



RAVEN HOMES,  
NC.

NORTH STREET &  
BLACKSTONE STREET  
BELLINGHAM, MA

A	1.3.2.3	ISS FOR BOARD REVIEW	

VISIONS:

PROJECT #: 20220088

SEPTEMBER 12, 2022

RAWN BY: JAR

HECKED BY: HPA

SCALE: SEE DRAWING

SHEET TITLE:

ELEVATION

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T1.5

Sheet 3 of 3



FRONT ELEVATION

A

$$1/4'' = 1'$$



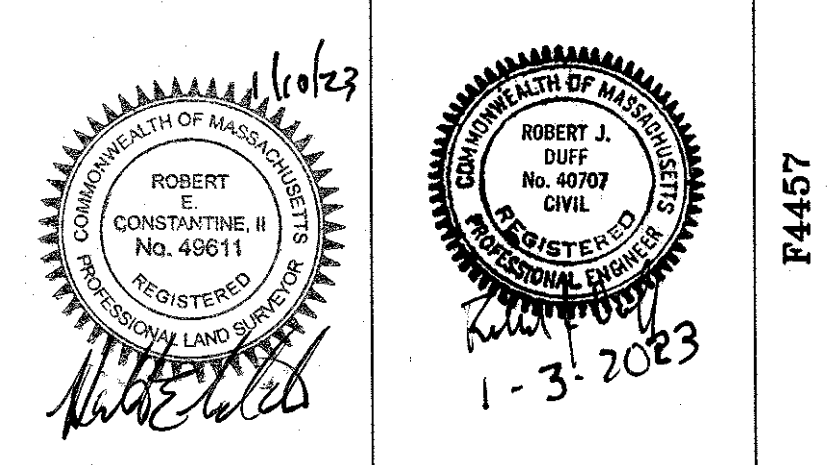
Storm Sewer	
STRUCTURE NAME	STRUCTURE DETAILS
CB #2B	RIM = 317.25 INV. OUT (12" RCP) = 313.40 (DMH #3)
CBCI #1A	RIM = 324.76 INV. OUT (12" RCP) = 321.25 (DMH #1)
CBCI #1B	RIM = 324.69 INV. OUT (12" RCP) = 320.65 (DMH #1)
CBCI #2A	RIM = 317.22 INV. OUT (12" RCP) = 313.70 (DMH #3)
CBCI #3A	RIM = 313.78 INV. OUT (12" RCP) = 310.10 (DMH #7)
CBCI #3B	RIM = 313.70 INV. OUT (12" RCP) = 310.10 (DMH #7)
CBCI #4A	RIM = 310.47 INV. OUT (12" RCP) = 307.30 (DMH #9)
CBCI #4B	RIM = 310.47 INV. OUT (12" RCP) = 307.40 (DMH #9)
DMH #1	RIM = 323.75 INV. IN (12" RCP) = 319.70 (CBCI #1B) INV. IN (12" RCP) = 320.25 (CBCI #1A) INV. OUT (12" RCP) = 319.60 (DMH #2)
DMH #2	RIM = 318.90 INV. IN (12" RCP) = 314.80 (DMH #1) INV. OUT (12" RCP) = 314.70 (DMH #3)
DMH #3	RIM = 317.22 INV. IN (12" RCP) = 313.30 (DMH #2) INV. IN (12" RCP) = 313.30 (CB #2B) INV. IN (12" RCP) = 313.50 (CBCI #2A) INV. OUT (15" RCP) = 313.20 (DMH #4)
DMH #4	RIM = 315.86 INV. IN (15" RCP) = 311.55 (DMH #3) INV. OUT (15" RCP) = 311.55 (DMH #5)
DMH #5	RIM = 315.25 INV. IN (15" RCP) = 310.80 (DMH #4) INV. OUT (15" RCP) = 310.70 (DMH #10)
DMH #6	RIM = 314.15 INV. IN (15" RCP) = 309.60 (DMH #10) INV. OUT (15" RCP) = 309.50 (DMH #7)
DMH #7	RIM = 313.81 INV. IN (15" RCP) = 308.95 (DMH #6) INV. IN (12" RCP) = 309.90 (CBCI #3B) INV. IN (12" RCP) = 309.90 (CBCI #3A) INV. OUT (18" RCP) = 308.70 (DMH #8)
DMH #8	RIM = 312.54 INV. IN (18" RCP) = 307.55 (DMH #7) INV. OUT (18" RCP) = 307.45 (HW #1)
DMH #9	RIM = 310.81 INV. IN (12" RCP) = 307.25 (CBCI #4B) INV. IN (12" RCP) = 307.20 (CBCI #4A) INV. OUT (12" RCP) = 307.45 (HW #7)
DMH #10	RIM = 314.67 INV. IN (15" RCP) = 310.15 (DMH #5) INV. OUT (15" RCP) = 310.05 (DMH #6)
DMH #11 (PROVIDE F&G)	RIM = 314.95 INV. IN (24" RCP) = 310.85 (HW #5) INV. OUT (24" RCP) = 310.55 (DMH #12)
DMH #12	RIM = 315.10 INV. IN (24" RCP) = 307.40 (DMH #11 (PROVIDE F&G)) INV. OUT (24" RCP) = 307.30 (HW #6)

Storm Sewer	
STRUCTURE NAME	STRUCTURE DETAILS
HW #1	RIM = 309.75 INV. IN (18" RCP) = 307.00 (DMH #8)
HW #2	RIM = 306.67 INV. OUT (12" RCP) = 305.00 (OUTLET CONTROL STRUCTURE)
HW #3	RIM = 309.42 INV. OUT (12" RCP) = 307.75 (HW #4)
HW #4	RIM = 309.17 INV. IN (12" RCP) = 307.50 (HW #3)
HW #5	RIM = 316.05 INV. OUT (24" RCP) = 313.30 (DMH #11 (PROVIDE F&G))
HW #6	RIM = 307.75 INV. IN (24" RCP) = 305.00 (DMH #12)
HW #7	RIM = 308.67 INV. IN (12" RCP) = 307.00 (DMH #9)
OUTLET CONTROL STRUCTURE	RIM = 309.60 INV. IN (12" RCP) = 305.60 (HW #2)

Storm Sewer			
Pipe Name	Size	Length	Slope
D-1	12"	173.3	2.77%
D-1B	12"	26.0	3.66%
D-1A	12"	34.5	2.90%
D-2	12"	67.4	2.08%
D-2B	12"	5.4	1.85%
D-2A	12"	17.4	1.15%
D-3	15"	76.1	2.17%
D-4	15"	63.4	1.18%
D-5	15"	55.5	1.00%
D-7	15"	52.6	1.05%

Storm Sewer			
Pipe Name	Size	Length	Slope
D-12	24"	102.7	2.58%
D-13	24"	139.0	2.27%
D-14	24"	71.0	3.24%
D-4B	12"	14.1	1.06%
D-10	12"	43.5	1.03%
D-4A	12"	10.3	1.00%
D-3B	12"	16.8	1.19%
D-3A	12"	19.4	1.03%
D-8	18"	69.3	1.66%
D-9	18"	42.2	1.07%

Storm Sewer			
Pipe Name	Size	Length	Slope
D-6	15"	45.4	1.00%
D-15	12"	47.1	0.53%
D-11	12"	57.6	-1.04%



APPROVED DATE: \_\_\_\_\_

BELLINGHAM PLANNING BOARD

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

BEING A MAJORITY

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS, AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.S. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(7233).

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER

RAVEN HOMES, INC.  
22 BUCKHILL ROAD  
NORTHBOROUGH, MA 01532

DEED BOOK 38607 PAGE 308  
PLAN BOOK 697, PLAN 40  
MAP 59 LOT 60A

APPLICANT

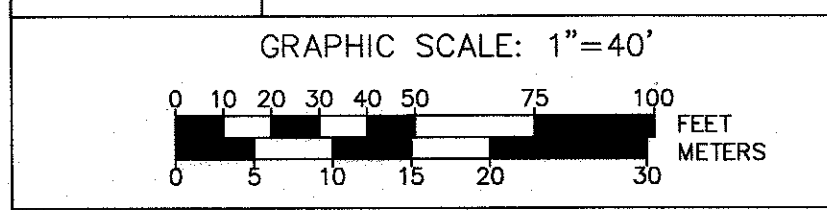
RAVEN HOMES, INC.  
22 BUCKHILL ROAD  
NORTHBOROUGH, MA 01532

# DEVELOPMENT PLAN AND SPECIAL PERMIT NORTH STREET & BLACKSTONE STREET BELLINGHAM MASSACHUSETTS

## GRADING AND DRAINAGE PLAN

DECEMBER 30, 2022

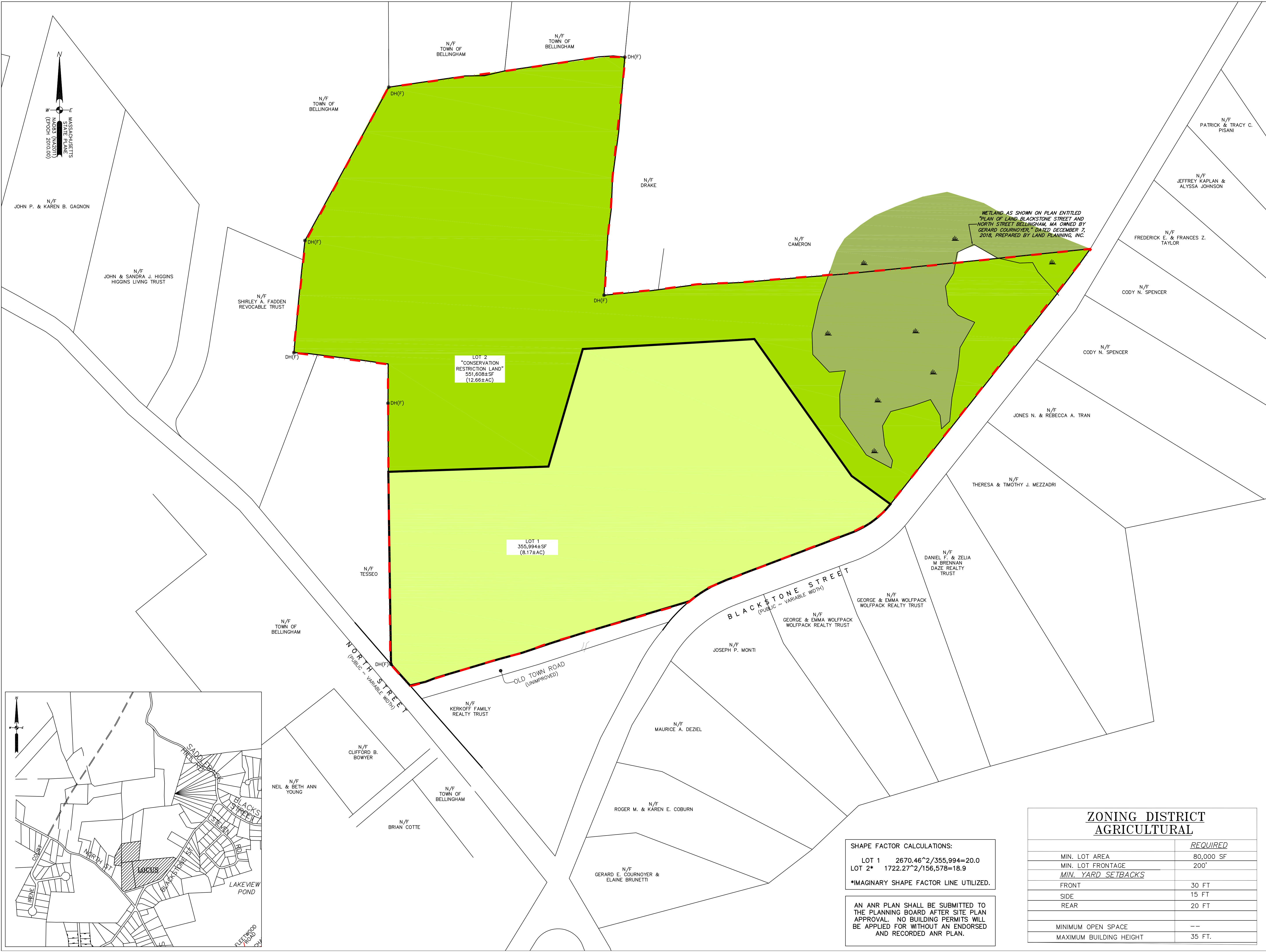
DATE	REVISION DESCRIPTION



**Guerriere & Halnon, Inc.**  
ENGINEERING & LAND SURVEYING

55 WEST CENTRAL ST. PH. (508) 528-3221  
FRANKLIN, MA 02038 FX. (508) 528-7921  
www.gandhengineering.com





F4457

APPROVED DATE:

BELLINGHAM PLANNING BOARD

BEING A MAJORITY

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DEVELOPMENT PLAN  
AND SPECIAL PERMIT  
NORTH STREET &  
BLACKSTONE STREET  
BELLINGHAM  
MASSACHUSETTS

PROPOSED OVERALL  
LOT CONFIGURATION

DECEMBER 30, 2022

DATE	REVISION	DESCRIPTION

GRAPHIC SCALE: 1"=80'

0 20 40 60 80 100 150 200 FEET  
0 10 20 30 40 60 METERS

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SHEET 2 OF 15

JOB NO. F4457

SHAPE FACTOR CALCULATIONS:

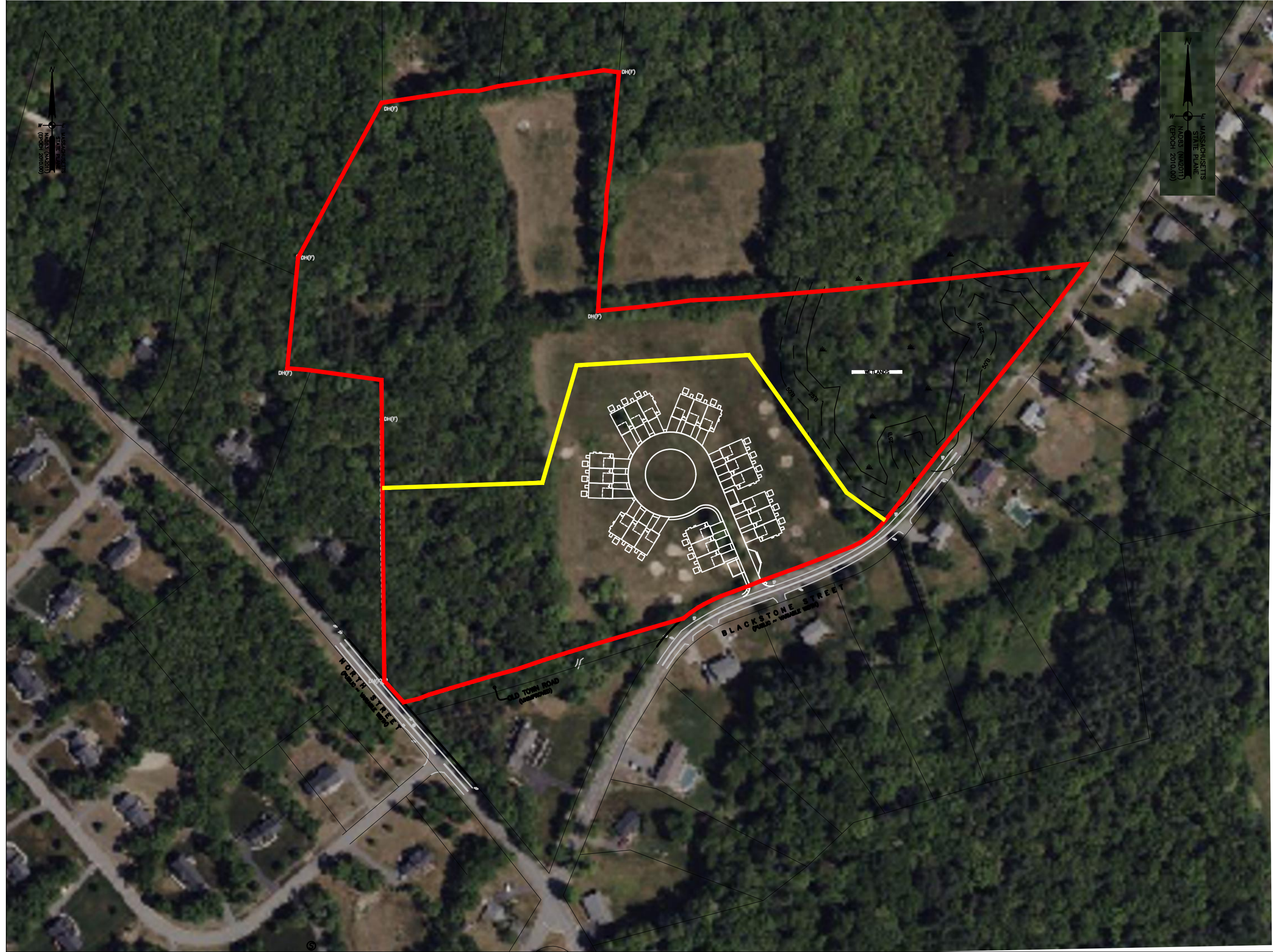
LOT 1	2670.46~2/355,994=20.0
LOT 2*	1722.27~2/156,578=18.9

\*IMAGINARY SHAPE FACTOR LINE UTILIZED.

AN ANR PLAN SHALL BE SUBMITTED TO THE PLANNING BOARD AFTER SITE PLAN APPROVAL. NO BUILDING PERMITS WILL BE APPLIED FOR WITHOUT AN ENDORSED AND RECORDED ANR PLAN.

ZONING DISTRICT AGRICULTURAL	
	REQUIRED
MIN. LOT AREA	80,000 SF
MIN. LOT FRONTAGE	200'
MIN. YARD SETBACKS	
FRONT	30 FT
SIDE	15 FT
REAR	20 FT
MINIMUM OPEN SPACE	--
MAXIMUM BUILDING HEIGHT	35 FT.





MASSACHUSETTS  
STATE PLANE  
NAD83 (NAD2011)  
EPOCH 2010.00

MASSACHUSETTS  
STATE PLANE  
NAD83 (NAD2011)  
EPOCH 2010.00

APPROVED DATE: \_\_\_\_\_  
BELLINGHAM PLANNING BOARD  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
BEING A MAJORITY

LEGAL NOTES

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NORTHBOROUGH, MA 01532  
DEED BOOK 38607 PAGE 308  
PLAN BOOK 697, PLAN 40  
MAP 59 LOT 60A

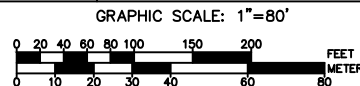
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DEVELOPMENT PLAN  
AND SPECIAL PERMIT  
NORTH STREET &  
BLACKSTONE STREET  
BELLINGHAM  
MASSACHUSETTS

7 UNIT CONCEPT  
SITE LAYOUT PLAN  
(google earth overlay)

JUNE 12, 2023

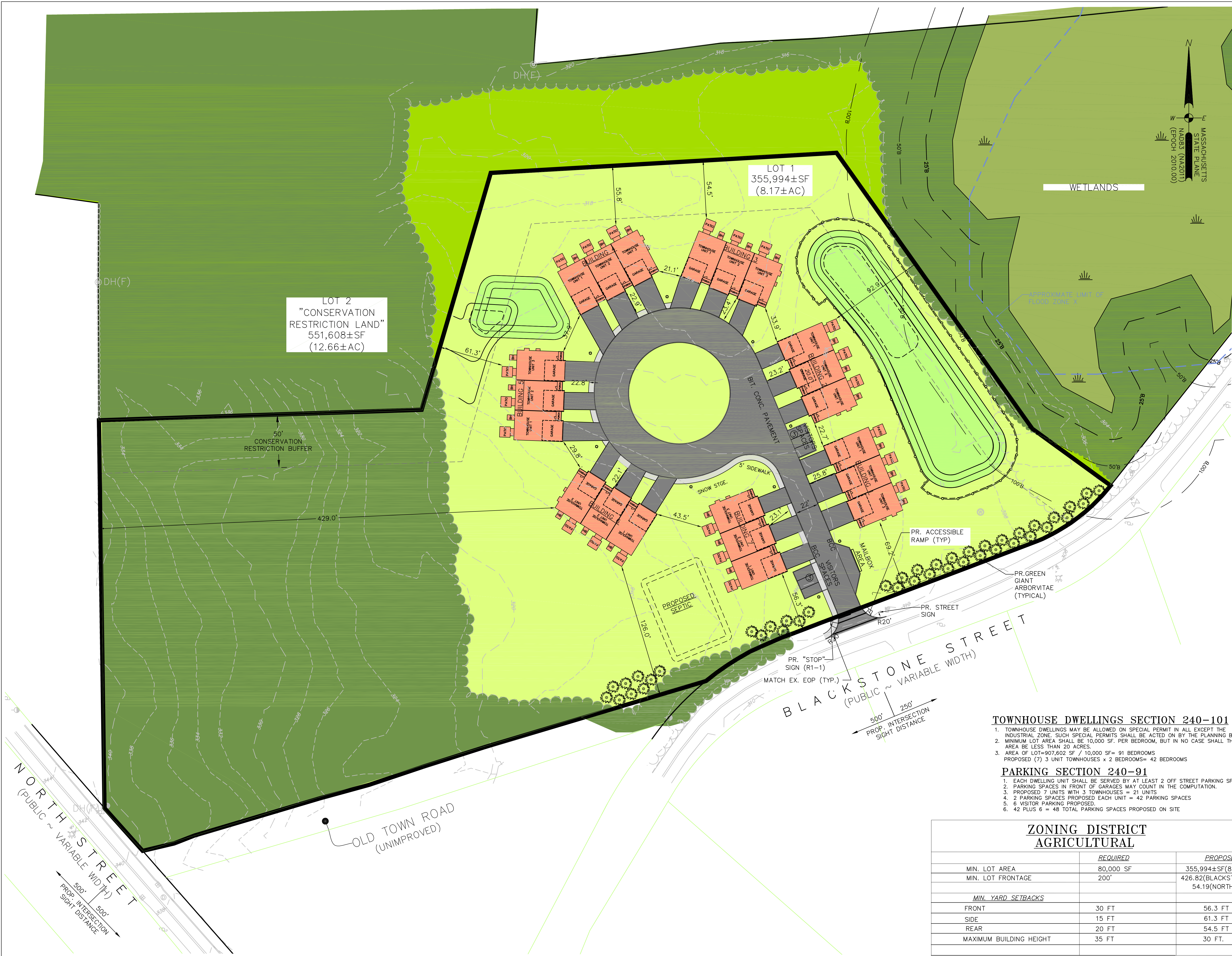
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**TOWNHOUSE DWELLINGS SECTION 240-101**

- 1. TOWNHOUSE DWELLINGS MAY BE ALLOWED ON SPECIAL PERMIT IN ALL EXCEPT THE INDUSTRIAL ZONE. SUCH SPECIAL PERMITS SHALL BE ACTED ON BY THE PLANNING BOARD.
- 2. MINIMUM LOT AREA SHALL BE 10,000 SF PER BEDROOM, BUT IN NO CASE SHALL THE LOT AREA BE LESS THAN 20 ACRES.
- 3. AREA OF LOT=907,602 SF / 10,000 SF= 91 BEDROOMS  
PROPOSED (7) 3 UNIT TOWNHOUSES x 2 BEDROOMS= 42 BEDROOMS

**PARKING SECTION 240-91**

- 1. EACH DWELLING UNIT SHALL BE SERVED BY AT LEAST 2 OFF STREET PARKING SPACES
- 2. PARKING SPACES IN FRONT OF GARAGES MAY COUNT IN THE COMPUTATION.
- 3. PROPOSED 7 UNITS WITH 3 TOWNHOUSES = 21 UNITS
- 4. 2 PARKING SPACES PROPOSED EACH UNIT = 42 PARKING SPACES
- 5. 6 VISITOR PARKING PROPOSED.
- 6. 42 PLUS 6 = 48 TOTAL PARKING SPACES PROPOSED ON SITE

**ZONING DISTRICT  
AGRICULTURAL**

	REQUIRED	PROPOSED
MIN. LOT AREA	80,000 SF	355,994±SF(8.17ACS)
MIN. LOT FRONTAGE	200'	426.82(BLACKSTONE ST.) 54.19(NORTH ST.)
MIN. YARD SETBACKS		
FRONT	30 FT	56.3 FT
SIDE	15 FT	61.3 FT
REAR	20 FT	54.5 FT
MAXIMUM BUILDING HEIGHT	35 FT	30 FT.

**LEGAL NOTES**

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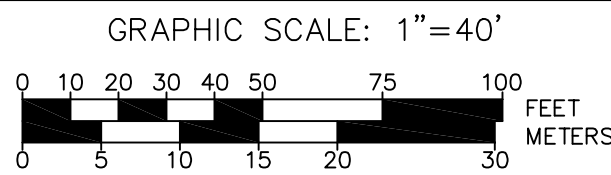
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**DEVELOPMENT PLAN  
AND SPECIAL PERMIT  
NORTH STREET &  
BLACKSTONE STREET  
BELLINGHAM  
MASSACHUSETTS**

**SITE CONCEPT PLAN**

**JUNE 8, 2023**

DATE	REVISION DESCRIPTION



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