

SPECIAL RESIDENTIAL TOWNHOUSE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
BELLINGHAM, MASSACHUSETTS

Date: November 30, 2023

Revised: April 2, 2024

July 15, 2024; Sept. 26, 2024

January 30, 2025; April 9, 2025

APPROVED BY THE
BELLINGHAM PLANNING BOARD:

DATE APPROVED: _____

I TOWN CLERK OF THE TOWN OF BELLINGHAM
RECEIVED AND RECORDED FROM THE PLANNING
BOARD APPROVAL OF THIS PLAN AND NO APPEAL
HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER
RECEIPT AND RECORDING OF SAME.

TOWN CLERK

DATE

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
1A	LOCUS MAP 1"=200'
2	EXISTING CONDITIONS-KEY SHEET
3	EXISTING CONDITIONS
4	EXISTING CONDITIONS
5	EXISTING CONDITIONS
6	EXISTING CONDITIONS
7	EXISTING CONDITIONS
8	EXISTING CONDITIONS
9	EXISTING CONDITIONS
10	LAYOUT-KEY SHEET
11	LAYOUT
12	LAYOUT
13	LAYOUT
14	LAYOUT
15	LAYOUT
16	LAYOUT
17	LAYOUT
18	GRADING & DRAINAGE-KEY SHEET
19	GRADING & DRAINAGE
20	GRADING & DRAINAGE
21	GRADING & DRAINAGE
22	GRADING & DRAINAGE
23	GRADING & DRAINAGE
24	GRADING & DRAINAGE
25	GRADING & DRAINAGE
26	PLAN & PROFILE (ROAD A)
27	PLAN & PROFILE (ROAD B)
28	PLAN & PROFILE (ROAD B)
29	PLAN & PROFILE (ROAD C)
30	PLAN & PROFILE (ROAD C)
31	PLAN & PROFILE (ROAD C)
32	PLAN & PROFILE (ROAD F)
33	EROSION CONTROL PLAN
34	EROSION CONTROL PLAN
35	EROSION CONTROL PLAN
36	EROSION CONTROL PLAN
37	DETAILS
38	DETAILS
39	DETAILS
40	DETAILS
41	DETAILS
42	DETAILS
43	WETLAND REPLICATION
SUP-A	WETLAND REPLICATION
S1	SEWER EXTENSION PLAN
S2	SEWER EXTENSION PLAN
S3	SEWER EXTENSION PLAN
S4	SEWER EXTENSION PLAN

JOB No. 16,660

DATE: NOV. 30, 2023

SCALE: As shown

SHEET: 1 of 43

PLAN #: 27,871

PLAN REFERENCE:

NORFOLK COUNTY REGISTRY OF DEEDS
FILE AS PAGE 80, PL.BK. 706
FILE AS PAGE 81, PL.BK. 706
FILE AS PAGE 30, PL.BK. 713
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

ZONING CLASSIFICATIONS:

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

LAND AREA:

PARCEL	AREA(s.f.)	AREA(Franklin)(s.f.)
Parcel 1A-R	1,340,906	102,514
Lot 7	1,445,804	68,095
Parcel 3A	41,836	8,166
Parcel 1	297,228	0
Parcel 2	167,808	0
Parcel	23,957	13,967
TOTAL	3,317,539	192,742

Total Land Bellingham: 3,124,797 (71.7±AC)

ZONING SECTION 240-101 TOWNHOUSE DWELLINGS:

REQUIRED PROVIDED
MIN LOT AREA: 20 AC. 71.7 AC.

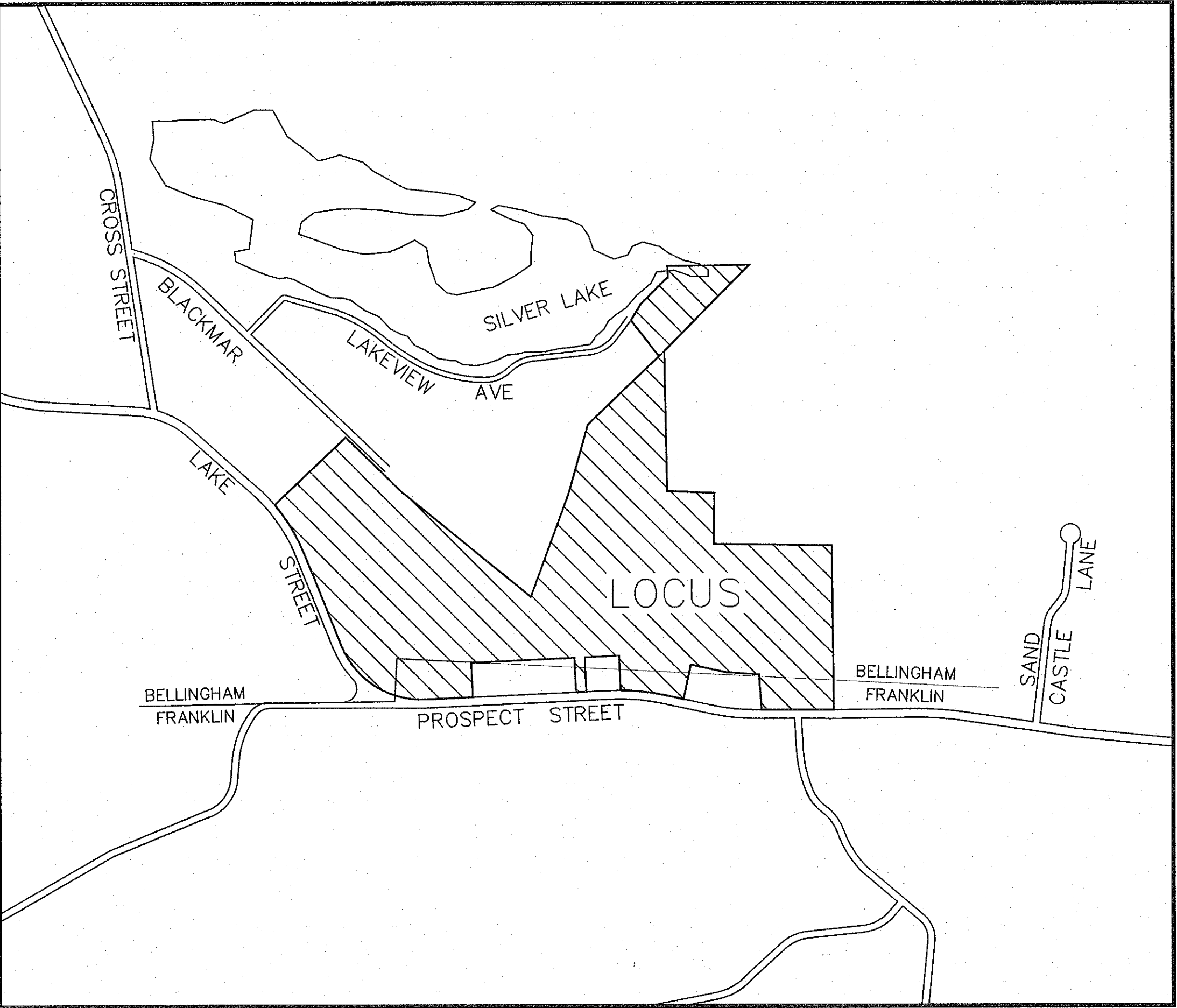
UNITS ALLOWED: 10,000 s.f./Bedroom
3,124,797 s.f./10,000 = 312 Bedrooms
2-Bedroom Units: 312 / 2 = 156 Units

Proposed 129 Units (43 Buildings)

NOTES:

1. 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.

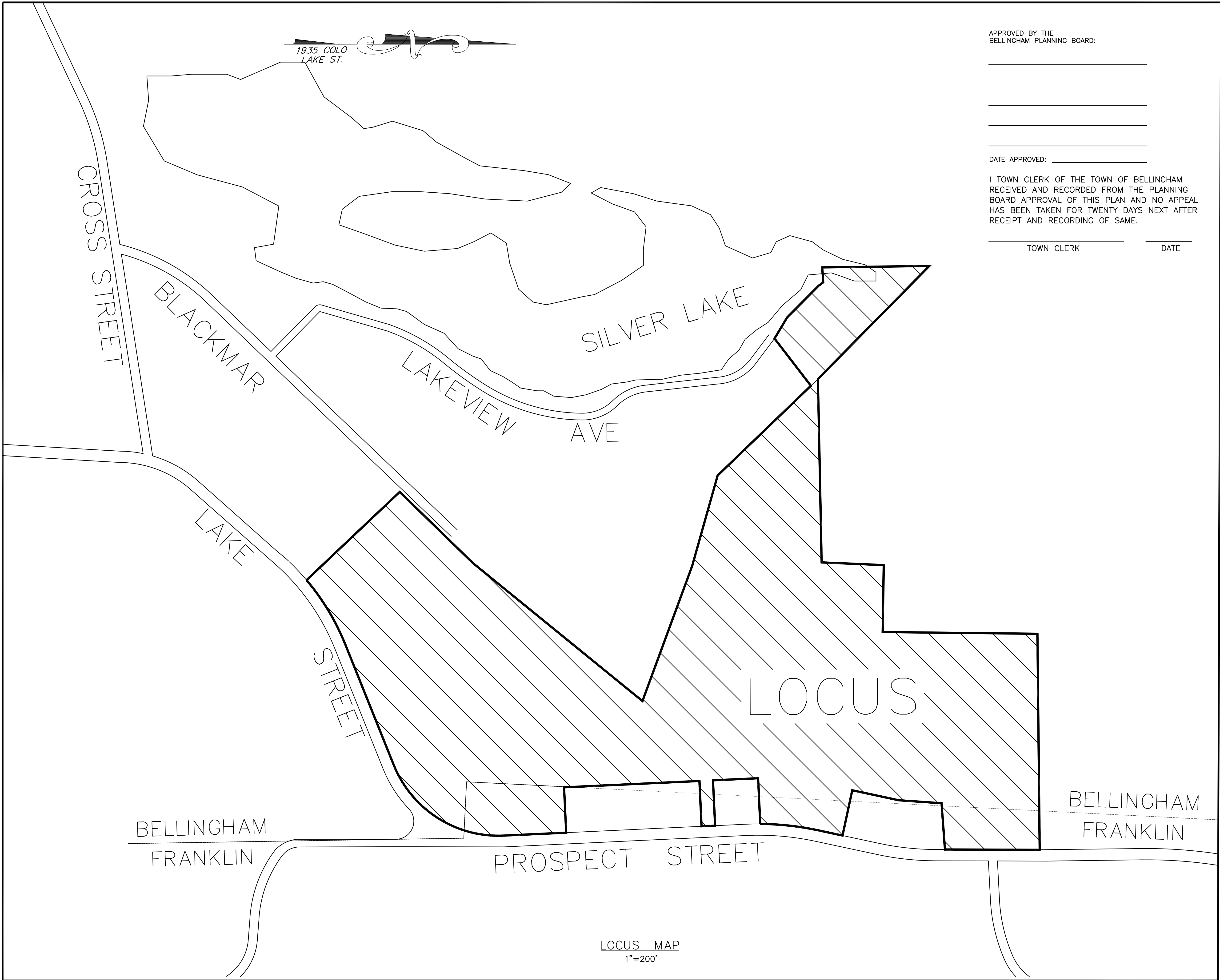
2. THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN ZONE 'X' AND ZONE 'A' A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY IS IDENTIFIED AS MAP NUMBER 25021C0304E, EFFECTIVE DATE 07/17/2012. FLOOD ZONE 'A' IS LOCATED WITHIN THE BOREDERING VEGETATED WETLAND AREA.



LOCUS MAP
1"=800'

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

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



APPROVED BY THE
BELLINGHAM PLANNING BOARD:

DATE APPROVED: _____

I TOWN CLERK OF THE TOWN OF BELLINGHAM
RECEIVED AND RECORDED FROM THE PLANNING
BOARD APPROVAL OF THIS PLAN AND NO APPEAL
HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER
RECEIPT AND RECORDING OF SAME.

TOWN CLERK

DATE

LOCUS MAP
1"=200'

LOCUS SHEET

SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
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:	NOV. 30, 2023
SCALE:	1"=200'
SHEET:	1A of 43
PLAN #:	27,871

REVISIONS		DESCRIPTION
No.	DATE	
1	04/02/2024	WETLAND DELINEATION
2	07/15/2024	PLG BRD ENG COMMENTS
3	09/26/2024	NEW ROAD LAYOUT (LAKE ST)
4	01/30/2025	PLG BRD COMMENTS/129 UNITS
5	04/09/2025	PLG BRD COMMENTS - BSC 3/19/25

1935 COLO
LAKE ST.

APPROVED BY THE
BELLINGHAM PLANNING BOARD:

DATE APPROVED: _____

I TOWN CLERK OF THE TOWN OF BELLINGHAM
RECEIVED AND RECORDED FROM THE PLANNING
BOARD APPROVAL OF THIS PLAN AND NO APPEAL
HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER
RECEIPT AND RECORDING OF SAME.

TOWN CLERK

DATE

SHEET 8 OF 43

SHEET 6 OF 43

SHEET 9 OF 43

SHEET 5 OF 43

SHEET 3 OF 43

SHEET 4 OF 43

SHEET 7 OF 43

TOTAL LAND AREA:
3,317,539 ± s.f. (76.2 ± Ac.)
Bellingham: 3,124,797 ± s.f. (71.7 ± Ac.)
Franklin: 192,742 ± s.f. (4.4 ± Ac.)

EXISTING
INDEX SHEET

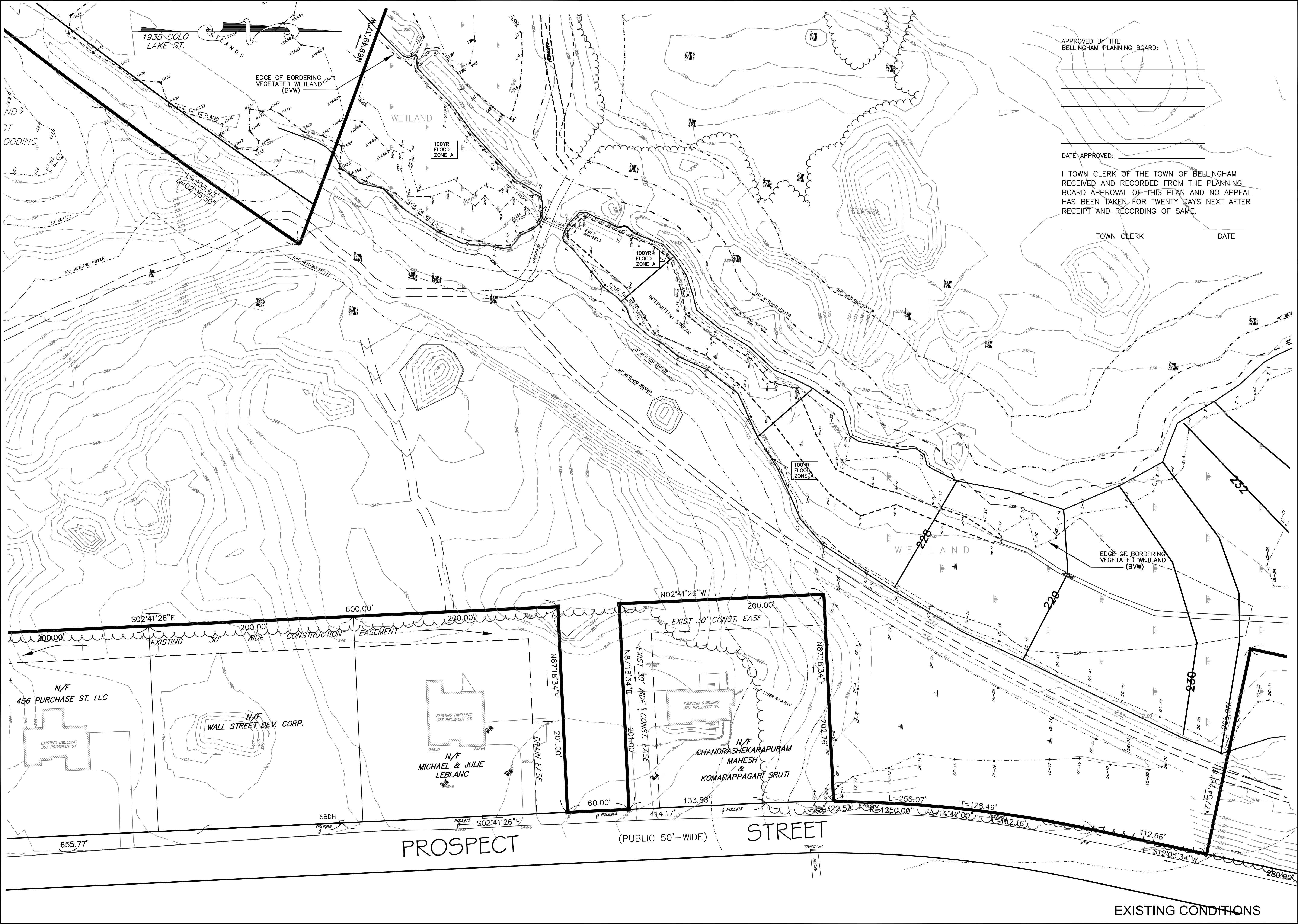
SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
BELLINGHAM, MASSACHUSETTS

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: NOV. 30, 2023
SCALE: 1"=120'
SHEET: 2 of 43
PLAN #: 27,871

REVISIONS		DESCRIPTION
No.	DATE	
1	04/02/2024	WETLAND DELINEATION
2	07/15/2024	PLG BRD ENG COMMENTS
3	09/26/2024	NEW ROAD LAYOUT (LAKE ST)
4	01/30/2025	PLG BRD COMMENTS/129 UNITS
5	04/09/2025	PLG BRD COMMENTS - BSC 3/19/25



APPROVED BY THE
BELLINGHAM PLANNING BOARD:

DATE APPROVED: _____

I, TOWN CLERK OF THE TOWN OF BELLINGHAM,
RECEIVED AND RECORDED FROM THE PLANNING
BOARD APPROVAL OF THIS PLAN AND NO APPEAL
HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER
RECEIPT AND RECORDING OF SAME.

TOWN CLERK

DATE

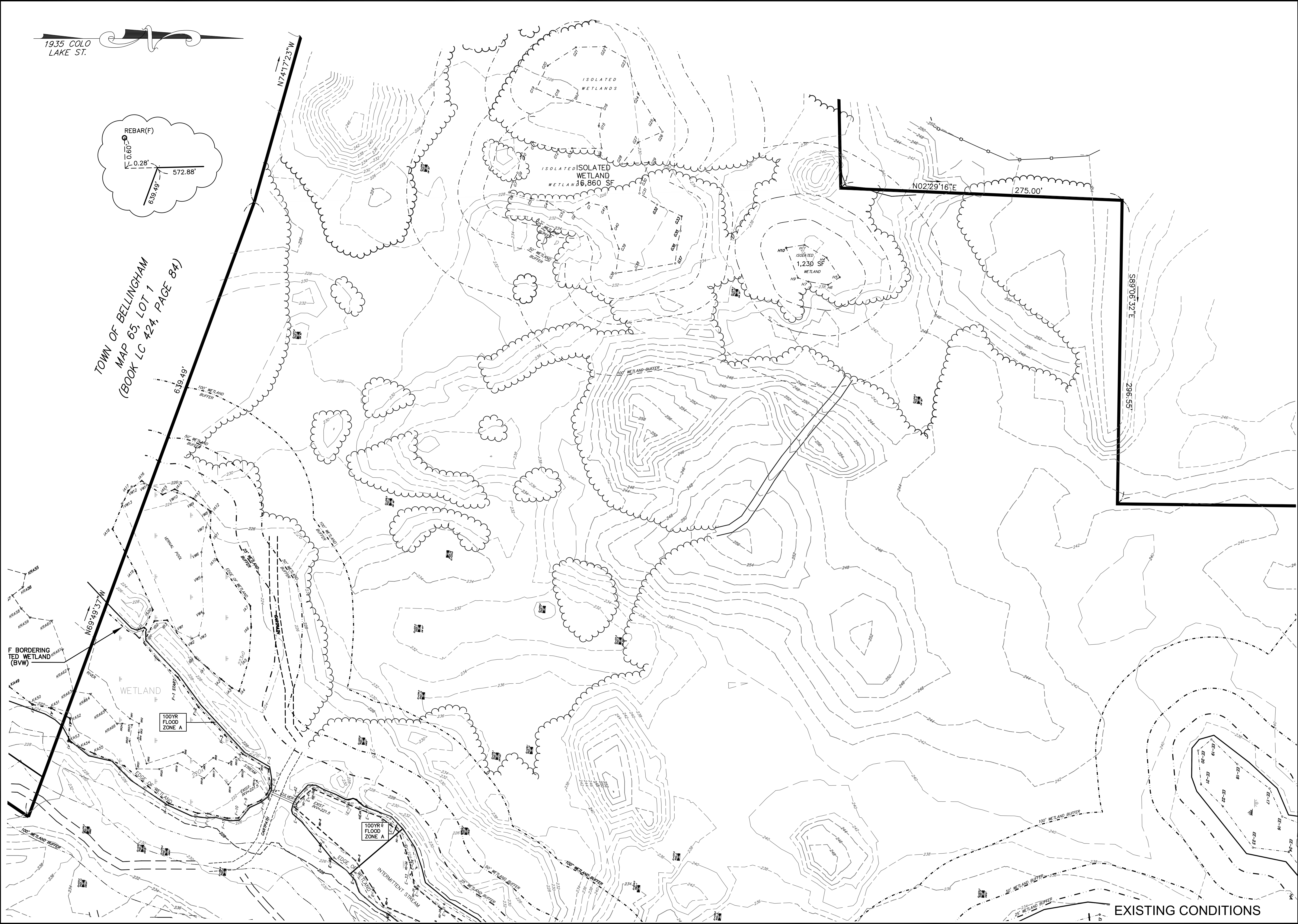
SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
BELLINGHAM, MASSACHUSETTS

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:	NOV. 30, 2023
SCALE:	1"=40'
SHEET:	4 of 43
PLAN #:	27,871

REVISIONS		DESCRIPTION
No.	DATE	
1	04/02/2024	WETLAND DELINEATION
2	07/15/2024	PLG BRD ENG COMMENTS
3	09/26/2024	NEW ROAD LAYOUT (LAKE ST)
4	01/30/2025	PLG BRD COMMENTS/129 UNITS
5	04/09/2025	PLG BRD COMMENTS - BSC 3/19/25



REVISIONS

No.	DATE	DESCRIPTION
1	04/02/2024	WETLAND DELINEATION
2	07/15/2024	PLG BRD ENG COMMENTS
3	09/26/2024	NEW ROAD LAYOUT (LAKE ST)
4	01/30/2025	PLG BRD COMMENTS/129 UNITS
5	04/09/2025	PLG BRD COMMENTS - BSC 3/19/25

SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
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:

NOV. 30, 2023

SCALE:

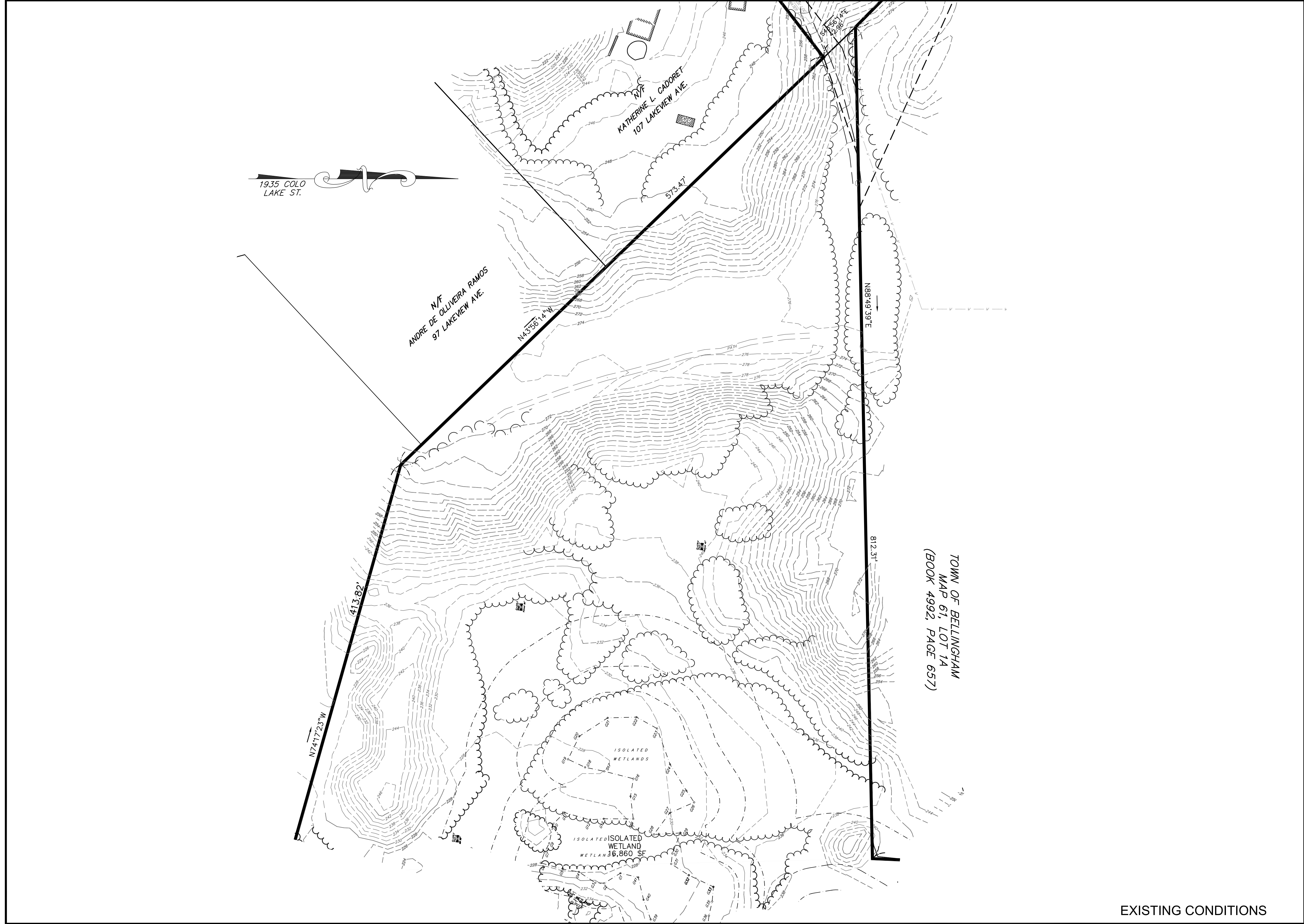
1"=40'

SHEET:

5 of 43

PLAN #:

27,871



EXISTING CONDITIONS

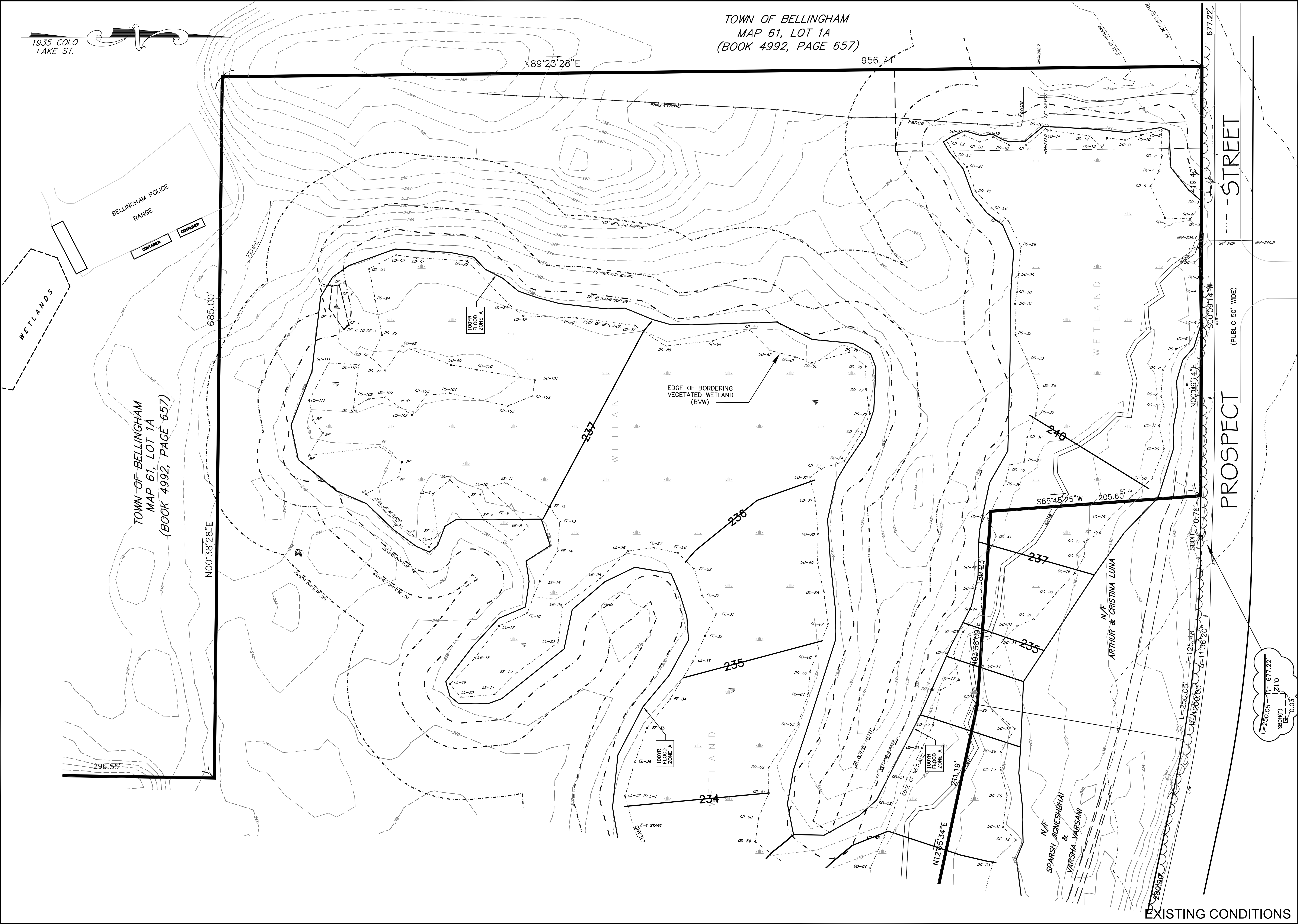
GLM Engineering
Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

JOB No.	16,590
DATE:	NOV. 30, 2023
SCALE:	1"=40'
SHEET:	6 of 43
PLAN #:	27,871

**SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
BELLINGHAM, MASSACHUSETTS**

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

REVISIONS		DESCRIPTION
No.	DATE	
1	04/02/2024	WETLAND DELINEATION
2	07/15/2024	PLG BRD ENG COMMENTS
3	09/26/2024	NEW ROAD LAYOUT (LAKE ST)
4	01/30/2025	PLG BRD COMMENTS/129 UNITS
5	04/09/2025	PLG BRD COMMENTS - BSC 3/19/25



No.

DATE

DESCRIPTION

1

04/02/2024

WETLAND DELINEATION

2

07/15/2024

PLG BRD ENG COMMENTS

3

09/26/2024

NEW ROAD LAYOUT (LAKE ST)

4

01/30/2025

PLG BRD COMMENTS/129 UNITS

5

04/09/2025

PLG BRD COMMENTS - BSC 3/19/25

SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
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:

NOV. 30, 2023

SCALE:

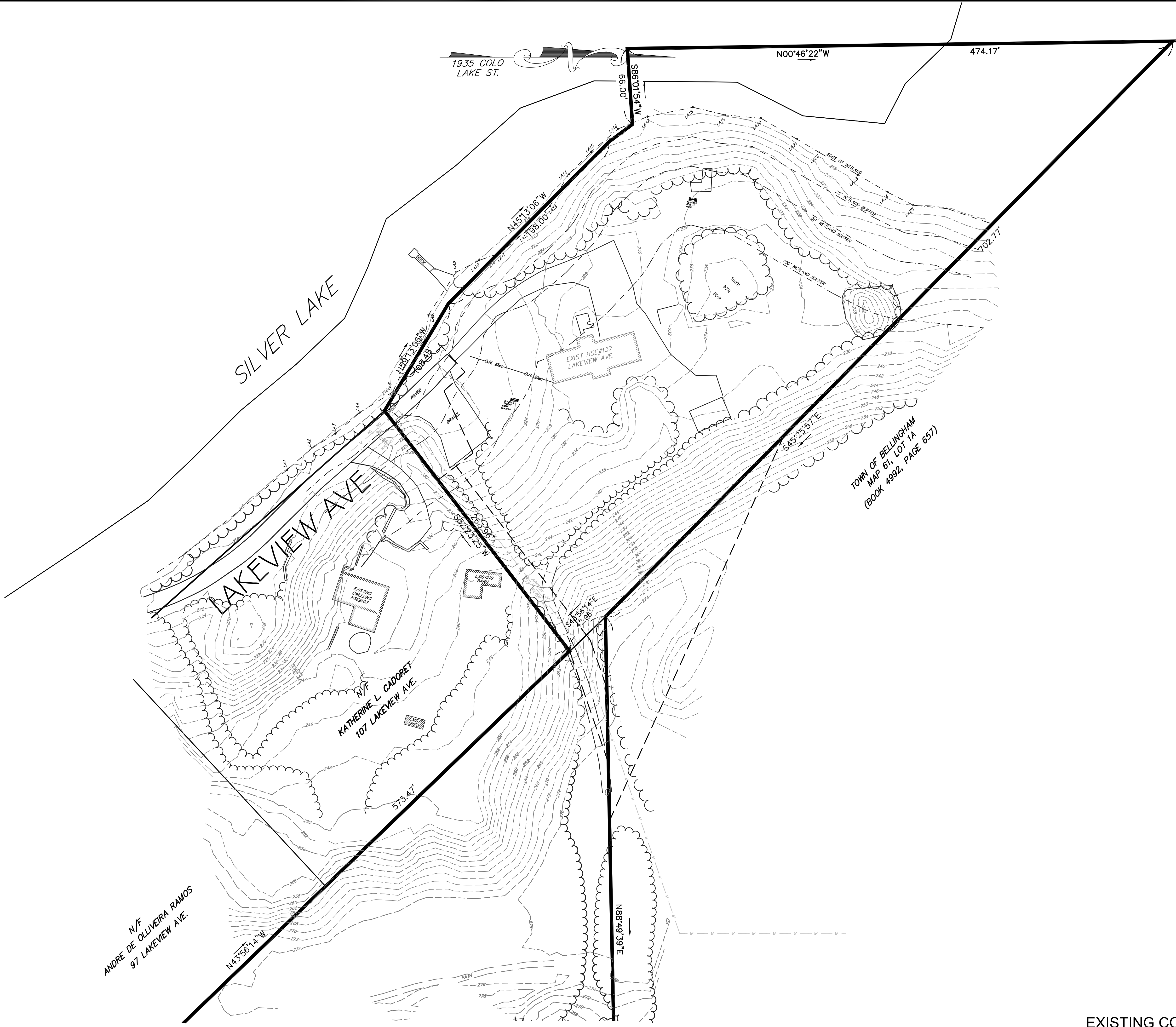
1"=40'

SHEET:

7 of 43

PLAN #:

27,871



EXISTING CONDITIONS

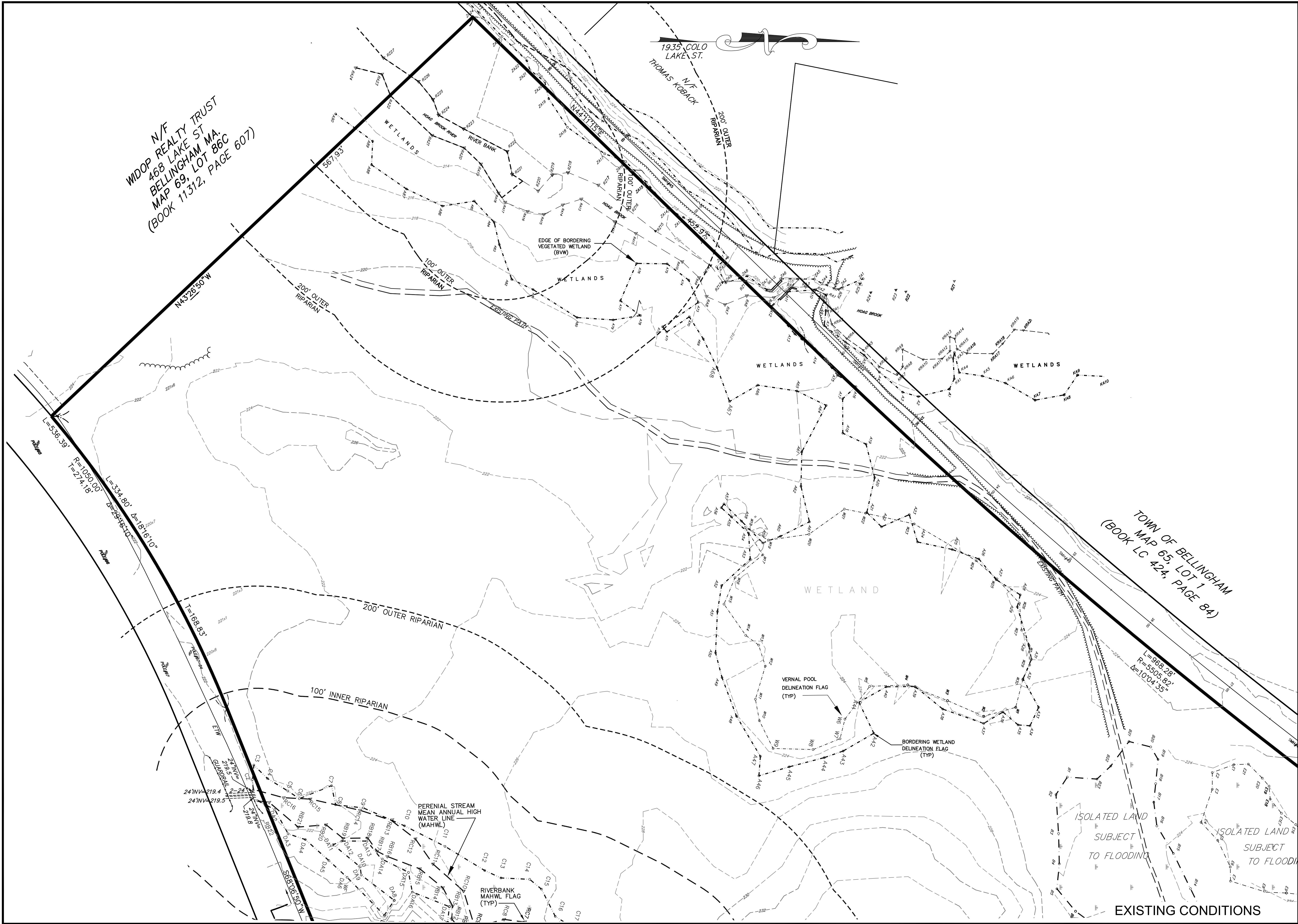
SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
BELLINGHAM, MASSACHUSETTS

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:	NOV. 30, 2023
SCALE:	1"=40'
SHEET:	8 of 43
PLAN #:	27,871

No.	DATE	REVISIONS	DESCRIPTION
1	04/02/2024	WETLAND DELINEATION	
2	07/15/2024	PLG BRD ENG COMMENTS	
3	09/26/2024	NEW ROAD LAYOUT (LAKE ST)	
4	01/30/2025	PLG BRD COMMENTS/129 UNITS	
5	04/09/2025	PLG BRD COMMENTS - BSC 3/19/25	



REVISIONS		DESCRIPTION
No.	DATE	
1	04/02/2024	WETLAND DELINEATION
2	07/15/2024	PLG BRD ENG COMMENTS
3	09/26/2024	NEW ROAD LAYOUT (LAKE ST)
4	01/30/2025	PLG BRD COMMENTS/129 UNITS
5	04/09/2025	PLG BRD COMMENTS - BSC 3/19/25

SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
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:

NOV. 30, 2023

SCALE:

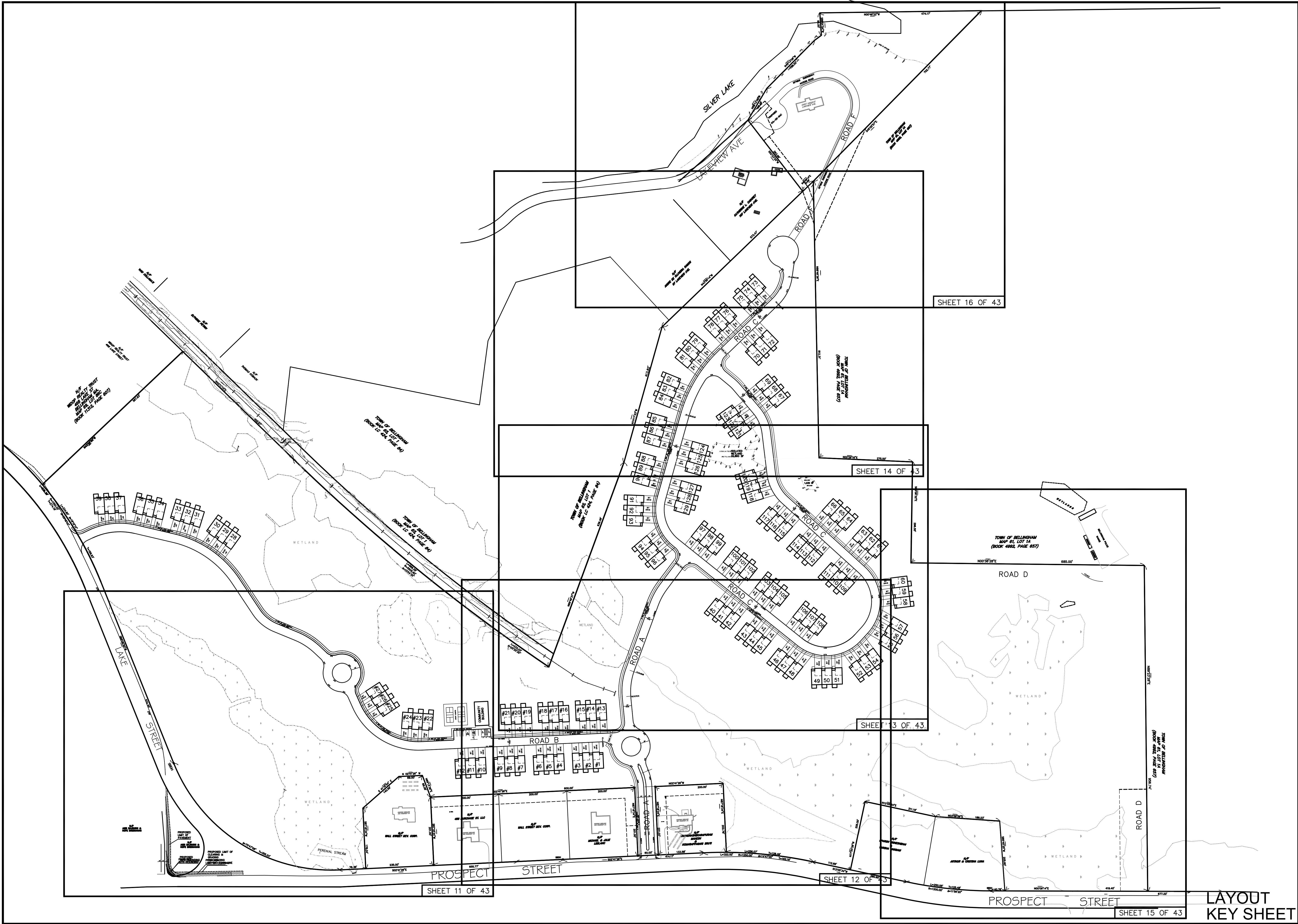
1"=40'

SHEET:

9 of 43

PLAN #:

27,871



REVISIONS		DESCRIPTION	
No.	DATE	WETLAND DELINEATION	
1	04/02/2024	WETLAND DELINEATION	
2	07/15/2024	PLG BRD ENG COMMENTS	
3	09/26/2024	NEW ROAD LAYOUT (LAKE ST)	
4	01/30/2025	PLG BRD COMMENTS/129 UNITS	
5	04/09/2025	PLG BRD COMMENTS - BSC 3/19/25	

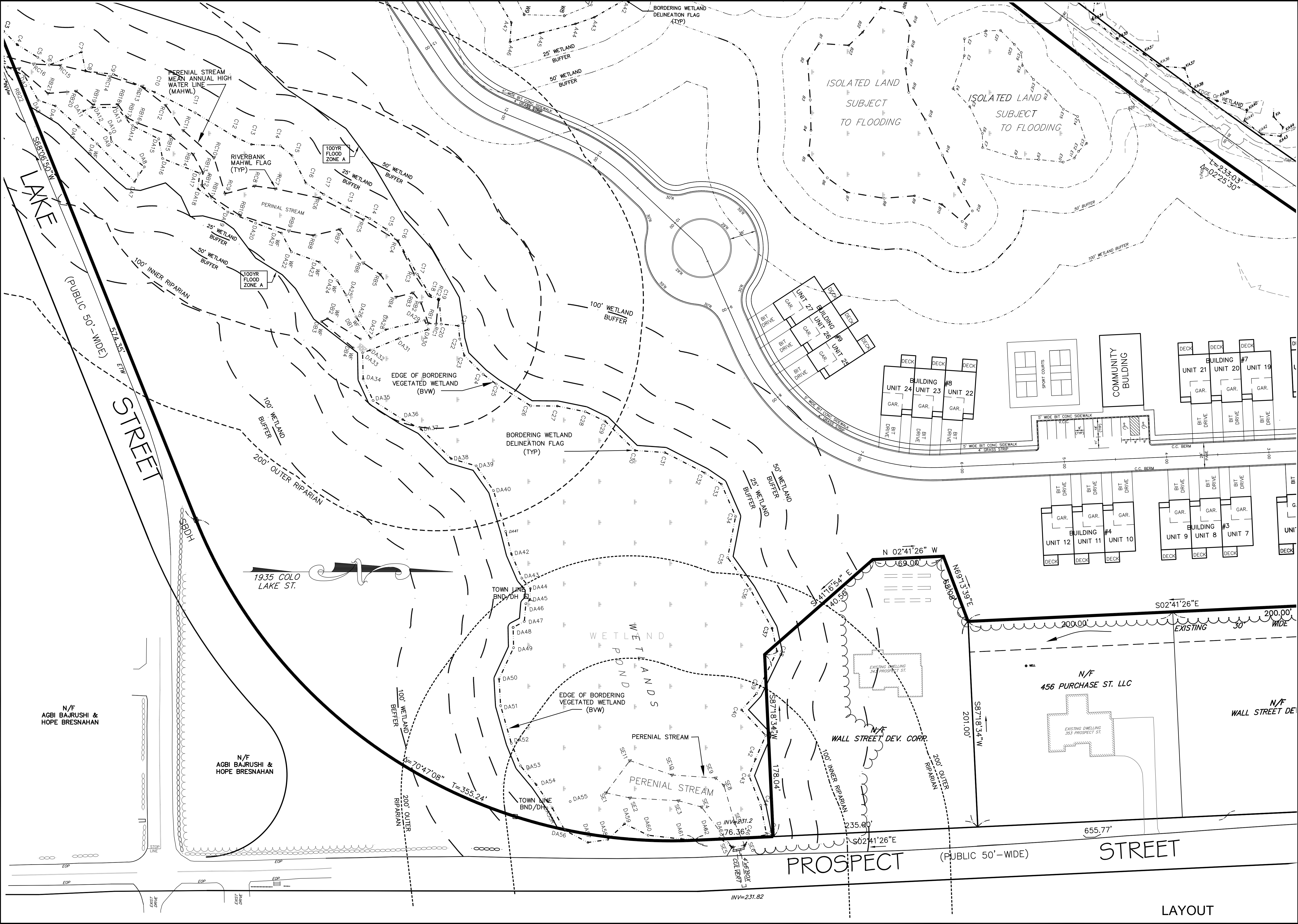
SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
BELLINGHAM, MASSACHUSETTS

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:	NOV. 30, 2023
SCALE:	1"=120'
SHEET:	10 of 43
PLAN #:	27,871



REVISIONS

No.	DATE	DESCRIPTION
1	04/02/2024	WETLAND DELINEATION
2	07/15/2024	PLG BRD ENG COMMENTS
3	09/26/2024	NEW ROAD LAYOUT (LAKE ST)
4	01/30/2025	PLG BRD COMMENTS/129 UNITS
5	04/09/2025	PLG BRD COMMENTS - BSC 3/19/25

SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
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:

NOV. 30, 2023

SCALE:

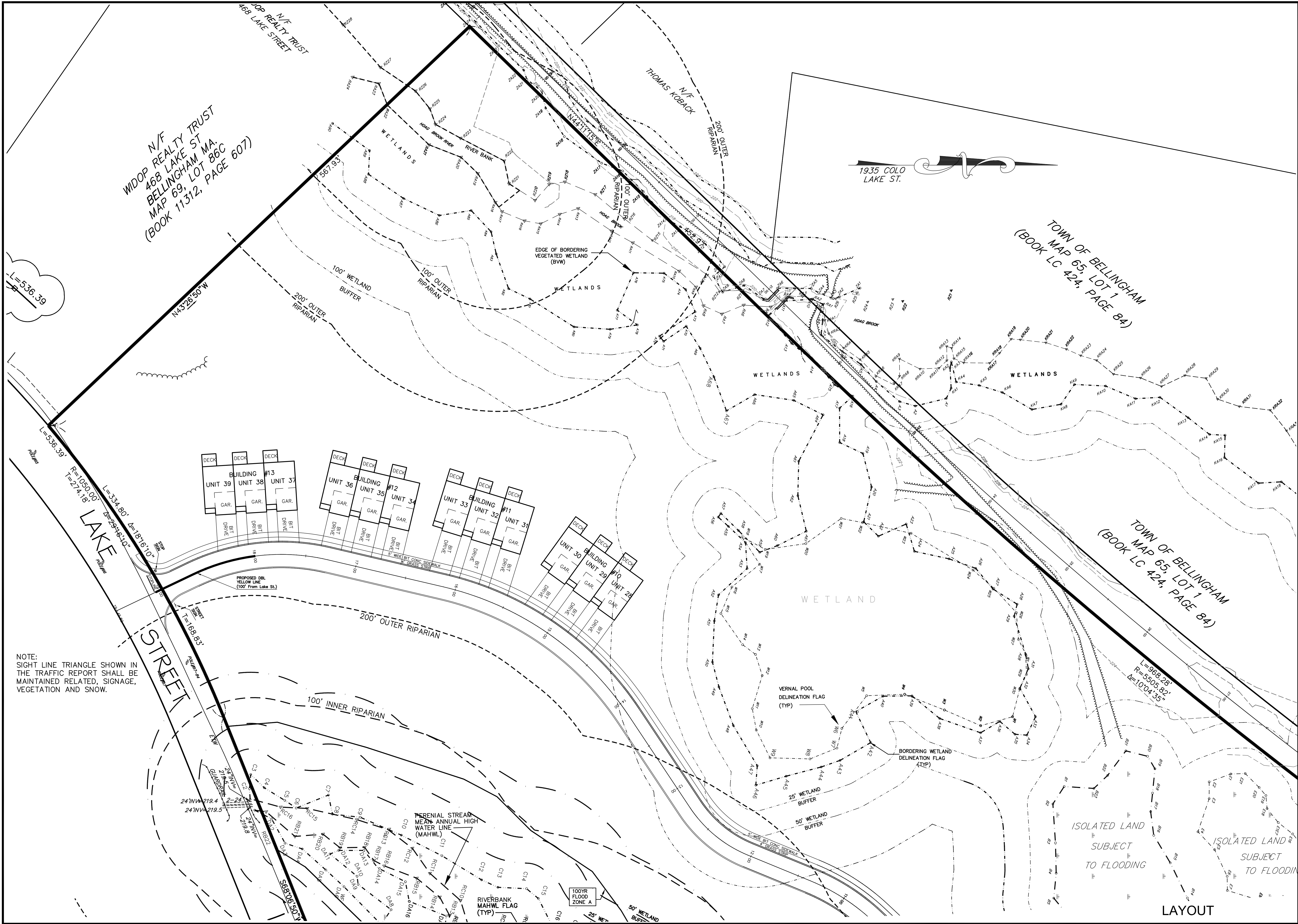
1"=40'

SHEET:

11 of 43

PLAN #:

27,871



NOTE:
SIGHT LINE TRIANGLE SHOWN IN
THE TRAFFIC REPORT SHALL BE
MAINTAINED RELATED, SIGNAGE,
VEGETATION AND SNOW.

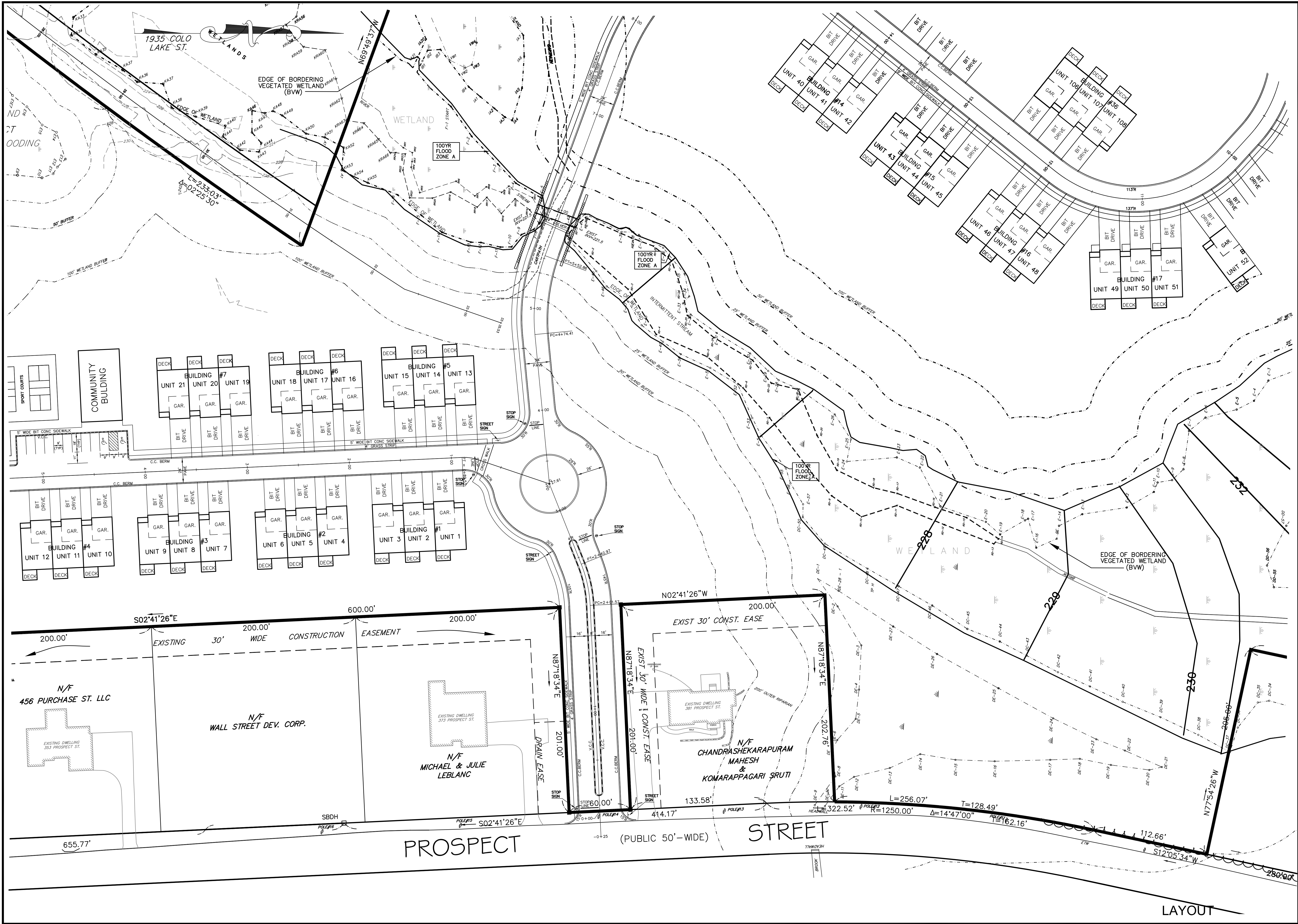
REVISIONS		DESCRIPTION
No.	DATE	
1	04/02/2024	WETLAND DELINEATION
2	07/15/2024	PLG BRD ENG COMMENTS
3	09/26/2024	NEW ROAD LAYOUT (LAKE ST)
4	01/30/2025	PLG BRD COMMENTS/129 UNITS
5	04/09/2025	PLG BRD COMMENTS - BSC 3/19/25

SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
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:	NOV. 30, 2023
SCALE:	1"=40'
SHEET:	12 of 43
PLAN #:	27,871



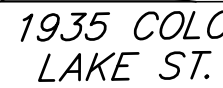
REVISIONS		DESCRIPTION	
No.	DATE	WETLAND DELINEATION	
1	04/02/2024	WETLAND DELINEATION	
2	07/15/2024	PLG BRD ENG COMMENTS	
3	09/26/2024	NEW ROAD LAYOUT (LAKE ST)	
4	01/30/2025	PLG BRD COMMENTS/129 UNITS	
5	04/09/2025	PLG BRD COMMENTS - BSC 3/19/25	

SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
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:	NOV. 30, 2023
SCALE:	1"=40'
SHEET:	13 of 43
PLAN #:	27,871



ST. BELLINGHAM
MAP 65, LOT 1
(BOOK LC 424, PAGE 84)



296.55*

LAYOUT

REVISIONS	DESCRIPTION
-----------	-------------

SITE DEVELOPMENT PLAN "PROSPECT HILL VILLAGE"

PREPARED FOR:
DEVELOPME

GLM Engineering Consultants, Inc.

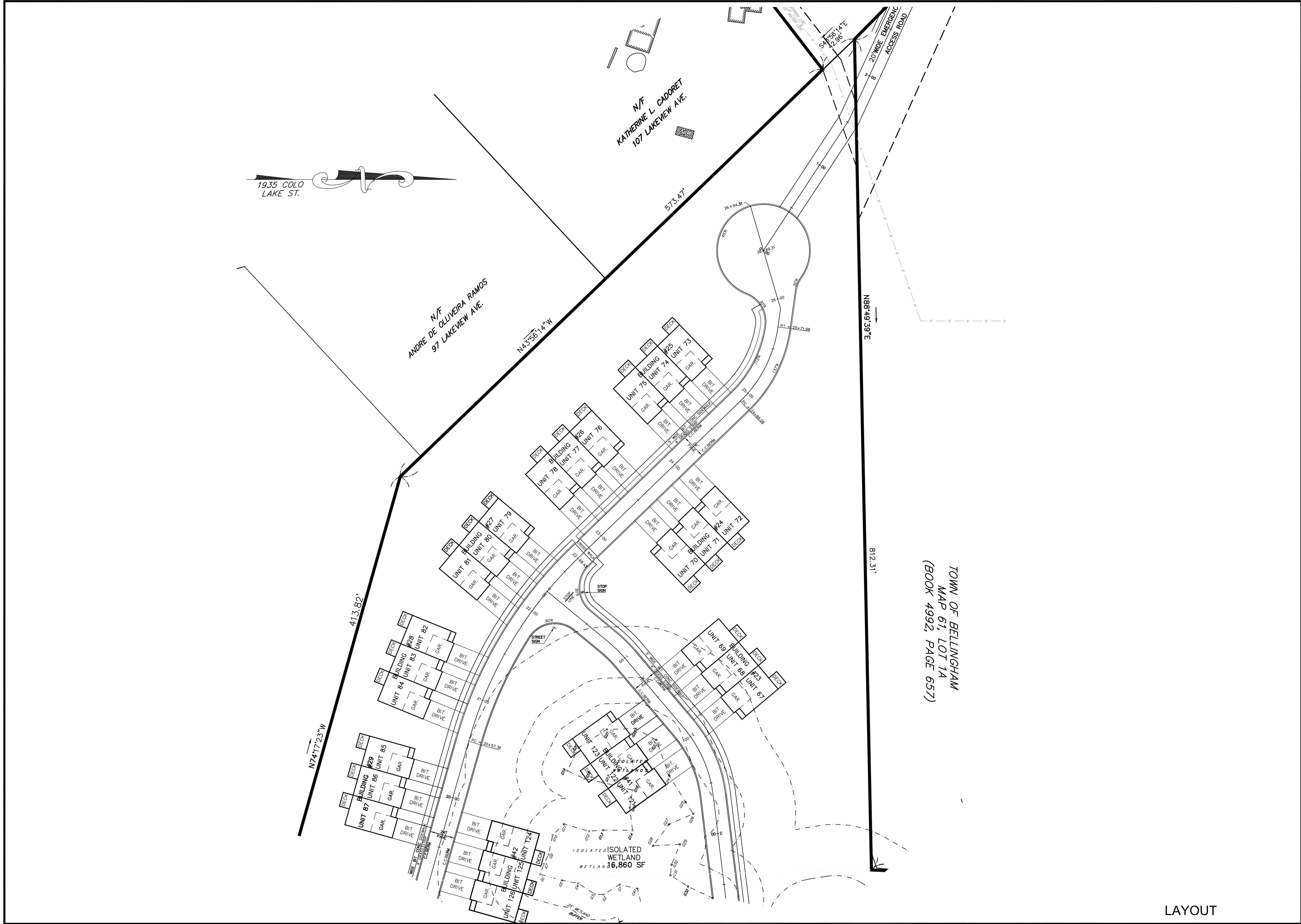
JOB No. 16,590

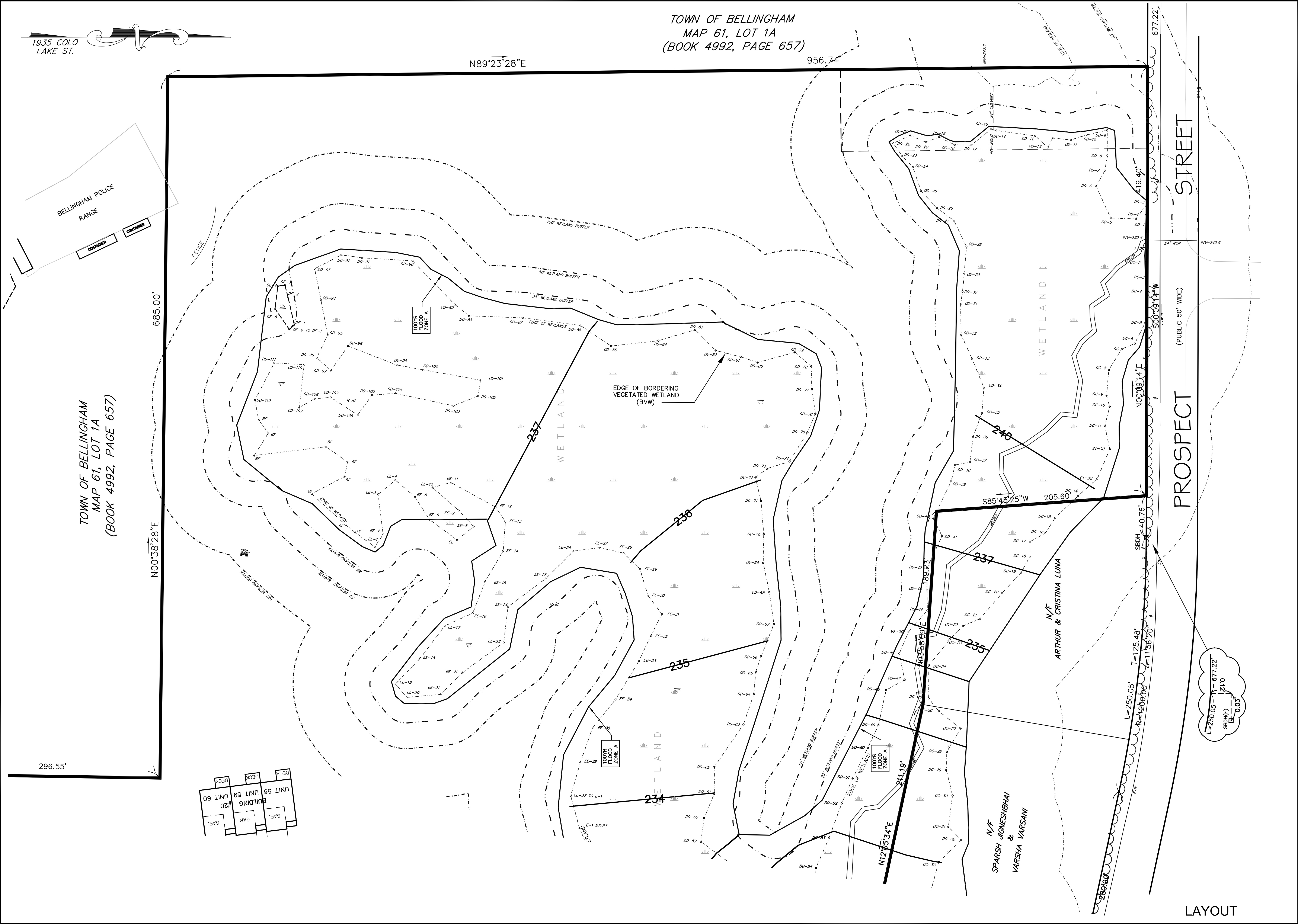
DATE: NOV. 30, 2023

SCALE: 1"=40'

SHEET: 14 of 43

PLAN #: 27,871





No.

DATE

DESCRIPTION

1

04/02/2024

WETLAND DELINEATION

2

07/15/2024

PLG BRD ENG COMMENTS

3

09/26/2024

NEW ROAD LAYOUT (LAKE ST)

4

01/30/2025

PLG BRD COMMENTS/129 UNITS

5

04/09/2025

PLG BRD COMMENTS - BSC 3/19/25

SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
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:

NOV. 30, 2023

SCALE:

1"=40'

SHEET:

16 of 43

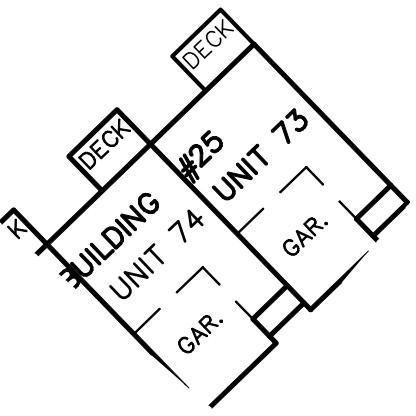
PLAN #:

27,871



N/F
ANDRE DE OLIVEIRA RAMOS
97 LAKEVIEW AVE.

N/F
KATHERINE L. CADORET
107 LAKEVIEW AVE.



LAYOUT

REVISIONS		DESCRIPTION	
No.	DATE	DESCRIPTION	
1	04/02/2024	WETLAND DELINEATION	
2	07/15/2024	PLG BRD ENG COMMENTS	
3	09/26/2024	NEW ROAD LAYOUT (LAKE ST)	
4	01/30/2025	PLG BRD COMMENTS/129 UNITS	
5	04/09/2025	PLG BRD COMMENTS - BSC 3/19/25	

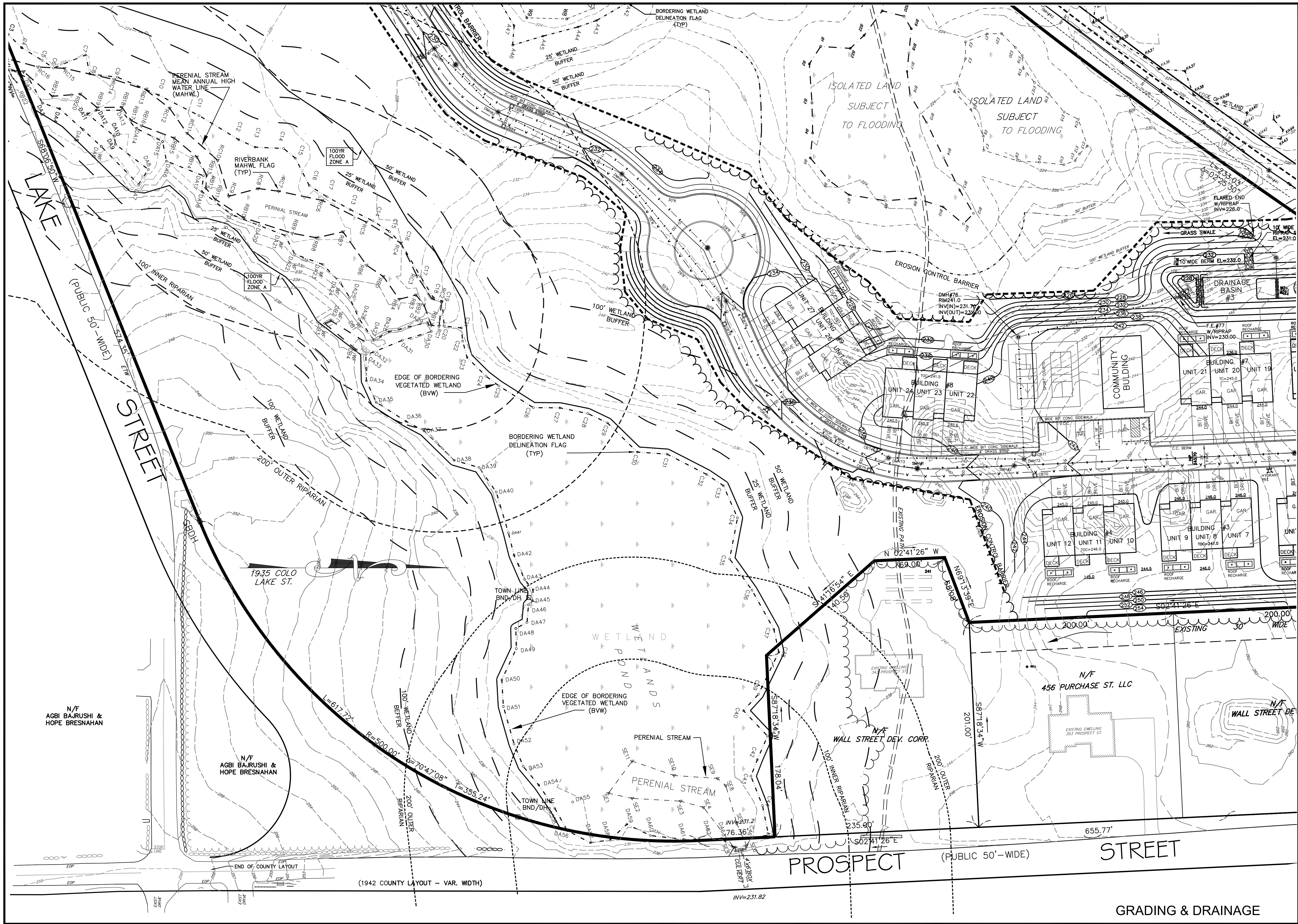
SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
BELLINGHAM, MASSACHUSETTS

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:	NOV. 30, 2023
SCALE:	1"=40'
SHEET:	17 of 43
PLAN #:	27,871



REVISIONS

No.	DATE	DESCRIPTION
1	04/02/2024	WETLAND DELINEATION
2	07/15/2024	PLG BRD ENG COMMENTS
3	09/26/2024	NEW ROAD LAYOUT (LAKE ST)
4	01/30/2025	PLG BRD COMMENTS/129 UNITS
5	04/09/2025	PLG BRD COMMENTS - BSC 3/19/25

SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
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:

NOV. 30, 2023

SCALE:

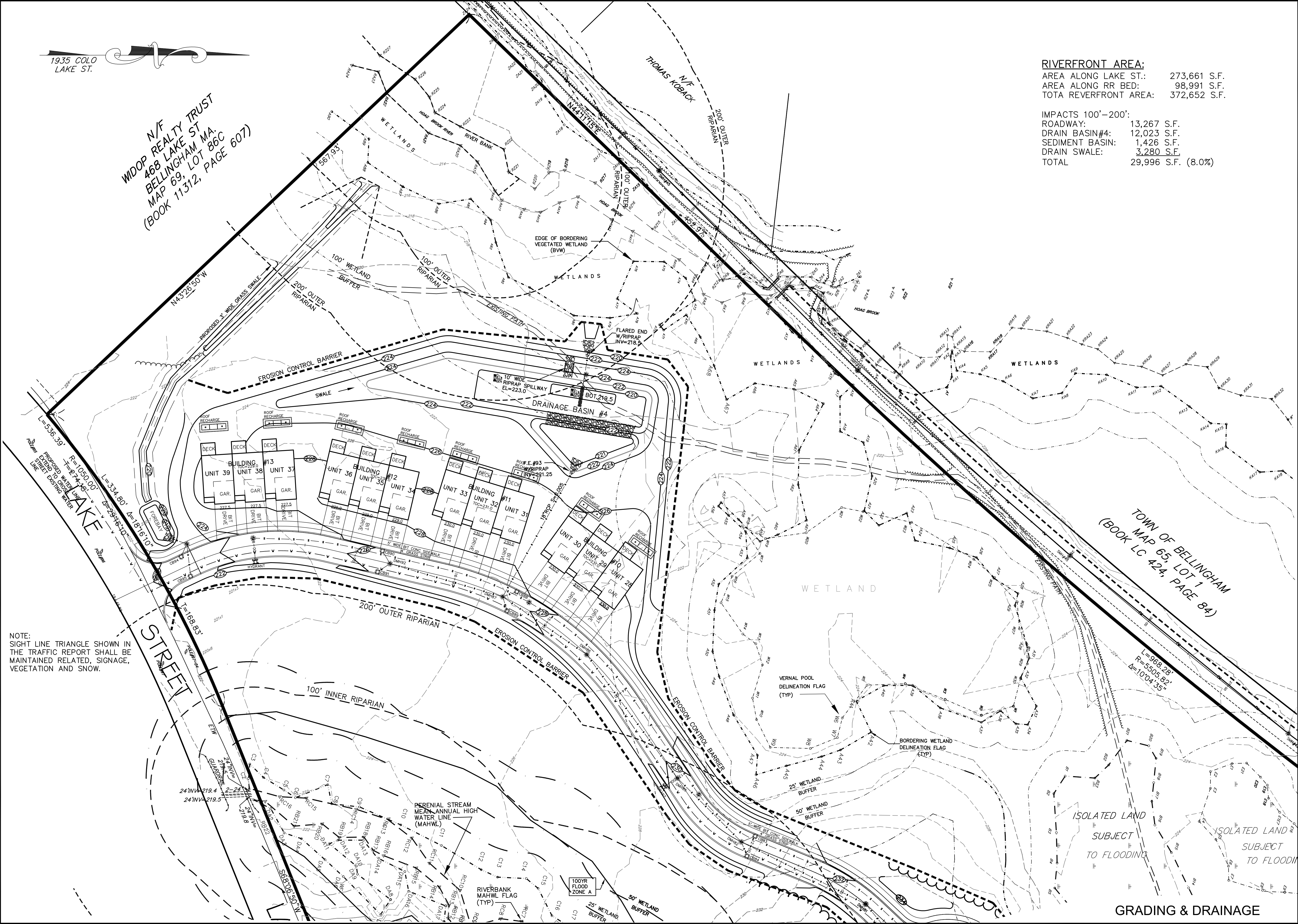
1"=40'

SHEET:

19 of 43

PLAN #:

27,871



1935 COLO
LAKE ST.

N/F
WIDOP REALTY TRUST
468 LAKE ST
BELLINGHAM MA.
MAP 69, LOT 86C
(BOOK 11312, PAGE 607)

RIVERFRONT AREA:

AREA ALONG LAKE ST.:	273,661 S.F.
AREA ALONG RR BED:	98,991 S.F.
TOTA REVERFRONT AREA:	372,652 S.F.

IMPACTS 100'-200':

ROADWAY:	13,267 S.F.
DRAIN BASIN#4:	12,023 S.F.
SEDIMENT BASIN:	1,426 S.F.
DRAIN SWALE:	3,280 S.F.
TOTAL	29,996 S.F. (8.0%)

NOTE:
SIGHT LINE TRIANGLE SHOWN IN
THE TRAFFIC REPORT SHALL BE
MAINTAINED RELATED, SIGNAGE,
VEGETATION AND SNOW.

REVISIONS		DESCRIPTION
No.	DATE	
1	04/02/2024	WETLAND DELINEATION
2	07/15/2024	PLG BRD ENG COMMENTS
3	09/26/2024	NEW ROAD LAYOUT (LAKE ST)
4	01/30/2025	PLG BRD COMMENTS/129 UNITS
5	04/09/2025	PLG BRD COMMENTS - BSC 3/19/25

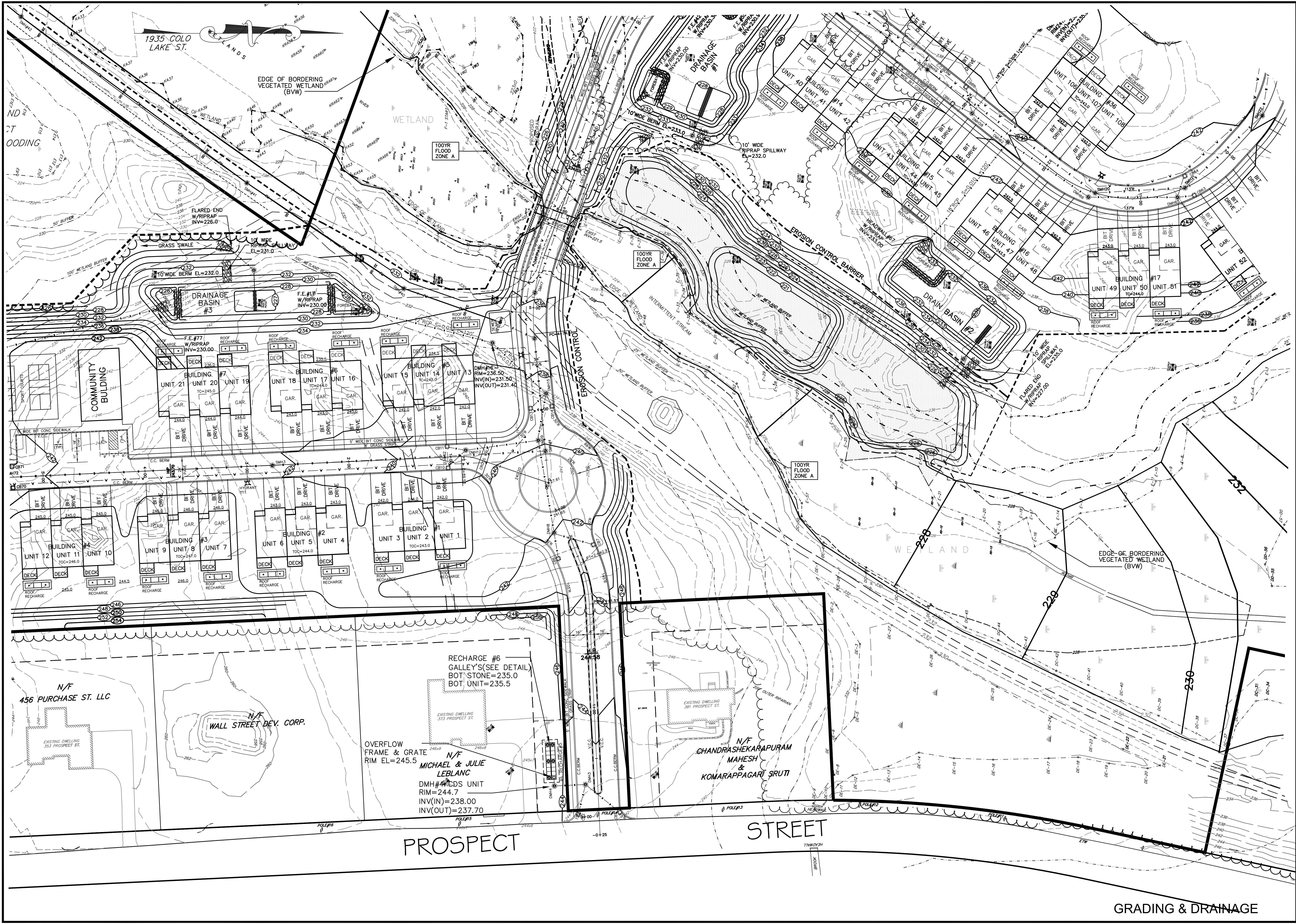
SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
BELLINGHAM, MASSACHUSETTS

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:	NOV. 30, 2023
SCALE:	1"=40'
SHEET:	20 of 43
PLAN #:	27,871

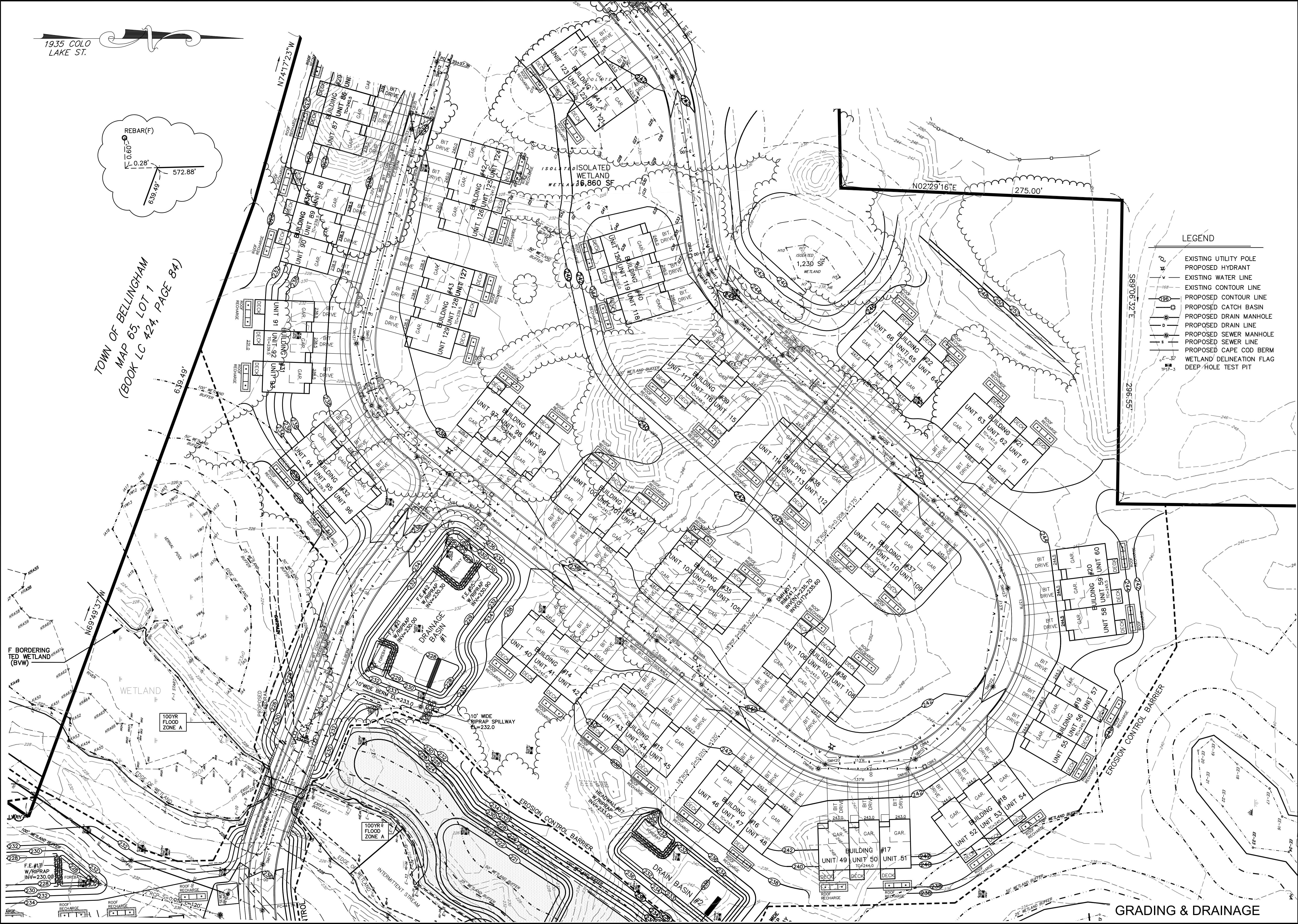
GRADING & DRAINAGE



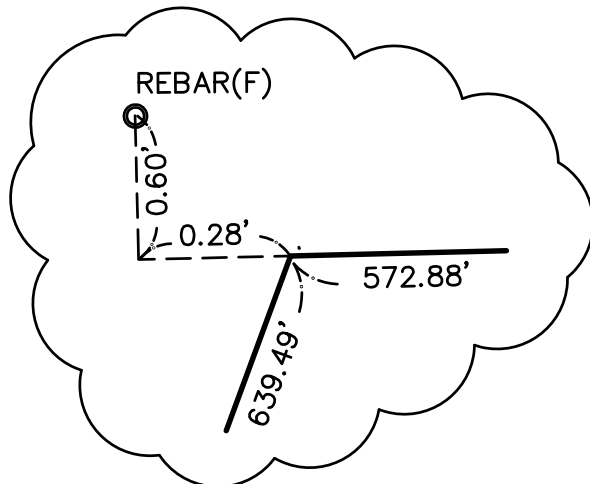
REVISIONS		DESCRIPTION	
No.	DATE	WETLAND DELINEATION	PLG BRD ENG COMMENTS
1	04/02/2024		
2	07/15/2024		
3	09/26/2024		
4	01/30/2025		
5	04/09/2025		

SITE DEVELOPMENT PLAN "PROSPECT HILL VILLAGE" A MULTI-UNIT RESIDENTIAL DEVELOPMENT 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:	NOV. 30, 2023
SCALE:	1"=40'
SHEET:	21 of 43
PLAN #:	27,871



1935 COLO
LAKE ST.



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

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

SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
BELLINGHAM, MASSACHUSETTS

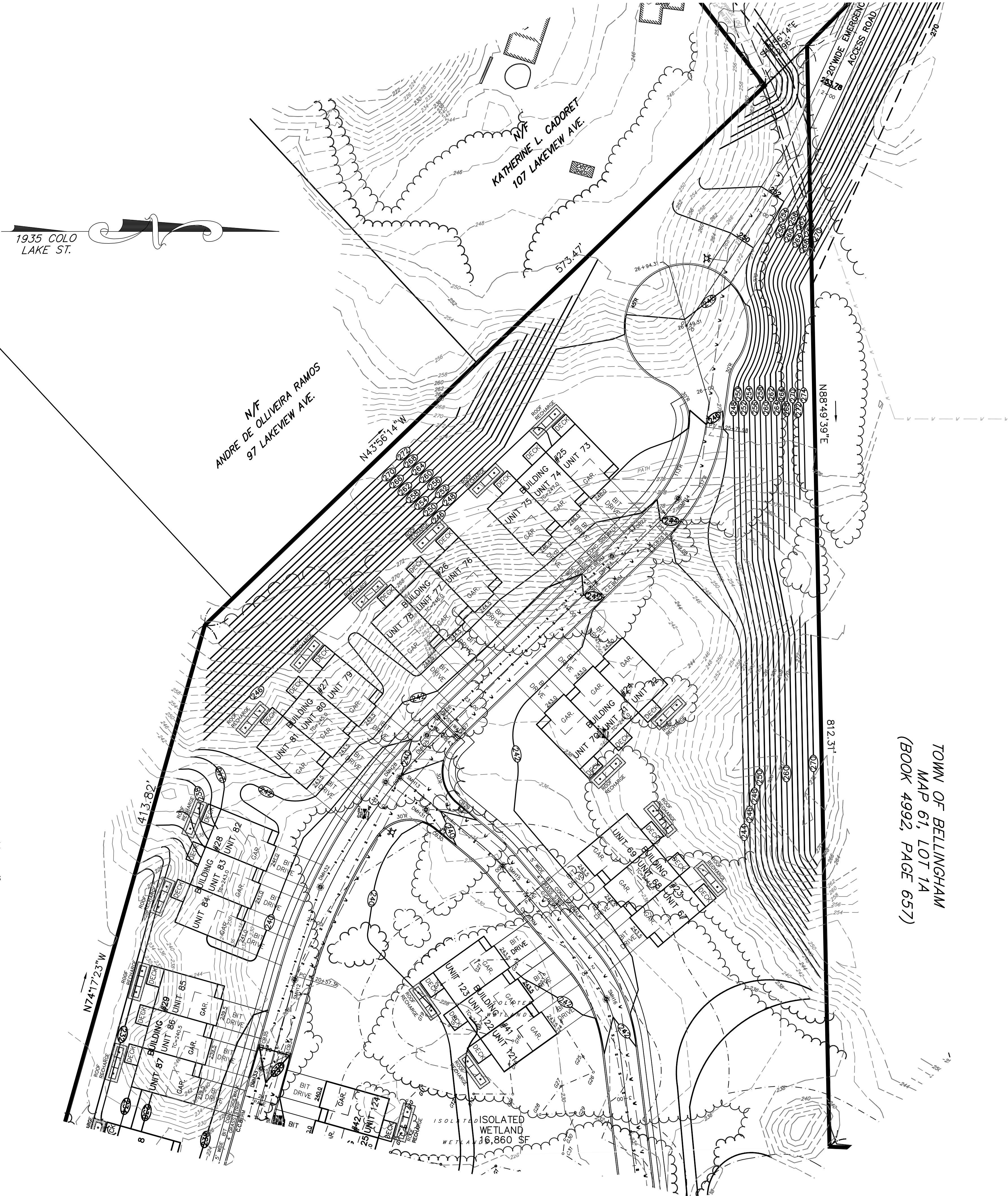
GLM Engineering
Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

JOB No.	16,590
DATE:	NOV. 30, 2023
SCALE:	1"=40'
SHEET:	22 of 43
PLAN #:	27,871

No.	DATE	DESCRIPTION
1	04/02/2024	WETLAND DELINEATION
2	07/15/2024	PLG BRD ENG COMMENTS
3	09/26/2024	NEW ROAD LAYOUT (LAKE ST)
4	01/30/2025	PLG BRD COMMENTS/129 UNITS
5	04/09/2025	PLG BRD COMMENTS - BSC 3/19/25

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

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



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

GRADING & DRAINAGE

SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
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.	16,590
DATE:	NOV. 30, 2023
SCALE:	1"=40'
SHEET:	23 of 43
PLAN #:	27,871

No.	DATE	REVISIONS	DESCRIPTION
1	04/02/2024	WETLAND DELINEATION	
2	07/15/2024	PLG BRD ENG COMMENTS	
3	09/26/2024	NEW ROAD LAYOUT (LAKE ST)	
4	01/30/2025	PLG BRD COMMENTS/129 UNITS	
5	04/09/2025	PLG BRD COMMENTS - BSC 3/19/25	

1935 COLO
LAKE ST.

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

N89°23'28"E

956.74'

STREET

PROSPECT

(PUBLIC 50' WIDE)

L=250.05' N=677.22'
SDPH(F) 121.0'
E=0.03'

SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
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: NOV. 30, 2023
SCALE: 1"=40'
SHEET: 24 of 43
PLAN #: 27,871

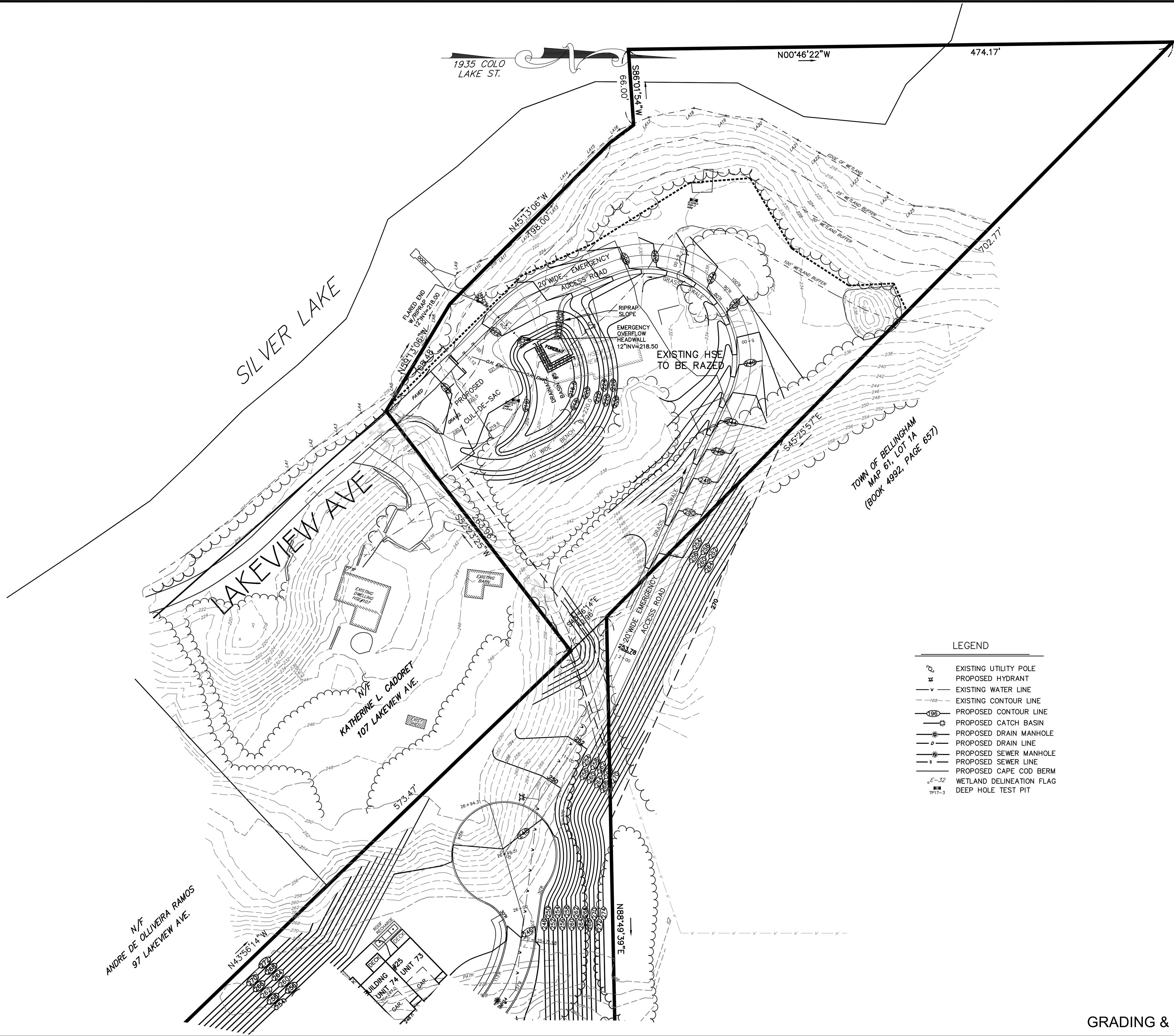
REVISIONS

No.	DATE	DESCRIPTION
1	04/02/2024	WETLAND DELINEATION
2	07/15/2024	PLG BRD ENG COMMENTS
3	09/26/2024	NEW ROAD LAYOUT (LAKE ST)
4	01/30/2025	PLG BRD COMMENTS/129 UNITS
5	04/09/2025	PLG BRD COMMENTS - BSC 3/19/25

LEGEND

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

GRADING & DRAINAGE



LEGEND

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

GRADING & DRAINAGE

SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
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.	16,590
DATE:	NOV. 30, 2023
SCALE:	1"=40'
SHEET:	25 of 43
PLAN #:	27,871

No.	DATE	DESCRIPTION
1	04/02/2024	WETLAND DELINEATION
2	07/15/2024	PLG BRD ENG COMMENTS
3	09/26/2024	NEW ROAD LAYOUT (LAKE ST)
4	01/30/2025	PLG BRD COMMENTS/129 UNITS
5	04/09/2025	PLG BRD COMMENTS - BSC 3/19/25

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

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

1935 COLO
LAKE ST.

N00°46'22"W

474.17'

SILVER LAKE

LAKEVIEW AVE

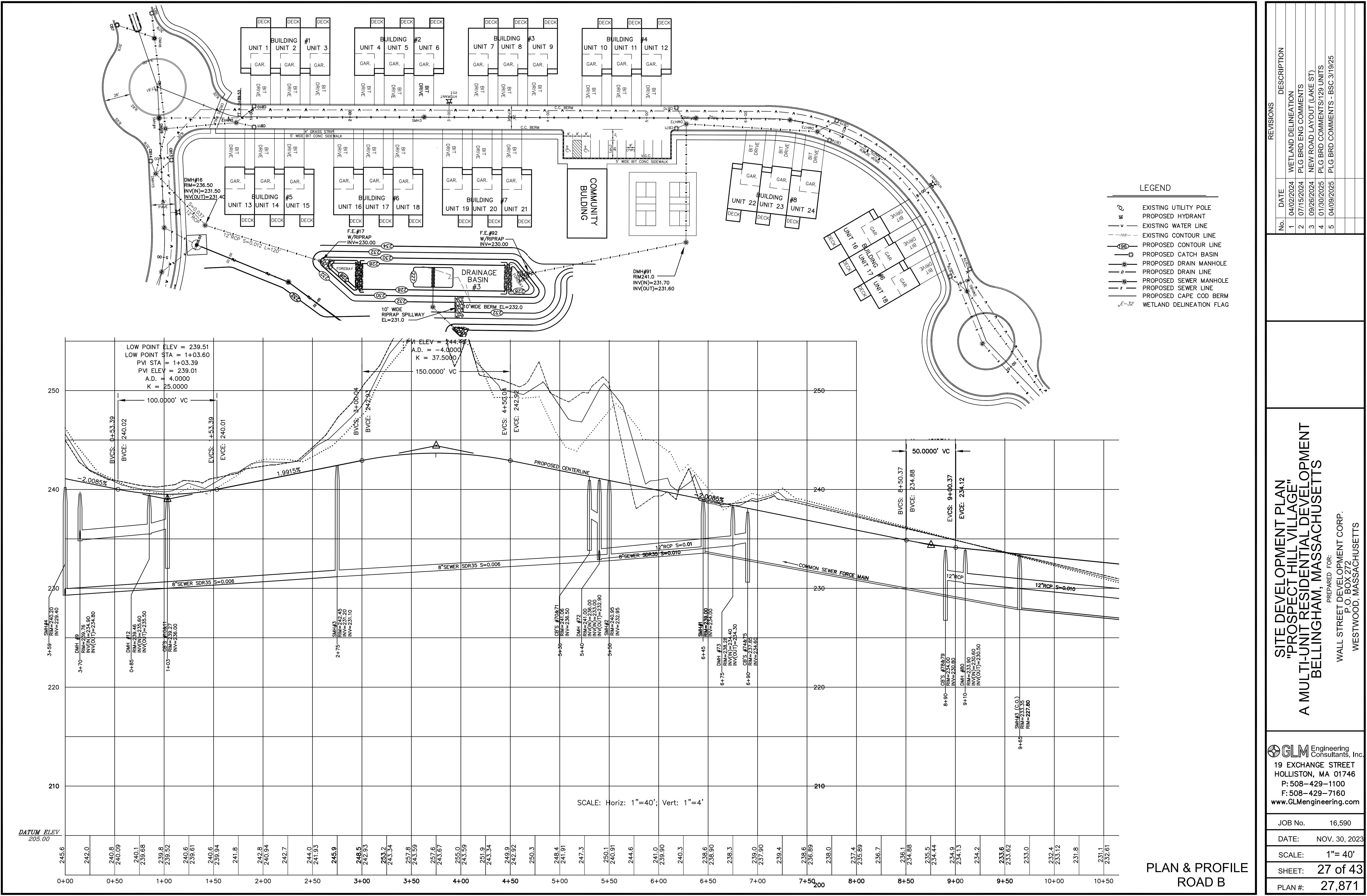
KATHERINE L. CADORET
107 LAKEVIEW AVE.

N/F
ANDRE DE OLIVEIRA RAMOS
97 LAKEVIEW AVE.

BUILDING
UNIT 74
UNIT 73



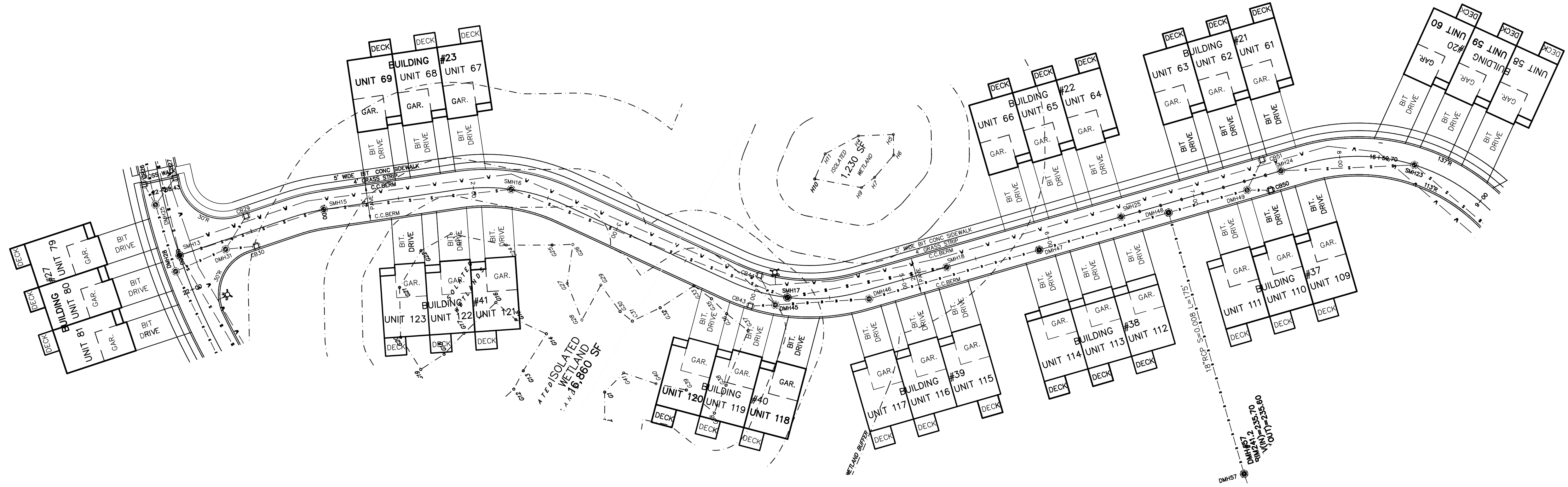
 Engineering Consultants, Inc. 19 EXCHANGE STREET HOLLISTON, MA 01746 P: 508-429-1100 F: 508-429-7160 www.GLMengineering.com		SITE DEVELOPMENT PLAN "PROSPECT HILL VILLAGE" A MULTI-UNIT RESIDENTIAL DEVELOPMENT BELLINGHAM, MASSACHUSETTS PREPARED FOR: WALL STREET DEVELOPMENT CORP. P.O. BOX 272 WESTWOOD, MASSACHUSETTS						<table><thead><tr><th colspan="3">REVISIONS</th></tr><tr><th>No.</th><th>DATE</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td>1</td><td>04/02/2024</td><td>WETLAND DELINEATION</td></tr><tr><td>2</td><td>07/15/2024</td><td>PLG BRD ENG COMMENTS</td></tr><tr><td>3</td><td>09/26/2024</td><td>NEW ROAD LAYOUT (LAKE ST)</td></tr><tr><td>4</td><td>01/30/2025</td><td>PLG BRD COMMENTS/129 UNITS</td></tr><tr><td>5</td><td>04/09/2025</td><td>PLG BRD COMMENTS - BSC 3/19/25</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></tbody></table>		REVISIONS			No.	DATE	DESCRIPTION	1	04/02/2024	WETLAND DELINEATION	2	07/15/2024	PLG BRD ENG COMMENTS	3	09/26/2024	NEW ROAD LAYOUT (LAKE ST)	4	01/30/2025	PLG BRD COMMENTS/129 UNITS	5	04/09/2025	PLG BRD COMMENTS - BSC 3/19/25									
REVISIONS																																							
No.	DATE	DESCRIPTION																																					
1	04/02/2024	WETLAND DELINEATION																																					
2	07/15/2024	PLG BRD ENG COMMENTS																																					
3	09/26/2024	NEW ROAD LAYOUT (LAKE ST)																																					
4	01/30/2025	PLG BRD COMMENTS/129 UNITS																																					
5	04/09/2025	PLG BRD COMMENTS - BSC 3/19/25																																					
JOB No.		16,590																																					
DATE:		NOV. 30, 2023																																					
SCALE:		1" = 40'																																					
SHEET:		26 of 43																																					
PLAN #:		27,871																																					



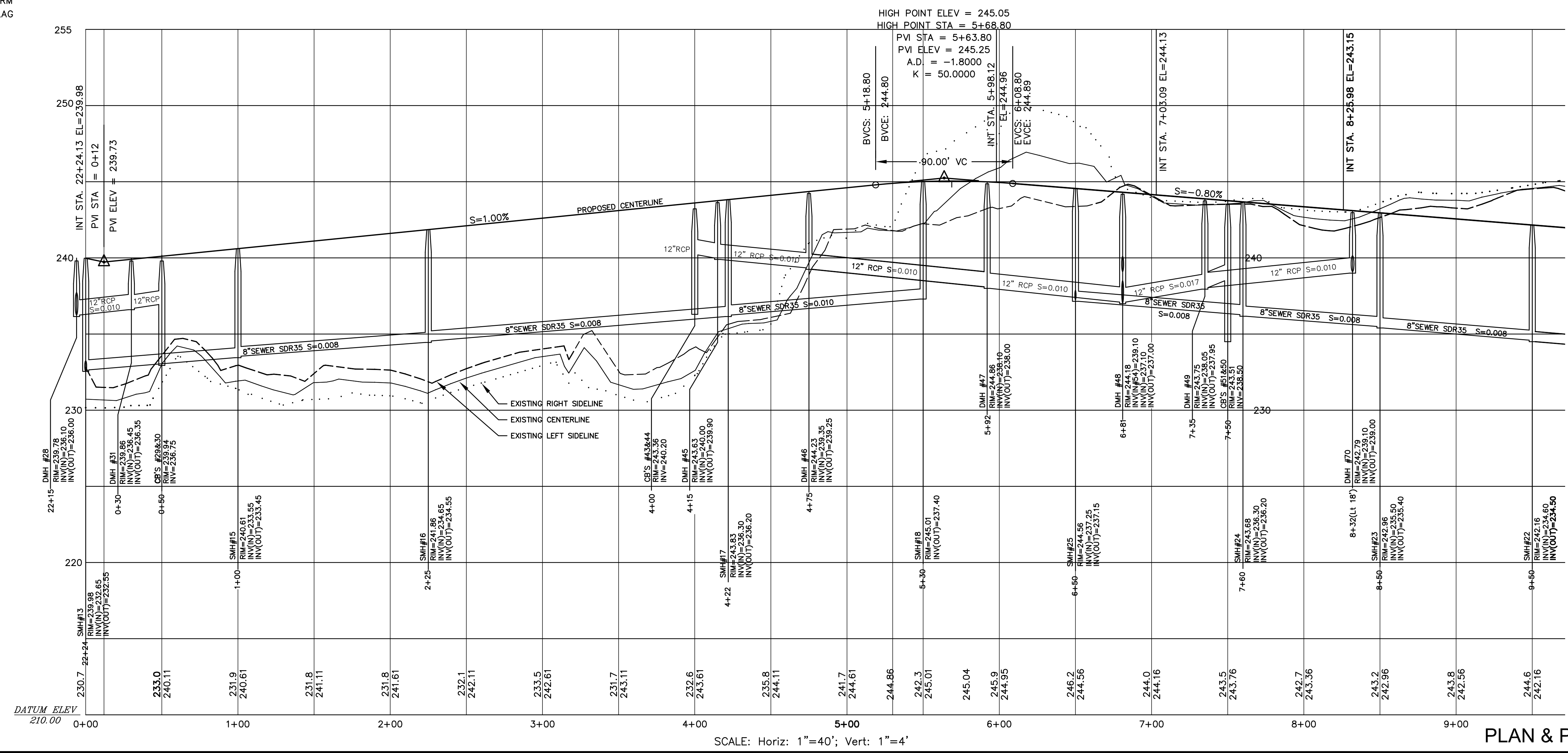
SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
BELLINGHAM, MASSACHUSETTS

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

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



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



PLAN & PROFILE ROAD C

REVISIONS

No.	DATE	DESCRIPTION
1	04/02/2024	WETLAND DELINEATION
2	07/15/2024	PLG BRD ENG COMMENTS
3	09/26/2024	NEW ROAD LAYOUT (LAKE ST)
4	01/30/2025	PLG BRD COMMENTS/129 UNITS
5	04/09/2025	PLG BRD COMMENTS - BSC 3/19/25

SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
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

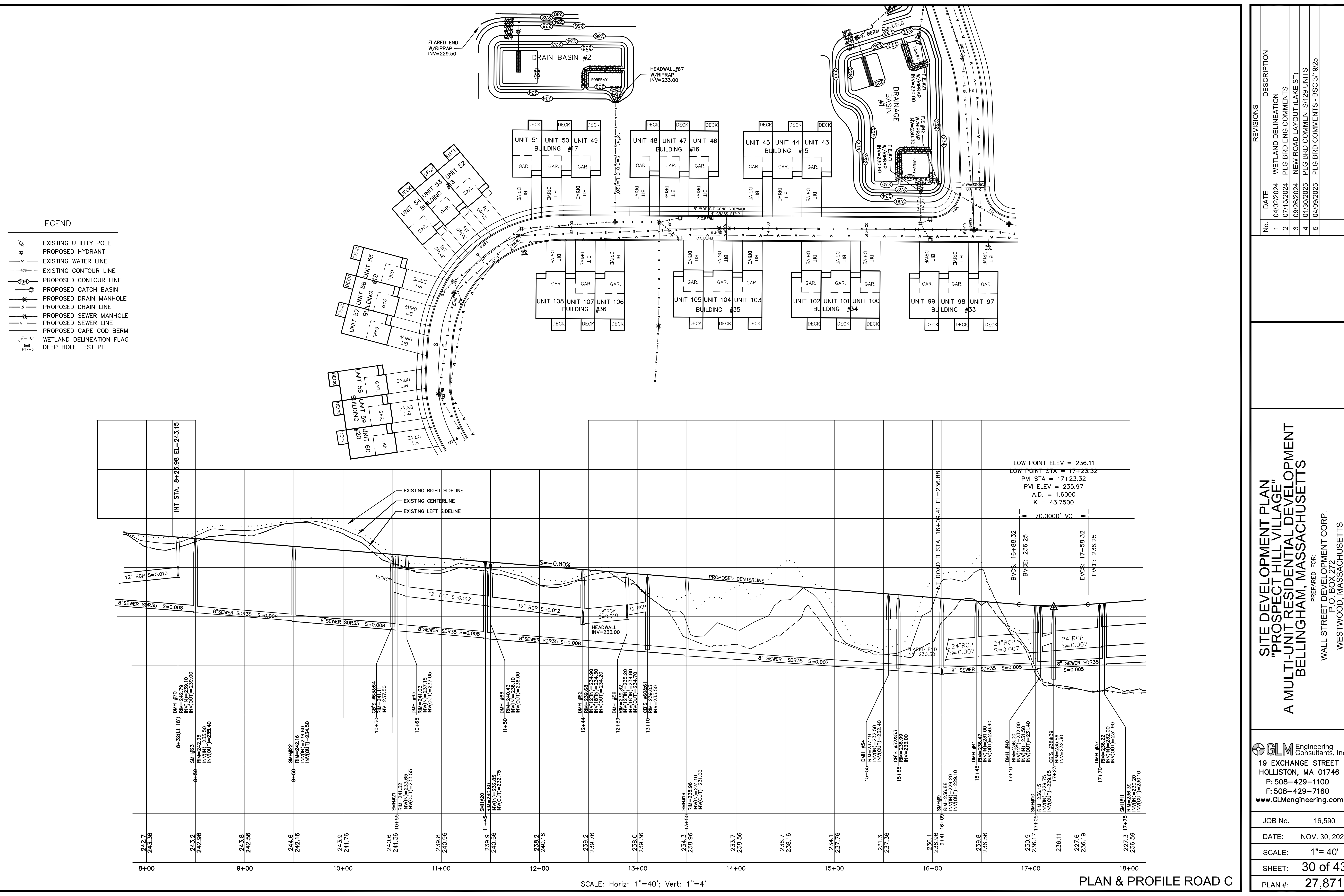
JOB No. 16,590

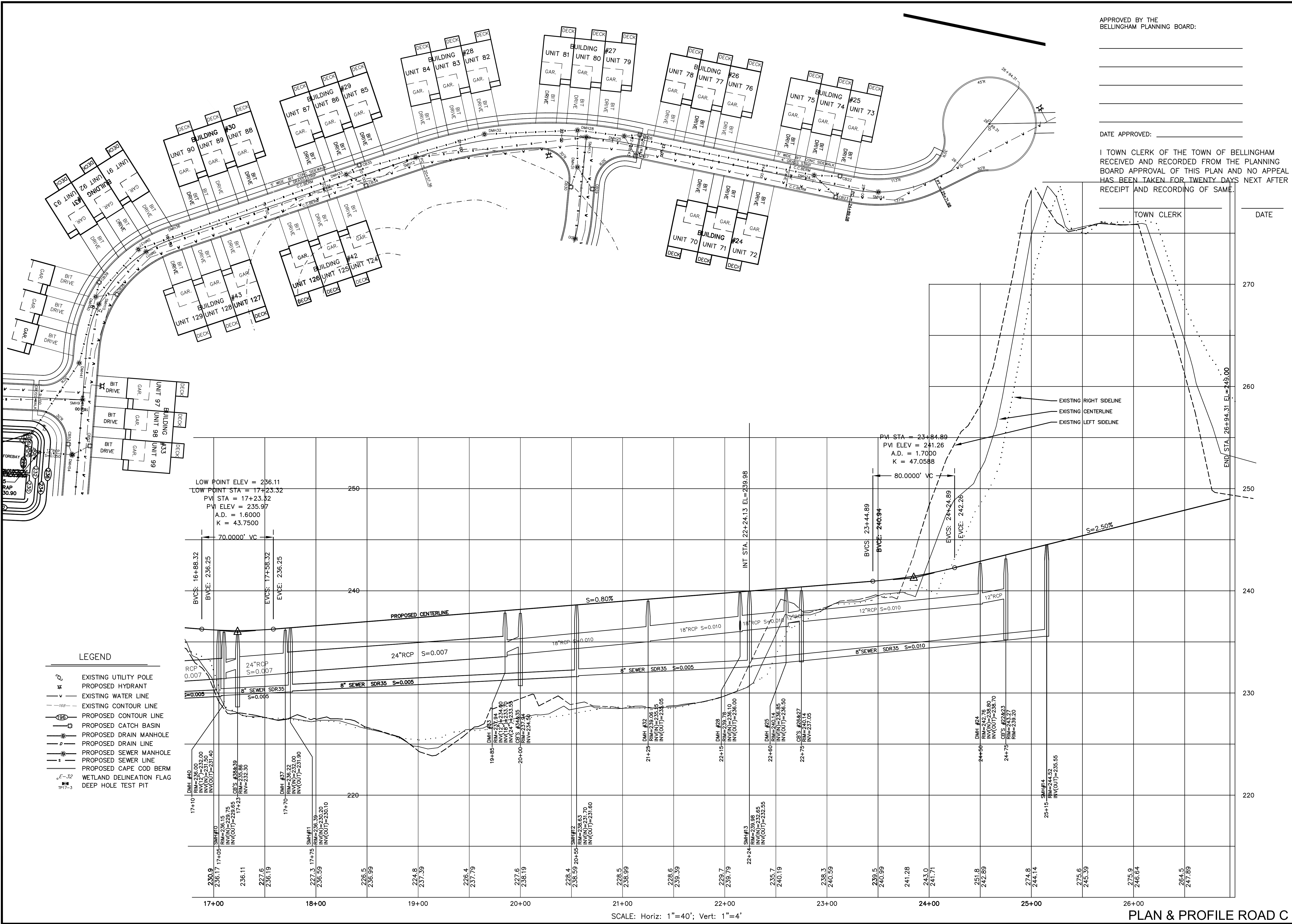
DATE: NOV. 30, 2023

SCALE: 1"= 40'

SHEET: 29 of 43

PLAN #: 27,871



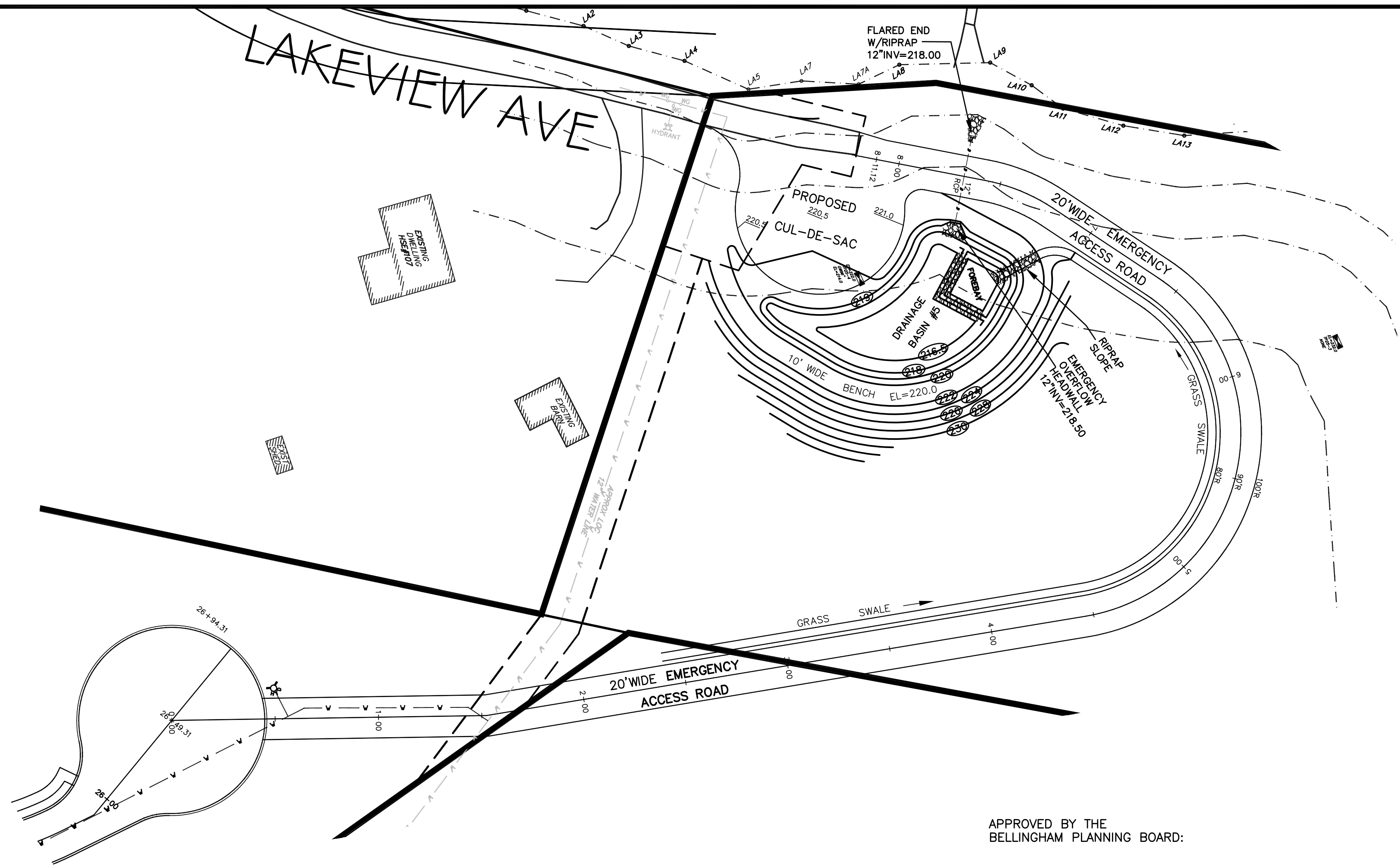
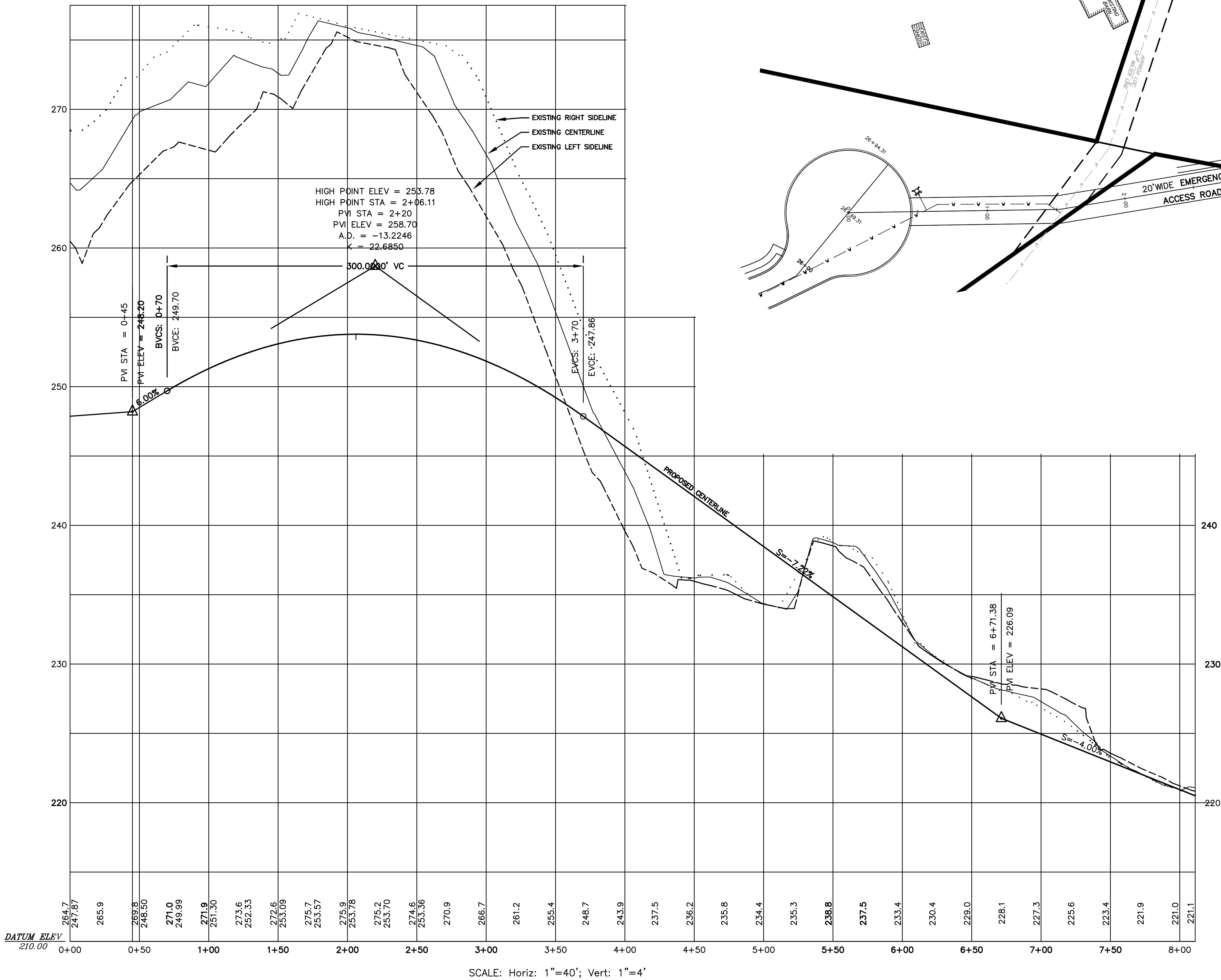


REVISIONS		DESCRIPTION	
No.	DATE	DESCRIPTION	
1	04/02/2024	WETLAND DELINEATION	
2	07/15/2024	PLG BRD ENG COMMENTS	
3	09/26/2024	NEW ROAD LAYOUT (LAKE ST)	
4	01/30/2025	PLG BRD COMMENTS/129 UNITS	
5	04/09/2025	PLG BRD COMMENTS - BSC 3/19/25	

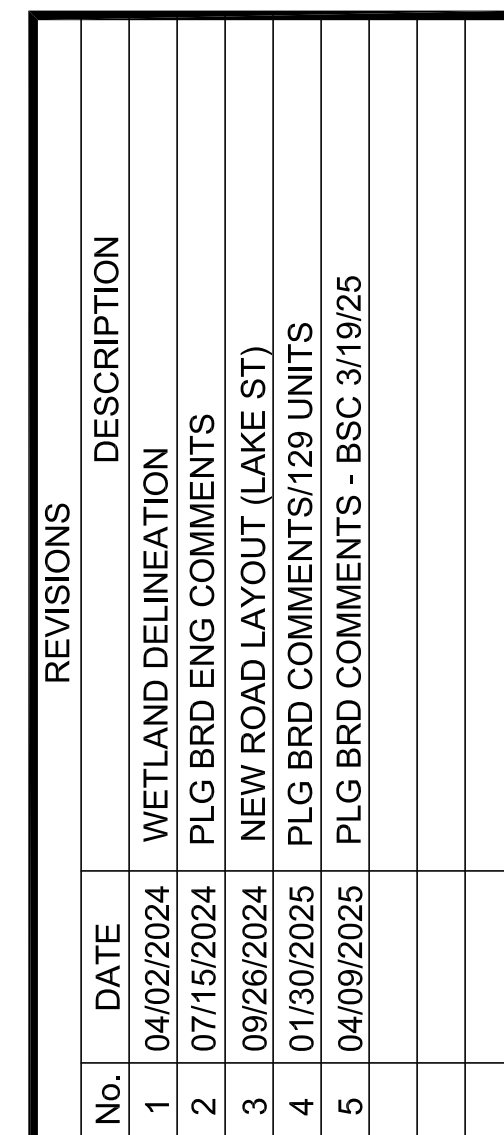
SITE DEVELOPMENT PLAN	
"PROSPECT HILL VILLAGE"	
A MULTI-UNIT RESIDENTIAL DEVELOPMENT	
BELLINGHAM, MASSACHUSETTS	
PREPARED FOR:	
WALL STREET DEVELOPMENT CORP.	
P.O. BOX 272	
WESTWOOD, MASSACHUSETTS	

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:	NOV. 30, 2023
SCALE:	1"= 40'
SHEET:	31 of 43
PLAN #:	27,871



DATE _____



SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
BELLINGHAM, MASSACHUSETTS

LLINGHAM, 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:	NOV. 30, 2023
SCALE:	1"=60'
SHEET:	33 of 43
PLAN #:	27,871



DATE APPROVED: _____

I TOWN CLERK OF THE TOWN OF BELLINGHAM
RECEIVED AND RECORDED FROM THE PLANNING
BOARD APPROVAL OF THIS PLAN AND NO APPEAL
HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER
RECEIPT AND RECORDING OF SAME.

TOWN CLERK

DATE _____

REVISIONS		
No.	DATE	DESCRIPTION
1	04/02/2024	WETLAND DELINEATION
2	07/15/2024	PLG BRD ENG COMMENTS
3	09/26/2024	NEW ROAD LAYOUT (LAKE ST)
4	01/30/2025	PLG BRD COMMENTS/129 UNITS
5	04/09/2025	PLG BRD COMMENTS - BSC 3/19/25

SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
BELLINGHAM, MASSACHUSETTS

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

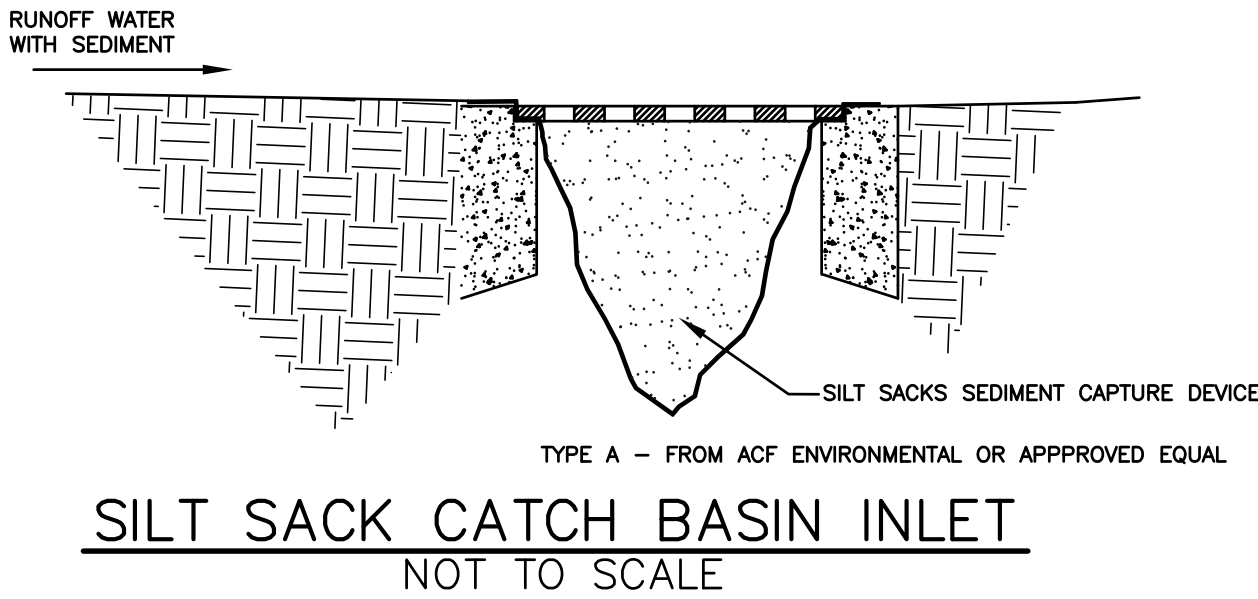
 **GLM** Engineering
Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

JOB No.	16,590
DATE:	NOV. 30, 2023
SCALE:	1"=60'
SHEET:	35 of 43
PLAN #:	27,871

EROSION CONTROL PLAN

EROSION AND SEDIMENTATION CONTROL:

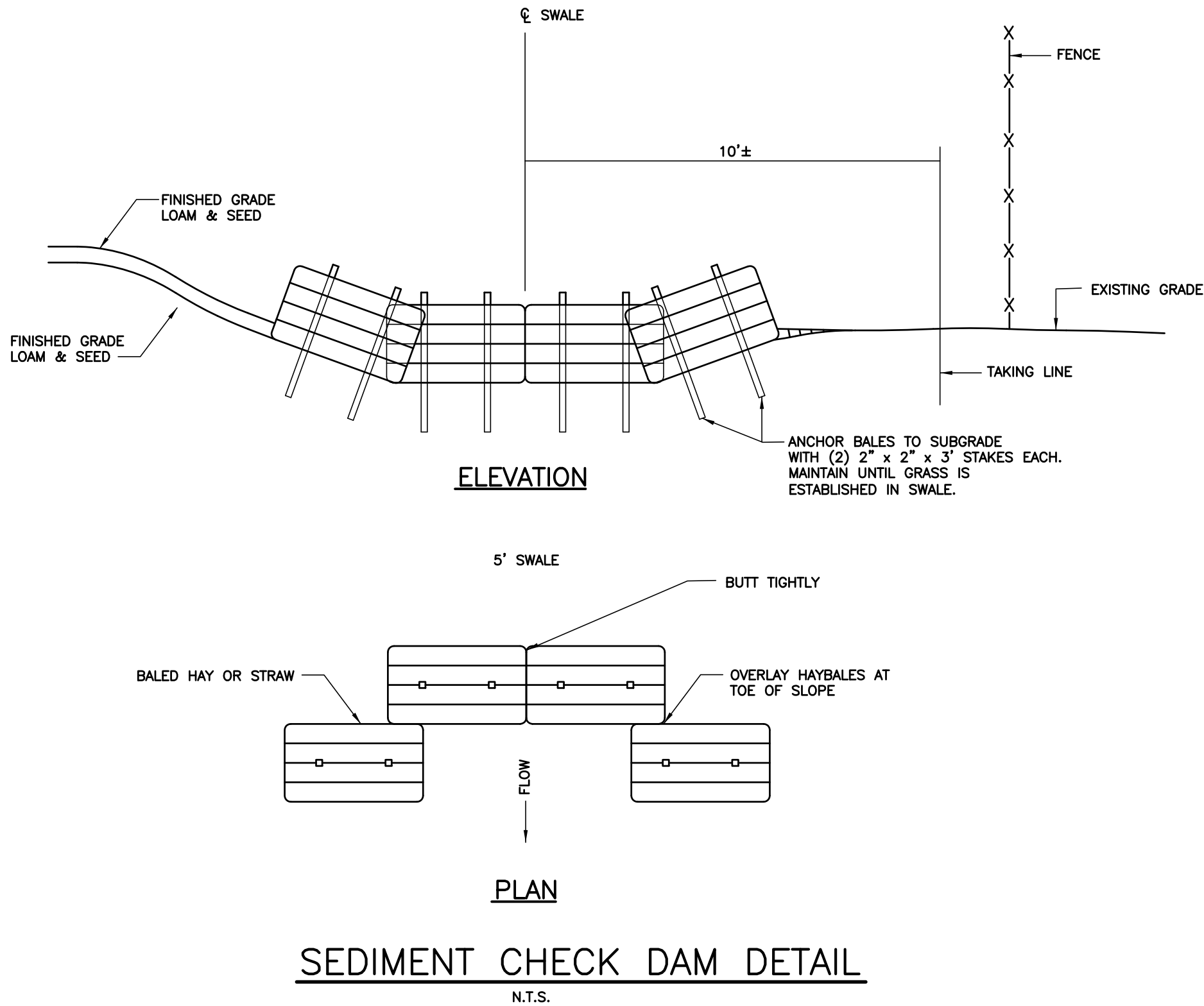
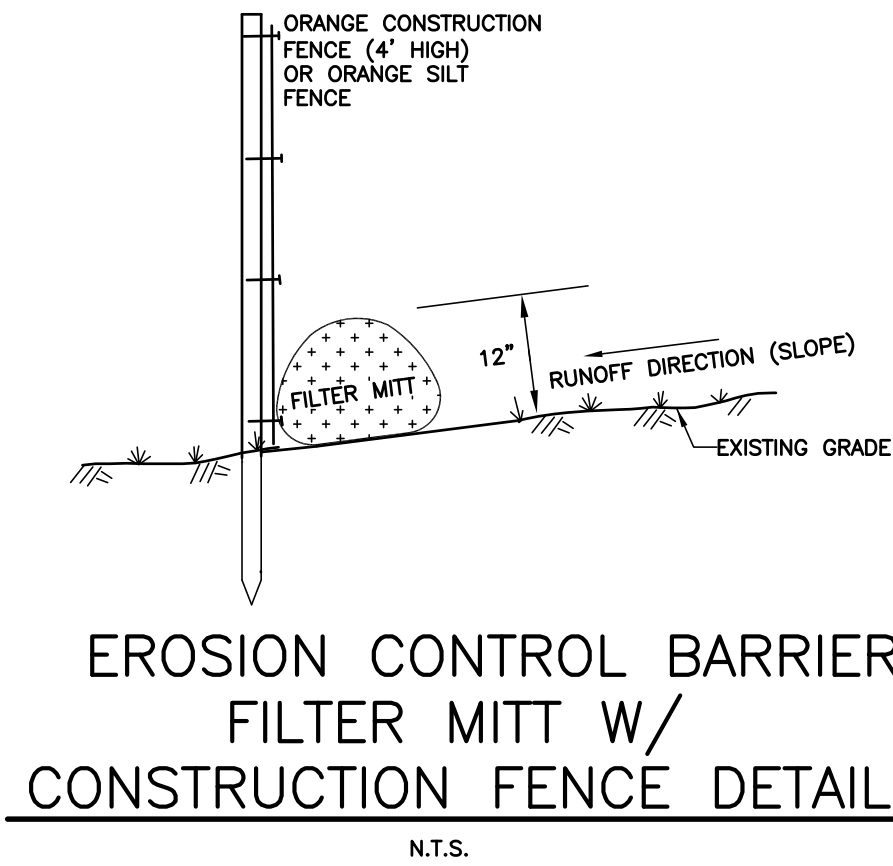
1. PRIOR TO ANY DISTURBANCE OR ALTERATIONS ON ANY AREA ON THE SITE, THE FILTER MITT SEDIMENT BARRIER SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE SITE PLAN.
2. BARRIERS SHALL BE CONSTRUCTED AS SHOWN ON THE FILTER MITT DETAIL WITH CONSTRUCTION FENCE DETAIL ABOVE.
3. ONCE INSTALLED, THE FILTER MITT 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.



APPROVED BY THE
BELLINGHAM PLANNING BOARD:

DATE APPROVED: _____

I TOWN CLERK OF THE TOWN OF BELLINGHAM RECEIVED AND RECORDED FROM THE PLANNING BOARD APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK

DATE

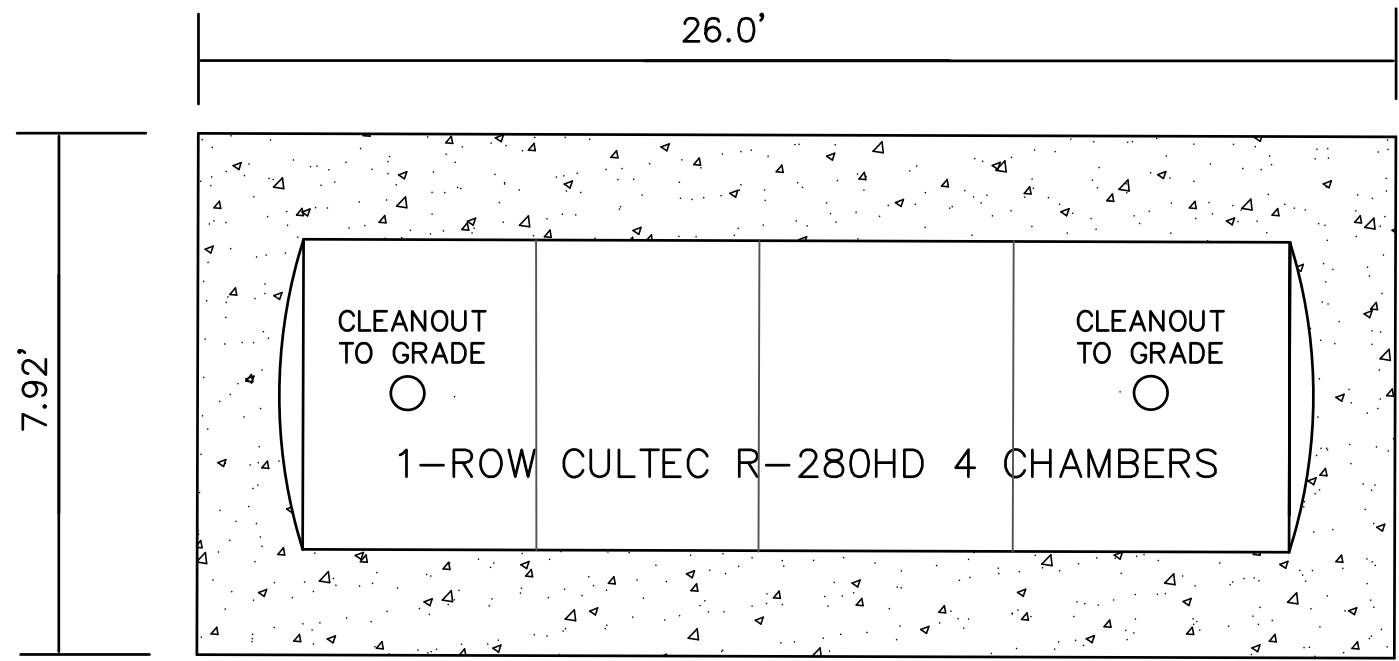
REVISIONS		DESCRIPTION	
No.	DATE	DESCRIPTION	
1	04/02/2024	WETLAND DELINEATION	
2	07/15/2024	PLG BRD ENG COMMENTS	
3	09/26/2024	NEW ROAD LAYOUT (LAKE ST)	
4	01/30/2025	PLG BRD COMMENTS/129 UNITS	
5	04/09/2025	PLG BRD COMMENTS - BSC 3/19/25	

SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
BELLINGHAM, MASSACHUSETTS

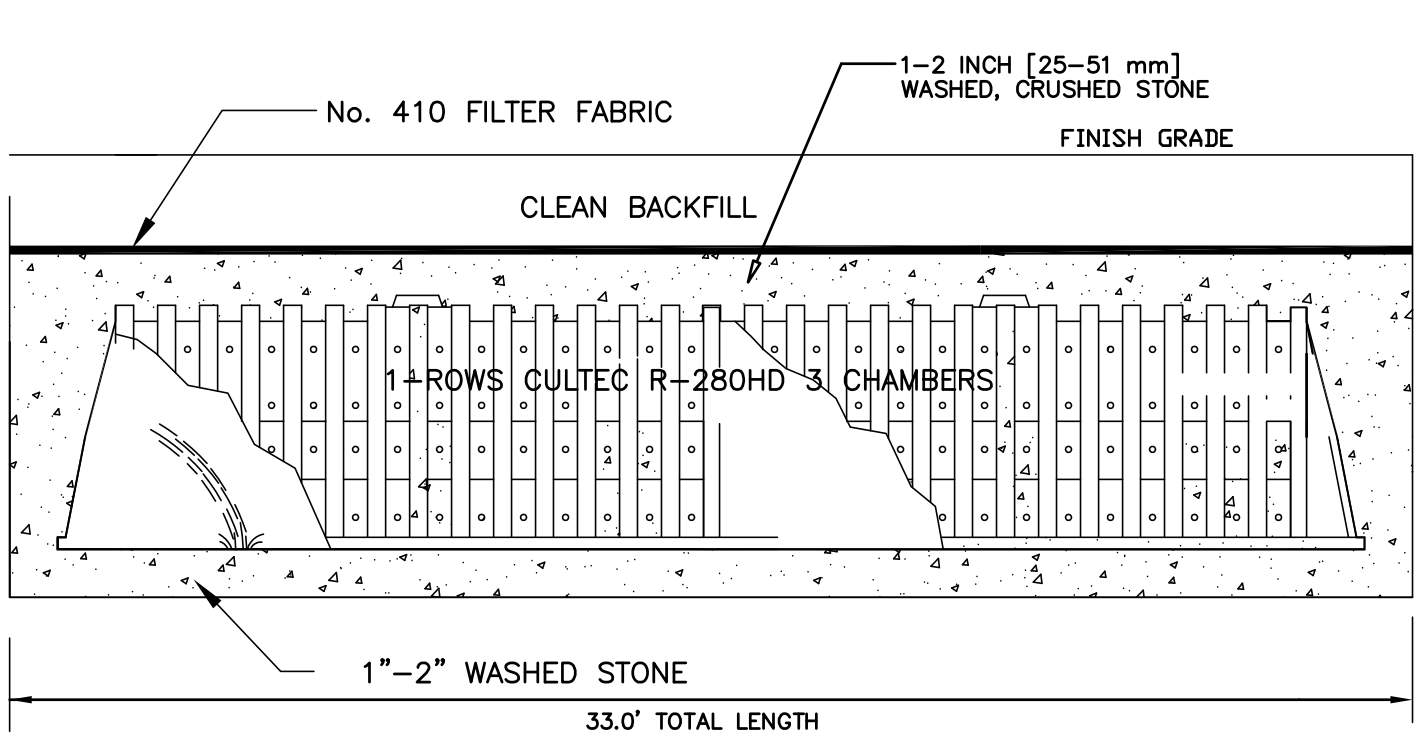
PREPARED FOR:
WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MASSACHUSETTS

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:	NOV. 30, 2023
SCALE:	1"=60'
SHEET:	36 of 43
PLAN #:	27,871



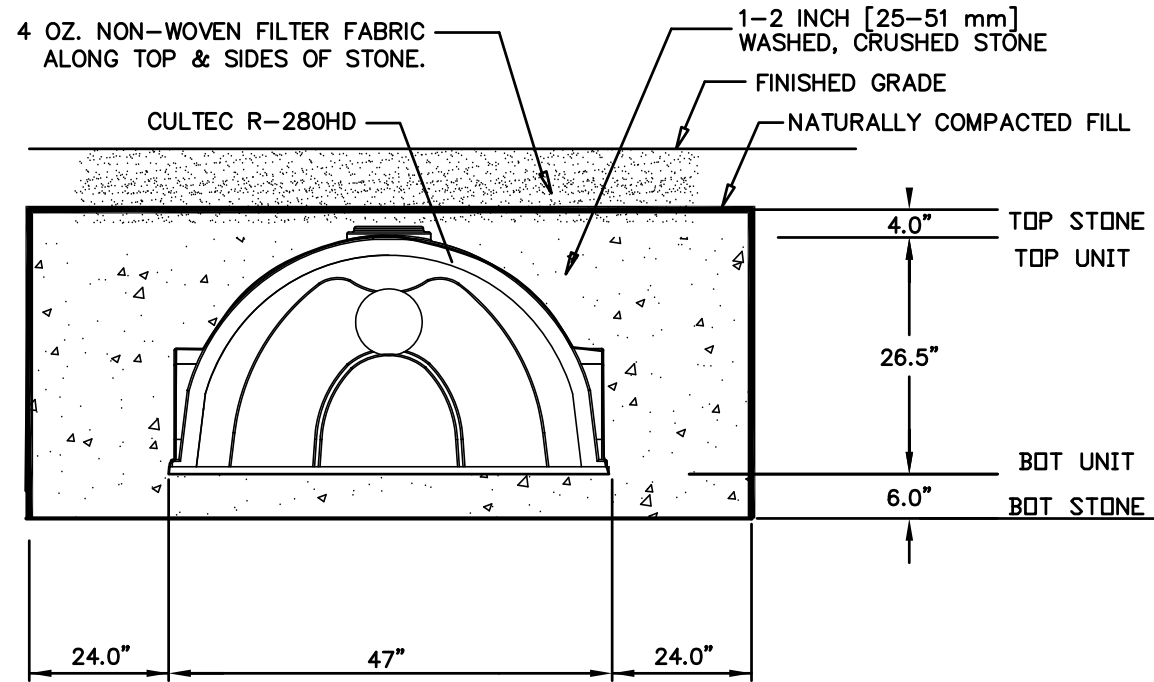
PLAN VIEW



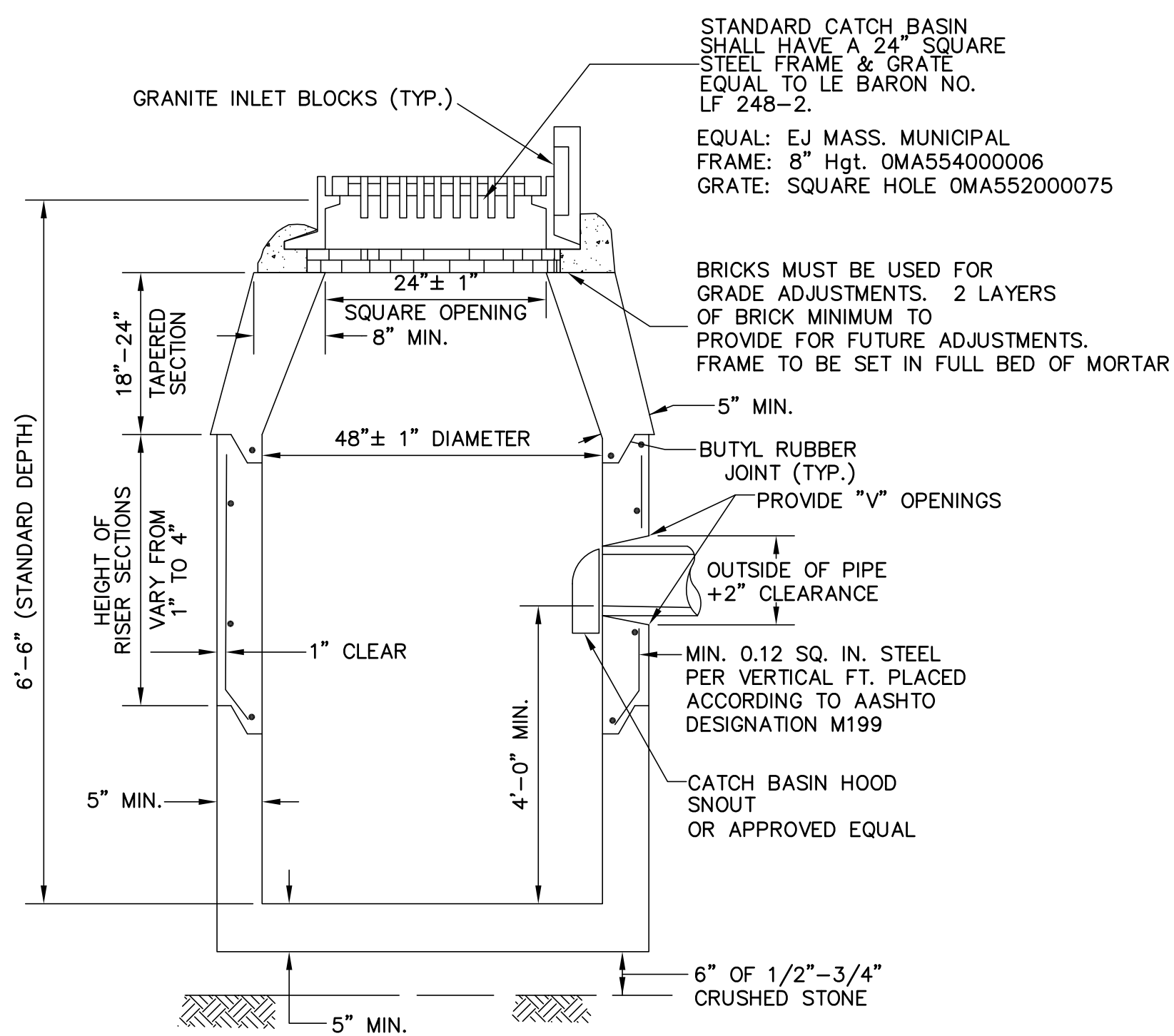
- NOTES:
1. ALL TOPSOIL & SUBSOIL SHALL BE REMOVED FROM THE BOTTOM AREA OF THE BASIN AND FILLED MATERIAL SHALL COARSE CLEAN GRAVEL OR SAND.
 2. INSTALL TWO (2) PER BUILDING. ALL ROOF AREA IS TO BE DIRECTED TO RECHARGE SYSTEMS.

ROOF RECHARGE SYSTEM DETAIL

N.T.S.



1-ROW CULTEC R-280HD 4 CHAMBERS



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

PRECAST CATCH BASIN DETAIL

NOT TO SCALE

APPROVED BY THE
BELLINGHAM PLANNING BOARD:

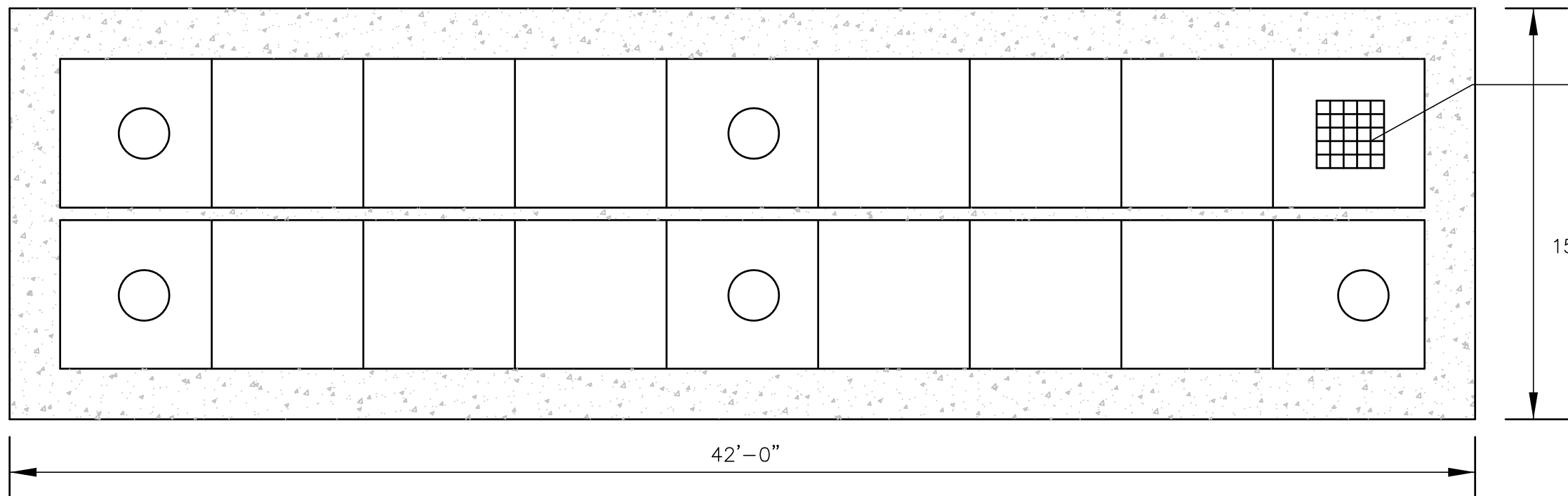
DATE APPROVED: _____

TOWN CLERK

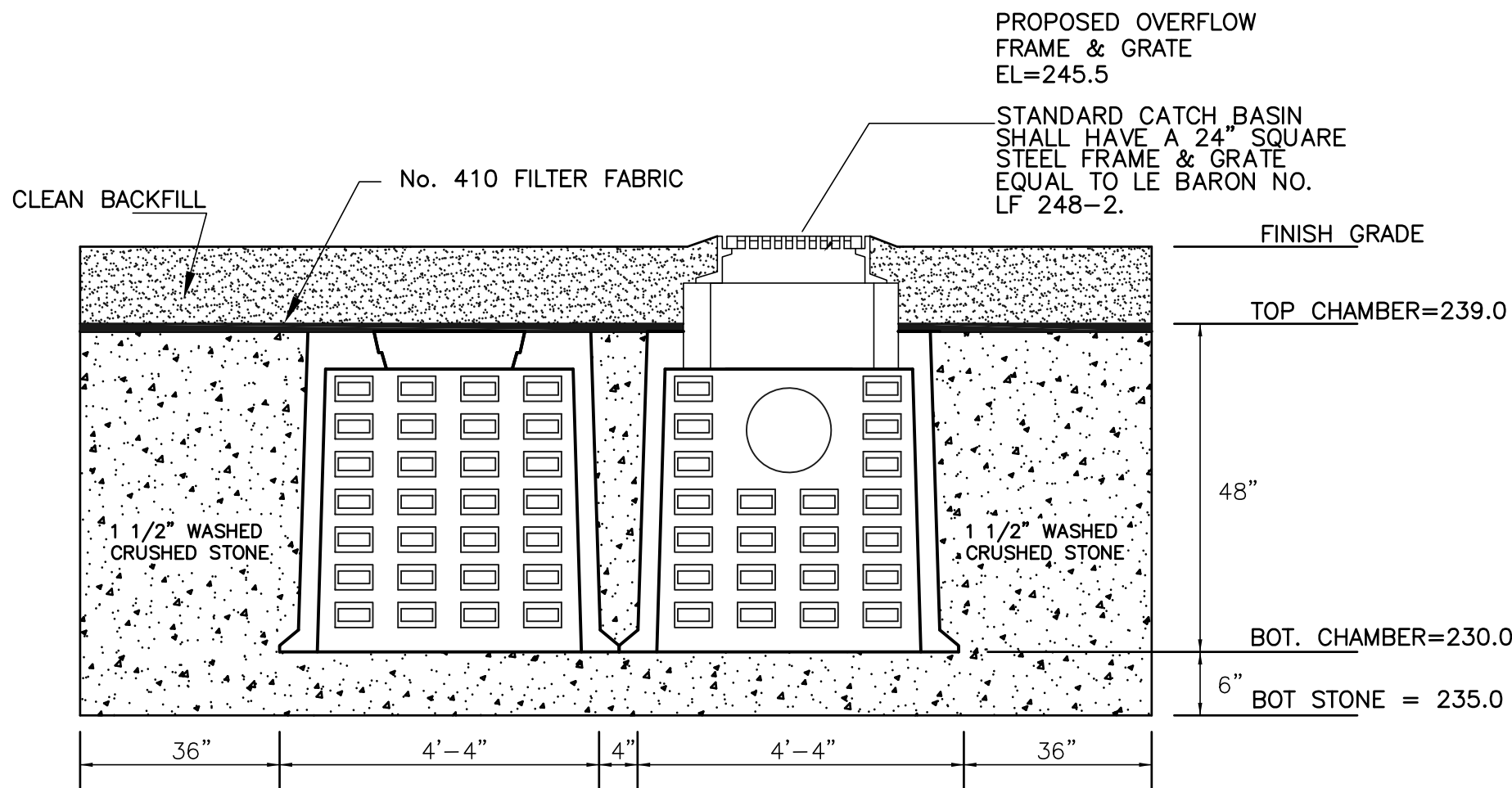
DATE

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.



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



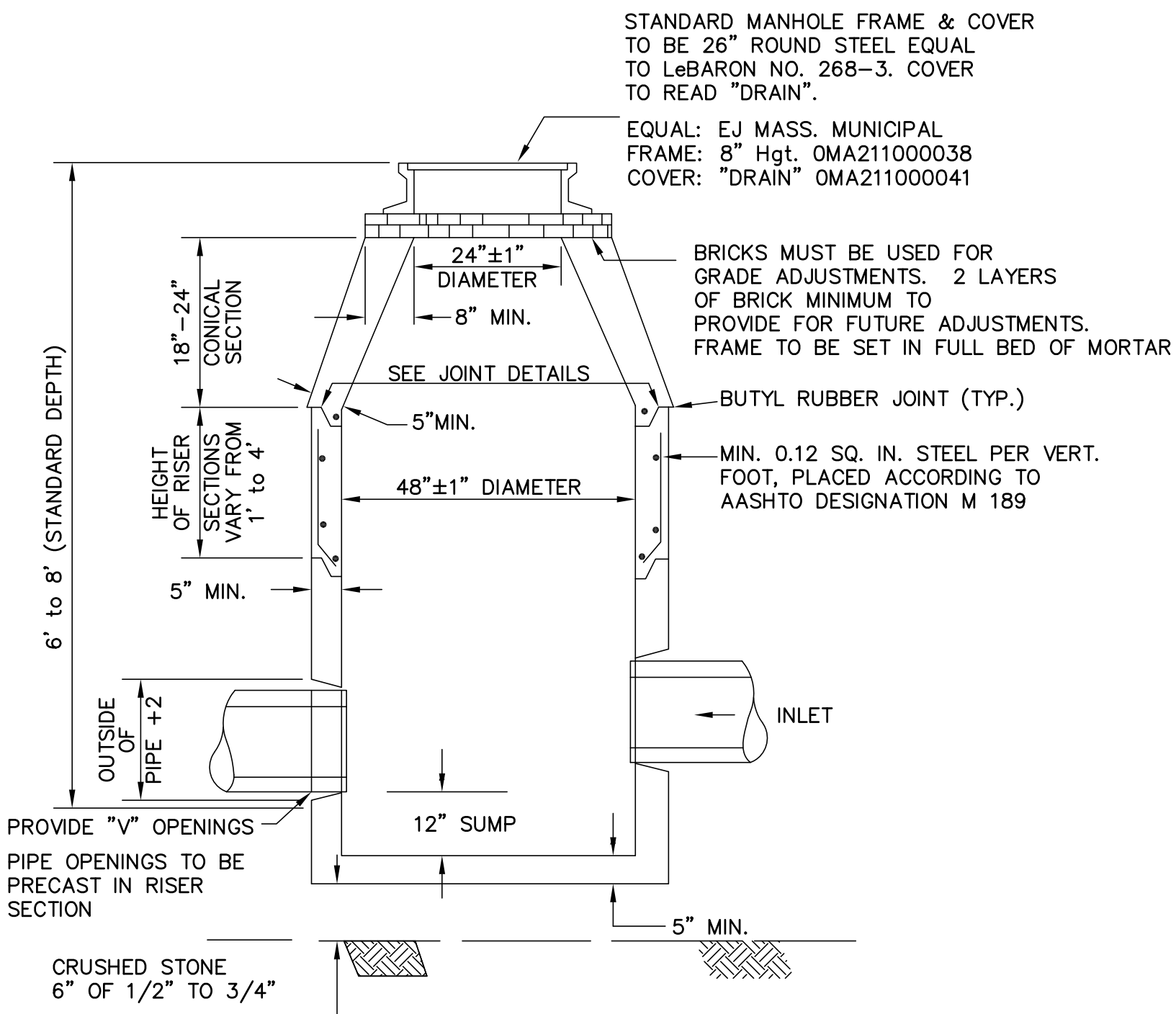
STORWATER RECHARGE SYSTEM #6

N.T.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.

EQUAL: EJ MASS. MUNICIPAL
FRAME: 8" Hgt. OMA554000006
GRATE: SQUARE HOLE OMA552000075



PRECAST MANHOLE DETAIL

NOT TO SCALE

SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
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.	16,590
DATE:	NOV. 30, 2023
SCALE:	1"=60'
SHEET:	37 of 43
PLAN #:	27,871

DETAILS



DATE _____



PREPARED FOR:

WALL STREET DEVELOPMENT CORP.

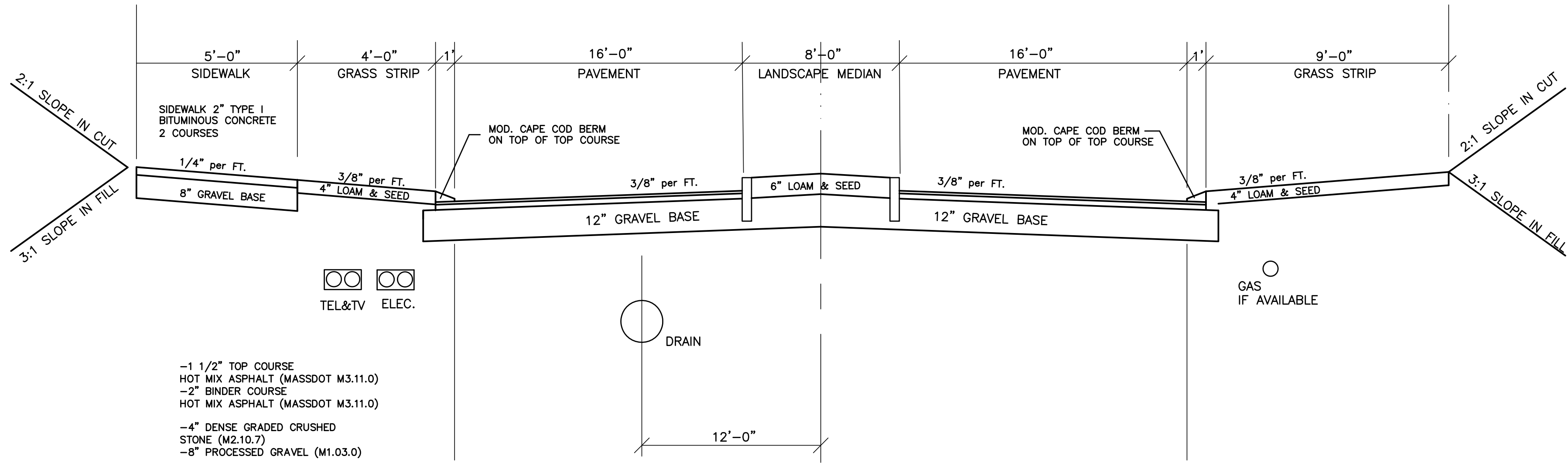
P.O. BOX 272
WESTWOOD, MASSACHUSETTS

JOB No.	16,590
DATE:	NOV. 30, 2023
SCALE:	1"=60'
SHEET:	38 of 43
PLAN #:	27,871



DETAILS





TYPICAL ROADWAY CROSS SECTION

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.

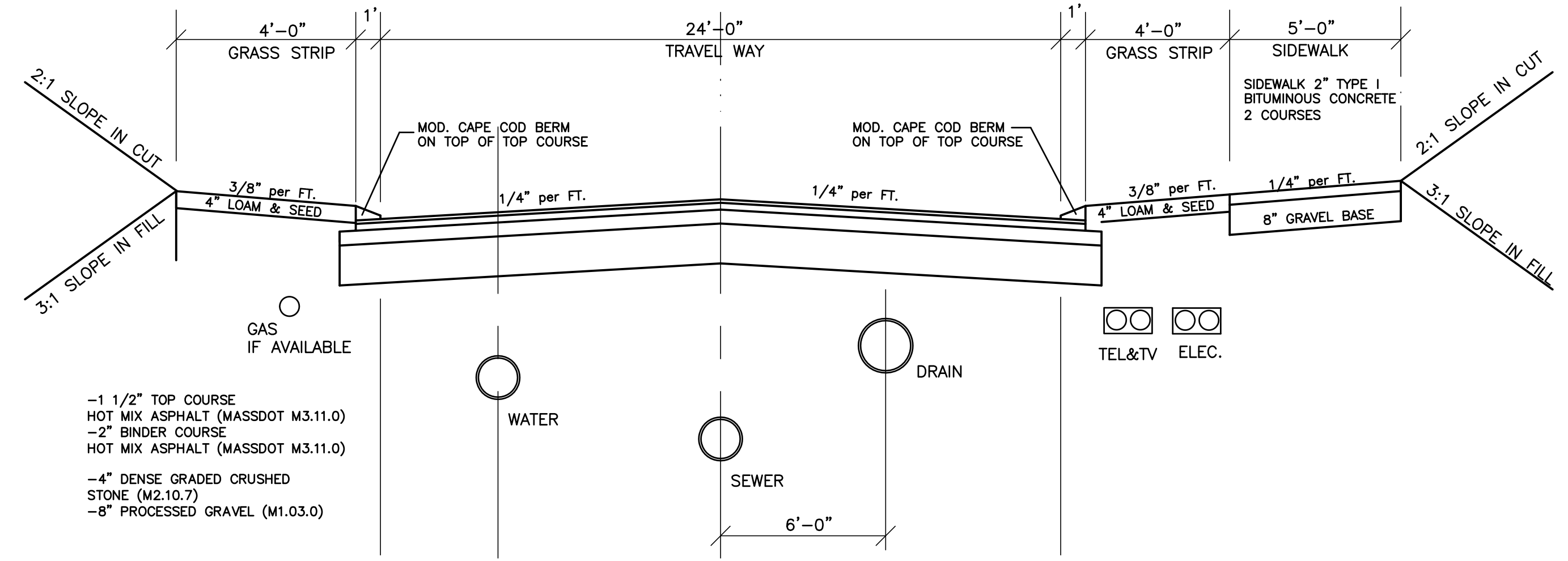
APPROVED BY THE BELLINGHAM PLANNING BOARD:

DATE APPROVED:

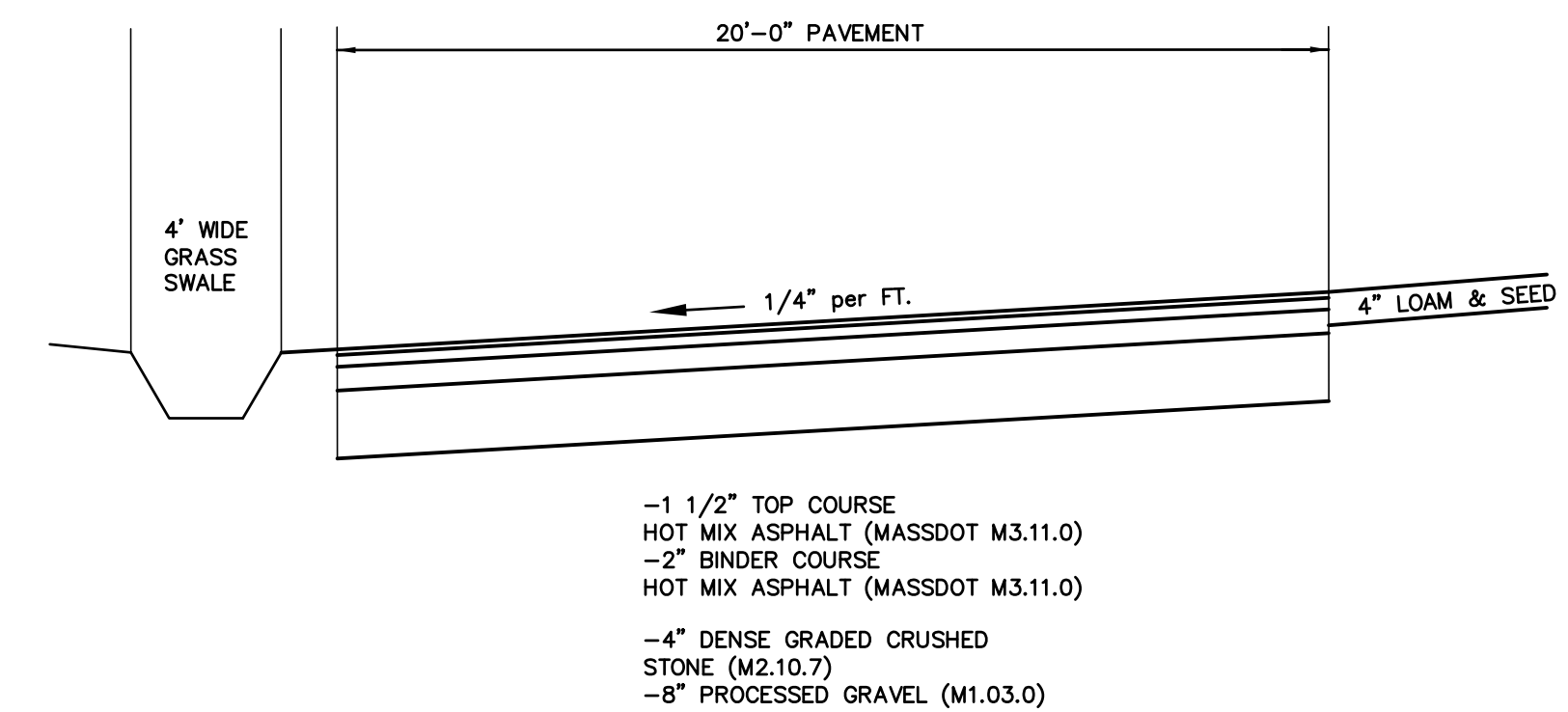
I TOWN CLERK OF THE TOWN OF BELLINGHAM RECEIVED AND RECORDED FROM THE PLANNING BOARD APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK

DATE



TYPICAL ROADWAY CROSS SECTION



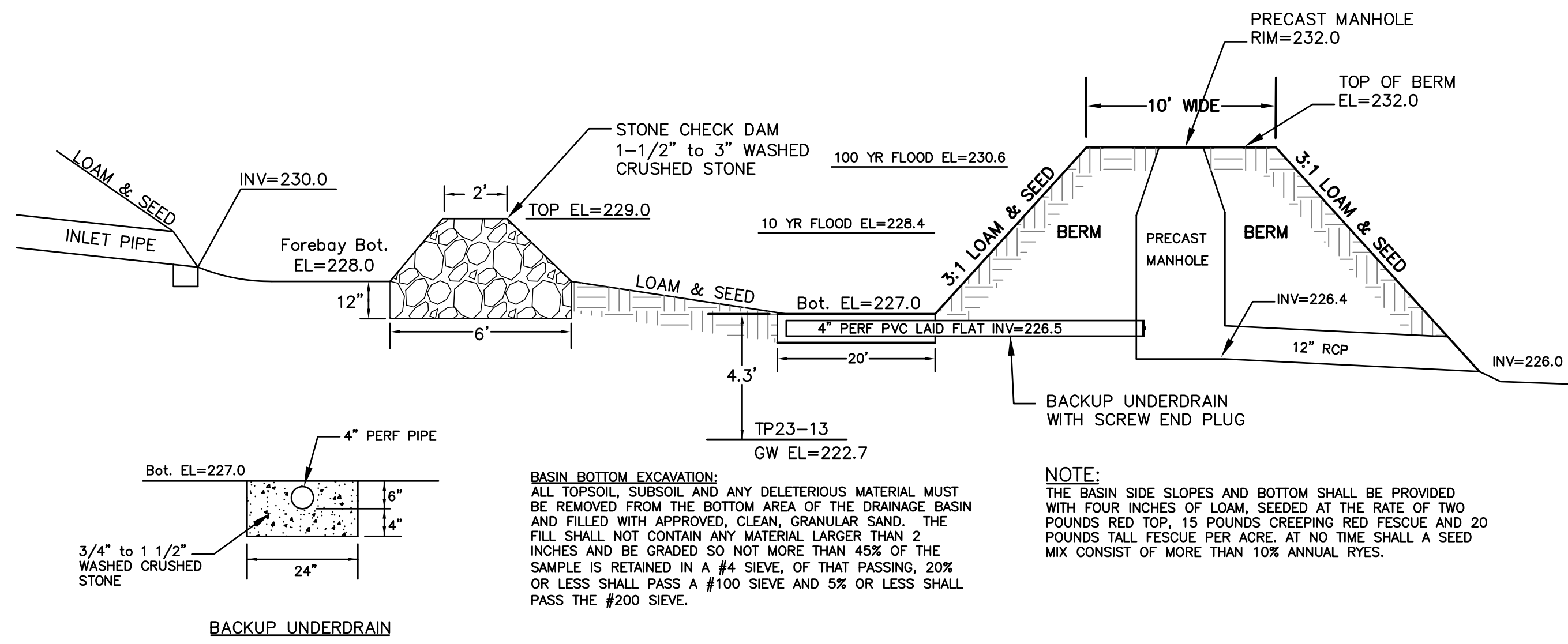
TYPICAL EMERGENCY DRIVE ROADWAY CROSS SECTION
NOT TO SCALE

REVISIONS		DESCRIPTION
No.	DATE	
1	04/02/2024	WETLAND DELINEATION
2	07/15/2024	PLG BRD ENG COMMENTS
3	09/26/2024	NEW ROAD LAYOUT (LAKE ST)
4	01/30/2025	PLG BRD COMMENTS/129 UNITS
5	04/09/2025	PLG BRD COMMENTS - BSC 3/19/25

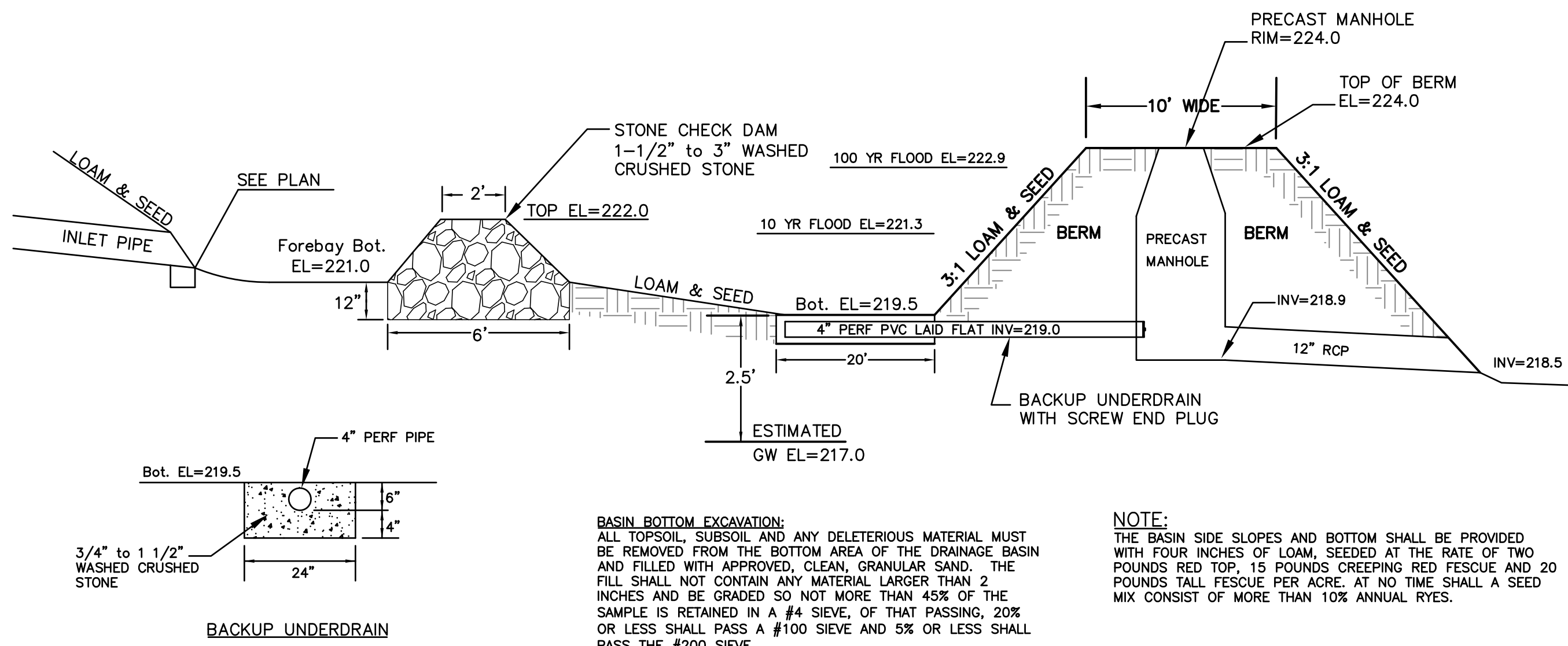
SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
BELLINGHAM, MASSACHUSETTS
PREPARED FOR:
WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MASSACHUSETTS

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

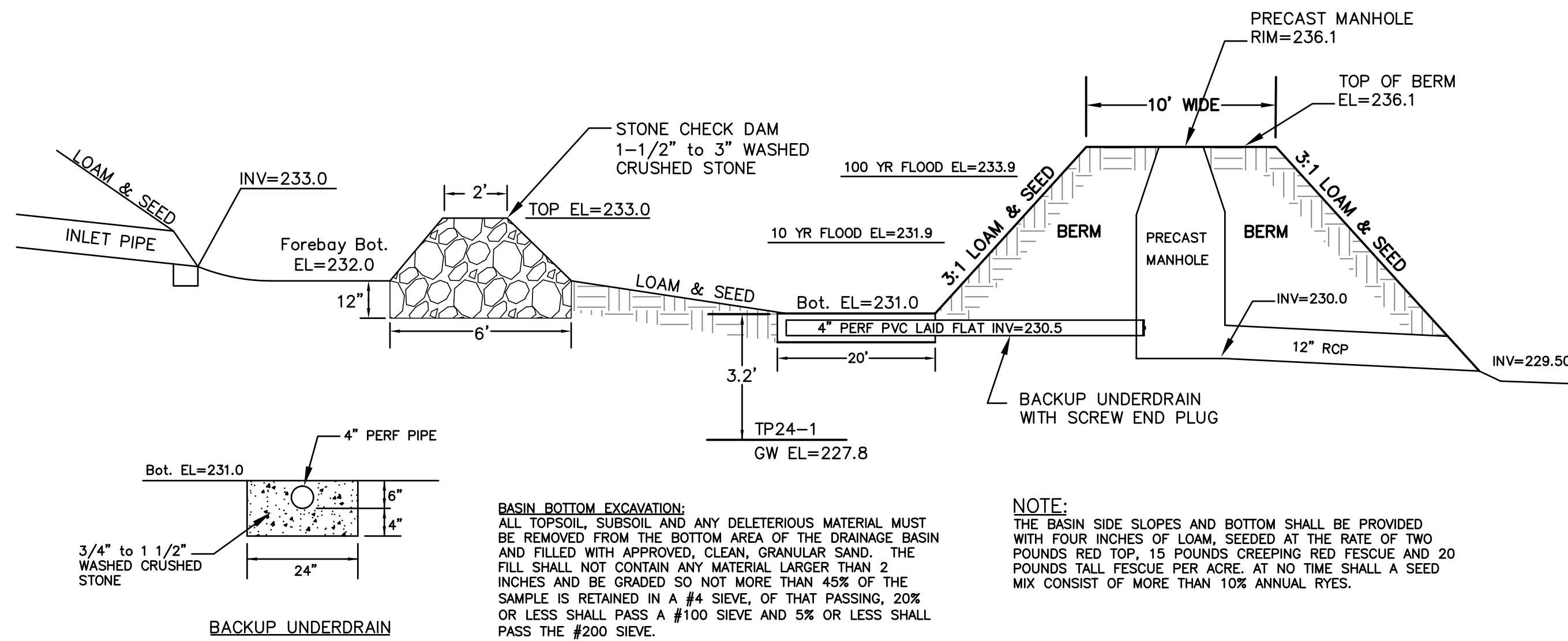
JOB No.	16,590
DATE:	NOV. 30, 2023
SCALE:	1"=60'
SHEET:	39 of 43
PLAN #:	27,871



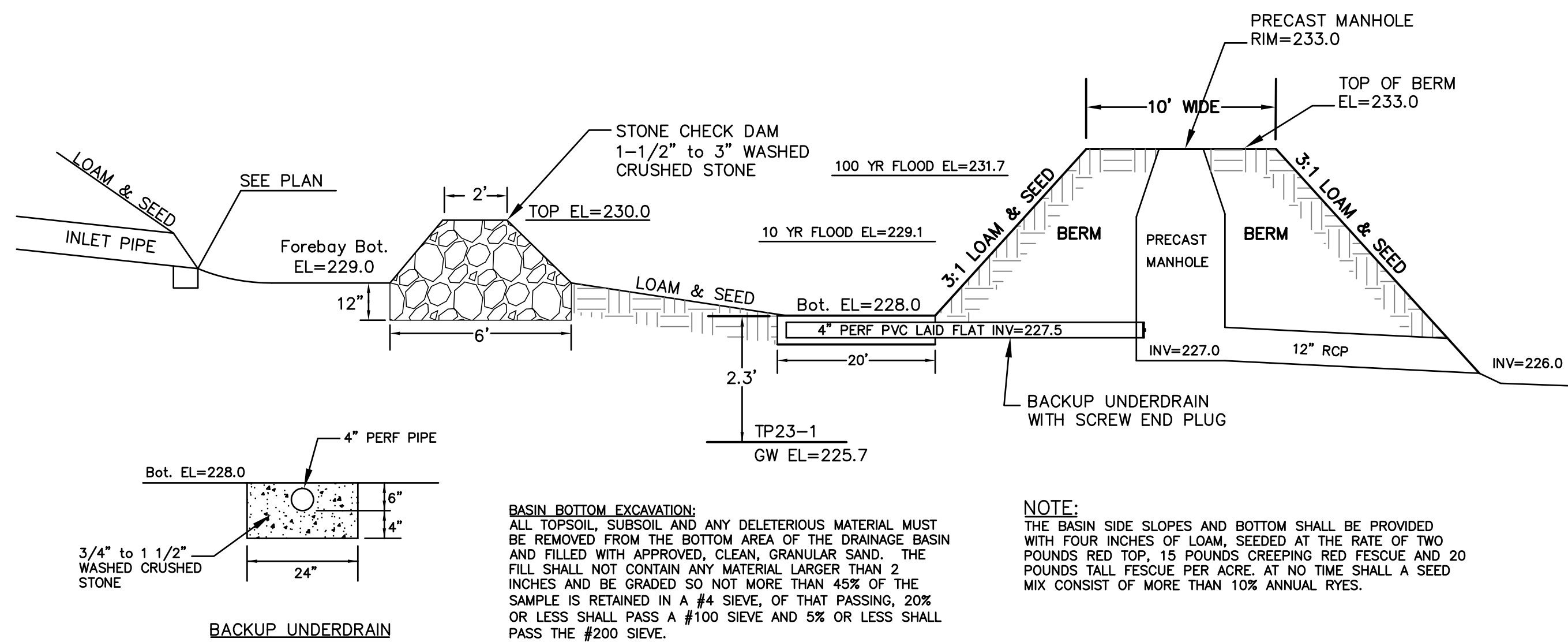
DRAINAGE RECHARGE BASIN #3 DETAIL
NOT TO SCALE



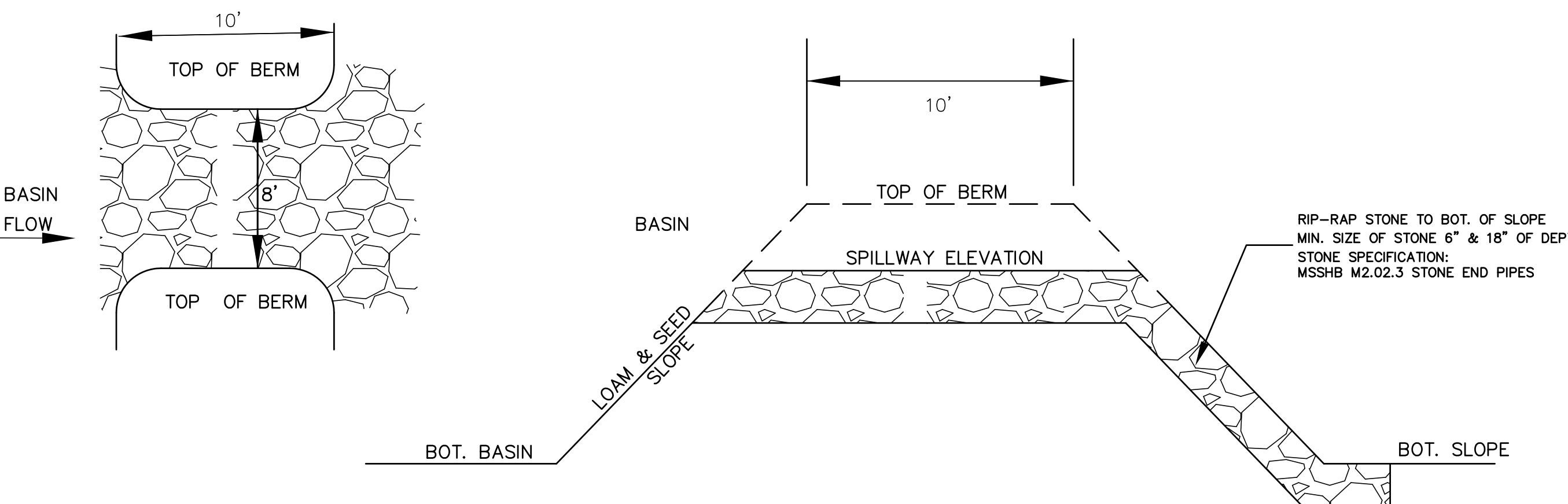
DRAINAGE RECHARGE BASIN #4 DETAIL
NOT TO SCALE



DRAINAGE RECHARGE BASIN #2 DETAIL
NOT TO SCALE



DRAINAGE RECHARGE BASIN #1 DETAIL
NOT TO SCALE



DETENTION BASIN EMERGENCY SPILLWAY DETAIL
NOT TO SCALE

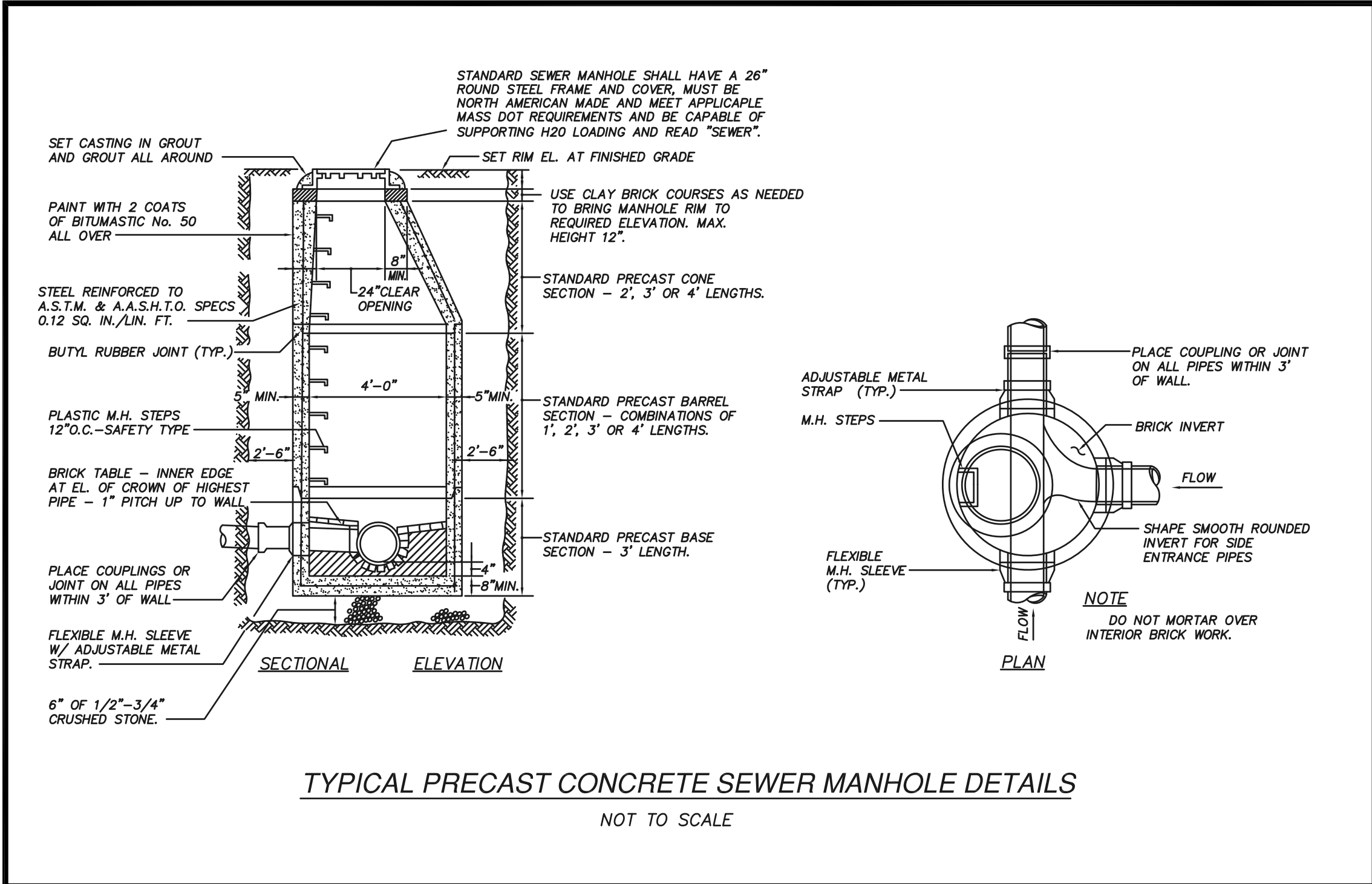
DETAILS

REVISIONS		DESCRIPTION
No.	DATE	
1	04/02/2024	WETLAND DELINEATION
2	07/15/2024	PLG BRD ENG COMMENTS
3	09/26/2024	NEW ROAD LAYOUT (LAKE ST)
4	01/30/2025	PLG BRD COMMENTS/129 UNITS
5	04/09/2025	PLG BRD COMMENTS - BSC 3/19/25

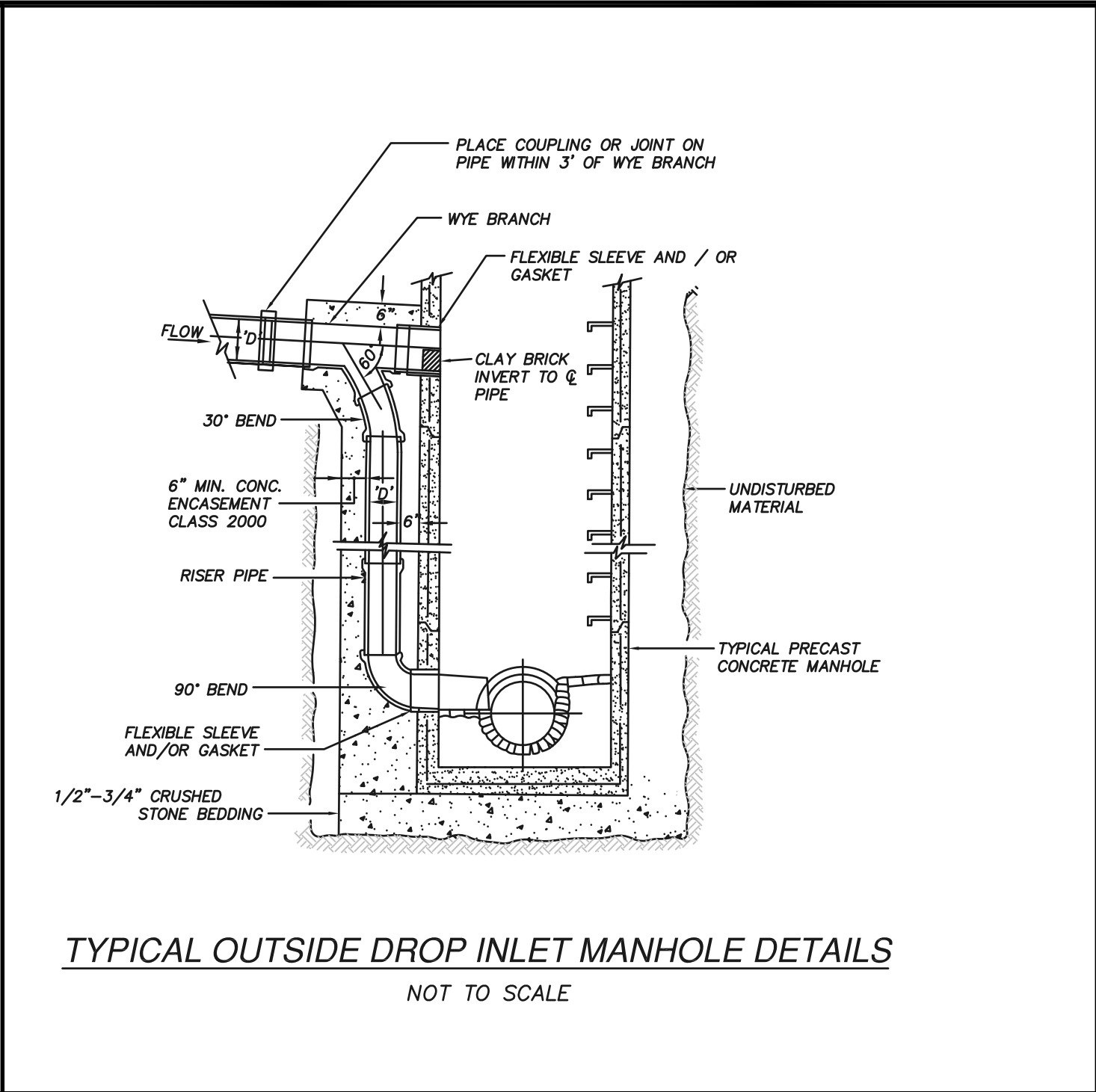
SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
BELLINGHAM, MASSACHUSETTS

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

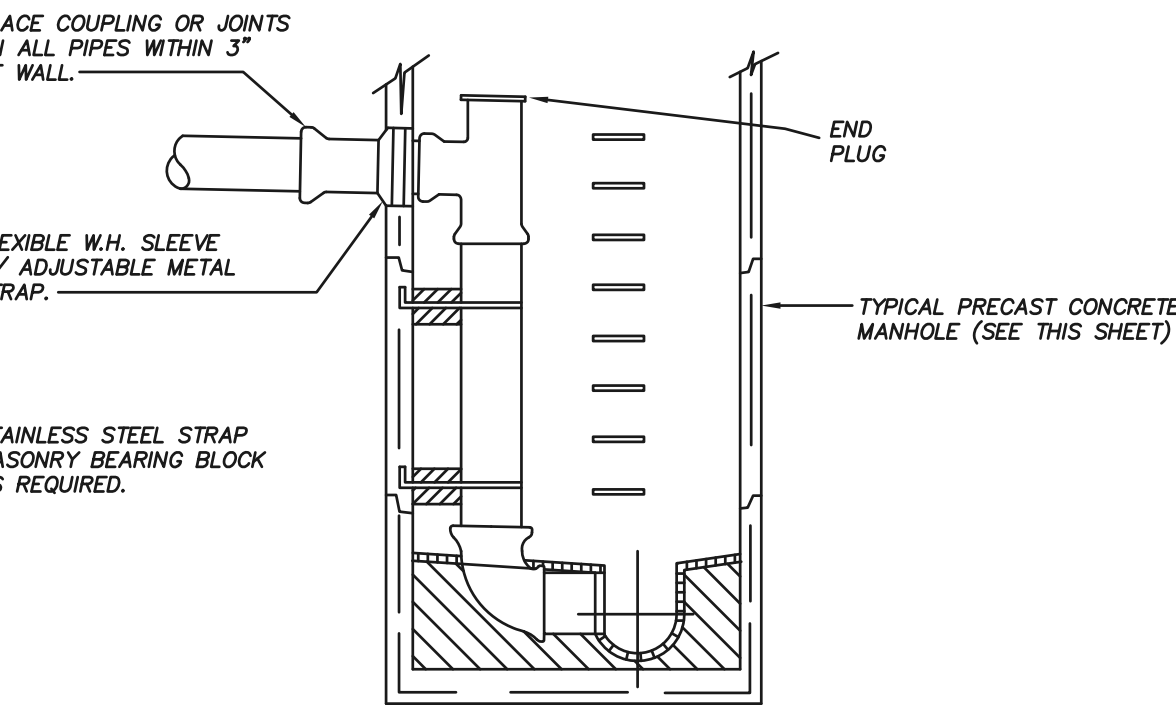
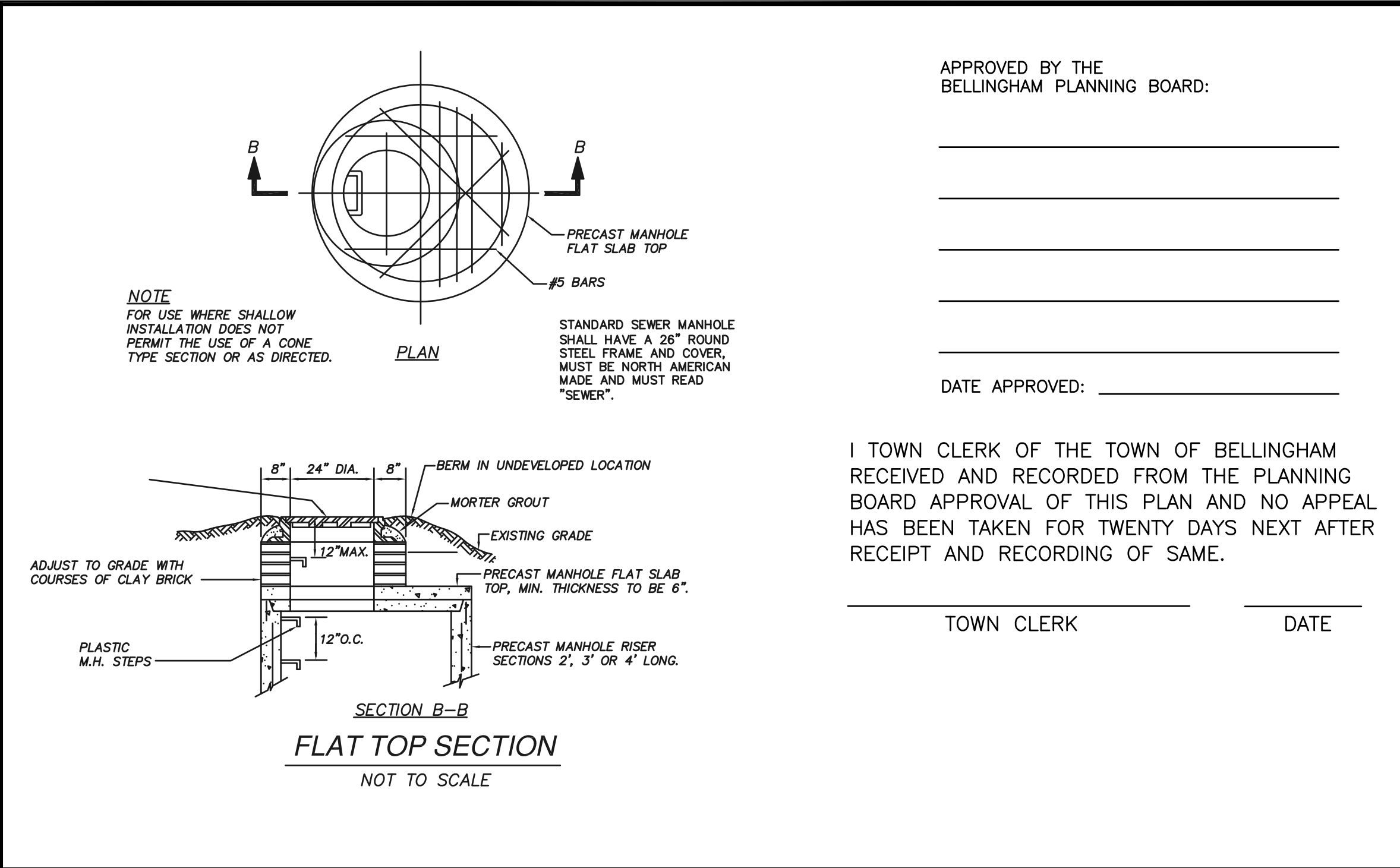
GLM Engineering Consultants, Inc. 19 EXCHANGE STREET HOLLISTON, MA 01746 P: 508-429-1100 F: 508-429-7160 www.GLMengineering.com	
JOB No.	16,590
DATE:	NOV. 30, 2023
SCALE:	1"=60'
SHEET:	40 of 43
PLAN #:	27,871



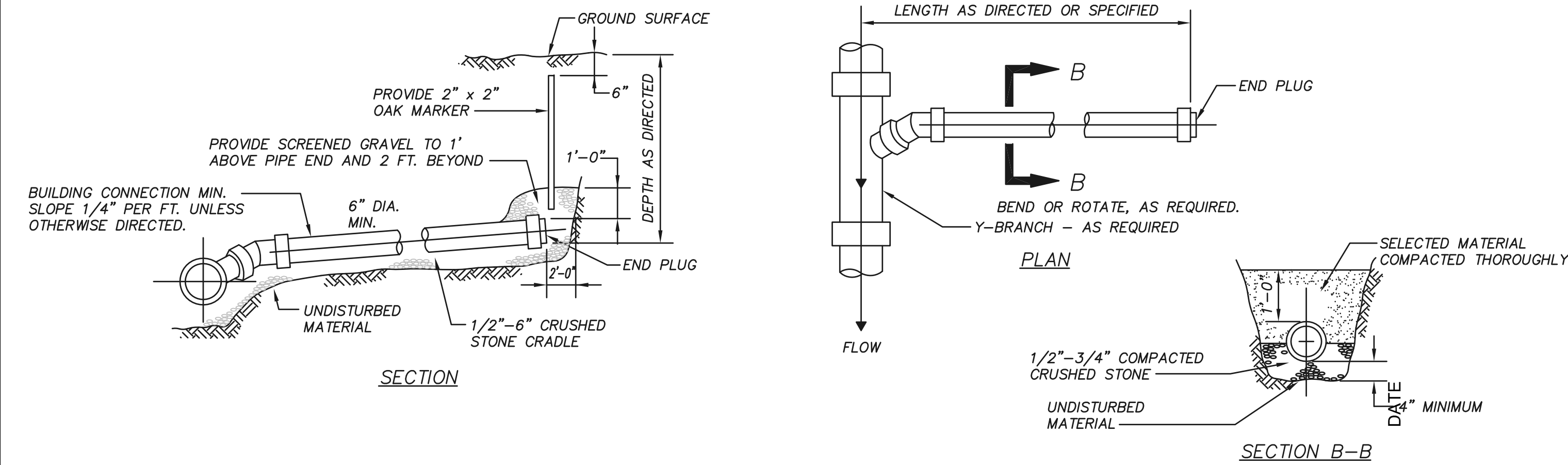
TYPICAL PRECAST CONCRETE SEWER MANHOLE DETAILS
NOT TO SCALE



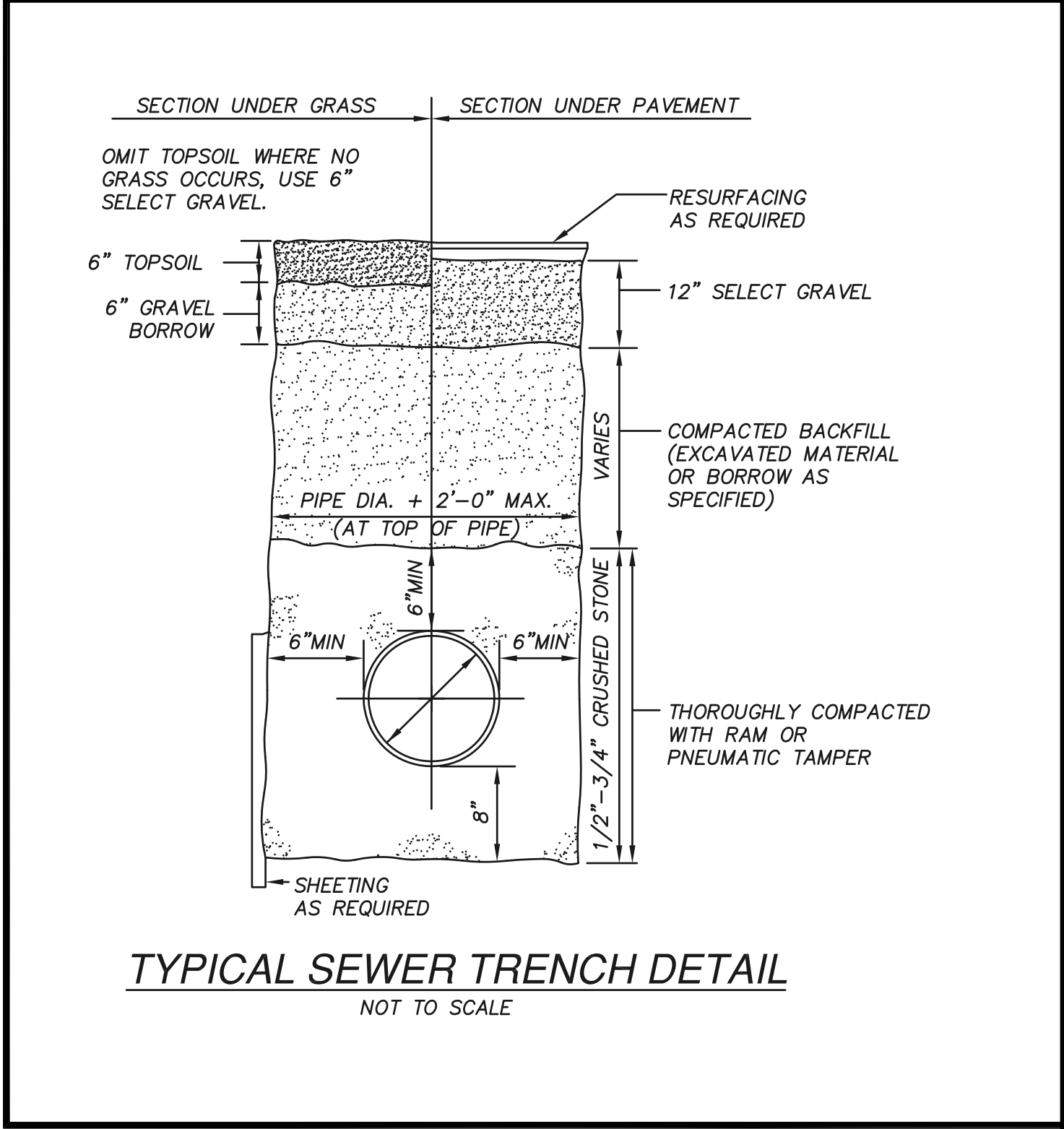
TYPICAL OUTSIDE DROP INLET MANHOLE DETAILS
NOT TO SCALE



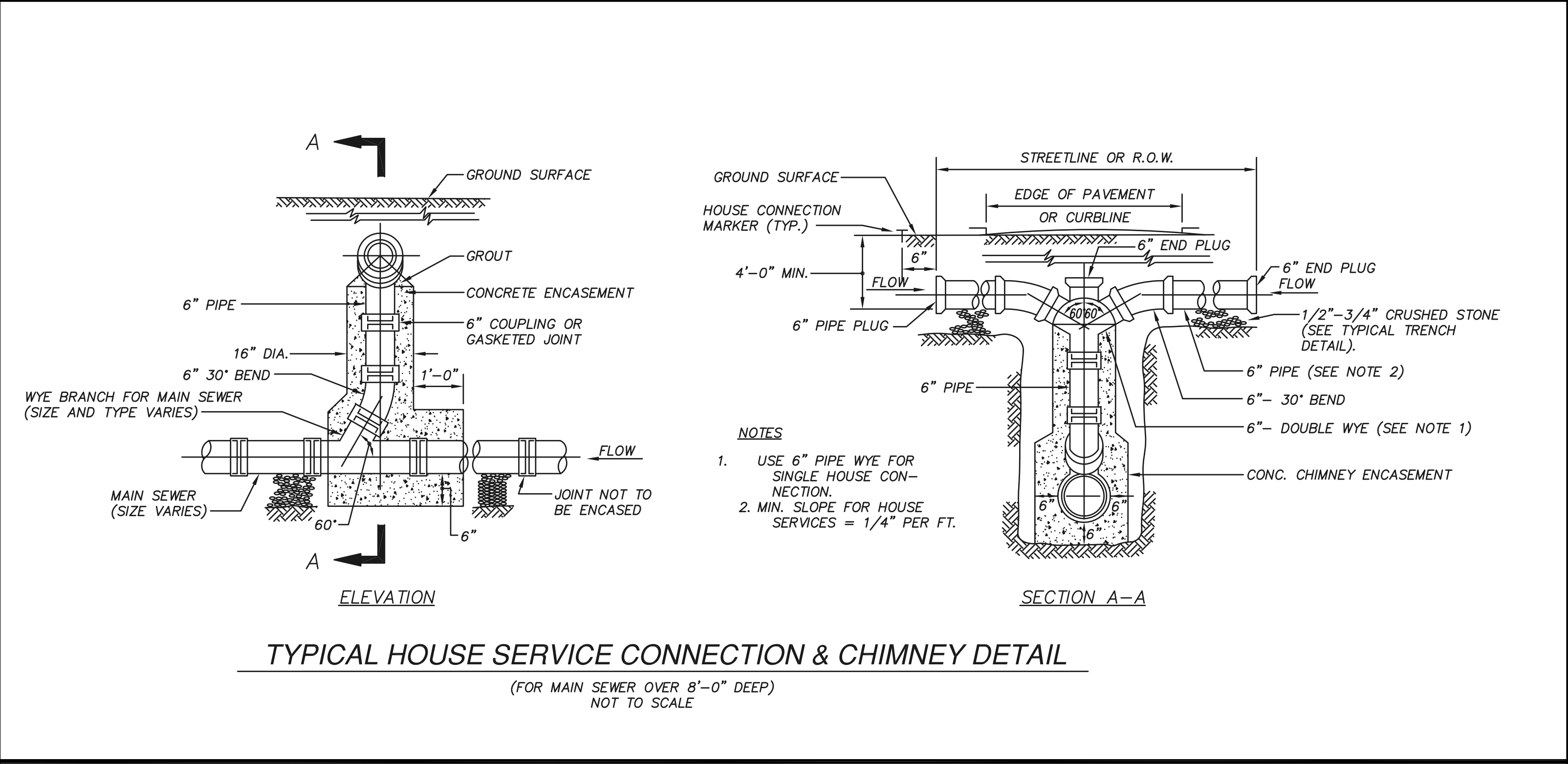
TYPICAL INSIDE DROP INLET MANHOLE DETAILS
NOT TO SCALE



TYPICAL BUILDING CONNECTION
NOT TO SCALE



TYPICAL SEWER TRENCH DETAIL
NOT TO SCALE



TYPICAL HOUSE SERVICE CONNECTION & CHIMNEY DETAIL
(FOR MAIN SEWER OVER 8'-0" DEEP)
NOT TO SCALE

NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF BELLINGHAM PLANNING BOARD RULES AND REGULATIONS AND DEPARTMENT OF PUBLIC WORKS STANDARDS AND DETAILS.
- SEWER SERVICES SHALL BE LAID AT LEAST 10'-0" HORIZONTALLY FROM WATER LINES AND SERVICES OR FOLLOW "DEP 2001 GUIDELINES AND POLICIES FOR PUBLIC WATER SYSTEMS" REGARDING VERTICAL SEPARATION. WATER PIPE CROSSINGS MUST PROVIDE A 0'-18" VERTICAL SEPARATION AND FOLLOW "DEP 2001 GUIDELINES AND POLICIES FOR PUBLIC WATER SYSTEMS".
- NO BACKFILL WHAT-SO-EVER SHALL BE PLACED UNTIL PERMITTED BY THE TOWN ENGINEER OR HIS/HER AGENT.
- MAXIMUM TRENCH WIDTH SHALL BE THE PIPE DIAMETER PLUS 2'-0".
- LEDGE, ROCK, BOULDERS AND LARGE STONES SHALL BE REMOVED TO PROVIDE A MINIMUM CLEARANCE OF 0'-6" BELOW AND ON EACH SIDE OF THE PIPE.
- SEWER SERVICES SHALL BE BEDDED ON A MINIMUM OF 0'-4" THOROUGHLY COMPACTED GRANULAR BEDDING CONSISTING OF 3/4" CRUSHED STONE M.H.D. (M2.01.4).
- SEWER SERVICES SHALL HAVE A MINIMUM DIAMETER OF 0'-6" AND A MINIMUM SLOPE OF 2.0% (FT/FT).
- THE SIDES OF THE SERVICES SHALL BE BACKFILLED AND HAND TAMPED. INITIAL BACKFILL MATERIAL SHALL CONTAIN NO STONES LARGER THAN 0'-3".
- DEBRIS, FROZEN MATERIAL, LARGE CLODS OR STONES, ORGANIC MATTER, OR OTHER MATERIAL DEEMED UNSUITABLE BY THE ENGINEER SHALL NOT BE USED AS BACKFILL WITHIN TWO (2) FEET OF THE TOP OF THE PIPE.
- SEWER SERVICES SHALL HAVE A MINIMUM COVER OF 4'-0" FROM THE TOP OF THE PIPE. SERVICES UNDER PAVED SURFACES OR SIDEWALKS SHALL BE FORMED OF SUCCESSIVE LAYERS NOT MORE THAN ONE (1) FOOT IN DEPTH, UNIFORMLY DISTRIBUTED AND EACH LAYER THOROUGHLY COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY OF THE MATERIAL. JACKING IS NOT ALLOWED.
- NO PUDDLING OR JETTING IS ALLOWED WITHIN THE PUBLIC LAYOUT WITHOUT WRITTEN PERMISSION OF THE TOWN ENGINEER.

DETAILS

REVISIONS		DESCRIPTION
No.		
1	04/02/2024	WETLAND DELINEATION
2	07/15/2024	PLG BRD ENG COMMENTS
3	09/26/2024	NEW ROAD LAYOUT (LAKE ST)
4	01/30/2025	PLG BRD COMMENTS/129 UNITS
5	04/09/2025	PLG BRD COMMENTS - BSC 3/19/25

--	--	--

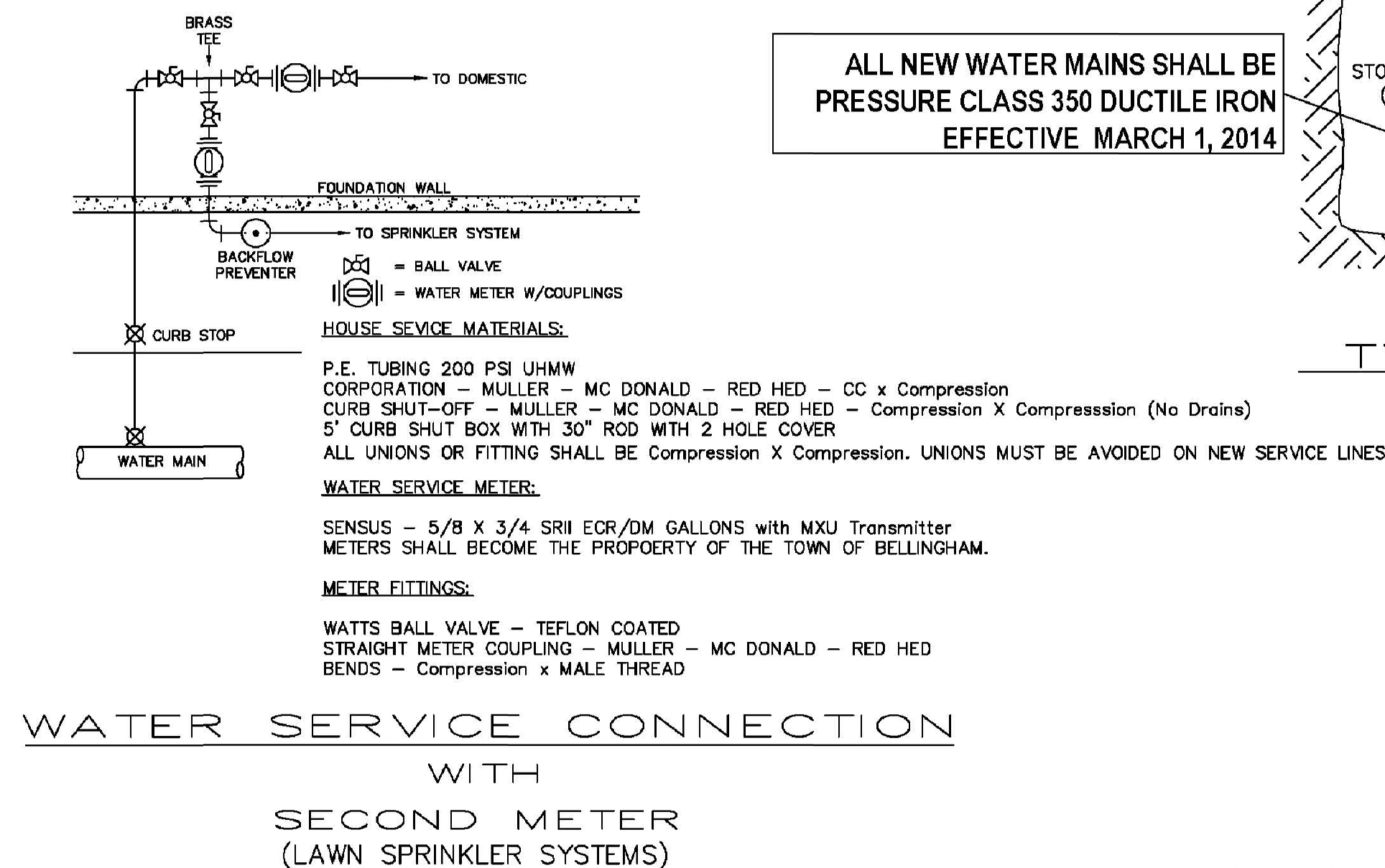
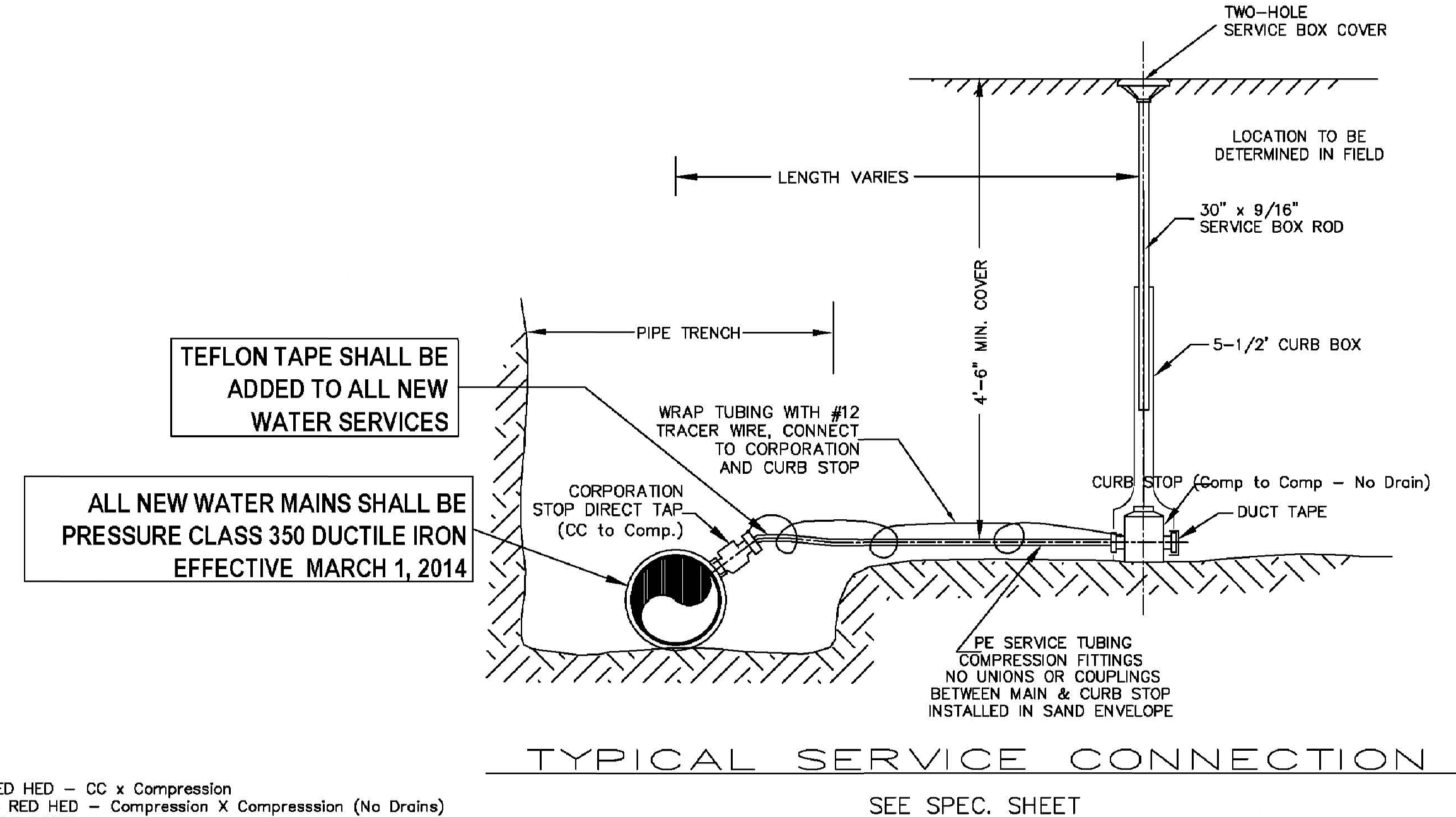
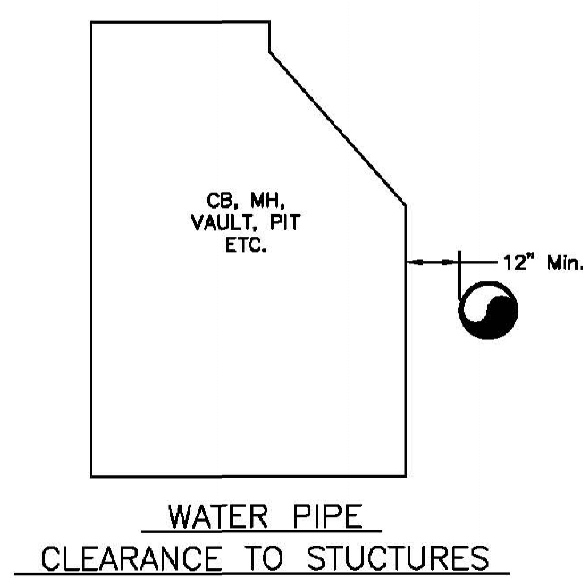
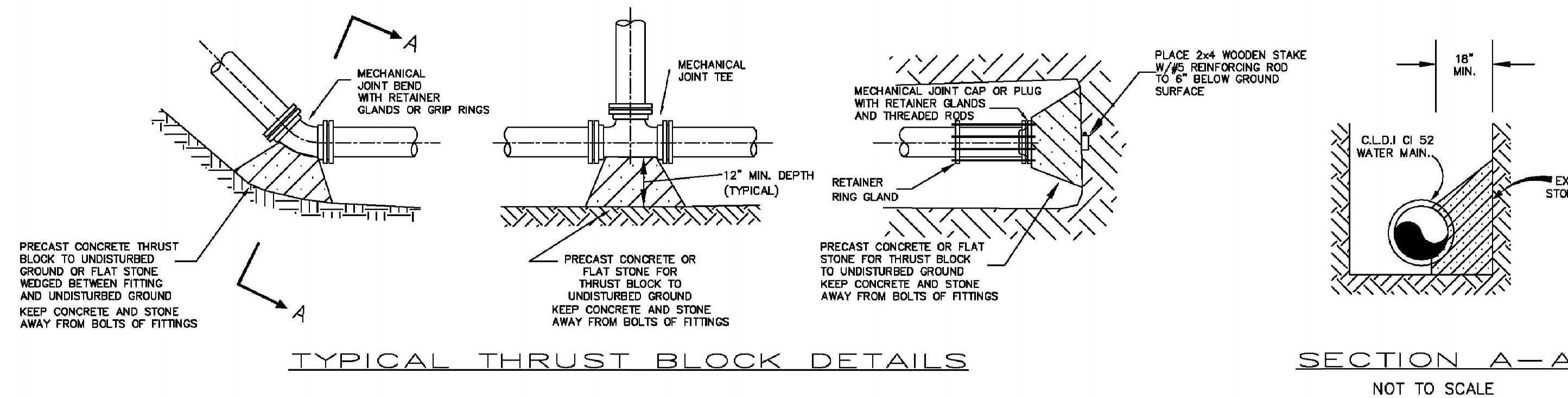
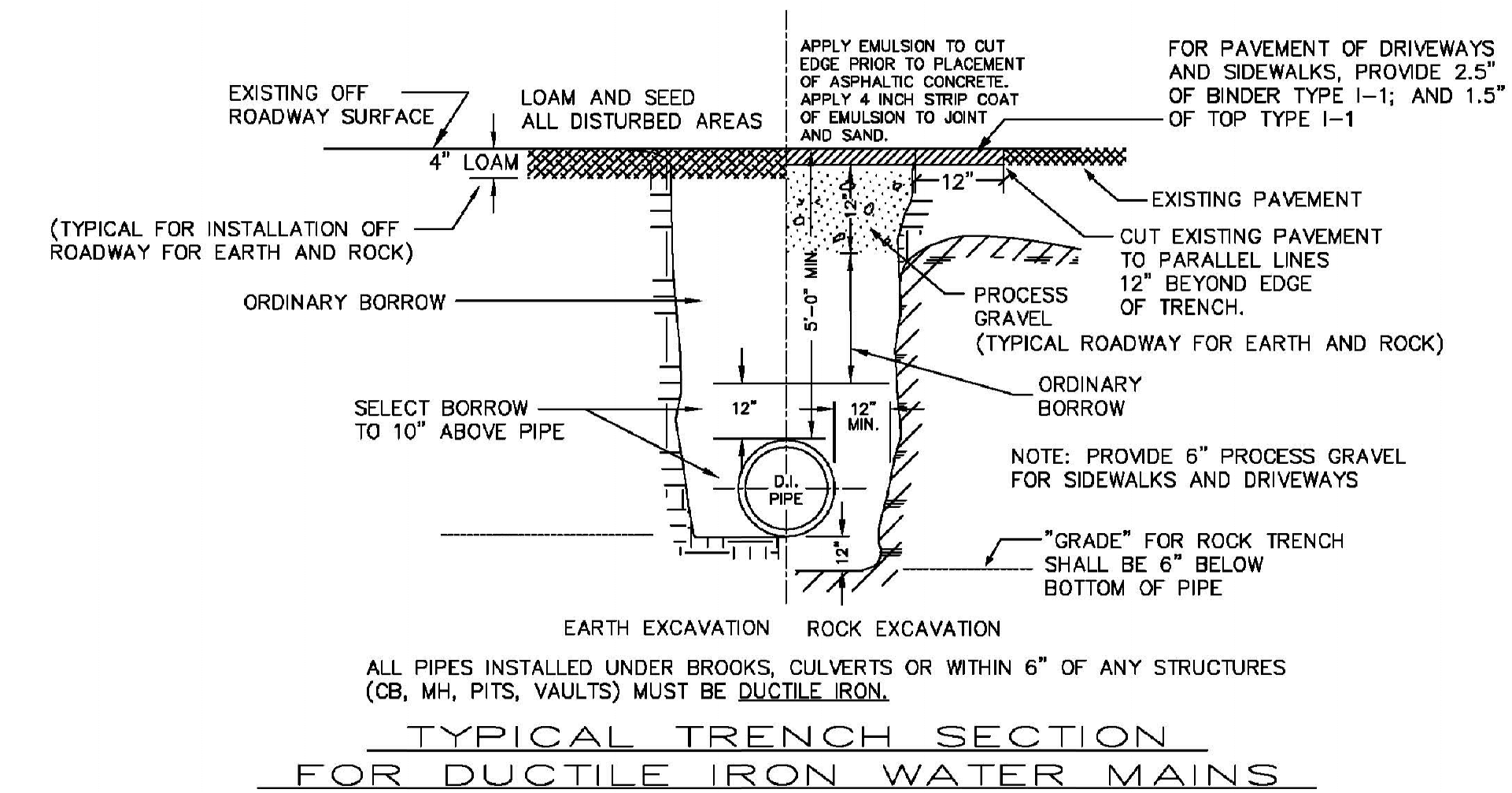
--	--	--

SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
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:	NOV. 30, 2023
SCALE:	1"=60'
SHEET:	41 of 43
PLAN #:	27,871

1. ALL NEW WATER MAINS FROM 6" THRU 12" DIAMETER SHALL BE DUCTILE IRON PRESSURE CLASS 350 PIPE.
2. TEFLON TAPE SHALL BE REQUIRED FOR ALL DIRECT TAPS
3. NO DIRECT TAPS GREATER THAN 1" SHALL BE ALLOWED ON 6" THRU 12" DIAM. PIPE
4. ANY BRANCH OR SERVICES LARGER THAN 1" MUST BE ACCOMPLISHED BY INSTALLATION OF APPROPRIATE DUCTILE IRON FITTING



REVISIONS		
No.	DATE	DESCRIPTION
1	04/02/2024	WETLAND DELINEATION
2	07/15/2024	PLG BRD ENG COMMENTS
3	09/26/2024	NEW ROAD LAYOUT (LAKE ST)
4	01/30/2025	PLG BRD COMMENTS/129 UNITS
5	04/09/2025	PLG BRD COMMENTS - BSC 3/19/25

**SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
BELLINGHAM, MASSACHUSETTS**

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

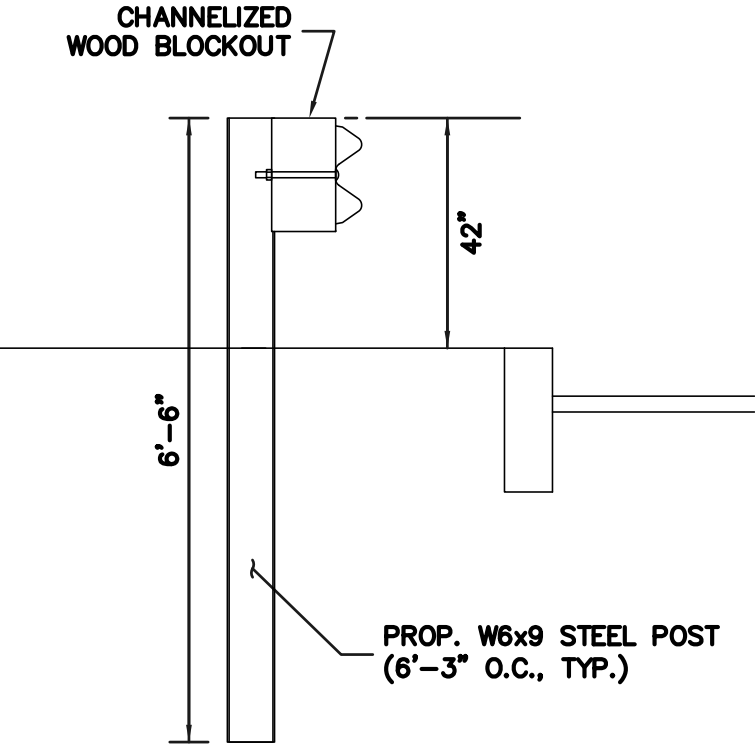
 **GLM** Engineering
Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

JOB No.	16,590
DATE:	NOV. 30, 2023
SCALE:	1"=60'
SHEET:	42 of 43
PLAN #:	27,871

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:

1. ALL GUARDRAIL SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST MassDOT CONSTRUCTION STANDARDS.
2. GUARDRAIL SHALL BE GALVANIZED STEEL 'W' BEAM HIGHWAY GUARD WITH GALVANIZED STEEL POSTS OR COR-TEN WEATHERING STEEL BEAM HIGHWAY GUARD WITH TREATED WOOD POSTS. THE TYPE OF GUARDRAIL TO BE USED WILL BE SPECIFIED BY THE BELLINGHAM DPW.

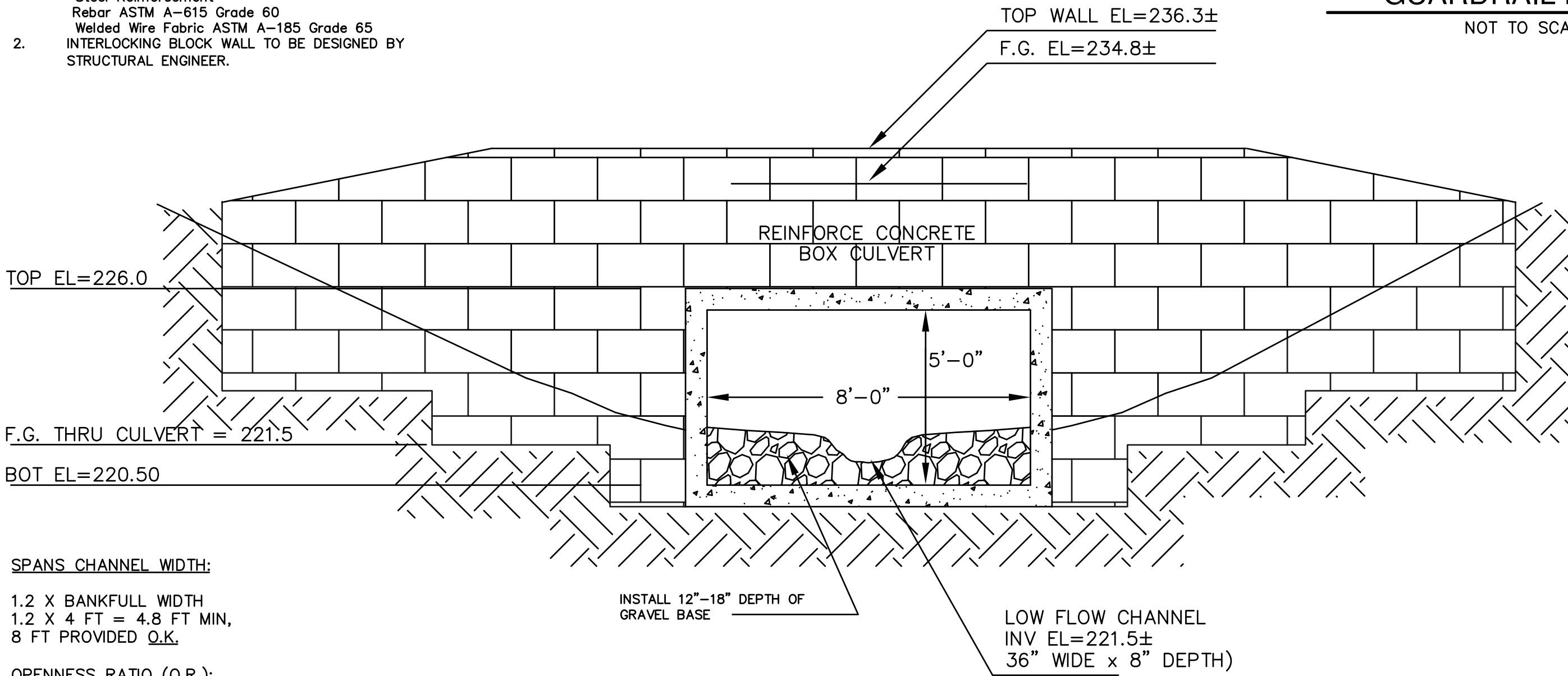


GUARDRAIL DETAIL

NOT TO SCALE

NOTES:

1. CULVERT DESIGN SPECIFICATIONS:
 - AASHTO
 - Concrete - 5000 psi @ 28 days
 - Steel Reinforcement
 - Rebar ASTM A-615 Grade 60
 - Welded Wire Fabric ASTM A-185 Grade 65
2. INTERLOCKING BLOCK WALL TO BE DESIGNED BY STRUCTURAL ENGINEER.



SPANS CHANNEL WIDTH:

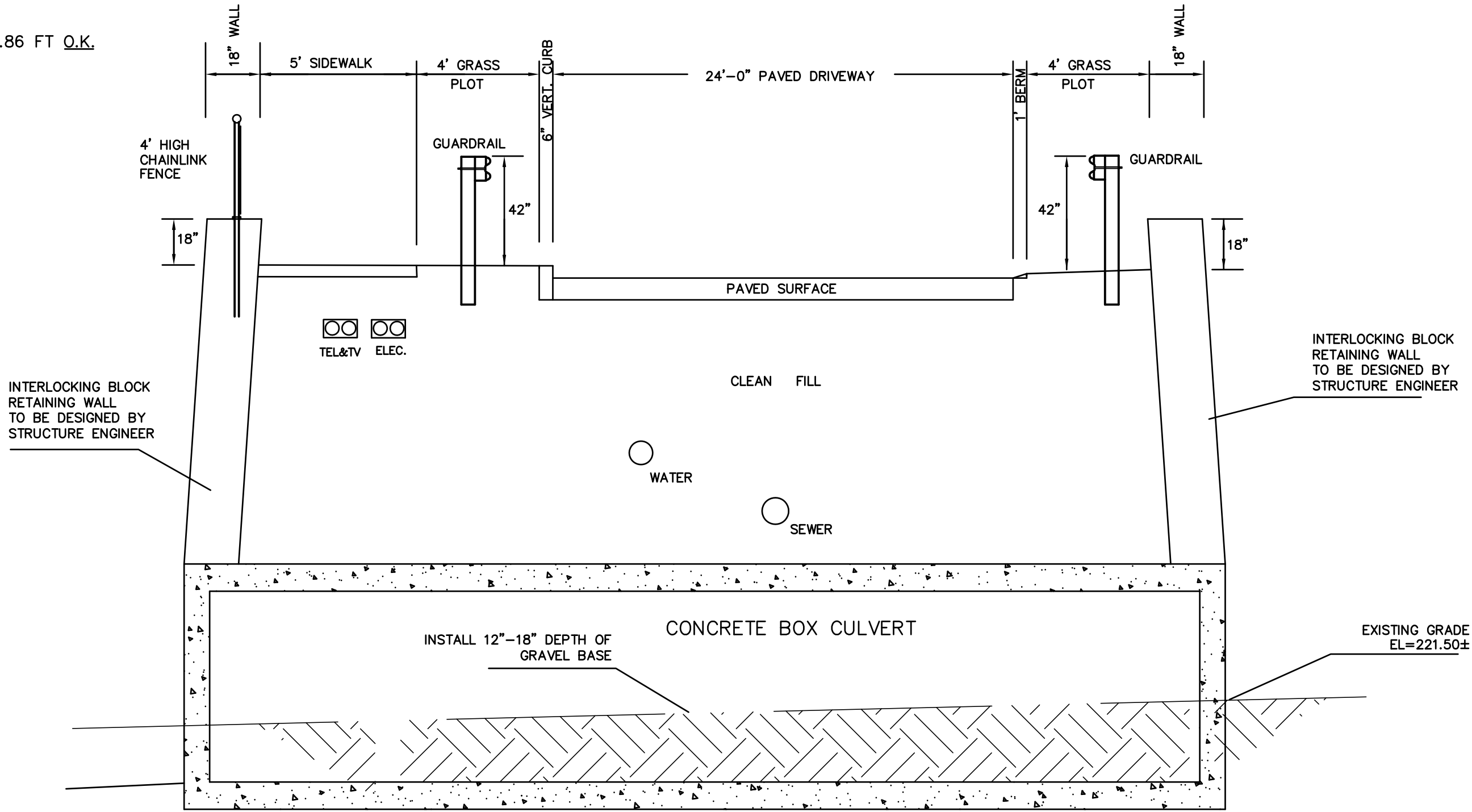
1.2 X BANKFULL WIDTH
1.2 X 4 FT = 4.8 FT MIN,
8 FT PROVIDED **O.K.**

OPENNESS RATIO (O.R.):

MIN. REQUIRED O.R. = 0.82 FEET
O.R. = (HEIGHT X WIDTH)/LENGTH

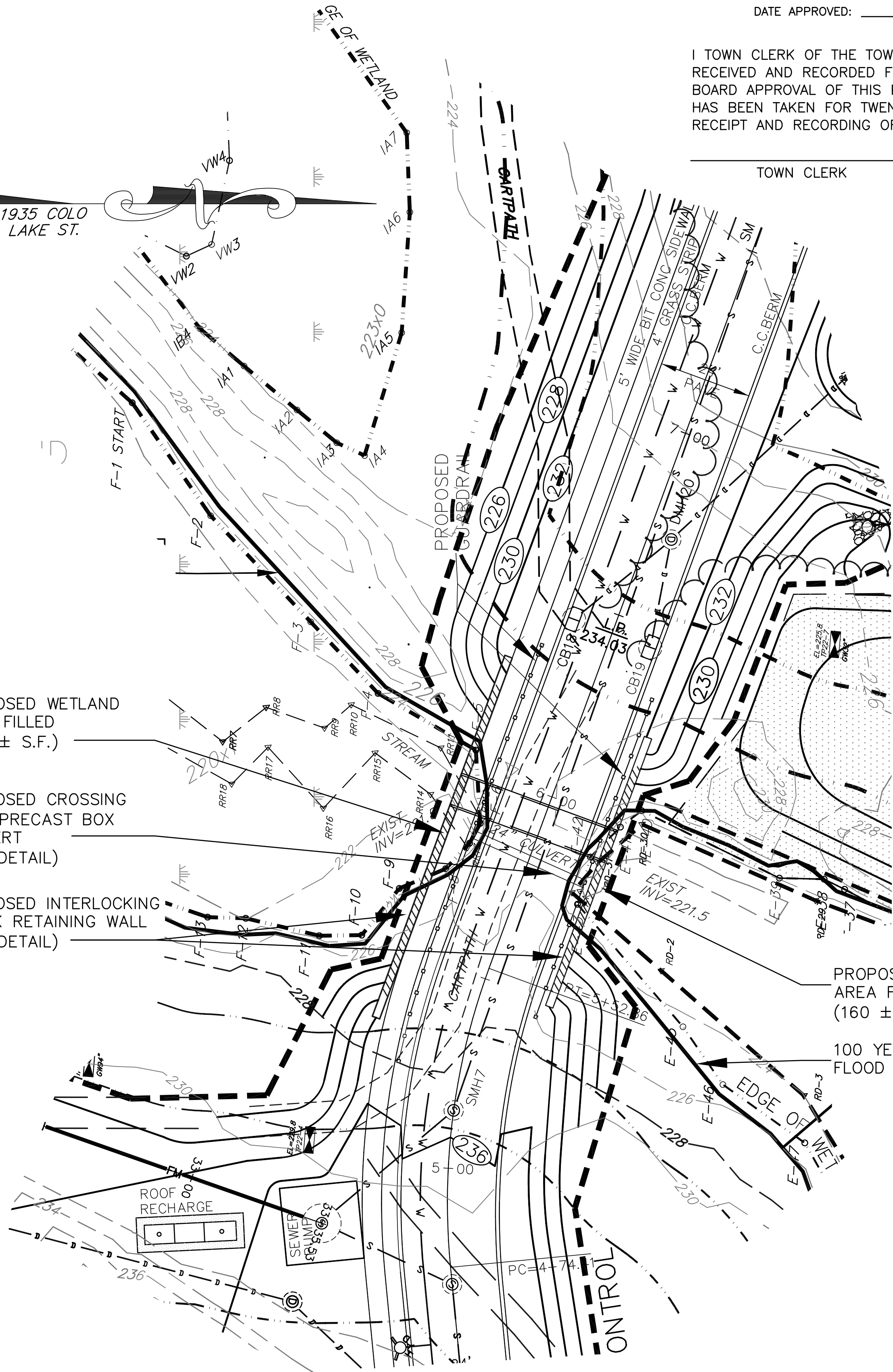
AVG. HEIGHT = 4.5 FT
WIDTH = 8 FT
LENGTH = 42 FT

O.R. = (8 X 4.5)/42 = 0.86 FT **O.K.**



WETLAND CROSSING DETAIL

NOT TO SCALE



PLAN VIEW

1" = 20'

APPROVED BY THE
BELLINGHAM PLANNING BOARD:

DATE APPROVED: _____

I TOWN CLERK OF THE TOWN OF BELLINGHAM
RECEIVED AND RECORDED FROM THE PLANNING
BOARD APPROVAL OF THIS PLAN AND NO APPEAL
HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER
RECEIPT AND RECORDING OF SAME.

TOWN CLERK

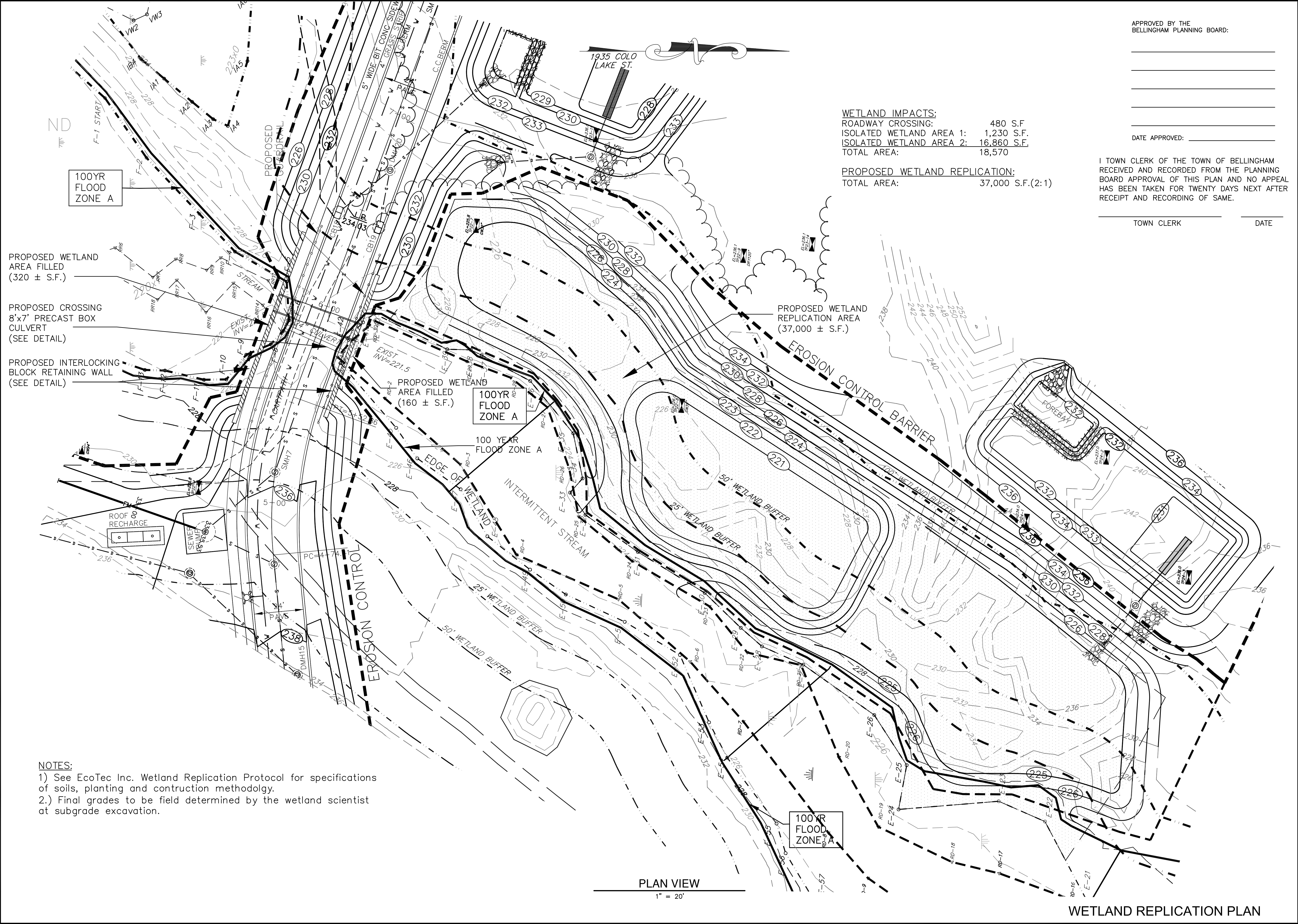
DATE

**SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
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:	November 30, 2023
SCALE:	1"= 20'
SHEET:	43 of 43
PLAN #:	27,871



WETLAND IMPACTS:
ROADWAY CROSSING: 480 S.F.
ISOLATED WETLAND AREA 1: 1,230 S.F.
ISOLATED WETLAND AREA 2: 16,860 S.F.
TOTAL AREA: 18,570

PROPOSED WETLAND REPLICATION:
TOTAL AREA: 37,000 S.F.(2:1)

APPROVED BY THE
BELLINGHAM PLANNING BOARD:

DATE APPROVED: _____

I TOWN CLERK OF THE TOWN OF BELLINGHAM
RECEIVED AND RECORDED FROM THE PLANNING
BOARD APPROVAL OF THIS PLAN AND NO APPEAL
HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER
RECEIPT AND RECORDING OF SAME.

TOWN CLERK _____ DATE _____

PROPOSED WETLAND
AREA FILLED
(320 ± S.F.)

PROPOSED CROSSING
8'x7' PRECAST BOX
CULVERT
(SEE DETAIL)

PROPOSED INTERLOCKING
BLOCK RETAINING WALL
(SEE DETAIL)

PROPOSED WETLAND
REPLICATION AREA
(37,000 ± S.F.)

NOTES:
1) See EcoTec Inc. Wetland Replication Protocol for specifications
of soils, planting and construction methodology.
2.) Final grades to be field determined by the wetland scientist
at subgrade excavation.

PLAN VIEW
1" = 20'

WETLAND REPLICATION PLAN

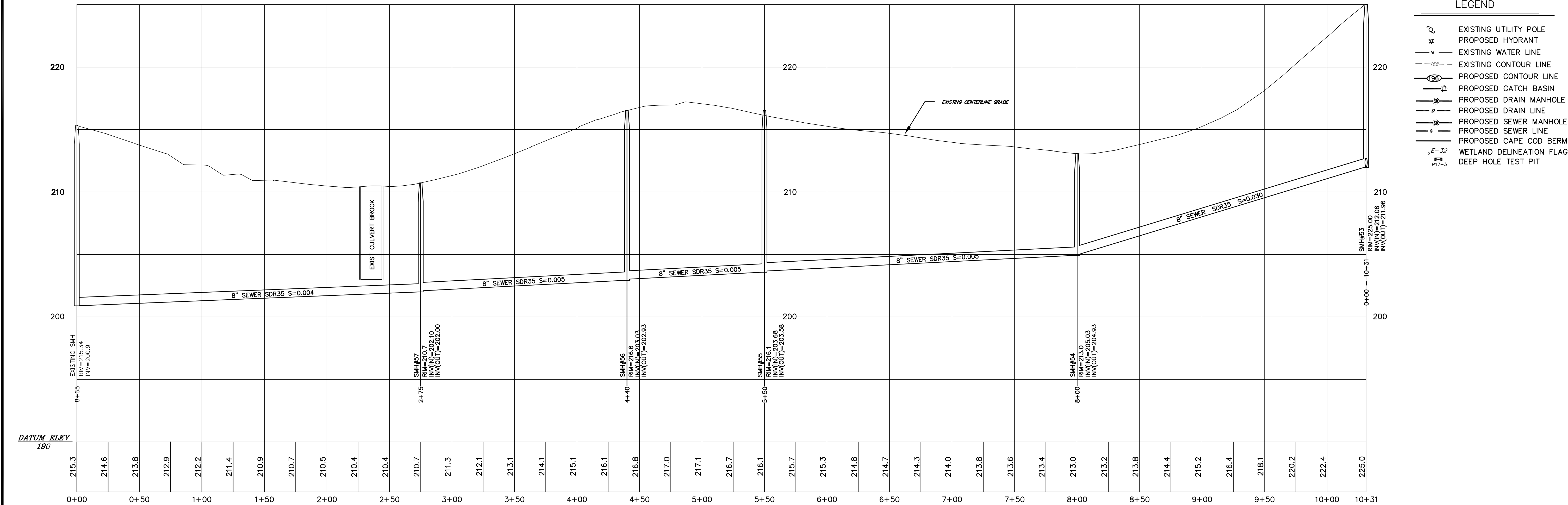
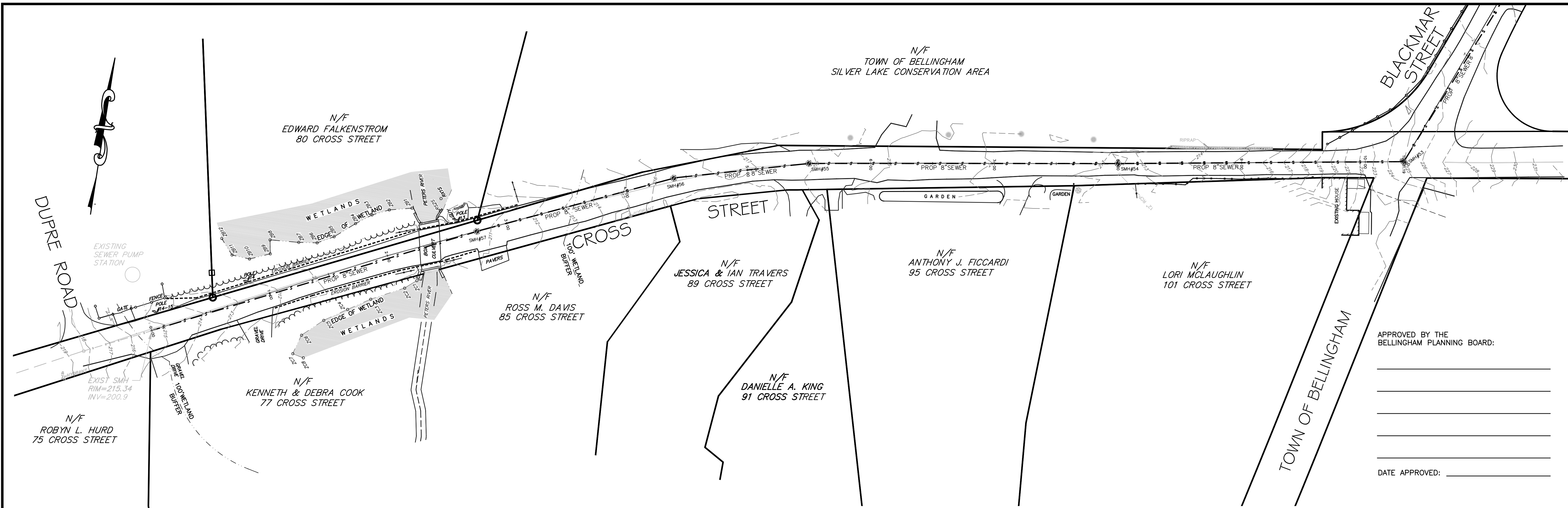
REVISIONS		DESCRIPTION
No.	DATE	
1	04/02/2024	WETLAND DELINEATION
2	07/15/2024	PLG BRD ENG COMMENTS
3	09/26/2024	NEW ROAD LAYOUT (LAKE ST)
4	01/30/2025	PLG BRD COMMENTS/129 UNITS
5	01/30/2025	PLG BRD COMMENTS - BSC 3/19/25

SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
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:	November 30, 2024
SCALE:	1"= 20'
SHEET:	SUP-A
PLAN #:	27,871



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

APPROVED BY THE
BELLINGHAM PLANNING BOARD:

DATE APPROVED: _____

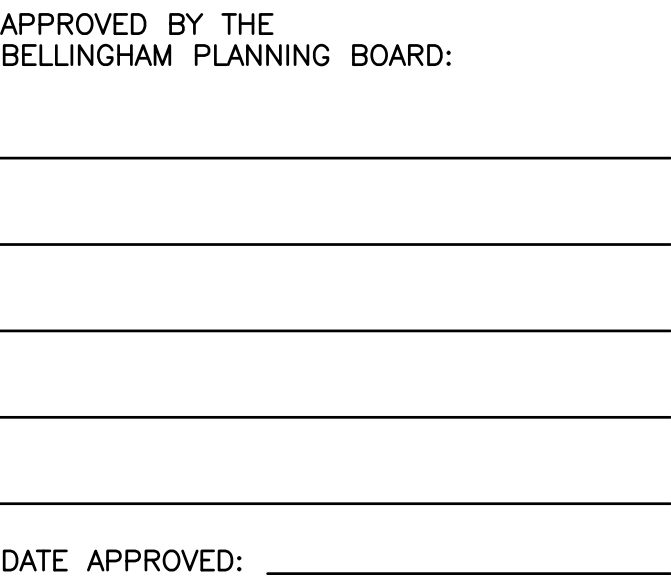
REVISIONS		DESCRIPTION
No.	DATE	
1	01/30/2025	PLG BRD COMMENTS/129 UNITS
2	04/09/2025	PLG BRD COMMENTS - BSC 3/19/25

SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
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:	AUG. 12, 2024
SCALE:	1"= 40'
SHEET:	S1 OF 4
PLAN #:	27,871

[illegible]

SEWER EXTENSION PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
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:	AUG. 12, 2024
SCALE:	1"= 40'
SHEET:	S4 OF 4
PLAN #:	27,871