

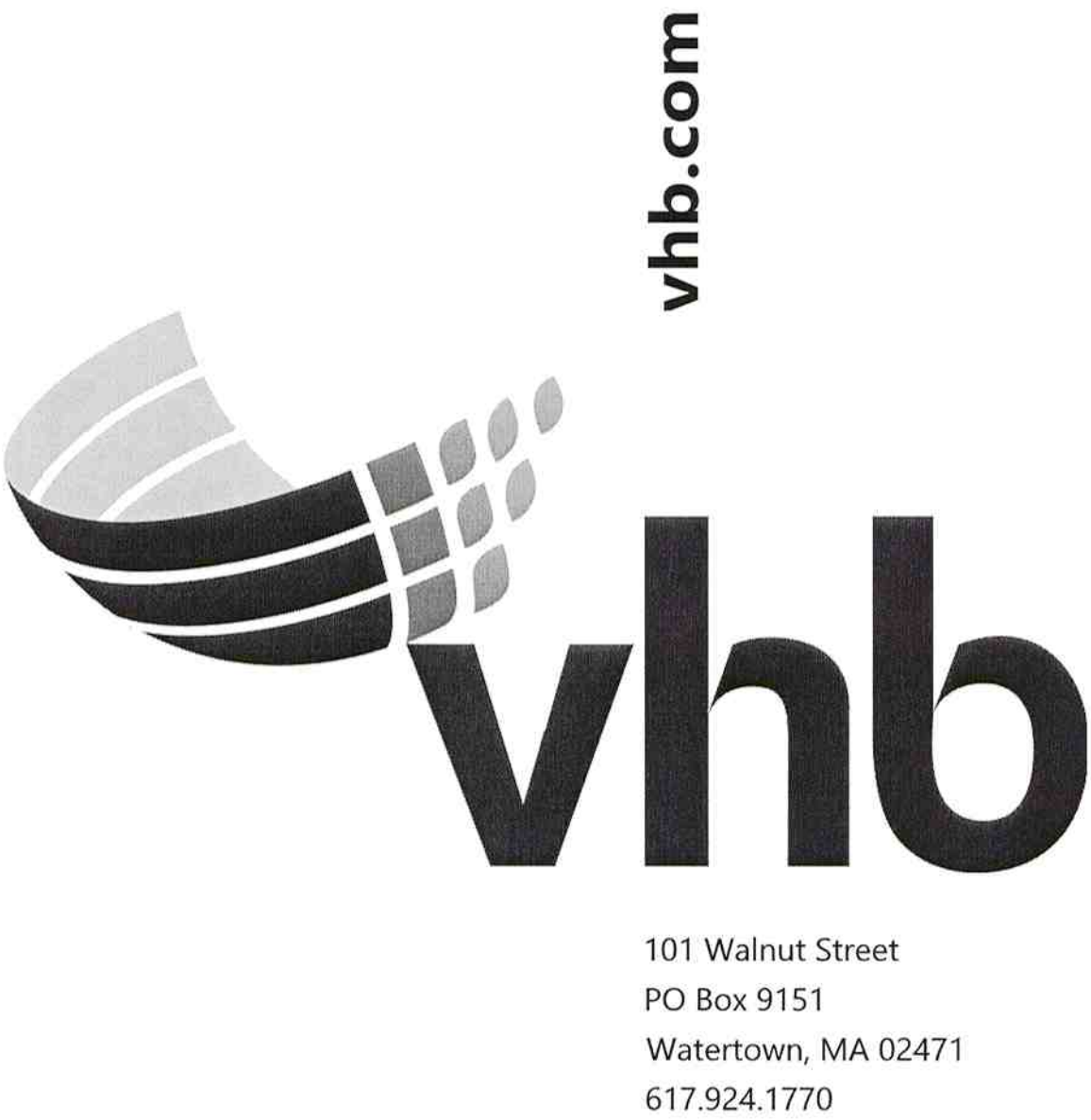
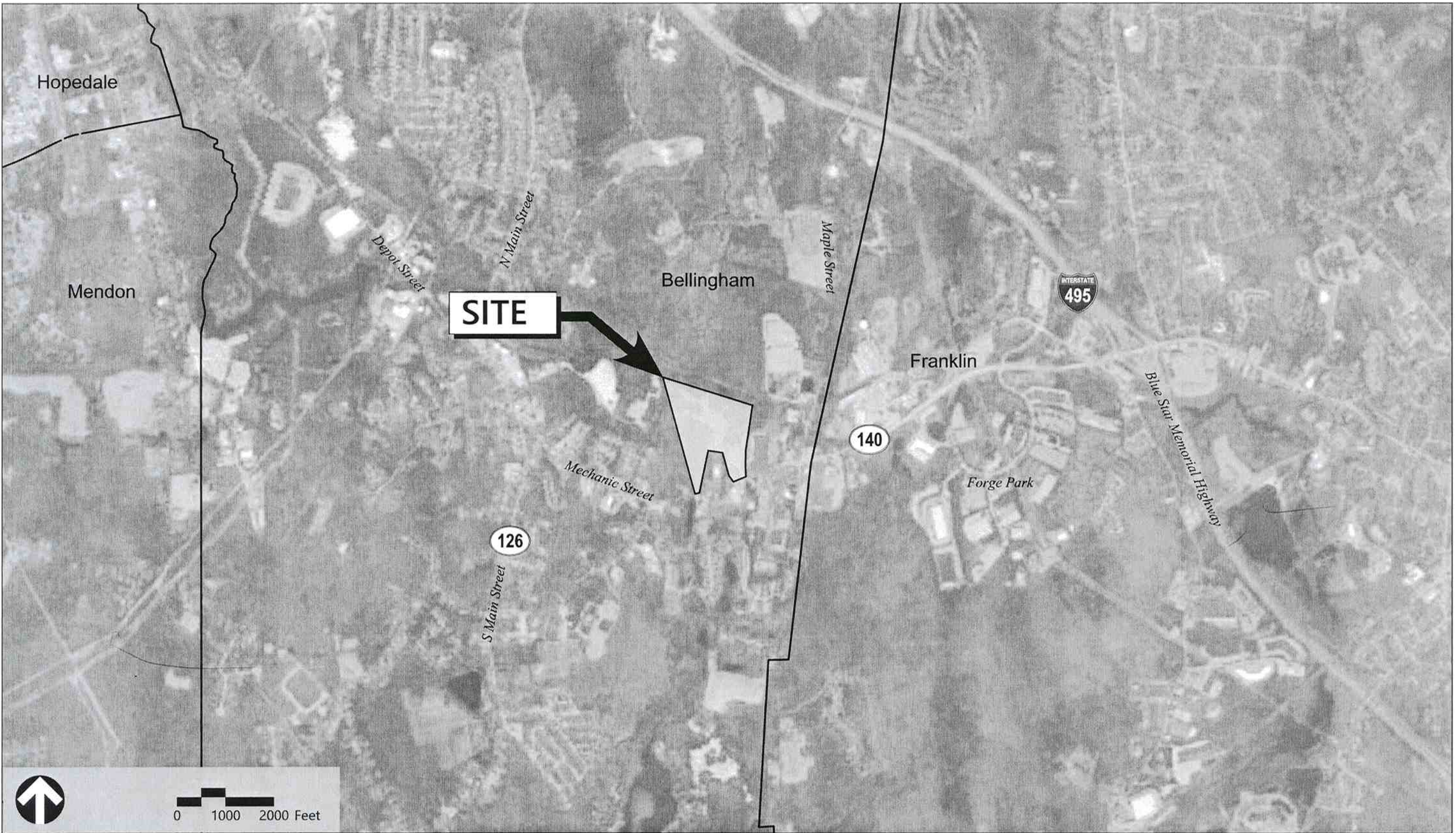
Site Plans

Issued for	Local Approvals
Date Issued	November 20, 2018
Latest Issue	July 16, 2019

Proposed Warehouse

Mechanic Street
Bellingham, Massachusetts

APPROVED
By Amy Sutherland at 11:27 am, Sep 05, 2019



Owner

Varney Brothers Sand & Gravel
PO Box 94
Bellingham, Massachusetts 02019

Applicant

LPC Northeast, LLC
53 State Street, 8th Floor
Boston, Massachusetts 02109

Assessor's Map: 51
Lot: 13

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C-3.0 - 3.4	Layout and Materials Plan	July 16, 2019
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C-5.0 - 5.4	Utility Plan	July 16, 2019
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L-1.1 - 1.2	Landscape Plans	July 16, 2019
EV-1	Wetland and Buffer Zone Impact Areas	July 16, 2019
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Reference Drawings

No.	Drawing Title	Latest Issue
Sv-1- 6	Existing Conditions Plan of Land	May 21, 2019
	Photometrics Plan	November 20, 2018





101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Legend

Exist.	Prop.		Exist.	Prop.	
		PROPERTY LINE			CONCRETE
		PROJECT LIMIT LINE			HEAVY DUTY PAVEMENT
		RIGHT-OF-WAY/PROPERTY LINE			BUILDINGS
		EASEMENT			RIPRAP
		BUILDING SETBACK			CONSTRUCTION EXIT
		PARKING SETBACK			
		BASELINE	27.35 TC x	27.35 TC x	TOP OF CURB ELEVATION
		CONSTRUCTION LAYOUT	26.85 BC x		BOTTOM OF CURB ELEVATION
		ZONING LINE	132.75 x	132.75 x	SPOT ELEVATION
		TOWN LINE	45.0 TW x	45.0 TW x	TOP & BOTTOM OF WALL ELEVATION
			38.5 BW		
		LIMIT OF DISTURBANCE			BORING LOCATION
		WETLAND LINE WITH FLAG			TEST PIT LOCATION
		FLOODPLAIN			MONITORING WELL
		BORDERING LAND SUBJECT TO FLOODING			UNDERDRAIN
		WETLAND BUFFER ZONE			DRAIN
		NO DISTURB ZONE			ROOF DRAIN
		200' RIVERFRONT AREA			SEWER
					FORCE MAIN
					OVERHEAD WIRE
		GRAVEL ROAD			WATER
		EDGE OF PAVEMENT			FIRE PROTECTION
		BITUMINOUS BERM			DOMESTIC WATER
		BITUMINOUS CURB			GAS
		CONCRETE CURB			ELECTRIC
		CURB AND GUTTER			STEAM
		EXTRUDED CONCRETE CURB			TELEPHONE
		MONOLITHIC CONCRETE CURB			FIRE ALARM
		PRECAST CONC. CURB			CABLE TV
		SLOPED GRAN. EDGING			CATCH BASIN CONCENTRIC
		VERT. GRAN. CURB			CATCH BASIN ECCENTRIC
		LIMIT OF CURB TYPE			DOUBLE CATCH BASIN CONCENTRIC
		SAWCUT			DOUBLE CATCH BASIN ECCENTRIC
					GUTTER INLET
					DRAIN MANHOLE CONCENTRIC
					DRAIN MANHOLE ECCENTRIC
					TRENCH DRAIN
					PLUG OR CAP
					CLEANOUT
					FLARED END SECTION
					HEADWALL
					SEWER MANHOLE CONCENTRIC
					SEWER MANHOLE ECCENTRIC
					CURB STOP & BOX
					WATER VALVE & BOX
					TAPPING SLEEVE, VALVE & BOX
					SIAMESE CONNECTION
					FIRE HYDRANT
					WATER METER
					POST INDICATOR VALVE
					WATER WELL
					GAS GATE
					GAS METER
					ELECTRIC MANHOLE
					ELECTRIC METER
					LIGHT POLE
					TELEPHONE MANHOLE
					TRANSFORMER PAD
					UTILITY POLE
					POST INDICATOR VALVE
					PAVED WATER WAY
					POLYVINYLCHLORIDE PIPE
					REINFORCED CONCRETE PIPE
					RIM ELEVATION
					RIM ELEVATION
					SEWER MANHOLE
					TAPPING SLEEVE, VALVE AND BOX
					UNDERGROUND
					UTILITY POLE

Abbreviations

General	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL
Utility	
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PIV	POST INDICATOR VALVE
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
RIM=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes

General	Layout and Materials
1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.	1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.	2. CURB RADII ARE THREE (3) FEET UNLESS OTHERWISE NOTED.
3. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).	3. CURBING SHALL BE PCC WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
4. 2:1 SLOPES SHALL BE 12" MINUS CRUSHED STONE SLOPES, PLACED AND COMPACTED, UNLESS OTHERWISE NOTED. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC) OR 12" MINUS CRUSHED STONE SLOPES SHALL RECEIVE SIX (6) INCHES LOAM AND SEED.	4. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
5. WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.	5. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
6. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENT'S STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.	6. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.
Demolition	
7. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.	1. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
8. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.	2. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
9. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.	3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
10. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.	4. THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL, TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
11. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.	5. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.
12. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.	
13. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.	
14. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND EPA JURISDICTION. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR IS TO FILE A CGP NOTICE OF INTENT WITH THE EPA AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE NPDES REGULATIONS. CONTRACTOR SHALL CONFIRM THE OWNER HAS ALSO FILED A NOTICE OF INTENT WITH THE EPA.	

Utilities

1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.	
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.	
3. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.	
4. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS: A. PAVEMENTS AND CONCRETE SURFACES: FLUSH B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION. GI GUTTER INLET GT GREASE TRAP HDPE HIGH DENSITY POLYETHYLENE PIPE HH HANDHOLE HW HEADWALL HYD HYDRANT INV INVERT ELEVATION I= INVERT ELEVATION LP LIGHT POLE MES METAL END SECTION PIV POST INDICATOR VALVE PWW PAVED WATER WAY PVC POLYVINYLCHLORIDE PIPE RCP REINFORCED CONCRETE PIPE R= RIM ELEVATION RIM= RIM ELEVATION SMH SEWER MANHOLE TSV TAPPING SLEEVE, VALVE AND BOX UG UNDERGROUND UP UTILITY POLE	
5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.	
6. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.	
7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN: A. WATER PIPES SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON. B. SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SEWER PIPE C. STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HDPE), UNLESS OTHERWISE NOTED. D. PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.	
8. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.	
9. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.	
10. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.	

Existing Conditions Information

1. BASE PLAN: "EXISTING CONDITIONS PLAN OF LAND" DATED JUNE 25, 2018, PREPARED BY VHB. A. DELINEATION OF THE WETLANDS AND PLACEMENT OF THE FLAGS WAS PERFORMED BY VHB IN NOVEMBER 2017, NOVEMBER 2018, DECEMBER 2018 AND JANUARY 2019. B. FLAGS MARKING THE WETLANDS WERE LOCATED BY ACTUAL GROUND SURVEY BY VHB IN JANUARY 2018, AND GPS IN NOVEMBER/DECEMBER OF 2018 AND JANUARY OF 2019.	
2. TOPOGRAPHY: ELEVATIONS ARE BASED ON NAVD 1988.	
3. GEOTECHNICAL DATA INCLUDING TEST PIT AND BORING LOCATIONS, ELEVATIONS AND BEDROCK DEPTHS WERE OBTAINED FROM SANBORN HEAD PLAN ENTITLED "BEDROCK CUT PLAN, ARCO CONCEPT - ONE DRIVEWAY" DATED APRIL 2018.	

Document Use

1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.	
2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.	
3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.	

Proposed Warehouse

Mechanic Street
Bellingham, Massachusetts

No.	Revision	Date	Apprd.
1	Wetland Replication Area Revision	11/27/2018	CPN
2	Wetland Revisions	1/3/2019	CPN
3	Planning/Con/Con/Peer Review Comments	3/20/2019	CPN
4	Planning/Con/Con/Peer Review Comments	5/21/2019	CPN
5	Planning/Con/Con/Peer Review Comments	6/20/2019	CPN
6	Final Con/Con Comments	7/16/2019	CPN
Designed by JRB		Checked by CPN	
Issued for		Date	

Local Approvals November 20, 2018

Not Approved for Construction

Drawing Title
Legend and General Notes
Drawing Number

C-1

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Project Number 14073.00



Mechanic Street
Bellingham, Massachusetts

Designed by JRB	Checked by CPN
Issued for	Date

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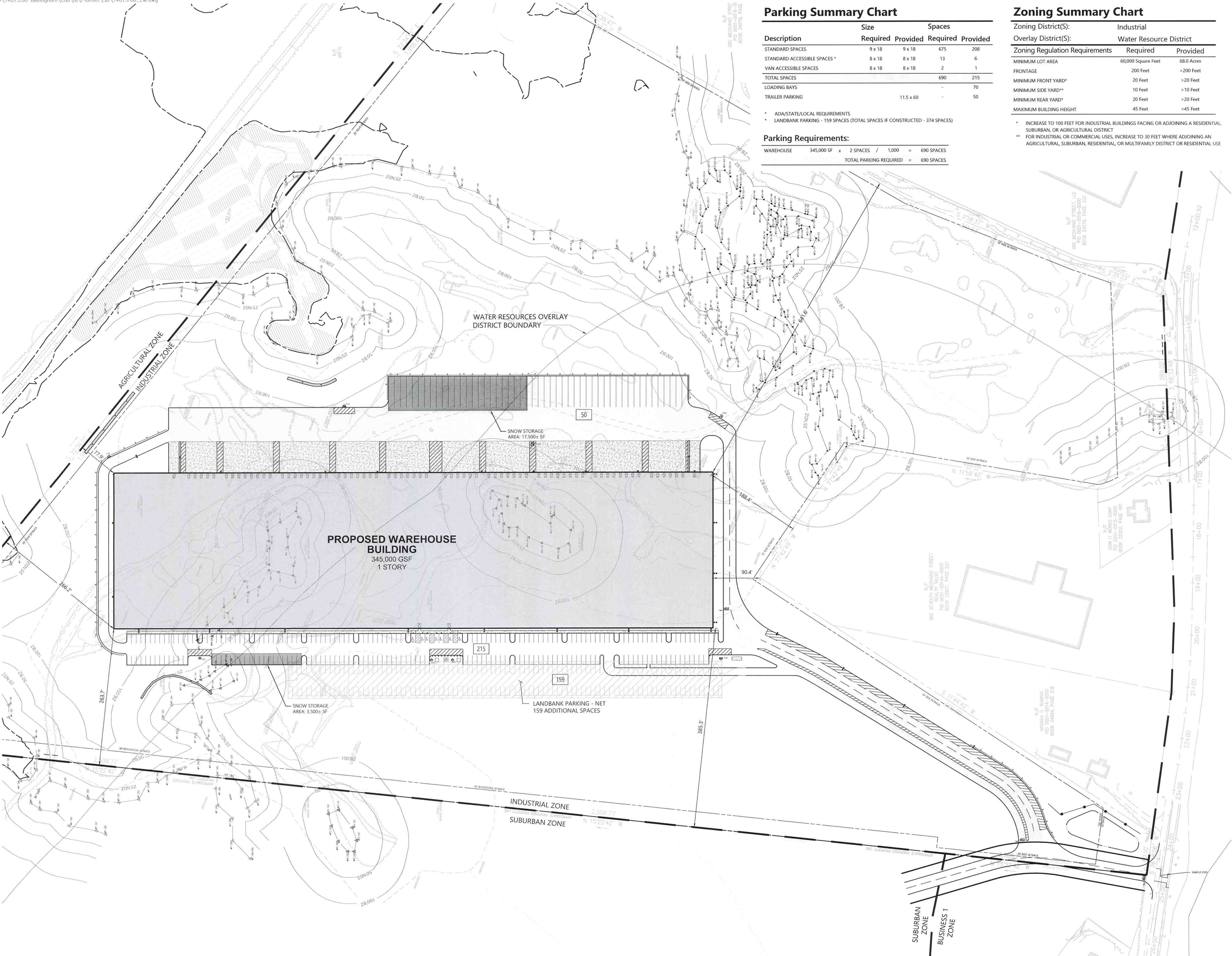
Index Plan



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Project Number
14073.00



Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	9 x 18	9 x 18	675	208
STANDARD ACCESSIBLE SPACES *	8 x 18	8 x 18	13	6
VAN ACCESSIBLE SPACES	8 x 18	8 x 18	2	1
TOTAL SPACES			690	215
LOADING BAYS			-	70
TRAILER PARKING		11.5 x 60	-	50

- * ADA/STATE/LOCAL REQUIREMENTS
- LANDBANK PARKING - 159 SPACES (TOTAL SPACES IF CONSTRUCTED - 374 SPACES)

Parking Requirements:

WAREHOUSE	345,000 SF	x	2 SPACES	/	1,000	=	690 SPACES
TOTAL PARKING REQUIRED							= 690 SPACES

Zoning Summary Chart

Zoning District(S):	Industrial	
Overlay District(S):	Water Resource District	
Zoning Regulation Requirements	Required	Provided
MINIMUM LOT AREA	60,000 Square Feet	68.0 Acres
FRONTAGE	200 Feet	>200 Feet
MINIMUM FRONT YARD*	20 Feet	>20 Feet
MINIMUM SIDE YARD**	10 Feet	>10 Feet
MINIMUM REAR YARD*	20 Feet	>20 Feet
MAXIMUM BUILDING HEIGHT	45 Feet	<45 Feet

- * INCREASE TO 100 FEET FOR INDUSTRIAL BUILDINGS FACING OR ADJOINING A RESIDENTIAL, SUBURBAN, OR AGRICULTURAL DISTRICT
- ** FOR INDUSTRIAL OR COMMERCIAL USES, INCREASE TO 30 FEET WHERE ADJOINING AN AGRICULTURAL, SUBURBAN, RESIDENTIAL, OR MULTIFAMILY DISTRICT OR RESIDENTIAL USE



101 Walnut Street
PO Box 9151
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Designed by JRB		Checked by CPN	Date

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Overall Layout and
Materials Plan



Drawing Number

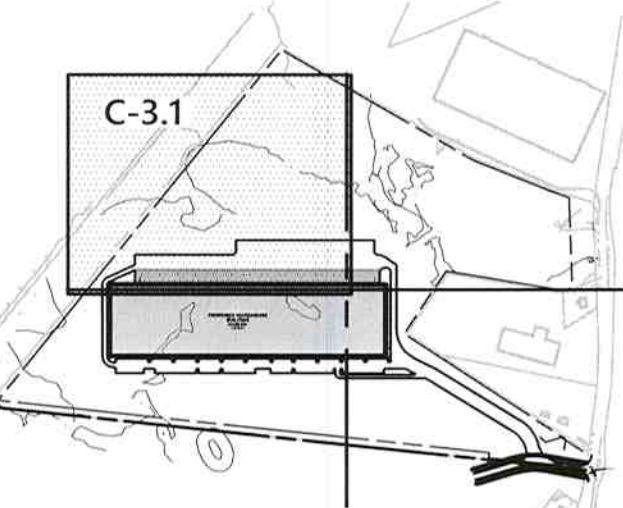
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Project Number
14073.00



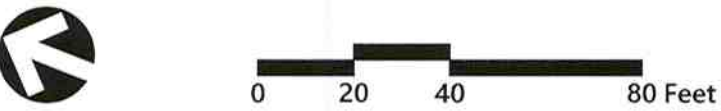
101 Walnut Street
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Key
1" = 800'

See Sheet C-3.2

Match Line



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Layout and
Materials Plan



Drawing Number

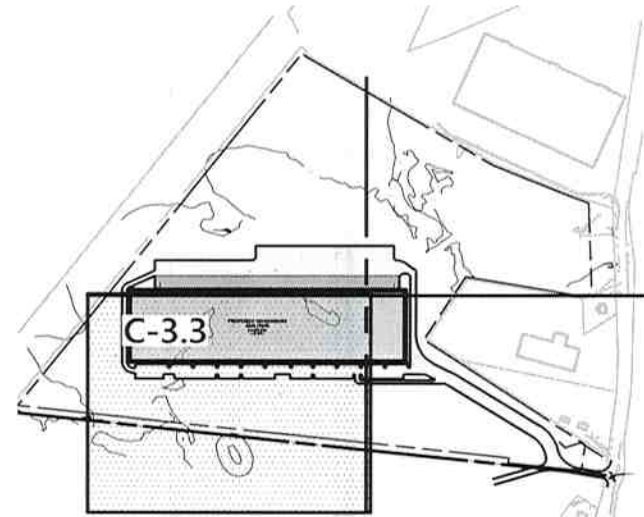
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Project Number
14073.00



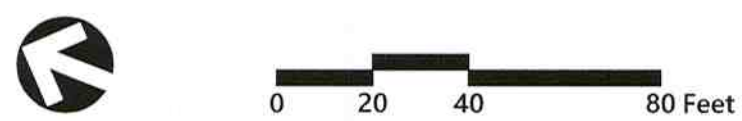
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Key
1" = 800'

Sign Summary

M.U.T.C.D. Number	Specification Width	Height	Desc.
R7-8	12"	18"	RESERVED PARKING
R7-8P	12"	6"	VAN ACCESSIBLE



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4	Planning/ConCom/Peer Review Comments	5/21/2019	CPN
5	Planning/ConCom/Peer Review Comments	6/20/2019	CPN
6	Final ConCom Comments	7/16/2019	CPN
Designed by JRB		Checked by CPN	Date

Local Approvals November 20, 2019

Not Approved for Construction

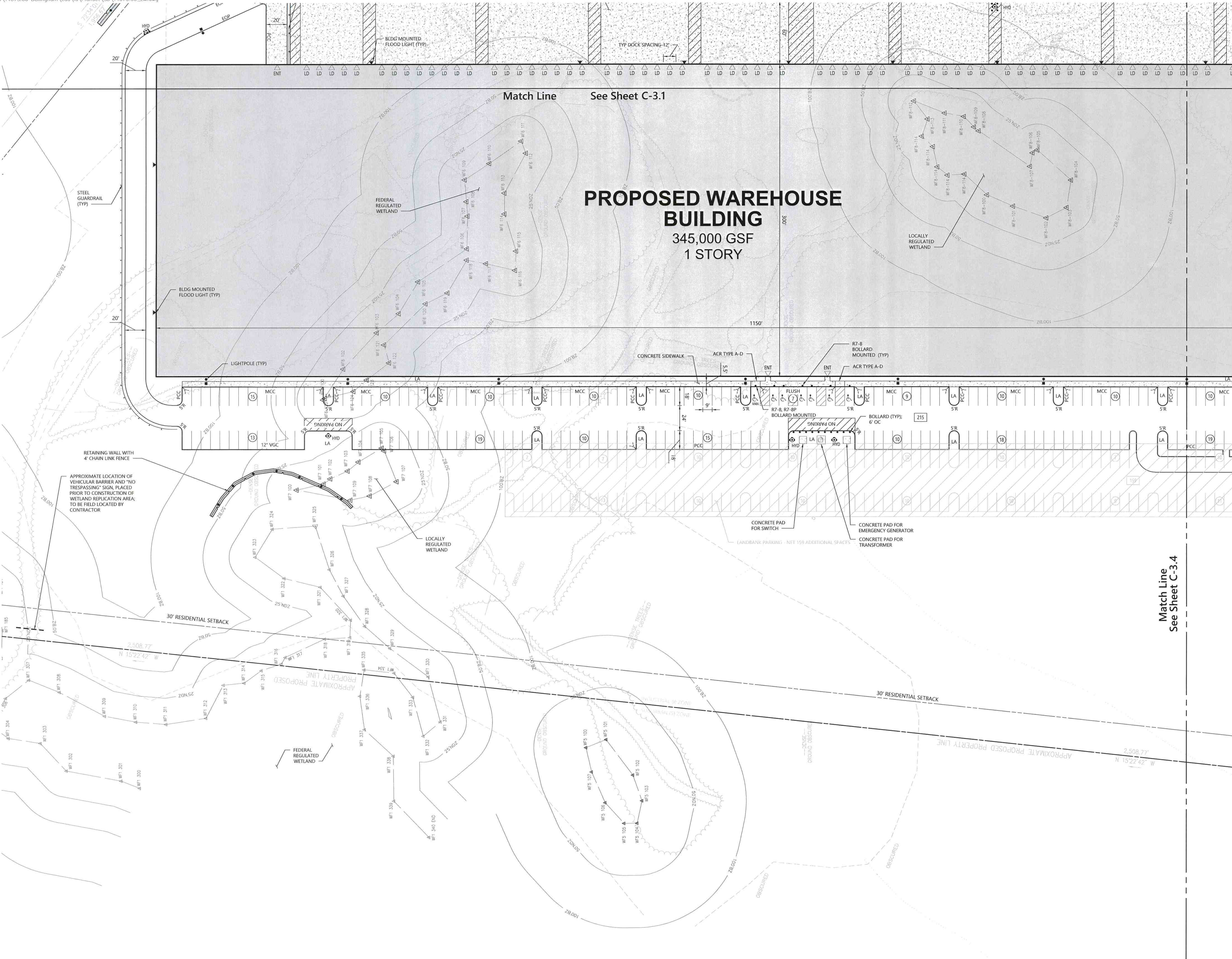
Layout and
Materials Plan

Drawing Title
C-3.3

Sheet 6 of 25

Project Number
14073.00

Professional Engineer Seal: JRB, No. 1502, State of Massachusetts, dated 7/16/19.





1" = 800'

M.U.T.C.D. Number	Specification		Desc.
	Width	Height	
R1-1	30"	30"	



No.	Revision	Date	Approval
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5	Planning/ConCom/Peer Review Comments	6/20/2019	CPN
6	Final ConCom Comments	7/16/2019	CPN

Designed by
JRB

Issued for

Checked by
CPN

Date

Layout and Materials Plan

C-3.4

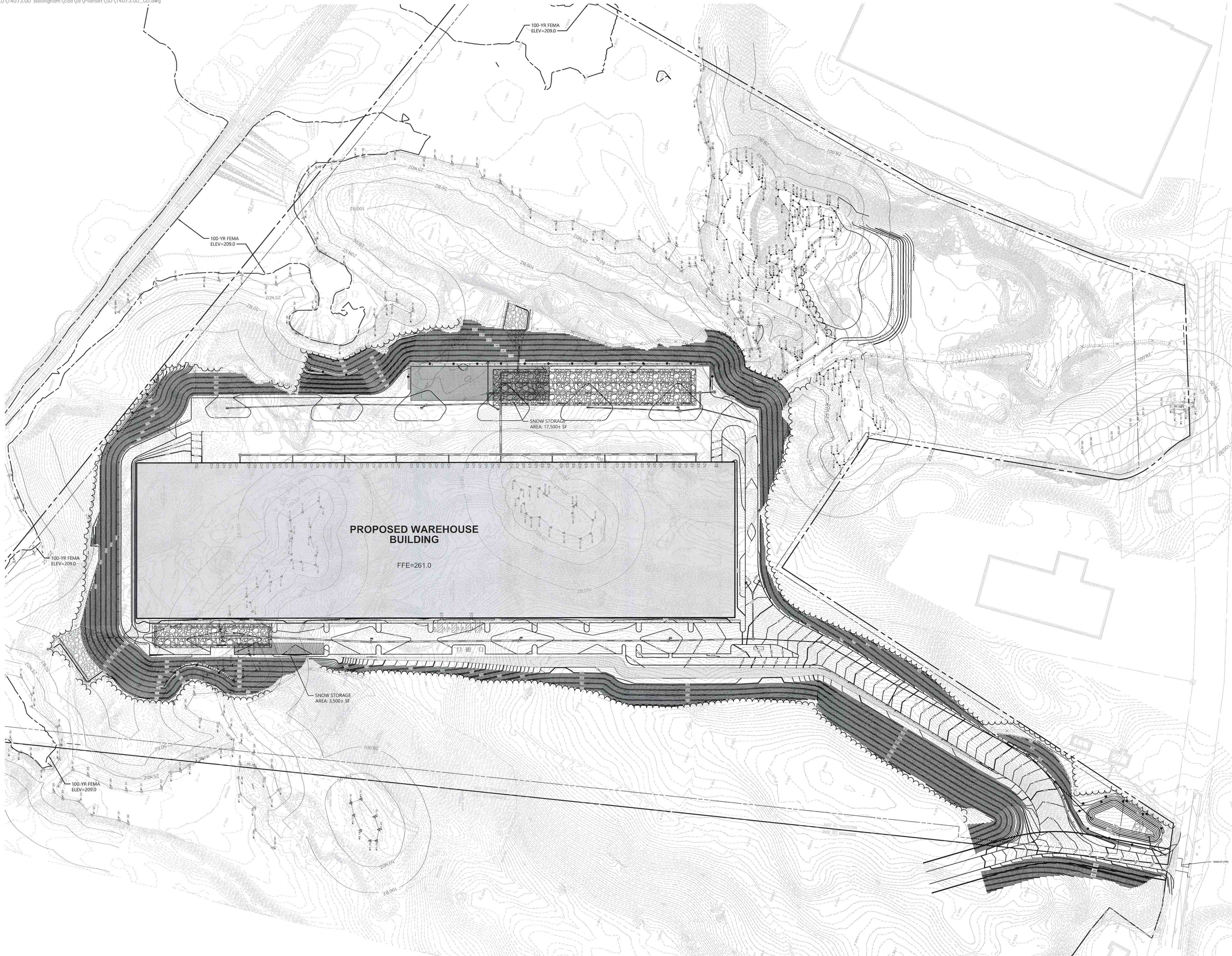
Project Number
14073.00



Match Line See Sheet C-3.2



101 Walnut Street
PO Box 9151
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617.924.1770



0 40 80 160Feet

Proposed Warehouse

Mechanic Street
Bellingham, Massachusetts

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Issued for		Date	

Local Approvals

November 20, 2018

Not Approved for Construction

Overall Grading and
Drainage Plan



Drawing Number

C-4.0

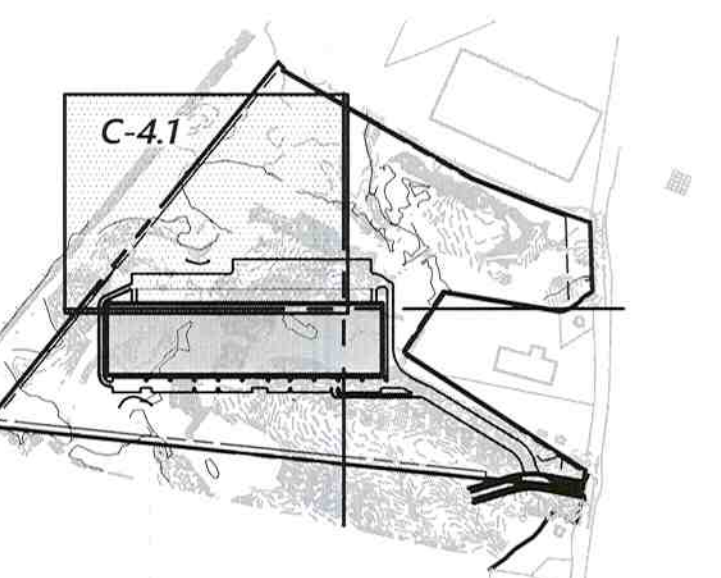
Sheet 8 of 25

Project Number
14073.00



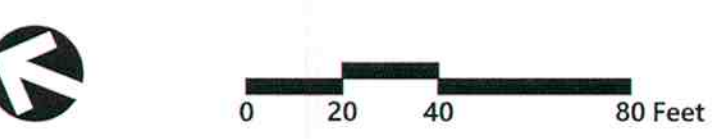


101 Walnut Street
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617.924.1770



Key
1" = 800'

NOTE:
1. SILT SACK SHOULD BE PLACED IN EACH CATCH BASIN AFTER INSTALLATION. SILT SACK SHOULD NOT BE REMOVED UNTIL FINAL SITE STABILIZATION HAS BEEN ACHIEVED.



Proposed Warehouse

Mechanic Street
Bellingham, Massachusetts

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6	Final ConCom Comments	7/16/2019	CPN

Designed by
JRB
Issued for
CPN

Checked by
CPN
Date

Local Approvals
November 20, 2018

Not Approved for Construction

Drawing Title
**Grading, Drainage
and Erosion Control**

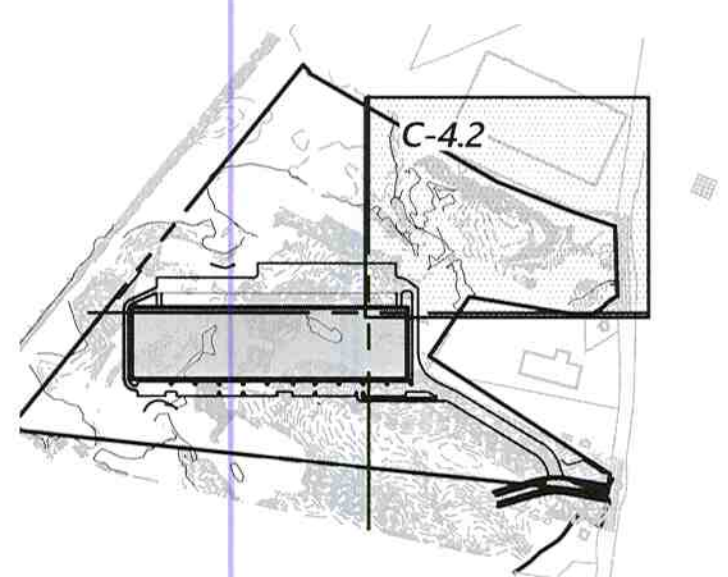
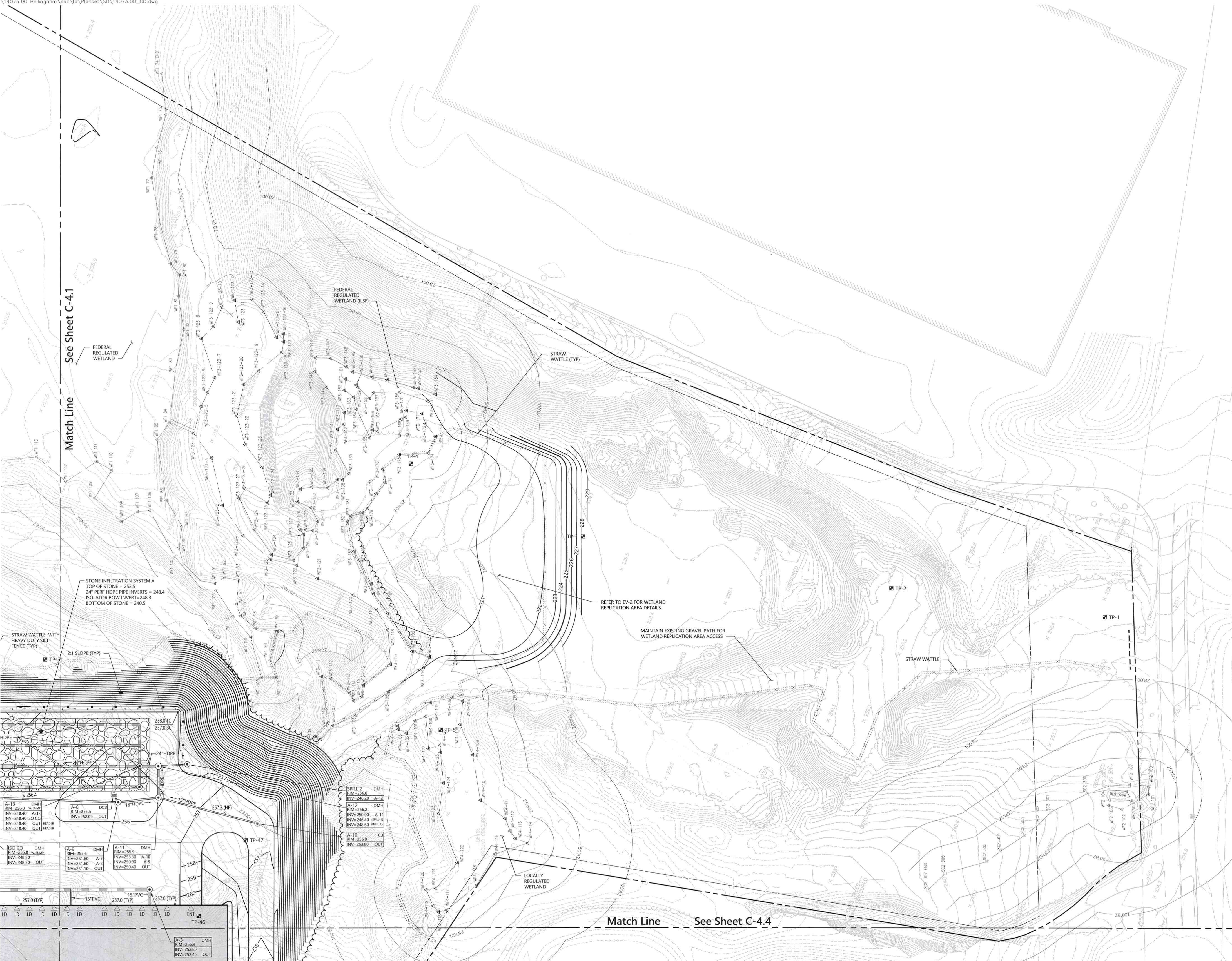


7/16/19

Drawing Number
C-4.1

Sheet
9 of 25

Project Number
14073.00



Key

1" = 800'

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Proposed Warehouse

Mechanic Street Bellingham, Massachusetts

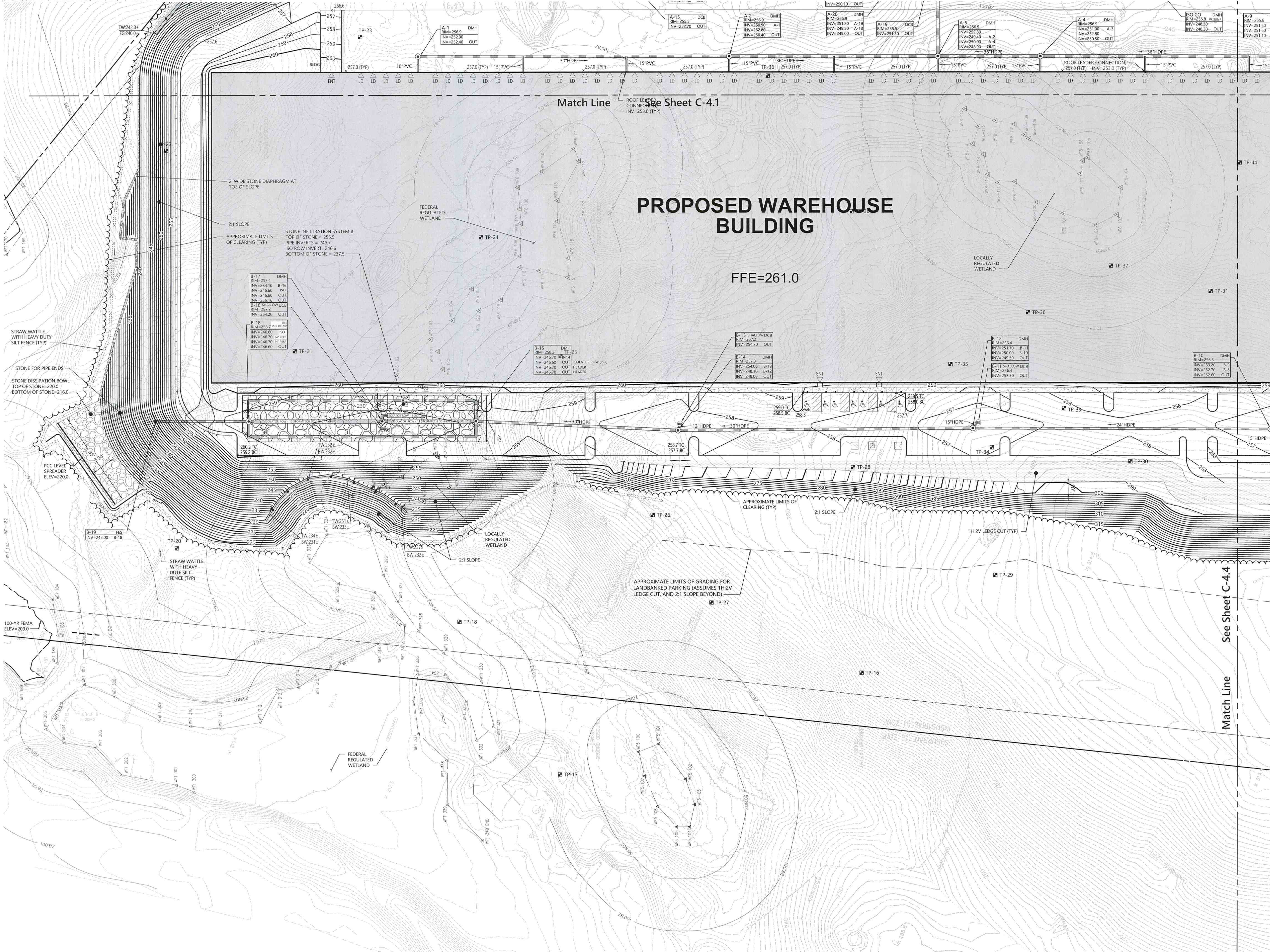
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6	Final ConCom Comments	7/16/2019	CPN

Designed by **JRB** Checked by **CPN**
Issued for _____ Date _____

Local Approvals November 20, 2018

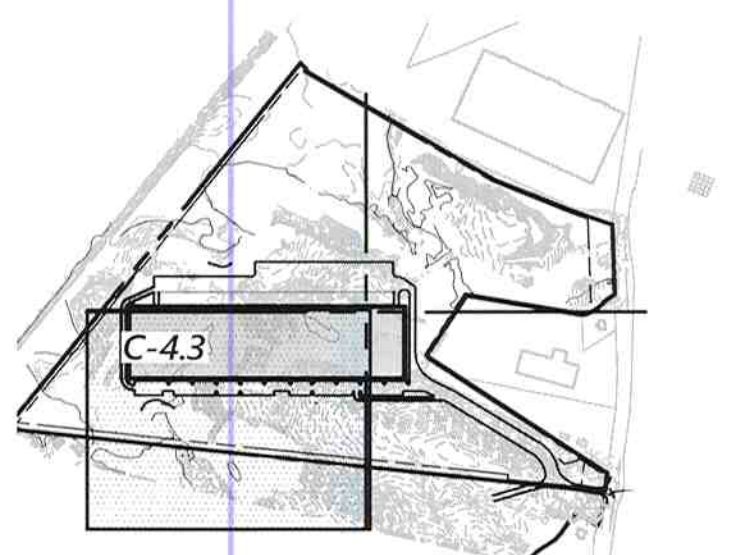
Not Approved for Construction

Grading, Drainage
and Erosion Control Plan



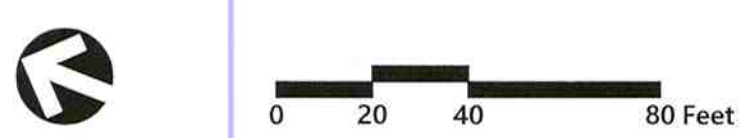


101 Walnut Street
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Key
1" = 800'

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Proposed Warehouse
Mechanic Street
Bellingham, Massachusetts

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Issued for _____
Checked by **CPN**
Date _____

Local Approvals November 20, 2018

Not Approved for Construction

**Grading, Drainage
and Erosion Control Plan**

Drawing Title

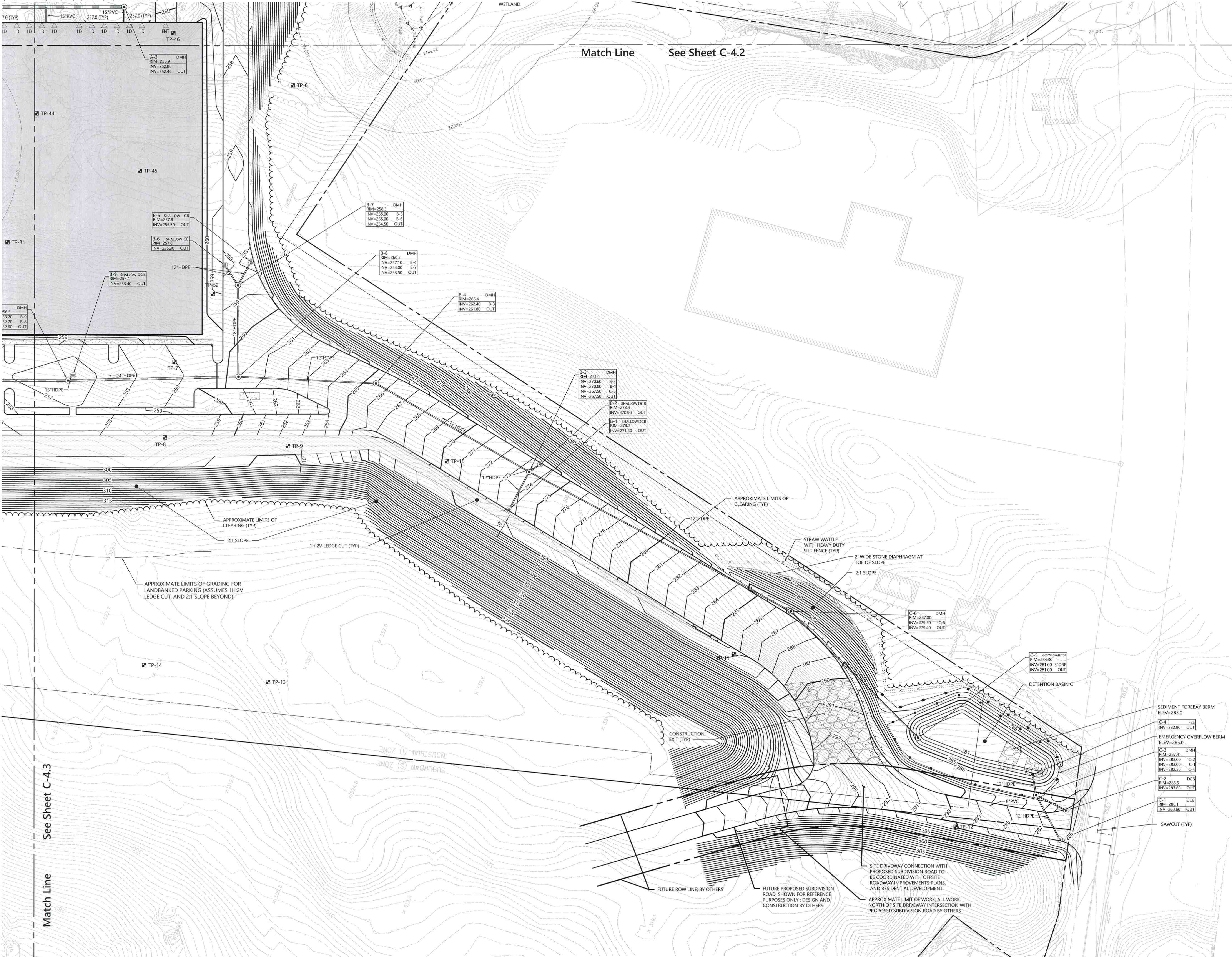
Drawing Number

C-4.3

Sheet 11 of 25

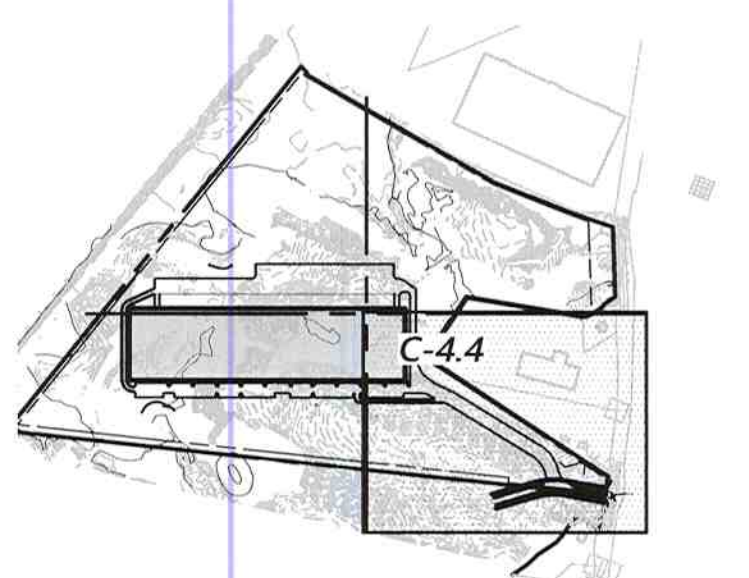
Project Number
14073.00





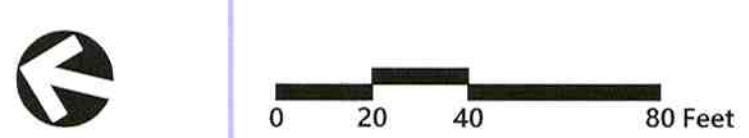


101 Walnut Street
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Key
1" = 800'

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Proposed Warehouse				
Mechanic Street Bellingham, Massachusetts				
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Designed by JRB			Checked by CPN	
Issued for			Date November 20, 2018	

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**Grading, Drainage
and Erosion Control Plan**



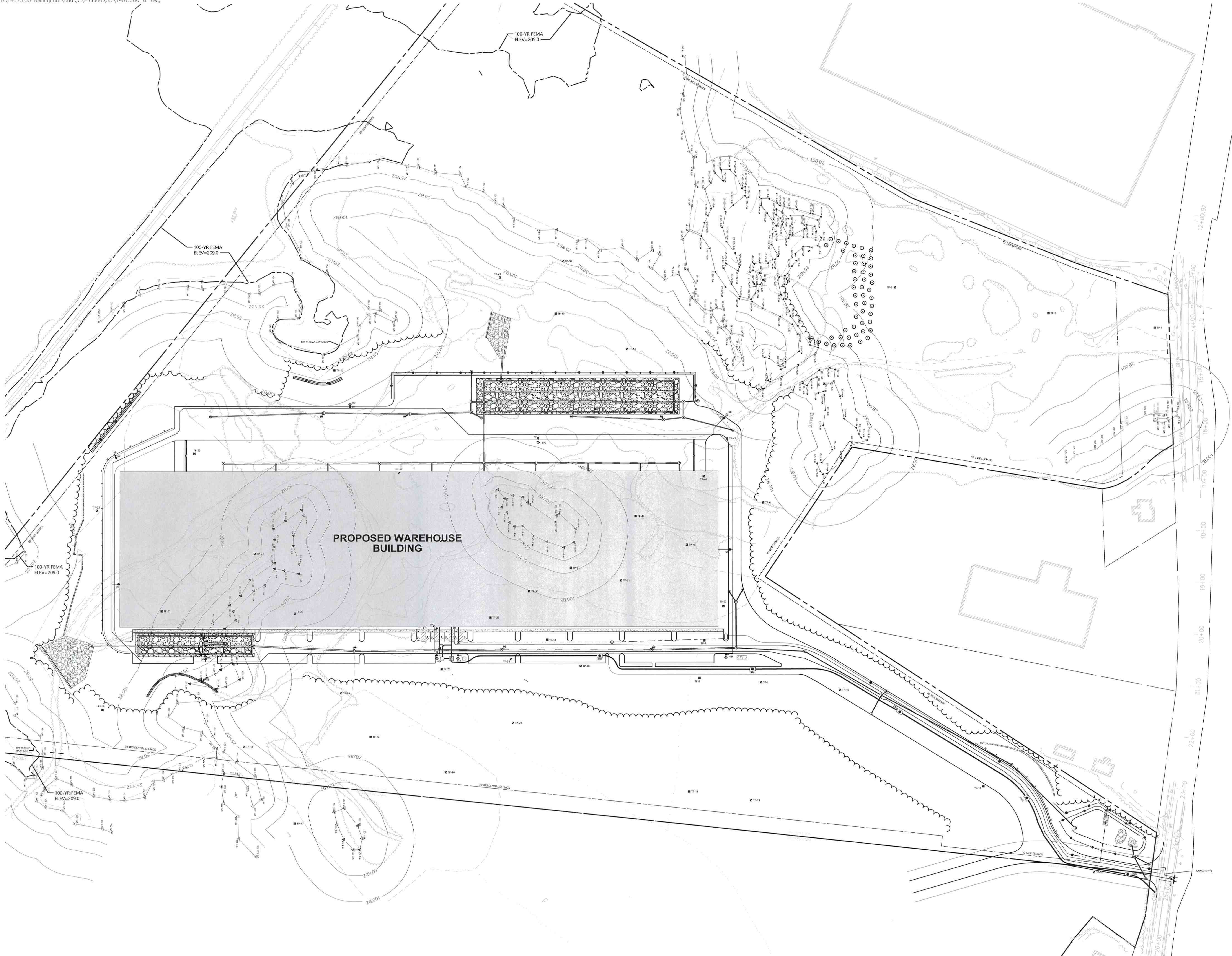
C-4.4

Sheet 12 of 25

Project Number
14073.00



101 Walnut Street
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0 40 80 160Feet

Proposed Warehouse

Mechanic Street
Bellingham, Massachusetts

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November 20, 2018

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Drawing Title
Overall Utility Plan



Drawing Number

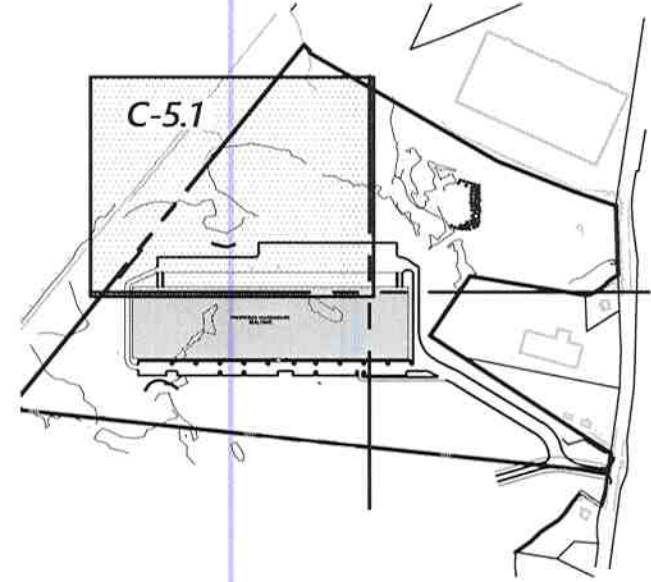
C-5.0

Sheet 13 of 25

Project Number
14073.00



101 Walnut Street
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Key
1" = 800'

See Sheet C-5.2

Match Line



0 20 40 80 Feet

Proposed Warehouse

Mechanic Street
Bellingham, Massachusetts

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JRB
Issued for
CPN
Date
November 20, 2018

Local Approvals

Not Approved for Construction

Utility Plan

Drawing Number

C-5.1

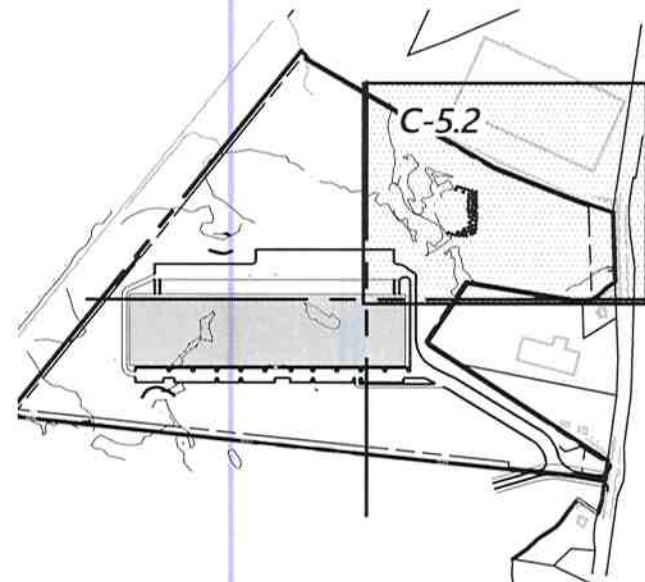
Sheet 14 of 25

Project Number
14073.00

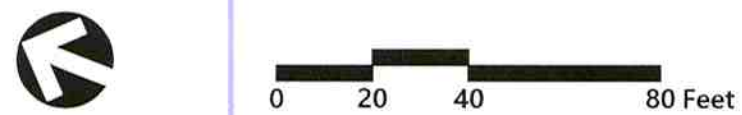




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Key
1" = 800'



Proposed Warehouse

Mechanic Street
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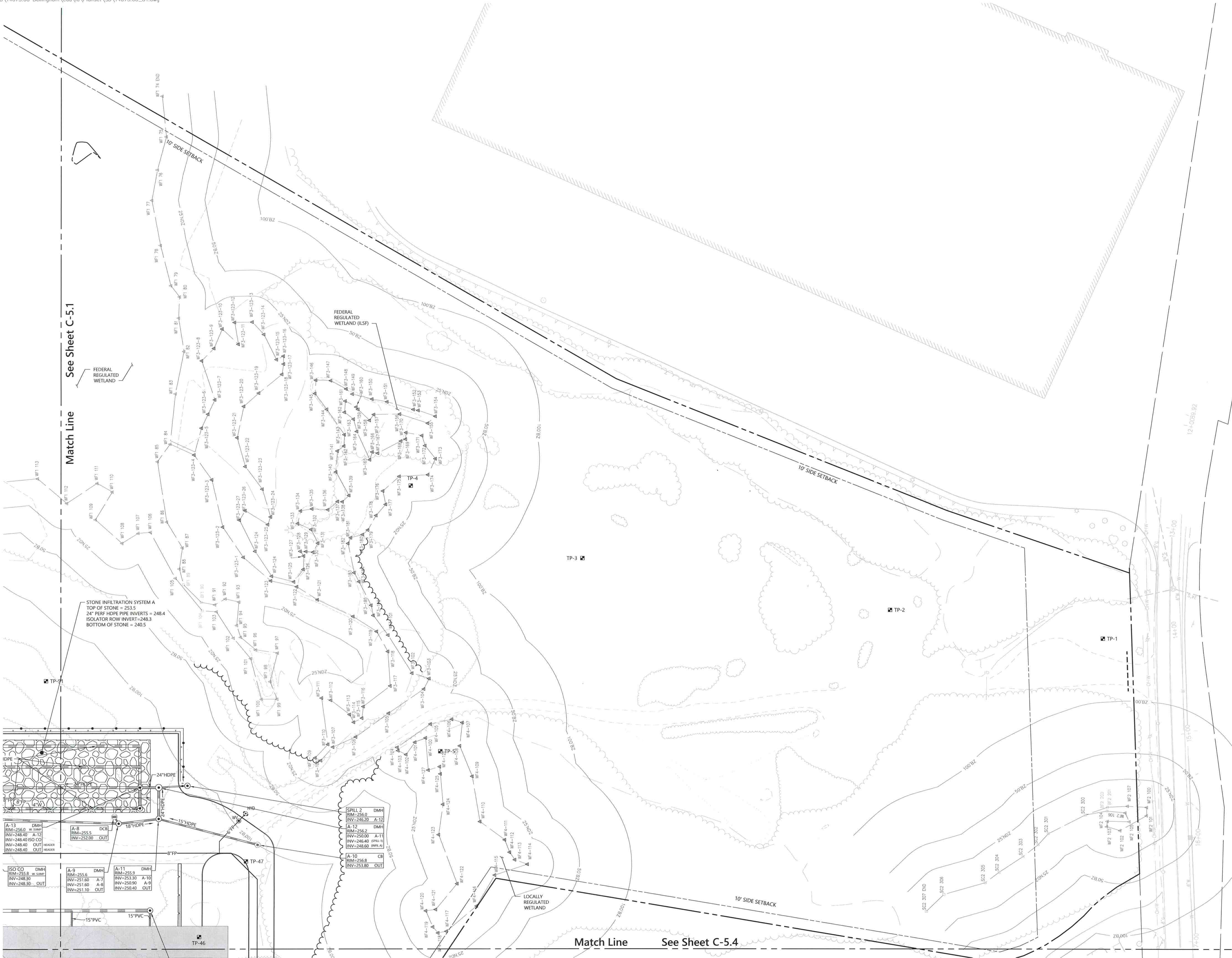
Utility Plan



Drawing Number
C-5.2

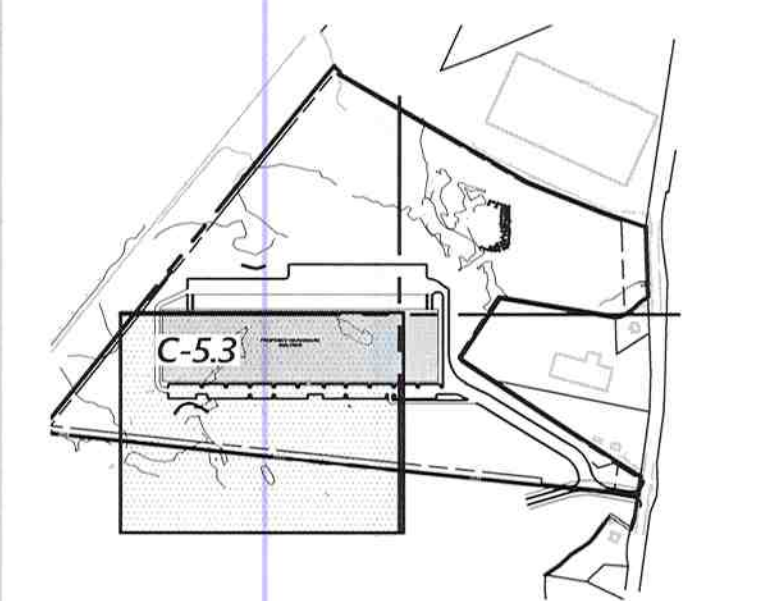
Sheet
15 of 25

Project Number
14073.00

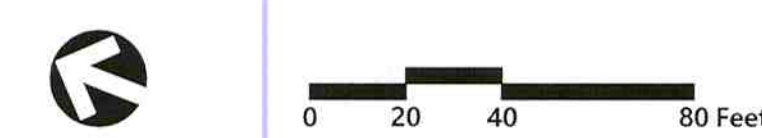




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Key
1" = 800'



Proposed Warehouse

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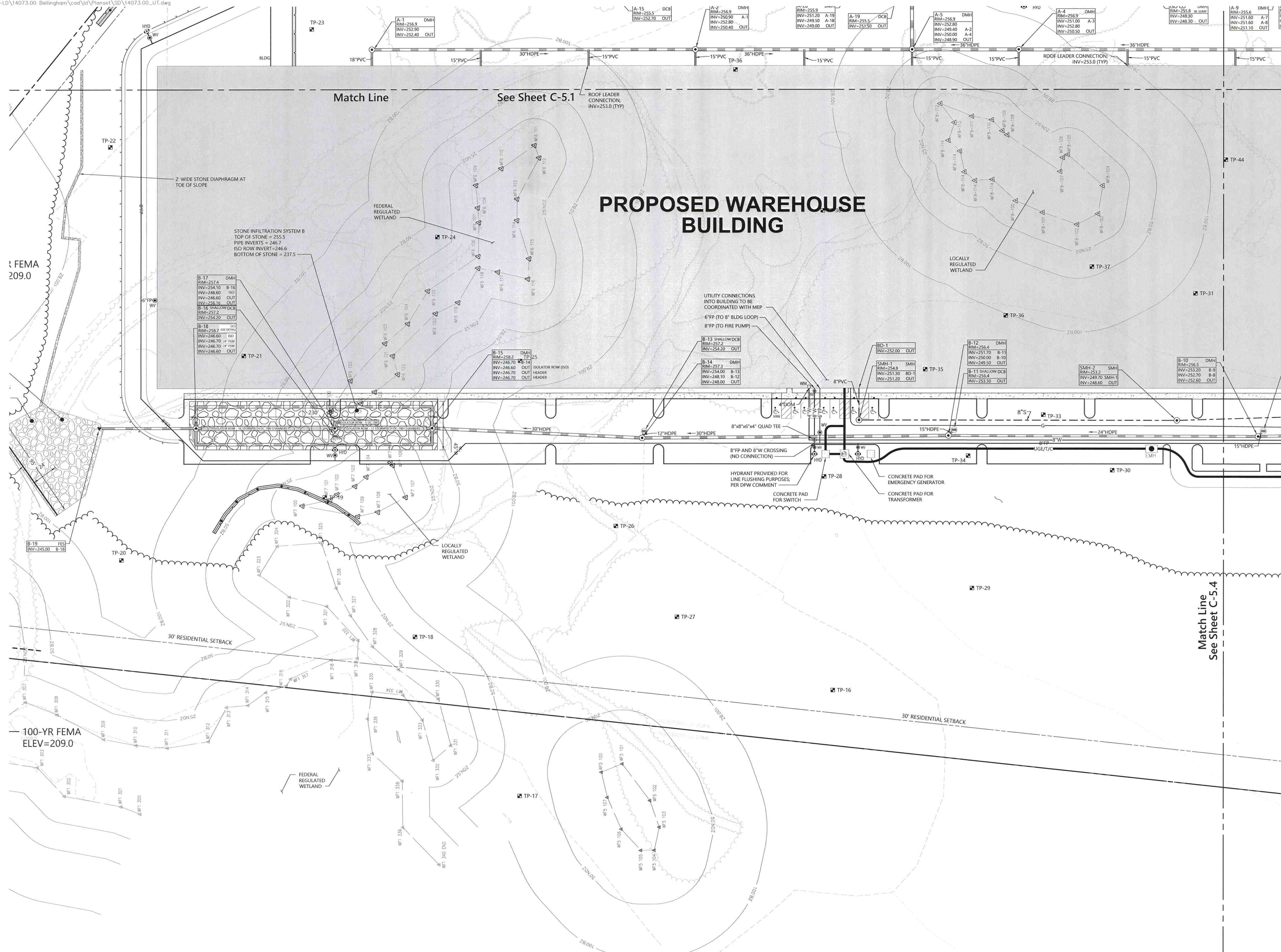
Not Approved for Construction
Utility Plan

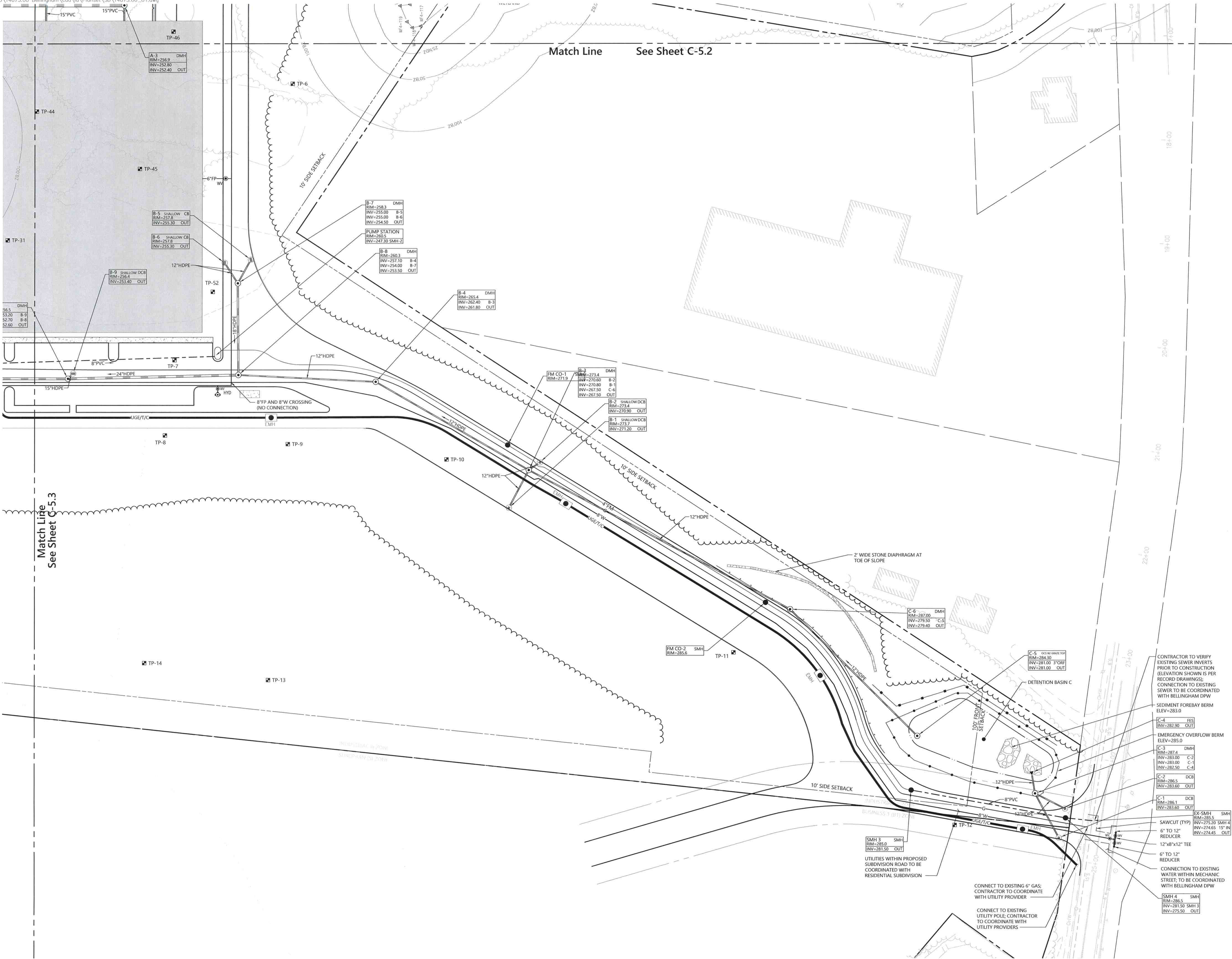
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C-5.3

Sheet 16 of 25

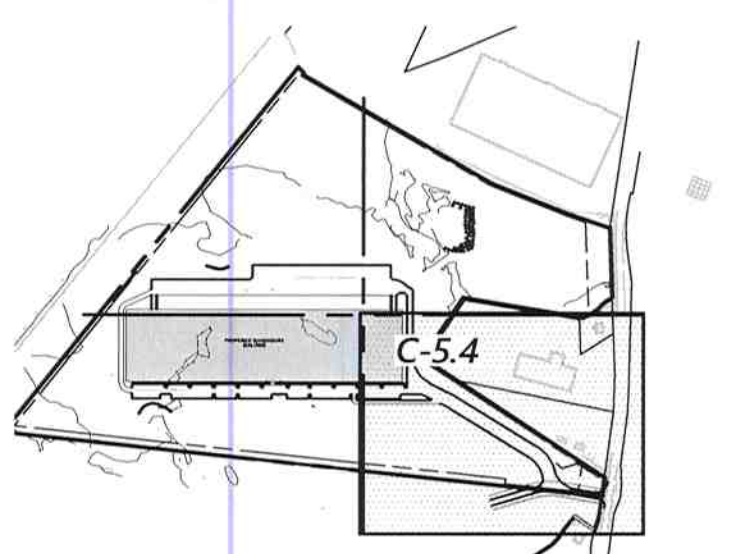
Project Number
14073.00







101 Walnut Street
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Key
1" = 800'



Proposed Warehouse
Mechanic Street
Bellingham, Massachusetts

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JRB

Issued for
CPN

Date
November 20, 2018

Not Approved for Construction

Drawing Title

Utility Plan

Drawing Number

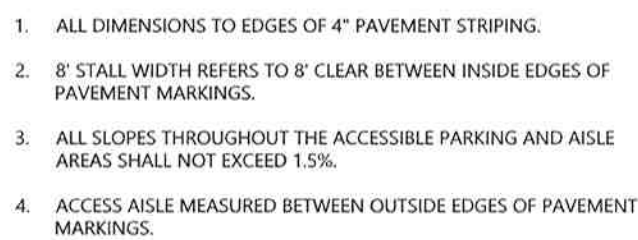
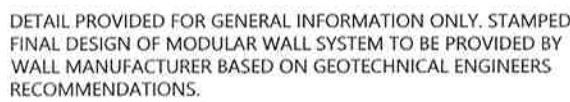
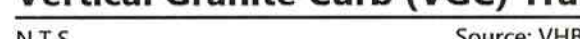
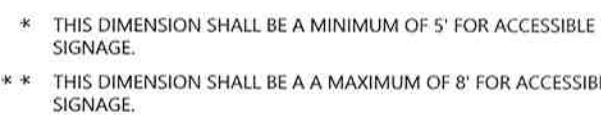


7/16/19

C-5.4

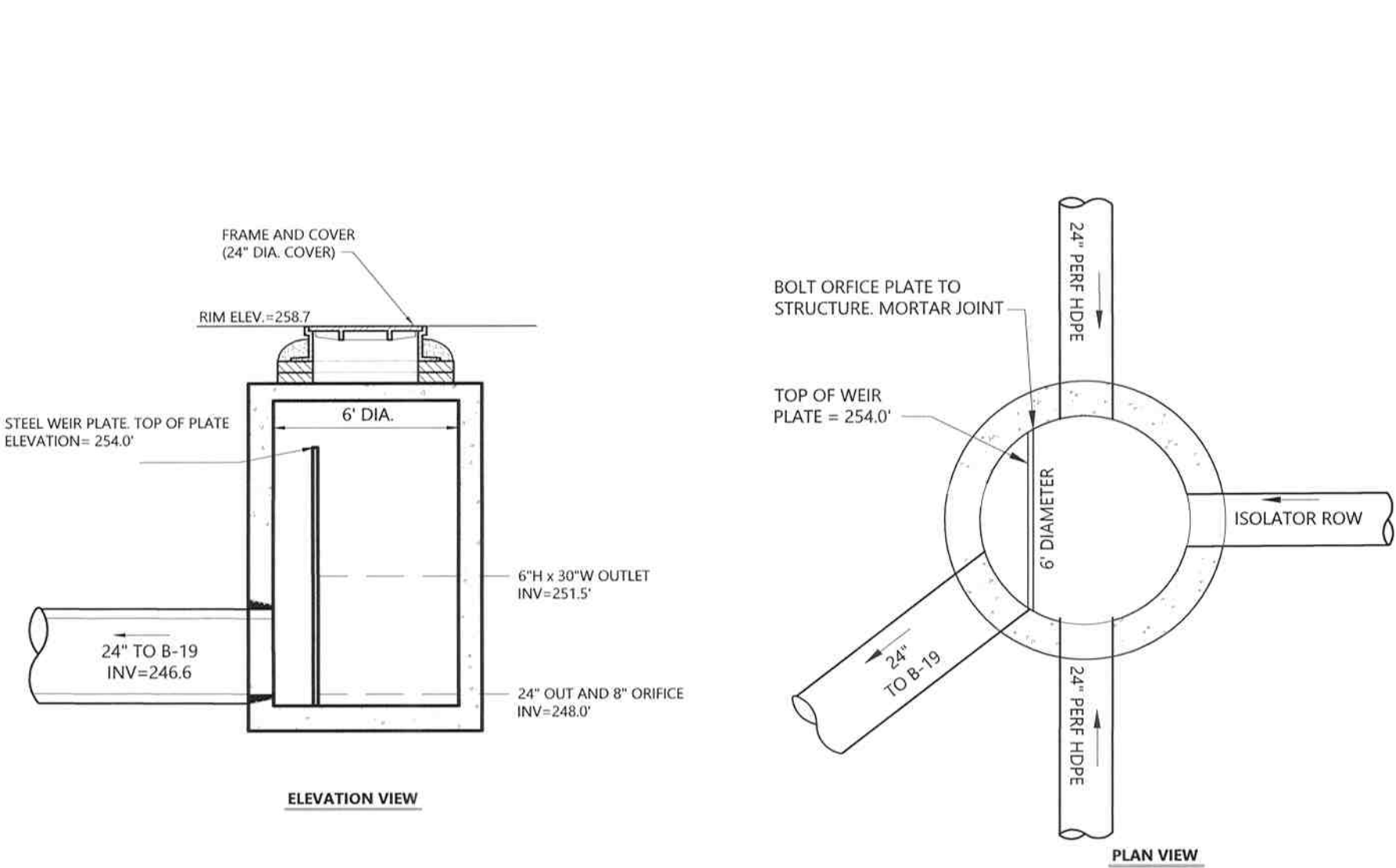
Sheet 17 of 25

Project Number
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101 Walnut Street
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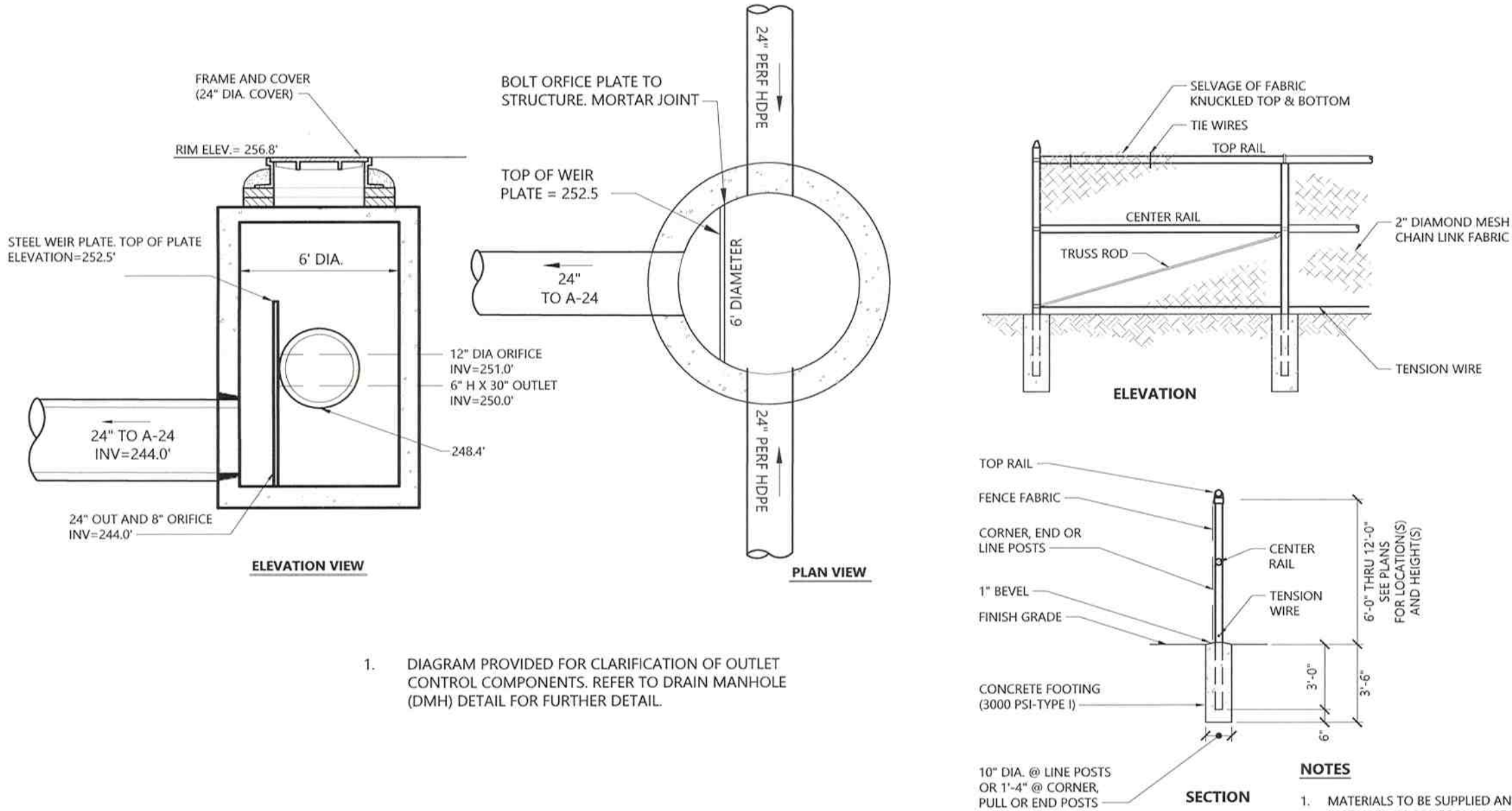


1. DIAGRAM PROVIDED FOR CLARIFICATION OF OUTLET CONTROL COMPONENTS. REFER TO DRAIN MANHOLE (DMH) DETAIL FOR FURTHER DETAIL.

OUTLET CONTROL STRUCTURE (B-18)

N.T.S.

Source: VHB



1. DIAGRAM PROVIDED FOR CLARIFICATION OF OUTLET CONTROL COMPONENTS. REFER TO DRAIN MANHOLE (DMH) DETAIL FOR FURTHER DETAIL.

OUTLET CONTROL STRUCTURE (A-24)

Source: VHB

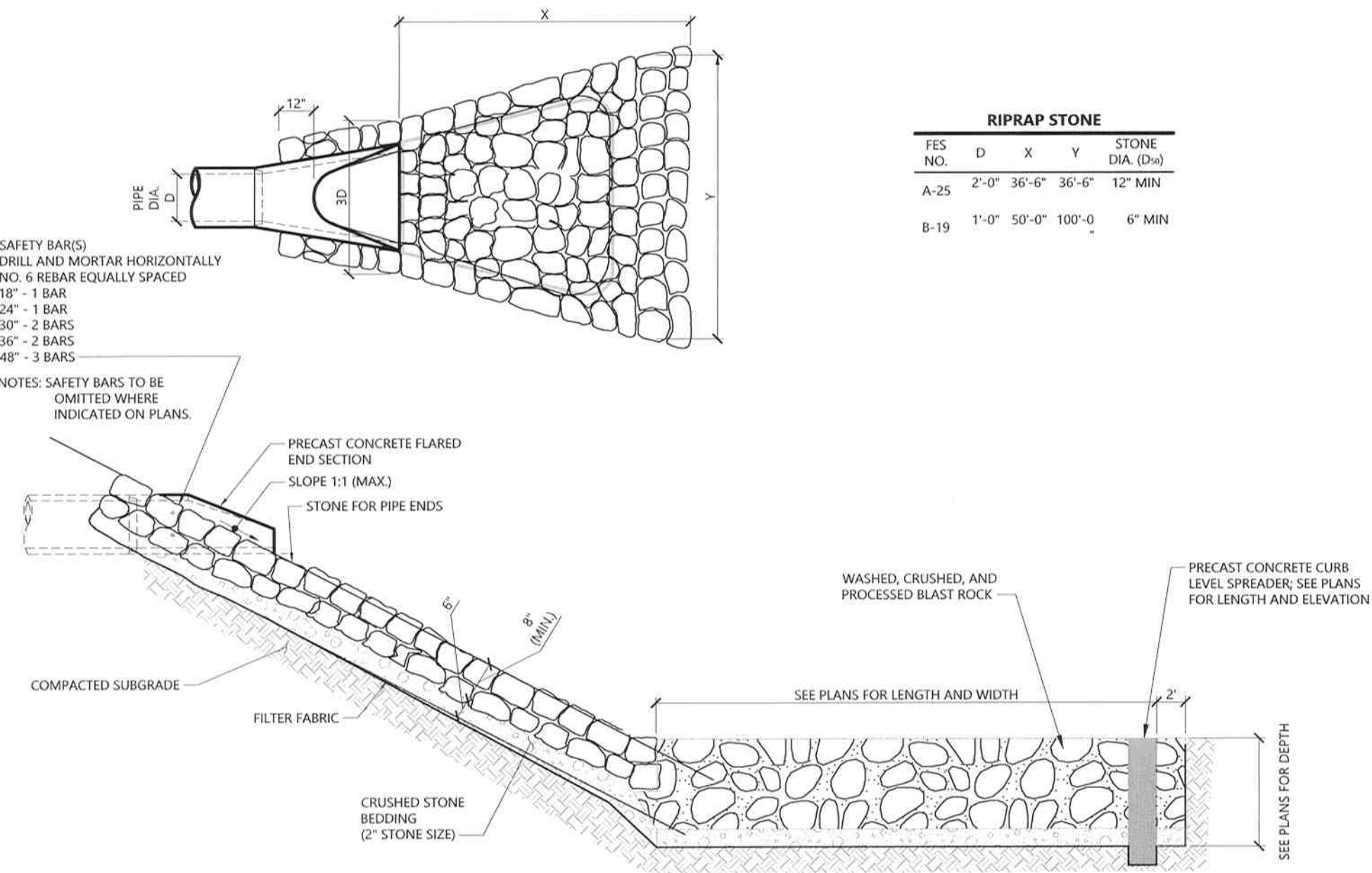
N.T.S.

6' to 12' Chain Link Fence

N.T.S.

Source: VHB

FES NO.	D	X	Y	STONE DIA. (D=)
A-25	2'-0"	36'-6"	36'-6"	12" MIN
B-19	1'-0"	50'-0"	100'-0"	6" MIN



Flared End Section (FES) with Stone Protection and Dissipation Bowl

N.T.S.

Source: VHB

3/19

LD_134

Sanitary Sewer Manhole (SMH)

N.T.S.

Source: VHB

1/16

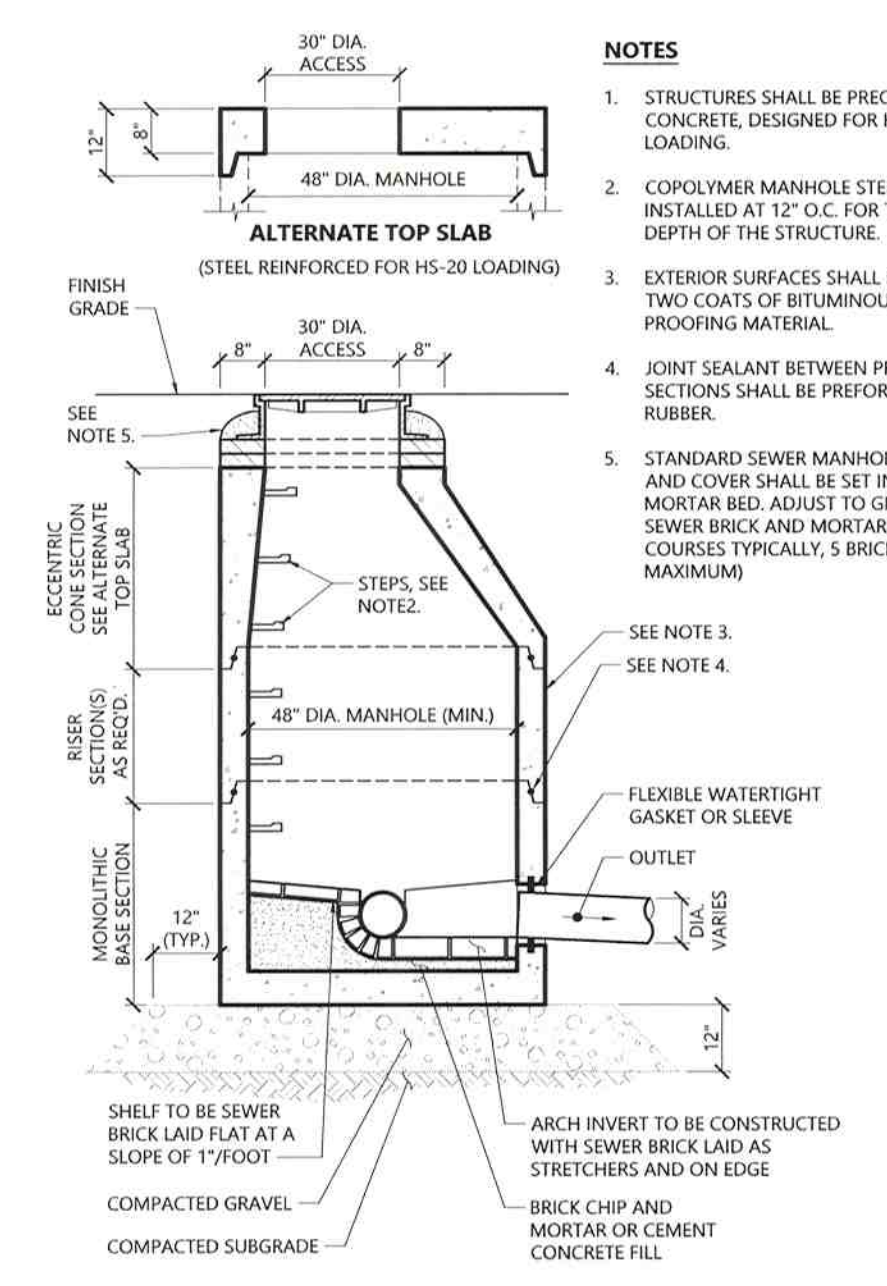
LD_200

Post Indicator Valve (PIV)

N.T.S.

Source: VHB

LD_480



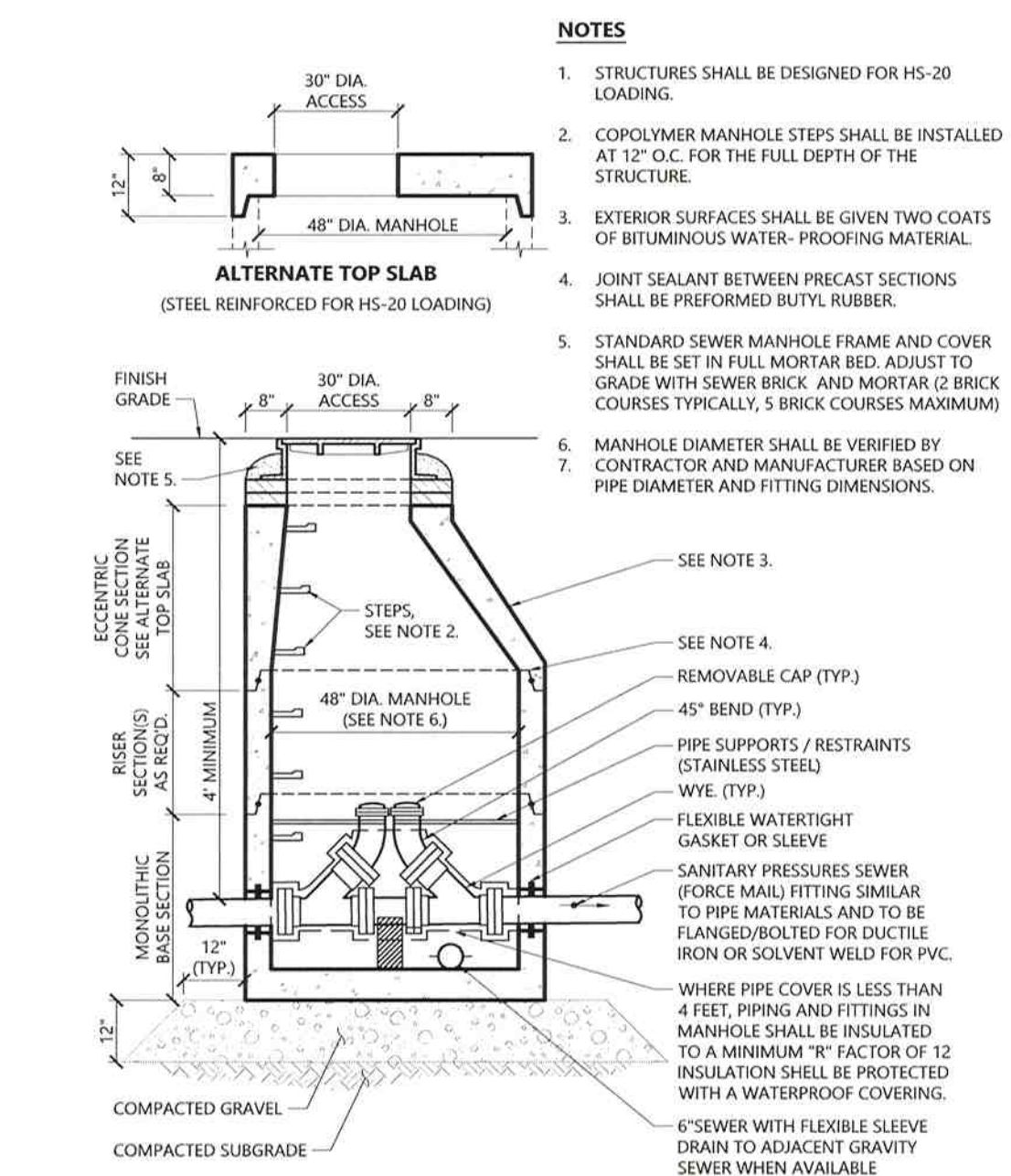
- NOTES
1. USE FOR "PV" DESIGNATION ON PLAN SHEETS. SEE DRAWINGS FOR DIAMETERS.

Accessible Curb Ramp (ACR) Type 'G-D'

N.T.S.

Source: VHB

LD_267



- NOTES
1. STRUCTURES SHALL BE DESIGNED FOR HS-20 LOADING.
 2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12\"/>

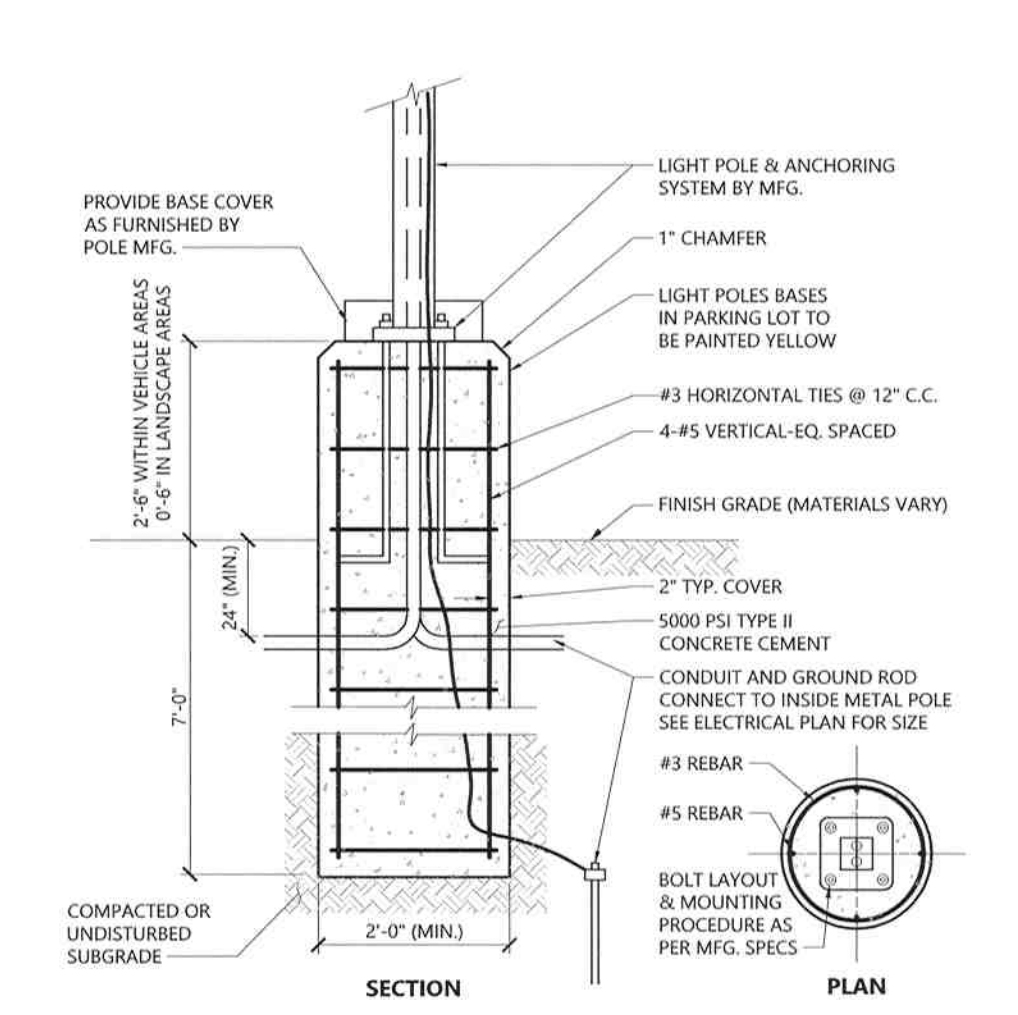
Sanitary Pressure Sewer Cleanout Manhole (SMH-CO)

N.T.S.

Source: VHB

1/16

LD_206



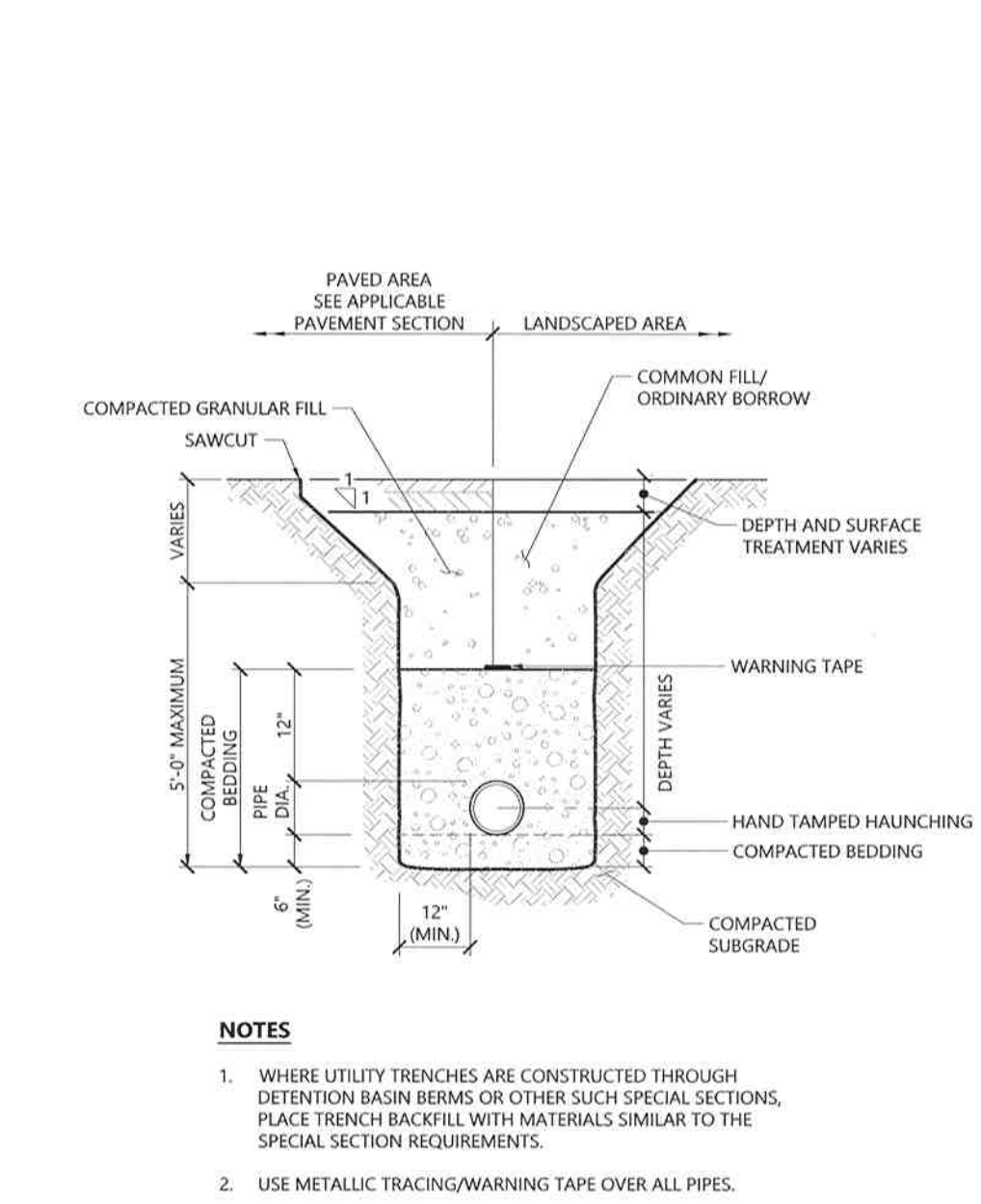
- NOTES
- DETAIL PROVIDED FOR GENERAL INFORMATION ONLY. CONTRACTOR TO PROVIDE STAMPED FINAL DESIGN OF LIGHT POLE FOUNDATION BASED ON RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER.

Light Pole Foundation Detail (Up to 40' Pole)

N.T.S.

Source: VHB

REV LD_310



- NOTES
1. WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
 2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.

Utility Trench

N.T.S.

Source: VHB

LD_300

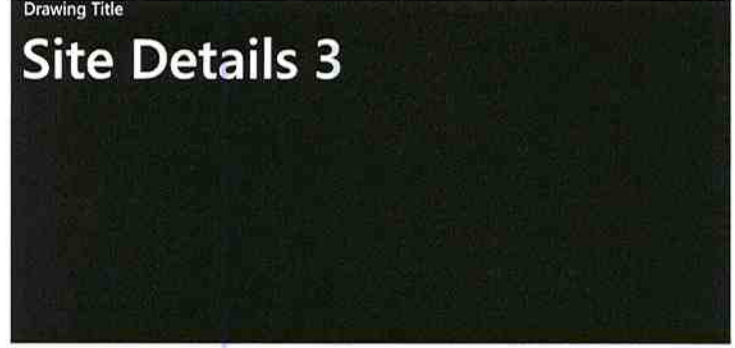
Proposed Warehouse

Mechanic Street Bellingham, Massachusetts

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Not Approved for Construction Site Details 3



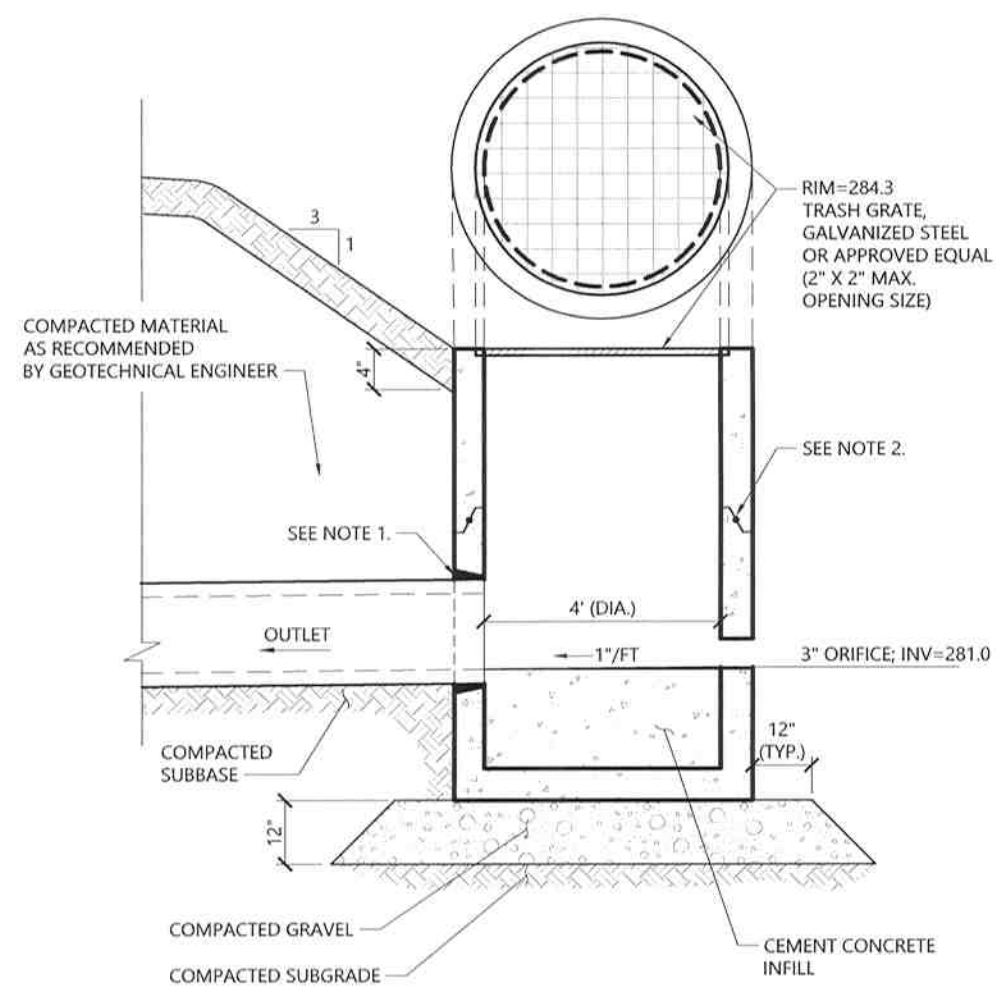
Drawing Number

C-6.3

Sheet 20 of 25

Project Number 14073.00

7/16/19

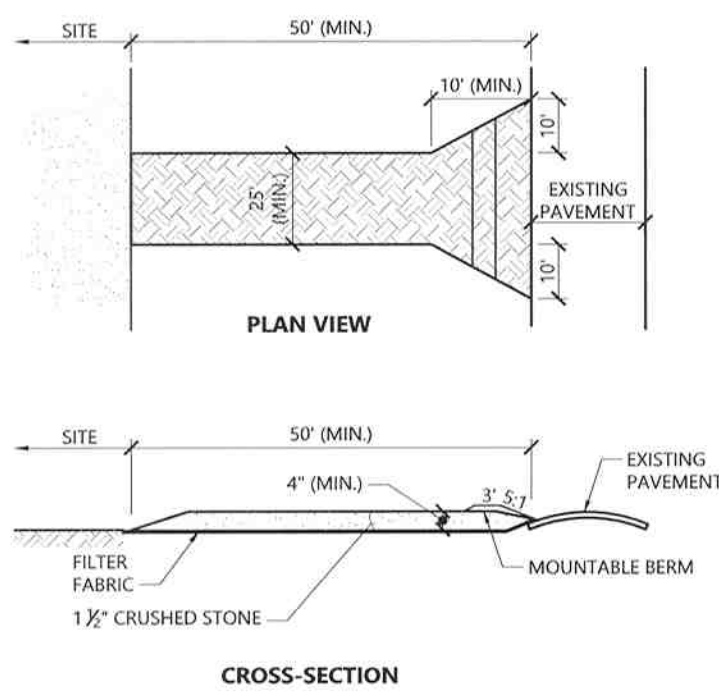


NOTES

1. PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
2. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PERFORMED BUTYL RUBBER.

OCS C-5

N.T.S. Source: VHB REV LD_163



NOTES

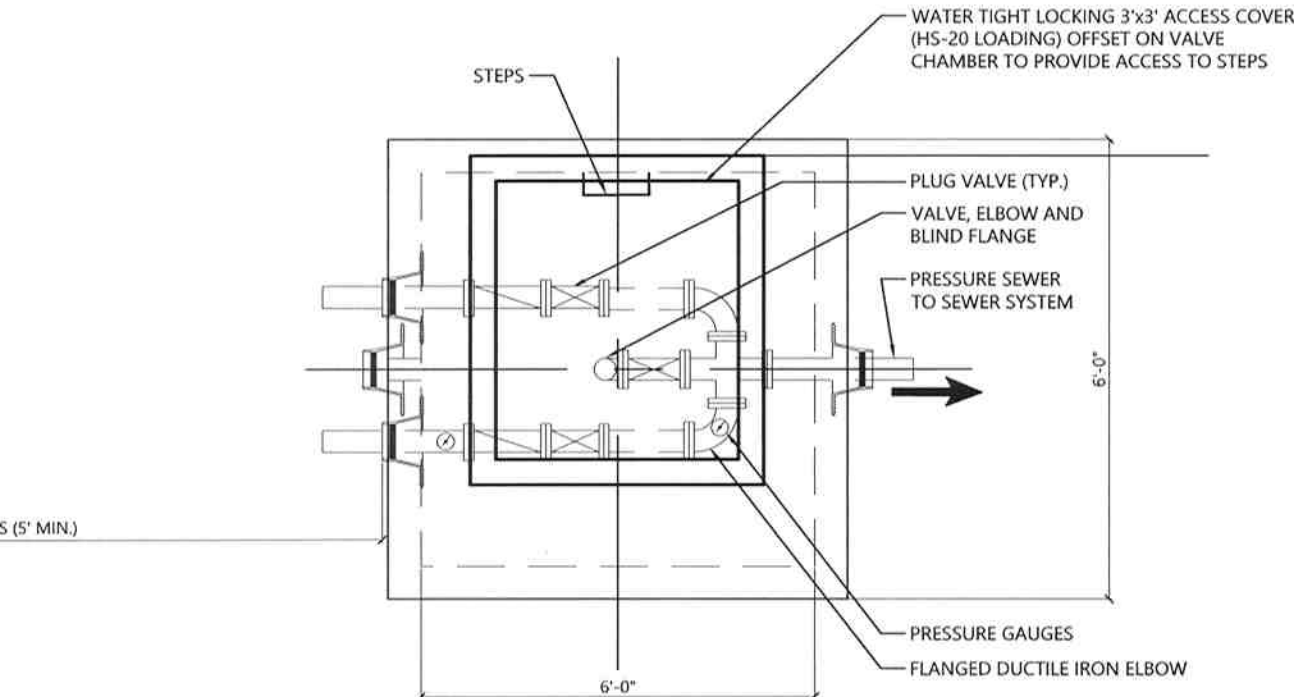
1. EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE CONTRACTOR SHALL FIELD LOCATE THE EXIT, AND THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

Stabilized Construction Exit

N.T.S. Source: VHB REV LD_682

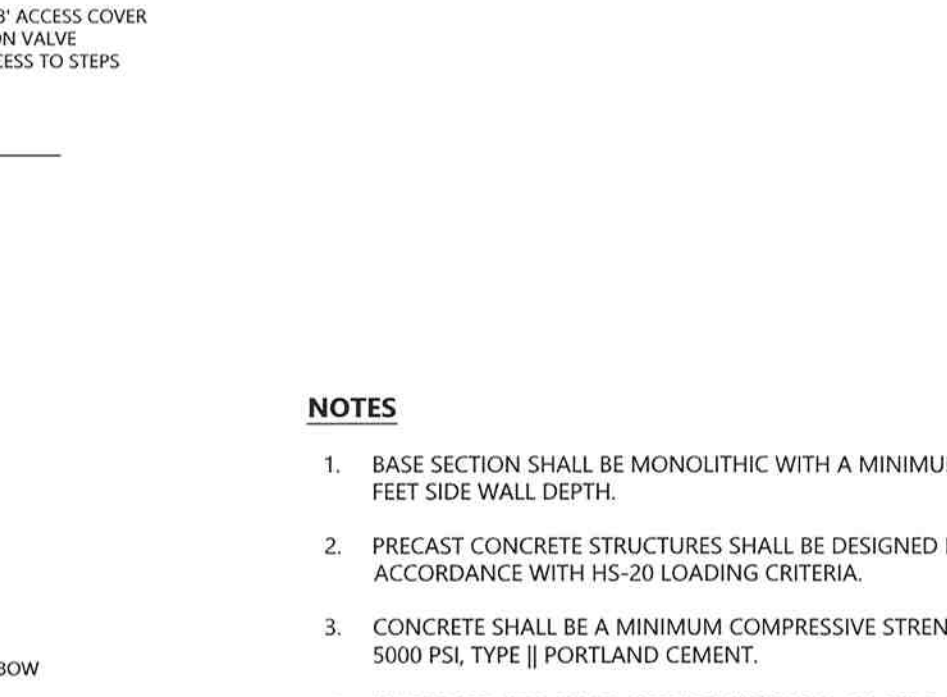
Heavy Duty Silt Fence Barrier

N.T.S. Source: VHB LD_651



Siltsock / Silt Fence Barrier

N.T.S. Source: VHB LD_658-A

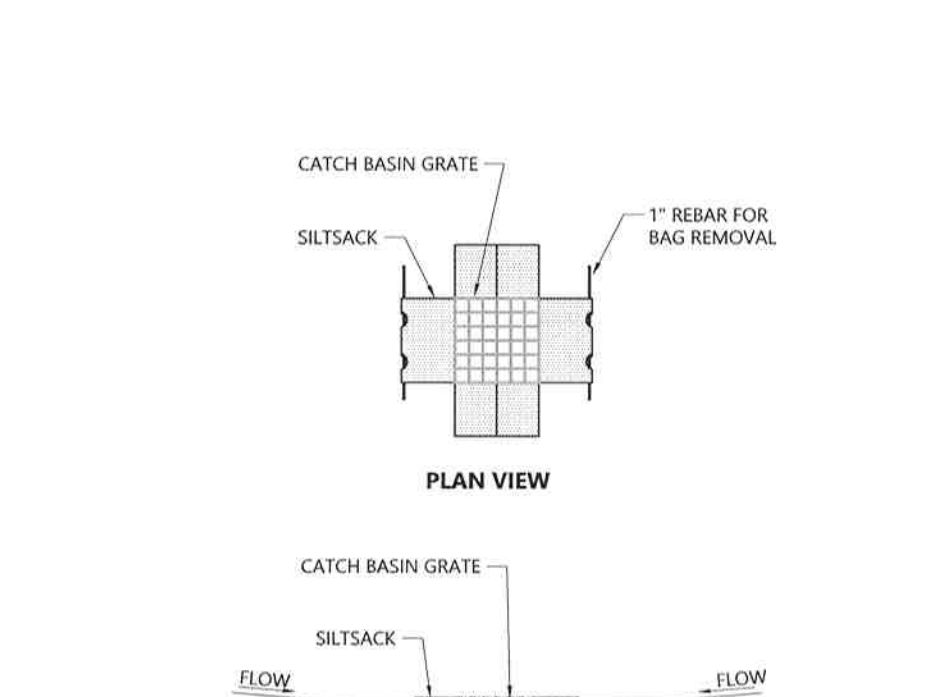


NOTES

1. BASE SECTION SHALL BE MONOLITHIC WITH A MINIMUM 2 FEET SIDE WALL DEPTH.
2. PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED IN ACCORDANCE WITH HS-20 LOADING CRITERIA.
3. CONCRETE SHALL BE A MINIMUM COMPRESSIVE STRENGTH 5000 PSI, TYPE II PORTLAND CEMENT.
4. VALVE CHAMBER STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE VALVE CHAMBER.
5. PRECAST CONCRETE EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATERPROOFING MATERIAL.
6. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
7. FLOAT FOR "ALL PUMPS OFF" TO BE SET AT AN ELEVATION SUCH THAT PUMPS REMAIN SUBMERGED PER MANUFACTURER'S RECOMMENDATIONS.
8. ALARM ANNUNCIATION SHALL BE LOCATED IN THE SAME LOCATION AS THE REMOTE CONTROL PANEL.
9. LOCATE WIRING AND FLOAT RACK ASSEMBLY TO PROVIDE CLEAR ACCESS TO RAISE AND LOWER PUMPS ON THE RAIL SYSTEM.
10. DO NOT GROUT ANULAR RINGS AROUND PIPE GASKETS TO STRUCTURES.
11. ANTI-FLOATATION RING SIZED TO PREVENT FLOATATION WITH A FACTOR OF SAFETY OF 1.2, AS REQUIRED (8 INCH MIN.) ON ALL STRUCTURES.
12. PRESSURE PIPE VALVES AND FITTINGS SHALL BE FLANGED DUCTILE IRON WITHIN AND BETWEEN PUMP STATION AND VALVE CHAMBER WHEN THE PIPE DIAMETER IS 4 INCHES OR LARGER.
13. PRESSURE PIPE VALVES AND FITTINGS SHALL BE SCHEDULE 80 SOLVENT WELDED JOINTS WITHIN AND BETWEEN PUMP STATION AND VALVE CHAMBER WHEN THE PIPE DIAMETER IS LESS THAN 4 INCHES.
14. ENCLOSURE SIZE TO BE DETERMINED BY CONTRACTOR BASED ON PANEL UNITS TO BE INSTALLED WITHIN IT, BUT IN NO CASE SHALL IT BE SMALLER THAN THAT SIZE INDICATED HEREON.

Erosion Control Blanket Slope Installation

N.T.S. Source: VHB LD_680

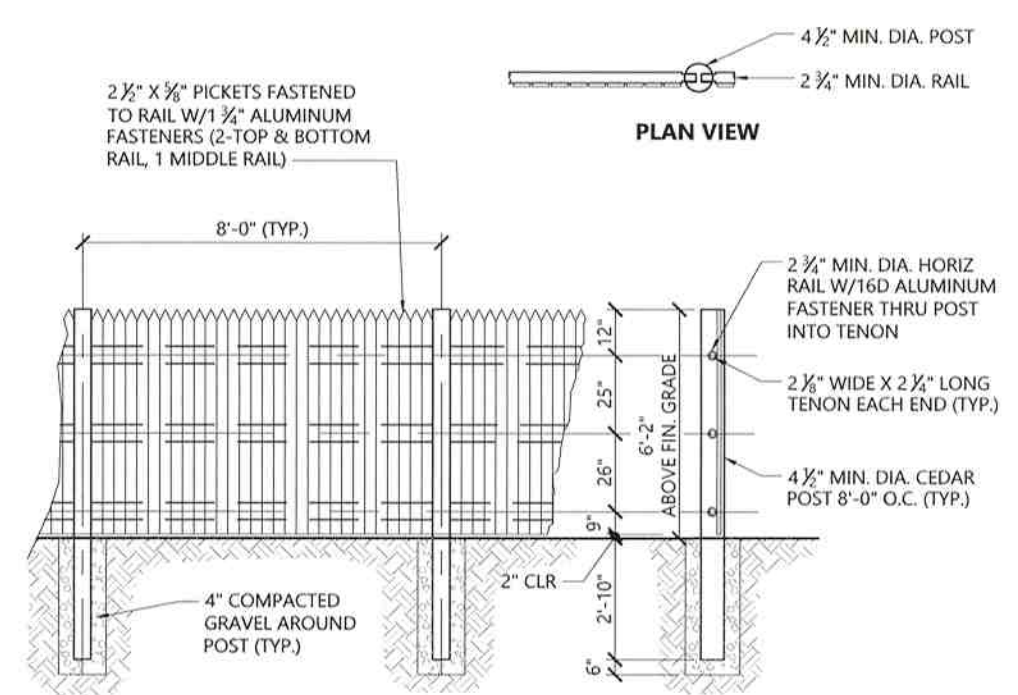


NOTES

1. BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH BACKFILL AND COMPACT TRENCH AFTER STAPLING.
2. ROLL THE BLANKET DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.
3. THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED.
4. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE UPPER BLANKET END OVER LOWER END WITH 6 INCH (MIN.) OVERLAP AND STAPLE BOTH TOGETHER.
5. METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.
6. EROSION CONTROL BLANKETS SHALL BE USED IN ALL AREAS WHERE SLOPES EXCEED 3:1.

Siltsack Sediment Trap

N.T.S. Source: VHB LD_674

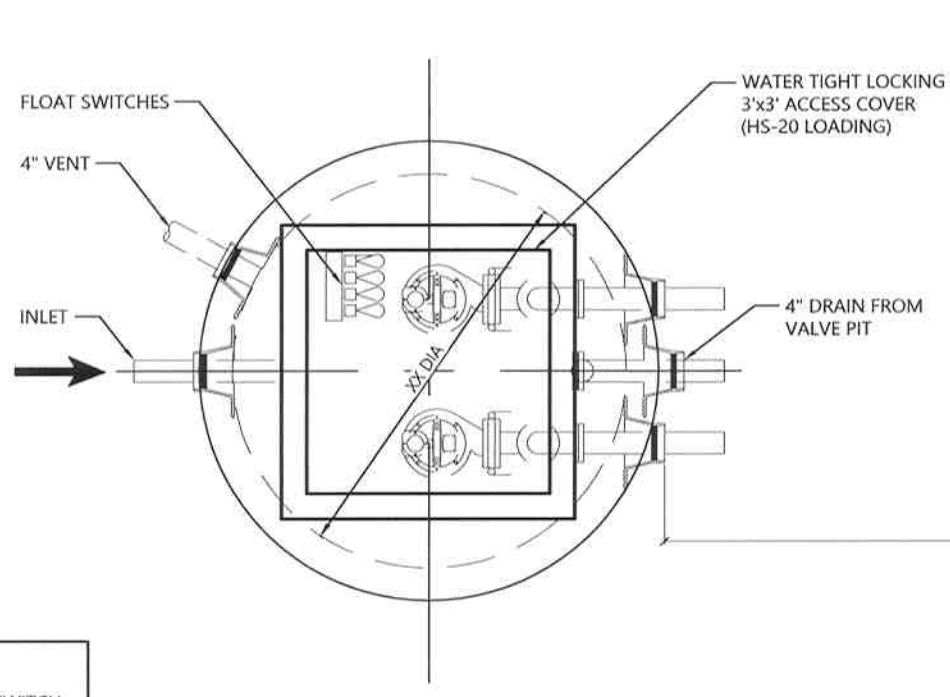


NOTES

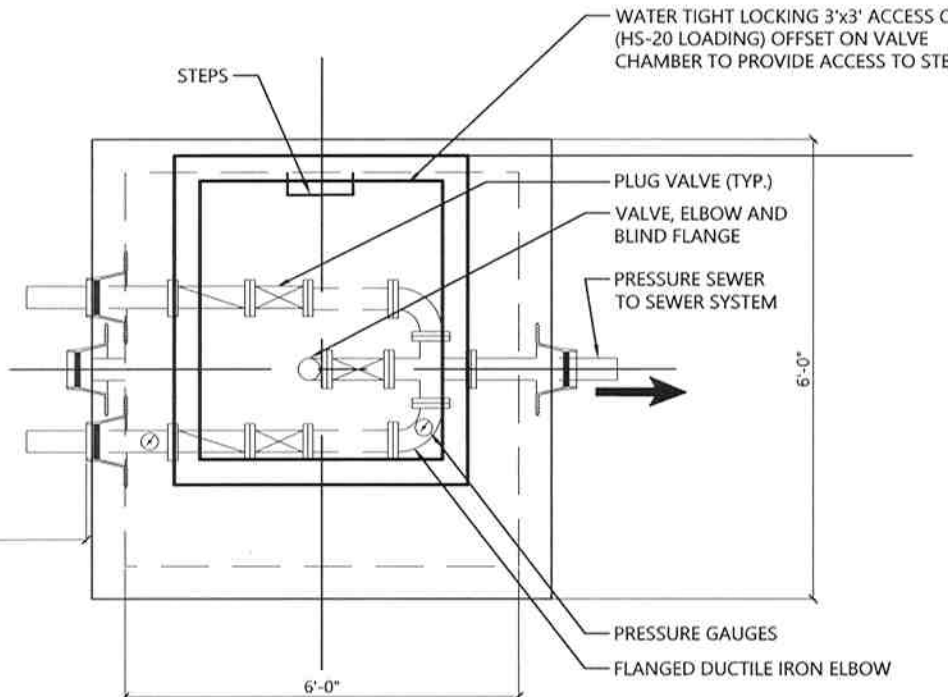
1. ALL FENCING MATERIAL SHALL BE NORTHERN WHITE CEDAR, SAWN TO THE DIMENSIONS SHOWN ON THE DRAWING.
2. ALL FENCE POSTS SHALL BE TREATED WITH PRESERVATIVE PER MANUFACTURER'S RECOMMENDATION ON ALL SIDES FOR A DIMENSION OF 3'-0" FROM BUTT OF POST.
3. POSTS SHALL MAINTAIN A DEPTH OF 2'-10" IN GROUND AND SHALL NOT BE RACKED TO ACCOMMODATE CHANGES IN GRADE.
4. LINE OF FENCE TOP AND BOTTOM SHALL BE INSTALLED STRAIGHT AND TRUE. POSTS AND PICKETS SHALL BE INSTALLED PARALLEL AND PLUMB. RAILS SHALL BE INSTALLED PARALLEL TO GROUND SURFACE AND EACH OTHER.
5. GATE HARDWARE SHALL BE DOUBLE DIP HOT GALVANIZED. THE CONTRACTOR SHALL SUBMIT GATE AND FENCE SHOP DRAWINGS TO THE ENGINEER FOR REVIEW.

6' Single Sided Stockade Fence

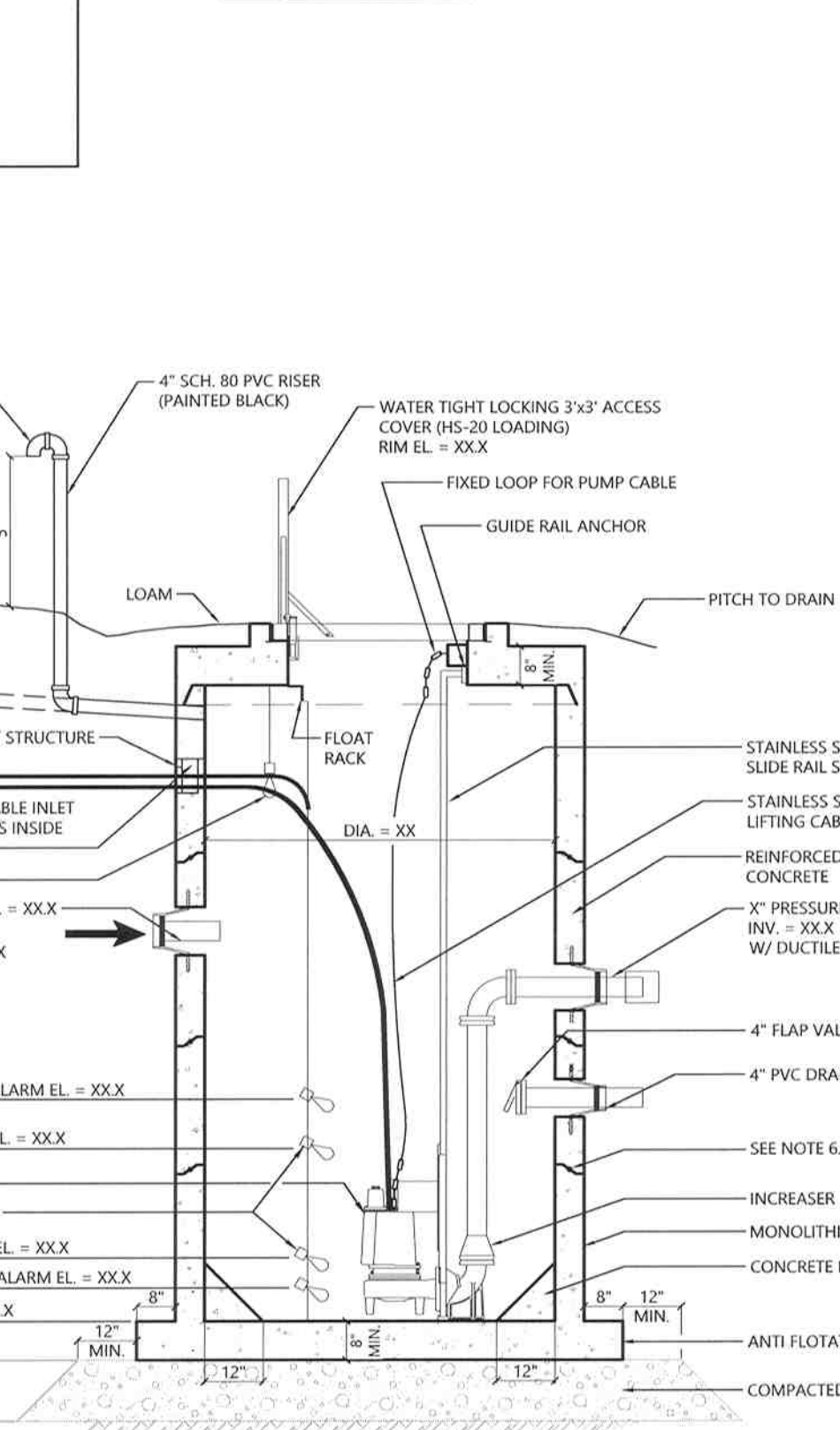
N.T.S. Source: VHB LD_470



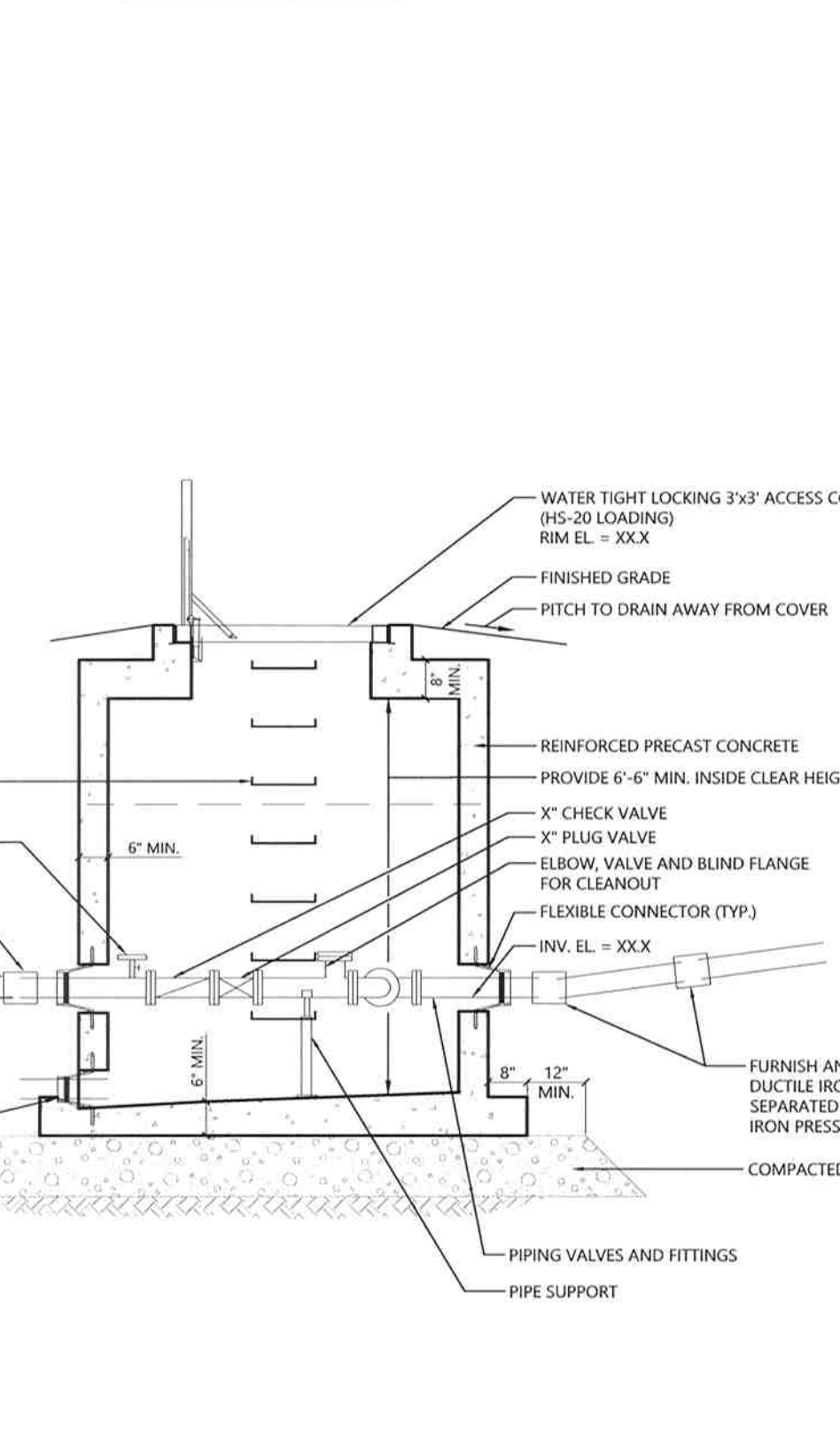
Pump Station Plan



Valve Chamber Plan



Pump Station Section



Valve Chamber Section

Sewage Pump Station and Valve Chamber (Duplex, Submersible)

Proposed Warehouse

Mechanic Street Bellingham, Massachusetts

No.	Revision	Date	Appr.
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2	Wetland Revisions	1/3/2019	CPN
3	Planning/Con/Cor/Peer Review Comments	3/20/2019	CPN
4	Planning/Con/Cor/Peer Review Comments	5/21/2019	CPN
5	Planning/Con/Cor/Peer Review Comments	6/20/2019	CPN
6	Final Con/Cor Comments	7/16/2019	CPN

Designed by **JRB** Checked by **CPN**
Issued for _____ Date _____

Local Approvals November 20, 2018

Not Approved for Construction

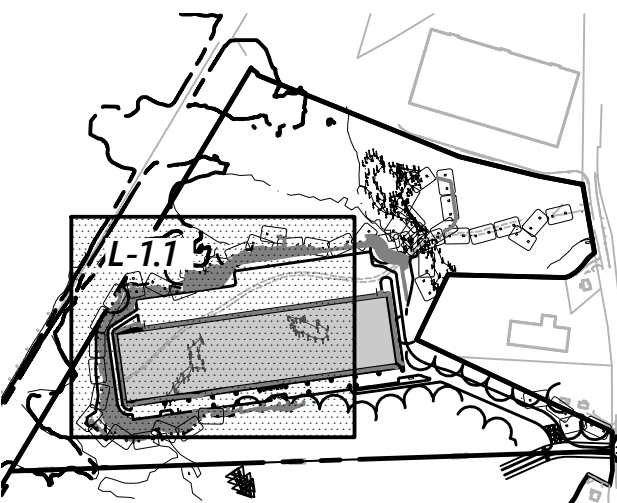
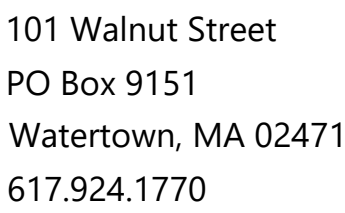
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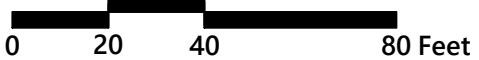
C-6.4

Sheet 21 of 25

Project Number
14073.00



Key

$$1'' = 800$$


Proposed Warehouse

**Mechanic Street
Bellingham, Massachusetts**

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Designed by
JRB

Issued for

Local Approvals

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Drawing Title

Planting Plan

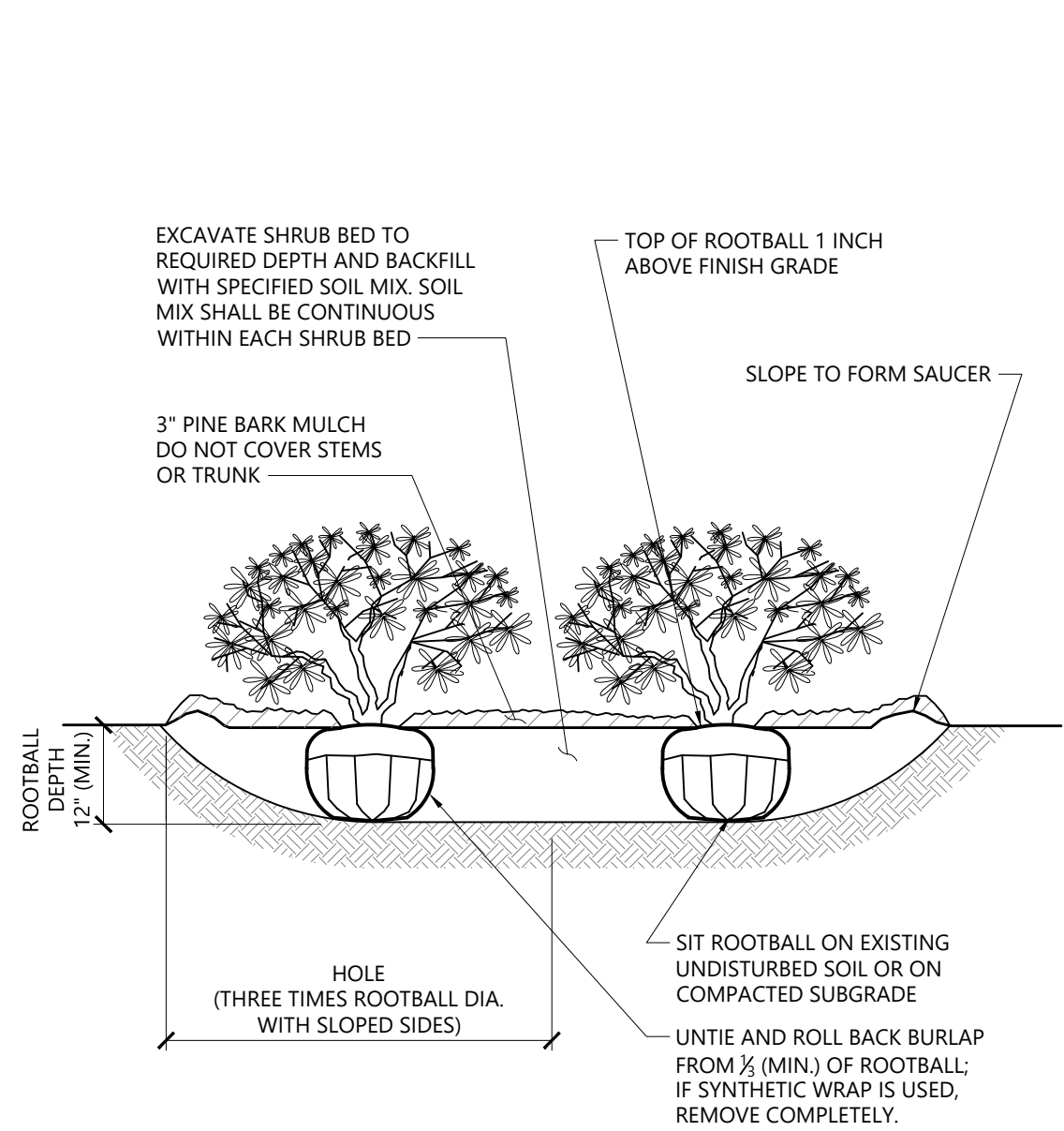
wing Number

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22

Alert Number

4073.00



NOTES

1. LOOSEN ROOTS AT THE OUTER EDGE OF ROOTBALL OF CONTAINER GROWN SHRUBS.

Tree Protection

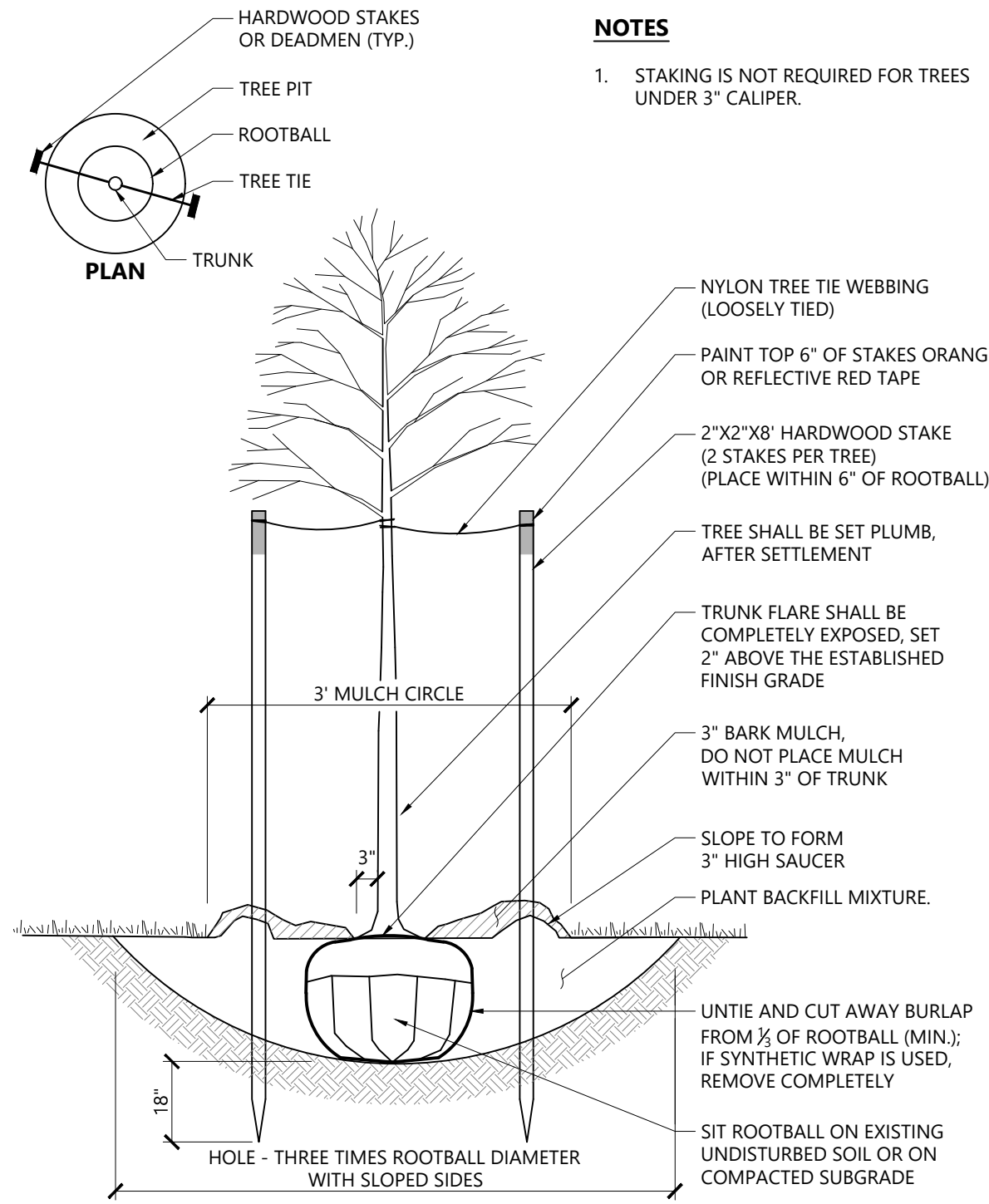
1. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE. ERECT FENCE AT EDGE OF THE TREE DRIPLINE PRIOR TO START OF CONSTRUCTION.
2. CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA.
3. DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.

Plant Maintenance Notes

1. CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
2. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
3. WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
4. WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
5. CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.

Planting Notes

1. ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
3. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
4. A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
6. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
8. ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
10. AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
11. ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
12. THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.



Shrub Bed Planting

N.T.S.

Source: VHB

1/16

LD_601

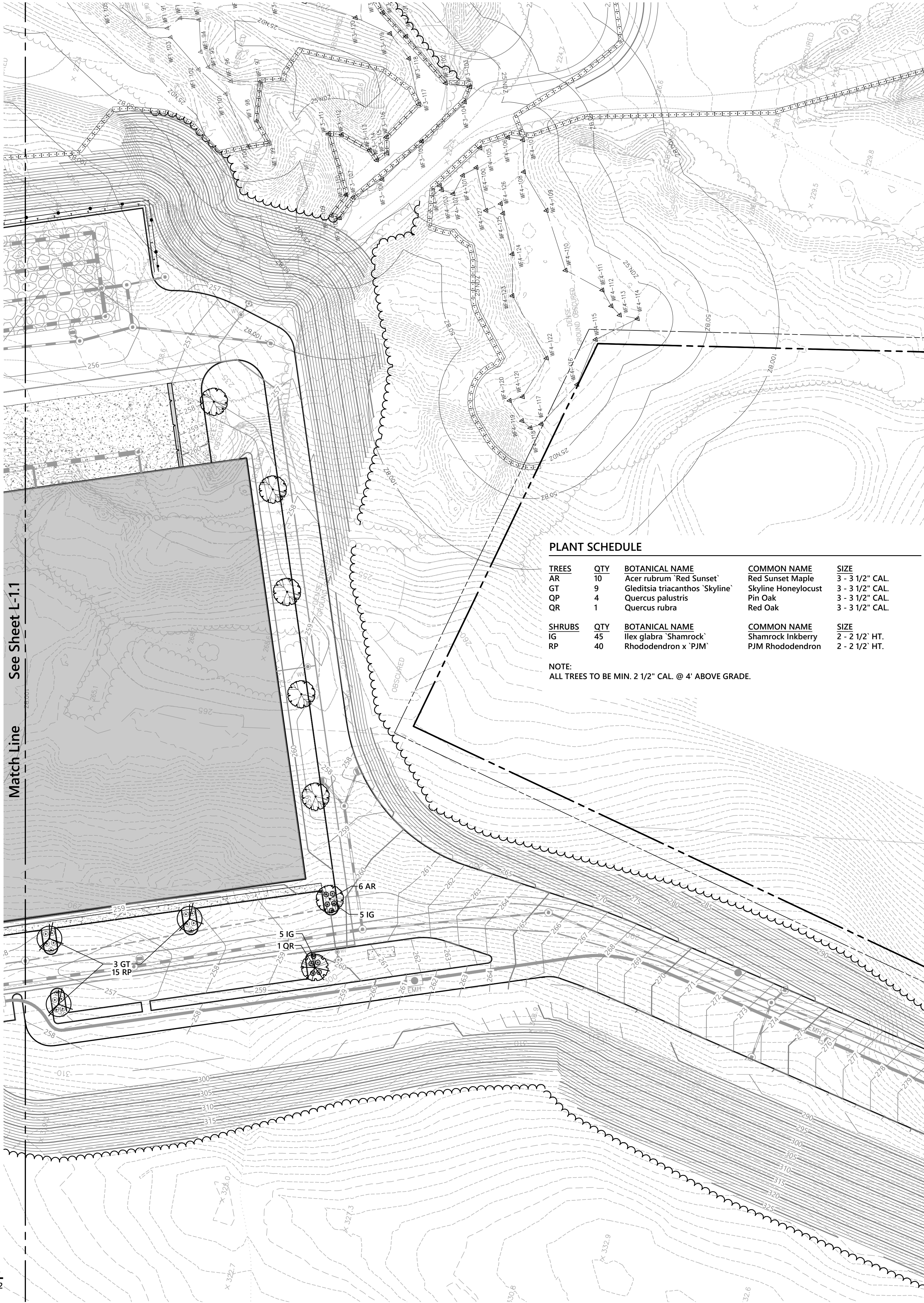
Tree Planting (For Trees Under 4" Caliper)

N.T.S.

Source: VHB

1/16

LD_602



PLANT SCHEDULE

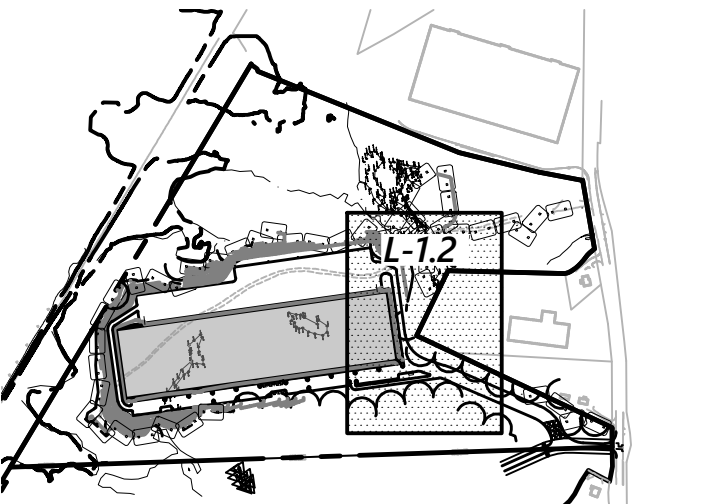
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AR	10	Acer rubrum 'Red Sunset'	Red Sunset Maple	3 - 3 1/2" CAL.
GT	9	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	3 - 3 1/2" CAL.
QP	4	Quercus palustris	Pin Oak	3 - 3 1/2" CAL.
QR	1	Quercus rubra	Red Oak	3 - 3 1/2" CAL.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
IG	45	Ilex glabra 'Shamrock'	Shamrock Inkberry	2 - 2 1/2' HT.
RP	40	Rhododendron x 'PJM'	PJM Rhododendron	2 - 2 1/2' HT.

NOTE:

ALL TREES TO BE MIN. 2 1/2" CAL. @ 4' ABOVE GRADE.

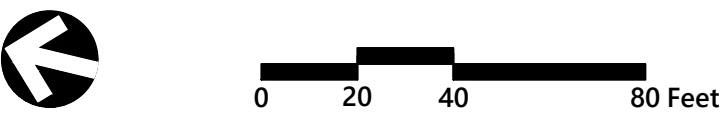


101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770



Key

1" = 800'



Proposed Warehouse

Mechanic Street
Bellingham, Massachusetts

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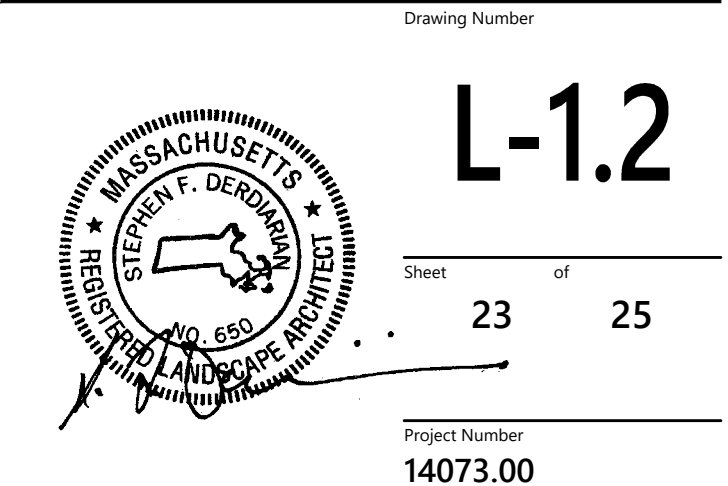
Designed by JRB	Checked by CPN
Issued for Date	Date

Local Approvals

November 20, 2018

Not Approved for Construction

Drawing Title
**Planting Plan,
Notes and Details**





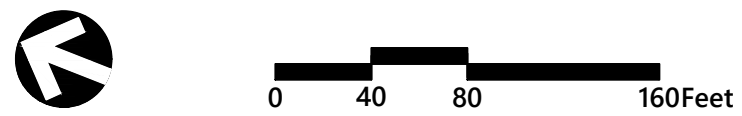
101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

WETLANDS IMPACT	16,900 SF
WETLAND REPLICATION AREA (2:1 RATIO)	34,000 SF
0' - 25' NDZ IMPACT	35,500 SF
25' - 50' BUFFER ZONE IMPACT	39,100 SF
50' - 100' BUFFER ZONE IMPACT	71,900 SF
TOTAL BUFFER ZONE IMPACT (0'-100')	146,500 SF
BUFFER ZONE REPLICATION AREA (1:1 RATIO)	146,500 SF



LEGEND

- Existing Wetlands
- Wetland Impact Area
- Wetland Replication Area
- 0' - 25' No Disturb Zone Impact Area
- 25' - 50' Buffer Zone Impact Area
- 50' - 100' Buffer Zone Impact Area
- 0' - 100' Buffer Zone Replication Area



Proposed Warehouse

Mechanic Street
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Local Approvals November 20, 2018

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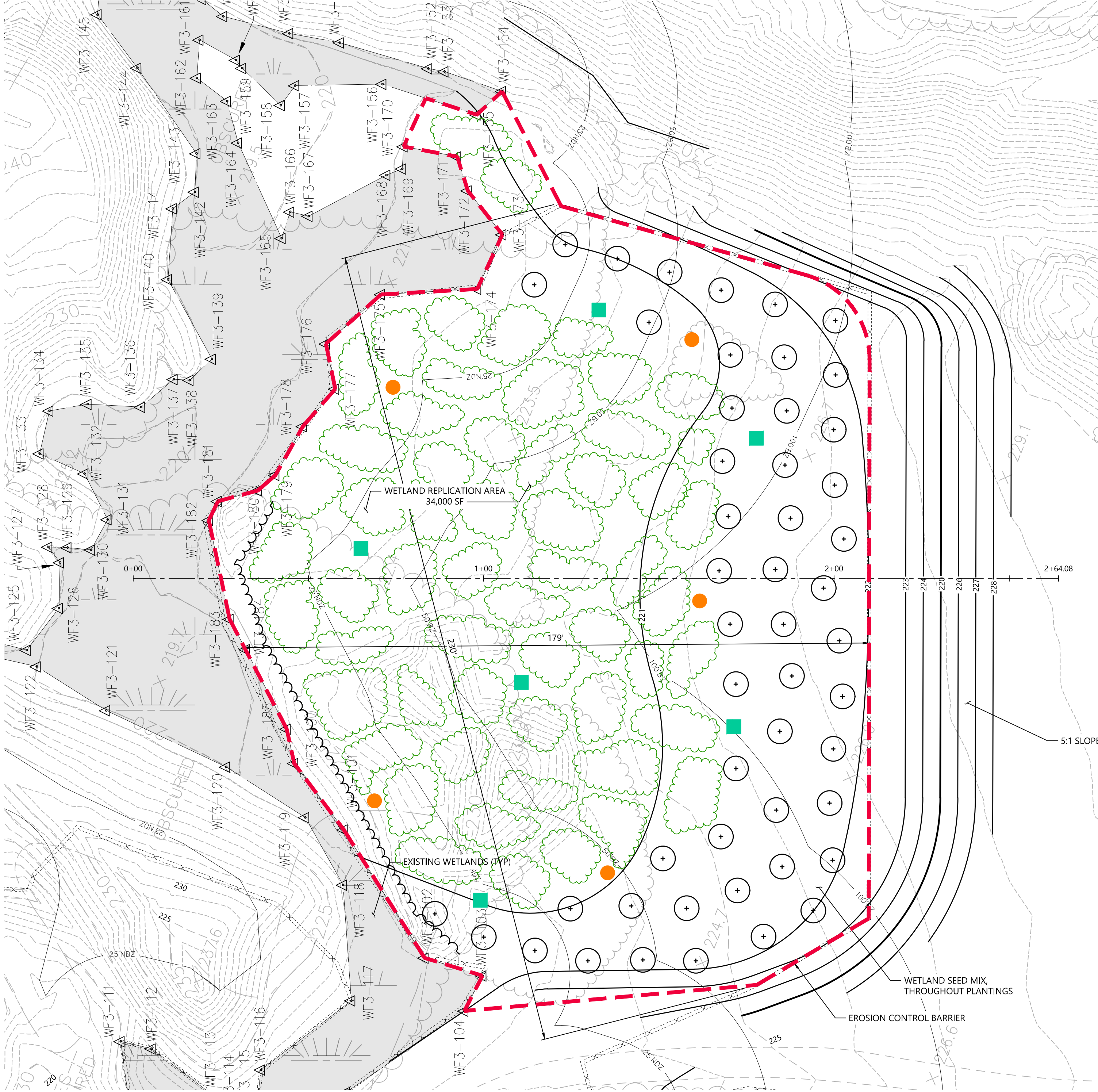
Wetland & Buffer Zone
Impact Areas

Drawing Number

EV-1

Sheet 24 of 25

Project Number
14073.00



WETLAND REPLICATION NOTES:

- CONSTRUCTION OF THE WETLAND REPLACEMENT AREA WILL INCLUDE GRADING, SOILS PLACEMENT, AND PLANTING, AND ALL WORK SHALL BE PERFORMED UNDER THE SUPERVISION OF AN EXPERIENCED WETLAND SCIENTIST. ALL PLANTINGS SHALL BE PERFORMED IN SPRING (APRIL 15 TO JUNE 15) OR FALL (SEPTEMBER 1 TO OCTOBER 31).
- AN EROSION CONTROL BARRIER OF ENTRENCHED SILT FENCING OR STAKED MULCH/COMPOST TUBES SHALL BE INSTALLED ALONG THE ENTIRE PERIMETER OF THE REPLACEMENT AREA EXCEPT AT THE UPGRADIENT EDGE TO ALLOW ACCESS TO MACHINERY.
- ALL AREAS TO BE PLANTED AS PART OF THE REPLACEMENT AREA SHALL BE CLEARED AND GRUBBED (AS NEEDED) AND SHALL BE EXCAVATED TO A DEPTH OF 12 INCHES BELOW THE FINAL DESIGN ELEVATIONS. MINOR MODIFICATIONS TO THE GRADING PLAN MAY BE MADE IN THE FIELD BY THE SUPERVISING WETLAND SCIENTIST IN RESPONSE TO HYDROLOGIC CONDITIONS. NATIVE WETLAND SOILS REMOVED DURING GRADING MAY BE REUSED ONSITE; ANY SUCH SOILS SHALL BE STOCKPILED AND SURROUNDED BY A PERIMETER OF EROSION CONTROLS UNTIL READY FOR USE. THE SUPERVISING WETLAND SCIENTIST WILL INSPECT THE FINAL SUB-GRADE OF THE REPLACEMENT AREA TO ENSURE THAT THE PROPER HYDROLOGY HAS BEEN ESTABLISHED.
- SNAGS WILL BE INSTALLED USING TREES FROM 8 TO 12 INCHES DBH WITH A SIGNIFICANT PORTION OF THE ROOT MASS INTACT. SNAGS WILL BE FIRMLY ENTRENCHED TO PREVENT FUTURE WINDTHROW.
- THE REPLACEMENT AREA WILL THEN BE BACKFILLED WITH NATIVE WETLAND SOILS AND/OR PREPARED TOPSOIL. PREPARED SOILS SHALL CONSIST OF A 1:1 MIXTURE (OR EQUAL VOLUMES) OF ORGANIC AND MINERAL MATERIALS (IN THE SILT LOAM, LOAM, OR LOAMY SAND RANGE) TO INCREASE THE ORGANIC CARBON CONTENT TO BETWEEN 4 AND 12 PERCENT BY WEIGHT. CLEAN LEAF OR COMMERCIALY AVAILABLE COMPOST IS THE PREFERRED AMENDMENT TO ACHIEVE THIS STANDARD, ALTHOUGH OTHER MATERIALS MAY BE USED IF APPROVED BY THE SUPERVISING WETLAND SCIENTIST. AREAS TO BE PLANTED AS BVW SHOULD BE GRADED IN A SLIGHTLY IRREGULAR FASHION TO ALLOW FOR SMALL HUMMOCKS AND HOLLOWES APPROXIMATELY 6 INCHES ABOVE AND BELOW GRADE TO CREATE A PIT AND MOUND TOPOGRAPHY.
- WILDLIFE BRUSH PILES WILL BE CONSTRUCTED IN THE REPLACEMENT AREA. FALLEN LOGS, BRANCHES, AND OTHER NATURAL MATERIALS SHALL BE DISTRIBUTED IN THE REPLACEMENT AREA TO PROVIDE ADDITIONAL WILDLIFE HABITAT. THESE MATERIALS SHALL COVER 2 TO 4 PERCENT OF THE REPLACEMENT AREA'S SURFACE AND SHALL NOT INCLUDE ANY KNOWN INVASIVE SPECIES. WOODY MATERIAL SHOULD VARY IN SIZE AND DEGREE OF DECOMPOSITION.
- ONCE WETLAND SOILS AND ANY NATURAL MATERIALS HAVE BEEN PLACED, ANY EQUIPMENT OR VEHICLES EXERTING A GROUND PRESSURE OF 3 PSI OR GREATER SHALL NO LONGER BE ALLOWED IN THE REPLACEMENT AREA TO AVOID COMPACTING THE WETLAND SOILS.
- PLANTINGS WILL BE INSTALLED ONCE THE ABOVE TASKS HAVE BEEN COMPLETED. ALL SHRUB PLANTING WORK SHALL BE PERFORMED BY HAND USING HAND TOOLS ONLY. THE SPECIES, SIZE, AND QUANTITY OF PLANTINGS SHALL FOLLOW THE PLANTING SCHEDULE. ONLY PLANT MATERIALS NATIVE TO THE REGION SHALL BE USED. IN THE EVENT THAT PLANT SUBSTITUTIONS ARE NECESSARY, THE SUPERVISING WETLAND SCIENTIST OR ANOTHER QUALIFIED WETLAND SCIENTIST OR BOTANIST SHALL BE CONSULTED. ALL WOODY PLANT STOCK SHALL EITHER BE BARE-ROOT OR CONTAINER-GROWN. PLANTINGS
- SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN SPECIFIED ON THE PLAN, ALTHOUGH THE SUPERVISING WETLAND SCIENTIST MAY DIRECT THE PROJECT CONTRACTOR TO RELOCATE PLANTINGS BASED ON FIELD CONDITIONS. SHRUBS SHOULD BE PLANTED IN CLUSTERS OF 3-4 PLANTS TO SIMULATE A NATURAL DISTRIBUTION. SPACING BETWEEN INDIVIDUAL PLANTS SHOULD BE AS SPECIFIED IN THE PLANTING SCHEDULE, WITH SPACING IN BETWEEN CLUSTERS OF 10 TO 12 FEET.
- FOLLOWING SHRUB PLANTINGS, THE AREA WILL BE SEEDED WITH A NATIVE WETLAND SEED MIX AS SPECIFIED IN THE PLANTING SCHEDULE OR A SIMILAR MIX. THE SEED MIX SHALL BE APPLIED AT A RATE AND IN A MANNER ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
- FOLLOWING COMPLETION OF PLANTING AND SEEDING, A LINE OF EROSION CONTROLS WILL BE INSTALLED ALONG THE UPGRADIENT EDGE OF THE REPLACEMENT AREA. ALL EROSION CONTROLS AROUND THE REPLACEMENT AREA SHALL REMAIN IN PLACE UNTIL VEGETATION IS WELL-ESTABLISHED AND SOILS HAVE STABILIZED, AT WHICH POINT THE BARRIERS SHALL BE REMOVED AND DISPOSED OF.
- THE REPLACEMENT AREA WILL BE MONITORED FOR THREE FULL GROWING SEASONS AFTER PLANTING. THE AREA WILL BE INSPECTED ONCE PER YEAR TO ASSESS WHETHER THE AREA HAS ACHIEVED 75 PERCENT COVER BY INDIGENOUS WETLAND SPECIES. CONSIDERATION WILL BE GIVEN TO OTHER NATIVE WETLAND PLANT SPECIES THAT BECOME ESTABLISHED IN THE REPLACEMENT.
- INVASIVE SPECIES WITHIN THE REPLACEMENT AREA SHALL BE REMOVED BY HAND FOR THREE GROWING SEASONS AFTER PLANTING. IF NECESSARY ANY AREAS WHERE INVASIVE SPECIES HAVE BEEN REMOVED WILL BE RESEED WITH A SUITABLE WETLAND SEED MIX.

LEGEND

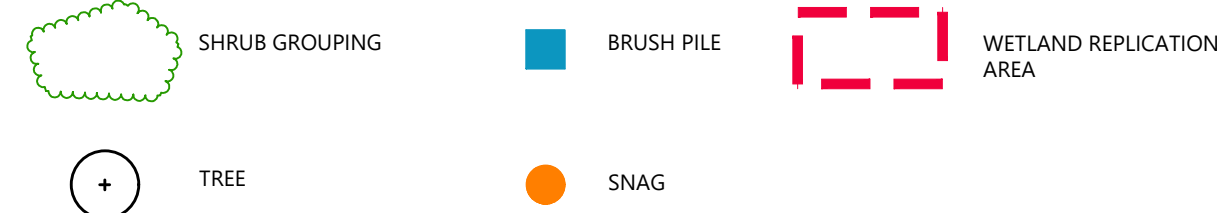
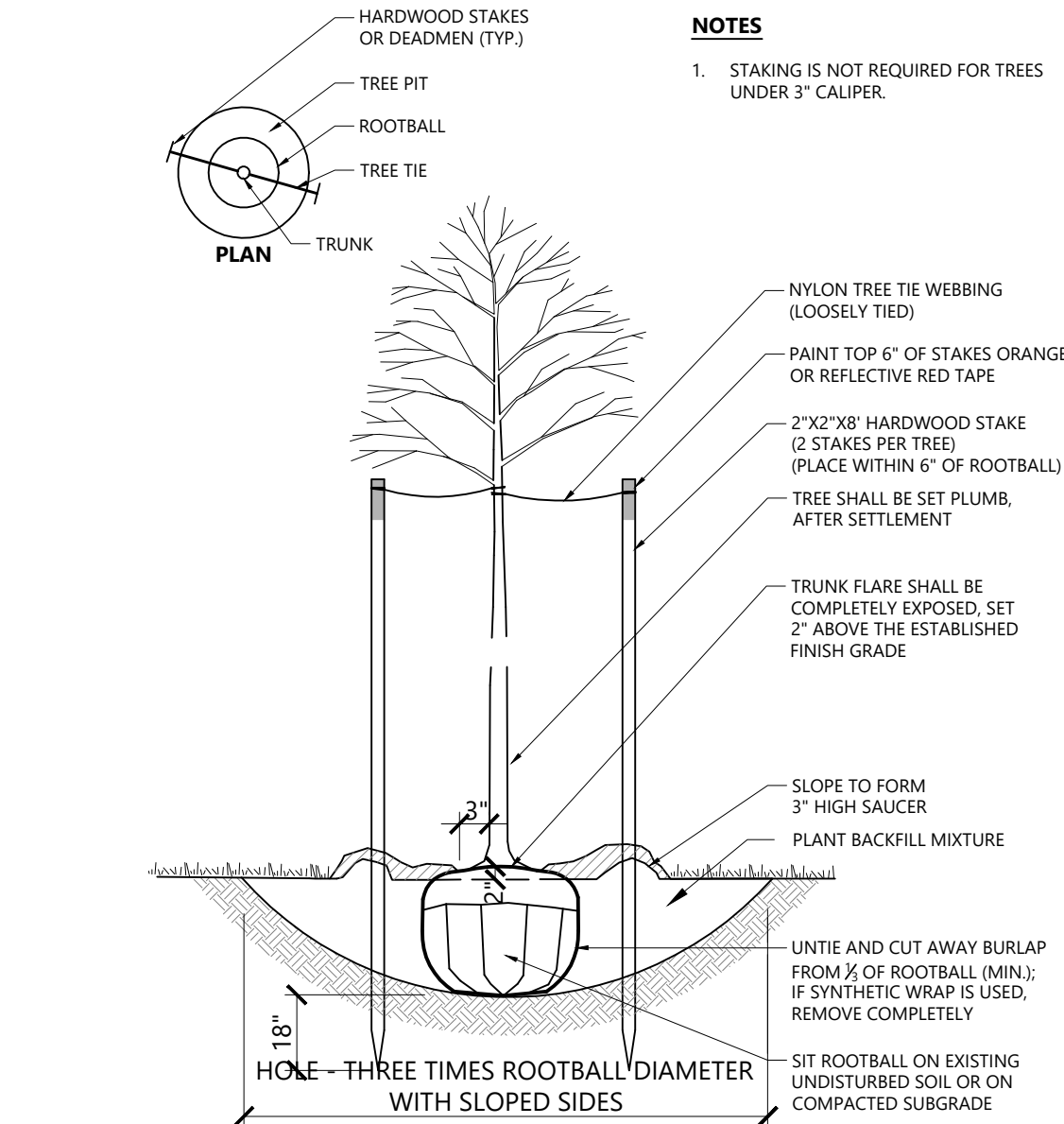


Table 5-2 Proposed Replication Area Plantings

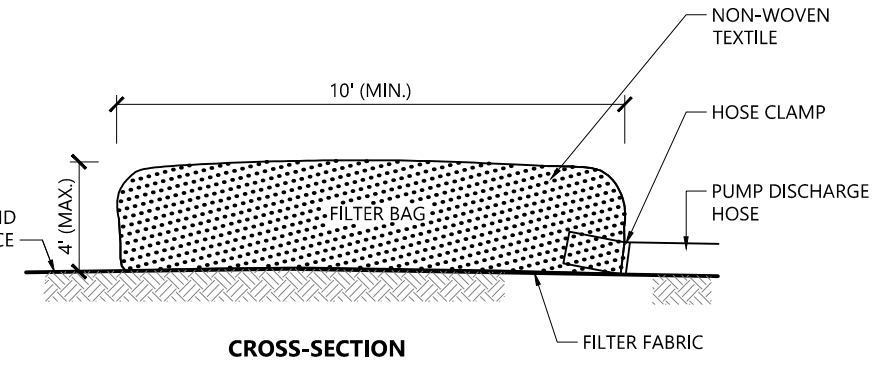
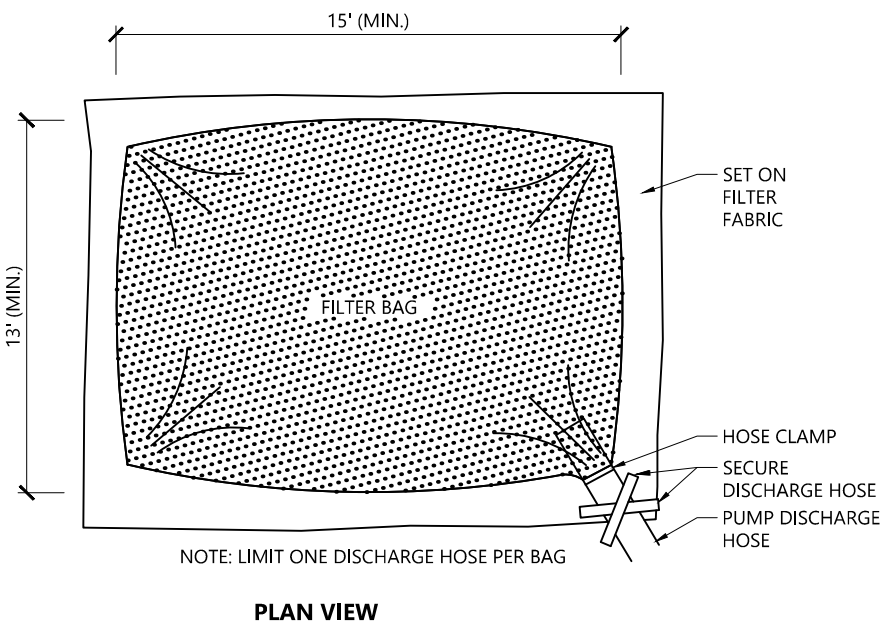
Common Name	Scientific Name	Indicator	Plant Type	Number of Plantings	Suggested Size	Suggested Spacing
red maple	<i>Acer rubrum</i>	FAC	Tree	30	2-inch caliper	15 feet
tupelo	<i>Nyssa sylvatica</i>	FAC	Tree	20	2-inch caliper	15 feet
highbush blueberry	<i>Vaccinium corymbosum</i>	FACW	Shrub	60	1-2 feet	8 feet
common winterberry	<i>Ilex verticillata</i>	FACW	Shrub	60	1-2 feet	8 feet
silky dogwood	<i>Cornus amomum</i>	FACW	Shrub	60	1-2 feet	8 feet
sweet pepperbush	<i>Clethra alnifolia</i>	FAC	Shrub	110	1-2 feet	6 feet
meadowsweet	<i>Spiraea latifolia</i>	FACW	Shrub	110	1-2 feet	6 feet
arrowwood	<i>Viburnum dentatum</i>	FAC	Shrub	110	1-2 feet	6 feet
Total Plantings				560		
wetland seed mix	see Note 1	Herbaceous	N/A	N/A	N/A	N/A

Source: VHB, 2018

1. Wetland seed mix: "New England Wetmix" from New England Wetland Plants, Inc. or similar. Typical species: *Carex vulpinoidea* (fox sedge), *Carex lasiocarpa* (fox sedge), *Carex acuticarpa* (fox sedge), *Chenopodium pensilvanicum* (smartweed), *Veronica hastata* (blue vervain), *Carex lupulina* (fox sedge), *Scirpus atrovirens* (green bulrush), *Adiantum cernuum* (nodding bur marigold), *Carex comosa* (bristly sedge), *Carex crinita* (fringed sedge), *Glyceria grandis* (American mangrass), *Scirpus cyperinus* (wool grass), *Amaranthus retrofractus* (soft rush), *Eupatorium maculatum* (spotted joe-pye-weed), *Eupatorium perfoliatum* (boneset), *Alisma subcordatum* (road plantain), *Symphoricarpos rosea* (New England aster), *Glyceria canadensis* (pattensack grass), *Symphoricarpos purpureus* (purple stem American aster), *Scirpus validus* (soft stem bulrush), *Iris versicolor* (blueflag), *Asclepias incarnata* (swamp milkweed), *Mimulus ringens* (monkey-flower).

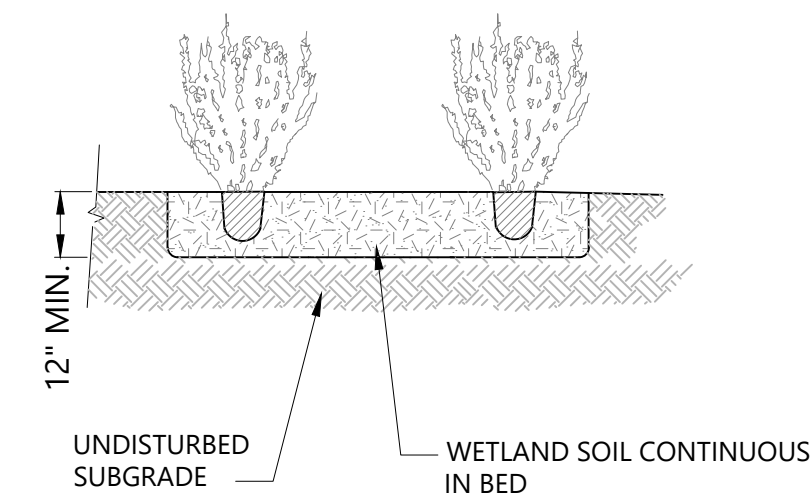


Tree Planting (For Trees Under 4" Caliper) 9/18
N.T.S. Source: VHB REV LD_602



- NOTES
- BAG TO BE USED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

Dewatering Filter Bag 1/16
N.T.S. Source: VHB LD_691



Shrub Planting Detail
N.T.S. Source: VHB

Proposed Warehouse

Mechanic Street
Bellingham, Massachusetts

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Designed by JRB
Issued for CPN
Checked by CPN
Date

Local Approvals November 20, 2018

Not Approved for Construction

Wetland Replication Area
Grading Plan

Drawing Number

EV-2

Sheet 25 of 25

Project Number
14073.00



- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- MANHOLE
- HAND HOLE
- WATER GATE
- FIRE HYDRANT
- GAS GATE
- BOLLARD w/LIGHT
- STREET SIGN
- LIGHT POLE
- UTILITY POLE
- GUY POLE
- GUY WIRE
- MONITORING WELL
- FLOOD LIGHT
- WELL
- MARSH

F.F.E. = 45.27'
 FINISHED FLOOR ELEVATION
 NO CLOUT NOT OPEN
 PV PIPES WISBLE
 YL DOUBLE YELLOW LINE
 WL DASHED WHITE LINE
 YL SINGLE WHITE LINE
 SA LANDSCAPED AREA
 EDGE OF PAVEMENT
 CONCRETE CURB
 VERTICAL GRANITE CURB
 SLOPED GRANITE EDGE
 BITUMINOUS BERM
 BITUMINOUS CURB
 GUARD RAIL
 CHAIN LINK FENCE
 DRAINAGE LINE
 SEWER LINE
 OVERHEAD WIRE
 UNDERGROUND ELECTRIC
 TELEPHONE LINE
 GAS LINE
 WATER LINE
 STONE WALL
 TREE LINE
 100-FT BUFFER ZONE
 100-FT RIVER FRONT AREA
 200-FT RIVER FRONT AREA
 LIMIT MEAN ANNUAL HIGH WATER
 LIMIT OF BANK
 VEGETATED WETLAND BOUNDARY

CC	LSA	UNPAVED EDE OF PAVEMENT
CC		CONCRETE CURB
VOC		VERTICAL GRANITE CURB
SGE		SLOPED GRANITE EDGE
BB	BC	BITUMINOUS BERM
		BITUMINOUS CURB
		GUARD RAIL
○ ○ ○ ○		CHAIN LINK FENCE
—		DRAINAGE LINE
—		SEWER LINE
—		OVERHEAD WIRE
E	F	UNDERGROUND ELECTRIC
—		TELEPHONE LINE
G		GAS LINE
W		WATER LINE
○ ○ ○ ○		STONE WALL
—		TREE LINE
100' BZ		100-FT BUFFER ZONE
200 RA		100-FT RIVER FRONT AREA
		200-FT RIVER FRONT AREA
APT-100		LIMIT OF ANNUAL HIGH WATER
APT-100		LIMIT OF BANK
WET-100		VEGETATED WETLAND BOUNDARY

Mechanic Street
Bellingham, Massachusetts

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Existing Conditions

Plan of Land



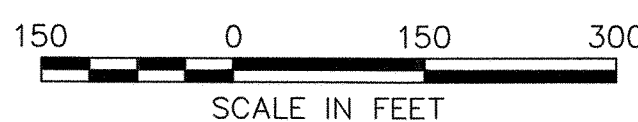
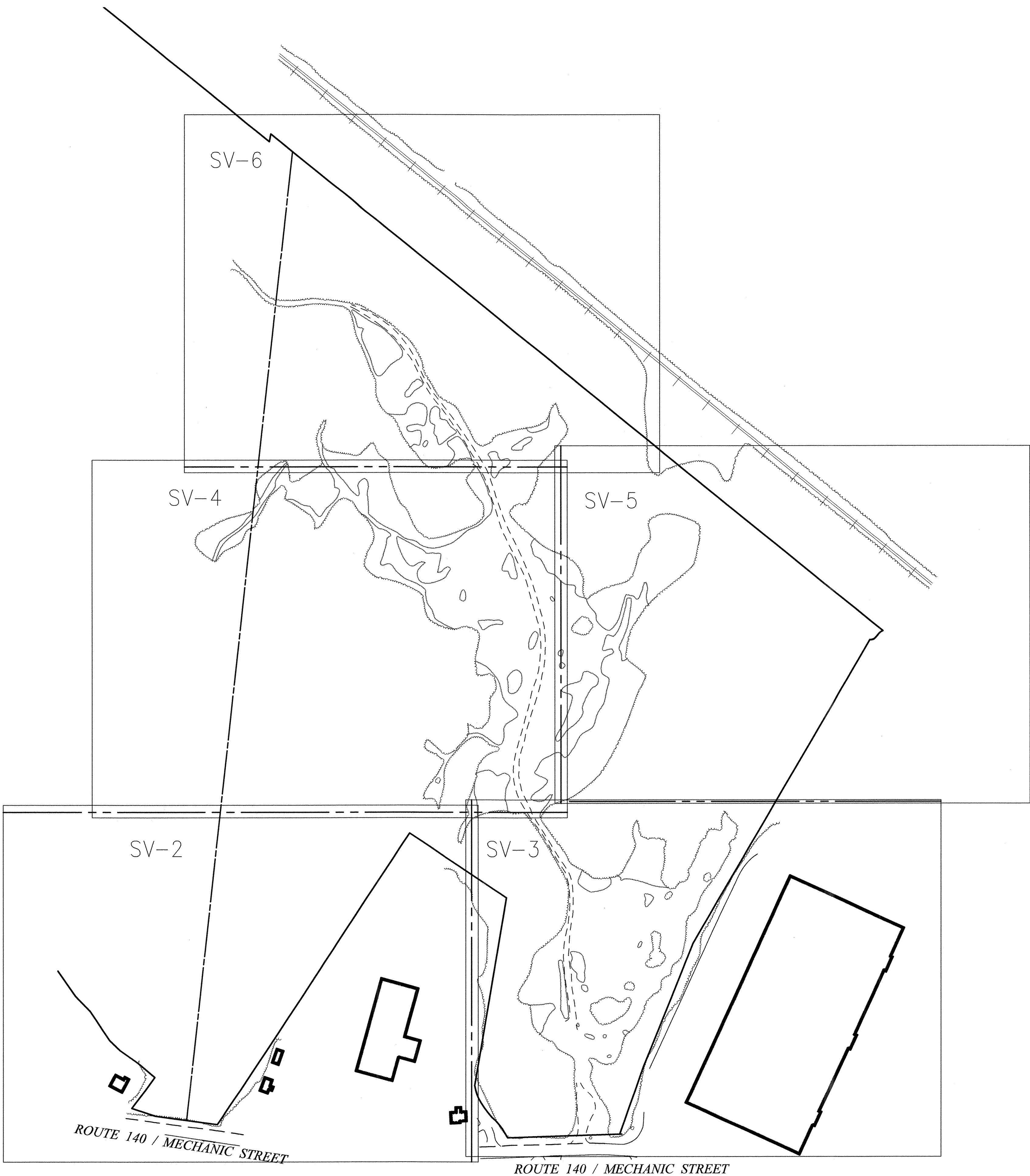
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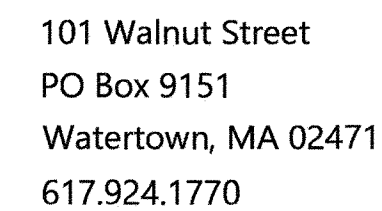
Sheet 1 of 6

Project Number
14073.00

VARNEY BROTHERS SAND AND GRAVEL
PID 0051-0013-0000
BOOK 4639, PAGE 534

- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN JANUARY, 2018 AND FROM DEEDS AND PLANS OF RECORD. THE ENTIRE BOUNDARY OF THE PROPERTY IS NOT SHOWN ON THIS PLAN, A PROPOSED LINE IS SHOWN AND IS NOT THE RESULT OF A RECORD SUBDIVISION.
- 2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE DEVELOPED FROM AERIAL PHOTOGRAMMETRIC MAPPING BY EASTERN TOPOGRAPHICS, INC., BASED ON AERIAL PHOTOGRAPHS TAKEN ON DECEMBER 7, 2017 AND APRIL 12, 1991.
- 3) THE WETLANDS SHOWN ARE THE RESULT OF AN ACTUAL GROUND SURVEY BY VHB IN JANUARY, 2018.
- 4) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
- 5) HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.
- 6) THE TREE SYMBOL OUTLINE SHOWN ON THIS PLAN DOES NOT REPRESENT THE ACTUAL TREE CANOPY.
- 7) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO ADDITIONAL INFORMATION DISCLOSED IN SUCH.





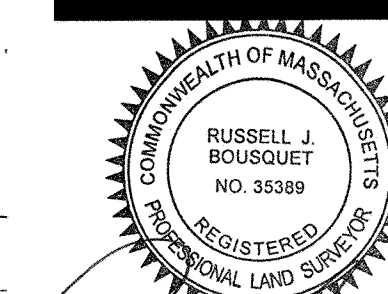
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- ② CATCH BASIN
- ③ SEWER MANHOLE
- ④ ELECTRIC MANHOLE
- ⑤ TELEPHONE MANHOLE
- ⑥ MANHOLE
- HHD HANDLE
- ⑦ WATER GATE
- ⑧ FIRE HYDRANT
- ⑨ GAS GATE
- BOLLARD w/LIGHT
- STREET SIGN
- LIGHT POLE
- UTILITY POLE
- GUY POLE
- GUY WIRE
- ⊙ MONITORING WELL
- ⊙ FLOOD LIGHT
- ⊙ WELL
- shd MARSH
- ⌞ F.F.E.=45.27'
- FINISHED FLOOR ELEVATION
- CNO COULD NOT OPEN
- NPV NO PIPES VISIBLE
- DYL DASHED YELLOW LINE
- DWL DASHED WHITE LINE
- SYL SINGLE WHITE LINE
- MANHOLE

EXP	LSA	LANDSCAPED AREA
_____	_____	EDGE OF PAVEMENT
_____	_____	CONCRETE CURB
_____	_____	VERTICAL GRANITE CURB
_____	_____	SLOPED GRANITE EDGE
_____	_____	BITUMINOUS BERM
_____	_____	BITUMINOUS CURB
_____	_____	GUARD RAIL
_____	_____	CHAIN LINK FENCE
_____	_____	DRAINAGE LINE
_____	_____	SEWER LINE
_____	_____	OVERHEAD WIRE
_____	_____	UNDERGROUND ELECTRIC
_____	_____	TELEPHONE LINE
_____	_____	GAS LINE
_____	_____	WATER LINE
_____	_____	STONE WALL
_____	_____	TREE LINE
_____	_____	100-FT BUFFER ZONE
_____	_____	100-FT RIVER FRONT AREA
_____	_____	200-FT RIVER FRONT AREA
_____	_____	LIMIT MEDIAN HIGHER WATER
_____	_____	LIMIT OF BANK
_____	_____	VEGETATED WETLAND

Mechanic Street
Bellingham, Massachusetts

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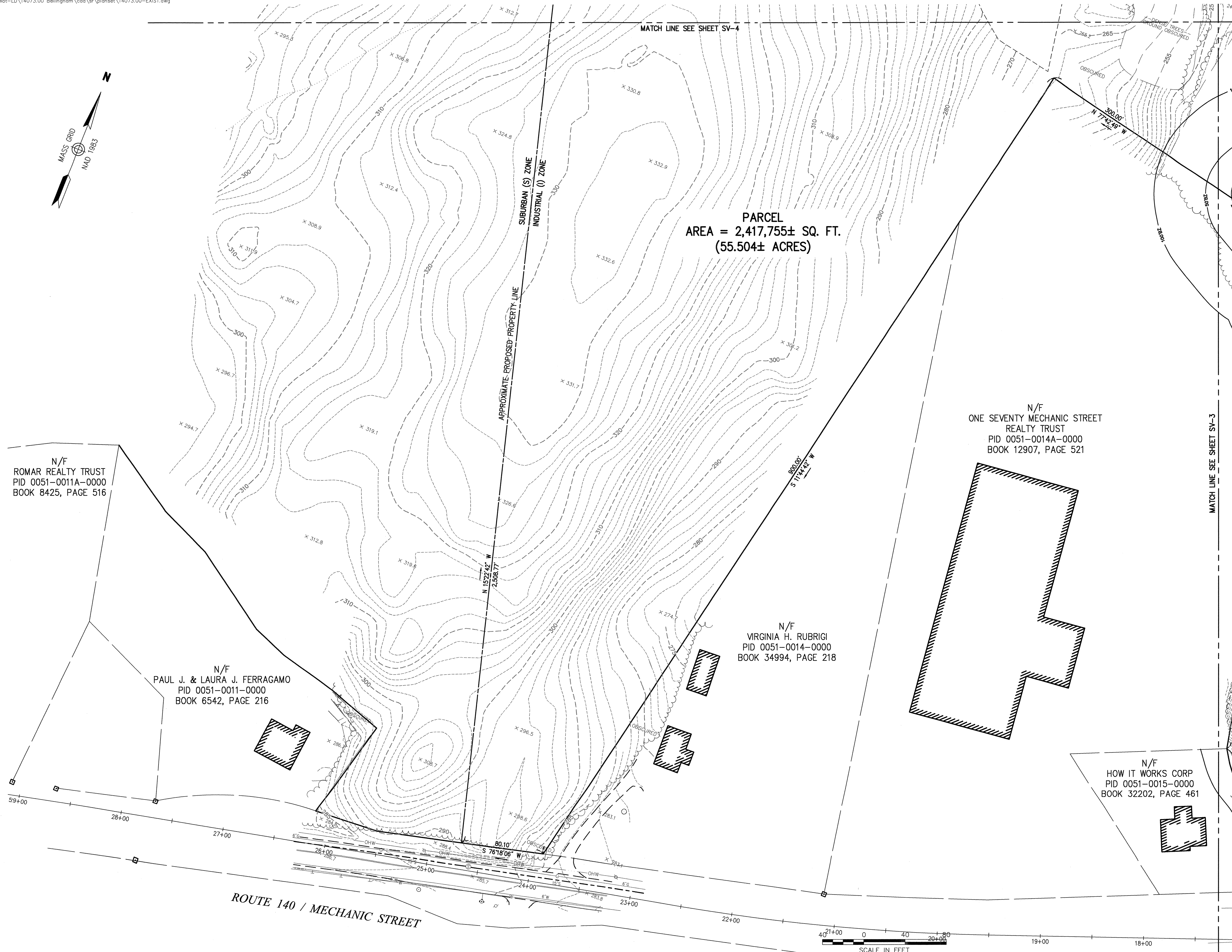
Existing Conditions Plan of Land

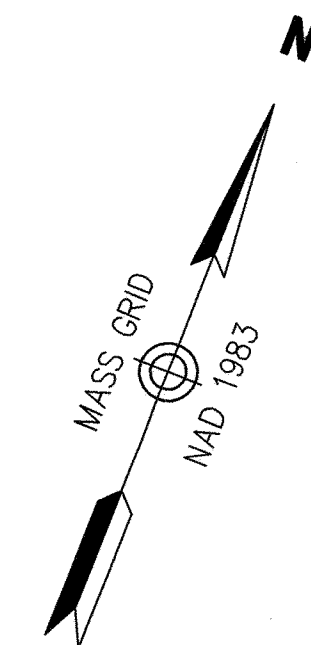


Sv-2

chest of 2 6

Project Number
14073.00





MATCH LINE SEE SHEET SV-4

MATCH LINE SEE SHEET SV-2

~~ROUTE 140¹⁶⁺⁰⁰ MECHANIC STREET~~

PARCEL
AREA = 2,417,755± SQ. FT.
(55.504± ACRES)

N/F
GRE MECHANIC STREET, LLC
PID 0051-0016-0000
BOOK 24079, PAGE 332

MATCH LINE SEE SHEET SV-5

GRE MECHANIC STREET, LLC
PID 0051-0016-0000
BOOK 24079, PAGE 332



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Legend

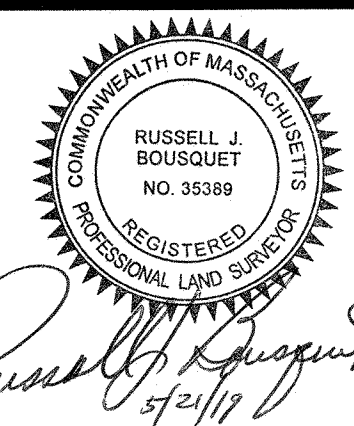
-  DRAIN MANHOLE
 CATCH BASIN
 SEWER MANHOLE
 ELECTRIC MANHOLE
 TELEPHONE MANHOLE
 MANHOLE
 HAND HOLE
 WATER GATE
 FIRE HYDRANT
 GAS GATE
 BOLLARD w/LIGHT
 STREET SIGN
 LIGHT POLE
 UTILITY POLE
 GUY POLE
 GUY WIRE
 MONITORING WELL
 FLOOD LIGHT
 WELL
 MARSH
 F.F.E.=45.27'
 FINISHED FLOOR ELEVATION
 CNO
 NPV
 DYL
 DWL
 SYL
 LSA
 EDGE OF PAVEMENT
 CONCRETE CURB
 VERTICAL GRANITE CURB
 SLOPED GRANITE CURB
 BITUMINOUS BERM
 BITUMINOUS CURB
 GUARD RAIL
 CHAIN LINK FENCE
 DRAINAGE LINE
 SEWER LINE
 OVERHEAD WIRE
 UNDERGROUND ELECTRIC
 TELEPHONE LINE
 GAS LINE
 WATER LINE
 STONE WALL
 TREE LINE
 100-FT BUFFER ZONE
 100-FT RIVER FRONT AREA
 200-FT RIVER FRONT AREA
 LIMIT MEAN ANNUAL HIGH WATER
 LIMIT MEAN ANNUAL HIGH WATER
 LIMIT OF BANK
 VEGETATED WETLAND BOUNDARY

Lincoln Properties

Mechanic Street
Bellingham, Massachusetts

[illegible]

Existing Conditions Plan of Land

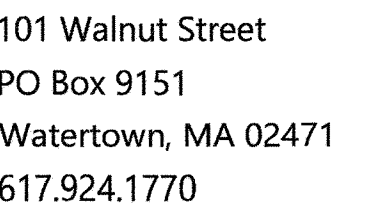


Sv-3

Sheet of
3 6

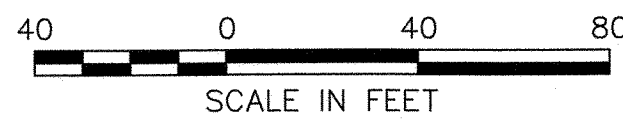
Project Number
14073.00





- ③ DRAIN MANHOLE
- ③ CATCH BASIN
- ③ SEWER MANHOLE
- ③ ELECTRIC MANHOLE
- ③ TELEPHONE MANHOLE
- ③ MANHOLE
- ③ HAND HOLE
- ③ WATER GATE
- ③ FIRE HYDRANT
- ③ GAS GATE
- ③ BOLLARD w/LIGHT
- ③ STREET SIGN
- ③ LIGHT POLE
- ③ UTILITY POLE
- ③ GUY POLE
- ③ GUY WIRE
- ③ MONITORING WELL
- ③ FLOOD LIGHT
- ③ WELL
- ③ MARSH
- ③ F.F.E.=45.27'
- ③ FINISHED FLOOR ELEVATION
- NO ③ NOT CATCH OPEN
- PV ③ NO PIPES VISIBLE
- YL ③ DOUBLE YELLOW LINE
- YL ③ DASHED WHITE LINE
- YL ③ SINGLE WHITE LINE

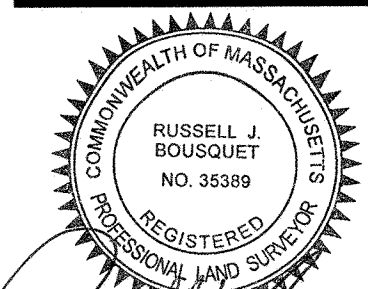
CC	LSA	EDGE OF PAVEMENT
CC		CONCRETE CURB
VOC		VERTICAL GRANITE CURB
SGE		SLOPED GRANITE EDGE
SB		BITUMINOUS BERM
BC		BITUMINOUS CURB
		GUARD RAIL
		CHAIN LINK FENCE
		DRAINAGE LINE
		SEWER LINE
OWH		OVERHEAD WIRE
		UNDERGROUND ELECTRIC
		TELEPHONE LINE
		GAS LINE
		WATER LINE
		STONE WALL
		TREE LINE
100' BZ		100'-FT BUFFER ZONE
200' RA		100'-FT RIVER FRONT AREA
		200'-FT RIVER FRONT AREA
APT-100		LIMIT MEAN ANNUAL HIGH WATER
APT-100		LIMIT OF VEG. BATED
		LIMITED WETLAND BOUNDARY



**Mechanic Street
Bellingham, Massachusetts**

No.	Revision	Date	Apprvd.
Designed by _____		Checked by _____	
Issued for _____		Date June 25, 2018	

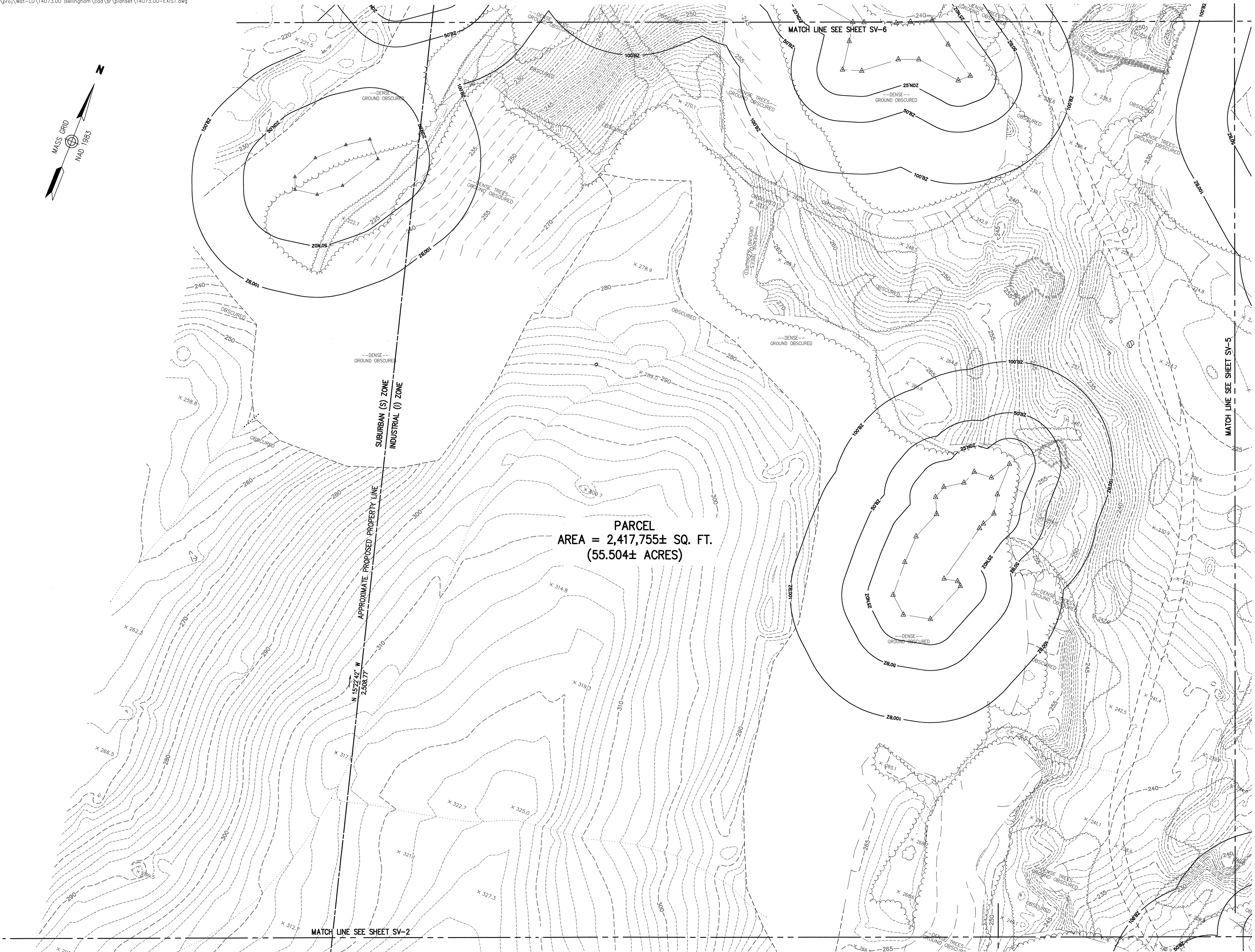
Existing Conditions Plan of Land

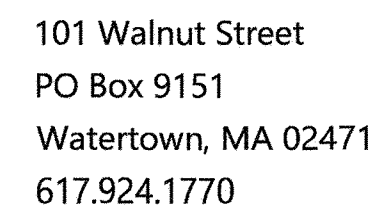


Sv-4

Sheet 4 of 6

Project Number
14073.00





- ① DRAIN MANHOLE
- ② CATCH BASIN
- ③ SEWER MANHOLE
- ④ ELECTRIC MANHOLE
- ⑤ TELEPHONE MANHOLE
- ⑥ MANHOLE
- HH □ HAND HOLE
- WATER GATE
- ⦿ FIRE HYDRANT
- GAS GATE
- ★ BOLLARD w/LIGHT
- STREET SIGN
- ☆ LIGHT POLE
- UTILITY POLE
- GUY POLE
- () GUY WIRE
- ◐ MONITORING WELL
- ▶ FLOOD LIGHT
- WELL
- ⦿ MARSH

F.F.E. ±45.27'
 FINISHED FLOOR ELEVATION
 CNO COULD NOT OPEN
 NPV NO PIPES VISIBLE
 DTL DOUBLE YELLOW LINE
 DWL DASHED WHITE LINE
 SYL SINGLE WHITE LINE
 LSA LANDSCAPED AREA
 EDGE OF PAVEMENT
 CONCRETE CURB
 VERTICAL GRANITE CURB
 SLOPED GRANITE CURB
 BITUMINOUS BERM
 BITUMINOUS CURB
 GUARD RAIL
 CHAIN LINK FENCE
 DRAINAGE LINE
 SEWER LINE
 OVERHEAD WIRE
 UNDERGROUND ELECTRIC
 TELEPHONE LINE
 GAS LINE
 WATER LINE
 STONE WALL
 TREE LINE
 100'-FT BUFFER ZONE
 100'-FT RIVER FRONT AREA
 200'-FT RIVER FRONT AREA
 LEAN MEAN ANNUAL HIGH WATER
 LIMIT OF BANK
 VEGETATED WETLAND BOUNDARY

TOP	LSA	LANDSCAPED AREA
OC		EDGE OF ELEMENT
VGC		CONCRETE CURB
		VERTICAL GRANITE CURB
SGE		SLOPED GRANITE EDGE
		BITUMINOUS BERM
	RB	BITUMINOUS CURB
		GUARD RAIL
		CHAIN LINK FENCE
		DRAINAGE LINE
		SEWER LINE
OHW		OVERHEAD WIRE
E		UNDERGROUND ELECTRIC
	T	TELEPHONE LINE
G		GAS LINE
W		WATER LINE
		STONE WALL
		TREE LINE
100' BZ		100-FT BUFFER ZONE
100' RA		100-FT RIVER FRONT AREA
200' RA		200-FT RIVER FRONT AREA
MEAN ± 100'		MEAN MEAN ANNUAL HIGH WATER LIMIT
MEAN ± 100'		MEAN MEAN ANNUAL LOW WATER LIMIT
		VEGETATED WETLAND BOUNDARY

Mechanic Street
Bellingham, Massachusetts

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June 25, 2018

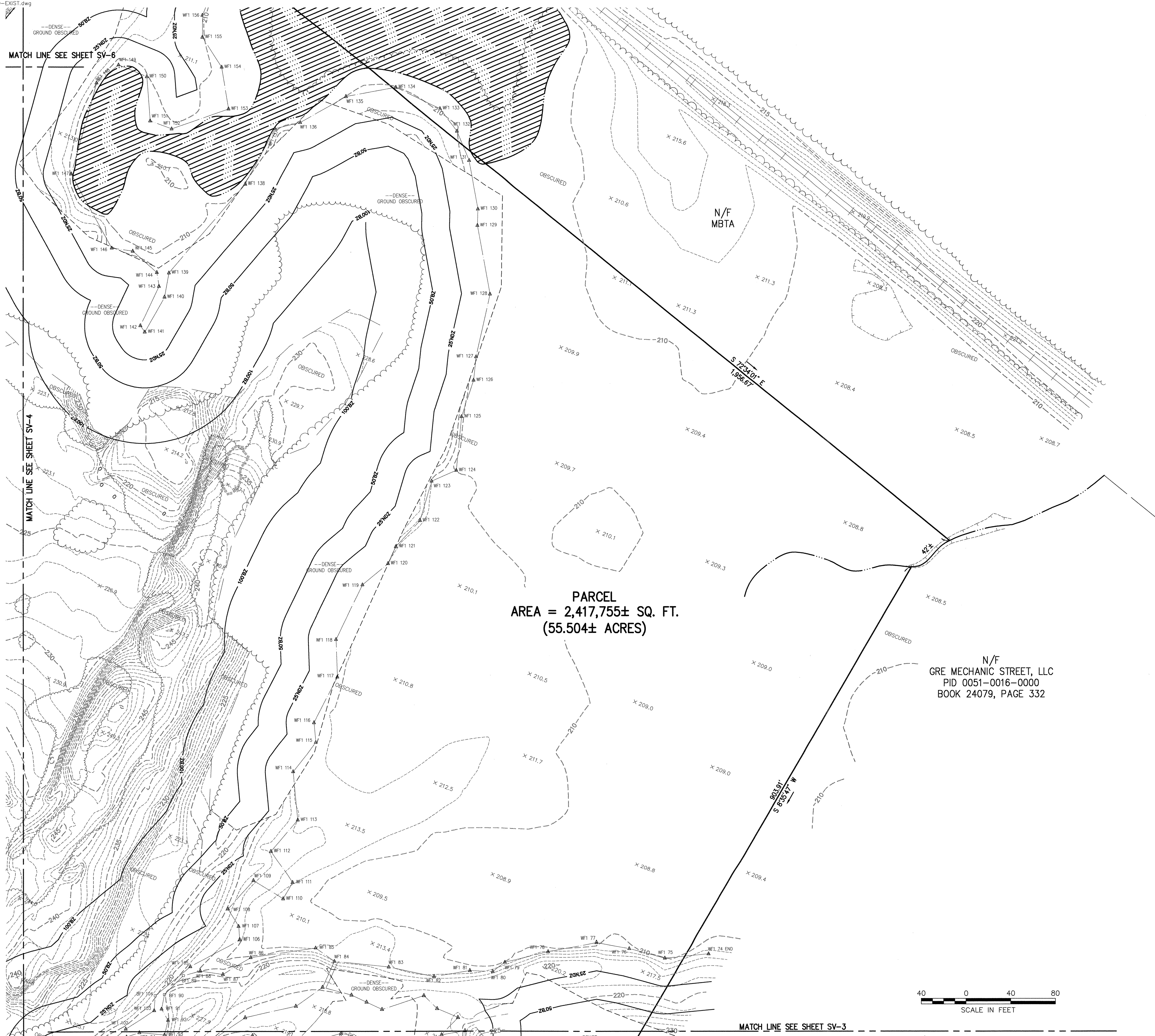
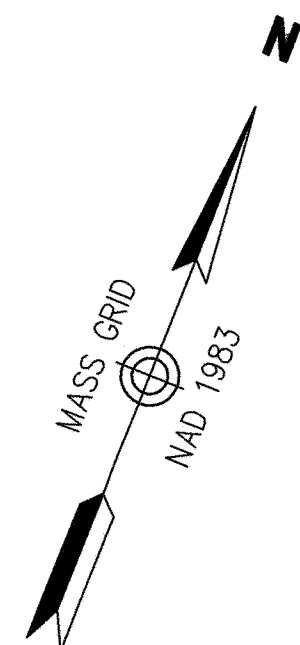
Existing Conditions Plan of Land



Sv-5

Sheet 5 of 6

Project Number
14073.00



40 0 40 80
SCALE IN FEET

MATCH LINE SEE SHEET SV-3

Legend

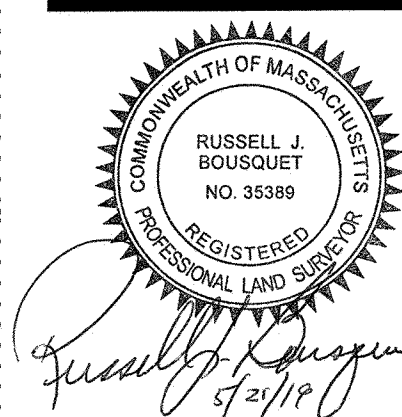
- ① DRAIN MANHOLE
 ② CATCH BASIN
 ③ SEWER MANHOLE
 ④ ELECTRIC MANHOLE
 ⑤ TELEPHONE MANHOLE
 ⑥ MANHOLE
 HHI HAND HOLE
 * WATER GATE
 * FIRE HYDRANT
 * GAS GATE
 * BOLLARD w/LIGHT
 * STREET SIGN
 ☆ LIGHT POLE
 ☆ UTILITY POLE
 ☆ GUY POLE
 ☆ GUY WIRE
 ● MONITORING WELL
 ● FLOOD LIGHT
 (M) WELL
 MARSH
 F.F.E.=45.27' FINISHED FLOOR ELEVATION
 CNO COULD NOT OPEN
 NPV NO PIPES VISIBLE
 DYL DOUBLE YELLOW LINE
 DWL DASHED WHITE LINE
 SYL SINGLE WHITE LINE
 LSA LANDSCAPED AREA
 * EDGE OF PAVEMENT
 CONCRETE CURB
 VERTICAL GRANITE CURB
 SLOPED GRANITE EDGE
 BITUMINOUS BERM
 BITUMINOUS CURB
 GUARD RAIL
 CHAIN LINK FENCE
 DRAINAGE LE
 SEWER LINE
 OVERHEAD WIRE
 UNDERGROUND ELECTRIC
 TELEPHONE LINE
 GAS LINE
 WATER LINE
 STONE WALL
 TREE LINE
 100-FT BUFFER ZONE
 100-FT RIVER FRONT AREA
 200-FT RIVER FRONT AREA
 100-FT ANNUAL HIGH WATER
 LIMIT OF BANK
 VEGETATED WETLAND ZONARY

TOP	LSA	LANDSCAPED AREA EDGE OF CEMENT
VCB	SGE	CONCRETE CURB
RB	BB	SLOPED GRANITE CURB
		BITUMINOUS BERM
		BITUMINOUS CURB
		GUARD RAIL
		CHAIN LINK FENCE
		DRAINAGE LINE
		SEWER LINE
OHW		OVERHEAD WIRE
E	T	UNDERGROUND ELECTRIC
		TELEPHONE LINE
G		GAS LINE
W		WATER LINE
		STONE WALL
		TREE LINE
100' BZ		100-FT BUFFER ZONE
100' RA		100-FT RIVER FRONT AREA
200' RA		200-FT RIVER FRONT AREA
		MEAN ANNUAL HIGH WATER
AF1-100		100-FT BUFFER ZONE
AF1-100		100-FT BUFFER ZONE
		VEGETATED WETLAND BOUNDARY

**Mechanic Street
Bellingham, Massachusetts**

No.	Revision	Date	Apprvd.
Designed by	Checked by		
Issued for	Date		June 25, 2018

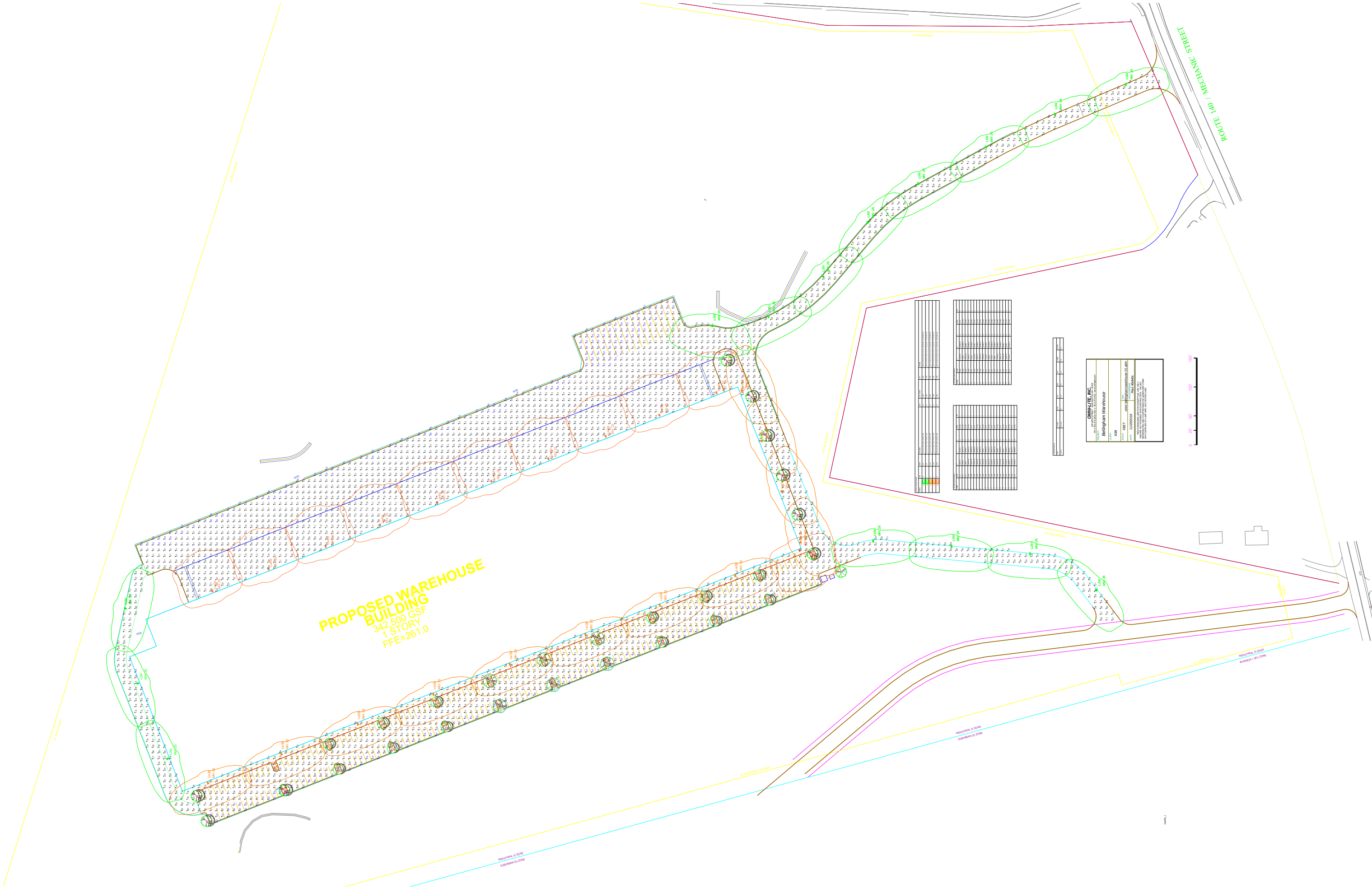
Existing Conditions Plan of Land



Sv-6

Sheet of 6 6

Project Number
14073.00



**PROPOSED WAREHOUSE
BUILDING**
342,500 GSF
1 STORY
FFE=261.0

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)
1	WAREHOUSE BUILDING	342,500	39,287
2	PARKING LOT	10,000	1,111
3	DRIVEWAY	1,000	111
4	LANDSCAPING	1,000	111
5	UTILITY BUILDING	1,000	111
6	STORAGE YARD	1,000	111
7	ACCESS ROAD	1,000	111
8	SEWER TRENCH	1,000	111
9	WATER TRENCH	1,000	111
10	STORM TRENCH	1,000	111
11	LANDSCAPING	1,000	111
12	UTILITY BUILDING	1,000	111
13	STORAGE YARD	1,000	111
14	ACCESS ROAD	1,000	111
15	SEWER TRENCH	1,000	111
16	WATER TRENCH	1,000	111
17	STORM TRENCH	1,000	111
18	LANDSCAPING	1,000	111
19	UTILITY BUILDING	1,000	111
20	STORAGE YARD	1,000	111
21	ACCESS ROAD	1,000	111
22	SEWER TRENCH	1,000	111
23	WATER TRENCH	1,000	111
24	STORM TRENCH	1,000	111
25	LANDSCAPING	1,000	111
26	UTILITY BUILDING	1,000	111
27	STORAGE YARD	1,000	111
28	ACCESS ROAD	1,000	111
29	SEWER TRENCH	1,000	111
30	WATER TRENCH	1,000	111
31	STORM TRENCH	1,000	111
32	LANDSCAPING	1,000	111
33	UTILITY BUILDING	1,000	111
34	STORAGE YARD	1,000	111
35	ACCESS ROAD	1,000	111
36	SEWER TRENCH	1,000	111
37	WATER TRENCH	1,000	111
38	STORM TRENCH	1,000	111
39	LANDSCAPING	1,000	111
40	UTILITY BUILDING	1,000	111
41	STORAGE YARD	1,000	111
42	ACCESS ROAD	1,000	111
43	SEWER TRENCH	1,000	111
44	WATER TRENCH	1,000	111
45	STORM TRENCH	1,000	111
46	LANDSCAPING	1,000	111
47	UTILITY BUILDING	1,000	111
48	STORAGE YARD	1,000	111
49	ACCESS ROAD	1,000	111
50	SEWER TRENCH	1,000	111
51	WATER TRENCH	1,000	111
52	STORM TRENCH	1,000	111
53	LANDSCAPING	1,000	111
54	UTILITY BUILDING	1,000	111
55	STORAGE YARD	1,000	111
56	ACCESS ROAD	1,000	111
57	SEWER TRENCH	1,000	111
58	WATER TRENCH	1,000	111
59	STORM TRENCH	1,000	111
60	LANDSCAPING	1,000	111
61	UTILITY BUILDING	1,000	111
62	STORAGE YARD	1,000	111
63	ACCESS ROAD	1,000	111
64	SEWER TRENCH	1,000	111
65	WATER TRENCH	1,000	111
66	STORM TRENCH	1,000	111
67	LANDSCAPING	1,000	111
68	UTILITY BUILDING	1,000	111
69	STORAGE YARD	1,000	111
70	ACCESS ROAD	1,000	111
71	SEWER TRENCH	1,000	111
72	WATER TRENCH	1,000	111
73	STORM TRENCH	1,000	111
74	LANDSCAPING	1,000	111
75	UTILITY BUILDING	1,000	111
76	STORAGE YARD	1,000	111
77	ACCESS ROAD	1,000	111
78	SEWER TRENCH	1,000	111
79	WATER TRENCH	1,000	111
80	STORM TRENCH	1,000	111
81	LANDSCAPING	1,000	111
82	UTILITY BUILDING	1,000	111
83	STORAGE YARD	1,000	111
84	ACCESS ROAD	1,000	111
85	SEWER TRENCH	1,000	111
86	WATER TRENCH	1,000	111
87	STORM TRENCH	1,000	111
88	LANDSCAPING	1,000	111
89	UTILITY BUILDING	1,000	111
90	STORAGE YARD	1,000	111
91	ACCESS ROAD	1,000	111
92	SEWER TRENCH	1,000	111
93	WATER TRENCH	1,000	111
94	STORM TRENCH	1,000	111
95	LANDSCAPING	1,000	111
96	UTILITY BUILDING	1,000	111
97	STORAGE YARD	1,000	111
98	ACCESS ROAD	1,000	111
99	SEWER TRENCH	1,000	111
100	WATER TRENCH	1,000	111
101	STORM TRENCH	1,000	111
102	LANDSCAPING	1,000	111
103	UTILITY BUILDING	1,000	111
104	STORAGE YARD	1,000	111
105	ACCESS ROAD	1,000	111
106	SEWER TRENCH	1,000	111
107	WATER TRENCH	1,000	111
108	STORM TRENCH	1,000	111
109	LANDSCAPING	1,000	111
110	UTILITY BUILDING	1,000	111
111	STORAGE YARD	1,000	111
112	ACCESS ROAD	1,000	111
113	SEWER TRENCH	1,000	111
114	WATER TRENCH	1,000	111
115	STORM TRENCH	1,000	111
116	LANDSCAPING	1,000	111
117	UTILITY BUILDING	1,000	111
118	STORAGE YARD	1,000	111
119	ACCESS ROAD	1,000	111
120	SEWER TRENCH	1,000	111
121	WATER TRENCH	1,000	111
122	STORM TRENCH	1,000	111
123	LANDSCAPING	1,000	111
124	UTILITY BUILDING	1,000	111
125	STORAGE YARD	1,000	111
126	ACCESS ROAD	1,000	111
127	SEWER TRENCH	1,000	111
128	WATER TRENCH	1,000	111
129	STORM TRENCH	1,000	111
130	LANDSCAPING	1,000	111
131	UTILITY BUILDING	1,000	111
132	STORAGE YARD	1,000	111
133	ACCESS ROAD	1,000	111
134	SEWER TRENCH	1,000	111
135	WATER TRENCH	1,000	111
136	STORM TRENCH	1,000	111
137	LANDSCAPING	1,000	111
138	UTILITY BUILDING	1,000	111
139	STORAGE YARD	1,000	111
140	ACCESS ROAD	1,000	111
141	SEWER TRENCH	1,000	111
142	WATER TRENCH	1,000	111
143	STORM TRENCH	1,000	111
144	LANDSCAPING	1,000	111
145	UTILITY BUILDING	1,000	111
146	STORAGE YARD	1,000	111
147	ACCESS ROAD	1,000	111
148	SEWER TRENCH	1,000	111
149	WATER TRENCH	1,000	111
150	STORM TRENCH	1,000	111
151	LANDSCAPING	1,000	111
152	UTILITY BUILDING	1,000	111
153	STORAGE YARD	1,000	111
154	ACCESS ROAD	1,000	111
155	SEWER TRENCH	1,000	111
156	WATER TRENCH	1,000	111
157	STORM TRENCH	1,000	111
158	LANDSCAPING	1,000	111
159	UTILITY BUILDING	1,000	111
160	STORAGE YARD	1,000	111
161	ACCESS ROAD	1,000	111
162	SEWER TRENCH	1,000	111
163	WATER TRENCH	1,000	111
164	STORM TRENCH	1,000	111
165	LANDSCAPING	1,000	111
166	UTILITY BUILDING	1,000	111
167	STORAGE YARD	1,000	111
168	ACCESS ROAD	1,000	111
169	SEWER TRENCH	1,000	111
170	WATER TRENCH	1,000	111
171	STORM TRENCH	1,000	111
172	LANDSCAPING	1,000	111
173	UTILITY BUILDING	1,000	111
174	STORAGE YARD	1,000	111
175	ACCESS ROAD	1,000	111
176	SEWER TRENCH	1,000	111
177	WATER TRENCH	1,000	111
178	STORM TRENCH	1,000	111
179	LANDSCAPING	1,000	111
180	UTILITY BUILDING	1,000	111
181	STORAGE YARD	1,000	111
182	ACCESS ROAD	1,000	111
183	SEWER TRENCH	1,000	111
184	WATER TRENCH	1,000	111
185	STORM TRENCH	1,000	111
186	LANDSCAPING	1,000	111
187	UTILITY BUILDING	1,000	111
188	STORAGE YARD	1,000	111
189	ACCESS ROAD	1,000	111
190	SEWER TRENCH	1,000	111
191	WATER TRENCH	1,000	111
192	STORM TRENCH	1,000	111
193	LANDSCAPING	1,000	111
194	UTILITY BUILDING	1,000	111
195	STORAGE YARD	1,000	111
196	ACCESS ROAD	1,000	111
197	SEWER TRENCH	1,000	111
198	WATER TRENCH	1,000	111
199	STORM TRENCH	1,000	111
200	LANDSCAPING	1,000	111

OWEN LEE, INC.	
Professional Engineer	
Bellingham Warehouse	
DATE	1/1/2023
SCALE	AS SHOWN
PROJECT	WAREHOUSE BUILDING
CLIENT	OWEN LEE, INC.
DESIGNER	OWEN LEE, INC.
CHECKER	OWEN LEE, INC.
APPROVER	OWEN LEE, INC.

