

PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET
HOPEDALE, MA

OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

REV DATE DESCRIPTION

ISSUE TYPE:
PERMIT
ISSUE DATE:
07-15-2022
PROJECT NUMBER:
21013

DRAWN BY: -
CHECKED BY: -

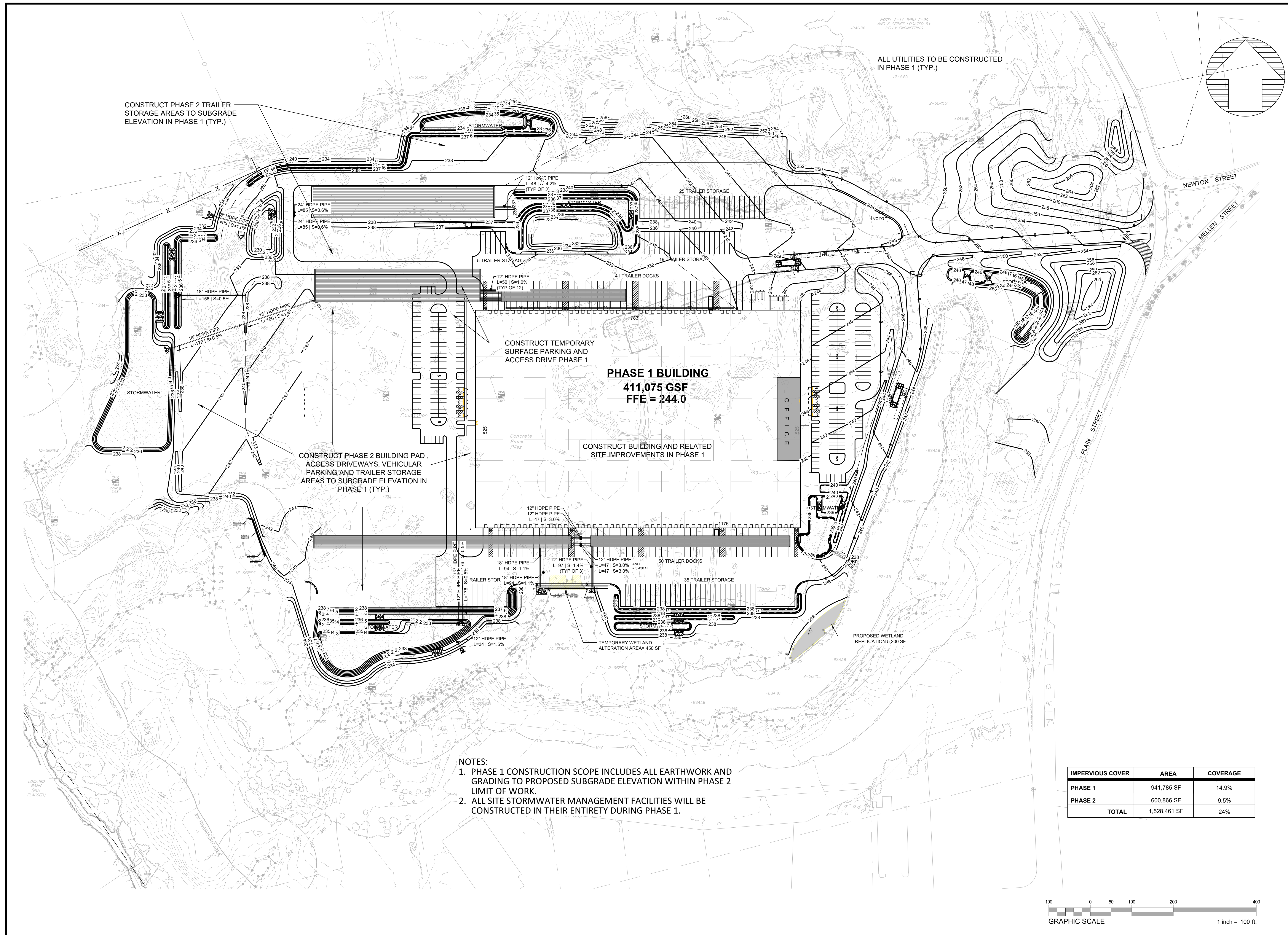
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SHEET TITLE:

**PHASE 1
CONSTRUCTION
PLAN**

SHEET NUMBER:

ISSUED FOR : PERMIT



ALL UTILITIES TO BE CONSTRUCTED
IN PHASE 1 (TYP.)

CONSTRUCT PHASE 2 TRAILER
STORAGE AREAS TO SUBGRADE
ELEVATION IN PHASE 1 (TYP.)

CONSTRUCT PHASE 2 BUILDING PAD,
ACCESS DRIVEWAYS, VEHICULAR
PARKING AND TRAILER STORAGE
AREAS TO SUBGRADE ELEVATION IN
PHASE 1 (TYP.)

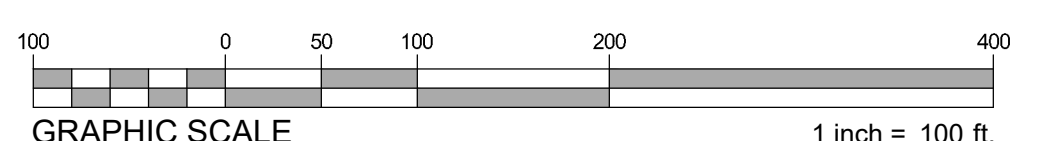
CONSTRUCT TEMPORARY
SURFACE PARKING AND
ACCESS DRIVE PHASE 1

PHASE 1 BUILDING
411,075 GSF
FFE = 244.0

CONSTRUCT BUILDING AND RELATED
SITE IMPROVEMENTS IN PHASE 1

- NOTES:
1. PHASE 1 CONSTRUCTION SCOPE INCLUDES ALL EARTHWORK AND GRADING TO PROPOSED SUBGRADE ELEVATION WITHIN PHASE 2 LIMIT OF WORK.
 2. ALL SITE STORMWATER MANAGEMENT FACILITIES WILL BE CONSTRUCTED IN THEIR ENTIRETY DURING PHASE 1.

IMPERVIOUS COVER	AREA	COVERAGE
PHASE 1	941,785 SF	14.9%
PHASE 2	600,866 SF	9.5%
TOTAL	1,528,461 SF	24%



PROPOSED WAREHOUSE BUILDING

75 PLAIN STREET
HOPEDALE, MA

OWNER/APPLICANT: 75-131 PLAIN STREET, LLC

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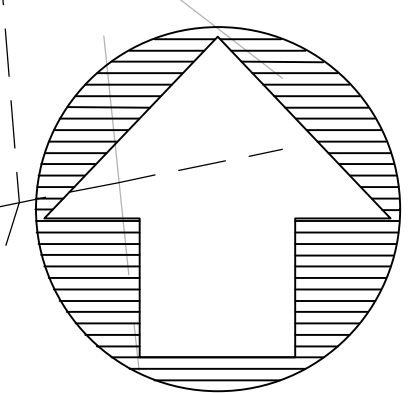
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CONSTRUCTION
PLAN

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ALL UTILITIES TO BE CONSTRUCTED IN PHASE 1 (TYP.)

CONSTRUCT PHASE 2 TRAILER STORAGE AREAS TO SUBGRADE ELEVATION IN PHASE 1 (TYP.)

CONSTRUCT PHASE 2 BUILDING PAD, ACCESS DRIVEWAYS, VEHICULAR PARKING AND TRAILER STORAGE AREAS TO SUBGRADE ELEVATION IN PHASE 1 (TYP.)

CONSTRUCT TEMPORARY SURFACE PARKING AND ACCESS DRIVE PHASE 1

CONSTRUCT BUILDING AND RELATED SITE IMPROVEMENTS IN PHASE 1

PHASE 1 BUILDING
411,075 GSF
FFE = 244.0

TEMPORARY WETLAND ALTERATION AREA= 450 SF

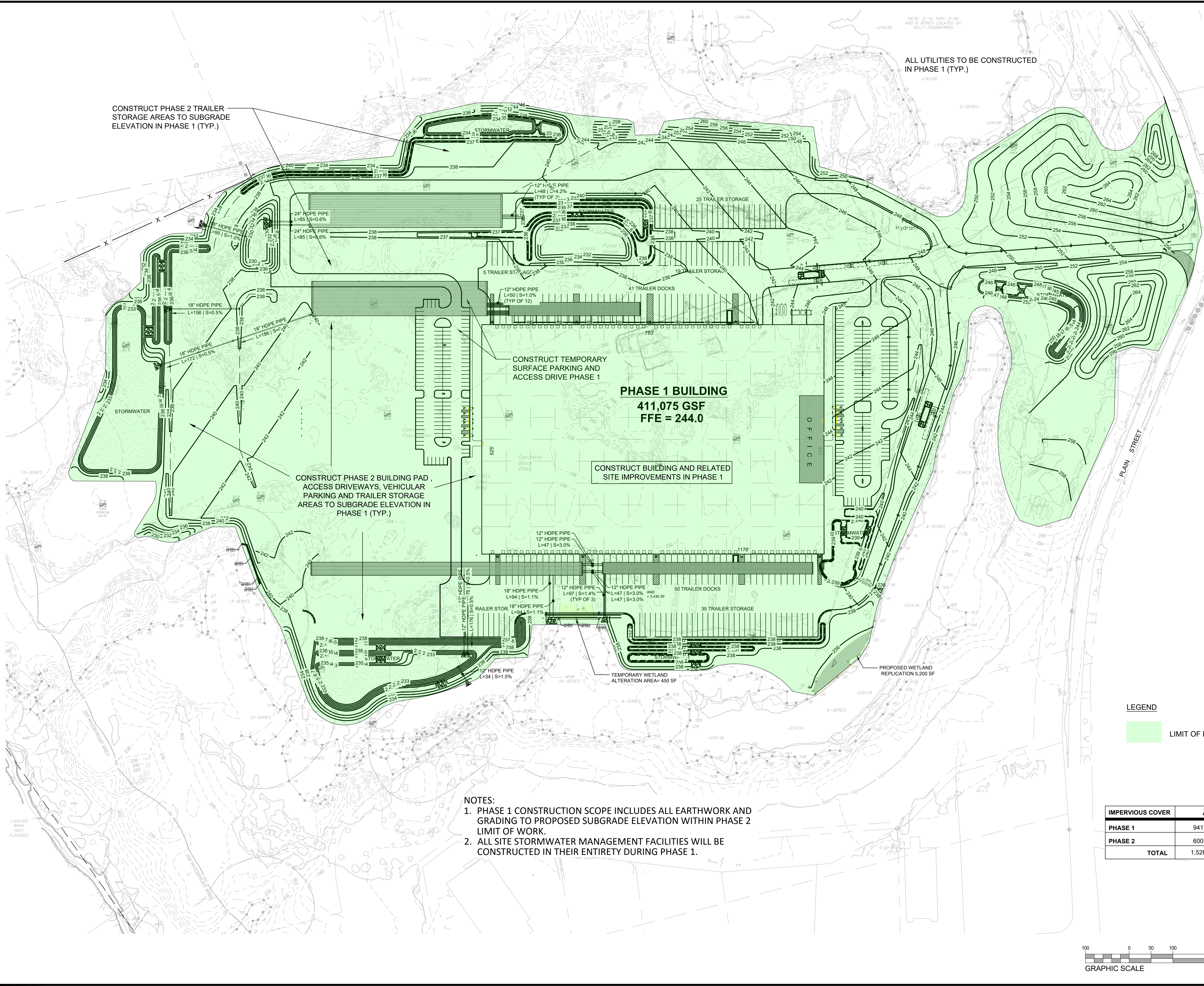
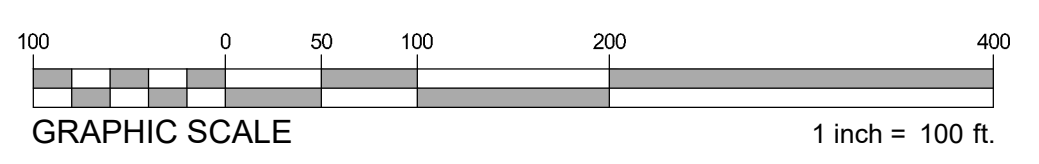
PROPOSED WETLAND REPLICATION 5,200 SF

LEGEND

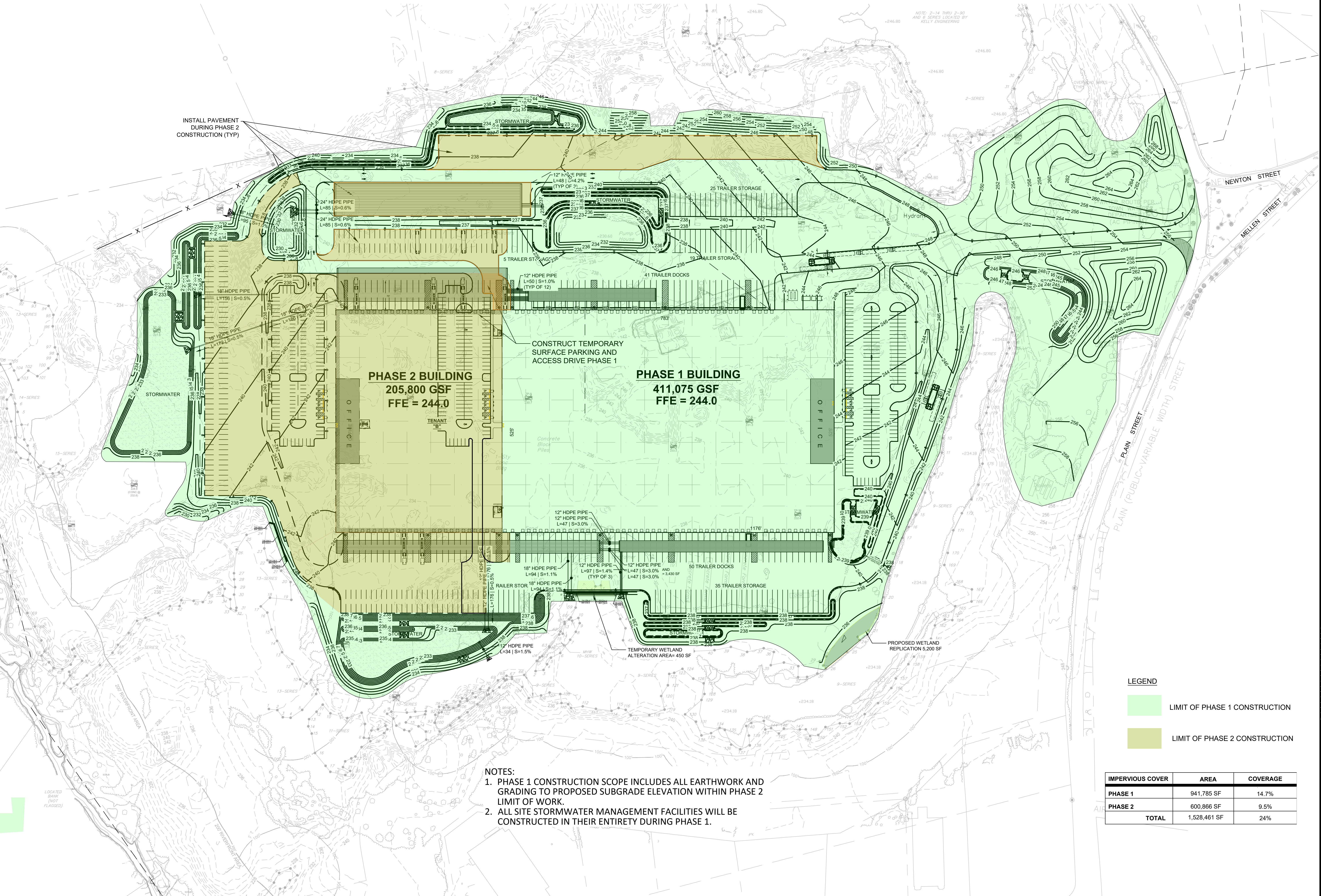
LIMIT OF PHASE 1 CONSTRUCTION

IMPERVIOUS COVER	AREA	COVERAGE
PHASE 1	941,785 SF	14.9%
PHASE 2	600,866 SF	9.5%
TOTAL	1,528,461 SF	24%

- NOTES:**
- PHASE 1 CONSTRUCTION SCOPE INCLUDES ALL EARTHWORK AND GRADING TO PROPOSED SUBGRADE ELEVATION WITHIN PHASE 2 LIMIT OF WORK.
 - ALL SITE STORMWATER MANAGEMENT FACILITIES WILL BE CONSTRUCTED IN THEIR ENTIRETY DURING PHASE 1.



LOCATED BANK (NOT FLAGGED)



INSTALL PAVEMENT
 DURING PHASE 2
 CONSTRUCTION (TYP)

PHASE 2 BUILDING
 205,800 GSF
 FFE = 244.0

PHASE 1 BUILDING
 411,075 GSF
 FFE = 244.0

CONSTRUCT TEMPORARY
 SURFACE PARKING AND
 ACCESS DRIVE PHASE 1

LEGEND

 LIMIT OF PHASE 1 CONSTRUCTION
 LIMIT OF PHASE 2 CONSTRUCTION

IMPERVIOUS COVER	AREA	COVERAGE
PHASE 1	941,785 SF	14.7%
PHASE 2	600,866 SF	9.5%
TOTAL	1,528,461 SF	24%

- NOTES:**
- PHASE 1 CONSTRUCTION SCOPE INCLUDES ALL EARTHWORK AND GRADING TO PROPOSED SUBGRADE ELEVATION WITHIN PHASE 2 LIMIT OF WORK.
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