

DEFINITIVE SUBDIVISION PLAN

"PROSPECT HILL ESTATES"

A SINGLE FAMILY RESIDENTIAL SUBDIVISION

BELLINGHAM, MASSACHUSETTS

Date: December 17, 2021

Revised: March 2, 2022

July 12, 2022

PLAN REFERENCE:
 NORFOLK COUNTY REGISTRY OF DEEDS
 PLAN No.712 OF 1985
 PLAN No.425 OF 1960
 PLAN BOOK 323 (No.712 OF 1985)
 PLAN BOOK 388 (No.1176 OF 1989)
 PLAN BOOK 234 (No.976 OF 1972)
 PLAN BOOK 231 (No.392 OF 1972)
 RECORD BOOK 861, PAGE 506

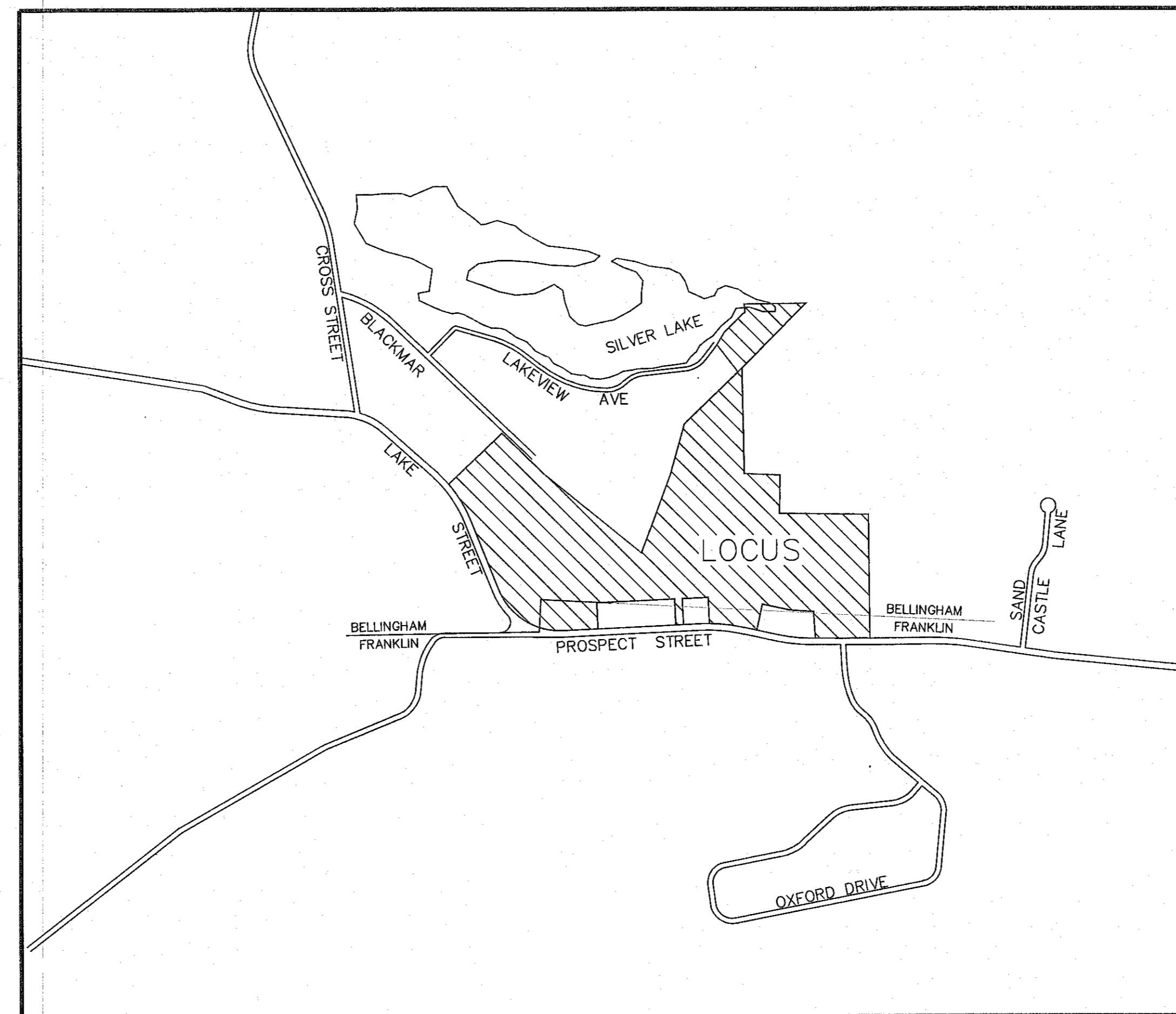
ASSESSOR'S REFERENCE:
 FRANKLIN:
 MAP 309, LOT 018
 MAP 308, LOT 079
 BELLINGHAM:
 MAP 69, LOT 87
 MAP 65, LOT 22
 MAP 65, LOT 20

OWNERS OF RECORD:
 1. V.F.W OF THE U.S., INC
 940 SOUTH MAIN ST.
 BELLINGHAM, MA
 P.O. BOX 101
 BELLINGHAM, MA
 2. WALL STREET DEVELOPMENT CORP.
 P.O. BOX 272
 WESTWOOD, MA
 3. PAUL D. CLARKIN
 137 LAKEVIEW AVE.
 BELLINGHAM, MA

ZONING CLASSIFICATIONS:
 AGRICULTURAL
 LOT AREA:
 Single Family: 80,000 s.f.
 Two Family: 160,000 s.f.
 FRONTAGE: 200'
 SETBACKS:
 Front: 30'
 SIDE: 15'
 REAR: 20'

NOTES:

- THE HOMES WILL BE SERVICED BY INDIVIDUAL PRIVATE WELLS AND ONSITE SEWAGE DISPOSAL SYSTEMS.
- THIS PLAN IS THE RESULT OF AN ON-THE-GROUND SURVEY CONDUCTED BY GLM ENGINEERING CONSULTANTS, INC.. THE UTILITY LOCATIONS DEPICTED ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS MADE BY GLM ENGINEERING CONSULTANTS, INC., DIGSAFE PAINT-INDICATORS AND/OR RECORD PLAN LOCATIONS. GLM ENGINEERING CONSULTANTS, INC., DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT UTILITIES THAT ARE DEPICTED ARE SHOWN IN THE CORRECT LOCATION OR WITH THE PROPER MATERIAL DESIGNATION. GLM ENGINEERING CONSULTANTS, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE SHOWN CORRECTLY, INCLUDING BUT NOT LIMITED TO UTILITIES, UNDERGROUND VAULTS, TANKS OR CHAMBERS, DUCT BANKS AND/OR OTHER MAN-MADE UNDERGROUND IMPROVEMENTS. GLM ENGINEERING CONSULTANTS, INC. DOES NOT WARRANT THE LOCATION NOR CHARACTER OR SURFACE IMPROVEMENTS, THE OBSERVATION OF WHICH WAS OBSERVED AT THE TIME OF THE SURVEY.
- THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN ZONE 'X' AND ZONE 'A' A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY IS IDENTIFIED AS MAP NUMBER 25021C0304E, EFFECTIVE DATE 07/17/2012. FLOOD ZONE 'A' IS LOCATED WITHIN THE BOREDERING VEGETATED WETLAND AREA.



LOCUS MAP
1"=800'

PREPARED BY:
GLM ENGINEERING CONSULTANTS, INC.
 19 EXCHANGE STREET
 HOLLISTON, MASSACHUSETTS 01746
 (508)429-1100 fax:(508)429-7160

APPLICANT:
 WALL STREET DEVELOPMENT CORP.
 P.O. BOX 272
 WESTWOOD, MASSACHUSETTS

APPROVED BY THE BELLINGHAM PLANNING BOARD:

 DATE APPROVED: _____

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD WAS RECEIVED ON _____ AT _____ AND NO APPEAL OF THE APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20 DAY APPEAL PERIOD.

TOWN CLERK _____ DATE _____

APPROVAL SUBJECT TO A COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ DATED _____ AND TO BE RECORDED HEREWITH.

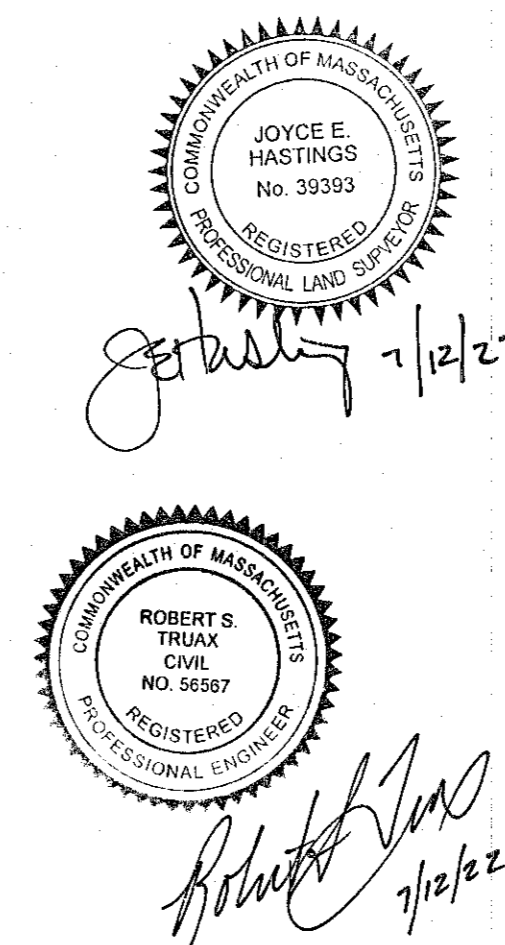
I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES & REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

JOYCE E. HASTINGS P.L.S. _____ DATE _____

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	KEY SHEET
3	LAYOUT PLAN
4	LAYOUT PLAN
5	LAYOUT PLAN
6	LAYOUT PLAN
7	EXISTING & PROPOSED TOPOGRAPHY
8	EXISTING & PROPOSED TOPOGRAPHY
9	EXISTING & PROPOSED TOPOGRAPHY
10	EXISTING & PROPOSED TOPOGRAPHY
11	PLAN & PROFILE
12	PLAN & PROFILE
13	EROSION CONTROL PLAN
14	EROSION CONTROL PLAN
15	DETAILS
16	DETAILS
17	DETAILS
18	DEGRADED RIVERFRONT
19	WETLAND REPLICATION
20	EXISTING TOPOGRAPHY (40 Scale)
21	EXISTING TOPOGRAPHY (40 Scale)
22	EXISTING TOPOGRAPHY (40 Scale)
23	EXIST & PROP. TOPOGRAPHY (40 Scale)
24	EXIST & PROP. TOPOGRAPHY (40 Scale)
25	EXIST & PROP. TOPOGRAPHY (40 Scale)



JOB No.	16,660
DATE:	DEC. 17, 2021
SCALE:	As shown
SHEET:	1 of 25
PLAN #:	27,541

PLAN REFERENCE:
 NORFOLK COUNTY REGISTRY OF DEEDS
 PLAN No.712 OF 1985
 PLAN No.425 OF 1960
 PLAN BOOK 323 (No.712 OF 1985)
 PLAN BOOK 388 (No.1176 OF 1989)
 PLAN BOOK 234 (No.976 OF 1972)
 PLAN BOOK 231 (No.392 OF 1972)
 RECORD BOOK 861, PAGE 506

OWNERS OF RECORD:
 1. V.F.W OF THE U.S., INC
 940 SOUTH MAIN ST.
 BELLINGHAM, MA
 P.O. BOX 101
 BELLINGHAM, MA
 2. WALL STREET DEVELOPMENT CORP.
 P.O. BOX 272
 WESTWOOD, MA
 3. PAUL D. CLARKIN
 137 LAKEVIEW AVE.
 BELLINGHAM, MA

ASSESSOR'S REFERENCE:
 FRANKLIN:
 MAP 309, LOT 018
 MAP 308, LOT 079
 BELLINGHAM:
 MAP 69, LOT 87
 MAP 65, LOT 22
 MAP 65, LOT 20

ZONING CLASSIFICATIONS:
 AGRICULTURAL
 LOT AREA:
 Single Family: 80,000 s.f.
 Two Family: 160,000 s.f.
 FRONTAGE: 200'
 SETBACKS:
 Front: 30'
 Side: 15'
 Rear: 20'

APPROVED BY THE
 BELLINGHAM PLANNING BOARD:

DATE APPROVED: _____

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL
 OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD
 WAS RECEIVED ON _____
 AT _____, AND NO APPEAL OF THE
 APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20
 DAY APPEAL PERIOD.

TOWN CLERK _____ DATE _____

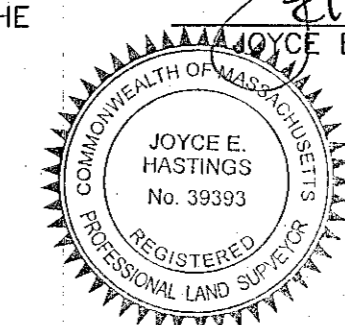
APPROVAL SUBJECT TO A COVENANT
 CONDITIONS SET FORTH IN A COVENANT
 EXECUTED BY _____ AND TO BE
 DATED _____ AND TO BE
 RECORDED HEREWITH.

I CERTIFY THAT THIS PLAN CONFORMS TO THE
 RULES & REGULATIONS OF THE REGISTER OF DEEDS.

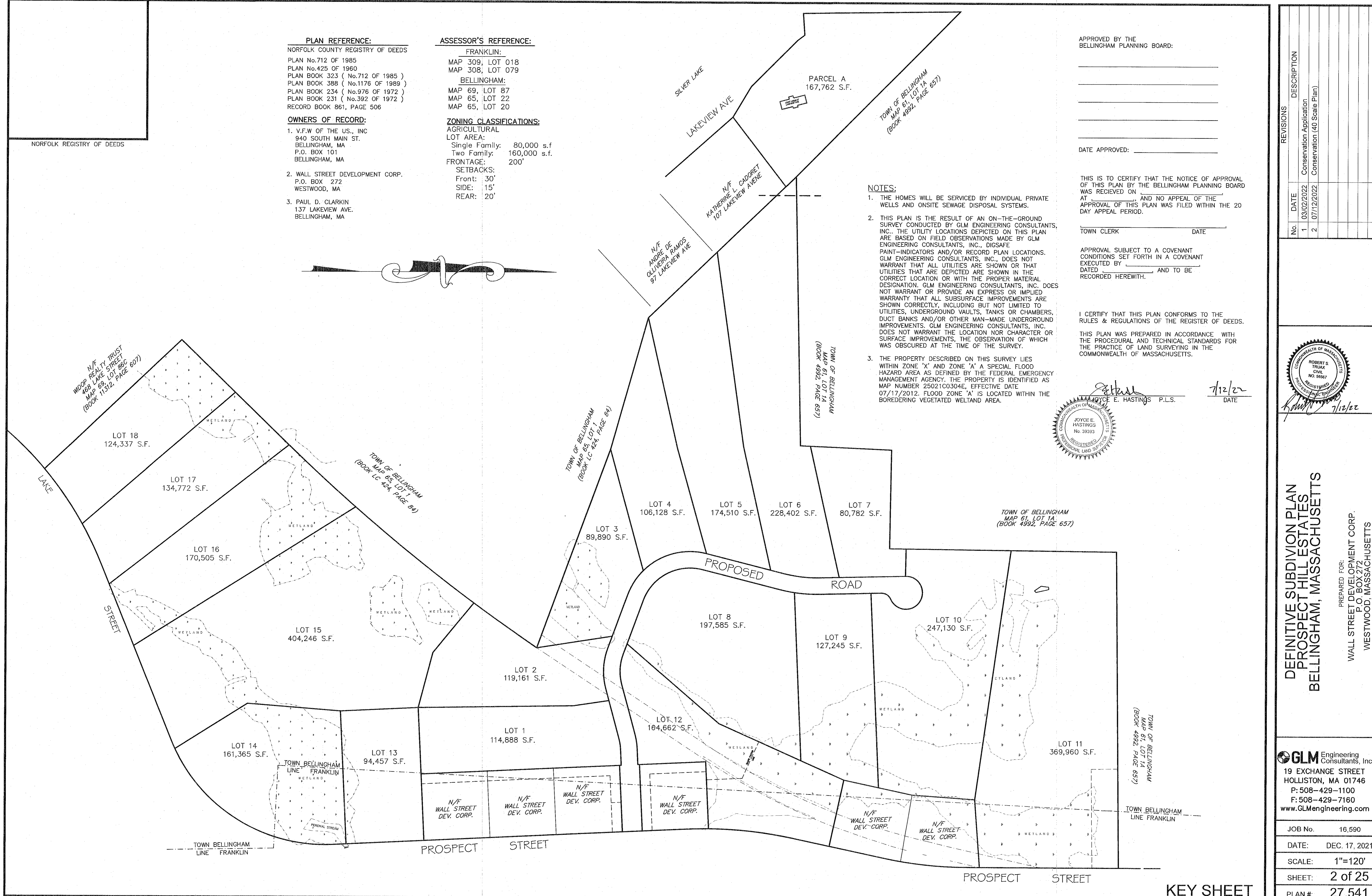
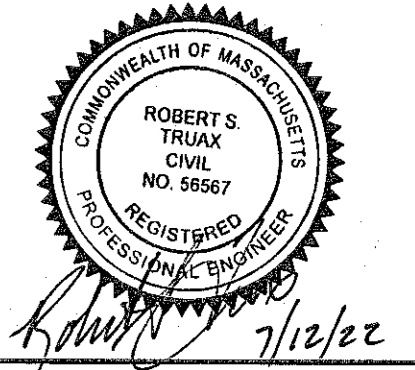
THIS PLAN WAS PREPARED IN ACCORDANCE WITH
 THE PROCEDURAL AND TECHNICAL STANDARDS FOR
 THE PRACTICE OF LAND SURVEYING IN THE
 COMMONWEALTH OF MASSACHUSETTS.

NOTES:

1. THE HOMES WILL BE SERVICED BY INDIVIDUAL PRIVATE
 WELLS AND ONSITE SEWAGE DISPOSAL SYSTEMS.
2. THIS PLAN IS THE RESULT OF AN ON-THE-GROUND
 SURVEY CONDUCTED BY GLM ENGINEERING CONSULTANTS,
 INC.. THE UTILITY LOCATIONS DEPICTED ON THIS PLAN
 ARE BASED ON FIELD OBSERVATIONS MADE BY GLM
 ENGINEERING CONSULTANTS, INC., DIGSAFE
 PAINT-INDICATORS AND/OR RECORD PLAN LOCATIONS.
 GLM ENGINEERING CONSULTANTS, INC., DOES NOT
 WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT
 UTILITIES THAT ARE DEPICTED ARE SHOWN IN THE
 CORRECT LOCATION OR WITH THE PROPER MATERIAL
 DESIGNATION. GLM ENGINEERING CONSULTANTS, INC. DOES
 NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED
 WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE
 SHOWN CORRECTLY, INCLUDING BUT NOT LIMITED TO
 UTILITIES, UNDERGROUND VAULTS, TANKS OR CHAMBERS,
 DUCT BANKS AND/OR OTHER MAN-MADE UNDERGROUND
 IMPROVEMENTS. GLM ENGINEERING CONSULTANTS, INC.
 DOES NOT WARRANT THE LOCATION NOR CHARACTER OR
 SURFACE IMPROVEMENTS, THE OBSERVATION OF WHICH
 WAS OBTAINED AT THE TIME OF THE SURVEY.
3. THE PROPERTY DESCRIBED ON THIS SURVEY LIES
 WITHIN ZONE 'X' AND ZONE 'A' A SPECIAL FLOOD
 HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY
 MANAGEMENT AGENCY. THE PROPERTY IS IDENTIFIED AS
 MAP NUMBER 25021C0304E, EFFECTIVE DATE
 07/17/2012. FLOOD ZONE 'A' IS LOCATED WITHIN THE
 BOREDERING VEGETATED WETLAND AREA.



7/12/22
 DATE



**DEFINITIVE SUBDIVISION PLAN
 PROSPECT HILL ESTATES
 BELLINGHAM, MASSACHUSETTS**

PREPARED FOR:
 WALL STREET DEVELOPMENT CORP.
 P.O. BOX 272
 WESTWOOD, MASSACHUSETTS

GLM Engineering
 Consultants, Inc.
 19 EXCHANGE STREET
 HOLLISTON, MA 01746
 P: 508-429-1100
 F: 508-429-7160
 www.GLMengineering.com

JOB No.	16,590
DATE:	DEC. 17, 2021
SCALE:	1"=120'
SHEET:	2 of 25
PLAN #:	27,541

KEY SHEET

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES & REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



JOYCE E. HASTINGS P.L.S.

7/12/22 DATE

TOWN OF BELLINGHAM MAP 61, LOT 1A (BOOK 4992, PAGE 657)

NORFOLK REGISTRY OF DEEDS

APPROVED BY THE BELLINGHAM PLANNING BOARD:

DATE APPROVED: _____

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD WAS RECEIVED ON _____ AT _____ AND NO APPEAL OF THE APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20 DAY APPEAL PERIOD.

TOWN CLERK _____ DATE _____

APPROVAL SUBJECT TO A COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ AND TO BE DATED _____ AND TO BE RECORDED HEREWITH.

REVISIONS	No.	DATE	DESCRIPTION
	1	03/02/2022	Conservation Application
	2	07/12/2022	Conservation (40 Scale Plan)



DEFINITIVE SUBDIVISION PLAN PROSPECT HILL ESTATES BELLINGHAM, MASSACHUSETTS

PREPARED FOR: WALL STREET DEVELOPMENT CORP. P.O. BOX 272 WESTWOOD, MASSACHUSETTS

ASSESSOR'S REFERENCE:

FRANKLIN: MAP 309, LOT 018 MAP 308, LOT 079 BELLINGHAM: MAP 69, LOT 87 MAP 65, LOT 22 MAP 65, LOT 20

ZONING CLASSIFICATIONS:

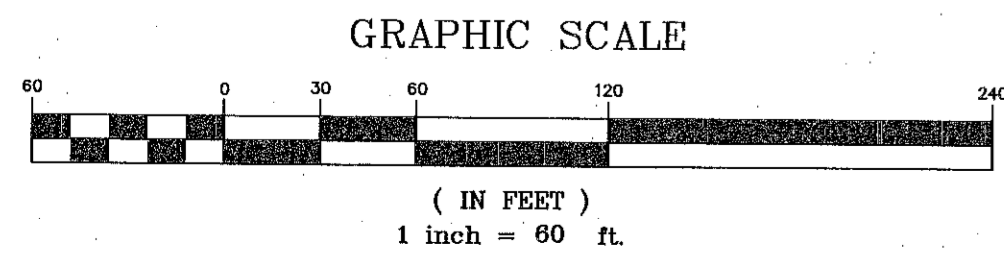
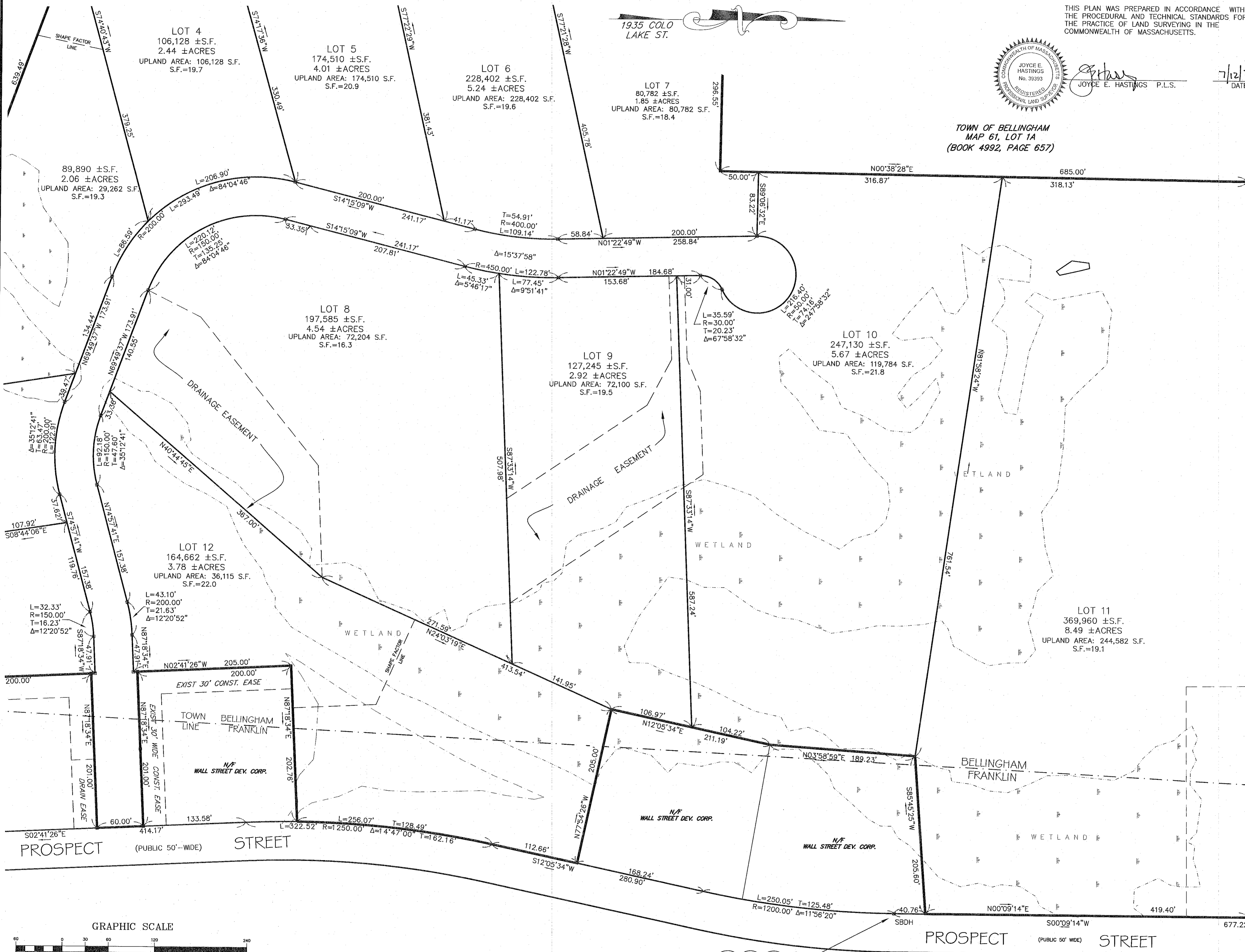
AGRICULTURAL LOT AREA: Single Family: 80,000 s.f. Two Family: 160,000 s.f. FRONTAGE: 200' SETBACKS: Front: 30' SIDE: 15' REAR: 20'

OWNERS OF RECORD:

- V.F.W. OF THE U.S., INC 940 SOUTH MAIN ST. BELLINGHAM, MA P.O. BOX 101 BELLINGHAM, MA
- WALL STREET DEVELOPMENT CORP. P.O. BOX 272 WESTWOOD, MA
- PAUL D. CLARKIN 137 LAKEVIEW AVE. BELLINGHAM, MA

GLM Engineering Consultants, Inc. 19 EXCHANGE STREET HOLLISTON, MA 01746 P: 508-429-1100 F: 508-429-7160 www.GLMengineering.com

JOB No.	16,590
DATE:	DEC. 17, 2021
SCALE:	1"=60'
SHEET:	3 of 25
PLAN #:	27,541



--- DENOTES CONCRETE BOUND TO BE SET

L=250.05 T=125.48 R=1200.00 Δ=11°56'20" SBDH(F) 0.03

677.22 0.06 SBDH(F)

LAYOUT PLAN

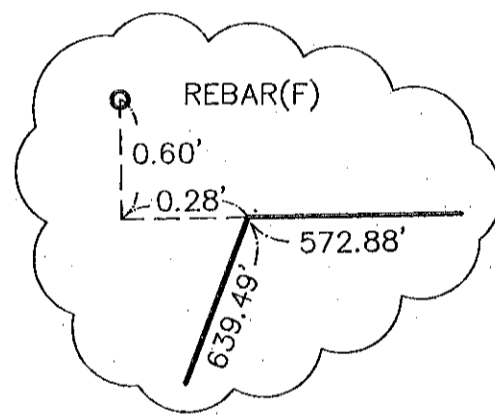
NORFOLK REGISTRY OF DEEDS

ASSESSOR'S REFERENCE:

FRANKLIN:
MAP 309, LOT 018
MAP 308, LOT 079
BELLINGHAM:
MAP 69, LOT 87
MAP 65, LOT 22
MAP 65, LOT 20

ZONING CLASSIFICATIONS:

AGRICULTURAL
LOT AREA:
Single Family: 80,000 s.f.
Two Family: 160,000 s.f.
FRONTAGE: 200'
SETBACKS:
Front: 30'
SIDE: 15'
REAR: 20'



TOWN OF BELLINGHAM
MAP 65, LOT 1
(BOOK LC 424, PAGE 84)

LOT 4
106,128 ±S.F.
2.44 ±ACRES
UPLAND AREA: 106,128 S.F.
S.F.=19.7

LOT 5
174,510 ±S.F.
4.01 ±ACRES
UPLAND AREA: 174,510 S.F.
S.F.=20.9

LOT 6
228,402 ±S.F.
5.24 ±ACRES
UPLAND AREA: 228,402 S.F.
S.F.=19.6

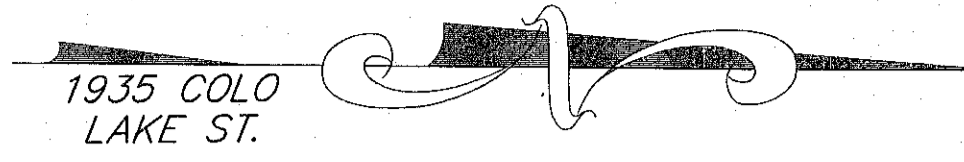
LOT 7
80,782 ±S.F.
1.85 ±ACRES
UPLAND AREA: 80,782 S.F.
S.F.=18.4

89,890 ±S.F.
2.06 ±ACRES
UPLAND AREA: 29,262 S.F.
S.F.=19.3

Curved boundary details:
L=206.90' Δ=84°04'46"
L=200.00' R=200.00'
L=220.12' R=150.00' T=135.25' Δ=84°04'46"
L=45.33' Δ=5°48'17"
L=77.45' Δ=9°51'41"
L=122.78' R=450.00' L=109.14'

Curved boundary details:
T=54.91' R=400.00' L=109.14'
L=153.68' Δ=15°37'58"
L=184.68' Δ=9°51'41"

Curved boundary details:
L=35.59' R=30.00'
L=241.76' R=241.76' Δ=90°



1935 COLO LAKE ST.

SILVER LAKE
LAKEVIEW AVE

TOWN OF BELLINGHAM
MAP 61, LOT 1A
(BOOK 4992, PAGE 657)

N/F
KATHERINE L. CADORET
107 LAKEVIEW AVE.

PARCEL A
167,762 ±S.F.
3.85 ±ACRES

TOWN OF BELLINGHAM
MAP 61, LOT 1A
(BOOK 4992, PAGE 657)

APPROVED BY THE
BELLINGHAM PLANNING BOARD:

DATE APPROVED: _____

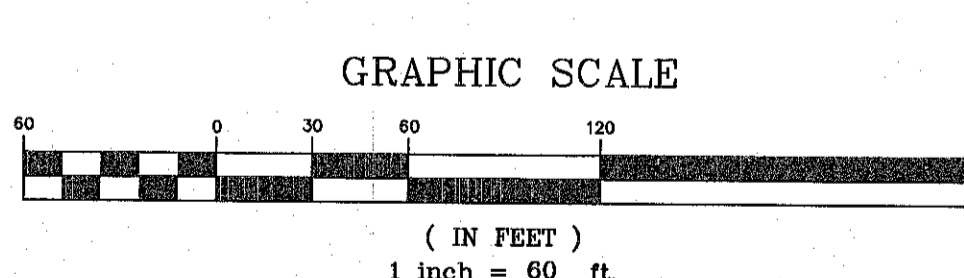
THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL
OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD
WAS RECEIVED ON _____
AT _____ AND NO APPEAL OF THE
APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20
DAY APPEAL PERIOD.

TOWN CLERK _____ DATE _____

APPROVAL SUBJECT TO A COVENANT
CONDITIONS SET FORTH IN A COVENANT
EXECUTED BY _____
DATED _____ AND TO BE
RECORDED HERewith.

I CERTIFY THAT THIS PLAN CONFORMS TO THE
RULES & REGULATIONS OF THE REGISTER OF DEEDS.
THIS PLAN WAS PREPARED IN ACCORDANCE WITH
THE PROCEDURAL AND TECHNICAL STANDARDS FOR
THE PRACTICE OF LAND SURVEYING IN THE
COMMONWEALTH OF MASSACHUSETTS.

--- DENOTES CONCRETE BOUND TO BE SET



TOWN OF BELLINGHAM
MAP 61, LOT 1A
(BOOK 4992, PAGE 657)



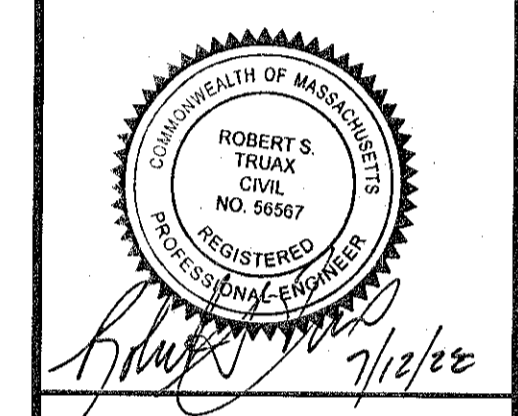
JOYCE E. HASTINGS P.L.S. 7/12/22
DATE

OWNERS OF RECORD:

- 1. V.F.W OF THE US., INC
940 SOUTH MAIN ST.
BELLINGHAM, MA
P.O. BOX 101
BELLINGHAM, MA
- 2. WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MA
- 3. PAUL D. CLARKIN
137 LAKEVIEW AVE.
BELLINGHAM, MA

LAYOUT PLAN

Table with columns: REVISIONS, No., DATE, DESCRIPTION. Row 1: 03/02/2022, Conservation Application. Row 2: 07/12/2022, Conservation (40 Scale Plan).



DEFINITIVE SUBDIVISION PLAN
PROSPECT HILL ESTATES
BELLINGHAM, MASSACHUSETTS
PREPARED FOR:
WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MASSACHUSETTS

GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

Table with columns: JOB No., DATE, SCALE, SHEET, PLAN #. Values: 16,590; DEC. 17, 2021; 1"=60'; 4 of 25; 27,541

APPROVED BY THE BELLINGHAM PLANNING BOARD:

DATE APPROVED: _____

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD WAS RECEIVED ON _____ AT _____, AND NO APPEAL OF THE APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20 DAY APPEAL PERIOD.

TOWN CLERK _____ DATE _____

ASSESSOR'S REFERENCE:

FRANKLIN:
MAP 309, LOT 018
MAP 308, LOT 079
BELLINGHAM:
MAP 69, LOT 87
MAP 65, LOT 22
MAP 65, LOT 20

ZONING CLASSIFICATIONS:

AGRICULTURAL
LOT AREA:
Single Family: 80,000 s.f.
Two Family: 160,000 s.f.
FRONTAGE: 200'
SETBACKS:
Front: 30'
SIDE: 15'
REAR: 20'

OWNERS OF RECORD:

- 1. V.F.W OF THE U.S., INC
940 SOUTH MAIN ST.
BELLINGHAM, MA
P.O. BOX 101
BELLINGHAM, MA
2. WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MA
3. PAUL D. CLARKIN
137 LAKEVIEW AVE.
BELLINGHAM, MA

LOT 15
404,246 ±S.F.
9.28 ±ACRES
UPLAND AREA: 292,971 S.F.
S.F.=18.0

LOT 2
119,161 ±S.F.
2.74 ±ACRES
UPLAND AREA: 73,300 S.F.
S.F.=21.6

LOT 1
114,888 ±S.F.
2.64 ±ACRES
UPLAND AREA: 114,888 S.F.
S.F.=21.8

LOT 4
106,128 ±S.F.
2.44 ±ACRES
UPLAND AREA: 106,128 S.F.
S.F.=19.7

89,890 ±S.F.
2.06 ±ACRES
UPLAND AREA: 29,262 S.F.
S.F.=19.3

LOT 12
164,662 ±S.F.
3.78 ±ACRES
UPLAND AREA: 36,115 S.F.
S.F.=22.0

LOT 14
161,365 ±S.F.
3.70 ±ACRES
UPLAND AREA: 72,124 S.F.
S.F.=15.3

LOT 13
94,457 ±S.F.
2.17 ±ACRES
UPLAND AREA: 86,584 S.F.
S.F.=17.2

L=32.33'
R=150.00'
T=16.23'
A=12°20'52"

L=43.10'
R=200.00'
T=21.63'
A=12°20'52"

NORFOLK REGISTRY OF DEEDS

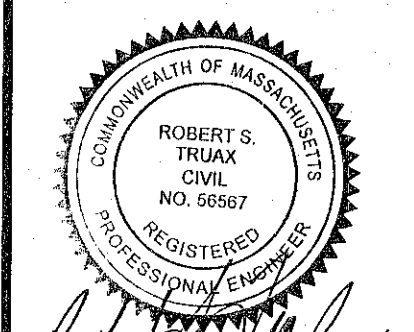
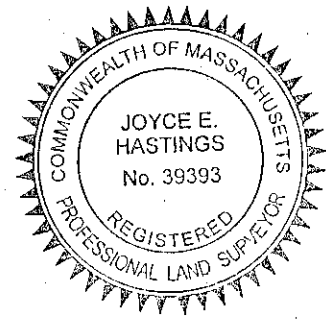
APPROVAL SUBJECT TO A COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ AND TO BE DATED _____ AND TO BE RECORDED HEREWITH.

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES & REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

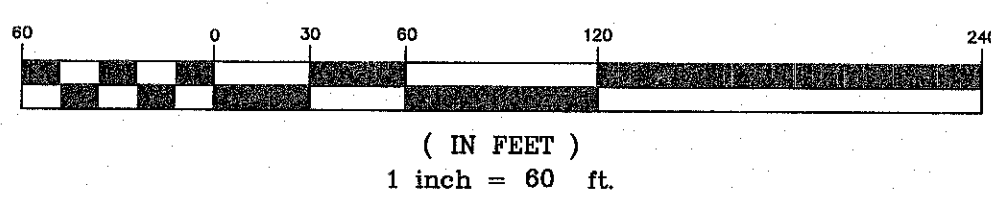
Joyce E. Hastings P.L.S.

7/12/22 DATE



--- DENOTES CONCRETE BOUND TO BE SET

GRAPHIC SCALE



BELLINGHAM FRANKLIN

PROSPECT STREET (PUBLIC 50'-WIDE)

LAYOUT PLAN

Table with columns: REVISIONS, No, DATE, DESCRIPTION. Includes entries for Conservation Application on 03/02/2022 and 07/12/2022.

DEFINITIVE SUBDIVISION PLAN
PROSPECT HILL ESTATES
BELLINGHAM, MASSACHUSETTS

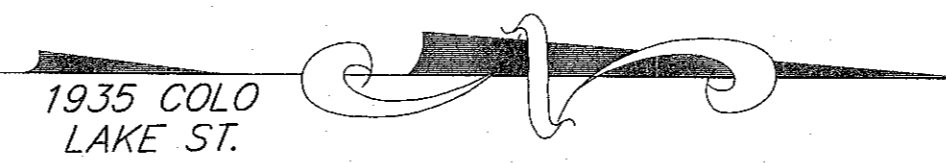
PREPARED FOR:
WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MASSACHUSETTS

GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

JOB No. 16,590
DATE: DEC. 17, 2021
SCALE: 1"=60'
SHEET: 5 of 25
PLAN #: 27,541

NORFOLK REGISTRY OF DEEDS

N/F
WIDOP REALTY TRUST
468 LAKE ST.
BELLINGHAM, MA.
MAP 69, LOT 88C
(BOOK 11312, PAGE 607)



ASSESSOR'S REFERENCE:

FRANKLIN:
MAP 309, LOT 018
MAP 308, LOT 079
BELLINGHAM:
MAP 69, LOT 87
MAP 65, LOT 22
MAP 65, LOT 20

ZONING CLASSIFICATIONS:

AGRICULTURAL
LOT AREA:
Single Family: 80,000 s.f.
Two Family: 160,000 s.f.
FRONTAGE: 200'
SETBACKS:
Front: 30'
SIDE: 15'
REAR: 20'

APPROVED BY THE
BELLINGHAM PLANNING BOARD:

DATE APPROVED: _____

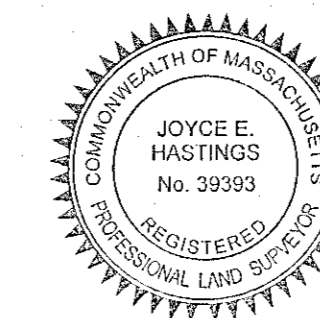
THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL
OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD
WAS RECEIVED ON _____
AT _____ AND NO APPEAL OF THE
APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20
DAY APPEAL PERIOD.

TOWN CLERK _____ DATE _____

APPROVAL SUBJECT TO A COVENANT
CONDITIONS SET FORTH IN A COVENANT
EXECUTED BY _____ AND TO BE
DATED _____ AND TO BE
RECORDED HEREWITH.

I CERTIFY THAT THIS PLAN CONFORMS TO THE
RULES & REGULATIONS OF THE REGISTER OF DEEDS.

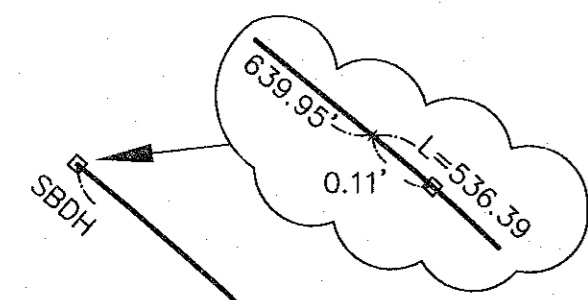
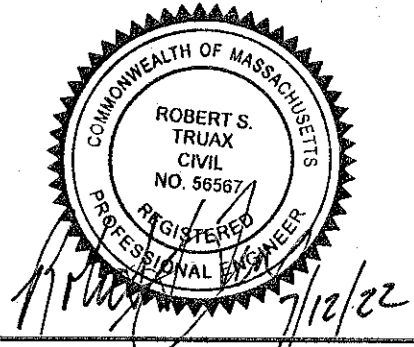
THIS PLAN WAS PREPARED IN ACCORDANCE WITH
THE PROCEDURAL AND TECHNICAL STANDARDS FOR
THE PRACTICE OF LAND SURVEYING IN THE
COMMONWEALTH OF MASSACHUSETTS.



Joyce E. Hastings
JOYCE E. HASTINGS, P.L.S.

7/12/22
DATE

DENOTES CONCRETE BOUND TO BE SET



LOT 18
124,337 ±S.F.
2.85 ±ACRES
UPLAND AREA: 114,154 S.F.
S.F.=20.7

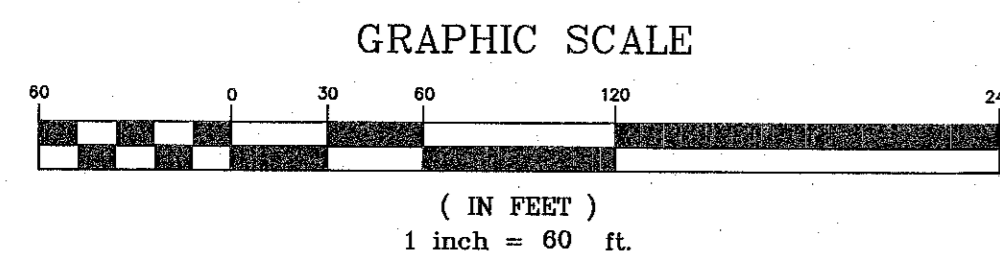
LOT 17
134,772 ±S.F.
3.09 ±ACRES
UPLAND AREA: 114,154 S.F.
S.F.=21.9

LOT 16
170,505 ±S.F.
3.91 ±ACRES
UPLAND AREA: 114,154 S.F.
S.F.=19.5

LOT 15
404,246 ±S.F.
9.28 ±ACRES
UPLAND AREA: 292,971 S.F.
S.F.=18.0

LOT 14
161,365 ±S.F.
3.70 ±ACRES
UPLAND AREA: 72,124 S.F.
S.F.=15.3

LOT 13
94,457 ±S.F.
2.17 ±ACRES
UPLAND AREA: 86,584 S.F.
S.F.=17.2



OWNERS OF RECORD:

- V.F.W OF THE US., INC
940 SOUTH MAIN ST.
BELLINGHAM, MA
P.O. BOX 101
BELLINGHAM, MA
- WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MA
- PAUL D. CLARKIN
137 LAKEVIEW AVE.
BELLINGHAM, MA

**DEFINITIVE SUBDIVISION PLAN
PROSPECT HILL ESTATES
BELLINGHAM, MASSACHUSETTS**

PREPARED FOR:
WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MASSACHUSETTS

GLM Engineering
Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

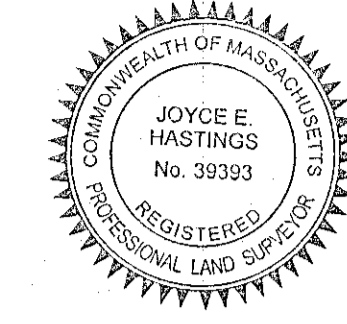
JOB No.	16,590
DATE:	DEC. 17, 2021
SCALE:	1"=60'
SHEET:	6 of 25
PLAN #:	27,541

LAYOUT PLAN

REVISIONS	DESCRIPTION
No.	DATE
1	03/02/2022
2	07/12/2022

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES & REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



JOYCE E. HASTINGS P.L.S. 7/12/22
DATE

TOWN OF BELLINGHAM
MAP 61, LOT 1A
(BOOK 4992, PAGE 657)

NORFOLK REGISTRY OF DEEDS

APPROVED BY THE
BELLINGHAM PLANNING BOARD:

DATE APPROVED: _____

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD WAS RECEIVED ON _____ AND NO APPEAL OF THE APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20 DAY APPEAL PERIOD.

TOWN CLERK _____ DATE _____

APPROVAL SUBJECT TO A COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ AND TO BE DATED _____ AND TO BE RECORDED HEREWITH.

ASSESSOR'S REFERENCE:

FRANKLIN:
MAP 309, LOT 018
MAP 308, LOT 079
BELLINGHAM:
MAP 69, LOT 87
MAP 65, LOT 22
MAP 65, LOT 20

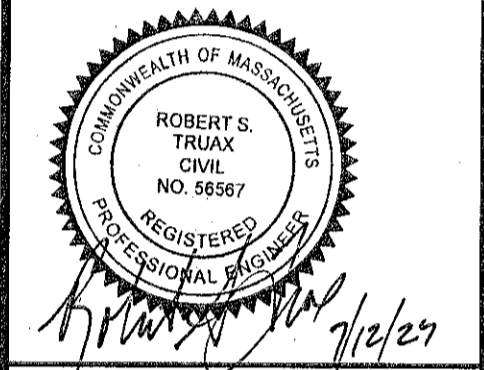
ZONING CLASSIFICATIONS:

AGRICULTURAL
LOT AREA:
Single Family: 80,000 s.f.
Two Family: 160,000 s.f.
FRONTAGE: 200'
SETBACKS:
Front: 30'
SIDE: 15'
REAR: 20'

OWNERS OF RECORD:

- V.F.W. OF THE U.S., INC
940 SOUTH MAIN ST.
BELLINGHAM, MA
P.O. BOX 101
BELLINGHAM, MA
- WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MA
- PAUL D. CLARKIN
137 LAKEVIEW AVE.
BELLINGHAM, MA

NO.	DATE	DESCRIPTION
1	03/02/2022	Conservation Application
2	07/12/2022	Conservation (40 Scale Plan)

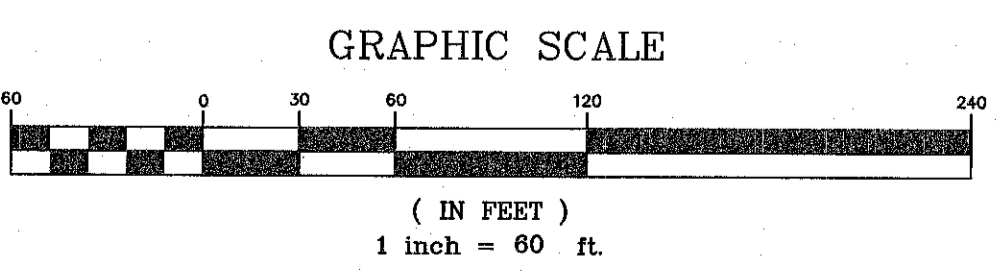
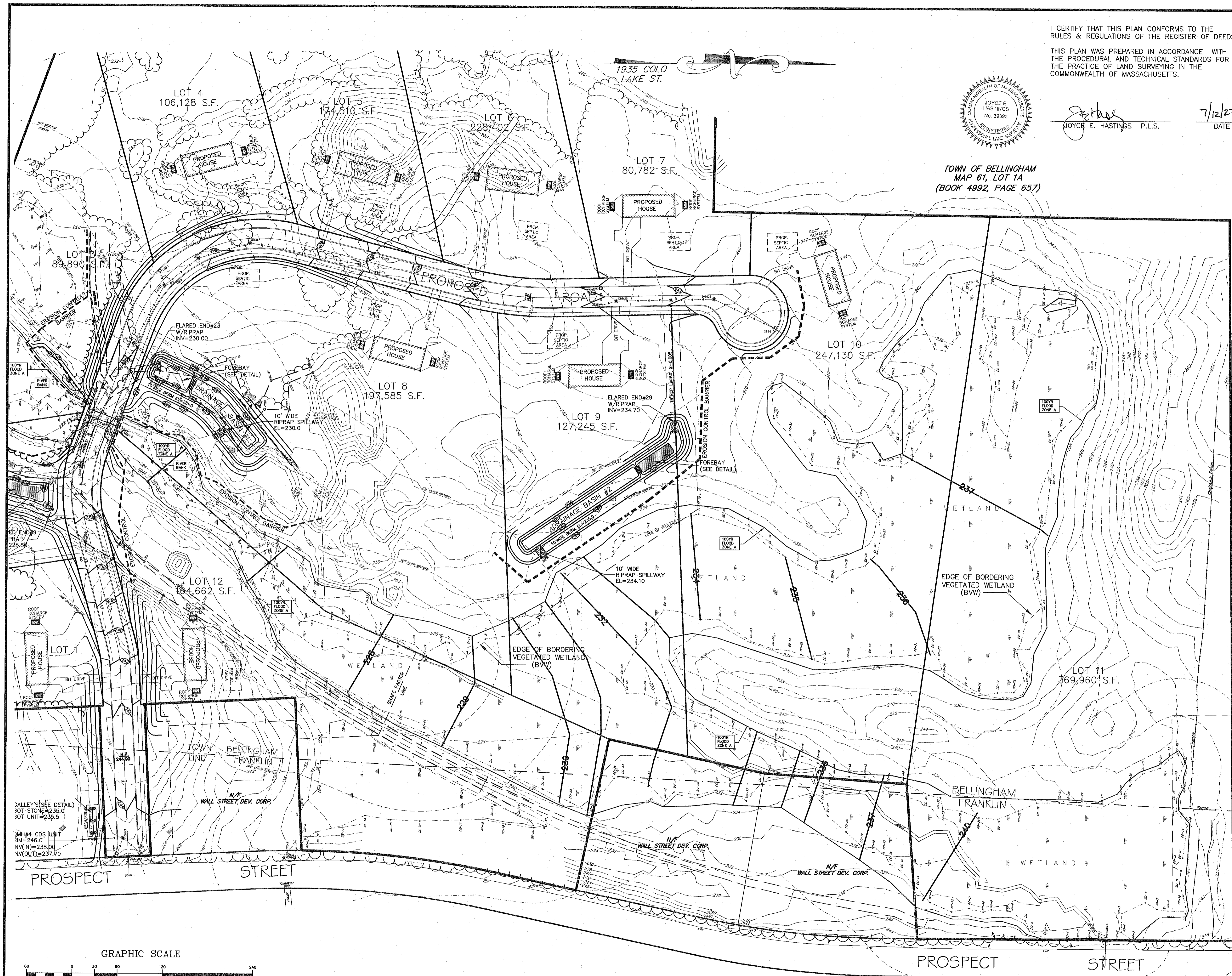


**DEFINITIVE SUBDIVISION PLAN
PROSPECT HILL ESTATES
BELLINGHAM, MASSACHUSETTS**

PREPARED FOR:
WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MASSACHUSETTS

GLM Engineering
Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

JOB No.	16,590
DATE:	DEC. 17, 2021
SCALE:	1"=60'
SHEET:	7 of 25
PLAN #:	27,541



EXISTING & PROPOSED TOPOGRAPHY

NORFOLK REGISTRY OF DEEDS

ASSESSOR'S REFERENCE:

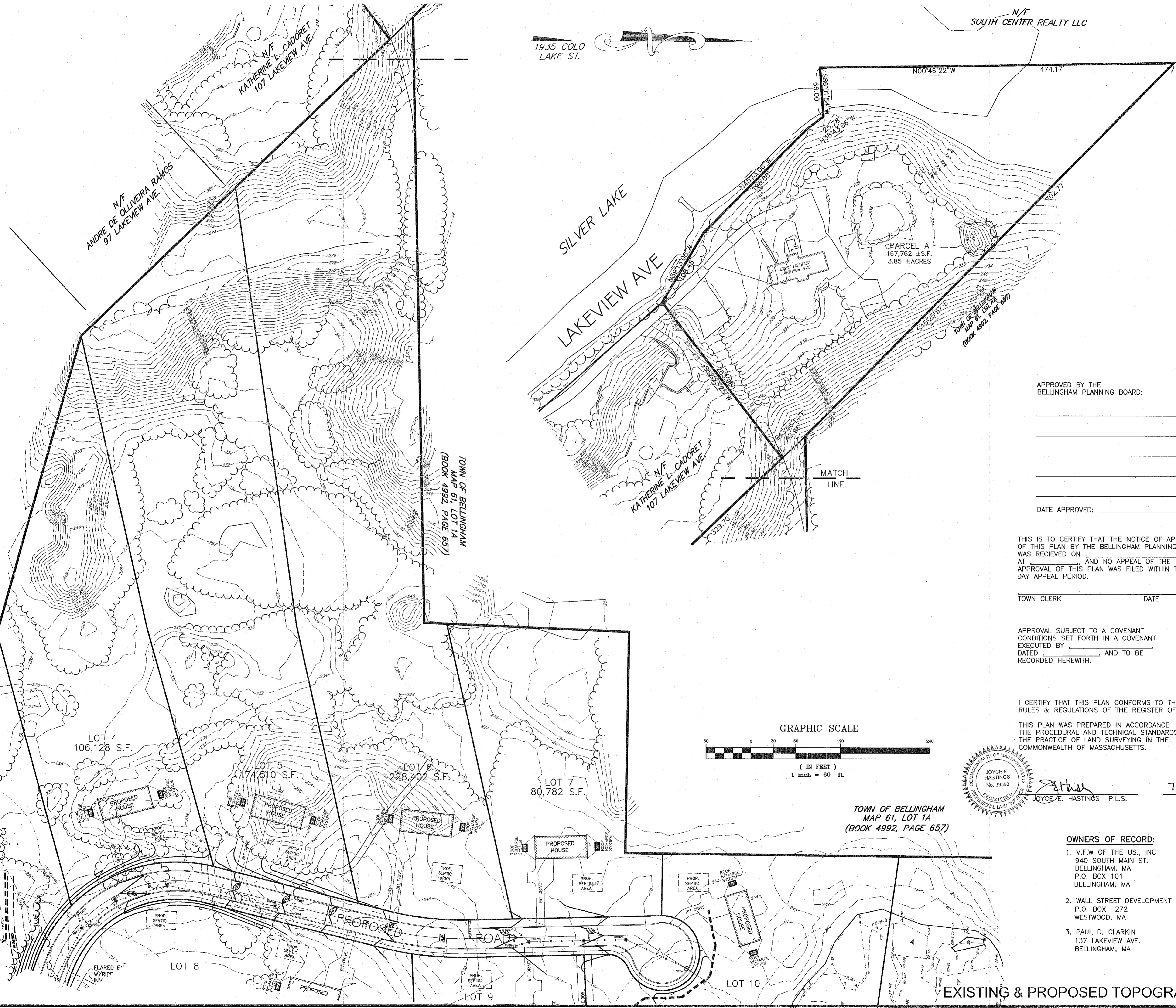
FRANKLIN:
MAP 309, LOT 018
MAP 308, LOT 079
BELLINGHAM:
MAP 69, LOT 87
MAP 65, LOT 22
MAP 65, LOT 20

ZONING CLASSIFICATIONS:

AGRICULTURAL
LOT AREA:
Single Family: 80,000 s.f.
Two Family: 160,000 s.f.
FRONTAGE: 200'
SETBACKS:
Front: 30'
SIDE: 15'
REAR: 20'

LEGEND

- EXISTING UTILITY POLE
- EXISTING HYDRANT
- EXISTING WATER LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED DRAIN LINE
- PROPOSED CAPE COD BERM
- WETLAND DELINEATION FLAG
- DEEP HOLE TEST PIT



1935 COLO
LAKE ST.

N/F
SOUTH CENTER REALTY LLC

TOWN OF BELLINGHAM
MAP 61, LOT 1A
(BOOK 4992, PAGE 657)

TOWN OF BELLINGHAM
MAP 65, LOT 1
(BOOK LC 424, PAGE 84)

APPROVED BY THE
BELLINGHAM PLANNING BOARD:

DATE APPROVED: _____

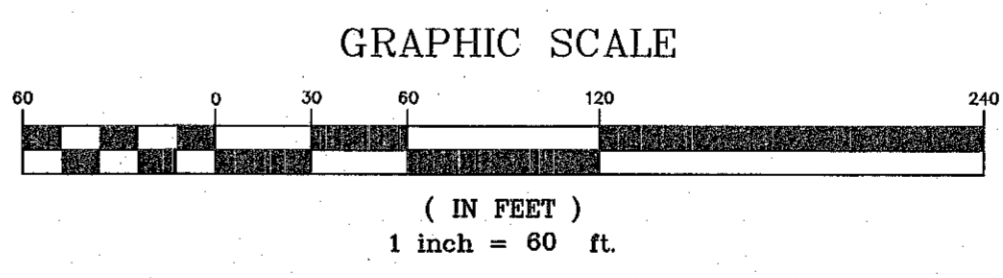
THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL
OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD
WAS RECEIVED ON _____
AT _____, AND NO APPEAL OF THE
APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20
DAY APPEAL PERIOD.

TOWN CLERK _____ DATE _____

APPROVAL SUBJECT TO A COVENANT
CONDITIONS SET FORTH IN A COVENANT
EXECUTED BY _____
DATED _____ AND TO BE
RECORDED HERewith.

I CERTIFY THAT THIS PLAN CONFORMS TO THE
RULES & REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH
THE PROCEDURAL AND TECHNICAL STANDARDS FOR
THE PRACTICE OF LAND SURVEYING IN THE
COMMONWEALTH OF MASSACHUSETTS.



TOWN OF BELLINGHAM
MAP 61, LOT 1A
(BOOK 4992, PAGE 657)



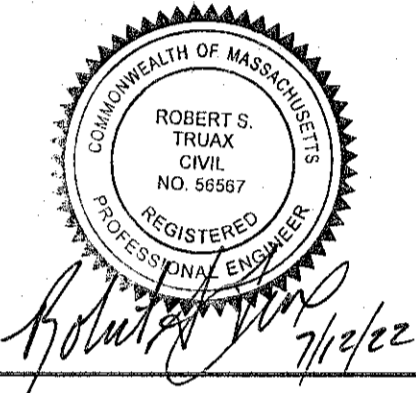
J. Hastings
JOYCE E. HASTINGS P.L.S. DATE 7/12/22

OWNERS OF RECORD:

1. V.F.W OF THE U.S., INC
940 SOUTH MAIN ST.
BELLINGHAM, MA
P.O. BOX 101
BELLINGHAM, MA
2. WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MA
3. PAUL D. CLARKIN
137 LAKEVIEW AVE.
BELLINGHAM, MA

EXISTING & PROPOSED TOPOGRAPHY

REVISIONS	DATE	DESCRIPTION
No. 1	03/02/2022	Conservation Application
No. 2	07/12/2022	Conservation (40 Scale Plan)



**DEFINITIVE SUBDIVISION PLAN
PROSPECT HILL ESTATES
BELLINGHAM, MASSACHUSETTS**

PREPARED FOR:
WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MASSACHUSETTS

GLM Engineering
Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

JOB No.	16.590
DATE:	DEC. 17, 2021
SCALE:	1"=60'
SHEET:	8 of 25
PLAN #:	27,541

APPROVED BY THE
BELLINGHAM PLANNING BOARD:

DATE APPROVED: _____

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL
OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD
WAS RECEIVED ON _____
AT _____, AND NO APPEAL OF THE
APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20
DAY APPEAL PERIOD.

TOWN CLERK _____ DATE _____

ASSESSOR'S REFERENCE:

FRANKLIN:
MAP 309, LOT 018
MAP 308, LOT 079
BELLINGHAM:
MAP 69, LOT 87
MAP 65, LOT 22
MAP 65, LOT 20

ZONING CLASSIFICATIONS:

AGRICULTURAL
LOT AREA:
Single Family: 80,000 s.f.
Two Family: 160,000 s.f.
FRONTAGE: 200'
SETBACKS:
Front: 30'
SIDE: 15'
REAR: 20'

OWNERS OF RECORD:

- V.F.W OF THE U.S., INC
940 SOUTH MAIN ST.
BELLINGHAM, MA
P.O. BOX 101
BELLINGHAM, MA
- WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MA
- PAUL D. CLARKIN
137 LAKEVIEW AVE.
BELLINGHAM, MA

LEGEND

- ⊕ EXISTING UTILITY POLE
- ⊕ EXISTING HYDRANT
- v — EXISTING WATER LINE
- 168- EXISTING CONTOUR LINE
- 198- PROPOSED CONTOUR LINE
- ⊕ PROPOSED CATCH BASIN
- ⊕ PROPOSED DRAIN MANHOLE
- D - PROPOSED DRAIN LINE
- D - PROPOSED CAPE COD BERM
- WETLAND DELINEATION FLAG
- DEEP HOLE TEST PIT

1935 COLO
LAKE ST.

TOWN OF BELLINGHAM
MAP 65, LOT 1
(BOOK LC 42A, PAGE 84)

NORFOLK REGISTRY OF DEEDS

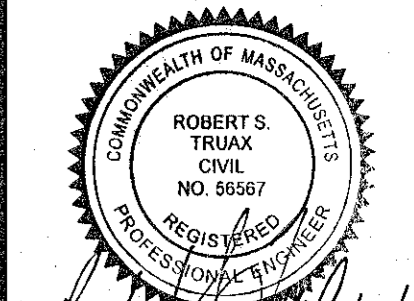
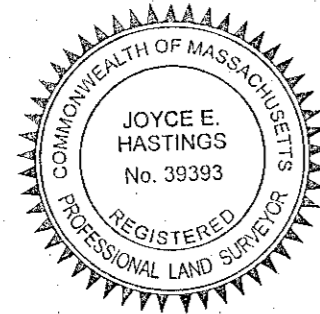
APPROVAL SUBJECT TO A COVENANT
CONDITIONS SET FORTH IN A COVENANT
EXECUTED BY _____
DATED _____ AND TO BE
RECORDED HEREWITH.

I CERTIFY THAT THIS PLAN CONFORMS TO THE
RULES & REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH
THE PROCEDURAL AND TECHNICAL STANDARDS FOR
THE PRACTICE OF LAND SURVEYING IN THE
COMMONWEALTH OF MASSACHUSETTS.

J. Hastings
JOYCE E. HASTINGS P.L.S.

7/11/22
DATE

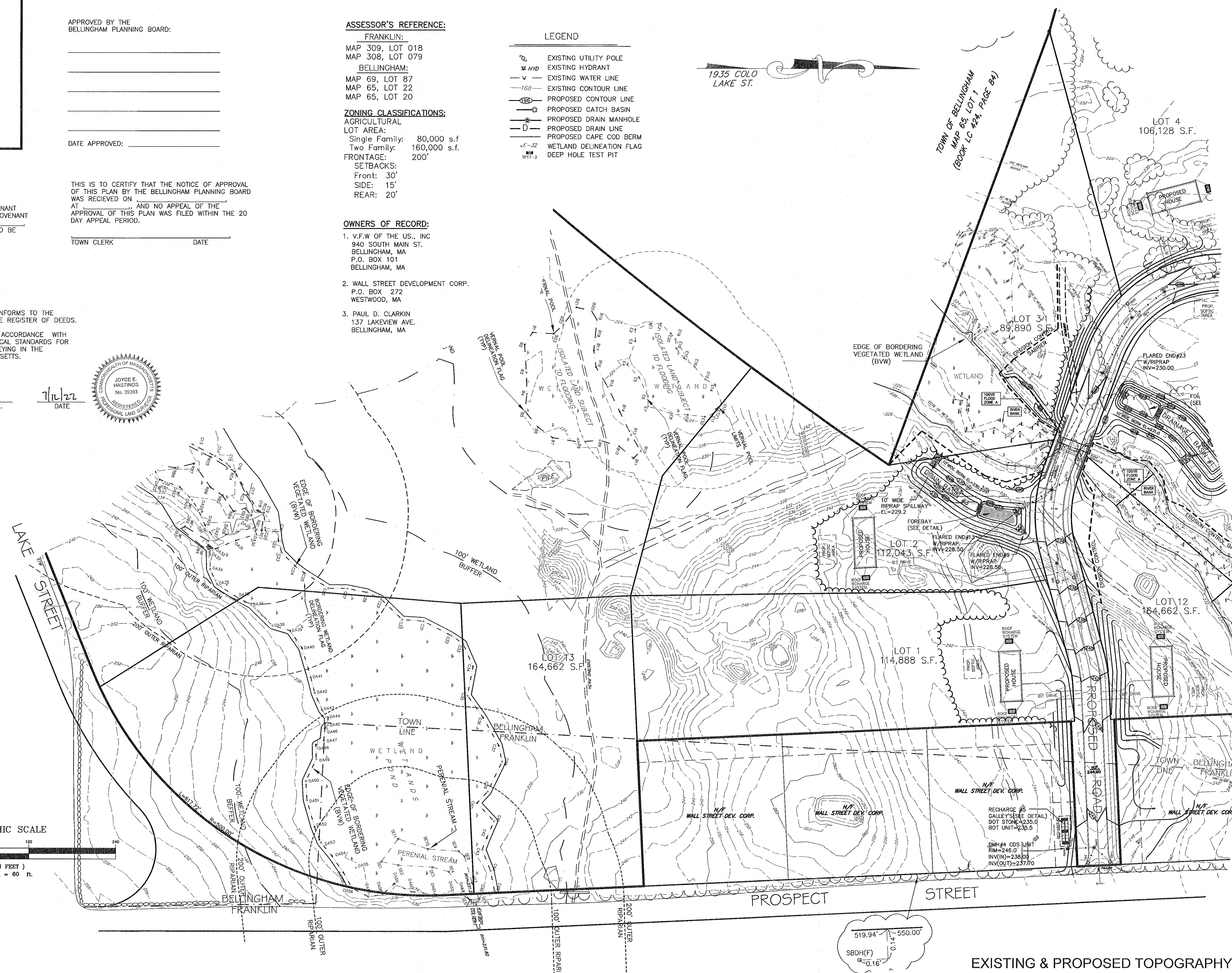


DEFINITIVE SUBDIVISION PLAN
PROSPECT HILL ESTATES
BELLINGHAM, MASSACHUSETTS

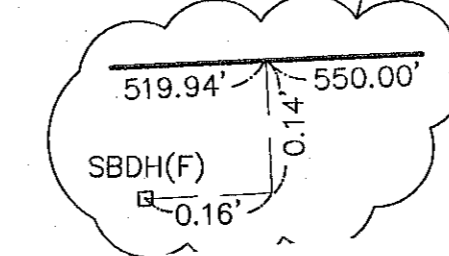
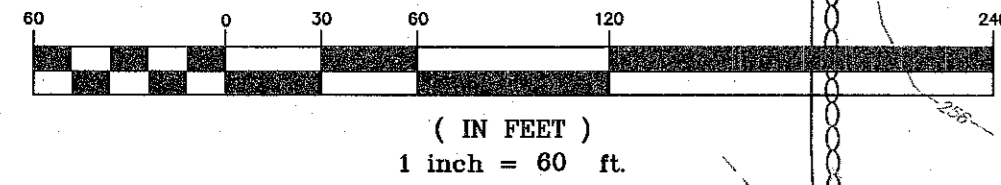
PREPARED FOR:
WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MASSACHUSETTS

GLM Engineering
Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

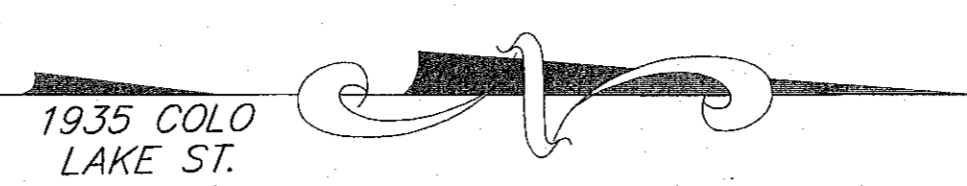
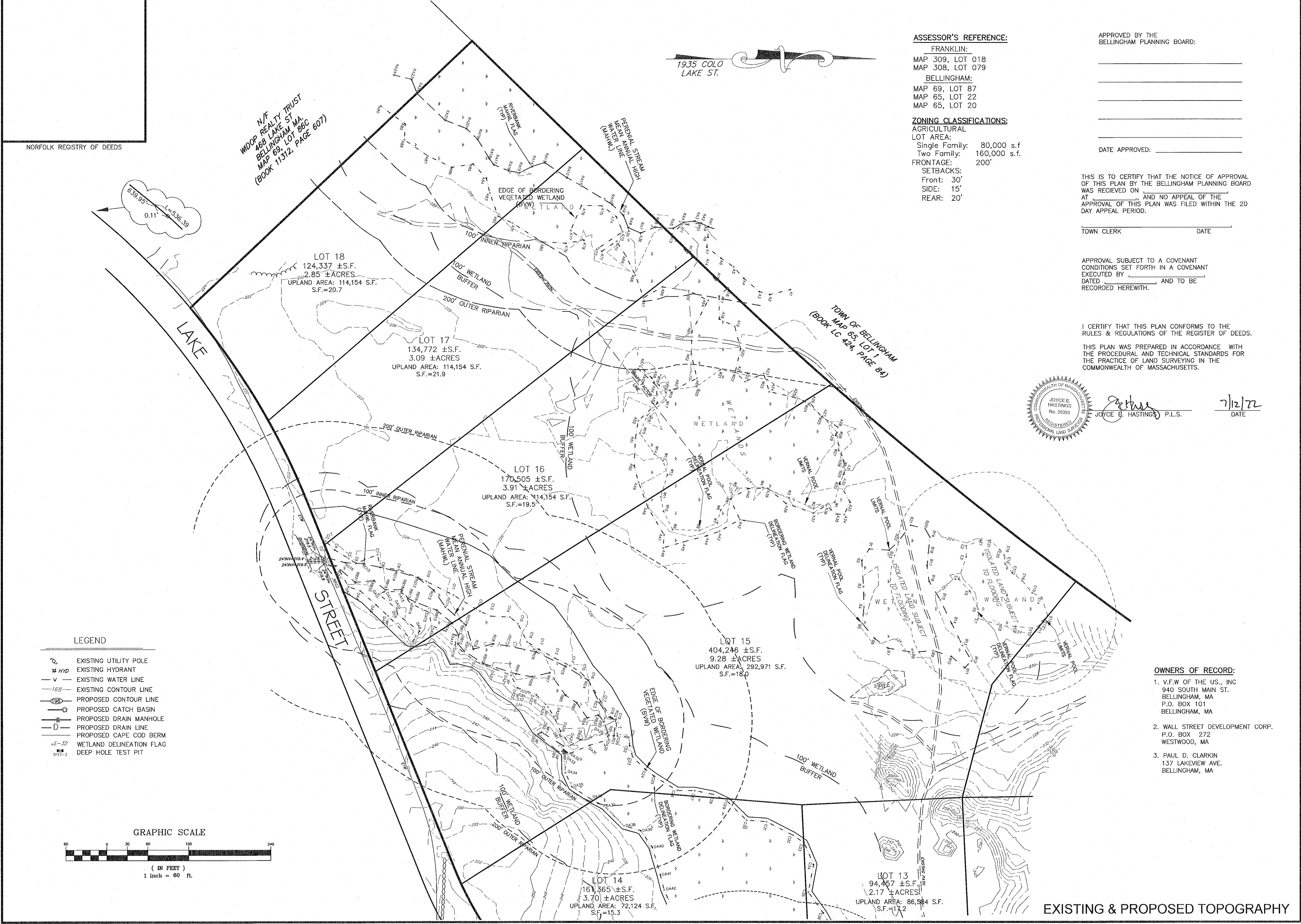
JOB No. 16,590
DATE: DEC. 17, 2021
SCALE: 1"=60'
SHEET: 9 of 25
PLAN #: 27,541



GRAPHIC SCALE



EXISTING & PROPOSED TOPOGRAPHY



ASSESSOR'S REFERENCE:
FRANKLIN:
MAP 309, LOT 018
MAP 308, LOT 079
BELLINGHAM:
MAP 69, LOT 87
MAP 65, LOT 22
MAP 65, LOT 20

ZONING CLASSIFICATIONS:
AGRICULTURAL
LOT AREA:
Single Family: 80,000 s.f.
Two Family: 160,000 s.f.
FRONTAGE: 200'
SETBACKS:
Front: 30'
SIDE: 15'
REAR: 20'

APPROVED BY THE BELLINGHAM PLANNING BOARD:

DATE APPROVED: _____

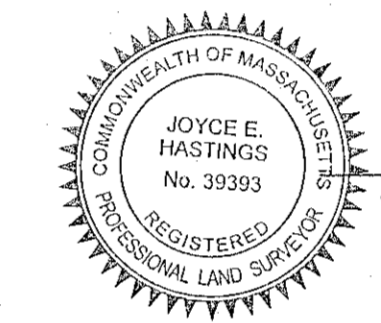
THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD WAS RECEIVED ON _____ AT _____ AND NO APPEAL OF THE APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20 DAY APPEAL PERIOD.

TOWN CLERK _____ DATE _____

APPROVAL SUBJECT TO A COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ DATED _____ AND TO BE RECORDED HEREWITH.

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES & REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

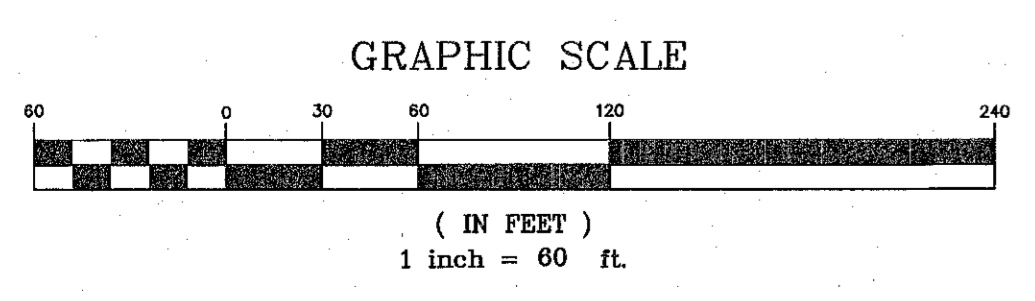


JOYCE E. HASTINGS P.L.S.

DATE

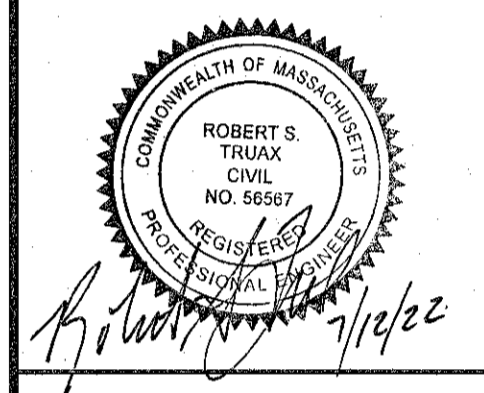
7/12/22
DATE

- LEGEND**
- ⊕ EXISTING UTILITY POLE
 - HYD EXISTING HYDRANT
 - EXISTING WATER LINE
 - 168- EXISTING CONTOUR LINE
 - 198- PROPOSED CONTOUR LINE
 - ⊕ PROPOSED CATCH BASIN
 - ⊕ PROPOSED DRAIN MANHOLE
 - D- PROPOSED DRAIN LINE
 - C- PROPOSED CAPE COD BERM
 - WETLAND DELINEATION FLAG
 - ⊕ DEEP HOLE TEST PIT



- OWNERS OF RECORD:**
- V.F.W. OF THE U.S., INC
940 SOUTH MAIN ST.
BELLINGHAM, MA
P.O. BOX 101
BELLINGHAM, MA
 - WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MA
 - PAUL D. CLARKIN
137 LAKEVIEW AVE.
BELLINGHAM, MA

NO.	DATE	DESCRIPTION
1	03/02/2022	Conservation Application
2	07/12/2022	Conservation (40 Scale Plan)



**DEFINITIVE SUBDIVISION PLAN
PROSPECT HILL ESTATES
BELLINGHAM, MASSACHUSETTS**

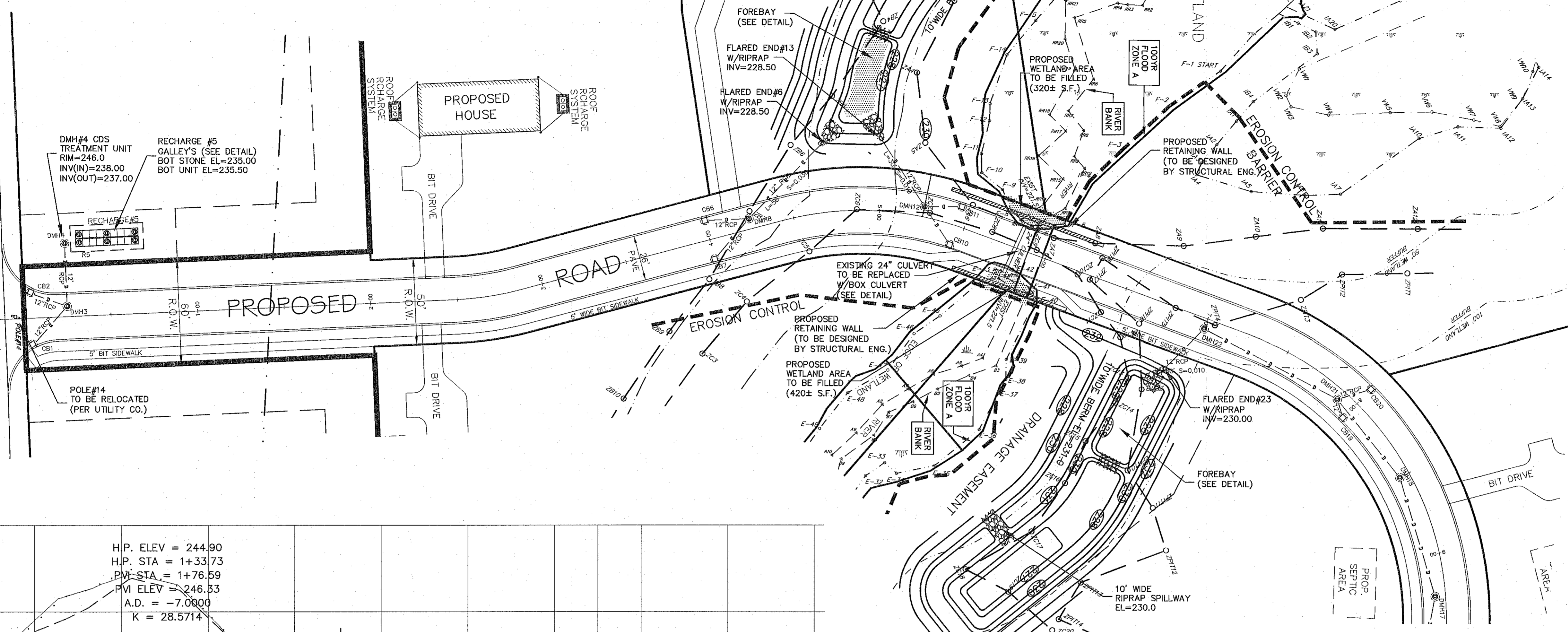
PREPARED FOR:
WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MASSACHUSETTS

GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

JOB No.	16,590
DATE:	DEC. 17, 2021
SCALE:	1"=60'
SHEET:	10 of 25
PLAN #:	27,541

EXISTING & PROPOSED TOPOGRAPHY

PROSPECT STREET



APPROVED BY THE BELLINGHAM PLANNING BOARD:

 DATE APPROVED: _____

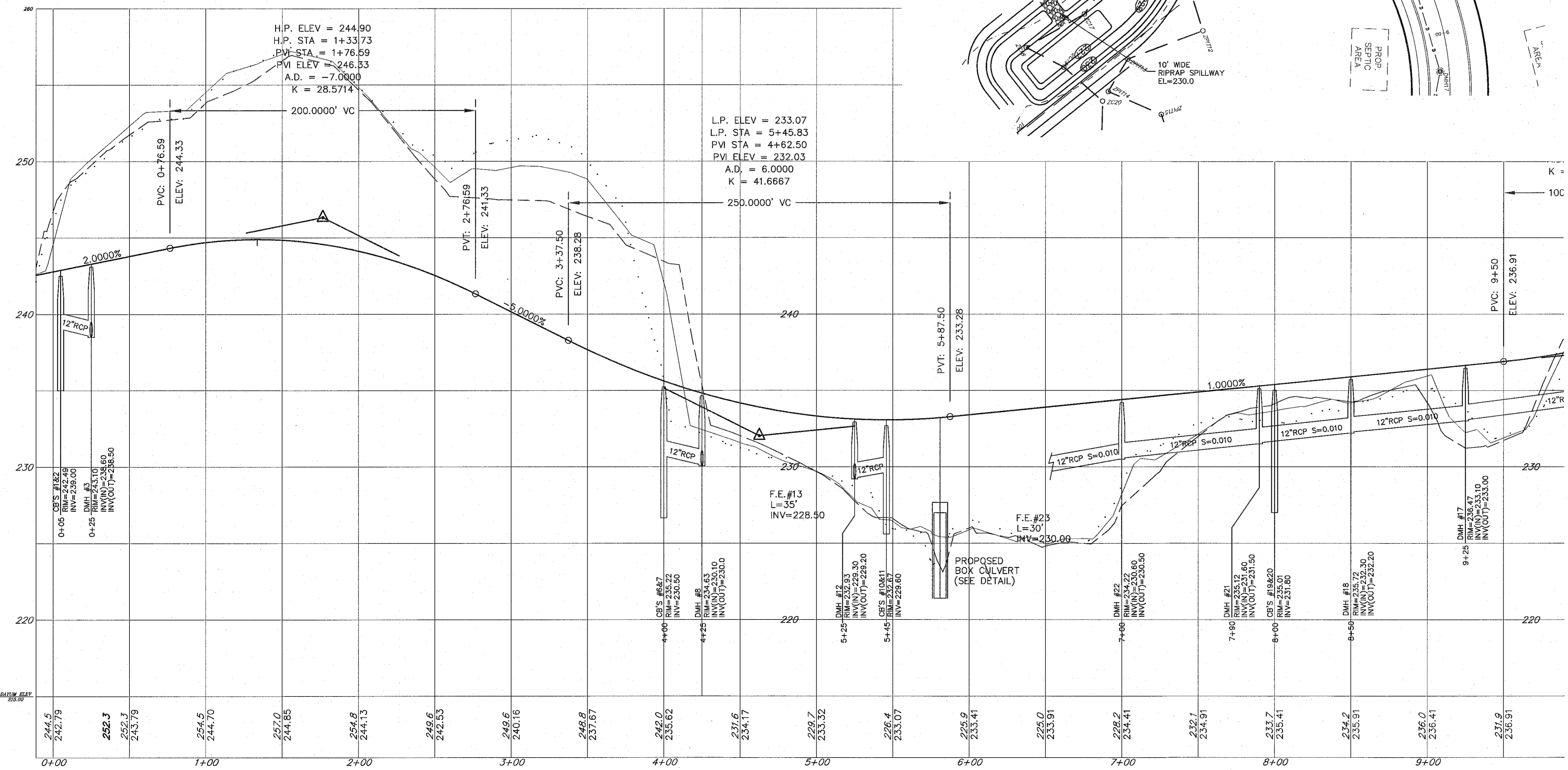
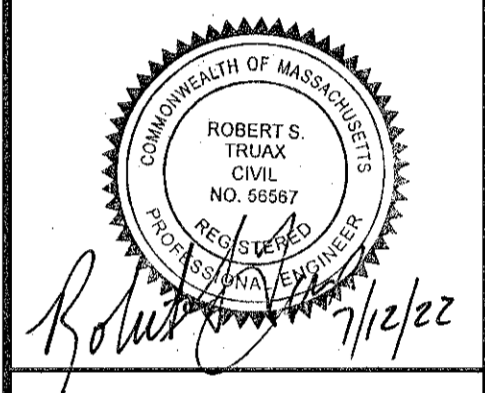
THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD WAS RECEIVED ON _____ AT _____ AND NO APPEAL OF THE APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20 DAY APPEAL PERIOD.

TOWN CLERK _____ DATE _____

APPROVAL SUBJECT TO A COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ AND TO BE DATED _____ AND TO BE RECORDED HEREWITH.

LEGEND

- EXISTING UTILITY POLE
- EXISTING HYDRANT
- EXISTING WATER LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED DRAIN LINE
- PROPOSED CAPE COD BERM
- WETLAND DELINEATION FLAG
- DEEP HOLE TEST PIT



SCALE: Horiz: 1"=40'; Vert: 1"=4'

PLAN & PROFILE

DEFINITIVE SUBDIVISION PLAN
 PROSPECT HILL ESTATES
 BELLINGHAM, MASSACHUSETTS

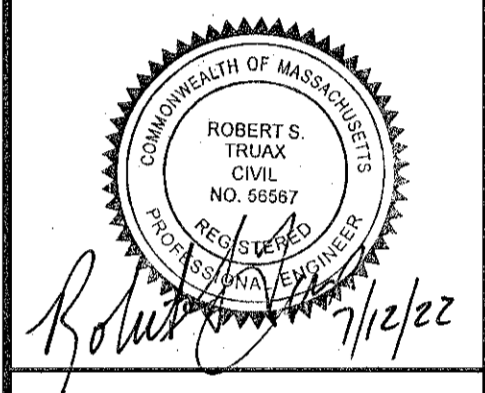
GLM Engineering Consultants, Inc.
 19 EXCHANGE STREET
 HOLLISTON, MA 01746
 P: 508-429-1100
 F: 508-429-7160
 www.GLMengineering.com

JOB No.	16590
DATE:	DEC. 17, 2021
SCALE:	1"= 40'
SHEET:	11 of 25
PLAN #:	27,541

NO.	DATE	DESCRIPTION
1	03/02/2022	Conservation Application
2	07/12/2022	Conservation (40 Scale Plan)

APPROVED BY THE BELLINGHAM PLANNING BOARD:

 DATE APPROVED: _____



DEFINITIVE SUBDIVISION PLAN
 PROSPECT HILL ESTATES
 BELLINGHAM, MASSACHUSETTS

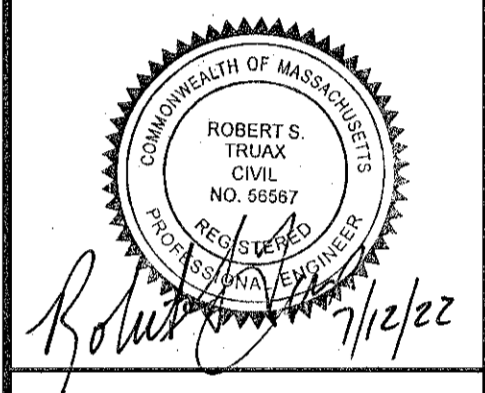
GLM Engineering Consultants, Inc.
 19 EXCHANGE STREET
 HOLLISTON, MA 01746
 P: 508-429-1100
 F: 508-429-7160
 www.GLMengineering.com

JOB No.	16590
DATE:	DEC. 17, 2021
SCALE:	1"= 40'
SHEET:	11 of 25
PLAN #:	27,541

NO.	DATE	DESCRIPTION
1	03/02/2022	Conservation Application
2	07/12/2022	Conservation (40 Scale Plan)

APPROVED BY THE BELLINGHAM PLANNING BOARD:

 DATE APPROVED: _____



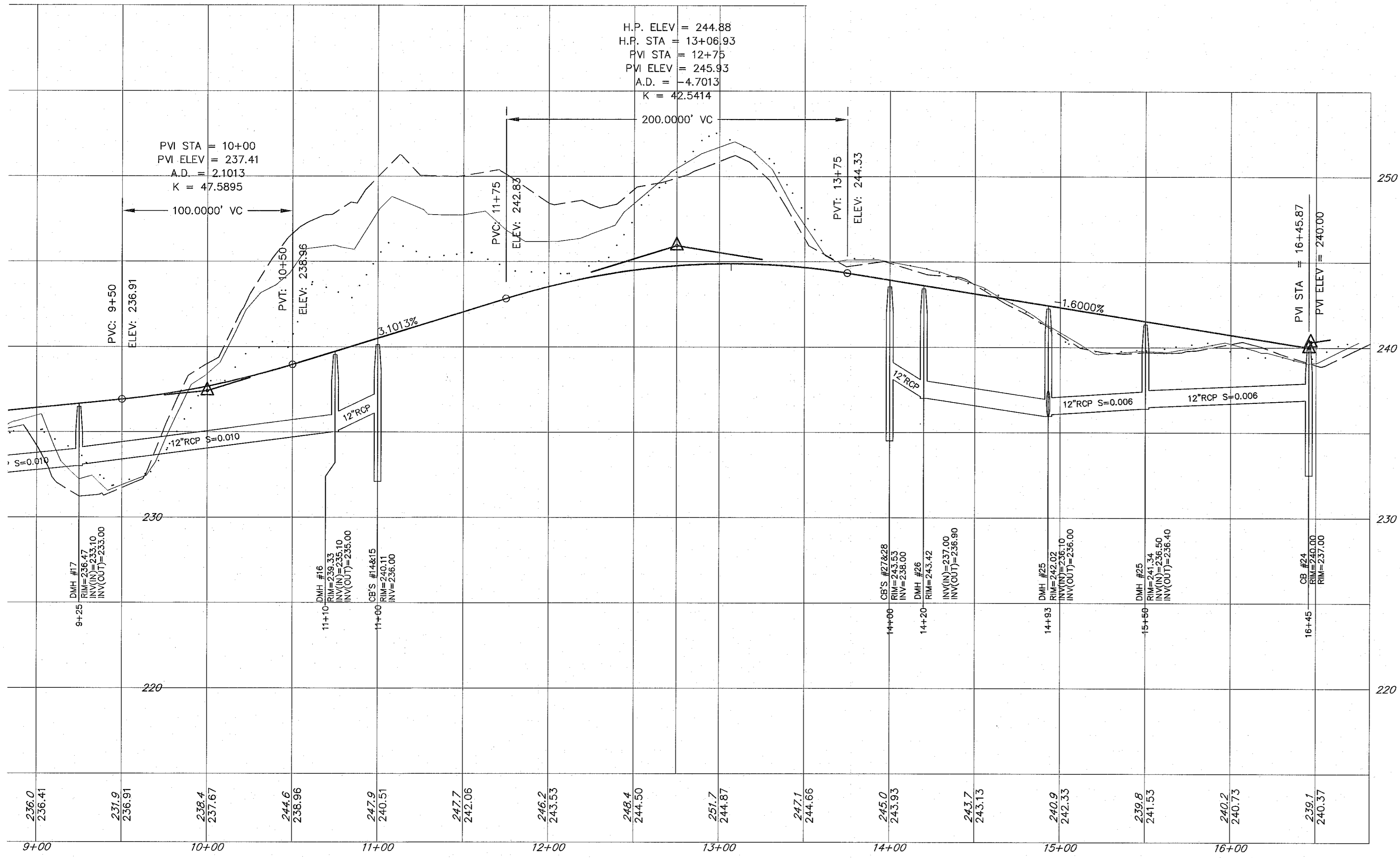
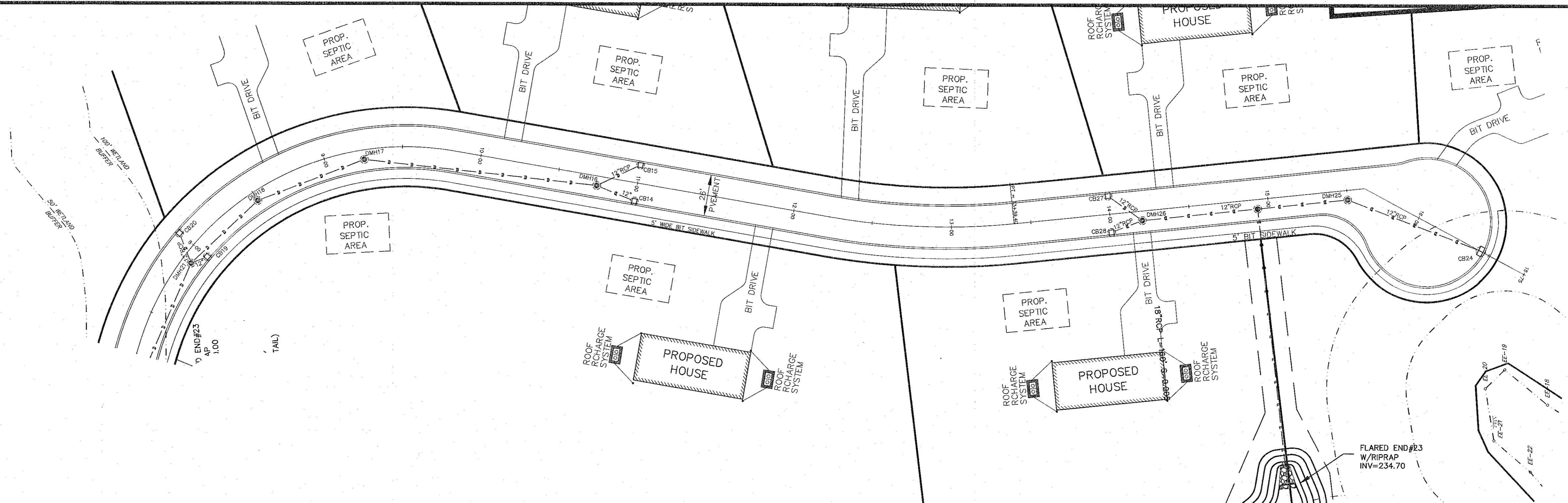
DEFINITIVE SUBDIVISION PLAN
 PROSPECT HILL ESTATES
 BELLINGHAM, MASSACHUSETTS

GLM Engineering Consultants, Inc.
 19 EXCHANGE STREET
 HOLLISTON, MA 01746
 P: 508-429-1100
 F: 508-429-7160
 www.GLMengineering.com

JOB No.	16590
DATE:	DEC. 17, 2021
SCALE:	1"= 40'
SHEET:	11 of 25
PLAN #:	27,541

LEGEND

- EXISTING UTILITY POLE
- EXISTING HYDRANT
- EXISTING WATER LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED DRAIN LINE
- PROPOSED CAPE COD BERM
- WETLAND DELINEATION FLAG
- DEEP HOLE TEST PIT



SCALE: Horiz: 1"=40'; Vert: 1"=4'

APPROVED BY THE BELLINGHAM PLANNING BOARD:

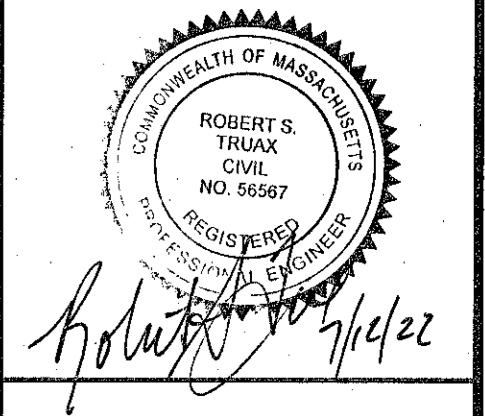
DATE APPROVED: _____

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD WAS RECEIVED ON _____ AT _____ AND NO APPEAL OF THE APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20 DAY APPEAL PERIOD.

TOWN CLERK _____ DATE _____

APPROVAL SUBJECT TO A COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ DATED _____ AND TO BE RECORDED HEREWITH.

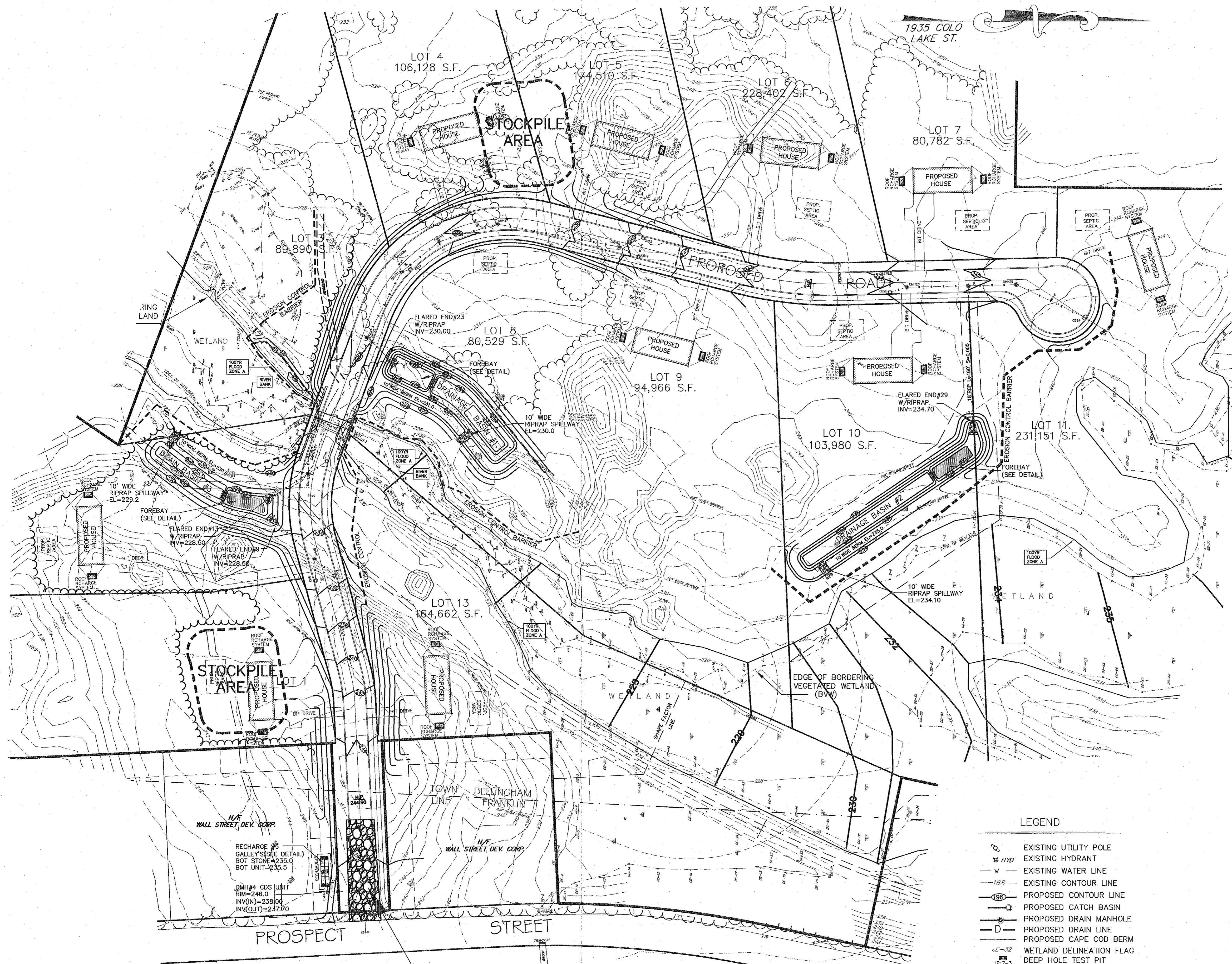
No.	DATE	DESCRIPTION
1	03/02/2022	Conservation Application
2	07/12/2022	Conservation (40 Scale Plan)



**DEFINITIVE SUBDIVISION PLAN
PROSPECT HILL ESTATES
BELLINGHAM, MASSACHUSETTS**

PREPARED FOR:
WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MASSACHUSETTS

JOB No.	16,590
DATE:	DEC. 17, 2021
SCALE:	1"= 40'
SHEET:	12 of 25
PLAN #:	27,541



1935 COLO LAKE ST.

LOT 4 106,128 S.F.
 LOT 5 14,510 S.F.
 LOT 6 228,407 S.F.
 LOT 7 80,782 S.F.

LOT 8 89,890 S.F.

LOT 8 80,529 S.F.

LOT 9 94,966 S.F.

LOT 10 103,980 S.F.

LOT 11 231,151 S.F.

LOT 13 164,662 S.F.

N/F WALL STREET DEV. CORP.

N/F WALL STREET DEV. CORP.

RECHARGE #5 GALLEY'S (SEE DETAIL)
 BOT STONE=235.0
 BOT UNIT=235.5

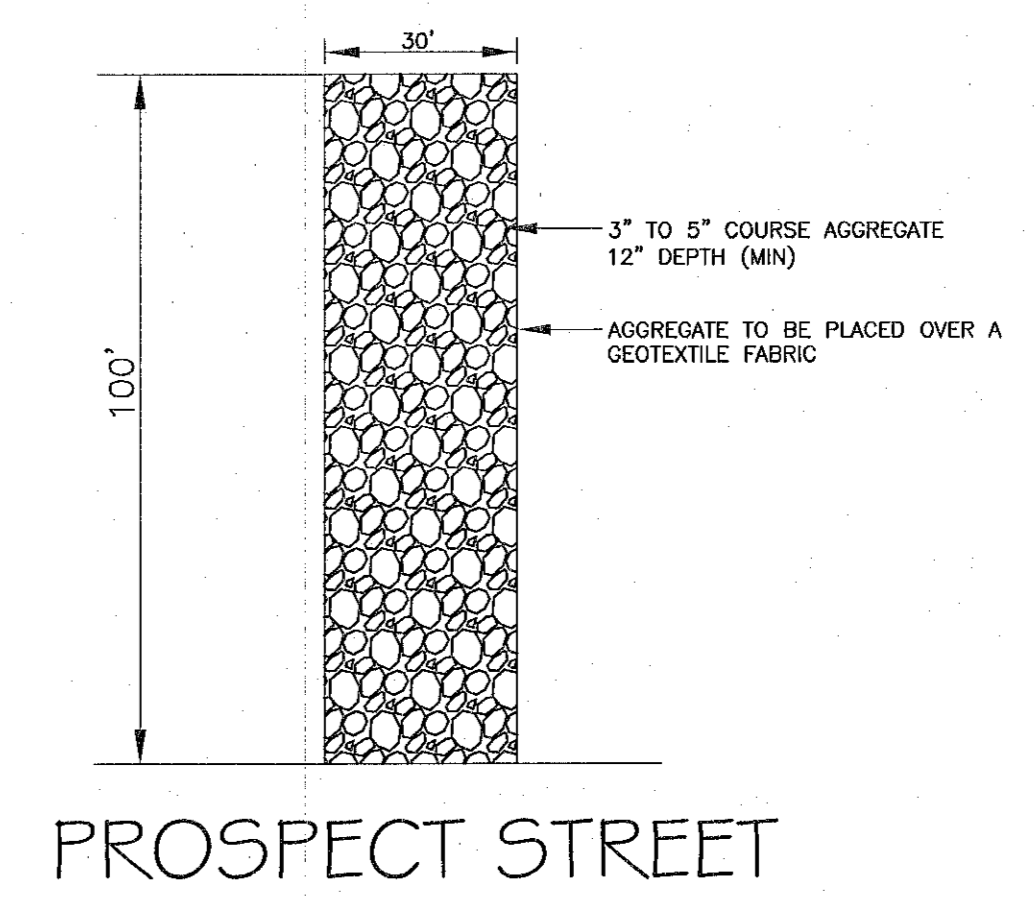
DMH#4 CDS UNIT
 RIM=246.0
 INV(N)=238.04
 INV(OUT)=237.70

PROSPECT STREET

BELINGHAM FRANKLIN TOWN LINE

STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL)

- LEGEND
- EXISTING UTILITY POLE
 - EXISTING HYDRANT
 - EXISTING WATER LINE
 - EXISTING CONTOUR LINE
 - PROPOSED CONTOUR LINE
 - PROPOSED CATCH BASIN
 - PROPOSED DRAIN MANHOLE
 - PROPOSED DRAIN LINE
 - PROPOSED CAPE COD BERM
 - WETLAND DELINEATION FLAG
 - DEEP HOLE TEST PIT



PROSPECT STREET
 STABILIZED CONSTRUCTION ENTRANCE DETAIL
 NOT TO SCALE

APPROVED BY THE BELLINGHAM PLANNING BOARD:

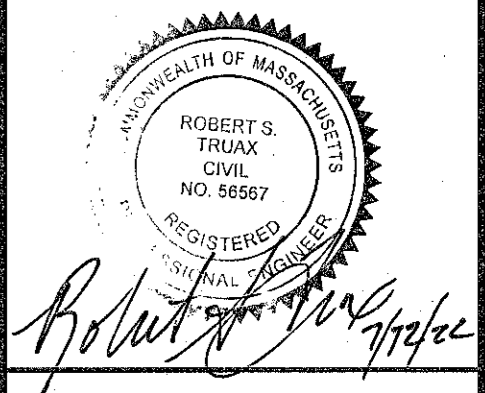
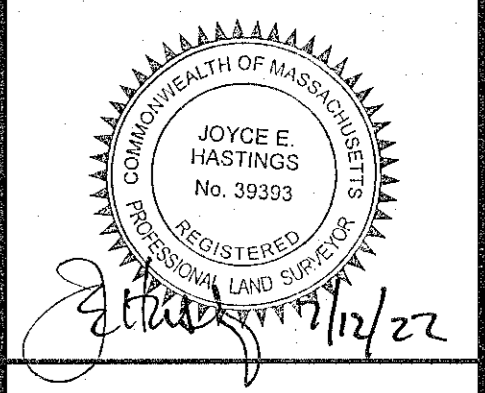
DATE APPROVED: _____

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD WAS RECEIVED ON _____ AT _____ AND NO APPEAL OF THE APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20 DAY APPEAL PERIOD.

TOWN CLERK _____ DATE _____

APPROVAL SUBJECT TO A COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ DATED _____ AND TO BE RECORDED HERewith.

NO.	DATE	DESCRIPTION
1	03/02/2022	Conservation Application
2	07/12/2022	Conservation (40 Scale Plan)



DEFINITIVE SUBDIVISION PLAN
 PROSPECT HILL ESTATES
 BELLINGHAM, MASSACHUSETTS

PREPARED FOR:
 WALL STREET DEVELOPMENT CORP.
 P.O. BOX 272
 WESTWOOD, MASSACHUSETTS

GLM Engineering Consultants, Inc.
 19 EXCHANGE STREET
 HOLLISTON, MA 01746
 P: 508-429-1100
 F: 508-429-7160
 www.GLMengineering.com

JOB No.	16,590
DATE:	DEC. 17, 2021
SCALE:	1"=60'
SHEET:	13 of 25
PLAN #:	27,541

EROSION CONTROL PLAN

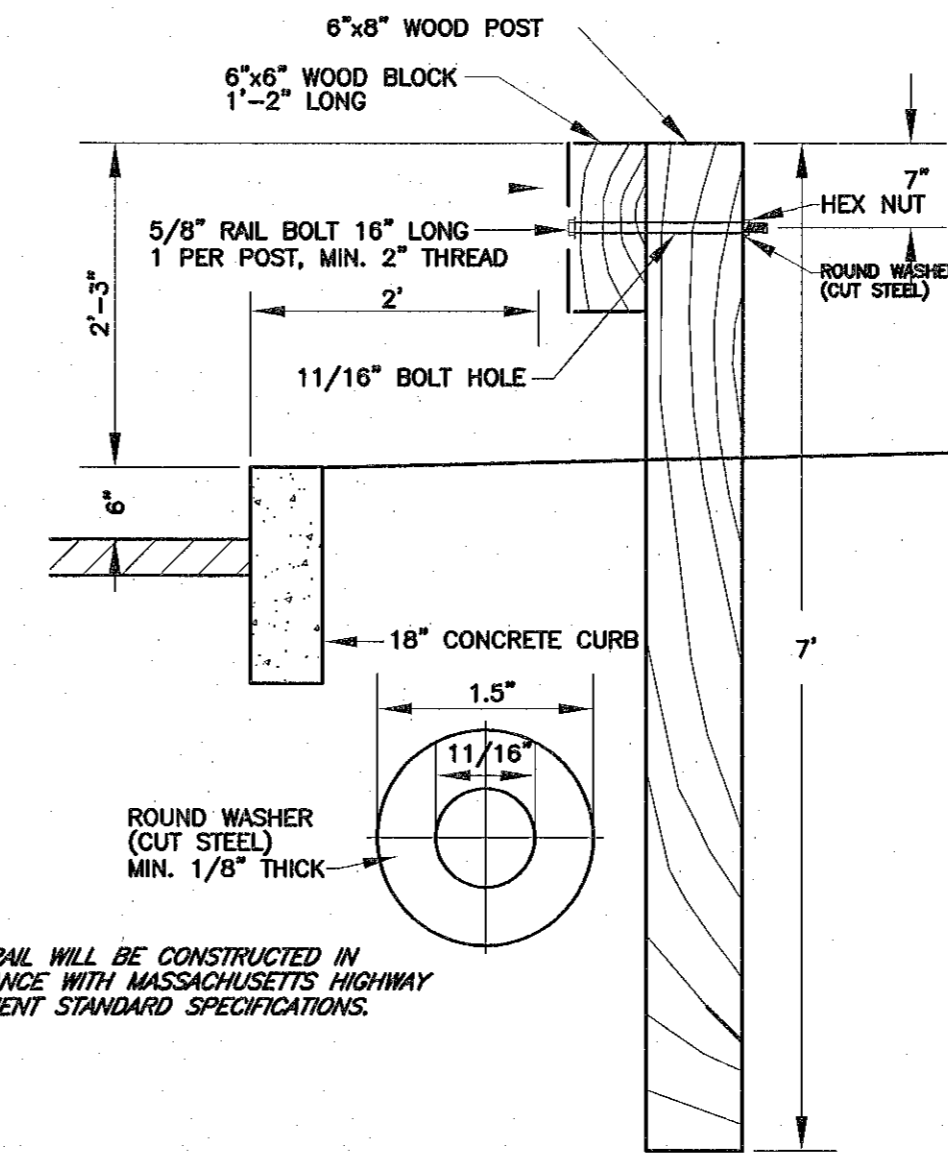
EROSION AND SEDIMENTATION CONTROL:

1. PRIOR TO ANY DISTURBANCE OR ALTERATIONS ON ANY AREA ON THE SITE, THE FILTER MITT SEDIMENT BARRIER SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE SITE PLAN.
2. BARRIERS SHALL BE CONSTRUCTED AS SHOWN ON THE FILTER MITT DETAIL WITH CONSTRUCTION FENCE DETAIL ABOVE.
3. ONCE INSTALLED, THE FILTER MITT SEDIMENT BARRIERS SHALL BE MAINTAINED IN PLACE UNTIL ALL AREAS UPGRADIENT FROM THE BARRIERS HAVE BEEN STABILIZED AS SPECIFIED HEREIN. UPON COMPLETION AND STABILIZATION OF THE PROJECT, THE FILTER MITT AND CONSTRUCTION FENCE SHALL BE REMOVED.
4. THE ORANGE CONSTRUCTION FENCE IS INTENDED TO ACT AS A LIMIT OF DISTURBANCE. ANY LAND DOWN GRADIENT FROM THE FENCE ACCIDENTALLY DISTURBED SHALL BE IMMEDIATELY REPAIRED AND RESTORED TO ORIGINAL CONDITION.
5. EROSION CONTROL MEASURES SHALL BE MONITORED ON A DAILY BASIS, OR AS NEEDED, AND BE REINFORCED, REPAIRED, OR REPLACED WHEN NEEDED, PER JUDGEMENT OF THE SITE FOREMAN AND/OR TOWN OF BELLINGHAM REPRESENTATIVE.
6. TEMPORARY VEGETATION COVER SHALL BE ESTABLISHED ON ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES TEMPORARILY CEASE FOR AT LEAST 30 DAYS. AREAS SHALL BE STABILIZED WITH TEMPORARY SEED. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A VEGETATIVE COVER, DISTURBED AREAS SHALL BE MULCHED AND THEN SEEDED WHEN WEATHER CONDITIONS ALLOW.
7. THE FIRST ONE-HUNDRED FIFTY (100) FEET OF THE PROPOSED ENTRANCE AT PROSPECT STREET SHALL HAVE A CONSTRUCTION ENTRANCE PAD(SEE DETAIL).
8. WATER SPRAYING SHALL BE UTILIZED ON ALL DISTURBED AREAS DURING DRY WEATHER TO PREVENT DUST. A WATER TRUCK SHALL BE KEPT ON SITE AT ALL TIMES DURING THE DURING THE SUMMER MONTHS OF CONSTRUCTION.
9. FOLLOWING CONSTRUCTION OF THE CATCH BASIN STRUCTURES, A SILTATION BARRIER SHALL BE SET AROUND THE INLET FOR EACH STRUCTURE TO PREVENT SEDIMENT FROM ENTERING THE DRAINAGE SYSTEM. (SEE DETAIL)
10. NO SLOPES, EITHER TEMPORARY OR PERMANT SHALL BE STEEPER THAN TWO TO 1 (2:1).
11. STREET SWEEPING SHALL BE DONE AS NEEDED BASIS ALONG PROSPECT STREET TO THE LIMITS OF SEDIMENT TRACKING.
12. STOCKPILE MATERIAL SHALL BE SECURED AROUND THE PERIMETER WITH EROSION CONTROL BARRIERS.

MAINTENANCE:

1. THE CONTRACTOR SHALL HAVE ON SITE AN ADEQUATE QUANTITY OF SUPPLEMENTAL HAYBALES AND/OR SILT SOCK TO BE USED FOR CONTROL OF EMERGENCY EROSION PROBLEMS.
2. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY.
3. THE CONTRACTOR SHALL MONITOR DAILY WEATHER AND PRIOR TO ANY PREDICTED RAIN STORM, THE EROSION BARRIERS SHALL BE INSPECTED AND NEW ONES SUPPLEMENTED IN ANY AREAS OF POSSIBLE CONCENTRATED RUNOFF.
4. SEDIMENT CHECK DAMS MAY BE INSTALLED IN AREA OF HIGH CONCENTRATION OF SURFACE RUNOFF.(SEE DETAIL)
5. ALL EQUIPMENT SHALL BE STORED IN THE DESIGNATED STAGING AREA.

A MORE DETAILED SEDIMENT AND EROSION CONTROL PLAN WILL BE DEVELOPED AS PART OF THE NPDES STORMWATER POLLUTION PREVENTION PLAN.



SINGLE FACE GUARD RAIL WITH WOOD POST
N.T.S.

NOTE:
GUARD RAIL WILL BE CONSTRUCTED IN ACCORDANCE WITH MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS.

APPROVED BY THE BELLINGHAM PLANNING BOARD:

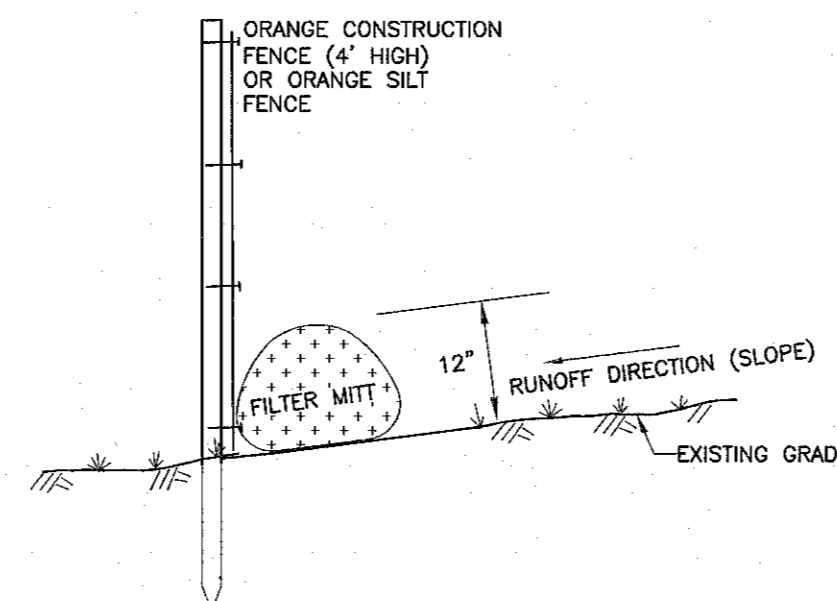
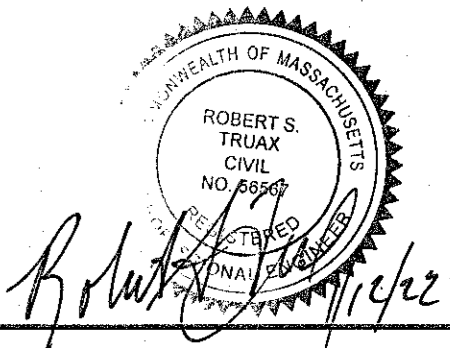
REVISIONS	DESCRIPTION
No. 1	DATE 03/02/2022
2	DATE 07/12/2022

DATE APPROVED: _____

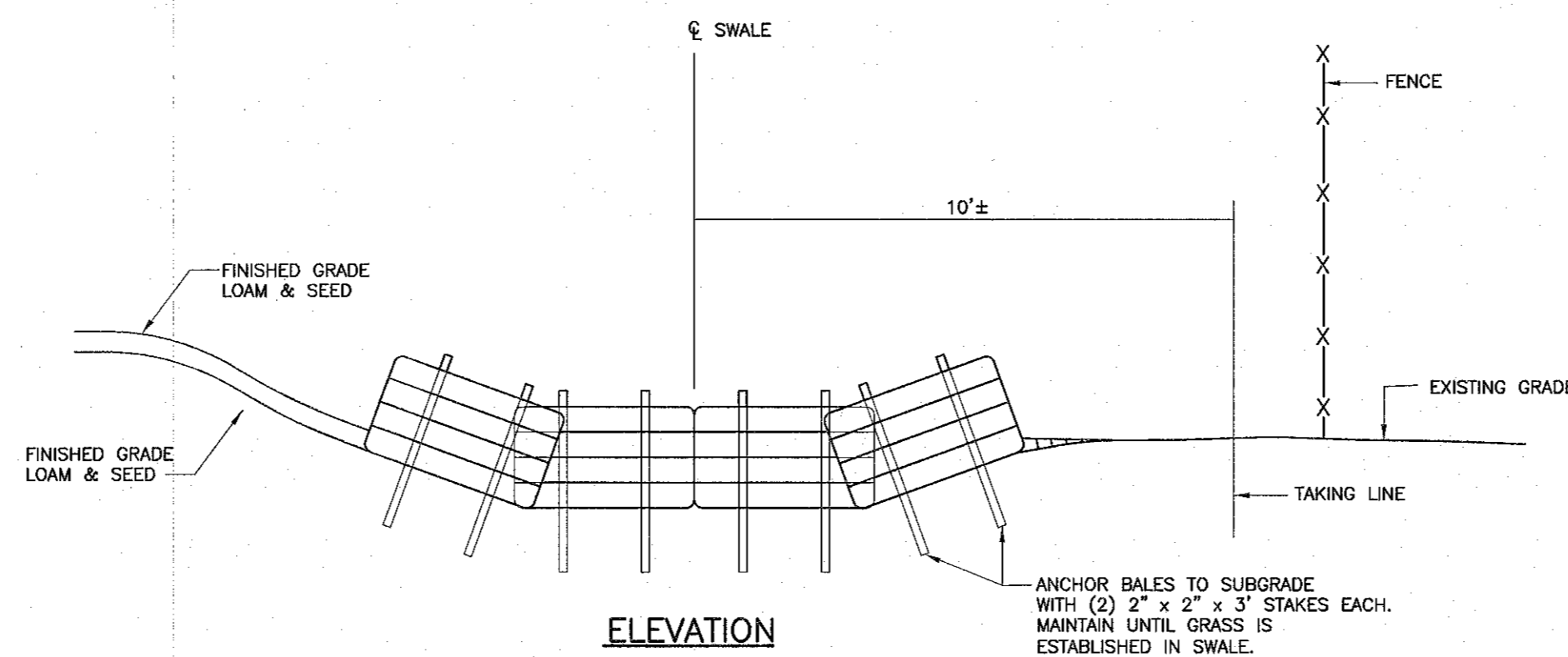
THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD WAS RECEIVED ON _____ AT _____, AND NO APPEAL OF THE APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20 DAY APPEAL PERIOD.

TOWN CLERK _____ DATE _____

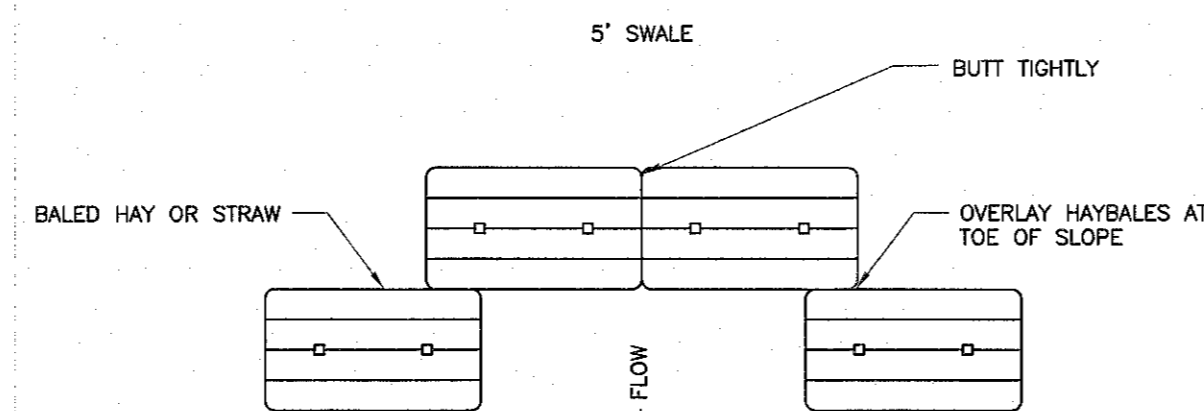
APPROVAL SUBJECT TO A COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ AND TO BE DATED _____ AND TO BE RECORDED HEREWITH.



EROSION CONTROL BARRIER FILTER MITT W/ CONSTRUCTION FENCE DETAIL
N.T.S.

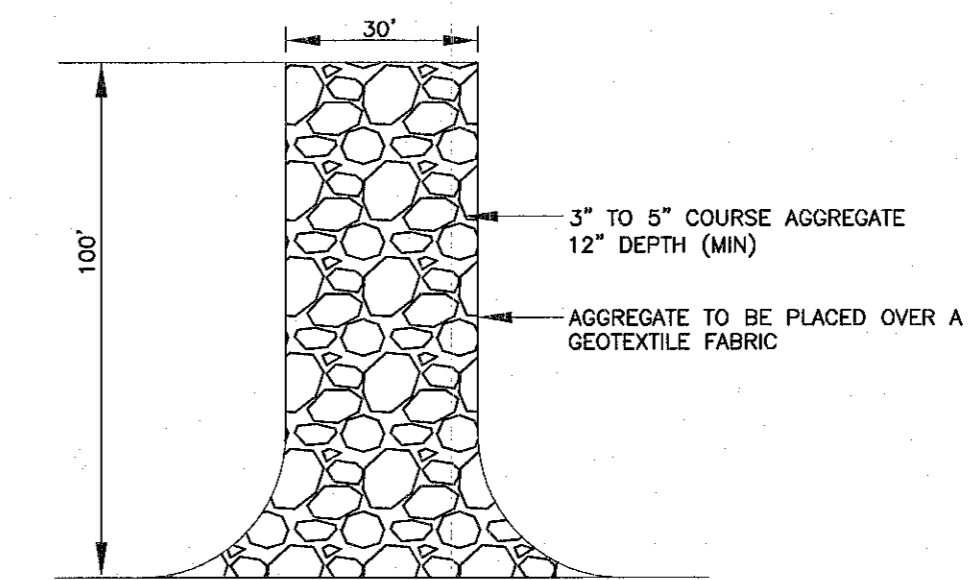


ELEVATION

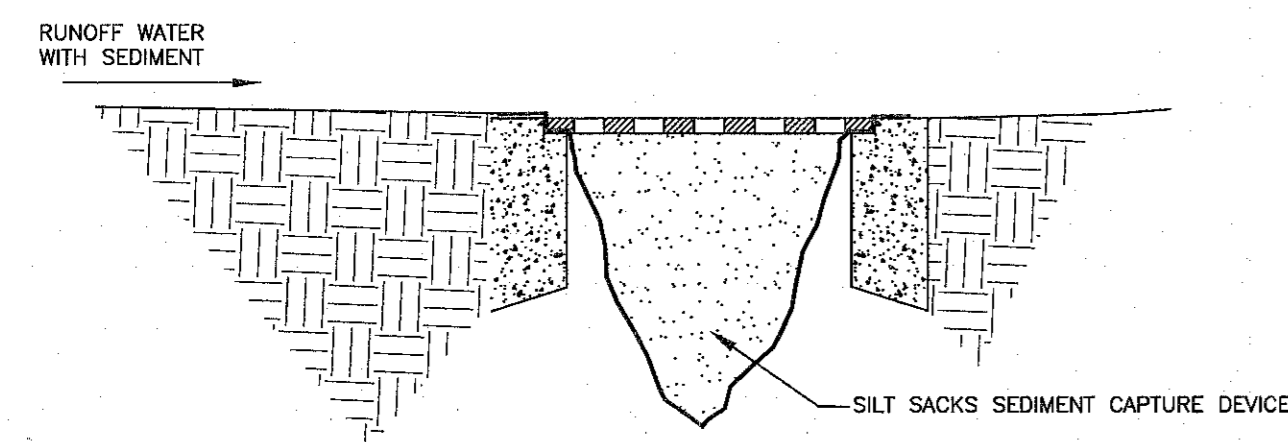


PLAN

SEDIMENT CHECK DAM DETAIL
N.T.S.



STABILIZED CONSTRUCTION ENTRANCE PAD DETAIL
NOT TO SCALE



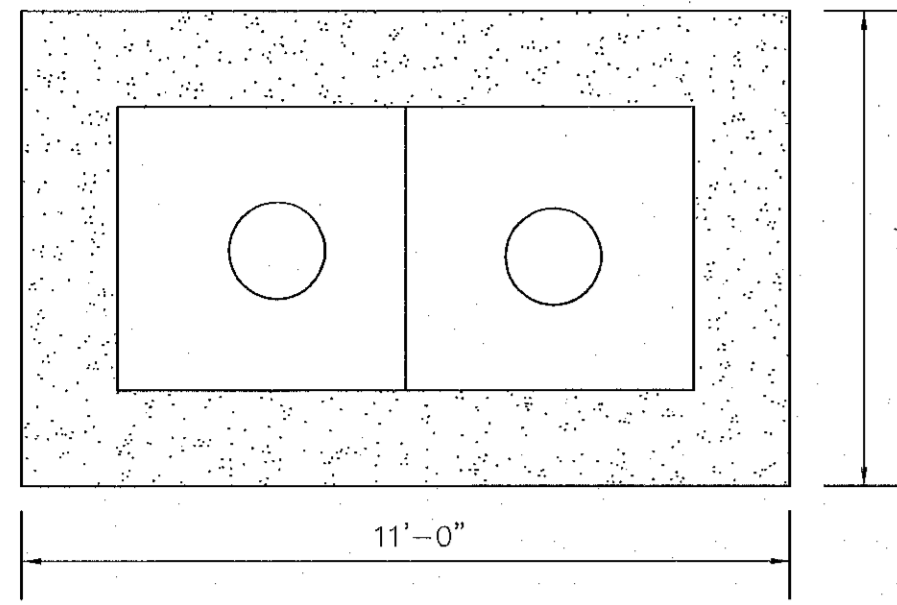
SILT SACK CATCH BASIN INLET
NOT TO SCALE

DEFINITIVE SUBDIVISION PLAN
PROSPECT HILL ESTATES
BELLINGHAM, MASSACHUSETTS

PREPARED FOR:
WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MASSACHUSETTS

GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

JOB No.	16,590
DATE:	DEC. 17, 2021
SCALE:	1"=60'
SHEET:	14 of 25
PLAN #:	27,541

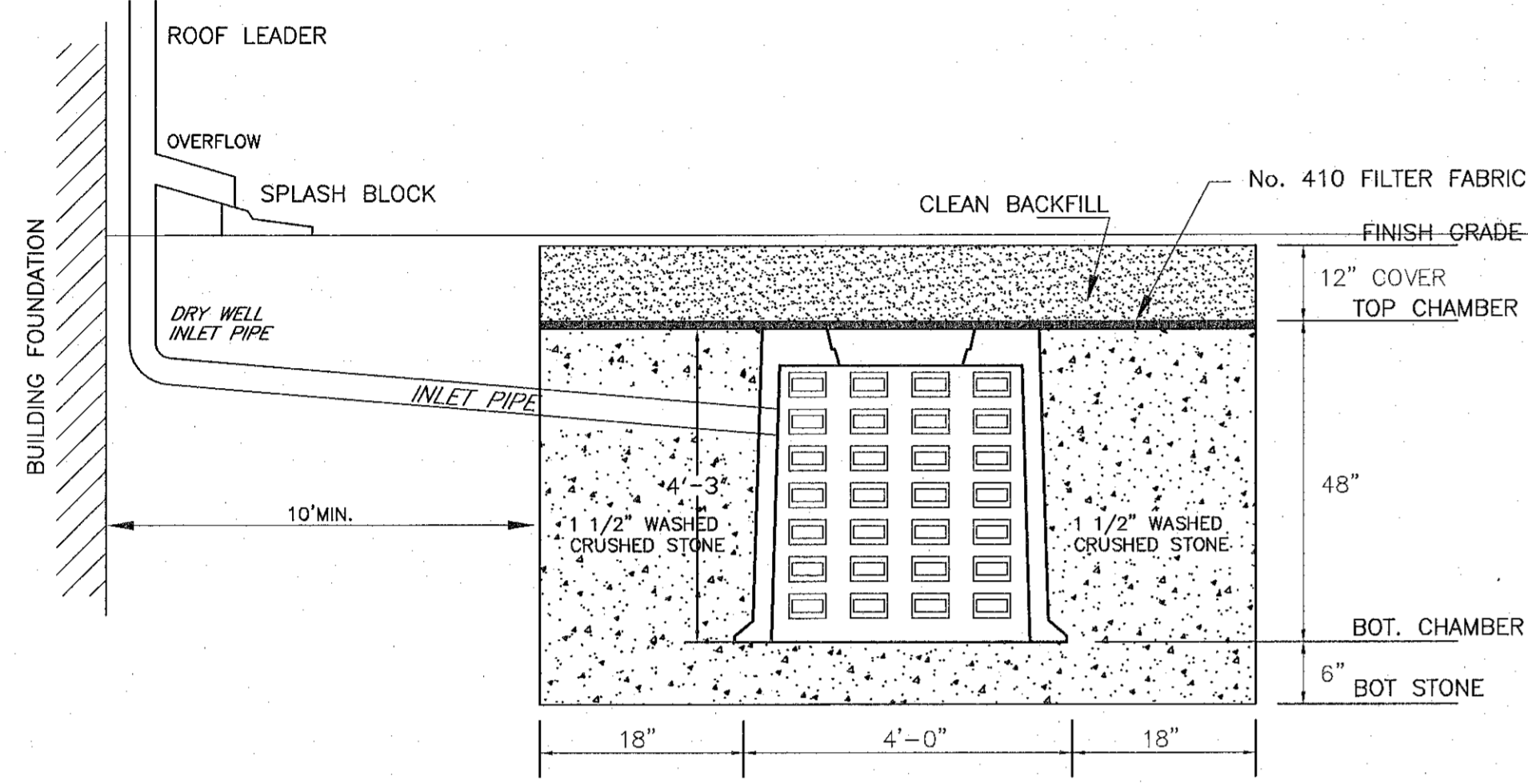


2 - 4X4X4 GALLEY'S W/STONE

- NOTES:**
1. ALL ROOF RUNOFF SHALL BE DIRECTED TO A RECHARGE SYSTEM. (SEE PLAN)
 2. INSTALL TWO SYSTEMS PER DWELLING. EACH SYSTEM TO CAPTURE APPROXIMATELY 1/2 THE ROOF AREA.

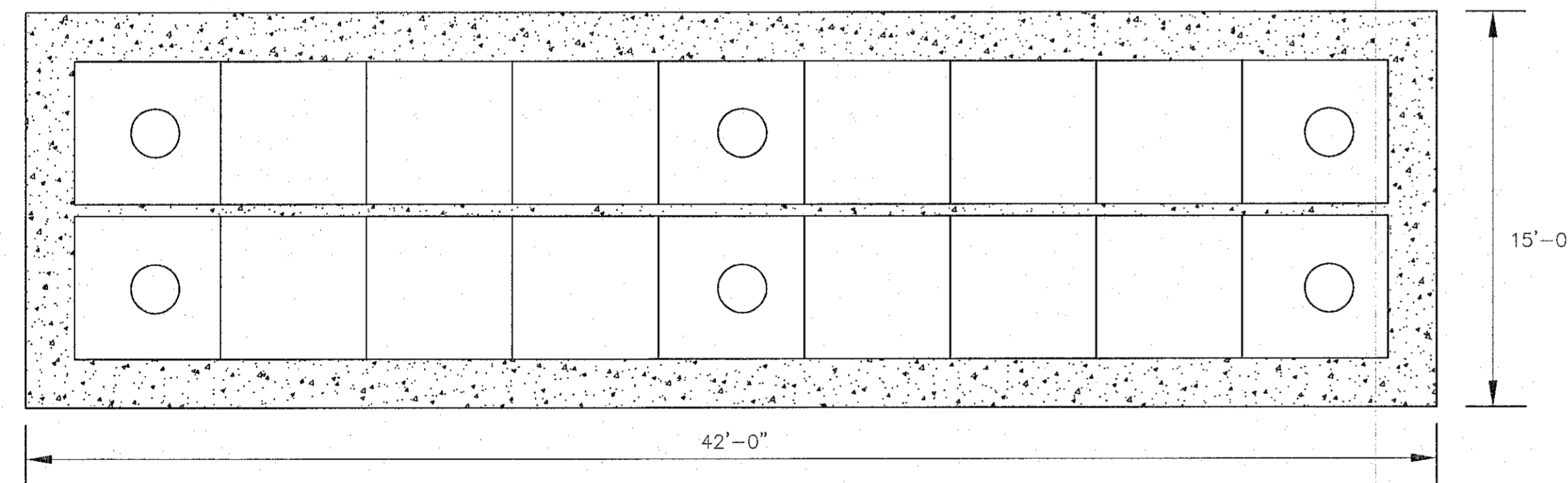
- NOTES:**
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. DESIGNED FOR H-20 LOADING.
 3. GALLEYS TO BE PLACED AGAINST ONE ANOTHER AS INDICATED ON THE GRADING PLAN ON A STONE BASE, WITH 18" OF STONE ALL AROUND.
 4. STONE SHALL MEET SECTION M2.01.2 OF THE MHD SPECIFICATIONS.

TWO RECHARGE SYSTEMS PER DWELLING



ROOF RECHARGE SYSTEM DETAIL

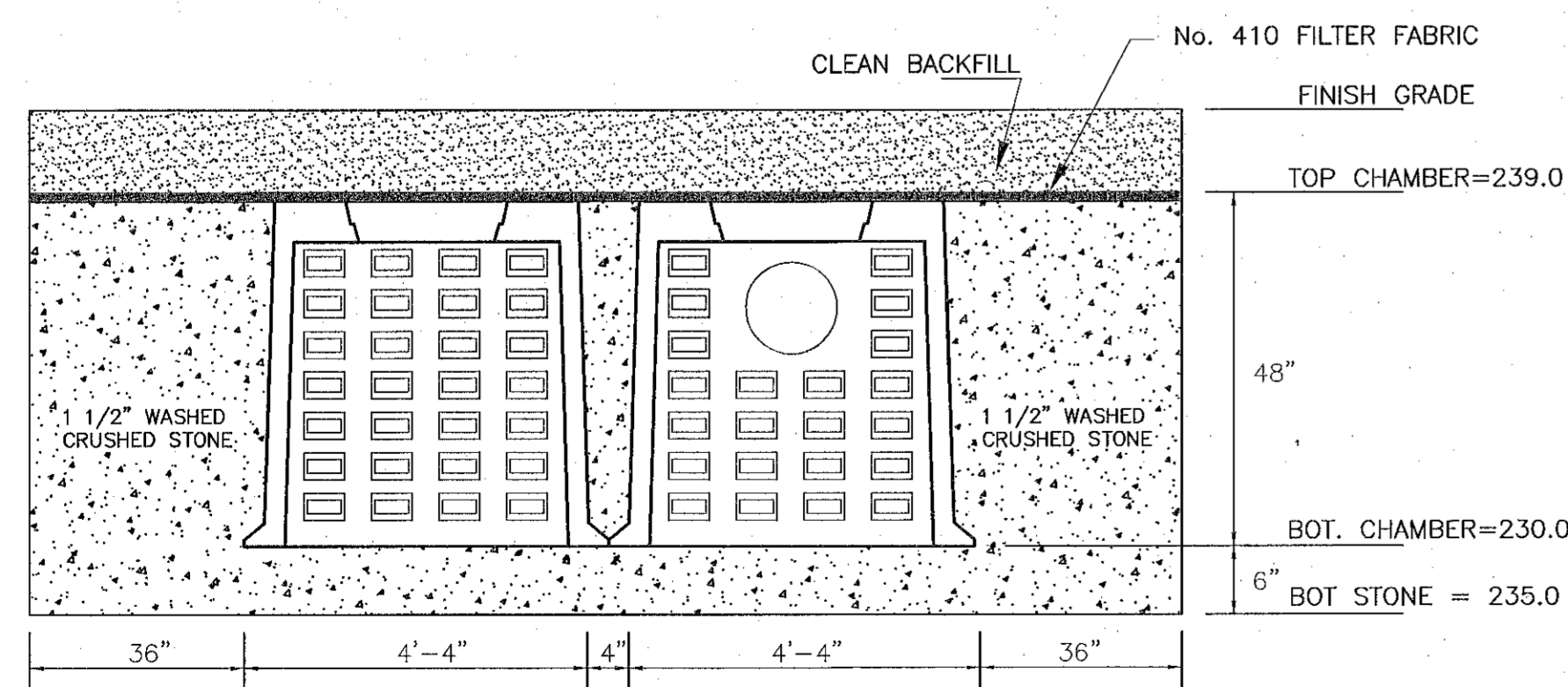
N.T.S.



2 ROWS 9 GALLEY'S PER ROW
TOTAL 18 4x4x4 GALLEY'S

NOTES:

1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGNED FOR H-20 LOADING.
3. GALLEYS TO BE PLACED AGAINST ONE ANOTHER AS INDICATED ON THE GRADING PLAN ON A STONE BASE, WITH 36" OF STONE ALL AROUND.
4. STONE SHALL MEET SECTION M2.01.2 OF THE MHD SPECIFICATIONS.



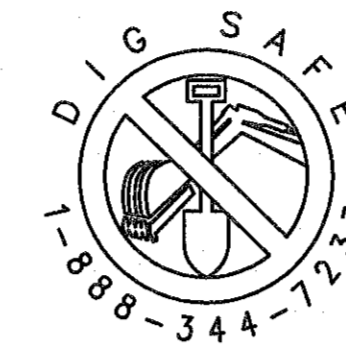
STORWATER RECHARGE SYSTEM #5

N.T.S.

NOTES

1. All construction shall conform to the Town of Bellingham Planning Board Rules and Regulations and Department of Public Works standards and details.

5. Sidewalk ramps must meet current applicable ADA / AAB standards.



NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. DIGSAFE IS TO BE NOTIFIED 72 WORKING HOURS IN ADVANCE OF CONSTRUCTION. DIGSAFE 1-888-344-7233

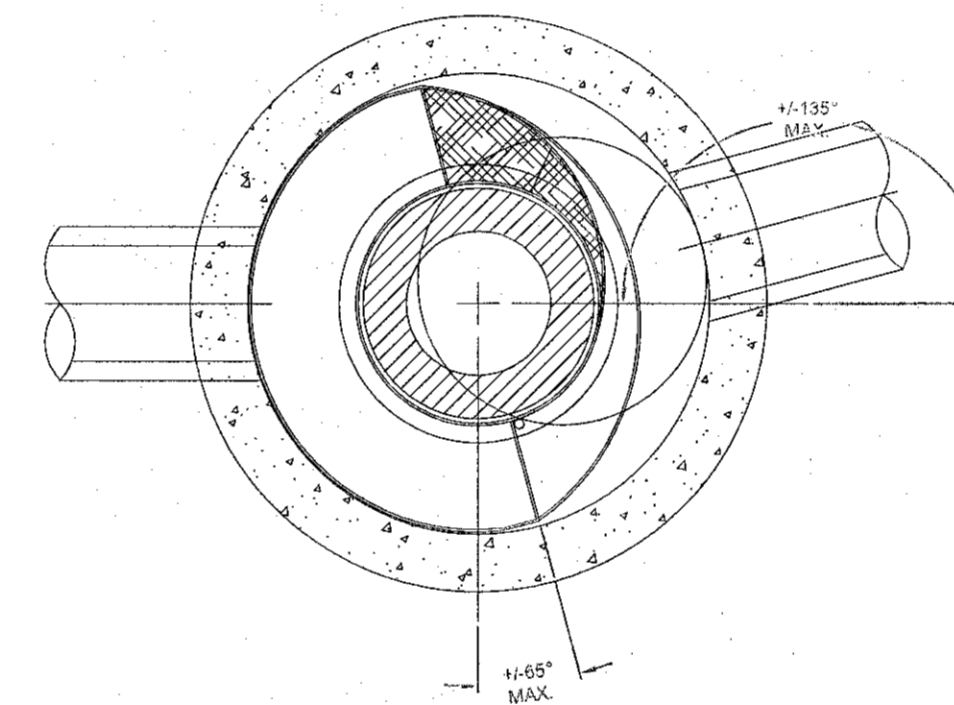
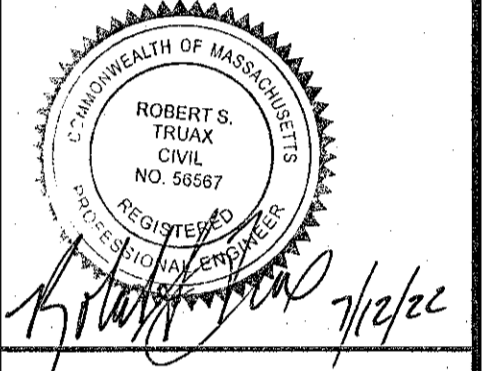
APPROVED BY THE BELLINGHAM PLANNING BOARD:

DATE APPROVED: _____

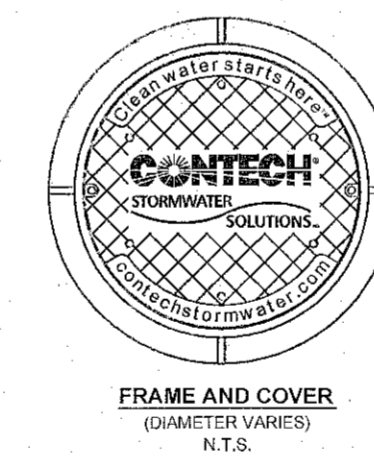
THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD WAS RECEIVED ON _____ AT _____, AND NO APPEAL OF THE APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20 DAY APPEAL PERIOD.

TOWN CLERK _____ DATE _____

APPROVAL SUBJECT TO A COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ DATED _____ AND TO BE RECORDED HERewith.



PLAN VIEW B-B
N.T.S.

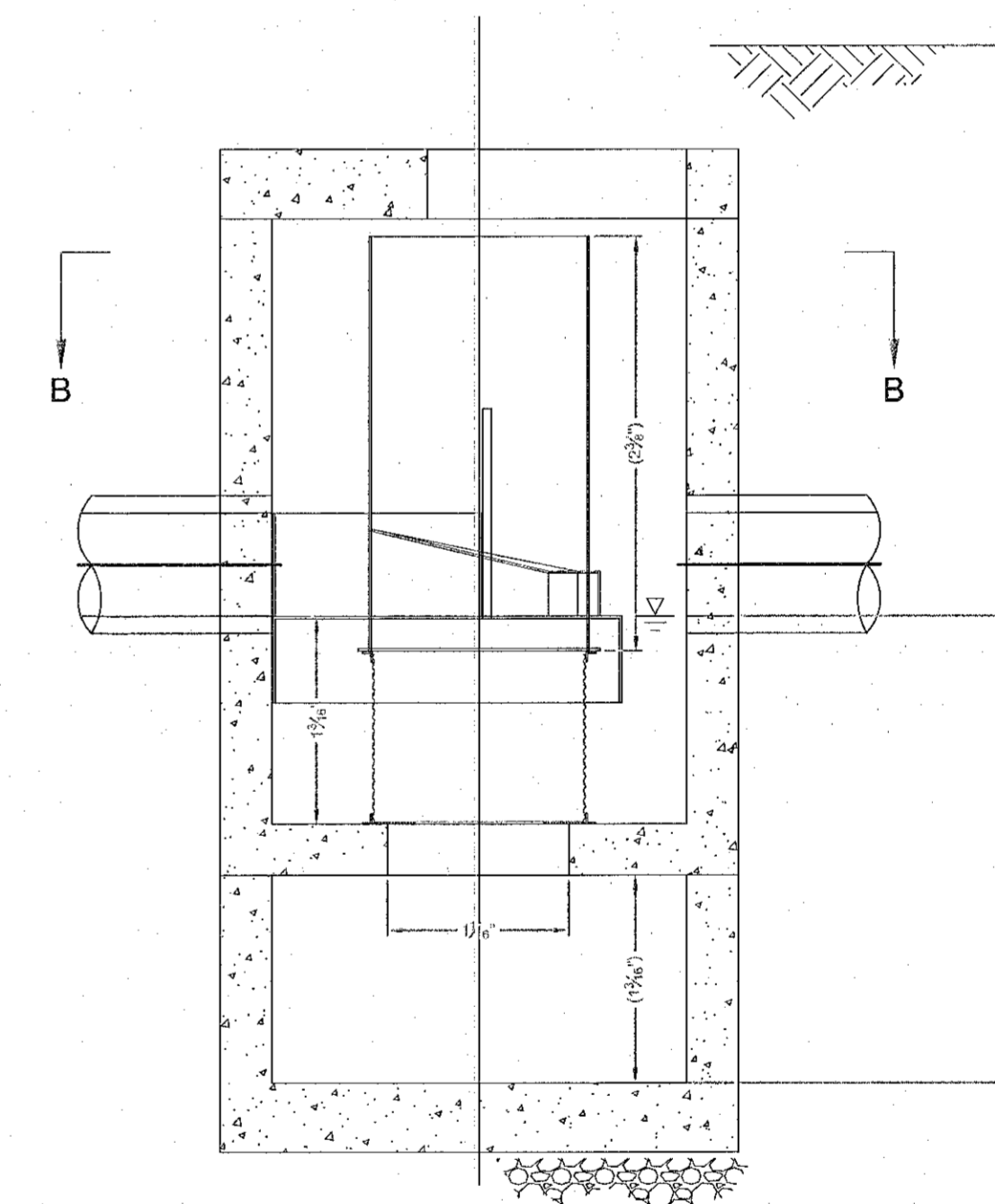


GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH CONSTRUCTION PRODUCTS REPRESENTATIVE. www.contech-cpl.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO H20 AND CASTINGS SHALL MEET AASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES

1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
3. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
5. 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.



ELEVATION A-A
N.T.S.

WATER QUALITY UNIT DETAIL DMH#4
CDS1515-3-C CDS INLINE STANDARD DETAIL

NOT TO SCALE

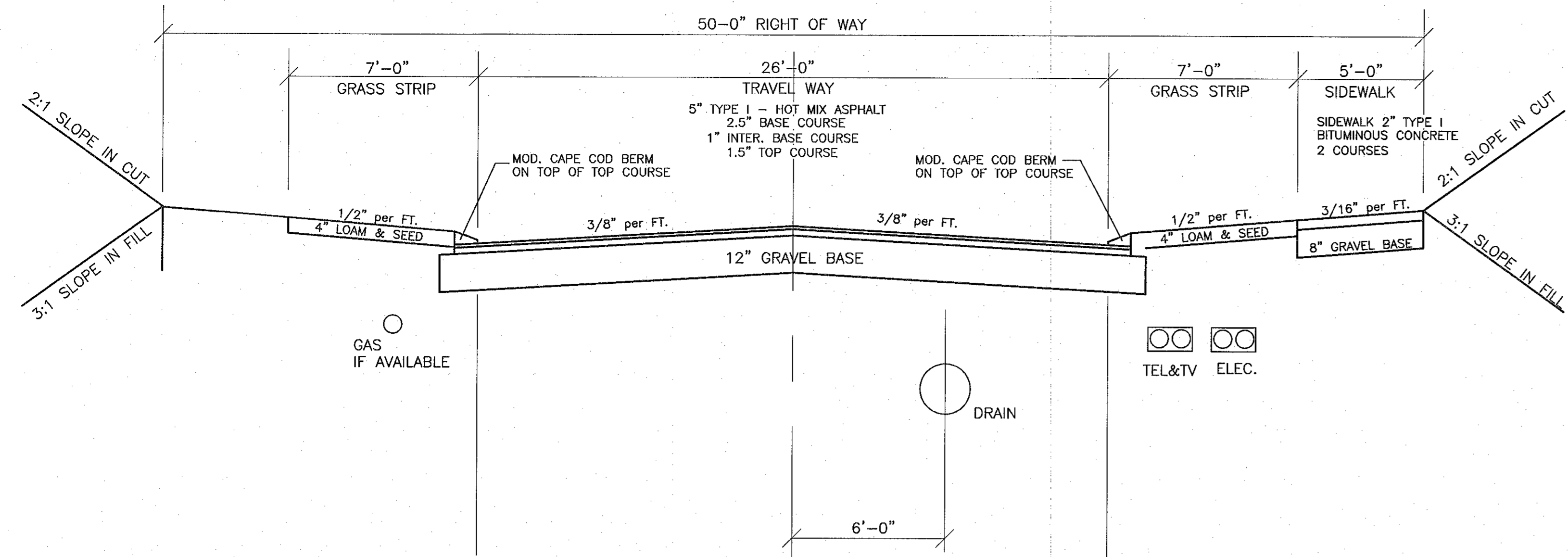
DEFINITIVE SUBDIVISION PLAN
PROSPECT HILL ESTATES
BELLINGHAM, MASSACHUSETTS

PREPARED FOR:
WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MASSACHUSETTS

GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

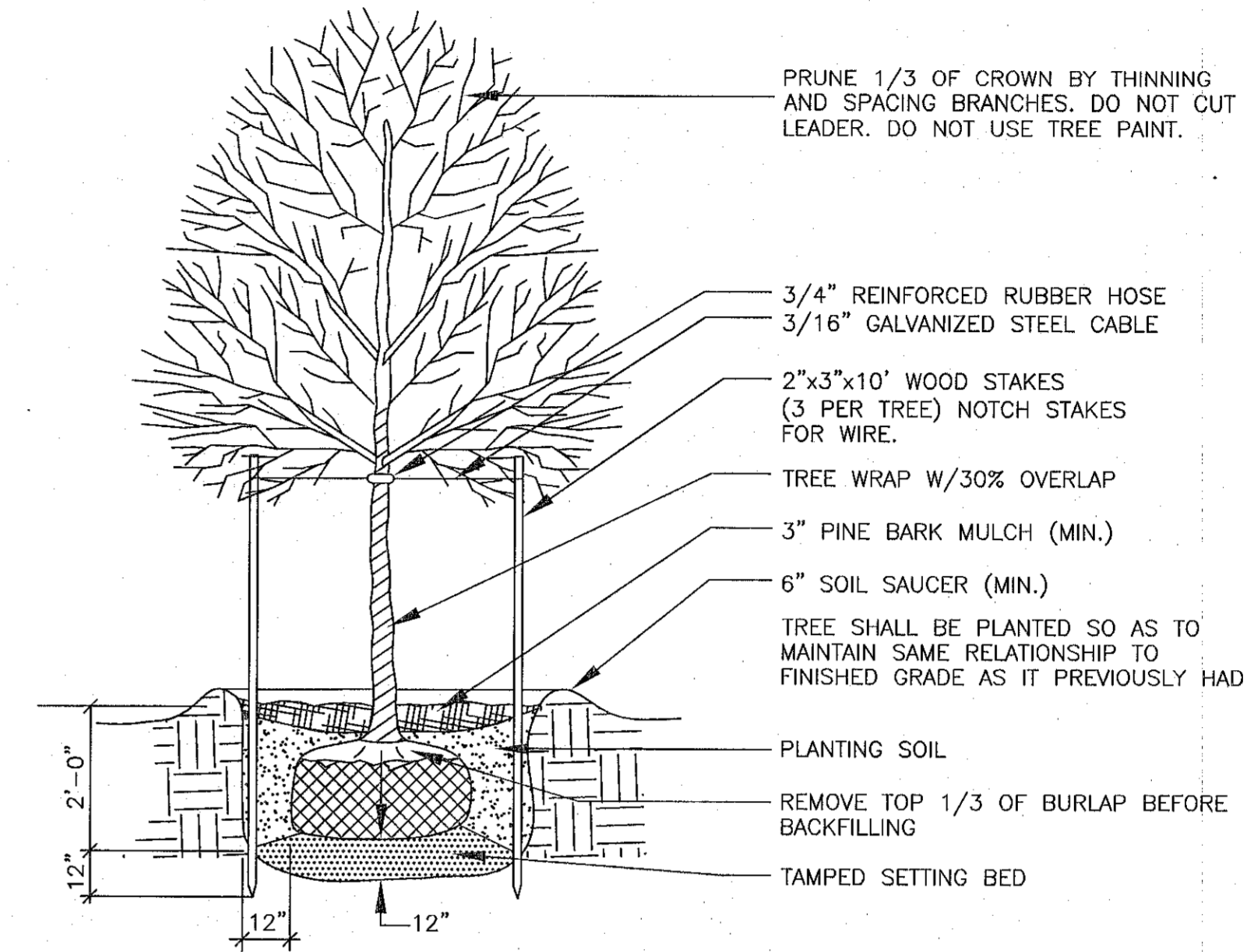
JOB No.	16,590
DATE:	DEC. 17, 2021
SCALE:	1"=60'
SHEET:	15 of 25
PLAN #:	27,541

DETAILS



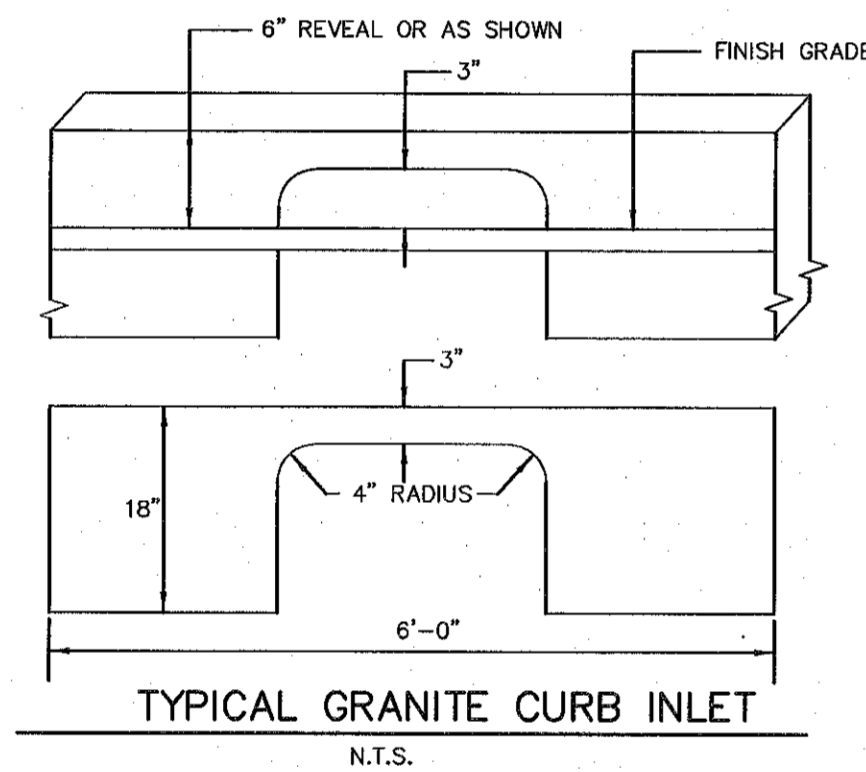
TYPICAL ROADWAY CROSS SECTION

NOTE:
 1. STREET TREES SHALL BE PLANTED ON BOTH SIDES OF THE ROADWAY, SPACED APPROXIMATELY 40 FT. APART AND APPROXIMATELY 10 FT FROM SIDEWALK OR ROADWAY.
 2. STREET TREES SHALL BE MINIMUM OF 2 1/2" CALIPER 4 FT. ABOVE THE GROUND.

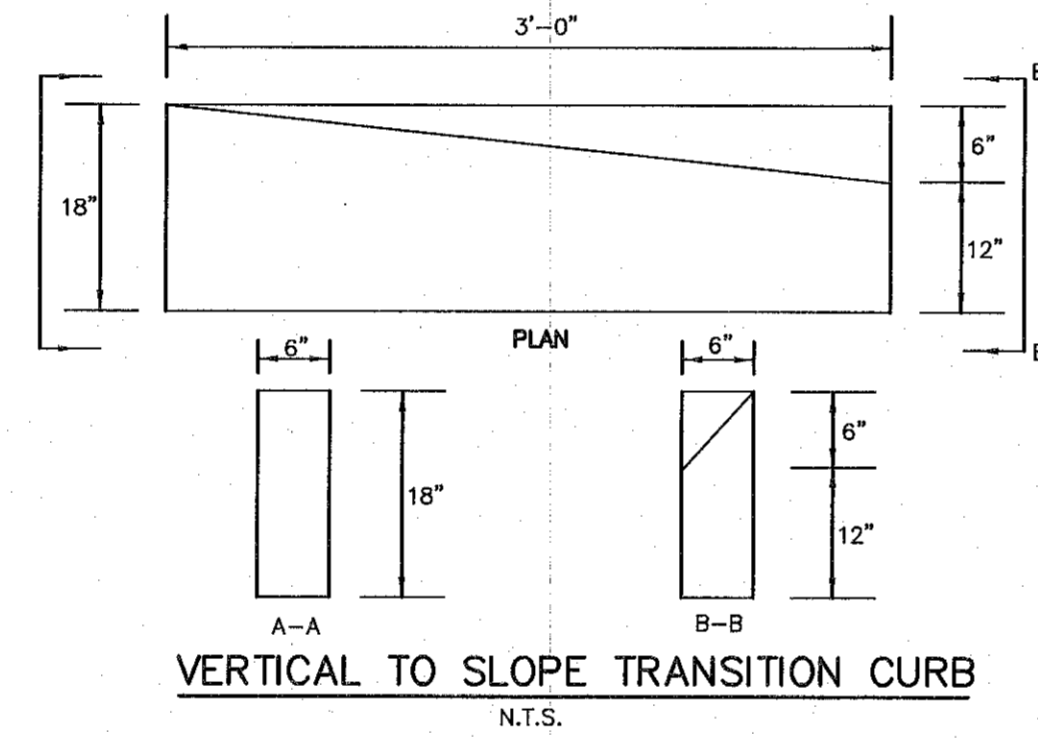


STREET TREE DETAIL
NOT TO SCALE

NOTE:
 CURB INLETS TO BE INSTALLED AT ALL CATCH BASIN WITH TRANSITIONS CURBS.



TYPICAL GRANITE CURB INLET
N.T.S.



VERTICAL TO SLOPE TRANSITION CURB
N.T.S.

APPROVED BY THE BELLINGHAM PLANNING BOARD:

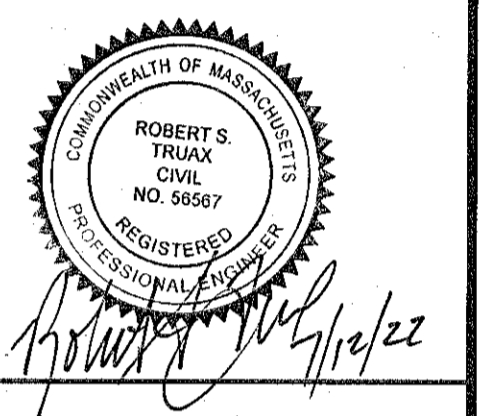
 DATE APPROVED: _____

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD WAS RECEIVED ON _____ AT _____ AND NO APPEAL OF THE APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20 DAY APPEAL PERIOD.

TOWN CLERK _____ DATE _____

APPROVAL SUBJECT TO A COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ AND TO BE DATED _____ AND TO BE RECORDED HEREWITH.

REVISIONS		DESCRIPTION
No.	DATE	Conservation Application
1	03/02/2022	Conservation (40 Scale Plan)
2	07/12/2022	



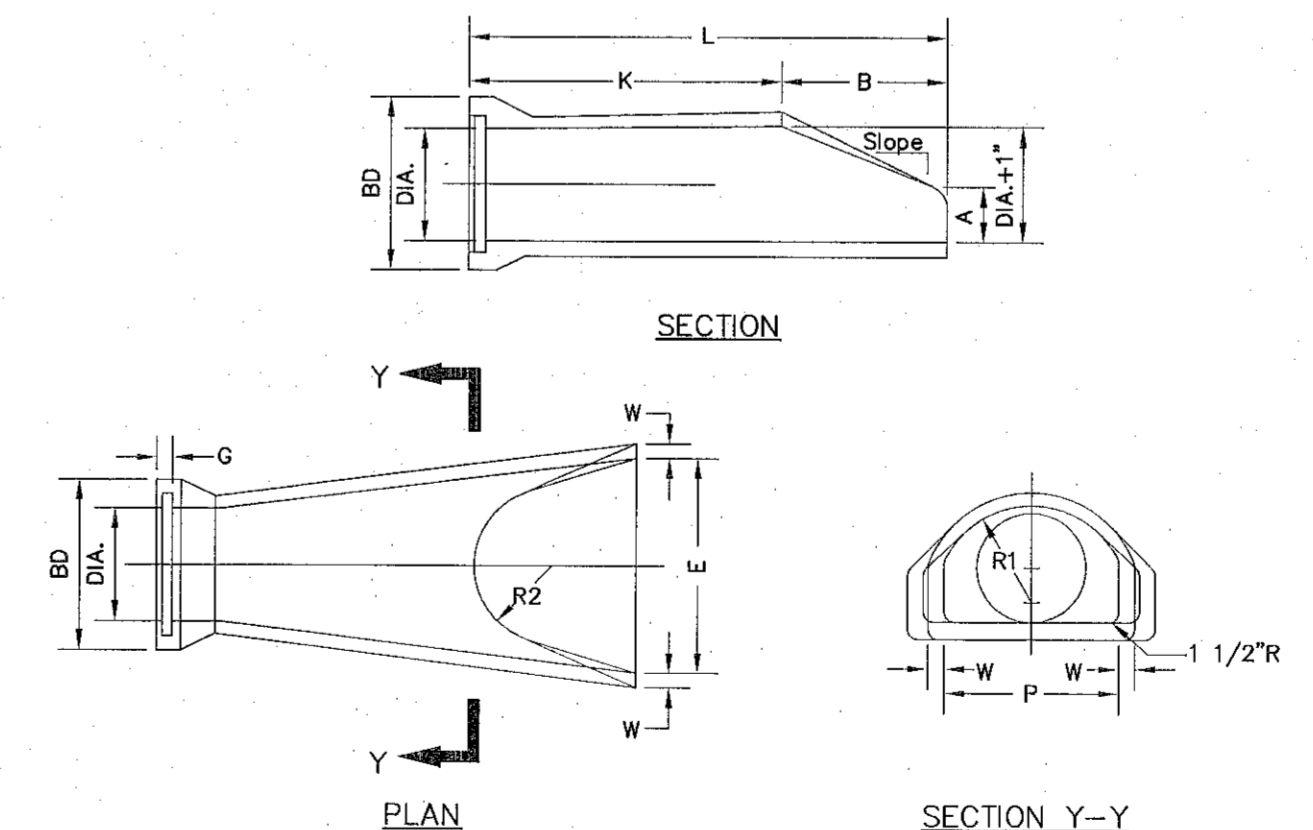
DEFINITIVE SUBDIVISION PLAN
 PROSPECT HILL ESTATES
 BELLINGHAM, MASSACHUSETTS

PREPARED FOR:
 WALL STREET DEVELOPMENT CORP.
 P.O. BOX 272
 WESTWOOD, MASSACHUSETTS

NOTES
 1. All construction shall conform to the Town of Bellingham Planning Board Rules and Regulations and Department of Public Works standards and details.
 5. Sidewalk ramps must meet current applicable ADA / AAB standards.

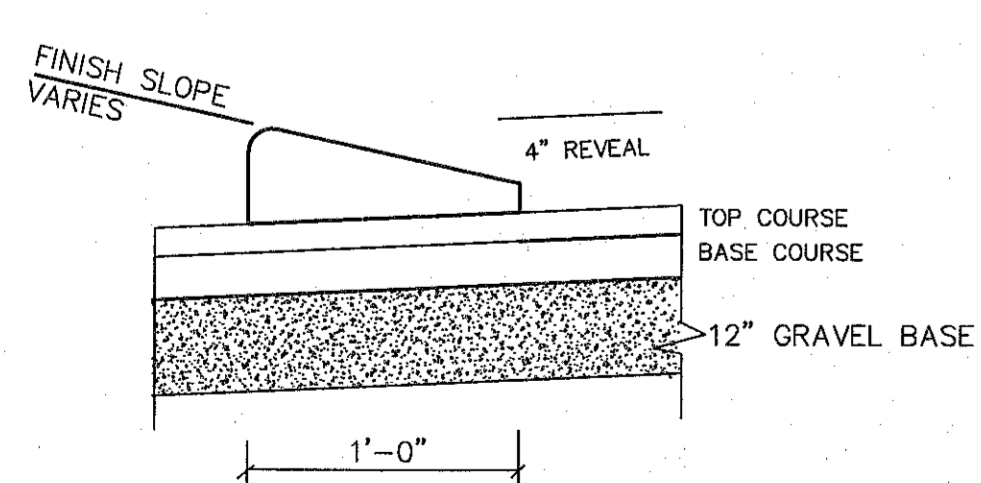


NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. DIGSAFE IS TO BE NOTIFIED 72 WORKING HOURS IN ADVANCE OF CONSTRUCTION. DIGSAFE 1-888-344-7233

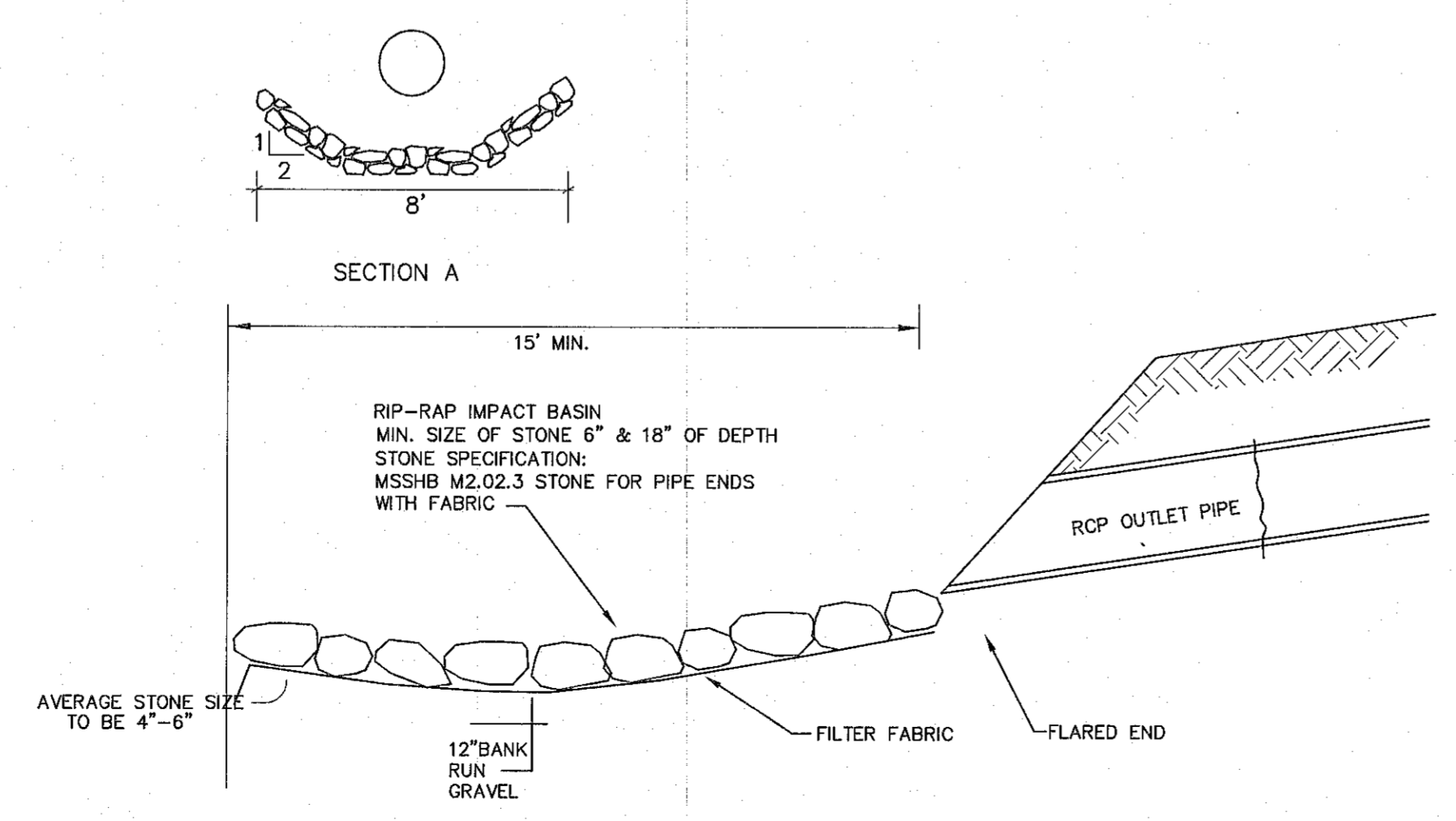


R.C.P. FLARED END SECTION DETAIL
NOT TO SCALE

DIA.	W	A	B	C	D	E	BD	K	L	P	DIA. ±1"	R1	R2	S	G	Slope
12"	2"	4"	2'-0"	4'-0 7/8"	6'-1 3/8"	2'-0"	20"	4'-8 1/8"	6'-4 1/8"	19 15/16"	13"	10 1/8"	9"	4"	2 1/2"	3:1
15"	2 1/4"	6"	2'-3"	3'-10"	6'-1 1/2"	2'-6"	24"	4'-3 11/16"	6'-4 11/16"	24 5/16"	16"	12 1/2"	11"	4"	2 1/2"	3:1
18"	2 1/2"	9"	2'-3"	3'-10"	6'-1"	3'-0"	28"	4'-3 7/8"	6'-4 7/8"	29"	19"	15 1/2"	12"	4"	2 3/4"	3:1
21"	2 3/4"	9"	2'-11"	3'-2"	6'-1"	3'-6"	32"	5'-8 5/16"	6'-7 5/16"	31 5/8"	22"	16 1/8"	13"	4"	2 3/4"	3:1
24"	3"	9 1/2"	3'-7 1/2"	2'-6"	6'-1"	4'-0"	36"	5'-0 1/2"	6'-8"	33 3/16"	25"	16 13/16"	14"	4"	3"	3:1



MODIFIED CAPE COD BERM DETAIL
NOT TO SCALE:

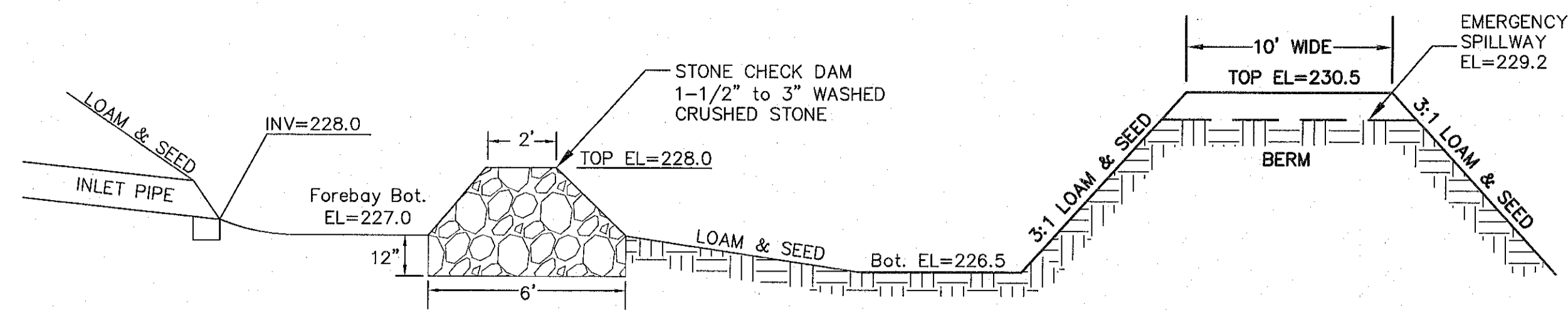


RIPRAP OUTLET DETAIL
NOT TO SCALE

DETAILS

GLM Engineering Consultants, Inc.
 19 EXCHANGE STREET
 HOLLISTON, MA 01746
 P: 508-429-1100
 F: 508-429-7160
 www.GLMengineering.com

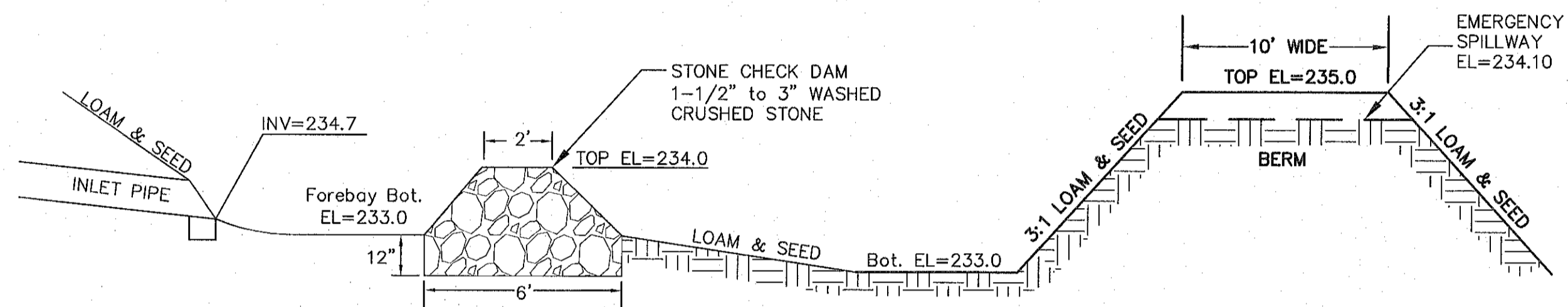
JOB No. 16,590
 DATE: DEC. 17, 2021
 SCALE: 1"=60'
 SHEET: 16 of 25
 PLAN #: 27,541



BASIN BOTTOM SPECIFICATIONS
 (MIN 6" SOIL BASE)
 THE SOIL MIX FOR THE BOTTOM OF THE RETENTION BASIN SHALL BE A MIXTURE OF SAND, COMPOST AND TOPSOIL/LOAM.
 -40% SAND
 -20-30% TOPSOIL/LOAM
 -30% COMPOST

DRAINAGE RECHARGE BASIN #3 DETAIL

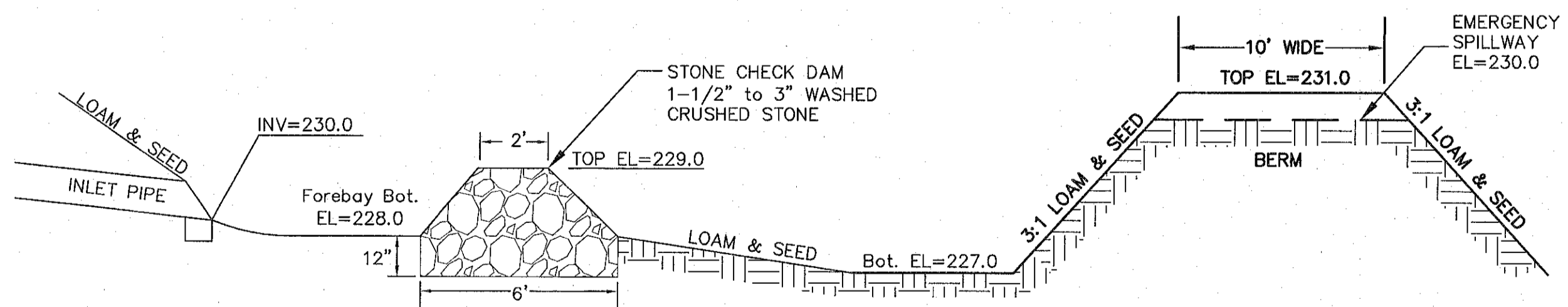
NOT TO SCALE



BASIN BOTTOM SPECIFICATIONS
 (MIN 6" SOIL BASE)
 THE SOIL MIX FOR THE BOTTOM OF THE RETENTION BASIN SHALL BE A MIXTURE OF SAND, COMPOST AND TOPSOIL/LOAM.
 -40% SAND
 -20-30% TOPSOIL/LOAM
 -30% COMPOST

DRAINAGE RECHARGE BASIN #2 DETAIL

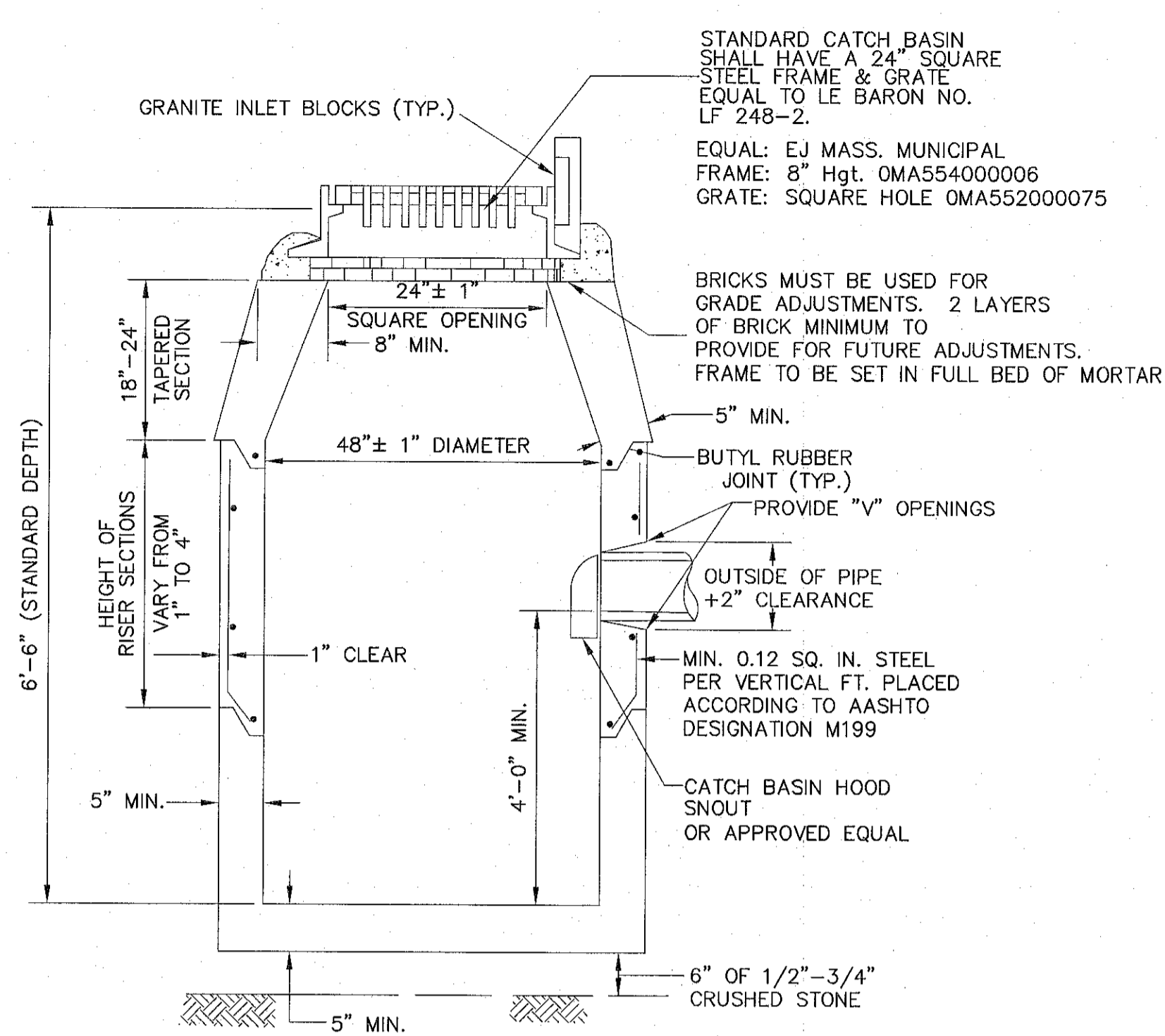
NOT TO SCALE



BASIN BOTTOM SPECIFICATIONS
 (MIN 6" SOIL BASE)
 THE SOIL MIX FOR THE BOTTOM OF THE RETENTION BASIN SHALL BE A MIXTURE OF SAND, COMPOST AND TOPSOIL/LOAM.
 -40% SAND
 -20-30% TOPSOIL/LOAM
 -30% COMPOST

DRAINAGE RECHARGE BASIN #1 DETAIL

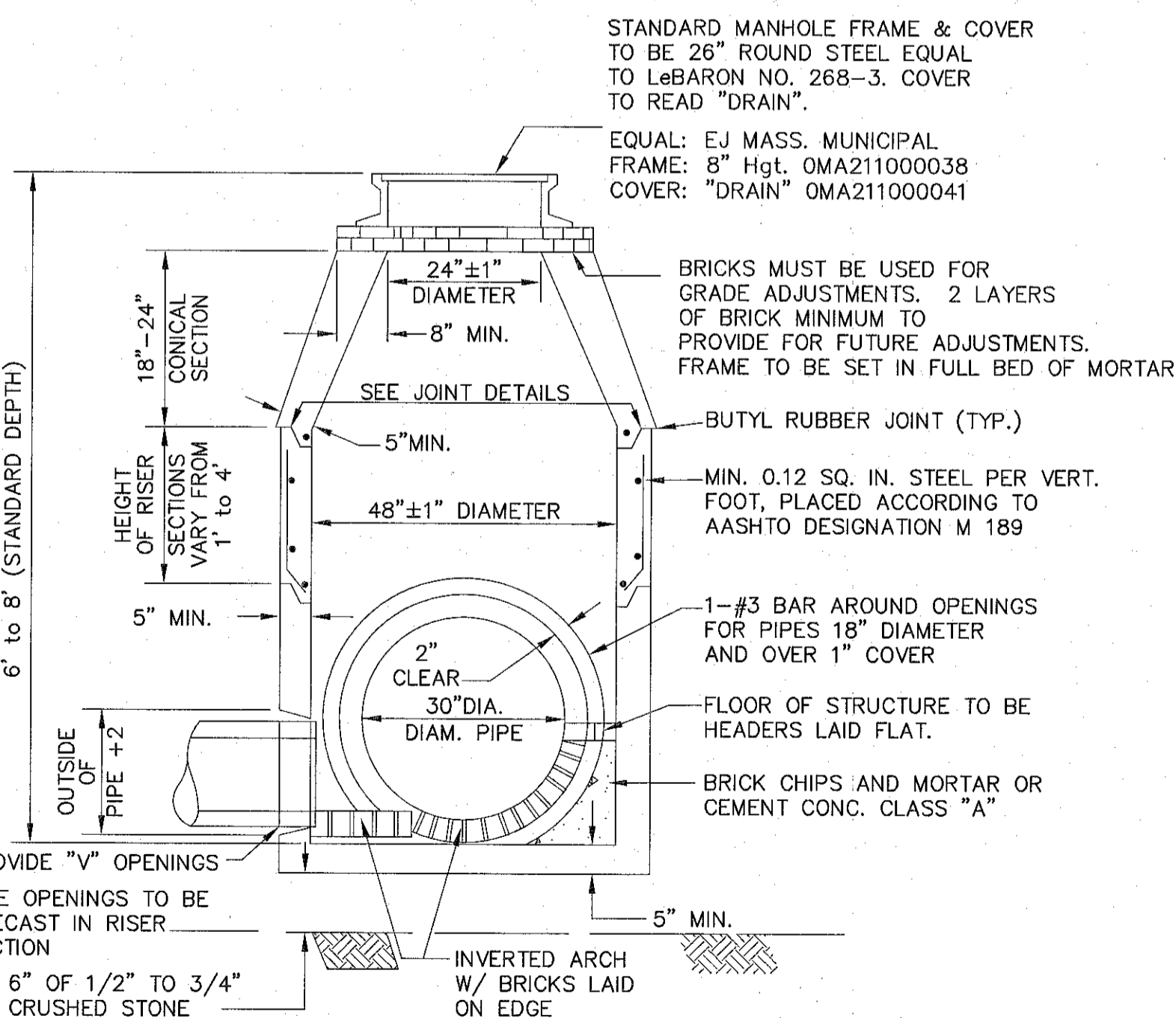
NOT TO SCALE



NOTE: NO BELL ENDS IN CATCH BASIN. CONNECTIONS TO BE TIGHTLY SEALED WITH MORTAR.

PRECAST CATCH BASIN DETAIL

NOT TO SCALE



PROVIDE "V" OPENINGS
 PIPE OPENINGS TO BE PRECAST IN RISER SECTION
 6" OF 1/2" TO 3/4" CRUSHED STONE

PRECAST MANHOLE DETAIL

NOT TO SCALE

APPROVED BY THE BELLINGHAM PLANNING BOARD:

DATE APPROVED: _____

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD WAS RECEIVED ON _____ AT _____ AND NO APPEAL OF THE APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20 DAY APPEAL PERIOD.

TOWN CLERK _____ DATE _____

APPROVAL SUBJECT TO A COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ DATED _____ AND TO BE RECORDED HEREWITH.

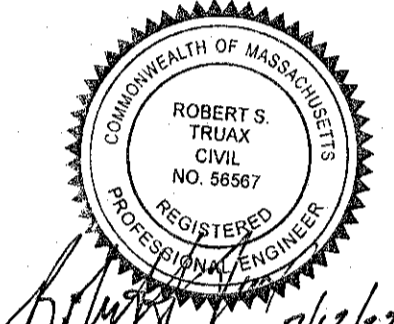
NOTES

- All construction shall conform to the Town of Bellingham Planning Board Rules and Regulations and Department of Public Works standards and details.
- Sidewalk ramps must meet current applicable ADA / AAB standards.



NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. DIGSAFE IS TO BE NOTIFIED 72 WORKING HOURS IN ADVANCE OF CONSTRUCTION. DIGSAFE 1-888-344-7233

NO.	DATE	DESCRIPTION
1	03/02/2022	Conservation Application
2	07/12/2022	Conservation (40 Scale Plan)



DEFINITIVE SUBDIVISION PLAN
PROSPECT HILL ESTATES
BELLINGHAM, MASSACHUSETTS












PREPARED FOR:
 WALL STREET DEVELOPMENT CORP.
 P.O. BOX 272
 WESTWOOD, MASSACHUSETTS

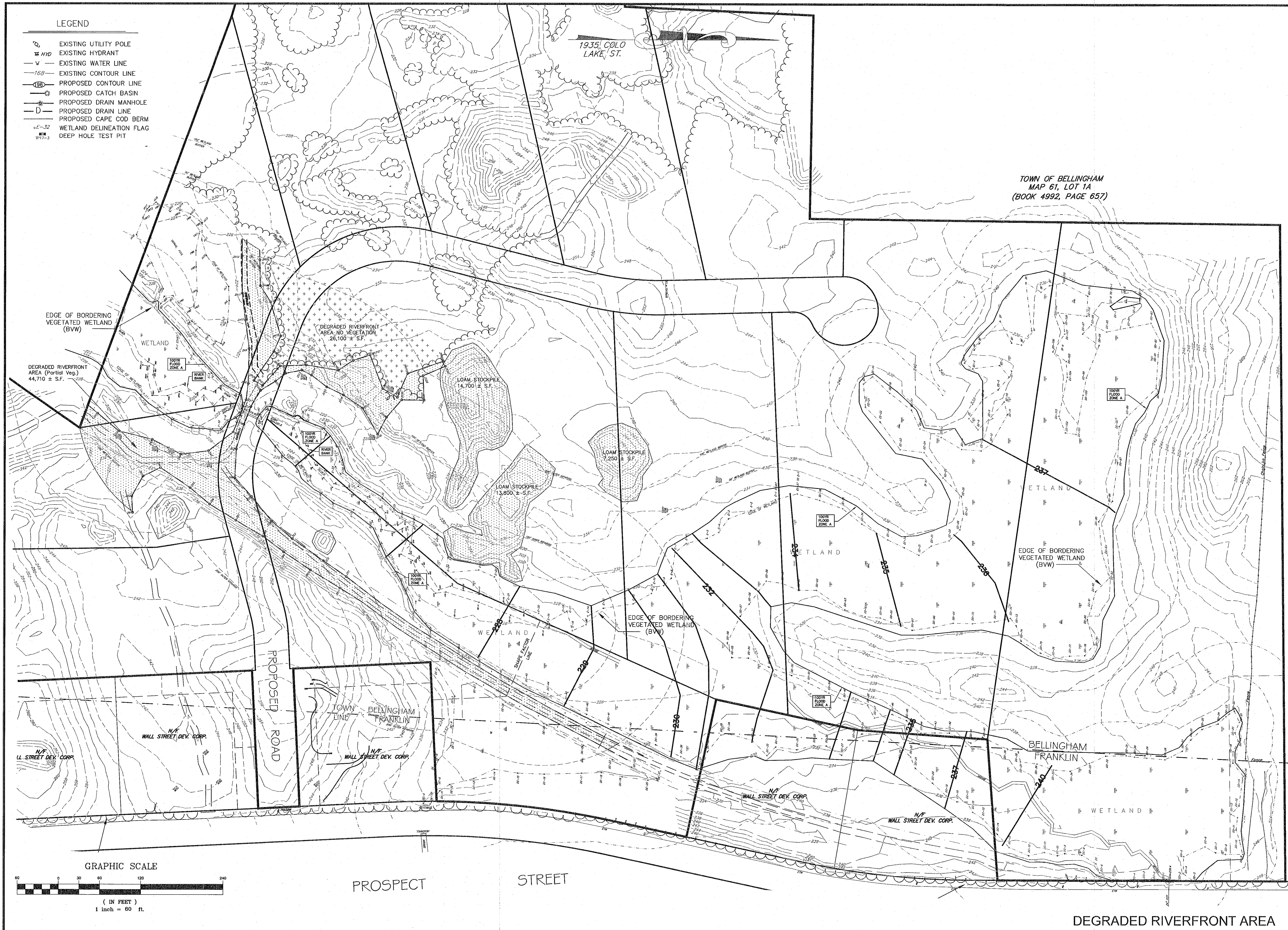
GLM Engineering Consultants, Inc.
 19 EXCHANGE STREET
 HOLLISTON, MA 01746
 P: 508-429-1100
 F: 508-429-7160
 www.GLMengineering.com

JOB No.	16,590
DATE:	DEC. 17, 2021
SCALE:	1"=60'
SHEET:	17 of 25
PLAN #:	27,541

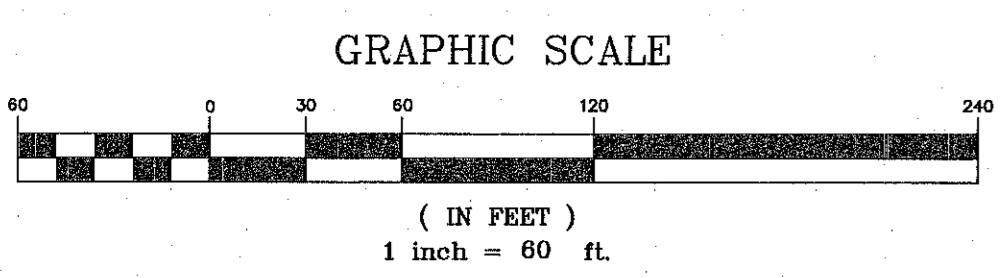
DETAILS

LEGEND

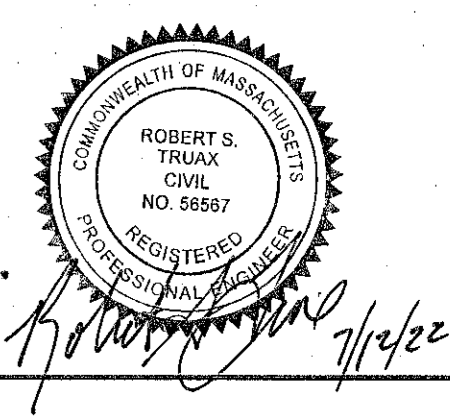
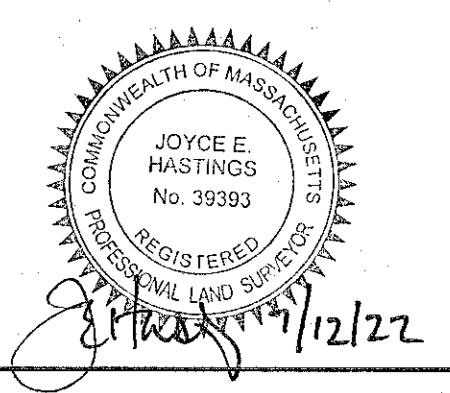
-  EXISTING UTILITY POLE
-  EXISTING HYDRANT
-  EXISTING WATER LINE
-  EXISTING CONTOUR LINE
-  PROPOSED CONTOUR LINE
-  PROPOSED CATCH BASIN
-  PROPOSED DRAIN MANHOLE
-  PROPOSED DRAIN LINE
-  PROPOSED CAPE COD BERM
-  WETLAND DELINEATION FLAG
-  DEEP HOLE TEST PIT



TOWN OF BELLINGHAM
MAP 61, LOT 1A
(BOOK 4992, PAGE 657)



REVISIONS	DATE	DESCRIPTION
No. 1	03/02/2022	Conservation Application
2	07/12/2022	Conservation (40 Scale Plan)



**DEFINITIVE SUBDIVISION PLAN
PROSPECT HILL ESTATES
BELLINGHAM, MASSACHUSETTS**

PREPARED FOR:
WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MASSACHUSETTS

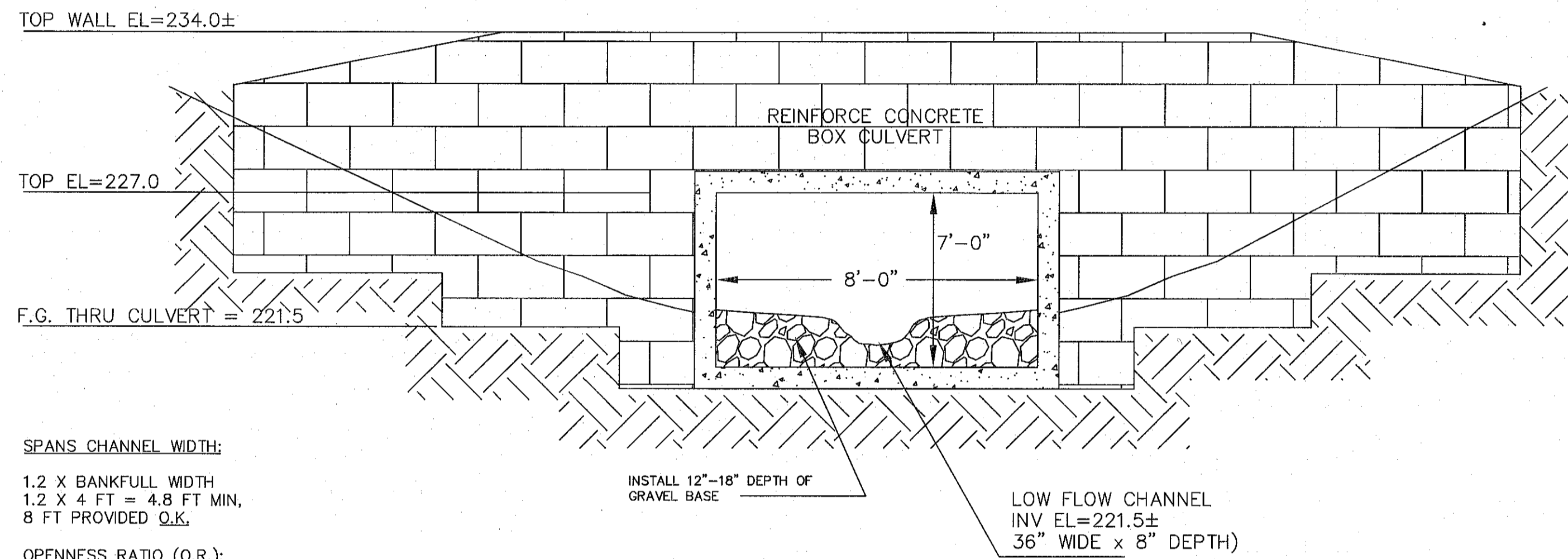
GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLEngineering.com

JOB No.	16,590
DATE:	MARCH 2, 2022
SCALE:	1"=60'
SHEET:	18 of 25
PLAN #:	27,541

DEGRADED RIVERFRONT AREA

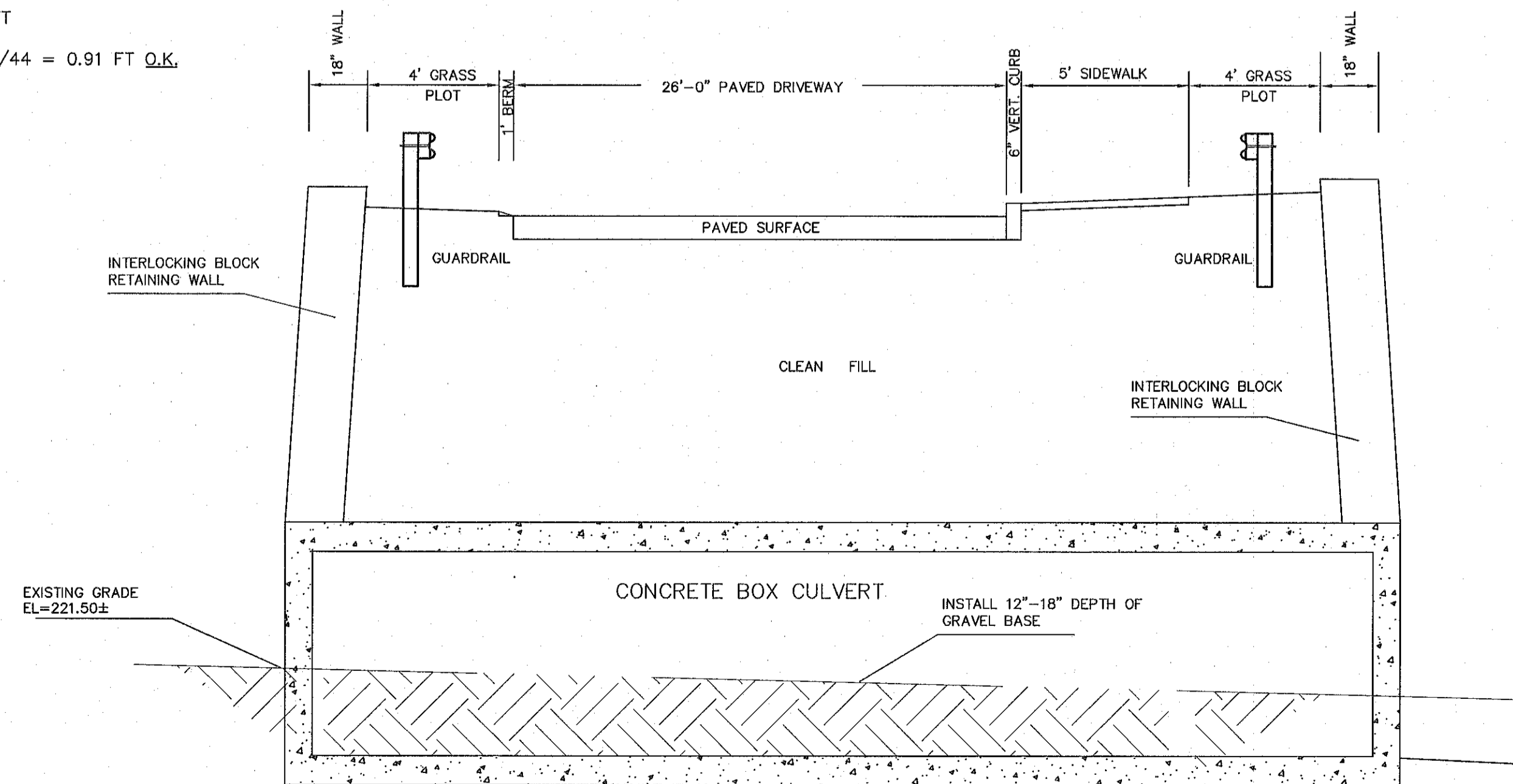
DEWATERING:
 PUMPING AND DEWATERING THE EXCAVATION AREAS SHALL BE DONE IN A MANNER WHICH WILL NOT DISCHARGE ANY SILT SEDIMENT INTO A RESOURCE AREA. DISCHARGES FROM A DEWATERING CONSTRUCTION PROCEDURE WILL BE FILTERED THROUGH A SILTATION BASIN AND/OR A SILT SOCK, CONSTRUCTED UPLAND FROM THE WORK SITE. THE SILTATION BASIN SHALL BE A DEPRESSION SURROUNDED BY A HAYBALE DIKE OR SILT FENCE. OVERFLOW FROM THE SILTATION BASIN SHALL BE PLANNED TO BE LOCATED OVER A THICKLY AND NATURALLY MULCHED UPLAND AREA. ALL BASINS SHALL BE LOCATED AT LEAST 100 FEET UPSLOPE FROM ANY RESOURCE AREA.

- NOTES:**
- CULVERT DESIGN SPECIFICATIONS:
 - ACI 318 & AASHTO
 - MATERIAL PROPERTIES:
 - Concrete - 5000 psi @ 28 days
 - Steel Reinforcement
 - Rebar ASTM A-615 Grade 60
 - Welded Wire Fabric ASTM A-185 Grade 65
 - INTERLOCKING BLOCK WALL TO BE DESIGNED BY STRUCTURAL ENGINEER.

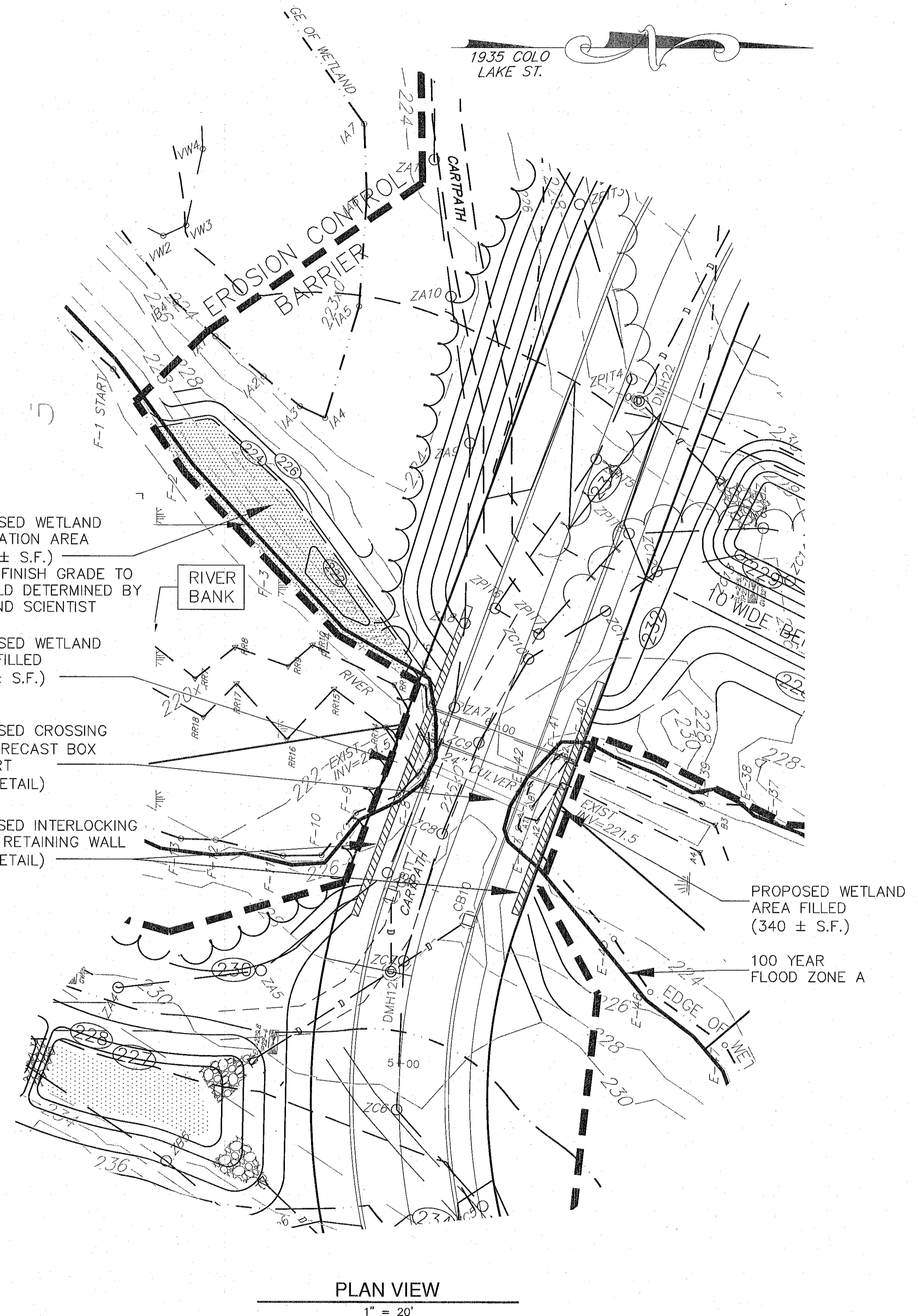


SPANS CHANNEL WIDTH:
 1.2 X BANKFULL WIDTH
 1.2 X 4 FT = 4.8 FT MIN.
 8 FT PROVIDED O.K.

OPENNESS RATIO (O.R.):
 MIN. REQUIRED O.R. = 0.82 FEET
 O.R. = (HEIGHT X WIDTH)/LENGTH
 AVG. HEIGHT = 5 FT
 WIDTH = 8 FT
 LENGTH = 44 FT
 O.R. = (8 X 5)/44 = 0.91 FT O.K.



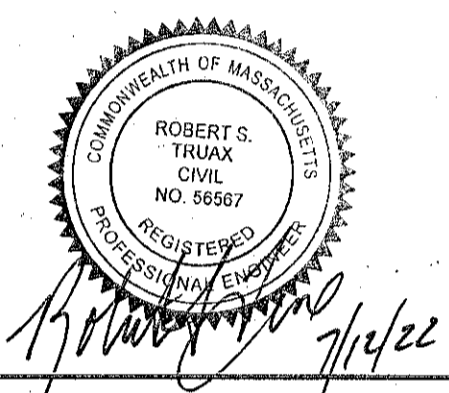
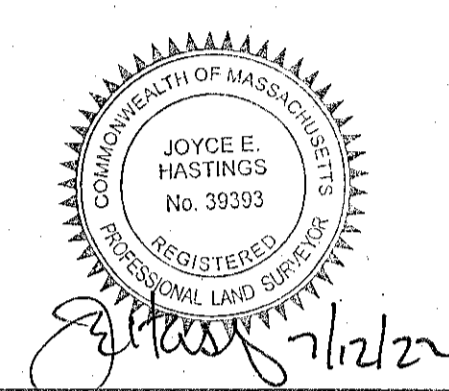
WETLAND CROSSING DETAIL
 NOT TO SCALE



PLAN VIEW
 1" = 20'

WETLAND REPLICATION PLAN

REVISIONS	No.	DATE	DESCRIPTION
	1	03/02/2022	Conservation Application
	2	07/12/2022	Conservation (40 Scale Plan)

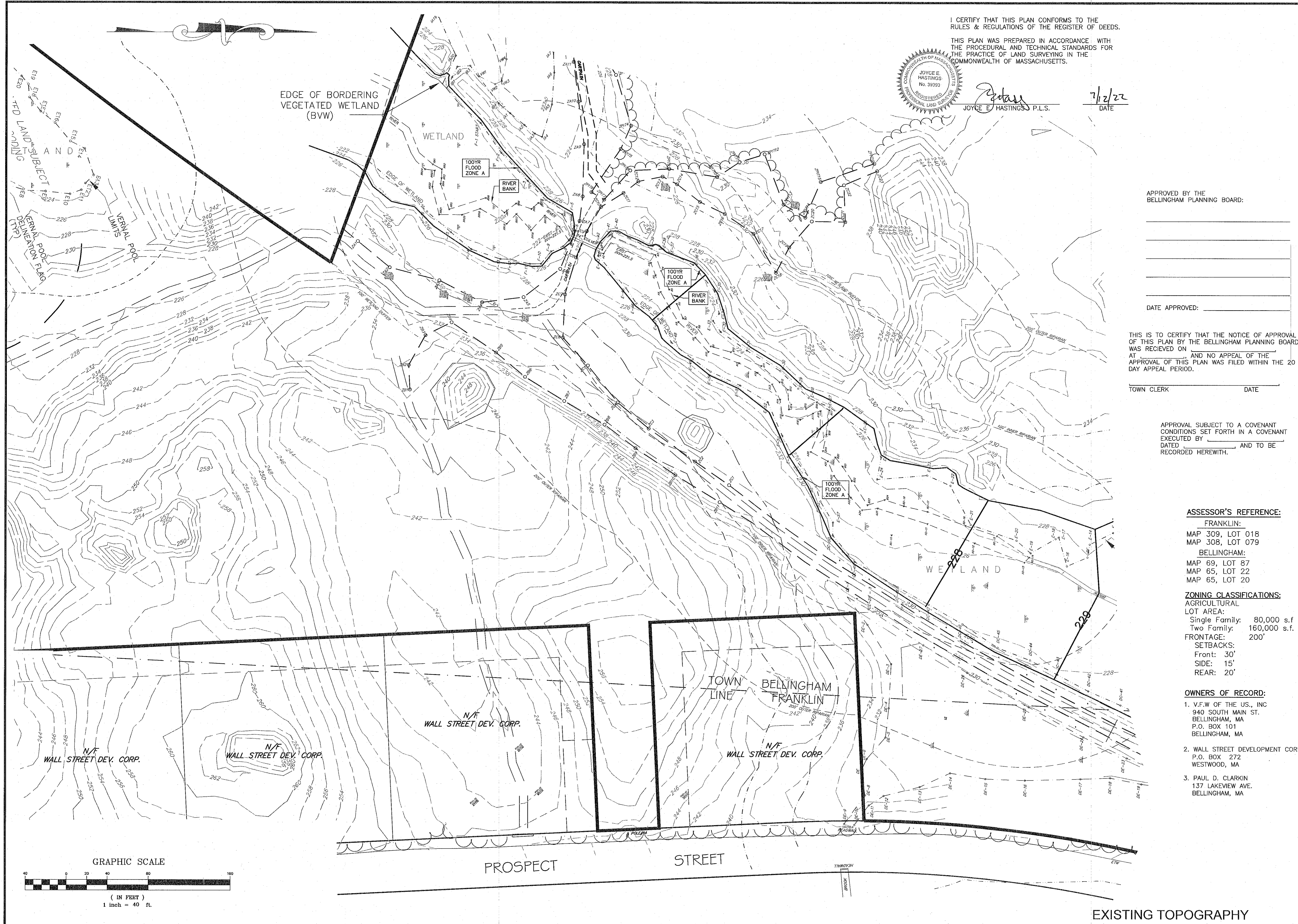


**DEFINITIVE SUBDIVISION PLAN
 PROSPECT HILL ESTATES
 BELLINGHAM, MASSACHUSETTS**

PREPARED FOR:
 WALL STREET DEVELOPMENT CORP.
 P.O. BOX 272
 WESTWOOD, MASSACHUSETTS

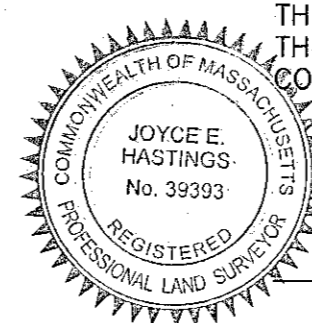
GLM Engineering Consultants, Inc.
 19 EXCHANGE STREET
 HOLLISTON, MA 01746
 P: 508-429-1100
 F: 508-429-7160
 www.GLMengineering.com

JOB No.	16,590
DATE:	MARCH 2, 2022
SCALE:	1" = 20'
SHEET:	19 of 25
PLAN #:	27,541



I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES & REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



JOYCE E. HASTINGS, P.L.S.

7/12/22
DATE

APPROVED BY THE BELLINGHAM PLANNING BOARD:

DATE APPROVED: _____

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD WAS RECEIVED ON _____ AT _____ AND NO APPEAL OF THE APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20 DAY APPEAL PERIOD.

TOWN CLERK _____ DATE _____

APPROVAL SUBJECT TO A COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ AND TO BE RECORDED HEREWITH.

ASSESSOR'S REFERENCE:

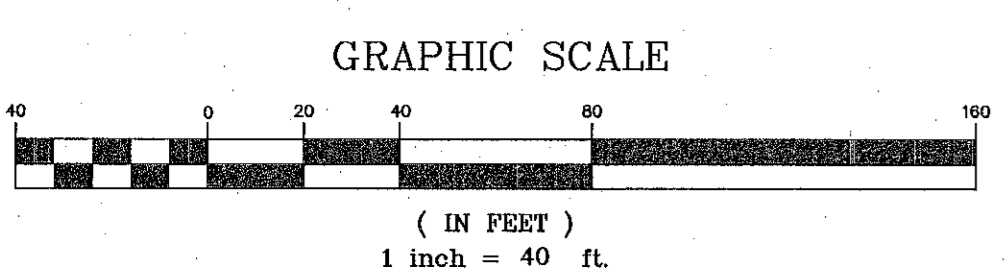
FRANKLIN:
MAP 309, LOT 018
MAP 308, LOT 079
BELLINGHAM:
MAP 69, LOT 87
MAP 65, LOT 22
MAP 65, LOT 20

ZONING CLASSIFICATIONS:

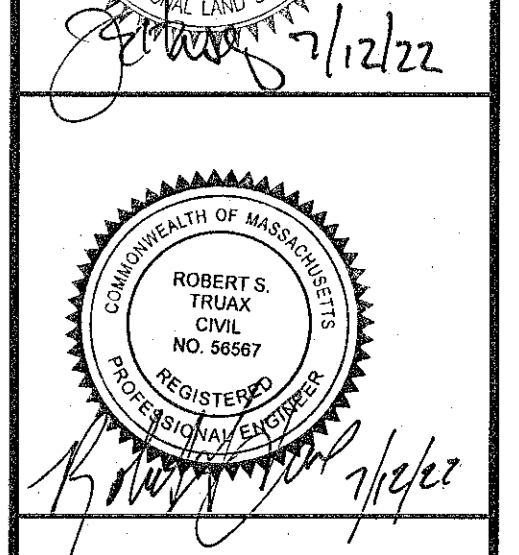
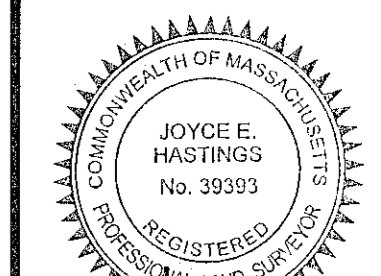
AGRICULTURAL
LOT AREA:
Single Family: 80,000 s.f.
Two Family: 160,000 s.f.
FRONTAGE: 200'
SETBACKS:
Front: 30'
SIDE: 15'
REAR: 20'

OWNERS OF RECORD:

- V.F.W OF THE U.S., INC
940 SOUTH MAIN ST.
BELLINGHAM, MA
P.O. BOX 101
BELLINGHAM, MA
- WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MA
- PAUL D. CLARKIN
137 LAKEVIEW AVE.
BELLINGHAM, MA



REVISIONS	No.	DATE	DESCRIPTION
	1	03/02/2022	Conservation Application
	2	07/12/2022	Conservation (40 Scale Plan)



**DEFINITIVE SUBDIVISION PLAN
PROSPECT HILL ESTATES
BELLINGHAM, MASSACHUSETTS**

PREPARED FOR:
WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MASSACHUSETTS

GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

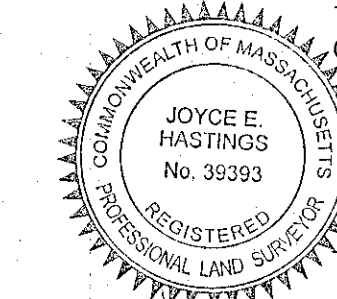
JOB No.	16,590
DATE:	DEC. 17, 2021
SCALE:	1"=40'
SHEET:	20 of 25
PLAN #:	27,541

TOWN OF BELLINGHAM
 MAP 65, LOT 1
 (BOOK LC 424, PAGE 84)

1935 COLO
 LAKE ST.

I CERTIFY THAT THIS PLAN CONFORMS TO THE
 RULES & REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH
 THE PROCEDURAL AND TECHNICAL STANDARDS FOR
 THE PRACTICE OF LAND SURVEYING IN THE
 COMMONWEALTH OF MASSACHUSETTS.



Joyce E. Hastings
 JOYCE E. HASTINGS P.L.S.

7/12/22
 DATE

APPROVED BY THE
 BELLINGHAM PLANNING BOARD:

DATE APPROVED: _____

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL
 OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD
 WAS RECEIVED ON _____ AT _____ AND NO APPEAL OF THE
 APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20
 DAY REVIEW PERIOD.

TOWN CLERK _____ DATE _____

APPROVAL SUBJECT TO A COVENANT
 CONDITIONS SET FORTH IN A COVENANT
 EXECUTED BY _____ AND TO BE
 RECORDED HERewith.

ASSESSOR'S REFERENCE:

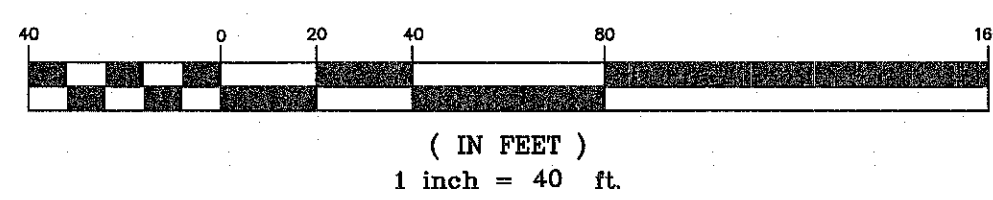
FRANKLIN:
 MAP 309, LOT 018
 MAP 308, LOT 079
BELLINGHAM:
 MAP 69, LOT 87
 MAP 65, LOT 22
 MAP 65, LOT 20

ZONING CLASSIFICATIONS:
 AGRICULTURAL
 LOT AREA:
 Single Family: 80,000 s.f.
 Two Family: 160,000 s.f.
 FRONTAGE: 200'
 SETBACKS:
 Front: 30'
 SIDE: 15'
 REAR: 20'

OWNERS OF RECORD:

- V.F.W. OF THE U.S., INC
 940 SOUTH MAIN ST.
 BELLINGHAM, MA
 P.O. BOX 101
 BELLINGHAM, MA
- WALL STREET DEVELOPMENT CORP.
 P.O. BOX 272
 WESTWOOD, MA
- PAUL D. CLARKIN
 137 LAKEVIEW AVE.
 BELLINGHAM, MA

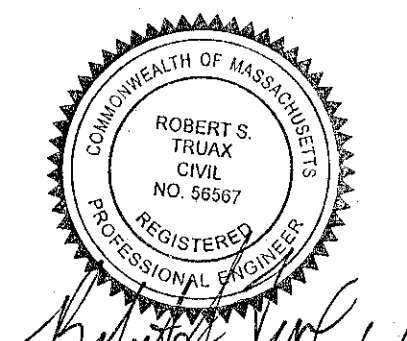
GRAPHIC SCALE



LOT 13
 164,662 S.F.

EXISTING TOPOGRAPHY

NO.	DATE	DESCRIPTION
1	03/02/2022	Conservation Application
2	07/12/2022	Conservation (40 Scale Plan)



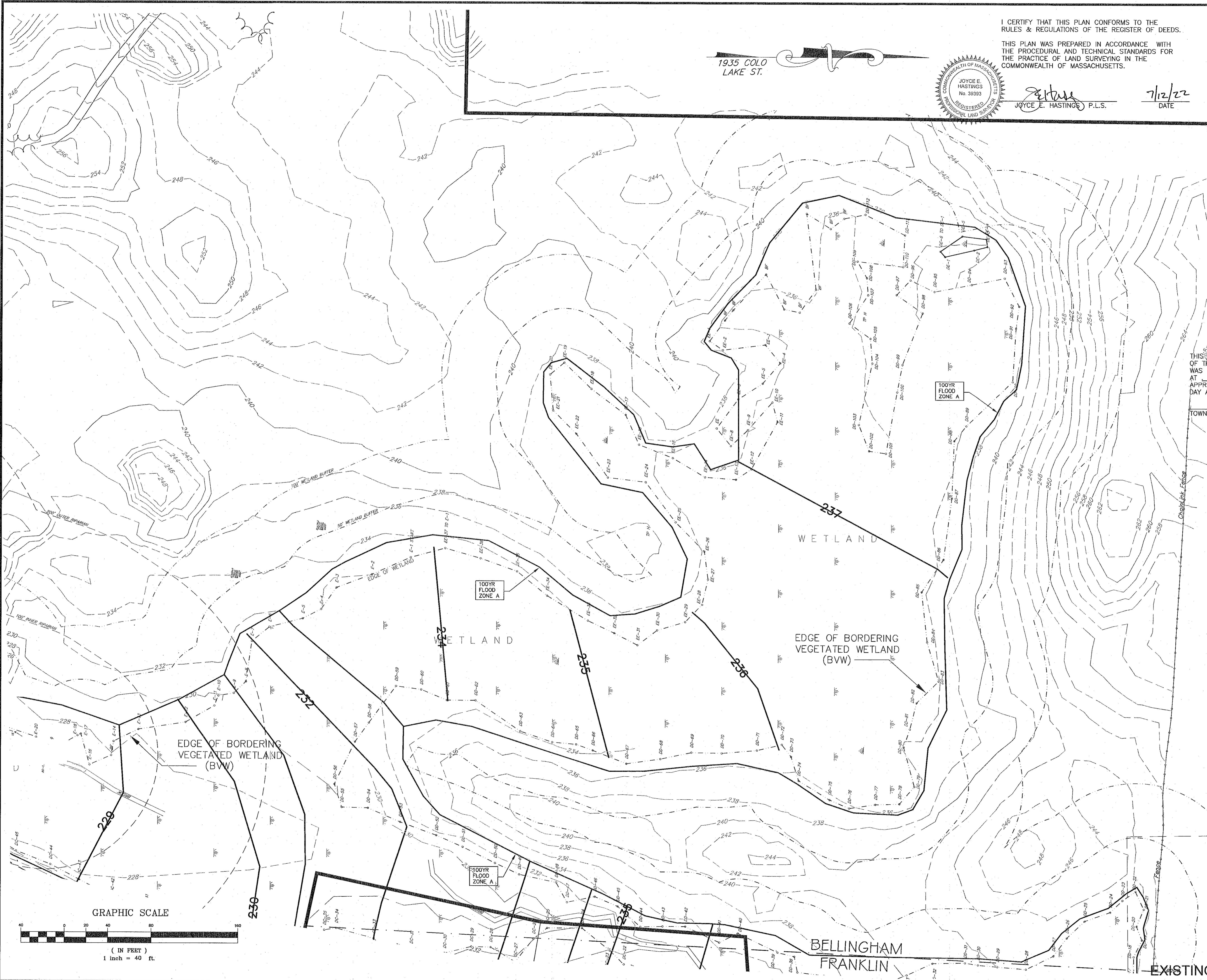
Robert S. Truax

**DEFINITIVE SUBDIVISION PLAN
 PROSPECT HILL ESTATES
 BELLINGHAM, MASSACHUSETTS**

PREPARED FOR:
 WALL STREET DEVELOPMENT CORP.
 P.O. BOX 272
 WESTWOOD, MASSACHUSETTS

GLM Engineering
 Consultants, Inc.
 19 EXCHANGE STREET
 HOLLISTON, MA 01746
 P: 508-429-1100
 F: 508-429-7160
 www.GLMengineering.com

JOB No.	16.590
DATE:	DEC. 17, 2021
SCALE:	1"=40'
SHEET:	21 of 25
PLAN #:	27,541



1935 COLO LAKE ST.

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES & REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



JOYCE E. HASTINGS P.L.S.

7/12/22 DATE

APPROVED BY THE BELLINGHAM PLANNING BOARD:

DATE APPROVED:

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD WAS RECEIVED ON _____ AT _____ AND NO APPEAL OF THE APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20 DAY APPEAL PERIOD.

TOWN CLERK _____ DATE _____

APPROVAL SUBJECT TO A COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ AND TO BE DATED _____ AND TO BE RECORDED HEREWITH.

ASSESSOR'S REFERENCE:

FRANKLIN:
 MAP 309, LOT 018
 MAP 308, LOT 079
 BELLINGHAM:
 MAP 69, LOT 87
 MAP 65, LOT 22
 MAP 65, LOT 20

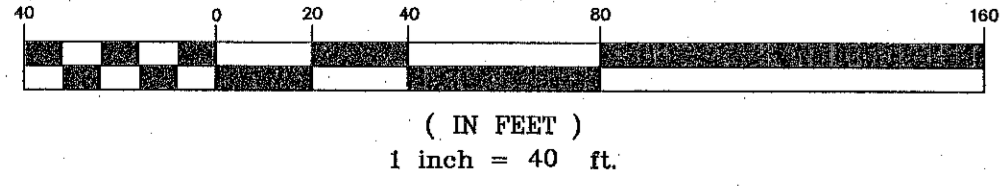
ZONING CLASSIFICATIONS:

AGRICULTURAL
 LOT AREA:
 Single Family: 80,000 s.f.
 Two Family: 160,000 s.f.
 FRONTAGE: 200'
 SETBACKS:
 Front: 30'
 Side: 15'
 Rear: 20'

OWNERS OF RECORD:

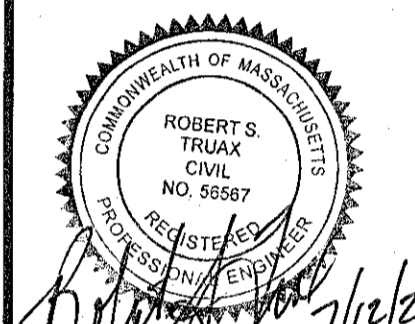
- V.F.W. OF THE U.S., INC
 940 SOUTH MAIN ST.
 BELLINGHAM, MA
 P.O. BOX 101
 BELLINGHAM, MA
- WALL STREET DEVELOPMENT CORP.
 P.O. BOX 272
 WESTWOOD, MA
- PAUL D. CLARKIN
 137 LAKEVIEW AVE.
 BELLINGHAM, MA

GRAPHIC SCALE



EXISTING TOPOGRAPHY

NO.	DATE	DESCRIPTION
1	03/02/2022	Conservation Application
2	07/12/2022	Conservation (40 Scale Plan)

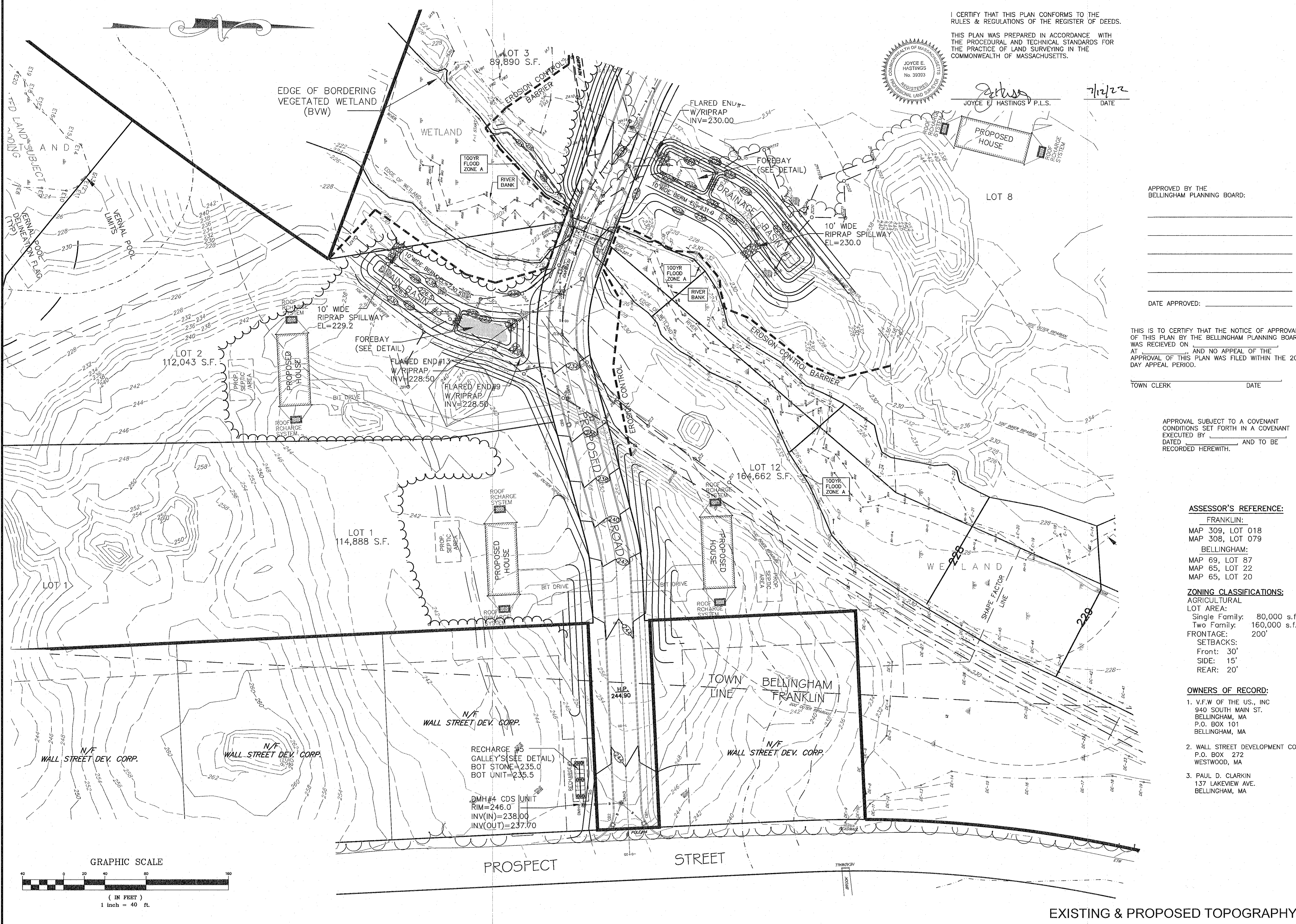


**DEFINITIVE SUBDIVISION PLAN
 PROSPECT HILL ESTATES
 BELLINGHAM, MASSACHUSETTS**

PREPARED FOR:
 WALL STREET DEVELOPMENT CORP.
 P.O. BOX 272
 WESTWOOD, MASSACHUSETTS

GLM Engineering Consultants, Inc.
 19 EXCHANGE STREET
 HOLLISTON, MA 01746
 P: 508-429-1100
 F: 508-429-7160
 www.GLMengineering.com

JOB No.	16,590
DATE:	DEC. 17, 2021
SCALE:	1"=60'
SHEET:	22 of 25
PLAN #:	27,541



I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES & REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



JOYCE E. HASTINGS P.L.S.
DATE 7/12/22

APPROVED BY THE BELLINGHAM PLANNING BOARD:

DATE APPROVED: _____

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD WAS RECEIVED ON _____ AT _____ AND NO APPEAL OF THE APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20 DAY APPEAL PERIOD.

TOWN CLERK _____ DATE _____

APPROVAL SUBJECT TO A COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ AND TO BE RECORDED HERewith.

ASSESSOR'S REFERENCE:

FRANKLIN:
MAP 309, LOT 018
MAP 308, LOT 079
BELLINGHAM:
MAP 69, LOT 87
MAP 65, LOT 22
MAP 65, LOT 20

ZONING CLASSIFICATIONS:

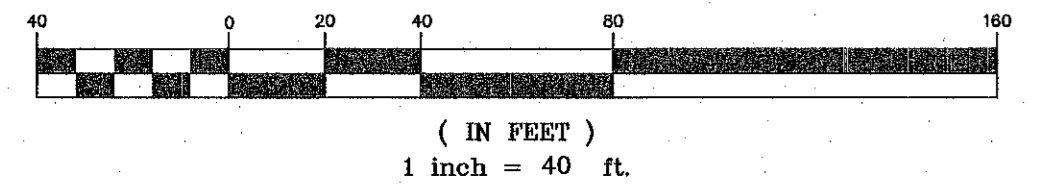
AGRICULTURAL
LOT AREA:
Single Family: 80,000 s.f.
Two Family: 160,000 s.f.
FRONTAGE: 200'
SETBACKS:
Front: 30'
SIDE: 15'
REAR: 20'

OWNERS OF RECORD:

- V.F.W. OF THE U.S., INC
940 SOUTH MAIN ST.
BELLINGHAM, MA
P.O. BOX 101
BELLINGHAM, MA
- WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MA
- PAUL D. CLARKIN
137 LAKEVIEW AVE.
BELLINGHAM, MA

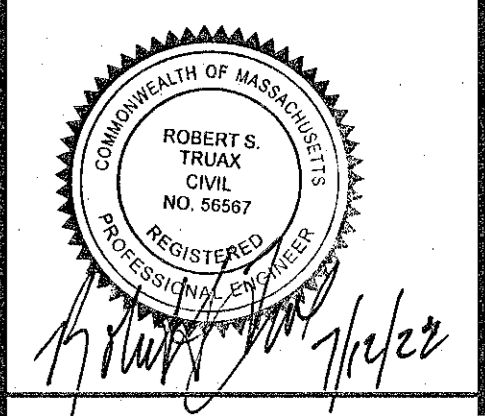
RECHARGE #5 GALLEY'S (SEE DETAIL)
BOT STONE=235.0
BOT UNIT=235.5
DMH#4 CDS UNIT
RIM=246.0
INV(IN)=238.00
INV(OUT)=237.70

GRAPHIC SCALE



EXISTING & PROPOSED TOPOGRAPHY

NO.	DATE	DESCRIPTION
1	03/02/2022	Conservation Application
2	07/12/2022	Conservation (40 Scale Plan)



**DEFINITIVE SUBDIVISION PLAN
PROSPECT HILL ESTATES
BELLINGHAM, MASSACHUSETTS**

PREPARED FOR:
WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MASSACHUSETTS

GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

JOB No.	16,590
DATE:	DEC. 17, 2021
SCALE:	1"=40'
SHEET:	23 of 25
PLAN #:	27,541

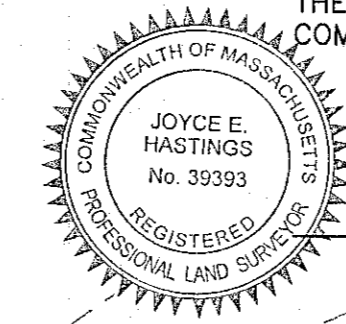
TOWN OF BELLINGHAM
MAP 65, LOT 1
(BOOK LC 424, PAGE 84)

1935 COLO
LAKE ST.

irod

I CERTIFY THAT THIS PLAN CONFORMS TO THE
RULES & REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH
THE PROCEDURAL AND TECHNICAL STANDARDS FOR
THE PRACTICE OF LAND SURVEYING IN THE
COMMONWEALTH OF MASSACHUSETTS.



JOYCE E. HASTINGS P.L.S.

7/12/22
DATE

APPROVED BY THE
BELLINGHAM PLANNING BOARD:

DATE APPROVED: _____

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL
OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD
WAS RECEIVED ON _____ AND NO APPEAL OF THE
APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20
DAY PERIOD.

TOWN CLERK _____ DATE _____

APPROVAL SUBJECT TO A COVENANT
CONDITIONS SET FORTH IN A COVENANT
EXECUTED BY _____ AND TO BE
RECORDED HEREWITH.

ASSESSOR'S REFERENCE:

FRANKLIN:
MAP 309, LOT 018
MAP 308, LOT 079
BELLINGHAM:
MAP 69, LOT 87
MAP 65, LOT 22
MAP 65, LOT 20

ZONING CLASSIFICATIONS:

AGRICULTURAL
LOT AREA:
Single Family: 80,000 s.f.
Two Family: 160,000 s.f.
FRONTAGE: 200'
SETBACKS:
Front: 30'
SIDE: 15'
REAR: 20'

OWNERS OF RECORD:

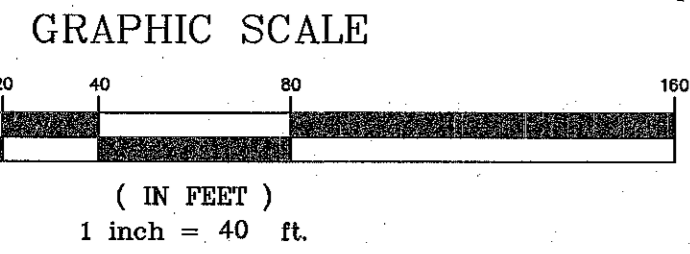
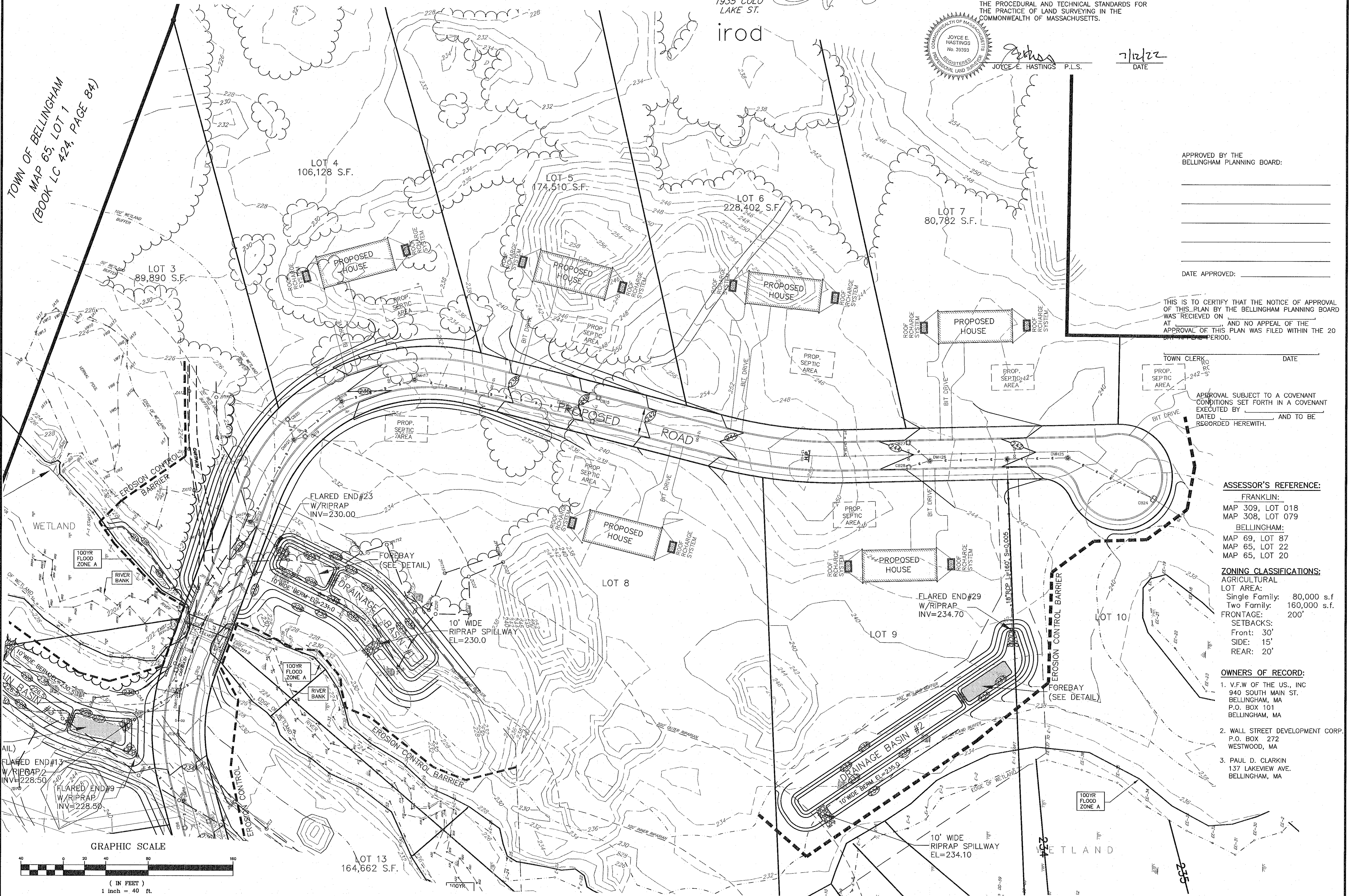
- V.F.W. OF THE U.S., INC
940 SOUTH MAIN ST.
BELLINGHAM, MA
P.O. BOX 101
BELLINGHAM, MA
- WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MA
- PAUL D. CLARKIN
137 LAKEVIEW AVE.
BELLINGHAM, MA

**DEFINITIVE SUBDIVISION PLAN
PROSPECT HILL ESTATES
BELLINGHAM, MASSACHUSETTS**

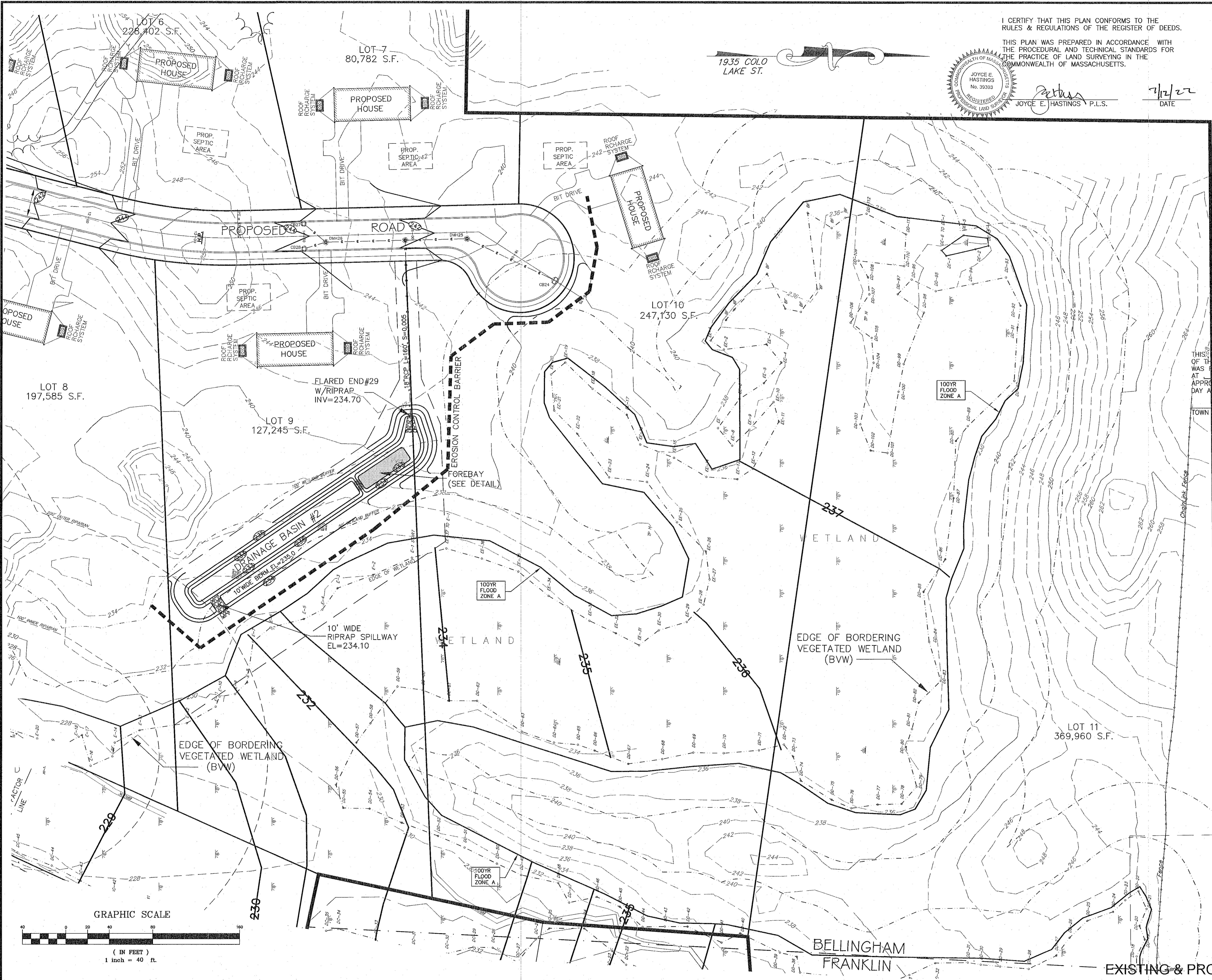
PREPARED FOR:
WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MASSACHUSETTS

GLM Engineering
Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

JOB No.	16,590
DATE:	DEC. 17, 2021
SCALE:	1"=40'
SHEET:	24 OF 25
PLAN #:	27,541

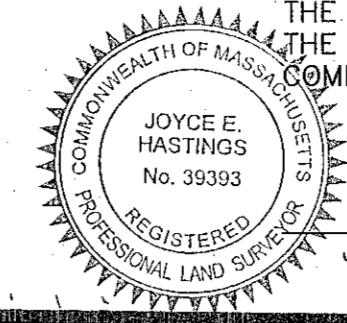


EXISTING & PROPOSED TOPOGRAPHY



I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES & REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



JOYCE E. HASTINGS P.L.S.

7/12/22
DATE

1935 COLO
LAKE ST.

APPROVED BY THE
BELLINGHAM PLANNING BOARD:

DATE APPROVED:

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD WAS RECEIVED ON _____ AT _____ AND NO APPEAL OF THE APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20 DAY APPEAL PERIOD.

TOWN CLERK _____ DATE _____

APPROVAL SUBJECT TO A COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ AND TO BE RECORDED HEREWITH.

ASSESSOR'S REFERENCE:

FRANKLIN:
MAP 309, LOT 018
MAP 308, LOT 079
BELLINGHAM:
MAP 69, LOT 87
MAP 65, LOT 22
MAP 65, LOT 20

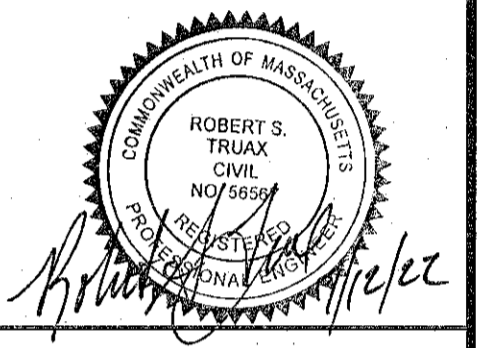
ZONING CLASSIFICATIONS:

AGRICULTURAL
LOT AREA:
Single Family: 80,000 s.f.
Two Family: 160,000 s.f.
FRONTAGE: 200'
SETBACKS:
Front: 30'
SIDE: 15'
REAR: 20'

OWNERS OF RECORD:

- V.F.W OF THE U.S., INC
940 SOUTH MAIN ST.
BELLINGHAM, MA
P.O. BOX 101
BELLINGHAM, MA
- WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MA
- PAUL D. CLARKIN
137 LAKEVIEW AVE.
BELLINGHAM, MA

REVISIONS		DESCRIPTION
No.	DATE	
1	03/02/2022	Conservation Application
2	07/12/2022	Conservation (40 Scale Plan)



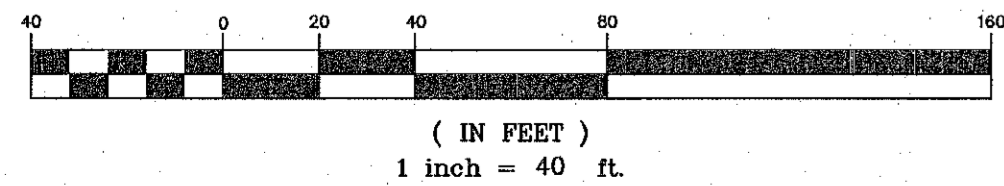
**DEFINITIVE SUBDIVISION PLAN
PROSPECT HILL ESTATES
BELLINGHAM, MASSACHUSETTS**

PREPARED FOR:
WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MASSACHUSETTS

GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

JOB No.	16.590
DATE:	DEC. 17, 2021
SCALE:	1"=60'
SHEET:	25 of 25
PLAN #:	27,541

GRAPHIC SCALE



EXISTING & PROPOSED TOPOGRAPHY