

PREPARED FOR

PREPARED BY

PREPARED BY



ARTICLE X; PARKING AND LOADING REQUIREMENTS, 240-59; SCHEDULE OF REQUIREMENTS, H. OFFICES AND BUSINESS SERVICES, (2) GENERAL LIGHT INDUSTRIAL.WHOLESALE/WAREHOUSE: TWO SPACES PER KSF GFA.

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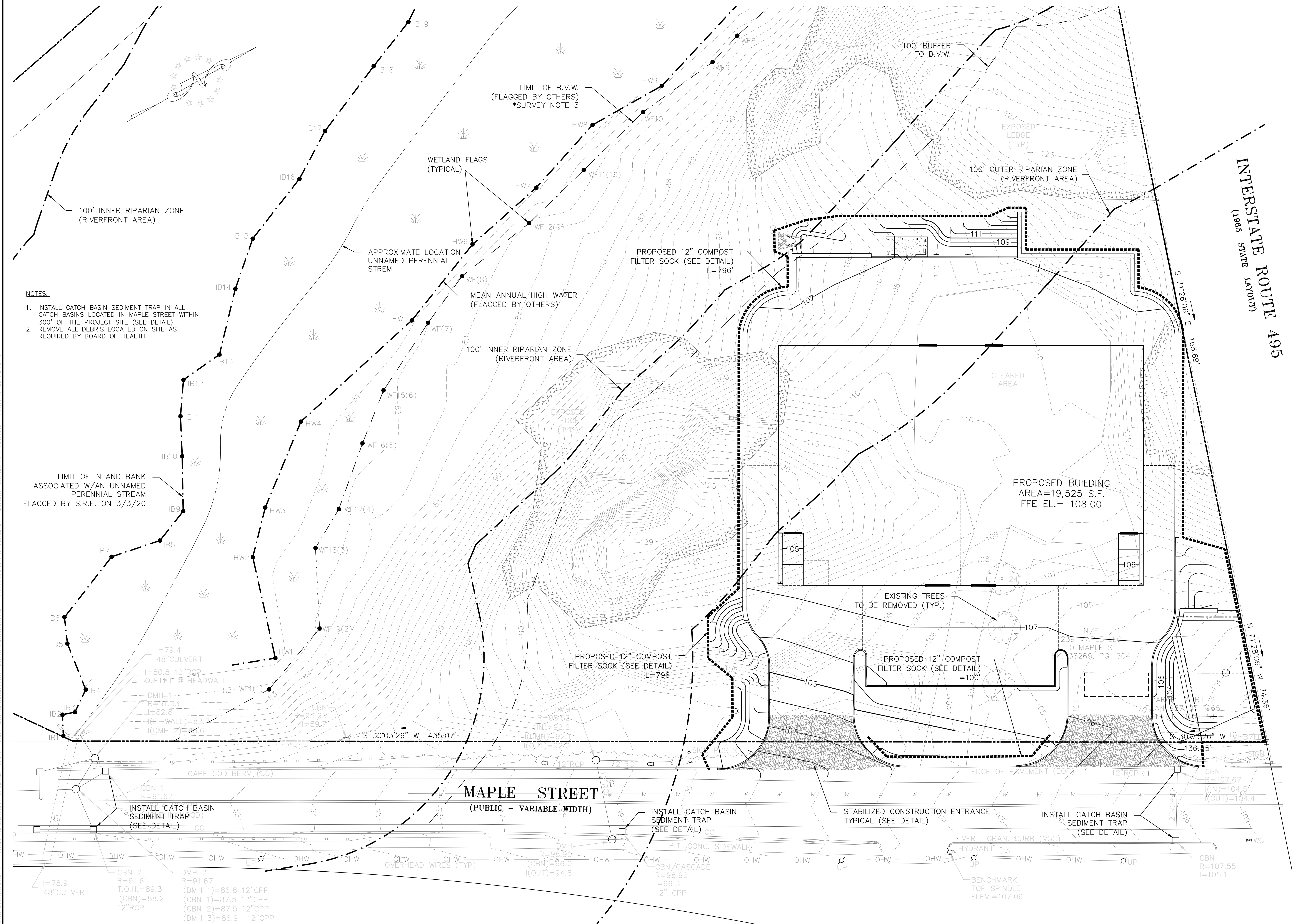
UNPROCESSED: INDEPENDENCE ENGINEERING CONSULTANTS, INC. 33 COMMERCIAL STREET, RAYNHAM, MA 02767 (508) 245-2608. 02/09/2024. 12

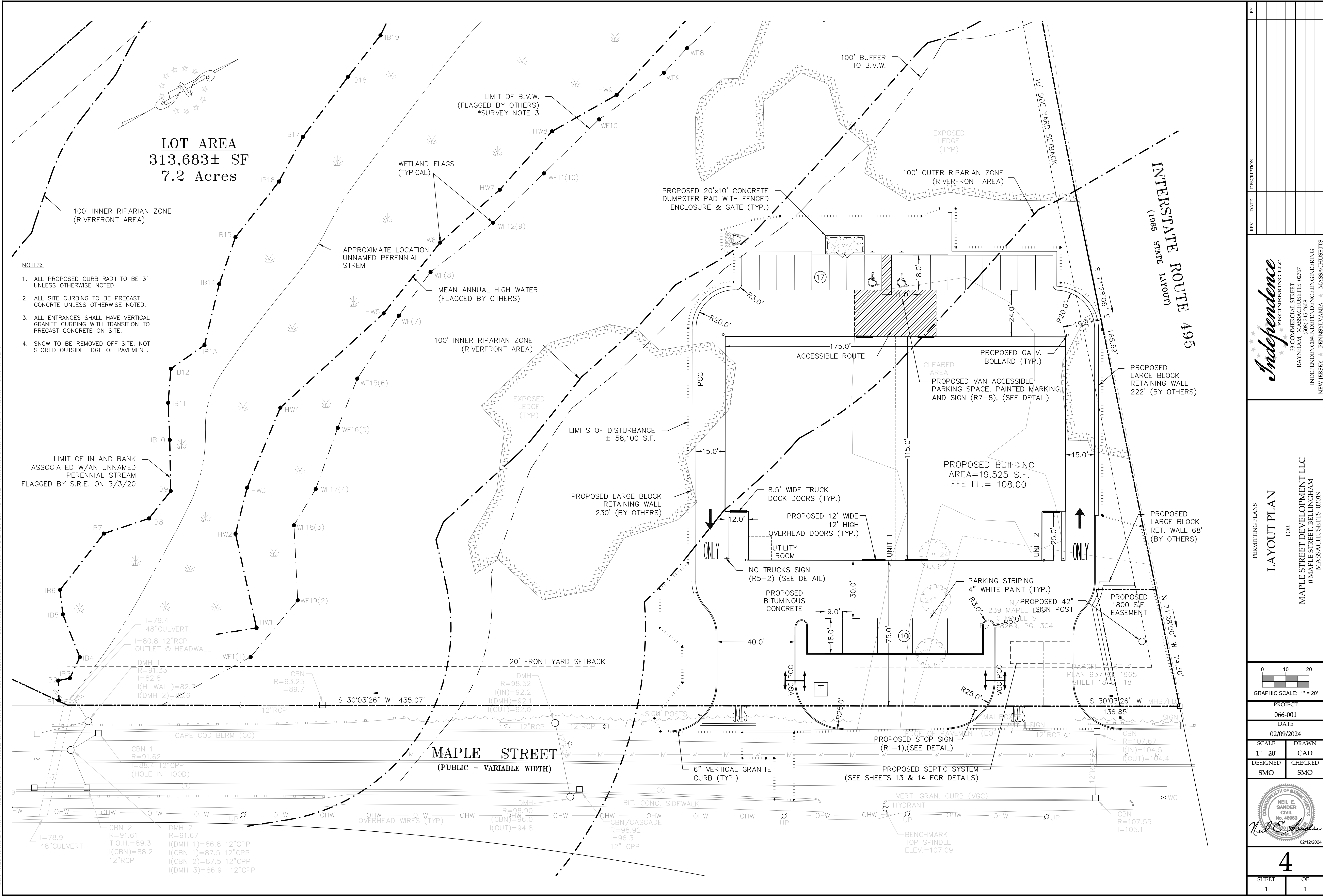
LEGEND			ABBREVIATIONS			NOTES		
EXISTING	PROPOSED	DESCRIPTION	ABBREV.	DESCRIPTION		GENERAL: 1. THE CONTRACTOR SHALL NOTIFY "DIGSAFE" (1-888-DIGSAFE) AT LEAST 72 HOURS (3 BUSINESS DAYS) BEFORE EXCAVATING. 2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS. 3. 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. 4. SITE SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. 5. 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. 6. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER OR 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. 7. SITE CLEARING SHALL BE LIMITED TO THE EROSION CONTROL LINE AND/OR THE LIMIT OF GRADING IN AREAS WHERE EROSION CONTROL LINE IS NOT REQUIRED. CARE SHOULD BE TAKEN TO PROTECT EXISTING TREES OUTSIDE OF THIS LINE, THEREBY MAINTAINING A NATURAL BUFFER TO THE GREATEST EXTENT POSSIBLE. 8. BUILDING HEIGHTS SHALL CONFORM TO LATEST ARCHITECTURAL DESIGN PLANS, BUT SHALL NOT EXCEED FORTY (40) FEET. LAYOUT & MATERIALS: 1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED. 2. CONCRETE BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR. LANDSCAPING: 1. ALL AREAS CLEARED AND/OR DISTURBED SHALL BE BROUGHT TO WITHIN 4 INCHES OF FINAL GRADE AND FINISHED WITH 4 INCHES OF LOAM AND SEED EXCEPT WHERE OTHER FINISHES ARE PROPOSED (REFER TO PLANS). 2. CONTRACTOR IS RESPONSIBLE FOR REPLACING (IN KIND) ALL DEAD OR DYING PLANT MATERIAL FOR A PERIOD OF 2 YEARS AFTER INITIAL PLANTING.		
		PROPERTY LINE	ABAN	ABANDON				
		PROPERTY LINE ABUTTER	BC	BOTTOM OF CURB				
		EASEMENT LINE	BCB	BITUMINOUS CONCRETE BERM				
		EDGE OF WETLAND	BFE	BASEMENT FLOOR ELEVATION				
		25' "NO ACTIVITY" BUFFER	BIT.	BITUMINOUS				
		100' WETLAND BUFFER	BLDG	BITUMINOUS CONCRETE BUILDING				
		MAJOR GROUND CONTOUR	BM	BENCH MARK				
		MINOR GROUND CONTOUR	BVW	BORDERING VEGETATED WETLAND				
		EDGE OF PAVEMENT	CB	CATCH BASIN				
		CURB	CBDH	CONCRETE BOUND DRILL HOLE				
		BUILDING	CC	CONCRETE CURB				
		ROCK WALL	CF	CUBIC FEET				
		DRAINAGE LINE	CFS	CUBIC FEET PER SECOND				
		GUARD RAIL	CI	CAST IRON PIPE				
		CHAIN LINK FENCE	CO	CLEAN OUT				
		GAS LINE	CONC.	CONCRETE				
		WATER LINE	CY	CUBIC YARD				
		SEWER LINE	DCB	DOUBLE CATCH BASIN				
		FORCE MAIN SEWER LINE	DH	DRILL HOLE				
		OVERHEAD WIRE	DIA.	DIAMETER				
		ELECTRIC/TELEPHONE/COMMUNICATIONS	DMH	DRAIN MANHOLE				
		SEWER MANHOLE	DW	DOMESTIC WATER OR DRY WELL				
		DRAIN MANHOLE	DWG	DRAWING				
		CATCH BASIN	EHH	ELECTRIC HANDHOLE				
		TEST PIT	ELEV.	ELEVATION				
		UTILITY POLE	ELEC.	ELECTRIC				
		LIGHT POLE	EM	ELECTRIC MANHOLE				
		BOUND W/ DRILL HOLE	EOP	EDGE OF PAVEMENT				
		BANK/WETLAND FLAG	EOW	EDGE OF WETLANDS				
		WATER VALVE	EXIST.	EXISTING				
		GAS VALVE	EXT.	EXTERIOR				
		HYDRANT	FA	FIRE ALARM				
		PARKING SPACE COUNT	FES	FLARED END SECTION				
		HAYBALE	FF	FINISHED FLOOR				
		SEWER CLEAN OUT	FFE	FIRST FLOOR ELEVATION				
		FLARED END SECTION	FPS	FEET PER SECOND				
		DUMPSTER	FS	FIRE SERVICE				
			FT	FOOT OR FEET				
			GC	GENERAL CONTRACTOR				
			GOB	GRANITE CURB				
			GEN	GENERAL				
			GFE	GARAGE FLOOR ELEVATION				
			GG	GAS GATE				
			GR	GUARD RAIL				
			GRAN.	GRANITE				
			GV	GATE VALVE				
			GW	GROUND WATER				
			HDPE	HIGH DENSITY POLYETHYLENE				
			HGW	HIGH GROUNDWATER				
			HOR	HORIZONTAL				
			HW	HEADWALL				
			HYD	HYDRANT				
			ID	INSIDE DIAMETER				
			IN	INCHES				
			INF. CH.	INFILTRATION CHAMBER				
			INV., I	INVERT				
			IP	IRON PIPE				
			L	LENGTH				
			LP	LIGHT POLE				
			MAT	MATERIAL				
			MAX	MAXIMUM				
			MH	MANHOLE				
			MIN	MINIMUM				
			MW	MONITORING WELL				
			N	NORTH				
			NAVD	NORTH AMERICAN VERTICAL DATUM				
			NGVD	NATIONAL GEODETIC VERTICAL DATUM				
			NO	NUMBER				
			NTS	NOT TO SCALE				
			N/E	NOT ENCOUNTERED				
			N/F	NOW OR FORMERLY				
			OC	ON CENTER				
			OD	OUTSIDE DIAMETER				
			OH	OVERHANG				
			OHW	OVERHEAD WIRE				
			OW	OBSERVATION WELL				
			PCC	PRECAST CONCRETE CURB				
			PERF	PERFORATED				
			PKG	PARKING				
			PL	PROPERTY LINE				
			PLMB	PLUMBING				
			PT	POINT OR POINT OF TANGENT				
			PVC	POLYVINYL CHLORIDE PIPE				
			R	RIM				
			RCP	REINFORCED CONCRETE PIPE				
			S	SLOPE				
			SBDH	STONE BOUND DRILL HOLE				
			SF	SQUARE FEET				
			SMH	SEWER MANHOLE				
			SW	SIDEWALK				
			TP	TEST PIT				
			TD	TRENCH DRAIN				
			TC	TOP OF CURB				
			UP	UTILITY POLE				
			VCP	VITRIFIED CLAY PIPE				
			VGC	VERTICAL GRANITE CURB				
			WG/V	WATER GATE/VALVE				
			WGR	WOODEN GUARD RAIL				

ZONING TABLE		
ZONE: INDUSTRIAL		
PROPOSED USE: INDUSTRIAL BUILDING (A BY-RIGHT USE)		
ASSESSOR'S PARCEL ID: MAP 37, PARCELS 3 & 3A		
TOTAL LOT AREA: 313,683 S.F. (7.16 ACRES)		
	REQUIRED	PROVIDED
LOTS		
MIN. AREA	60,000 SF	313,683 SF
MIN. FRONTAGE	200 FT	571.92 FT
BUILDINGS		
MIN. FRONT YARD	20 FT	75.0 FT
MIN. SIDE YARD	10 FT	19.6 FT
MIN. REAR YARD	20 FT	337.5 FT
MAX. BUILDING HEIGHT	45 FT	40 FT
200' RIVERFRONT BUFFER AREA	132,457 SF	
10% MAX DISTURBANCE(EXCLUDES SMS)	13,245 SF	12,885 SF

PARKING SUMMARY		
REQUIRED		
LIGHT INDUSTRIAL BUILDING:		
2 SPACES PER 1,000 SF OF GROSS FLOOR AREA		
19,525 SF/1,000 SF = 19.525 GFA X 2 = 39 SPACES		
TOTAL SPACES REQUIRED = 39 SPACES		
PROPOSED		
PROPOSED PARKING SPACES DIMENSIONS: 9'x18' (MINIMUM REQUIRED)		
25 STANDARD SPACES PROPOSED		
2 ACCESSIBLE SPACES PROPOSED		
TOTAL PROPOSED SPACES = 27		

BY		DESCRIPTION		DATE		REV	
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NOTES:

- 1. ALL PROPOSED CURB RADII TO BE 3' UNLESS OTHERWISE NOTED.
- 2. ALL SITE CURBING TO BE PRECAST CONCRTE UNLESS OTHERWISE NOTED.
- 3. ALL ENTRANCES SHALL HAVE VERTICAL GRANITE CURBING WITH TRANSITION TO PRECAST CONCRETE ON SITE.
- 4. SNOW TO BE REMOVED OFF SITE, NOT STORED OUTSIDE EDGE OF PAVEMENT.

BY

DATE

DESCRIPTION

REV

PERMITTING PLANS

LAYOUT PLAN

FOR

MAPLE STREET DEVELOPMENT LLC

0 MAPLE STREET, BELLINGHAM

MASSACHUSETTS 02019

0 10 20

GRAPHIC SCALE: 1" = 20'

PROJECT

066-001

DATE

02/09/2024

SCALE

1" = 30'

DRAWN

CAD

DESIGNED

SMO

CHECKED

SMO

NEIL E. SANDER

CIVIL

No. 46663

02/12/2024

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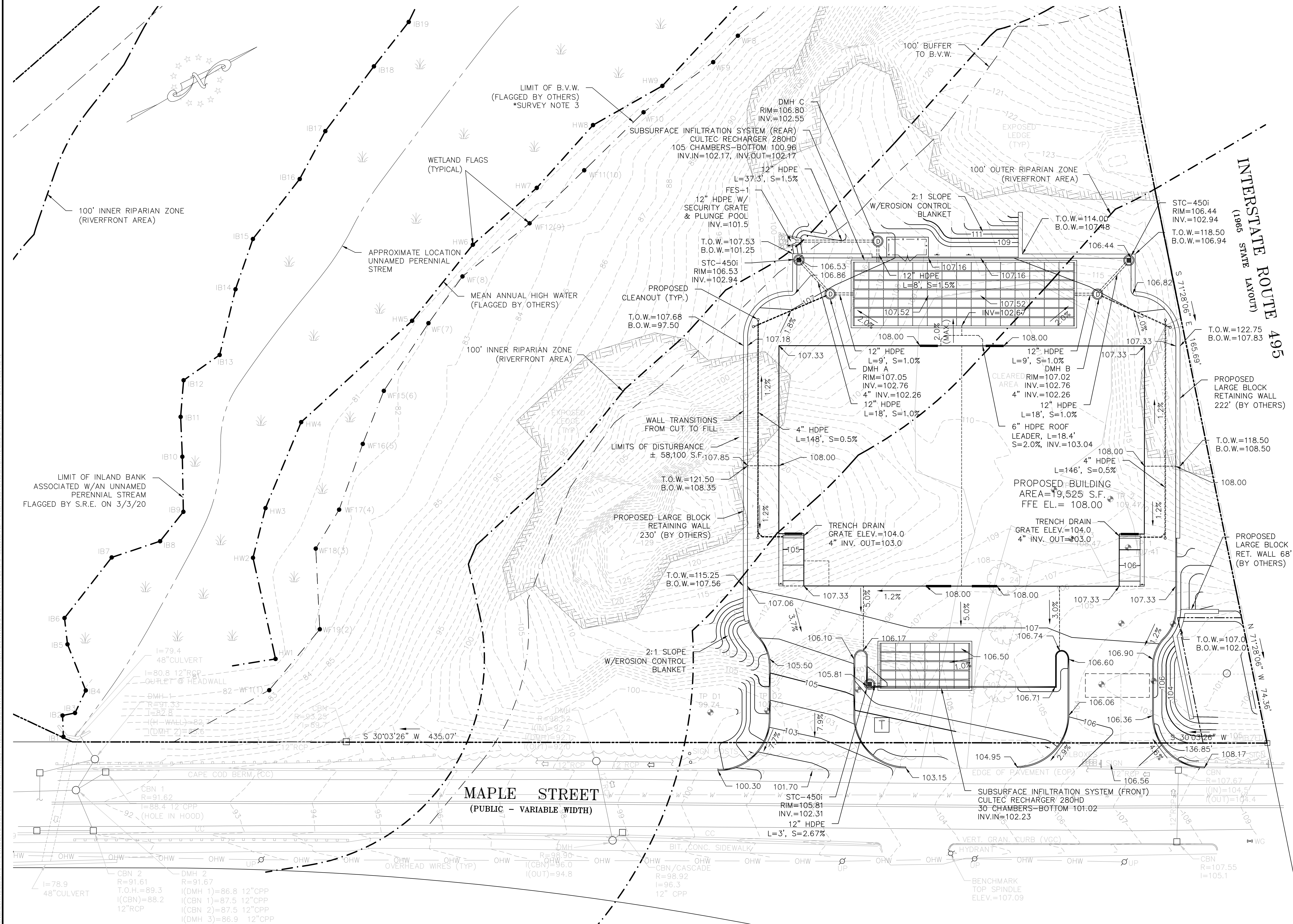
SHEET

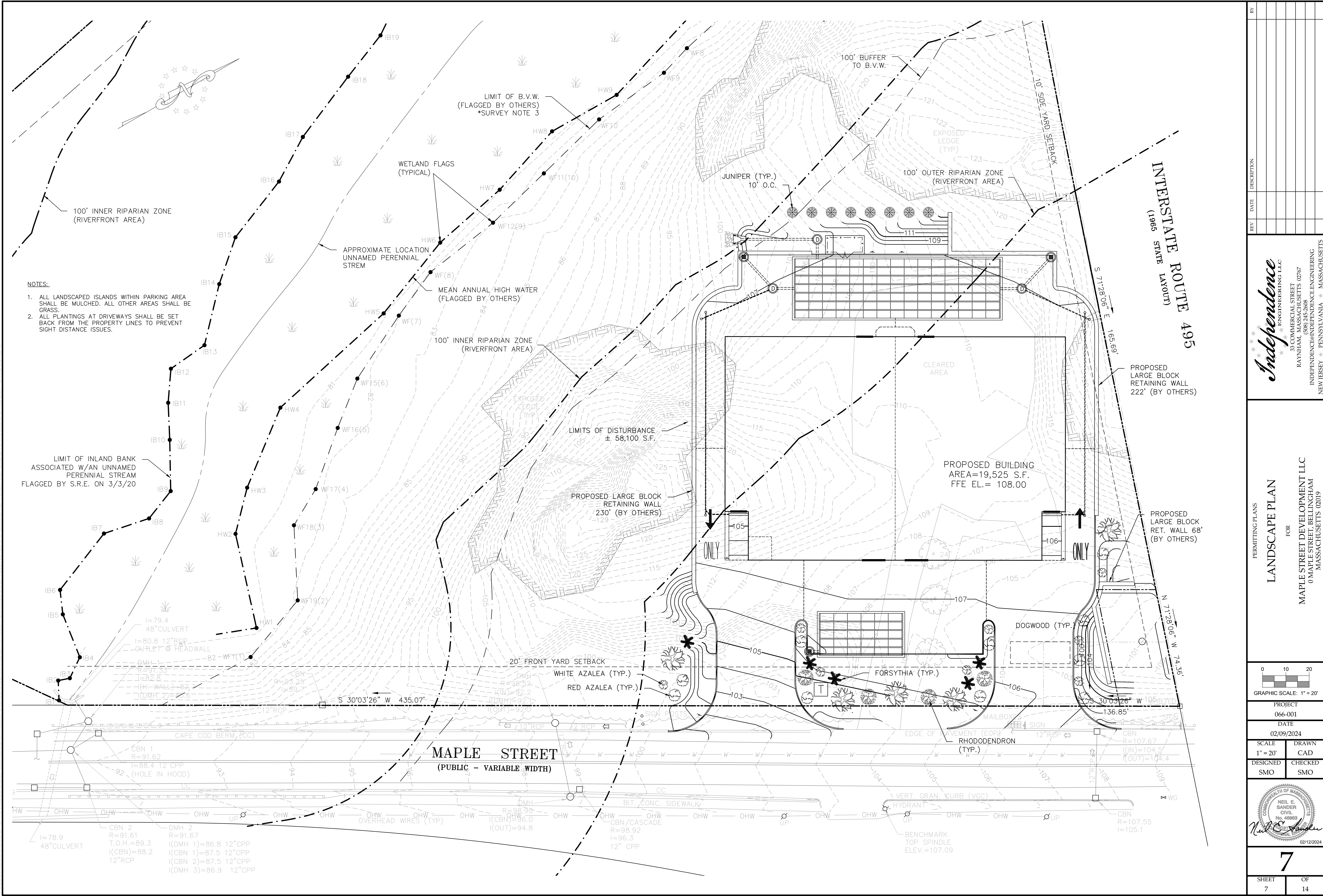
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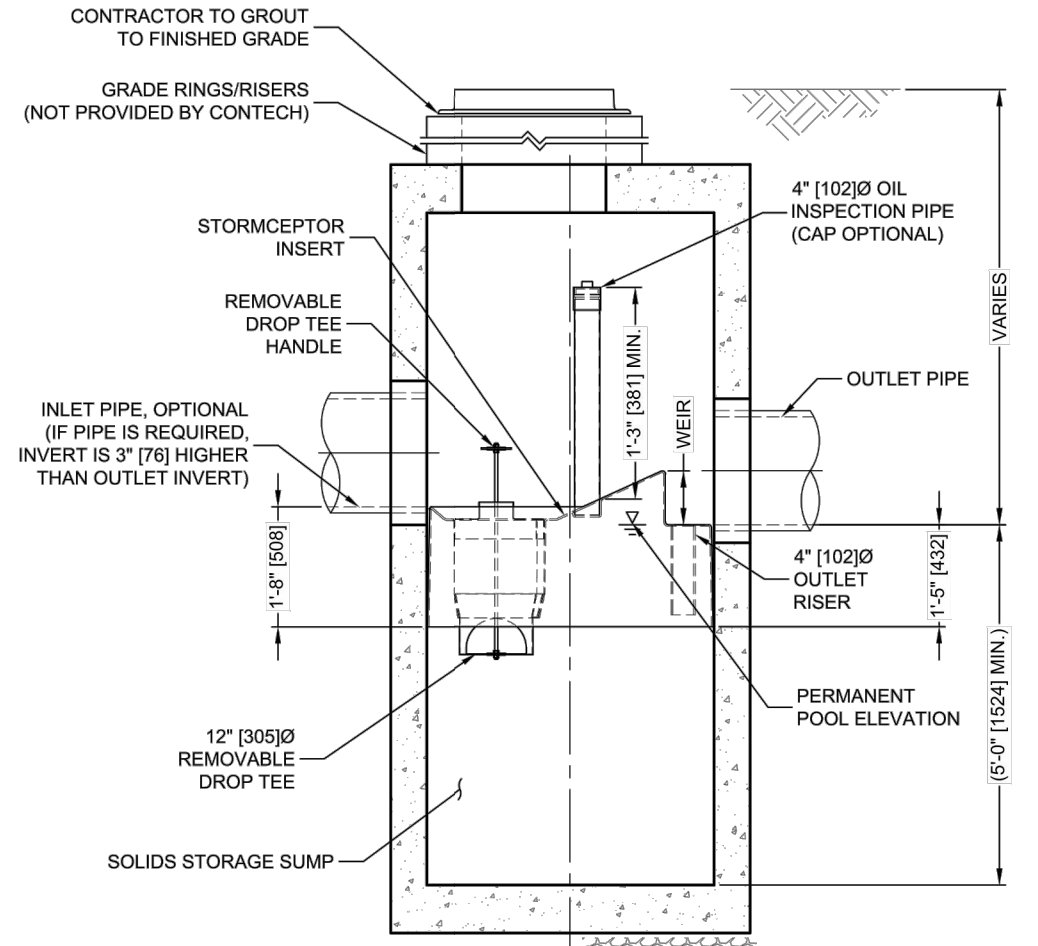
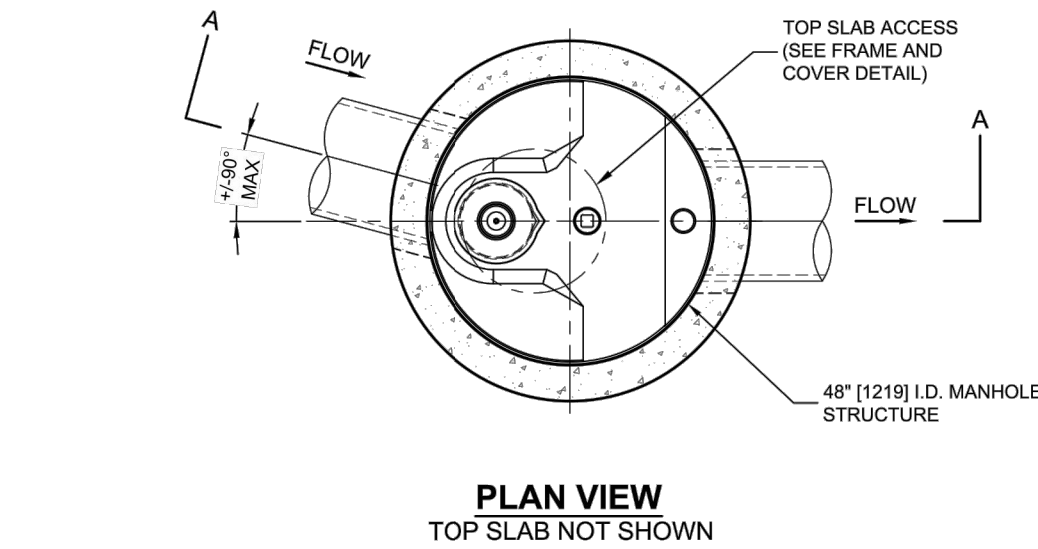
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Independence
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INDEPENDENCE@INDEPENDENCEENGINEERING
NEW JERSEY * PENNSYLVANIA * MASSACHUSETTS

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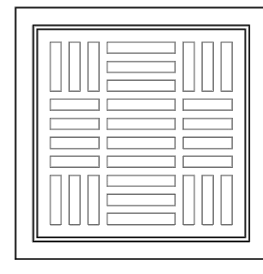
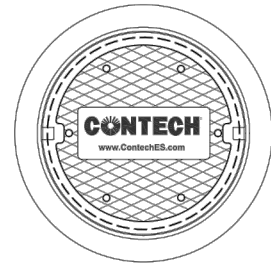


I:\COMM\CAD\TREATMENT\23 STORMCEPTOR\40 STANDARD DRAWINGS\PROCESS\STC450I.DWG 21/2019 3:12 PM



SECTION A-A

Stormceptor®
STORMCEPTOR®
www.contechES.com



FRAME AND COVER
(MAY VARY)
NOT TO SCALE

FRAME AND GRATE
(MAY VARY)
NOT TO SCALE

- GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE: www.contechES.com
 3. STORMCEPTOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 4. STORMCEPTOR STRUCTURE SHALL MEET AASHTO H2010 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' (610) AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M206 AND BE CAST WITH THE CONTECH LOGO.
 5. STORMCEPTOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
 6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

- INSTALLATION NOTES
- A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMCEPTOR MANHOLE STRUCTURE.
 - C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
 - D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
 - E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



STC450i
STORMCEPTOR
STANDARD DETAIL

OBSERVATION HOLE DATA

TEST PIT # 5 GRD. EL. 103.32 TEST BY: SHANE M. OATES
GW. EL. N/A WITNESSED BY: BRUCE WILSON JR.
DATE: 10/20/2020 MOTTUNG EL. N/A CERTIFIED BY: SHANE M. OATES

ELEV.	SURFACE DEPTH	SOIL HORZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
103.07	0-3	O	N/A	N/A		WARY ROOTS
102.32	3-12	A	SANDY LOAM	10YR 3/3		WARY ROOTS
101.49	12-22	B	SANDY LOAM	10YR 5/6		
100.32	22-36	C1	LOAMY SAND	2.5Y 5/4		STRUCTURELESS/VERY FRABLE
96.15	36-86	C2	SILT LOAM	5Y 7/2		MODERATE/HARD/PLATY

BOTTOM ELEV. 96.15
WATER OBSERVED @ N/A INFILTRATION RATE N/A MIN/INCH

TEST PIT # 6 GRD. EL. 102.03 TEST BY: SHANE M. OATES
GW. EL. N/A WITNESSED BY: BRUCE WILSON JR.
DATE: 10/20/2020 MOTTUNG EL. N/A CERTIFIED BY: SHANE M. OATES

ELEV.	SURFACE DEPTH	SOIL HORZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
101.70	0-4	O	N/A	N/A		WARY ROOTS
100.86	4-14	A	SANDY LOAM	10YR 3/3		WARY ROOTS
100.03	14-24	B	SANDY LOAM	10YR 5/6		
98.53	24-42	C1	LOAMY SAND	2.5Y 5/4		STRUCTURELESS/VERY FRABLE
94.53	42-90	C2	SILT LOAM	5Y 6/1		MODERATE/HARD/PLATY

BOTTOM ELEV. 94.53
WATER OBSERVED @ N/A INFILTRATION RATE 10 MIN/INCH

TEST PIT # 7 GRD. EL. 104.25 TEST BY: SHANE M. OATES
GW. EL. N/A WITNESSED BY: BRUCE WILSON JR.
DATE: 10/20/2020 MOTTUNG EL. N/A CERTIFIED BY: SHANE M. OATES

ELEV.	SURFACE DEPTH	SOIL HORZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
103.92	0-4	O	N/A	N/A		WARY ROOTS
102.92	4-16	A	SANDY LOAM	10YR 3/3		WARY ROOTS
101.75	16-30	B	SANDY LOAM	10YR 5/6		
100.75	30-42	C1	LOAMY SAND	2.5Y 5/4		STRUCTURELESS/VERY FRABLE
97.25	42-84	C2	SILT LOAM	5Y 7/2		MODERATE/HARD/PLATY/BOTTOM

BOTTOM ELEV. 97.25
WATER OBSERVED @ N/A INFILTRATION RATE N/A MIN/INCH

TEST PIT # 8 GRD. EL. 103.03 TEST BY: SHANE M. OATES
GW. EL. N/A WITNESSED BY: BRUCE WILSON JR.
DATE: 10/20/2020 MOTTUNG EL. N/A CERTIFIED BY: SHANE M. OATES

ELEV.	SURFACE DEPTH	SOIL HORZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
102.70	0-4	O	N/A	N/A		WARY ROOTS
102.20	4-10	A	SANDY LOAM	10YR 3/3		WARY ROOTS
101.20	10-22	B	SANDY LOAM	10YR 5/6		
95.53	22-90	C	SILT LOAM	5Y 6/1		MODERATE/HARD/PLATY

BOTTOM ELEV. 95.53
WATER OBSERVED @ N/A INFILTRATION RATE N/A MIN/INCH

TEST PIT # D-1 GRD. EL. 99.74 TEST BY: SHANE M. OATES
GW. EL. N/A WITNESSED BY: BRUCE WILSON JR.
DATE: 2/25/2020 MOTTUNG EL. N/A CERTIFIED BY: SHANE M. OATES

ELEV.	SURFACE DEPTH	SOIL HORZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
99.24	0-6	O	N/A	N/A		SOME ROOTS
97.74	6-24	B	SANDY LOAM	10YR 4/4		SOME ROOTS
91.74	24-96	C1	MED. SAND	2.5Y 6/3		STRUCTURELESS/VERY FRABLE
90.74	96-108	C2	LOAMY SAND	2.5Y 6/3	Ø96" EL. 91.74	STRUCTURELESS/VERY FRABLE

BOTTOM ELEV. 90.74
WATER OBSERVED @ N/A INFILTRATION RATE N/A MIN/INCH

TEST PIT # D-2 GRD. EL. 100.23 TEST BY: SHANE M. OATES
GW. EL. N/A WITNESSED BY: BRUCE WILSON JR.
DATE: 2/25/2020 MOTTUNG EL. N/A CERTIFIED BY: SHANE M. OATES

ELEV.	SURFACE DEPTH	SOIL HORZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
99.56	0-8	O	N/A	N/A		SOME ROOTS
98.90	8-16	B	SANDY LOAM	10YR 4/4		SOME ROOTS
96.90	16-40	C1	MED. SAND	2.5Y 6/3		STRUCTURELESS/VERY FRABLE
92.56	40-92	C2	LOAMY SAND	2.5Y 6/3	Ø40" EL. 96.90	STRUCTURELESS/VERY FRABLE

BOTTOM ELEV. 92.56
WATER OBSERVED @ N/A INFILTRATION RATE N/A MIN/INCH

TEST PIT # D-3 GRD. EL. 100.05 TEST BY: SHANE M. OATES
GW. EL. N/A WITNESSED BY: BRUCE WILSON JR.
DATE: 2/25/2020 MOTTUNG EL. N/A CERTIFIED BY: SHANE M. OATES

ELEV.	SURFACE DEPTH	SOIL HORZ.	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
99.38	0-8	O	N/A	N/A		SOME ROOTS
98.05	8-24	B	SANDY LOAM	10YR 4/4		SOME ROOTS
96.38	24-44	C1	MED. SAND	2.5Y 6/3		STRUCTURELESS/VERY FRABLE
94.72	44-64	C2	LOAMY SAND	2.5Y 6/3	Ø44" EL. 96.38	STRUCTURELESS/VERY FRABLE

BOTTOM ELEV. 94.72
WATER OBSERVED @ 95.05 INFILTRATION RATE N/A MIN/INCH

BY

DESCRIPTION

DATE

REV

Independence ENGINEERING LLC
33 COMMERCIAL STREET
RAYNHAM, MASSACHUSETTS 02767
(508) 245-2668
INDEPENDENCE@INDEPENDENCEENGINEERING.COM
NEW JERSEY PENNSYLVANIA MASSACHUSETTS

PERMITTING PLANS

FOR

CONSTRUCTION DETAILS SHEET 1 of 5

MAPLE STREET DEVELOPMENT LLC
0 MAPLE STREET, BELLINGHAM
MASSACHUSETTS 02019

PROJECT
066-001

DATE
02/09/2024

SCALE
NTS

DESIGNED
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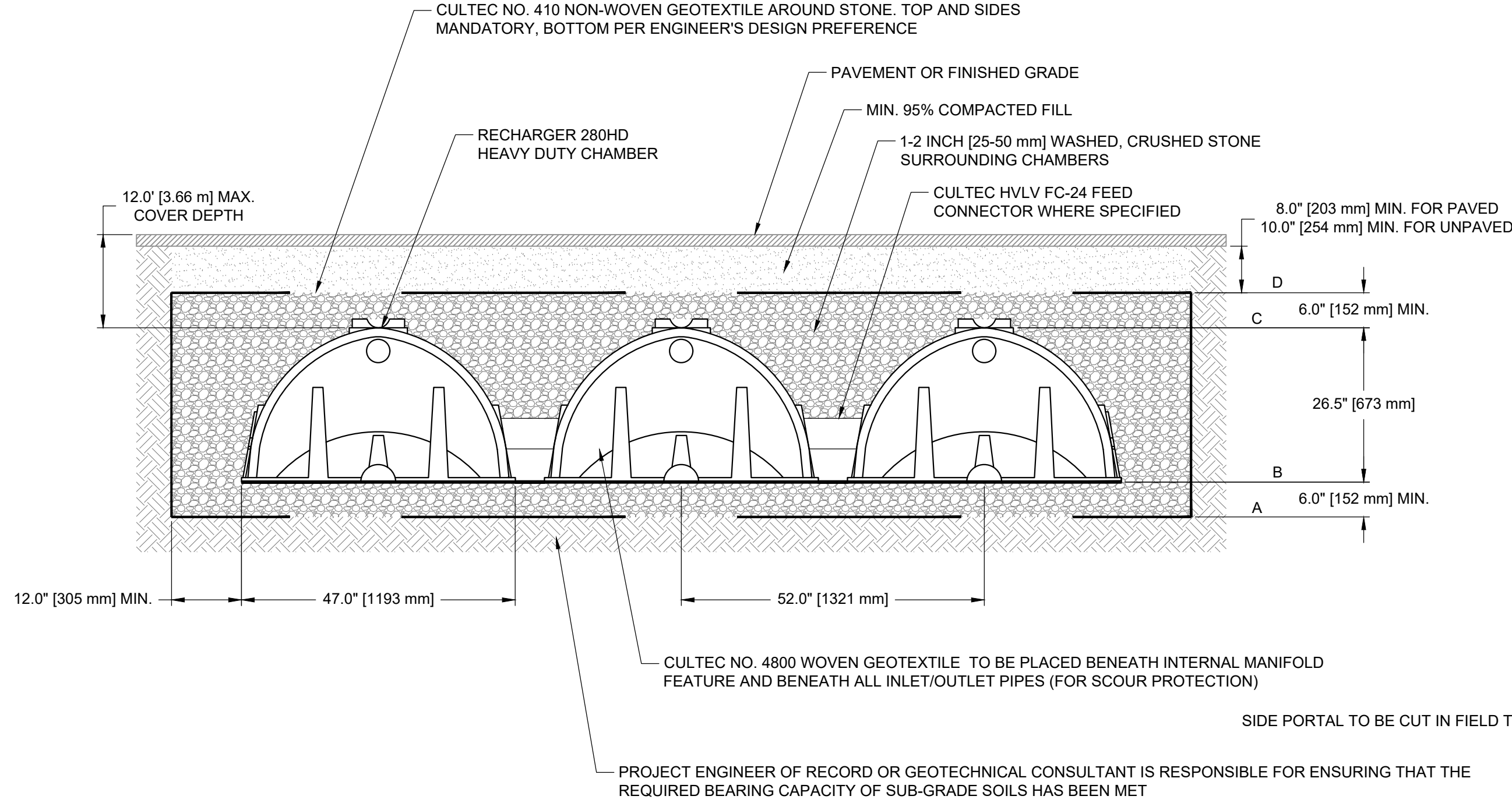
NEIL E. SANDER
CIVIL
No. 48963
02/12/2024

8

SHEET
8

OF
14

	FRONT FACILITY	REAR FACILITY
A (BOTTOM STONE)	100.52	100.46
B (BOTTOM CHAMBERS)	101.02	100.96
C (TOP CHAMBERS)	103.23	103.17
D (TOP STONE)	103.73	103.67

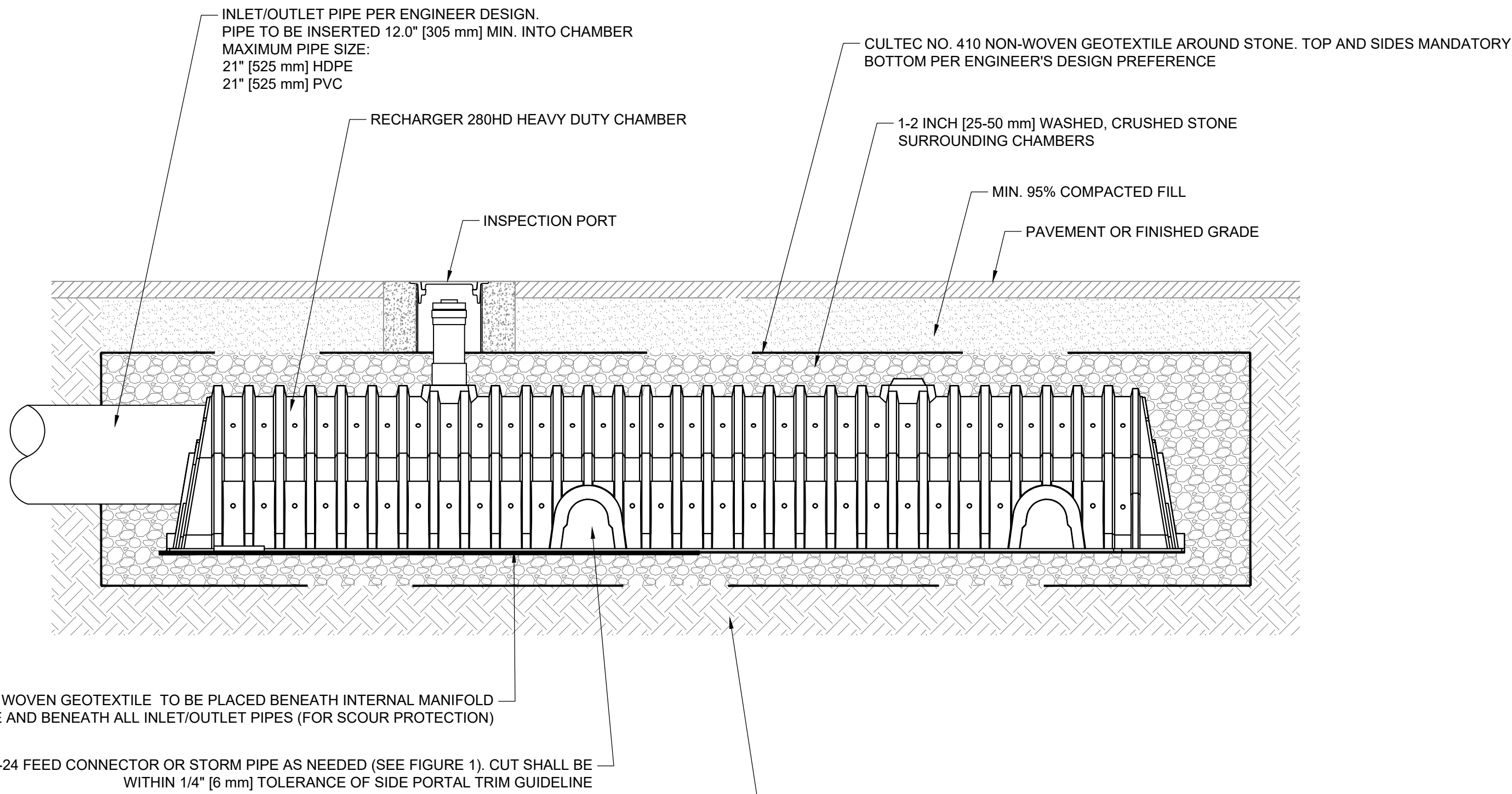


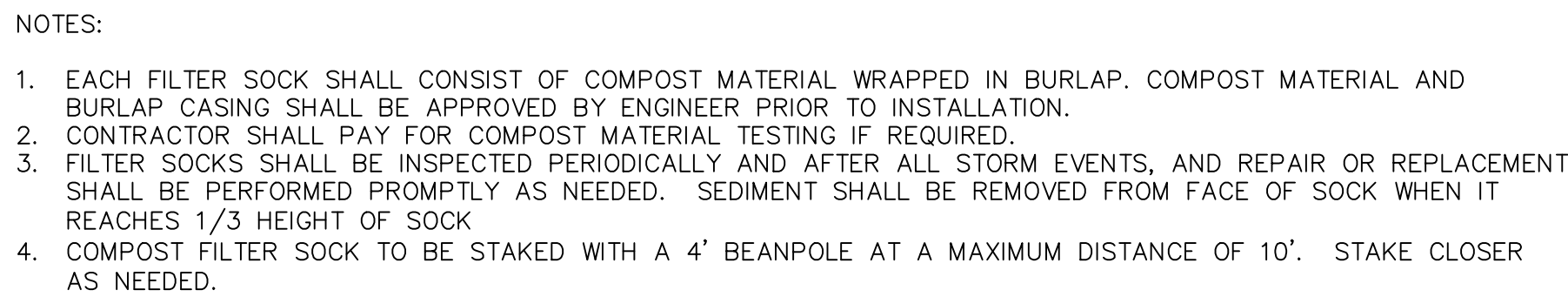
CULTEC NO. 4800 WOVEN GEOTEXTILE TO BE PLACED BENEATH INTERNAL MANIFOLD FEATURE AND BENEATH ALL INLET/OUTLET PIPES (FOR SCOUR PROTECTION)

SIDE PORTAL TO BE CUT IN FIELD TO ALLOW FOR HVLV FC-24 FEED CONNECTOR OR STORM PIPE AS NEEDED (SEE FIGURE 1). CUT SHALL BE WITHIN 1/4\"/>

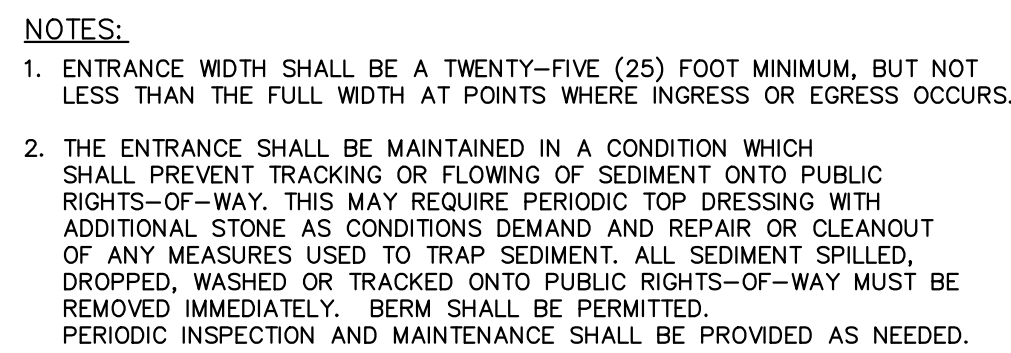
PROJECT ENGINEER OF RECORD OR GEOTECHNICAL CONSULTANT IS RESPONSIBLE FOR ENSURING THAT THE REQUIRED BEARING CAPACITY OF SUB-GRADE SOILS HAS BEEN MET

CULTEC RECHARGER 280HD
N.T.S.

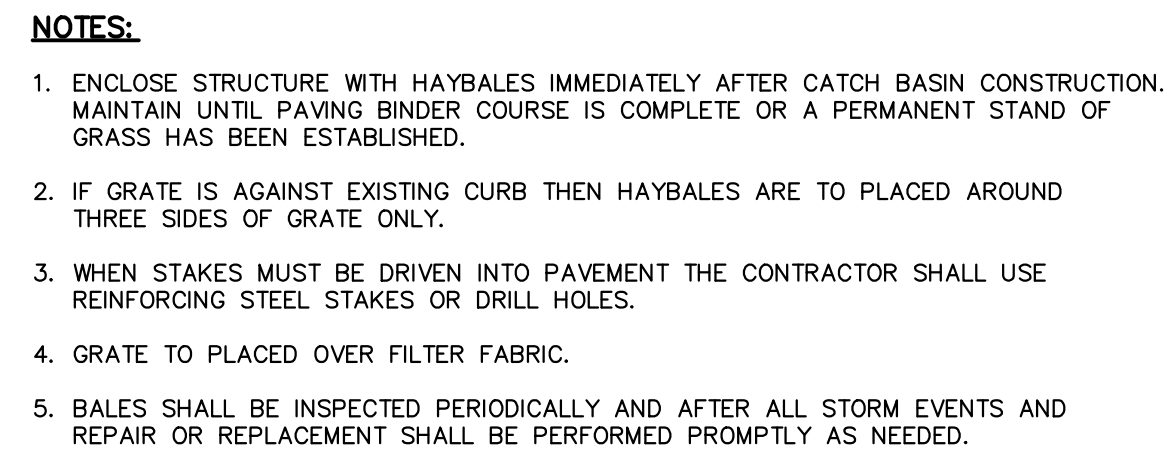




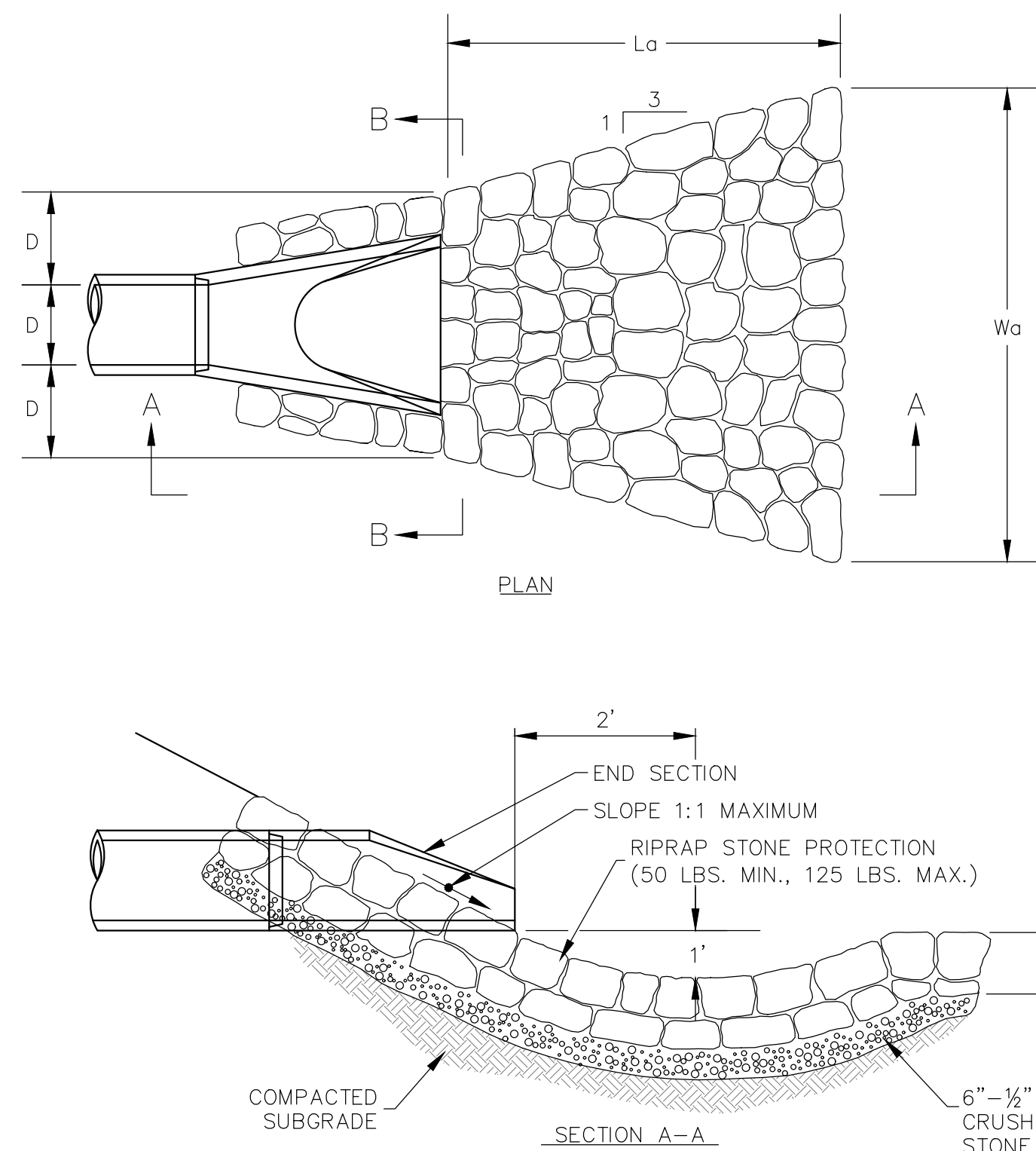
12" DIA. COMPOST FILTER SOCK DETAIL
N.T.S.



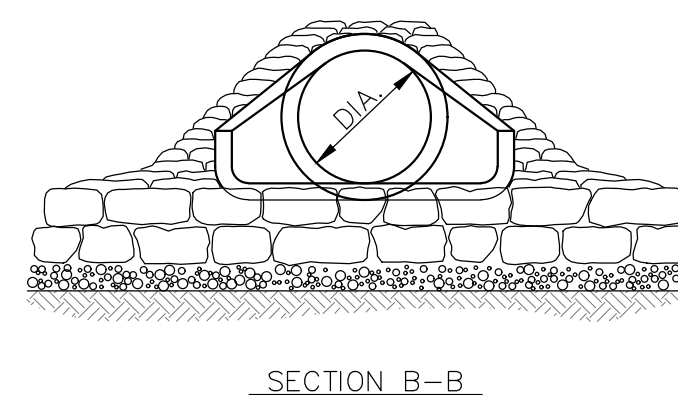
STABILIZED CONSTRUCTION EXIT
N.T.S.



CATCH BASIN SEDIMENT TRAP
N.T.S.

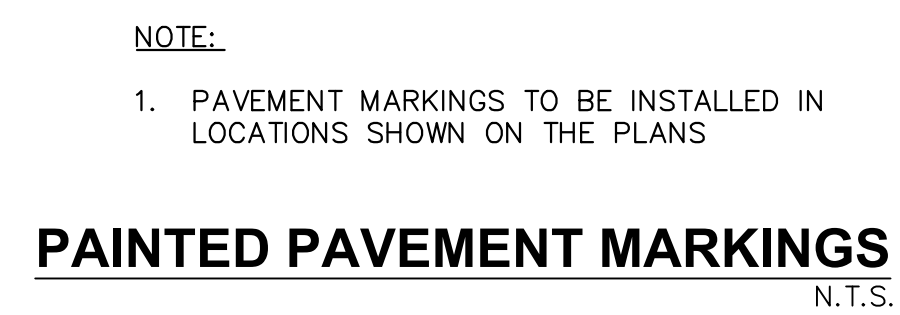


FLARED END SECTION W/ PLUNGE POOL



- | |
|--|
| NOTES: |
| 1. THE FLARED END SECTION PIPE JOINT SHALL BE SIMILAR TO THE MAIN RUN OF PIPE JOINTS. |
| 2. FLARED END SECTIONS SHALL CONFORM AS SHOWN IN THE TABLE OR AS APPROVED BY THE ENGINEER. |

PIPE DIA. D	L _a	W _a	H
12"	4'-0"	5'-9"	1'-5"
15"	4'-9"	7'-3"	1'-5"
18"	6'-0"	8'-6"	1'-5"
24"	8'-0"	11'-4"	1'-5"



Independence
ENGINEERING LLC

33 COMMERCIAL STREET
RAYNHAM, MASSACHUSETTS 02767
(508) 245-2606
INDEPENDENCE@INDEPENDENCEENGINEERING
NEW JERSEY PENNSYLVANIA MASSACHUSETTS

CONSTRUCTION DETAILS SHEET 4 of 5

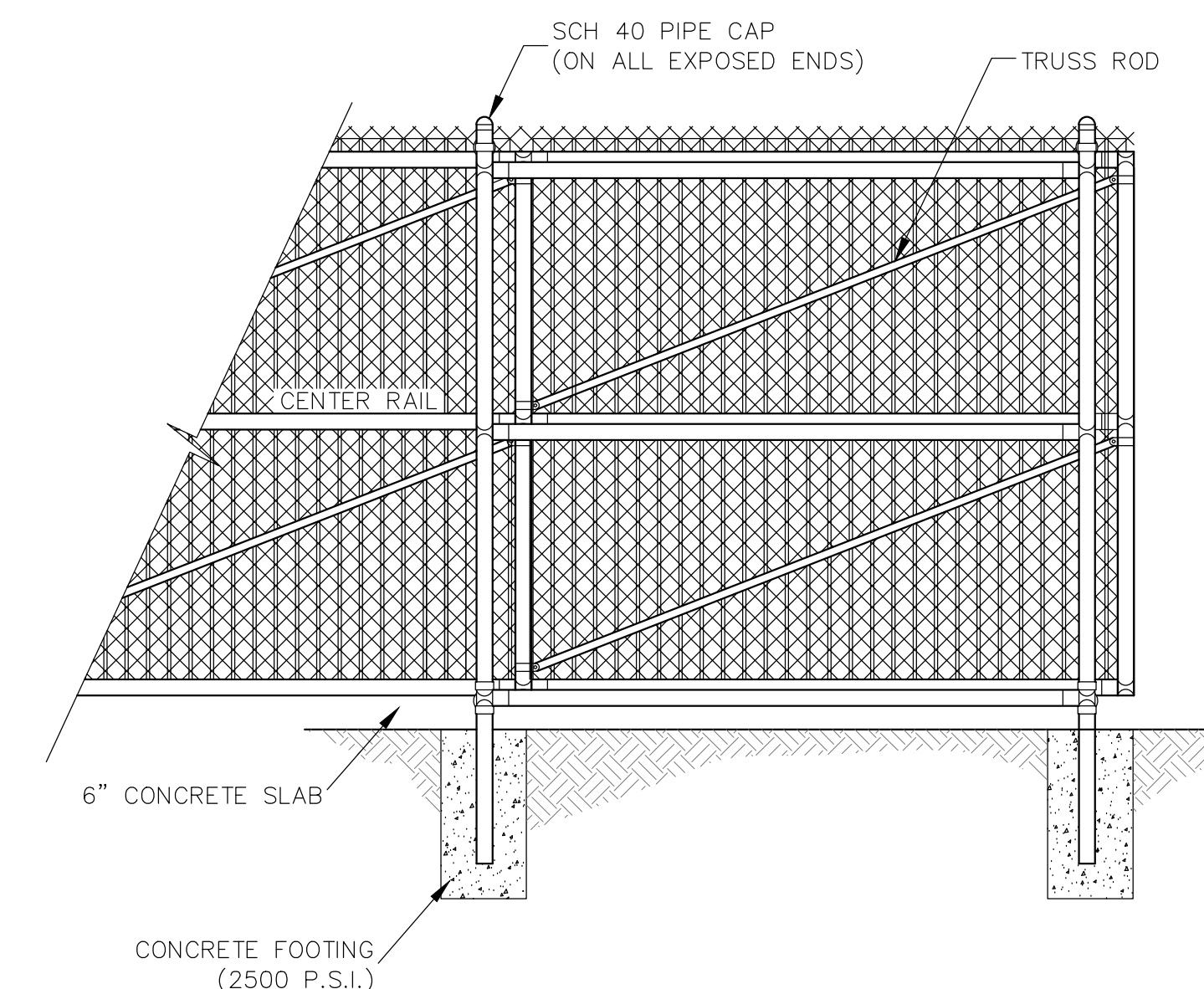
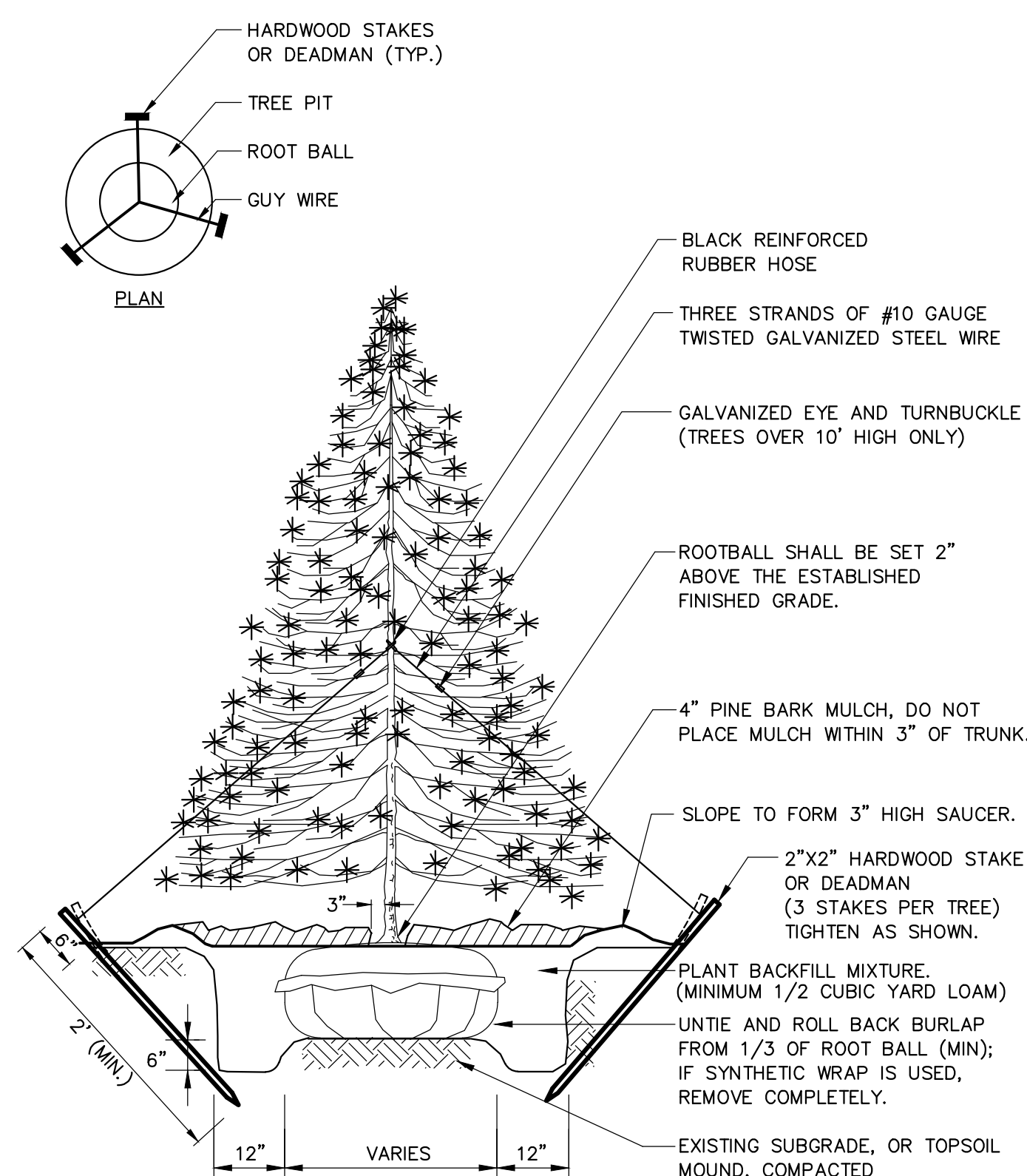
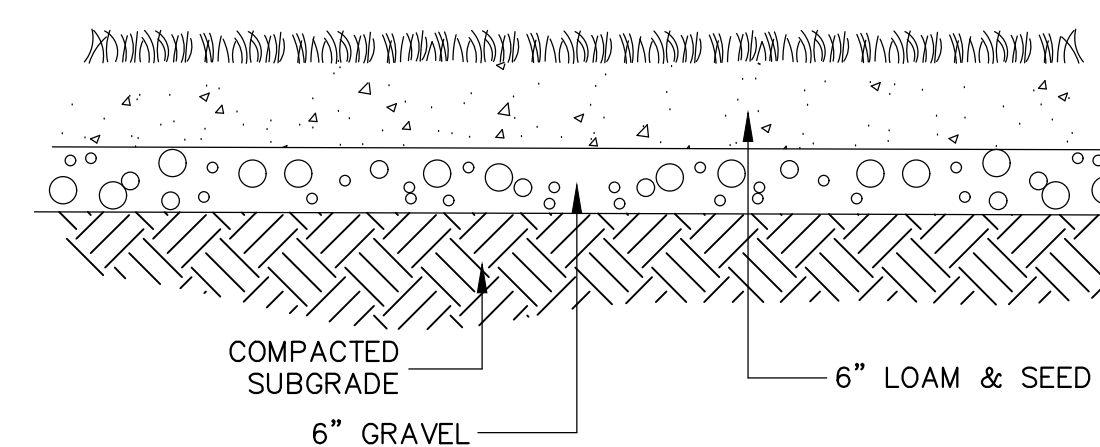
FOR

MAPLE STREET DEVELOPMENT LLC
0 MAPLE STREET, BELLINGHAM
MASSACHUSETTS 02019

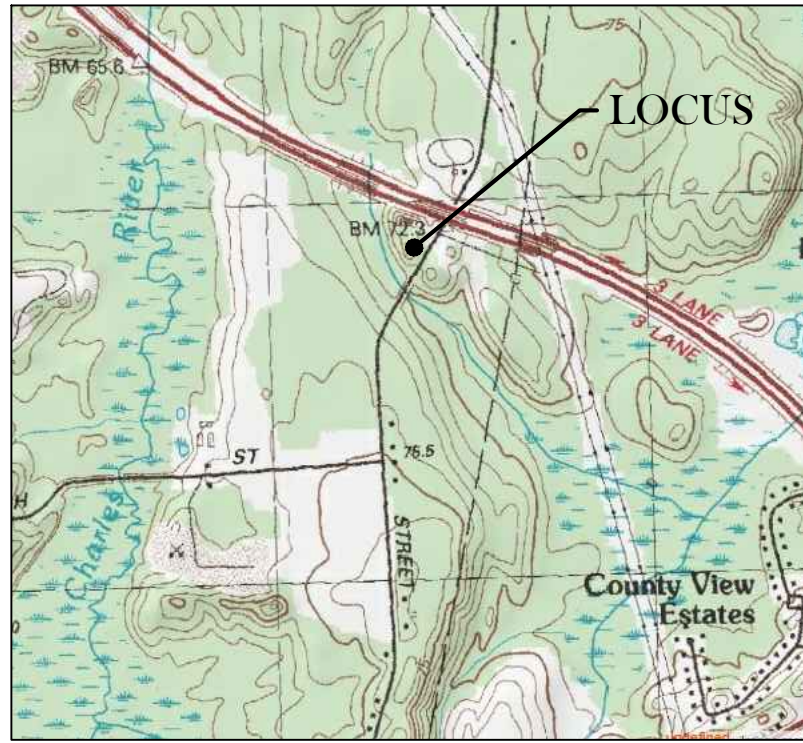
COMMONWEALTH OF MASSACHUSETTS
NEIL E. SANDER
CIVIL
No. 49963
Neil E. Sander
02/12/2024

TREE CALIPER	2"-6"	6"-8"	8"-10"	10"-12"
TURNBUCKLE (GALVANIZED)	5/16"x 4-1/2"	5/16"x 4-1/2"	3/8"x6"	1/2"x8"
# GUYS REQ'D.	3	3	4	4
WIRE OR CABLE	1/8"DIA.	3/16"DIA.	1/4"DIA.	5/16"DIA.
DEADMAN SIZE	3" DIA.	6" DIA.	8" DIA.	10" DIA.

LANDSCAPING PLANTING TABLE				
QUANTITY	COMMON NAME	BOTANICAL NAME	PLAN SYMBOL	SIZE
8	AZALEA	AZALEA "DELAWARE VALLEY WHITE"		#3
4	RHODODENDRON	RHODODENDRON X PJM		#3
5	FORSYTHIA	FORSYTHIA X INTERMEDIA		5-6' B&B
8	JUNIPER	JUNIPERUS CONFERTA		#2
5	DOGWOOD	KORNUS CELESTIAL		4" DIA.
10	AZALEA	AZALEA "CRIMSON RED"		#5



[illegible]



LOCUS: MAPLE STREET - BELLINGHAM, MA

ZONING REQUIREMENTS

	REQUIRED
AREA	60,000 SF
FRONTAGE	200 FEET
BUILDING HEIGHT	45 FEET
MINIMUM YARDS:	
FRONT	20 FEET*
SIDE	10 FEET**
REAR	20 FEET*

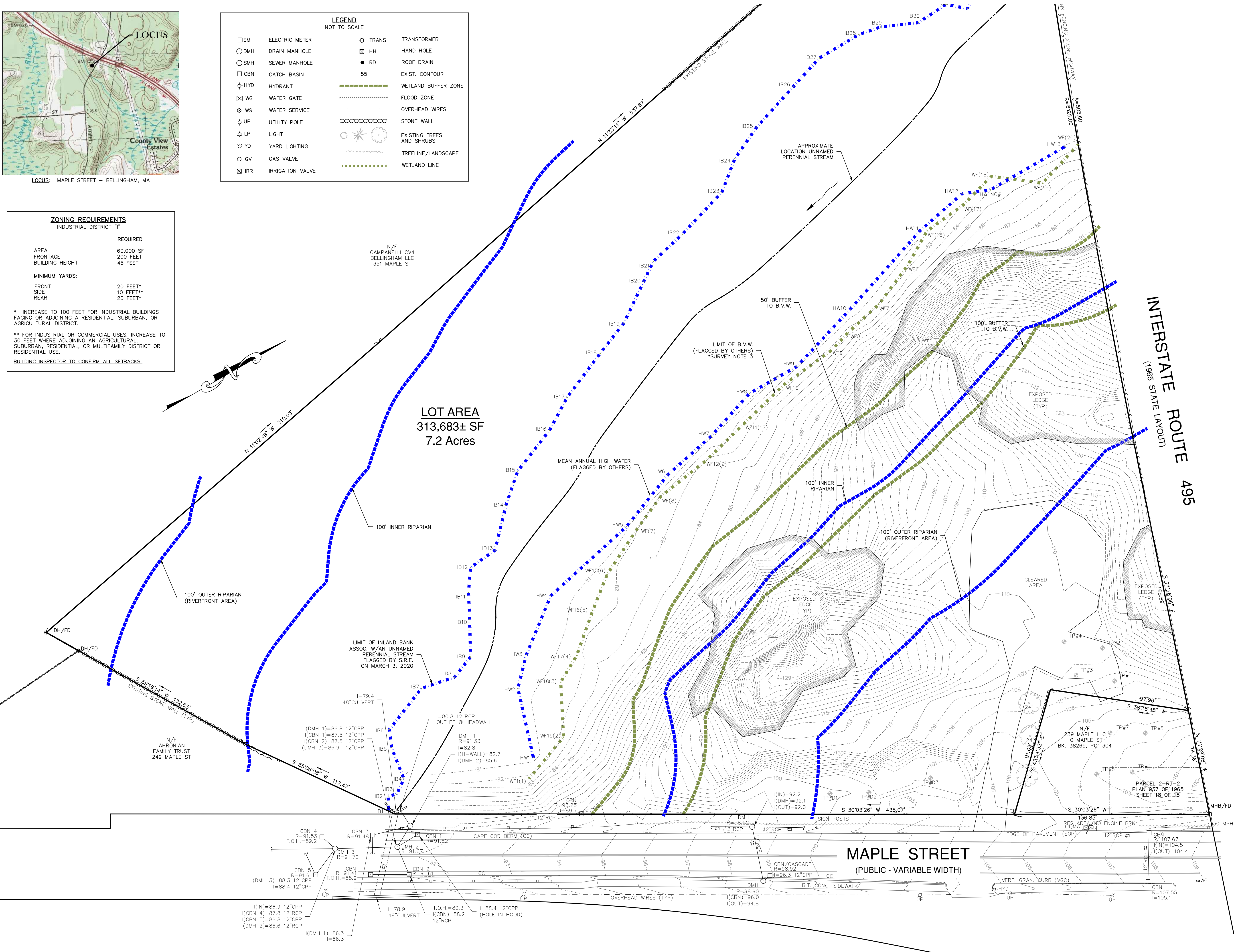
* INCREASE TO 100 FEET FOR INDUSTRIAL BUILDINGS FACING OR ADJOINING A RESIDENTIAL, SUBURBAN, OR AGRICULTURAL DISTRICT.

** FOR INDUSTRIAL OR COMMERCIAL USES, INCREASE TO 30 FEET WHERE ADJOINING AN AGRICULTURAL, SUBURBAN, RESIDENTIAL, OR MULTIFAMILY DISTRICT OR RESIDENTIAL USE.

BUILDING INSPECTOR TO CONFIRM ALL SETBACKS.

LEGEND			
NOT TO SCALE			
EM	ELECTRIC METER	TRANS	TRANSFORMER
DMH	DRAIN MANHOLE	HH	HAND HOLE
SMH	SEWER MANHOLE	RD	ROOF DRAIN
CBN	CATCH BASIN	55	EXIST. CONTOUR
HYD	HYDRANT	WETLAND BUFFER ZONE	
WG	WATER GATE	FLOOD ZONE	
WS	WATER SERVICE	OVERHEAD WIRES	
UP	UTILITY POLE	STONE WALL	
LP	LIGHT	EXISTING TREES AND SHRUBS	
YD	YARD LIGHTING	TREELINE/LANDSCAPE	
GV	GAS VALVE	WETLAND LINE	
IRR	IRRIGATION VALVE		

LOT AREA
313,683± SF
7.2 Acres



DRAWING REVISIONS

ACTION	DATE	DESCRIPTION
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DATUM:

ELEVATIONS SHOWN HEREON REFERENCE AN ASSUMED VERTICAL DATUM.

FEMA:

LOCUS LIES IN F.I.R.M. ZONE X AS SHOWN ON COMMUNITY PANEL NO. 25021C0302E DATED JULY 17, 2012.

OWNER OF RECORD:

239 MAPLE LLC
239 MAPLE STREET
BELLINGHAM, MA 02019
ASSESSOR'S PARCEL: #37-3-0
DEED BOOK: 36492, PAGE: 445

PLAN REFERENCES:

1. PLAN BK: 662, PG. 43
2. PLAN BK: 219, PG. 935
3. PLAN BK: 5508, PG. 314
4. PLAN BK: 217, PG. 1010
5. PLAN BK: 103, PG. 49

UTILITIES:

UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON VISIBLE ABOVE GROUND UTILITIES AND RECORD INFORMATION OF BELOW GROUND UTILITIES AND ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE BEGINNING ANY EXCAVATION. (DIGSAFE 1-800-322-4844)

SURVEY NOTES:

1. ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING, INC. BETWEEN MARCH 4-23, 2020 AND FIELD CHECKED ON APRIL 21, 2020.
2. ANY EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH CURRENT DEED DESCRIPTIONS AND/OR THOSE THAT ARE VISIBLE OR OF PUBLIC RECORD. LEGAL STATUS OF SAID EASEMENTS ARE NOT KNOWN.
3. WETLAND FLAG NUMBERS SHOWN IN PARENTHESIS ARE THE OLDER (POSSIBLY ORIGINAL) FLAG NUMBERS.

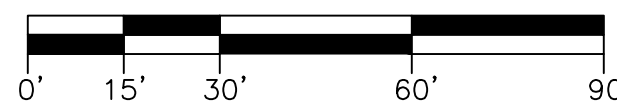
EXISTING CONDITIONS NOTE:

THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE SITE CONDITIONS FOUND AT THE TIME OF FIELD SURVEY CONDUCTED BY CAVANARO CONSULTING, INC..

CAVANARO CONSULTING, INC. HAS NOT PREPARED AND/OR PROVIDED ANY PERMIT PLANS FOR THIS PROJECT TO DATE. THE STATUS OF ANY OPEN PERMITS IS NOT KNOWN. THIS PLAN DOES NOT EXPRESS OR IMPLY COMPLIANCE WITH CURRENT ZONING BYLAWS AND/OR OTHER REGULATORY AGENCY THRESHOLDS.

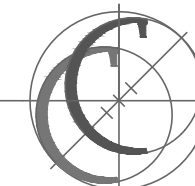


SCALE: 1" = 30'



CAVANARO CONSULTING

687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186



EXISTING CONDITIONS PLAN MAPLE STREET BELLINGHAM, MA

PREPARED FOR:
CENTER MOUNT LAND DEVELOPMENT, LLC
33 COMMERCIAL STREET
RAYNHAM, MA 02767

PROJECT NO. : 20.020

DRAWING NO.

SCALE : AS SHOWN

DATE : 9/19/2022

DESIGNED BY : -

DRAWN BY : DB/MM

CHECKED BY : BPS

DRAWING NO.

EC

SHEET NO. 1 OF 1

FILENAME:

W:\PROJECTS\2020\20020\DWG\20020_EC.DWG