



01/24/2025



**EXISTING CONDITIONS
PLAN OF LAND**

180 PAINE STREET
BELLINGHAM, MASS

REVISIONS:

REVISIONS: _____

01/15/2025	REVISED WETLAND LOCATIONS
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01/24/2025	ADD FLOOD ZONE CROSS SECTIONS

A blank coordinate plane with a horizontal x-axis and a vertical y-axis intersecting at the origin. The axes are represented by thin black lines.

FILENAME: 2301391-ALTA&EC.dwg

RESEARCH: JG	FIELD CHIEF: GH
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PROJ MGR: JG	APPROVED:
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CALC:	JG	CADD:	DRC
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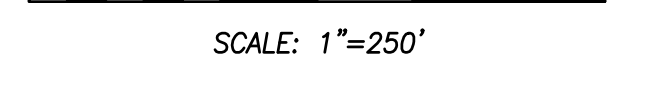
FIELD LAB:	CRD FILE:	2301397
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250 0 125 250 500

Black	White	Black	White
Black	White	Black	White

SCALE: 1"=250'

SHEET NO. 1 OF 13



SCALE: 1"=250'

SHEET NO. 1 OF 13



	MANHOLE
	DRAIN MANHOLE
	HYDRANT
	WATER SHUT OFF/WATER GATE
	GA SHUT OFF/WATER GATE
	CATCH BASIN
	CURB MARK
	UTILITY POLE
	VALVE (UNKNOWN)
	BOILER
	POST
	MAIL BOX
	SIGN
	UTILITY POLE W/ LIGHT
	BOUND FOUND WITH DRILL HOLE
	IRON PIPE
	IRON ROD
	DECIDUOUS TREE
	CONIFEROUS TREE
	BOULDER
	BIT. CONC. BERM
	BITUMINOUS
	BW. BORDERING
	BW. BORDERING VEGETATED WETLAND
	CHAIN LINK FENCE
	CONCRETE
	INVERT ELEVATION
	FOUND
	IRON PIPE
	STONE RETAINING WALL
	IRON PIPE
	STONE RETAINING WALL
	WETLAND FLAG NUMBER
	EDGE OF BRUSH AREA
	EDGE OF BRUSH
	STONE WALL
	CHANGE IN BPE
	REINFORCED CONCRETE PIPE
	COMP. CORRUGATED PLASTIC PIPE
	C-C COMMUNICATIONS CABLE
	GAS
	POLYVINYL CHLORIDE
	FLOOD ZONE LINE
	WETLANDS
	Bp-# BOUNDARY
	ZONE 3 SHADED
	ZONE 4
	ZONE 5
	ZONE 6
	ZONE 7
	ZONE 8
	ZONE 9
	ZONE 10
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	ZONE 12
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NORFOLK COUNTY REGISTRY OF DEEDS

PLAN NO. 21 OF 2005
PLAN NO. 28 OF 2006
PLAN NO. 42 OF 2007
PLAN NO. 51 OF 2008
PLAN NO. 273 OF 2009
PLAN NO. 301 OF 1987
PLAN NO. 321 OF 1980
PLAN NO. 463 OF 1989
PLAN NO. 506 OF 1986
PLAN NO. 706 OF 1986
PLAN NO. 708 OF 1977
PLAN NO. 716 OF 1982
PLAN NO. 732 OF 1929
PLAN NO. 733 OF 1929
PLAN NO. 778 OF 1987
PLAN NO. 818 OF 1989
PLAN NO. 850 OF 1986
PLAN NO. 876 OF 1930
PLAN NO. 877 OF 1930
PLAN NO. 878 OF 1930
PLAN NO. 879 OF 1930
PLAN NO. 889 OF 1984
PLAN NO. 1051 OF 1963
PLAN NO. 1059 OF 1974
PLAN NO. 1467 OF 1984
PLAN NO. 1493 OF 1954
PLAN NO. 1568 OF 1987
PLAN NO. 876 OF 1980
PLAN NO. 877 OF 1980
PLAN NO. 878 OF 1980
PLAN NO. 879 OF 1980
PLAN IN BOOK 4266, PAGE 136
PLAN IN BOOK 4946, PAGE 433
PLAN IN BOOK 5601, PAGE 1492

LOT AREAS

RHODE ISLAND PARCEL
59,968± SQ. FT.
1.377± ACRES

0 WRENTHAM ROAD
252,389 SQ. FT.
5 TO 4 ACRES

585 WRENTHAM ROAD

336,765 SQ. FT.
7,731 ACRES

BOUND ROAD PARCEL

0.818 ACRES

MAIN PARCEL

321.978 ACRES

TOTAL AREA
11,000,000.00.00.00

337.698 ACRES

NOTES:

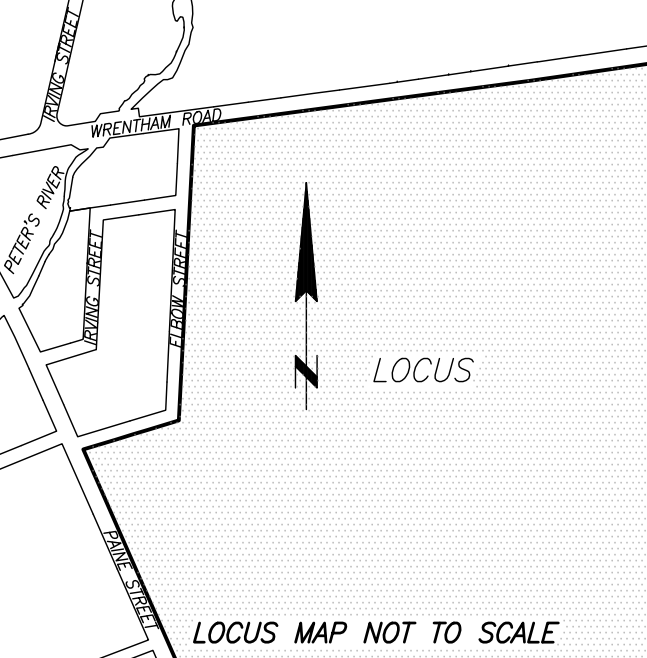
- BENCH MARK INFORMATION:
ELEVATIONS WERE OBTAINED BY GPS OBSERVATIONS ON APRIL 16, 2024.
- TEMPORARY BENCH MARK SET:
TBM-1-- SET MAGNAL ON UTILITY POLE 2" UP AS SHOWN ON SHEET 11 OF 13
ELEVATION = 269.36
- TBM-2-- SET MAGNAL ON UTILITY POLE 2" UP AS SHOWN ON SHEET 11 OF 13
ELEVATION = 304.14
- TBM-3-- SET MAGNAL ON UTILITY POLE 2" UP AS SHOWN ON SHEET 5 OF 13
ELEVATION = 214.44
- TBM-4-- SET MAGNAL ON UTILITY POLE 2" UP AS SHOWN ON SHEET 5 OF 13
ELEVATION = 228.21
- TBM-5-- SET MAGNAL ON UTILITY POLE 2" UP AS SHOWN ON SHEET 3 OF 13
ELEVATION = 211.52
- TBM-6-- SET MAGNAL ON UTILITY POLE 2" UP AS SHOWN ON SHEET 3 OF 13
ELEVATION 209.52
2. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD83).
3. CONTOUR INTERVAL, EQUALS ONE (1) FOOT.
4. PORTION OF THE PARCEL SHOWN HEREIN LIES WITHIN ZONES "X" (UNSHED) & "Y" (SHED), AN AREA OUTSIDE OF THE ANNUAL CHANCE FLOOD, AND ZONE "X", SPECIAL FLOOD AREA (SFAS) SHOWN DETERMINED BY THE 1% ANNUAL CHANCE FLOOD (SEE SURVEY FOR FLOOD INDIVIDUAL BASED FLOODING CHANCES) SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR NORTOLK COUNTY, MASSACHUSETTS, MAP NUMBERS 25020123121E, NUMBER OF BELLINGHAM AND BELLINGHAM COMMUNITY NUMBERS 250321 AND 25020123121E TOWNS OF WRETHAMPTON AND BELLINGHAM COMMUNITY NUMBERS 250321 AND 250228A PLAN, NUMBER 0314 HAVING AN EFFECTIVE DATE OF JULY 17, 2012.
5. WETLANDS DELINEATION PERFORMED BY LEE ENVIRONMENTAL CONSULTANTS, INC. ON 05/24/24, 05/14/24, 05/21/24 & 05/29/24 AND FIELD LOCATED BY FELDMAN DELINEATION ON 06/09/24, 06/29/24, 07/18/24 AND WETLAND DELINEATION WAS REVISED ON 12/16/24 & 12/19/24.
6. PORTIONS OF BUNGLAY BORD NOT WITHIN WETLANDS FLAHS SHOWN ARE APPROXIMATE LOCATIONS BASED ON AERIAL PHOTOGRAPHY.
7. EXCEPT WHERE DIMENSIONED TO THE PROPERTY LINE, GROUND FEATURES SHOWN HEREIN WERE DERIVED FROM AERIAL PHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCEPT FOR THE BOUNDARY AND ADJACENT CHANGES) WHICH ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY.
8. UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS AND DEPTHS AND CONDUITS HAVE BEEN DETERMINED FROM THE AFORESAIDED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INADEQUATELY SHOWN ON RECORD PLANS. SINCE SUBSURFACE UTILITIES ARE NOT VISUALLY VERIFIED, BEFORE PLACING UNDERGROUND CONNECTIONS, THE PROPER UTILITY ENGINEERING PRACTICES SHOULD BE FOLLOWED. THE LOCATION OF ALL UTILITIES AND THE DEPTHS OF ALL STRUCTURES SHOULD BE DETERMINED IN THE FIELD CALL, TOLL FREE, THE DIG SAFE CALL CENTER 1-800-364-3444.
9. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOGRAPHICAL, ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOGRAPHICAL'S SCOPE OF SERVICE UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON OTHER THAN THAT FOR WHICH IT WAS ORIGINALLY ISSUED SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO FELDMAN GEOGRAPHICAL. VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS OBTAINED FROM FELDMAN GEOGRAPHICAL, IS PROHIBITED.



BOSTON HEADQUARTERS
152 HAMPDEN STREET
BOSTON, MA 02119

WORCESTER OFFICE
27 MECHANIC STREET
WORCESTER, MA 01608

(617)357-9740
www.feldmangeo.com



I CERTIFY THAT THIS PLAN IS BASED ON AN
ACTUAL FIELD SURVEY AND THE LATEST RECORD
PLANS, DEEDS, AND CERTIFICATES OF TITLE.

TIMOTHY R. AGURKIS, PLS
(MA# 52782)
T.AGURKIS@FELDMANGEO.COM



DRAWING NAME:
**EXISTING CONDITIONS
PLAN OF LAND**
180 PAINE STREET
BELLINGHAM, MASS.

DATE: JUNE 29, 2024

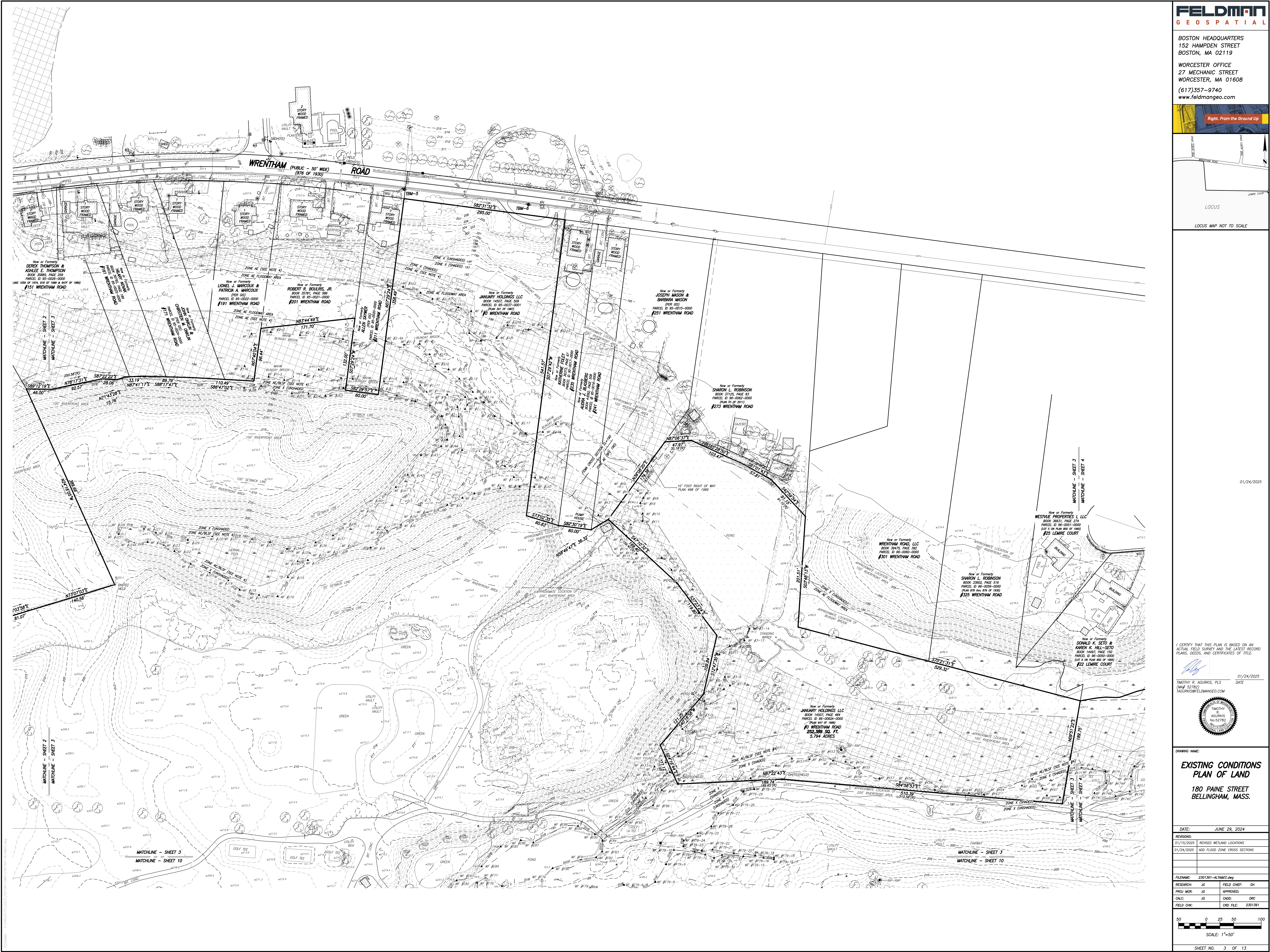
REVISIONS:
01/15/2025 REVISED WETLAND LOCATIONS
01/24/2025 ADD FLOOD ZONE CROSS SECTIONS

FILENAME: 2301391-ALTADEC.dwg

RESEARCH: JS	FIELD CHECK: GH
FIELD MGR: JS	APPROVER: GH
CALC: JS	QA/QC: BRC
FIELD CHK: GH	GRID FILE: 2301391

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SCALE: 1"=50'

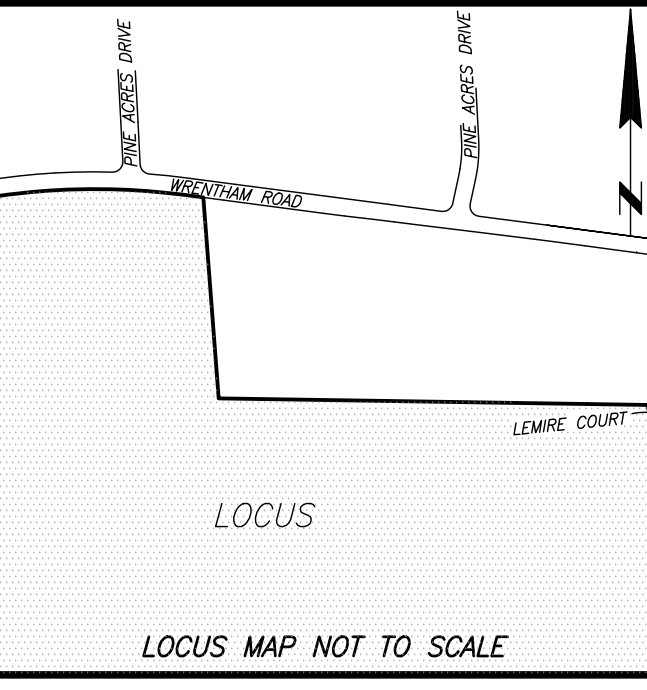
SHEET NO. 2 OF 13



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TIMOTHY R. AGUIRROS, PLS. (MA# 52782) DATE: 01/24/2025
T.AGURIROS@FELDMANGEO.COM

DRAWING NAME: **EXISTING CONDITIONS PLAN OF LAND**
180 PAINE STREET
BELLINGHAM, MASS.

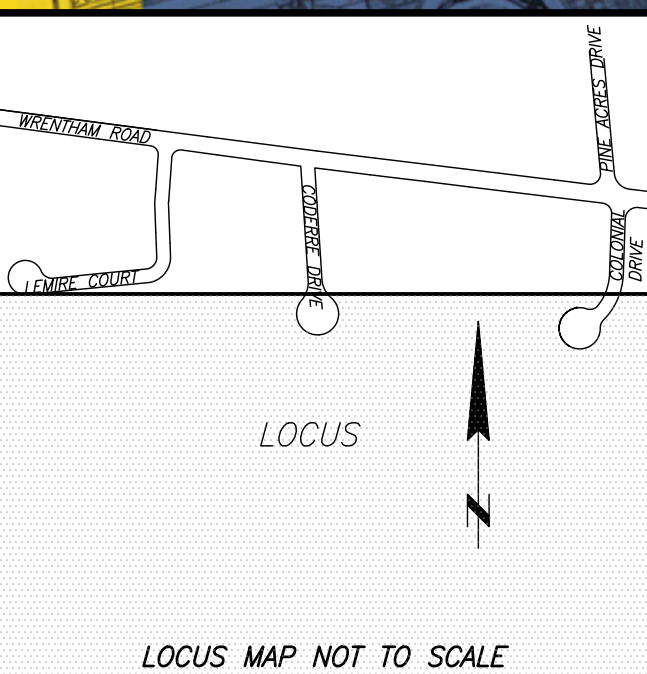
DATE: JUNE 29, 2024

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01/24/2025 ADD FLOOD ZONE CROSS SECTIONS

FILENAME: 2301391-ALTADEC.dwg

RESEARCH: JS	FIELD CHIEF: GH
DRAWN: JS	APPROVED: GH
CALC: JS	CADD: BRC
FIELD CHK: GH	GRID FILE: 2301391

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SCALE: 1"=50'
SHEET NO. 3 OF 13

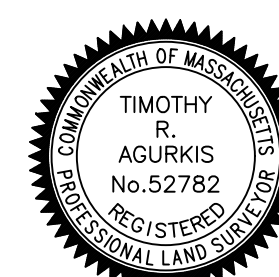


01/24/2025

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DATE: 01/24/2025

TIMOTHY R. AGUIRRE, PLS.
(MA# 52782)
T.AGUIRRE@FELDMANGEO.COM



DRAWING NAME:

**EXISTING CONDITIONS
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BELLINGHAM, MASS.

DATE: JUNE 29, 2024

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FILENAME: 2301391-ALTADEC.dwg

RESEARCH: JG FIELD CHIEF: GH

WFO MGR: JG APPROVER: JG

CALC: JG DRC: JG

FIELD CHK: JG CRD FILE: 2301391

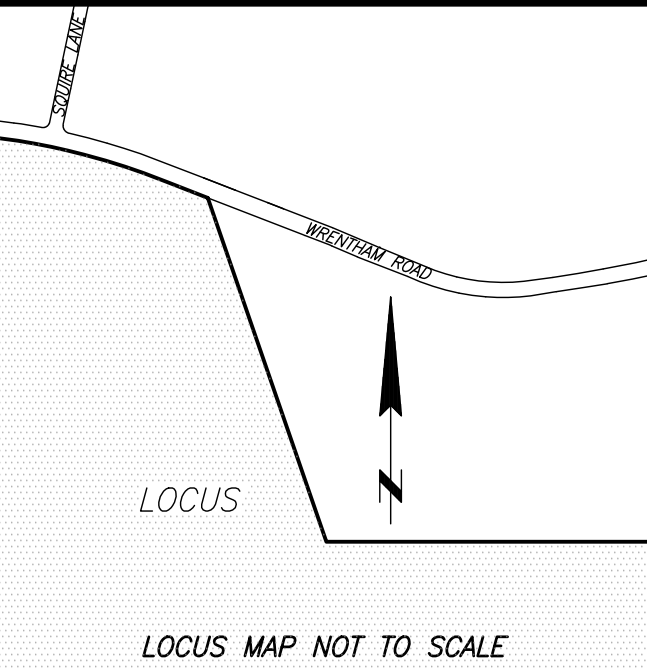
50 0 25 50 100

SCALE: 1"=50'

SHEET NO. 4 OF 13



BOSTON HEADQUARTERS
152 HAMPDEN STREET
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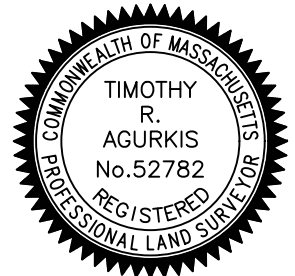


01/24/2025

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TIMOTHY R. AGUIRRES, PLS.
(MA# 52782)
TACURIS@FELDMANGEO.COM

DATE 01/24/2025



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FILENAME: 2301391-ALTADEC.dwg

RESEARCH: JG FIELD CHIEF: GH

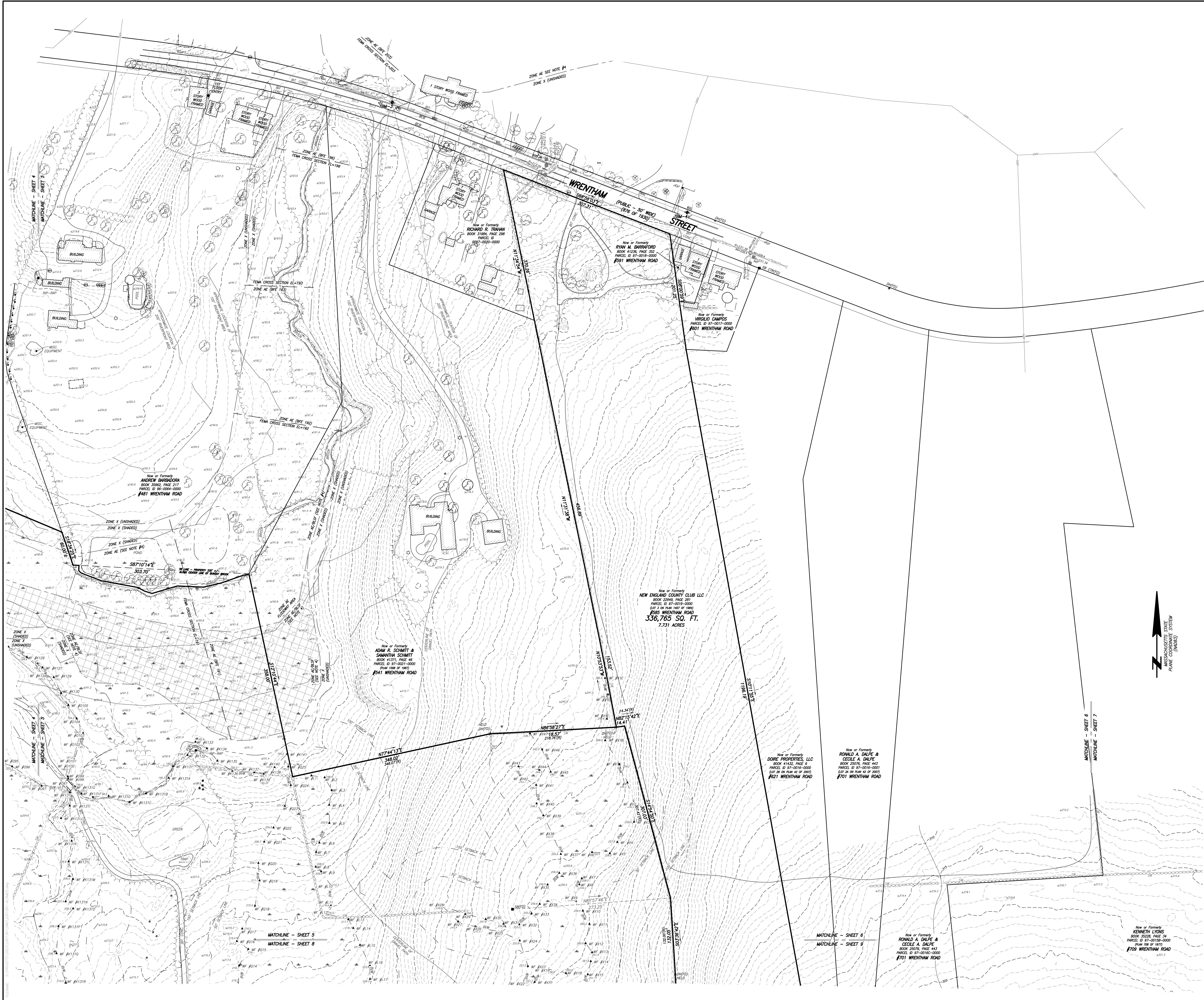
FIELD MGR: JG APPROVER: DRC

CALC: JG DATED: DRC

FIELD CHK: DRC FILE: 2301391

SCALE: 1"=50'

SHEET NO. 5 OF 13





FILENAME: S:\PROJECTS\2301391\180P\2301391-180P-ALTA-REC.dwg

FELDMAN
GEOSPATIAL

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Right, From the Ground Up

LOCUS MAP NOT TO SCALE

01/24/2025

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TIMOTHY R. AGUIRRE, PLS
(MA# 52782)
TAGUIRRE@FELDMANGEO.COM

DATE: 01/24/2025

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**EXISTING CONDITIONS
PLAN OF LAND**

**180 PAINE STREET
BELLINGHAM, MASS.**

DATE: JUNE 29, 2024	
REVISIONS:	
01/15/2025	REVISED WETLAND LOCATIONS
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FILENAME: 2301391-ALTA-REC.dwg	
RESEARCH: JG	FIELD CHIEF: GH
FIELD MGR: JG	APPROVER: JG
CALC: JG	CADD: DRC
FIELD CHK: JG	CADD FILE: 2301391

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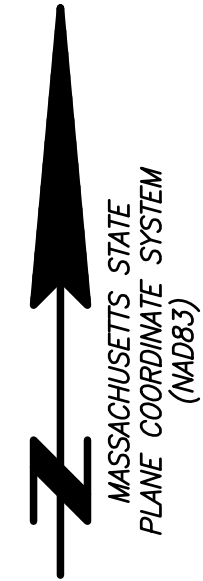
SCALE: 1"=50'

SHEET NO. 6 OF 13

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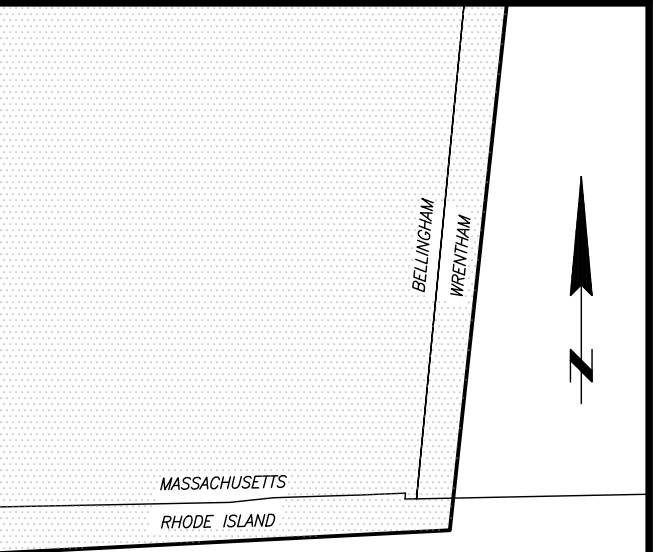


MATCHLINE - SHEET 5
MATCHLINE - SHEET 8
MATCHLINE - SHEET 9



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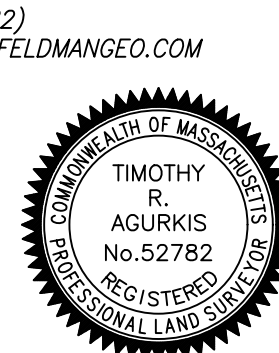
LOCUS MAP NOT TO SCALE

01/24/2025

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[Signature]
TIMOTHY R. AGUIRRES, PLS
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RESEARCH: JG FIELD CHIEF: GH

FIELD MGR: JG APPROVER:

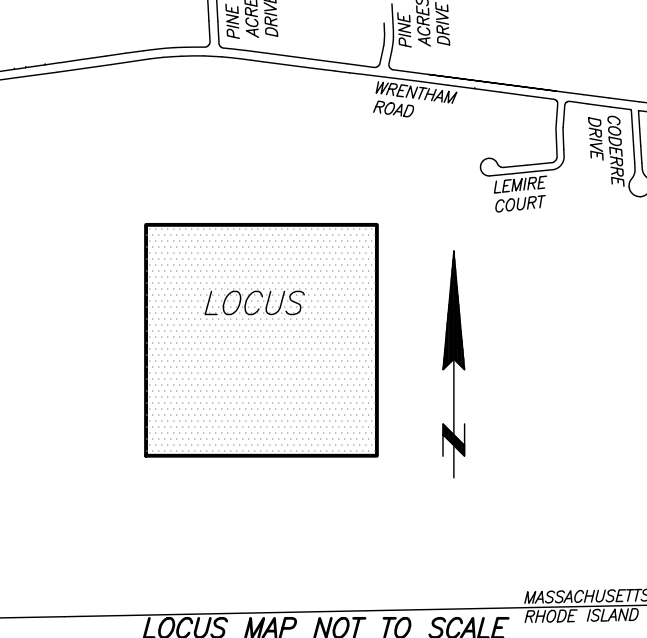
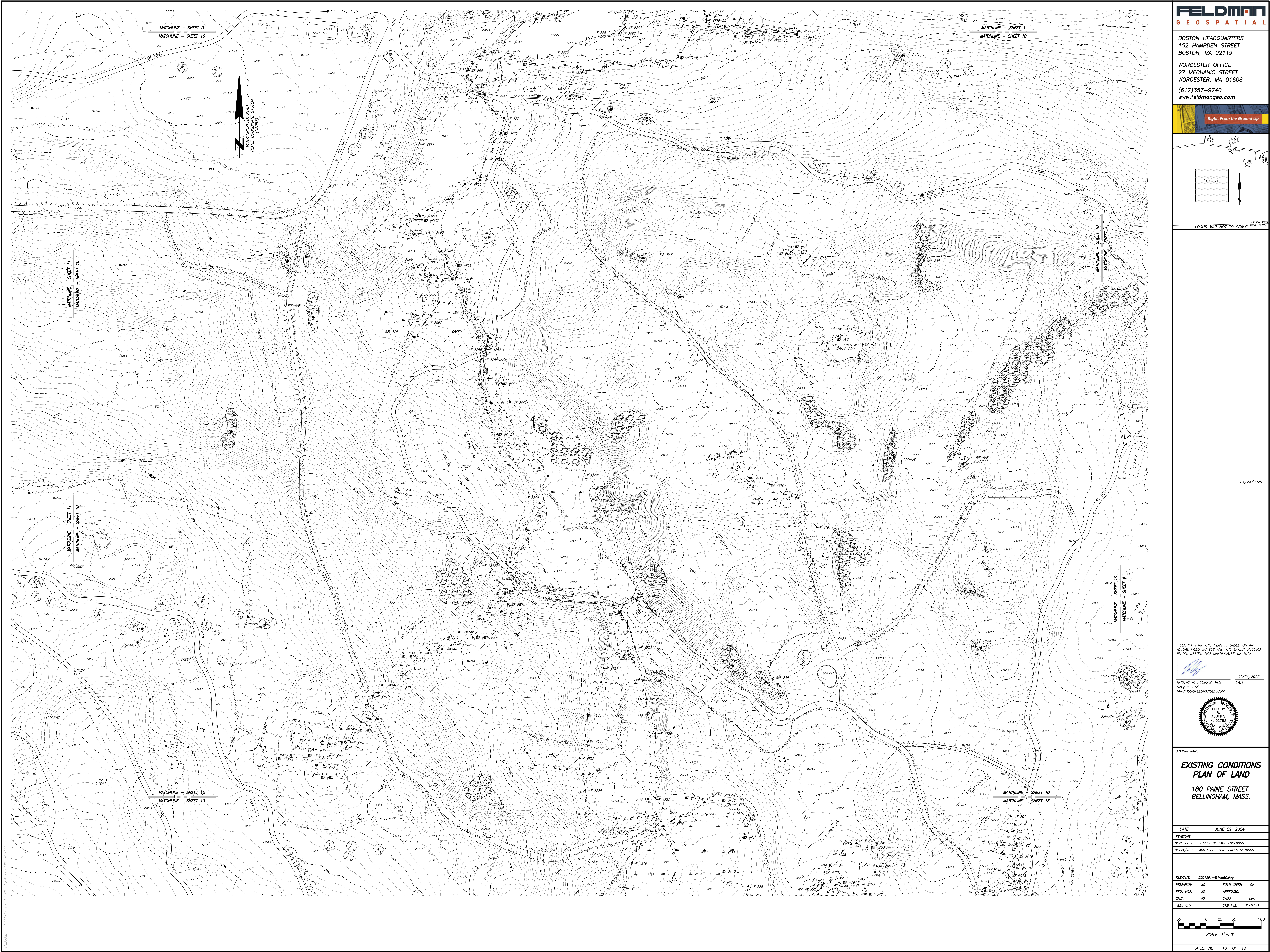
CALC: JG DATED: DRC

FIELD CHK: CRD FILE: 2301391

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SCALE: 1"=50'

SHEET NO. 7 OF 13

SHEET NO. 8 OF 13



01/24/2025

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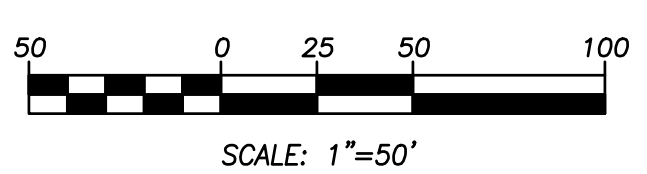
TIMOTHY R. AGUIRRE, PLS
(MA# 52782)
DATE 01/24/2025
T.AGUIRRE@FELDMANGEO.COM



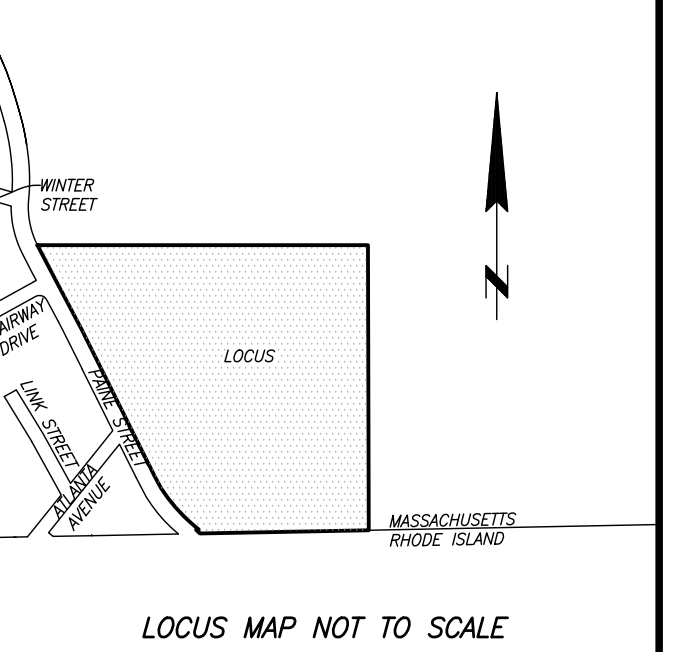
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RESEARCH:	JS
FIELD MGR:	JS
CALC:	JS
FIELD CHK:	CH
APPROVER:	CH
DATE:	01/24/2025
GRID FILE:	2301391







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TIMOTHY R. AGURKIS, PLS (MA# 52782) TAGURKIS@FELDMANGE.COM	01/24/2025 DATE
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FILENAME:	2301391-ALTA&EC.dmg
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RESEARCH:	JG	FIELD CHIEF:	GH
PROJ MGR:	JG	APPROVED:	
CALC:	JG	CADD:	DRC
FIELD CHK:		CRD FILE:	2301391



SHEET NO. 12 OF 13

