

# DEFINITIVE SUBDIVISION PLAN

For

## "MACY ESTATES"

Off

### Monique Drive

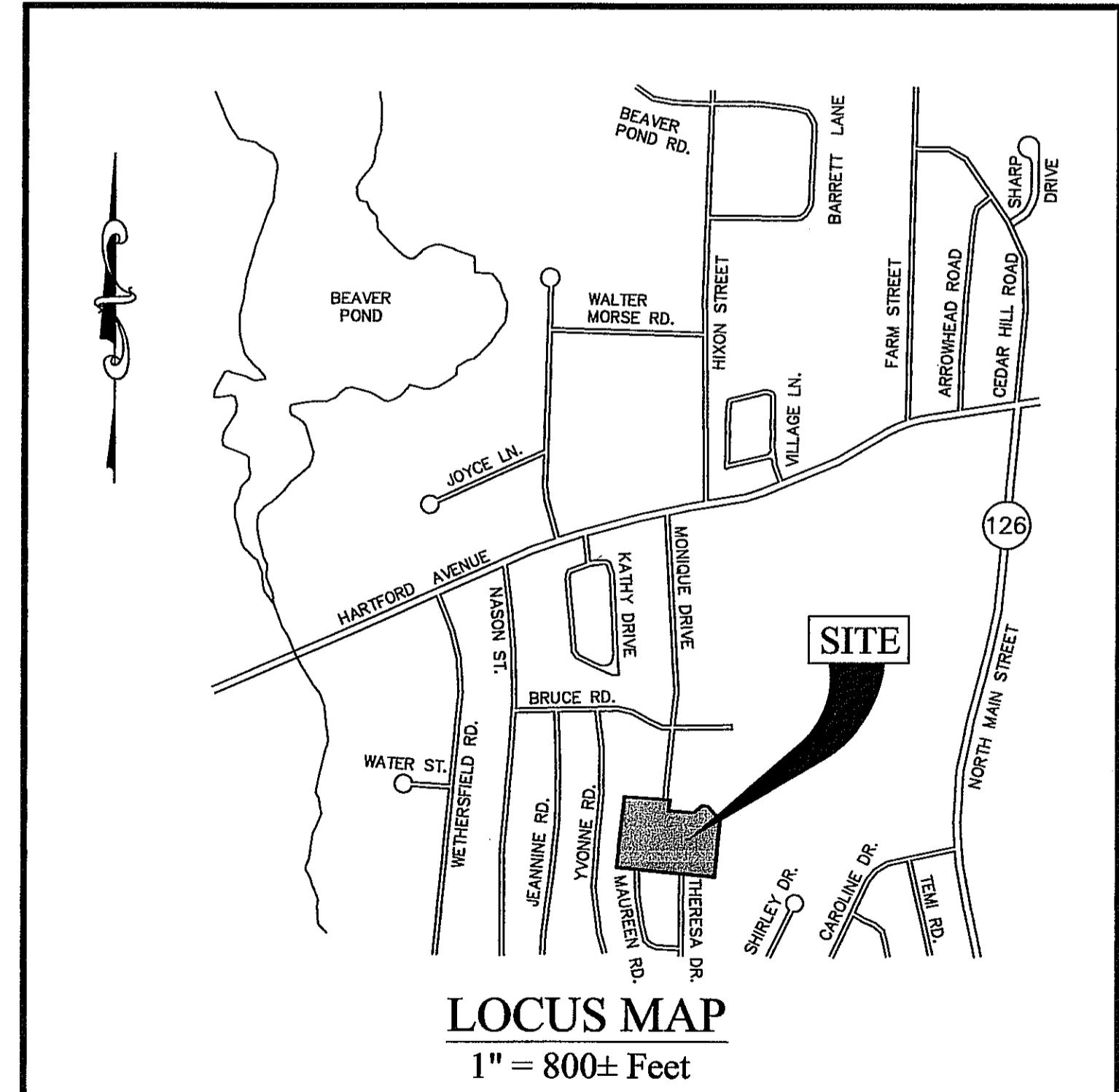
In

### BELLINGHAM, MA 02019

DATE: January 16, 2018

REVISED  
March 2, 2018

TITLE	SHEET
Cover Sheet	1
Existing Condition Plan	2
Lot Layout Plan	3
Grading, Drainage & Erosion Control Plan	4
Roadway Profile Plan (Monique Drive)	5
Roadway Profile Plan (Coryn Circle)	6
Construction Detail Plan	7
Construction Detail Plan	8



Norfolk Registry of Deeds  
Dedham, Mass.  
Received April 13 2018  
With Deed  
Town of Bellingham to  
Lobisser Building Corp.  
Filed as Page 62  
Pl. Bk. 668  
Attest:  
Register  
(FOR REGISTRY USE ONLY)

BELLINGHAM PLANNING BOARD

*Brian Doherty*

*Steve J. Doherty*  
well 6/0/18  
*BS*

APPROVAL DATE: 4/12/18

THIS IS TO CERTIFY THAT THE NOTICE  
OF APPROVAL OF THIS PLAN BY THE  
BELLINGHAM PLANNING BOARD WAS RECEIVED ON  
AT

NO APPEAL OF THE APPROVAL OF THIS PLAN WAS  
FILED WITHIN THE 20 DAY APPEAL PERIOD.

TOWN CLERK: DATE:

APPROVED SUBJECT TO COVENANT  
CONDITIONS SET FORTH IN A COVENANT  
EXECUTED BY OLD SCHOOL FINANCIAL, INC.  
DATED AND TO BE RECORDED  
HEREWITH. THIS PLAN CONFORMS WITH  
MASSACHUSETTS REGULATION 200 CMR 6:01.

#### OWNER

Town of Bellingham  
Board of Selectmen  
10 Mechanic Street  
Bellingham, MA 02019

#### APPLICANT

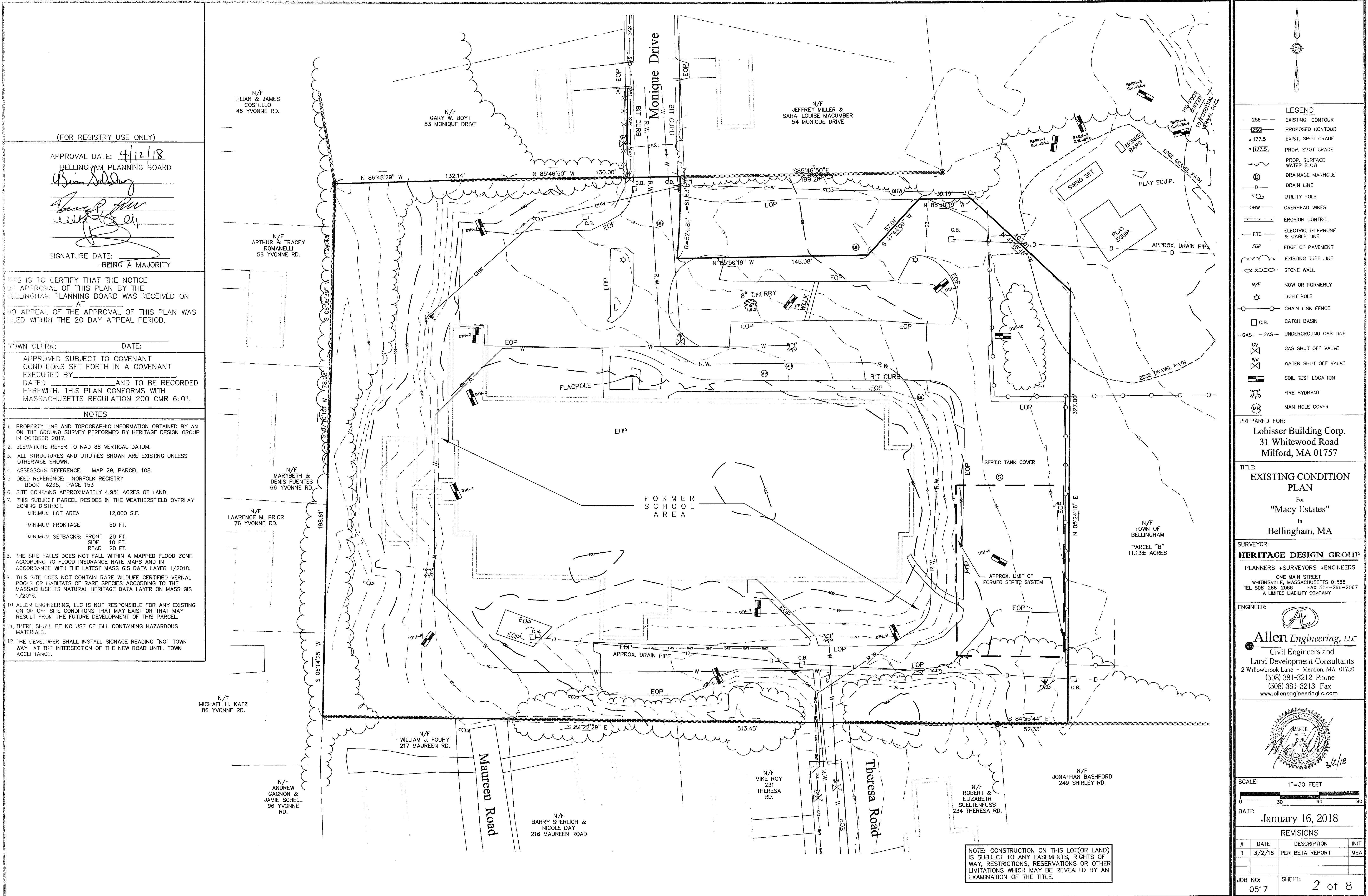
Lobisser Building Corp.  
31 Whitewood Road  
Milford, MA 01757

#### CIVIL ENGINEER

Allen Engineering, LLC  
2 Willowbrook Lane  
Mendon, MA 01756

#### SURVEYOR

Heritage Design Group, LLC  
One Main Street  
Whitinsville, MA 01588



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APPROVAL DATE: 4/12/18  
BELLINGHAM PLANNING BOARD

*John Lobisser*  
*John Lobisser*  
*John Lobisser*

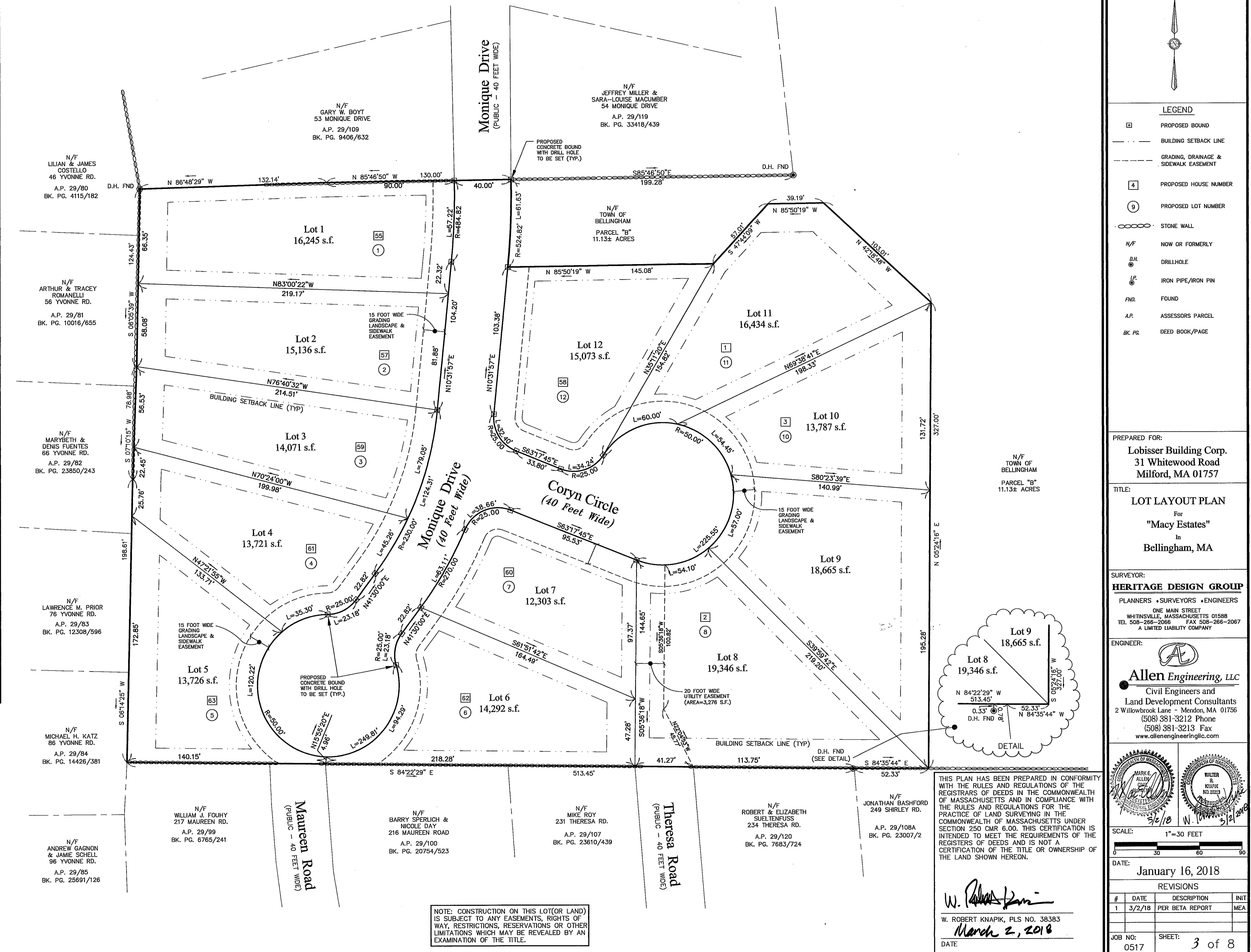
SIGNATURE DATE:  
BEING A MAJORITY

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EXECUTED BY \_\_\_\_\_  
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MASSACHUSETTS REGULATION 200 CMR 6:01.

NOTES

- PROPERTY LINE AND TOPOGRAPHIC INFORMATION OBTAINED BY AN ON THE GROUND SURVEY PERFORMED BY HERITAGE DESIGN GROUP IN OCTOBER 2017.
- ELEVATIONS REFER TO NAD 88 VERTICAL DATUM.
- ALL STRUCTURES AND UTILITIES SHOWN ARE EXISTING UNLESS OTHERWISE SHOWN.
- ASSESSORS REFERENCE: MAP 29, PARCEL 108.
- DEED REFERENCE: NORFOLK REGISTRY  
BOOK 4268, PAGE 153
- SITE CONTAINS APPROXIMATELY 4.951 ACRES OF LAND.
- THIS SUBJECT PARCEL RESIDES IN THE WEATHERSFIELD OVERLAY ZONING DISTRICT.
- MINIMUM LOT AREA 12,000 S.F.
- MINIMUM FRONTAGE 50 FT.
- MINIMUM SETBACKS: FRONT 20 FT.  
SIDE 10 FT.  
REAR 20 FT.
- THE SITE FALLS DOES NOT FALL WITHIN A MAPPED FLOOD ZONE ACCORDING TO FLOOD INSURANCE RATE MAPS AND IN ACCORDANCE WITH THE LATEST MASS.GIS DATA LAYER 1/2018.
- THIS SITE DOES NOT CONTAIN RARE WILDLIFE CERTIFIED VERNAL POOLS OR HABITATS OF RARE SPECIES ACCORDING TO THE MASSACHUSETTS NATURAL HERITAGE DATA LAYER ON MASS.GIS 1/2018.
- ALLEN ENGINEERING, LLC IS NOT RESPONSIBLE FOR ANY EXISTING ON OR OFF SITE CONDITIONS THAT MAY EXIST OR THAT MAY RESULT FROM THE FUTURE DEVELOPMENT OF THIS PARCEL.
- THERE SHALL BE NO USE OF FILL CONTAINING HAZARDOUS MATERIALS.
- THE DEVELOPER SHALL INSTALL SIGNAGE READING "NOT TOWN WAY" AT THE INTERSECTION OF THE NEW ROAD UNTIL TOWN ACCEPTANCE.





(FOR REGISTRY USE ONLY)

APPROVAL DATE: 4/2/18  
BELLINGHAM PLANNING BOARD

*John Salterini  
Chairman  
Planning Board*

SIGNATURE DATE: 4/2/18  
BEING A MAJORITY

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

TOWN CLERK: DATE: APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY: DATED AND TO BE RECORDED HEREWITH. THIS PLAN CONFORMS WITH MASSACHUSETTS REGULATION 200 CMR 6:01.

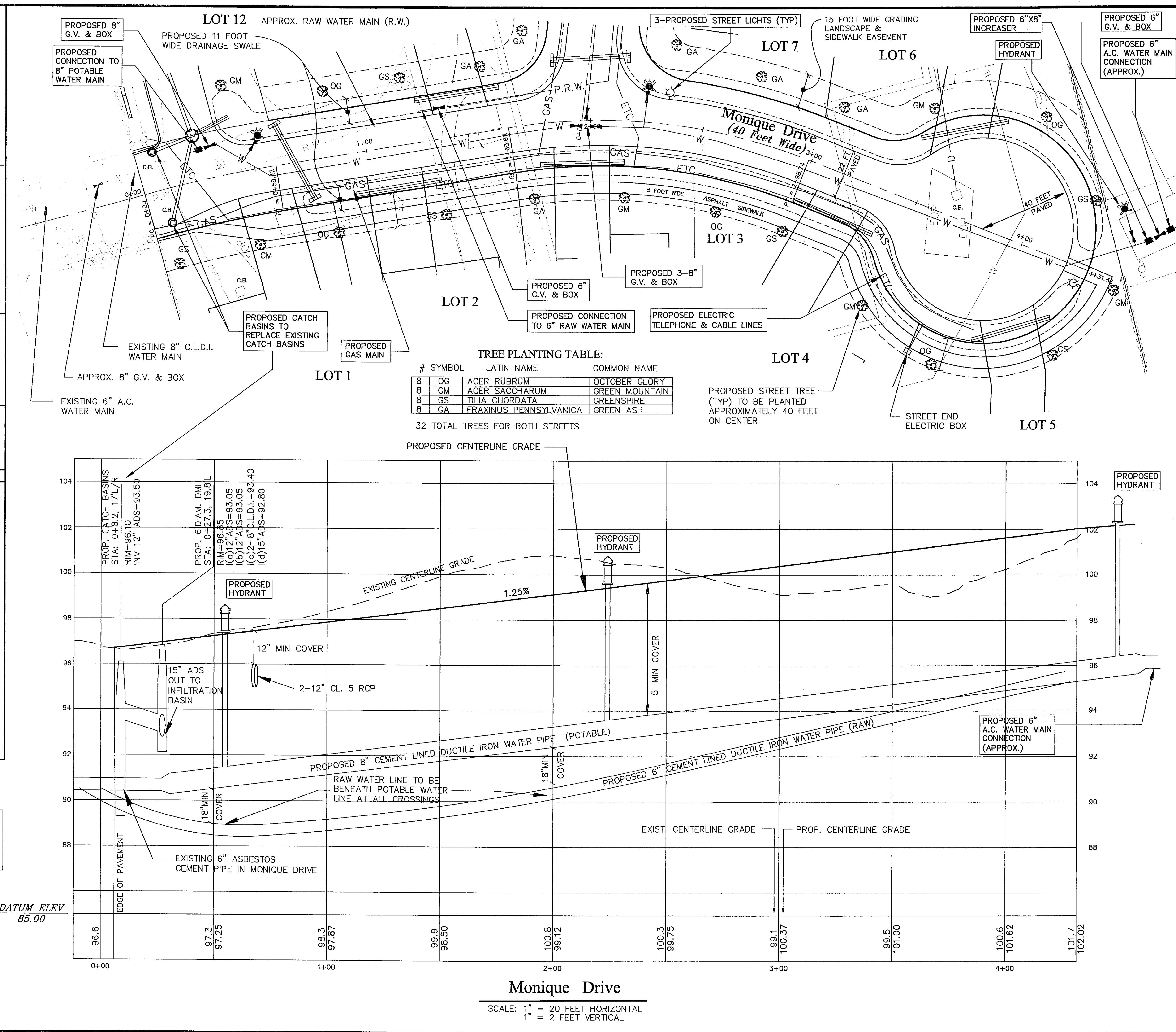
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WATER SERVICE PIPES, FROM THE MAIN TO EACH HOME, SHOULD BE AS STRAIGHT AS POSSIBLE. ALL WATER SERVICE PIPES MUST BE AT LEAST 10 FEET FROM ANY PART OF A SEPTIC SYSTEM. THE CONTRACTOR MUST CAREFULLY PLACE THE WATER SERVICE TAPS TO INSTALL STRAIGHT SERVICE LINES AND AVOID FRONT YARD SEPTIC SYSTEM.

DATUM ELEV 85.00

NOTE: CONSTRUCTION ON THIS LOT(OR LAND) IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.



**LEGEND:**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXIST. SPOT GRADE
- PROP. SPOT GRADE
- PROP. SURFACE WATER FLOW
- DRAINAGE MANHOLE
- DRAIN LINE
- UTILITY POLE
- OVERHEAD WIRES
- EROSION CONTROL
- ELECTRIC, TELEPHONE & CABLE LINE
- EDGE OF PAVEMENT
- EXISTING TREE LINE
- STONE WALL
- N/F
- LIGHT POLE
- CHAIN LINK FENCE
- CATCH BASIN
- UNDERGROUND GAS LINE
- GAS SHUT OFF VALVE
- WATER SHUT OFF VALVE
- PROPOSED RAW WATER LINE
- FIRE HYDRANT
- MAN HOLE COVER

**PREPARED FOR:** Lobisser Building Corp. 31 Whitewood Road Milford, MA 01757

**TITLE:** ROADWAY PROFILE PLAN For "Macy Estates" In Bellingham, MA

**SURVEYOR:** HERITAGE DESIGN GROUP

PLANNERS • SURVEYORS • ENGINEERS  
ONE MAIN STREET WHITINSVILLE, MASSACHUSETTS 01588 TEL 508-266-2066 FAX 508-266-2067 A LIMITED LIABILITY COMPANY

**ENGINEER:** Allen Engineering, LLC

Civil Engineers and Land Development Consultants 2 Willowbrook Lane - Mendon, MA 01756 (508) 381-3212 Phone (508) 381-3213 Fax www.allenengineeringllc.com

**SCALE:** 1"=20 FEET

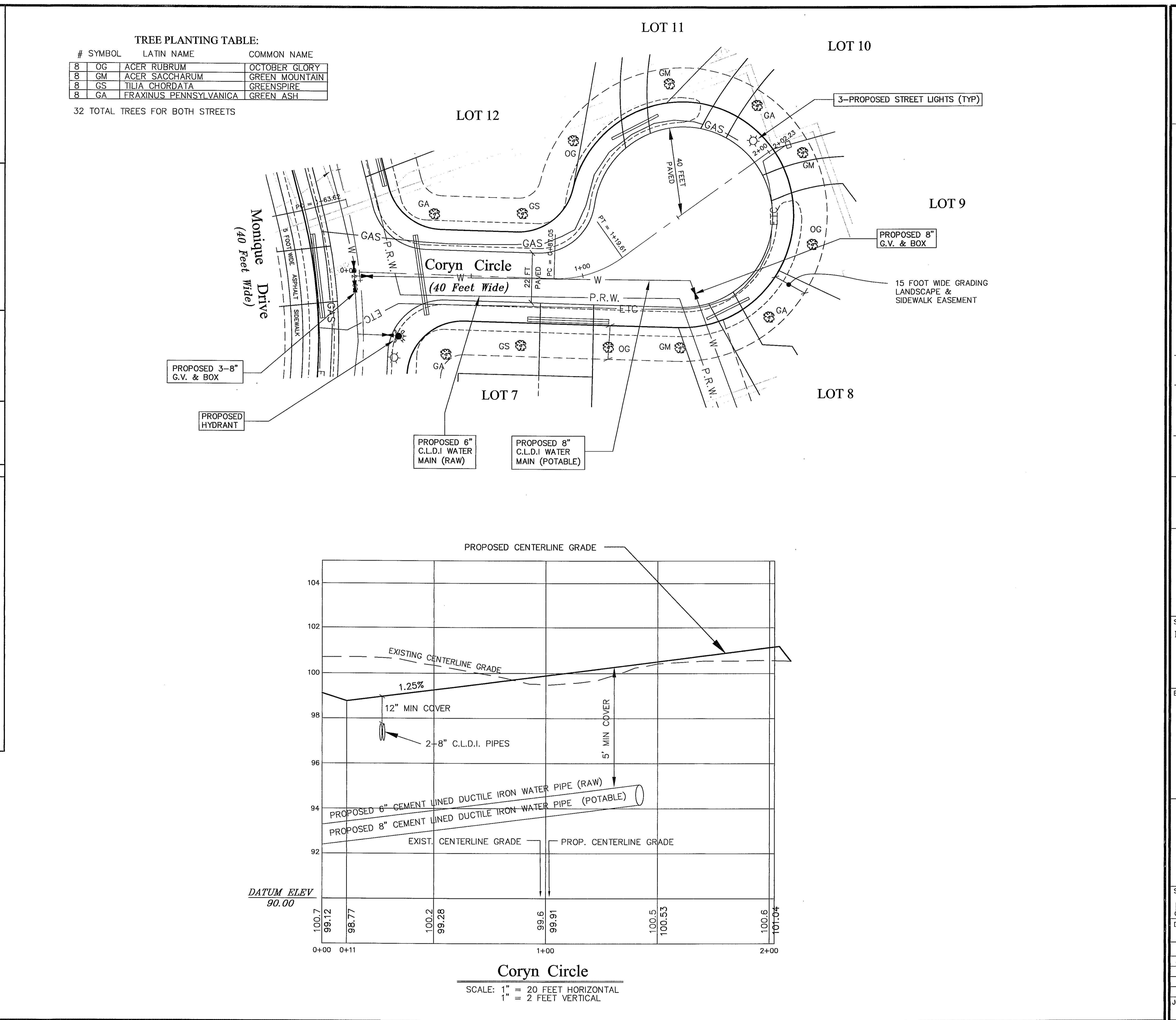
**DATE:** January 16, 2018

**REVISIONS:**

#	DATE	DESCRIPTION	INIT
1	3/2/18	PER BETA REPORT	MEA

**JOB NO:** 0517 **Sheet:** 5 of 8

<p>(FOR REGISTRY USE ONLY)</p> <p>APPROVAL DATE: 4/12/18 BELLINGHAM PLANNING BOARD</p> <p><i>[Handwritten signatures]</i></p> <p>SIGNATURE DATE: 4/12/18 BEING A MAJORITY</p>		
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*[Signature]*  
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