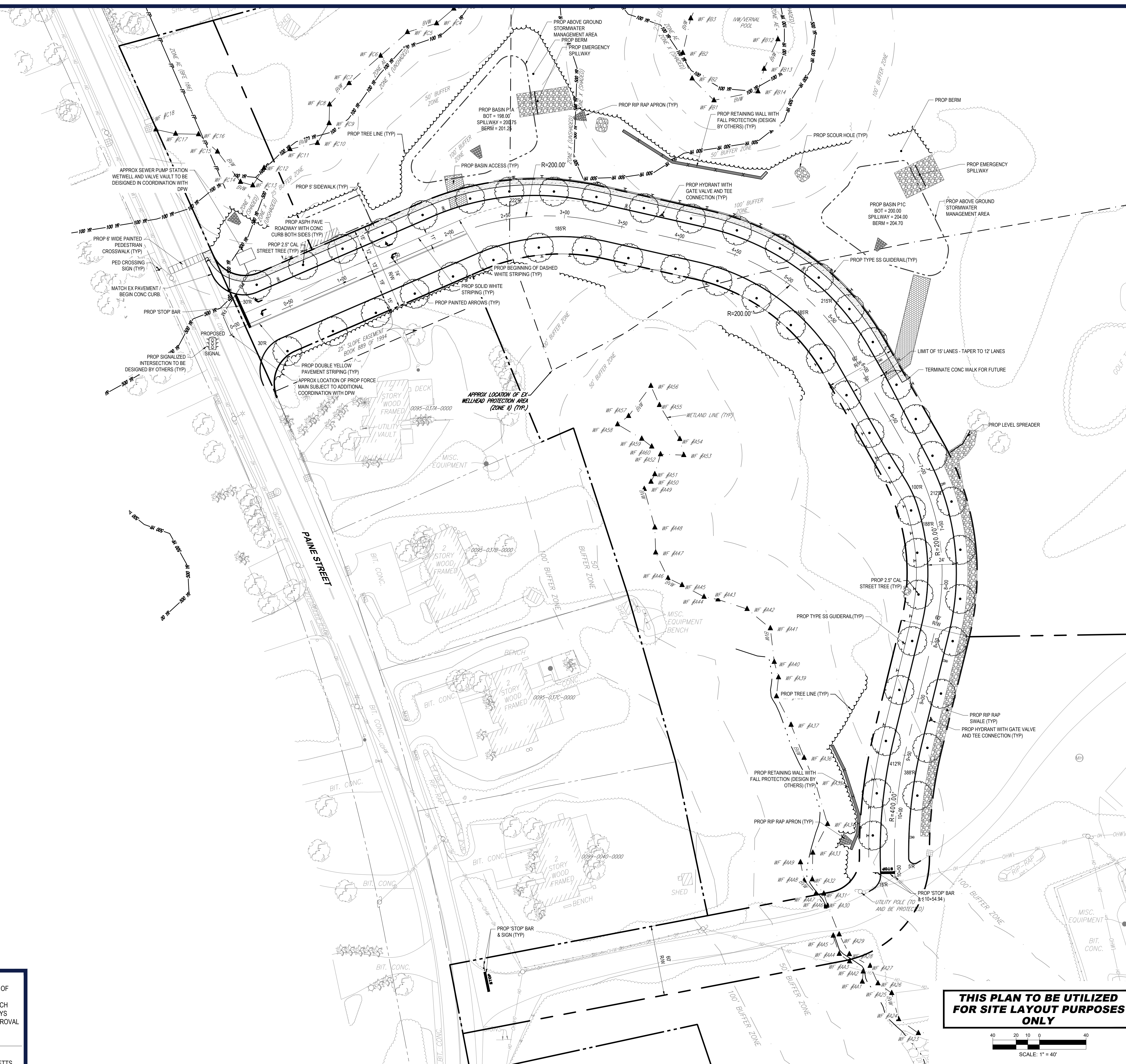
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SHEET NUMBER:

C-301

ORG. DATE - 01/22/2026



APPROVAL UNDER THE SUBDIVISION CONTROL
LAW REQUIRED

TOWN OF BELLINGHAM PLANNING BOARD

CHAIRMAN

DATE

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TOWN CLERK
BELLINGHAM, MASSACHUSETTS

**THIS PLAN TO BE UTILIZED
FOR SITE LAYOUT PURPOSES
ONLY**

SCALE: 1" = 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
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SUSTAINABLE DESIGN
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| REVISIONS | | | | |
|-----------|------|---------|----------|--|
| REV | DATE | COMMENT | DRAWN BY | |
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DRAWN BY: VH
CHECKED BY: ASUK
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CAD ID: P-FSDP-PROP

PROJECT:

**PRELIMINARY
SUBDIVISION PLANS**

FOR

NECC HOLDINGS, LLC

PROPOSED
SUBDIVISION

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0097-015C-0000, 0096-062A-0000,
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RHODE ISLAND LICENSE NO. 9616
MAINE LICENSE NO. 12553

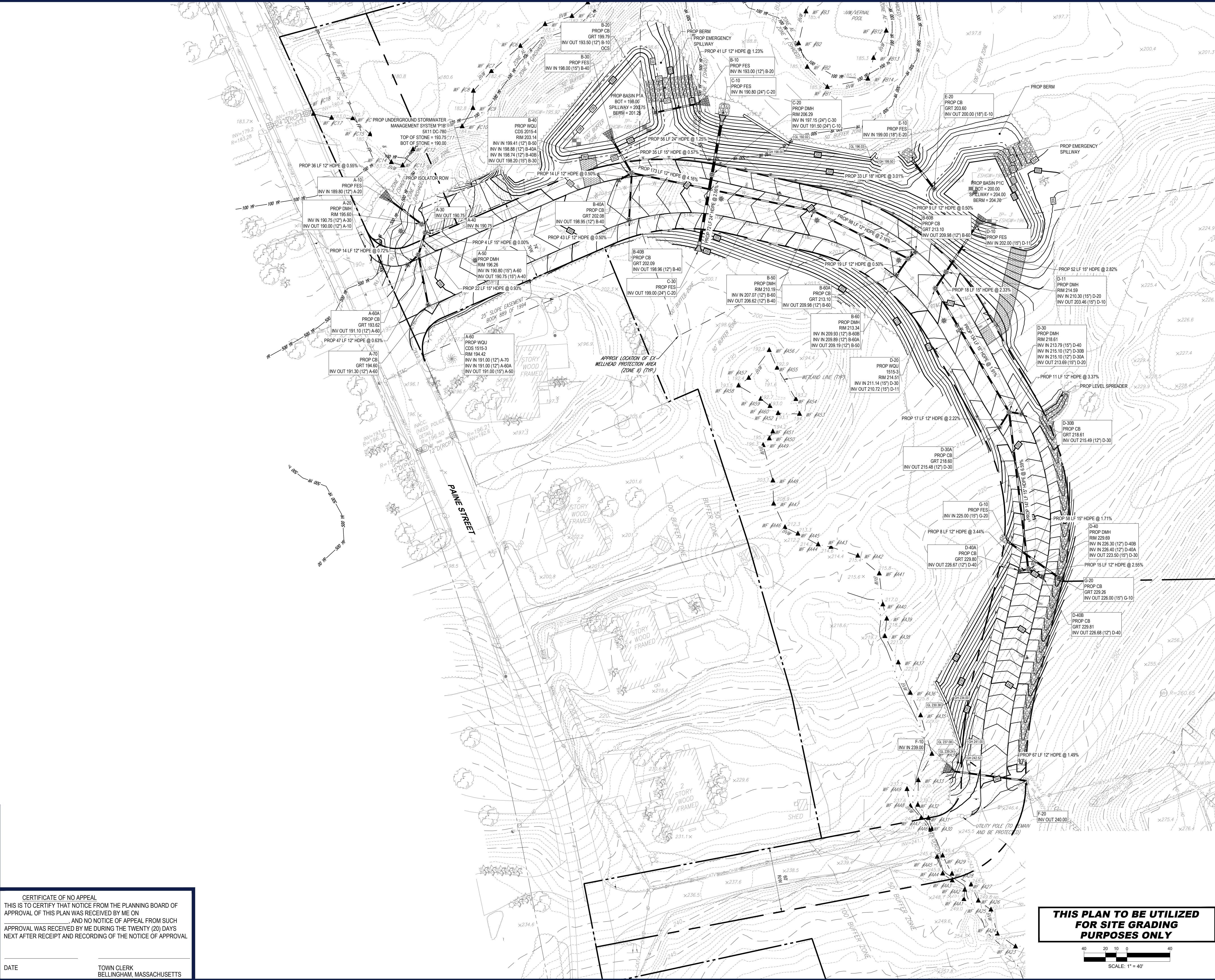
SHEET TITLE:

**SITE
PLAN**

SHEET NUMBER:

C-302

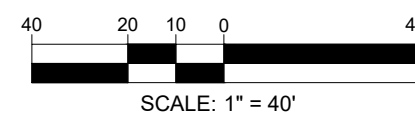
ORG. DATE - 01/22/2026

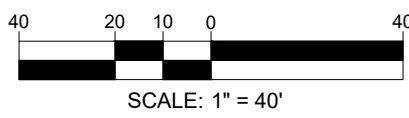


ORG. DATE - 01/22/2026

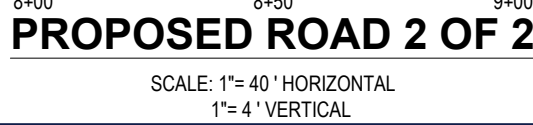
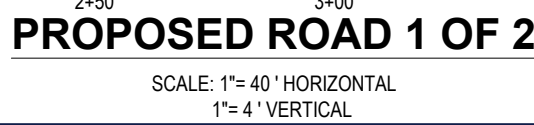
DATE _____

TOWN CLERK
BELLINGHAM, MASSACHUSETTS





PVI STA = 9+71.56
PVI ELEV = 242.83
A.D. = -5.50%
K = 12.00
66.00' VC

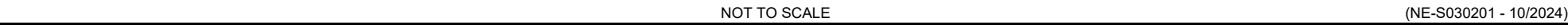


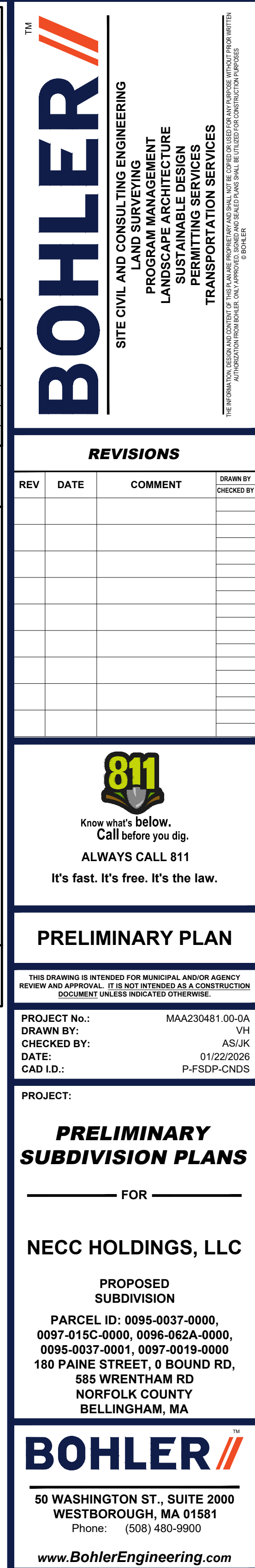
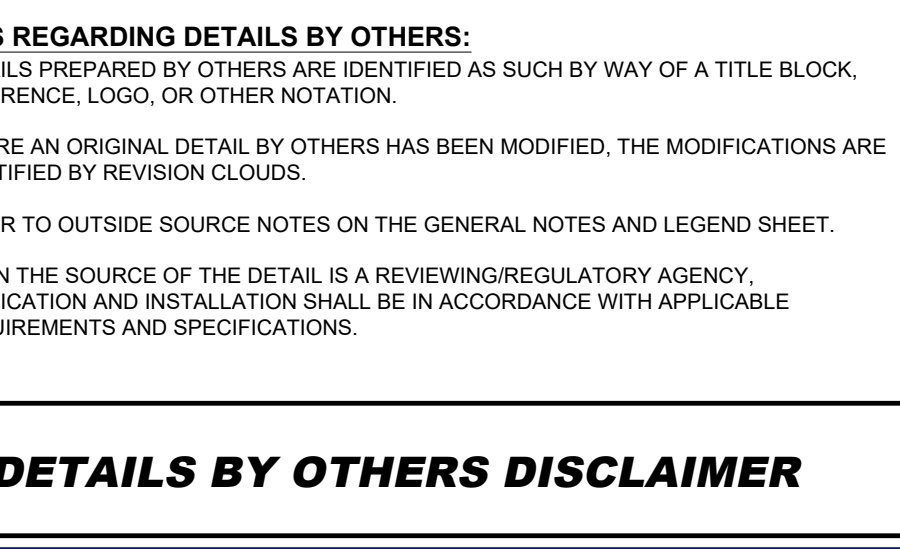
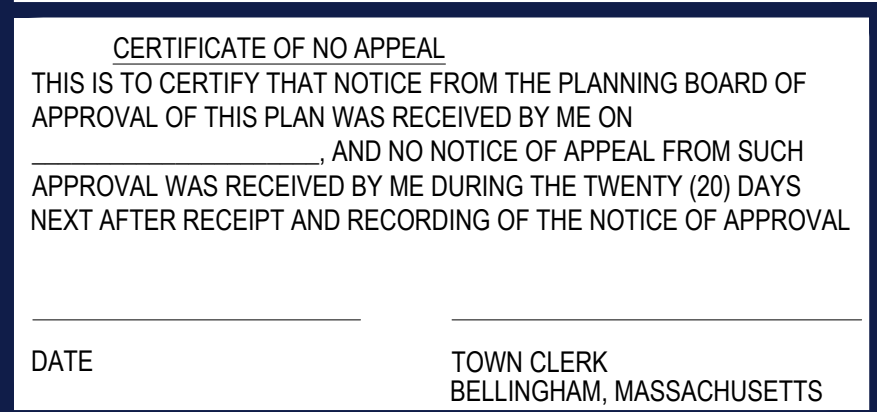


| | |
|------|---|
| DATE | TOWN CLERK BELLINGHAM, MASSACHUSETTS |
|------|---|

ORG. DATE - 01/22/2026

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|------|---|
| DATE | TOWN CLERK BELLINGHAM, MASSACHUSETTS |
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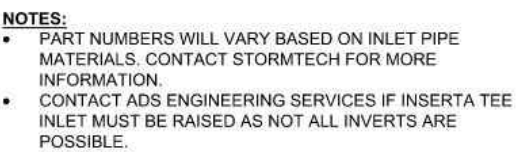
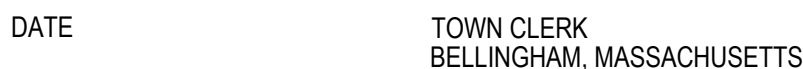






NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



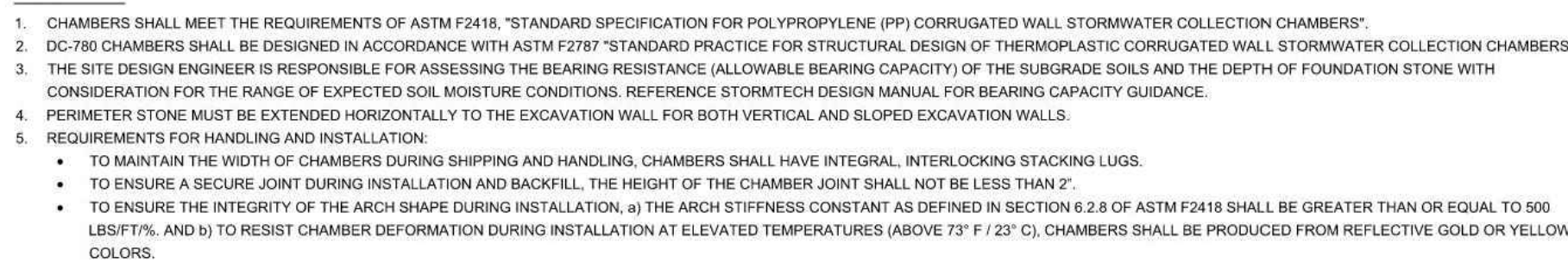
PLEASE NOTE:

THE LISTED ASH/STO DESIGNATIONS ARE FOR GRADATIONS ONLY. STONE MUST ALSO BE CLEAN, CRUSHED, GRADABLE. (EXAMPLE SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, GRADABLE NO. 4 (ASH/STO MASH) STONE").

2. STORMWATER COMPACTOR REQUIREMENTS ARE MET FOR "A" LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230mm) (MAX) LIFTS USING TWO FULL COVERSAGES WITH A VIBRATORY COMPACTOR.

3. VIBRATORY LIFT AND COVER DEVICES MAY BE COMPROMISED BY COMPACTOR, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY FINISHING OR GRADING WITHOUT COMPACTOR EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMWATER COMPACTOR REQUIREMENTS.

4. ONCE LAYER "C" IS PLACED, ANY SOLIDMATERIAL CAN BE PLACED IN LAYER UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASES SOILS CAN BE USED BY REPAIRING OR DRAGGING MATERIALS OF LAYER "C" OR "D" AT THE SITE DESIGN ENGINEERS DISCRETION.



STUBS, EXCEPT FOR THE SC740CEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE TUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 888-692-2994.

FOR THE SC740CEZ THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). JACKFLIT MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL; PRE-CORED END CAPS END WITH "PC"

CH DC-780 CHAMBER SYSTEMS

DC-780 STANDARD DETAILS

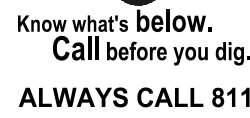
StormTech®
Chamber System

4640 TRUEMAN BLVD
HILLIARD, OH 43026



ADS
Advanced Drainage Systems, Inc.

SHEET
1

[illegible]

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| | |
|--------------|----------------|
| PROJECT No.: | MAA230481.00-0 |
| DRAWN BY: | V |
| CHECKED BY: | AS/JJ |
| DATE: | 01/22/202 |
| CAD I.D.: | P-FSDP-CND |

PROJECT:

- FOR _____

NECC HOLDINGS, LLC

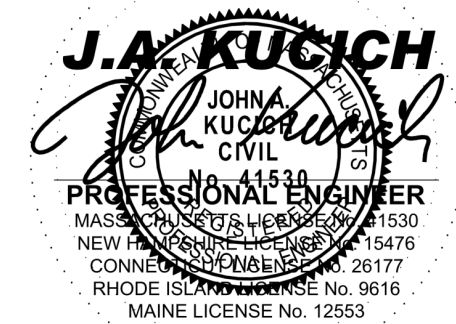
**PROPOSED
SUBDIVISION**

**PARCEL ID: 0095-0037-0000,
0097-015C-0000, 0096-062A-0000,
0095-0037-0001, 0097-0019-0000
180 PAINE STREET, 0 BOUND RD,
585 WRENTHAM RD
NORFOLK COUNTY
BELLINGHAM, MA**

BOHLER //

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SHEET TITLE:

SHEET NUMBER

C-904

ORG. DATE - 01/22/2026


BOHLERENG.NET\SHARES\IMA-PROJECTS\2023\MAA230481.00\CAD\DRAWINGS\PLAN SETS\FINAL SITE DEVELOPMENT PLANS\IP-FSDP-CNDS-MAA230481.00-0-A->LAYOUT: C-904 DETL-DRAIN

ORG. DATE - 01/22/2026

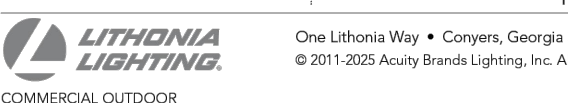


[illegible]

Height H2: 2.73" (6.9 cm)
Weight: 34 lbs (15.4 kg)

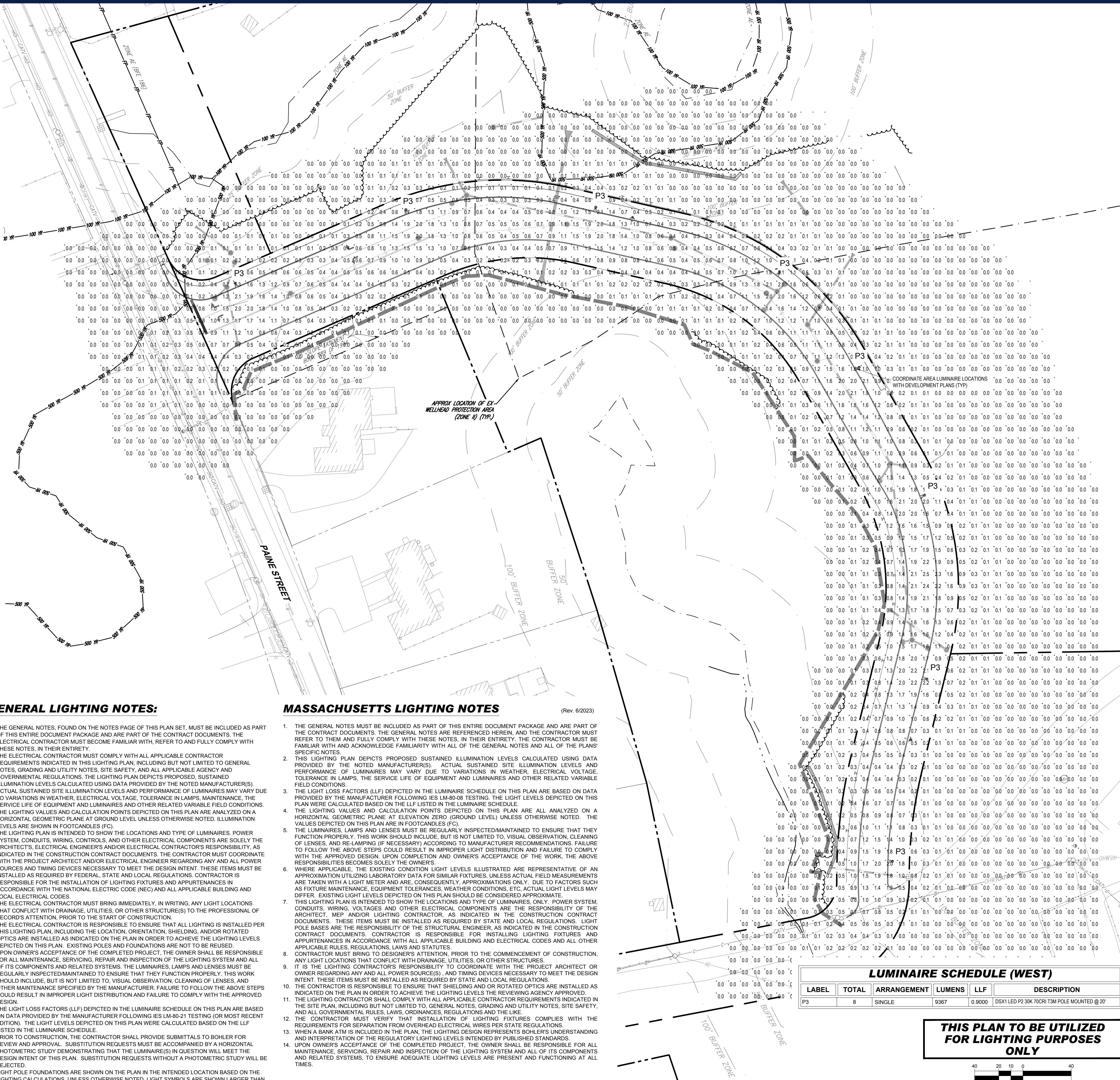


EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

[illegible]

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSX1-LED
Rev: 01/28/2
Page 1 of 1



THE GENERAL NOTES, FOUND ON THE NOTES PAGE OF THIS PLAN SET, MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE ELECTRICAL CONTRACTOR MUST BECOME FAMILIAR WITH, REFER TO AND FULLY COMPLY WITH ALL NOTES, IN THIS CONTRACT.

THE ELECTRICAL CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THIS LIGHTING PLAN, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL APPLICABLE AGENCY AND GOVERNMENTAL REGULATIONS. THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS AND RELATED LIGHTING FIXTURE(S) AND LUMINAIRE(S). ACTUAL, SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, MAINTENANCE, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.

THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A PER FOOT CANDLE BASIS. THE MINIMUM LEVEL SHOWN UNLESS OTHERWISE NOTED: ILLUMINATION LEVELS ARE SHOWN IN FOOTCANDLES (FC).

THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, POWER SYSTEM, CONDUITS, WIRING, CONTROLS, AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, ELECTRICAL ENGINEER'S AND/OR ELECTRICAL CONTRACTOR'S RESPONSIBILITY, AS INDICATED ON THE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN CONFORMANCE WITH THE NATIONAL ELECTRIC CODE (NEC) AND ALL APPLICABLE BUILDING AND LOCAL ELECTRICAL CODES.

THE ELECTRICAL CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE PROFESSIONAL OF RECORD'S ATTENTION, PRIOR TO THE START OF CONSTRUCTION.

THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL LIGHTING IS INSTALLED ON THIS LIGHTING PLAN, INCLUDING THE LOCATION, ORIENTATION, SHIELDING, AND ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS DEPICTED ON THIS PLAN. EXISTING POLES AND FOUNDATIONS ARE NOT TO BE REUSED.

ON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LIGHTING SYSTEM, REPAIRS, REPLACEMENTS, AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND OTHER MAINTENANCE SPECIFIED BY THE MANUFACTURER. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN.

THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.

2. THE LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLES.

3. THE LIGHT LOSS FACTORS (LLF) DERIVED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER FOLLOWING ITS LM-80-08 TESTING. THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.

4. THE LIGHT LEVELS DEPICTED ON THIS PLAN ARE BASED ON THE ASSUMPTIONS THAT ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOT-CANDELS (FC).

5. THE CONTRACTOR SHALL MAINTAIN AND OWNERS' RESPONSIBILITY TO INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) ACCORDING TO MANUFACTURER RECOMMENDATIONS. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE PROPOSED REQUIREMENTS. THE CONTRACTOR AND OWNERS' RESPONSIBILITY TO MAINTAIN THE ABOVE RESPONSIBILITIES BECOMES SOLELY THE OWNERS'.

6. WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN AVERAGE OF THE EXISTING LIGHT LEVELS. THE CONTRACTOR SHALL CONSIDER THE EXISTING LIGHT LEVELS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS DUSTY MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC. ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE LIGHTING SYSTEM, POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE LIGHTING SYSTEM, POLE BASES ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE REGULATIONS.

8. THE CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE LIGHTING SYSTEM, ARCHITECT, OR OTHER PARTY REGARDING ANY AND ALL POWER SOURCE(S), AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS.

10. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE LIGHTING PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE LIGHTING SYSTEM, ARCHITECT, OR OTHER PARTY REGARDING ANY AND ALL POWER SOURCE(S), AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.

11. THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL APPLICABLE REGULATIONS.

12. THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.

13. WHEN A BANK A/T IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLERS' UNDERSTANDING OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE LIGHTING SYSTEM, ARCHITECT, OR OTHER PARTY REGARDING ANY AND ALL POWER SOURCE(S), AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.

14. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

| LABEL | TOTAL | ARRANGEMENT | LUMENS | LLF | DESCRIPTION |
|-------|-------|-------------|--------|--------|---|
| P3 | 8 | SINGLE | 9367 | 0.9000 | DSX1 LED P2 30K 70CRI 3M POLE MOUNTED @ 20' |

40 20 10 0 4

SCALE: 1" = 40'

[illegible]

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PROJECT No.: MAA230481.00-0A
DRAWN BY: VH
CHECKED BY: AS/JKK
DATE: 01/22/2026
CAD I.D.: P-FSDP-LGHT

PROJECT

FOR —

PROPOSED SUBDIVISION

**PARCEL ID: 0095-0037-0000,
0097-015C-0000, 0096-062A-0000,
0095-0037-0001, 0097-0019-0000
180 PAINE STREET, 0 BOUND RD,
585 WRENTHAM RD
NORFOLK COUNTY
BELLINGHAM, MA**

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WESTBOROUGH, MA 01581**
Phone: (508) 480-9900

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 CONNECTICUT LICENSE NO. 26177
 RHODE ISLAND LICENSE NO. 9616
 MAINE LICENSE NO. 12553

SHEET TITLE

SHEET NUMBER

L-101

ORG. DATE - 01/22/2026

BOHLERENG.NET\SHARES\MAA-PROJECTS\2023\MAA230481.00\CAD\DRAWINGS\PLAN SETS\FINAL SITE DEVELOPMENT PLANS\IP-FSDP-LGHT-MAA230481.00-0A----->LAYOUT: L-101 LIGHT