

455 HARTFORD AVE.

BELLINGHAM, MA

SITE PLAN

PREPARED BY:

LEGACY ENGINEERING LLC
730 MAIN STREET, SUITE 2C
MILLIS, MA 02054

SEPTEMBER 22, 2025

Latest Revision: January 29, 2026

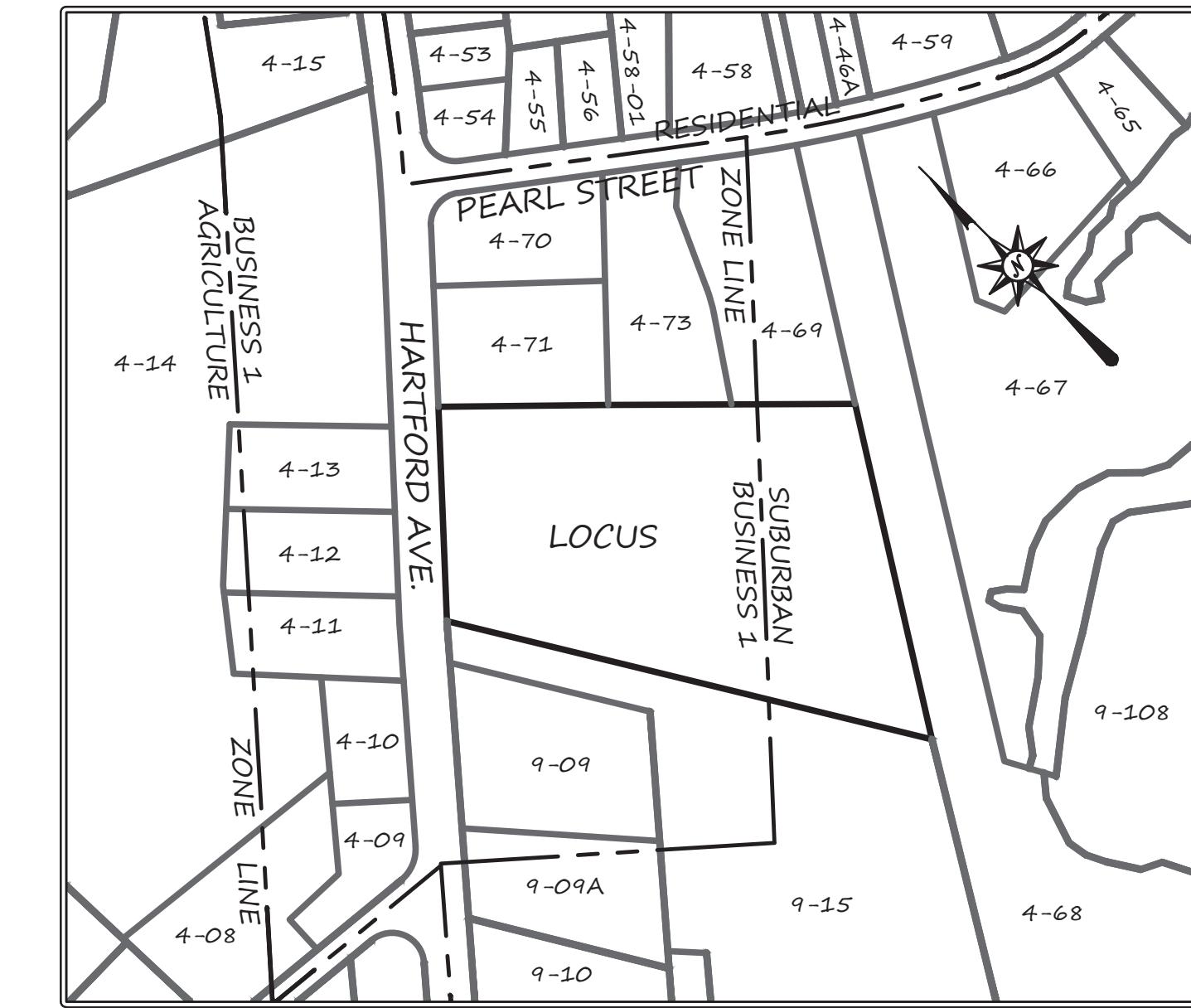
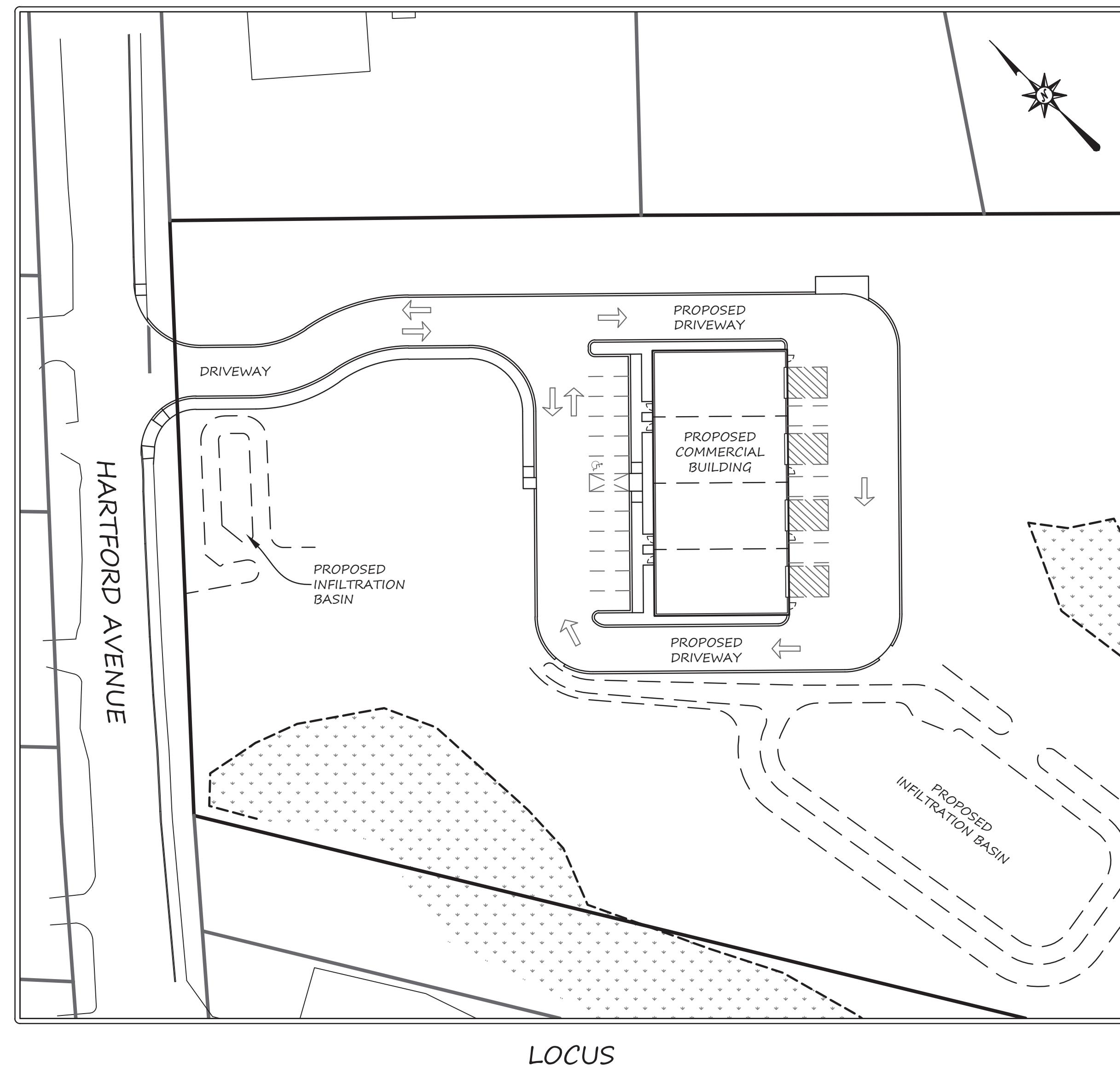
PREPARED FOR:

DARN PROPERTIES, LLC
7 MADDEN AVENUE
MILFORD, MA 01757



2023 MASSGIS AERIAL LOCUS
SCALE: 1" = 500'

300' ABUTTERS			
MAP	PARCEL	ADDRESS	OWNER
4	8	340 FARM STREET	GEORGIOS & AMY KONTOLIS
4	9	442 HARTFORD AVE.	JMT PROPERTIES LLC
4	10	444 HARTFORD AVE.	JAMES & MICHELLE BASSETT
4	11	450 HARTFORD AVE.	MARK HEALEY
4	12	454 HARTFORD AVE.	ROBERT & MARLENE HEFFERMAN
4	13	456 HARTFORD AVE.	RICHARD & HOLLY WILBER
4	14	HARTFORD AVE.	SACHEM CAPITAL CORP
4	66	17 PEARL STREET	KAREN NARDONE
4	67	18 PEARL STREET	JANET HOLLANDER
4	68	15 PEARL STREET	SARAH TEDESCHI
4	69	11 PEARL STREET	GARY & SHERRYL BASTARACHE
4	70	459 HARTFORD AVE.	OBSIDIAN ML 6 LLC
4	71	457 HARTFORD AVE.	ARTHUR DELORME IRREVOC TRUST
4	73	7 PEARL STREET	GEORGE & LOUISA LOPEZ
9	9	445 HARTFORD AVE.	SCOOPS REALTY LLC
9	15	HARTFORD AVE.	JACQUELYN BALLARINO
9	9A	441 HARTFORD AVE.	JOSE & JULIO MOLINA, NORMA ROSARIO
9	108	CUTLER STREET	TOWN OF BELLINGHAM
9	109	18 CUTLER STREET	DAWN GORDON



BELLINGHAM ASSESSORS LOCUS
SCALE: 1" = 200'

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. Merrink, P.E.
Date: 2026.01.29 10:05:54
-05'00'

PLAN SCALE: AS NOTED

PLAN DATE: SEPTEMBER 22, 2025

REVISIONS PER TOWN COMMENTS

DATE: 2026-01-29

BY: DJM

455 HARTFORD AVENUE
COVER
PLAN OF LAND
IN
BELLINGHAM, MA

SHEET LEGEND

- C-0: COVER
- C-1: EXISTING CONDITIONS
- C-2: LAYOUT
- C-3: GRADING & UTILITIES
- C-4: LIGHTING
- C-5: EROSION CONTROL
- C-6: DETAILS
- C-7: DETAILS

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

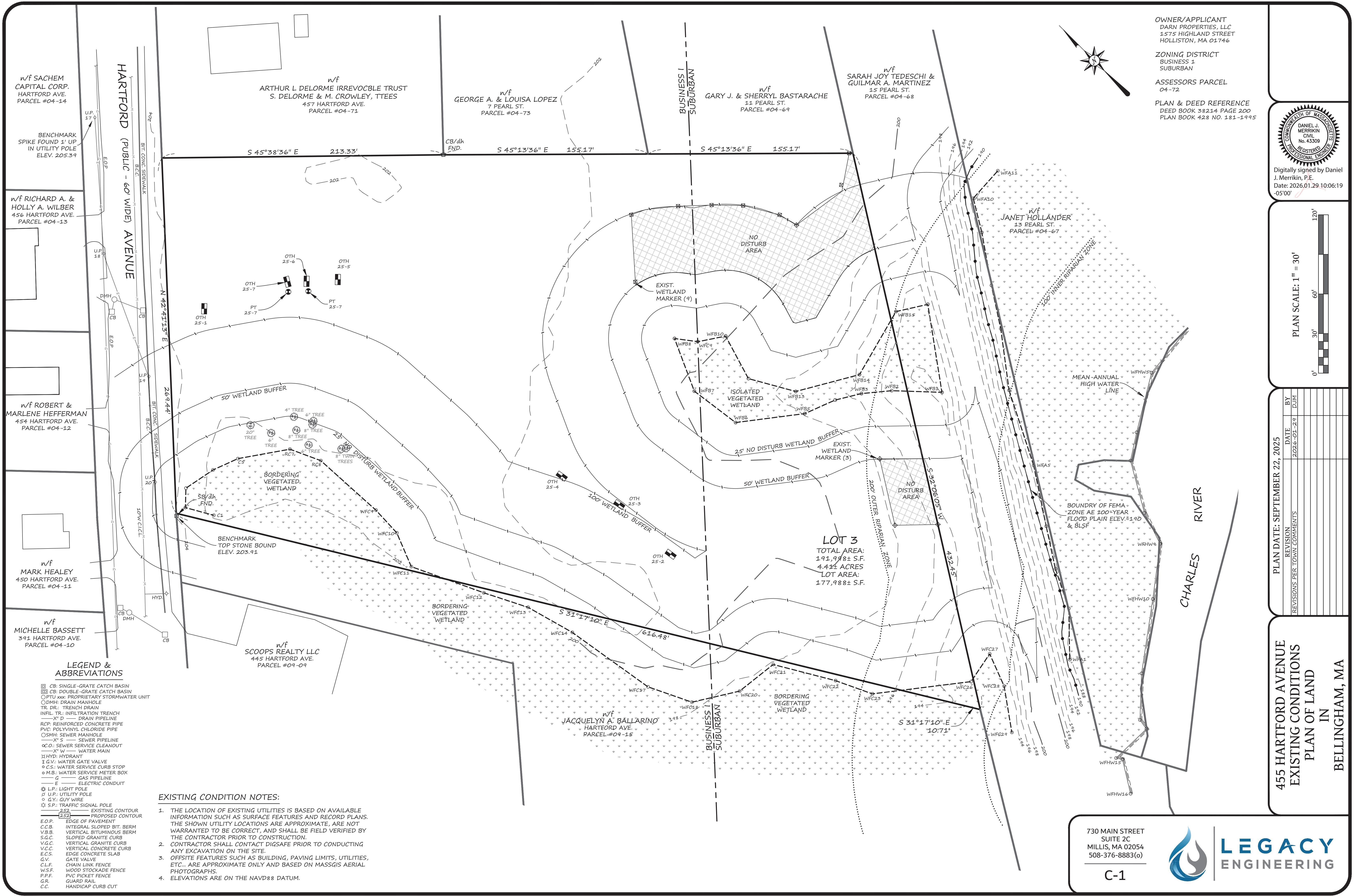
C-0

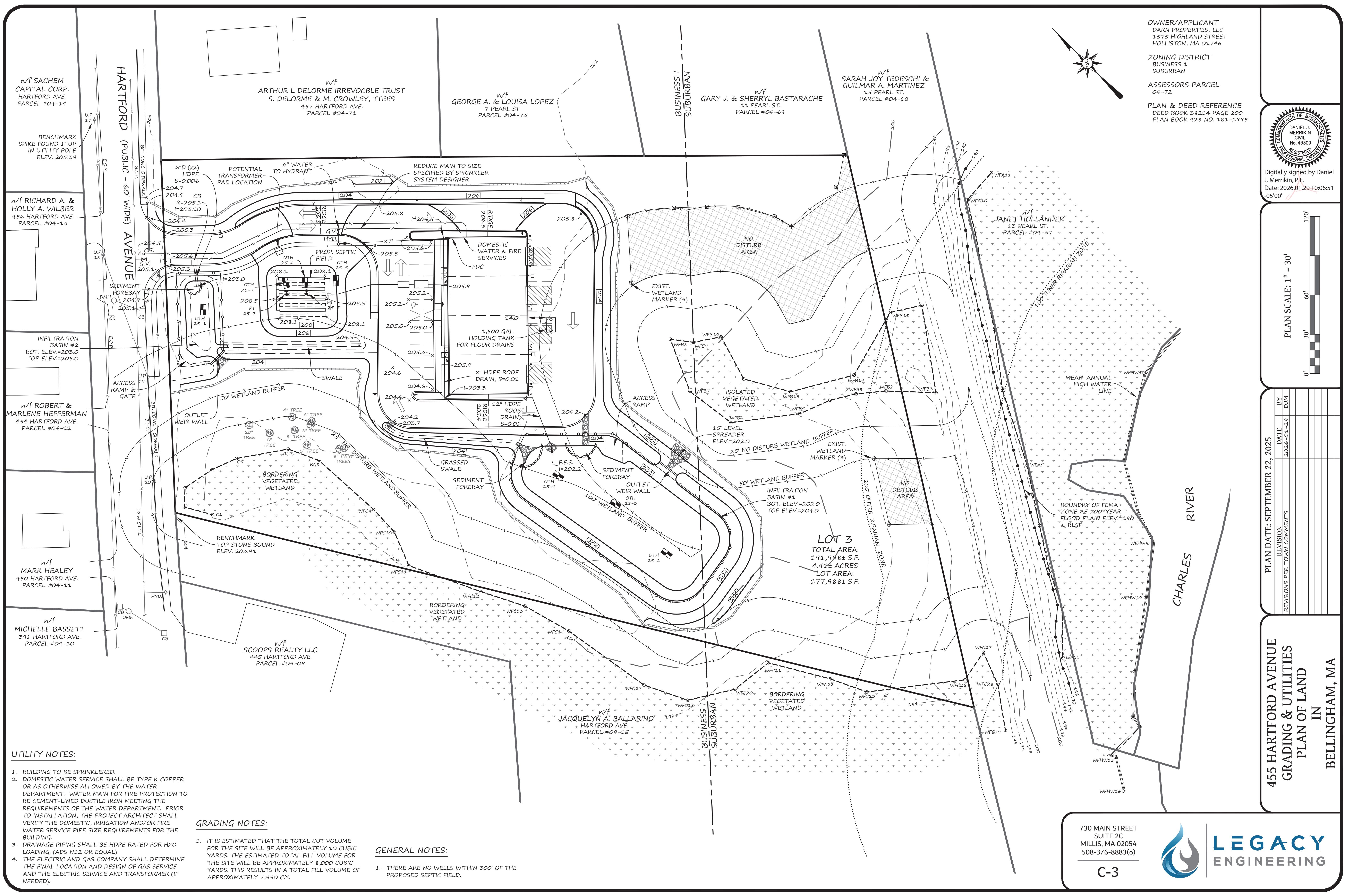


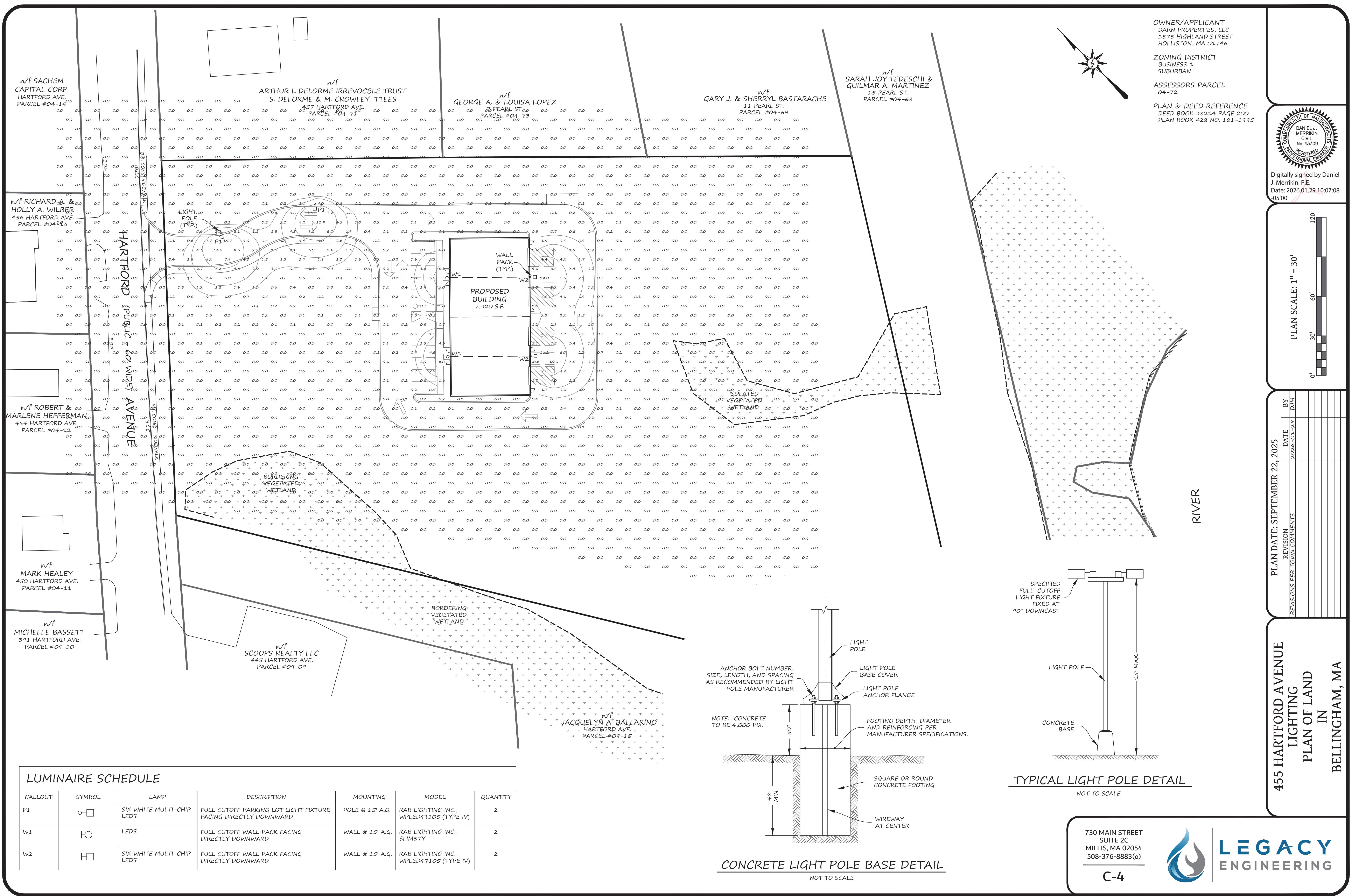
LEGACY
ENGINEERING

REQUESTED WAIVERS

- SUBDIVISION REGULATIONS
 - 245-13.B.1 & C.5: TO ALLOW 6" DRAIN PIPES.
 - 245-13.D.2.b: TO ALLOW STORMWATER BASINS TO BE CONSTRUCTED IN FILL MATERIAL.
 - 245-13.D.2.g: TO REDUCE STORMWATER BASIN FENCE HEIGHT TO 4 FEET.







SEDIMENT & EROSION CONTROL NOTES

GENERAL

1. 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.
2. 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

1. PHASE 1 - CONSTRUCTION SEQUENCE
 - 1.1. STAKEOUT AND INSTALL EROSION AND PERIMETER CONTROLS (WHICH WILL DELINATE THE LIMIT OF WORK FOR THE PROJECT).
 - 1.2. DEMARCAE THE LOCATION OF EXISTING UTILITIES ON AND AROUND THE CONSTRUCTION AREA; CLEAR AND PREPARE EXISTING AREAS AND INSTALL THE CONSTRUCTION ENTRANCE APRON(S).
 - 1.3. CLEAR AND GRUB THE DEVELOPMENT AREA.
 - 1.4. STRIP AND STOCKPILE TOPSOIL.
 - 1.5. COMMENCE ROUGH GRADING TO SUB-GRADE ELEVATIONS.
 - 1.6. INSTALL BUILDING FOUNDATION(S) AND BEGIN BUILDING CONSTRUCTION.
 - 1.7. INSTALL NEW SITE UTILITIES, INCLUDING THE STORMWATER MANAGEMENT SYSTEM.
 - 1.8. CONDUCT CONSTRUCTION OF THE BUILDING(S).
 - 1.9. PAVE THE DRIVEWAY AND SIDEWALK (IF APPLICABLE) TO BINDER COURSE.
 - 1.10. LOAM, SEED, AND STABILIZE DISTURBED AREAS, INCLUDING ALL SITE LANDSCAPING.
 - 1.11. 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

1. 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 WILL BE MAINTAINED IN A FLOWABLE STATE DURING CONSTRUCTION. 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.
2. 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

1. CONSTRUCTION VEHICLES WILL USE DESIGNATED ENTRY POINTS FOR EACH SITE. CRUSHED STONE OR RIP-RAP ENTRY APRON(S) 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 SWEEP AS NEEDED TO MINIMIZE THE TRACKING OF SOILS AND DUST FROM THE SITE.

STOCKPILED SOILS

1. 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 DISCOURGE 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

1. 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

1. 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

1. 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 COMPACTION SHALL BE LOOSENSED 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

1. 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

1. 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

1. 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 SHALL BE REMOVED DURING PERIMETER EROSION CONTROLS WHEN THE DEPTH EXCEEDS FOUR-INCHES. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. IF SITE INSPECTIONS IDENTIFY CONTROL MEASURES THAT ARE NOT OPERATING EFFECTIVELY OR FIND OTHER PROBLEMS, THE CONTRACTOR MUST:
 - 1.1. 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.
 - 1.2. PERFORM A SIGNIFICANT REPAIR 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

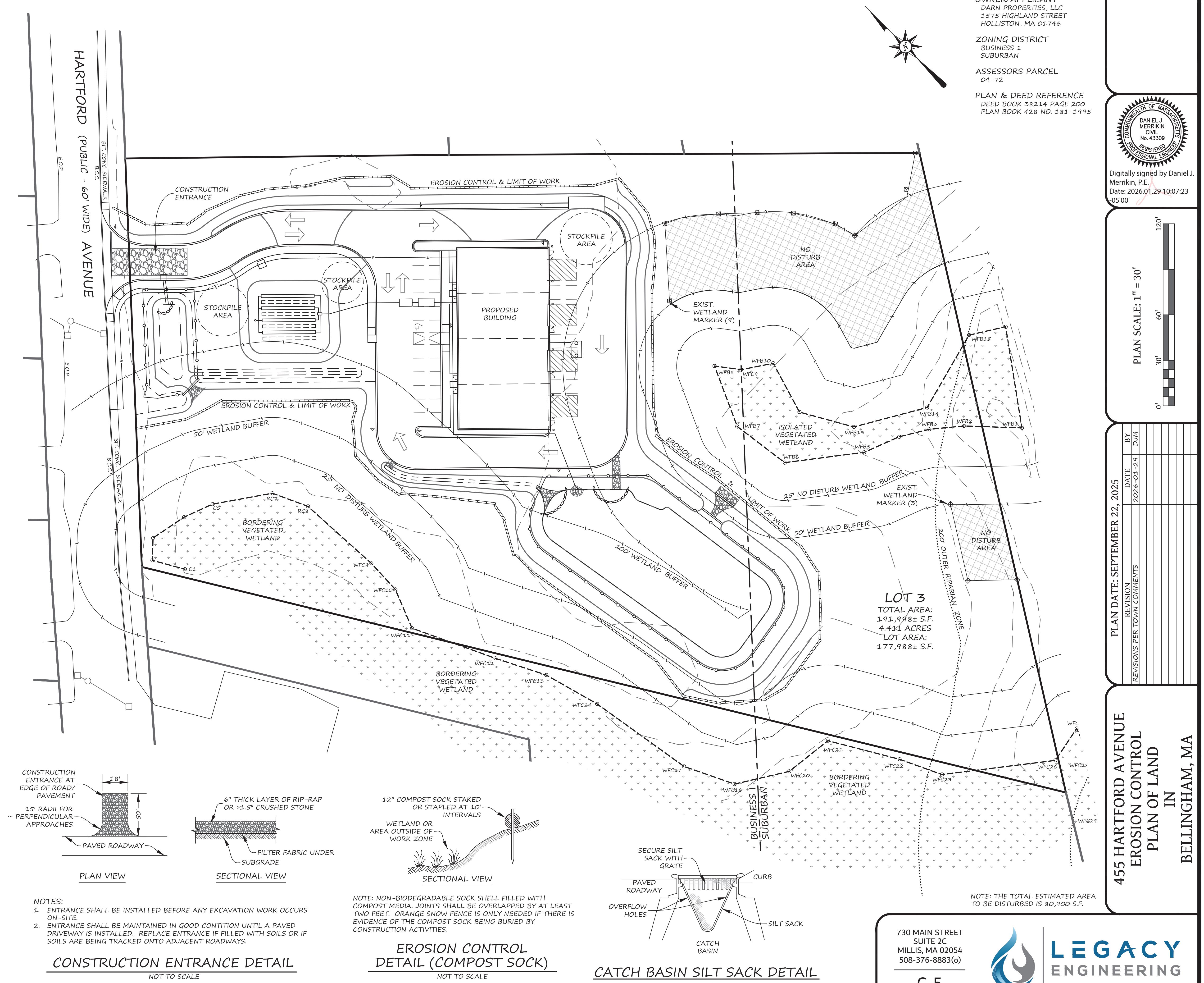
1. CONSTRUCTION STAGING AREAS WILL BE LIMITED IN QUANTITY AND WILL BE MAINTAINED IN A NEAT AND ORDERLY FASHION. REFER TO THE SITE PLAN FOR STAGING AREA LOCATION(S).
2. VEHICLES SHALL BE STORED IN FUELED IN DESIGNATED AREAS. MONITOR ALL EQUIPMENT FOR LEAKS. WHERE APPROPRIATE, REFER TO THE SWPPP FOR INDIVIDUAL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

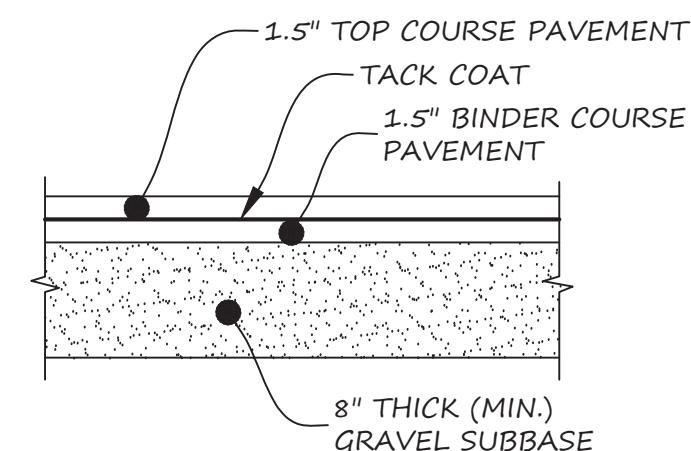
DEWATERING PRACTICES

1. THIS SITE IS NOT EXPECTED TO ENCOUNTER SIGNIFICANT QUANTITIES OF GROUNDWATER DURING CONSTRUCTION ACTIVITIES BUT IF IT DOES, THE FOLLOWING PRACTICES WILL BE IMPLEMENTED:
 - 1.1. DO NOT DISCHARGE ANY FLOATING SOLIDS OR FOAM;
 - 1.2. IF DEWATERING WATER IS FOUND TO CONTAIN OIL, GREASE, ETC... IT MUST BE FILTERED OR PASSED THROUGH AN OIL/WATER SEPARATOR PRIOR TO DISCHARGE;
 - 1.3. WHEREVER POSSIBLE, DISCHARGE DEWATERING WATER TO VEGETATED UPLAND AREAS FOR ABSORPTION. 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;
 - 1.4. VELOCITY DISSIPATION MEASURES MUST BE INCLUDED AT ALL DISCHARGE POINTS (RIP-RAP OR CRUSHED STONE APRON).

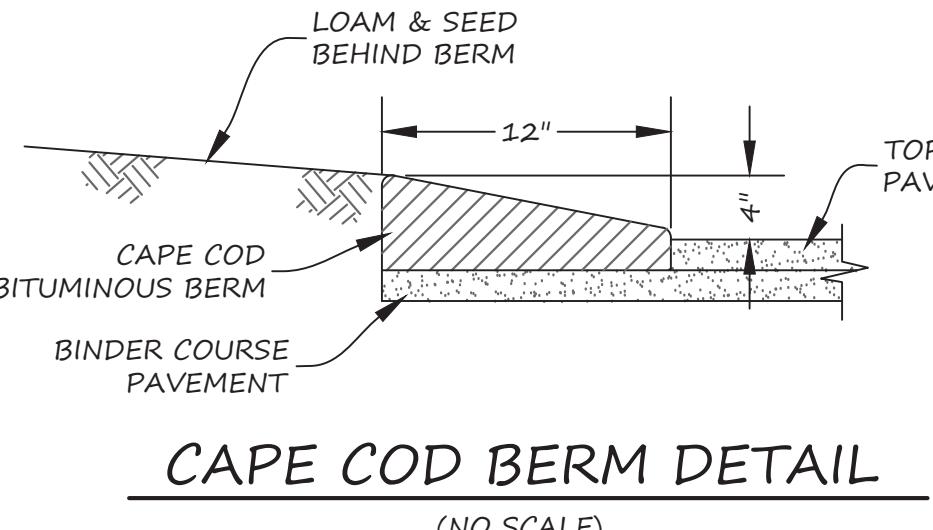
INSPECTIONS

1. WHERE APPLICABLE, REFER TO SWPPP FOR INSPECTION & REPORTING REQUIREMENTS IN ADDITION TO THE FOLLOWING:
 - 1.1. 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.
 - 1.2. 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.

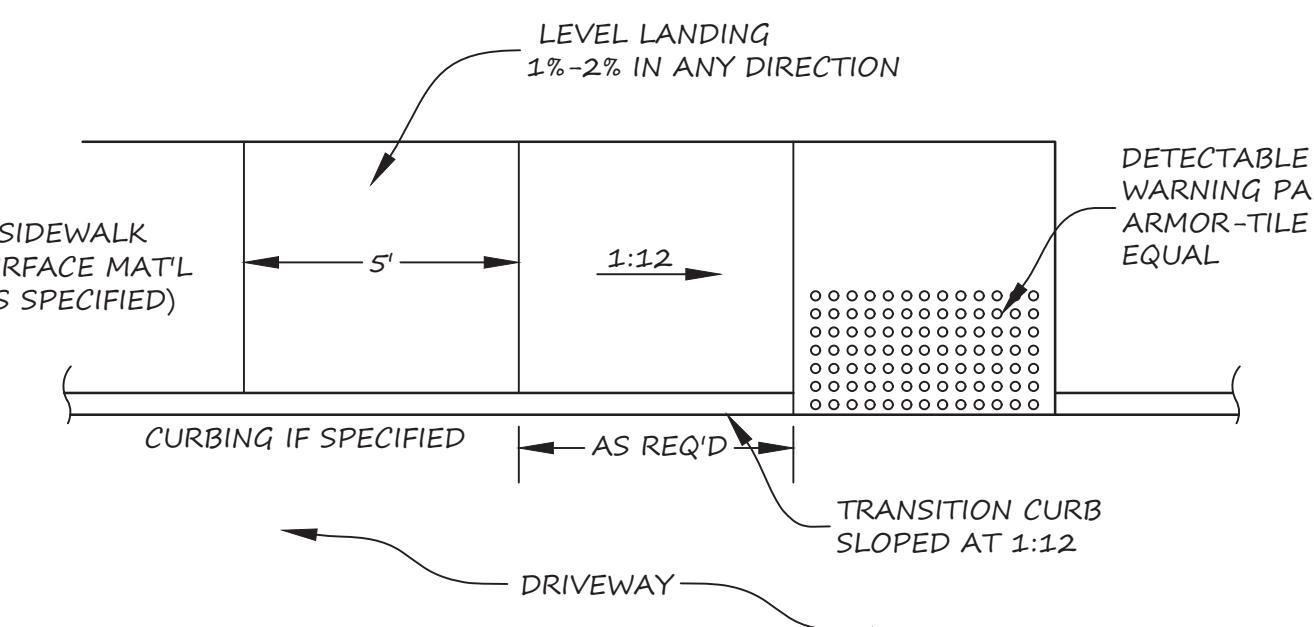




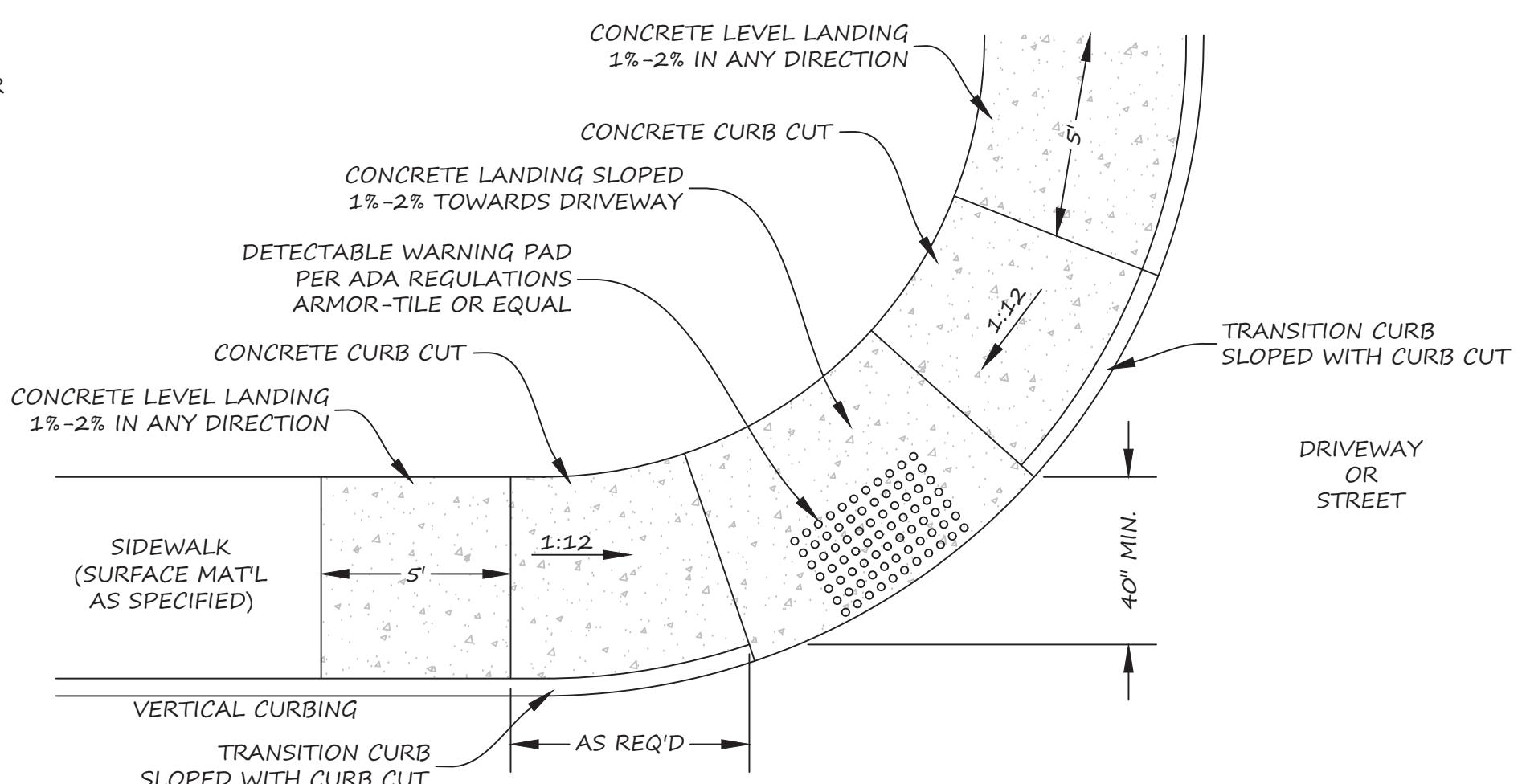
TYPICAL PARKING LOT PAVING SECTION
NOT TO SCALE



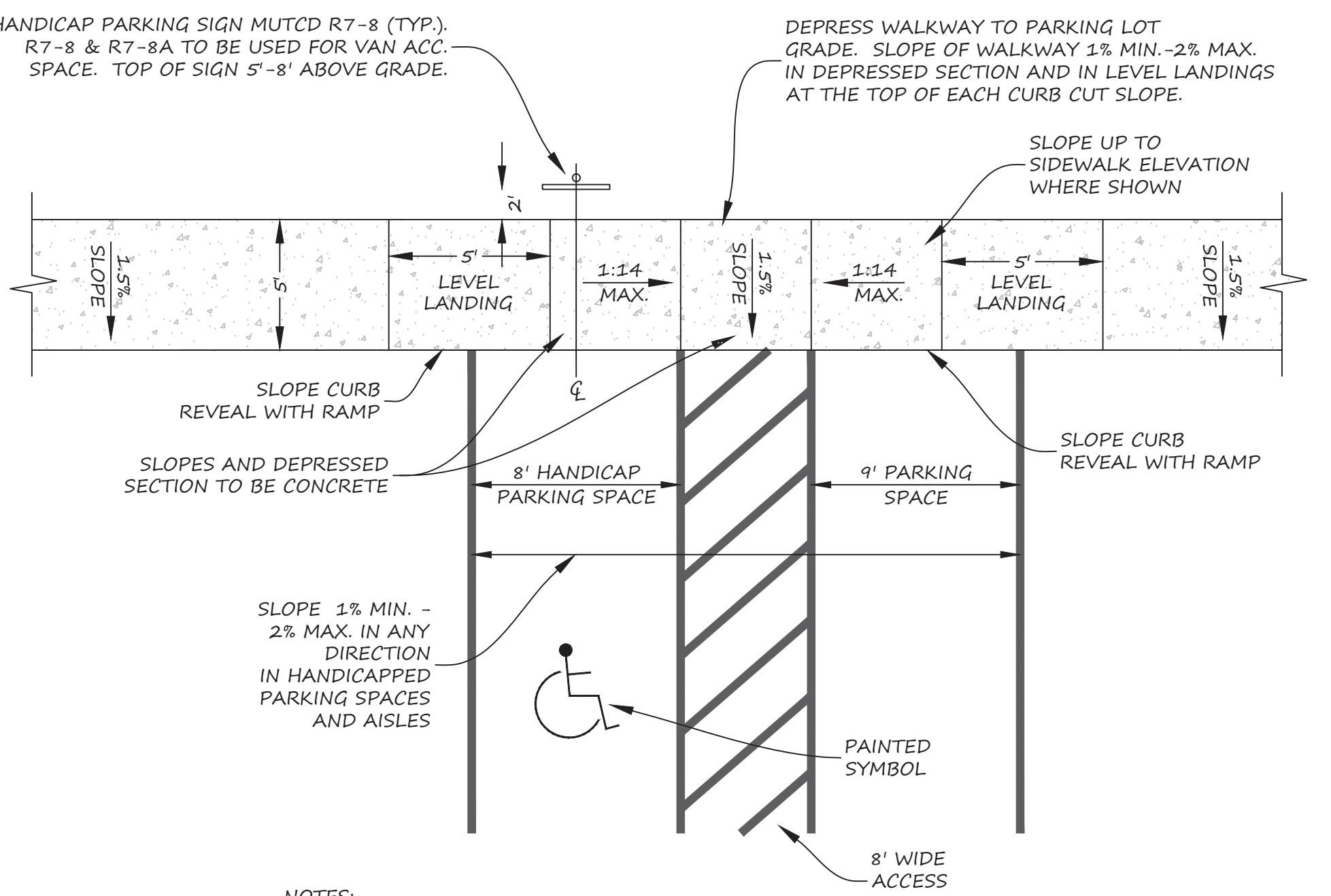
CAPE COD BERM DETAIL
(NO SCALE)



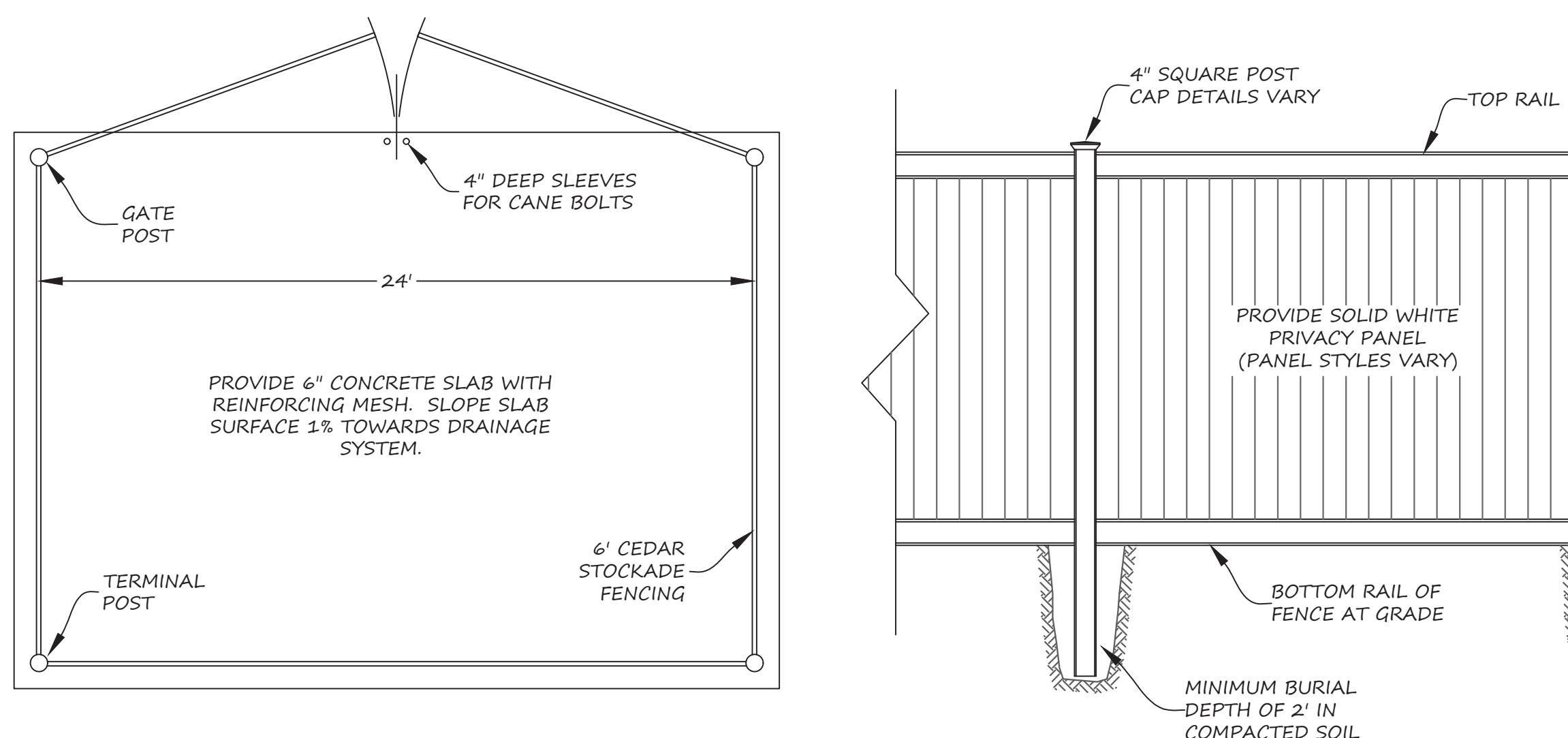
CURB CUT TYPE C DETAIL
NOT TO SCALE



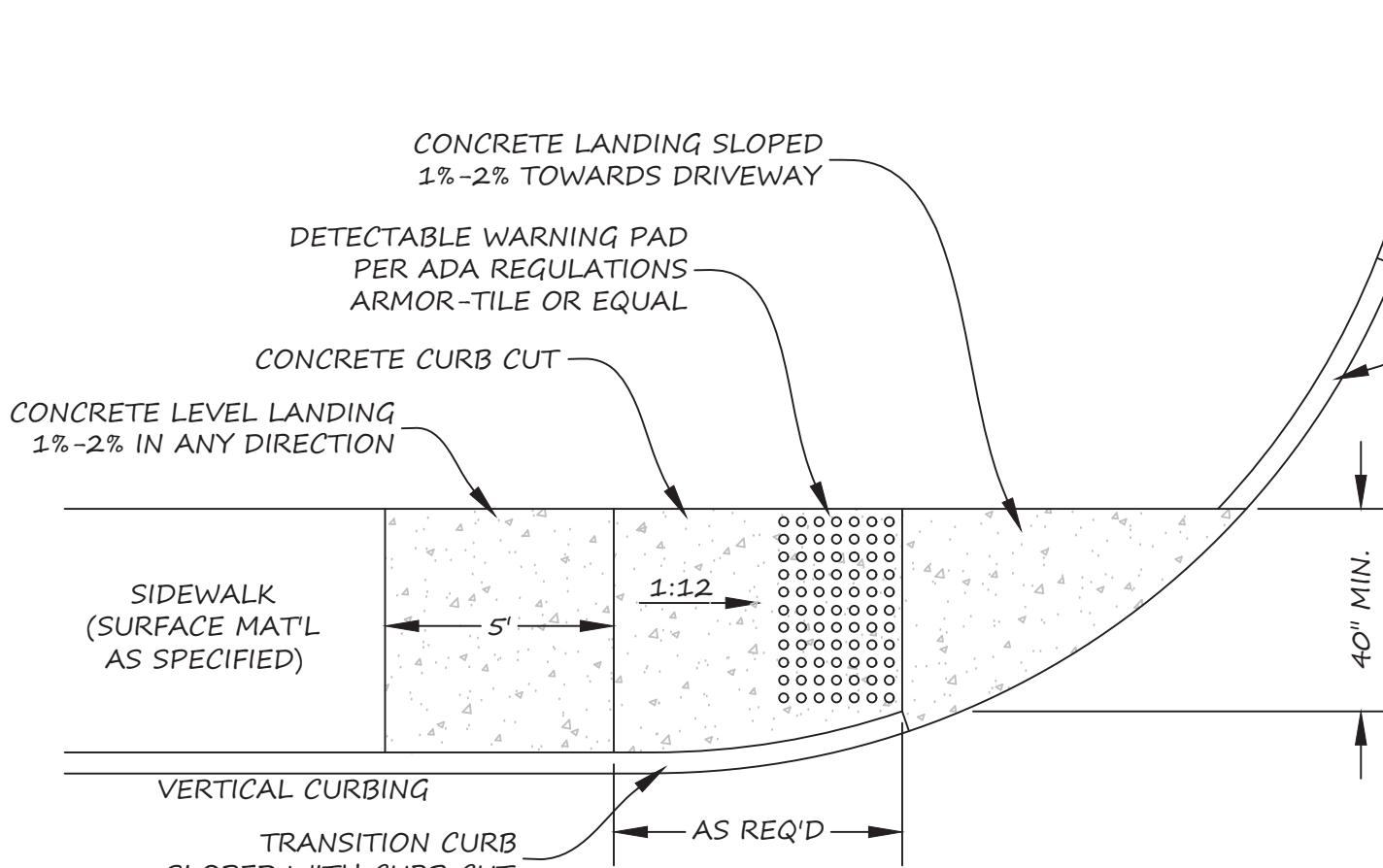
CURB CUT TYPE D DETAIL
NOT TO SCALE



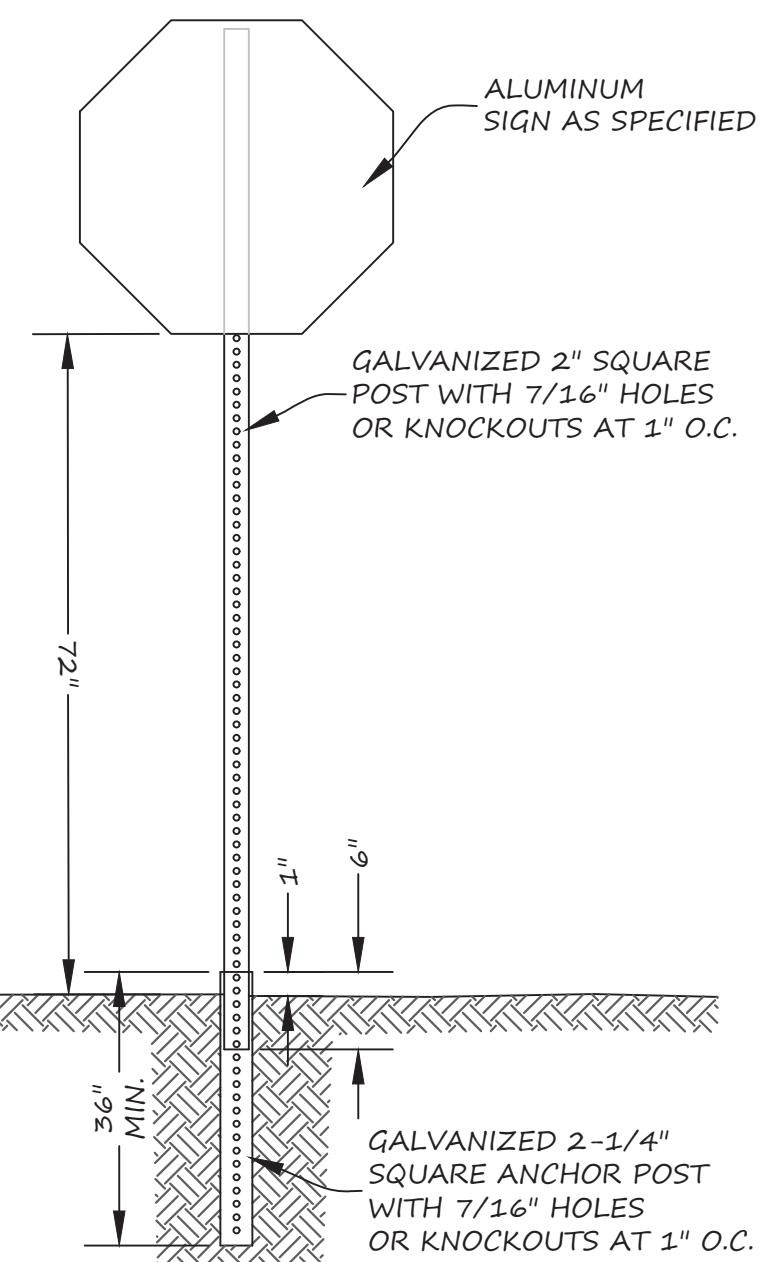
TYPICAL HANDICAP PARKING DETAIL / CURB CUT TYPE A
(NO SCALE)



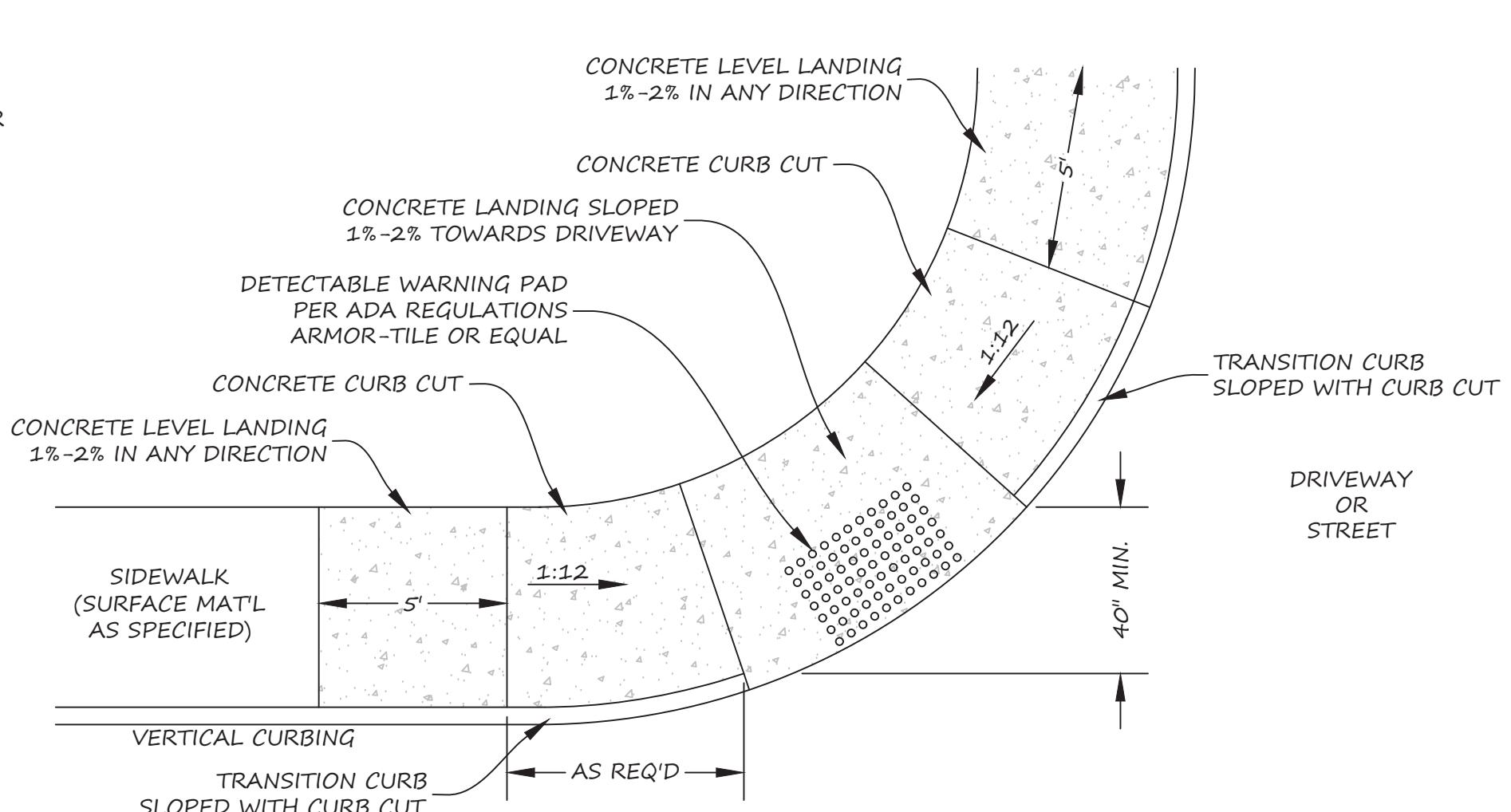
DUMPSTER ENCLOSURE PAD & FENCING DETAIL
(NO SCALE)



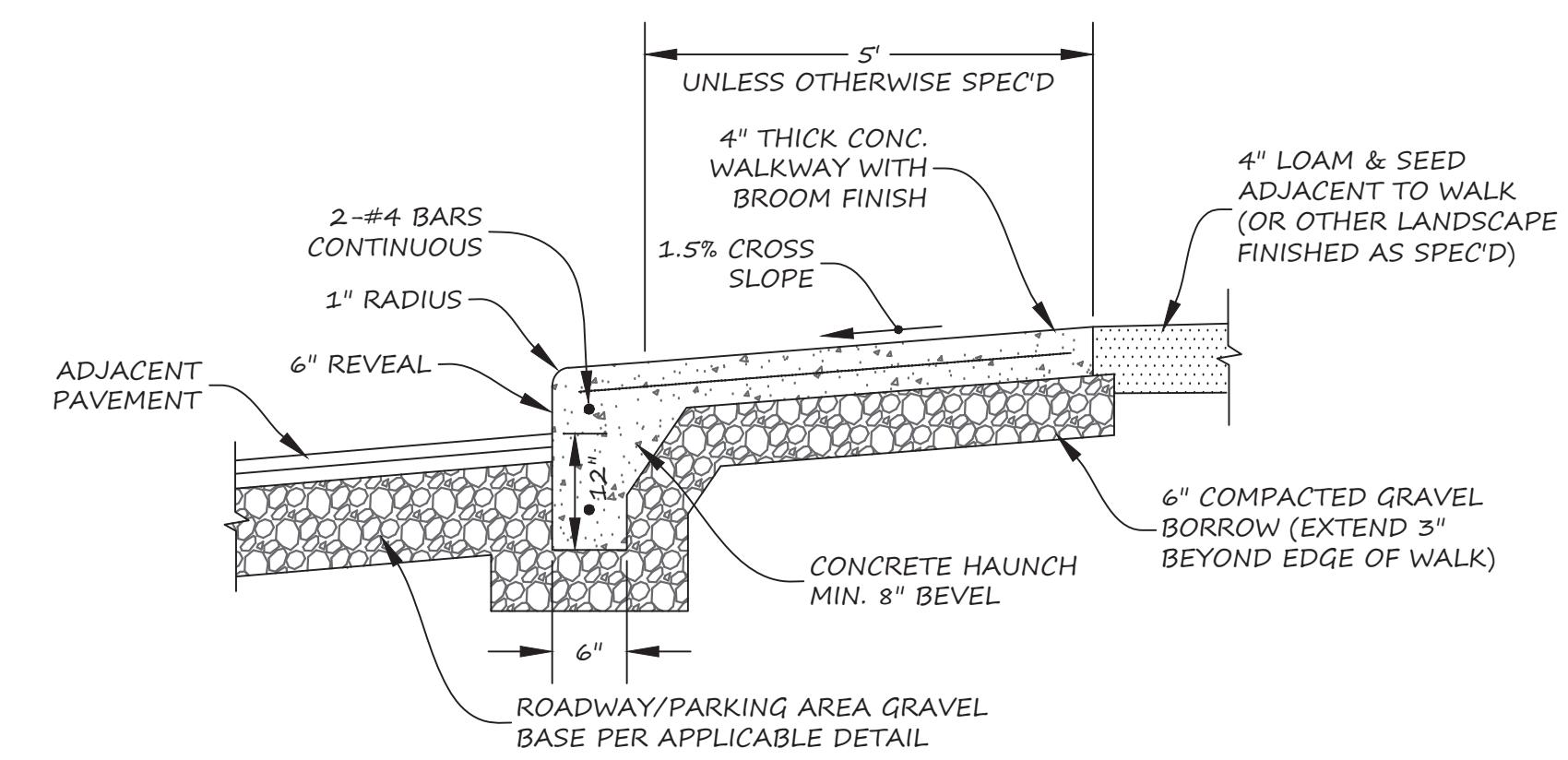
CURB CUT TYPE B DETAIL
NOT TO SCALE



BOLLARD DETAIL
NOT TO SCALE

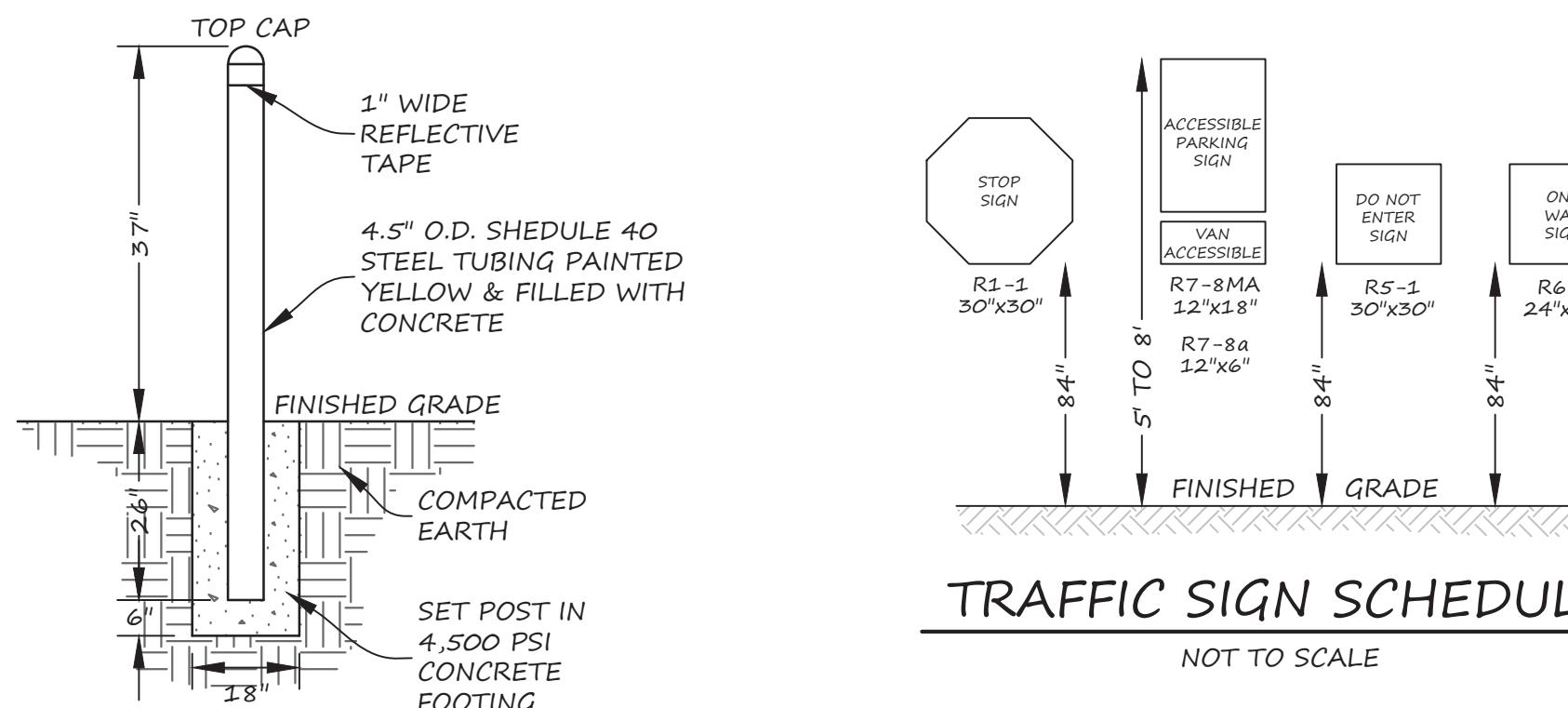


CURB CUT TYPE C DETAIL
NOT TO SCALE



NOTES:
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 PREMOLDED JOINT FILL EVERY 30' MIN.
5. PROVIDE 6x6 W1.4 x W1.4 - WELDED WIRE REINFORCEMENT MESH AT MIDDLE OF SLAB THICKNESS.

CONCRETE SIDEWALK WITH INTEGRAL CURB
(NO SCALE)



TRAFFIC SIGN SCHEDULE
NOT TO SCALE

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

ZONING DISTRICT
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DEED BOOK 38214 PAGE 200
PLAN BOOK 428 NO. 181-1995



Digitally signed by Daniel J.
Merrin, P.E.
Date: 2026.01.29 10:07:39
-05'00'

PLAN SCALE: NOT TO SCALE

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REVISIONS PER TOWN COMMENTS
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