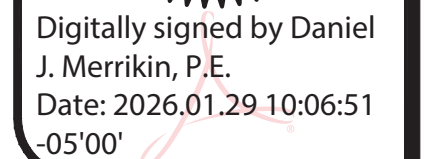


455 HARTFORD AVENUE
EXISTING CONDITIONS
PLAN OF LAND
IN
BELLINGHAM, MA



LEGACY
ENGINEERING

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



PLAN SCALE: 1" = 30'

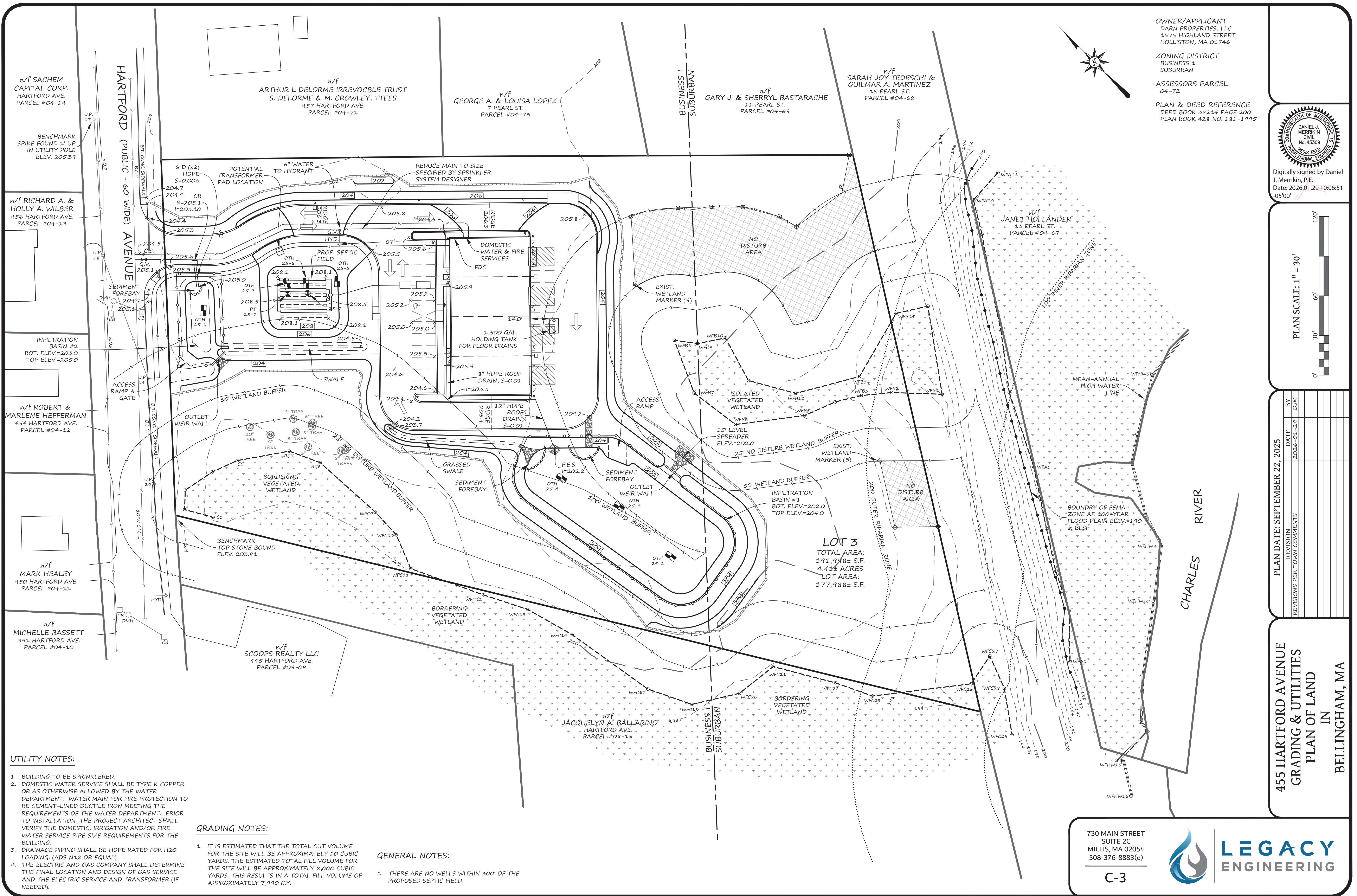
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455 HARTFORD AVENUE
GRADING & UTILITIES
PLAN OF LAND
IN
BELLINGHAM, MA

C-3



LEGACY
ENGINEERING



SEDIMENT & EROSION CONTROL NOTES

GENERAL

- IF APPLICABLE (I.E. >1 ACRE OF DISTURBANCE), FOR COMPLETE EROSION CONTROL AND CONSTRUCTION ACTIVITY GUIDANCE, REFER TO THE STORMWATER POLLUTION PREVENTION PLAN ("SWPPP"). OTHERWISE FOLLOW THE SITE PLAN.
- FOR SWPPP PROJECTS, A NOTICE SHALL BE POSTED VISIBLE FROM A PUBLIC RIGHT-OF-WAY WITH CONTACT INFORMATION AND INSTRUCTIONS TO FIND A COPY OF THE SWPPP.

PHASING AND CONSTRUCTION SEQUENCE

- PHASE 1 - CONSTRUCTION SEQUENCE
 - STAKEOUT AND INSTALL EROSION AND PERIMETER CONTROLS (WHICH WILL DELINEATE THE LIMIT OF WORK FOR THE PROJECT).
 - DEMARCATATE THE LOCATION OF EXISTING UTILITIES ON AND AROUND THE CONSTRUCTION AREA;
 - CLEAR THE PROPOSED ENTRY AREAS AND INSTALL THE CONSTRUCTION ENTRANCE APRON(S);
 - CLEAR AND GRUB THE DEVELOPMENT AREA;
 - STRIP AND STOCKPILE TOPSOIL;
 - COMMENCE ROUGH GRADING TO SUB-GRADE ELEVATIONS;
 - INSTALL BUILDING FOUNDATION(S) AND BEGIN BUILDING CONSTRUCTION;
 - INSTALL NEW SITE UTILITIES, INCLUDING THE STORMWATER MANAGEMENT SYSTEM;
 - COMPLETE CONSTRUCTION OF NEW BUILDING(S);
 - PAVE THE ROAD/DRIVEWAY AND SIDEWALK (IF APPLICABLE) TO BINDER COURSE;
 - LOAM, SEED, AND STABILIZE DISTURBED AREAS, INCLUDING ALL SITE LANDSCAPING;
 - CLEANOUT ALL CATCH BASINS AND NEW STORMWATER BMPs IN THE PORTION OF THE SITE AFFECTED BY CONSTRUCTION ACTIVITIES AFTER THE SITE IS FULLY STABILIZED.

PERIMETER EROSION CONTROL AND SEDIMENT CONTROLS

- PERIMETER EROSION AND SEDIMENT CONTROL BARRIERS WILL BE PROVIDED, INSTALLED, AND MAINTAINED DOWNSTREAM OF ALL PROPOSED CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH THE SWPPP (IF APPLICABLE), THE SITE PLAN, AND ALL PERMITS ISSUED FOR THE SITE DEVELOPMENT. SUCH CONTROLS MUST BE INSTALLED BEFORE ANY EARTH-DISTURBING ACTIVITIES OCCUR ON THE SITE IN QUESTION. EROSION AND SEDIMENT CONTROLS MAY BE INSTALLED IN PHASES SO LONG AS IT PRECEDES ANY EARTH-DISTURBING ACTIVITIES WITHIN THE CONTROLS' UPSTREAM WATERSHED.
- SEDIMENT SHALL BE REMOVED ALONG SUCH CONTROLS ON A REGULAR BASIS. IN NO CASE, SHALL SEDIMENT BE ALLOWED TO REACH A DEPTH EQUAL TO ONE HALF OF THE ABOVE GROUND HEIGHT OF THE EROSION CONTROL DEVICE.

SITE ACCESS CONTROLS

- CONSTRUCTION VEHICLES WILL USE DESIGNATED ENTRY POINTS FOR EACH SITE. CRUSHED STONE OR RIP-RAP ENTRY APRONS WILL BE INSTALLED AND PROPERLY MAINTAINED DURING CONSTRUCTION UNTIL THE SITE IS PAVED. ALL CONSTRUCTION ACCESS WILL BE VIA THE FRONTAGE PUBLIC ROAD STREET, WHICH WILL BE KEPT CLEAN AND SWEEPED AS NEEDED TO MINIMIZE THE TRACKING OF SOILS AND DUST FROM THE SITE.

STOCKPILED SOILS

- SOIL STOCKPILES TO BE LEFT IN PLACE MORE THAN 24 HOURS SHALL BE SURROUNDED WITH A LINE OF SILT FENCE OR COMPOST SOCK TO PREVENT THE PILES FROM ERODING INTO THE SITE AND TO DISCOURAGE ON-SITE RUNOFF FROM ERODING THE STOCKPILES. SOIL STOCKPILES TO BE LEFT IN PLACE MORE THAN 14 DAYS SHALL BE STABILIZED TEMPORARILY. DUST CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT WIND EROSION OF THE STOCKPILES.

DUST CONTROL

- DUST CONTROL MEASURES WILL BE IMPLEMENTED REGULARLY TO PREVENT THE OFF-SITE DEPOSITION OF WIND-ERODED SOILS. THE PRINCIPAL FORM OF DUST CONTROL WILL BE WATER APPLICATION.

DISTURBANCE OF STEEP SLOPES

- CONTRACTORS MUST PAY CAREFUL ATTENTION TO STEEP SLOPES AND MUST IMPLEMENT ADDITIONAL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES DURING WORK ON STEEP SLOPES TO PREVENT EROSION. INSTALL EROSION CONTROL BLANKETS IF NEEDED.

SOIL COMPACTION

- AREAS DESIGNATED FOR FINAL VEGETATIVE SURFACES OR CONSTRUCTION-STAGE OR FINAL STORMWATER INFILTRATION PRACTICES SHALL BE PROTECTED FROM EXCESSIVE COMPACTION BY RESTRICTING VEHICLE ACCESS AND THE TYPES OF EQUIPMENT THAT MAY BE USED IN SUCH AREAS. PRIOR TO SEEDING/PLANTING OF SUCH AREAS, EXPOSED SOIL THAT HAS BEEN COMPACTED SHALL BE LOOSENEED BY TILLING OR OTHER SIMILAR METHODS. CONDITIONING SHALL CONSIST OF DEEP TILLING WITH A ROTARY TILLER, DISC HARROWING, OR MANUAL LOOSENING AND RE-GRADING WITH AN EXCAVATOR BUCKET. CONDITIONING SHALL EXTEND TO A DEPTH OF AT LEAST 12-INCHES.

PROTECTION OF STORM DRAIN INLETS

- ALL STORM DRAIN SYSTEM INLETS INSIDE OF PERIMETER CONTROLS SHALL BE PROTECTED WITH SEDIMENT CONTROL MEASURES DESIGNED TO REMOVE SEDIMENT FROM STORMWATER PRIOR TO ENTERING THE INLET. CATCH BASINS ALONG THE STREET FRONTAGE SHALL ALSO BE PROTECTED. SUCH MEASURES SHALL BE PERIODICALLY MAINTAINED AND REPLACED AS NEEDED TO ENSURE THEIR PROPER FUNCTIONALITY. SEDIMENT SHALL BE REMOVED DAILY WHERE FOUND.

TEMPORARY STABILIZATION

- FOR PERMANENTLY OR TEMPORARILY (14 DAYS) CEASED CONSTRUCTION ACTIVITIES, TEMPORARY SOIL STABILIZATION MEASURES WILL BE EMPLOYED AS SOON AS PRACTICABLE BUT NO LONGER THAN 14 CALENDAR DAYS AFTER STABILIZATION HAS BEEN INITIATED. WHERE APPLICABLE, SEE THE SWPPP FOR ADDITIONAL REQUIREMENTS.

MAINTENANCE OF EROSION & SEDIMENT CONTROL MEASURES

- EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED IN GOOD CONDITION FOR THE DURATION OF THE CONSTRUCTION ACTIVITY AND UNTIL SUCH TIME AS THE UPSTREAM AREAS ACHIEVE FINAL STABILIZATION. SEDIMENT WILL BE REMOVED ALONG PERIMETER EROSION CONTROLS WHEN THE DEPTH EXCEEDS FOUR-INCHES. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. IF SITE INSPECTIONS IDENTIFY CONTROL MEASURES THAT ARE NOT OPERATING EFFECTIVELY OR FINDS OTHER PROBLEMS, THE CONTRACTOR MUST:
 - INITIATE WORK TO CORRECT THE PROBLEM IMMEDIATELY UPON DISCOVERY AND COMPLETE THE WORK BY THE CLOSE OF THE NEXT WORK DAY IF THE PROBLEM CAN BE CORRECTED THROUGH ROUTINE MAINTENANCE;
 - FOR MORE SIGNIFICANT REPAIRS OR WHERE INSPECTIONS DETERMINE THAT ADDITIONAL EROSION AND SEDIMENT CONTROLS ARE NEEDED, SUCH WORK MUST BE COMPLETED AND OPERATION NO LATER THAN 7 CALENDAR DAYS AFTER DISCOVERY OF THE PROBLEM.

POLLUTION PREVENTION

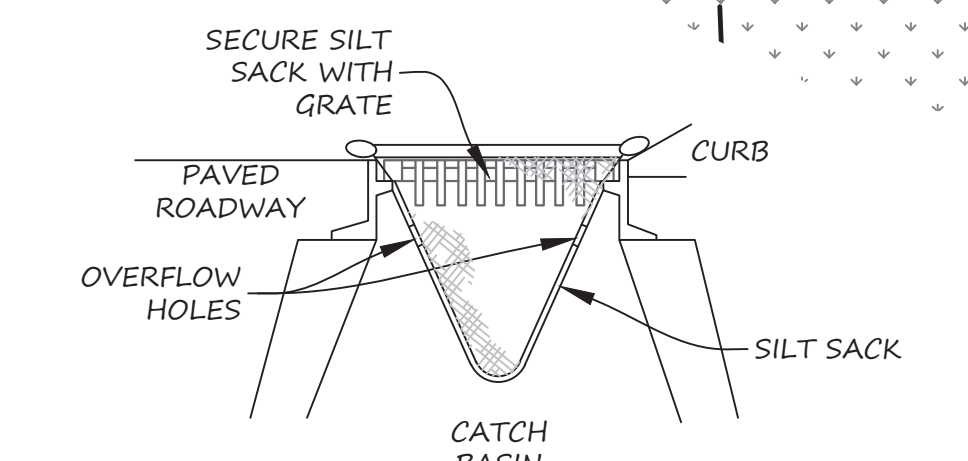
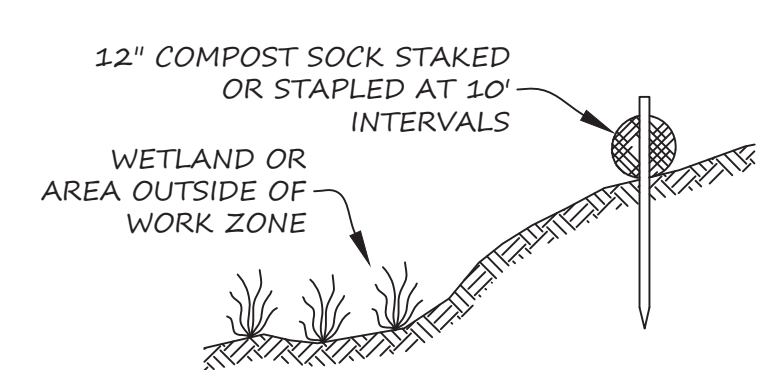
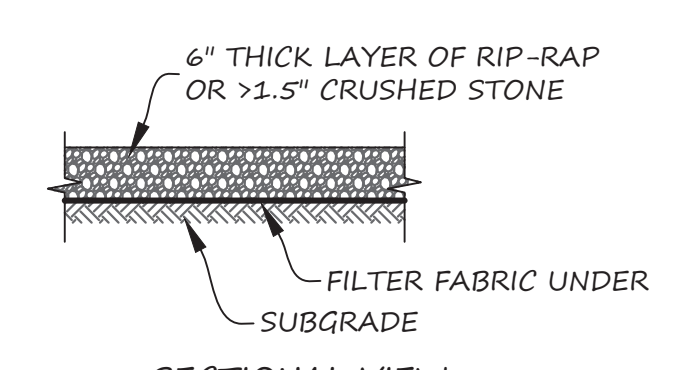
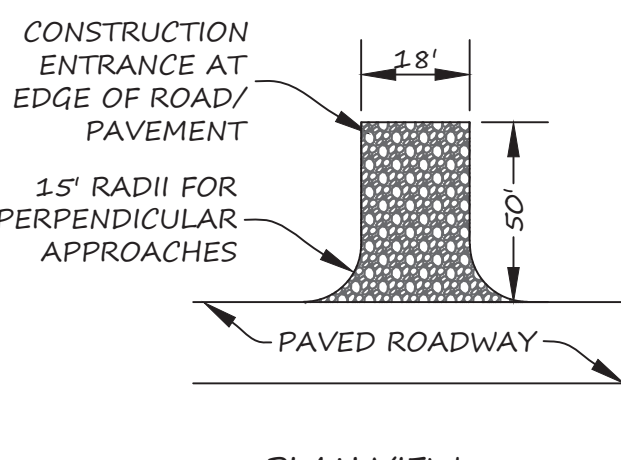
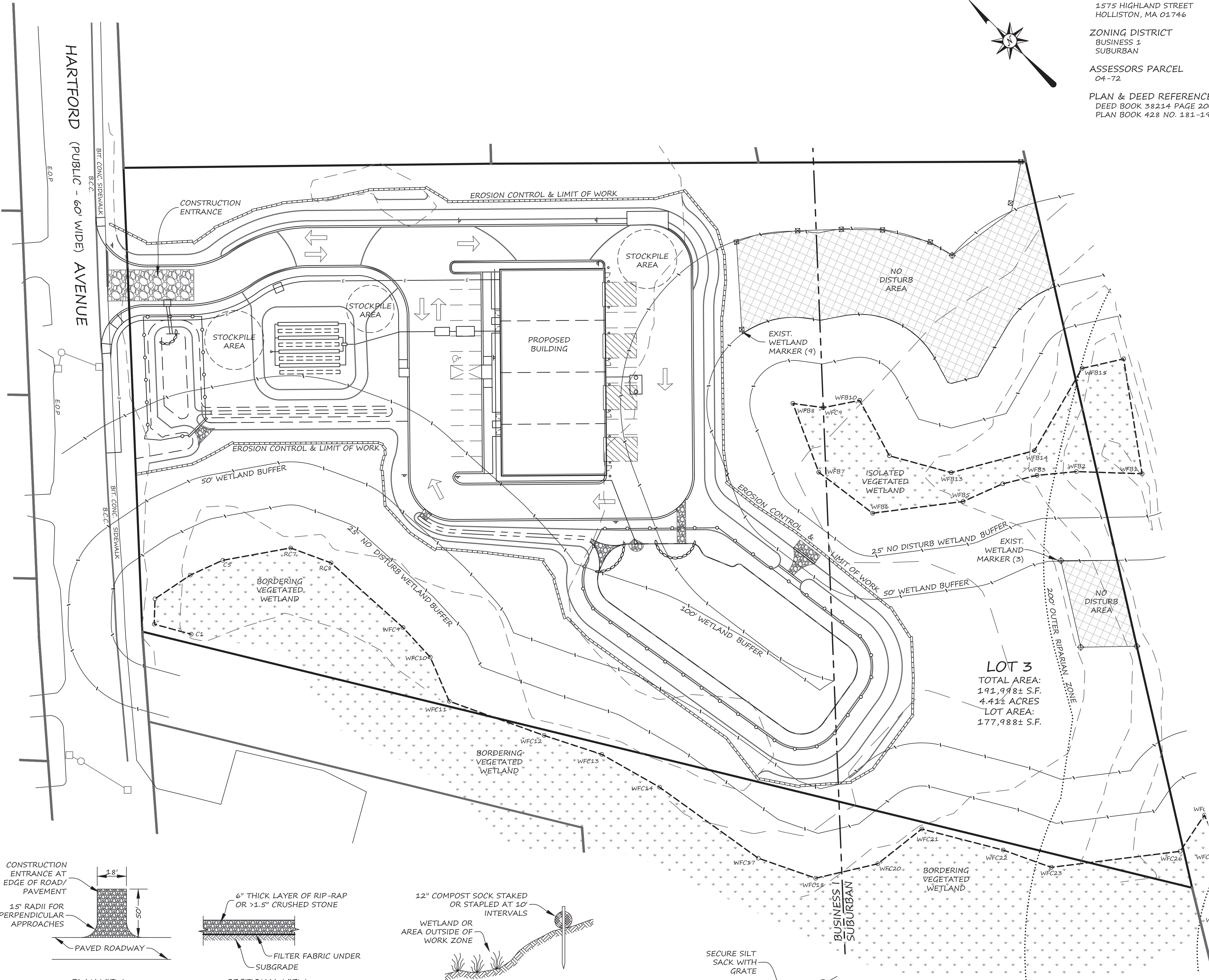
- CONSTRUCTION STAGING AREAS WILL BE LIMITED IN QUANTITY AND WILL BE MAINTAINED IN A NEAT AND ORDERLY FASHION. REFER TO THE SITE PLAN FOR STAGING AREA LOCATIONS(S).
- VEHICLES SHALL BE STORED IN FUELED IN DESIGNATED AREAS. MONITOR ALL EQUIPMENT FOR LEAKS. WHERE APPLICABLE, REFER TO THE SWPPP FOR ADDITIONAL VEHICLE STORAGE AREA REQUIREMENTS.
- VEHICLE OR EQUIPMENT WASHING IS NOT ALLOWED ON-SITE.
- MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY AND ORDERLY.
- WHERE APPLICABLE, REFER TO THE SWPPP FOR:
 - FURTHER INSTRUCTIONS ON PROPER MATERIAL AND EQUIPMENT STORAGE.
 - REFER TO THE SWPPP FOR DISPOSAL OF WASTE, INCLUDING HAZARDOUS WASTE.
 - REFER TO THE SWPPP FOR SPILL PREVENTION AND RESPONSE PROCEDURES.

DEWATERING PRACTICES

- THIS SITE IS NOT EXPECTED TO ENCOUNTER SIGNIFICANT QUANTITIES OF GROUNDWATER DURING CONSTRUCTION ACTIVITIES BUT IF IT DOES, THE FOLLOWING PRACTICES WILL BE IMPLEMENTED:
 - DO NOT DISCHARGE ANY FLOATING SOLIDS OR FOAM;
 - IF DEWATERING WATER IS FOUND TO CONTAIN OIL, GREASE, ETC... IT MUST BE FILTERED OR PASSED THROUGH AN OIL/WATER SEPARATOR PRIOR TO DISCHARGE;
 - WHEREVER POSSIBLE, DISCHARGE DEWATERING WATER TO VEGETATED UPLAND AREAS FOR INFILTRATION. WHERE THIS IS NOT POSSIBLE, DISCHARGE DEWATERING WATER INTO A FILTERING PIT CONSISTING OF A PERIMETER OF DOUBLE ROWS OF HAYBALES LINED WITH THREE LAYERS OF FILTER FABRIC. DO NOT DIRECT DEWATERING WATER INTO WETLANDS WITHOUT PRIOR TREATMENT;
 - VELOCITY DISSIPATION MEASURES MUST BE INCLUDED AT ALL DISCHARGE POINTS (RIP-RAP OR CRUSHED STONE APRON).

INSPECTIONS

- WHERE APPLICABLE, REFER TO SWPPP FOR INSPECTION & REPORTING REQUIREMENTS IN ADDITION TO THE FOLLOWING:
 - THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM EVENT OF 0.25 INCHES OR GREATER. INSPECTIONS MAY BE REDUCED DURING THE WINTER AND IN STABILIZED AREAS.
 - ANY DEFICIENCIES SHALL BE REMEDIED IMMEDIATELY AND NO LATER THAN 7 DAYS AFTER DISCOVERY OF THE DEFICIENCY, AND IF POSSIBLE, PRIOR TO THE NEXT RAINFALL EVENT.



- NOTES:
- ENTRANCE SHALL BE INSTALLED BEFORE ANY EXCAVATION WORK OCCURS ON-SITE.
 - ENTRANCE SHALL BE MAINTAINED IN GOOD CONTITION UNTIL A PAVED DRIVEWAY IS INSTALLED. REPLACE ENTRANCE IF FILLED WITH SOILS OR IF SOILS ARE BEING TRACKED ONTO ADJACENT ROADWAYS.

NOTE: NON-BIODEGRADABLE SOCK SHELL FILLED WITH COMPOST MEDIA. JOINTS SHALL BE OVERLAPPED BY AT LEAST TWO FEET. ORANGE SNOW FENCE IS ONLY NEEDED IF THERE IS EVIDENCE OF THE COMPOST SOCK BEING BURIED BY CONSTRUCTION ACTIVITIES.

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

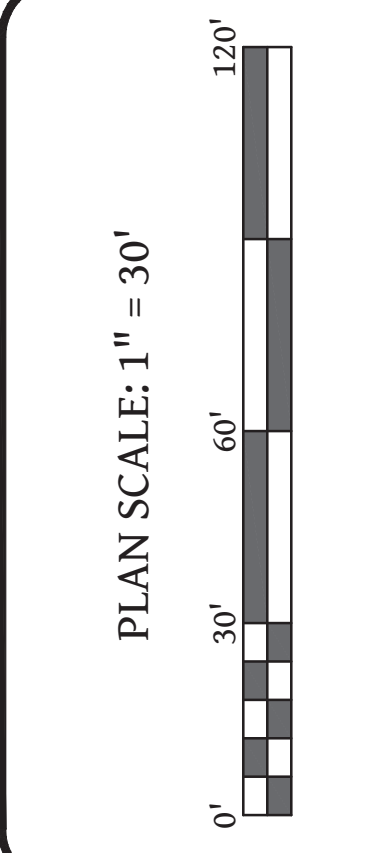
ZONING DISTRICT
BUSINESS 1
SUBURBAN

ASSESSORS PARCEL
04-72

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



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2026.01.29 10:07:23 -05'00'



REVISION	DATE	BY
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455 HARTFORD AVENUE
EROSION CONTROL
PLAN OF LAND
IN
BELLINGHAM, MA

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



C-5



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.

(NO SCALE)



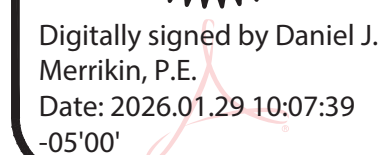
1. FOLLOW THIS DETAIL WHEREVER A CONCRETE SIDEWALK IS IMMEDIATELY ADJACENT TO A CURB.
2. ALL ASPECTS OF WALKWAY/SIDEWALK CONSTRUCTION SHALL BE IN FULL COMPLIANCE WITH 521 CMR.
3. PROVIDE CONTROL JOINTS EVERY 5' MIN.
4. PROVIDE PREMOLEDDED JOINT FILL EVERY 30' MIN.
5. PROVIDE 6x6 W1.4 x W1.4 - WELDED WIRE REINFORCEMENT MESH AT MIDDLE OF SLAB THICKNESS.

(NO SCALE)



NOT TO SCALE

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



PLAN SCALE: NOT TO SCALE

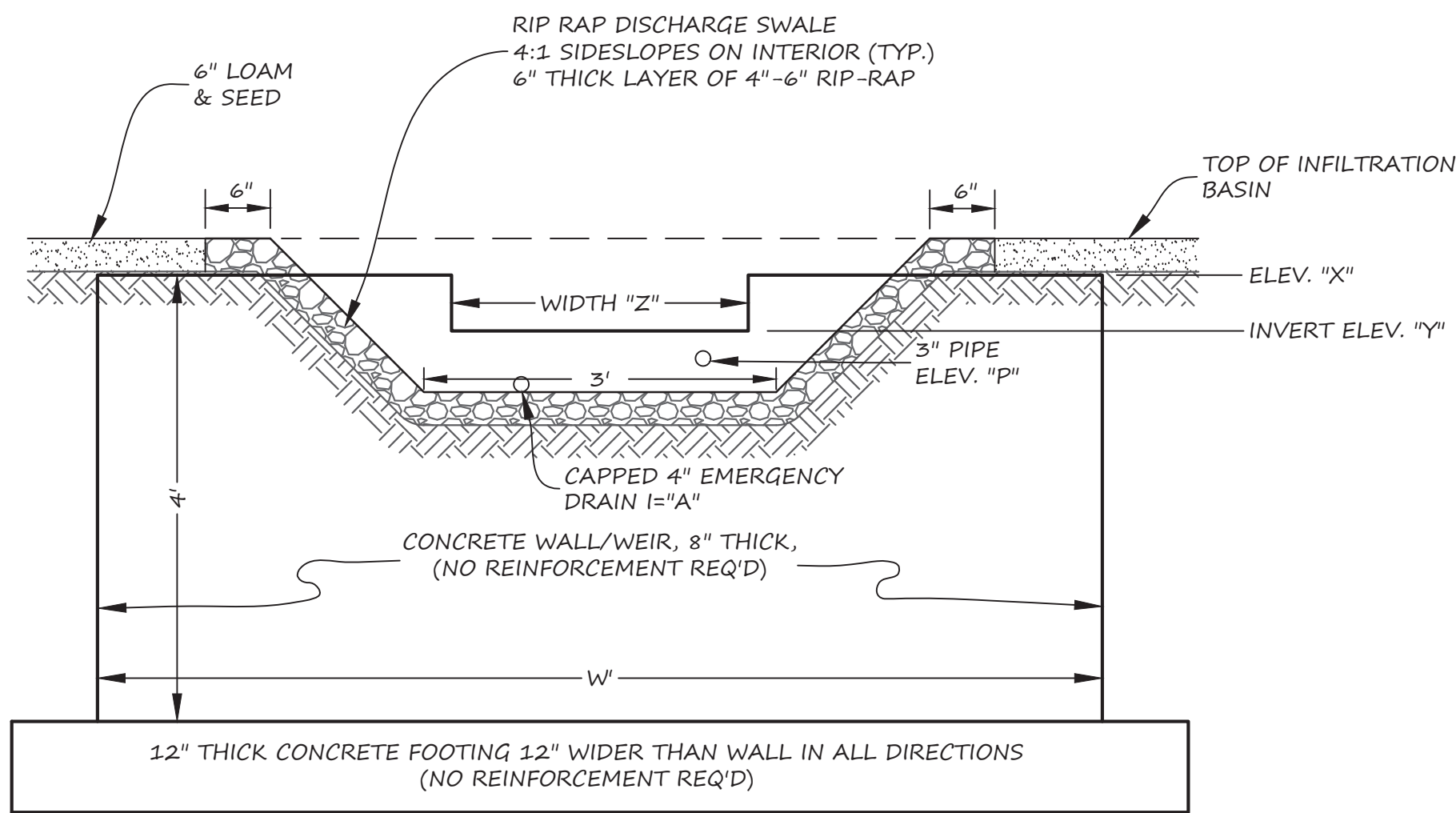
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455 HARTFORD AVENUE
DETAILS
PLAN OF LAND
IN
BELLINGHAM, MA

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



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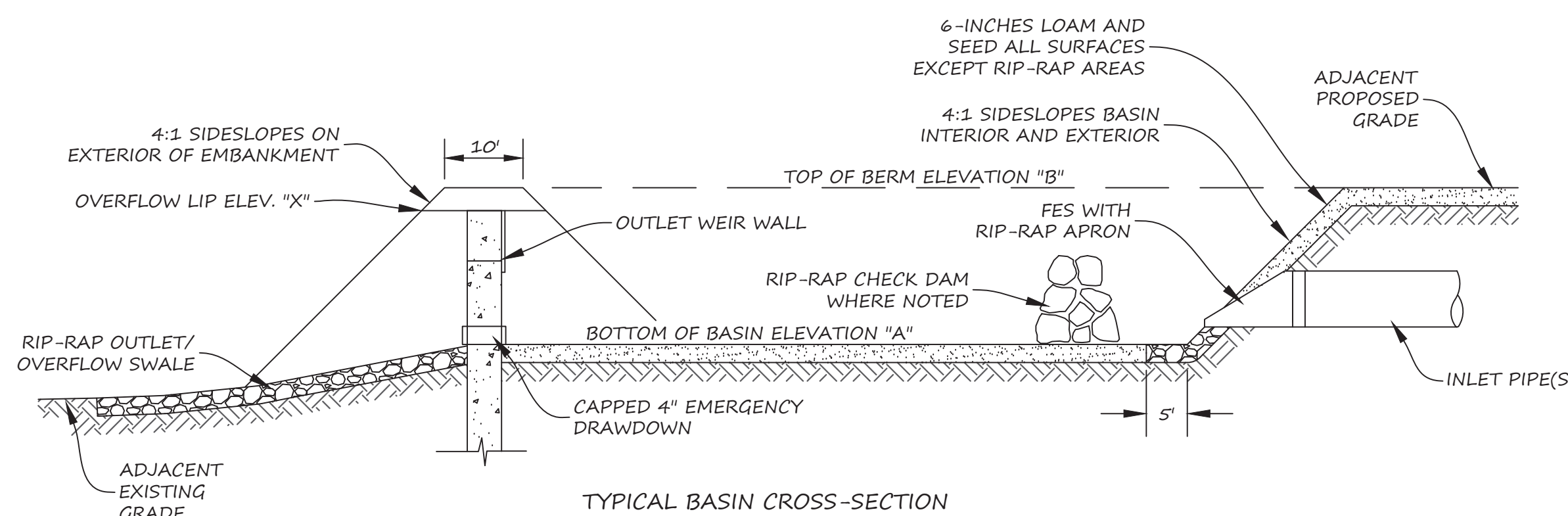


OUTLET WEIR AND RIP-RAP SWALE DETAIL

- NOTES:
- SEE GRADING SHEETS AND PROFILE SHEETS FOR SIZE OF INLETS AND OUTLETS, OUTLET STRUCTURE SPECIFICATIONS, ELEVATION OF BOTTOM OF BASIN, ELEVATION OF TOP OF BASIN, SLOPE OF SIDESLOPES, AND OTHER DIMENSIONAL REQUIREMENTS FOR EACH BASIN.
 - ALL TOPSOIL AND SUBSOIL BELOW THE BOTTOM OF THE BASIN SHALL BE REMOVED PRIOR TO BASIN CONSTRUCTION. FILL MATERIALS UNDER THE BASIN BOTTOM SHALL BE CLEAN GRAVEL OR SEPTIC SAND MEETING THE DESIGN ENGINEERING'S APPROVAL. THE CONTRACTOR SHALL PROVIDE A SIEVE ANALYSIS AND MATERIAL SPECIFICATION SHEETS TO THE PLANNING BOARD FOR REVIEW AND APPROVAL.
 - FILL FOR BERMS MAY BE SAND, LOAMY SAND OR SANDY LOAM. (TITLE V CLASSIFICATIONS).
 - BERM AREAS SHALL BE REMOVED OF ALL TOP AND SUB-SOIL AND OTHER UNSUITABLE SOILS. BERM CORE SHALL CONSIST OF ORDINARY BORROW INSTALLED IN 12-INCH LIFTS TO A MINIMUM 93% PROCTOR DENSITY.

TYPICAL INFILTRATION BASIN CROSS-SECTION

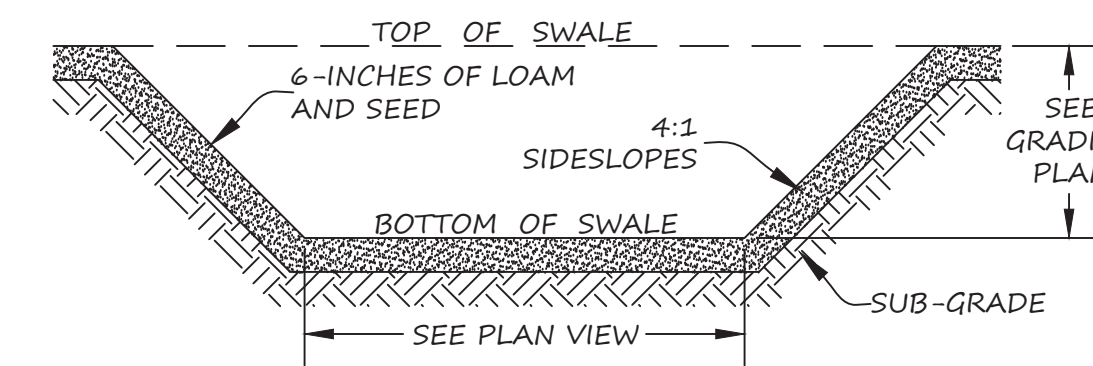
NOT TO SCALE



TYPICAL BASIN CROSS-SECTION

SCHEDULE OF DIMENSIONS AND ELEVATIONS

	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"	1'7"	1'5"
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



GRASS SWALE DETAIL

NOT TO SCALE

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

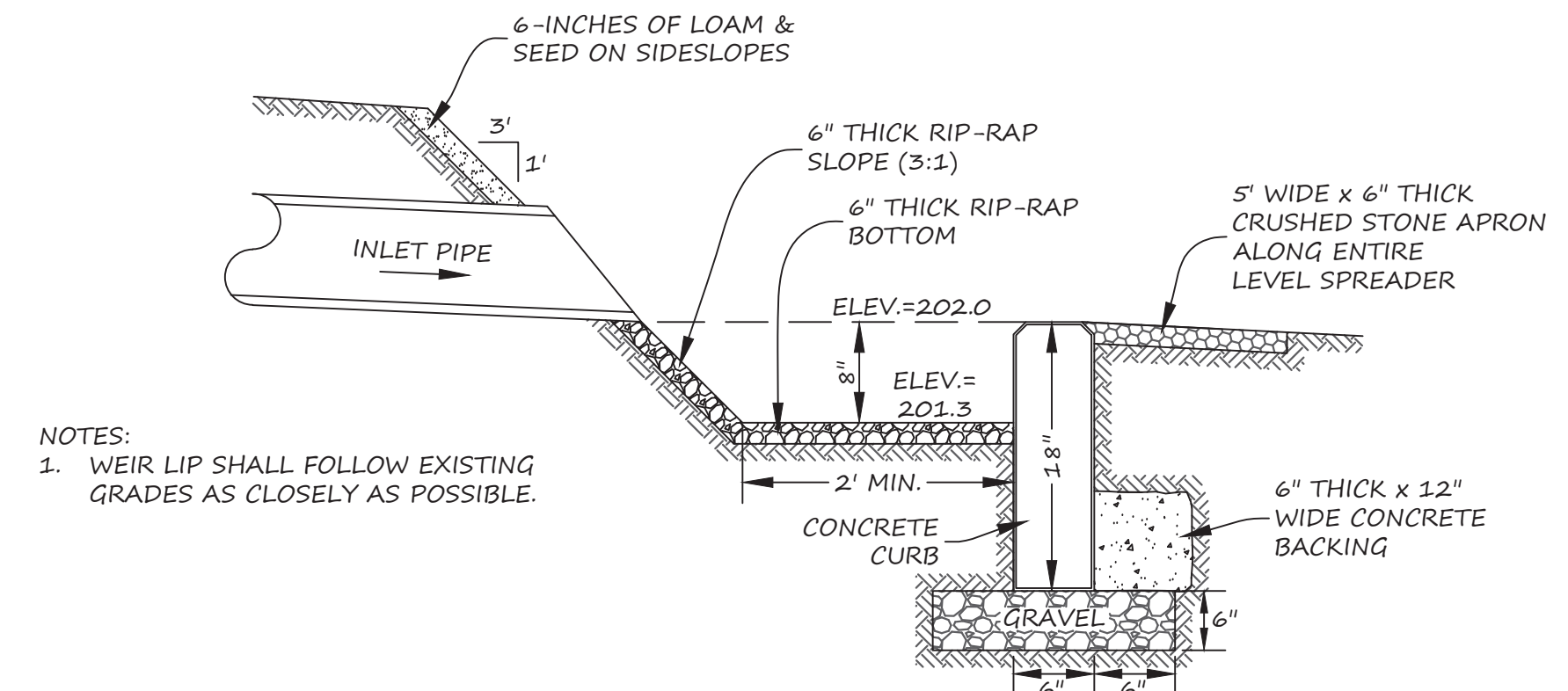
ZONING DISTRICT
BUSINESS 1
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ASSESSORS PARCEL
04-72

PLAN & DEED REFERENCE
DEED BOOK 38214 PAGE 200
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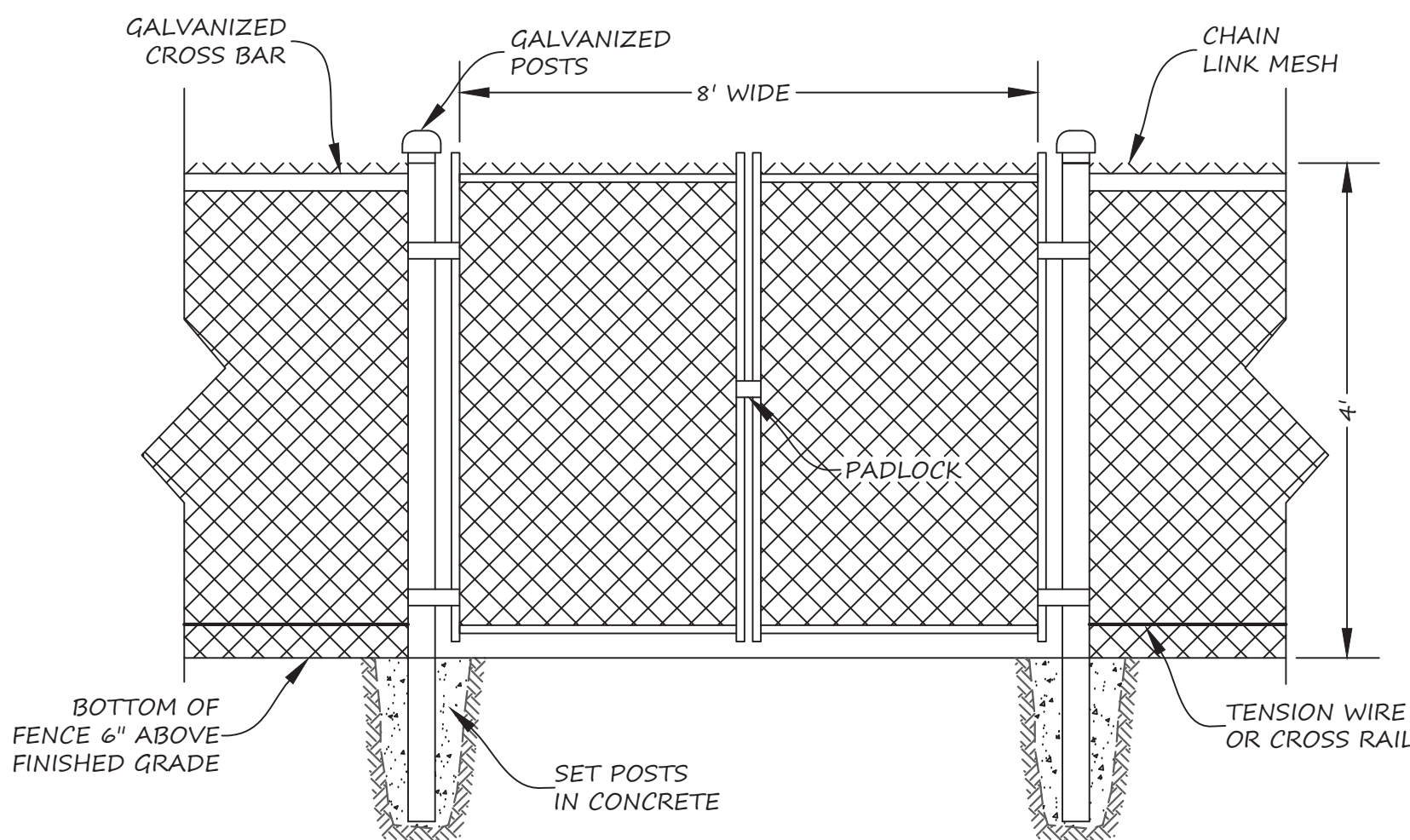


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Date: 2026.01.29 10:07:54 -05'00'



- NOTES:
- WEIR LIP SHALL FOLLOW EXISTING GRADES AS CLOSELY AS POSSIBLE.

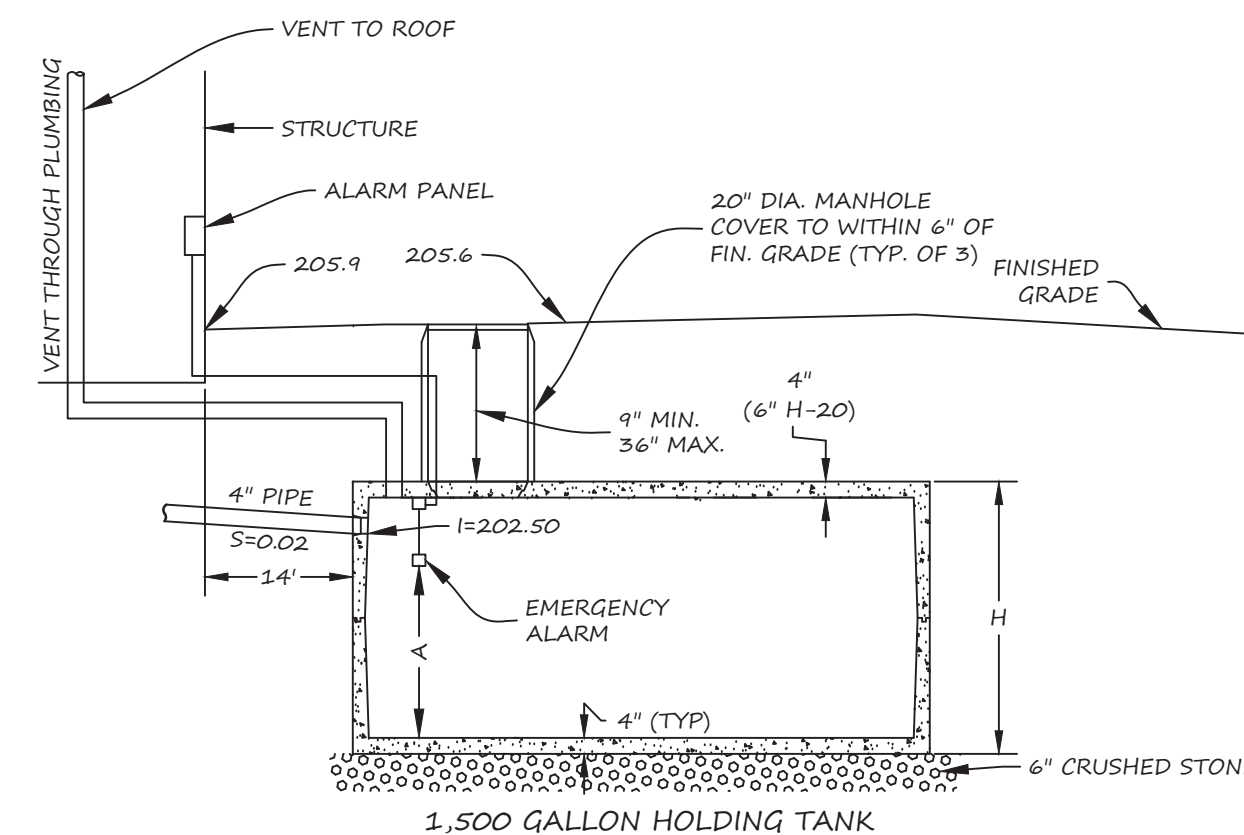
TYPICAL SECTIONAL VIEW



CHAIN LINK FENCE WITH GATE DETAIL

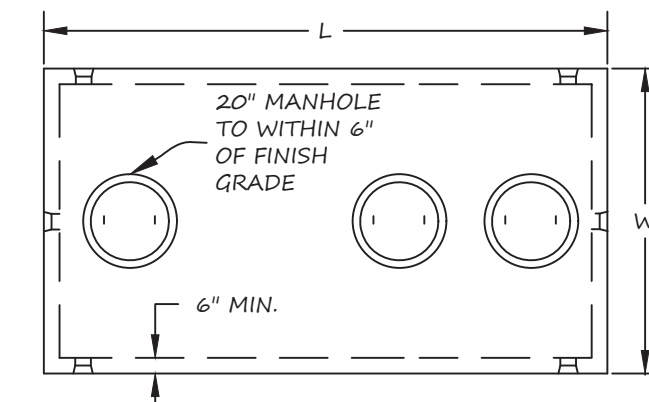
NOT TO SCALE

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



PROFILE OF SYSTEM

NO SCALE



HOLDING TANK PLAN VIEW

TANK DIMENSION TABLE

TANK VOLUME	A	H(H-20)	H(H-20)	L	W
1,000 GALLON	2'-6"	5'-4"	5'-6"	8'-6"	4'-10"
1,500 GALLON	2'-6"	5'-4"	5'-6"	10'-6"	5'-8"
2,000 GALLON	2'-6"	5'-4"	5'-6"	11'-11"	6'-6"

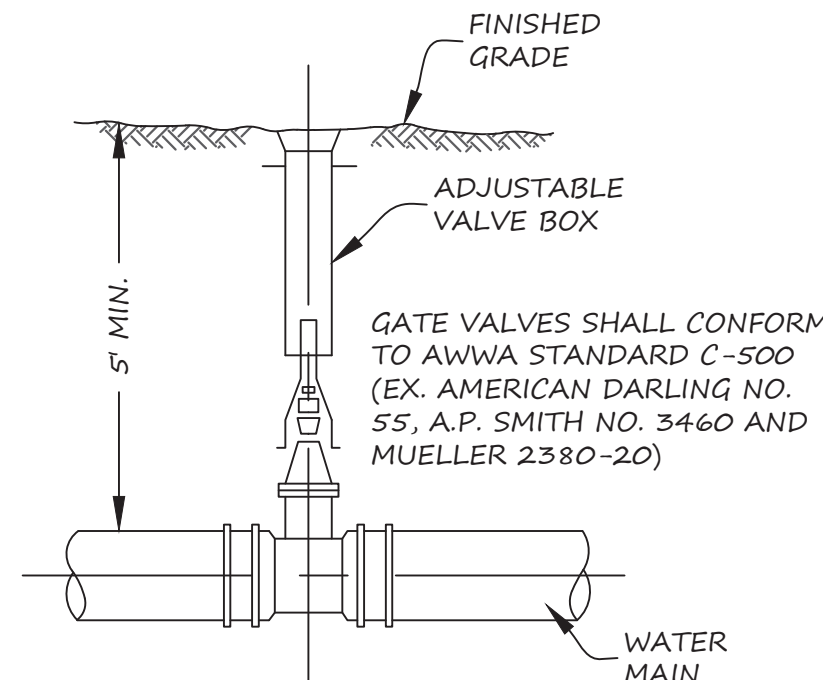
PRECAST CONC. TANK SHALL MEET THE FOLLOWING REQUIREMENTS PER TITLE V:
CONC. STRENGTH $F_c=4,000\text{psi}$ @ 28 DAYS
CONC. DENSITY = 140 pcf
PORTLAND TYPE I OR III CEMENT PER ASTM C150-12
ADMIXTURES PER ASTM A615
FOR WIRE FABRIC: GRADE 40/60 R'D OR EQUIVALENT
H-20 DESIGN LOADING
TANK SHALL BE EMBOSSED WITH A SEAL STATING THAT ASTM C1227-93 HAS BEEN MET

HOLDING TANK NOTES

- TANK INSTALLATION SHALL INCLUDE AUDIO AND VISUAL ALARMS ACTIVATED AT 3/5 CAPACITY.
- YEAR ROUND ACCESS TO TANK TO BE PROVIDED.
- INSTALLATION REQUIRES MONITORING EVERY THREE MONTHS WITH REPORT TO BOARD OF HEALTH.
- HOLDING TANK TO BE WATERPROOF AND WATERTIGHT.
- VENT WITH ODOR CONTROL OR VENT TO ROOF REQUIRED.

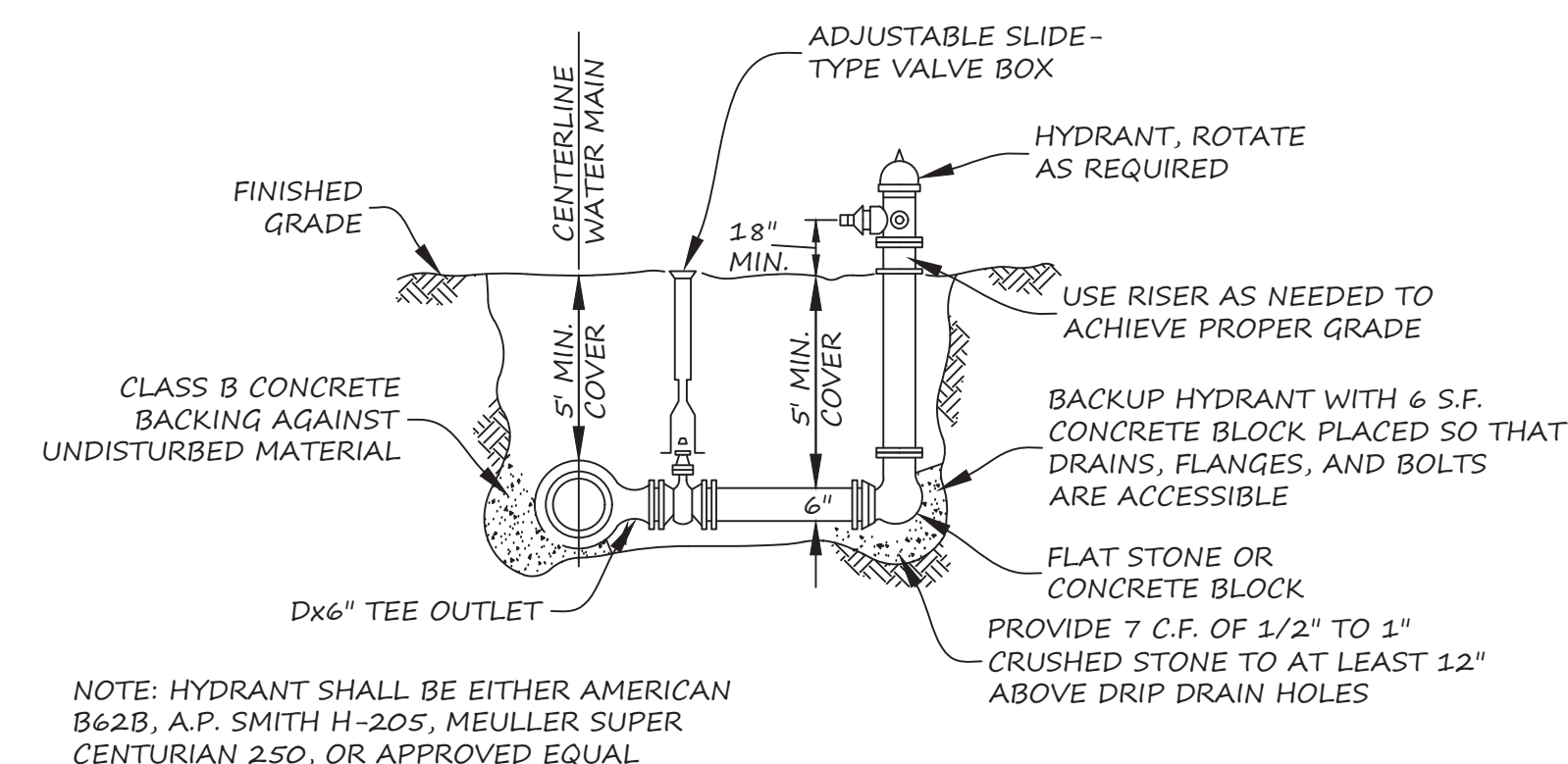
WASTEWATER HOLDING TANK DETAIL

NOT TO SCALE



TYPICAL GATE VALVE

NOT TO SCALE



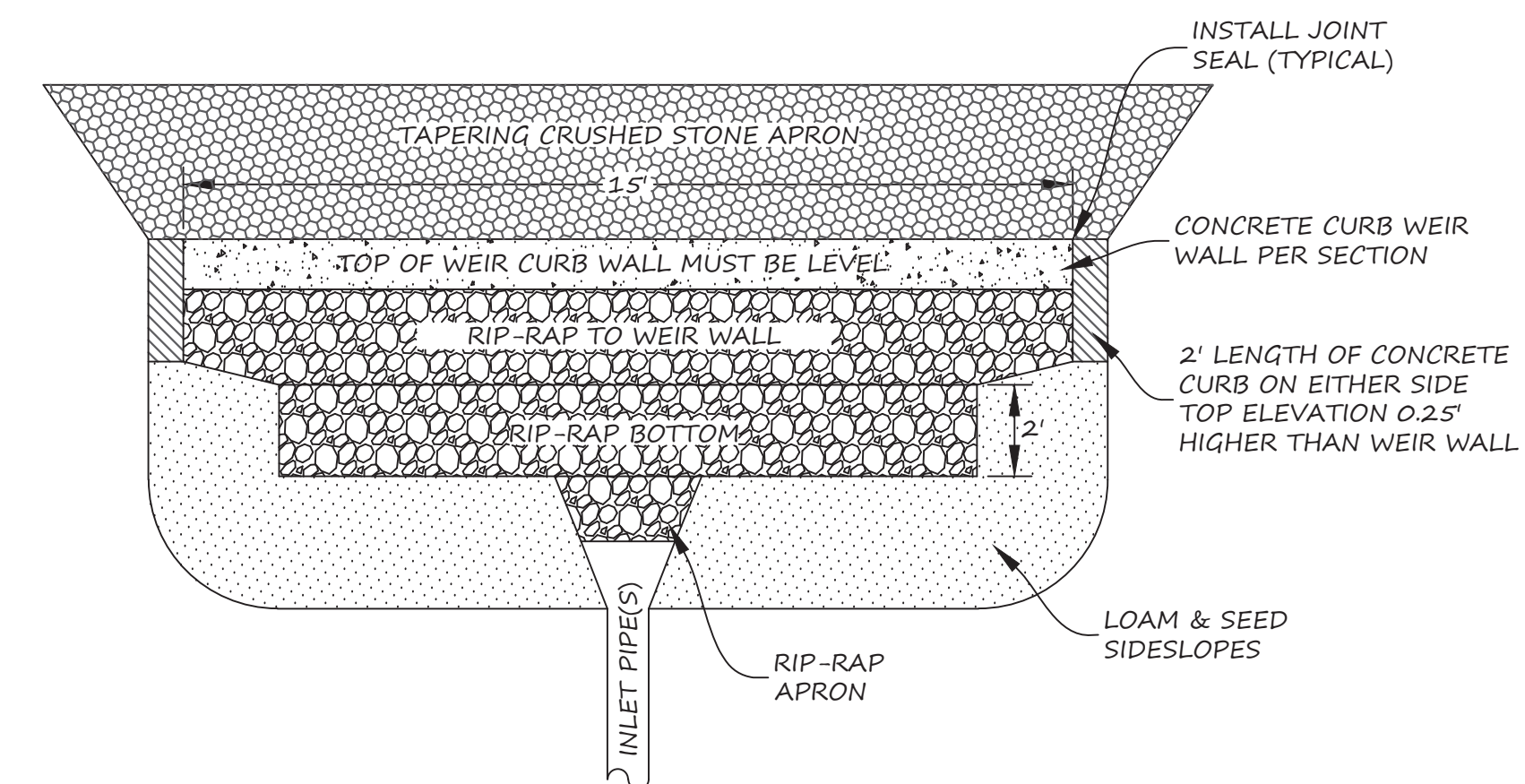
NOTE: HYDRANT SHALL BE EITHER AMERICAN 862B, A.P. SMITH H-205, MUELLER SUPER CENTURIAN 250, OR APPROVED EQUAL

TYPICAL HYDRANT ASSEMBLY DETAIL

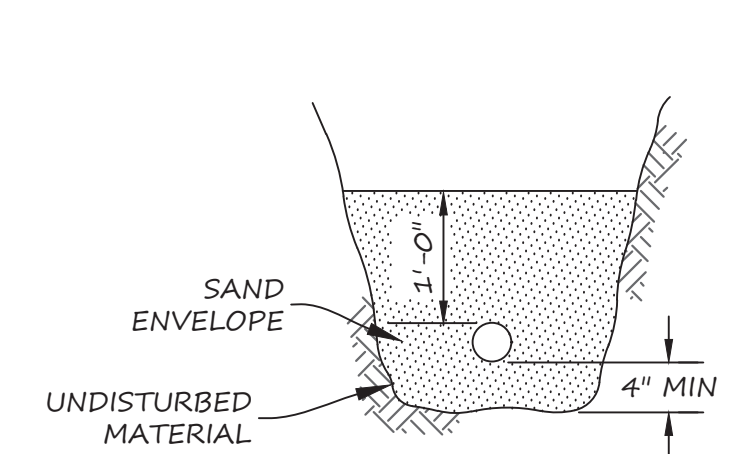
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LEVEL SPREADER DETAIL

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PLAN VIEW



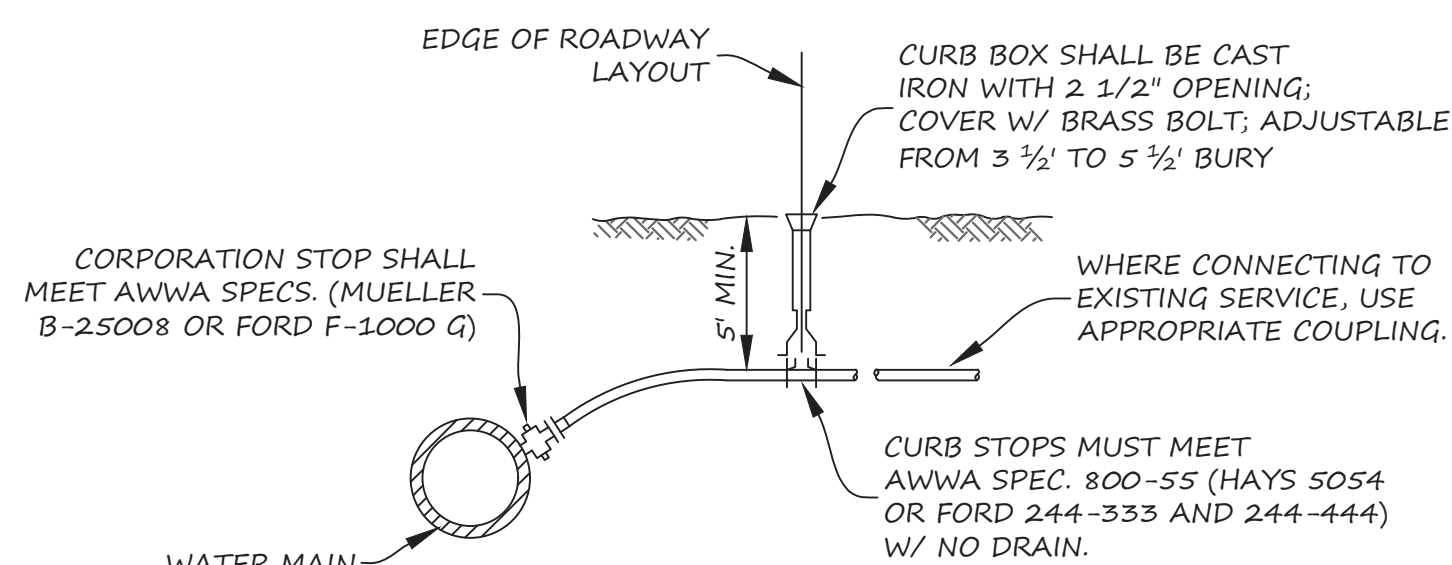
TRENCH CROSS-SECTION

NOTES:

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

TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE



SECTION ALONG PIPE

PLAN SCALE: NOT TO SCALE

REVISIONS PER TOWN COMMENTS	DATE	BY
	2026-01-29	DJM

455 HARTFORD AVENUE
DETAILS
PLAN OF LAND
IN
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