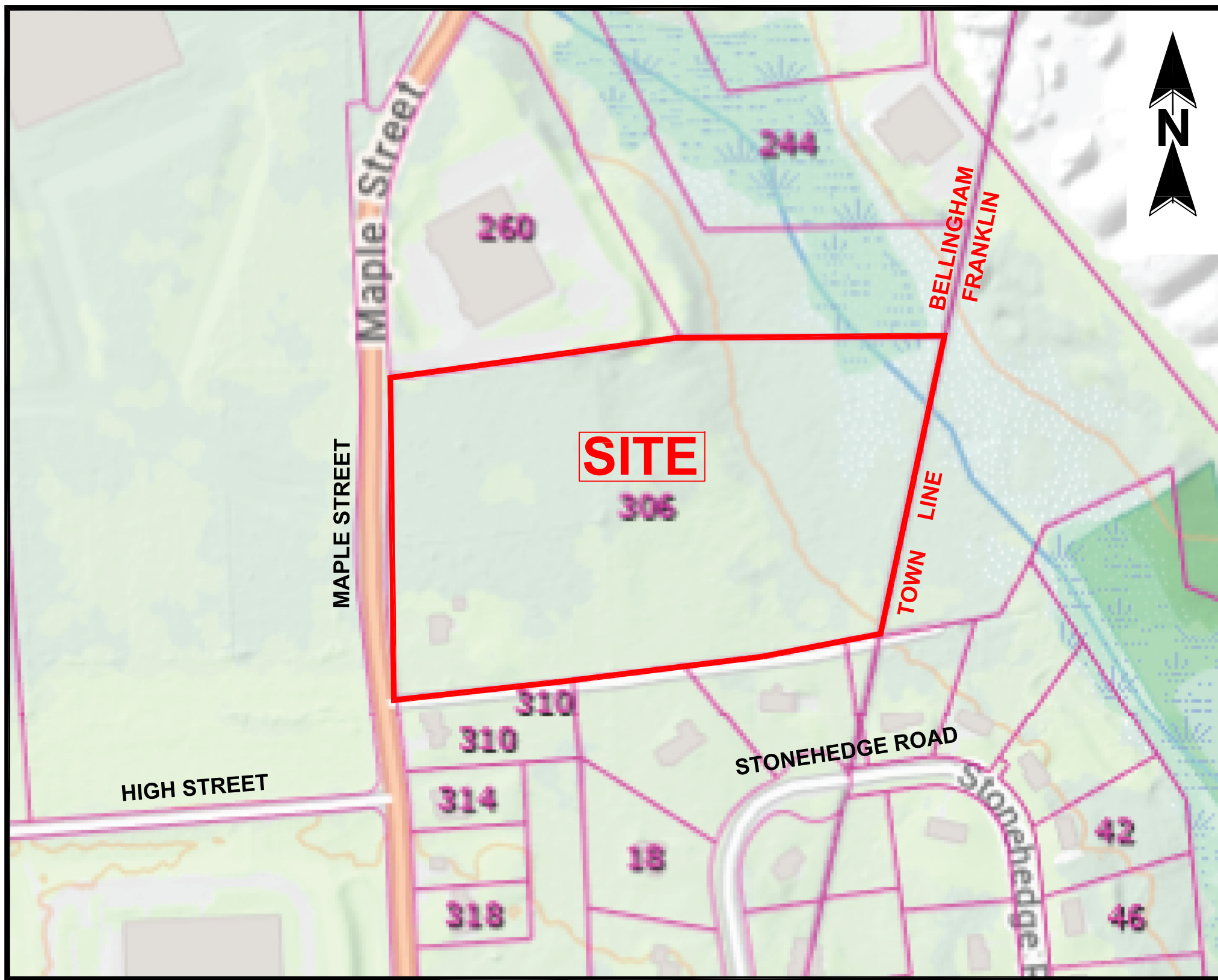


Site Plans
for
Proposed Warehouse Building
at
306 Maple Street
in
Bellingham, Massachusetts

PLAN INDEX	
TITLE	SHEET
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LOCUS MAP
1"=200'

PREPARED BY:



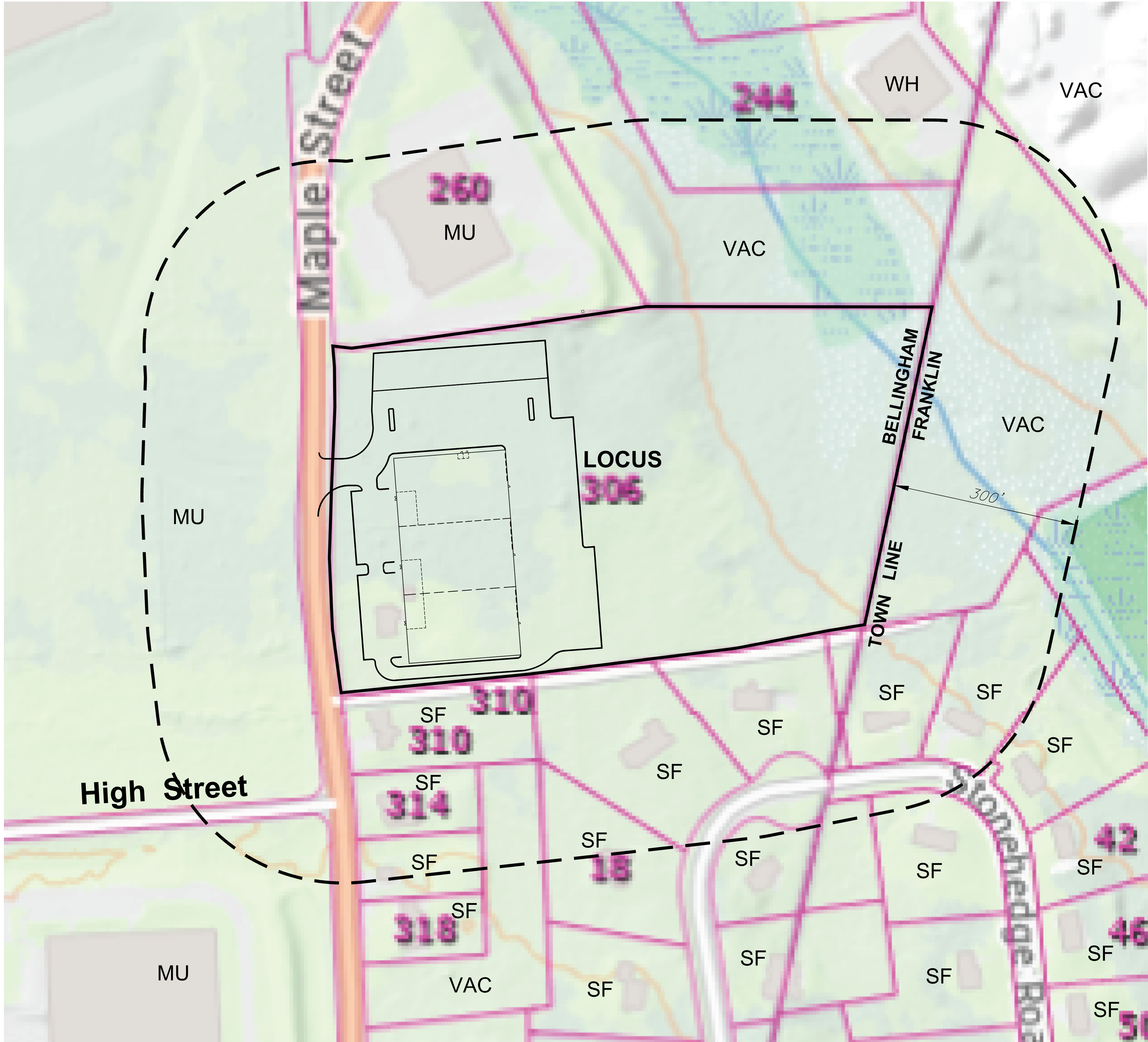
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September 6, 2023

Revisions			
NO.	DATE	DESCRIPTION	BY

Owner/Applicant:

306 Maple, LLC
1881 Worcester Road
Suite 200
Framingham, MA 01701



BELLINGHAM ABUTTERS

Abutters:		
Parcel Number: 0037-0001-0002	Mailing Address: GWL DIRECT 351-353 MAPLE LLC C/O	
CAMA Number: 0037-0001-0002	EVERWEST RE INVST RYAN LLC	
Property Address: 351 MAPLE ST	PO BOX 460189 DEPT 126	
	HOUSTON, TX 77056	
Parcel Number: 0037-0004-0001	Mailing Address: MAPLE TREE PROPERTIES LLC	
CAMA Number: 0037-0004-0001	103 MARVIN AVE	
Property Address: 260 MAPLE ST	FRANKLIN, MA 02038	
Parcel Number: 0037-0004-0003	Mailing Address: GRAY WALL REALTY TRUST LEONARD	
CAMA Number: 0037-0004-0003	S & SHIRLEY FRENCH-TRS	
Property Address: 244 MAPLE ST	244 MAPLE ST	
	BELLINGHAM, MA 02019	
Parcel Number: 0037-0004-0004	Mailing Address: GRAY WALL REALTY TRUST PETER	
CAMA Number: 0037-0004-0004	BEAN - TR	
Property Address: MAPLE ST	160 MAPLE ST	
	BELLINGHAM, MA 02019	
Parcel Number: 0037-0006-0000	Mailing Address: KEYMONT, MICHAEL MULDOON,	
CAMA Number: 0037-0006-0000	JENNIFER	
Property Address: 310 MAPLE ST	310 MAPLE ST	
	BELLINGHAM, MA 02019	
Parcel Number: 0042-0002-0000	Mailing Address: LIT INDUSTRIAL LIMITED PSHIP ATTN	
CAMA Number: 0042-0002-0000	EQUITY INDUSTRIAL PRTS	
Property Address: 355 MAPLE ST	20 PICKERING ST-2D FL	
	NEEDHAM, MA 02492	
Parcel Number: 0042-0003-0000	Mailing Address: PRESCOTT, JEFFREY D PRESCOTT,	
CAMA Number: 0042-0003-0000	CYNTHIA J	
Property Address: 314 MAPLE ST	314 MAPLE ST	
	BELLINGHAM, MA 02019	
Parcel Number: 0042-004A-0000	Mailing Address: ADVOCATES, INC	
CAMA Number: 0042-004A-0000	1881 WORCESTER RD	
Property Address: MAPLE ST	FRAMINGHAM, MA 01701	
Parcel Number: 0042-004B-0000	Mailing Address: ADVOCATES, INC	
CAMA Number: 0042-004B-0000	1881 WORCESTER RD	
Property Address: MAPLE ST	FRAMINGHAM, MA 01701	
Parcel Number: 0042-005J-0000	Mailing Address: STALLWORTH, ANDRE R	
CAMA Number: 0042-005J-0000	18 STONEHEDGE RD	
Property Address: 18 STONEHEDGE RD	BELLINGHAM, MA 02019	
Parcel Number: 0042-005K-0000	Mailing Address: STEARNS, ROBERT W + SUZANNE L	
CAMA Number: 0042-005K-0000	22 STONEHEDGE RD	
Property Address: 22 STONEHEDGE RD	BELLINGHAM, MA 02019	
Parcel Number: 0042-005L-0000	Mailing Address: BOSSO JAMIE F KOHLER STEVEN W	
CAMA Number: 0042-005L-0000	26 STONEHEDGE RD	
Property Address: 26 STONEHEDGE RD	BELLINGHAM, MA 02019	
Parcel Number: 0042-005M-0000	Mailing Address: NOYES, NINA PEREIRA, JULIANO	
CAMA Number: 0042-005M-0000	19 STONEHEDGE RD	
Property Address: 19 STONEHEDGE RD	BELLINGHAM, MA 02019	
Parcel Number: 0042-005P-0000	Mailing Address: WOODLANDS DEVELOPMENT LLC	
CAMA Number: 0042-005P-0000	10 OWL DR	
Property Address: STONEHEDGE RD	SHARON, MA 02067	
Parcel Number: 0042-005Q-0000	Mailing Address: WEINTRAUB, PATRICK & RYAN,	
CAMA Number: 0042-005Q-0000	KATHERINE	
Property Address: STONEHEDGE RD	30 STONEHEDGE RD	
	FRANKLIN, MA 02038	

FRANKLIN ABUTTERS

Abutters:		
Parcel Number: 254-004-000	Mailing Address: FRENCH SHIRLEY TR C/O SALLY	
CAMA Number: 254-004-000-000	WINTERS GRAY WALL REALTY TRUST	
Property Address: MINE BROOK	488 SUMMER ST	
	FRANKLIN, MA 02038	
Parcel Number: 254-008-000	Mailing Address: DOHERTY PAUL D TR D & D REALTY	
CAMA Number: 254-008-000-000	TRUST	
Property Address: MINE BROOK	236 MAPLE ST	
	BELLINGHAM, MA 02019	
Parcel Number: 256-002-000	Mailing Address: FISH JON E MARIA JOYCE R	
CAMA Number: 256-002-000-000	19 STONEHEDGE RD	
Property Address: 19 STONEHEDGE RD	BELLINGHAM, MA 02019	
Parcel Number: 256-004-004	Mailing Address: JACKSON EDWARD A JACKSON	
CAMA Number: 256-004-004-000	SHANNON	
Property Address: 37 STONEHEDGE RD	37 STONEHEDGE RD	
	FRANKLIN, MA 02038	
Parcel Number: 256-004-005	Mailing Address: WEINTRAUB PATRICK KATHERINE	
CAMA Number: 256-004-005-000	RYAN	
Property Address: 30 STONEHEDGE RD	30 STONEHEDGE RD	
	FRANKLIN, MA 02038	
Parcel Number: 256-004-006	Mailing Address: PARKER GARY PARKER ANGELA	
CAMA Number: 256-004-006-000	12 ALDEN AV	
Property Address: 34 STONEHEDGE RD	BELCHERTOWN, MA 01007	
Parcel Number: 256-004-007	Mailing Address: KELLY STEPHEN P KELLY CYNTHIA M	
CAMA Number: 256-004-007-000	38 STONEHEDGE RD	
Property Address: 38 STONEHEDGE RD	FRANKLIN, MA 02038	
Parcel Number: 257-002-000	Mailing Address: UNITED STATES OF AMERICA US ARMY	
CAMA Number: 257-002-000-000	696 VIRGINIA ROAD	
Property Address: MINE BROOK	CONCORD, MA 01742	

PROPERTY USE KEY

- MU MULTI-USE, COMMERCIAL
- SF SINGLE-FAMILY
- WH WAREHOUSE
- VA VACANT



OWNER/APPLICANT:

306 MAPLE, LLC
1881 Worcester Road
Suite 200
Framingham, MA 01701

TITLE:

VICINITY
MAP
FOR
306 Maple Street
Bellingahm, MA



PROFESSIONAL ENGINEER

PREPARED BY:



ALLEN ENGINEERING
& ASSOCIATES

Civil Engineers • Surveyors
Land Development Consultants

140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212 • Phone
www.allenrea.com

SCALE:

1"=80 FEET



DATE:

September 6, 2023

REVISIONS

#	DATE	DESCRIPTION	INIT

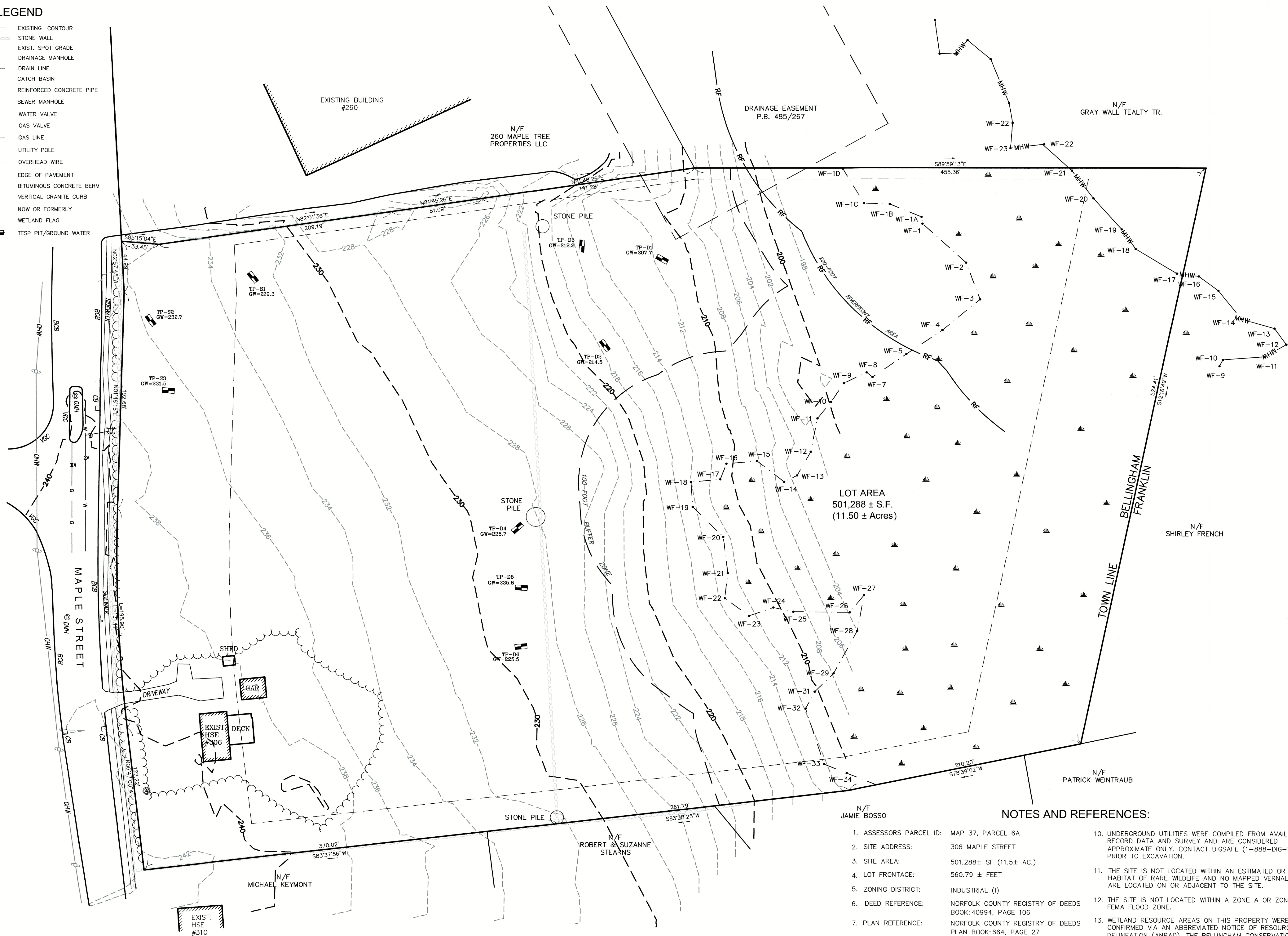
JOB NO:

00487

SHEET:

C-2

- LEGEND**
- 256 — EXISTING CONTOUR
 - STONE WALL
 - x 177.5 EXIST. SPOT GRADE
 - DMH (O) DRAINAGE MANHOLE
 - D DRAIN LINE
 - CB CATCH BASIN
 - RCP REINFORCED CONCRETE PIPE
 - SMH (S) SEWER MANHOLE
 - WV WATER VALVE
 - GV GAS VALVE
 - G GAS LINE
 - UP UTILITY POLE
 - OHW OVERHEAD WIRE
 - EOP EDGE OF PAVEMENT
 - BCB BITUMINOUS CONCRETE BERM
 - VCC VERTICAL GRANITE CURB
 - N/F NOW OR FORMERLY
 - WF-1B WETLAND FLAG
 - TP-2 TESP PIT/GROUND WATER
 - GW=58.38



NOTES AND REFERENCES:

- ASSESSORS PARCEL ID: MAP 37, PARCEL 6A
- SITE ADDRESS: 306 MAPLE STREET
- SITE AREA: 501,288 ± SF (11.5 ± AC.)
- LOT FRONTAGE: 560.79 ± FEET
- ZONING DISTRICT: INDUSTRIAL (I)
- DEED REFERENCE: NORFOLK COUNTY REGISTRY OF DEEDS BOOK: 40994, PAGE 106
- PLAN REFERENCE: NORFOLK COUNTY REGISTRY OF DEEDS PLAN BOOK: 664, PAGE 27
- THE VERTICAL DATUM IS BASED ON NAVD 1988.
- PROPERTY LINE AND TOPOGRAPHIC INFORMATION IS DERIVED FROM AN ON THE GROUND SURVEY PERFORMED BY ALLEN ENGINEERING AND ASSOCIATES, INC. IN NOVEMBER OF 2022.
- UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD DATA AND SURVEY AND ARE CONSIDERED APPROXIMATE ONLY. CONTACT DIGSAFE (1-888-DIG-SAFE) PRIOR TO EXCAVATION.
- THE SITE IS NOT LOCATED WITHIN AN ESTIMATED OR PRIORITY HABITAT OF RARE WILDLIFE AND NO MAPPED VERNAL POOLS ARE LOCATED ON OR ADJACENT TO THE SITE.
- THE SITE IS NOT LOCATED WITHIN A ZONE A OR ZONE AE FEMA FLOOD ZONE.
- WETLAND RESOURCE AREAS ON THIS PROPERTY WERE CONFIRMED VIA AN ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION (ANRAD). THE BELLINGHAM CONSERVATION COMMISSION ISSUED AN ORDER OF RESOURCE AREA DELINEATION (ORAD) ON APRIL 18, 2023.
- CONSTRUCTION ON THE PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.



OWNER/APPLICANT:

306 MAPLE, LLC
1881 Worcester Road
Suite 200
Framingham, MA 01701

TITLE:

EXISTING
CONDITIONS PLAN

FOR

306 Maple Street
Bellingham, MA



PROFESSIONAL LAND SURVEYOR

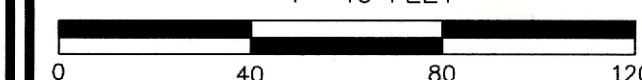
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SCALE: 1"=40 FEET



DATE:

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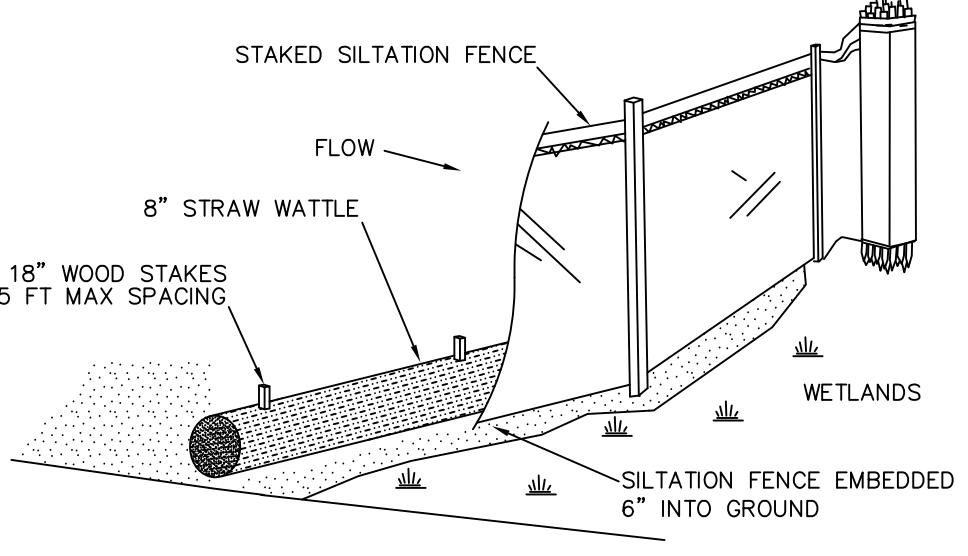
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00487

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C-3

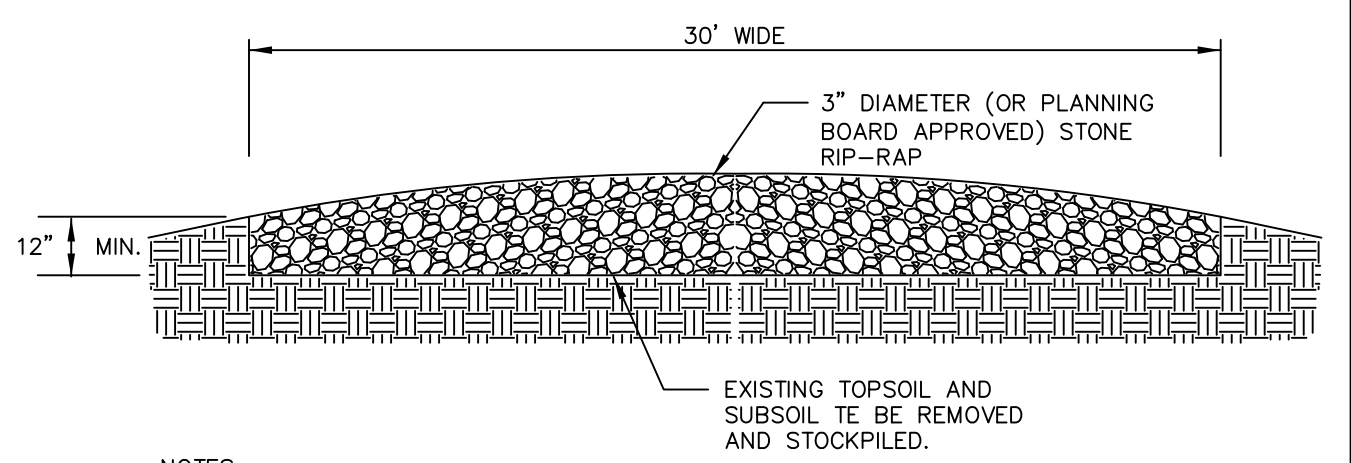


- EROSION CONTROL NOTES:
1. SEDIMENT CONTROL BARRIERS AND INLET PROTECTION ARE TO BE INSTALLED WHERE INDICATED ON THE PLANS AND MAINTAINED AT ALL TIMES.
 2. SEDIMENT CONTROL BARRIERS ARE TO BE INSPECTED PERIODICALLY AND AFTER EACH RAIN EVENT TO ENSURE THEY REMAIN EFFECTIVE. ANY DAMAGED OR BREACHED SEDIMENT CONTROLS SHALL BE REPAIRED IMMEDIATELY.
 3. AN ADEQUATE SUPPLY OF STRAW WATTLES SHALL BE KEPT ON SITE AND AVAILABLE FOR EMERGENCY REPAIRS.
 4. PAVED AREAS SHALL BE SWEEPED AND KEPT CLEAN AFTER EACH WORK DAY TO PREVENT LOSE SEDIMENT FROM MIGRATING BEYOND THE INTENDED WORK LIMITS.
 5. ADDITIONAL TEMPORARY SEDIMENT CONTROL MAY BE WARRANTED DURING CONSTRUCTION TO ISOLATE THE CONSTRUCTION AREA FROM OTHER AREAS OF THE SITE.
 6. LAWN AREAS ARE TO RECEIVE A MINIMUM OF 4" OF LOAM AND SEED. LAWN AREAS ARE TO BE ESTABLISHED IMMEDIATELY UPON COMPLETION OF FINAL GRADES.

NOTES:
MAINTENANCE SHALL BE PERFORMED AS NEEDED WHILE CONSTRUCTION IS IN PROGRESS.
BARRIER SHALL BE PLACED PRIOR TO ANY CONSTRUCTION (INCLUDING TREE CUTTING).
SHEATHING ON WATTLES TO BE 100% BIODEGRADABLE MATERIAL.
A SUFFICIENT AMOUNT OF EXTRA BARRIER MATERIALS SHALL BE MAINTAINED ON-SITE TO PROVIDE FOR REPAIRS OR ADDITIONAL TEMPORARY INSTALLATIONS.

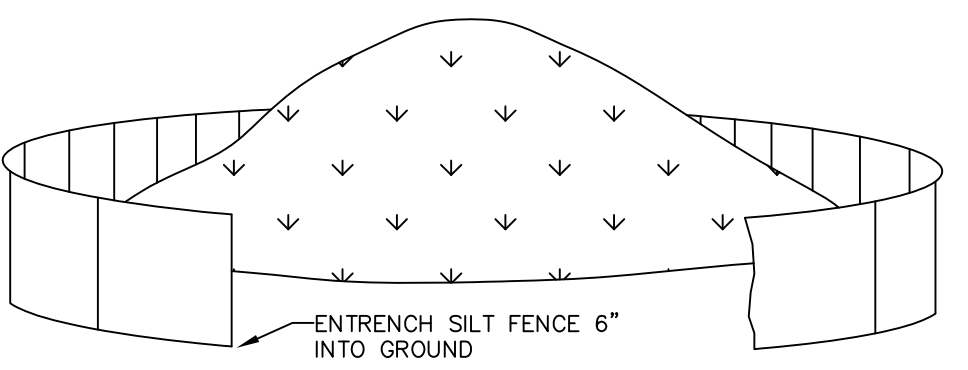


EROSION CONTROL SEDIMENT BARRIER
NOT TO SCALE



NOTES:
1. MINIMUM DEPTH OF RIP-RAP TO BE 12".
2. RIP-RAP TO BE SHARP ANGULAR ROCK APPROXIMATELY 3" IN DIAMETER.
3. SIZE OF ENTRANCE TO BE A MINIMUM OF 60 FEET LONG AND 30 FEET WIDE.
4. ANY SEDIMENT TRACKED ONTO THE PUBLIC WAY SHALL BE PROMPTLY REMOVED BY SWEEPING.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



NOTE: CHOOSE DRY AND STABLE AREA FOR STOCKPILE.

SOIL STOCKPILE AREA
NOT TO SCALE

OWNER/APPLICANT:

306 MAPLE, LLC
1881 Worcester Road
Suite 200
Framingham, MA 01701

TITLE:
**EROSION CONTROL
PLAN**
FOR
**306 Maple Street
Bellingham, MA**



PROFESSIONAL ENGINEER

PREPARED BY:

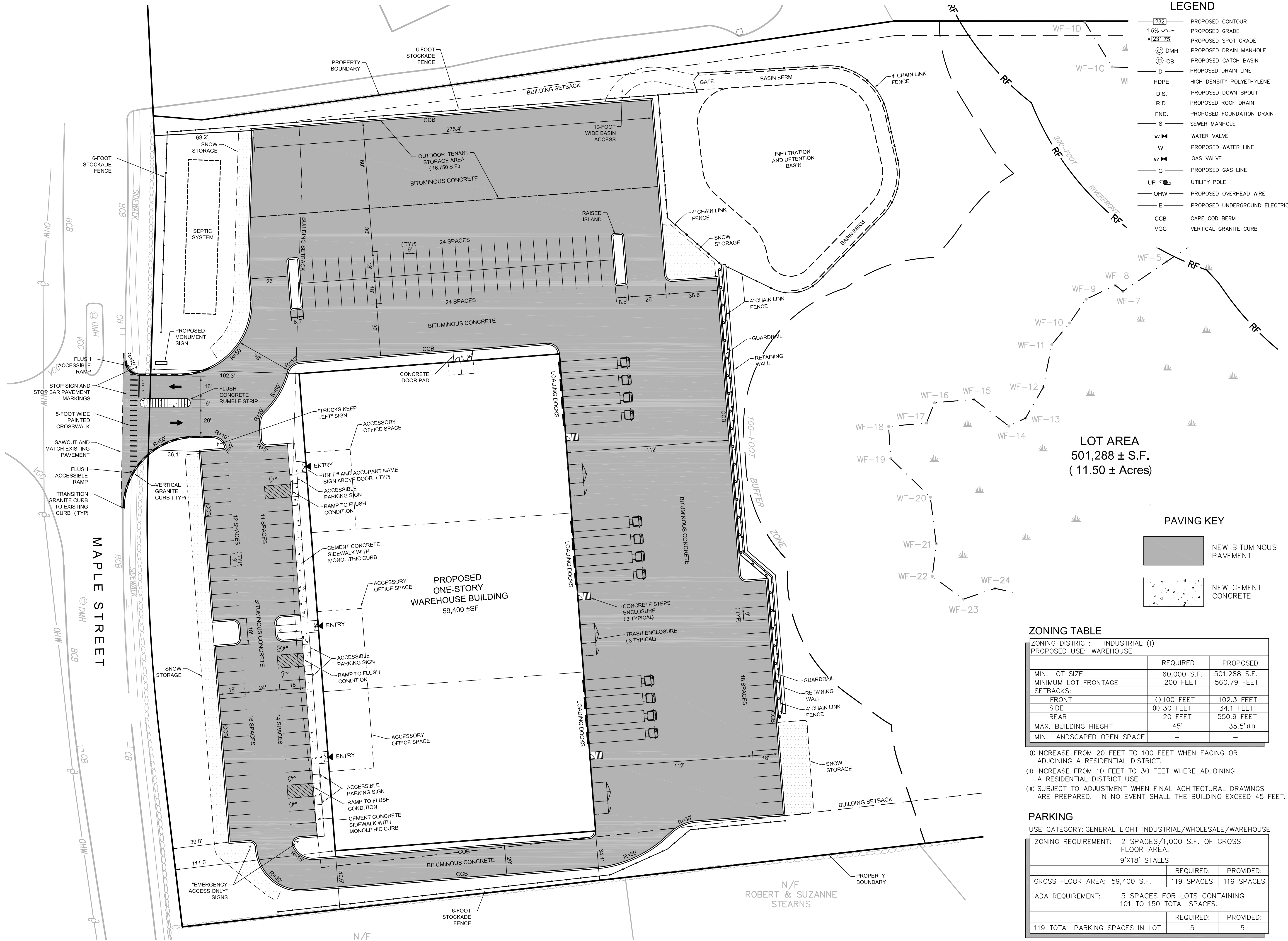
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SCALE:
1"=30 FEET
0 30 60 90

DATE:
September 6, 2023

REVISIONS			
#	DATE	DESCRIPTION	INIT

JOB NO: 00487 SHEET: **C-4**



LEGEND

- 232 PROPOSED CONTOUR
- 1.5% PROPOSED GRADE
- 231.75 PROPOSED SPOT GRADE
- DMH PROPOSED DRAIN MANHOLE
- CB PROPOSED CATCH BASIN
- D PROPOSED DRAIN LINE
- HDPE HIGH DENSITY POLYETHYLENE
- D.S. PROPOSED DOWN SPOUT
- R.D. PROPOSED ROOF DRAIN
- FND. PROPOSED FOUNDATION DRAIN
- S SEWER MANHOLE
- WV WATER VALVE
- W PROPOSED WATER LINE
- GV GAS VALVE
- G PROPOSED GAS LINE
- UP UTILITY POLE
- OHW PROPOSED OVERHEAD WIRE
- E PROPOSED UNDERGROUND ELECTRIC
- CCB CAPE COD BERM
- VGC VERTICAL GRANITE CURB

PAVING KEY

- NEW BITUMINOUS PAVEMENT
- NEW CEMENT CONCRETE

ZONING TABLE

ZONING DISTRICT: INDUSTRIAL (I)		
PROPOSED USE: WAREHOUSE		
	REQUIRED	PROPOSED
MIN. LOT SIZE	60,000 S.F.	501,288 S.F.
MINIMUM LOT FRONTAGE	200 FEET	560.79 FEET
SETBACKS:		
FRONT	(i) 100 FEET	102.3 FEET
SIDE	(ii) 30 FEET	34.1 FEET
REAR	20 FEET	550.9 FEET
MAX. BUILDING HEIGHT	45'	35.5' (iii)
MIN. LANDSCAPED OPEN SPACE	-	-

- (i) INCREASE FROM 20 FEET TO 100 FEET WHEN FACING OR ADJOINING A RESIDENTIAL DISTRICT.
- (ii) INCREASE FROM 10 FEET TO 30 FEET WHERE ADJOINING A RESIDENTIAL DISTRICT USE.
- (iii) SUBJECT TO ADJUSTMENT WHEN FINAL ARCHITECTURAL DRAWINGS ARE PREPARED. IN NO EVENT SHALL THE BUILDING EXCEED 45 FEET.

PARKING

USE CATEGORY: GENERAL LIGHT INDUSTRIAL/WHOLESALE/WAREHOUSE

ZONING REQUIREMENT: 2 SPACES/1,000 S.F. OF GROSS FLOOR AREA.		
9'x18' STALLS		
	REQUIRED:	PROVIDED:
GROSS FLOOR AREA: 59,400 S.F.	119 SPACES	119 SPACES
ADA REQUIREMENT: 5 SPACES FOR LOTS CONTAINING 101 TO 150 TOTAL SPACES.		
	REQUIRED:	PROVIDED:
119 TOTAL PARKING SPACES IN LOT	5	5

OWNER/APPLICANT:

306 MAPLE, LLC
1881 Worcester Road
Suite 200
Framingham, MA 01701

TITLE:

LAYOUT AND MATERIALS PLAN
FOR
306 Maple Street
Bellingham, MA



9/6/23

PROFESSIONAL ENGINEER

PREPARED BY:



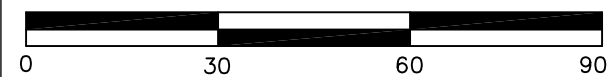
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(508) 381-3212 • Phone
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SCALE:

1"=30 FEET



DATE:

September 6, 2023

REVISIONS

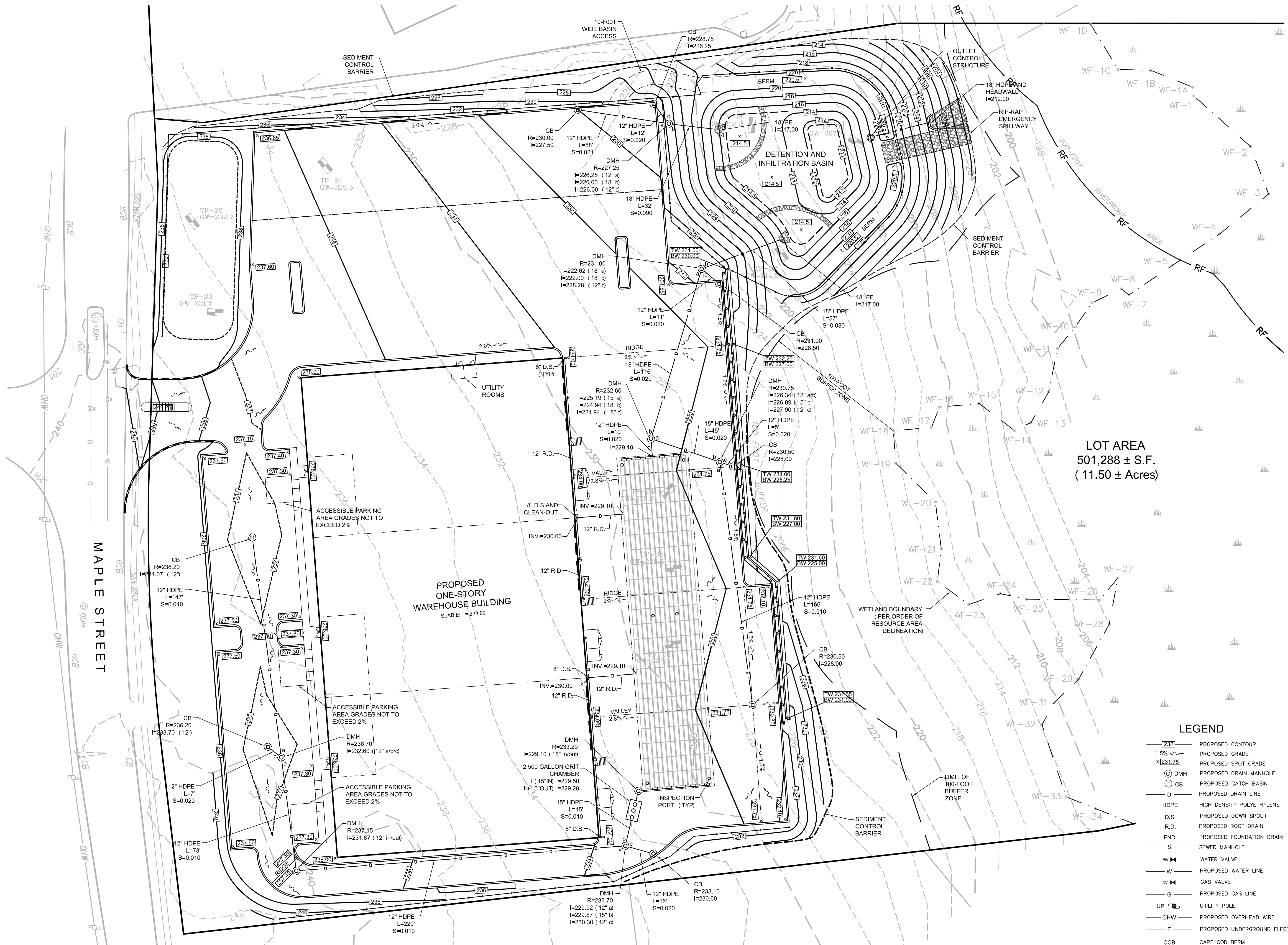
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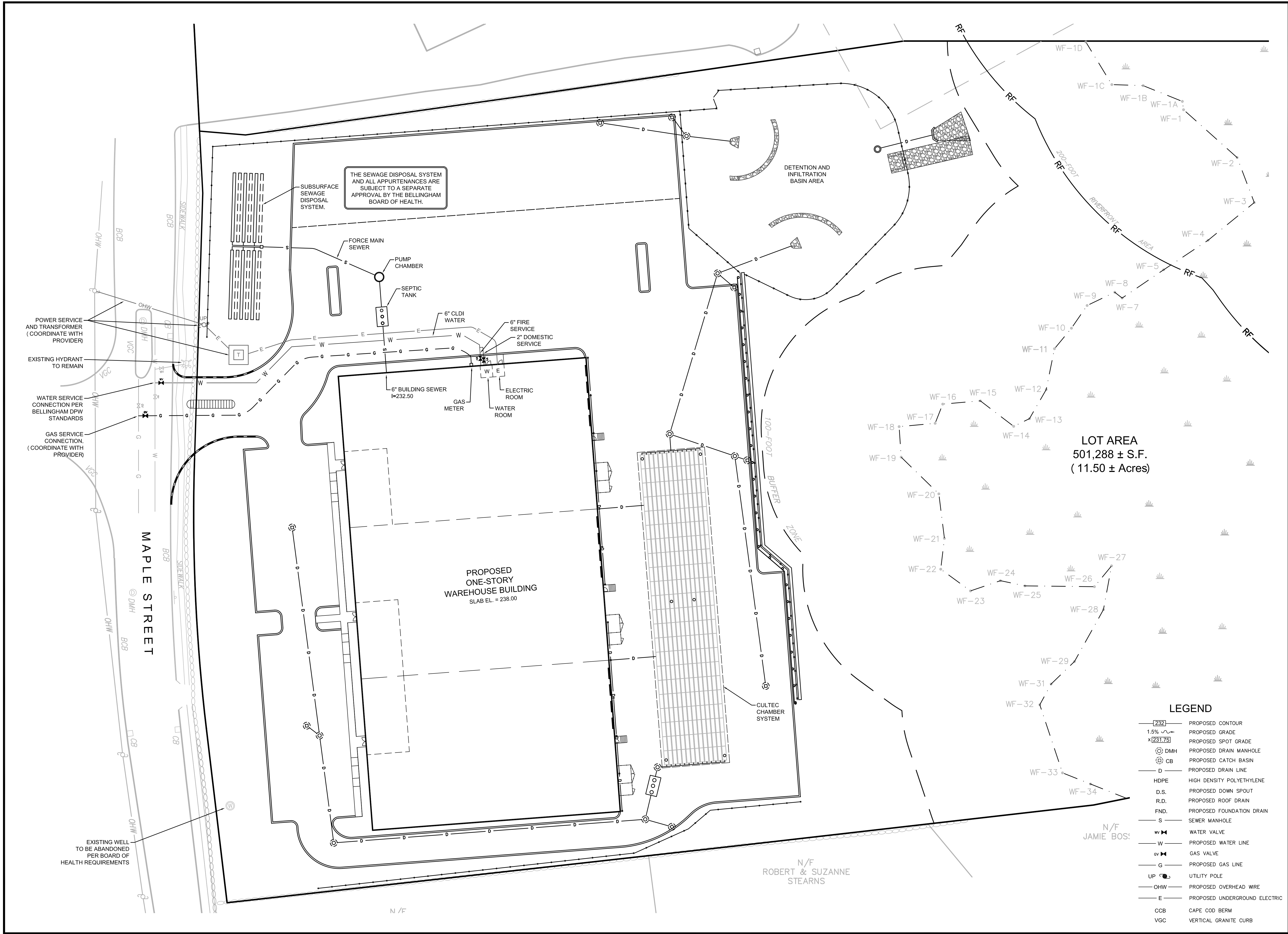
JOB NO:

00487

SHEET:

C-5





OWNER/APPLICANT:

306 MAPLE, LLC
1881 Worcester Road
Suite 200
Framingham, MA 01701

TITLE:

**UTILITY
PLAN**
FOR
**306 Maple Street
Bellingham, MA**


PROFESSIONAL ENGINEER

PREPARED BY:

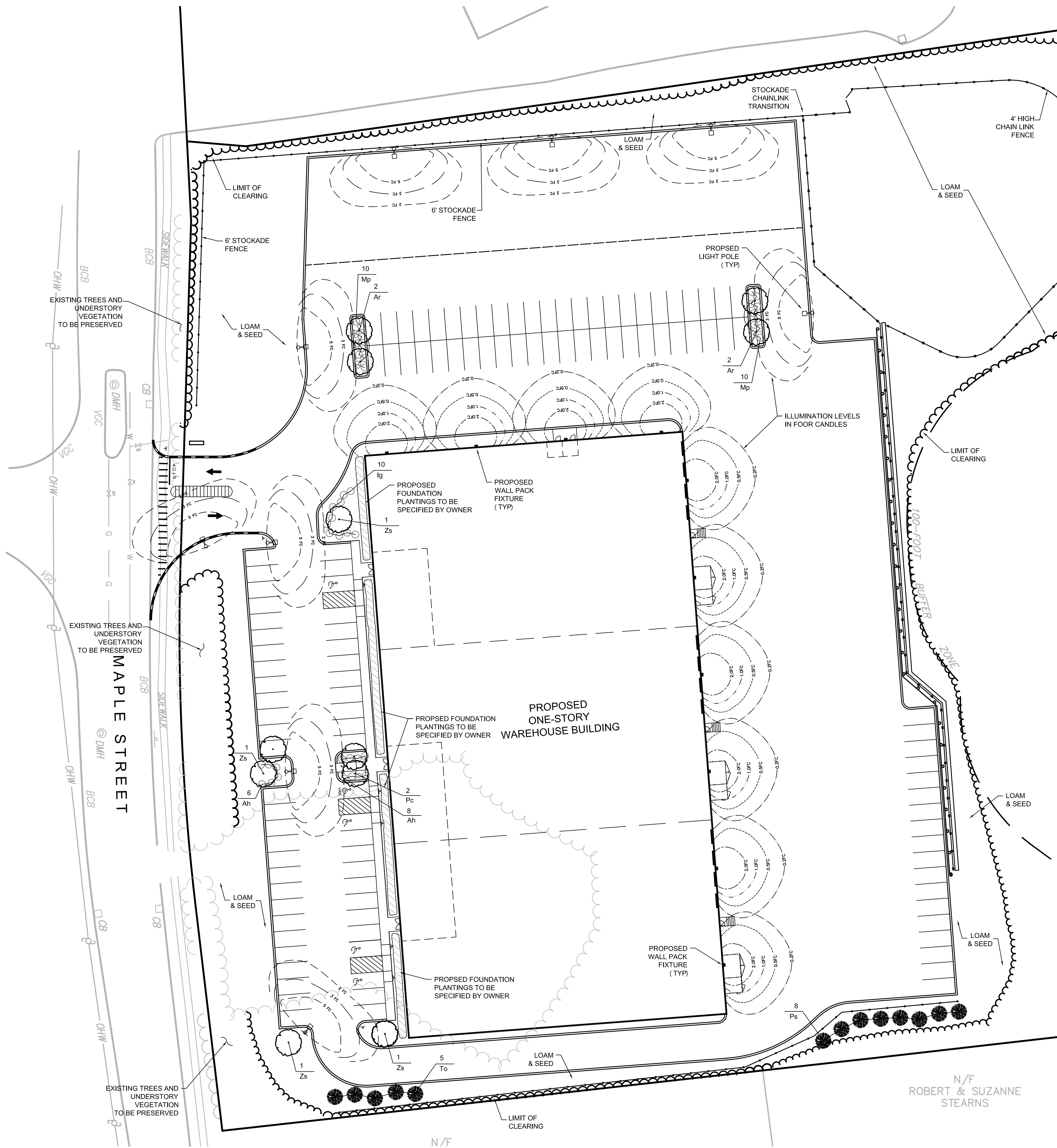

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SCALE: 1"=30 FEET
0 30 60 90

DATE: **September 6, 2023**

REVISIONS			
#	DATE	DESCRIPTION	INIT

JOB NO: 00487 SHEET: **C-7**



PLANTING NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
2. SPECIFIED PLANT MATERIALS ARE SUBJECT TO AVAILABILITY AT THE TIME OF PLANTING. ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIALS SHALL BE EQUIVALENT TO THE SPECIFIED MATERIAL IN OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE. PROPOSED SUBSTITUTIONS WILL ONLY BE ALLOWED IF APPROVED BY THE LANDSCAPE ARCHITECT.
3. ALL PLANTING BEDS TO BE FILLED WITH SOIL AND CROWNED ABOVE ADJACENT AREAS, ALL PLANTING BEDS TO BE MULCHED WITH AGED HEMLOCK BARK MULCH TO A MINIMUM DEPTH OF THREE INCHES.
4. MULCH SHALL NOT BE PLACED ABOVE THE SOIL LINE OF THE TRUNK OR STEM OF INSTALLED PLANT MATERIAL.
5. PROVIDE A MINIMUM 5-FOOT DIAMETER MULCH CIRCLE AROUND ALL INDIVIDUAL TREE PLANTINGS AND A CONTINUOUS MULCH BED AROUND SHRUB GROUPINGS.
6. VERIFY ALL EXISTING AND PROPOSED UTILITY SERVICES PRIOR TO INSTALLING PLANT MATERIALS AND REPORT AND CONFLICTS TO THE OWNERS REPRESENTATIVE.
7. PLANTINGS SHALL NOT BE INSTALLED PRIOR TO ESTABLISHMENT OF ROUGH FINAL GRADE AND SHALL BEAR THE SAME RELATIONSHIP TO GRADE AS IN NURSERY.
8. ALL DISTURBED AREAS ARE TO RECEIVE 4" MINIMUM LOAM AND SEED EXCEPT WHERE NOTED OTHERWISE.
9. AMENDED PLANT MIX TO BE USED IN ALL PLANTING PITS TO BE COMPRISED OF TWO THIRDS SCREENED LOAM, ONE THIRD PEAT MOSS, AND BONE MEAL PER MANUFACTURE'S RECOMMENDATION.
10. ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE CONTRACTOR IMMEDIATELY FOLLOWING PLANTING AND FOR A PERIOD OF THIRTY DAYS.
11. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF THE PROJECT.

PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
TREES				
To	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	5-6' HT.	5
Ps	Pinus Strobus	White Pine	5-6' HT.	8
Zs	Zelcova Serrata 'Green Vase'	Green Vase Zelcova	2 1/2" CAL.	4
Pc	Pyrus Calleryana 'Aristocrat'	Aristocrat Callery Pear	2 1/2" CAL.	2
Ar	Acer Rubrum 'Autumn Flame'	Autumn Flame Red Maple	2 1/2" CAL.	4
SHRUBS				
Mp	Myrica Pensylvanica	Northern Bayberry	24" HT.	20
Ig	Ilex Glabra 'Shamrock'	Shamrock Inkberry	24" HT.	10
Ah	Azalea 'Hino Crimson'	Hino Crimson Azalea	24" HT.	14



Medium Wall Pack

Die-cast aluminum housing with dark bronze powder coated finish.

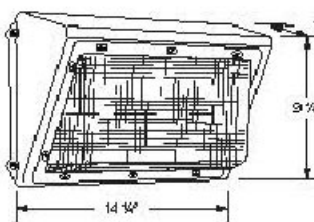
Medium LED Wall Packs feature traditional design with medium lumen output and energy efficient performance. Heavy-duty, die-cast aluminum construction ensures long lasting functionality even under harsh weather conditions. High quality polycarbonate lens guards against ultra-violet damage and environmental contamination. DLC qualified. For applications requiring 4,450 to 6,800 lumens.

Non-Dimmable

EVP45M400 4450 lm 4000K 45W	EVP70M40 6700 lm 4000K 70W
EVP45M500 4500 lm 5000K 45W	EVP70M500 6800 lm 5000K 70W

Dimmable

EVP45M400 4450 lm 4000K 45W	EVP70M400 6700 lm 4000K 70W
EVP45M500 4500 lm 5000K 45W	EVP70M500 6800 lm 5000K 70W



WALL PACK FIXTURE



Color: Bronze Weight: 32.5 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type	Constant Current	Watts	150W
120V	1.31A	Color Temp	5000K (Cool)
208V	0.80A	Color Accuracy	71 CRI
240V	0.68A	L70 Lifespan	100,000
277V	0.60A	Lumens	16,839
Input Watts	155.2W	Efficacy	108.5 LPW
Efficiency	97%		

POLE MOUNTED FIXTURE

OWNER/APPLICANT:

306 MAPLE, LLC
1881 Worcester Road
Suite 200
Framingham, MA 01701

LANDSCAPE AND
LIGHTING PLAN

FOR

306 Maple Street
Bellingham, MA



PROFESSIONAL ENGINEER

PREPARED BY:



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SCALE:

1" = 30 FEET

0 30 60 90

DATE:

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JOB NO:

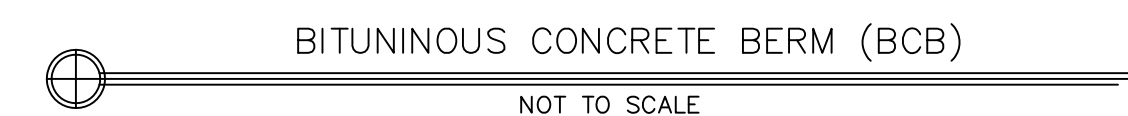
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SHEET:

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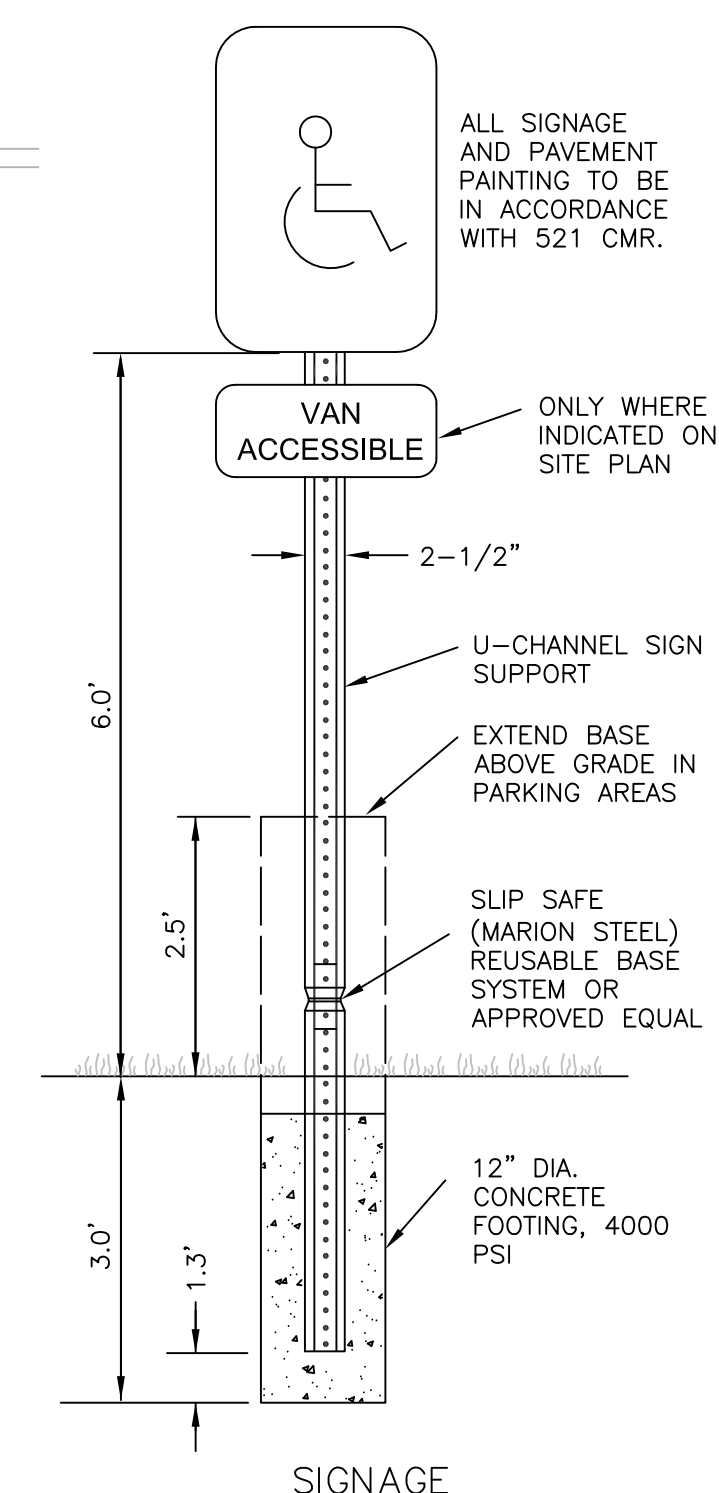
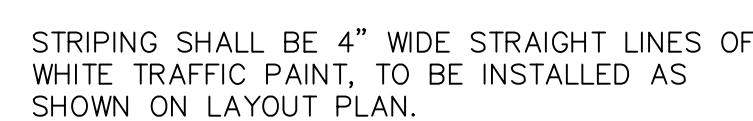
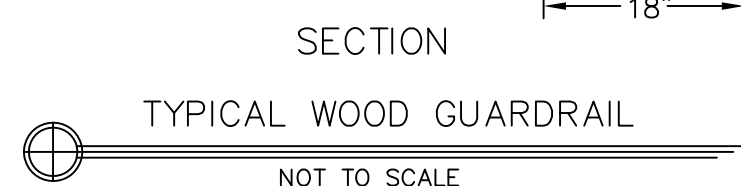
- NOTES:
1. SEE SITE PLAN FOR WIDTH AND GRADES
 2. PROVIDE MINIMUM 1/4"/FT. CROSS-SLOPE
 3. PROVIDE CONTROL JOINTS 4'- 0" O.C. MIN.
 4. PROVIDE EXPANSION JOINTS 16'- 0" O.C. MIN.



- NOTES:
- ALL PAVEMENT AND GRAVEL BASE MATERIALS WITHIN THE TOWN'S RIGHT OF WAY LIMITS SHALL COMPLY WITH APPLICABLE MASS DOT STANDARDS AS INDICATED HEREON.



- NOTE:
1. WALLS THAT EXCEED FOUR (4) FEET ARE SUBJECT TO A BUILDING PERMIT AND SHALL BE DESIGNED BY A REGISTERD STRUCTURAL ENGINEER.



OWNER/APPLICANT:

306 MAPLE, LLC
1881 Worcester Road
Suite 200
Framingham, MA 01701

TITLE:

CONSTRUCTION DETAILS

FOI

306 Maple Street
Bellingham, MA



PROFESSIONAL ENGINEER

PREPARED BY:



**ALLEN ENGINEERING
& ASSOCIATES**

Civil Engineers • Surveyors
Land Development Consultants

140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212 • Phone
www.allen-rea.com

SCALE

AS SHOWN

11

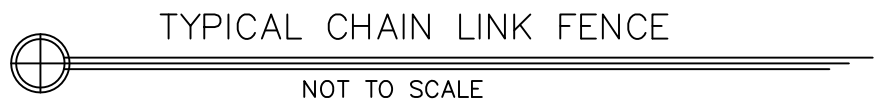
DATE: September 6, 2023

REVISIONS

#	DATE	DESCRIPTION	INITIALS

JOB NO:
00487

SHEET: C-9



306 MAPLE, LLC
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JOB NO:
00487

SHEET:

C-10

TYPICAL DOWNSPOUT CONNECTION



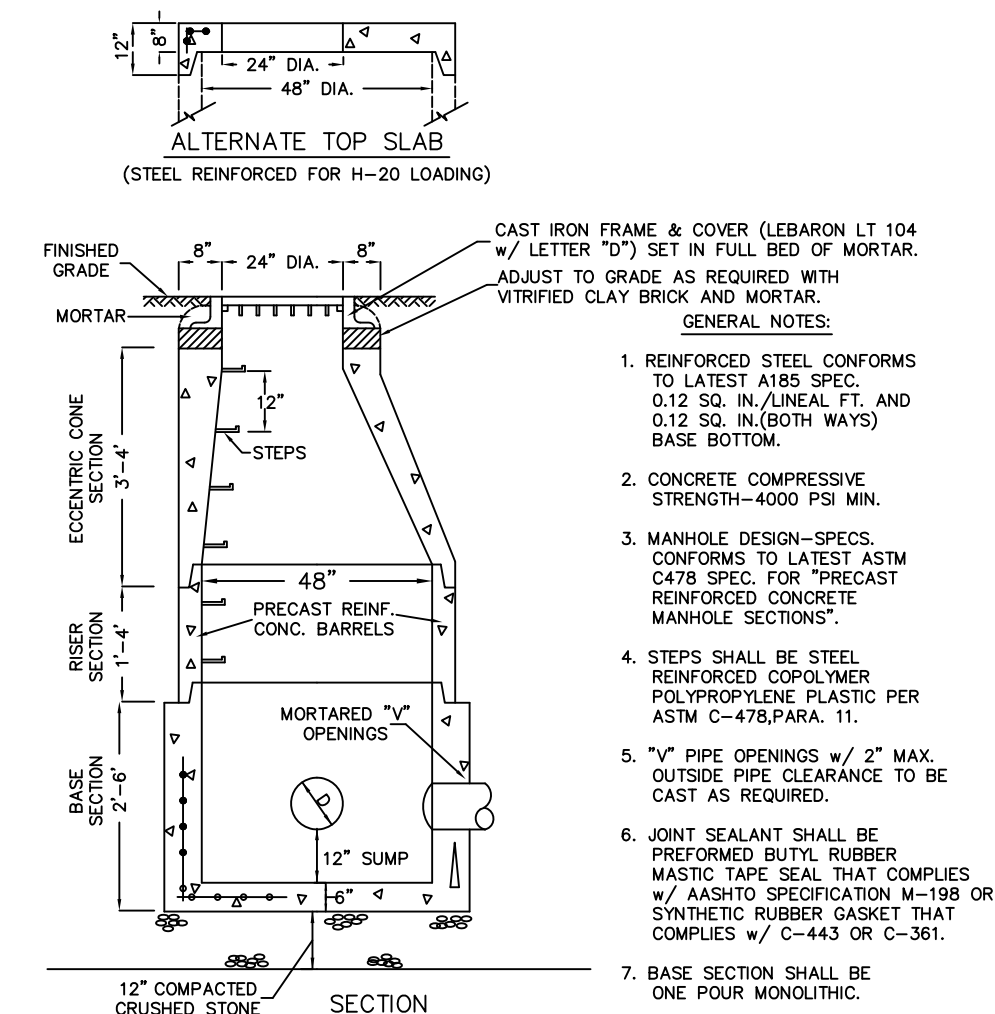
NOT TO SCALE

	OVERALL TANK VOLUME	MIN. VOLUME (1ST CHAMBER)	LENGTH	WIDTH
CHAMBER #1	2,500 GAL.	1,003 GAL.	14 FEET	8.0 FEET

TANKS SHALL HAVE A MINIMUM 4 FOOT STORAGE DEPTH.
TANKS SHALL BE H2O LOAD

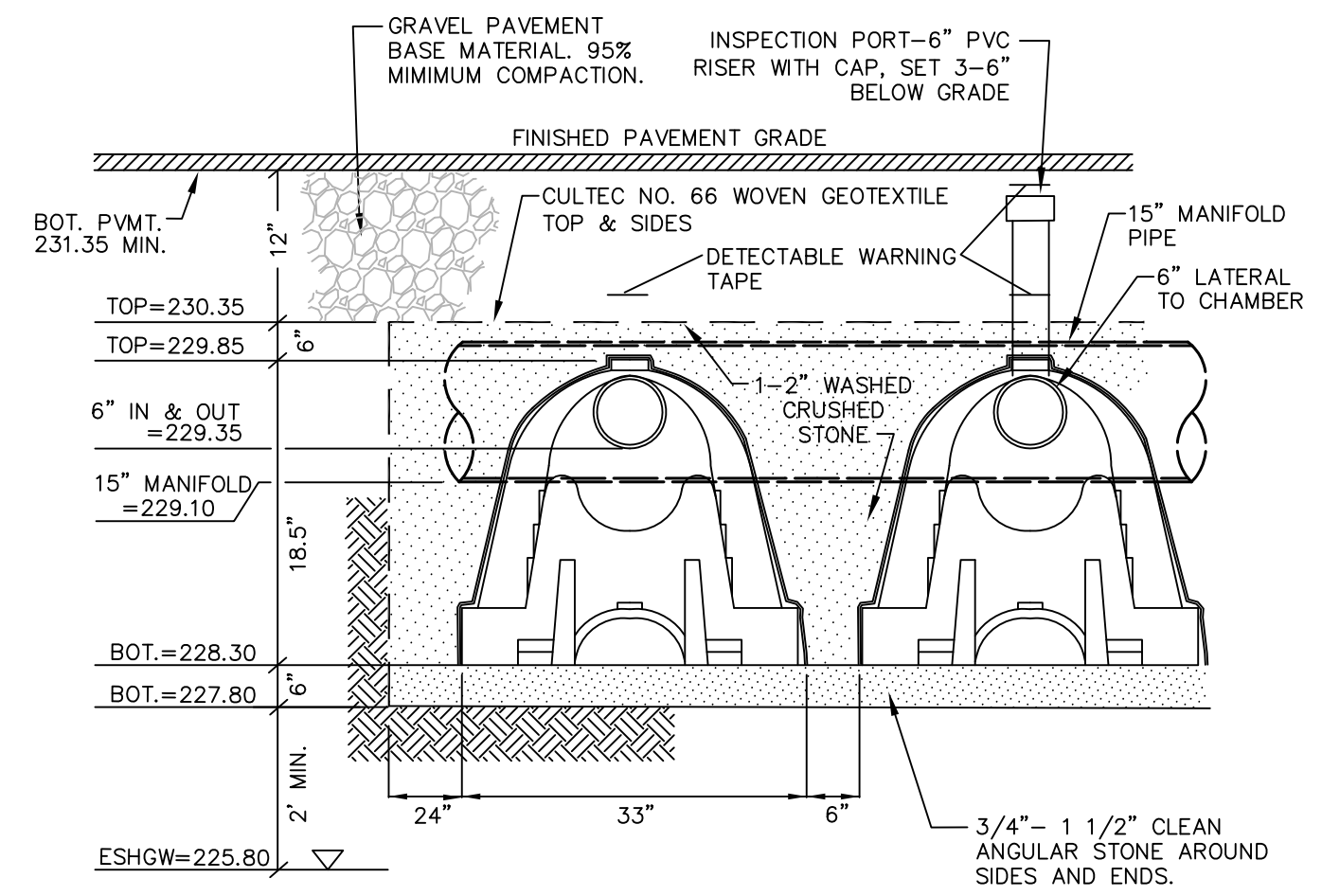
TYPICAL OIL & GRIT SEPARATOR DETAIL

NOT TO SCALE

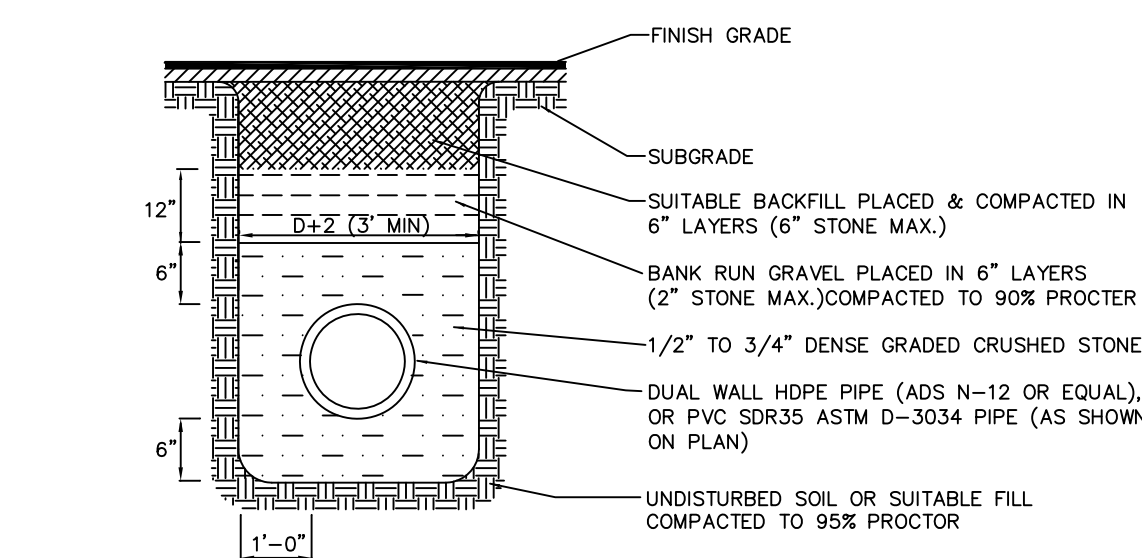


48" DIAMETER PRECAST DRAIN MANHOLE
FOR PIPE DIAMETERS UP TO 24"

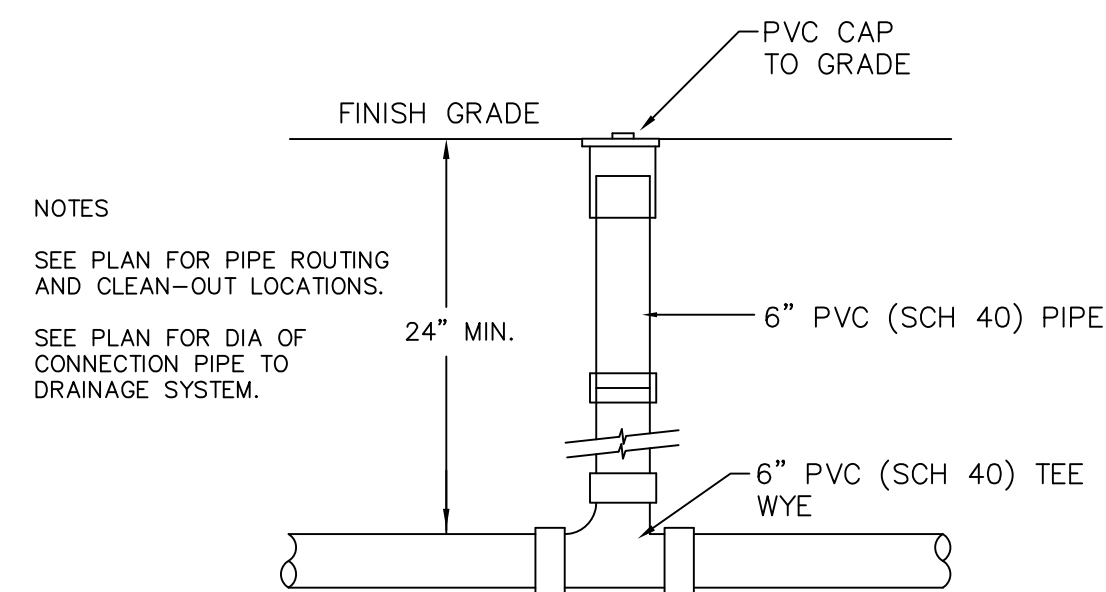
NOT TO SCALE



END SECTION VIEW
NOT TO SCALE

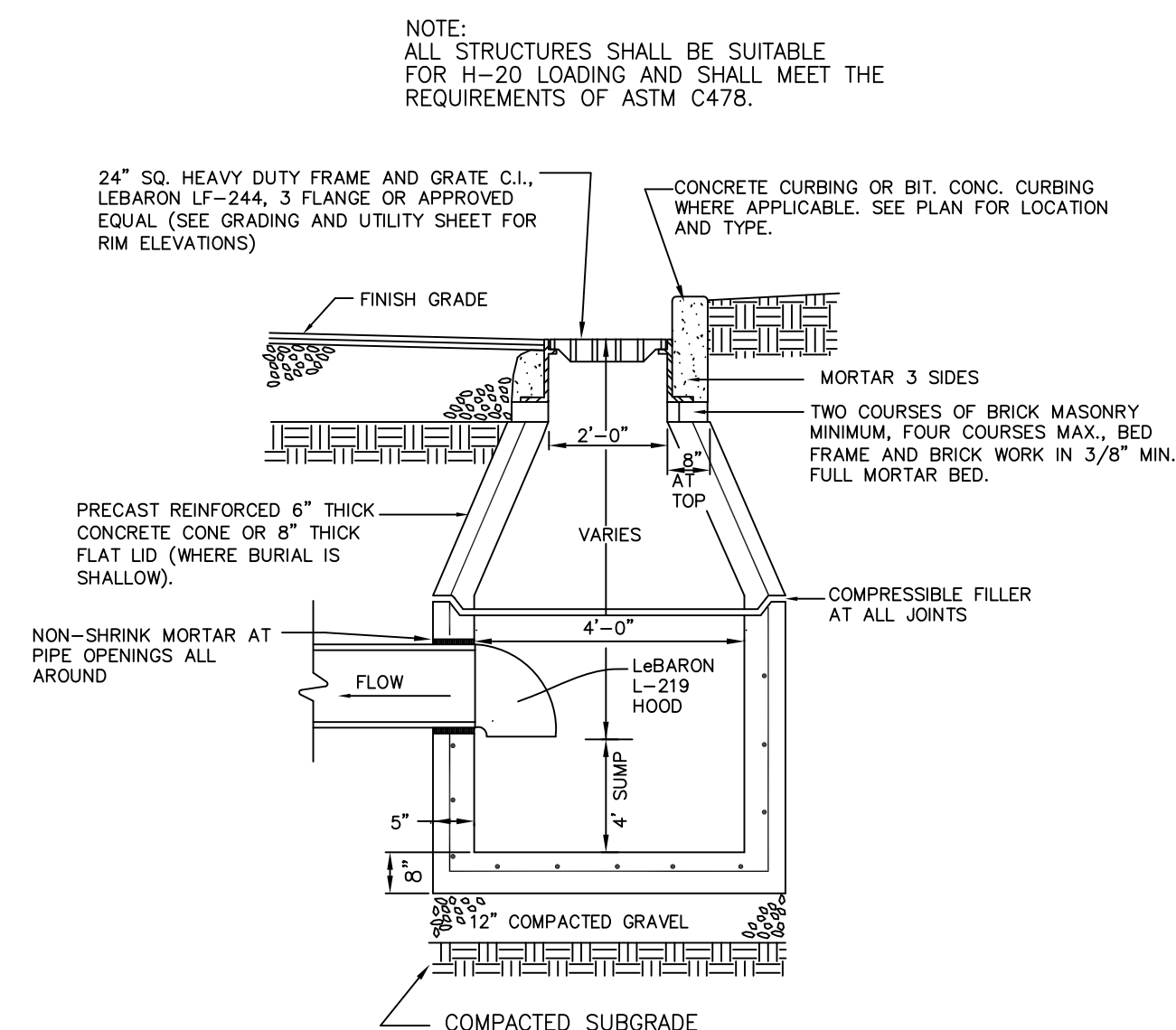


PVC/HDPE PIPE TRENCH
NOT TO SCALE



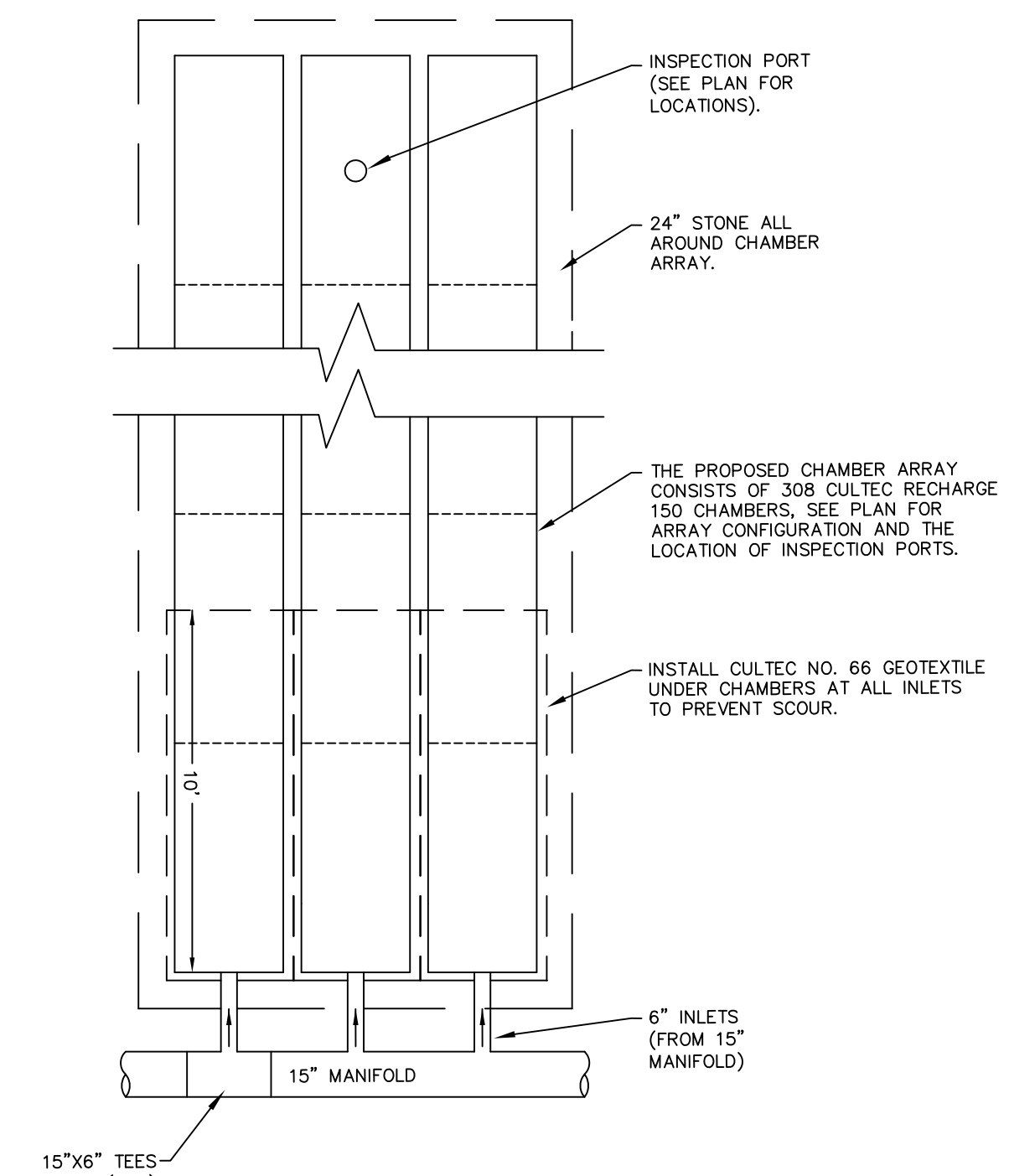
ROOF DRAIN AND CLEAN OUT DETAIL

NOT TO SCALE



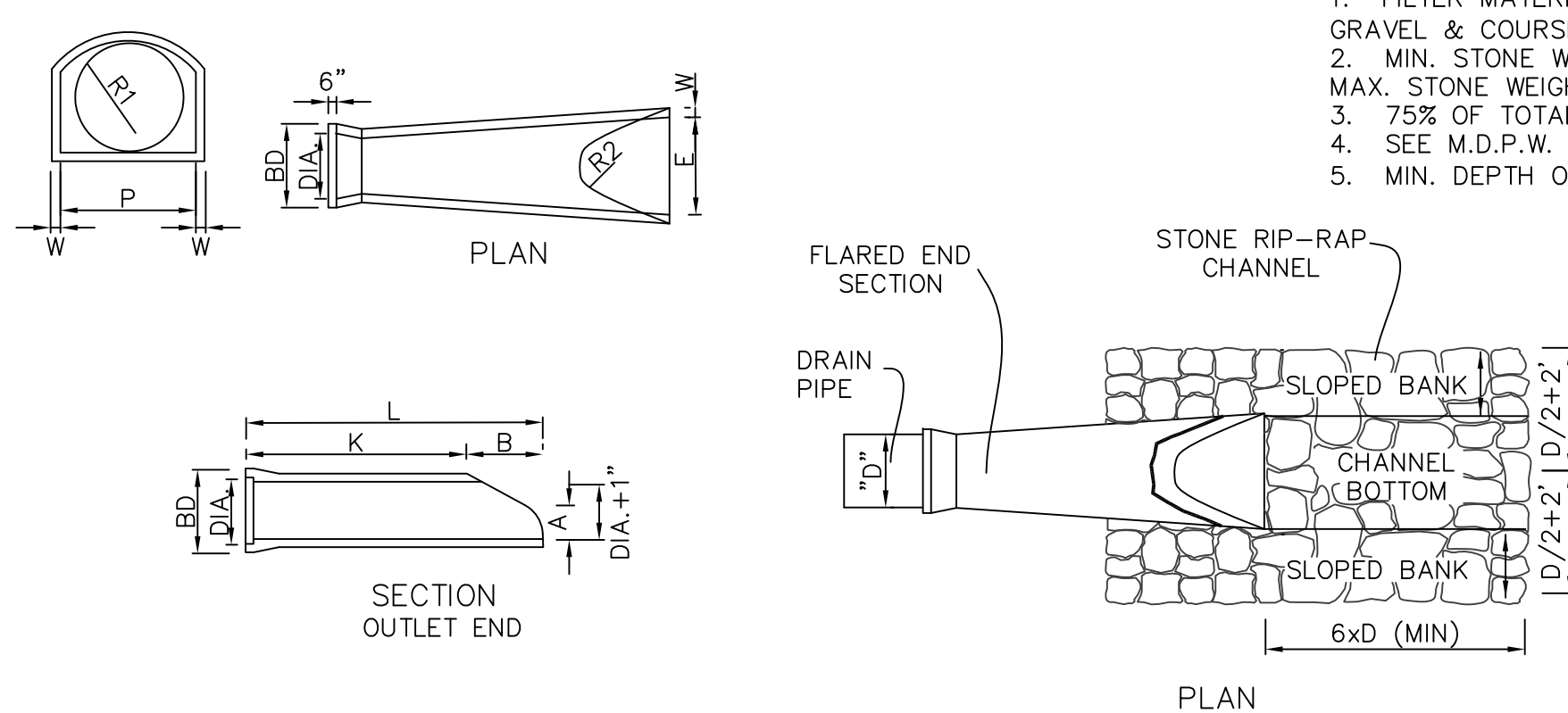
TYPICAL PRECAST CONCRETE CATCH BASIN

NOT TO SCALE



CULTEC 150 RECHARGER CHAMBER SYSTEM

NOT TO SCALE



FLARED END SECTION DIMENSION SCHEDULE

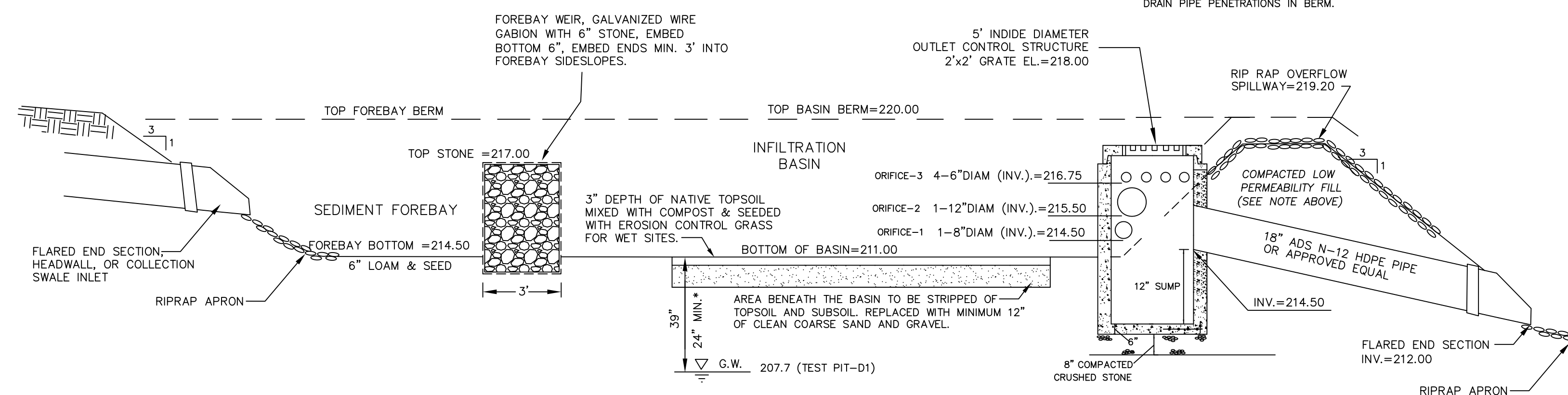
D/A.	W	A	B	C	D	E	BD	K	L	P	DIA+1"	R1	R2	S	G	SLOPE
12"	2"	4"	2'-0"	4'-7/8"	6'-1-3/8"	2'-0"	20"	4'-6-1/8"	6'-6-1/8"	19-13/14"	13"	10-1/8"	9"	4"	2.5"	3:1
18"	2"	6"	2'-0"	4'-7/8"	6'-1-3/8"	2'-0"	20"	4'-6-1/8"	6'-6-1/8"	19-13/14"	19"	16-1/8"	12"	4"	2.5"	3:1
24"	2"	8"	3'-0"	4'-7/8"	6'-1-3/8"	2'-0"	20"	4'-6-1/8"	7'-6-1/8"	19-13/14"	25"	20-1/8"	18"	4"	2.5"	3:1

FLARED END SECTION

NOT TO SCALE

NOTES:

1. FILTER MATERIAL BENEATH RIP-RAP UNLESS BANK IS OF GRAVEL & COURSE SAND MIX. (5" MIN. THICKNESS).
2. MIN. STONE WEIGHT = 50LBS.
- MAX. STONE WEIGHT = 125LBS.
3. 75% OF TOTAL STONE VOLUME TO BE MIN. 75LBS. STONE.
4. SEE M.D.P.W. STANDARDS M2.02.3.
5. MIN. DEPTH OF RIP RAP TO BE 18".



STORMWATER COLLECTION AND INFILTRATION BASIN

NOT TO SCALE

OWNER/APPLICANT:

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FOR

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PROFESSIONAL ENGINEER

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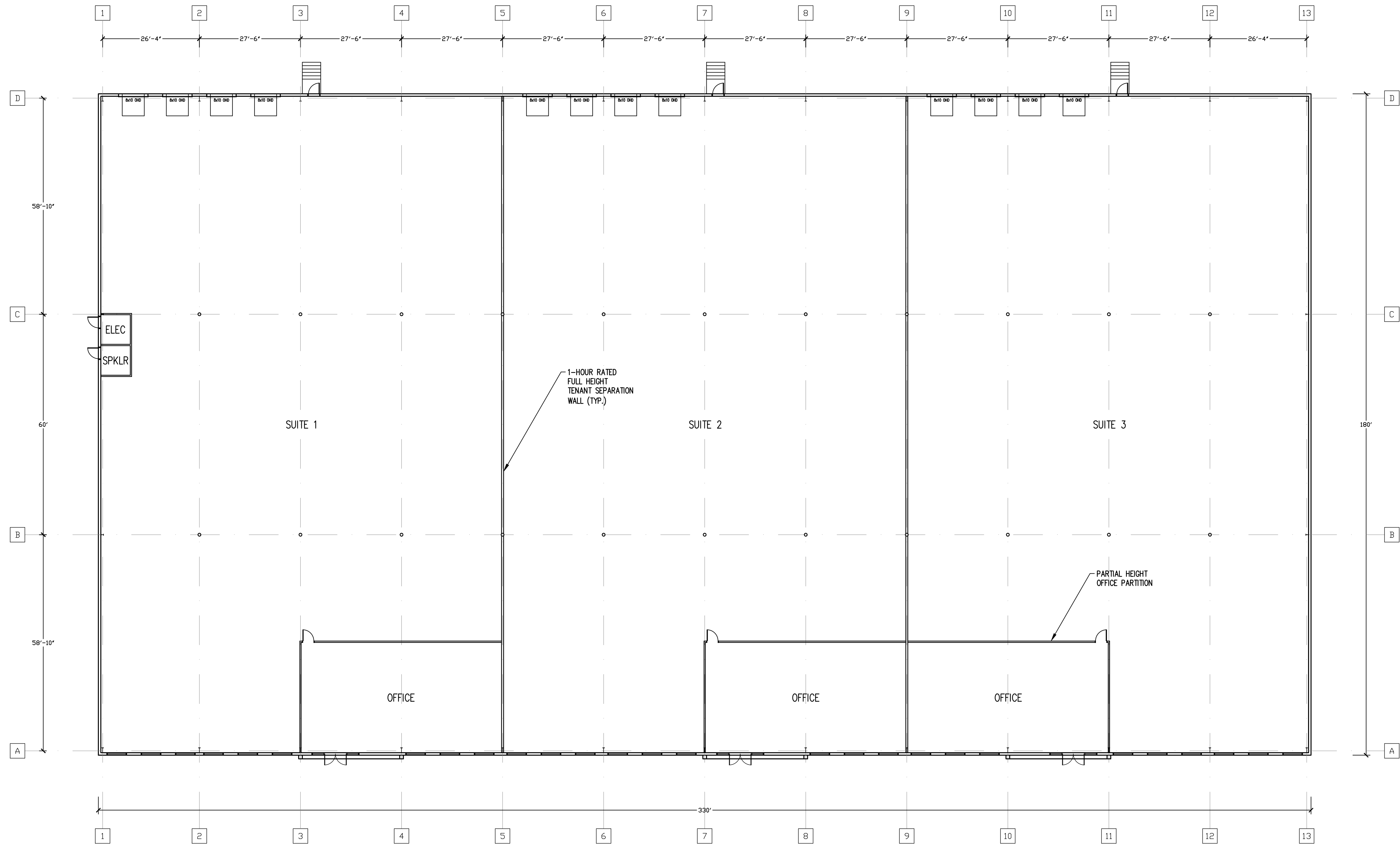
DATE: _____

September 6, 2023

REVISIONS

#	DATE	DESCRIPTION	INIT
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JOB NO: 00487	SHEET: C-11
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NOT FOR CONSTRUCTION
THESE PLANS WERE PREPARED FOR THE
PURPOSE OF OBTAINING STATE
AND LOCAL PERMITS AND ARE NOT
INTENDED TO BE USED AS
CONSTRUCTION DOCUMENTS.

No.	Date	Revision

Drawn By: PJM
Designed By: PJM
Checked By:

McCarty Associates, Inc.
Construction Managers
42 Tucker Drive, Leominster, MA 01453
phone:(978) 534-8727 fax: (978) 840-6907
www.mccartydb.com
Project Name

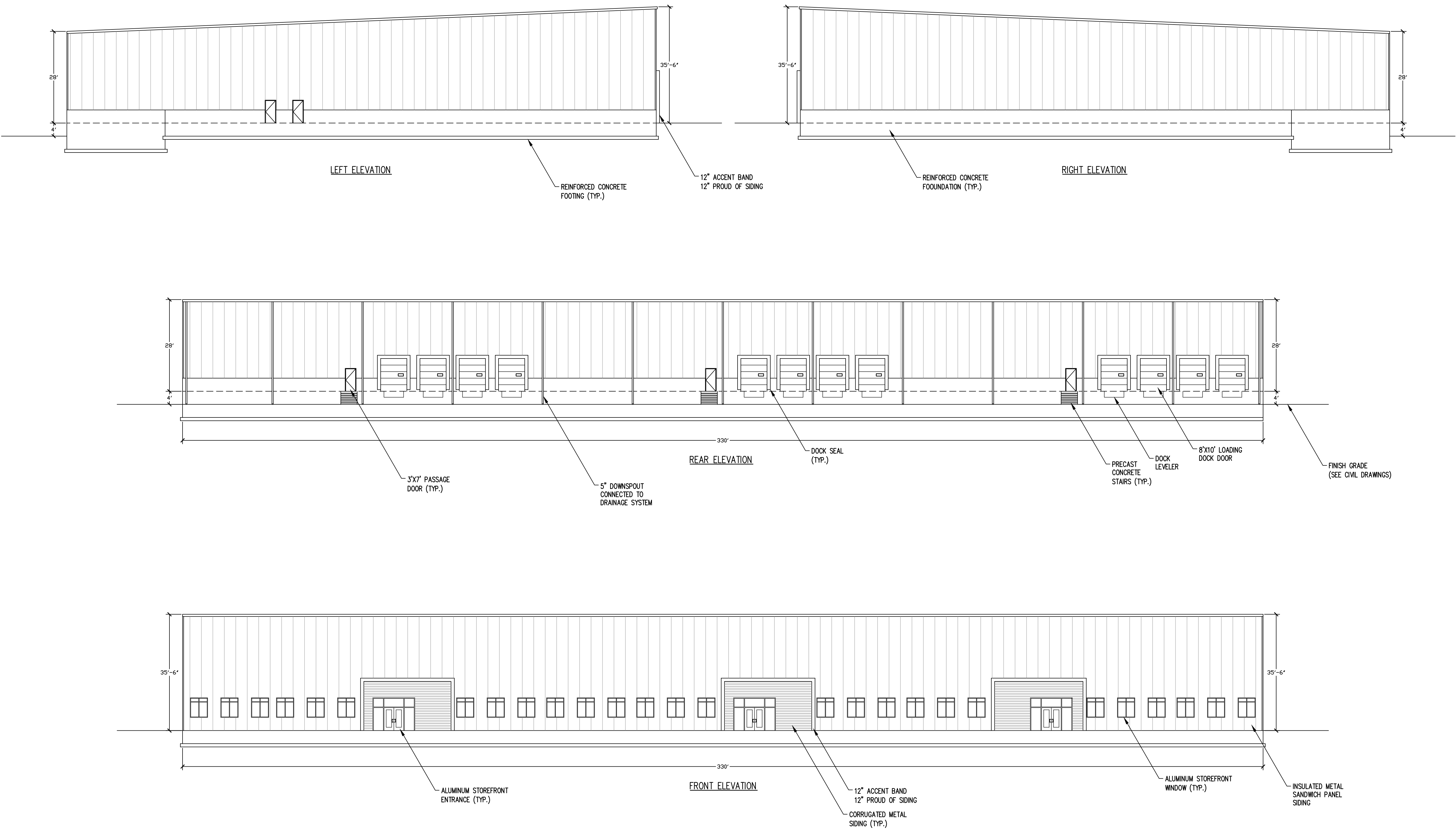
306 Maple, LLC
306 Maple Street
Bellingham, MA

Sheet Title
Proposed
Floor Plan

Job No: 306 Maple
File Name: 306 Proposed.dwg
Date: July 28, 2023
Scale: 1/16"=1'-0"

Sheet No.

A-1



No.	Date	Revision

Drawn By: PJM Designed By: PJM Checked By: _____

McCarty Associates, Inc.
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42 Tucker Drive, Leominster, MA 01453
phone:(978) 534-8727 fax: (978) 840-6907
www.mccartydb.com
Project Name

306 Maple, LLC
306 Maple Street
Bellingham, MA

Sheet Title
Proposed
Elevations

Job No: 306 Maple Sheet No.
File Name: 306 Proposed
Date: July 28, 2023
Scale: 1/16"=1'-0" **A-2**