BELLINGHAM PLANNING BOARD

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March 3, 2022

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BELLINGHAM TOWN CLERK

BUNGAY BROOK ESTATES TOWNHOMES
SPECIAL RESIDENTIAL USE TOWNHOUSE DWELLING DEVELOPMENT PLAN AND STORMWATER MANAGEMENT DECISION

A. BACKGROUND

Applicant:	Elite Home Builders, LLC PO Box 1205 Westborough, MA 01581
Owner:	TRG Family LTD Partnership 30 Locust Street Bellingham, MA 02019
Public Hearing:	The Public Hearing opened May 13, 2021 at 7:00 PM. Notice for the public meeting was published in *The Milford Daily News* on April 29, 2021 and May 6, 2021. The Public Hearing was continued to June 24, 2021, July 8, 2021, August 12, 2021, September 23, 2021, October 14, 2021, November 8, 2021, January 13, 2022, February 10, 2022 and March 3, 2022 when the Public Hearing was closed.
Date of Vote:	March 3, 2022
The Premises:	The project, also referred to herein as the "Site", consists of a 108-unit townhome development to be built in thirty-six buildings, with associated roadways, landscaping, and infrastructure improvements, utilizing the standards set forth within Bellingham Zoning Bylaw Section 240-101, Special Residential Use, Townhouse Dwellings. The project is located at 30 Locust Street, approximately 57+/- acres of land, shown on Assessor's Map 93-22, zoned Agriculture and Suburban.
The By-law	§240-16 Development Plan Review, and §240-54 Stormwater Management

The Proposal:

To construct a 108-unit townhome development, to be built across thirty-six buildings, with associated roadways, landscaping, and infrastructure improvements, utilizing the standards set forth within Bellingham Zoning Bylaw Section 240-101, Special Residential Use, Townhouse Dwellings.

The Proposal was documented with the following materials:

1. Application for Development Plan Review, dated April 22, 2021, including a narrative and project description.
2. Stormwater Management Permit Application, dated April 22, 2021.
3. Special Residential Use Special Permit Application, dated April 22, 2021.
4. Certificate of Ownership, dated April 22, 2021.
5. Certified Abutter's List, Town of Bellingham, dated April 8, 2021.
6. Certified Abutter's List, Town of Wrentham, dated April 20, 2021.
7. Special Permit and Development Plan Approval for Bungay Brook Estates, by Land Design Collaborative (LDC), last revised February 16, 2022. (also known as the Approved Plan)
8. Stormwater Report, by Land Design Collaborative, last revised September 2021.
9. Staff Checklist, James Kupfer, Town Planner, dated May 17, 2021.
10. Traffic Impact and Access Study, by Ron Muller and Associates, dated March 12, 2021.
11. Memo to the Board, Don DiMartino, DPW Director, dated May 10, 2021
12. DPW Memo entitled, How to Connect – Low Pressure Sewer
13. Peer Review of Traffic, by BSC Group, dated July 7, 2021.
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16. Peer Review of Stormwater, by BSC Group, dated December 27, 2021.
17. Response to Peer Review, by LDC, dated January 28, 2022.
18. Peer Review, by BSC Group, dated February 8, 2022.

19. Peer Review, by BSC Group, dated February 11, 2022.
20. Peer Review, by BSC Group, dated February 22, 2022.
21. Other miscellaneous documents on file at the Planning Board offices.

B. DETERMINATIONS

Following its public hearing on the Applicant's proposal and requested relief, the Planning Board has made the following determinations:

1. The Applicant has sought to construct a Townhome development utilizing the Special Residential Use bylaw. As such the total bedroom count shall be limited. Per 240-101A. Minimum lot area shall be 10,000 square feet per bedroom, but in no case shall lot area be less than 20 acres. The Applicant has proposed 216 bedrooms. The Board has determined that the total bedroom count conforms with the bylaw and the Site shall be limited to no more than 216 bedrooms further conditioned herein.

2. The Applicant has proposed and shall be limited to 108 townhome dwelling units.

3. The Applicant proposes to extend public sewer within the Reservoir Drive right of way and connect the 108 townhomes on Site.

4. The performance requirements of this By-Law (e.g. Article IX Environmental Controls, Article X Parking and Loading Requirements, Article XI Landscaping Requirements) have been met or a waiver has been requested and granted.

    a) §240.49 Light and Glare: A photometric plan has been prepared as part of the Approved Plan. The plan demonstrates that the illumination of the proposed lighting for the development shall not trespass on to abutting properties. Any exterior building and parking lot lighting shall be consistent with "dark sky" standards, shielded and directed downward to maintain lighting on to the Site and shall comply with the Zoning By-law.

    b) § 240.50 Air Quality: The proposed use do not involve emission of odorous gases in such quantities to be offensive and shall continue to adhere to the Zoning By-law.

    c) §240.51 Hazardous Materials: No hazardous materials, as defined in this section, are proposed to be used or stored on Site.

d) §240.52 Vibration: The Applicant does not propose any use that produces vibration which is discernible to the human sense of feeling (except sound) at or beyond the boundaries of the premises for three minutes or more in any hour between 7:00 a.m. and 9:00 p.m. or for 30 seconds or more in any one hour between 9:00 p.m. and 7:00 a.m.

e) §240.53 Electrical Disturbance: No electrical disturbance is proposed or will be permitted which adversely effects the operation of any equipment other than that of the creator of such disturbance.

f) §240.54 Stormwater Management: The stormwater management shown on the Plan and drainage analysis has been designed to meet the Stormwater Management Standards set by the Massachusetts Department of Environmental Protection and Bellingham Zoning By-laws. The standards include removing solids from the stormwater, reducing rates of runoff from the site, and recharging the groundwater.

g) §240.58 Noise: The use proposed was determined to not add noise concerns beyond that of typical residential noise and less than that of the existing use.

5. For the given location and type and extent of land use, the design of building form, building location, egress points, grading, and other elements of the development could not reasonably be altered to:

a) improve pedestrian or vehicular safety within the site and egressing from it, as circulation has been reviewed by the Planning Board and emergency services and was deemed adequate;

b) reduce the visual intrusion of parking areas viewed from public ways or abutting premises, by preserving vegetative buffers as well as landscaping added to priority areas;

c) reduce the volume of cut or fill and the Site has been graded to match the cuts and fills, as much as possible and it is not anticipated that an Earth Removal Special Permit will be required;

d) reduce the number of removed trees 8" trunk diameter and larger, as the existing golf course use has previously cleared the land and few large trees will be removed. The Board has however required a landscape plan as provided in the Approved Plan that will provide for additional replanting;

e) reduce soil erosion; and reduce hazard or inconvenience to pedestrians from storm water flow and ponding by engineering the Site to be designed to comply with the DEP Stormwater Handbook and the Town of Bellingham Stormwater Regulations as well as the inclusion of a Stormwater Pollution Prevention Plan and Operation and Maintenance Plan consistent with the Town of Bellingham requirements.

f) provide alternate access as emergency services has reviewed and approved the plan as proposed and deemed access to be adequate;

g) provide alternate utility service and drainage as the DPW Director has reviewed and approved the plan as proposed and demonstrated in the Stormwater Management Report;

h) Projected peak hour traffic will increase in the study area along Wrentham Road and Pulaski Boulevard. However, the overall traffic impact throughout the day shall provide for a limited impact as the existing golf course use's existing trips were primarily conducted throughout the day and the residential trips proposed shall be at peak times. In addition, the Planning Board has requested and the Applicant has agreed to provide sidewalk mitigation funding to allow for multimodal opportunities for its residents.

6. The Board finds that compliance with the below conditions are necessary to mitigate impacts related to the construction and occupancy of the project.

C. DECISION

Based on the above determinations, the Planning Board finds that the proposal meets the requirements of the Zoning By-Law, and by a vote of ___ to ___ in favor, accordingly, grants the Applicant and its successors and assigns as owner of the premises, a Development Plan Approval and Stormwater Management Permit subject to the following conditions:

1. This Approval is limited to the improvements as noted on the Approved Plan, to a townhome residential use, and as may be conditioned herein. The Project shall contain no greater than 108 townhome dwelling units with 216 bedrooms. Any changes to such Plan must be reviewed and approved in accordance with the Bellingham Zoning By-laws. All such changes shall be reviewed by the Board for determination as to whether or not the changes are considered minor or major. If the Planning Board determines that any change to the plan is a major alteration to the Approved Plan, a public hearing shall be required

for a modification to this permit. A minor change shall be reviewed and approved at a regularly scheduled meeting.

2. Prior to commencement of construction the Developer shall furnish guarantees to the Planning Board as provided in the Subdivision Regulations that except as otherwise expressly provided in M.G.L. c. 41, Section 81U, no unit included in the Project shall be occupied until the essential infrastructure necessary to serve such unit has been completed in the manner specified by the Subdivision Regulations of the Town of Bellingham and/or the Approved Plan or a performance bond or other security under §81U in lieu of completion has been accepted by the Planning Board. The sum of any such security held shall be acceptable to the Bellingham Department of Public Works and shall bear a direct and reasonable relationship to the expected cost, including the effect of inflation, necessary to complete the subject work. The Applicant shall be permitted to choose the type of security instrument that is authorized under §81U but the actual form of such instrument is subject to the prior review and approval of Town Counsel.

3. The Project requires an Inclusionary Housing Special Permit. No Occupancy Permit shall be issued until the Applicant has submitted a Special Permit application to the Planning Board in accordance with Article XXV of the Zoning Bylaws and received approval of the same. Subject to the availability of off-site units, the Applicant may submit Inclusionary Housing Special Permit applications for off-site units to the Board for review and approval. Any affordable units provided on site shall be similar in kind to the market rate units in the Approved subdivision. All affordable units must qualify for inclusion on the Subsidized Housing Inventory and be subject to appropriate deed restrictions such as an Affordable Housing Restriction.

4. The Limit of Work is the limit of grading and general excavation. No construction staging or stockpiling of equipment or materials shall be placed outside the Limit of Work.

5. The hours of operation for any construction or staging activities on-site shall be Monday through Friday, from 7:00 am to 6:00 pm. Construction activity shall also be permitted on Saturdays from 9:00 am to 6:00 pm. These activities shall include all equipment on site shall not start up or remain on before or after the hours listed above. No construction activity shall take place outside the specified permitted hours or on Sunday or New Years' Day, Memorial Day, July Fourth, Labor Day, Thanksgiving, Christmas, or other legal holiday. No idling for longer than 5 minutes, if vehicles and equipment are not in operation.

6. All construction related parking shall be conducted on-site. No parking of any vehicle associated with the Project shall park on a public way, including those

vehicles arriving early. There shall be no staging of vehicles on a public way. All vehicles associated with the Project shall enter into the temporary construction entrance and park within the construction fencing at all times.

7. If construction activity ceases for longer than 30 days, for any reason, then written notice shall be provided by the Applicant to the Building Commissioner at least 48 hours before resuming work. The Building Commissioner may require that any foundation, trench, structure, equipment or other hazard be secured as necessary, in his opinion, including but not limited to installation of fencing and/or filling of trenches.

8. If construction is temporarily suspended, for any reason, during the growing season, all exposed areas shall be stabilized by seeding and/or mulching within 14 days of suspension of construction. If construction is temporarily suspended outside the growing season, all exposed areas shall be stabilized by mulching and tack within 14 days of suspension of construction. Slopes steeper than 3:1 shall be stabilized by netting and pinning during suspension of construction.

9. Utilities within the Site, including but not necessarily limited to electric, cable and telephone, shall be located underground.

10. All exterior lighting at the Site shall be dark sky compliant and shall not allow spillover of light onto adjoining properties, in accordance with the Approved Plans and the Town's Zoning By-laws.

11. As identified on the Approved Plans the sewer line shall run within the Reservoir Drive right of way. Upon completion of installation of sewer, the Applicant shall, prior to the 50th occupancy permit, pave Reservoir Drive from curb to curb, including asphalt berm curbing on both sides to provide for adequate drainage. No resident on Reservoir Drive shall be required to install sewer due to the extension of the sewer line. No betterment fee shall be assigned to the residents on Reservoir Drive due to the extension of the sewer line.

12. Landscaping Plan depicted in the Approved Plan set demonstrates the Board's requirement to have a vegetative buffer at property lines. The Landscape Plan quantity and character shall remain in kind in perpetuity. Substantive deviation to the Landscape Plan shall be reviewed by this Board. The plantings shall be reviewed and approved for compliance and conformance with the Approved Plan by the Town Planner, or their designee, prior to the issuance of the first Certificate of Occupancy on the Site.

13. A comprehensive signage plan shall be presented to the Board for approval prior to Building Permit for the Site signage including but not limited to monument signage and wayfinding signage.

14. The emergency access driveway as identified on the Approved Plan shall be deed restricted in perpetuity as an emergency access drive and not a public way for further adequate access. Prior to the issuance of the first occupancy permit, signage shall be placed along the emergency access that prohibits parking and states that the drive is for emergency vehicles only. Furthermore, all Condominium documents identifying all rules and regulations of the Site shall specify the drive as for emergency access only, in perpetuity. Final association documents shall be provided to the Board prior to final occupancy.

15. All snow removal along the emergency entrance shall remain on Site. No snow shall be plowed on a public way.

16. All fencing to be installed on Site shall be constructed to allow for a six (6) inch gap from the ground surface to the bottom of the fence to allow for wildlife except for fencing surrounding garbage facilities which shall not include a gap from the ground surface.

17. Prior to issuance of a building permit, the Applicant shall provide to the Town Planner and Conservation Agent a final Stormwater Pollution and Prevention Plan consistent with the Order of Conditions issued by the Conservation Commission or Massachusetts Department of Environmental Protection under the Wetlands Protection Act to address specific sedimentation, erosion and dust control, which illustrates, at a minimum, locations of measures and provide detailed construction sequencing.

18. The Applicant or its successors, shall maintain and repair the drainage structures and stormwater management system on the Site as shown on the Plan. The Stormwater Management Operation and Maintenance Plan (O&M), last revised February 16, 2022, included as part of the Drainage Report, is hereby referenced and made part of this decision. The Applicant shall permit the Board or its agent to inspect the premises on reasonable notice to determine compliance with said O&M plan.

19. Snow and ice removal shall be the responsibility of the Applicant or a successor and in accordance with the approved Operation and Maintenance Plan.

20. Fertilizers containing phosphorous are prohibited and shall not be used with in the site.

21. In lieu of providing sidewalks within the Site, the Board has requested, and the Applicant has agreed to and shall donate to the Town, the sum of 1,355 dollars for each unit in the project for a total of 146,340 dollars. Such donation shall be made at the time of closing for each unit and shall be utilized for the future construction and/or repair of sidewalks in the Town of Bellingham located within proximity to the project Site.

22. The Applicant and its successors shall be permanently responsible for the following at the Project: 1) all plowing, sanding, and snow removal; 2) all site maintenance and establishing a regular schedule for site maintenance; 3) repairing and maintaining all on-site ways, including drainage structures and utilities therein; 4) conducting annual inspection, maintenance and cleaning of all elements of the drainage system, including but not limited to catch basins, drain manholes, detention basins, swales and pipelines; and site lighting and landscaping.

23. Prior to the commencement of construction, the Applicant shall schedule a preconstruction meeting with the Town Planner, Conservation Agent and the Board's designated inspectors. The Board's inspectors shall be permitted to conduct routine inspections, as may be reasonably be determined by said inspector, while construction is ongoing relative to this permit and all corresponding Decisions for this Site. The Applicant shall deposit with the Town, sums necessary to fund the inspections contemplated hereunder, including but not limited to DPW inspections, Building Department's inspections, Fire Department inspections. Such inspectional funds shall be governed under M.G.L. c. 44 §53G or such other applicable statutory method as may be appropriate.

24. § 240-99 Long-term compliance. Subsequent to approval, no land therein shall be sold and no lot line or structure altered from that shown on the plan so as to increase the extent of nonconformity with the standard dimensional regulations of this bylaw. Prior to the sale of any unit within a development, or issuance of a building permit for construction therein, such lot(s) shall be shown on a plan recorded in the Registry of Deeds or registered with the Land Court.

25. Prior to the commencement of construction, the Applicant shall schedule a preconstruction meeting with the Town Planner and the Board's designated inspector. The Board's inspector shall be permitted to conduct routine inspections, as may be reasonably determined by said inspector, while construction is ongoing relative to this permit and all corresponding Decisions for this Site. The Applicant shall deposit with the Town, sums necessary to fund the inspections contemplated hereunder. Such inspectional fund shall be governed under M.G.L. c. 44 §53G or such other applicable statutory method as may be appropriate. If at any point individual lots are to be sold to

contractors not affiliated with the Applicant or their successors, the contractors not affiliated with the Applicant, or their successors shall be required to have a preconstruction meeting with the Building Inspector and Town Planner prior to the issuance of a Building Permit for each and every lot the contractor is applying for.

26. In accordance with the Bellingham Department of Public Works, any and all access and utility easements that may be necessary shall be in a form approved by Town Counsel prior to the issuance of the final occupancy permit, such approval shall not be unreasonably withheld.

27. This Decision is binding on the Applicant's successors, assigns, agents, and employees. This approval shall insure to the benefit of and binding upon Elite Home Builders LLC, provided there is no change in use for the Premises. The Planning Board shall be notified in writing within ten days of any changes in affiliates and successors in title and additional users of the Premises.

28. All determination, Decisions, and conditions set forth within the Special Residential Use Special Permit, dated March 3, 2022, are hereby incorporated herein. Any violation of such conditions shall constitute a violation of this Permit.

29. The Applicant shall comply with §240-16B(5) and (6) regarding As-Built Plans and follow the policies of the As-Built handbook.

30. This Decision shall not be effective until it is recorded by the Applicant at the Registry of Deeds, with proof of such recording to be supplied to the Board and the Building Inspector.

D. RECORD OF VOTE

I vote to **APPROVE** the **BUNGAY BROOK ESTATES TOWNHOME DEVELOPMENT PLAN APPROVAL AND STORMWATER MANAGEMENT PERMIT.**

Bellingham Planning Board **March 3, 2022**

William F. O'Connell, Jr., Chairman

Brian T. Salisbury, Vice Chairman

Philip Devine

Dennis J. Trebino

Elizabeth Berthelette

Appeals of this Decision may be made within thirty days, in accordance with the provisions of G.L. c 40A, §17

This Decision, together with all plans referred to in it, was filed with the Town Clerk on March 4, 2022.

Lawrence J. Sposato, Jr.
Bellingham Town Clerk

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March 3, 2022

BUNGAY BROOK ESTATES TOWNHOMES
SPECIAL RESIDENTIAL USE TOWNHOUSE DWELLING
SPECIAL PERMIT
DECISION

A. BACKGROUND

Applicant:	Elite Home Builders, LLC PO Box 1205 Westborough, MA 01581
Owner:	TRG Family LTD Partnership 30 Locust Street Bellingham, MA 02019
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Date of Vote:	March 3, 2022
The Premises:	The project, also referred to herein as the "Site", consists of a 108-unit townhome development to be built in thirty-six buildings, with associated roadways, landscaping, and infrastructure improvements, utilizing the standards set forth within Bellingham Zoning Bylaw Section 240-101, Special Residential Use, Townhouse Dwellings. The project is located at 30 Locust Street, approximately 57+/- acres of land, shown on Assessor's Map 93-22, zoned Agriculture and Suburban.
The By-law	Section 240-10, Special Residential Use, Townhouse Dwellings

The Proposal:

To construct a 108-unit townhome development, to be built across thirty-six buildings, with associated roadways, landscaping, and infrastructure improvements, utilizing the standards set forth within Bellingham Zoning Bylaw Section 240-101, Special Residential Use, Townhouse Dwellings.

The Proposal was documented with the following materials:

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21. Other miscellaneous documents on file at the Planning Board offices.

B. DETERMINATIONS

Following its public hearing on the Applicant's proposal and requested relief, the Planning Board has made the following determinations:

1. The Applicant has sought to construct a Townhome development utilizing the Special Residential Use bylaw. As such the total bedroom count shall be limited. Per 240-101A. Minimum lot area shall be 10,000 square feet per bedroom, but in no case shall lot area be less than 20 acres. The Applicant has proposed 216 bedrooms. The Board has determined that the total bedroom count conforms with the bylaw and the Site shall be limited to no more than 216 bedrooms further conditioned herein.

2. The Applicant has proposed 108 townhome dwelling units.

3. The Applicant proposes to extend public sewer within the Reservoir Drive right of way and connect the 108 townhomes on Site.

4. Such special permit shall be granted only if the Planning Board determines that the proposal would serve Town interests better than would single-family development of the same area, considering the following:

   A. The proposed project shall have a positive municipal financial impact. The internal streets and drainage structures of the proposed development shall be privately operated and maintained in perpetuity.

   B. The Project shall provide for an increase in available housing choice options at various price points. Including 10% deed restricted as affordable to median income buyers in perpetuity either on-site or off-site in accordance with Article XXV of the Zoning Bylaws.

   C. That the Project shall provide for housing options to current Bellingham residents who wish to age in place or recent graduates seeking first time home buyer options.

D. That support for local business activity shall be improved by adding an increased density of dwelling units near Pulaski Boulevard, which is home to the greatest number of Bellingham small businesses.

E. That the impact on the natural environment, especially on ground and surface water quality and level shall be improved by this development. The existing golf course is heavily treated to maintain its course surface and the improved drainage design has been reviewed and approved to improve water quality and retention. In addition, the proposal allows for significant open space to be maintained which is surrounding a dense village style development.

F. That impacts on traffic safety and congestion, adequacy of water service, and need for school facilities have been reviewed and determined to be negligible. Traffic volumes shall be minimal over the existing golf course activity. DPW has determined South Bellingham retains adequate capacity for water and the townhomes are designed to be two bedroom to attract aging in place or starter homes, which shall limit school age children's overall impact of the school system.

G. That impacts on the visual environment through preservation or displacement of visual assets, and consistency with existing development in the area was improved by added screening around the perimeter of the Site.

C. DECISION

Based on the above determinations, the Planning Board finds that the proposal meets the requirements of the Zoning By-Law, and by a vote of _ to _ in favor, accordingly, grants the Applicant and its successors and assigns as owner of the premises, a Special Residential Use Special Permit subject to the following conditions:

1. This Approval is limited to the improvements as noted on the Approved Plan, to a townhome residential use, and as may be conditioned herein. The Project shall contain no greater than 108 townhome dwelling units with 216 bedrooms. Any changes to such Plan must be reviewed and approved in accordance with the Bellingham Zoning By-laws. All such changes shall be reviewed by the Board for determination as to whether or not the changes are considered minor or major. If the Planning Board determines that any change to the plan is a major alteration to the Approved Plan, a public hearing shall be required for a modification to this permit. A minor change shall be reviewed and approved at a regularly scheduled meeting.

2. Prior to commencement of construction the Developer shall furnish guarantees to the Planning Board as provided in the Subdivision Regulations that except as otherwise expressly provided in M.G.L. c. 41, Section 81U, no unit included in the Project shall be occupied until the essential infrastructure necessary to serve such unit has been completed in the manner specified by the Subdivision Regulations of the Town of Bellingham and/or the Approved Plan or a performance bond or other security under §81U in lieu of completion has been accepted by the Planning Board. The sum of any such security held shall be acceptable to the Bellingham Department of Public Works and shall bear a direct and reasonable relationship to the expected cost, including the effect of inflation, necessary to complete the subject work. The Applicant shall be permitted to choose the type of security instrument that is authorized under §81U but the actual form of such instrument is subject to the prior review and approval of Town Counsel.

3. The Project requires an Inclusionary Housing Special Permit. No Occupancy Permit shall be issued until the Applicant has submitted a Special Permit application to the Planning Board in accordance with Article XXV of the Zoning Bylaws and received approval of the same. Subject to the availability of off-site units, the Applicant may submit Inclusionary Housing Special Permit applications for off-site units to the Board for review and approval. Any affordable units provided on site shall be similar in kind to the market rate units in the Approved subdivision. All affordable units must qualify for inclusion on the Subsidized Housing Inventory and be subject to appropriate deed restrictions such as an Affordable Housing Restriction.

4. The Limit of Work is the limit of grading and general excavation. No construction staging or stockpiling of equipment or materials shall be placed outside the Limit of Work.

5. The hours of operation for any construction or staging activities on-site shall be Monday through Friday, from 7:00 am to 6:00 pm. Construction activity shall also be permitted on Saturdays from 9:00 am to 6:00 pm. These activities shall include all equipment on site shall not start up or remain on before or after the hours listed above. No construction activity shall take place outside the specified permitted hours or on Sunday or New Years' Day, Memorial Day, July Fourth, Labor Day, Thanksgiving, Christmas, or other legal holiday. No idling for longer than 5 minutes, if vehicles and equipment are not in operation.

6. All construction related parking shall be conducted on-site. No parking of any vehicle associated with the Project shall park on a public way, including those vehicles arriving early. There shall be no staging of vehicles on a public way. All vehicles associated with the Project shall enter into the temporary construction entrance and park within the construction fencing at all times.

7. If construction activity ceases for longer than 30 days, for any reason, then written notice shall be provided by the Applicant to the Building Commissioner at least 48 hours before resuming work. The Building Commissioner may require that any foundation, trench, structure, equipment or other hazard be secured as necessary, in his opinion, including but not limited to installation of fencing and/or filling of trenches.

8. If construction is temporarily suspended, for any reason, during the growing season, all exposed areas shall be stabilized by seeding and/or mulching within 14 days of suspension of construction. If construction is temporarily suspended outside the growing season, all exposed areas shall be stabilized by mulching and tack within 14 days of suspension of construction. Slopes steeper than 3:1 shall be stabilized by netting and pinning during suspension of construction.

9. Utilities within the Site, including but not necessarily limited to electric, cable and telephone, shall be located underground.

10. All exterior lighting at the Site shall be dark sky compliant and shall not allow spillover of light onto adjoining properties, in accordance with the Approved Plans and the Town's Zoning By-laws.

11. As identified on the Approved Plans the sewer line shall run within the Reservoir Drive right of way. Upon completion of installation of sewer, the Applicant shall, prior to the 50th occupancy permit, pave Reservoir Drive from curb to curb, including asphalt berm curbing on both sides to provide for adequate drainage. No resident on Reservoir Drive shall be required to install sewer due to the extension of the sewer line. No betterment fee shall be assigned to the residents on Reservoir Drive due to the extension of the sewer line.

12. Landscaping Plan depicted in the Approved Plan set demonstrates the Board's requirement to have a vegetative buffer at property lines. The Landscape Plan quantity and character shall remain in kind in perpetuity. Substantive deviation to the Landscape Plan shall be reviewed by this Board. The plantings shall be reviewed and approved for compliance and conformance with the Approved Plan by the Town Planner, or their designee, prior to the issuance of the first Certificate of Occupancy on the Site.

13. A comprehensive signage plan shall be presented to the Board for approval prior to Building Permit for the Site signage including but not limited to monument signage and wayfinding signage.

14. The emergency access driveway as identified on the Approved Plan shall be deed restricted in perpetuity as an emergency access drive and not a public way for further adequate access. Prior to the issuance of the first occupancy permit, signage shall be placed along the emergency access that prohibits parking and states that the drive is for emergency vehicles only. Furthermore, all Condominium documents identifying all rules and regulations of the Site shall specify the drive as for emergency access only, in perpetuity. Final association documents shall be provided to the Board prior to final occupancy.

15. All snow removal along the emergency entrance shall remain on Site. No snow shall be plowed on a public way.

16. All fencing to be installed on Site shall be constructed to allow for a six (6) inch gap from the ground surface to the bottom of the fence to allow for wildlife, except for fencing surrounding garbage facilities which shall not include a gap from the ground surface.

17. Prior to issuance of a building permit, the Applicant shall provide to the Town Planner and Conservation Agent a final Stormwater Pollution and Prevention Plan consistent with the Order of Conditions issued by the Conservation Commission or Massachusetts Department of Environmental Protection under the Wetlands Protection Act to address specific sedimentation, erosion and dust control, which illustrates, at a minimum, locations of measures and provide detailed construction sequencing.

18. The Applicant or its successors, shall maintain and repair the drainage structures and stormwater management system on the Site as shown on the Plan. The Stormwater Management Operation and Maintenance Plan (O&M), last revised February 16, 2022, included as part of the Drainage Report, is hereby referenced and made part of this decision. The Applicant shall permit the Board or its agent to inspect the premises on reasonable notice to determine compliance with said O&M plan.

19. Snow and ice removal shall be the responsibility of the Applicant or a successor and in accordance with the approved Operation and Maintenance Plan.

20. Fertilizers containing phosphorous are prohibited and shall not be used with in the site.

21. The Applicant shall be permanently responsible for the following at the Project: 1) all plowing, sanding, and snow removal; 2) all site maintenance and establishing a regular schedule for site maintenance; 3) repairing and maintaining all on-site ways, including drainage structures and utilities therein;

4) conducting annual inspection, maintenance and cleaning of all elements of the drainage system, including but not limited to catch basins, drain manholes, detention basins, swales and pipelines; and site lighting and landscaping.

22. Prior to the commencement of construction, the Applicant shall schedule a preconstruction meeting with the Town Planner, Conservation Agent and the Board's designated inspectors. The Board's inspectors shall be permitted to conduct routine inspections, as may be reasonably be determined by said inspector, while construction is ongoing relative to this permit and all corresponding Decisions for this Site. The Applicant shall deposit with the Town, sums necessary to fund the inspections contemplated hereunder, including but not limited to DPW inspections, Building Department's inspections, Fire Department inspections. Such inspectional funds shall be governed under M.G.L. c. 44 §53G or such other applicable statutory method as may be appropriate.

23. § 240-99 Long-term compliance. Subsequent to approval, no land therein shall be sold and no lot line or structure altered from that shown on the plan so as to increase the extent of nonconformity with the standard dimensional regulations of this bylaw. Prior to the sale of any unit within a development, or issuance of a building permit for construction therein, such lot(s) shall be shown on a plan recorded in the Registry of Deeds or registered with the Land Court.

24. In lieu of providing sidewalks within the Site, the Board has requested, and the Applicant has agreed to and shall donate to the Town, the sum of 1,355 dollars for each unit in the project for a total of 146,340 dollars. Such donation shall be made at the time of closing for each unit and shall be utilized for the future construction and/or repair of sidewalks in the Town of Bellingham located within proximity to the project Site.

25. Prior to the commencement of construction, the Applicant shall schedule a preconstruction meeting with the Town Planner and the Board's designated inspector. The Board's inspector shall be permitted to conduct routine inspections, as may be reasonably determined by said inspector, while construction is ongoing relative to this permit and all corresponding Decisions for this Site. The Applicant shall deposit with the Town, sums necessary to fund the inspections contemplated hereunder. Such inspectional fund shall be governed under M.G.L. c. 44 §53G or such other applicable statutory method as may be appropriate. If at any point individual lots are to be sold to contractors not affiliated with the Applicant or their successors, the contractors not affiliated with the Applicant, or their successors shall be required to have a preconstruction meeting with the Building Inspector and Town Planner prior to the issuance of a Building Permit for each and every lot the contractor is applying for.

26. In accordance with the Bellingham Department of Public Works, any and all access and utility easements that may be necessary shall be in a form approved by Town Counsel prior to the issuance of the final occupancy permit, such approval shall not be unreasonably withheld.

27. This Decision is binding on the Applicant's successors, assigns, agents, and employees. This approval shall insure to the benefit of and binding upon Elite Home Builders LLC, provided there is no change in use for the Premises. The Planning Board shall be notified in writing within ten days of any changes in affiliates and successors in title and additional users of the Premises.

28. All determination, Decisions, and conditions set forth within the Certificate of Approval of a Development Plan Review and Stormwater Management Plan, dated March 3, 2022 are hereby incorporated herein. Any violation of such conditions shall constitute a violation of this Permit.

29. The Applicant shall comply with §240-16B(5) and (6) regarding As-Built Plans and follow the policies of the As-Built handbook.

30. This Decision shall not be effective until it is recorded by the Applicant at the Registry of Deeds, with proof of such recording to be supplied to the Board and the Building Inspector.

D. RECORD OF VOTE

I vote to **APPROVE** the **BUNGAY BROOK ESTATES TOWNHOMES SPECIAL RESIDENTIAL USE SPECIAL PERMIT**.

Bellingham Planning Board **March 3, 2022**

William F. O'Connell, Jr., Chairman

Brian T. Salisbury, Vice Chairman

Philip Devine

Dennis J. Trebino

Elizabeth Berthelette

Robert Lussier

Appeals of this Decision may be made within twenty days, in accordance with the provisions of G.L. c 40A, §17

This Decision, together with all plans referred to in it, was filed with the Town Clerk on Mach 4, 2022.

Lawrence J. Sposato, Jr.
Bellingham Town Clerk

SPECIAL PERMIT & DEVELOPMENT PLAN APPROVAL

PURSUANT TO SECTIONS 240-15, 240-16 OF THE TOWN OF BELLINGHAM, MA ZONING RULES AND REGULATIONS

APPROVED

FOR

BUNGAY BROOK ESTATES

30 Locust Street
Bellingham, MA

DATE

April 22, 2021

REVISED

October 1, 2021
December 3, 2021
January 28, 2022
February 16, 2022

PROJECT TEAM

Civil Engineer | Landscape Architect

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581

508.952.6300 | LDCollaborative.com

Surveyor

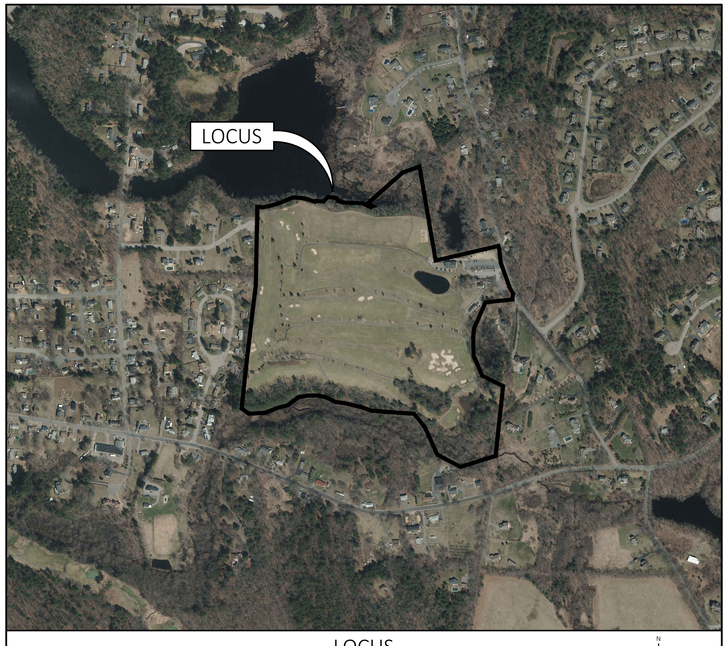
Colonial Engineering
11 Awl Street
Medway, MA 02053

Architect

HPA Design Inc.
35 Main Street
Milford, MA 01757

PROJECT APPLICANT

ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581



SHEET INDEX

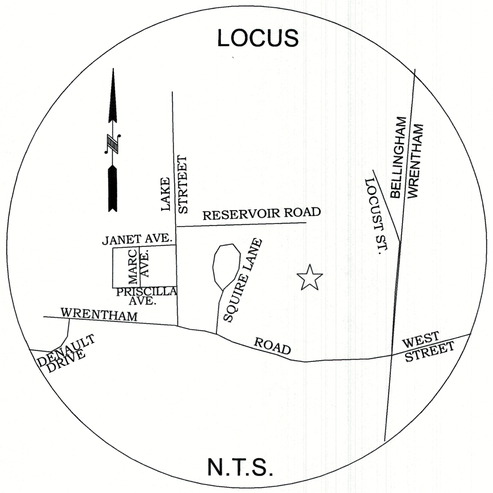
SHEET NO.	SHEET TITLE
---	PLAN OF LAND
---	EXISTING CONDITIONS PLAN OF LAND
C-001	GENERAL NOTES & LEGEND SHEET
C-002	SITE PREPARATION & DEMOLITION PLAN
C-100-104	LAYOUT & MATERIALS PLANS
C-200-204	GRADING & DRAINAGE PLANS
C-300-305	UTILITIES PLANS
C-401-405	DRIVEWAY PLANS & PROFILES
C-406-408	SEWER FORCE MAIN PLANS & PROFILES
C-501-507	DETAILS
L-100-106	LANDSCAPE PLANS
~~EX-101~~	~~ALTERNATIVE WASTEWATER DESIGN EXHIBIT~~ (REMOVED FROM SET)
EX-102	VEHICLE TRACKING EXHIBIT (FIRE APPARATUS & SCHOOL BUS)
EX-103	OPEN SPACE EXHIBIT
EX-104	SNOW STORAGE EXHIBIT
EX-105	STREET ADDRESS EXHIBIT
SL-101	PHOTOMETRICS PLAN
A1.1 -A2.2	ARCHITECTURAL FLOOR PLANS AND ELEVATIONS

THE CONTENT, INFORMATION AND DESIGN OF THIS PLAN ARE PROPRIETARY AND DUPLICATION AND/OR UTILIZATION FOR ANY PURPOSES IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM LAND DESIGN COLLABORATIVE. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
© LAND DESIGN COLLABORATIVE, LLC.

C:\Users\jlamontagne\Land Design Collaborative\Land Design Collaborative - Documents - 1 Active Projects_Bedding\projects\[PROJECT]\SUV\SUV_Bungay Brook, Bellingham\SUV\SUV-0001.dwg

APPROVED

LOCUS



MASS PLANE COORDINATES

JENKES RESERVOIR

MAP 92 PARCEL 29
N/F
TOWN OF BELLINGHAM

M-92 P-29
N/F
TOWN OF BELLINGHAM

APPROX. HIGH WATER MARK

839± BY HIGH WATER MARK

N 87°10'00" E
788.47

TIE LINE

LOT 5
MAP 93 PARCEL 22A-5
N/F
STEPHANIE A. PIRRONG

LOT 6
MAP 93 PARCEL 22A-6
N/F
PAUL J. GIROUX
&
PRISCILLA LEUNG-GIROUX

N 45°39'38" E
303.85

N 70°07'45" E
124.80

MAP 93 PARCEL 23A
N/F
JOHN N. & TERUKO RHODES

169.27

REBAR FND.

S 09°45'38" E
686.78

497.51

N/F
JOHN N. & TERUKO RHODES
MAP 93 PARCEL 23

N/F
KRISTY M. BAZAIRE
MAP 93 PARCEL 19

TOWN LINE
WRENTHAM
BELLINGHAM

I.P FND LEANING

REBAR FND.

N 76°57'32" E
450.00

S 15°19'34" E
22.68

S 06°19'56" E
87.16

N/F
JOHN J. LUCUS III
MAP 93 PARCEL 20

FOUNDATION ONLY

CLUB HSE.

LOCUST STREET

S 15°47'56" E
185.42

HSE #30
2 1/2 STORY

S 30°16'52" E
45.94

S 06°09'56" W
41.25

189.36
S 83°50'33" W

MAINTENANCE BUILDING

LUKE STREET

SB/DH FND

S 20°48'36" E
82.00

S 06°18'53" W
60.00

N/F
ROGER G. & MARCIA J. POULIN
MAP 93 PARCEL 21

S 01°31'21" E
132.06

S 23°06'25" E
155.00

S 63°50'25" E
162.00

REBAR FND

S 06°09'55" W
1,100.29

497.29

TOWN LINE
WRENTHAM
BELLINGHAM

LOT 7
MAP 93 PARCEL 25
N/F
CHRISTOPHER B. PAGE

LOT 5

RESERVOIR DRIVE

LOT 8
MAP 93 PARCEL 27

N 01°05'13" E
183.36

556.24

N/F
ANDREW R. MATCZAKIE
&
KAREN E. DAVIS

LOT 6

DH FND

136.65

16.00

DH FND

N/F TOWN OF BELLINGHAM

I/P FND

N 07°11'09" E
128.82

LOT 15

LOT 16

LOT 17
MAP 93-3

N/F
K&J ZBRESKI FAMILY TRUST
KENNETH & JUDITH L. TRS

LOT 27

LOT 28

N/F
MURIEL M. L/E MORETTI
&
WALKER G. VARIEUR, B

N 06°45'22" E
425.00

I/P FND

LOT 18
MAP 93-4

N/F
JOSEPH O'CONNOR
MARY MCTERNAN

LOT 26

LOT 29

LOT 19
MAP 93-5

LOT 20
MAP 93-6

LOT 30

SQUIRE LANE

N/F
PAUL & SYLVIA BEGIN

LOT 21
MAP 93 PARCEL 7

N/F
GERALD L. & DARLENE MONKMAN

N 06°03'57" E
310.31

LOT 22
MAP 93 PARCEL 1
N/F
BARO REALTY TRUST
MARGARET R. BARO

LOT 23
MAP 97 PARCEL 2
N/F
CHRISTOPHER HUGHES

LOT 23
MAP 97 PARCEL 3
N/F
JONATHAN R. & RACHEAL M. COOPER

LOT 25

LOT 3

CONCESSION STAND

BUNGAY BROOK GOLF COURSE
56.78 ± ACRES

POST FND.

POST FND.

S 68°20'29" W
92.80

S 53°06'29" W
92.20

S 75°33'29" W
72.75

S 78°52'29" W
64.80

S 89°36'29" W
75.20

N 77°12'31" W
58.00

N 82°40'31" W
63.60

N 63°29'31" W
71.50

N 76°21'31" W
123.40

S 89°18'29" W
16.83

N 70°56'31" W
77.15

N 85°08'09" W
69.17

N 85°53'54" W
209.13

N 39°15'12" W
116.06

N 27°29'54" W
215.14

N 62°07'08" W
182.71

S 86°45'15" W
113.70

N 54°30'39" W
62.56

LOT 4
MAP 97 PARCEL 6
N/F
TRACY L. DURFEE

MAP 97 PARCEL 8
N/F
KEVIN M. & HEATHER KEMPSKIE

MAP 97 PARCEL 10
N/F
RAYMOND E. & IRENE MARCOTTE

MAP 97 PARCEL 11
N/F
DALE & TINA M. DALPE

MAP 97 PARCEL 11A
N/F
VIATEUR & IRENE DALPE

MAP 97 PARCEL 12
N/F
HELEN E. LABONTE REVOCABLE TRUST

MAP 97 PARCEL 13A
N/F
BURT & MICHELLE HOPKINS

MAP 97 PARCEL 13
N/F
CHRISTOPHER J. CROOK

241± BY MIDDLE OF BROOK

TIE LINE

S 72°42'15" W
256.92

58'±

WRENTHAM ROAD

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREET AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

Anthony M. Dellorco

DATE: 4/16/21

COMMONWEALTH OF MASSACHUSETTS
ANTHONY M. DELLORCO
No. 34303
PROFESSIONAL LAND SURVEYOR

LEGAL REFERENCES

DEED

DEED BK 12780 PG. 65
DEED BK 2860 PG. 71
DEED BK 7035 PG. 379
DEED BK 3226 PG. 504
DEED BK 30034 PG. 340
DEED BK 5998 PG. 224
DEED BK 21423 PG. 559

PLANS

PL. BK. 473 PL#186 OF 2000
PL.BK. 614 PL#77 OF 2012
PL.BK. 332 PL#70B OF 3 1986
PL.BK. 341 PL#1236 OF 1986
PL.BK. 539 PL#6 OF 2005
PL. BK. 211 PL#463 OF 1961
DEED BK. 8944 PG. 699 PL#339 OF 1991
DEED BK. 5944 PG. 699

PLAN OF LAND
IN
BELLINGHAM, MA

OWNER: TRG FAMILY LDT PARTNERSHIP
30 LOCUST STREET
BELLINGHAM, MA 02019

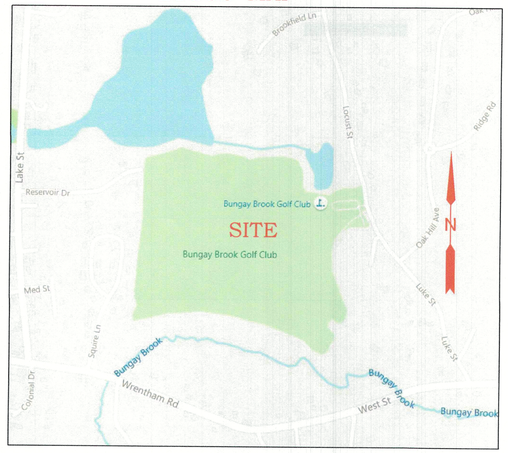
DATE : APRIL 15 , 2020 SCALE 1" = 100'

COLONIAL ENGINEERING, INC.
P.O. BOX 95
MEDWAY, MA 02053
508-533-1644
COLONIAL@ENG.VERIZON.NET

0 100' 200' 300'

APPROVED

LOCUS MAP



N.T.S.

VERTICAL DATUM - NGVD 1988
HORIZONTAL DATUM - MASS GIS

ANTHONY M. DELLORCO
COMMONWEALTH OF MASSACHUSETTS
No. 34303
PROFESSIONAL LAND SURVEYOR

Anthony M. Dellorco

JENKES RESERVOIR

M-92 P-29
N/F
TOWN OF BELLINGHAM

APPROX. HIGH WATER MARK

839'± BY HIGH WATER MARK

WETLANDS

TIE LINE

N 87°10'00" E
129.47

POLES WITH NETTING

RESERVOIR DRIVE

N 10°08'13" E
183.95

DH FND

16.00

N/F TOWN OF BELLINGHAM

L/P FND

N 10°11'08" E
124.82

WALK WAY

BUNGAY BROOK GOLF COURSE
56.78 ± ACRES

FAIRWAY
GREENS
TRAP
GOLF TEE

SQUIRE LANE

30

CONCESSION STAND

N 06°03'25" E
310.31

POST FND.

S 89°36'29" W
75.20

S 57°56'29" W
92.20

N 77°12'31" W
58.00

N 82°40'31" W
63.60

S 89°18'29" W
16.63

S 78°52'29" W
64.80

S 69°20'29" W
92.80

N 63°29'31" W
71.50

N 76°21'31" W
122.40

N 70°56'31" W
77.15

N 85°08'09" W
69.17

N 85°53'54" W
209.13

N 39°57'14" W
110.00

S 75°33'29" W
72.29

WETLANDS

TREE LINE

APPROX. BUNGAY BROOK

S 86°45'00" W
113.78

N 24°30'39" W
62.36

N 24°39'54" W
214.14

N 16°07'08" W
256.92

241'± BY MIDDLE OF BROOK

TIE LINE

S 72°42'15" W

N 89°07'45" E
104.80

N 45°39'38" E
30.85

189.23

REBAR FND

S 89°43'19" E
655.76

WETLANDS

L/P FND LEANING

N 15°57'32" E
275.60

REBAR FND

FOUNDATION ONLY

CLUB HSE.

SHRUB

PARKING AREA

PARKING AREA

PARKING AREA

PARKING AREA

SHRUB

BRUSH

TENNIS COURT
FENCE

SHRUB

BRUSH

S 15°19'34" E
22.68

S 06°09'55" W
1,100.29

LOCUST STREET

S 47°56'55" E
95.85

S 30°16'37" E
45.94

S 06°09'55" W
41.22

L/P FND

S 83°50'33" W
89.36

S 20°48'36" E
82.00

W/DH FND

MAINTENANCE BUILDING

MAINTENANCE DRIVEWAY

S 06°09'55" W
609.00

S 08°18'33" W
60.00

WETLANDS

S 06°09'55" W
1,100.29

S 47°56'55" E
62.00

REBAR FND

LOCUST STREET

491.29

TOWN LINE
WRENTHAM
BELLINGHAM

EXISTING CONDITIONS
PLAN OF LAND
IN
BELLINGHAM, MA

OWNER: TRG FAMILY LDT PARTNERSHIP
30 LOCUST STREET
BELLINGHAM, MA 02019

DATE : APRIL 15 , 2020 SCALE 1" = 100'

COLONIAL ENGINEERING, INC.
P.O. BOX 95
MEDWAY, MA 02053
508-533-1644
COLONIAL@ENG.VERIZON.NET

0 100' 200' 300'

GENERAL NOTES:

1. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND IS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) AND THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) JURISDICTION. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS TO SUBMIT A NOTICE OF INTENT WITH THE EPA AND SECURE AND COMPLY WITH THE CG IN ACCORDANCE WITH THE NPDES REGULATIONS.
2. A MINIMUM OF SEVENTY-TWO (72) HOURS BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-7233 (PER 220 CMR 99), MUNICIPAL UTILITY DEPARTMENTS, AND UTILITY DISTRICTS TO ACCURATELY LOCATE UNDERGROUND UTILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION NOTIFICATION AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE WORK AND COORDINATE WITH THE PROJECT ARCHITECT AND ENGINEER AS NECESSARY.
4. THE CONTRACTOR SHALL OBTAIN PERMIT(S) FOR TRENCH EXCAVATION (PER 520 CMR 14).
5. ALL ITEMS NOTED FOR REMOVAL AND DISPOSAL, AS WELL AS THOSE ITEMS DISCOVERED DURING EXCAVATION THAT REQUIRE REMOVAL AND REPLACEMENT, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND MUST EITHER BE RECYCLED OR DISPOSED OF OFF SITE ACCORDING TO APPLICABLE REGULATIONS (310 CMR 7; 18 & 19 AND 453 CMR 6). CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FOR DEMOLITION, HAULING AND DISPOSING OF SAID MATERIALS.
6. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY, JOB SAFETY AND CONSTRUCTION MEANS AND METHODS. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND STATE AND LOCAL REQUIREMENTS.
8. REFUELING OF CONSTRUCTION VEHICLES AND EQUIPMENT SHALL NOT BE CONDUCTED IN PROXIMITY TO CATCH BASINS, STORMWATER BASINS OR WETLAND RESOURCES.
9. ANY ALTERATIONS MADE IN THE FIELD TO THE WORK SHOWN ON THESE DRAWINGS SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.
10. THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY COMPANIES OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. ANY COSTS RELATED TO THE REPAIR OF UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
11. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING AND MAINTAINING RECORD AS-BUILT DRAWINGS OF ALL SUBSURFACE UTILITIES.
12. ANY AREA DISTURBED BY THE CONTRACTOR OUTSIDE THE LIMIT OF WORK SHALL BE RESTORED TO ITS ORIGINAL CONDITIONS AT NO COST TO THE OWNER.

EROSION AND SEDIMENT CONTROL NOTES:

1. PRIOR TO CONSTRUCTION A FENCE SHALL BE PLACED AROUND ALL TREES THAT ARE TO BE MAINTAINED AND PROTECTED. NO CONSTRUCTION ACTIVITY OR STOCKPILING OF MATERIAL SHALL BE ALLOWED WITHIN THE DRIPLINE OF THE EXISTING TREES THAT ARE TO REMAIN.
2. SITE ELEMENTS TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.
3. PRIOR TO CONSTRUCTION AN EROSION CONTROL BARRIER (ECB) SHALL BE PROVIDED AT THE EDGE OF THE DEVELOPMENT AREA AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE ECB THROUGHOUT ALL PHASES OF CONSTRUCTION AS WELL AS COMPLYING WITH ANY OTHER CONDITIONS ESTABLISHED IN THE ORDER OF CONDITIONS (MASSDEP FILE # 105-0922) ISSUED BY THE BELLINGHAM CONSERVATION COMMISSION OR ANY OTHER PERMIT ISSUED FOR THE SITE.
4. THE CONTRACTOR SHALL TAKE SUFFICIENT PRECAUTIONS DURING CONSTRUCTION TO MINIMIZE THE RUNOFF OF POLLUTING SUBSTANCES SUCH AS SILT, CLAY, FUELS, OILS, BITUMENS, CALCIUM CHLORIDE OR OTHER POLLUTING MATERIALS HARMFUL TO HUMANS, FISH, OR OTHER LIFE, INTO WATER SUPPLIES AND SURFACE WATERS. SPECIAL PRECAUTIONS SHALL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT OPERATIONS WHICH PROMOTE EROSION.
5. CONTRACTOR SHALL UTILIZE TEMPORARY SEDIMENT PITS OR BASINS AS NECESSARY TO PREVENT SEDIMENT LADEN WATERS FROM ENTERING DRAINAGE FACILITIES. SPECIAL ATTENTION SHALL BE GIVEN TO AREAS FOR PROPOSED STORMWATER INFILTRATION SYSTEMS. IF ADDITIONAL SILTATION CONTROL IS REQUIRED, CHECK DAMS OR SILT FENCES MAY BE PLACED IN DITCHES RECEIVING STORMWATER FROM DISTURBED AREAS, UPON APPROVAL OF THE PROJECT ENGINEER.
6. AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, MORE SILTATION CONTROL FACILITIES MAY BE REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS NEW CONDITIONS THAT MAY BE CREATED AND TO PROVIDE ADDITIONAL FACILITIES OVER THE ABOVE MINIMUM REQUIREMENTS AS MAY BE REQUIRED.
7. MEASURES FOR CONTROL OF EROSION MUST BE ADEQUATE TO ASSURE THAT TURBIDITY IN THE RECEIVING WATER WILL NOT BE INCREASED BEYOND LEVELS ESTABLISHED BY THE STATE OR OTHER CONTROLLING BODY, IN WATERS USED FOR PUBLIC SUPPLY OR FISHING UNLESS OTHER LIMITS HAVE BEEN ESTABLISHED FOR THE PARTICULAR WATER.
8. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS DURING THE DURATION OF CONSTRUCTION TO INSURE THAT CHANNELS, DITCHES AND PIPES ARE CLEAR OF DEBRIS AND THAT EROSION CONTROL BARRIERS ARE INTACT. EROSION CONTROL BARRIERS SHALL BE CLEANED AND MAINTAINED AS REQUIRED TO ENSURE FUNCTIONALITY.
9. AN ANTI-TRACKING CONSTRUCTION ENTRANCE SHALL BE MAINTAINED AT ALL POINTS OF CONSTRUCTION ACCESS AND EGRESS TO PUBLIC RIGHTS-OF-WAY FOR THE DURATION OF CONSTRUCTION.
10. ANY SEDIMENT TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE SWEPT AND CLEANED AT THE END OF EACH WORK DAY.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL, WHICH INCLUDES STREET SWEEPING OF ALL PAVED SURFACES WITHIN THE SITE AND OFF-SITE AREAS THAT ARE IMPACTED BY SITE CONSTRUCTION.
12. ALL TOPSOIL WITHIN THE LIMITS OF THE EXCAVATED AREAS SHALL BE STRIPED TO ITS FULL DEPTH AND STOCKPILED FOR REUSE AND SEGREGATED FROM SUBSURFACE SOIL MATERIAL. EXCESS TOPSOIL SHALL BE DISPOSED OF ON SITE AS DIRECTED BY THE PROJECT ENGINEER.
13. ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN THE LIMIT OF WORK LINE AND STABILIZED TO PREVENT EROSION.
14. SILT SACKS SHALL BE INSTALLED IN ALL DOWNSTREAM DRAIN INLETS PRIOR TO CONSTRUCTION TO CONTROL SILTATION.
15. WITHIN THE LIMIT OF WORK TREES THAT ARE TO BE REMOVED MAY BE CUT BUT BRUSH AND STUMPS SHALL NOT BE REMOVED UNTIL ONE WEEK PRIOR THE START OF CONSTRUCTION. DISTURBANCE OF THE EXISTING GROUND SURFACE SHALL BE MINIMIZED PRIOR TO THE START OF CONSTRUCTION.
16. SILTATION AND SEDIMENTATION BASINS SHALL BE INSTALLED ON SITE TO DE-SILT ALL STORMWATER OR WATER PUMPED FROM EXCAVATED AREAS. PROPOSED DETENTION AND INFILTRATION BASINS MAY BE UTILIZED AS SILTATION PONDS PROVIDED THAT TOPSOIL AND SUBSOIL IS NOT STRIPPED FROM THE BOTTOM OF THE BASINS. SILTATION AND SEDIMENTATION BASINS SHALL BE CONSTRUCTED TO RECEIVE DISCHARGE FROM SILTATION AND SEDIMENTATION PONDS IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION. FOLLOWING STABILIZATION OF UPSTREAM TRIBUTARY AREAS, TOPSOIL AND SUBSOIL SHALL BE REMOVED FROM BASINS AND FREE-DRAINING SOIL FILL MATERIAL PLACED FROM PARENT MATERIAL UP TO SUBGRADE. BASIN BOTTOMS SHALL RECEIVE FINAL LOAM AND SEED.
17. EROSION CONTROL BLANKETS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS FOR AREAS REQUIRING SLOPE STABILIZATION AND SHALL BE LOAMED, SEEDED AND FERTILIZED PRIOR TO THE PLACEMENT OF THE BLANKETS.
18. CONTRACTOR SHALL DIVERT STORMWATER RUNOFF AROUND THE SITE AS REQUIRED AND DRAINAGE SHALL BE RESTORED TO CONDITION EXISTING PRIOR TO CONSTRUCTION UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
19. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED OR MULCHED AS SOON AS PRACTICABLE.

CONSTRUCTION SEQUENCING NOTES:

1. INSTALL CONSTRUCTION ENTRANCE.
2. CLEAR AND GRUB ONLY AS NECESSARY FOR SAFE ACCESS TO SITE FOR TREE REMOVAL EQUIPMENT AND MACHINERY AND THE THE INSTALLATION OF EROSION CONTROL BARRIER AND SEDIMENT CONTROL MEASURES AROUND THE INITIAL STAGING AREA(S).
3. FELL TREES WITHIN APPROVED LIMITS OF CLEARING (WORK AREA).
4. INSTALL EROSION CONTROL BARRIERS AND SEDIMENT CONTROL MEASURES AS WELL AS LIMIT OF WORK DEMARCATION (FLAGGING OR FENCING) AS MAY BE SHOWN ON THE DRAWINGS OR REQUIRED BY PERMIT GRANTING AUTHORITIES.
5. EXCAVATE TEMPORARY SEDIMENTATION BASINS TO ONE FOOT ABOVE BOTTOM OF BASIN ELEVATION AND CONSTRUCT TEMPORARY DIVERSION SWALES TO DIRECT SEDIMENTATION RUNOFF TO BASINS.
6. CLEAR AND GRUB WITHIN LIMIT OF WORK AREA AND PROPERLY DISPOSE OF STUMPS AND BRUSH.
7. PERFORM SITE CUT AND FILL OPERATIONS AND ESTABLISH ROUGH SUB-GRADES.
8. ROUGH GRADE PAVED AREAS.
9. LOAM AND SEED TEMPORARY SEDIMENT BASINS AND TEMPORARY DIVERSION SWALES.
10. ESTABLISH STOCKPILE AREA AND SURROUND WITH EROSION CONTROL BARRIER. AVOID STOCKPILING IN VALLEYS OR LOW-LYING AREA WHERE SUSCEPTIBLE TO EROSION.
11. MAINTAIN CONSTRUCTION ENTRANCE, EROSION CONTROL MEASURES, TEMPORARY DIVERSION SWALES AND TEMPORARY SEDIMENTATION BASINS THROUGHOUT DURATION OF CONSTRUCTION. REMOVE SEDIMENT IN TEMPORARY BASIN(S) WHEN ACCUMULATED TO A DEPTH OF TWELVE (12) INCHES.
12. SEDIMENTATION BASINS TO REMAIN DURING EARTHWORK OPERATIONS. ALL SEDIMENT SHALL BE REMOVED FROM BASINS AND BOTTOM OF BASINS EXCAVATED TO FINAL BOTTOM ELEVATION FOLLOWING STABILIZATION OF DISTURBED AREAS.
13. EROSION AND SEDIMENT CONTROL IS SUBJECT TO CHANGE BASED UPON FIELD CONDITIONS, CONSTRAINTS, AND OTHER UNFORESEEN FACTORS.

LAYOUT AND MATERIAL NOTES:

1. ALL SETBACK LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED, UNLESS NOTED OTHERWISE.
2. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL AND CENTERLINE OF PAVEMENT MARKINGS UNLESS NOTED OTHERWISE.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE GROUND AND REPORT ANY DISCREPANCIES TO THE PROJECT ENGINEER.
4. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING.
5. EXISTING PROPERTY LINE MONUMENTATION SHALL BE PROTECTED DURING CONSTRUCTION. ANY MONUMENTATION DISTURBED DURING CONSTRUCTION OR ANY PROPOSED MONUMENTATION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
6. SYMBOLS OF PROJECT FEATURES DEPICTED IN THESE DRAWINGS ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURER'S SPECIFICATIONS, SHOP DRAWINGS AND FIELD MEASUREMENTS FOR ACCURATE INFORMATION.
7. EACH ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CONTAINING THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" AS DESCRIBED IN THE AMERICANS WITH DISABILITIES ACT, PUBLIC LAW 101-366, AND DETAILED IN THE FHWA/USDOT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS AMENDED.

GRADING, DRAINAGE AND UTILITY NOTES:

1. THE CONTRACTOR SHALL CONFIRM THE SIZE AND DISPOSITION OF ALL UTILITIES TO SITE AND COORDINATE WITH RESPECTIVE UTILITY COMPANIES REGARDING ANY UTILITIES THAT REQUIRE REMOVAL OR RELOCATION. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED.
2. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE AND ASSUMED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES THAT ARE NOT DEPICTED HEREON. NO WARRANTEE IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF SUBSURFACE UTILITY LOCATIONS OR DISPOSITION, UNLESS OTHERWISE NOTED ON THE PLAN.
3. CONTRACTOR SHALL CONFIRM DEPTH(S) OF PERTINENT UTILITIES BY TEST PIT AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
4. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE PROJECT SURVEYOR AND ENGINEER.
5. PROVIDE CRIBBING TO PROTECT UTILITY LINES DURING CONSTRUCTION AS NECESSARY.
6. THE CONTRACTOR SHALL PROTECT SUBSURFACE DRAINAGE, SEWER AND ALL OTHER UTILITIES FROM EXCESSIVE VEHICLE LOADS DURING CONSTRUCTION. FACILITIES DAMAGED DUE TO CONSTRUCTION LOADS SHALL BE RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER OR UTILITY OWNER.
7. CATCH BASINS SHALL BE CDS 2015-4 AS MANUFACTURED BY CONTECH.
8. ALL DRAIN PIPE SHALL BE OR SMOOTH INTERIOR CORRUGATED POLYETHYLENE (CPE TYPE S; AASHTO M252 OR M294), UNLESS OTHERWISE NOTED. PIPE LENGTHS ARE MEASURED CENTER-OF-STRUCTURE TO CENTER-OF-STRUCTURE.
9. ALL GRAVITY SEWER PIPE SHALL BE SDR 35 PVC (ASTM D3034) WITH WATERTIGHT INTEGRAL BELL GASKETED JOINT (ASTM D3212) AND ELASTOMERIC GASKET (ASTM F477), UNLESS OTHERWISE NOTED.
10. ALL FORCE MAIN SEWER PIPE SHALL BE SDR 21 PVC (200 PSI RATED, ASTM D2241) WITH WATERTIGHT JOINTS (ASTM D2672 OR D3212 AS ALLOWED), UNLESS OTHERWISE NOTED.
11. ALL WATER MAIN PIPE AND FITTINGS SHALL BE CLDI CLASS 52 (AWWA C151, C110 & C104) WITH RUBBER GASKETED JOINTS (AWWA 111), UNLESS OTHERWISE NOTED. ALL WATER SERVICES TO BE PRESSURE RATED PE OR COPPER AS REQUIRED AND APPROVED BY DPW. PROVIDE FIVE (5) FEET MINIMUM COVER ON ALL WATER MAINS AND SERVICES.
12. WHERE 10' HORIZONTAL SEPARATION BETWEEN SEWER AND WATER MAINS CANNOT BE MAINTAINED, CROWN OF SEWER MAIN SHALL BE EIGHTEEN (18) INCHES BELOW BOTTOM OF WATER MAIN, IN ACCORDANCE WITH SECTION 9.7.2 OF MASSDEP "GUIDELINES AND POLICIES FOR PUBLIC WATER SYSTEMS" (AS DEFINED IN 310 CMR 22.02).
13. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION OF GAS, ELECTRIC, TELECOMMUNICATIONS AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES AS REQUIRED. WHERE AN EXISTING UTILITY IS IN CONFLICT WITH THE PROPOSED WORK THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE OWNER AND PROJECT ENGINEER FOR RESOLUTION.
14. PROPOSED GAS, ELECTRIC, TELECOMMUNICATIONS AND CABLE TV DEPICTED IS SCHEMATIC ONLY. CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANY FOR FINAL PLANS AND SPECIFICATIONS.
15. ALL UTILITIES INCLUDING CONCRETE PADS ARE TO BE INSTALLED PER UTILITY COMPANY OR LOCAL DPW STANDARDS AS APPLICABLE.
16. ALL UTILITY COVERS, GRATES, HATCHES, ETC., SHALL BE FLUSH WITH THE PAVEMENT FINISHED GRADE.
17. EXISTING PAVEMENT SHALL BE SAW CUT AND NEW PAVEMENT SHALL BE BLENDED SMOOTHLY TO MEET CUT EDGES.
18. FINAL GRADES SHALL BE PITCHED EVENLY BETWEEN SPOT ELEVATIONS AND ALL AREAS SHALL BE GRADED TO DRAIN WITH NO PUDDLING OR PONDING.
19. THE CONTRACTOR SHALL SCHEDULE THE WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDLING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURBING MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.
20. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE (2% MINIMUM) AWAY FROM ALL BUILDING FOUNDATIONS AND STRUCTURES.
21. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION (PER 521 CMR 23.4.3).
22. GRADES IN ACCESSIBLE WALKWAYS SHALL NOT EXCEED 5% (PER 521 CMR 22.3) AND SHALL NOT HAVE A CROSS PITCH OF MORE THAN 2% (PER 521 CMR 22.3.1).
23. RIPRAP APRONS SHALL BE PROVIDED AT ALL FLARED ENDS AND HEADWALLS.
24. RETAINING WALLS OVER FOUR (4) FEET IN HEIGHT ARE TO BE DESIGNED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ENGINEERED STRUCTURAL DRAWINGS FOR RETAINING WALLS WHERE REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO THE STATE BUILDING CODE (780 CMR).
25. ALL DISTURBED AREAS SHALL BE LOAMED TO A SIX (6) INCH DEPTH AND SEEDED WITH SUITABLE GRASS SEED MIX UNLESS OTHERWISE SPECIFIED ON THE PLANS.
26. GUTTERS ON THE FRONT OF THE __ RESIDENTIAL BUILDINGS SHALL BE CONNECTED TO THE ROOF DRAIN INFILTRATION SYSTEMS. ADDITIONAL PIPING, BEYOND THAT DEPICTED, MAY BE REQUIRED.

LEGEND

ENVIRONMENTAL

- 100' FLOOD ZONE
- 100' WETLAND BUFFER ZONE — 100' WBZ
- 200' RIVERFRONT AREA
- APPROX. BOUNDARY BORDERING VEGETATED WETLAND — BBVW
- BOUNDARY BORDERING VEGETATED WETLAND — BBVW
- EROSION CONTROL BARRIER — ECB
- STREAM - INTERMITTENT — FLOW
- STREAM - PERENNIAL — FLOW
- WATER BODY

GRADING & TOPOGRAPHY

- BASEMENT FLOOR ELEVATION — BFE=100.00
- CONTOUR - MINOR — 99
- CONTOUR - MAJOR — 100
- CURB - BOTTOM OF CURB — BCx100
- CURB - TOP OF CURB — TCx100
- FINISH FLOOR ELEVATION — FFE=100.00
- FOUNDATION - TOP OF FOUNDATION — TOF=100.00
- GARAGE FLOOR ELEVATION — GFE=100.00
- HIGH POINT — HPx100
- LOW POINT — LPx100
- SPOT ELEVATION — x100.00
- TREELINE
- WALL - BOTTOM OF WALL — BWx100
- WALL - TOP OF WALL — TWx100

MATERIALS

- BOLLARD POST — BP
- BUILDING
- BUILDING - DOOR
- BUILDING - OVERHEAD DOOR — OHD
- BUILDING - OVERHANG
- CAPE COD BERM — CCB
- CURB - BITUMINOUS CONCRETE — BCC
- CURB - CONCRETE — CC
- CURB - HAUNCHED — HCC
- CURB - SLOPED GRANITE — SGC
- CURB - VERTICAL GRANITE — VGC
- EDGE OF PAVEMENT — EOP
- FENCE - CHAIN LINK — CLF
- FENCE - POST & RAIL — PRF
- FENCE - STOCKADE — SF
- GUARDRAIL - STEEL — SGR
- GUARDRAIL - STEEL BACK WOODEN — SBWG
- GUARDRAIL - WOODEN — WGR
- HANDICAP ACCESSIBLE PARKING SPACE
- HANDICAP ACCESSIBLE RAMP — HCR
- HANDRAIL - STEEL — SHR
- HANDRAIL - WOODEN — WHR
- LIGHTPOLE — (TRADITIONAL) (ORNAMENTAL)
- RIPRAP
- SIGN — S
- WALL - CONCRETE
- WALL - HEAD
- WALL - RAILROAD TIE
- WALL - STONE
- WALL - WING

MONITORING & TESTING

- MONITORING WELL — MW
- PERCOLATION TEST — PT-##
- TEST PIT — TP-##

UTILITIES & DRAINAGE

ELECTRIC & COMMUNICATION

- ELECTRIC BOX — E
- ELECTRIC, COMMUNICATION & DATE LINE — UGE
- ELECTRIC MANHOLE — EMH
- OVERHEAD WIRE — OHW
- TELEPHONE MANHOLE — TMH
- TRANSFORMER — T
- UTILITY POLE — UP

GAS

- GAS LINE — G
- GAS METER — GM
- GATE VALVE — GV

SANITARY SEWER & WASTEWATER

- FORCEMAIN — FM
- SANITARY SEWER LINE — S
- SANITARY SEWER SERVICE — SS
- SANITARY SEWER MANHOLE — SMH

STORMWATER

- AREA DRAIN — AD
- CATCH BASIN — CB
- CATCH BASIN - D-TYPE — CB D-TYPE
- CATCH BASIN - DOUBLE — DCB
- CATCH BASIN - LEACHING — LCB
- CATCH BASIN - ROUND — CB
- DROP INLET — DI
- DRAINLINE — D
- DRAIN MANHOLE — DMH
- FLARED END — FE
- FOUNDATION DRAIN — FD
- INVERT — INV=100.00
- OUTLET CONTROL STRUCTURE — OCS
- RIM — R=100.00
- ROOF DRAIN — RD

WATER & APPURTENANCES

- HYDRANT — HYD
- GATE VALVE — GV
- REDUCER
- TEE
- WATER LINE — W
- WATER SERVICE — WS
- WATER SHUT OFF
- WELL — W

ZONING SUMMARY TABLE

SUBURBAN (S), AGRICULTURAL (A) DISTRICTS & WATER RESOURCE OVERLAY DISTRICT

	REQUIRED | ALLOWED	EXISTING	PROVIDED
MINIMUM LOT AREA*	80,000 S.F. 10,000 SF OF LOT AREA PER BEDROOM (220 BEDROOMS ALLOWED)*	2,485,000± S.F. (57± ACS.)	NO CHANGE 2,201,937± S.F.* (216 BEDROOMS)
MINIMUM FRONTAGE	150'	350'±	NO CHANGE
MINIMUM FRONT YARD	30'	163'±	431.2'±
MINIMUM SIDE YARD	15'	30'±	100.6'±
MINIMUM REAR YARD	20'	1319'±	313.0'±
MINIMUM LANDSCAPED OPEN SPACE PER DWELLING UNIT	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	35'	LESS THAN 35'	LESS THAN 35'
MINIMUM PERIMETER BUFFER	100'	N/A	100' MINIMUM
MINIMUM LANDSCAPED OPEN SPACE	N/A	N/A	80%±
MINIMUM DISTANCE BETWEEN BUILDINGS	N/A	N/A	30'±

* AT LEAST 90% OF THE LOT AREA NECESSARY FOR COMPLIANCE WITH MINIMUM LOT AREA REQUIREMENTS SHALL BE EXCLUSIVE OF AREAS SUBJECT TO THE PROTECTION UNDER THE WETLANDS PROTECTION ACT, M.G.L. ch. 1312 & 40, FOR REASONS OTHER THAN BEING SUBJECT TO FLOODING.

PARKING SUMMARY TABLE

DIMENSIONAL REQUIREMENTS

	REQUIRED	EXISTING	PROVIDED
MINIMUM PARKING SPACE SIZE	9'x18'	VARIES	9'x18'
MINIMUM DRIVE AISLE WIDTH	N/A	VARIES	24'
MINIMUM FRONT YARD SETBACK	20'	14±'	71.8±'
MINIMUM SIDE YARD SETBACK	N/A	N/A	25±'
MINIMUM REAR YARD SETBACK	N/A	N/A	1,463±'
MINIMUM PARKING AREA PLANTING AREA	N/A (LESS THAN 30 SPACES)	N/A	N/A

PARKING REQUIREMENTS

	REQUIRED	EXISTING	PROVIDED
TWO SPACES PER TWO BEDROOM DWELLING UNIT	220 SPACES	N/A	432 SPACES
THREE SPACES PER KSF GFA - (3,500 COMMUNITY CENTER)	11 SPACES	130 SPACES	21 SPACES
ACCESSIBLE PARKING SPACES	1 SPACES (OF TOTAL)	N/A	2 SPACES (OF TOTAL)
ACCESSIBLE VAN SPACES	1 SPACES (OF TOTAL)	N/A	1 SPACES (OF TOTAL)
TOTAL:	231 SPACES	130 SPACES	453 SPACES

THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

ABBREVIATIONS

ACRES	AC.
BITUMINOUS CONCRETE	BIT. CONC.
CONCRETE	CONC.
DIAMETER	DIA.
FOUND	FND
LINEAR FEET	L.F.
MAINTAIN AND PROTECT	M&P
NOT TO SCALE	N.T.S.
NOW OR FORMERLY	N / F
PLUS OR MINUS	±
SQUARE FEET	S.F.
REMOVE AND DISPOSE	R&D
REMOVE AND REPLACE	R&R

PLANTING NOTES:

1. ALL PLANT MATERIAL SHALL MEET THE THE SPECIFICATIONS AND GUIDELINES OF THE AMERICAN STANDARD FOR NURSERY STOCK ISSUED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
2. ANY PROPOSED SUBSTITUTION OF PLANT MATERIAL SHALL BE EQUAL IN OVERALL SIZE, HEIGHT, LEAF, FORM, BRANCHING HABIT, FRUIT, FLOWER, COLOR, AND CULTURE. ALL PROPOSED SUBSTITUTIONS SHALL BE REVIEWED AND APPROVED IN WRITING BY LANDSCAPE ARCHITECT PRIOR TO PURCHASING.
3. FINAL QUANTITIES FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLANS. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL REPORT AND DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
4. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL AT THE SITE. MATERIAL SHALL BE REMOVED FROM THE PROPERTY BY THE LANDSCAPE CONTRACTOR AND REPLACED WITH PLANT MATERIAL APPROVED BY LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
5. ALL TREES SHALL BE BALLED AND BURLAPPED UNLESS OTHERWISE SPECIFIED.
6. THE LANDSCAPE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW AND ABOVE GRADE UTILITIES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS.
7. ALL TREE PLANTINGS TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION FROM PROPOSED AND EXISTING SEWER AND WATER LINES OR AS SHOWN ON THE PLANS.
8. ALL PLANTING BEDS ARE TO BE CROWNED WITH TOPSOIL AND MULCH ABOVE ADJACENT AREAS.
9. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICT.
10. THE LANDSCAPE CONTRACTOR SHALL LAYOUT ALL PLANT MATERIAL AS SHOWN ON THE PLANS AND SHALL NOTIFY THE LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS PRIOR TO INSTALLAITON FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
11. PROVIDE A 3" DEPTH OF MULCH AS SHOWN ON THE PLANTING DETAILS UNDER AND AROUND ALL PLANT MATERIAL AND IN ALL PLANT BEDS AND LANDSCAPE ISLANDS. MULCH SHALL BE CLEAN, SHREDDED PINE BARK MULCH UNLESS OTHERWISE SPECIFIED. PRIOR TO SPREADING MULCH, APPLY A WEED PRE-EMERGENT SUCH AS "PREEN" OR APPROVED EQUAL. FOLLOW MANUFACTURER'S APPLICATION INSTRUCTIONS.
12. ALL TREES ADJACENT TO SIDEWALKS SHALL HAVE A 6'-8" MINIMUM BRANCHING HEIGHT AT TIME OF PLANTING.
13. LAWN AND DISTURBED SHALL RECEIVE A MINIMUM OF 6" OF LOAM AND SPECIFIED SEED MIX UNLESS OTHERWISE NOTED. AREAS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
14. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE MAINTENANCE OF THE PLANT MATERIAL AND LAWN AREAS UNTIL DATE OF FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. WATERING SHALL BE PROVIDED DURING THE FIRST GROWING SEASON WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
15. IF AN IRRIGATION SYSTEM IS PROVIDED THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL COORDINATION WITH THE IRRIGATION CONTRACTOR TO PROVIDE PROPER IRRIGATION TO ALL TREES, PLANT BEDS AND LAWN AREAS UNLESS OTHERWISE NOTED. IRRIGATION DESIGN AND PERMITTING TO BE PROVIDED BY OTHERS.
16. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ALL REPLACEMENTS SHALL BE AT NO ADDITIONAL COST TO OWNER.

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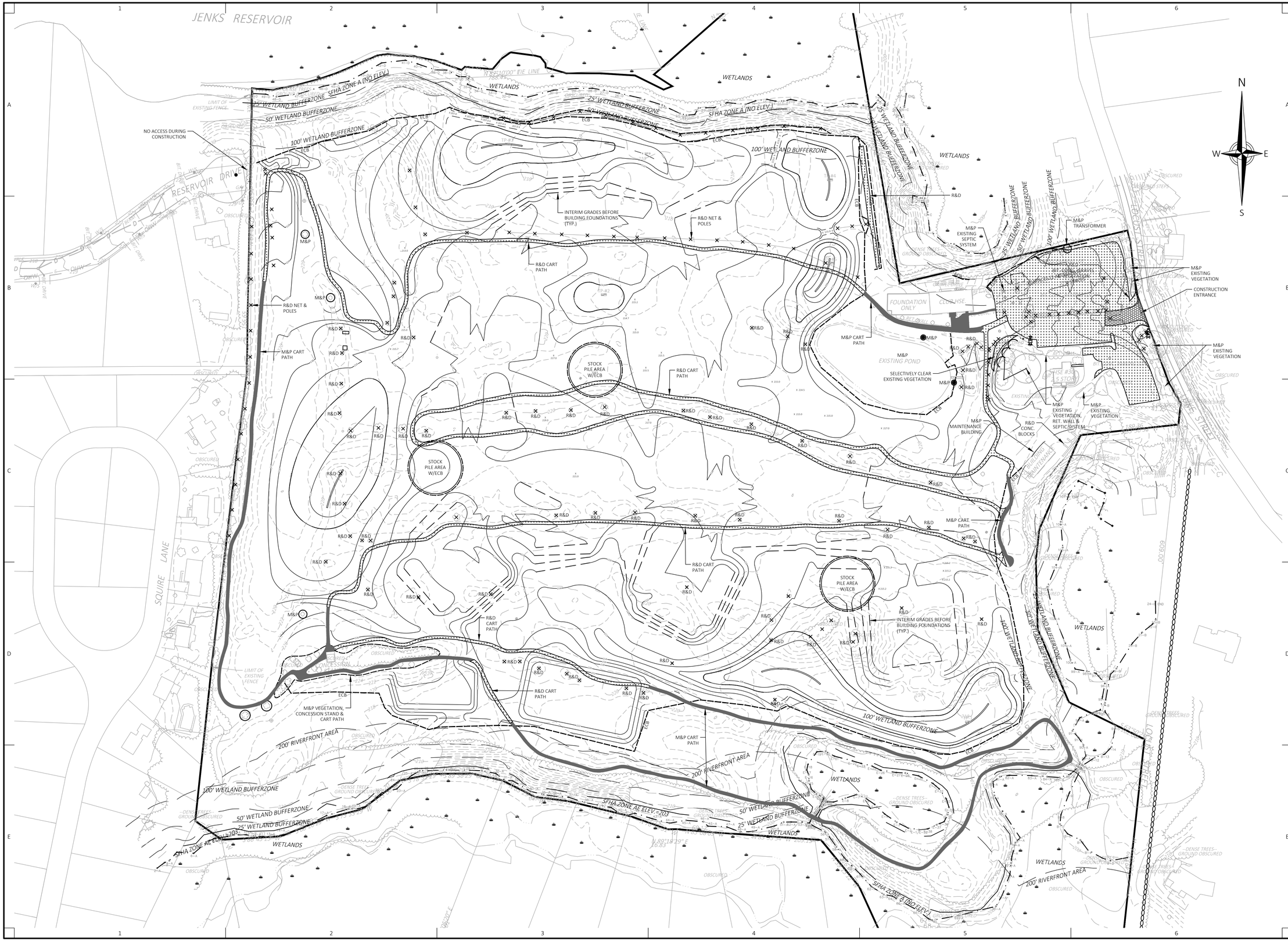

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APPROVED

Project Owner:
TRG Family LTD Partnership
30 Locust Street
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Project Applicant:
ELITE HOME BUILDERS
PO Box 1205
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Project Title:
Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:
SITE PREPARATION & DEMOLITION PLAN

Town Permits

MASSACHUSETTS — JAMES T. ALMEIDA — NO. 1108 — REGISTERED LANDSCAPE ARCHITECT — 01/28/2022

COMMONWEALTH OF MASSACHUSETTS — MICHAEL J. SCOTT — CIVIL — No. 40863 — REGISTERED PROFESSIONAL ENGINEER — 1-28-2022

No:	Date:	Revision | Issue:
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	TOWN & PEER REVIEW COMMENTS
1	10/01/2021	INITIAL ISSUE

Drawn By:	JTA	Checked By:	MJS
Date:	10/01/2021	Project No.:	20-0034

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Scale: 1" = 80'

Sheet No.:
C-002

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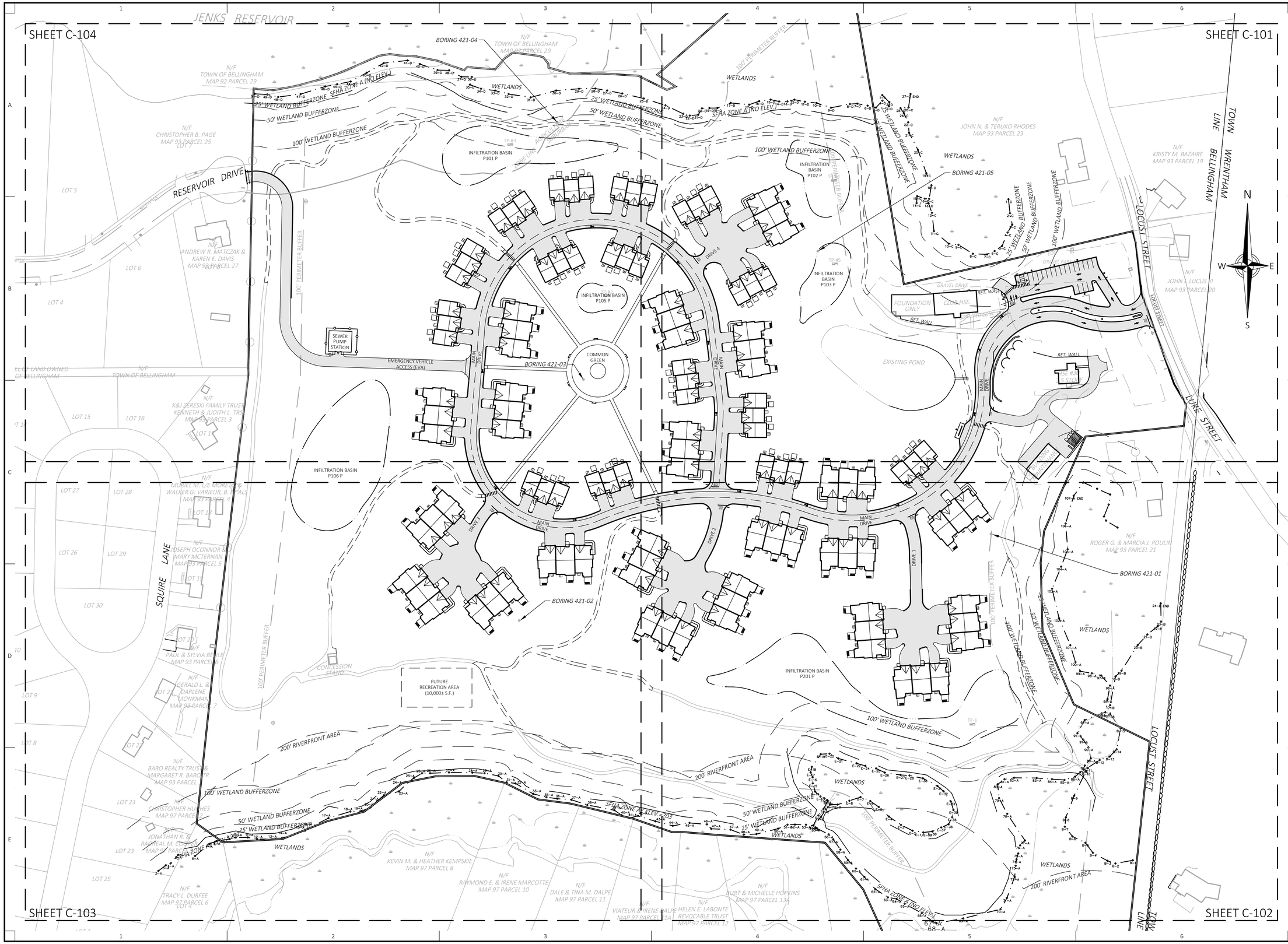

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LAYOUT & MATERIALS INDEX SHEET

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3	01/28/2022	TOWN & PEER REVIEW COMMENTS
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1	10/01/2021	TOWN & PEER REVIEW COMMENTS

Drawn By: JTA | Checked By: MJS
Date: 04/22/2021 | Project No.: 20-0034
Scale: 1" = 80'

Sheet No.:
C-100

C:\Users\jtalmeida\Land Design Collaborative\Land Design Collaborative - Documents_ - Active Work\projects (working directory)\PROJECTS\20-0034 - Bungay Brook, Bellingham\DWG\20-0034-C100.dwg

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APPROVED

Project Owner:
TRG Family LTD Partnership
30 Locust Street
Bellingham, MA 02019

Project Applicant:
ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:
Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:
LAYOUT & MATERIALS PLAN

Town Permits

MASSACHUSETTS — JAMES T. ALMONTE — No. 1199 — REGISTERED LANDSCAPE ARCHITECT

COMMONWEALTH OF MASSACHUSETTS — MICHAEL J. SCOTT — CIVIL — No. 40863 — REGISTERED PROFESSIONAL ENGINEER

No:	Date:	Revision | Issue:
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	TOWN & PEER REVIEW COMMENTS
1	10/01/2021	TOWN & PEER REVIEW COMMENTS

Drawn By:	JTA	Checked By:	MJS
Date:	04/22/2021	Project No.:	20-0034

0 20 40 80 120
Scale: 1" = 40'

Sheet No.:
C-101

C:\Users\jtaranto\Documents\Land Design Collaborative\Land Design Collaborative - Documents - _Clients Non-Projects (Inactive&Prospects)\PROJECTS\20-0034 - Bungay Brook, Bellingham\CAD\20-0034-C100.dwg

MATCH LINE (SEE SHEET C-101)

MATCH LINE (SEE SHEET C-103)

BLDG - 2 (TYPE 2)
BLDG - 3 (TYPE 1)
BLDG - 22 (TYPE 2)
BLDG - 23 (TYPE 2)
BLDG - 27 (TYPE 2)
BLDG - 21 (TYPE 2)
BLDG - 30 (TYPE 2)
BLDG - 24 (TYPE 2)
BLDG - 26 (TYPE 2)
BLDG - 25 (TYPE 2)

BIT. CONC. PAVEMENT
MAIN DRIVE
DRIVE 1
DRIVE 2
BREAK CURB
R1-1 SIGN
SPEED LIMIT SIGN
STOP
LP TYP.
5' WIDE BIKE/WALKING LANE
LIMIT OF EXISTING CART PATH AND PROPOSED WALKING TRAIL
EXISTING CART PATH TO REMAIN
PROPOSED WALKING TRAIL

INFILTRATION BASIN P201 P

100' PERIMETER BUFFER
100' WETLAND BUFFERZONE
50' WETLAND BUFFERZONE
25' WETLAND BUFFERZONE
200' RIVERFRONT AREA
WETLANDS
INTERMITTENT STREAM
FIFTH GREEN
BORING 421-01
3PHA ZONE A (NO ELEV.)
F.F. ELEV.=203

N/F
ROGER G. & MARCIA J. POULIN
MAP 93 PARCEL 21

N/F
BURT & MICHELLE HOPKINS
MAP 97 PARCEL 13A

N/F
HELEN E. LABONTE
REVOCABLE TRUST
MAP 97 PARCEL 12

LOCUST STREET

N
W
E
S

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APPROVED

Project Owner:
TRG Family LTD Partnership
30 Locust Street
Bellingham, MA 02019

Project Applicant:
ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:
Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:
LAYOUT & MATERIALS PLAN

Town Permits

COMMONWEALTH OF MASSACHUSETTS
JESSE T. ALMONTE
No. 11195
REGISTERED LANDSCAPE ARCHITECT
01/28/2022

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40863
REGISTERED PROFESSIONAL ENGINEER

No:	Date:	Revision | Issue:
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	TOWN & PEER REVIEW COMMENTS
1	10/01/2021	TOWN & PEER REVIEW COMMENTS

Drawn By: JTA	Checked By: MJS
Date: 04/22/2021	Project No.: 20-0034

0 20 40 80 120
Scale: 1" = 40'

Sheet No.:
C-102

C:\Users\James.Antonelli\Land Design Collaborative\Land Design Collaborative - Documents__Clients\New Projects_Bungay Brook, Bellingham\DWG\20-0034 C100.dwg

MATCH LINE (SEE SHEET C-104)

MATCH LINE (SEE SHEET C-102)

N

W E

S

LOT 27 LOT 28 LOT 26 LOT 29 LOT 30 LOT 9 LOT 8 LOT 22 LOT 23 LOT 25 LOT 4

SQUIRE LANE

N/F MURIEL M. L/E MORETTI & WALKER G: VARIEUR, B. ET ALS MAP 93 PARCEL 4

LOT 18

N/F JOSEPH OCONNOR & MARY MCTERNAN MAP 93 PARCEL 5

LOT 19

LOT 20

N/F PAUL & SYLVIA BELILE MAP 93 PARCEL 6

LOT 21

N/F GERALD L. & DARLENE MONKMAN MAP 93 PARCEL 7

N/F BARO REALTY TRUST & MARGARET R. BARO TR MAP 93 PARCEL 1

N/F CHRISTOPHER HUGHES MAP 97 PARCEL 2

N/F JONATHAN R. & RACHEAL M. COFFEY MAP 97 PARCEL 3

N/F TRACY L. DURFEE MAP 97 PARCEL 6

N/F KEVIN M. & HEATHER KEMPSKIE MAP 97 PARCEL 8

N/F RAYMOND E. & IRENE MARCOTTE MAP 97 PARCEL 10

N/F DALE & TINA M. DALPE MAP 97 PARCEL 11

VIATEUR R. & TINE DALPE MAP 97 PARCEL 11A

EXISTING CART PATH TO REMAIN

EXISTING FENCE TO REMAIN

INFILTRATION BASIN P106 P

PROPOSED WALKING TRAIL

313.0'

LIMIT OF EXISTING CART PATH AND PROPOSED WALKING TRAIL

LIMIT OF EXISTING FENCE

100' PERIMETER BUFFER

CONCESSION STAND

EXISTING CART PATH TO REMAIN

FUTURE RECREATION AREA (10,000± S.F.)

LIMIT OF EXISTING CART PATH AND PROPOSED WALKING TRAIL

RECONSTRUCT TRAIL IN SAME LOCATION AS EXISTING CART PATH

LIMIT OF EXISTING CART PATH AND PROPOSED WALKING TRAIL

EXISTING CART PATH TO REMAIN

200' RIVERFRONT AREA

100' WETLAND BUFFERZONE

50' WETLAND BUFFERZONE

25' WETLAND BUFFERZONE

WETLANDS

SFHA ZONE AE ELEV.=203

INTERMITTENT STREAM

BLDG - 15 (TYPE 2)

BLDG - 16 (TYPE 2)

BLDG - 17 (TYPE 2)

BLDG - 18 (TYPE 2)

BLDG - 25 (TYPE 1)

BLDG - 26 (TYPE 1)

BLDG - 28 (TYPE 1)

BLDG - 29 (TYPE 2)

BIT. CONC. PAVEMENT

MAIN DRIVE

DRIVE 1

DRIVE 2

5' WIDE BIKE/WALKING LANE

CONC. ACR

LP TYP.

R1-1 SIGN

3'R TYP.

20'R

188.5'R

574.5'R

546.5'R

CCB

1-1/2" CCB

9'40'

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APPROVED

Project Owner:
TRG Family LTD Partnership
30 Locust Street
Bellingham, MA 02019

Project Applicant:
ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:
Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:
LAYOUT & MATERIALS PLAN

Town Permits

JAMES T. ALMEIDA NO. 1198 REGISTERED LANDSCAPE ARCHITECT

MICHAEL J. SCOTT CIVIL No. 40863 REGISTERED PROFESSIONAL ENGINEER

No:	Date:	Revision | Issue:
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	TOWN & PEER REVIEW COMMENTS
1	10/01/2021	TOWN & PEER REVIEW COMMENTS

Drawn By: JTA	Checked By: MJS
Date: 04/22/2021	Project No.: 20-0034

0 20 40 80 120
Scale: 1" = 40'

Sheet No.:
C-103

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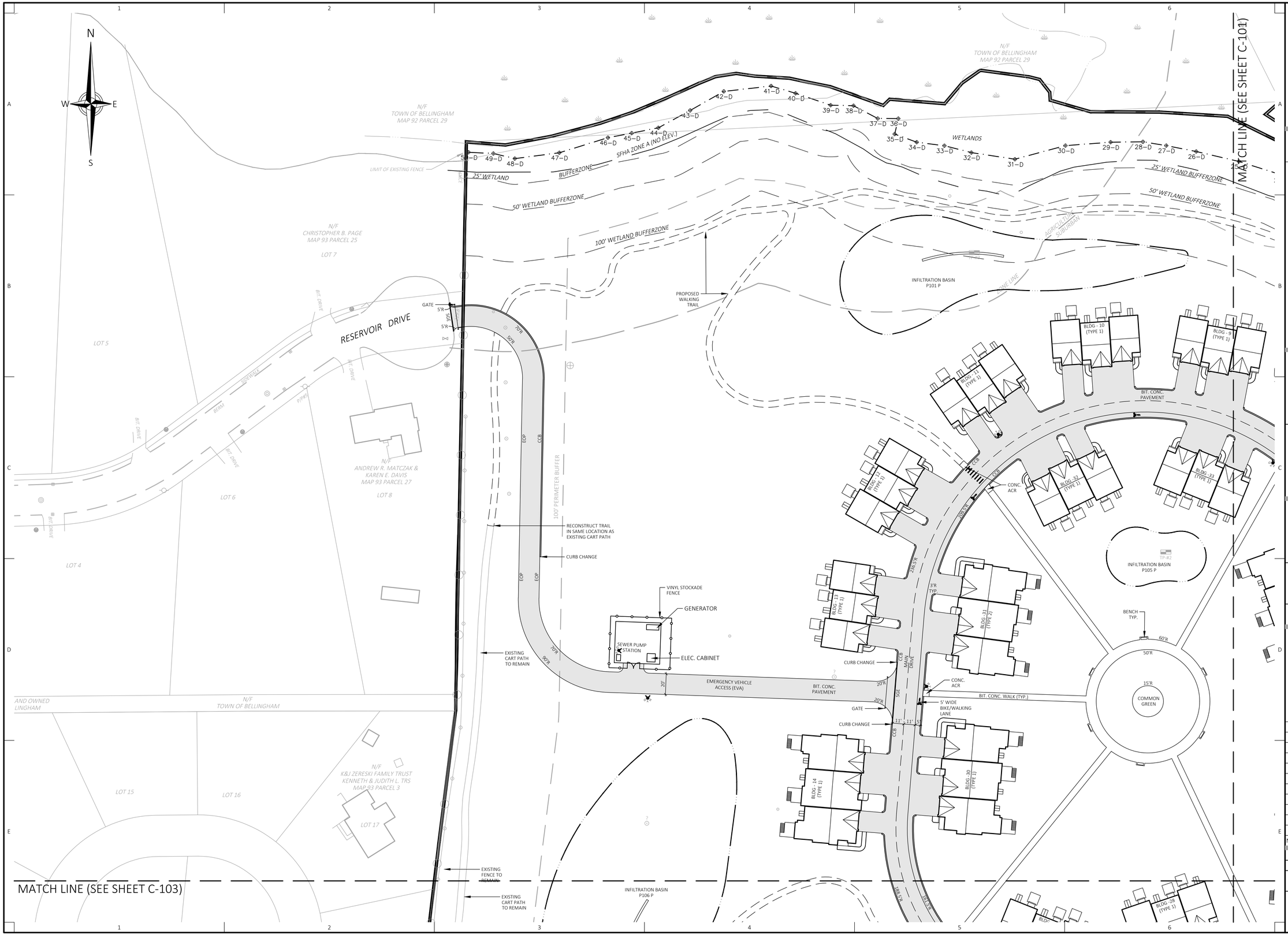

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APPROVED

Project Owner:
TRG Family LTD Partnership
30 Locust Street
Bellingham, MA 02019

Project Applicant:
ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:
Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:
LAYOUT & MATERIALS PLAN

Town Permits

COMMONWEALTH OF MASSACHUSETTS
JAMES T. ALMOND
No. 11181
REGISTERED LANDSCAPE ARCHITECT

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40863
REGISTERED PROFESSIONAL ENGINEER

No:	Date:	Revision | Issue:
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	TOWN & PEER REVIEW COMMENTS
1	10/01/2021	TOWN & PEER REVIEW COMMENTS

Drawn By:	JTA	Checked By:	MJS
Date:	04/22/2021	Project No.:	20-0034

0 20 40 80 120
Scale: 1" = 40'

Sheet No.:
C-104

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SHEET C-204

SHEET C-201

SHEET C-203

SHEET C-202

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APPROVED

Project Owner:

TRG Family LTD Partnership
30 Locust Street
Bellingham, MA 02019

Project Applicant:

ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:

Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:

GRADING AND DRAINAGE INDEX SHEET

Town Permits

COMMONWEALTH OF MASSACHUSETTS — JAMES T. ALMONTE — NO. 1169 — REGISTERED LANDSCAPE ARCHITECT

COMMONWEALTH OF MASSACHUSETTS — MICHAEL J. SCOTT — CIVIL — No. 40863 — REGISTERED PROFESSIONAL ENGINEER

No:	Date:	Revision | Issue:
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	TOWN & PEER REVIEW COMMENTS
1	10/01/2021	TOWN & PEER REVIEW COMMENTS

Drawn By:	JTA	Checked By:	MJS
Date:	04/22/2021	Project No.:	20-0034

Scale: 1" = 80'

Sheet No.:

C-200

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MATCH LINE (SEE SHEET C-204)

MATCH LINE (SEE SHEET C-202)

N

W E

S

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Westborough, MA 01581

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APPROVED

Project Owner:
TRG Family LTD Partnership
30 Locust Street
Bellingham, MA 02019

Project Applicant:
ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:
Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:
GRADING AND DRAINAGE PLAN

Town Permits

MASSACHUSETTS — JAMES T. ALMEIDA — NO. 31108 — REGISTERED LANDSCAPE ARCHITECT
02/16/2022

COMMONWEALTH OF MASSACHUSETTS — MICHAEL J. SCOTT — CIVIL — No. 40865 — REGISTERED PROFESSIONAL ENGINEER
02/16/2022

No:	Date:	Revision | Issue:
4	02/16/2022	PIPES D-12 & D-16
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	TOWN & PEER REVIEW COMMENTS
1	10/01/2021	TOWN & PEER REVIEW COMMENTS

Drawn By:	JTA	Checked By:	MJS
Date:	04/22/2021	Project No.:	20-0034

0 20 40 80 120
Scale: 1" = 40'

Sheet No.:
C-201

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MATCH LINE (SEE SHEET C-201)

MATCH LINE (SEE SHEET C-203)

BENCHMARK BM# 29
NAIL SET IN
8" APPLE TREE
ELEV. =224.02

N/F
ROGER G. & MARCIA J. POULIN
MAP 93 PARCEL 21

N/F
BURT & MICHELLE HOPKINS
MAP 97 PARCEL 13A

N/F
HELEN E. LABONTE
REVOCABLE TRUST
MAP 97 PARCEL 12

N/F
& IRENE L.
PARCEL

BLDG - 2 (TYPE 2) TOF=218.75 BFE=210.75 GFE=218.00
BLDG - 3 (TYPE 1) TOF=218.75 BFE=210.75 GFE=218.00
BLDG - 22 (TYPE 2) TOF=218.75 BFE=210.75 GFE=218.00
BLDG - 23 (TYPE 2) TOF=219.05 BFE=212.05 GFE=218.30
BLDG - 24 (TYPE 2) TOF=218.75 BFE=210.75 GFE=218.00
BLDG - 25 (TYPE 2) TOF=219.25 BFE=212.25 GFE=218.50
BLDG - 26 (TYPE 2) TOF=218.75 BFE=210.75 GFE=218.00
BLDG - 27 (TYPE 2) TOF=220.75 BFE=213.75 GFE=219.00
BLDG - 28 (TYPE 2) TOF=223.75 BFE=216.75 GFE=223.00
BLDG - 29 (TYPE 2) TOF=223.75 BFE=216.75 GFE=223.00
BLDG - 30 (TYPE 1) TOF=224.25 BFE=216.25 GFE=216.50

RD INF-A BOTTOM=215.0
RD INF-A BOTTOM=218.5
RD INF-A BOTTOM=215.0
RD INF-B BOTTOM=214.0
RD INF-B BOTTOM=214.5
RD INF-A BOTTOM=215.5
RD INF-A BOTTOM=214.5
RD INF-B BOTTOM=215.0
RD INF-B BOTTOM =211.5
RD INF-A BOTTOM=215.0
RD INF-A BOTTOM=212.5
RD INF-A BOTTOM=211.0
RD INF-B BOTTOM=210.0
RD INF-B BOTTOM =211.5
RD INF-B BOTTOM=214.0

D-1 MAIN DRIVE
D-2
D-3 18" CPE L=159 L.F. S=0.010
D-3A
D-4
D-4A
D-5
D-6
DRIVE 1
DRIVE 2
FE-3 I=210.00
VEGETATED FILTER STRIP, 50' AT 1% TO 2% EACH SIDE DRIVE 1

INFILTRATION BASIN P201 P
INFILTRATION TRENCH L=120 L.F.
INFILTRATION TRENCH L=130 L.F.

100' PERIMETER BUFFER
100' WETLAND BUFFERZONE
50' WETLAND BUFFERZONE
25' WETLAND BUFFERZONE
200' RIVERFRONT AREA
WETLANDS
INTERMITTENT STREAM
FIFTH GREEN
SPHAZONE A (NO ELEV.)
LOCUST STREET

N
W E
S

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APPROVED

Project Owner:
TRG Family LTD Partnership
30 Locust Street
Bellingham, MA 02019

Project Applicant:
ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:
Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:
GRADING AND DRAINAGE PLAN

Town Permits

MASSACHUSETTS JAMES T. ALMEIDA NO. 1108 REGISTERED LANDSCAPE ARCHITECT

COMMONWEALTH OF MASSACHUSETTS MICHAEL J. SCOTT CIVIL No. 40863 REGISTERED PROFESSIONAL ENGINEER

No:	Date:	Revision | Issue:
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	TOWN & PEER REVIEW COMMENTS
1	10/01/2021	TOWN & PEER REVIEW COMMENTS

Drawn By:	JTA	Checked By:	MJS
Date:	04/22/2021	Project No.:	20-0034

0 20 40 80 120
Scale: 1" = 40'

Sheet No.:
C-202

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APPROVED

Project Owner:

TRG Family LTD Partnership
30 Locust Street
Bellingham, MA 02019

Project Applicant:

ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:

Bungay Brook Estates
Locus Street
Bellingham, MA
(Norfolk County)

Sheet Title:

GRADING AND DRAINAGE PLAN

Town Permits

COMMONWEALTH OF MASSACHUSETTS — JAMES T. ALMEIDA — No. 1198 — REGISTERED LANDSCAPE ARCHITECT

COMMONWEALTH OF MASSACHUSETTS — MICHAEL J. SCOTT — CIVIL — No. 40863 — REGISTERED PROFESSIONAL ENGINEER

No:	Date:	Revision | Issue:
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	TOWN & PEER REVIEW COMMENTS
1	10/01/2021	TOWN & PEER REVIEW COMMENTS

Drawn By:	JTA	Checked By:	MJS
Date:	04/22/2021	Project No.:	20-0034

0 20 40 80 120
Scale: 1" = 40'

Sheet No.:

C-203

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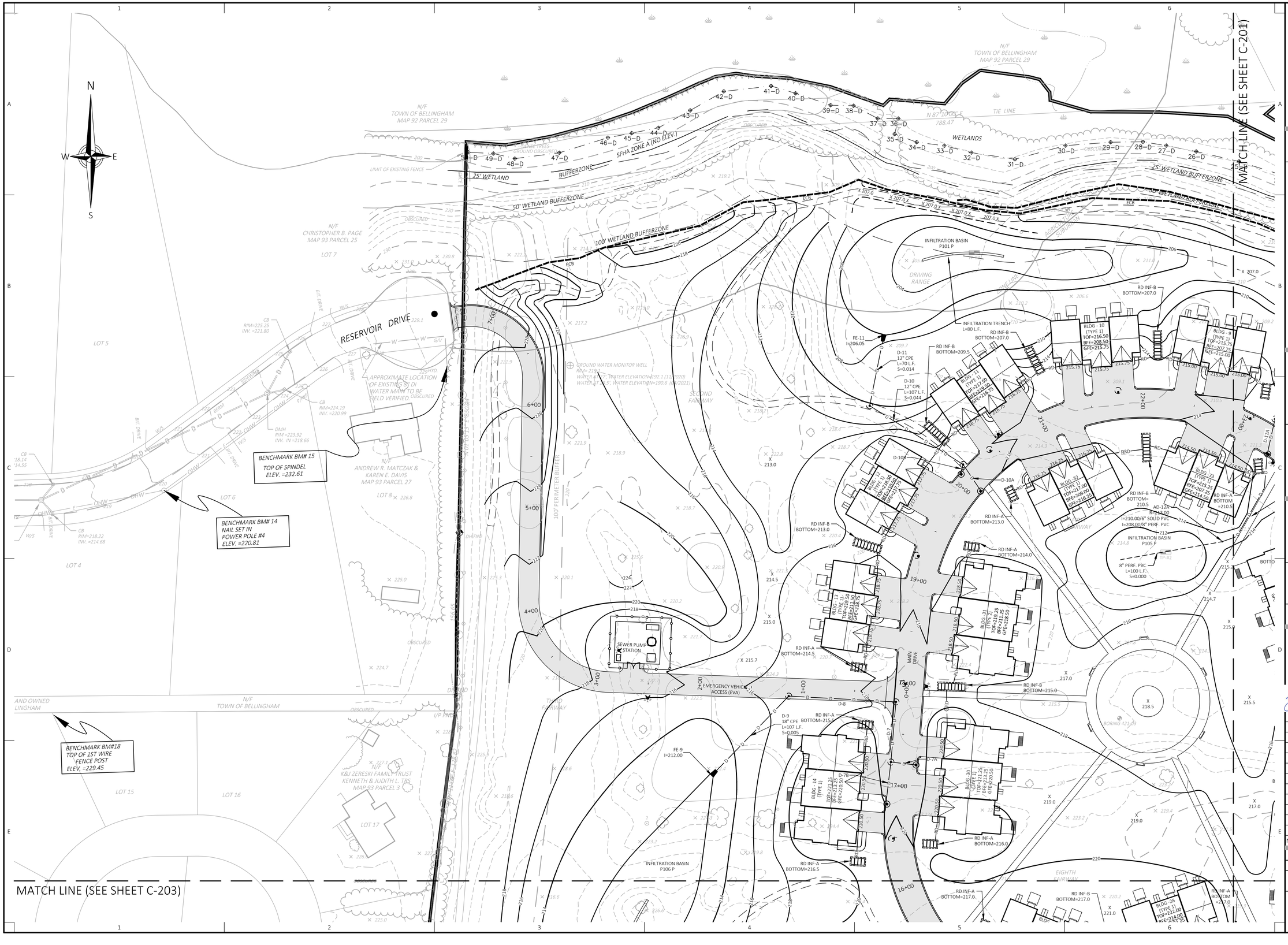

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APPROVED

Project Owner:
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30 Locust Street
Bellingham, MA 02019

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PO Box 1205
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Project Title:
Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:
GRADING AND DRAINAGE PLAN

Town Permits

MASSACHUSETTS
JAMES T. ALMONTE
NO. 41198
REGISTERED LANDSCAPE ARCHITECT
02/16/2022

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTI
CIVIL
No. 40863
REGISTERED PROFESSIONAL ENGINEER
02/16/2022

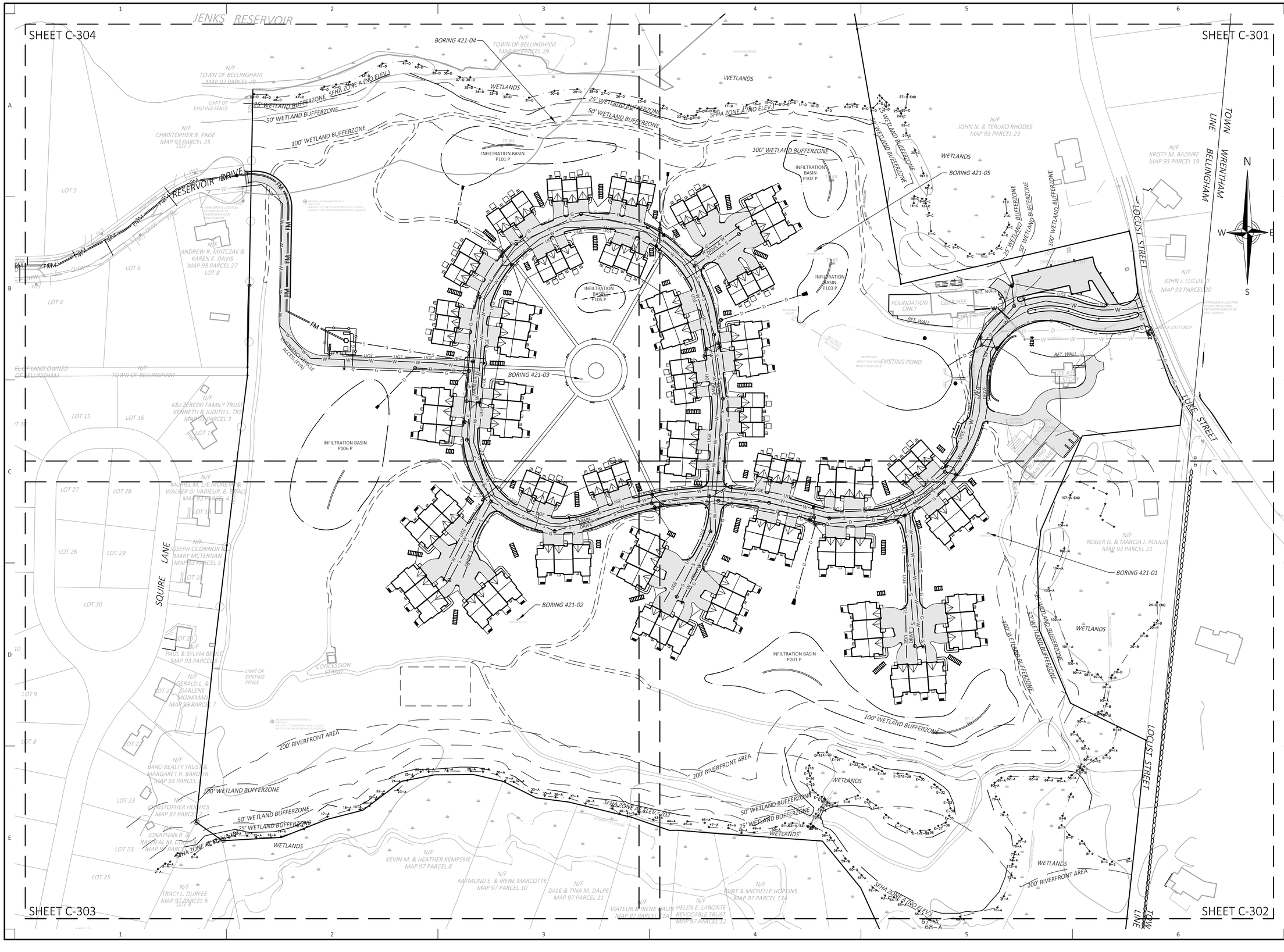
No:	Date:	Revision | Issue:
4	02/16/2022	PIPE D-9
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	TOWN & PEER REVIEW COMMENTS
1	10/01/2021	TOWN & PEER REVIEW COMMENTS

Drawn By:	JTA	Checked By:	MJS
Date:	04/22/2021	Project No.:	20-0034

0 20 40 80 120
Scale: 1" = 40'

Sheet No.:
C-204

C:\Users\MJacko\Land Design Collaborative\Land Design Collaborative - Documents_Clients Newprojects (landdesignadmin)\PROJECTS\20-0034 - Bungay Brook, Bellingham\WORK\20-0034-C200.dwg



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2. SEE SHEET C-001 FOR NOTES, LEGEND, ABBREVIATIONS, AND SUMMARY TABLES.
3. SEE SHEET C-305 FOR TYPICAL UNIT UTILITY CONNECTIONS.

APPROVED

Project Owner:
TRG Family LTD Partnership
30 Locust Street
Bellingham, MA 02019

Project Applicant:
ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:
Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:
UTILITIES INDEX SHEET

Town Permits

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40863
REGISTERED PROFESSIONAL ENGINEER
11-24-2021

No:	Date:	Revision | Issue:
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	TOWN & PEER REVIEW COMMENTS
1	10/01/2021	TOWN & PEER REVIEW COMMENTS

Drawn By:	JTA	Checked By:	MJS
Date:	04/22/2021	Project No.:	20-0034

0 40 80 160 240
Scale: 1" = 80'

Sheet No.:
C-300

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MATCH LINE (SEE SHEET C-304)

JENKS RESERVOIR

WETLANDS

SFHA ZONE A (NO ELEV.)

N/F
JOHN N. & TERUKO RHODES
MAP 93 PARCEL 23

25' WETLAND BUFFERZONE

50' WETLAND BUFFERZONE

100' WETLAND BUFFERZONE

WETLANDS

INFILTRATION TRENCH
L=80 L.F.

INFILTRATION BASIN
P102 P

FE-12
I=207.46

RD INF-B
BOTTOM=209.5

D-12
18" CPE
L=105 L.F.
S=0.005

BLDG - 4
(TYPE 1)
TOF=214.50
BFE=208.50
GFE=215.75

RD INF-A
BOTTOM=209.0

BLDG - 7
(TYPE 2)
TOF=217.25
BFE=209.25
GFE=216.50

8" CLDI W

DMH-12

D-12B

SMH-29

DCB-12B

SMH-25

DCB-12A

6" SOLID PVC
L=100 L.F.
S=0.008

SMH-24

RD INF-B
BOTTOM=212.5

INFILTRATION BASIN
P103 P

BORING #21-05

INFILTRATION TRENCH
L=70 L.F.

RD INF-A
BOTTOM=211.0

BLDG - 6
(TYPE 1)
TOF=217.25
BFE=209.25
GFE=216.50

RD INF-A
BOTTOM=212.0

DMH-14

SMH-23

BLDG - 24
(TYPE 2)
TOF=218.25
BFE=208.25
GFE=215.50

DMH-13

D-14
12" CPE
L=173 L.F.
S=0.009

RECHARGE BASIN
INV=218.30

FE-14
I=209.00

INV=218.26
(24" PVC PIPE)
INV=216.65

RD INF-B
BOTTOM=211.5

D-13B

CB-13B

D-13A

CB-13A

BLDG - 5
(TYPE 1)
TOF=217.25
BFE=209.25
GFE=216.50

BLDG - 35
(TYPE 1)
TOF=217.50
BFE=209.50
GFE=216.75

RD INF-B
BOTTOM=212.0

RD INF-B
BOTTOM=213.0

8" CLDI W

BLDG - 11
(TYPE 1)
TOF=218.25
BFE=210.25
GFE=217.50

BLDG - 36
(TYPE 1)
TOF=218.25
BFE=211.25
GFE=218.50

RD INF-A
BOTTOM=213.5

BLDG - 3
(TYPE 1)
TOF=218.75
BFE=210.75
GFE=218.00

RD INF-A
BOTTOM=215.0

SMH-21

RD INF-B
BOTTOM=214.0

BLDG - 2
(TYPE 2)
TOF=218.25

RD INF-B
BOTTOM=214.5

DETENTION
IRRIGATION POND
WATER ELEV=216.8

EXISTING POND

6" FIRE SERVICE WITH 6" GV AND 2" DOMESTIC SERVICE WITH WSO. CONNECT TO EX. CLUBHOUSE SYSTEMS.

AD-70A
R=213.90
I=210.90/8" SOLID PVC

25' WETLAND BUFFERZONE

50' WETLAND BUFFERZONE

100' WETLAND BUFFERZONE

100' WETLAND BUFFERZONE

FOUNDATION ONLY

EXIST HSE
TO REMAIN
3,500 S.F.

RET. WALL

STAMPED CONC. WALK

BIT. CONC. CARTPATH (TYP.)

RET. WALL

DCB-15A

DMH-15

CB-16A

CB-16B

D-16A

DMH-16

D-16B

D-16
18" CPE
L=76 L.F.
S=0.003

HW-16
I=216.99

CAP EXISTING 6" WATER AFTER HYD. ABANDON EX. 6" AND 2" SERVICES TO CLUB HOUSE.

8" CLDI W

RET. WALL

BIT. CONC. PARKING LOT

HSE #30
2.5 STORY
TO REMAIN

CONNECT TO RESPECTIVE UTILITIES ON POLE AND ROUTE THROUGH CHASE TO CONDUITS

RETAIN EXISTING WATER CONNECTION FOR HOUSE AT #30 AND EXISTING HYD.

RETAIN EXISTING WATER CONNECTION FOR HOUSE AT #30 AND EXISTING HYD.

EXISTING LEACHING TRENCHES

EXISTING D-BOX

EXISTING SEPTIC TANK

BUILDING MAINTENANCE TO REMAIN

RD INF-A
BOTTOM=215.0

CB-1A

BLDG - 1
(TYPE 1)
TOF=220.50
BFE=212.50
GFE=219.75

D-1A

CB-1B

DMH-1

D-1B

8" CLDI W

SMH-1

MAIN DRIVE

GRAVEL PARKING

N/F
JOHN J. LUCUS III
MAP 93 PARCEL 20

APPROXIMATE LOCATION OF EXISTING 8" C900 PVC WATER MAIN TO BE FIELD VERIFIED.

ROCK OUTCROP

N/F
KRISTY M. BAZAIRE
MAP 93 PARCEL 19

TOWN LINE
BELLINGHAM
WRENTHAM

LOCUST STREET

CONNECT TO EXISTING WATER MAIN. WITH 8" X 8" X 8" TEE AND 3 - 8" GV. CONTRACTOR TO FIELD VERIFY LOCATION AND REPORT ANY DISCREPANCIES TO DESIGN ENGINEER AND BELLINGHAM DPW.

CONNECT TO EXISTING GAS MAIN. CONTRACTOR TO FIELD VERIFY LOCATION AND REPORT ANY DISCREPANCIES TO DESIGN ENGINEER

LAKE STREET

MATCH LINE (SEE SHEET C-302)

N
W E
S

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3. SEE SHEET C-305 FOR TYPICAL UNIT UTILITY CONNECTIONS.

APPROVED

Project Owner:
TRG Family LTD Partnership
30 Locust Street
Bellingham, MA 02019

Project Applicant:
ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:
Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:
UTILITIES PLAN

Town Permits

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40865
REGISTERED PROFESSIONAL ENGINEER
02/16/2022

No:	Date:	Revision | Issue:
4	02/16/2022	PIPES D-12 & D-16
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	TOWN & PEER REVIEW COMMENTS
1	10/01/2021	TOWN & PEER REVIEW COMMENTS

Drawn By:	JTA	Checked By:	MJS
Date:	04/22/2021	Project No.:	20-0034

0 20 40 80 120
Scale: 1" = 40'

Sheet No.:
C-301

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MATCH LINE (SEE SHEET C-301)

MATCH LINE (SEE SHEET C-303)

RD INF-A BOTTOM=215.0
RD INF-A BOTTOM=218.5
RD INF-B BOTTOM=214.0
RD INF-B BOTTOM=214.5
RD INF-B BOTTOM=215.0
RD INF-A BOTTOM=215.0
RD INF-A BOTTOM=214.5
RD INF-A BOTTOM =211.5
RD INF-A BOTTOM=211.0
RD INF-A BOTTOM=212.5
RD INF-B BOTTOM=210.0
RD INF-B BOTTOM =211.5
RD INF-A BOTTOM=215.5

BLDG - 1 (TYPE 1) TOF=218.75 BFE=210.75 GFE=218.00
BLDG - 2 (TYPE 2) TOF=218.75 BFE=210.75 GFE=218.00
BLDG - 22 (TYPE 2) TOF=218.75 BFE=210.75 GFE=218.00
BLDG - 23 (TYPE 2) TOF=219.05 BFE=212.05 GFE=218.30
BLDG - 24 (TYPE 2) TOF=218.75 BFE=210.75 GFE=218.00
BLDG - 25 (TYPE 2) TOF=219.25 BFE=212.25 GFE=218.50
BLDG - 26 (TYPE 2) TOF=218.75 BFE=210.75 GFE=218.00
BLDG - 27 (TYPE 2) TOF=220.75 BFE=214.75 GFE=220.00
BLDG - 28 (TYPE 2) TOF=223.75 BFE=215.75 GFE=223.00
BLDG - 29 (TYPE 2) TOF=223.75 BFE=215.75 GFE=223.00
BLDG - 30 (TYPE 2) TOF=224.25 BFE=216.25 GFE=224.50

SMH-1
SMH-2
SMH-3
SMH-4
SMH-5
SMH-6
SMH-17
SMH-18
SMH-19
SMH-21
CB-1A
CB-1B
CB-6A
CB-6B
DMH-1
DMH-2
DMH-3
DMH-4
DCB-3A
DCB-4A
D-1A
D-1B
D-2
D-3
D-3A
D-4
D-4A
D-5
D-6
S-1
S-1A
S-2
S-3
S-3A
S-4
S-5
S-5A
8" CLDI W
D-3 18" CPE L=159 L.F. S=0.010
FE-3 I=210.00
INFILTRATION BASIN P201 P
INFILTRATION TRENCH L=120 L.F.
INFILTRATION TRENCH L=130 L.F.
BORING 421-01
BENCHMARK BM# 29 NAIL SET IN 8" APPLE TREE ELEV. =224.02
MAIN DRIVE
LOOP ROAD
BLVD
CONC
TO REMAIN

100' WETLAND BUFFERZONE
50' WETLAND BUFFERZONE
25' WETLAND BUFFERZONE
200' RIVERFRONT AREA
WETLANDS
INTERMITTENT STREAM
FIFTH GREEN
SPHAZONE A (NO ELEV.)
LOCUST STREET

N/F ROGER G. & MARCIA J. POULIN MAP 93 PARCEL 21
N/F BURT & MICHELLE HOPKINS MAP 97 PARCEL 13A
N/F HELEN E. LABONTE REVOCABLE TRUST MAP 97 PARCEL 12
N/F & IRENE L. PARCEL

N
W
E
S

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APPROVED

Project Owner:
TRG Family LTD Partnership
30 Locust Street
Bellingham, MA 02019

Project Applicant:
ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:
Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:
UTILITIES PLAN

Town Permits

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40863
REGISTERED PROFESSIONAL ENGINEER

No:	Date:	Revision | Issue:
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	TOWN & PEER REVIEW COMMENTS
1	10/01/2021	TOWN & PEER REVIEW COMMENTS

Drawn By:	JTA	Checked By:	MJS
Date:	04/22/2021	Project No.:	20-0034

0 20 40 80 120
Scale: 1" = 40'

Sheet No.:
C-302

C:\Users\jamus\Documents\Land Design Collaborative\Land Design Collaborative - Documents_ - Jamis Work projects (workflow structure)\PROJECTS\20-0034 - Bungay Brook, Bellingham\DWG\20-0034-C300.dwg

MATCH LINE (SEE SHEET C-304)

MATCH LINE (SEE SHEET C-302)

N

W E

S

LOT 27 LOT 28 LOT 26 LOT 29 LOT 30 LOT 9 LOT 8 LOT 22 LOT 23 LOT 25 LOT 4

SQUIRE LANE

N/F MURIEL M. L/E MORETTI & WALKER G: VARIEUR, B. ET ALS MAP 93 PARCEL 4

LOT 18

N/F JOSEPH OCONNOR & MARY MCTERNAN MAP 93 PARCEL 5

LOT 19

LOT 20

N/F PAUL & SYLVIA BELILE MAP 93 PARCEL 6

LOT 21

N/F GERALD L. & DARLENE MONKMAN MAP 93 PARCEL 7

N/F BARO REALTY TRUST & MARGARET R. BARO TR MAP 93 PARCEL 1

N/F CHRISTOPHER HUGHES MAP 97 PARCEL 2

N/F JONATHAN R. & RACHEAL M. COUTER MAP 97 PARCEL 3

N/F TRACY L. DURFEE MAP 97 PARCEL 6

N/F KEVIN M. & HEATHER KEMPSKIE MAP 97 PARCEL 8

N/F RAYMOND E. & IRENE MARCOTTE MAP 97 PARCEL 10

N/F DALE & TINA M. DALPE MAP 97 PARCEL 11

VIATEUR R. & JANE DALPE MAP 97 PARCEL 11A

INFILTRATION BASIN P106 P

INFILTRATION TRENCH L=80 L.F.

LIMIT OF EXISTING FENCE

CONCESSION STAND

GROUND WATER MONITOR WELL
RIM= 223.5
WATER AT 27', WATER ELEV=196.5 (11/2020)
WATER AT 26', WATER ELEV=197.5 (04/2021)

200' RIVERFRONT AREA

100' WETLAND BUFFERZONE

50' WETLAND BUFFERZONE

25' WETLAND BUFFERZONE

SFHA ZONE AE ELEV.=203

WETLANDS

INTERMITTENT STREAM

BORING 421-02

16+00 15+00 14+00 13+00 12+00 11+00 10+00 9+00 8+00

MAIN DRIVE

DRIVE 1 DRIVE 2 DRIVE 3

8" CLDI W

SMH-6 SMH-7 SMH-8 SMH-20

BLDG - 15 (TYPE 2) TOF=225.75 BFE=217.75 GFE=225.00

BLDG - 16 (TYPE 2) TOF=222.25 BFE=214.25 GFE=219.50

BLDG - 17 (TYPE 2) TOF=226.75 BFE=218.25 GFE=223.50

BLDG - 18 (TYPE 2) TOF=223.25 BFE=215.25 GFE=222.50

BLDG - 19 (TYPE 1) TOF=221.00 BFE=213.00 GFE=217.50

BLDG - 20 (TYPE 1) TOF=223.25 BFE=215.25 GFE=219.50

BLDG - 28 (TYPE 1) TOF=223.25 BFE=215.25 GFE=221.50

BLDG - 29 (TYPE 1) TOF=221.00 BFE=213.00 GFE=217.50

RD INF-A BOTTOM=217.5

RD INF-A BOTTOM=217.0

RD INF-B BOTTOM=217.0

RD INF-A BOTTOM =217.0

RD INF-B BOTTOM= 218.5

RD INF-B BOTTOM=214.5

RD INF-A BOTTOM=215.5

RD INF-B BOTTOM=217.5

RD INF-B BOTTOM=214.5

1 2 3 4 5 6

A B C D E

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Westborough, MA 01581

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APPROVED

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TRG Family LTD Partnership
30 Locust Street
Bellingham, MA 02019

Project Applicant:

ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

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Town Permits

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40863
REGISTERED PROFESSIONAL ENGINEER

No:	Date:	Revision | Issue:
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1	10/01/2021	TOWN & PEER REVIEW COMMENTS

Drawn By:	JTA	Checked By:	MJS
Date:	04/22/2021	Project No.:	20-0034

0 20 40 80 120
Scale: 1" = 40'

Sheet No.:

C-303

C:\Users\jamesAdmin\OneDrive - Land Design Collaborative\Land Design Collaborative - Documents_1 - Clients Newprojects (working projects)\P0034\T\SD\20034 - Bungay Brook, Bellingham\DWG\20-0034-C300.dwg

N

W E

S

SEE SHEETS C-406 THROUGH C-408 FOR CONTINUATION OF FORCE MAIN ROUTE

MATCH LINE (SEE SHEET C-301)

MATCH LINE (SEE SHEET C-303)

RESERVOIR DRIVE

REMOVE EX. HYD. BRANCH AND INSTALL NEW 8" MAIN WITH 8" X 8" X 6" TEE AND 2 - 8" GV. CONNECT NEW HYD. BRANCH TO 6" TEE BRANCH. EX. HYD. AND EX. 6" GV MAY BE REUSED. CONTRACTOR TO FIELD VERIFY CONDITION OF EX. 6" GV AND EX. HYD. AND REPORT TO DESIGN ENGINEER AND BELLINGHAM DPW.

NEW PUMP STATION. START OF HIGH PRESSURE LINE FOR BUNGAY BROOK MULTI-FAMILY DEVELOPMENT AND RESERVOIR DRIVE RESIDENTS

GENERATOR

YARD HYD.

METER PIT

SEWER PUMP STATION

ELEC. CABINET

EMERGENCY VEHICLE ACCESS (EVA)

8" CLDI W

APPROXIMATE LOCATION OF EXISTING 8" DI WATER MAIN TO BE FIELD VERIFIED.

GROUND WATER MONITOR WELL
RIM= 219.1
WATER AT 27', WATER ELEVATION=192.1 (11/2020)
WATER AT 28.5', WATER ELEVATION=190.6 (04/2021)

INFILTRATION BASIN P101 P

INFILTRATION TRENCH L=80 L.F.

INFILTRATION BASIN P106 P

INFILTRATION BASIN P105 P
8" PERF. PVC L=100 L.F. S=0.000

AD-12A R=213.00 I=210.00/6" SOLID PVC I=208.00/8" PERF. PVC

FE-11 I=206.05

D-11 12" CPE L=70 L.F. S=0.014

D-10 12" CPE L=107 L.F. S=0.044

DMH-11 RIM=211.00 I=207.00/D-10 I=207.00/D-11

D-9 18" CPE L=107 L.F. S=0.005

FE-9 I=212.00

RD INF-B BOTTOM=209.5

RD INF-B BOTTOM=207.0

RD INF-B BOTTOM=213.0

RD INF-A BOTTOM=214.0

RD INF-A BOTTOM=214.5

RD INF-B BOTTOM=215.0

RD INF-A BOTTOM=215.5

RD INF-A BOTTOM=216.0

RD INF-A BOTTOM=216.5

RD INF-A BOTTOM=217.0

RD INF-B BOTTOM=217.0

RD INF-A BOTTOM =217.0

RD INF-B BOTTOM= 210.5

RD INF-A BOTTOM =210.5

BLDG - 10 (TYPE 1) TOF=216.50 BFE=208.50 GFE=215.75

BLDG - 9 (TYPE 1) TOF=215.75 BFE=207.25 GFE=215.00

BLDG - 11 (TYPE 1) TOF=219.50 BFE=211.50 GFE=218.75

BLDG - 12 (TYPE 1) TOF=217.00 BFE=209.00 GFE=216.25

BLDG - 13 (TYPE 1) TOF=215.75 BFE=207.25 GFE=214.50

BLDG - 33 (TYPE 1) TOF=215.25 BFE=207.25 GFE=214.50

BLDG - 32 (TYPE 1) TOF=217.00 BFE=209.00 GFE=216.25

BLDG - 31 (TYPE 1) TOF=219.25 BFE=211.25 GFE=218.50

BLDG - 30 (TYPE 1) TOF=221.25 BFE=213.25 GFE=220.50

BLDG - 14 (TYPE 1) TOF=221.25 BFE=213.25 GFE=220.50

BLDG - 15 (TYPE 1) TOF=218.50 BFE=210.50 GFE=217.75

BLDG - 28 (TYPE 1) TOF=222.00 BFE=214.00 GFE=221.25

BORING 421-03

N/F TOWN OF BELLINGHAM MAP 92 PARCEL 29

N/F CHRISTOPHER B. PAGE MAP 93 PARCEL 25

N/F ANDREW R. MATCZAK & KAREN E. DAVIS MAP 93 PARCEL 27

N/F K&J ZERESKI FAMILY TRUST KENNETH & JUDITH L. TRS MAP 93 PARCEL 3

N/F TOWN OF BELLINGHAM

AND OWNED LINGHAM

LOT 4 LOT 5 LOT 6 LOT 7 LOT 15 LOT 16 LOT 17

WETLANDS

25' WETLAND

BUFFERZONE

50' WETLAND BUFFERZONE

100' WETLAND BUFFERZONE

25' WETLAND BUFFERZONE

SFHA ZONE A (NO ELEV.)

AGRICULTURAL/ SUBURBAN

WATER LINE

LIMIT OF EXISTING FENCE

BIT. DRIVE

SIDEWALK

MAIN DRIVE

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Chauncy Place | Terrace North | Suite 1
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Westborough, MA 01581

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2. SEE SHEET C-001 FOR NOTES, LEGEND, ABBREVIATIONS, AND SUMMARY TABLES.
3. SEE SHEET C-305 FOR TYPICAL UNIT UTILITY CONNECTIONS.

APPROVED

Project Owner:
TRG Family LTD Partnership
30 Locust Street
Bellingham, MA 02019

Project Applicant:
ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:
Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:
UTILITIES PLAN

Town Permits

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40865
REGISTERED PROFESSIONAL ENGINEER
02/16/2022

No:	Date:	Revision | Issue:
4	02/16/2022	PIPE D-9
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	TOWN & PEER REVIEW COMMENTS
1	10/01/2021	TOWN & PEER REVIEW COMMENTS

Drawn By:	JTA	Checked By:	MJS
Date:	04/22/2021	Project No.:	20-0034

0 20 40 80 120
Scale: 1" = 40'

Sheet No.:
C-304

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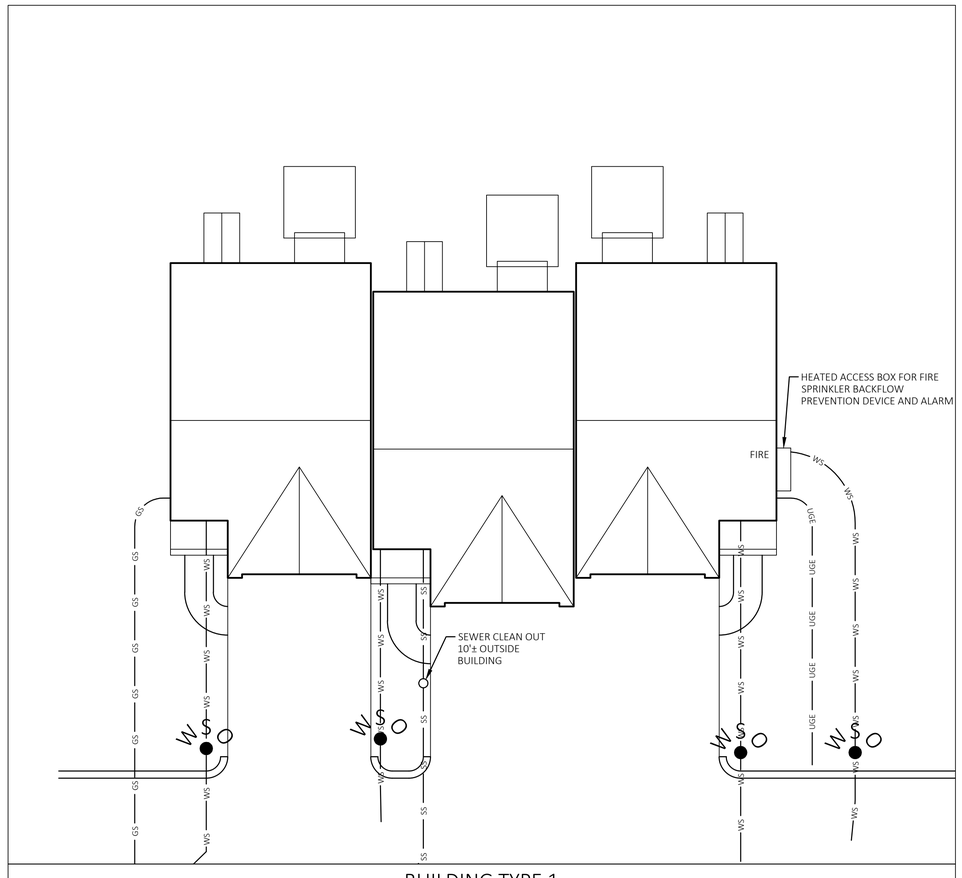
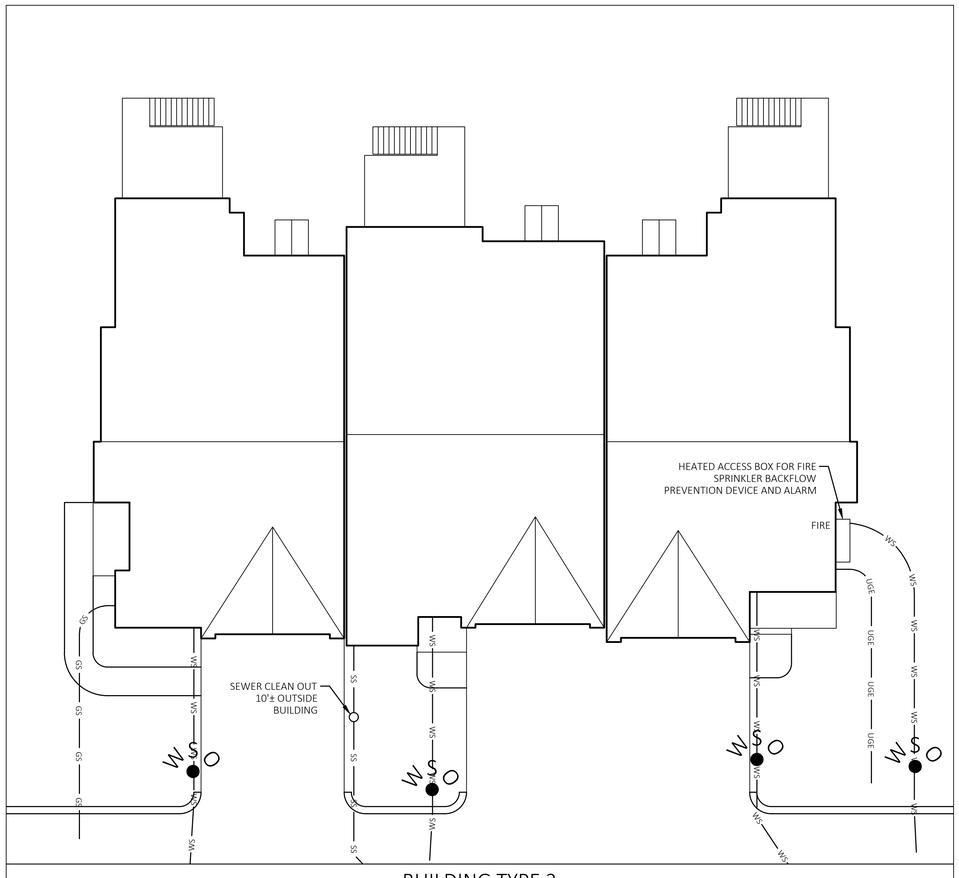


BUILDING TYPE 1



BUILDING TYPE 2

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581

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APPROVED

Project Owner:
TRG Family LTD Partnership
30 Locust Street
Bellingham, MA 02019

Project Applicant:
ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:
Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:
TYPICAL UNIT UTILITIES CONNECTION PLAN

Town Permits

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40863
REGISTERED PROFESSIONAL ENGINEER
11-28-2022

No:	Date:	Revision | Issue:
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	TOWN & PEER REVIEW COMMENTS
1	10/01/2021	TOWN & PEER REVIEW COMMENTS

Drawn By:	JTA	Checked By:	MJS
Date:	04/22/2021	Project No.:	20-0034

0 5' 10' 20' 30'
Scale: 1" = 10'

Sheet No.:
C-305

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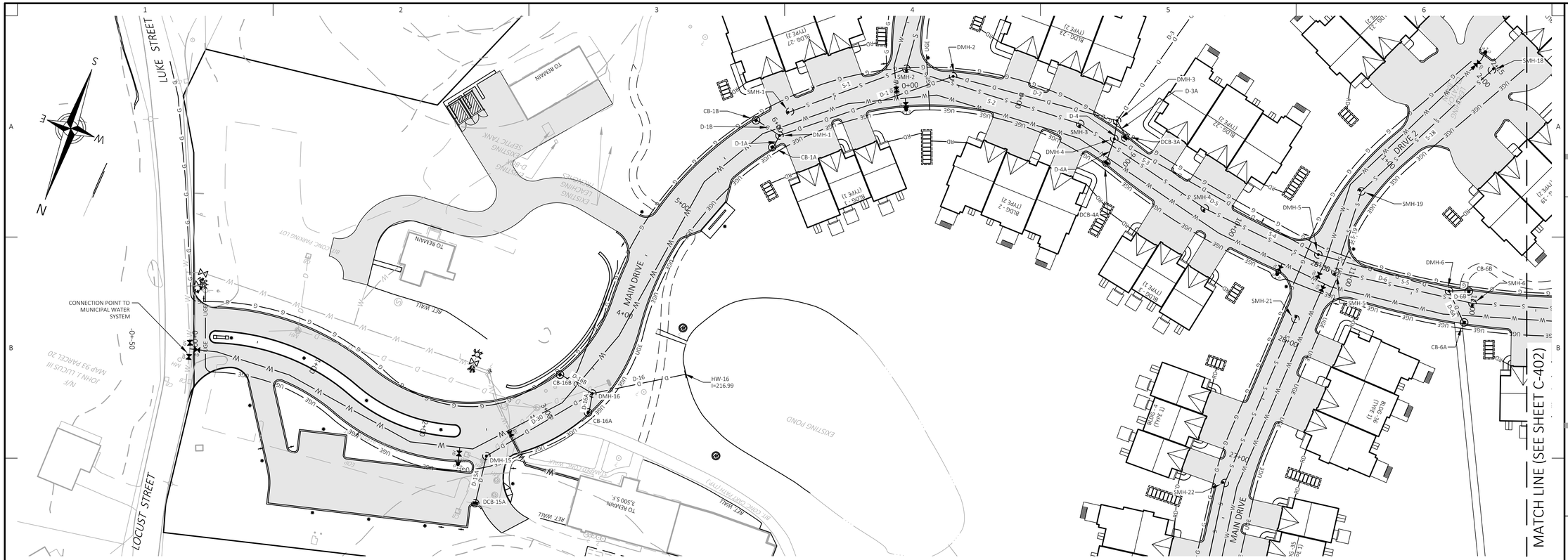

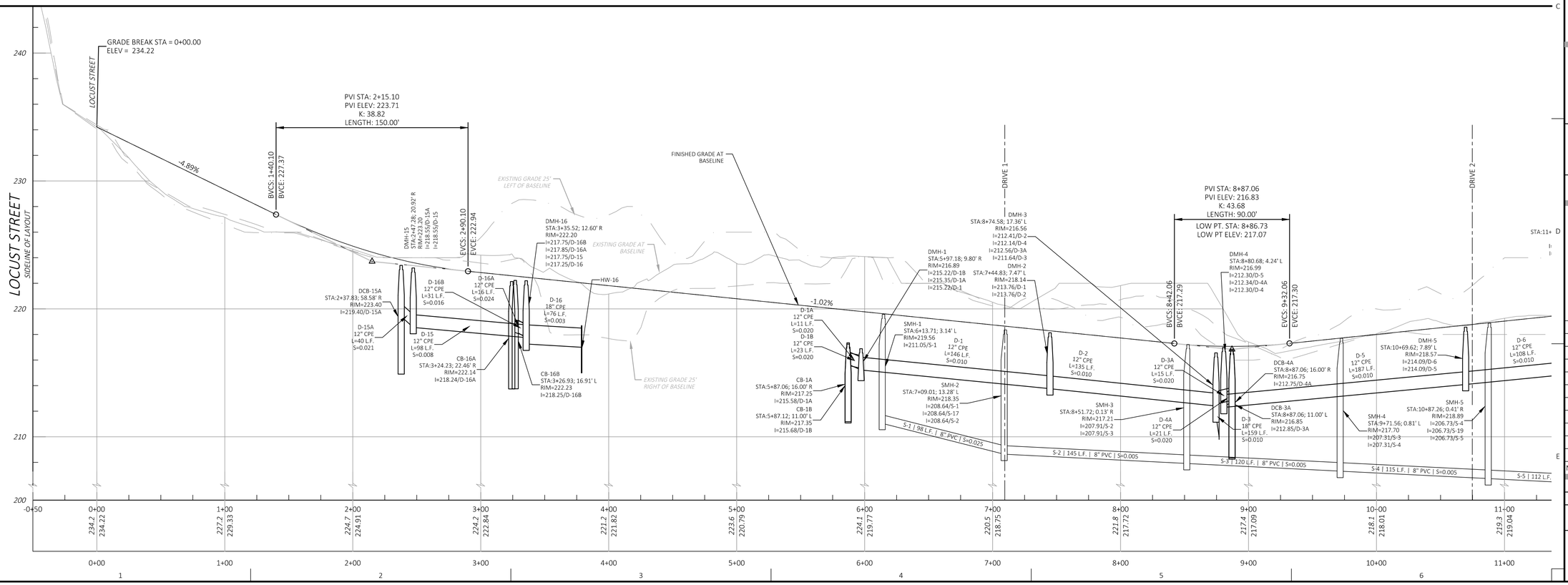

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45 Lyman Street
Westborough, MA 01581
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4. SEE SHEETS C-300 TO C-305 FOR UTILITY SERVICES AND SCHEMATIC LAYOUT OF POWER, TELECOMM, AND GAS LINES.

APPROVED

Project Owner:
TRG Family LTD Partnership
30 Locust Street
Bellingham, MA 02019

Project Applicant:
ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:
Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:
DRIVEWAY PLAN / PROFILE
MAIN DRIVE
0+00 TO 11+00

Town Permits

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40865
REGISTERED PROFESSIONAL ENGINEER
02/16/2022

No:	Date:	Revision | Issue:
4	02/16/2022	PIPE D-16
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	TOWN & PEER REVIEW COMMENTS
1	10/01/2021	TOWN & PEER REVIEW COMMENTS

Drawn By: CMP | Checked By: MJS
Date: 04/22/2021 | Project No.: 20-0034
Scale: 1" = 4' V : 1" = 40' H

Sheet No.:
C-401

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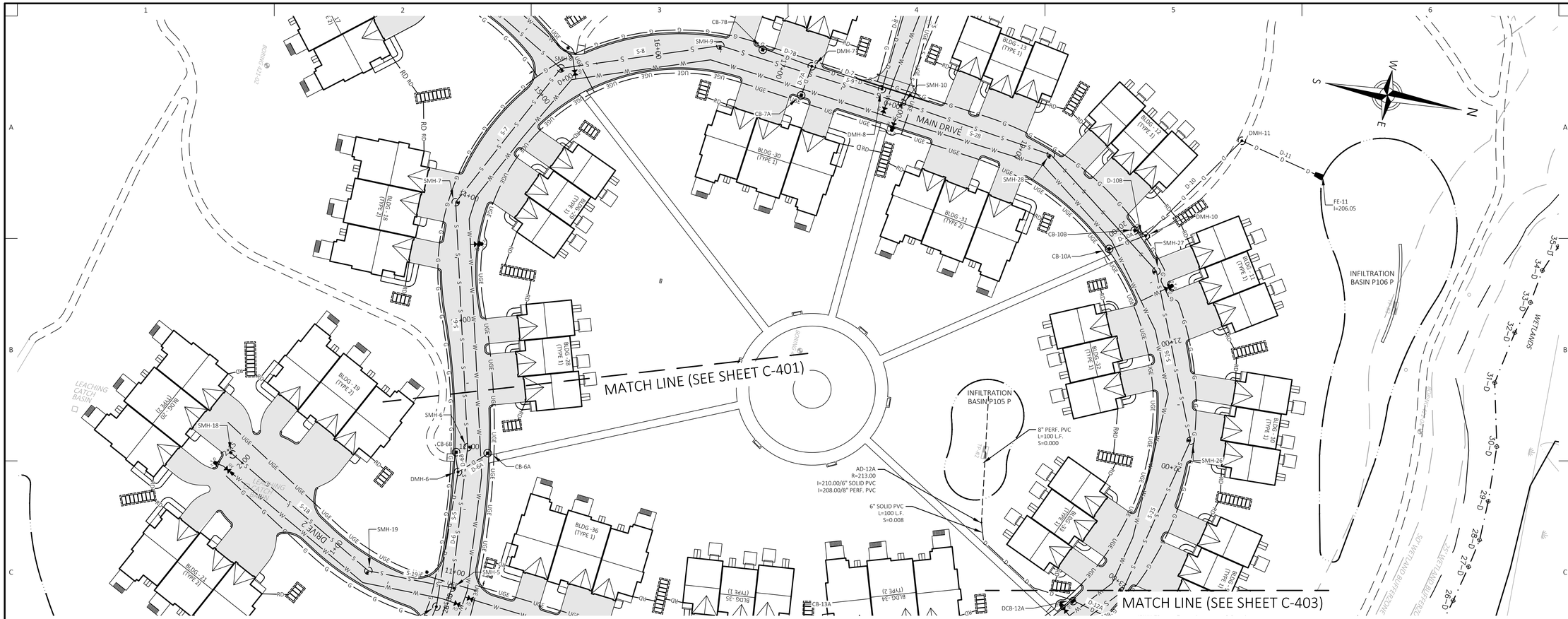

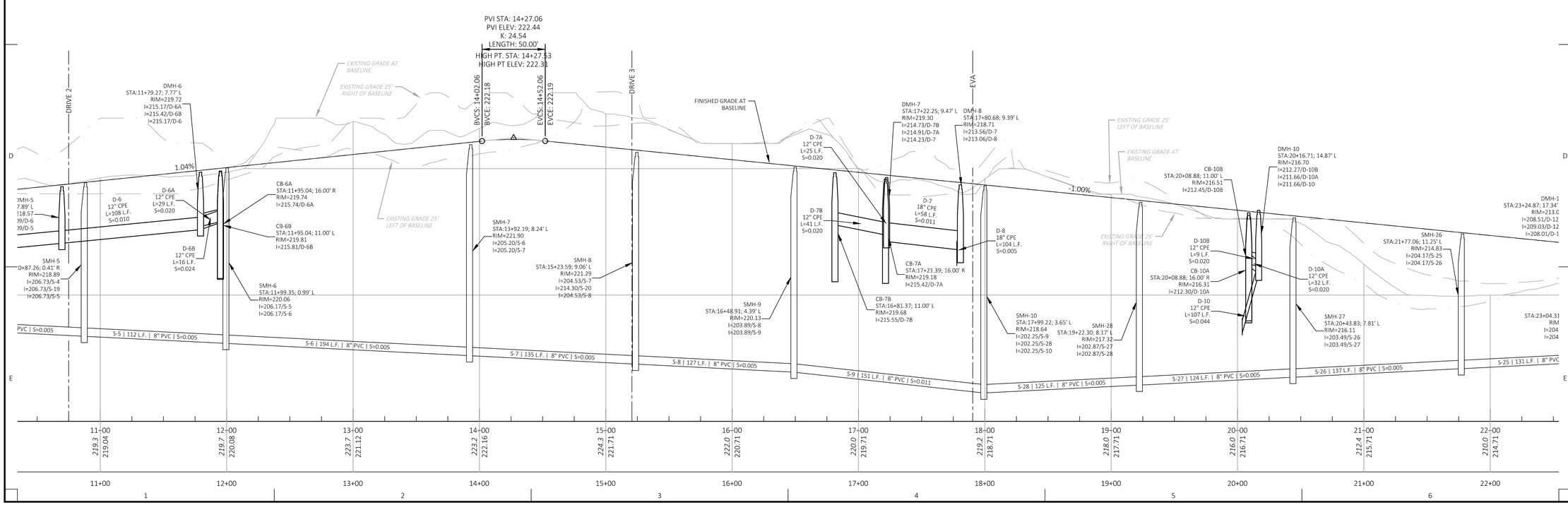

LAND DESIGN COLLABORATIVE
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45 Lyman Street
Westborough, MA 01581

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4. SEE SHEETS C-300 TO C-305 FOR UTILITY SERVICES AND SCHEMATIC LAYOUT OF POWER, TELECOMM, AND GAS LINES.

APPROVED

Project Owner:
TRG Family LTD Partnership
30 Locust Street
Bellingham, MA 02019

Project Applicant:
ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:
Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:
DRIVEWAY PLAN / PROFILE
MAIN DRIVE
11+00 TO 22+00

Town Permits

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40865
REGISTERED PROFESSIONAL ENGINEER
02/16/2022

No:	Date:	Revision | Issue:
4	02/16/2022	PIPES D-7, D-7A, D7B & D-8
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	TOWN & PEER REVIEW COMMENTS
1	10/01/2021	TOWN & PEER REVIEW COMMENTS

Drawn By:	CMP	Checked By:	MJS
Date:	04/22/2021	Project No.:	20-0034

Scale: 1" = 4' V : 1" = 40' H

Sheet No.:
C-402

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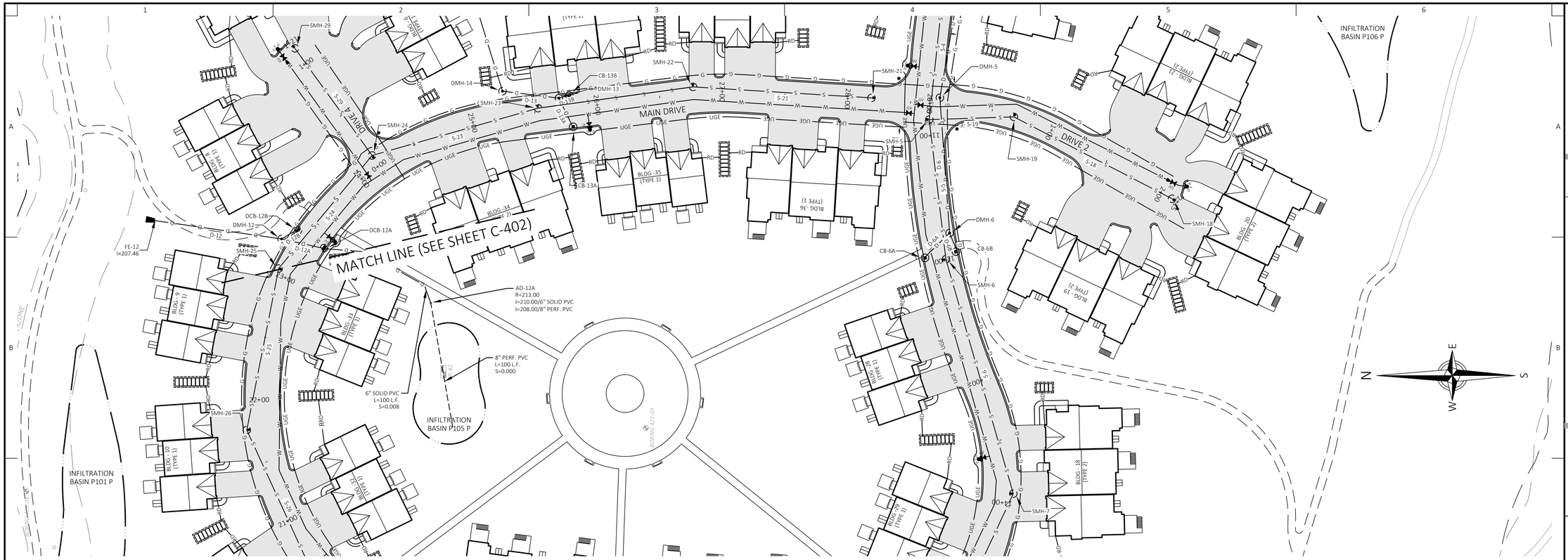

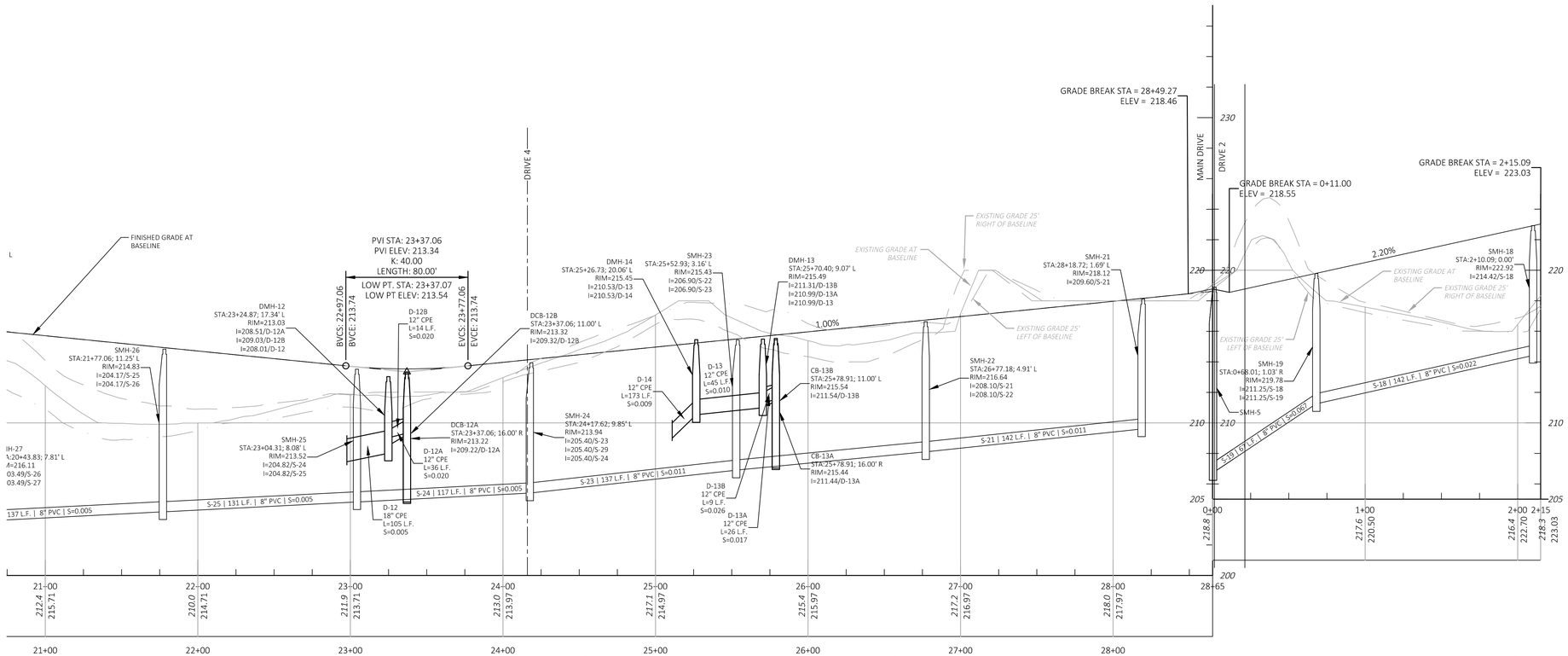

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581

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3. SEE SHEETS C-200 TO C-205 FOR CROSS COUNTRY DRAINAGE AND OUTFALLS.
4. SEE SHEETS C-300 TO C-305 FOR UTILITY SERVICES AND SCHEMATIC LAYOUT OF POWER, TELECOMM, AND GAS LINES.

APPROVED

Project Owner:

TRG Family LTD Partnership
30 Locust Street
Bellingham, MA 02019

Project Applicant:

ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:

Bungay Brook Estates

Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:

DRIVEWAY PLAN / PROFILE
MAIN DRIVE 22+00 TO END
& DRIVE 2

Town Permits

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40965
REGISTERED PROFESSIONAL ENGINEER
02/16/2022

No:	Date:	Revision | Issue:
4	02/16/2022	PIPE D-12
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	TOWN & PEER REVIEW COMMENTS
1	10/01/2021	TOWN & PEER REVIEW COMMENTS

Drawn By:	CMP	Checked By:	MJS
Date:	04/22/2021	Project No.:	20-0034

0 10 20 40 80 120
Scale: 1" = 4' V : 1" = 40' H

Sheet No.:

C-403

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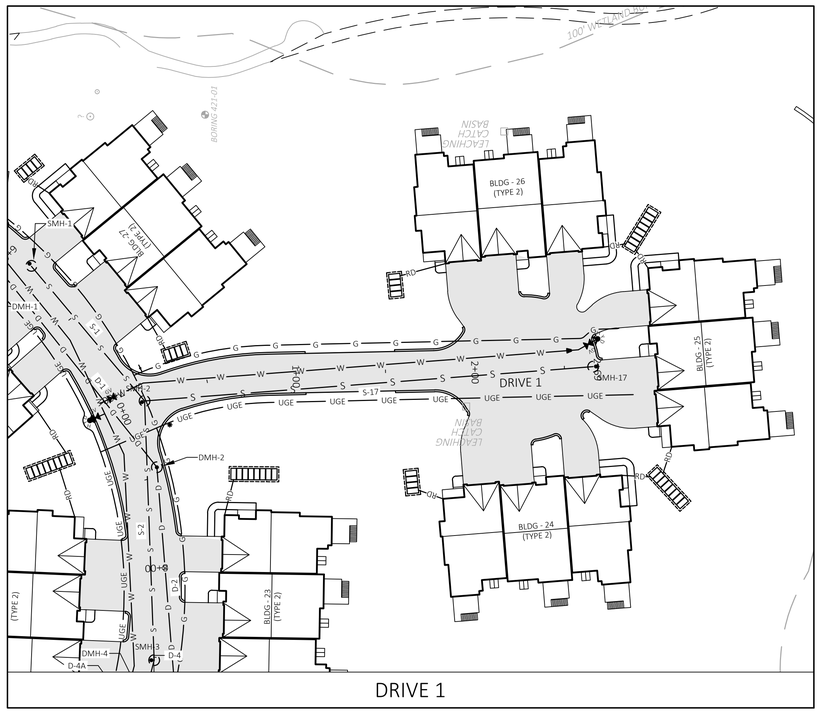
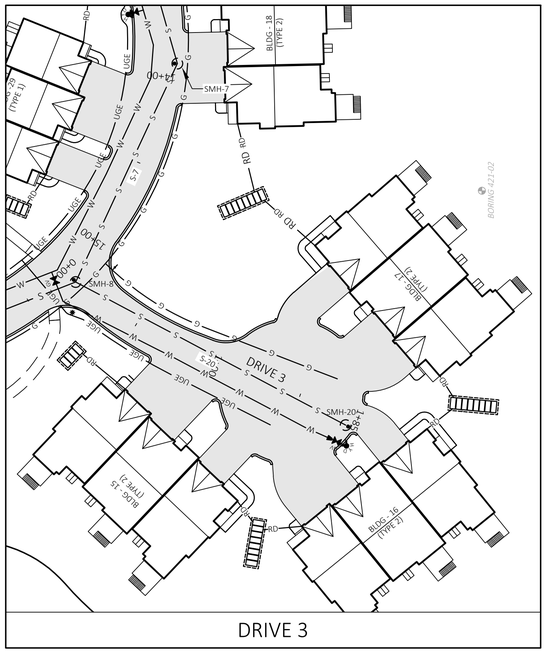


DRIVE 1



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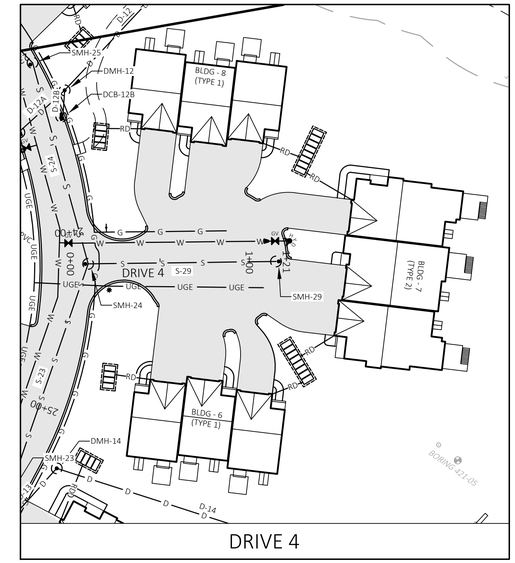

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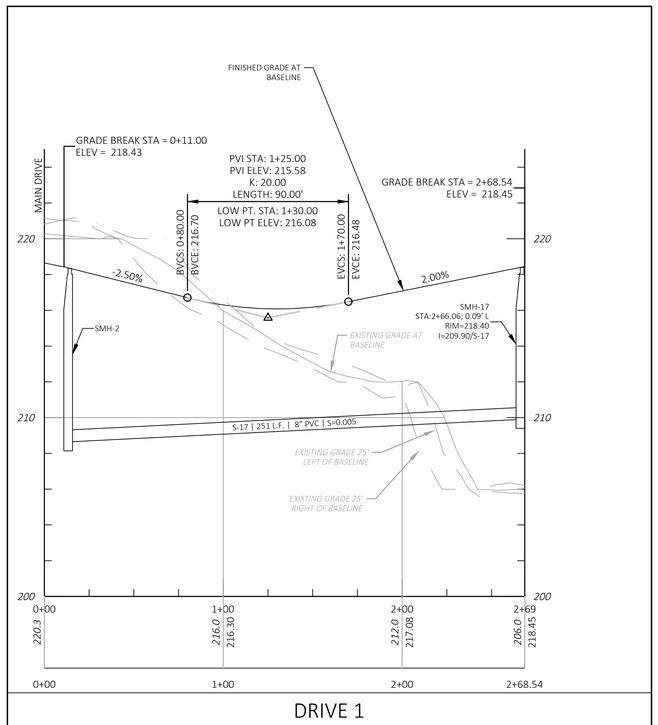
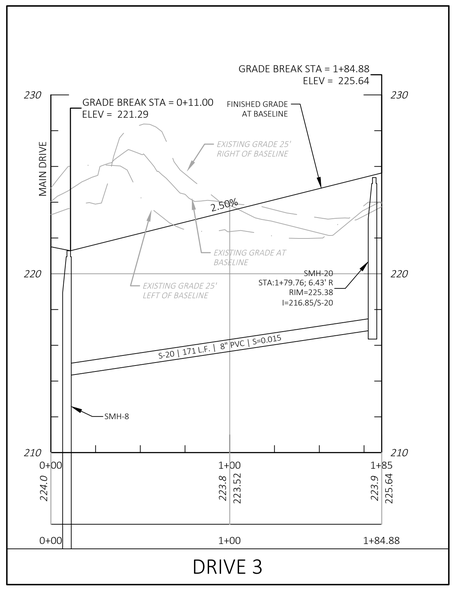


DRIVE 1



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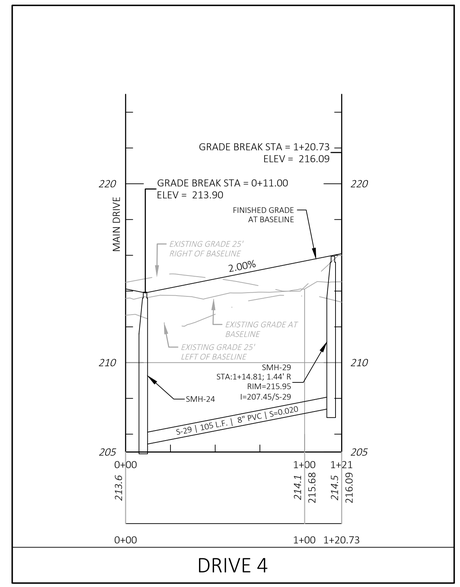

DRIVE 4

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4. SEE SHEETS C-300 TO C-305 FOR UTILITY SERVICES AND SCHEMATIC LAYOUT OF POWER, TELECOMM, AND GAS LINES.

APPROVED

Project Owner:
TRG Family LTD Partnership
30 Locust Street
Bellingham, MA 02019

Project Applicant:
ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:
Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:
DRIVEWAY PLAN / PROFILE
DRIVES 1, 3 & 4

Town Permits

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40863
REGISTERED PROFESSIONAL ENGINEER

No:	Date:	Revision | Issue:
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	TOWN & PEER REVIEW COMMENTS
1	10/01/2021	TOWN & PEER REVIEW COMMENTS

Drawn By:	CMP	Checked By:	MJS
Date:	04/22/2021	Project No.:	20-0034

Scale: 1" = 4' V : 1" = 40' H

Sheet No.:
C-404

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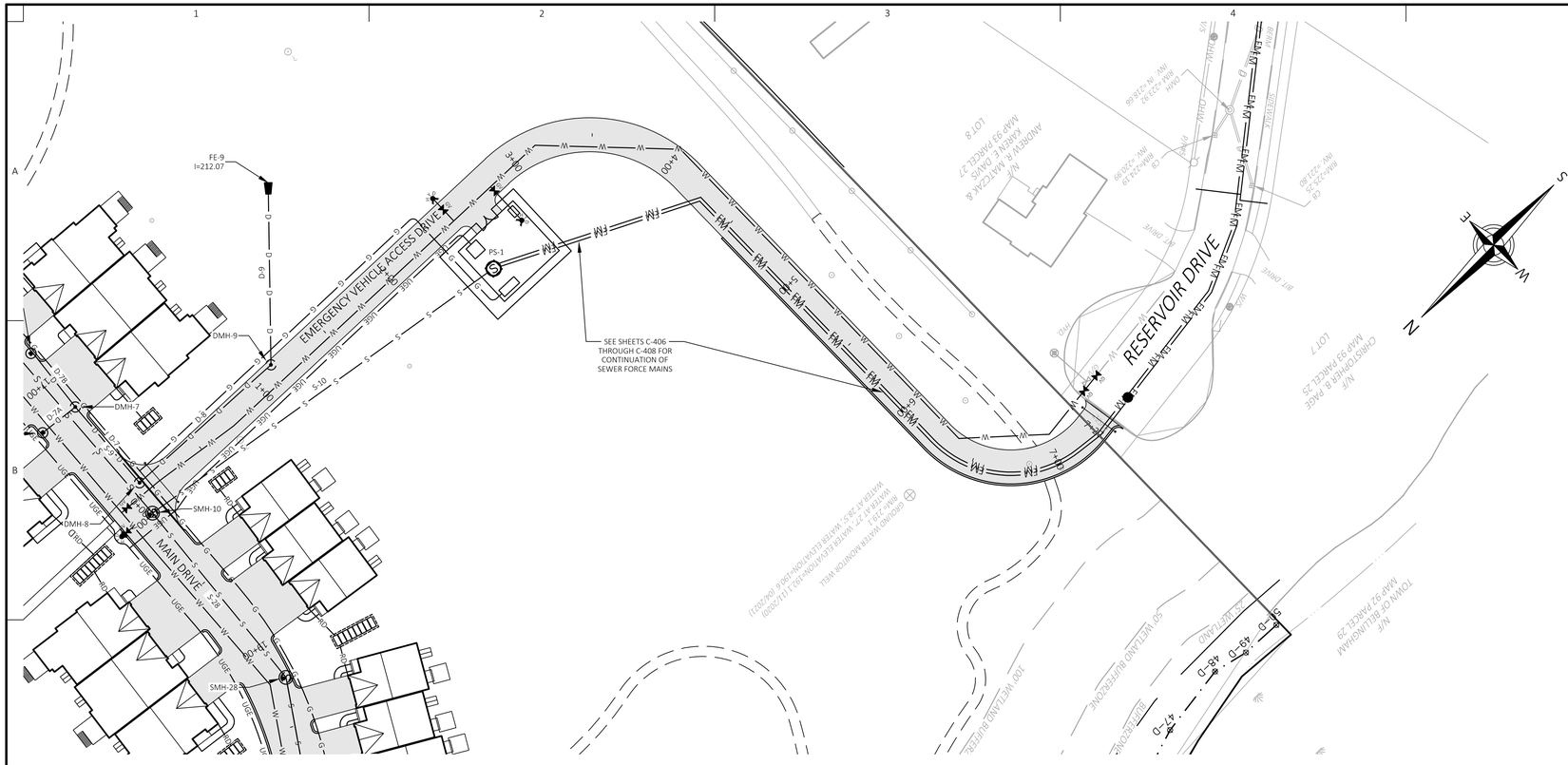

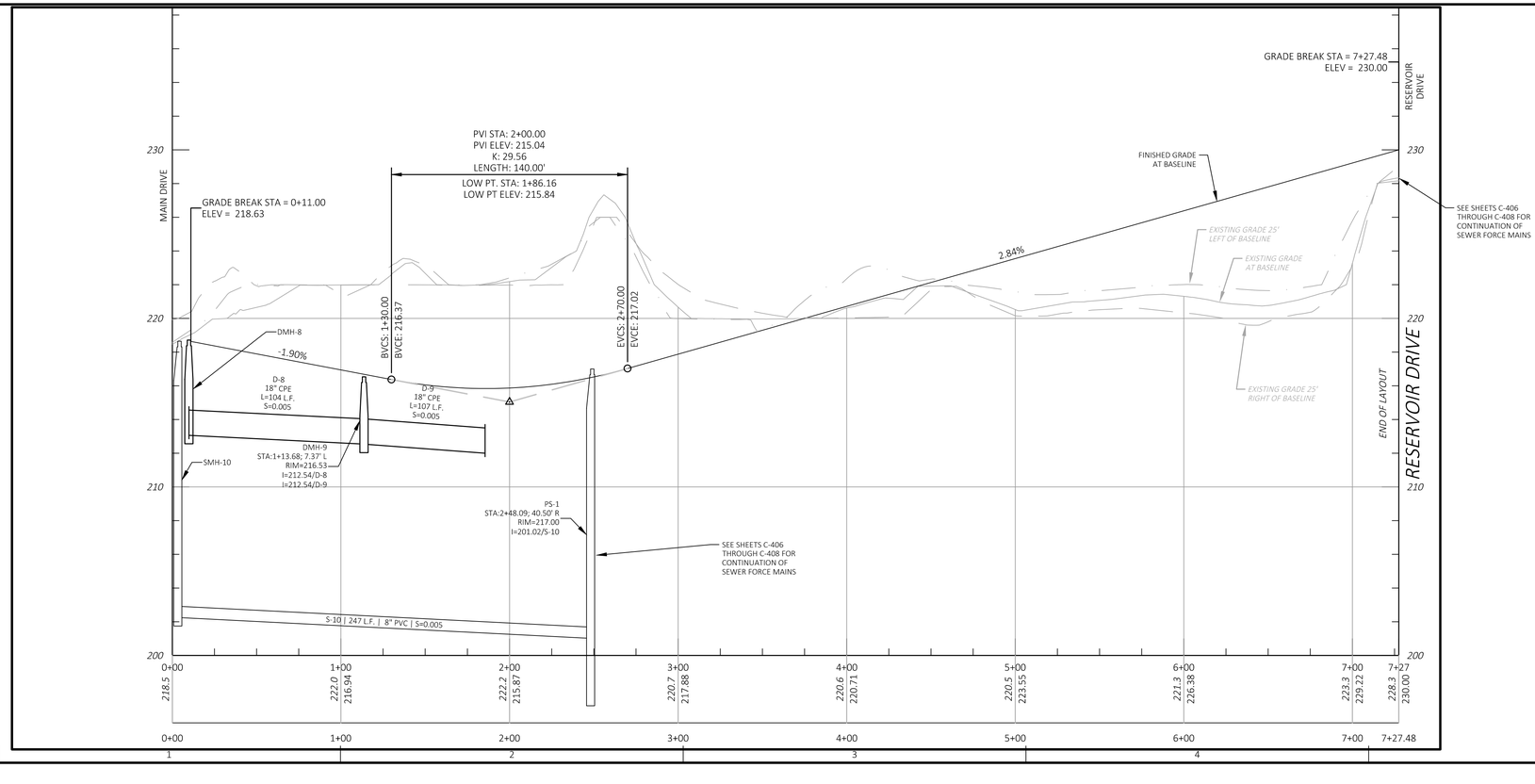

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581

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APPROVED

Project Owner:
TRG Family LTD Partnership
30 Locust Street
Bellingham, MA 02019

Project Applicant:
ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:
Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:
DRIVEWAY PLAN / PROFILE
EMERGENCY VEHICLE ACCESS DRIVE

Town Permits

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40865
REGISTERED PROFESSIONAL ENGINEER
02/16/2022

No:	Date:	Revision | Issue:
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	TOWN & PEER REVIEW COMMENTS
1	10/01/2021	TOWN & PEER REVIEW COMMENTS

Drawn By:	CMP	Checked By:	MJS
Date:	04/22/2021	Project No.:	20-0034

0 20 40 80 120
Scale: 1" = 4' V : 1" = 40' H

Sheet No.:
C-405

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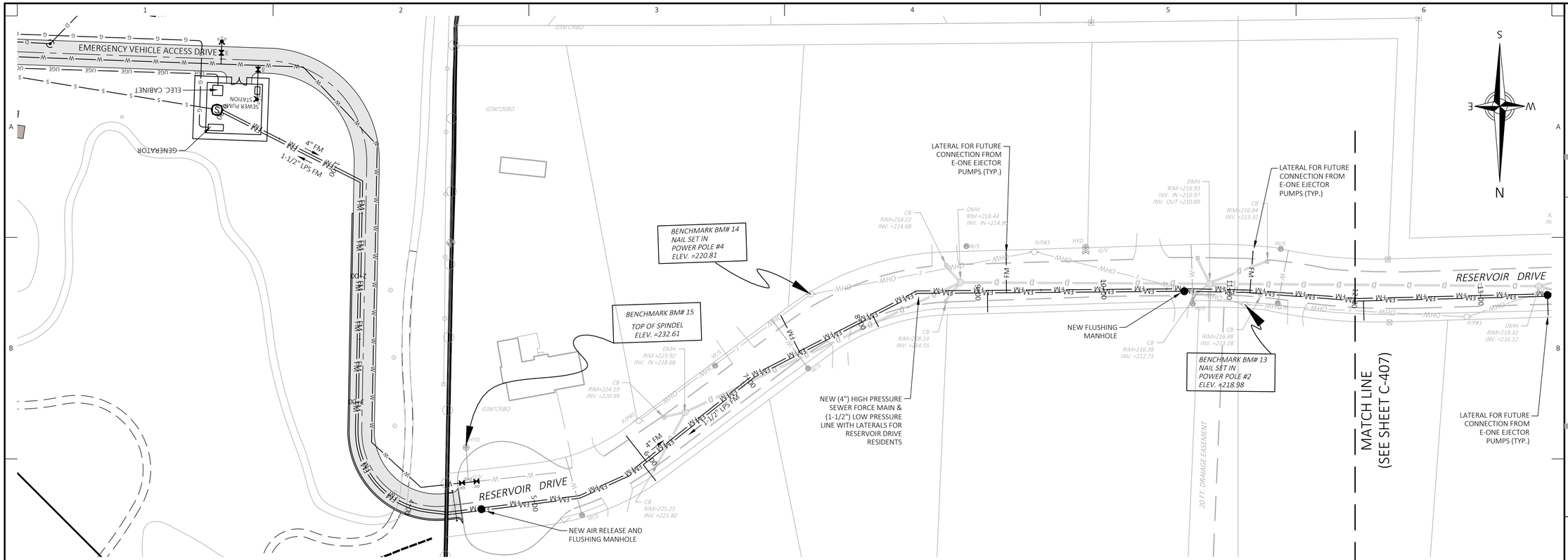

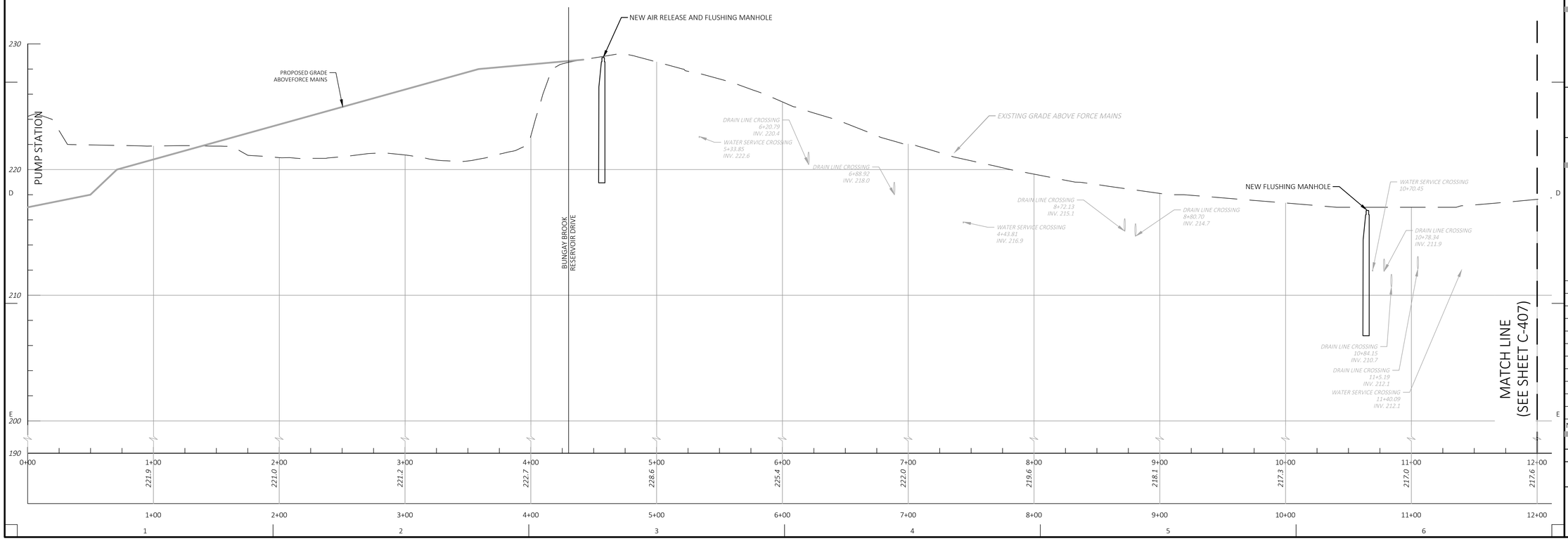

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581

508.952.6300 | LDCollaborative.com

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4. SEE SHEETS C-300 TO C-305 FOR UTILITY SERVICES AND SCHEMATIC LAYOUT OF POWER, TELECOMM, AND GAS LINES.
5. RIM ELEVATIONS TO MEET EXISTING GRADE.

APPROVED

Project Owner:
TRG Family LTD Partnership &
Town of Bellingham

Project Applicant:
ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:
Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:
SEWER FORCE MAIN
PLAN /PROFILE
0+00 TO 12+00

Town Permits

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40863
REGISTERED PROFESSIONAL ENGINEER

No:	Date:	Revision | Issue:
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	TOWN & PEER REVIEW COMMENTS
1	10/01/2021	INITIAL ISSUE

Drawn By:	CMP	Checked By:	MJS
Date:	10/01/2021	Project No.:	20-0034

Scale: 1" = 4' V : 1" = 40' H

Sheet No.:
C-406

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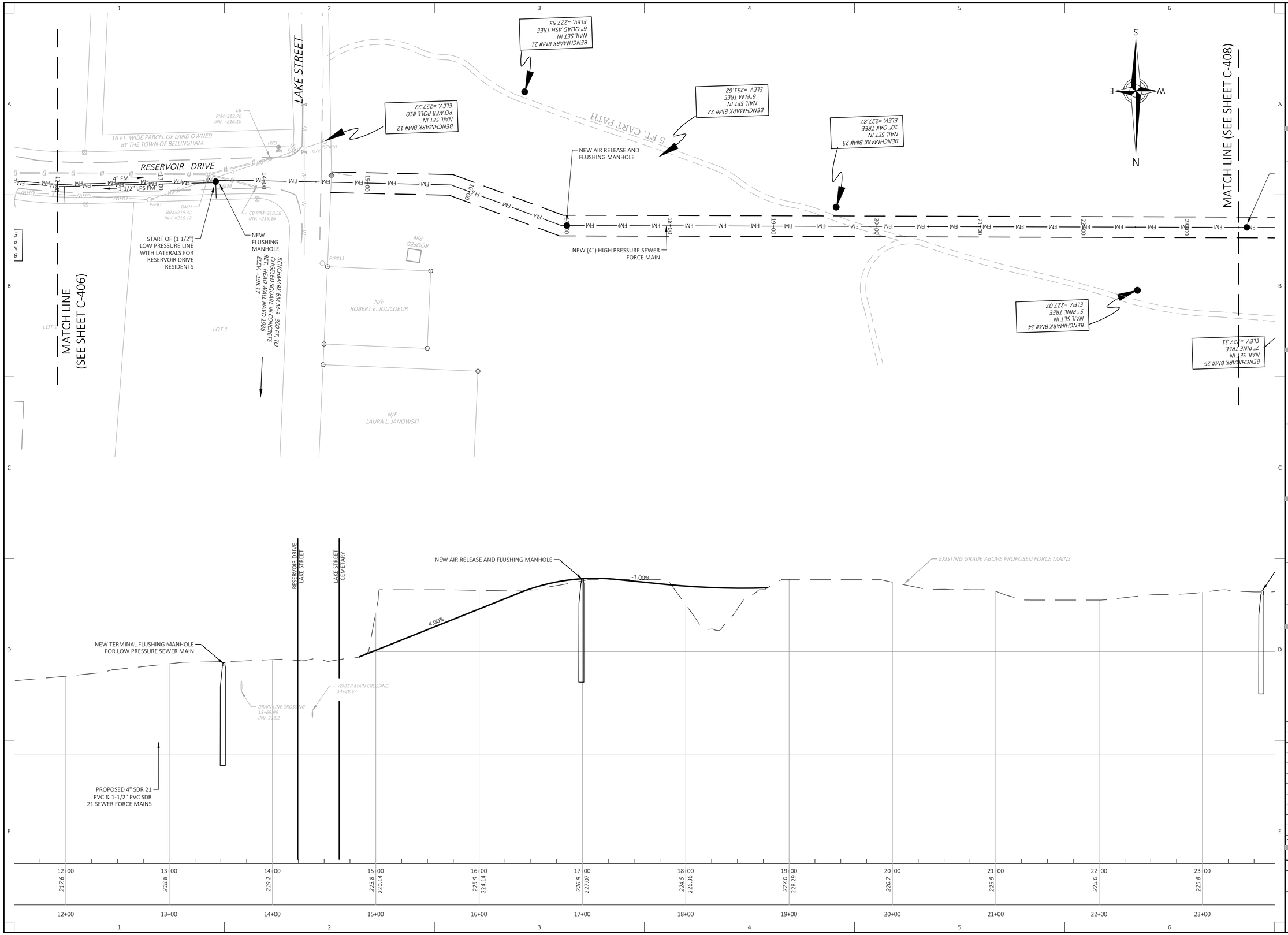

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APPROVED

Project Owner:
TRG Family LTD Partnership &
Town of Bellingham

Project Applicant:
ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:
Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

SEWER FORCE MAIN
PLAN /PROFILE
12+00 TO 23+50

Town Permits

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40863
REGISTERED PROFESSIONAL ENGINEER

No:	Date:	Revision | Issue:
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	TOWN & PEER REVIEW COMMENTS
1	10/01/2021	INITIAL ISSUE

Drawn By:	CMP	Checked By:	MJS
Date:	10/01/2021	Project No.:	20-0034

Scale: 1" = 4' V : 1" = 40' H

Sheet No.:
C-407

C:\Users\jamesm\Documents\Land Design Collaborative Documents_ Latest Files\Projects (landdesignplans)\PROJECTS\20-0034 - Bungay Brook, Bellingham\DWG\20-0034-C210.dwg

MATCH LINE
(SEE SHEET C-407)

NEW AIR RELEASE AND FLUSHING MANHOLE

BENCHMARK BM# 25
NAIL SET IN
7" PINE TREE
ELEV. =227.31

BENCHMARK BM# 26
TOP OF PK NAIL
SET IN PAVEMENT
ELEV. =223.39

20 FT. WIDE GAS LINE EASEMENT

20 FT. WIDE SEWER EASEMENT

LOW PRESSURE SEWER
(1-1/2") FOR CEMETERY
FUTURE DEVELOPMENT

PAVED WAY

N/F
PRECIOUS BLOOD CHURCH

NEW (4") HIGH PRESSURE SEWER
FORCE MAIN & (1-1/2") LOW
PRESSURE LINE FOR CEMETERY
FUTURE DEVELOPMENT

CONNECT TO EXISTING
4" SDR 21 PVC FORCE MAIN &
1-1/2" LPS FORCE MAIN

CAPPED FORCE MAINS

NEW AIR RELEASE AND FLUSHING MANHOLE

CONTRACTOR TO VERIFY LOCATION AND DEPTH
OF EXISTING PIPES IN GASOLINE EASEMENT

EXISTING GRADE ABOVE FORCE MAINS

CONTRACTOR TO RESTORE
PAVED WAY IN KIND

CONNECT TO EXISTING
4" SDR 21 PVC FORCE MAIN &
1-1/2" LPS FORCE MAIN

24+00	25+00	26+00	27+00	28+00	29+00	30+00	31+00	32+00	33+00	34+00	34+93
226.0	226.0	225.0	223.0	218.9	215.7	212.8	210.0	208.7	206.9	204.0	

230 / 220 / 210 / 200 / 190

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
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NOTES:
1. THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY LAND DESIGN COLLABORATIVE.
2. SEE SHEET C-001 FOR NOTES, LEGEND, ABBREVIATIONS, AND SUMMARY TABLES.
3. RIM ELEVATIONS SHALL MEET EXISTING GRADES ABOVE SEWER FORCE MAINS.

APPROVED

Project Owner:
TRG Family LTD Partnership &
Town of Bellingham

Project Applicant:
ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:
Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

SEWER FORCE MAIN
PLAN /PROFILE
23+50 TO END

Permit | Plan Purpose

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40863
REGISTERED PROFESSIONAL ENGINEER
1/28/2022

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0 20 40 80 120
Scale: 1" = 4' V : 1" = 40' H

Sheet No.:
C-408

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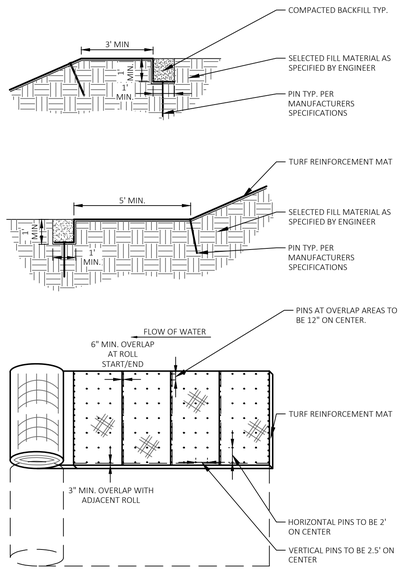
NOTES:

1. TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS

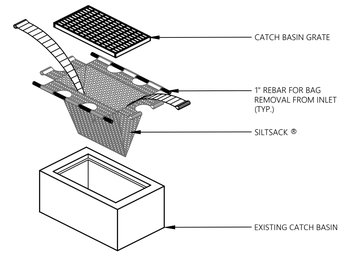


TURF REINFORCEMENT MAT

31 25 14.16 N.T.S.

NOTES:

1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
2. USE AFTER BINDER COURSE HAS BEEN PAVED, PRIOR TO STABILIZATION OF SURROUNDING UPGRADIENT TERRAIN.

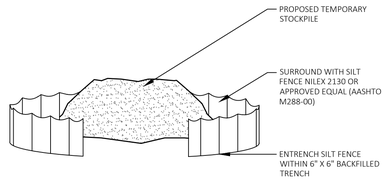


INLET SEDIMENT CONTROL DEVICE

31 25 00

NOTES:

1. ALL STOCKPILES MUST BE PROTECTED WITH PERIMETER CONTROLS AS SHOWN.
2. SEE EROSION AND SEDIMENT CONTROL NOTES FOR LONG TERM STABILIZATION OF STOCKPILES.

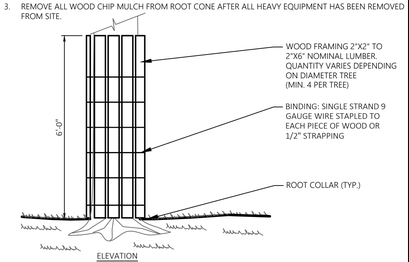


TEMPORARY STOCKPILE

31 25 00

NOTES:

1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
2. FOR USE ON A SINGLE TREES WITHIN CONSTRUCTION AREA WHERE INSTALLATION OF DRIP LINE TREE PROTECTION DEVICE IS NOT FEASIBLE.
3. REMOVE ALL WOOD CHIP MULCH FROM ROOT CONE AFTER ALL HEAVY EQUIPMENT HAS BEEN REMOVED FROM SITE.

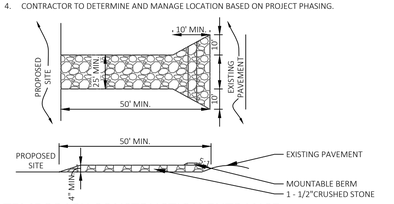


TREE TRUNK PROTECTION

01 56 39 N.T.S.

NOTES:

1. ENTRANCE WIDTH SHALL BE TWENTY-FIVE (25) FOOT (MIN.), BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS/EGRESS OCCUR.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE, AND REPAIR OR MAINTENANCE OF OTHER MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED DAILY.
3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED, BUT NOT UNTIL DISTURBED AREAS OF THE SITE HAVE BEEN STABILIZED.
4. CONTRACTOR TO DETERMINE AND MANAGE LOCATION BASED ON PROJECT PHASING.

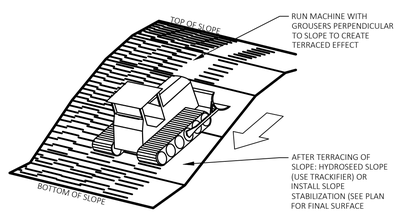


TEMPORARY CONSTRUCTION ENTRANCE

31 25 00 N.T.S.

NOTES:

1. SLOPES OVER TEN (10) FEET IN HEIGHT SHALL BE TEMPORARILY "TERRACED" WHEN SITE IS ROUGH GRADED.
2. SLOPES SHALL BE "TERRACED" WHEN SPREADING LOAM FOR FINAL STABILIZATION.

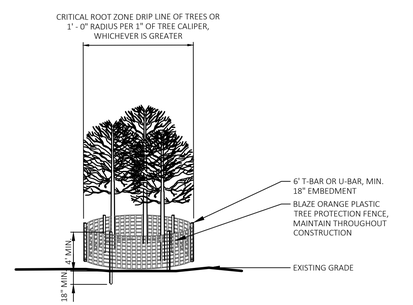


SLOPE TERRACING

31 25 00 N.T.S.

NOTES:

1. THIS AREA SHALL NOT BE USED FOR STORAGE

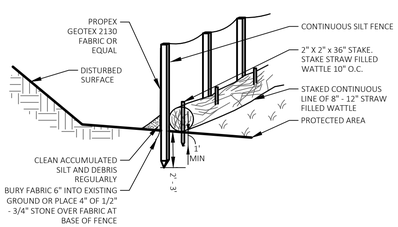


DRIP LINE TREE PROTECTION

01 56 39 N.T.S.

NOTES:

1. STEEL POST MAY BE SUBSTITUTED/ DISTANCE BETWEEN POSTS TO VARY AS REQUIRED BY TRIBUTARY AREA: 10' FOR 100 SF/LF FENCE
   6' FOR 500 SF/LF FENCE
2. DEPTH TO VARY WITH TRIBUTARY AREA: 2' FOR 100 SF. IF POST IS TO BE SET IN PEAT OR UNSTABLE SOILS, THEN 3' OR DEPTH NECESSARY TO PROVIDE A STABLE POST FOR LOADED FENCE CONDITIONS



SILT FENCE WITH STRAW WATTLE

31 25 00 N.T.S.

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APPROVED

Project Owner:

TRG Family LTD Partnership
30 Locust Street
Bellingham, MA 02019

Project Applicant:

ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:

Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:

DETAILS

Town Permits

JAMES T. ALMEIDA — NO. 1198 — REGISTERED LANDSCAPE ARCHITECT

MICHAEL J. SCOTT — CIVIL — No. 40863 — REGISTERED PROFESSIONAL ENGINEER — COMMONWEALTH OF MASSACHUSETTS

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Drawn By:	CMP	Checked By:	JTA
Date:	04/22/2021	Project No.:	20-0034

Sheet No.:

C-501

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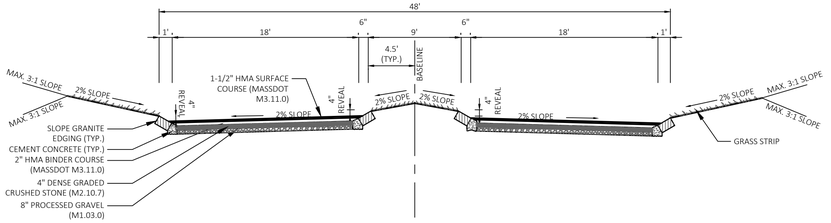
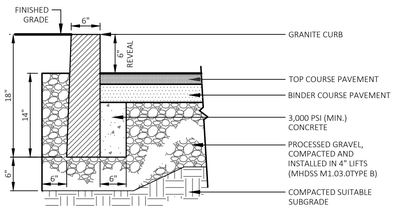


TYPICAL BLVD. ROADWAY CROSS SECTION

N.T.S.

NOTES:

1. SHALL BE IN ACCORDANCE WITH MASSDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
2. GRANITE CURB SHALL CONFORM TO MASSDOT M9.04.1 TYPE VA-4.

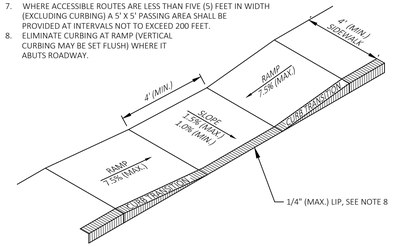


VERTICAL GRANITE CURB (VGC)

32 10 00 N.T.S.

NOTES:

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5% (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF AN ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
3. A MINIMUM OF THREE (3) FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, MAIL BOXES, ETC.).
4. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
5. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING OF WATER.
6. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
7. WHERE ACCESSIBLE ROUTES ARE LESS THAN FIVE (5) FEET IN WIDTH (EXCLUDING CURBING) A 5' X 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
8. ELIMINATE CURBING AT RAMP (VERTICAL CURBING MAY BE SET FLUSH) WHERE IT ABUTS ROADWAY.

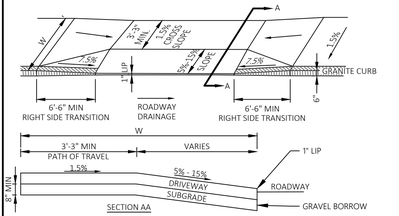


ACCESSIBLE CURB RAMP - TYPE 'A' (ACR-A)

32 10 00 N.T.S.

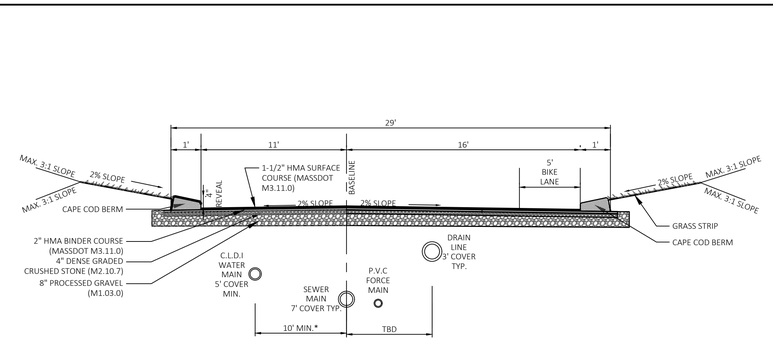
NOTES:

1. DRIVEWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CURRENT REGULATIONS OF THE ARCHITECTURAL ACCESS BOARD, THE AMERICANS WITH DISABILITIES ACT AND THE CURRENT MASSDOT CONSTRUCTION STANDARDS.
2. WHERE NEW DRIVEWAYS CROSS EXISTING SIDEWALKS, THE SIDEWALK PORTION SHALL MATCH EXISTING.



SIDEWALK THROUGH DRIVEWAY

32 10 00 N.T.S.

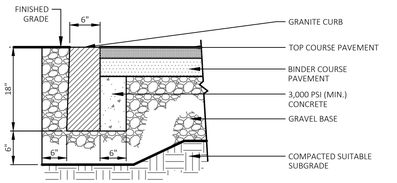


TYPICAL SITE DRIVEWAY CROSS SECTION WITH BIKE LANE

33 00 00 N.T.S.

NOTES:

1. SHALL BE IN ACCORDANCE WITH MASSDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
2. GRANITE CURB SHALL CONFORM TO MASSDOT M9.04.1 TYPE VB.

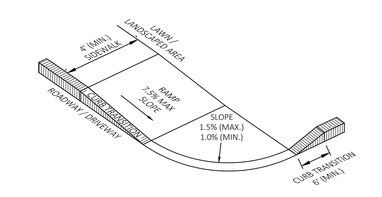


FLUSH GRANITE CURB (FGC)

32 10 00 N.T.S.

NOTES:

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5% (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF AN ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
3. A MINIMUM OF THREE (3) FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, MAIL BOXES, ETC.).
4. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
5. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING OF WATER.
6. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
7. WHERE ACCESSIBLE ROUTES ARE LESS THAN FIVE (5) FEET IN WIDTH (EXCLUDING CURBING) A 5' X 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
8. ELIMINATE CURBING AT RAMP (VERTICAL CURBING MAY BE SET FLUSH) WHERE IT ABUTS ROADWAY.

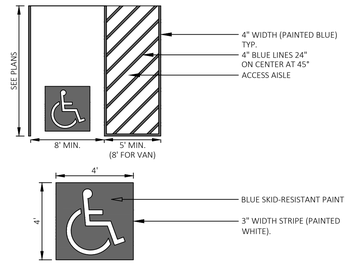


ACCESSIBLE CURB RAMP - TYPE 'B' (ACR-B)

32 10 00 N.T.S.

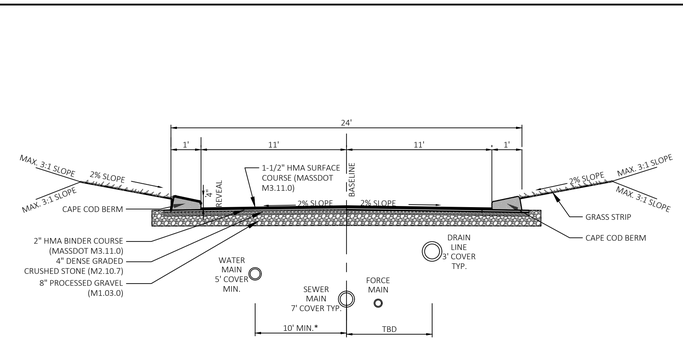
NOTES:

1. ALL DIMENSIONS TO EDGES OF FOUR (4) INCH PAVEMENT STRIPING.
2. EIGHT (8) FOOT STALL WIDTH REFERS TO 8' CLEAR BETWEEN INSIDE EDGES OF PAVEMENT MARKINGS.
3. SLOPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE AREA SHALL NOT EXCEED 1.5%.



ACCESSIBLE PARKING SPACE

32 10 00 N.T.S.

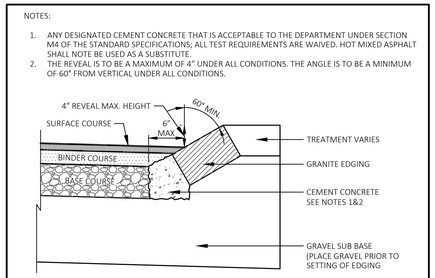


TYPICAL SITE DRIVEWAY CROSS SECTION

33 00 00 N.T.S.

NOTES:

1. ANY DESIGNATED CEMENT CONCRETE THAT IS ACCEPTABLE TO THE DEPARTMENT UNDER SECTION M4 OF THE STANDARD SPECIFICATIONS; ALL TEST REQUIREMENTS ARE WAIVED. HOT MIXED ASPHALT SHALL NOTE BE USED AS A SUBSTITUTE.
2. THE REVEAL IS TO BE A MAXIMUM OF 4" UNDER ALL CONDITIONS. THE ANGLE IS TO BE A MINIMUM OF 60° FROM VERTICAL UNDER ALL CONDITIONS.

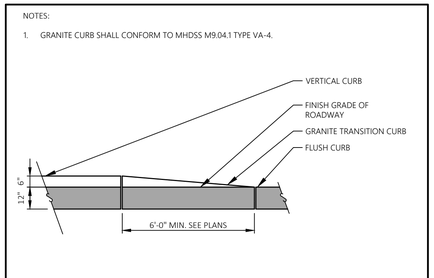


SLOPED GRANITE EDGING

32 10 00 N.T.S.

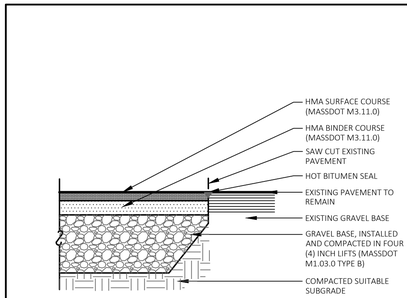
NOTES:

1. GRANITE CURB SHALL CONFORM TO MHDSS M9.04.1 TYPE VA-4.



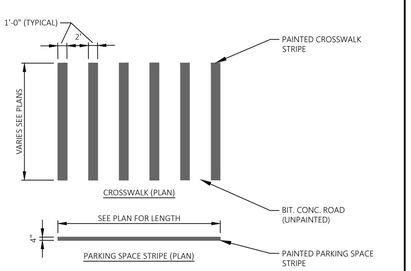
GRANITE TRANSITION CURB

32 10 00 N.T.S.



NEW / EXISTING PAVEMENT BOUNDARY

32 10 00 N.T.S.

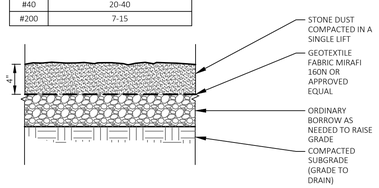


PAINTED CROSSWALK / PARKING SPACE STRIPE

32 10 00 N.T.S.

STONE DUST GRADATION REQUIREMENTS

SIEVE SIZE	PERCENT PASSING BY WEIGHT
1/4"	100
#10	55-75
#40	20-40
#200	7-15

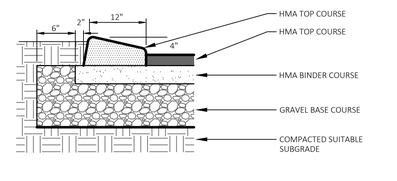


STONE DUST WALKING TRAIL

N.T.S.

NOTES:

1. BERM SHALL BE HOT MIX ASPHALT FOR BERMS (M3.11.6).
2. SEE BIT. CONC. SECTION DETAIL FOR DEPTHS OF SURFACING MATERIALS.
3. CCB SHALL BE INSTALLED ON BINDER WITHIN ONE (1) WEEK OF PLACEMENT OF BINDER COURSE. IF MORE THAN ONE WEEK HAS PASSED, A TACK COAT SHALL BE APPLIED ON THE OUTER TWO (2) FEET OF BINDER COURSE PRIOR TO PLACEMENT OF CCB.



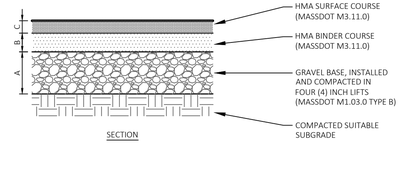
CAPE COD BERM (CCB)

32 10 00 N.T.S.

NOTES:

1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.

	DEPTH		PLAN
	A	B	C
SURFACE			
BIT. CONCRETE ROAD (PASSENGER CAR/ PARKING AREAS)	12"	2"	1-1/2"
BIT. CONCRETE WALK	8"	1-1/2"	1-1/2"

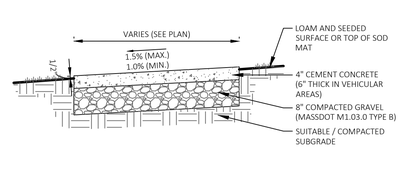


BITUMINOUS CONCRETE PAVEMENT

32 10 00 N.T.S.

NOTES:

1. PROVIDE EXPANSION JOINTS AT THIRTY (30) FEET ON CENTER (MIN.) WITH PRE-FORMED JOINT FILLER (REFER TO MASSDOT SUBSECTION 476).
2. PROVIDE TOOLED CONTROL JOINTS AT SIX (6) FEET ON CENTER (MAX.).
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO SIDEWALK DIRECTION
4. CONCRETE FOR SIDEWALKS TO BE 4,000 PSI AND FOR DRIVEWAYS 5,000 PSI. BOTH MIXES TO BE TYPE II, 6% (1.5%±) AIR ENTRAINED.



CONCRETE WALK

32 10 00 N.T.S.

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
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2. SEE SHEET C-001 FOR NOTES, LEGEND, ABBREVIATIONS, AND SUMMARY TABLES.

APPROVED

Project Owner:

TRG Family LTD Partnership
30 Locust Street
Bellingham, MA 02019

Project Applicant:

ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:

Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:

DETAILS

Town Permits

MASSACHUSETTS — JAMES T. ALMEIDA — NO. 1186 — REGISTERED LANDSCAPE ARCHITECT

COMMONWEALTH OF MASSACHUSETTS — MICHAEL J. SCOTT — CIVIL — No. 40863 — REGISTERED PROFESSIONAL ENGINEER

No:	Date:	Revision | Issue:
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	TOWN & PEER REVIEW COMMENTS
1	10/01/2021	TOWN & PEER REVIEW COMMENTS

Drawn By:	CMP	Checked By:	MJS
Date:	04/22/2021	Project No.:	20-0034

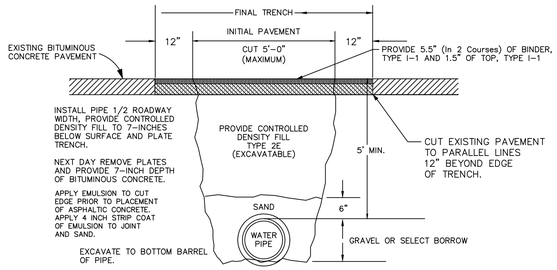
Sheet No.:

C-502

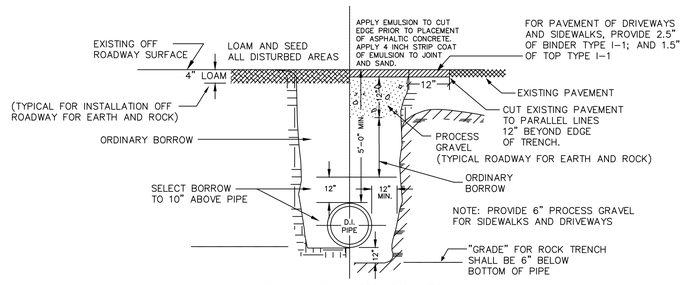
C:\Users\cmacedo\Land Design Collaborative\Land Design Collaborative - Documents_ - Latest Files\Projects (pending&updates)\PROJECTS\20-0034 - Bungay Brook, Bellingham\DWG\20-0034-C400.dwg

NOTES:

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

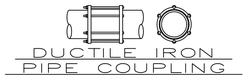


TYPICAL TRENCH RESURFACING
IN STATE HIGHWAY & ON MAIN ROADS



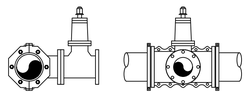
ALL PIPES INSTALLED UNDER BROOKS, CULVERTS OR WITHIN 6" OF ANY STRUCTURES (CB, MH, PITS, VAULTS) MUST BE DUCTILE IRON.

TYPICAL TRENCH SECTION
FOR DUCTILE IRON WATER MAINS



DUCTILE IRON
PIPE COUPLING

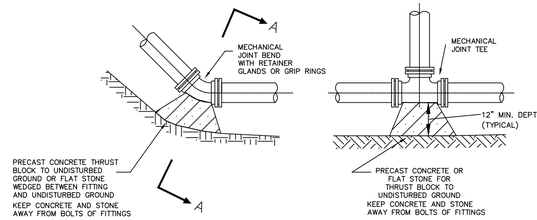
STYLE 501 & RC 501
BY ROMAC INDUSTRIES OR EQUIVALENT
TO BE USED FOR PIPE REPAIRS, "CUT-INS", COUPLING DIFFERENT TYPES OF PIPE, & CORRECTING MISSALIGNED PIPE
(DI to C-900; DI to AC; C-900 to AC)



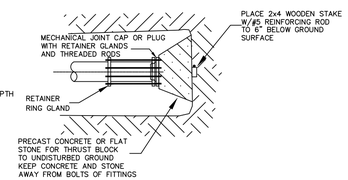
TAPPING SLEEVE & VALVE

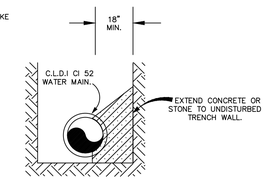
MJ TAPPING SLEEVE WITH MUELLER T-2360 (OR EQUIVALENT)
RESILIENT WEDGE TAPPING VALVE – MJ x FL ENDS
OPEN LEFT

NOTE:
ALL MAIN LINE VALVES – (OPEN LEFT, NON RISING STEM)
SIZES 3" TO 12" – (GATE VALVES)
SIZES GREATER THAN 12" – (BUTTERFLY VALVES)
MUELLER – KENNEDY – DARLING – EPOXY COATED
MUELLER RESILIENT SEAT EPOXY COATED, AWWA APPROVED

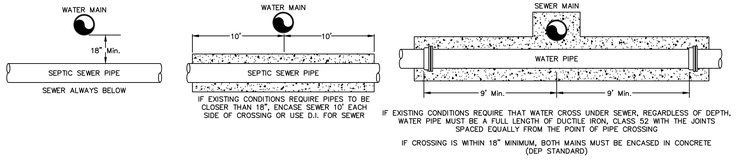


TYPICAL THRUST BLOCK DETAILS

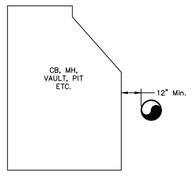




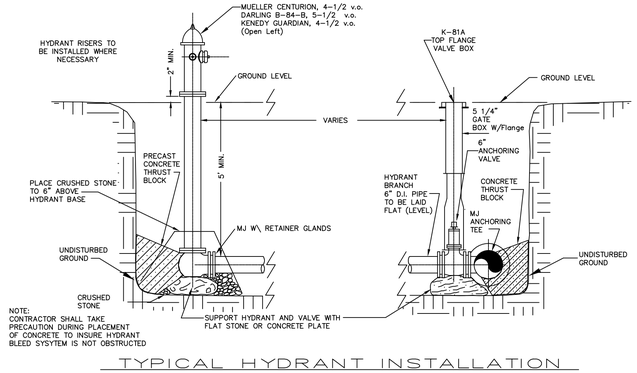
SECTION A–A
NOT TO SCALE



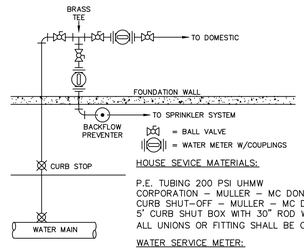
WATER / SEWER CROSSINGS



WATER PIPE
CLEARANCE TO STUCTURES



TYPICAL HYDRANT INSTALLATION



HOUSE SEVICE MATERIALS:

P.E. TUBING 200 PSI UHMW
CORPORATION – MULLER – MC DONALD – RED HED – CC x Compression
CURB SHUT-OFF – MULLER – MC DONALD – RED HED – Compression X Compresssion (No Drains)
5' CURB SHUT BOX WITH 30" ROD WITH 2 HOLE COVER
ALL UNIONS OR FITTING SHALL BE Compression X Compression. UNIONS MUST BE AVOIDED ON NEW SERVICE LINES

WATER SERVICE METER:

SENSUS – 5/8 X 3/4 SRII ECR/DM GALLONS with MXU Transmitter
METERS SHALL BECOME THE PROPOERTY OF THE TOWN OF BELLINGHAM.

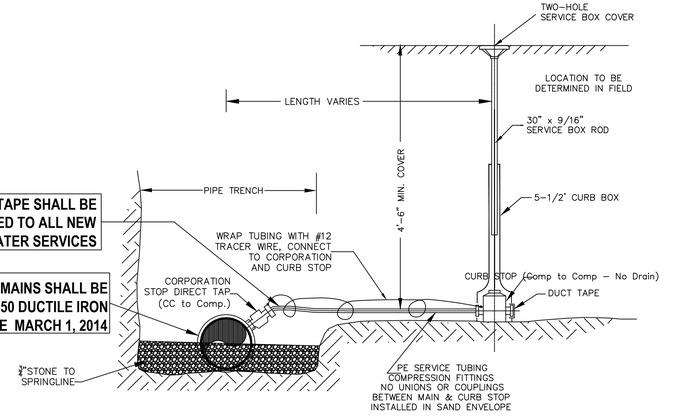
METER FITTINGS:

WATTS BALL VALVE – TEFLON COATED
STRAIGHT METER COUPLING – MULLER – MC DONALD – RED HED
BENDS – Compression x MALE THREAD

WATER SERVICE CONNECTION
WITH
SECOND METER
(LAWN SPRINKLER SYSTEMS)

TEFLON TAPE SHALL BE ADDED TO ALL NEW WATER SERVICES

ALL NEW WATER MAINS SHALL BE PRESSURE CLASS 350 DUCTILE IRON EFFECTIVE MARCH 1, 2014



TYPICAL SERVICE CONNECTION

SEE SPEC. SHEET

TOWN OF BELLINGHAM, MASSACHUSETTS
DEPARTMENT OF PUBLIC WORKS

DETAILS FOR WATER MAINS AND APPERTENANCES

Haley and Ward, Inc.
25 FOX ROAD
WALTHAM, MASSACHUSETTS 02451

SHEET NO.:	1
CONTRACT NO.:	X
SCALE:	NONE
DATE DRAWN:	NOVEMBER, 2000
DRAWN BY:	GPF
FILE NO.:	DET-A

DWG. NO.

CHECKED	DATE	BY	REVISED	DATE	BY	
1	1	1	Del Flares	9/25/2007	D DiMartino	
			Del C-900	3/1/2012	D DiMartino	
			PCP DI-350	3/1/2014	J HARTE	

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
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Project Owner:
TRG Family LTD Partnership
30 Locust Street
Bellingham, MA 02019

Project Applicant:
ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:
Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:
DETAILS

Town Permits

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40863
REGISTERED PROFESSIONAL ENGINEER
1/28/2022

No:	Date:	Revision | Issue:
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1	10/01/2021	TOWN & PEER REVIEW COMMENTS

Drawn By:	CMP	Checked By:	MJS
Date:	04/22/2021	Project No.:	20-0034

Sheet No.:
C-503

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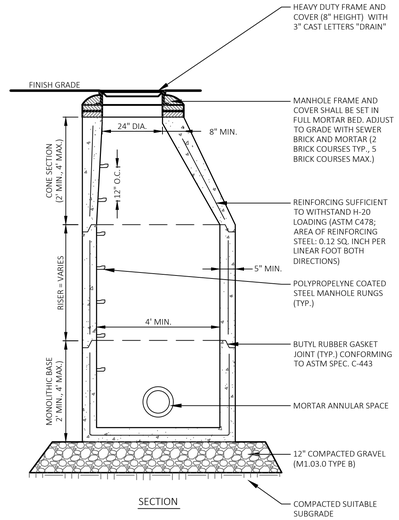
NOTES:

1. STRUCTURES SHALL BE PRECAST CONCRETE, DESIGNED FOR HS-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.



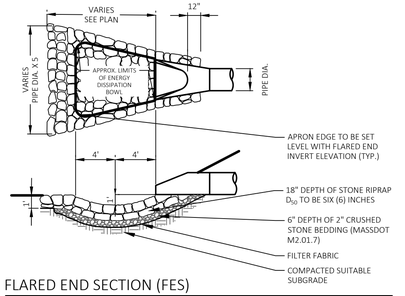
SECTION

DRAIN MANHOLE (DMH)

33 40 00 N.T.S.

NOTES:

1. FLARED END(S) TO BE SIMILAR TO PIPE MATERIAL - PRECAST CONCRETE OR CORRUGATED POLYETHYLENE.
2. FILTER FABRIC SHALL BE MIRAFI 140N, US FABRICS 120NW OR EQUAL.

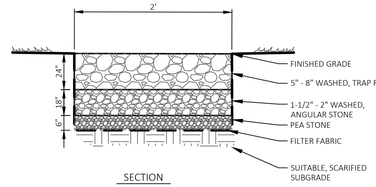


FLARED END SECTION (FES)

33 40 00 N.T.S.

NOTES:

1. SEE PLAN FOR LOCATIONS.
2. ALL ROCK MATERIALS SHALL BE CLEAN, WASHED, AND FREE OF DELETERIOUS SUBSTANCES INCLUDING ORGANIC MATERIAL, TRASH, AND OTHER DEBRIS.
3. MATERIALS SHALL BE WELL CONSOLIDATED BY ROLLING EQUIPMENT OR TAMPING WITH A MACHINE BUCKET.
4. LIFTS SHALL NOT BE DUMPED FROM HIGHER THAN ONE FOOT TO AVOID DISPLACEMENT OF LOWER LIFT.
5. SURROUND TRENCH WITH MIRAFI 140N FABRIC



SECTION

INFILTRATION TRENCH

33 40 00 N.T.S.

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45 Lyman Street
Westborough, MA 01581

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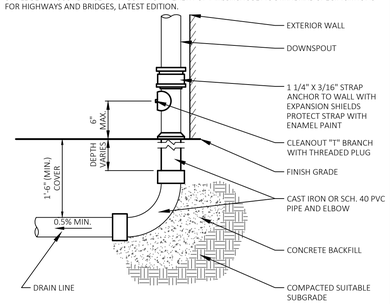
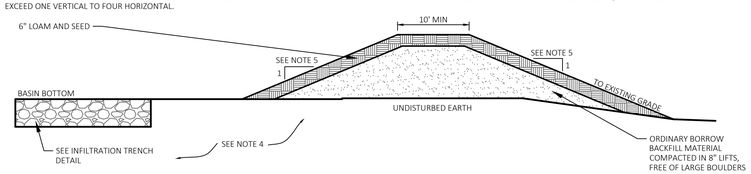


DOWNSPOUT / ROOF DRAIN CONNECTION

33 42 11-03 N.T.S.

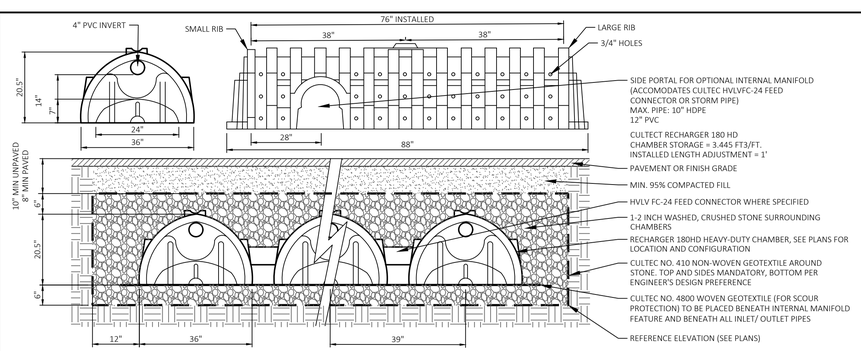
NOTES:

1. FOUNDATION FOR BERM CONSTRUCTION SHALL BE CLEARED OF ALL TOPSOIL, ROCKS, DEBRIS, STUMPS, ECT. TO A FIRM SURFACE AT LEAST 12" BELOW GRADE. SUBGRADE SHALL BE SCARIFIED AND MOISTENED TO A DEPTH OF 3 INCHES PRIOR TO PLACEMENT OF FILL.
2. TO LIMIT SMEARING OR COMPACTING SOILS, NEVER CONSTRUCT THE BASIN IN WINTER OR WHEN IT IS RAINING. USE LIGHT EARTH-MOVING EQUIPMENT TO EXCAVATE THE INFILTRATION BASIN BECAUSE HEAVY EQUIPMENT COMPACTS THE SOILS BENEATH THE BASIN FLOOR AND SIDE SLOPES AND REDUCES INFILTRATION CAPACITY. BECAUSE SOME COMPACTION OF SOILS IS INEVITABLE DURING CONSTRUCTION, ADD THE REQUIRED SOIL AMENDMENTS AND DEEPLY TILL THE BASIN FLOOR WITH A ROTARY TILLER OR A DISC HARROW TO A DEPTH OF 12" TO RESTORE INFILTRATION RATES AFTER FINAL GRADING.
3. USE PROPER EROSION/SEDIMENT CONTROL DURING CONSTRUCTION. IMMEDIATELY FOLLOWING BASIN CONSTRUCTION, STABILIZE THE FLOOR AND SIDE SLOPES OF THE BASIN WITH A DENSE TURF OF WATER-TOLERANT GRASS. USE LOW MAINTENANCE, RAPIDLY GERMINATED GRASSES, SUCH AS FESCUES. DO NOT SOD THE BASIN FLOOR OR SIDE SLOPES. AFTER THE BASIN IS COMPLETED, KEEP THE BASIN ROPED OR FENCED OFF WHILE CONSTRUCTION PROCEEDS ON OTHER PARTS OF THE SITE. NEVER DIRECT CONSTRUCTION PERIOD DRAINAGE TO THE INFILTRATION BASIN. AFTER CONSTRUCTION IS COMPLETED, DO NOT DIRECT RUNOFF INTO THE BASIN UNTIL THE BOTTOM AND SIDE SLOPES ARE FULLY STABILIZED.
4. THE CONTRACTOR SHALL TEST PIT TO CONFIRM THE PRESENCE, OR LACK THEREOF, OF A CONFINING LAYER/LENS OF FINE SAND WITHIN THE LIMITS OF THE INFILTRATION BASIN. IF A CONFINING LAYER/LENS IS ENCOUNTERED, THE LAYER IS TO BE REMOVED BELOW THE BOTTOM OF THE INFILTRATION BASIN AND REPLACED WITH CLEAN COARSE SAND (PARENT MATERIAL) FROM ELSEWHERE ON SITE.
5. THE SLOPE OF DETENTION BASIN WALLS IN A CUT AREA SHALL NOT EXCEED ONE VERTICAL TO THREE HORIZONTAL. THE SLOPES OF DETENTION BASIN WALLS IN BERM, DIKE OR FILLED AREAS SHALL NOT EXCEED ONE VERTICAL TO FOUR HORIZONTAL.



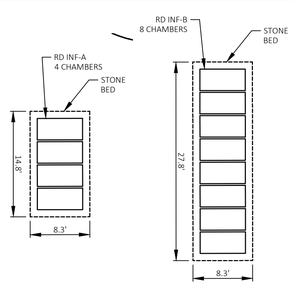
INFILTRATION BASIN DETAIL

N.T.S.



CULTECT RECHARGER 180 HD STORMWATER CHAMBER

N.T.S.

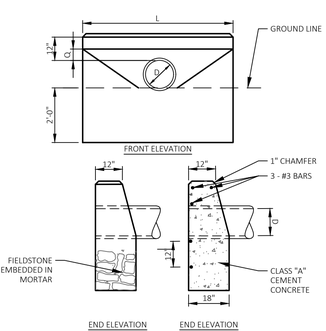


TYPICAL CONFIGURATIONS (SEE PLANS)

NOTES:

1. FOR DESCRIPTIONS, MATERIALS, AND CONSTRUCTION METHODS, SEE LATEST MASSDOT STANDARDS
2. ALL CONCRETE DIMENSIONS SHOWN ARE MINIMUM

TRENCH EXCAV. 1'-0" DEPTH	PIPE DIAM.	1-1/2: 1 SLOPE			2:1 SLOPE			TRENCH EXCAV. 1'-0" DEPTH
CU. FT.	D	L	CONC. OR F.S.M. CU. YDS.	STEEL LBS.	L	CONC. OR F.S.M. CU. YDS.	STEEL LBS.	CU. FT.
21.60	8"	4'-2"	0.77	15	5'-10"	1.08	21	27.40
23.91	10"	4'-10"	0.82	20	6'-8"	1.28	23	30.35
26.25	12"	5'-6"	1.00	21	7'-6"	1.49	29	33.25
29.75	15"	6'-6"	1.34	24	8'-9"	1.82	32	37.63
33.25	18"	7'-6"	1.61	30	10'-0"	2.18	39	42.00
37.35	21"	8'-6"	1.95	34	11'-6"	2.62	43	47.25
39.38	24"	9'-3"	2.16	35	12'-6"	2.97	50	50.75
43.75	30"	10'-6"	2.63	44	13'-0"	3.86	62	59.50
	Q	4" FOR 1-1/2 : 1 SLOPE						
		6" FOR 2 : 1 SLOPE						



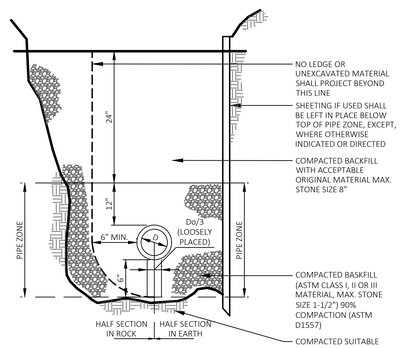
STRAIGHT HEADWALL (HW)

33 00 00 N.T.S.

NOTES:

1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.

TRENCH WIDTH		DIAMETER OF PIPE (D.)
SHEETED	UNSHEETED	
4'-2"	3'-0"	15" AND SMALLER
4'-5"	3'-3"	18"
5'-2"	4'-0"	24"
6'-8"	5'-6"	30"
7'-8"	6'-6"	36"
8'-7"	7'-5"	48"



CPE (CORRUGATED POLYETHYLENE PIPE) TRENCH

33 40 00 N.T.S.

MICHAEL J. SCOTT CIVIL No. 40863 REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS
1-19-2022

No:	Date:	Revision | Issue:
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Drawn By:	CMP	Checked By:	MJS
Date:	04/22/2021	Project No.:	20-0034

Sheet No.:

C-504

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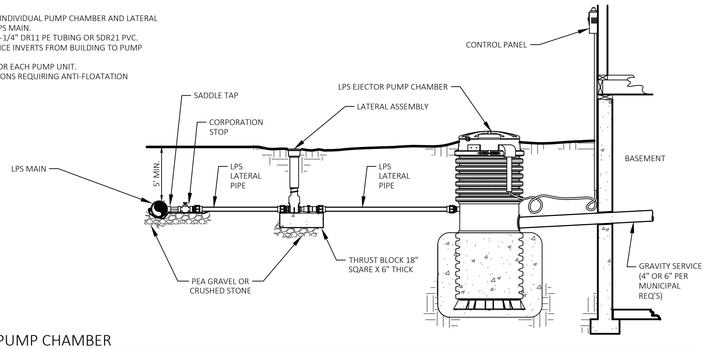
NOTES:

1. SEE PLANS FOR LOCATION OF INDIVIDUAL PUMP CHAMBER AND LATERAL CONNECTION TO COMMON LPS MAIN.
2. LPS LATERAL PIPES SHALL BE 1-1/4" DR11 PE TUBING OR SDR21 PVC.
3. SEE PLANS FOR GRAVITY SERVICE INVERTS FROM BUILDING TO PUMP CHAMBER.
4. PROVIDE GENTRAN SWITCH FOR EACH PUMP UNIT.
5. SEE PLANS FOR THOSE LOCATIONS REQUIRING ANTI-FLOATATION MEASURES.



LPS LATERAL AND PUMP CHAMBER

33 30 00 N.T.S.

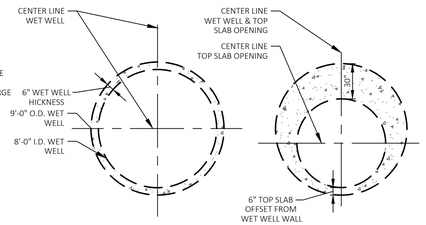
NOTES:

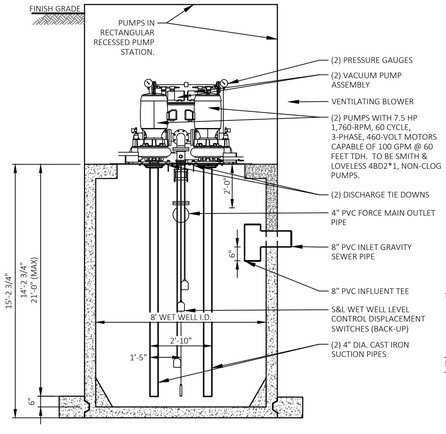
1. FINAL PUMP DESIGN TO BE COORDINATED WITH SMITH & LOVELESS, INC. (S&L). STATION SHALL BE RECTANGULAR RECESSED PUMP STATION.
2. SHOP DRAWINGS SHALL BE PROVIDED AT CONSTRUCTION BY CONTRACTOR.
3. PROVIDE ANCHORING AS RECOMMENDED BY S&L TO SECURE PUMP STATION STRUCTURE TO WET WELL TOP SLAB. ANCHORING INCLUDES GROUTING S&L PUMP STATION STRUCTURE TO WET WELL BY APPLYING ON-SHRINK GROUT OR EPOXY ONTO THE TOP OF THE TOP SLAB OF THE WET WELL, THE WET WELL TOP SLAB AND PUMP STATION BASE SHALL BE AS LEVEL AS POSSIBLE IN ALL DIRECTIONS.
4. THE FORCE MAIN DISCHARGE PIPING IS TO BE SECURED IN AS RECOMMENDED BY S&L, USING A COMPRESSION TYPE COUPLING TO CONNECT TO FORCE MAIN TO THE STATION DISCHARGE PIPE. TWO LUGS SHALL BE PROVIDED, ONE ON EACH SIDE OF THE DISCHARGE PIPE, ON THE UNDER SIDE OF THE BASE PLATE TO SECURE THE VERTICAL SECTION OF THE DISCHARGE PIPE FROM SEPARATING FROM THE COUPLING. ADEQUATE RESTRAINT SHALL BE PROVIDED AGAINST ANY HORIZONTAL OR VERTICAL THRUST, AND SHALL BE FASTENED TO THE WET WELL STRUCTURE.
5. USE GASKETS AND SEALANT PROVIDED BY S&L AT ALL JOINTS IN SUCTION PIPING.
6. USE SUPPORT CHANNEL ANCHORED TO WET WELL STRUCTURE TO SUPPORT SUCTION PIPING AT ON-HALF THE DEPTH OF THE SUCTION PIPING.
7. INLETS AND OUTLETS -

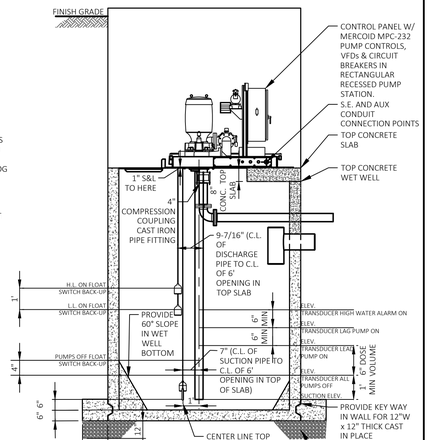
1-1/2 LPS INLET	211.00
4" PVC OUTLET	211.00
8" PVC INLET	201.02

8. PUMP CONTROL ELEVATIONS -

HIGH WATER ALARM	200.00
LAG PUMP ON	199.50
LEAD PUMP ON	199.00
ALL PUMPS OFF	197.50





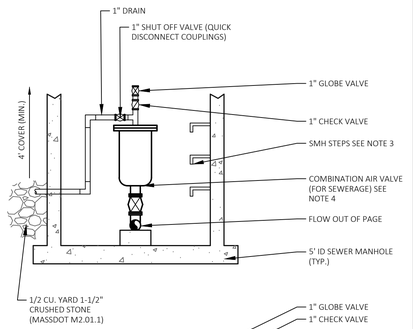


PROPOSED PUMP STATION

N.T.S.

NOTES:

1. CAP FOR TERMINAL FLUSHING CONNECTION. SEE OUTLET END FOR IN-LINE CONNECTION.
2. PIPE CONNECTIONS TO BE PROVIDED WITH NEOPRENE BOOT WITH STAINLESS STEEL CLAMP.
3. SHM FRAME/COVER AND STEPS TO BE OFFSET.
4. COMBINATION AIR VALVE AT TERMINAL AND HIGH POINT LOCATIONS ONLY.
5. ALL INTERAL PIPING TO BE IRON OR SCH 40 PVC (ONE MATERIAL THROUGHOUT).
6. FLAT TOP REQUIRED, SEE SMH DETAIL.

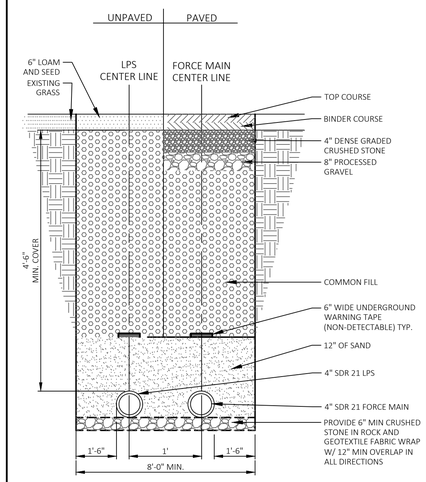


SEWER FORCE MAIN FLUSHING MANHOLE

33 00 00 N.T.S.

NOTES:

1. SHALL BE IN ACCORDANCE WITH COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.



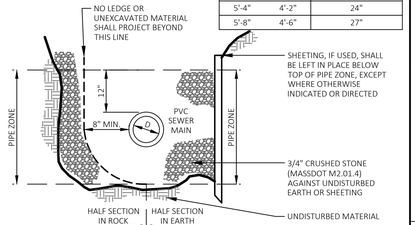
SEWER FORCE MAIN AND LPS TRENCH

33 00 00 N.T.S.

NOTES:

1. WHERE INDICATED ON THE PLANS, PROVIDE AT LEAST ONE TRENCH DAM BETWEEN EACH SMH OR EVERY 300 FEET, WHICHEVER IS LESS.
2. REFER TO PLANS FOR SIZE AND MATERIAL OF SEWER MAIN.

TRENCH WIDTH		DIAMETER OF PIPE (D.)
SHEETED	UNSHEETED	
4'-2"	3'-0"	12" AND SMALLER
4'-4"	3'-2"	15"
4'-8"	3'-6"	18"
5'-0"	3'-10"	21"
5'-4"	4'-2"	24"
5'-8"	4'-6"	27"

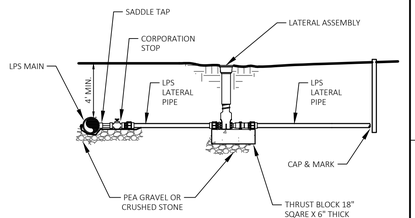


PVC SEWER TRENCH SECTION

33 30 00 N.T.S.

NOTES:

1. LPS LATERAL PIPES SHALL BE 1-1/4" DR11 PE TUBING OR SDR21 PVC.
2. CAP LPS LATERAL PIPE AND MARK LOCATION IN THE FIELD WITH 2 X 4 TO GRADE. MARK TOP OF 2 X 4 WITH GREEN PAINT.

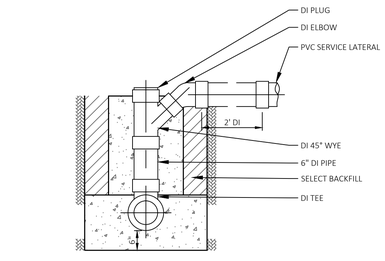


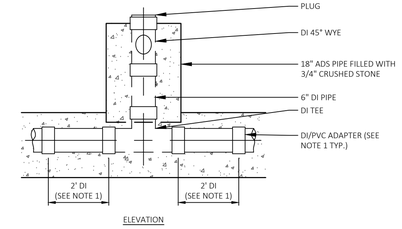
LPS LATERAL AND VALVING

33 30 00 N.T.S.

NOTES:

1. SHALL BE IN ACCORDANCE WITH COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
2. TO BE USED WHERE MAIN LINE SEWER IS PVC



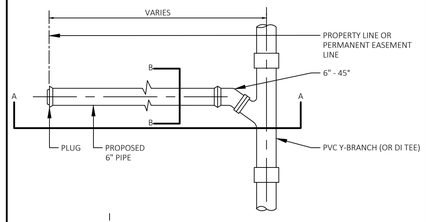


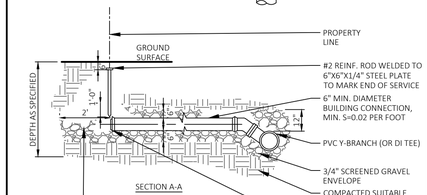
DUCTILE IRON SEWER CHIMNEY

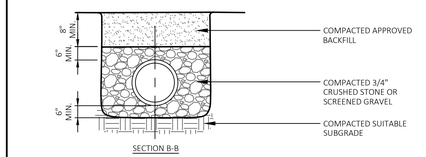
33 00 00 N.T.S.

NOTES:

1. SHALL BE IN ACCORDANCE WITH COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.





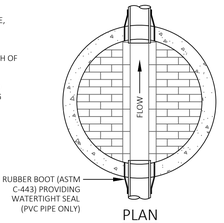


SEWER SERVICE STUB

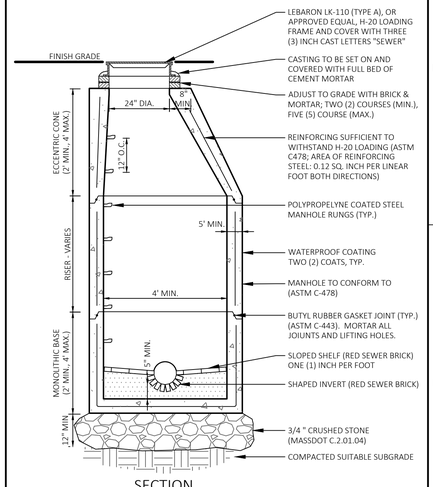
33 00 00 N.T.S.

NOTES:

1. STRUCTURES SHALL BE PRECAST CONCRETE, DESIGNED FOR HS-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATER-PROOFING MATERIAL.



PLAN



SECTION

SEWER MANHOLE (SMH)

33 30 00 N.T.S.

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581
508.952.6300 | LDCollaborative.com

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2. SEE SHEET C-001 FOR NOTES, LEGEND, ABBREVIATIONS, AND SUMMARY TABLES.

APPROVED

Project Owner:

TRG Family LTD Partnership
30 Locust Street
Bellingham, MA 02019

Project Applicant:

ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:

Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:

DETAILS

Town Permits

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40863
REGISTERED PROFESSIONAL ENGINEER

No:	Date:	Revision	Issue:
3	01/28/2022	TOWN & PEER REVIEW COMMENTS	
2	12/03/2021	TOWN & PEER REVIEW COMMENTS	
1	10/01/2021	TOWN & PEER REVIEW COMMENTS	

Drawn By:	CMP	Checked By:	MJS
Date:	04/22/2021	Project No.:	20-0034

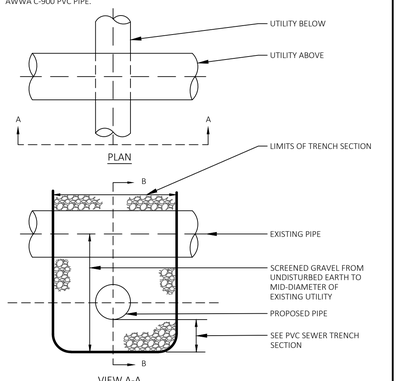
Sheet No.:

C-505

C:\Users\JamesAshworth\Land Design Collaborative\Land Design Collaborative - Documents_1 Clients Newly\projects (pending&graduated)\PROJECTS\20-0034 - Bungay Brook, Bellingham\DWG\20-0034-C-505.dwg

NOTES:

1. FOR NEW CONSTRUCTION, TEN (10) FEET (MIN.) OF SEPARATION OF WATER AND SEWER MAIN MUST BE MAINTAINED. IF WATER AND SEWER MAINS CROSS, BOTTOM OF WATER SHALL BE AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF SEWER.
2. FOR CONSTRUCTION ADJACENT EXISTING WATER OR EXISTING SEWER, IF WATER AND SEWER MAINS CROSS OR TEN (10) FEET SEPARATION CANNOT BE MAINTAINED, BOTTOM OF WATER SHALL BE AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF SEWER OR SEWER SHALL BE CONSTRUCTED OF AWWA C-900 PVC PIPE.

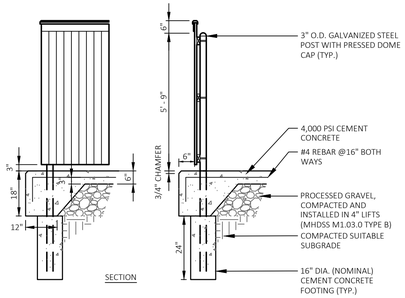


UTILITY CROSSING

33 00 00 N.T.S.

NOTES:

1. DUMPSTER PAD DIMENSIONS SHOWN ARE MINIMUM. REFER TO PLAN FOR SITE SPECIFIC DIMENSIONS.
2. FENCE TYPE AND HEIGHT TO BE FULL PRIVACY VINYL AND A MINIMUM OF SIX (6) FEET AS SHOWN. FINAL HEIGHT, COLOR AND TEXTURE SHALL BE SELECTED BY OWNER OR AS REQUIRED BY MUNICIPALITY.

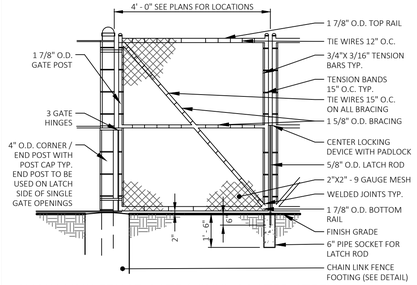


DUMPSTER PAD W/ ENCLOSURE

32 30 00 N.T.S.

NOTES:

1. TOPS AND BOTTOMS OF ALL MESH TO BE TWISTED.
2. ALL FENCING AND HARDWARE SHALL BE VINYL COATED GALVANIZED STEEL.

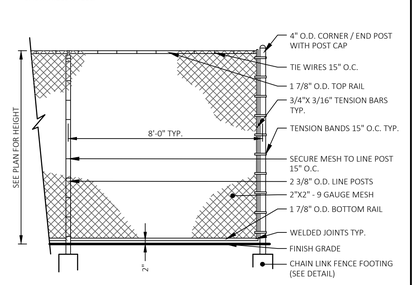


CHAIN LINK FENCE GATE (VINYL COATED STEEL)

32 31 00 N.T.S.

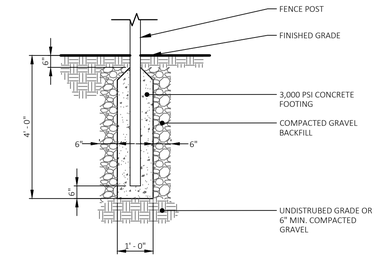
NOTES:

1. TOPS AND BOTTOMS OF ALL MESH TO BE TWISTED.
2. ALL FENCING AND HARDWARE SHALL BE VINYL COATED GALVANIZED STEEL.



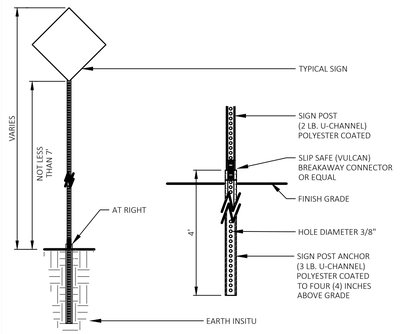
CHAIN LINK FENCE (VINYL COATED STEEL)

32 31 00 N.T.S.



CHAIN LINK FENCE FOOTING

32 31 00 N.T.S.

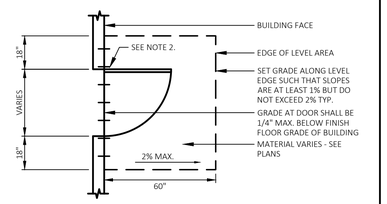


SIGN POST - TYPE 'B'

32 30 00 N.T.S.

NOTES:

1. LEVEL AREA SHALL BE IN ACCORDANCE WITH MA AAB (521 CMR 26).
2. PROVIDE #4 REBAR DOWELS AT TWELVE (12) INCHES ON CENTER TO CONNECT LEVEL AREA PAD TO FOUNDATION FOR DOORS WITH NORTHERN EXPOSURE.

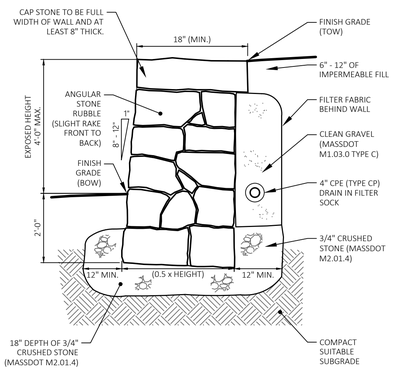


TYPICAL LEVEL AREA AT ALL BUILDING ENTRANCES

32 30 00 N.T.S.

NOTES:

1. MATERIALS SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
2. IMPERVIOUS FILL SHALL CONFORM TO MASSDOT M1.08.0 (EXCLUDING PEATS OR OTHER HIGHLY ORGANIC SOILS).
3. 4" CORRUGATED POLYETHYLENE (TYPE CORRUGATED PERFORATED) PIPE TO DAY LIGHT THROUGH AT EACH END. DRAIN SHALL BE WRAPPED IN FILTER FABRIC SOCK.
4. CRUSHED STONE BASE SHALL BE WELL CONSOLIDATED. BASE SHALL ONLY BE PLACED ON NATURAL SUBGRADE.
5. SUBGRADE SHALL BE COMPACT AND STABLE. ORGANIC OR OTHER DELETERIOUS MATERIALS SHALL BE REMOVED AND REPLACED WITH CRUSHED STONE BASE MATERIAL.
6. STONE SHALL BE RANDOM LAID WITH NO EXPOSED CUTS. PROVIDE SLIGHT RAKE FRONT TO BACK.

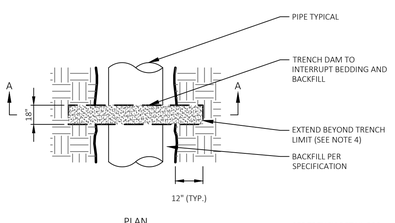


DRY LAID RETAINING WALL

32 30 00 N.T.S.

NOTES:

1. THE TOP OF THE TRENCH DAM SHALL EXTEND A MINIMUM OF FIVE (5) FEET ABOVE THE GROUND WATER LEVEL, AS DETERMINED BY THE NEAREST BORING OR BY THE ENGINEER, BUT SHALL NOT EXCEED A DEPTH OF ONE (1) FOOT BELOW FINISHED GRADE.
2. TRENCH DAMS SHALL BE INSTALLED AS INDICATED ON THE CONTRACT DRAWINGS OR AS DIRECTED BY THE PROJECT ENGINEER.
3. TRENCH DAMS SHALL BE COMPACTED/COHESIVE CLAY MATERIAL FOR PVC PIPE. TRENCH DAMS SHALL BE WELL CONSOLIDATED NON FLY-ASH BASED CONTROLLED DENSITY FILL FOR IRON PIPE.
4. NOTCH TRENCH DAM A MINIMUM OF TWELVE (12) INCHES BEYOND UNDISTURBED MATERIAL ON SIDES AND BOTTOM OF TRENCH.

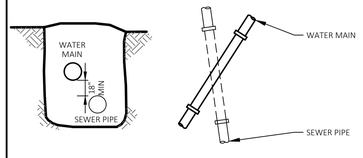


TRENCH DAM

33 00 00 N.T.S.

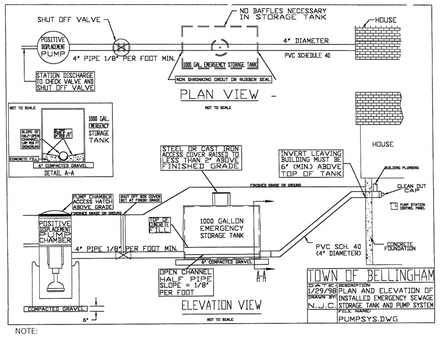
NOTES:

1. IN SITUATIONS WHERE WATER AND SEWER LINES CROSS, WATER LINES SHALL BE LAID ABOVE SEWER MAINS WITH AT LEAST 18" OF VERTICAL CLEARANCE BETWEEN THE OUTSIDE OF THE SEWER AND OUTSIDE OF THE WATER MAIN. IF IT IS NOT POSSIBLE TO PROVIDE THIS VERTICAL CLEARANCE, 1) ONE FULL LENGTH OF WATER PIPE SHALL BE CENTERED ABOVE OR BELOW THE SEWER LINE SO THE SEWER JOINTS ARE AS FAR FROM THE WATER LINE AS POSSIBLE; 2) IN SITUATIONS WHEN A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.



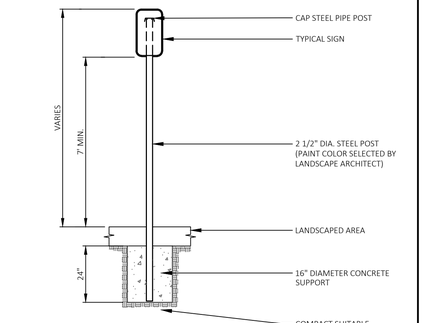
SEWER PIPE AND WATER MAIN CROSSING

N.T.S.



NOTE:

1. ELITE HOME BUILDERS SHALL BE RESPONSIBLE FOR INSTALLATION OF SEWER LATERAL AND SHUT OFF WITHIN RESERVOIR DRIVE RIGHT-OF-WAY. RESIDENT SHALL BE RESPONSIBLE FOR INSTALLATION OF ALL SEWER SYSTEM CONNECTION COMPONENTS ON PRIVATE PROPERTY FROM RIGHT-OF-WAY TO DWELLING.

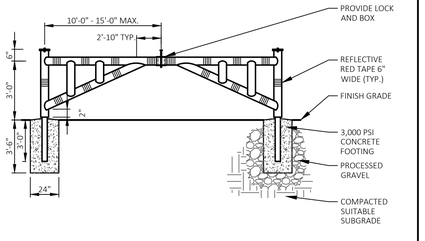


SIGN POST - TYPE 'A'

32 30 00 N.T.S.

NOTES:

1. PROVIDE OPEN GATE STANCHION AND LOCK BOX. GATE MUST BE FREE TO OPEN A MIN. OF 95° FROM CLOSED POSITION.



DOUBLE LEAF PIPE GATE

N.T.S.

NOTES:

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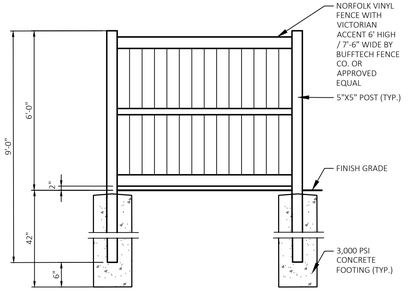

VINYL STOCKADE FENCE

N.T.S.

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581
508.952.6300 | LDCollaborative.com

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APPROVED

Project Owner:

TRG Family LTD Partnership
30 Locust Street
Bellingham, MA 02019

Project Applicant:

ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:

Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:

DETAILS

Town Permits

MASSACHUSETTS — JAMES T. ALMONTE — NO. 11196 — REGISTERED LANDSCAPE ARCHITECT

COMMONWEALTH OF MASSACHUSETTS — MICHAEL J. SCOTT — CIVIL — No. 40863 — REGISTERED PROFESSIONAL ENGINEER

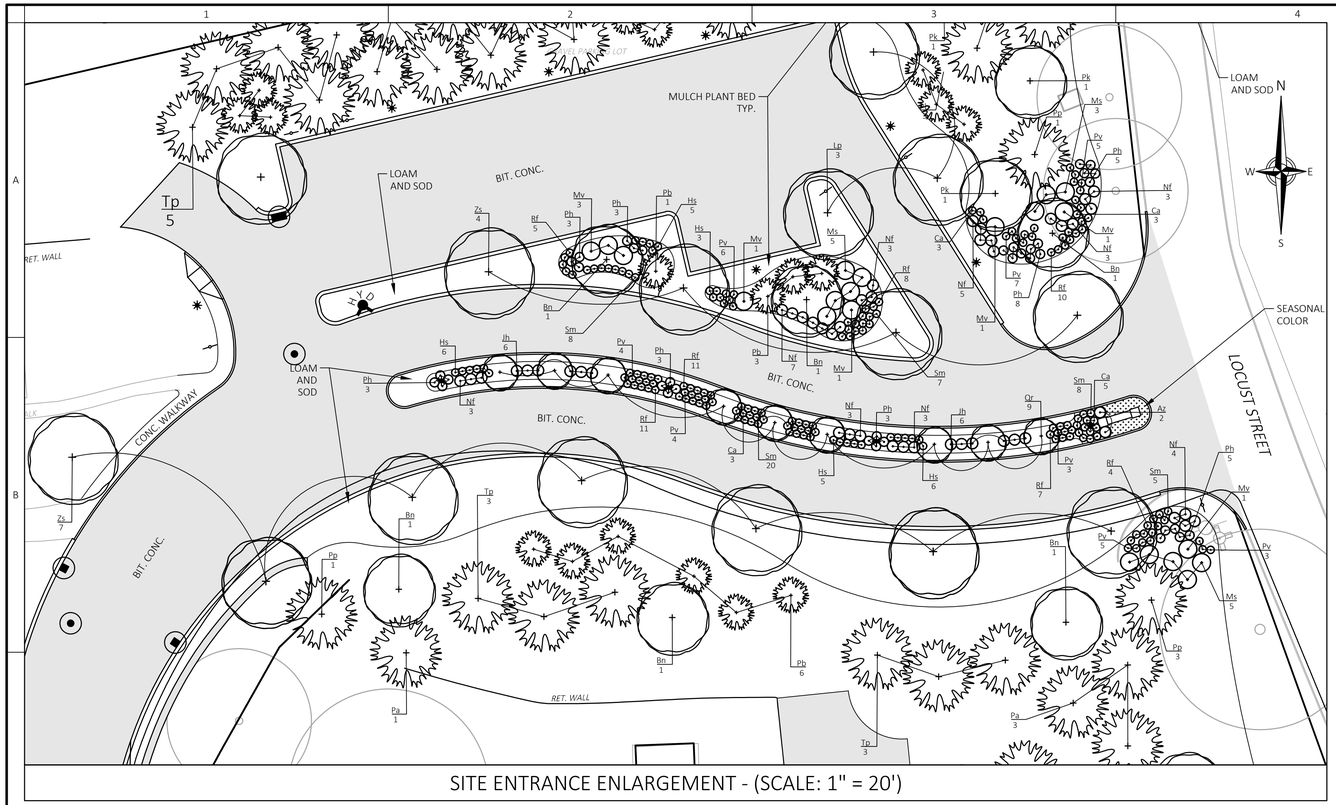
No:	Date:	Revision | Issue:
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	TOWN & PEER REVIEW COMMENTS
1	10/01/2021	TOWN & PEER REVIEW COMMENTS

Drawn By:	CMP	Checked By:	JTA
Date:	04/22/2021	Project No.:	20-0034

Sheet No.:

C-506

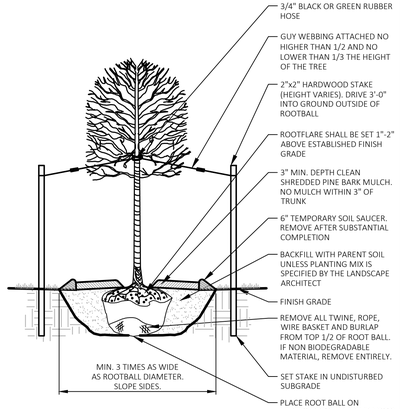
C:\Users\James.Almonte\Land Design Collaborative\Land Design Collaborative - Documents__Clients\New Projects\Bendingbarn\PROJECT\SUV\0034 - Bungay Brook, Bellingham\DWG\0034-C500.dwg



SITE ENTRANCE ENLARGEMENT - (SCALE: 1" = 20')

NOTES:

1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
2. ALL TREES SHALL CONFORM TO AAN STANDARDS PUBLICATION ANSI Z60.1.
3. TREE SHALL BE SET PLUMB AND LEVEL.
4. STAKING ONLY UPON APPROVAL OF PROJECT LANDSCAPE ARCHITECT. STAKES ARE TO BE REMOVED NO LATER THAN ONE YEAR FROM THE TIME OF PLANTING
5. REMOVE ALL NURSERY PROTECTION DEVICES PRIOR TO PLANTING.
6. DO NOT HEAVILY PRUNE TREE AT TIME OF PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
7. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. COMPLETELY SATURATE THE BACKFILL AREA WITH WATER WITHIN 24 HOURS OF PLANTING.

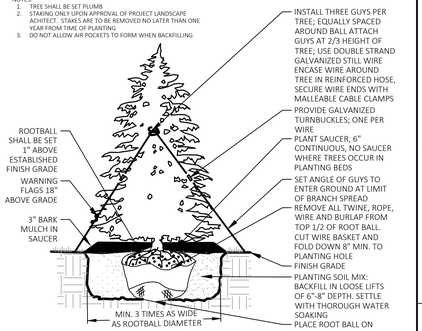


DECIDUOUS TREE PLANTING

39 90 00 N.T.S.

NOTES:

1. TREE SHALL BE SET PLUMB
2. STAKING ONLY UPON APPROVAL OF PROJECT LANDSCAPE ACHITECT. STAKES ARE TO BE REMOVED NO LATER THAN ONE YEAR FROM TIME OF PLANTING
3. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING

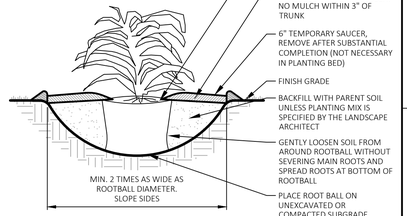


EVERGREEN TREE PLANTING

32 90 00 - EVERGREEN TREE PLANTING N.T.S.

NOTES:

1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
2. REMOVE ALL NURSERY PROTECTION DEVICES PRIOR TO PLANTING.
3. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. COMPLETELY SATURATE THE BACKFILL AREA WITH WATER WITHIN 24 HOURS OF PLANTING.

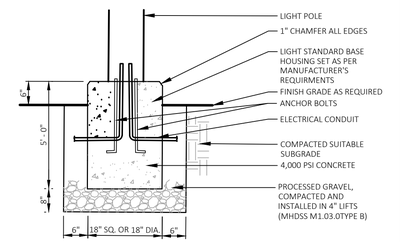


PERENNIAL PLANTING

39 90 00 N.T.S.

NOTES:

1. CONTRACTOR SHALL CONFIRM BOLT PATTERN PRIOR TO ORDERING.
2. CONTRACTOR SHALL SUPPLY SHOP DRAWINGS.
3. CONTRACTOR SHALL SUPPLY STRUCTURAL CALCULATIONS WHERE/WHEN REQUESTED BY PERMIT GRANTING AUTHORITIES.



LIGHT POLE BASE - VEGETATED AREAS

26 50 00 N.T.S.

NOTES:

1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
2. REMOVE ALL NURSERY PROTECTION DEVICES PRIOR TO PLANTING.
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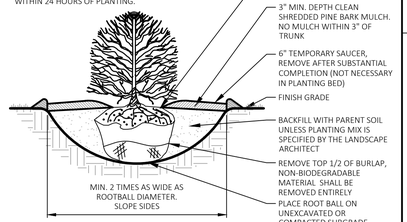
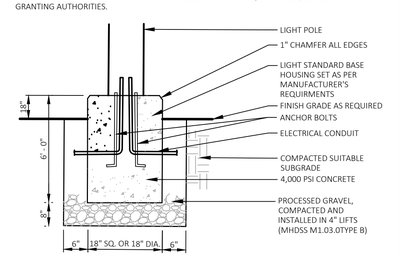


SHRUB PLANTING (BALL & BURLAP)

39 90 00 N.T.S.

NOTES:

1. CONTRACTOR SHALL CONFIRM BOLT PATTERN PRIOR TO ORDERING.
2. CONTRACTOR SHALL SUPPLY SHOP DRAWINGS.
3. CONTRACTOR SHALL SUPPLY STRUCTURAL CALCULATIONS WHERE/WHEN REQUESTED BY PERMIT GRANTING AUTHORITIES.



LIGHT POLE BASE - PAVED AREAS

26 50 00 N.T.S.

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581
508.952.6300 | LDCollaborative.com

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APPROVED

Project Owner:

TRG Family LTD Partnership
30 Locust Street
Bellingham, MA 02019

Project Applicant:

ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:

Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:

DETAILS

Town Permits

JAMES T. ALMOITE — MASSACHUSETTS — NO. 1198 — REGISTERED LANDSCAPE ARCHITECT

MICHAEL J. SCOTT — COMMONWEALTH OF MASSACHUSETTS — CIVIL — No. 40863 — REGISTERED PROFESSIONAL ENGINEER

No:	Date:	Revision | Issue:
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	TOWN & PEER REVIEW COMMENTS
1	10/01/2021	TOWN & PEER REVIEW COMMENTS

Drawn By:	CMP	Checked By:	JTA
Date:	04/22/2021	Project No.:	20-0034

Sheet No.:

C-507

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SHEET L-104

SHEET L-101

SHEET L-103

SHEET L-102

N/F TOWN OF BELLINGHAM MAP 92 PARCEL 29

N/F TOWN OF BELLINGHAM MAP 92 PARCEL 29

WETLANDS

WETLANDS

SFHA ZONE A (NO ELEV.)

SFHA ZONE A (NO ELEV.)

N/F CHRISTOPHER B. PAGE MAP 93 PARCEL 25 LOT 7

N/F JOHN N. & TERUKO RHODES MAP 93 PARCEL 23

WETLANDS

N/F KRISTY M. BAZAIRE MAP 93 PARCEL 19

RESERVOIR DRIVE

LOCUST STREET

INFILTRATION BASIN P101 P

INFILTRATION BASIN P102 P

INFILTRATION BASIN P103 P

INFILTRATION BASIN P105 P

LOT 5

LOT 6

LOT 4

N/F ANDREW R. MATCZAK & KAREN E. DAVIS MAP 93 PARCEL 27

DRIVE 4

GRAVEL DRIVE

RET. WALL

FOUNDATION ONLY

CLUB HSE.

RET. WALL

LOCUST STREET

N/F JOHN J. LUCUS III MAP 93 PARCEL 20

EMERGENCY VEHICLE ACCESS (EVA)

MAIN DRIVE

COMMON GREEN

MAIN DRIVE

RET. WALL

HSE #30 4.5 STORY

MAIN DRIVE

LUCKE STREET

EL OF LAND OWNED OF BELLINGHAM

N/F TOWN OF BELLINGHAM

N/F K&J ZERESKI FAMILY TRUST KENNETH & JUDITH L. TRS MAP 93 PARCEL 3

LOT 15

LOT 16

LOT 1

DUMPSTER AND RECYCLE AREA WITH ENCLOSURE

BUILDING MAINTENANCE

INFILTRATION BASIN P106 P

LOT 27

LOT 28

N/F MURIEL M. L/E MORE & WALKER G. VARIEUR, B. & LS MAP 93 PARCEL 4

LOT 18

LOT 26

LOT 29

N/F JOSEPH O'CONNOR & MARY VICTERMAN MAP 93 PARCEL 5

LOT 19

SQUIRE LANE

LOT 30

N/F ROGER G. & MARCIA J. POULIN MAP 93 PARCEL 21

WETLANDS

LOT 20

N/F PAUL & SYLVIA BOYD MAP 93 PARCEL 6

CONCESSION STAND

FUTURE RECREATION AREA (10,000± S.F.)

INFILTRATION BASIN P201 P

LOT 9

LOT 21

N/F GERALD S. & DARLENE MONKMAN MAP 93 PARCEL 7

LOT 8

LOT 22

N/F BARO REALTY TRUST & MARGARET R. BARO TR MAP 93 PARCEL 9

WETLANDS

LOCUST STREET

LOT 23

N/F CHRISTOPHER HUGHES MAP 97 PARCEL 2

SFHA ZONE AE ELEV.=203

WETLANDS

N/F JONATHAN R. & RACHEAL M. COOPER MAP 97 PARCEL 4

LOT 23

SFHA ZONE AE ELEV.=203

WETLANDS

WETLANDS

LOT 25

N/F KEVIN M. & HEATHER KEMPSKIE MAP 97 PARCEL 8

N/F RAYMOND E. & IRENE MARCOTTE MAP 97 PARCEL 10

N/F DALE & TINA M. DALPE MAP 97 PARCEL 11

N/F VIATEUR & IRENE DALPE MAP 97 PARCEL 13A

N/F HELEN E. LABONTE REVOCABLE TRUST MAP 97 PARCEL 12

N/F BURT & MICHELLE HOPKINS MAP 97 PARCEL 13A

N/F TRACY L. DURFEE MAP 97 PARCEL 6 LOT 4

SFHA ZONE A (NO ELEV.)

WETLANDS

N

W E

S

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581

508.952.6300 | LDCollaborative.com

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3. SEE SHEET L-105 & L-106 FOR TYPICAL UNIT LANDSCAPE PLANS.

APPROVED

Project Owner:

TRG Family LTD Partnership
30 Locust Street
Bellingham, MA 02019

Project Applicant:

ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:

Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:

LANDSCAPE PLAN INDEX SHEET

Town Permits

COMMONWEALTH OF MASSACHUSETTS · JAMES T. ALMONTE · NO. 41181 · REGISTERED LANDSCAPE ARCHITECT

No:	Date:	Revision | Issue:
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	TOWN & PEER REVIEW COMMENTS
1	10/01/2021	TOWN & PEER REVIEW COMMENTS

Drawn By:	JTA	Checked By:	MJS
Date:	04/22/2021	Project No.:	20-0034

0 20 40 80 120
Scale: 1" = 40'

Sheet No.:

L-100

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PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	COMMENTS
DECIDUOUS TREES							
16	Af	Acer x freemani 'Autumn Blaze'	Autumn Blaze Red Maple	2" - 2.5" cal.	B&B	AS SHOWN	LIMB UP TO 6'
6	Ar	Acer rubrum 'October Glory'	October Glory Red Maple	2" - 2.5" cal.	B&B	AS SHOWN	LIMB UP TO 6'
6	Bn	Betula nigra 'Cully'	Heritage River Birch	2" - 2.5" cal.	B&B	AS SHOWN	CLUMP
1	Fg	Fagus grandifolia	American Beech	2" - 2.5" cal.	B&B	AS SHOWN	LIMB UP TO 6'
58	Gb	Ginko biloba 'Princeton Sentry'	Princeton Sentry Ginko	2" - 2.5" cal.	B&B	AS SHOWN	AS SHOWN
10	Ls	Liquidambar styraciflua	Sweetgum	2" - 2.5" cal.	B&B	AS SHOWN	LIMB UP TO 6'
10	Lt	Liriodendron tulipifera	Tulip Tree	2" - 2.5" cal.	B&B	AS SHOWN	LIMB UP TO 6'
4	Lp	Platanus x acerifolia 'Bloodgood'	London Plane Tree	2" - 2.5" cal.	B&B	AS SHOWN	LIMB UP TO 6'
9	Pc	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2" - 2.5" cal.	B&B	AS SHOWN	LIMB UP TO 6'
5	Pk	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	2" - 2.5" cal.	B&B	AS SHOWN	LIMB UP TO 6'
14	Qp	Quercus palustris	Pin Oak	2" - 2.5" cal.	B&B	AS SHOWN	LIMB UP TO 6'
9	Qr	Quercus robur 'Fastigiata'	Upright English Oak	2" - 2.5" cal.	B&B	AS SHOWN	AS SHOWN
8	Tc	Tilia cordata 'Greenspire'	Littleleaf Linden	2" - 2.5" cal.	B&B	AS SHOWN	LIMB UP TO 6'
11	Zs	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" - 2.5" cal.	B&B	AS SHOWN	LIMB UP TO 6'
EVERGREEN TREES							
73	Jv	Juniperus virginiana	Eastern Red Cedar	7' - 8' ht.	B&B	AS SHOWN	AS SHOWN
48	Pa	Picea abies	Norway Spruce	7' - 8' ht.	B&B	AS SHOWN	AS SHOWN
20	Pp	Picea pungens 'Glauca'	Colorado Blue Spruce	7' - 8' ht.	B&B	AS SHOWN	AS SHOWN
59	Pb	Picea pungens 'Baby Blue Eyes'	Baby Blue Eyes Colorado Spruce	6' - 7' ht.	B&B	AS SHOWN	AS SHOWN
29	Ps	Pinus strobus	Eastern White Pine	7' - 8' ht.	B&B	AS SHOWN	AS SHOWN
38	Ts	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	7' - 8' ht.	B&B	AS SHOWN	AS SHOWN
51	Tp	Thuja plicata	Giant Arborvitae	7' - 8' ht.	B&B	AS SHOWN	AS SHOWN
SHRUBS							
2	Az	Azalea Karen	Karen Azalea	18"-24" ht.	CONTAINER	AS SHOWN	AS SHOWN
12	Jh	Juniperus horizontalis 'Plumosa Compacta'	Compact Andorra Juniper	15"-18" sp.	CONTAINER	AS SHOWN	AS SHOWN
ANNUALS, PERENNIALS AND ORNAMENTAL GRASSES							
14	Ca	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	CONTAINER	AS SHOWN	AS SHOWN
25	Hs	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	#2	CONTAINER	AS SHOWN	AS SHOWN
13	Ms	Miscanthus sinensis 'Gracillimus'	Maiden Grass	#3	CONTAINER	AS SHOWN	AS SHOWN
8	Mv	Miscanthus sinensis 'Variegatus'	Variegated Maiden Grass	#3	CONTAINER	AS SHOWN	AS SHOWN
34	Nf	Nepeta faassenii 'Blue Wonder'	Blue Wonder Cat Mint	#2	CONTAINER	AS SHOWN	AS SHOWN
33	Ph	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	#2	CONTAINER	AS SHOWN	AS SHOWN
37	Pv	Perovskia atri 'Little Spire'	Little Spire Russian Sage	#2	CONTAINER	AS SHOWN	AS SHOWN
56	Rf	Rudbeckia fulgida 'Goldsturm'	Black Eyed Susan	#2	CONTAINER	AS SHOWN	AS SHOWN
48	Sm	Salvia nemerosa 'May Night'	May Night Salvia	#2	CONTAINER	AS SHOWN	AS SHOWN
SEED MIX							
CONSERVATION WILDLIFE AREA SEED MIX - TO BE SEEDED WITH NEW ENGLAND CONSERVATION WILDLIFE MIX FROM NEW ENGLAND WETLAND PLANTS, INC., AMHERST, AM.							
INFILTRATION BASIN SEED MIX - TO BE SEEDED WITH NEW ENGLAND EROSION CONTROL / RESTORATION MIX FOR DETENTION BASINS & MOIST SITES FROM NEW ENGLAND WETLAND PLANTS, INC., AMHERST, AM.							

LAWN AREA SEED MIX -

SEED	% BY WEIGHT IN MIXTURE	MINIMUM % PURITY	MINIMUM % GERMINATION
REBEL II, REBEL JR., OR TIBUTE TALL FESCUE	80	95	90
PALMER II PERENNIAL RYEGRASS	10	98	90
NASSAU, GEORGETOWN, RAM I OR BARON KENTUCKEY BLUEGRASS	10	98	90

APPLICATION RATES AND SPECIFICATION PER MANUFACTURES INSTRUCTIONS.

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581

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APPROVED

Project Owner:

TRG Family LTD Partnership
30 Locust Street
Bellingham, MA 02019

Project Applicant:

ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:

Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:

LANDSCAPE PLAN

Town Permits

COMMONWEALTH OF MASSACHUSETTS — JAMES T. ALMONTE — NO. 11181 — REGISTERED LANDSCAPE ARCHITECT

No:	Date:	Revision | Issue:
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Drawn By:	JTA	Checked By:	MJS
Date:	04/22/2021	Project No.:	20-0034

0 20 40 80 120
Scale: 1" = 40'

Sheet No.:

L-101

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MATCH LINE (SEE SHEET L-101)

MATCH LINE (SEE SHEET L-103)

BLDG - 1 (TYPE 1)
BLDG - 2 (TYPE 2)
BLDG - 22 (TYPE 2)
BLDG - 23 (TYPE 2)
BLDG - 27 (TYPE 2)
BLDG - 21 (TYPE 2)
BLDG - 20 (TYPE 2)
BLDG - 24 (TYPE 2)
BLDG - 26 (TYPE 2)
BLDG - 25 (TYPE 2)

MAIN DRIVE
DRIVE 1
DRIVE 2

LOAM AND LAWN SEED MIX
LOAM AND CONSERVATION WILDLIFE SEED MIX
SEED MIX LINE
LOAM AND INFILTRATION BASIN SEED MIX

BUILDING MAINTENANCE TO REMAIN
CONC.
FENCE

N/F
ROGER G. & MARCIA J. POULIN
MAP 93 PARCEL 21

N/F
BURT & MICHELLE HOPKINS
MAP 97 PARCEL 13A

N/F
HELEN E. LABONTE
REVOCABLE TRUST
MAP 97 PARCEL 12

N/F
& IRENE L. ...
PARCEL ...

WETLANDS
INTERMITTENT STREAM
25' WETLAND BUFFERZONE
50' WETLAND BUFFERZONE
100' WETLAND BUFFERZONE
(WOOD CHIPS)

LOCUST STREET

N
W E
S

APPROVED

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581
508.952.6300 | LDCollaborative.com

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PO Box 1205
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Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:
LANDSCAPE PLAN

Town Permits

COMMONWEALTH OF MASSACHUSETTS
JAMES T. ALMOND
NO. 1199
REGISTERED LANDSCAPE ARCHITECT

No:	Date:	Revision | Issue:
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Drawn By:	JTA	Checked By:	MJS
Date:	04/22/2021	Project No.:	20-0034

0 20 40 80 120
Scale: 1" = 40'

Sheet No.:
L-102

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MATCH LINE (SEE SHEET L-104)

MATCH LINE (SEE SHEET L-102)

N

W E

S

LOT 27 LOT 28 LOT 26 LOT 29 LOT 30 LOT 9 LOT 8 LOT 22 LOT 23 LOT 25 LOT 4

SQUIRE LANE

N/F MURIEL M. L/E MORETTI & WALKER G: VARIEUR, B. ET ALS MAP 93 PARCEL 4

LOT 18

N/F JOSEPH O'CONNOR & MARY MCTERNAN MAP 93 PARCEL 5

LOT 19

LOT 20

N/F PAUL & SYLVIA BELILE MAP 93 PARCEL 6

LOT 21

N/F GERALD L. & DARLENE MONKMAN MAP 93 PARCEL 7

LOT 22

N/F BARO REALTY TRUST & MARGARET R. BARO TR MAP 93 PARCEL 1

N/F CHRISTOPHER HUGHES MAP 97 PARCEL 2

N/F JONATHAN R. & RACHEAL M. COOPER MAP 97 PARCEL 3

N/F TRACY L. DURFEE MAP 97 PARCEL 6

N/F KEVIN M. & HEATHER KEMPSKIE MAP 97 PARCEL 8

N/F RAYMOND E. & IRENE MARCOTTE MAP 97 PARCEL 10

N/F DALE & TINA M. DALPE MAP 97 PARCEL 11

N/F VIATEUR & JANE DALPE MAP 93 PARCEL 11A

OBSCURED

LIMIT OF EXISTING FENCE

LOAM AND INFILTRATION BASIN SEED MIX

LOAM AND LAWN SEED MIX

SEED MIX LINE

LOAM AND CONSERVATION WILDLIFE SEED MIX

LOAM AND LAWN SEED MIX

LOAM AND LAWN SEED MIX

LOAM AND CONSERVATION WILDLIFE SEED MIX

BLDG - 15 (TYPE 2)

BLDG - 16 (TYPE 2)

BLDG - 17 (TYPE 2)

BLDG - 18 (TYPE 2)

BLDG - 26 (Type 1)

BLDG - 28 (TYPE 1)

BLDG - 1A (TYPE 2)

DRIVE 3

MAIN DRIVE

CONCESSION STAND

100' WETLAND BUFFERZONE

50' WETLAND BUFFERZONE

25' WETLAND BUFFERZONE

--DENSE TREES-- GROUND OBSCURED

SFHA ZONE AE ELEV.=203

WETLANDS

INTERMITTENT STREAM

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581

508.952.6300 | LDCollaborative.com

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2. SEE SHEET C-001 FOR NOTES, LEGEND, ABBREVIATIONS, AND SUMMARY TABLES.
3. SEE SHEET L-105 & L-106 FOR TYPICAL UNIT LANDSCAPE PLANS.

APPROVED

Project Owner:

TRG Family LTD Partnership
30 Locust Street
Bellingham, MA 02019

Project Applicant:

ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:

Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:

LANDSCAPE PLAN

Town Permits

MASSACHUSETTS — JAMES T. ALMONTE — No. 1198 — REGISTERED LANDSCAPE ARCHITECT

No:	Date:	Revision | Issue:
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	TOWN & PEER REVIEW COMMENTS
1	10/01/2021	TOWN & PEER REVIEW COMMENTS

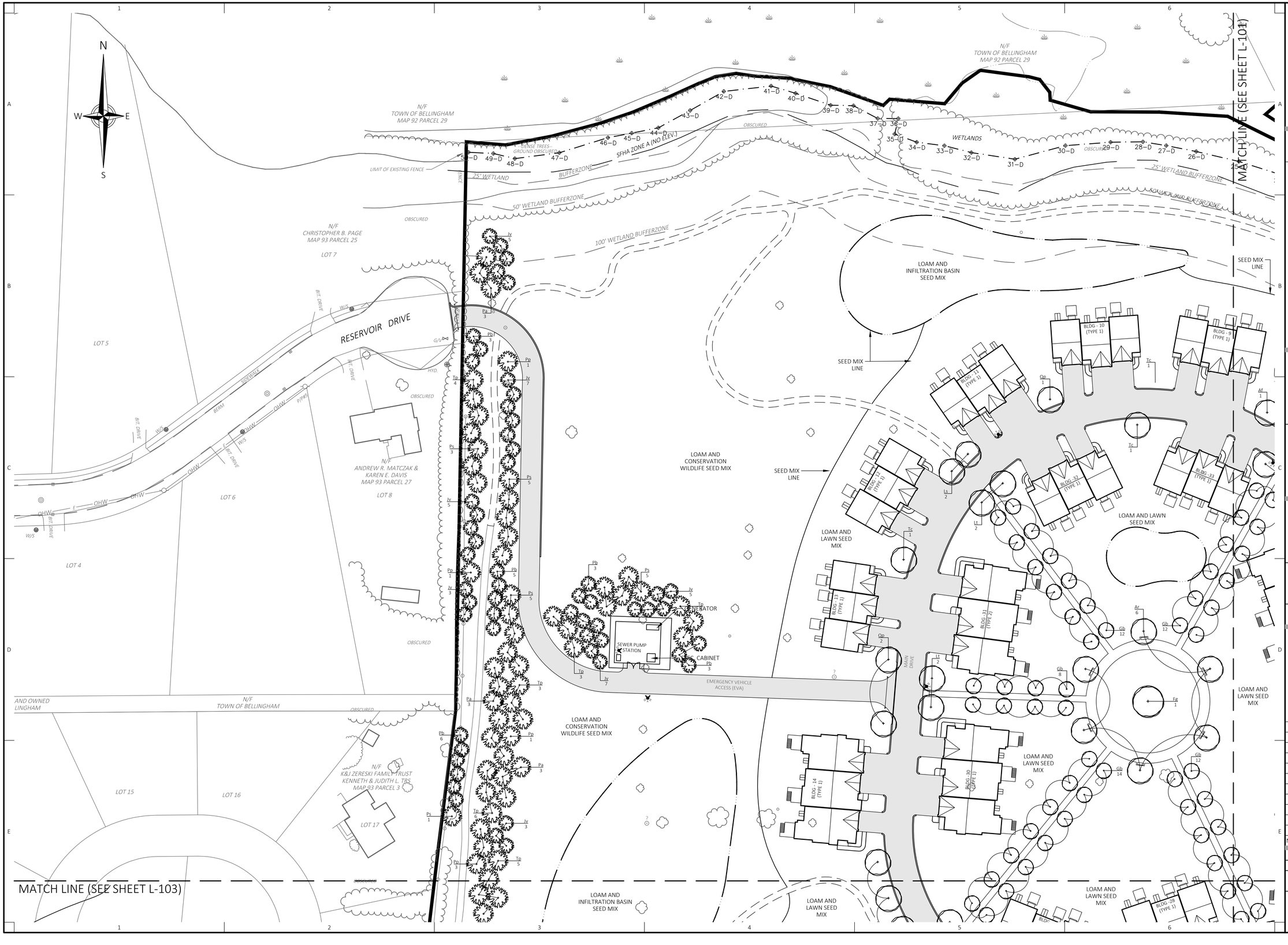
Drawn By:	JTA	Checked By:	MJS
Date:	04/22/2021	Project No.:	20-0034

0 20 40 80 120
Scale: 1" = 40'

Sheet No.:

L-103

C:\Users\jamesalmonte\Land Design Collaborative\Land Design Collaborative - Documents_1 - Active Projects\2-pending projects\20-0034 - Bungay Brook, Bellingham\CAD\20-0034-L100.dwg



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3. SEE SHEET L-105 & L-106 FOR TYPICAL UNIT LANDSCAPE PLANS.

APPROVED

Project Owner:
TRG Family LTD Partnership
30 Locust Street
Bellingham, MA 02019

Project Applicant:
ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:
Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:
LANDSCAPE PLAN

Town Permits

COMMONWEALTH OF MASSACHUSETTS
JAMES T. ALMONTE
No. 1198
REGISTERED LANDSCAPE ARCHITECT

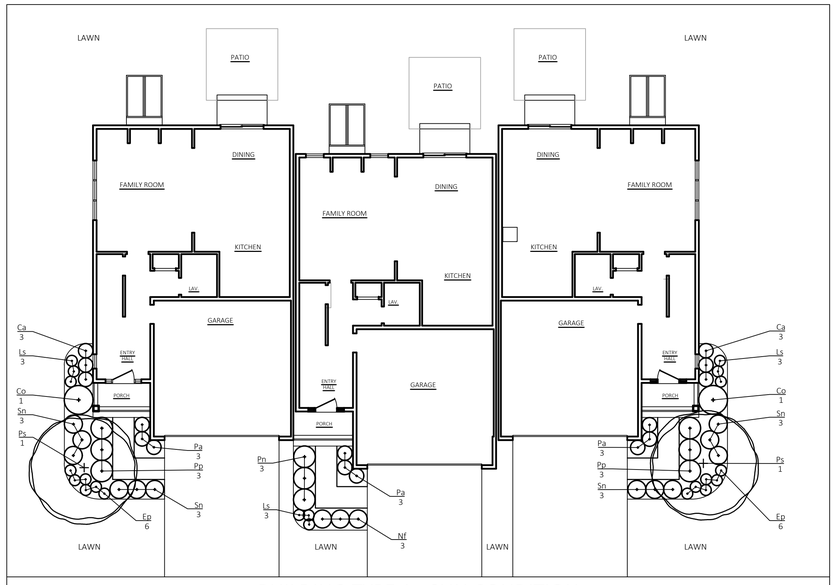
No:	Date:	Revision | Issue:
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	TOWN & PEER REVIEW COMMENTS
1	10/01/2021	TOWN & PEER REVIEW COMMENTS

Drawn By:	JTA	Checked By:	MJS
Date:	04/22/2021	Project No.:	20-0034

0 20 40 80 120
Scale: 1" = 40'

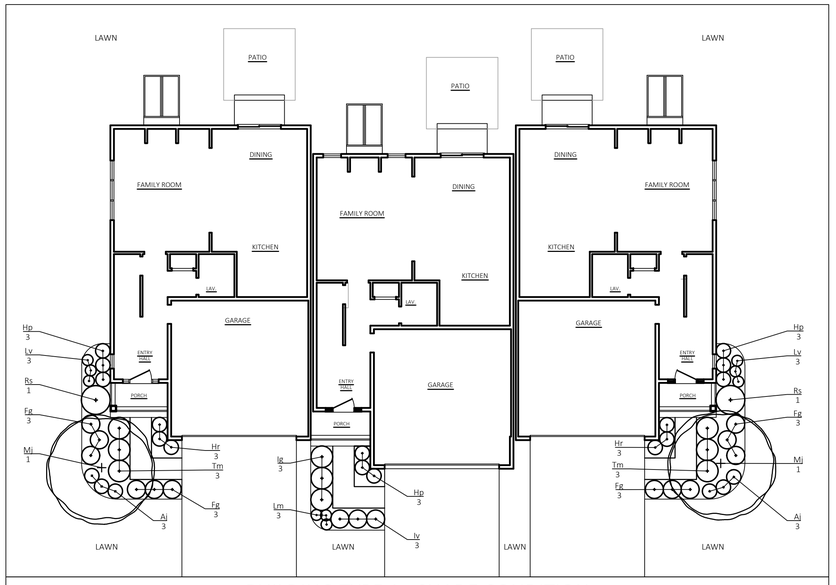
Sheet No.:
L-104

C:\Users\James\Documents\Land Design Collaborative\Land Design Collaborative - Documents - Clients\New projects\Bordering\projects\PROJECTS\20-0034 - Bungay Brook, Bellingham\DWG\20-0034-L100.dwg



BUILDING TYPE 1 - SUN CONDITION

PLANT SCHEDULE							
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	COMMENTS
DECIDUOUS TREES							
2	Ps	Prunus sargentii 'Rancho'	Rancho Sargent Cherry	2" - 2.5" cal.	B&B	AS SHOWN	AS SHOWN
SHRUBS							
2	Co	Chamaecyparis obtusa 'Nana Gracilis'	Nana Gracilis Dwarf Hinoki Falsecypress	3'-4" HT.	B&B	AS SHOWN	AS SHOWN
12	Sn	Spiraea nipponica 'Snowmound'	Snowmound Spirea	2'-3' HT.	CONTAINER	AS SHOWN	AS SHOWN
3	Pn	Picea abies 'nidiformis'	Bird's Nest Spruce	#3	CONTAINER	AS SHOWN	AS SHOWN
6	Pp	Picea pungens 'Glauca Globosa'	Globe Colorado Blue Spruce	#3	CONTAINER	AS SHOWN	AS SHOWN
ANNUALS, PERENNIALS AND ORNAMENTAL GRASSES							
6	Ca	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	CONTAINER	AS SHOWN	AS SHOWN
12	Ep	Echinacea purpurea	Purple Cone Flower	#2	CONTAINER	AS SHOWN	AS SHOWN
9	Ls	Leucanthemum x superbum 'Becky'	Becky Shasta Daisy	#2	CONTAINER	AS SHOWN	AS SHOWN
3	Nf	Nepeta faassenii 'Blue Wonder'	Blue Wonder Cat Mint	#2	CONTAINER	AS SHOWN	AS SHOWN
9	Pa	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	#2	CONTAINER	AS SHOWN	AS SHOWN



BUILDING TYPE 1 - SHADE CONDITION

PLANT SCHEDULE							
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	COMMENTS
DECIDUOUS TREES							
2	Mj	Magnolia 'Jane'	Jane Magnolia	6' - 7' HT.	B&B	AS SHOWN	AS SHOWN
SHRUBS							
12	Fg	Fothergilla gardenii 'Blue Shadow'	Blue Shadow Dwarf fothergilla	18"-24" HT.	CONTAINER	AS SHOWN	AS SHOWN
3	Ig	Ilex glabra 'Compacta'	Compact Inkberry	2'-3' HT.	CONTAINER	AS SHOWN	AS SHOWN
3	Iv	Itea virginica 'Sprich' Little Henry	Little Henry Virginia Sweetspire	2'-3' HT.	CONTAINER	AS SHOWN	AS SHOWN
2	Rs	Rhododendron 'Stewartstonian'	Stewartstonian Azalea	2'-3' HT.	CONTAINER	AS SHOWN	AS SHOWN
6	Tm	Taxus x media 'Dark Green Spreader'	Dark Green Spreader Yew	2'-3' HT.	B&B	AS SHOWN	AS SHOWN
ANNUALS, PERENNIALS AND ORNAMENTAL GRASSES							
6	Aj	Astilbe japonica 'Rheinland'	Rheinland Astilbe	#2	CONTAINER	AS SHOWN	AS SHOWN
6	Hr	Hosta 'Red October'	Red October Hosta	#2	CONTAINER	AS SHOWN	AS SHOWN
9	Hp	Hosta 'Patriot'	Patriot Hosta	#2	CONTAINER	AS SHOWN	AS SHOWN
3	Lm	Liriope muscari	Lilyturf	#2	CONTAINER	AS SHOWN	AS SHOWN
6	Lv	Liriope muscari 'Variegata'	Variegated Lilyturf	#2	CONTAINER	AS SHOWN	AS SHOWN

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Westborough, MA 01581

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APPROVED

Project Owner:
TRG Family LTD Partnership
30 Locust Street
Bellingham, MA 02019

Project Applicant:
ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:
Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:
TYPICAL UNIT LANDSCAPE PLAN (BUILDING TYPE 1)

Town Permits

MASSACHUSETTS JAMES T. ALMEIDA NO. 1186 REGISTERED LANDSCAPE ARCHITECT

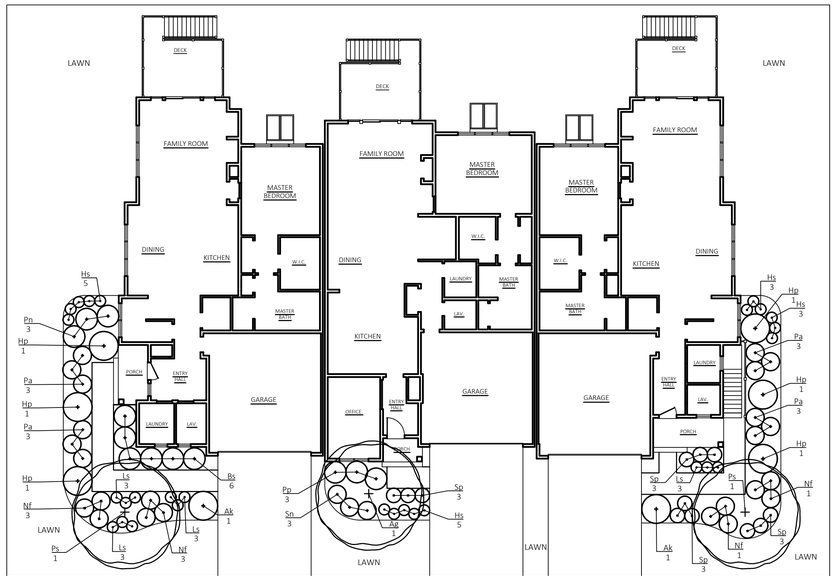
No:	Date:	Revision | Issue:
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	TOWN & PEER REVIEW COMMENTS
1	10/01/2021	TOWN & PEER REVIEW COMMENTS

Drawn By: CMP | Checked By: JTA
Date: 04/22/2021 | Project No.: 20-0034

0 5' 10' 20' 30'
Scale: 1" = 10'

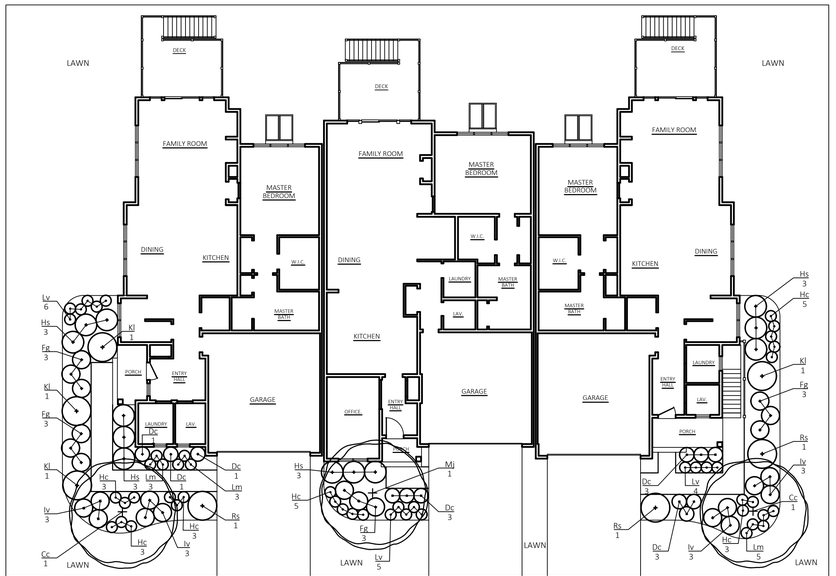
Sheet No.:
L-105

C:\Users\JamesAlmeida\Land Design Collaborative\Land Design Collaborative - Documents_1 Current Projects\Bellingham\20-0034 Bungay Brook, Bellingham\CAD\20-0034-L105.dwg



BUILDING TYPE 2 - SUN CONDITION

PLANT SCHEDULE							
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	COMMENTS
DECIDUOUS TREES							
1	Ag	Acer griseum	Paperbark Maple	2" - 2.5" cal.	B&B	AS SHOWN	AS SHOWN
2	Ps	Prunus sargentii 'Rancho'	Rancho Sargent Cherry	2" - 2.5" cal.	B&B	AS SHOWN	AS SHOWN
SHRUBS							
2	Ak	Azalea x 'Karen'	Karen Azalea	18"-24" HT.	CONTAINER	AS SHOWN	AS SHOWN
6	Bs	Buxus sempervirens 'Green Gem'	Green Gem Boxwood	2'-3' HT.	B&B	AS SHOWN	AS SHOWN
6	Hp	Hydrangea paniculata 'Jane'	Jane Little Lime Hardy Hydrangea	2'-3' HT.	CONTAINER	AS SHOWN	AS SHOWN
3	Sn	Spiraea nipponica 'Snowmound'	Snowmound Spirea	2'-3' HT.	CONTAINER	AS SHOWN	AS SHOWN
3	Pn	Picea abies 'nidiformis'	Bird's Nest Spruce	#3	CONTAINER	AS SHOWN	AS SHOWN
3	Pp	Picea pungens 'Glauca Globosa'	Globe Colorado Blue Spruce	#3	CONTAINER	AS SHOWN	AS SHOWN
ANNUALS, PERENNIALS AND ORNAMENTAL GRASSES							
16	Hs	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	#2	CONTAINER	AS SHOWN	AS SHOWN
12	Ls	Leucanthemum x superbum 'Becky'	Becky Shasta Daisy	#2	CONTAINER	AS SHOWN	AS SHOWN
12	Nf	Nepeta faassenii 'Blue Wonder'	Blue Wonder Cat Mint	#2	CONTAINER	AS SHOWN	AS SHOWN
12	Pa	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	#2	CONTAINER	AS SHOWN	AS SHOWN
9	Sp	Salvia pratensis 'Eveline'	Eveline Sage	#2	CONTAINER	AS SHOWN	AS SHOWN



BUILDING TYPE 2 - SHADE CONDITION

PLANT SCHEDULE							
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	COMMENTS
DECIDUOUS TREES							
2	Cc	Cercis canadensis 'Forest Pansy'	Forest Pansy Eastern Redbud	6'-7' HT.	B&B	AS SHOWN	AS SHOWN
1	Mj	Magnolia 'Jane'	Jane Magnolia	7'-8' HT.	B&B	AS SHOWN	AS SHOWN
SHRUBS							
12	Fg	Fothergilla gardenii 'Blue Shadow'	Blue Shadow Dwarf fothergilla	18"-24" HT.	CONTAINER	AS SHOWN	AS SHOWN
12	Iv	Itea virginica 'Sprich' Little Henry	Little Henry Virginia Sweetspire	2'-3' HT.	CONTAINER	AS SHOWN	AS SHOWN
4	Kl	Kalmia latifolia 'Little Linda'	Little Linda Mountain Laurel	3'-4' HT.	B&B	AS SHOWN	AS SHOWN
3	Rs	Rhododendron 'Stewartstonian'	Stewartstonian Azalea	2'-3' HT.	CONTAINER	AS SHOWN	AS SHOWN
ANNUALS, PERENNIALS AND ORNAMENTAL GRASSES							
12	Dc	Deschampsia cespitosa	Tufted Hair Grass	#2	CONTAINER	AS SHOWN	AS SHOWN
22	Hc	Heuchera 'Crimson Curls'	Crimson Curls Coral Bells	#2	CONTAINER	AS SHOWN	AS SHOWN
12	Hs	Hosta sieboldiana 'Elegans'	Elegans Hosta	#2	CONTAINER	AS SHOWN	AS SHOWN
11	Lm	Liriope muscari	Lilyturf	#2	CONTAINER	AS SHOWN	AS SHOWN
15	Lv	Liriope muscari 'Variegata'	Variegated Lilyturf	#2	CONTAINER	AS SHOWN	AS SHOWN

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APPROVED

Project Owner:
TRG Family LTD Partnership
30 Locust Street
Bellingham, MA 02019

Project Applicant:
ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:
Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:
TYPICAL UNIT LANDSCAPE PLAN (BUILDING TYPE 2)

Town Permits

COMMONWEALTH OF MASSACHUSETTS
JAMES T. ALMONTE
NO. 1198
REGISTERED LANDSCAPE ARCHITECT

No:	Date:	Revision | Issue:
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	TOWN & PEER REVIEW COMMENTS
1	10/01/2021	TOWN & PEER REVIEW COMMENTS

Drawn By:	CMP	Checked By:	JTA
Date:	04/22/2021	Project No.:	20-0034

0 5 10 20 30
Scale: 1" = 10'

Sheet No.:
L-106

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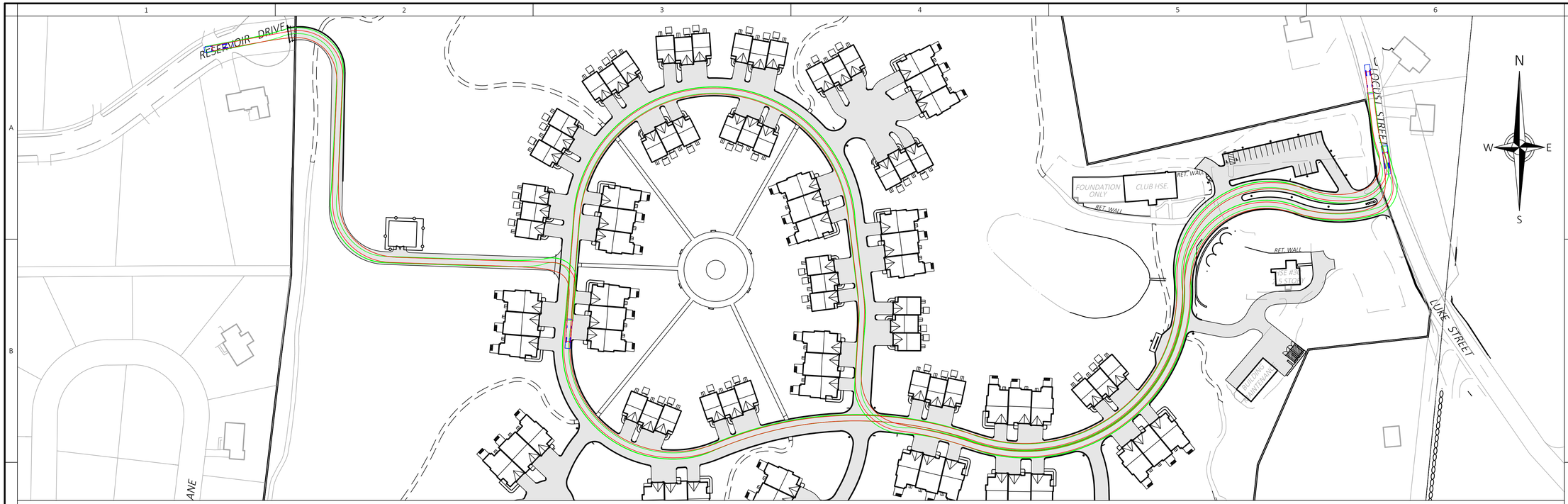
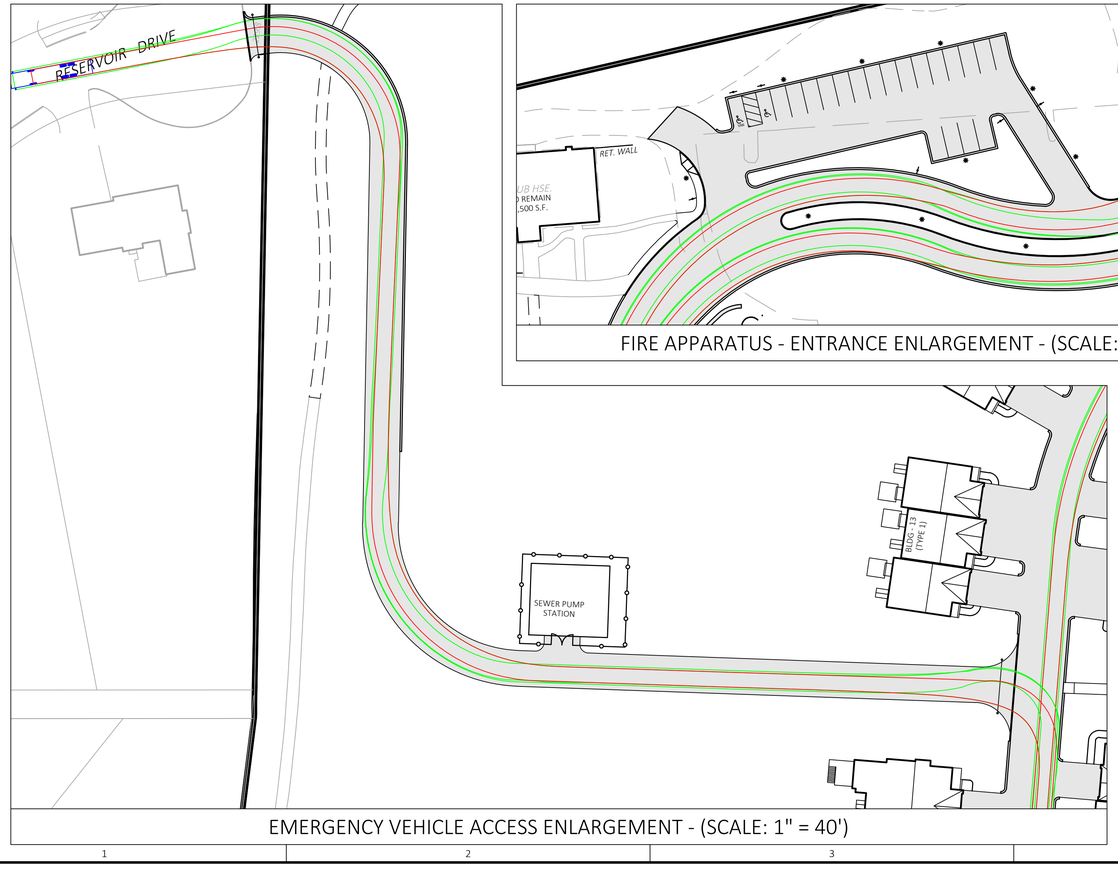
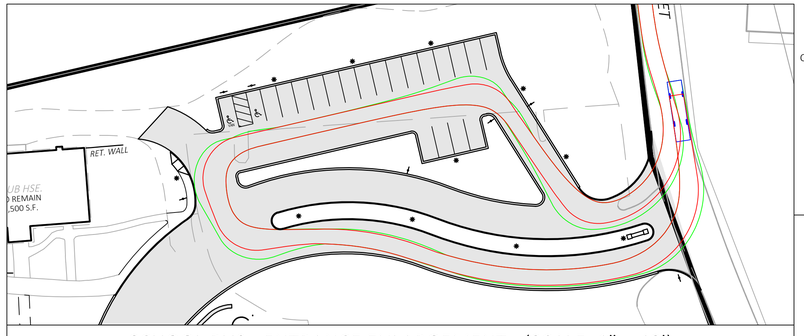


SITE - (SCALE: 1" = 80')



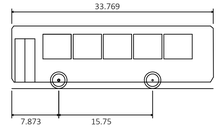
EMERGENCY VEHICLE ACCESS ENLARGEMENT - (SCALE: 1" = 40')

FIRE APPARATUS - ENTRANCE ENLARGEMENT - (SCALE: 1" = 40')



SCHOOL BUS - ENTRANCE ENLARGEMENT - (SCALE: 1" = 40')

SCHOOL BUS VEHICLE PROFILE



Blue Bird All American Rear Engine 189 School Bus	
Overall Length	33.769ft
Overall Width	8.000ft
Overall Body Height	10.500ft
Min Body Ground Clearance	1.066ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Max Wheel Angle	50.00°

VEHICLE TRACKING KEY

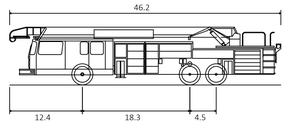
= VEHICLE WHEEL PATH

= VEHICLE BODY SWING PATH

VEHICLE TRACKING NOTES

1. THIS PLAN IS INTENDED SOLELY FOR THE REVIEW BY THE TOWN OF BELLINGHAM RELATIVE TO THE MANEUVERABILITY OF VEHICLE APPARATUS WITHIN THE PROJECT SITE.
2. VEHICLE PATHS SHOWN ARE A RESULT OF VEHICLE TRACKING DESIGN SOFTWARE. THE SCHOOL BUS SHOWN IS A BLUE BIRD ALL AMERICAN.

FIRE APPARATUS VEHICLE PROFILE



KME AERIALCAT	
Overall Length	46.200ft
Overall Width	8.330ft
Overall Body Height	9.851ft
Min Body Ground Clearance	1.262ft
Track Width	8.300ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	47.830ft

VEHICLE TRACKING KEY

= VEHICLE WHEEL PATH

= VEHICLE BODY SWING PATH

VEHICLE TRACKING NOTES

1. THIS PLAN IS INTENDED SOLELY FOR THE REVIEW BY THE TOWN OF BELLINGHAM RELATIVE TO THE MANEUVERABILITY OF VEHICLE APPARATUS WITHIN THE PROJECT SITE.
2. VEHICLE PATHS SHOWN ARE A RESULT OF VEHICLE TRACKING DESIGN SOFTWARE. THE FIRE APPARATUS SHOWN IS A E-ONE KME AERIALCAT

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Westborough, MA 01581

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APPROVED

Project Owner:
TRG Family LTD Partnership
30 Locust Street
Bellingham, MA 02019

Project Applicant:
ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:
Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:
VEHICLE TRACKING EXHIBIT

Town Permits

COMMONWEALTH OF MASSACHUSETTS JAMES T. ALMONTE No. 1199 REGISTERED LANDSCAPE ARCHITECT

COMMONWEALTH OF MASSACHUSETTS MICHAEL J. SCOTT CIVIL No. 40863 REGISTERED PROFESSIONAL ENGINEER

No:	Date:	Revision | Issue:
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	TOWN & PEER REVIEW COMMENTS
1	10/01/2021	TOWN & PEER REVIEW COMMENTS

Drawn By:	JTA	Checked By:	MJS
Date:	04/22/2021	Project No.:	20-0034

As Shown

Sheet No.:
EX-102

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IMPERVIOUS SURFACES KEY

- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED BUILDING DECKS AND PATIOS
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- PROPOSED OPEN SPACE

TOTAL IMPERVIOUS AREA = 474,850± SF OR 10.9± ACS.
80.8% OPEN SPACE OR PERVIOUS AREA

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APPROVED

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30 Locust Street
Bellingham, MA 02019

Project Applicant:
ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:
Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:
OPEN SPACE EXHIBIT

Town Permits

COMMONWEALTH OF MASSACHUSETTS — JAMES T. ALMONTE — NO. 1109 — REGISTERED LANDSCAPE ARCHITECT

COMMONWEALTH OF MASSACHUSETTS — MICHAEL J. SCOTT — CIVIL — No. 40863 — REGISTERED PROFESSIONAL ENGINEER

No:	Date:	Revision | Issue:
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	TOWN & PEER REVIEW COMMENTS
1	10/01/2021	INITIAL ISSUE

Drawn By:	JTA	Checked By:	MJS
Date:	10/01/2021	Project No.:	20-0034

0 40 80 160 240
Scale: 1" = 80'

Sheet No.:
EX-103

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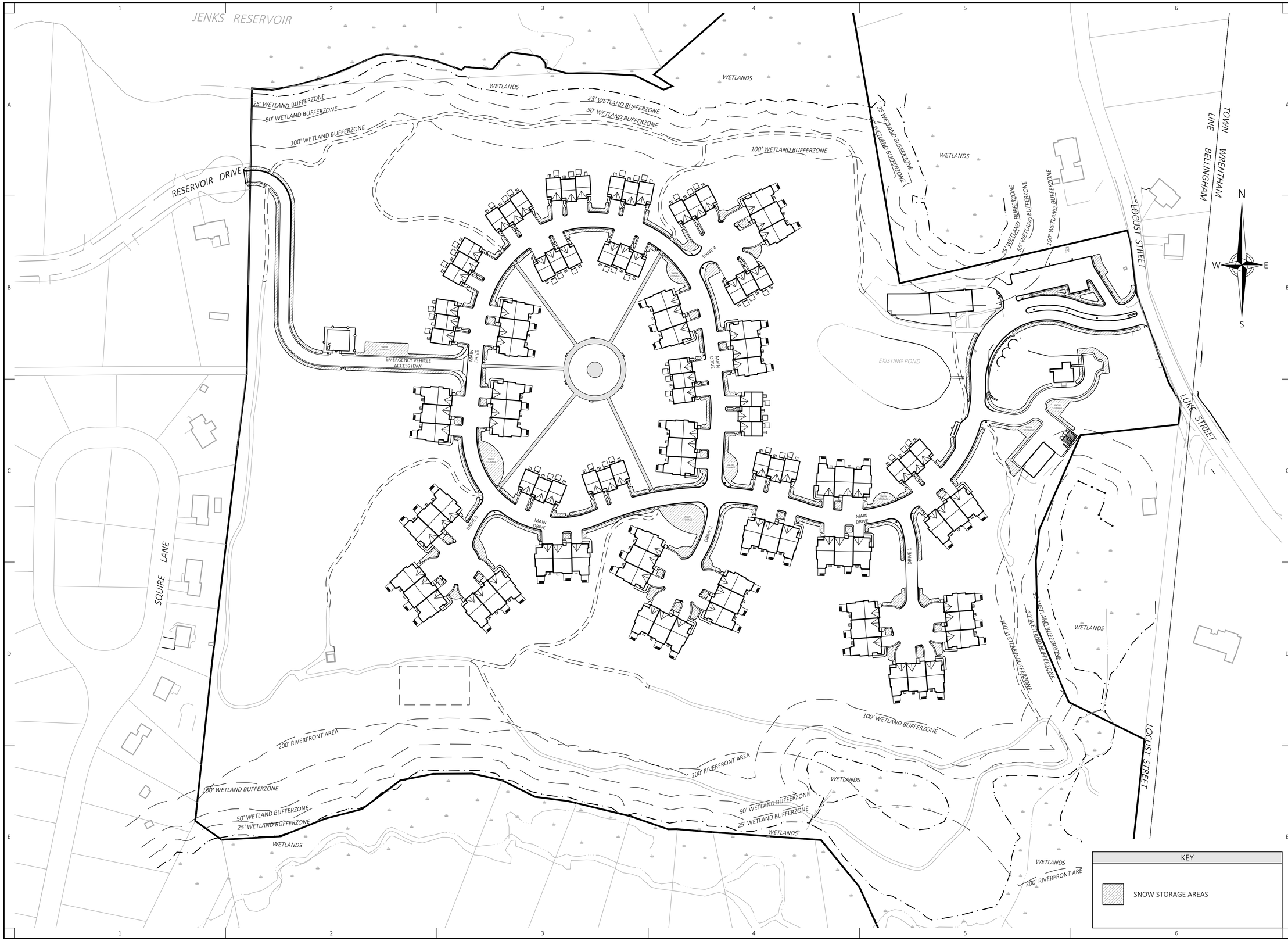

KEY

SNOW STORAGE AREAS

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2. SEE SHEET C-001 FOR NOTES, LEGEND, ABBREVIATIONS, AND SUMMARY TABLES.

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Project Owner:
TRG Family LTD Partnership
30 Locust Street
Bellingham, MA 02019

Project Applicant:
ELITE HOME BUILDERS
PO Box 1205
Westborough, MA 01581

Project Title:
Bungay Brook Estates
Locust Street
Bellingham, MA
(Norfolk County)

Sheet Title:
SNOW STORAGE EXHIBIT

Town Permits

MASSACHUSETTS JAMES T. ALMOND NO. 1108 REGISTERED LANDSCAPE ARCHITECT

COMMONWEALTH OF MASSACHUSETTS MICHAEL J. SCOTT CIVIL No. 40863 REGISTERED PROFESSIONAL ENGINEER

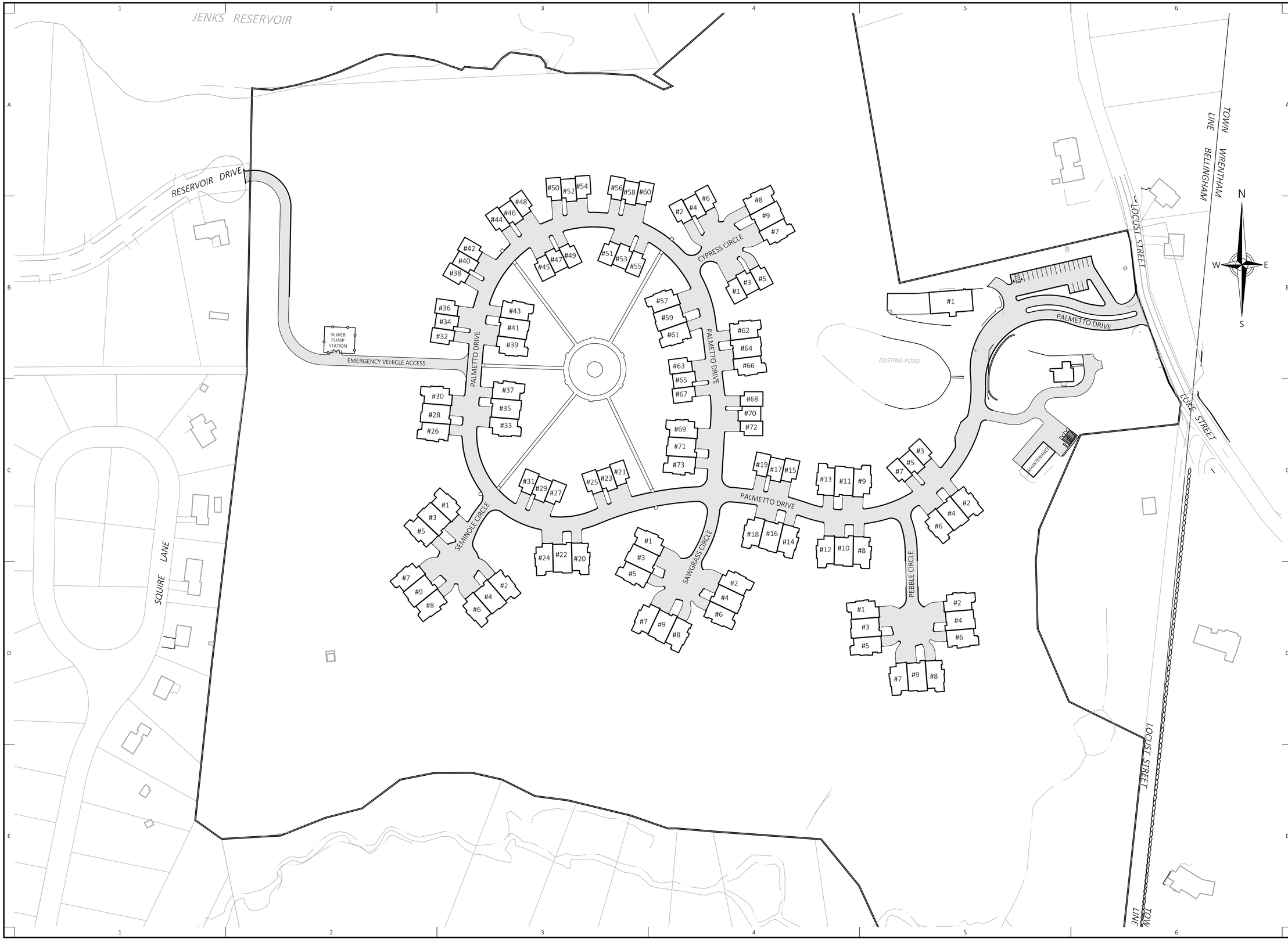
No:	Date:	Revision | Issue:
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	INITIAL ISSUE
1	10/01/2021	NOT ISSUED

Drawn By:	JTA	Checked By:	MJS
Date:	12/03/2021	Project No.:	20-0034

0 40 80 160 240
Scale: 1" = 80'

Sheet No.:
EX-104

© Chauncy Lane Allsworth Land Design Collaborative | Documents_ - Active Area\projects (pending and active)\PROJECTS\20-0034 - Bungay Brook, Bellingham\DWG\20-0034-C100.dwg



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Bellingham, MA
(Norfolk County)

Sheet Title:
STREET ADDRESS EXHIBIT

Town Permits

No:	Date:	Revision | Issue:

Drawn By:	JTA	Checked By:	MJS
Date:	02/16/2022	Project No.:	20-0034

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Scale: 1" = 80'

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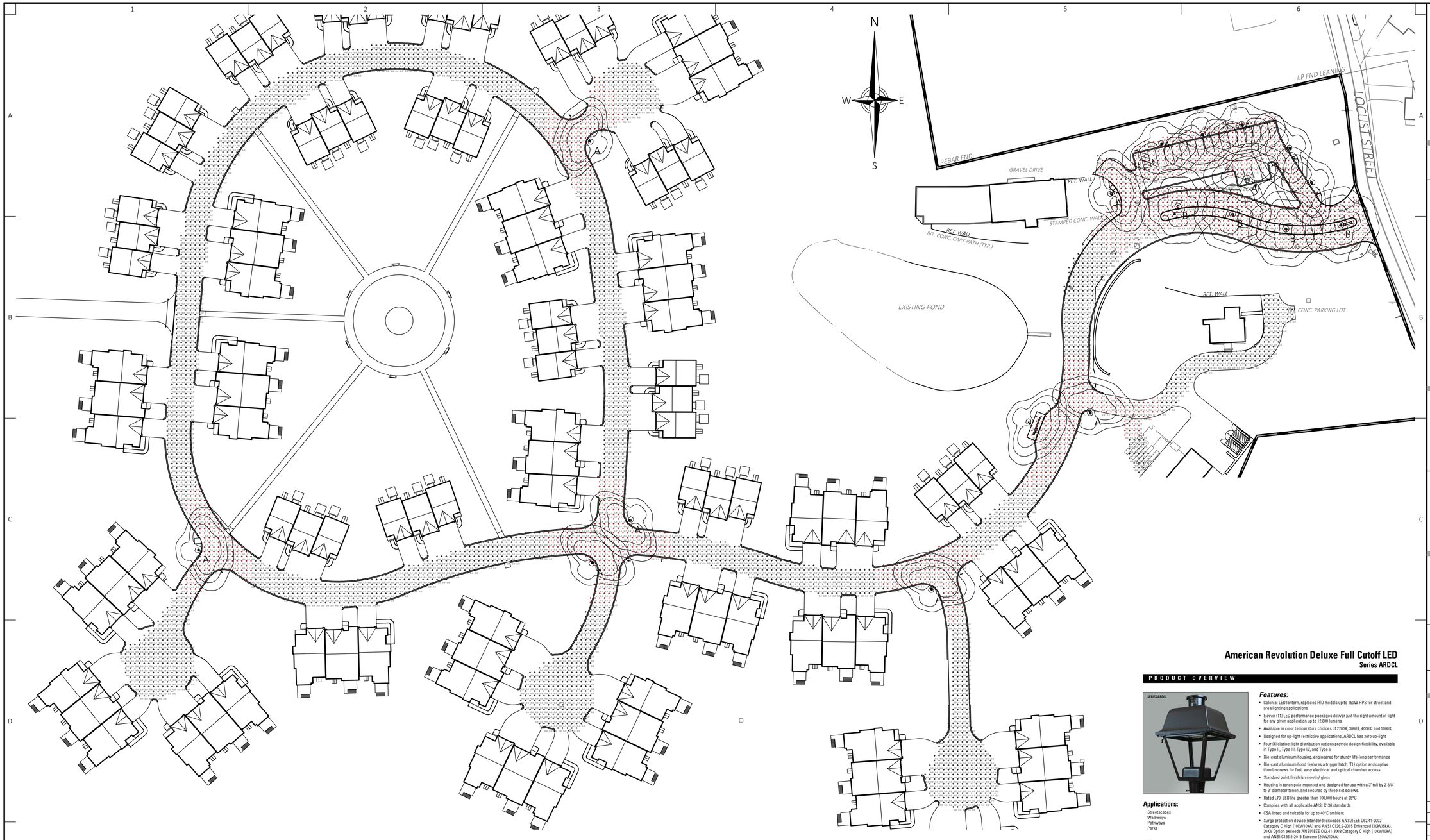


Schedule											
Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Filename	Lumens per Lamp	LLF	Wattage	Distribution	Notes
	A	\Bungay Brook_image2.bmp	14	American Electric Lighting	ARDL P30 AS 40K R3 AY	American Revolution Deluxe LED with R3 distribution, Acrylic Rain Panel Optic, mounted on 15' RTA pole	ARDL_P30_XX_40K_R3_AY.ies	5042	0.93	46	TYPE III, SHORT, BUG RATING: B1 - U3 - G2	
	B	\Bungay Brook_image3.bmp	4	American Electric Lighting	ARDL P30 AS 40K R5 AY	American Revolution Deluxe LED with R5 distribution, Acrylic Rain Panel Optic, mounted on 15' RTA pole	ARDL_P30_XX_40K_R5_AY.ies	5460	0.93	46	TYPE VS, BUG RATING: B3 - U3 - G2	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Entry Drive & Parking	+	1.3 fc	3.3 fc	0.3 fc	11.0:1	4.3:1
Roadway	+	0.2 fc	2.7 fc	0.0 fc	N/A	N/A

American Revolution Deluxe Full Cutoff LED

Series ARDCL

PRODUCT OVERVIEW

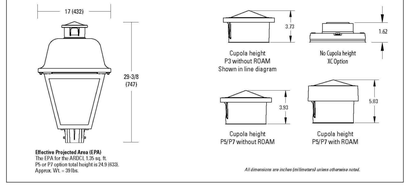
Features:

- Colonial LED lantern, replaces HID models up to 150W HPS for street and area lighting applications
- Eleven (11) LED performance packages deliver just the right amount of light for any given application up to 12,000 lumens
- Available in color temperature choices of 2700K, 3000K, 4000K, and 5000K
- Designed for up-light restrictive applications, ARDCL has zero up-light
- Four (4) distinct light distribution options provide design flexibility, available in Type II, Type III, Type IV, and Type V
- Die-cast aluminum housing, engineered for sturdy life-long performance
- Die-cast aluminum hood features a trigger latch (T1) option and captive thumb screws for fast, easy electrical and optical chamber access
- Standard paint finish is smooth / gloss
- Housing is tenon pole-mounted and designed for use with a 3" tall by 2-3/8" to 3" diameter tenon, and secured by three set screws.
- Rated L70, LED life greater than 100,000 hours at 25°C
- Complies with all applicable ANSI C136 standards
- CSA listed and suitable for up to 40°C ambient
- Surge protection device (standard) exceeds ANSI/IEEE C62.41-2002 Category C High (10kV/10kA) and ANSI C136.2-2015 Enhanced (10kV/5kA). 20KV Option exceeds ANSI/IEEE C62.41-2002 Category C High (10kV/10kA) and ANSI C136.2-2015 Extreme (20kV/10kA)
- Equipped with LED electronic 0-10V dimmable driver

Applications:

Streetscapes
Walkways
Pathways
Parks

DIMENSIONS



Note: Specifications subject to change without notice.
American Revolution Deluxe Full Cutoff LED Series - ARDCL

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Sheet Title:

PHOTOMETRICS PLAN

Town Permits

No:	Date:	Revision | Issue:
3	01/28/2022	TOWN & PEER REVIEW COMMENTS
2	12/03/2021	TOWN & PEER REVIEW COMMENTS
1	10/01/2021	TOWN & PEER REVIEW COMMENTS

Drawn By:	JTA	Checked By:	MJS
Date:	04/22/2021	Project No.:	20-0034

0 25 50 100 150
Scale: 1" = 50'

Sheet No.:

SL-101

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A FIRST FLOOR PLAN

3/16" = 1'

The square footage indicated is living space calculated from the exterior face of wall stud. It does not include decks, porches, garages, volumes, uninhabitable & unconditioned spaces. All dimensions and square footages are approximate and subject to change without notice. HPA Design, Inc. assumes no responsibility for technical, typographical, and/or other inaccuracies or errors. © 2019 HPA Design, Inc.

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CONSTRUCTION BY:

ELITE HOME BUILDERS INC.

BUNGAY BROOK ESTATES
TRIPLEX TYPE 1
BELLINGHAM, MA

A	4/19/21	ISS FOR BOARD REVIEW

REVISIONS:

PROJECT #: 20200122

APRIL 16, 2021

DRAWN BY: DEY

CHECKED BY: RWB

SCALE: SEE DRAWING

SHEET TITLE:

FIRST FLOOR PLAN

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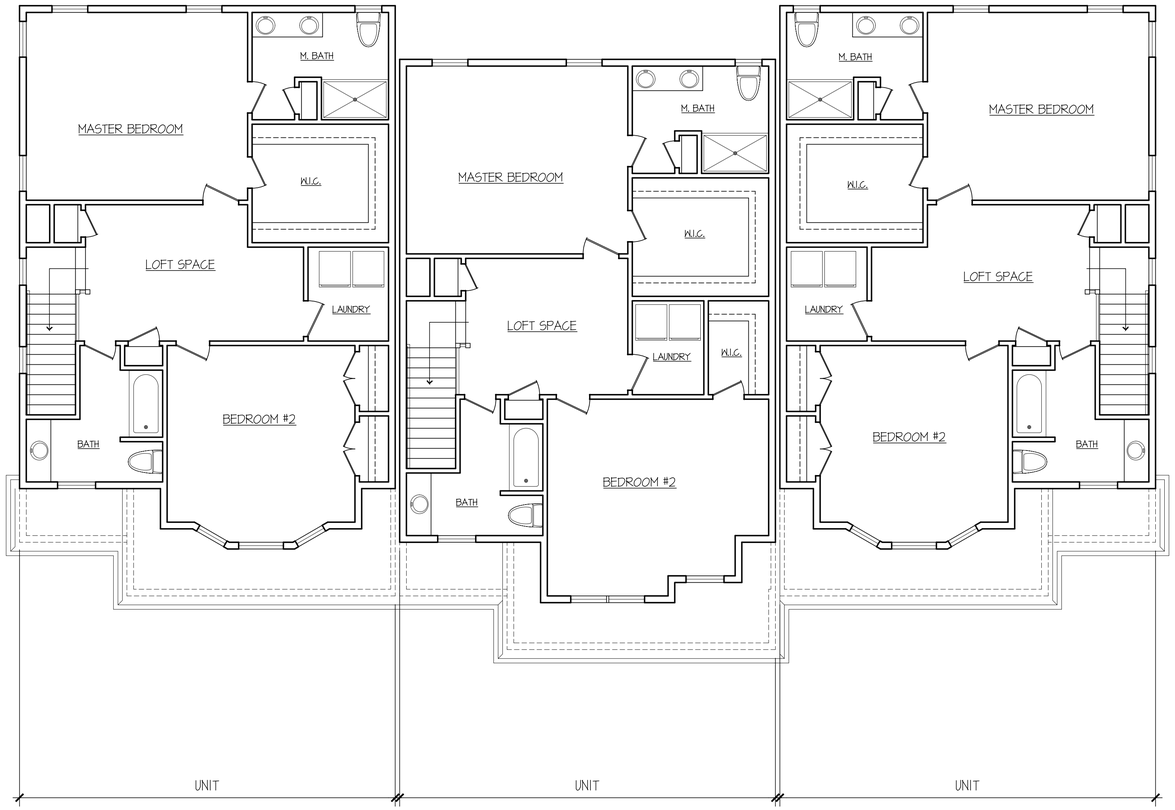

SECOND FLOOR (UNIT 1A)- 1064 SF+/- SECOND FLOOR (UNIT 1B)- 1068 SF+/- SECOND FLOOR (UNIT 1A)- 1064 SF+/-

A SECOND FLOOR PLAN

3/16" = 1'

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BELLINGHAM, MA

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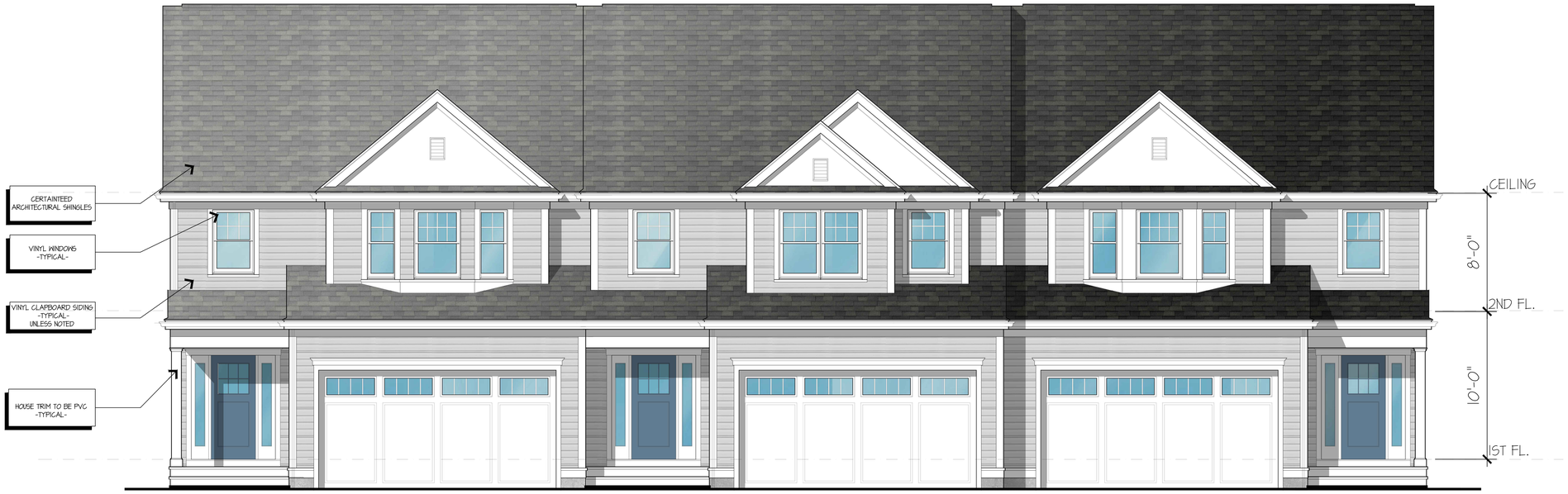

A FRONT ELEVATION

1/4" = 1'

B LEFT ELEVATION

1/4" = 1'

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ELEVATIONS

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A REAR ELEVATION

1/4" = 1'

B RIGHT ELEVATION

1/4" = 1'

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FIRST FLOOR (UNIT 2A)- 1459 SF+/-

FIRST FLOOR (UNIT 2B)- 1616 SF+/-

FIRST FLOOR (UNIT 2C)- 1415 SF+/-

A FIRST FLOOR PLAN

3/16" = 1'

20210122

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TRIPLEX TYPE 2
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FIRST FLOOR PLAN

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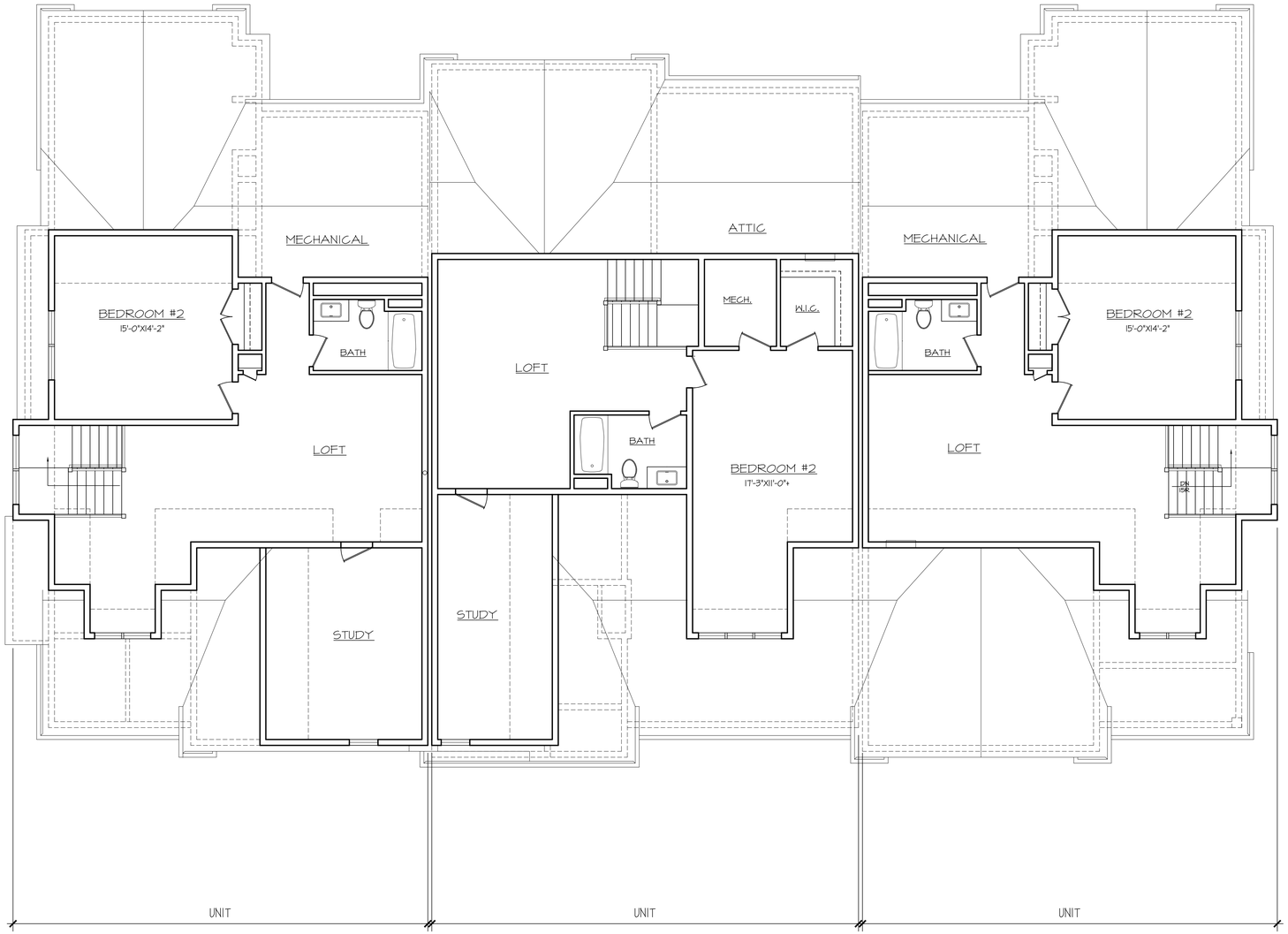

SECOND FLOOR (UNIT 2A)- 892 SF+/-
OPTIONAL OFFICE - 236 SF+/-

SECOND FLOOR (UNIT 2B)- 866 SF+/-
OPTIONAL OFFICE - 226 SF+/-

SECOND FLOOR (UNIT 2C)- 892 SF+/-

A SECOND FLOOR PLAN

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SECOND FLOOR PLAN

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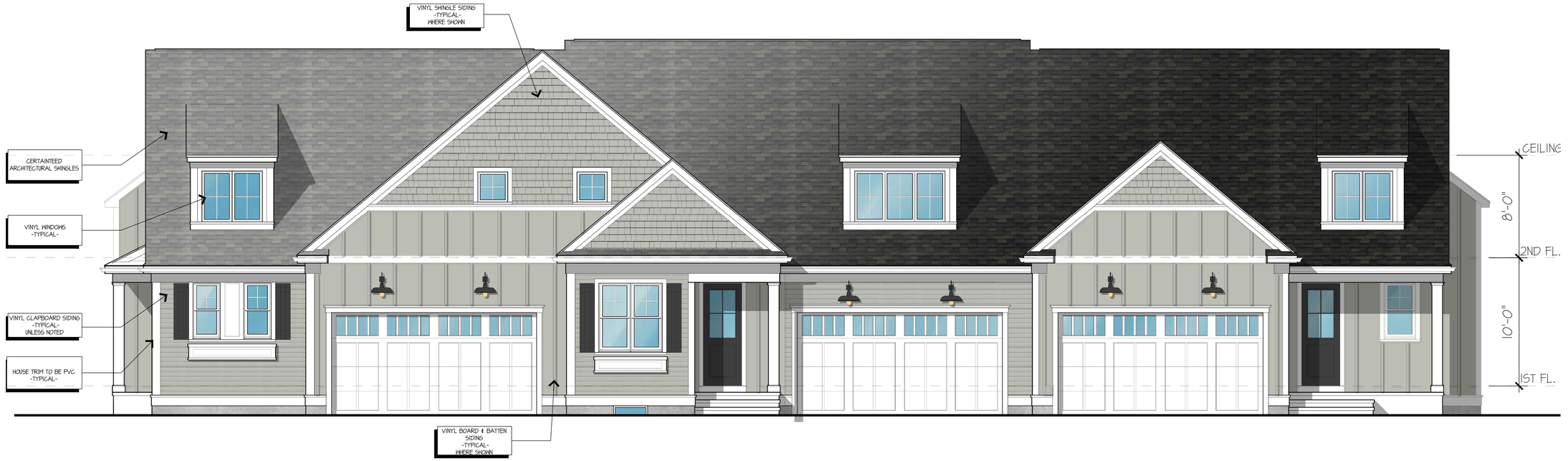

A FRONT ELEVATION

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B LEFT ELEVATION

1/4" = 1'

2020122

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ELEVATIONS
WINDOW SCHEDULE

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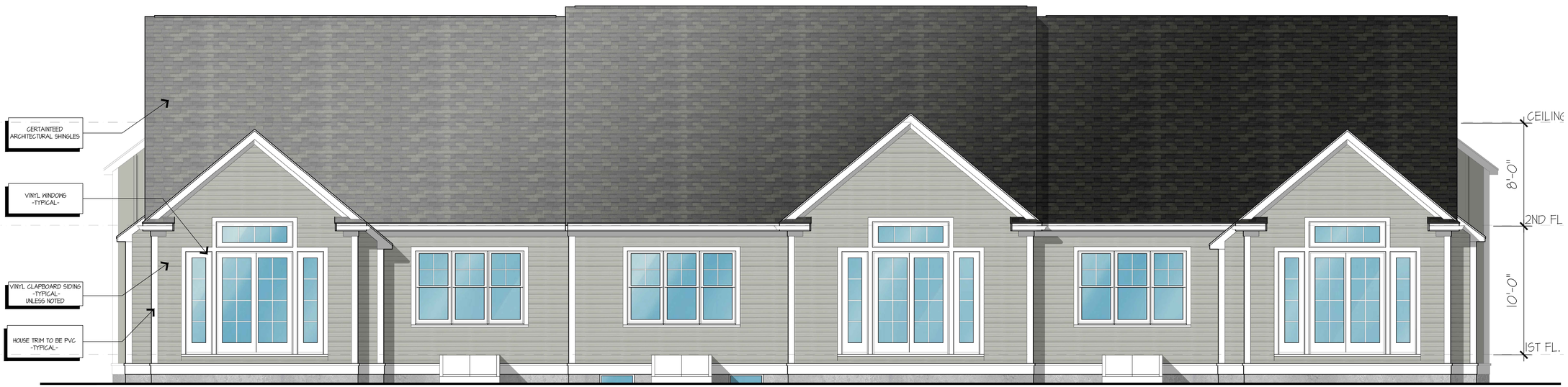

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