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

Date: November 30, 2023

APPROVED BY THE
BELLINGHAM PLANNING BOARD:

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_____

_____

DATE APPROVED: _____

PLAN REFERENCE:
NORFOLK COUNTY REGISTRY OF DEEDS
FILE AS PAGE 80, PL.BK. 706
FILE AS PAGE 81, PL.BK. 706
FILE AS PAGE 30, PL.BK. 713
PLAN No.712 OF 1985
PLAN No.425 OF 1960
PLAN BOOK 323 (No.712 OF 1985)
PLAN BOOK 388 (No.1176 OF 1989)
PLAN BOOK 234 (No.976 OF 1972)
PLAN BOOK 231 (No.392 OF 1972)
RECORD BOOK 861, PAGE 506

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

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

LAND AREA:

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

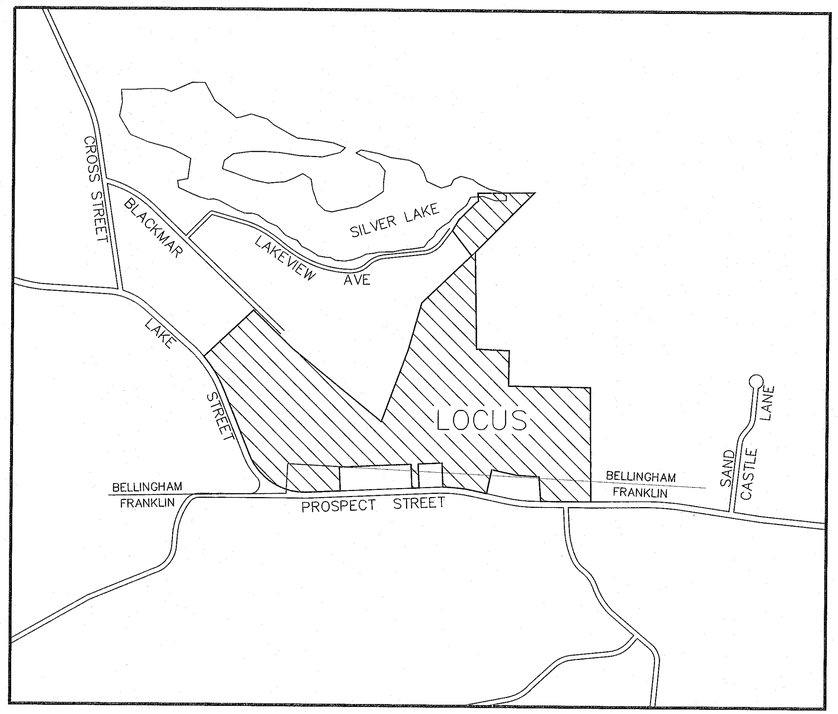
Total Land Bellingham: 3,124,797 (71.7±AC)

ZONING SECTION 240-101 TOWNHOUSE DWELLINGS:

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

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

Proposed 156 Units (52 Buildings)



LOCUS MAP
1"=800'

NOTES:

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

COMMONWEALTH OF MASSACHUSETTS
JOYCE E. HASTINGS
No. 39393
REGISTERED PROFESSIONAL LAND SURVEYOR
11/30/23

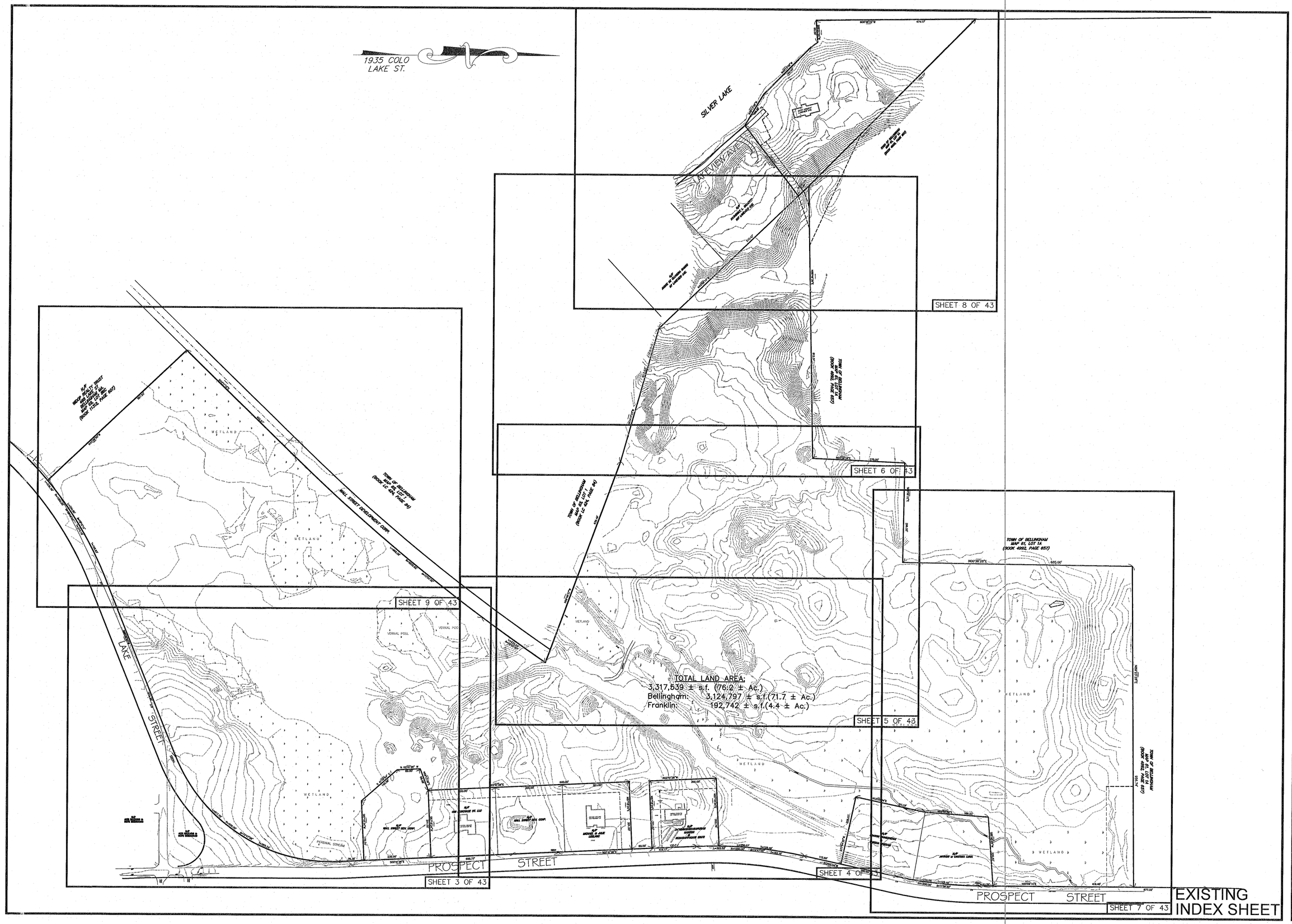
COMMONWEALTH OF MASSACHUSETTS
ROBERT S. TRUAX
CIVIL
NO. 56507
REGISTERED PROFESSIONAL ENGINEER
11/30/2023

SHEET INDEX

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

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

JOB No.	16,660
DATE:	NOV. 30, 2023
SCALE:	As shown
SHEET:	1 of 43
PLAN #:	27,871



EXISTING INDEX SHEET

REVISIONS		
No.	DATE	DESCRIPTION

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SHEET:	2 of 43
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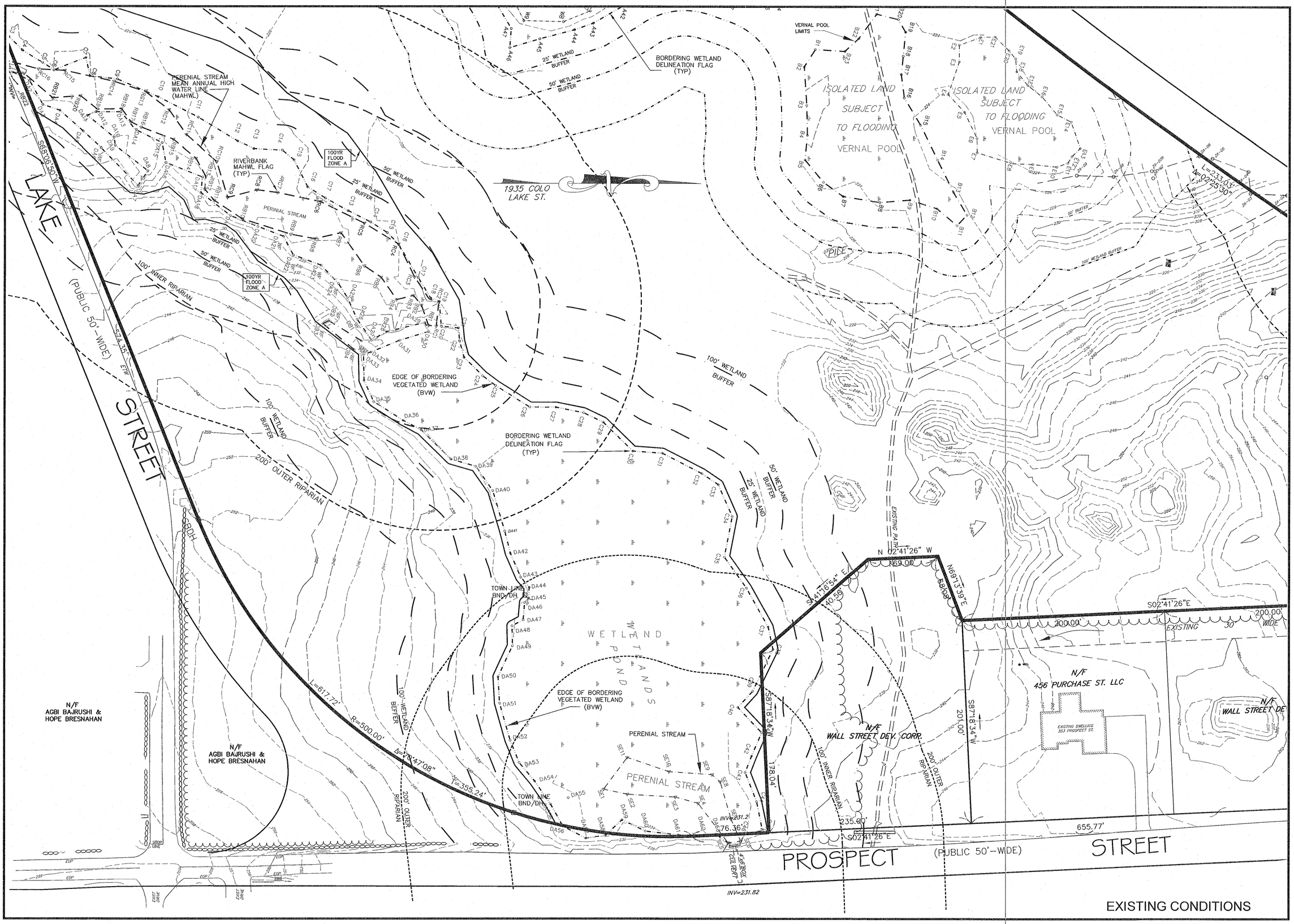

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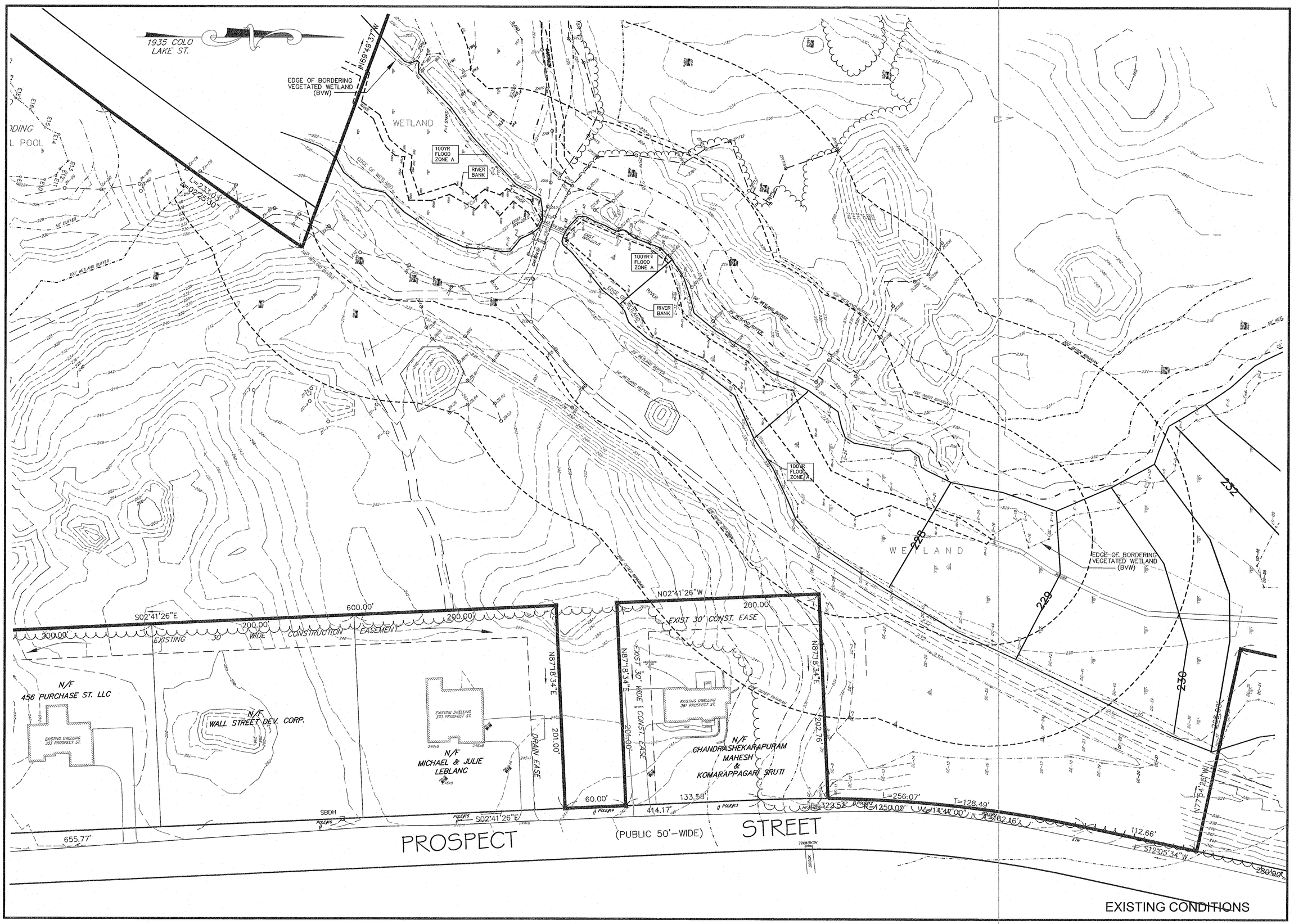

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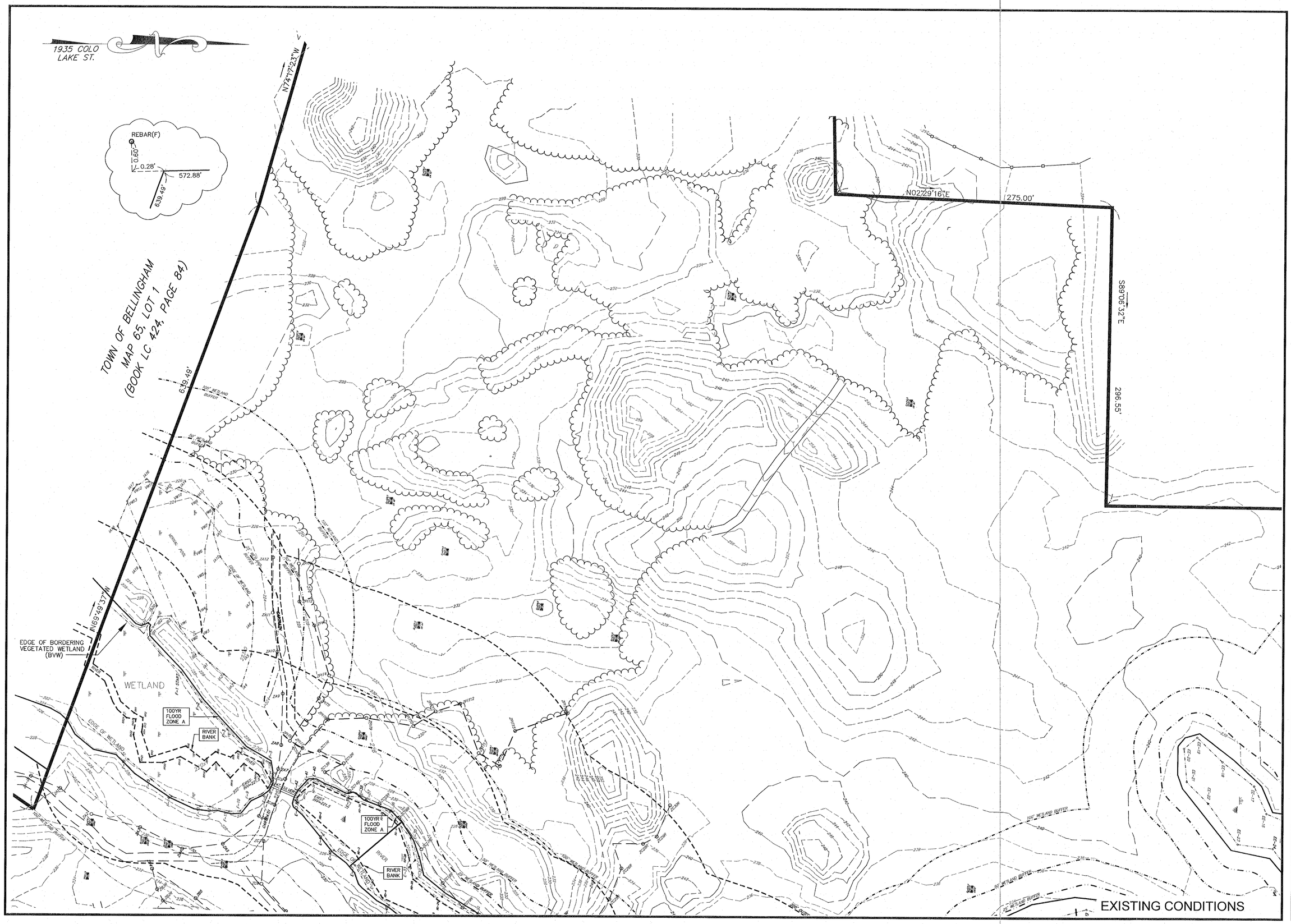

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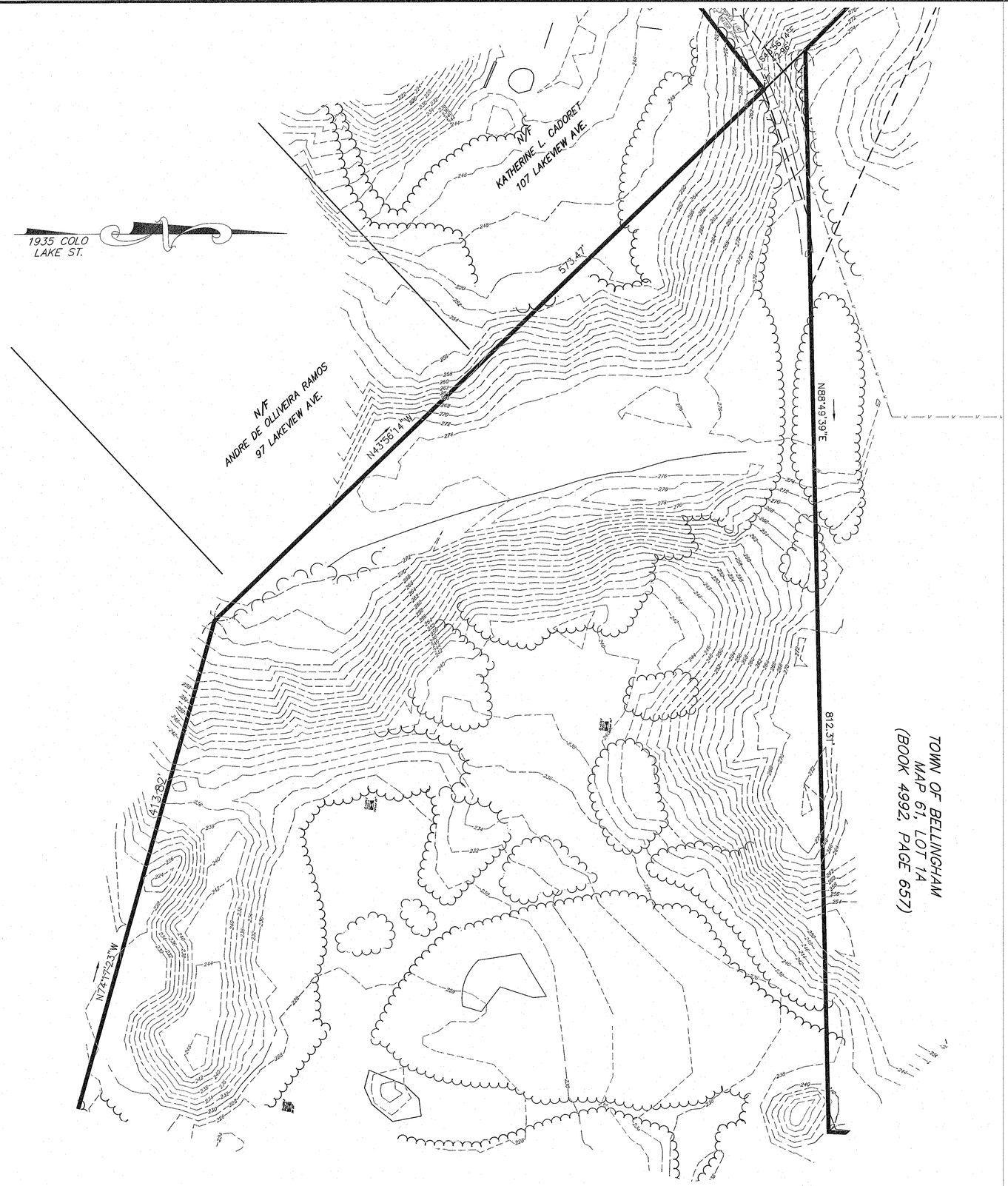

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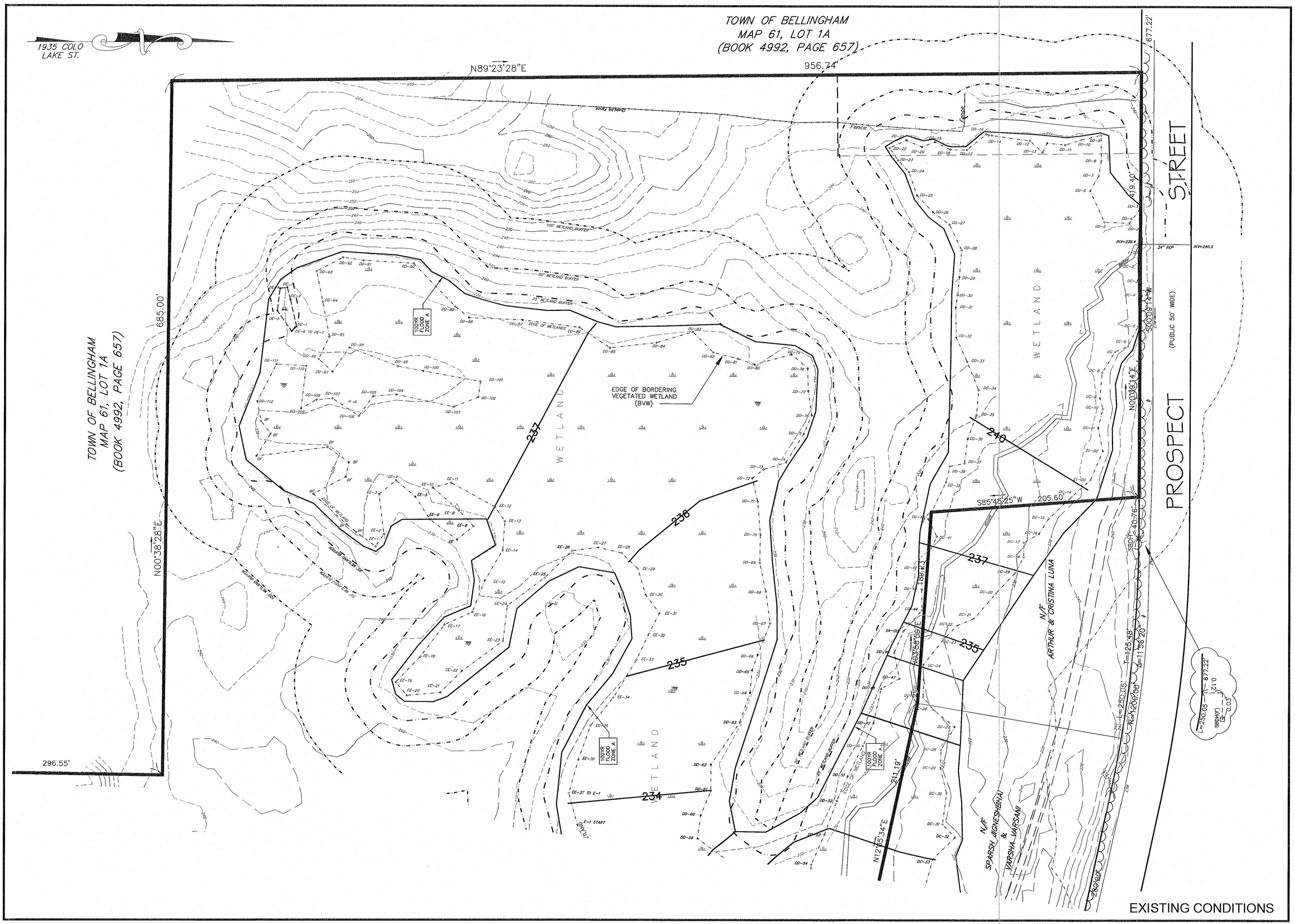

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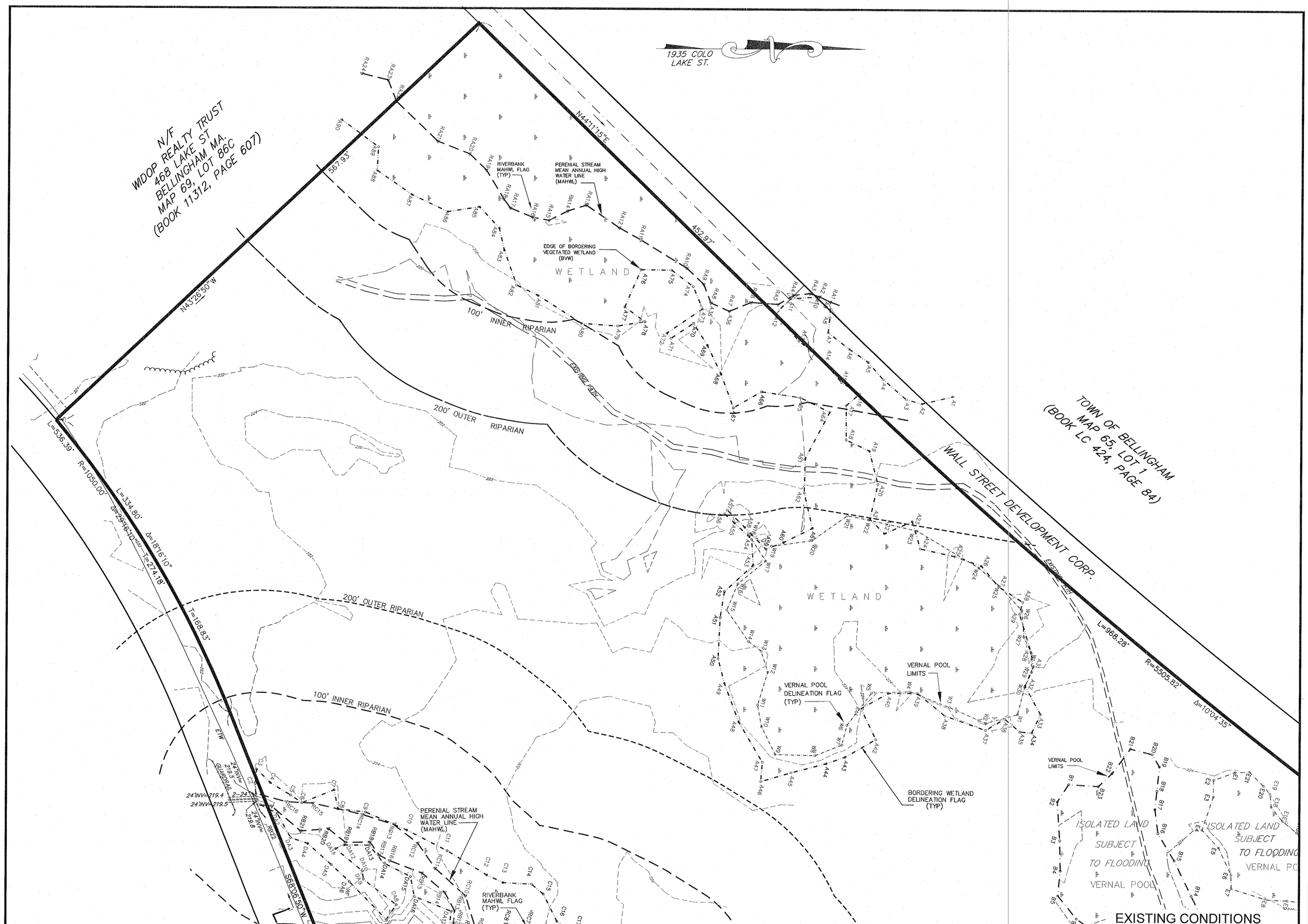

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LAYOUT
KEY SHEET

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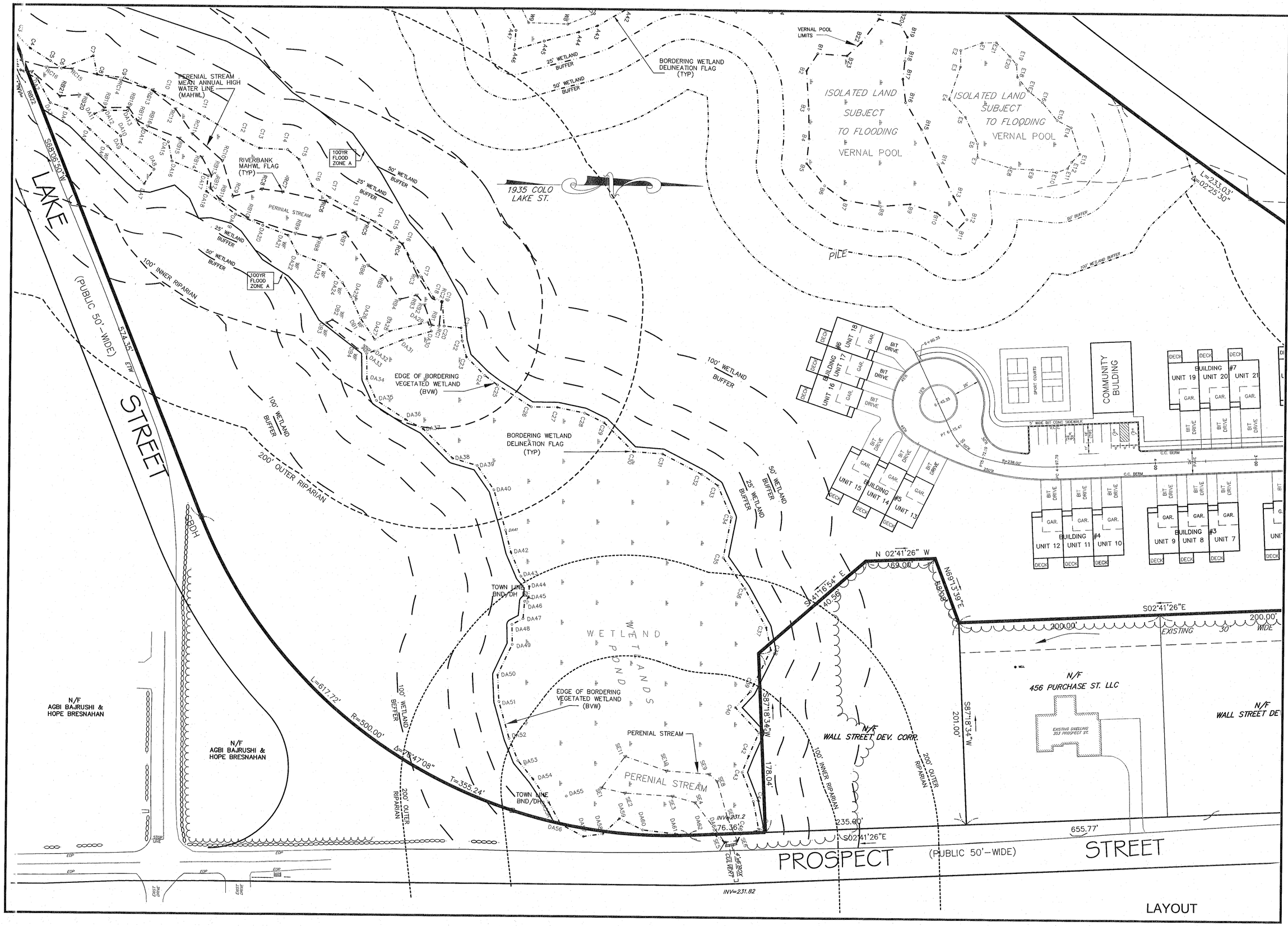

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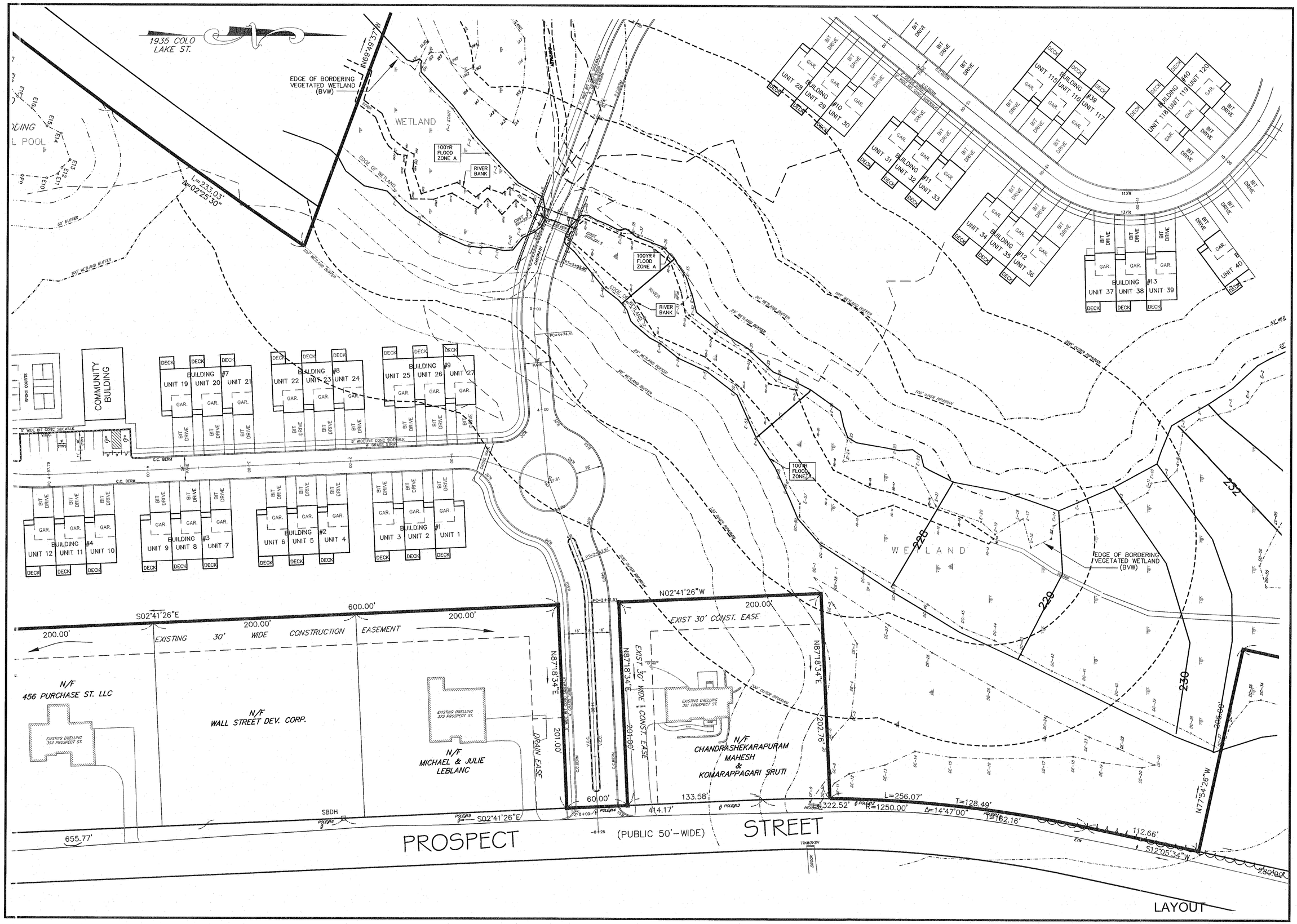

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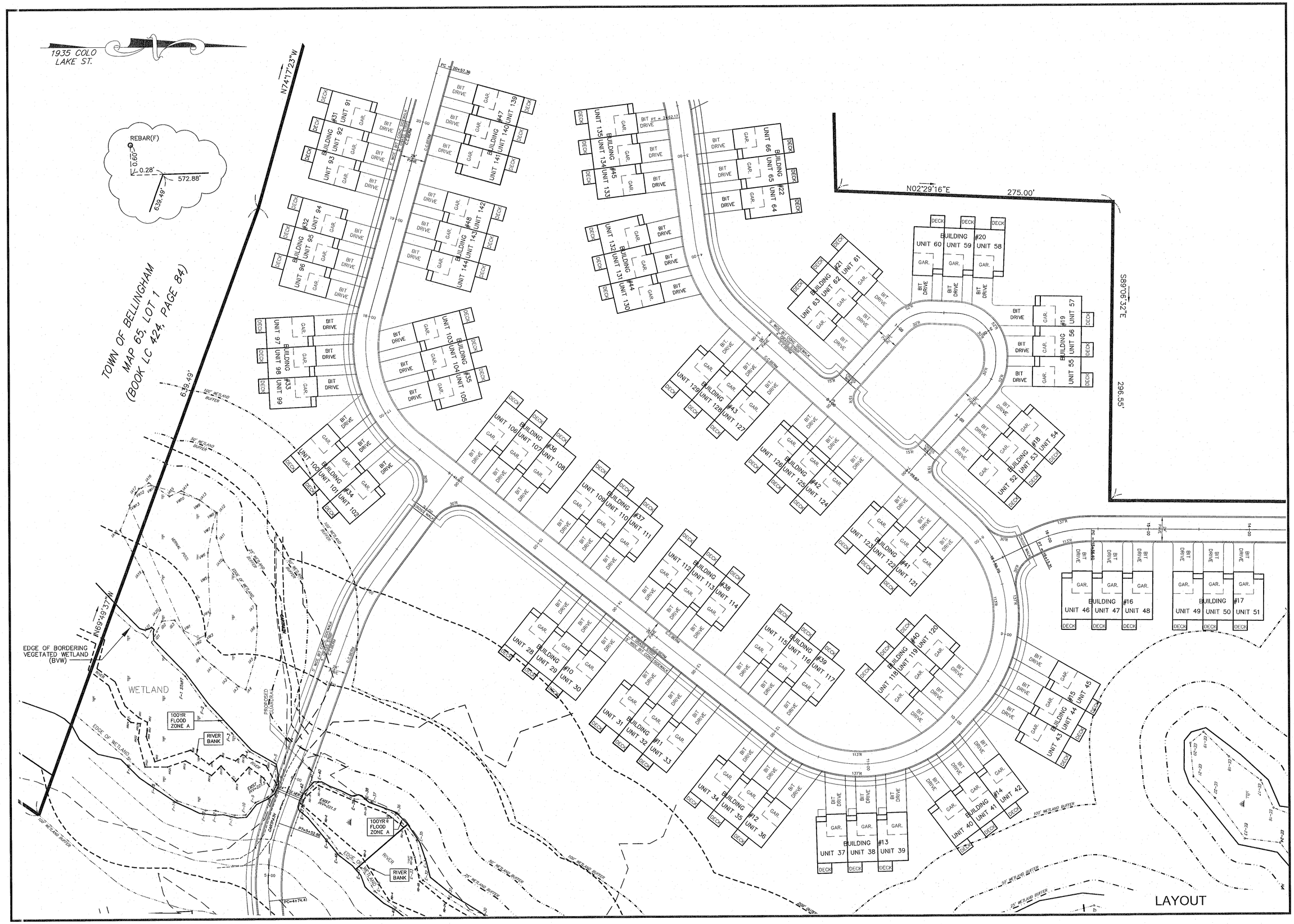

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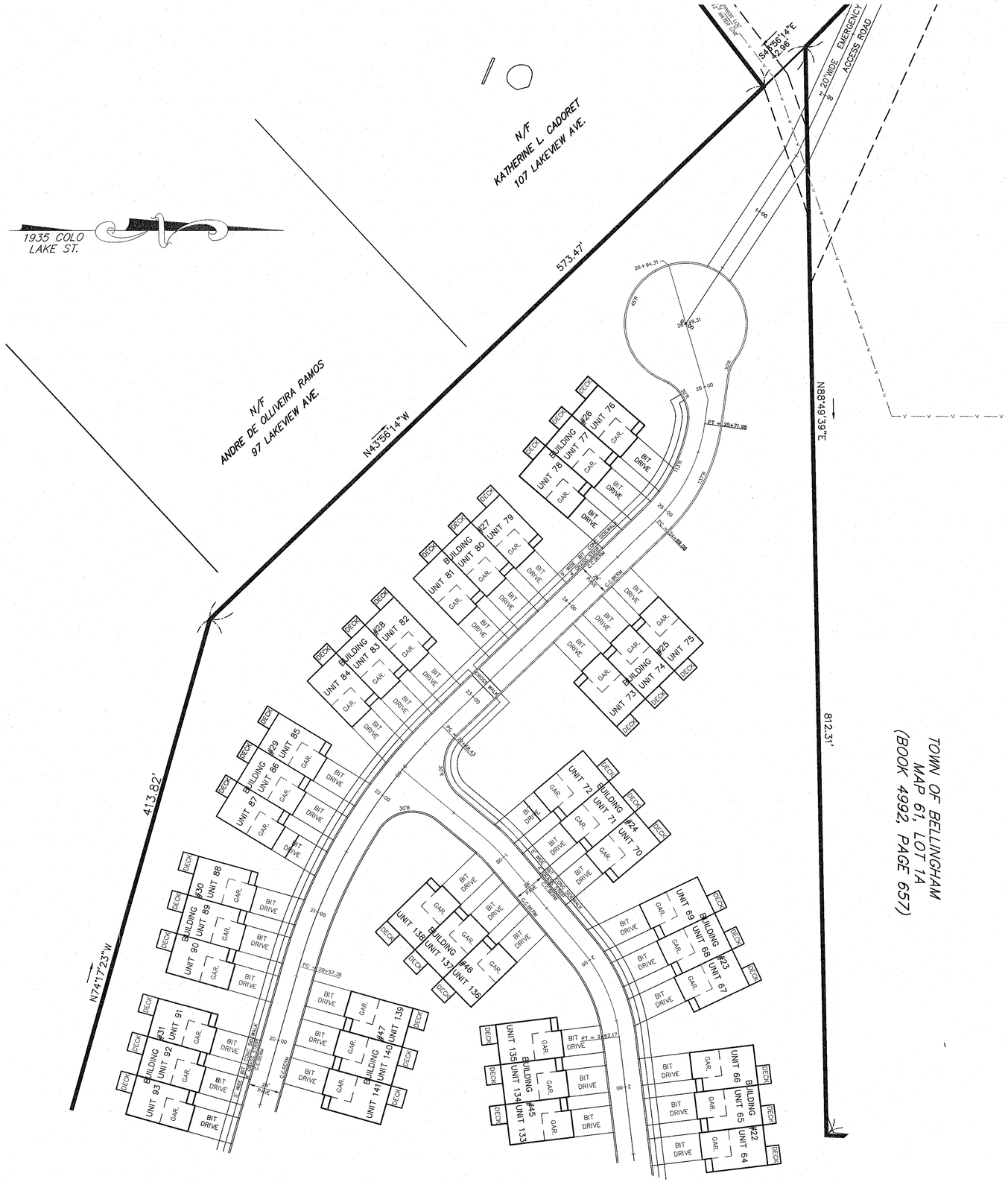

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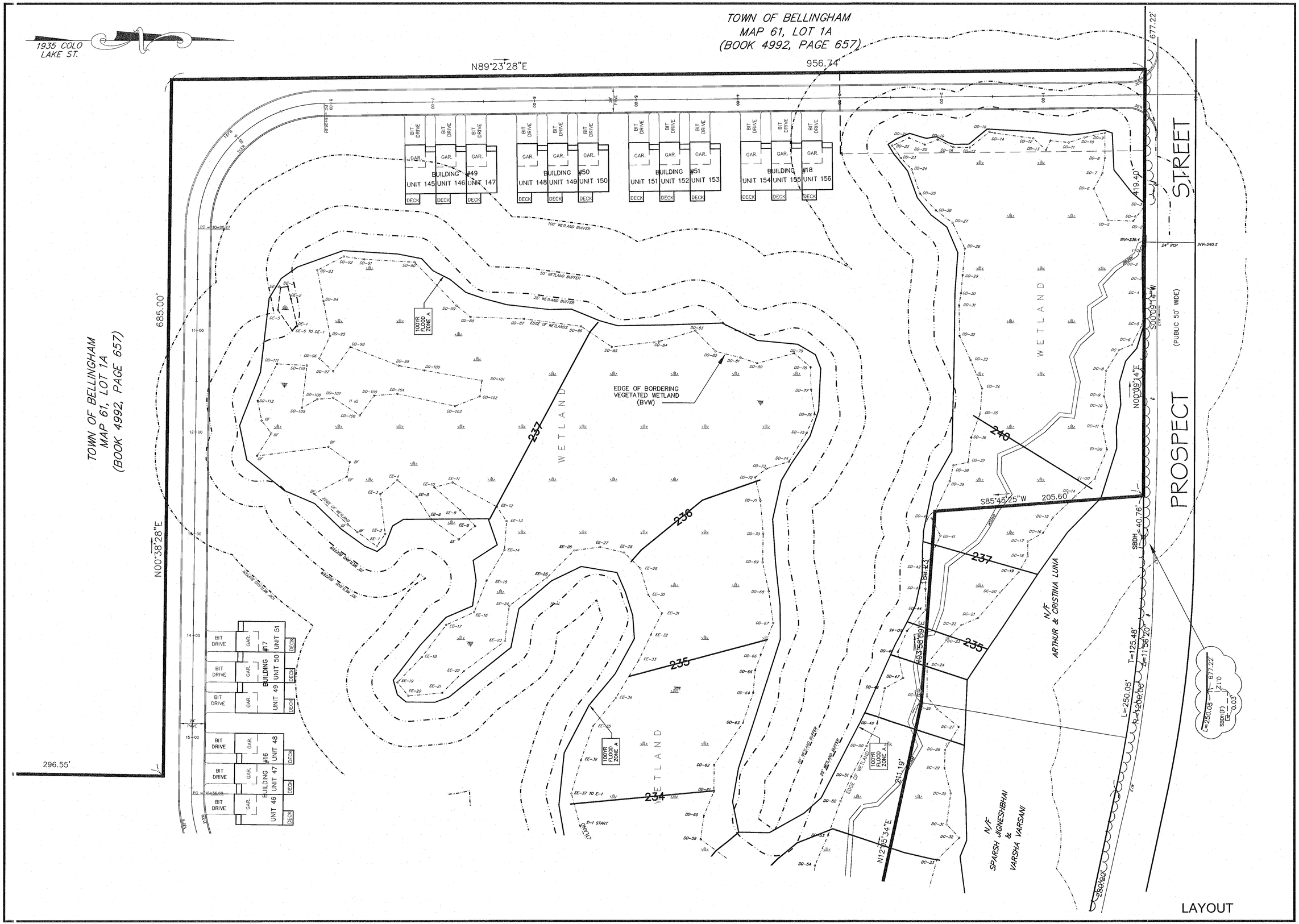

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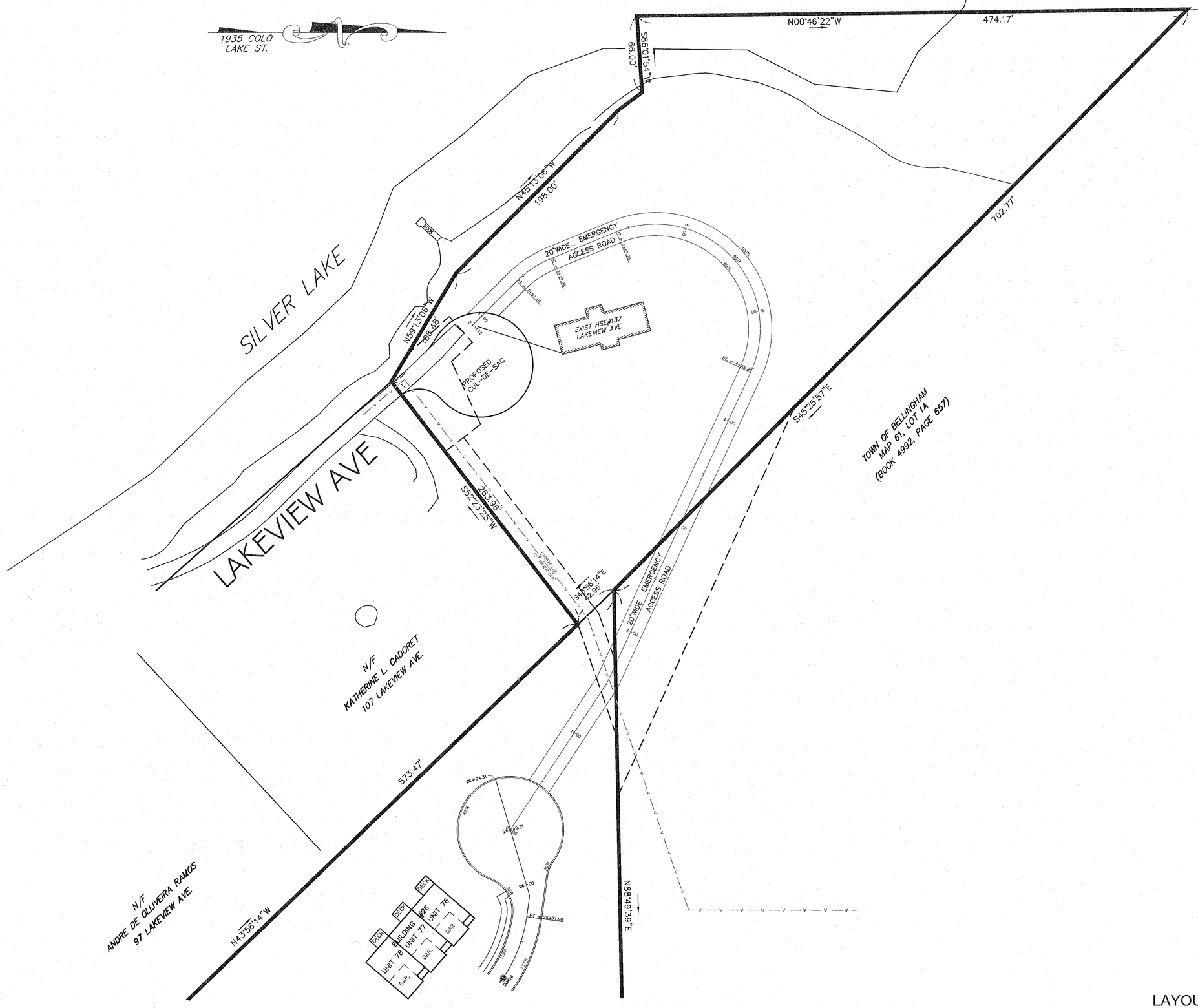

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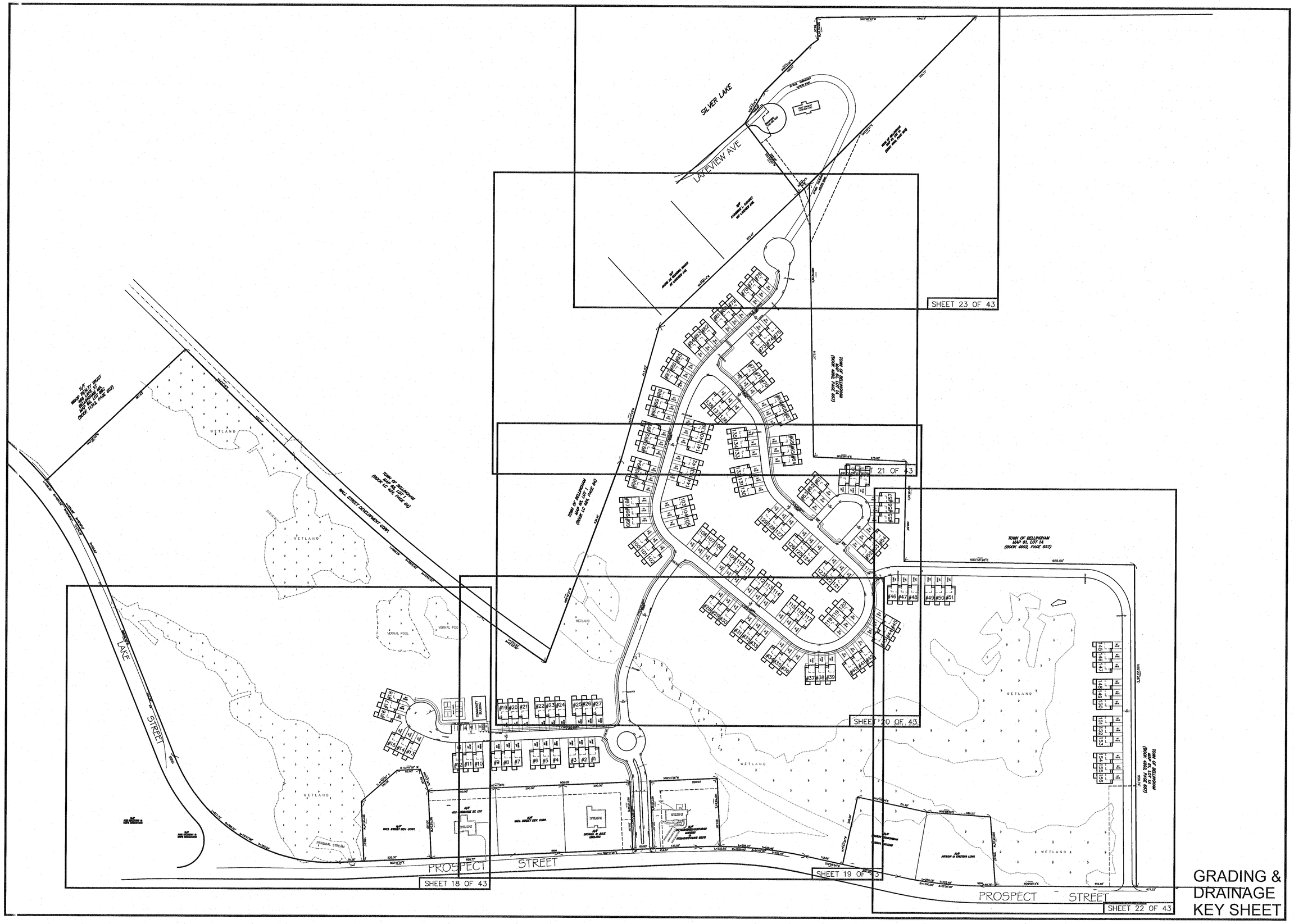

GRADING & DRAINAGE KEY SHEET

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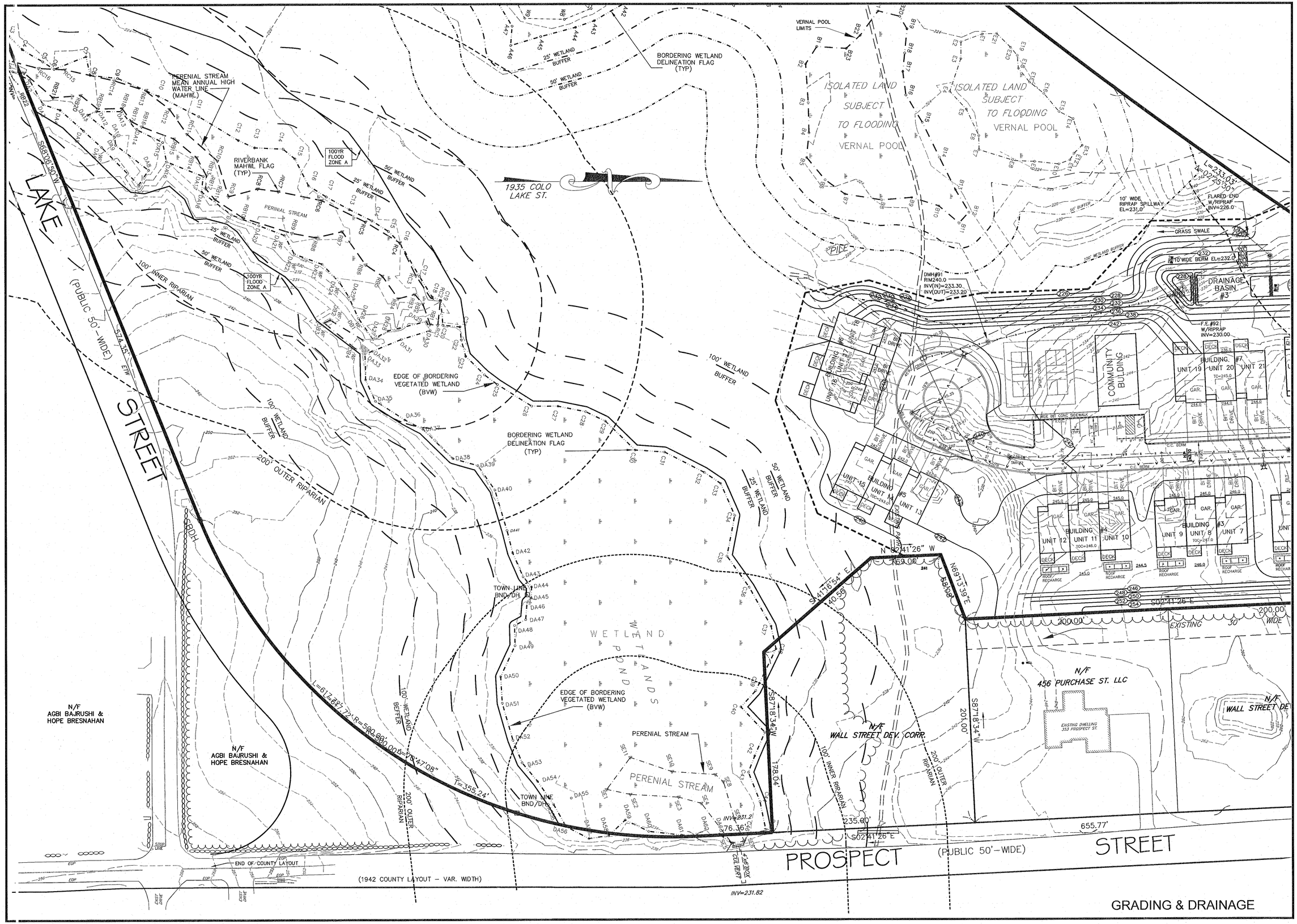

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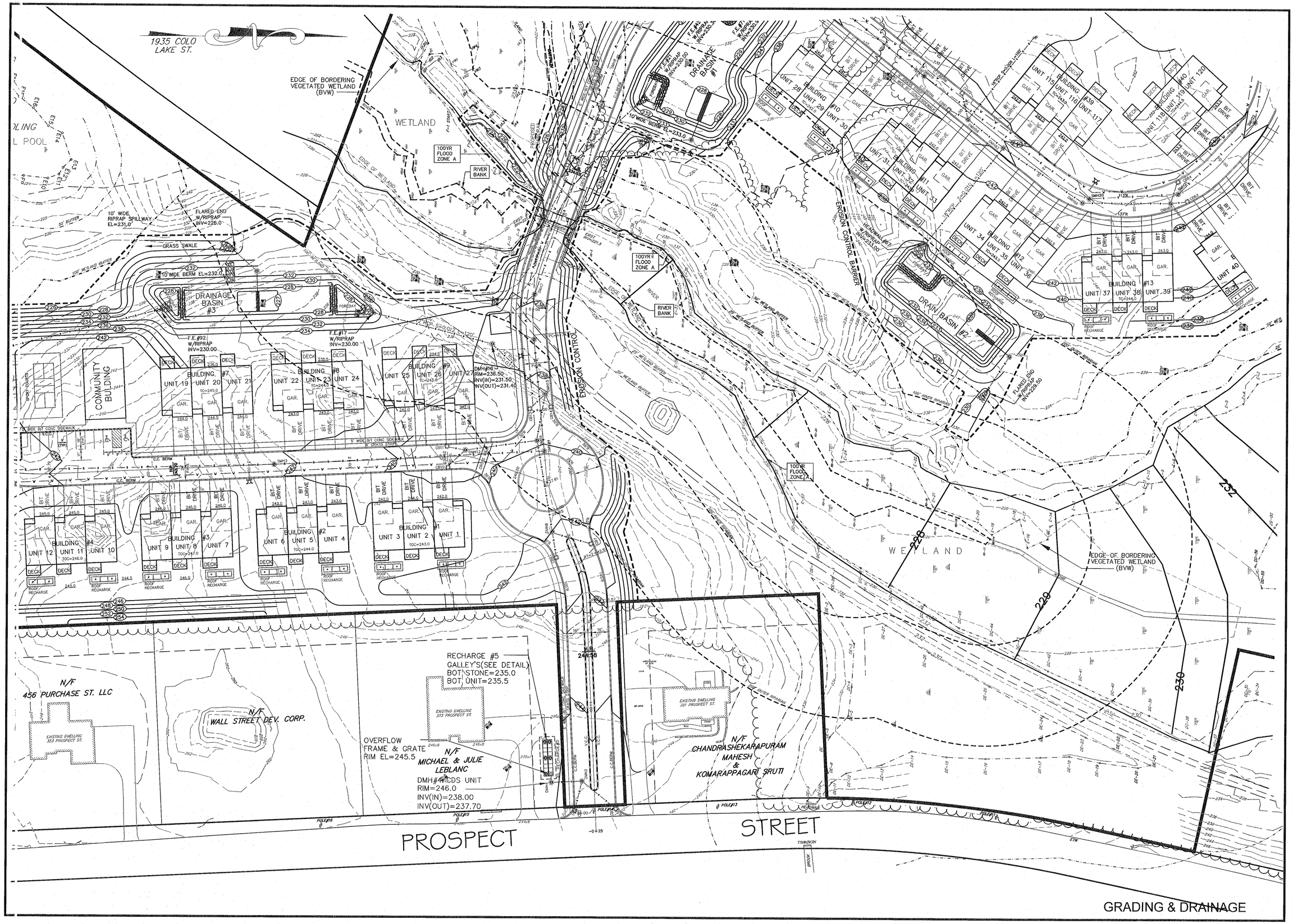

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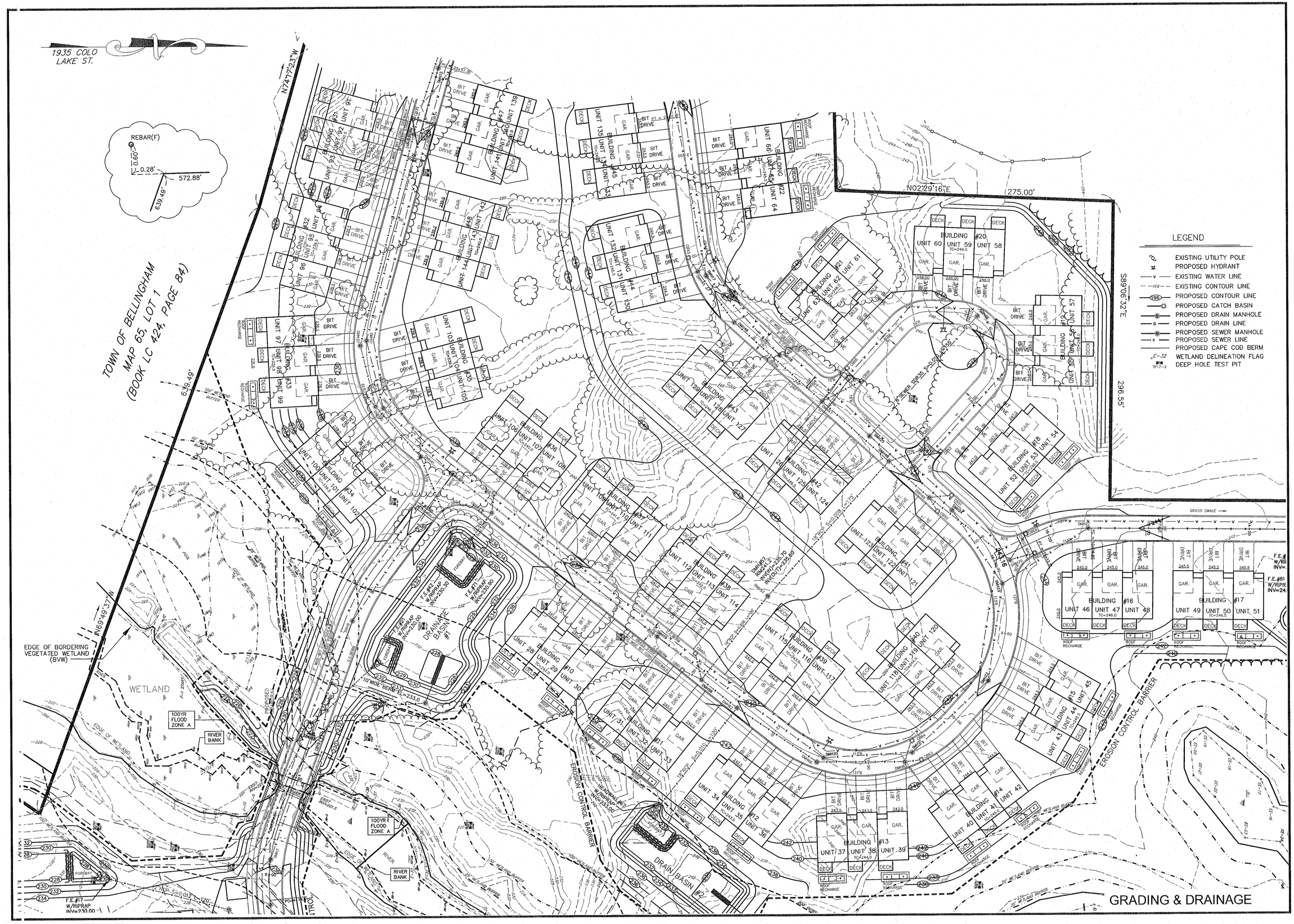

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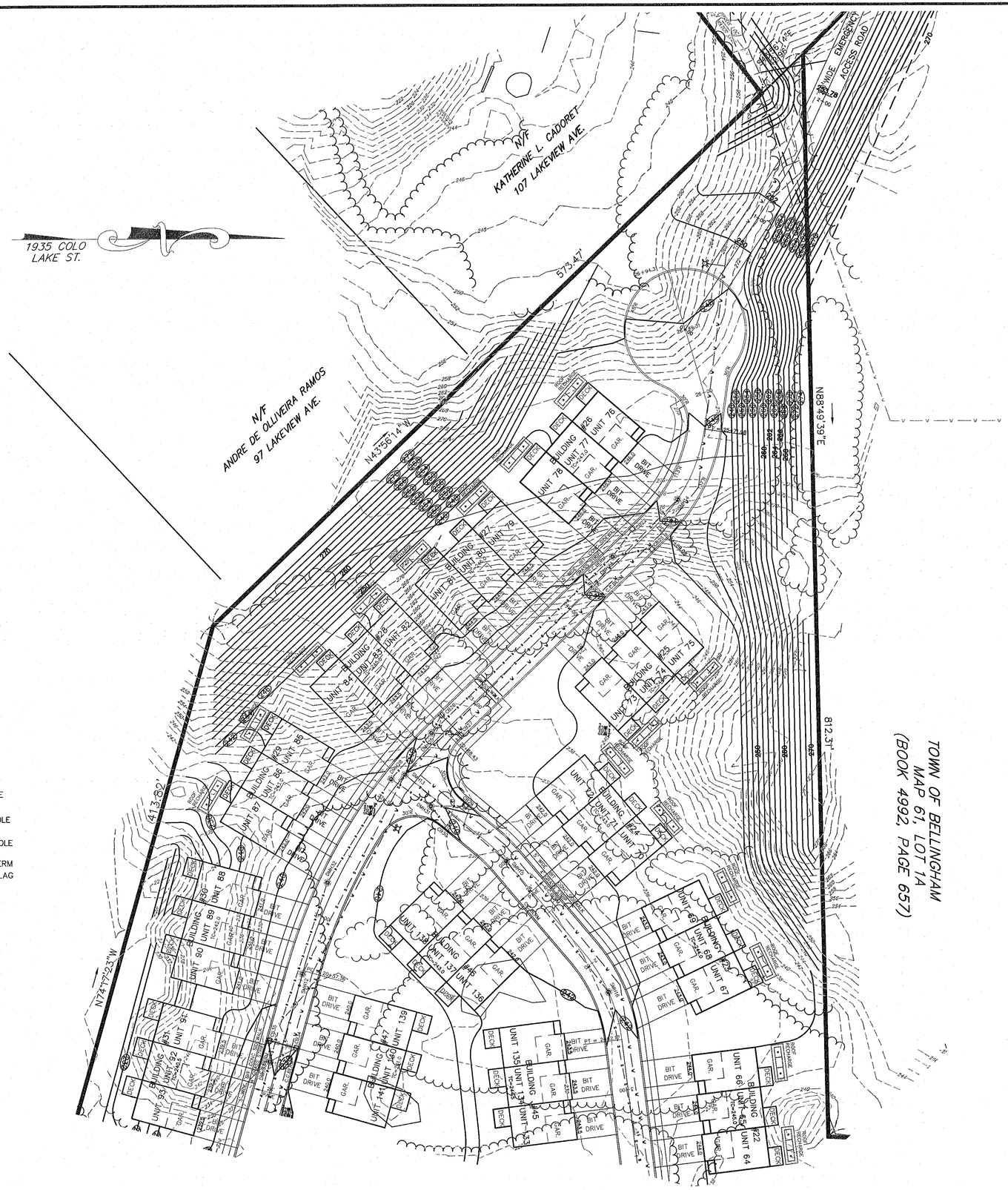


LEGEND

- EXISTING UTILITY POLE
- PROPOSED HYDRANT
- EXISTING WATER LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED DRAIN LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER LINE
- PROPOSED CAPE COD BERM
- E-32 WETLAND DELINEATION FLAG
- TP17-3 DEEP HOLE TEST PIT

GRADING & DRAINAGE

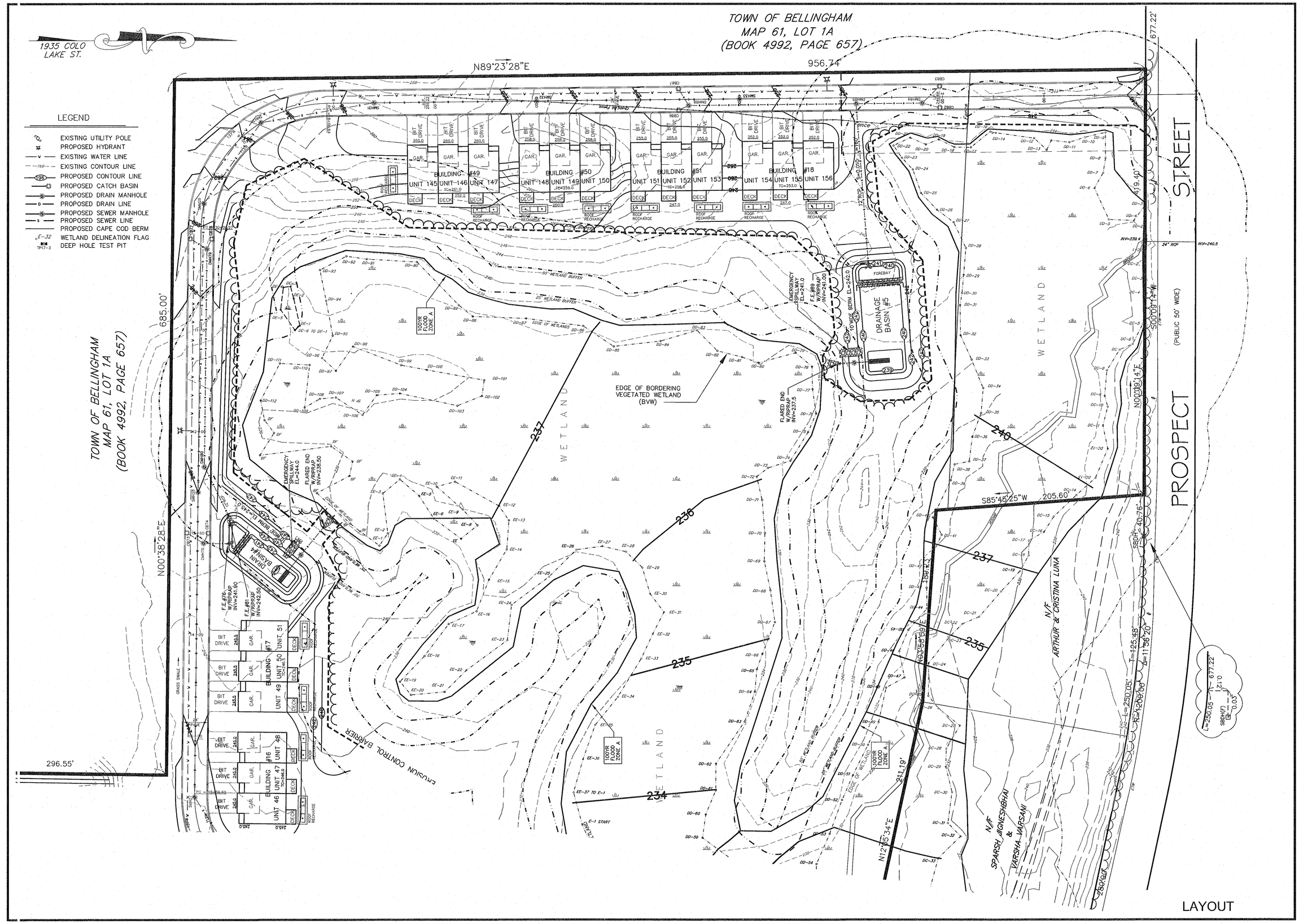
REVISIONS		
No.	DATE	DESCRIPTION

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

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

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

JOB No.	16,590
DATE:	NOV. 30, 2023
SCALE:	1"=40'
SHEET:	21 of 43
PLAN #:	27,871



REVISIONS		
No.	DATE	DESCRIPTION

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

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

EXISTING CONDITIONS

REVISIONS		
No.	DATE	DESCRIPTION

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

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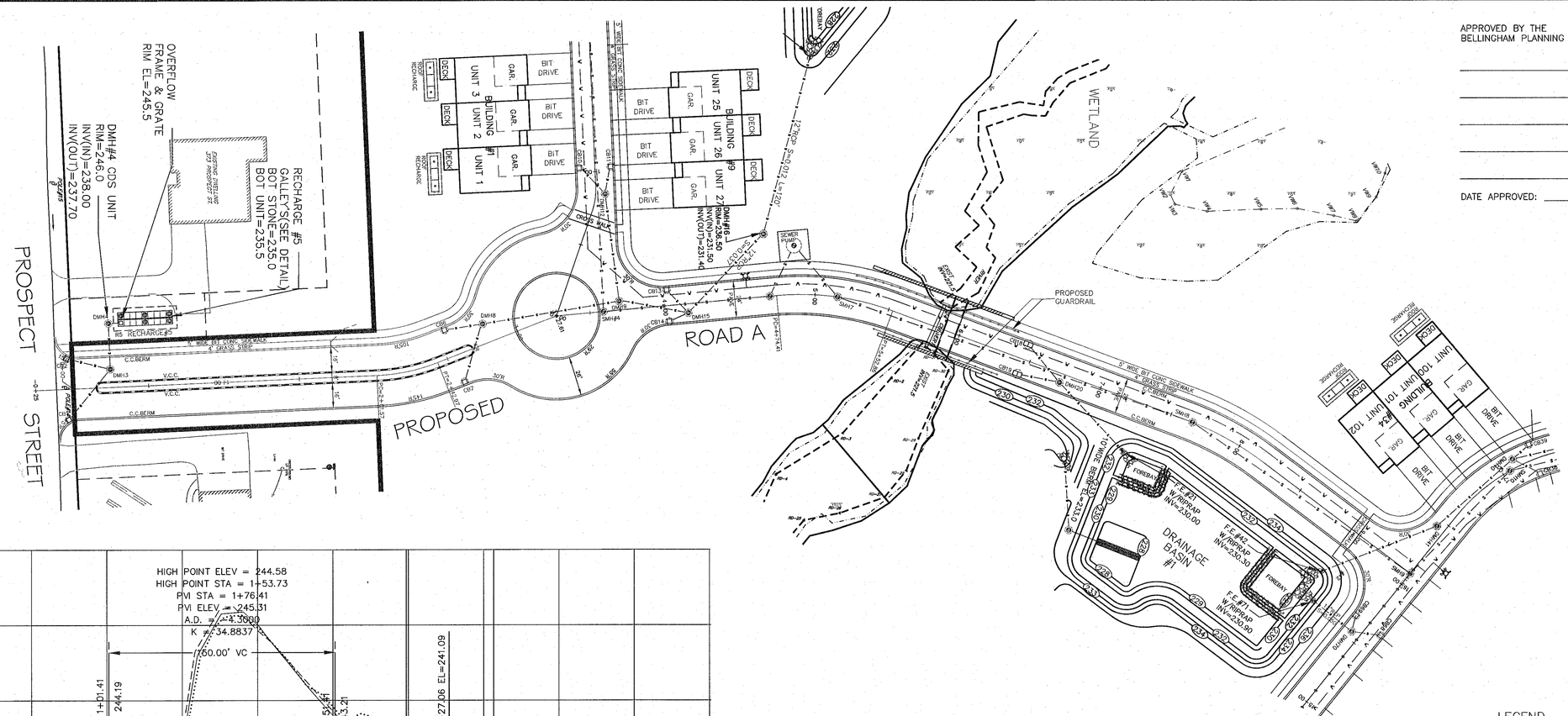
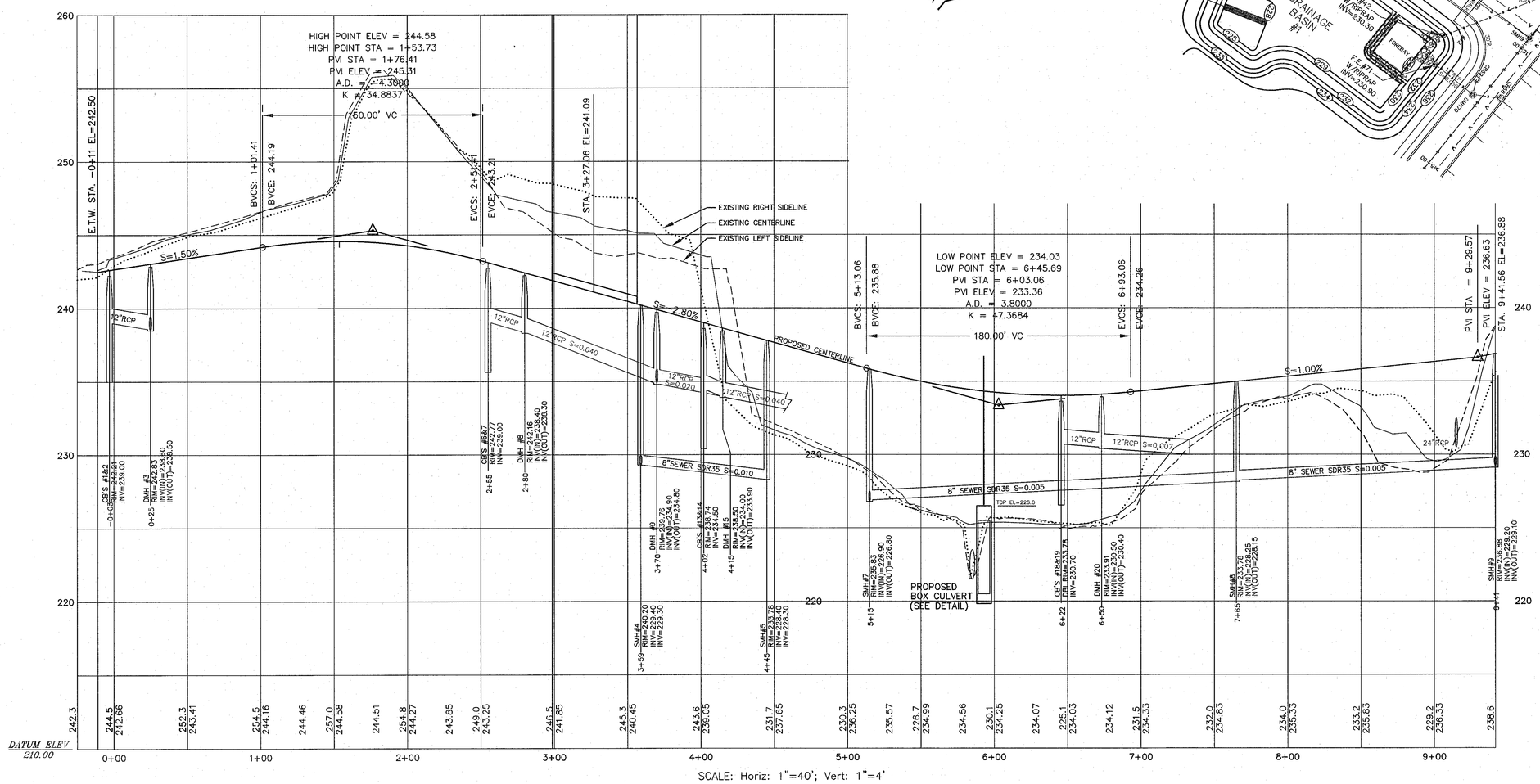
JOB No.	16,590
DATE:	NOV. 30, 2023
SCALE:	1"=40'
SHEET:	23 of 43
PLAN #:	27,871

APPROVED BY THE
BELLINGHAM PLANNING BOARD:

DATE APPROVED:





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

LEGEND

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

PLAN & PROFILE ROAD A

No.	DATE	REVISIONS DESCRIPTION

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

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

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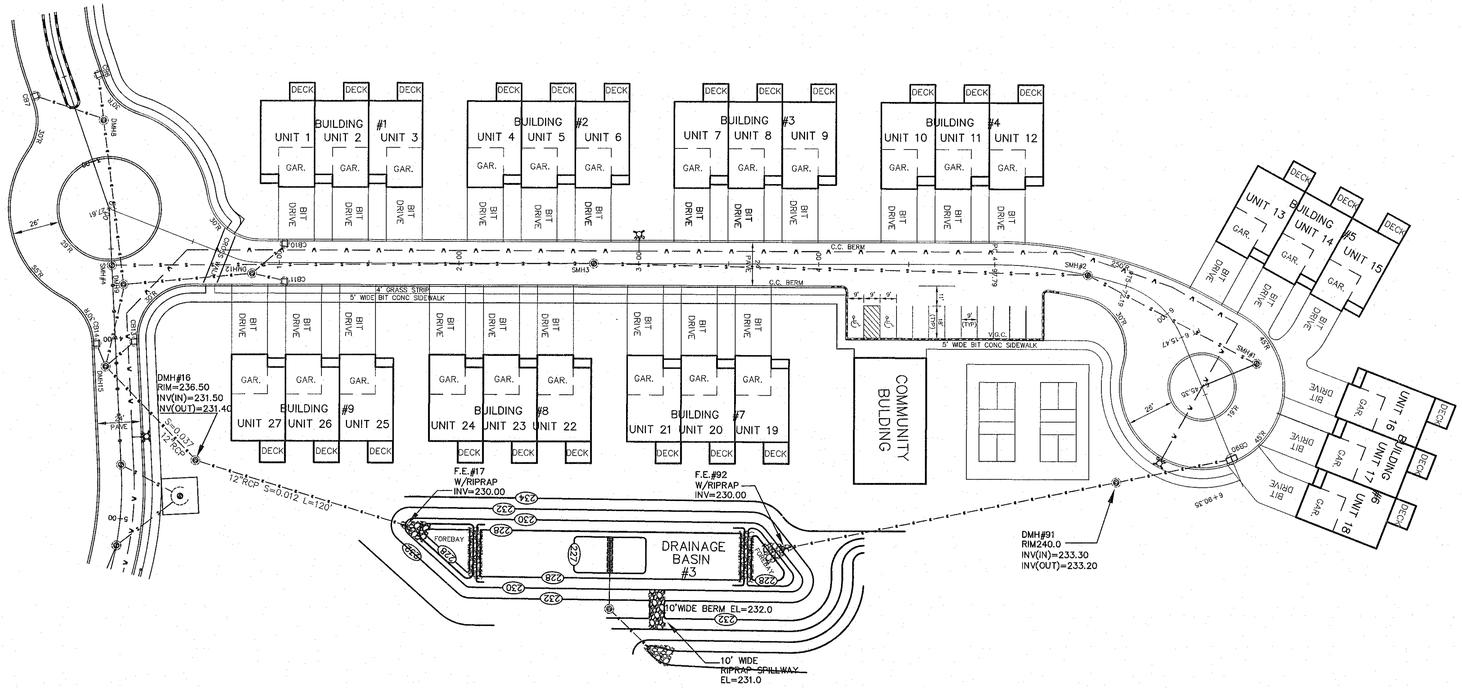
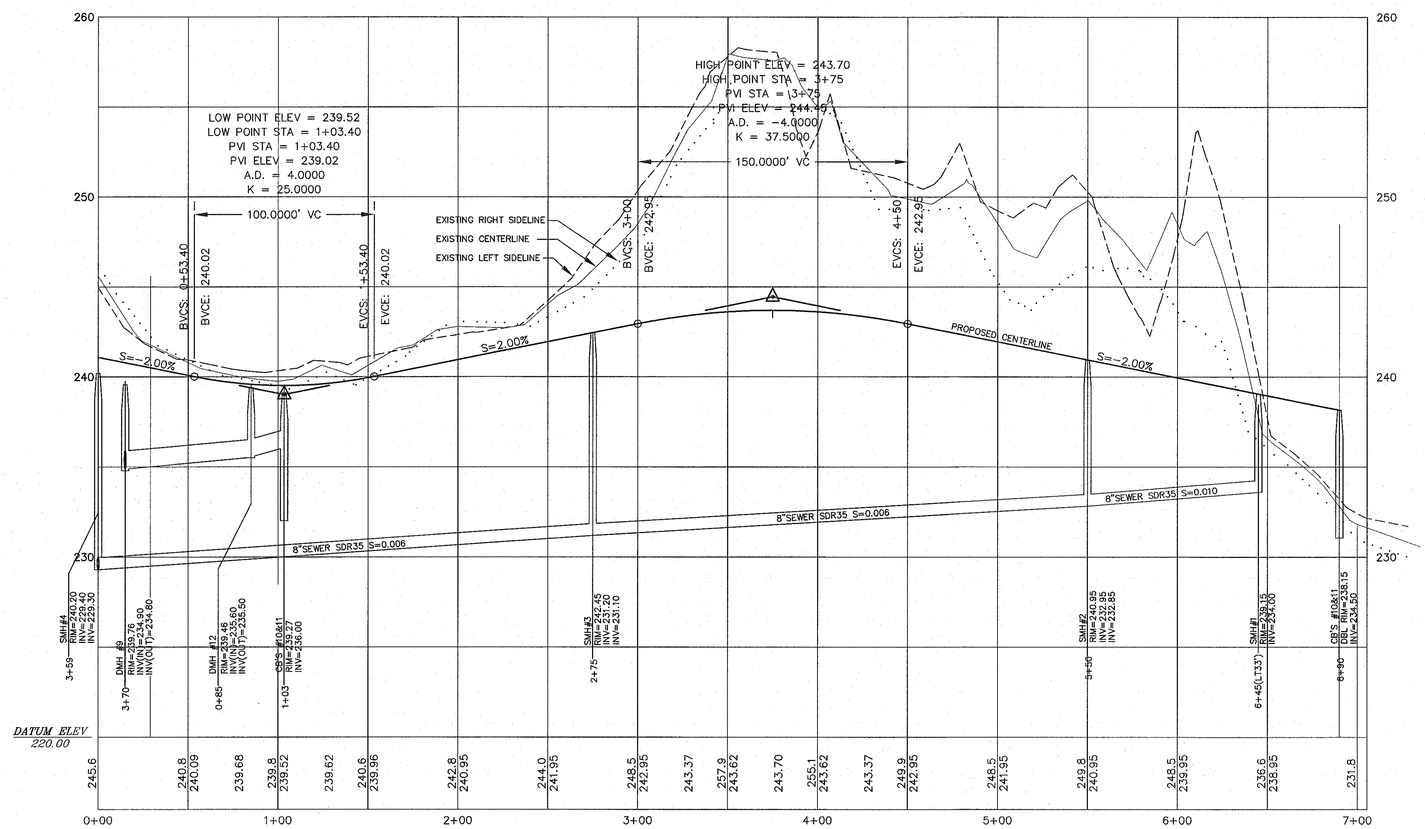
www.GLMengineering.com

JOB No.	16,590
DATE:	NOV. 30, 2023
SCALE:	1"= 40'
SHEET:	24 of 43
PLAN #:	27,871



LEGEND

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



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

PLAN & PROFILE ROAD B

REVISIONS		
No.	DATE	DESCRIPTION

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

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

GLM Engineering Consultants, Inc.
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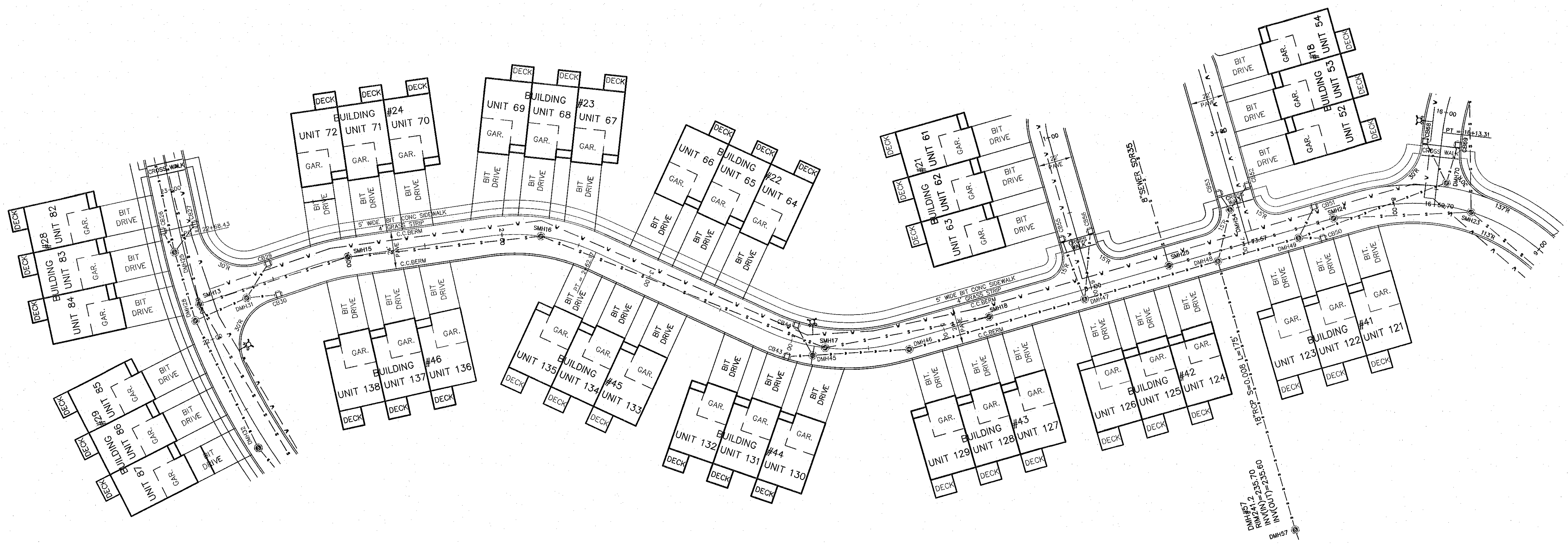
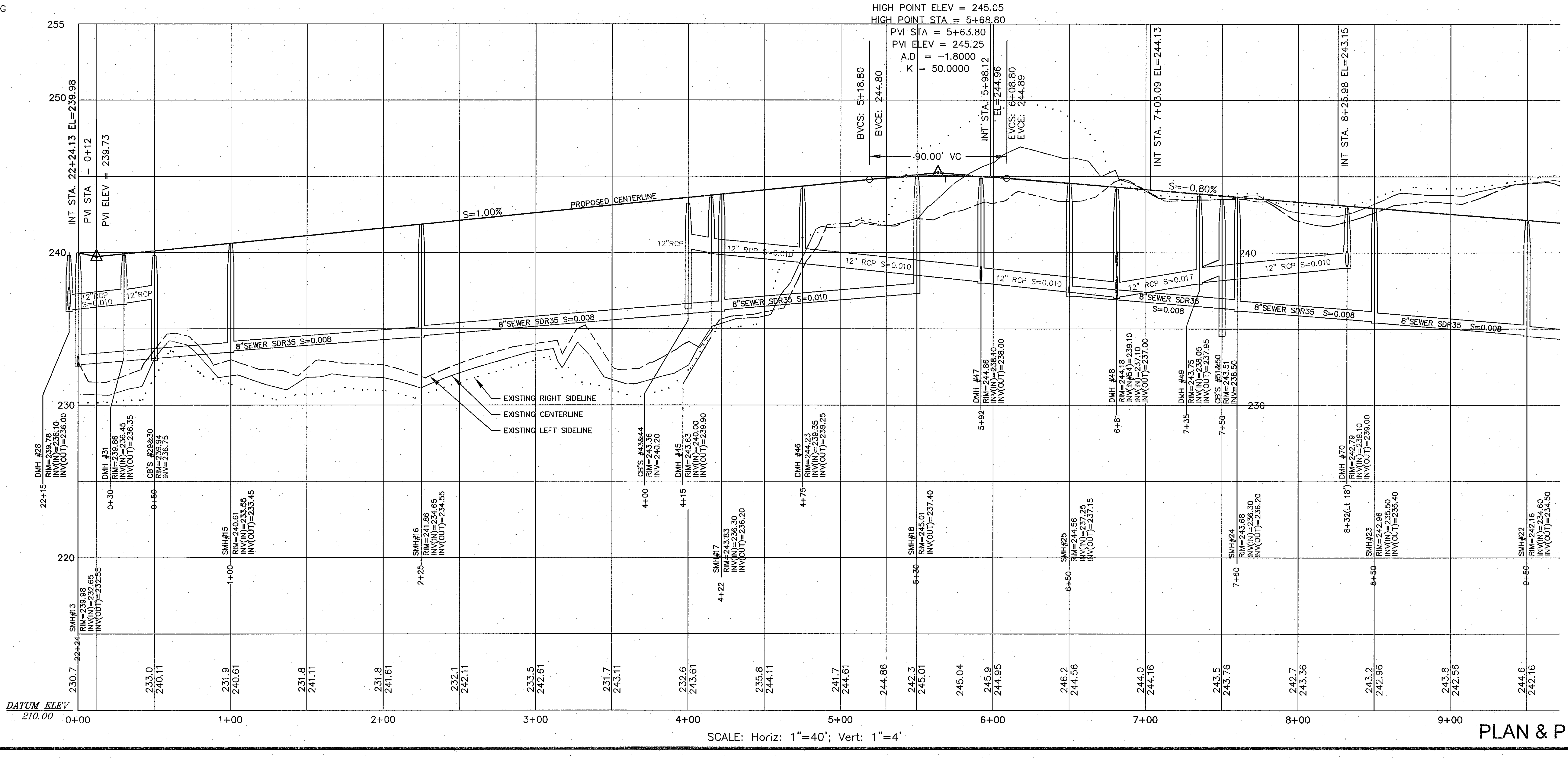
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

JOB No.	16,590
DATE:	NOV. 30, 2023
SCALE:	1"= 40'
SHEET:	25 of 43
PLAN #:	27,871



LEGEND

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



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

PLAN & PROFILE ROAD C

No.	DATE	DESCRIPTION

REVISIONS

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

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

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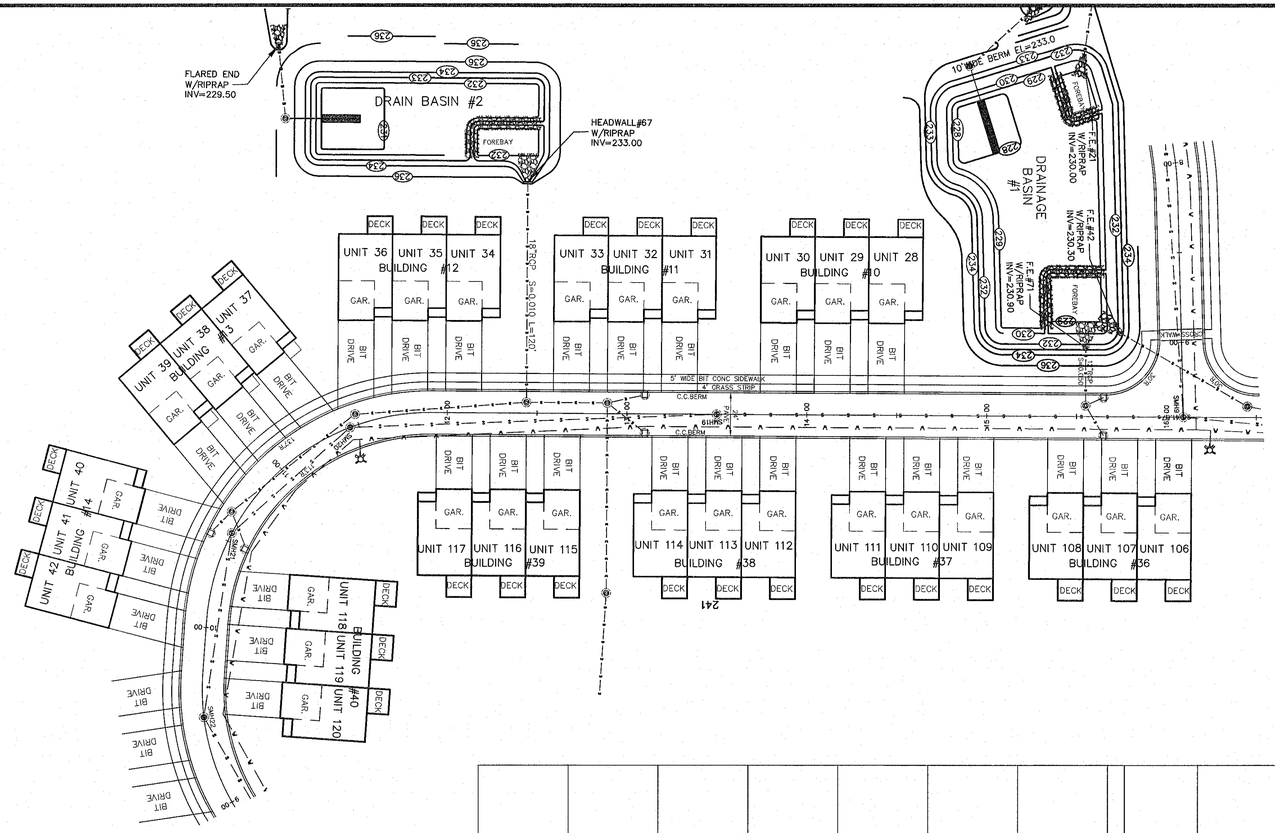
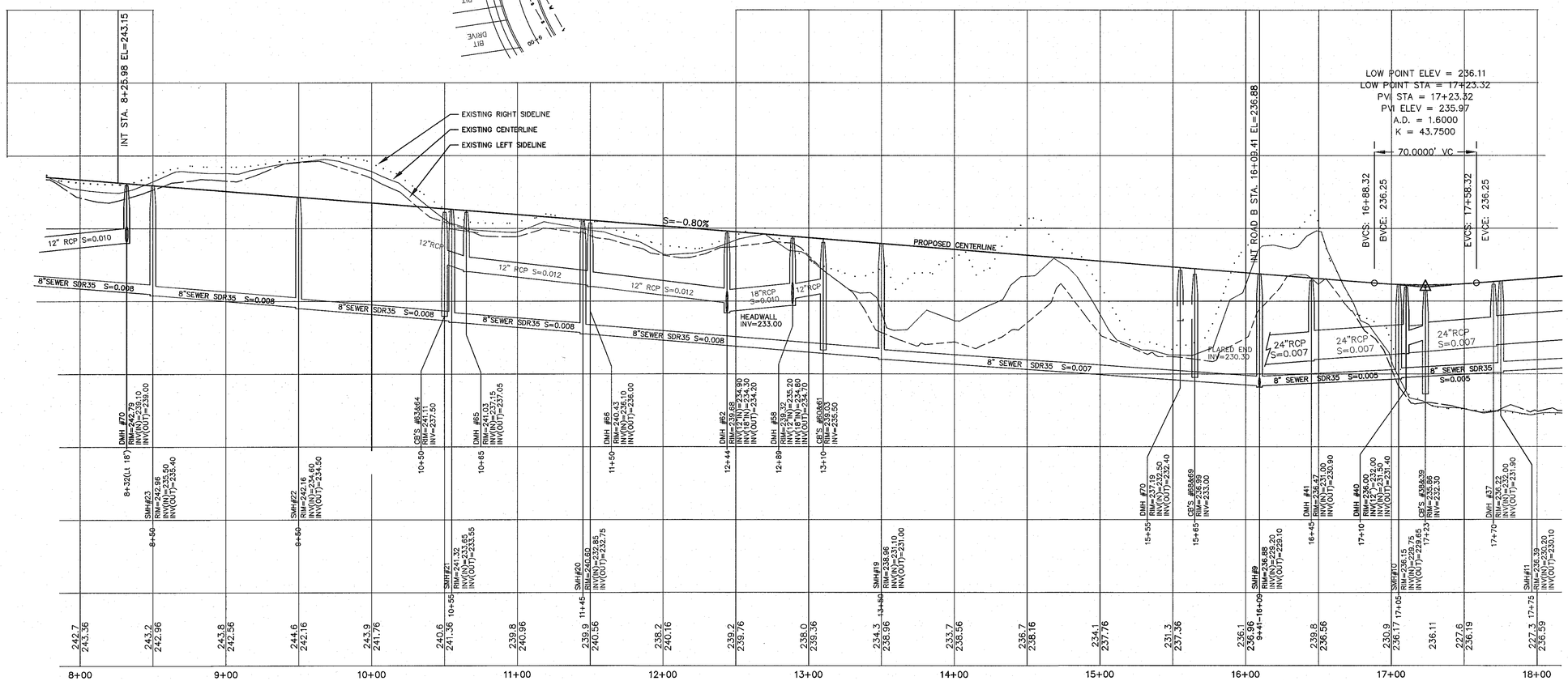
JOB No.	16,590
DATE:	NOV. 30, 2023
SCALE:	1"= 40'
SHEET:	26 of 43
PLAN #:	27,871



LEGEND

- EXISTING UTILITY POLE
- PROPOSED HYDRANT
- EXISTING WATER LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED DRAIN LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER LINE
- PROPOSED CAPE COD BERM
- E-32 WETLAND DELINEATION FLAG
- TP17-3 DEEP HOLE TEST PIT



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

PLAN & PROFILE ROAD C

No.	DATE	DESCRIPTION

REVISIONS

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

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

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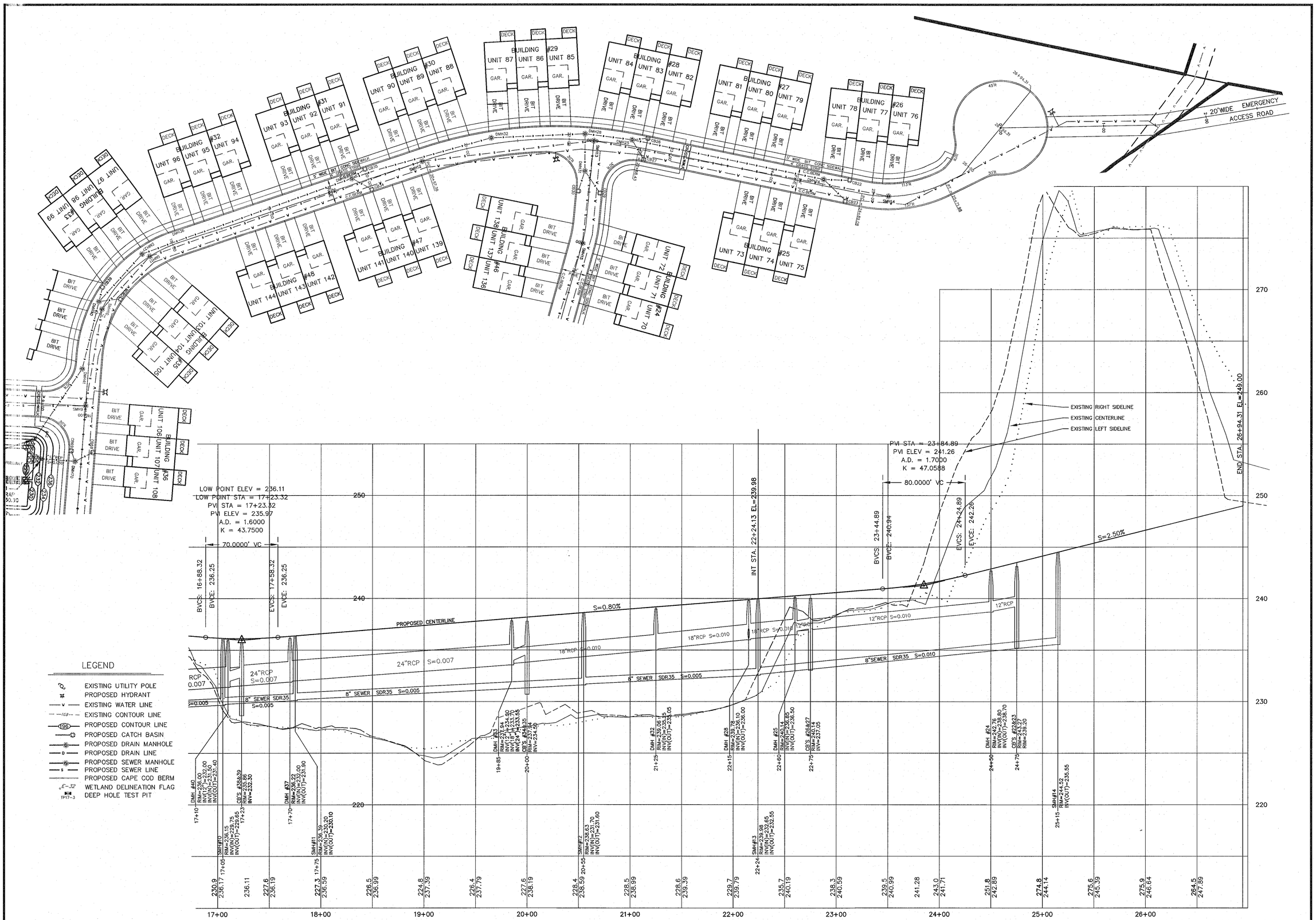
JOB No.	16,590
DATE:	NOV. 30, 2023
SCALE:	1"= 40'
SHEET:	27 of 43
PLAN #:	27,871



PLAN & PROFILE ROAD C

REVISIONS		
No.	DATE	DESCRIPTION

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

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

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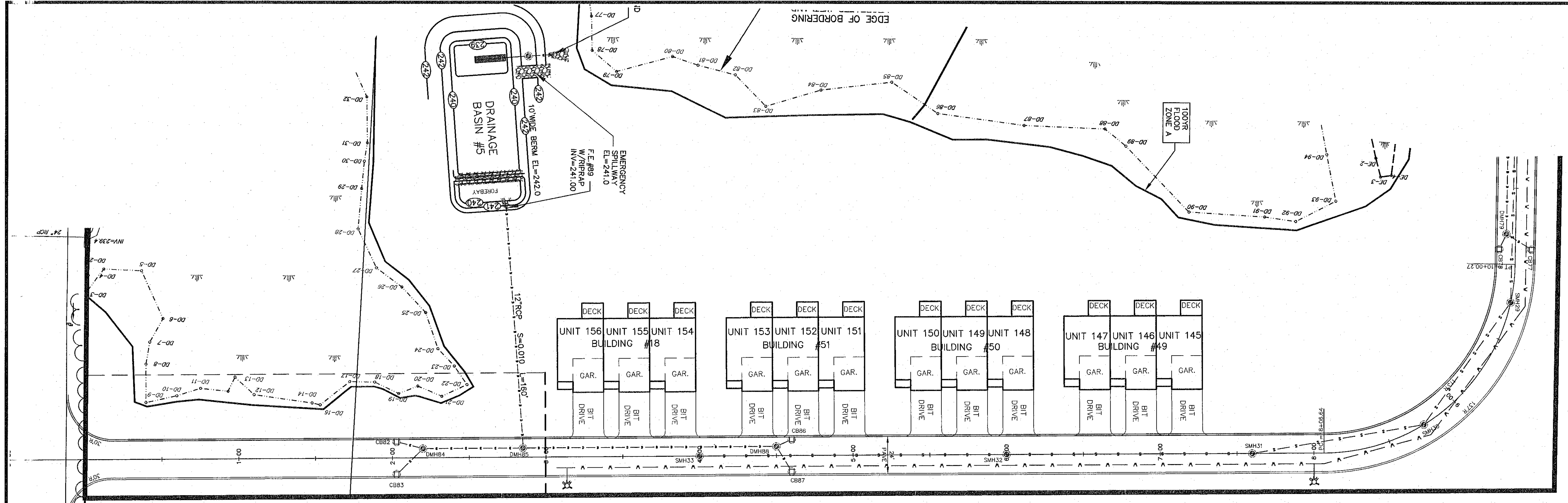
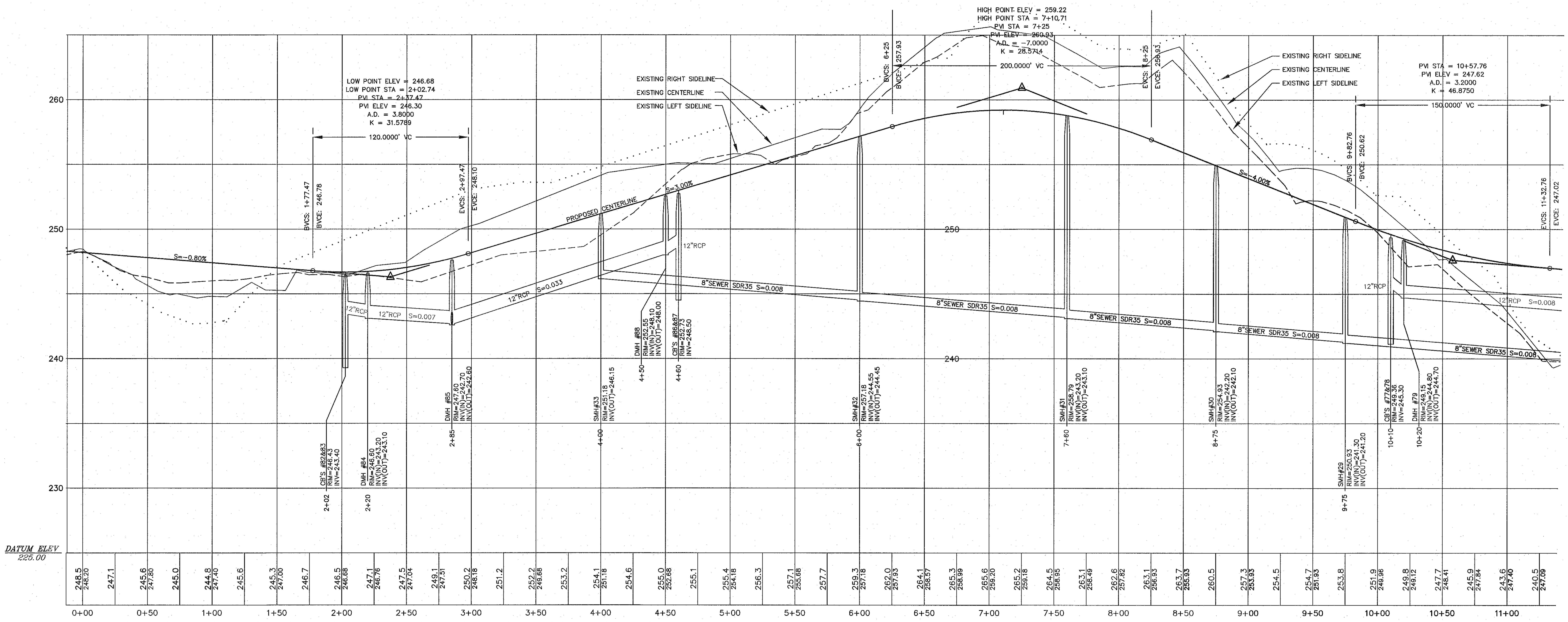
JOB No.	16,590
DATE:	NOV. 30, 2023
SCALE:	1"= 40'
SHEET:	28 of 43
PLAN #:	27,871



LEGEND

↻	EXISTING UTILITY POLE
✲	PROPOSED HYDRANT
— W —	EXISTING WATER LINE
— —168— —	EXISTING CONTOUR LINE
—(196)—	PROPOSED CONTOUR LINE
—□	PROPOSED CATCH BASIN
—◎—	PROPOSED DRAIN MANHOLE
— D —	PROPOSED DRAIN LINE
—◎—	PROPOSED SEWER MANHOLE
— S —	PROPOSED SEWER LINE
———	PROPOSED CAPE COD BERM
∘E–32	WETLAND DELINEATION FLAG
⋈ TP17–3	DEEP HOLE TEST PIT



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

PLAN & PROFILE ROAD D

REVISIONS

No.	DATE	DESCRIPTION

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

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

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19 EXCHANGE STREET
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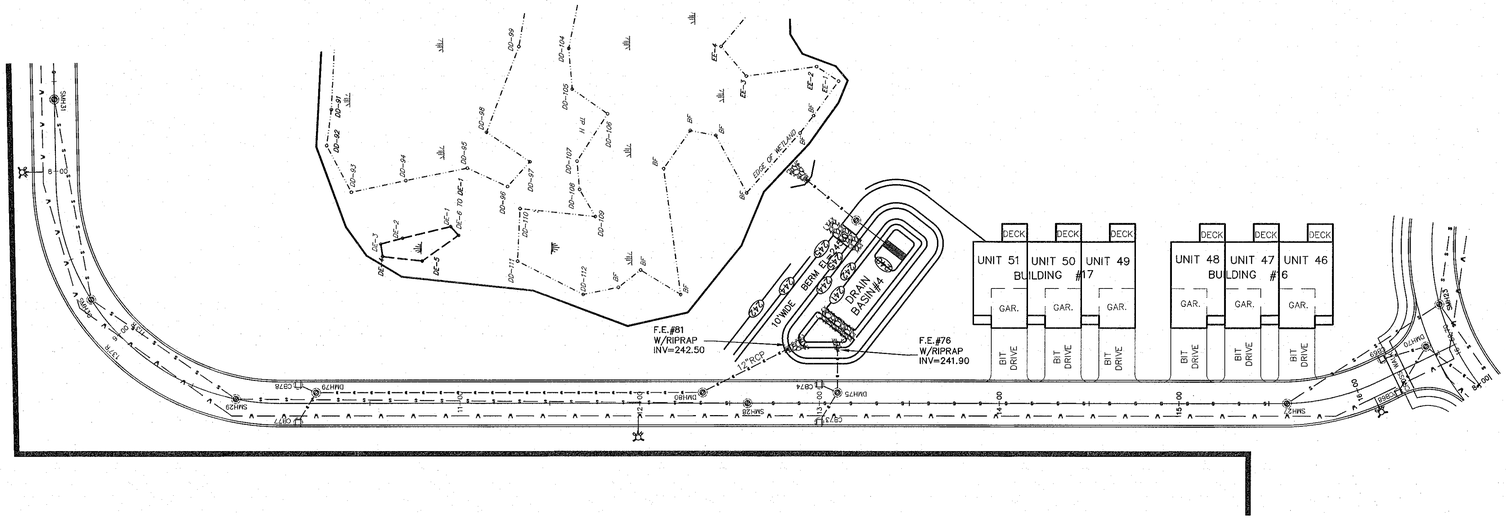
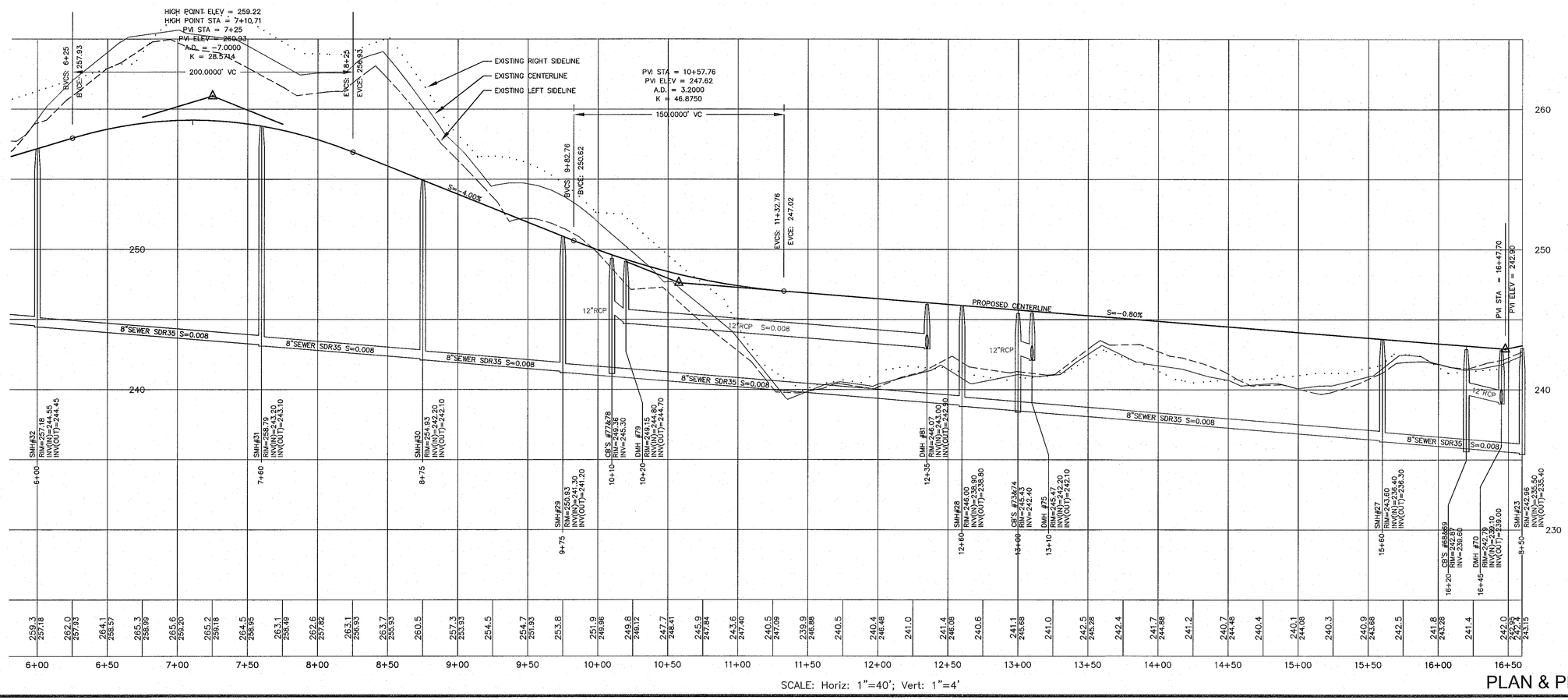
JOB No.	16,590
DATE:	NOV. 30, 2023
SCALE:	1"= 40'
SHEET:	29 of 43
PLAN #:	27,871



LEGEND

- EXISTING UTILITY POLE
- PROPOSED HYDRANT
- EXISTING WATER LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED DRAIN LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER LINE
- PROPOSED CAPE COD BERM
- E-32 WETLAND DELINEATION FLAG
- TP17-3 DEEP HOLE TEST PIT



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

PLAN & PROFILE ROAD D

REVISIONS		
No.	DATE	DESCRIPTION

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

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

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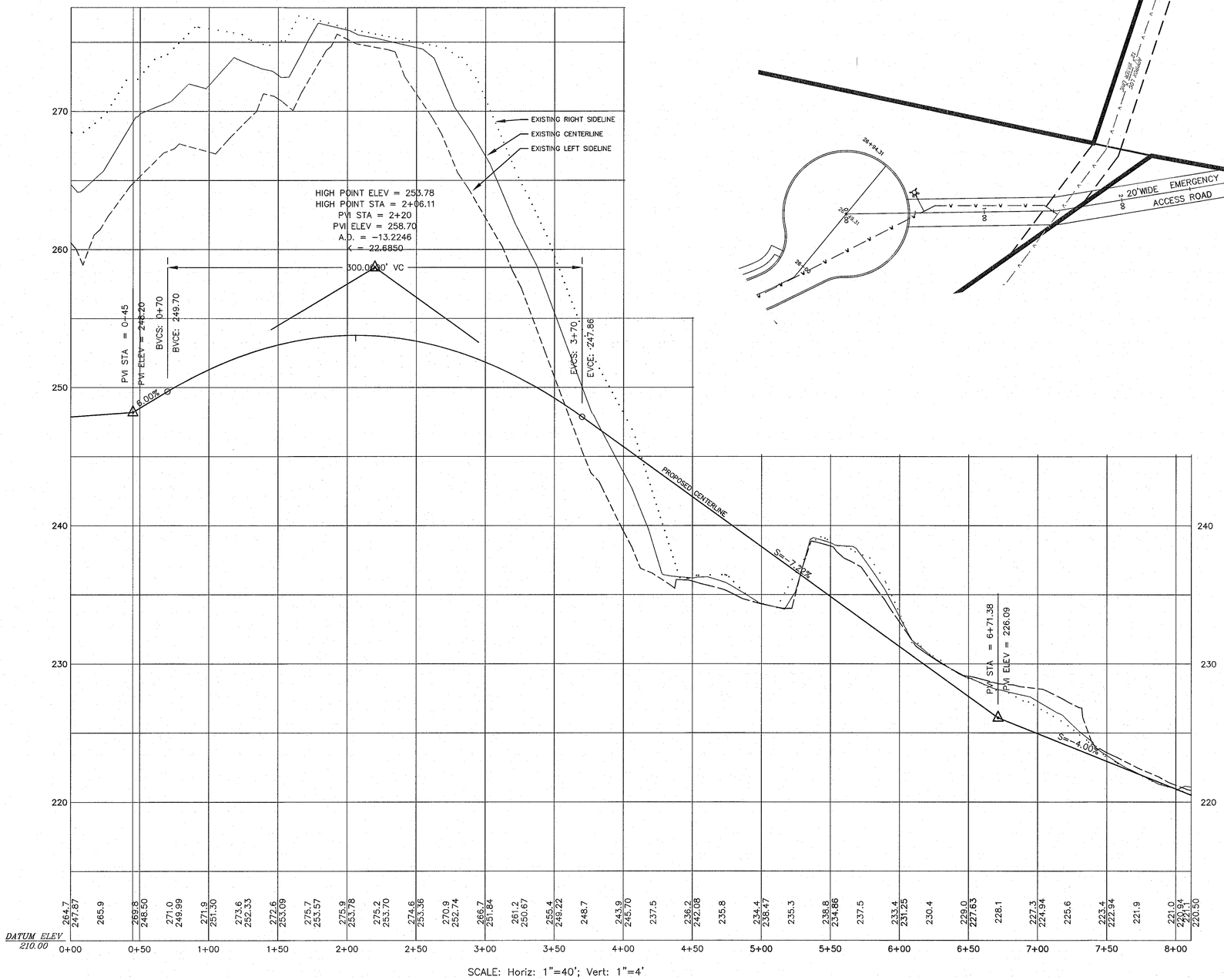
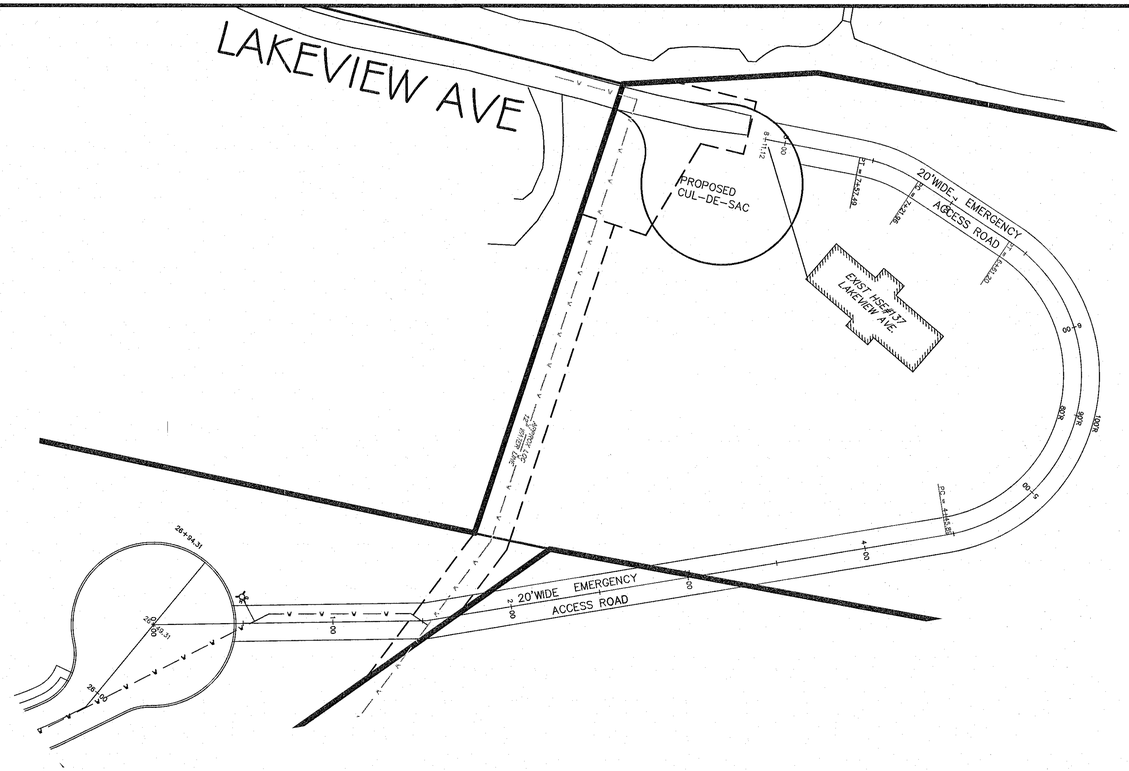
JOB No.	16,590
DATE:	NOV. 30, 2023
SCALE:	1"= 40'
SHEET:	30 of 43
PLAN #:	27,871





LEGEND

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

PLAN & PROFILE ROAD F

No.	DATE	REVISIONS DESCRIPTION

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

PREPARED FOR:
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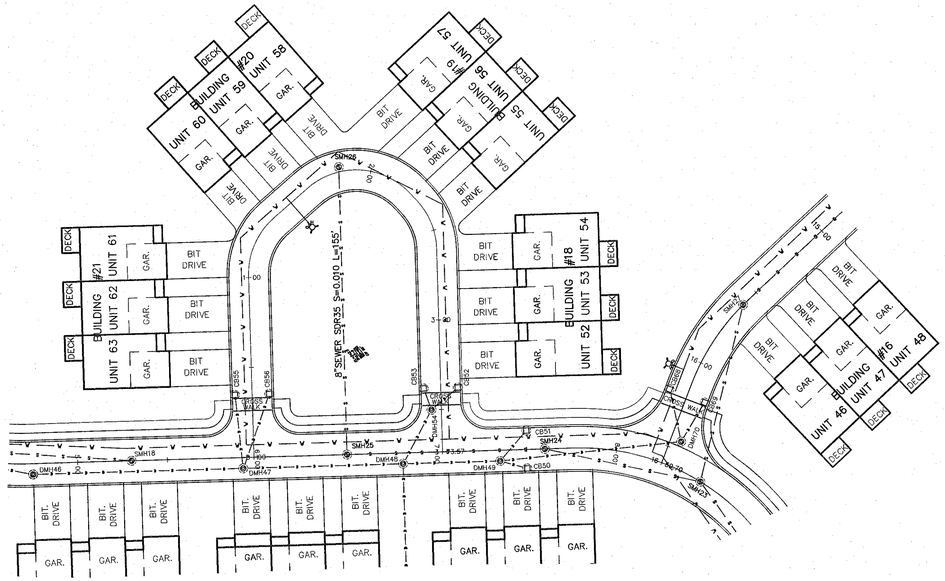
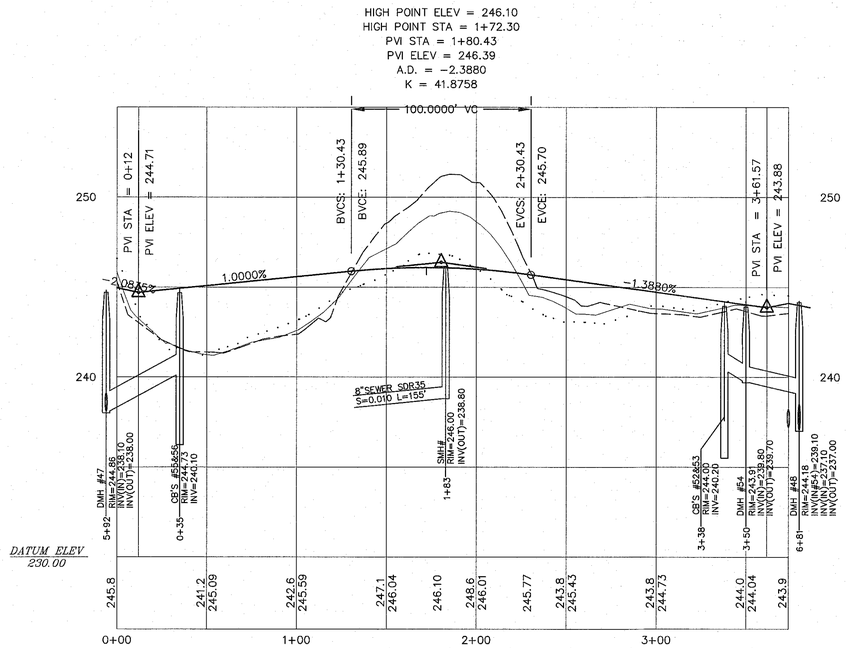
JOB No.	16,590
DATE:	NOV. 30, 2023
SCALE:	1"= 40'
SHEET:	31 of 43
PLAN #:	27,871





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

LEGEND

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

PLAN & PROFILE ROAD E

No.	DATE	REVISIONS DESCRIPTION

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

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

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HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
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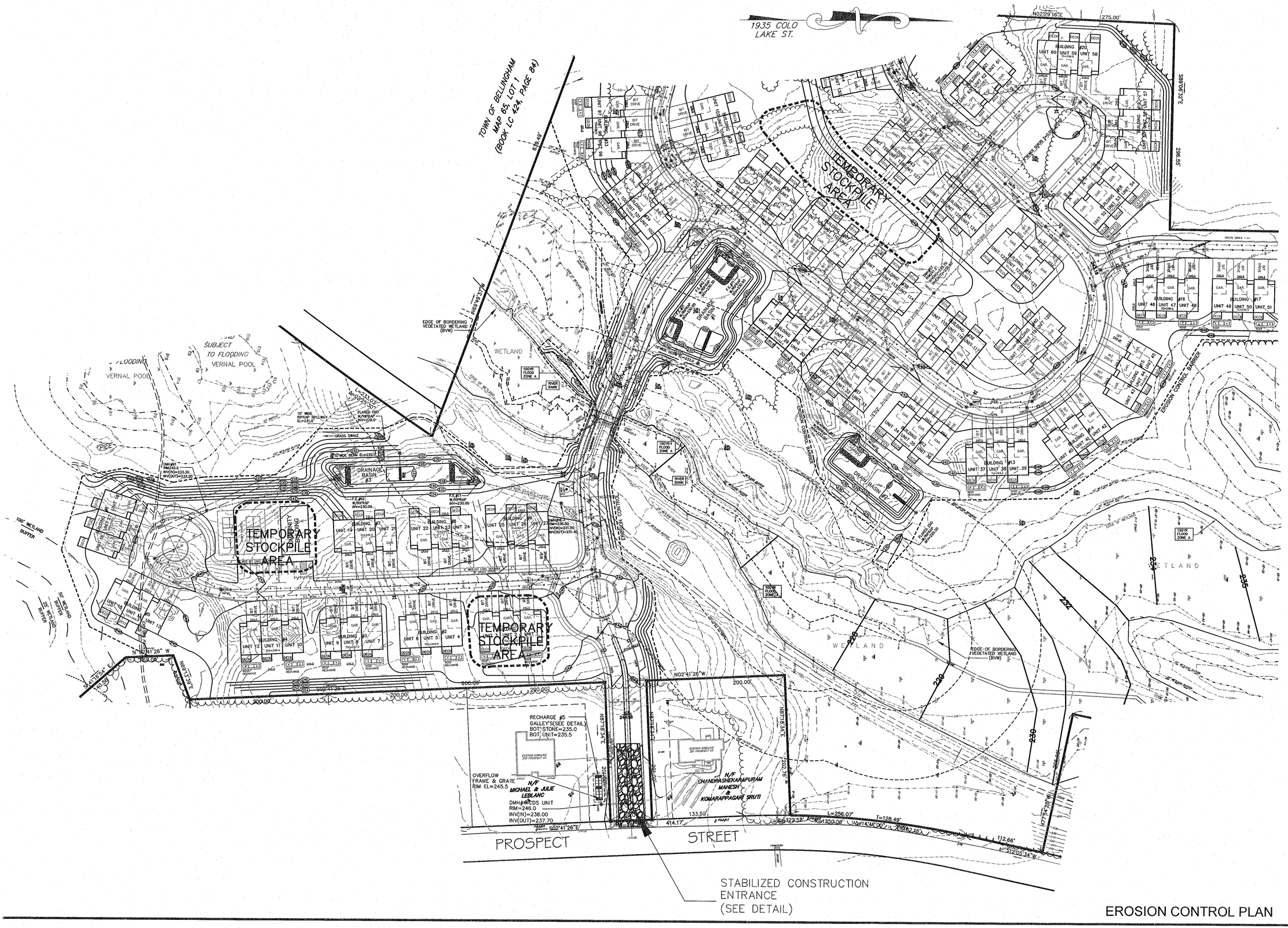
JOB No.	16,590
DATE:	NOV. 30, 2023
SCALE:	1"= 40'
SHEET:	32 of 43
PLAN #:	27,871



EROSION CONTROL PLAN

No.	DATE	REVISIONS DESCRIPTION

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

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

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P: 508-429-1100
F: 508-429-7160
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JOB No.	16,590
DATE:	NOV. 30, 2023
SCALE:	1"=60'
SHEET:	33 of 43
PLAN #:	27,871

EROSION CONTROL PLAN

No.	DATE	REVISIONS DESCRIPTION

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

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

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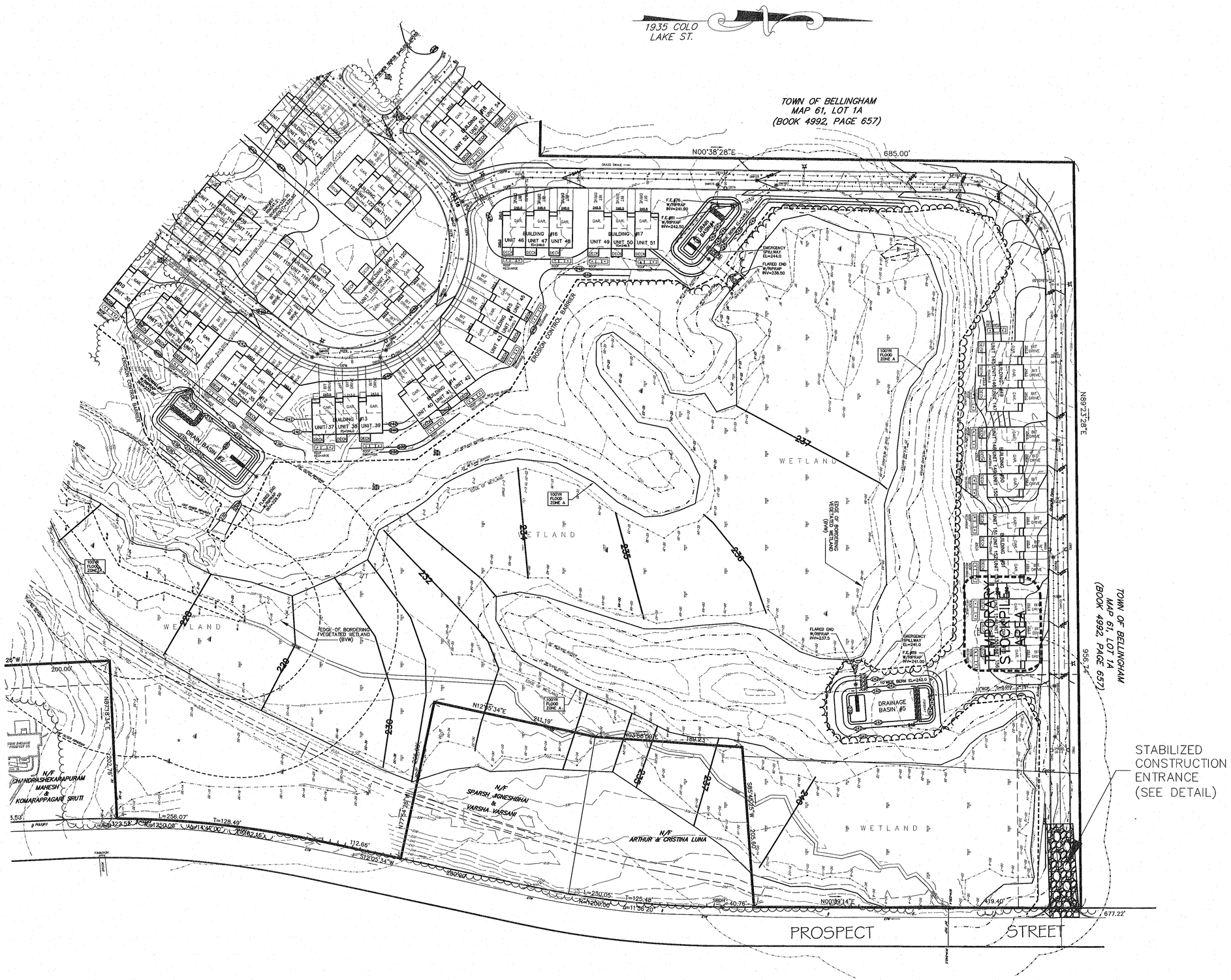
JOB No.	16,590
DATE:	NOV. 30, 2023
SCALE:	1"=60'
SHEET:	34 of 43
PLAN #:	27,871



EROSION CONTROL PLAN

REVISIONS		
No.	DATE	DESCRIPTION

SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
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PREPARED FOR:
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JOB No.	16,590
DATE:	NOV. 30, 2023
SCALE:	1"=60'
SHEET:	35 of 43
PLAN #:	27,871

EROSION AND SEDIMENTATION CONTROL:

1. PRIOR TO ANY DISTURBANCE OR ALTERATIONS ON ANY AREA ON THE SITE. THE FILTER MITT SEDIMENT BARRIER SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE SITE PLAN.

2. BARRIERS SHALL BE CONSTRUCTED AS SHOWN ON THE FILTER MITT DETAIL WITH CONSTRUCTION FENCE DETAIL ABOVE.

3. ONCE INSTALLED, THE FILTER MITT SEDIMENT BARRIERS SHALL BE MAINTAINED IN PLACE UNTIL ALL AREAS UPGRADIENT FROM THE BARRIERS HAVE BEEN STABILIZED AS SPECIFIED HEREIN. UPON COMPLETION AND STABILIZATION OF THE PROJECT, THE FILTER MITT AND CONSTRUCTION FENCE SHALL BE REMOVED.

4. THE ORANGE CONSTRUCTION FENCE IS INTENDED TO ACT AS A LIMIT OF DISTURBANCE. ANY LAND DOWN GRADIENT FROM THE FENCE ACCIDENTALLY DISTURBED SHALL BE IMMEDIATELY REPAIRED AND RESTORED TO ORIGINAL CONDITION.

5. EROSION CONTROL MEASURES SHALL BE MONITORED ON A DAILY BASIS, OR AS NEEDED, AND BE REINFORCED, REPAIRED, OR REPLACED WHEN NEEDED, PER JUDGEMENT OF THE SITE FOREMAN AND/OR TOWN OF BELLINGHAM REPRESENTATIVE.

6. TEMPORARY VEGETATION COVER SHALL BE ESTABLISHED ON ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES TEMPORARILY CEASE FOR AT LEAST 30 DAYS. AREAS SHALL BE STABILIZED WITH TEMPORARY SEED. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A VEGETATIVE COVER, DISTURBED AREAS SHALL BE MULCHED AND THEN SEEDED WHEN WEATHER CONDITIONS ALLOW.

7. THE FIRST ONE-HUNDRED FIFTY (100) FEET OF THE PROPOSED ENTRANCE AT PROSPECT STREET SHALL HAVE A CONSTRUCTION ENTRANCE PAD(SEE DETAIL).

8. WATER SPRAYING SHALL BE UTILIZED ON ALL DISTURBED AREAS DURING DRY WEATHER TO PREVENT DUST. A WATER TRUCK SHALL BE KEPT ON SITE AT ALL TIMES DURING THE DURING THE SUMMER MONTHS OF CONSTRUCTION.

9. FOLLOWING CONSTRUCTION OF THE CATCH BASIN STRUCTURES, A SILTATION BARRIER SHALL BE SET AROUND THE INLET FOR EACH STRUCTURE TO PREVENT SEDIMENT FROM ENTERING THE DRAINAGE SYSTEM. (SEE DETAIL)

10. NO SLOPES, EITHER TEMPORARY OR PERMANT SHALL BE STEEPER THAN TWO TO 1 (2:1).

11. STREET SWEEPING SHALL BE DONE AS NEEDED BASIS ALONG PROSPECT STREET TO THE LIMITS OF SEDIMENT TRACKING.

12. STOCKPILE MATERIAL SHALL BE SECURED AROUND THE PERIMETER WITH EROSION CONTROL BARRIERS.

MAINTENANCE:

1. THE CONTRACTOR SHALL HAVE ON SITE AN ADEQUATE QUANTITY OF SUPPLEMENTAL HAYBALES AND/OR SILT SOCK TO BE USED FOR CONTROL OF EMERGENCY EROSION PROBLEMS.

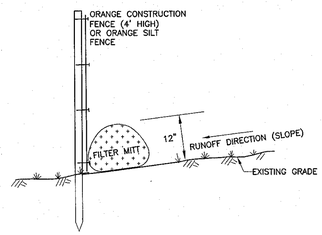
2. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY.

3. THE CONTRACTOR SHALL MONITOR DAILY WEATHER AND PRIOR TO ANY PREDICTED RAIN STORM, THE EROSION BARRIERS SHALL BE INSPECTED AND NEW ONES SUPPLEMENTED IN ANY AREAS OF POSSIBLE CONCENTRATED RUNOFF.

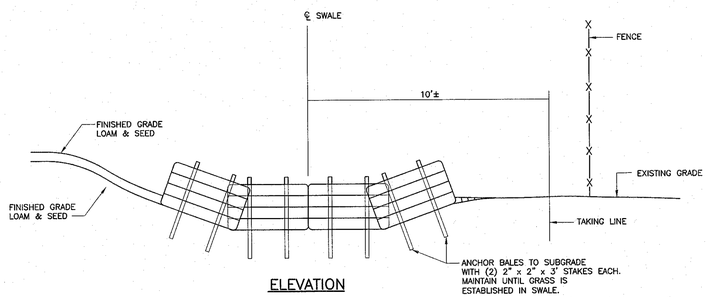
4. SEDIMENT CHECK DAMS MAY BE INSTALLED IN AREA OF HIGH CONCENTRATION OF SURFACE RUNOFF.(SEE DETAIL)

5. ALL EQUIPMENT SHALL BE STORED IN THE DESIGNATED STAGING AREA.

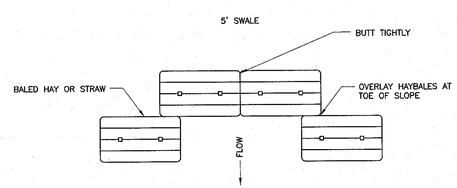
A MORE DETAILED SEDIMENT AND EROSION CONTROL PLAN WILL BE DEVELOPED AS PART OF THE NPDES STORMWATER POLLUTION PREVENTION PLAN.



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

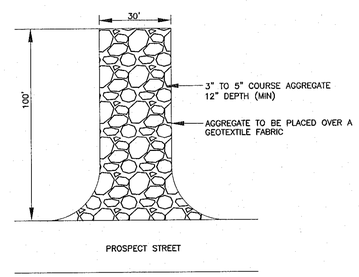


ELEVATION

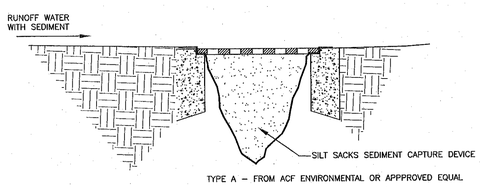


PLAN

SEDIMENT CHECK DAM DETAIL
N.T.S.



STABILIZED CONSTRUCTION
ENTRANCE PAD DETAIL
NOT TO SCALE



SILT SACK CATCH BASIN INLET
NOT TO SCALE

APPROVED BY THE
BELLINGHAM PLANNING BOARD:

DATE APPROVED:

No.	DATE	REVISIONS DESCRIPTION

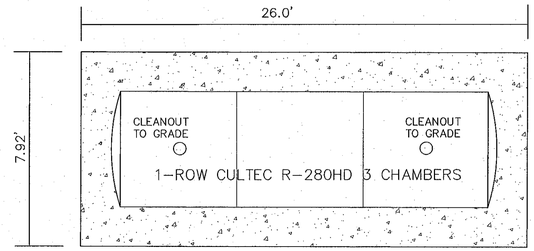
SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
BELLINGHAM, MASSACHUSETTS

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

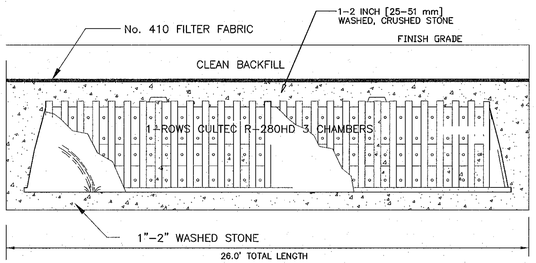
GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

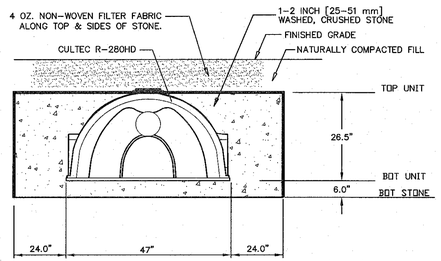
JOB No.	16,590
DATE:	NOV. 30, 2023
SCALE:	1"=60'
SHEET:	36 of 43
PLAN #:	27,871

EROSION CONTROL PLAN



PLAN VIEW





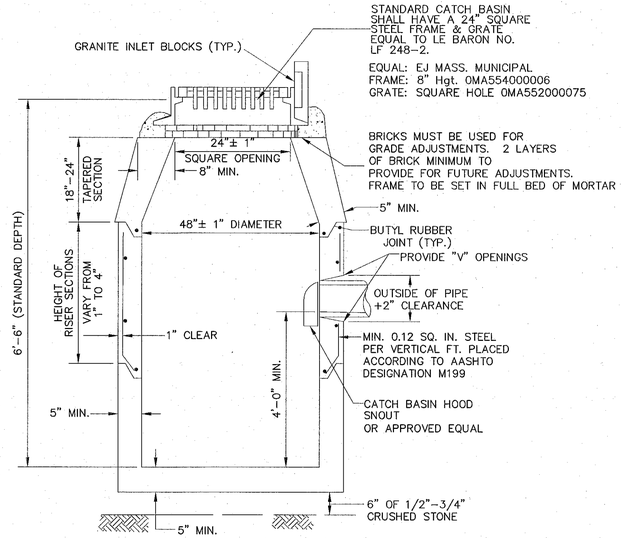
1-ROW CULTEC R-280HD 3 CHAMBERS

NOTES:
1. ALL TOPSOIL & SUBSOIL SHALL BE REMOVED FROM THE BOTTOM AREA OF THE BASIN AND FILLED MATERIAL SHALL COARSE CLEAN GRAVEL OR SAND.

2. INSTALL TWO (2) PER BUILDING. ALL ROOF AREA IS TO BE DIRECTED TO RECHARGE SYSTEMS.

ROOF RECHARGE SYSTEM DETAIL

N.T.S.



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

PRECAST CATCH BASIN DETAIL

NOT TO SCALE

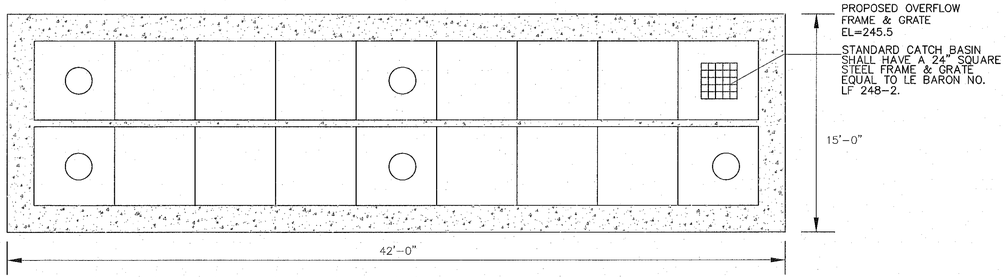
APPROVED BY THE BELLINGHAM PLANNING BOARD:

DATE APPROVED:

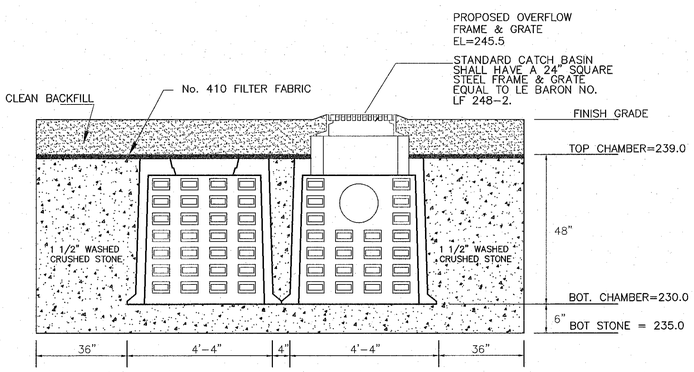
NOTES

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

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



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

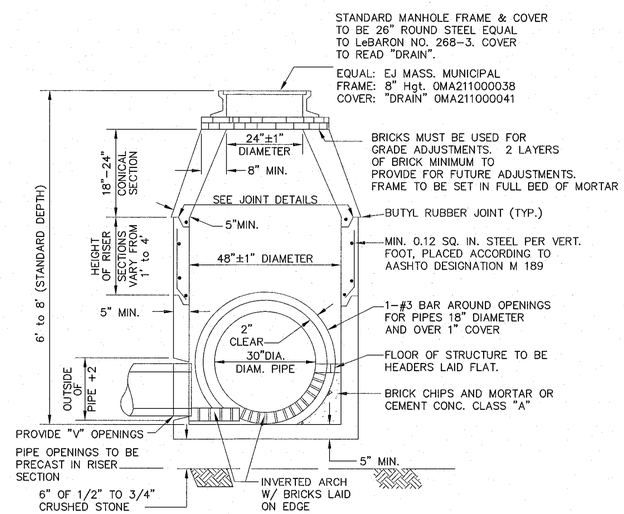


NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGNED FOR H-20 LOADING.
3. GALLEYS TO BE PLACED AGAINST ONE ANOTHER AS INDICATED ON THE GRADING PLAN ON A STONE BASE, WITH 36" OF STONE ALL AROUND.
4. STONE SHALL MEET SECTION M2.01.2 OF THE MHD SPECIFICATIONS.

EQUAL: EJ MASS. MUNICIPAL
FRAME: 8" Hgt. 0MA554000006
GRATE: SQUARE HOLE 0MA552000075

STORWATER RECHARGE SYSTEM #5

N.T.S.



PRECAST MANHOLE DETAIL

NOT TO SCALE

DETAILS

REVISIONS		
No.	DATE	DESCRIPTION

SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
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JOB No.	16,590
DATE:	NOV. 30, 2023
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SHEET:	37 of 43
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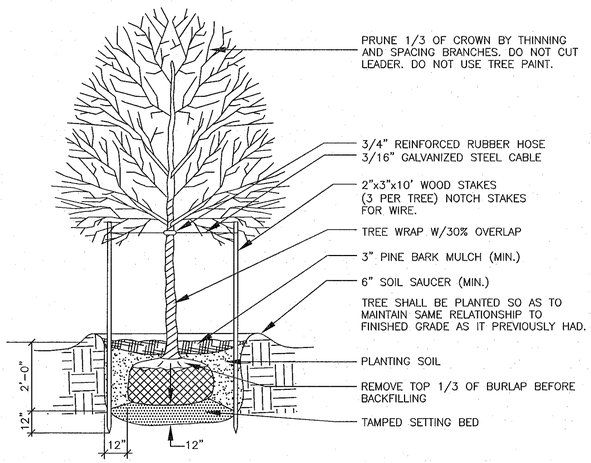
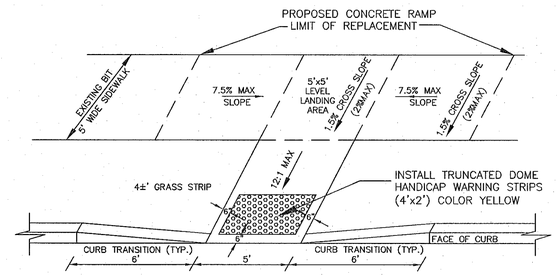


NOTE:
1. STREET TREES SHALL BE PLANTED ON BOTH SIDES OF THE ROADWAY, SPACED APPROXIMATELY 40 FT. APART AND APPROXIMATELY 10 FT FROM SIDWALK OR ROADWAY.
2. STREET TREES SHALL BE MINIMUM OF 2 1/2" CALIPER 4 FT. ABOVE THE GROUND.

STREET TREE DETAIL

NOT TO SCALE



HANDICAP SIDEWALK RAMP DETAIL

N.T.S.

APPROVED BY THE BELLINGHAM PLANNING BOARD:

_____

_____

_____

_____

_____

DATE APPROVED: _____

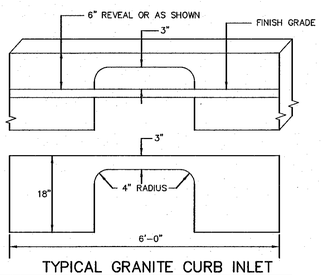
THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD WAS RECIEVED ON _____, AT _____,, AND NO APPEAL OF THE APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20 DAY APPEAL PERIOD.

_____

TOWN CLERK DATE

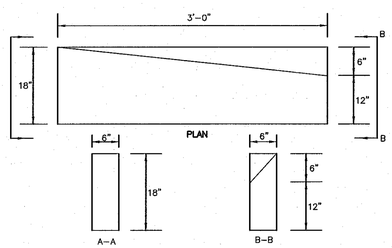
APPROVAL SUBJECT TO A COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____, DATED _____, AND TO BE RECORDED HEREWITH.

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



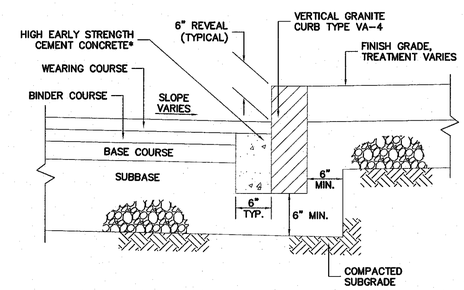
TYPICAL GRANITE CURB INLET

N.T.S.



VERTICAL TO SLOPE TRANSITION CURB

N.T.S.



VERTICAL GRANITE CURB DETAIL

N.T.S.

NOTES

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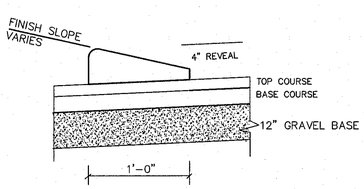
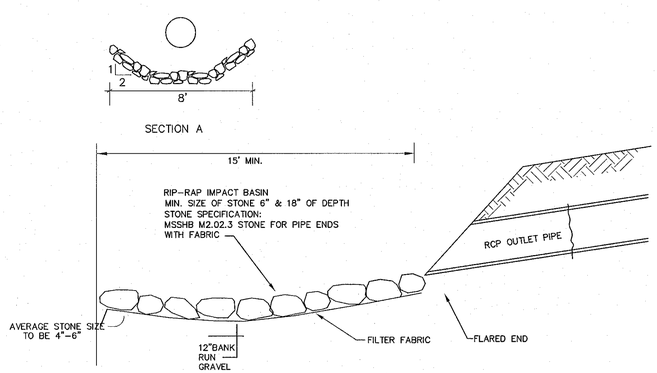
5. Sidewalk ramps must meet current applicable ADA / AAB standards.



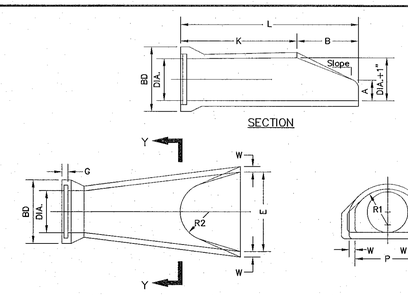
MODIFIED CAPE COD BERM DETAIL

NOT TO SCALE:



RIPRAP OUTLET DETAIL

NOT TO SCALE



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

R.C.P. FLARED END SECTION DETAIL

NOT TO SCALE

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

DIGSAFE 1-888-344-7233

DETAILS

No.	DATE	REVISIONS DESCRIPTION

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

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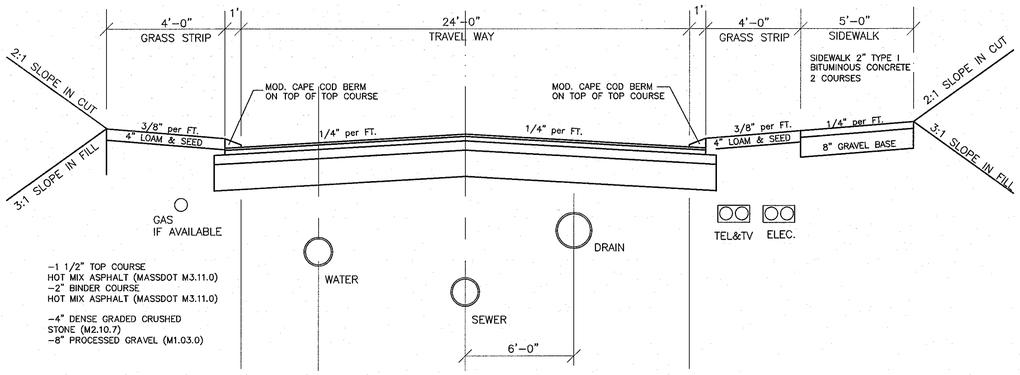
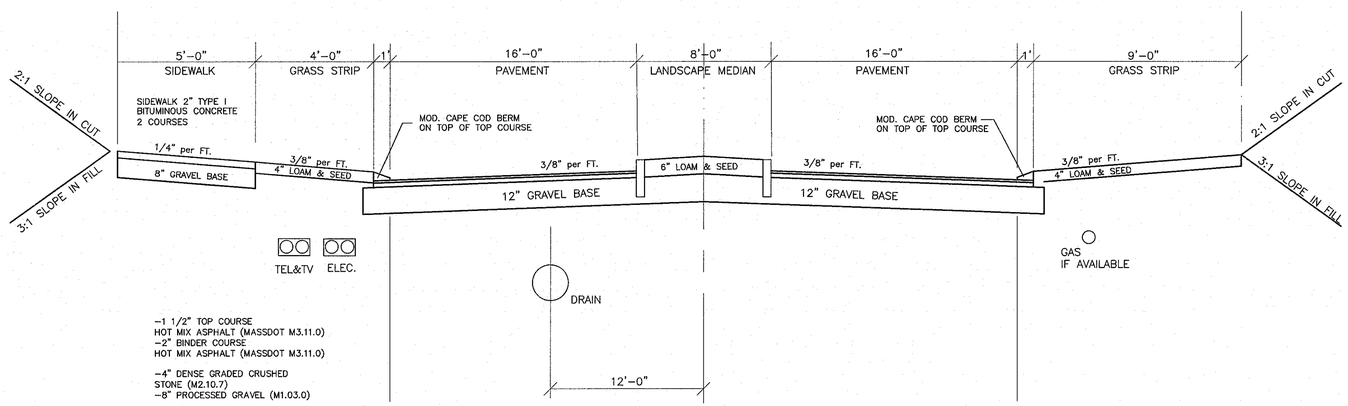
JOB No.	16,590
DATE:	NOV. 30, 2023
SCALE:	1"=60'
SHEET:	38 of 43
PLAN #:	27,871



TYPICAL ROADWAY CROSS SECTION



TYPICAL ROADWAY CROSS SECTION

DIG SAFE 1-888-344-7233

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DIGSAFE IS TO BE NOTIFIED 72 WORKING HOURS IN ADVANCE OF CONSTRUCTION.
DIGSAFE 1-888-344-7233

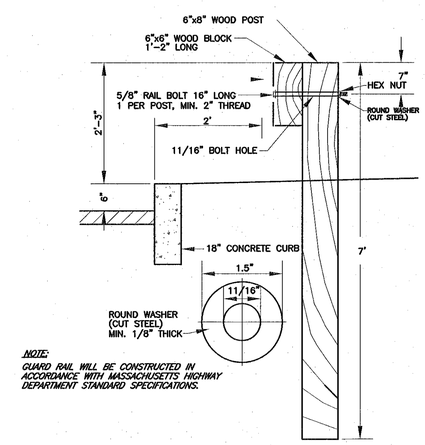
NOTES

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

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

APPROVED BY THE BELLINGHAM PLANNING BOARD:

DATE APPROVED:



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

SINGLE FACE GUARD RAIL WITH WOOD POST

N.T.S.

DETAILS

No.	DATE	REVISIONS DESCRIPTION

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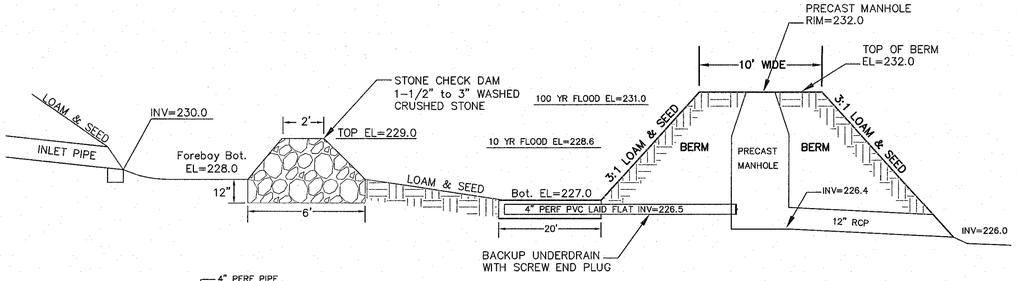
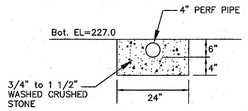




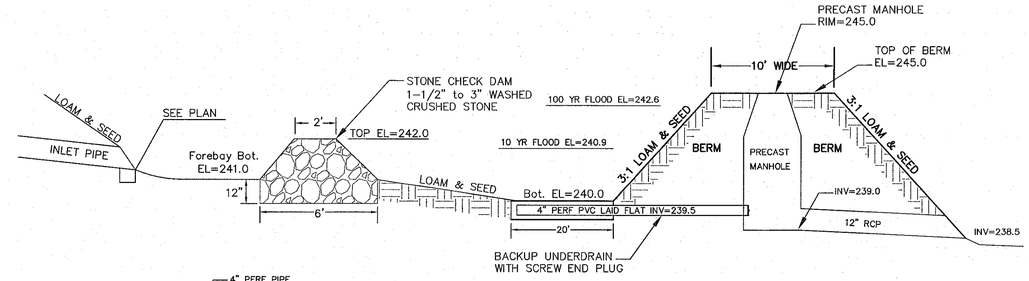
BACKUP UNDERDRAIN

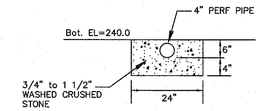
BASIN BOTTOM SPECIFICATIONS
(MIN 6" SOIL BASE)
THE SOIL MIX FOR THE BOTTOM OF THE RETENTION BASIN SHALL BE A MIXTURE OF SAND, COMPOST AND TOPSOIL/LOAM.
-40% SAND
-20-30% TOPSOIL/LOAM
-30% COMPOST

NOTE:
THE BASIN SIDE SLOPES AND BOTTOM SHALL BE PROVIDED WITH FOUR INCHES OF LOAM, SEEDED AT THE RATE OF TWO POUNDS RED TOP, 15 POUNDS CREEPING RED FESCUE AND 20 POUNDS TALL FESCUE PER ACRE. AT NO TIME SHALL A SEED MIX CONSIST OF MORE THAN 10% ANNUAL RYES.

DRAINAGE RECHARGE BASIN #3 DETAIL

NOT TO SCALE





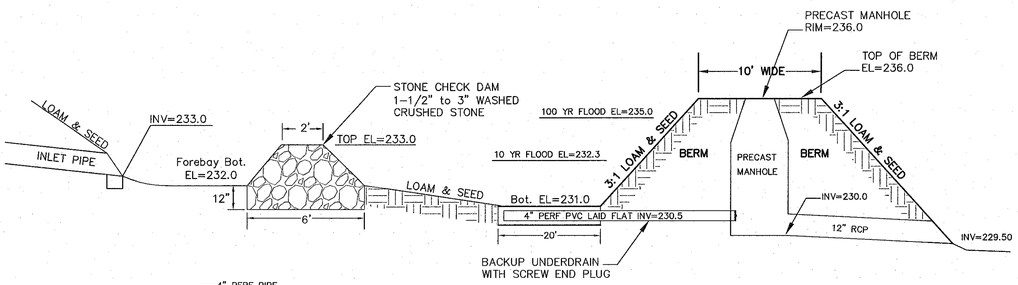
BACKUP UNDERDRAIN

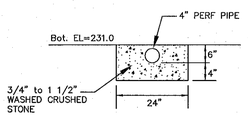
BASIN BOTTOM SPECIFICATIONS
(MIN 6" SOIL BASE)
THE SOIL MIX FOR THE BOTTOM OF THE RETENTION BASIN SHALL BE A MIXTURE OF SAND, COMPOST AND TOPSOIL/LOAM.
-40% SAND
-20-30% TOPSOIL/LOAM
-30% COMPOST

NOTE:
THE BASIN SIDE SLOPES AND BOTTOM SHALL BE PROVIDED WITH FOUR INCHES OF LOAM, SEEDED AT THE RATE OF TWO POUNDS RED TOP, 15 POUNDS CREEPING RED FESCUE AND 20 POUNDS TALL FESCUE PER ACRE. AT NO TIME SHALL A SEED MIX CONSIST OF MORE THAN 10% ANNUAL RYES.

DRAINAGE RECHARGE BASIN #4 DETAIL

NOT TO SCALE





BACKUP UNDERDRAIN

BASIN BOTTOM SPECIFICATIONS
(MIN 6" SOIL BASE)
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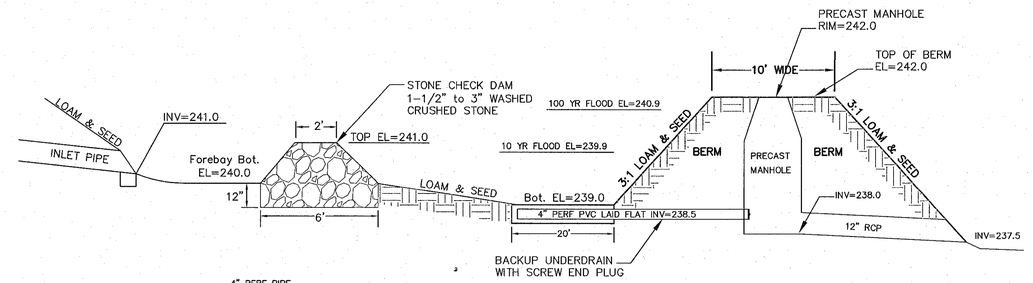
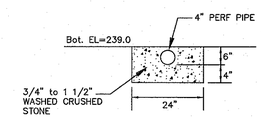
-20-30% TOPSOIL/LOAM
-30% COMPOST

NOTE:
THE BASIN SIDE SLOPES AND BOTTOM SHALL BE PROVIDED WITH FOUR INCHES OF LOAM, SEEDED AT THE RATE OF TWO POUNDS RED TOP, 15 POUNDS CREEPING RED FESCUE AND 20 POUNDS TALL FESCUE PER ACRE. AT NO TIME SHALL A SEED MIX CONSIST OF MORE THAN 10% ANNUAL RYES.

DRAINAGE RECHARGE BASIN #2 DETAIL

NOT TO SCALE





BACKUP UNDERDRAIN

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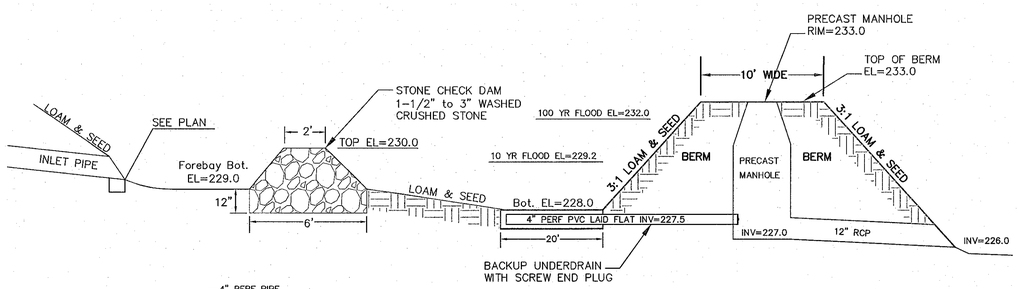
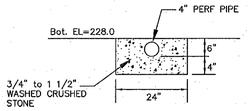
-20-30% TOPSOIL/LOAM
-30% COMPOST

NOTE:
THE BASIN SIDE SLOPES AND BOTTOM SHALL BE PROVIDED WITH FOUR INCHES OF LOAM, SEEDED AT THE RATE OF TWO POUNDS RED TOP, 15 POUNDS CREEPING RED FESCUE AND 20 POUNDS TALL FESCUE PER ACRE. AT NO TIME SHALL A SEED MIX CONSIST OF MORE THAN 10% ANNUAL RYES.

DRAINAGE RECHARGE BASIN #5 DETAIL

NOT TO SCALE





BACKUP UNDERDRAIN

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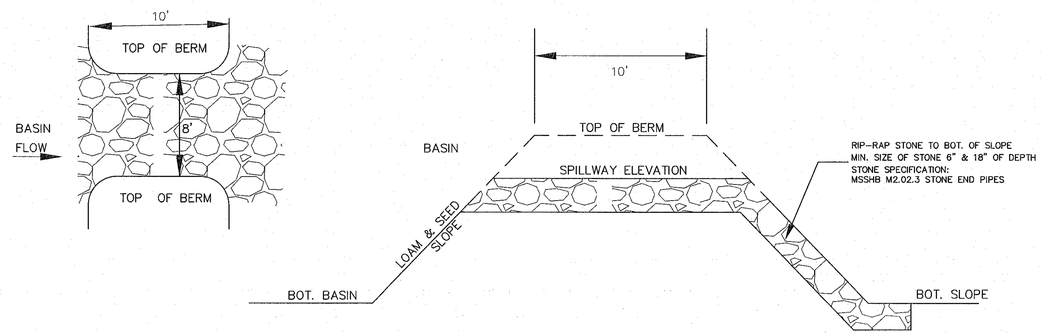
(MIN 6" SOIL BASE)
THE SOIL MIX FOR THE BOTTOM OF THE RETENTION BASIN SHALL BE A MIXTURE OF SAND, COMPOST AND TOPSOIL/LOAM.
-40% SAND
-20-30% TOPSOIL/LOAM
-30% COMPOST

NOTE:
THE BASIN SIDE SLOPES AND BOTTOM SHALL BE PROVIDED WITH FOUR INCHES OF LOAM, SEEDED AT THE RATE OF TWO POUNDS RED TOP, 15 POUNDS CREEPING RED FESCUE AND 20 POUNDS TALL FESCUE PER ACRE. AT NO TIME SHALL A SEED MIX CONSIST OF MORE THAN 10% ANNUAL RYES.

DRAINAGE RECHARGE BASIN #1 DETAIL

NOT TO SCALE



DETENTION BASIN EMERGENCY SPILLWAY DETAIL

NOT TO SCALE

DETAILS

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PREPARED FOR:
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P.O. BOX 272
WESTWOOD, MASSACHUSETTS

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JOB No.	16,590
DATE:	NOV. 30, 2023
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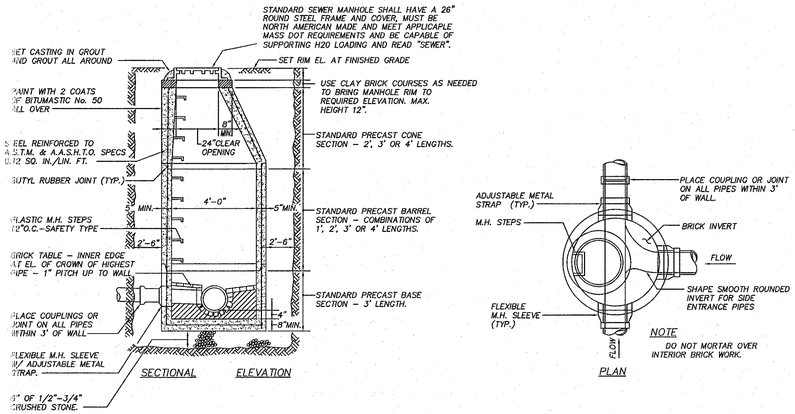
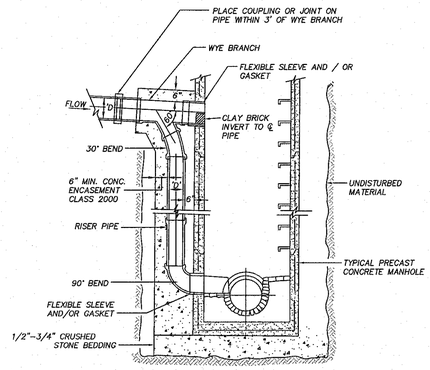
SHEET:	40 of 43
PLAN #:	27,871



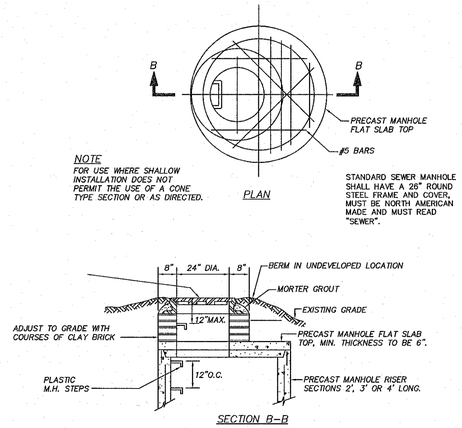
TYPICAL PRECAST CONCRETE SEWER MANHOLE DETAILS

NOT TO SCALE



TYPICAL OUTSIDE DROP INLET MANHOLE DETAILS

NOT TO SCALE

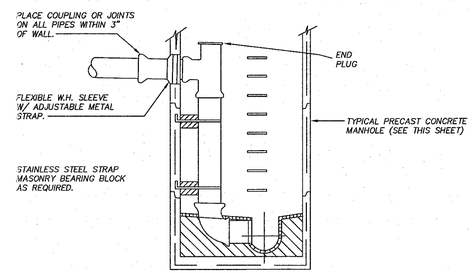


FLAT TOP SECTION

NOT TO SCALE

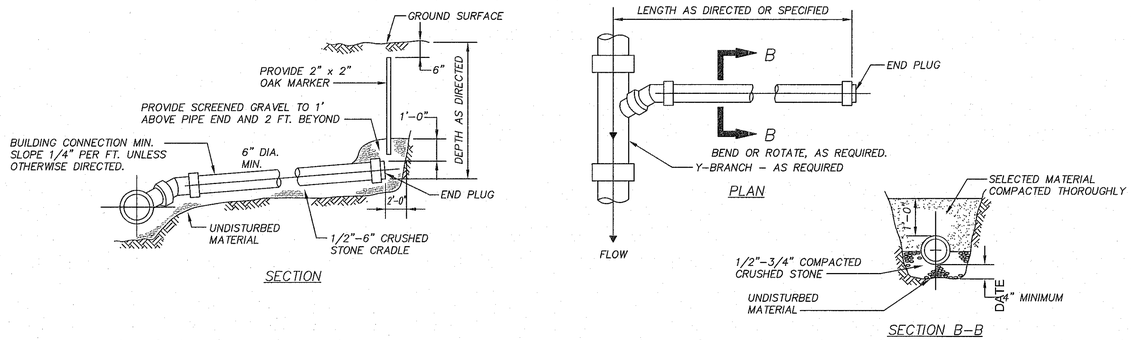
APPROVED BY THE BELLINGHAM PLANNING BOARD:

DATE APPROVED:



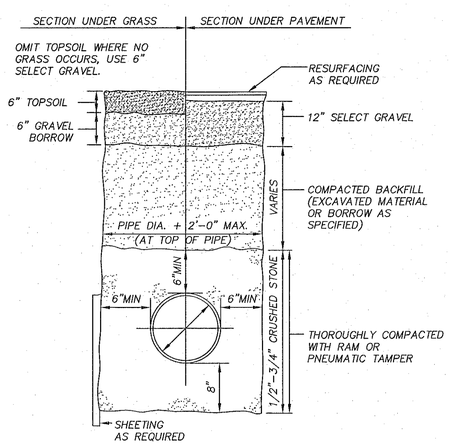
TYPICAL INSIDE DROP INLET MANHOLE DETAILS

NOT TO SCALE



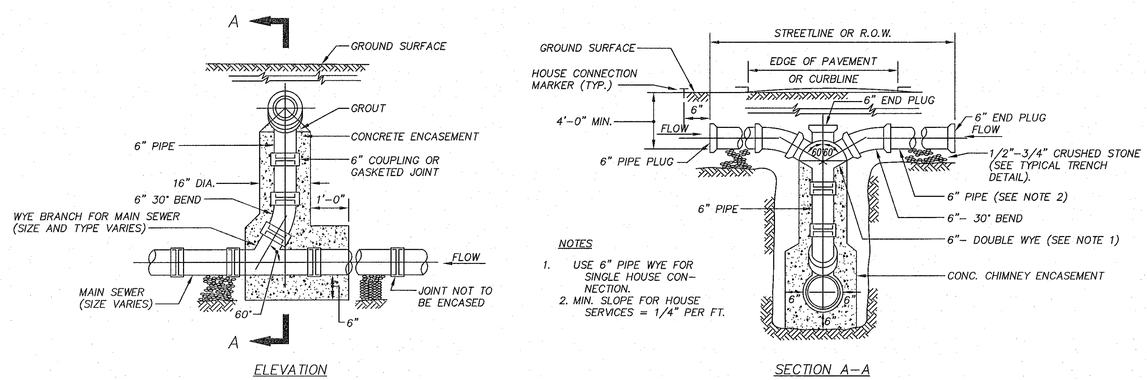
TYPICAL BUILDING CONNECTION

NOT TO SCALE



TYPICAL SEWER TRENCH DETAIL

NOT TO SCALE



NOTES

1. USE 6" PIPE WYE FOR SINGLE HOUSE CONNECTION.
2. MIN. SLOPE FOR HOUSE SERVICES = 1/4" PER FT.

TYPICAL HOUSE SERVICE CONNECTION & CHIMNEY DETAIL

(FOR MAIN SEWER OVER 8'-0" DEEP)
NOT TO SCALE

NOTES

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

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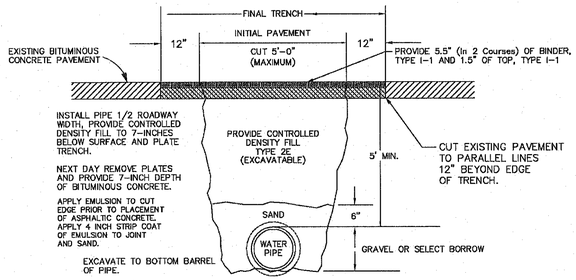
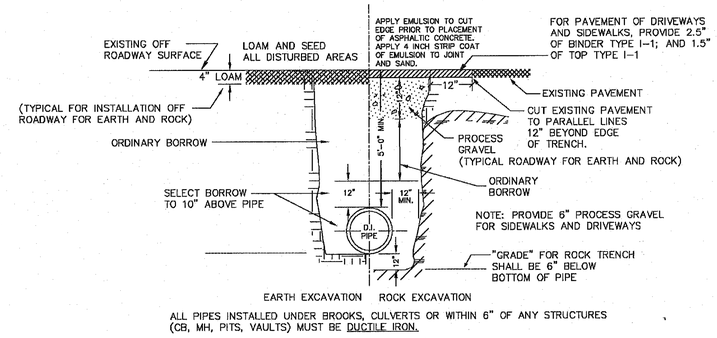
SHEET:	41 of 43
PLAN #:	27,871

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

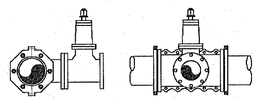


ALL PIPES INSTALLED UNDER BROOKS, CULVERTS OR WITHIN 6' OF ANY STRUCTURES (CB, MH, PITS, VAULTS) MUST BE DUCTILE IRON.

TYPICAL TRENCH SECTION
FOR DUCTILE IRON WATER MAINS

DUCTILE IRON
PIPE COUPLING

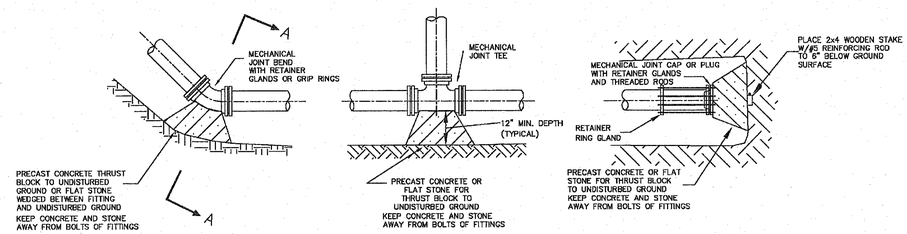
STYLE 501 & RC 501
BY ROMAC INDUSTRIES OR EQUIVALENT
TO BE USED FOR PIPE REPAIRS, "CUT-INS", COUPLING DIFFERENT TYPES OF PIPE, & CORRECTING MISSALIGNED PIPE
(DI to C-900; DI to AC; C-900 to AC)



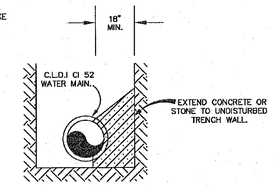
TAPPING SLEEVE & VALVE

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

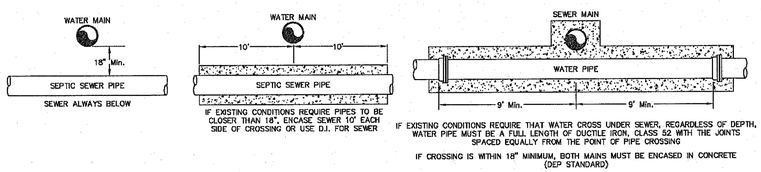
NOTE:
ALL MAIN LINE VALVES - (OPEN LEFT, NON RISING STEM)
SIZES 3" TO 12" - (GATE VALVES)
SIZES GREATER THAN 12" - (BUTTERFLY VALVES)
MUELLER - KENNEDY - DARLING - EPOXY COATED
MUELLER RESILIENT SEAT EPOXY COATED, AWWA APPROVED



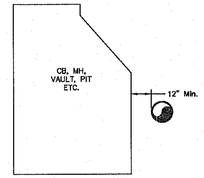
TYPICAL THRUST BLOCK DETAILS



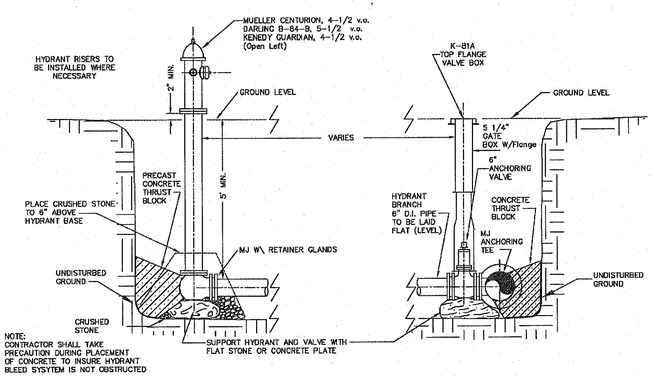
SECTION A-A
NOT TO SCALE



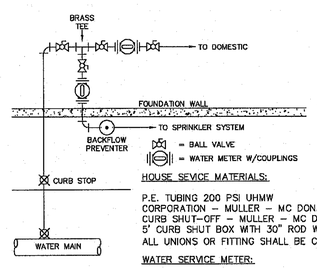
WATER / SEWER CROSSINGS



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 Compression (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.

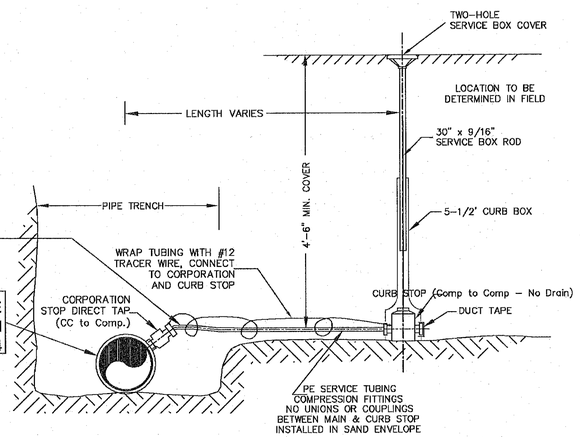
METER FITTINGS:

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

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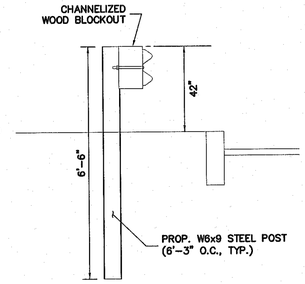
DEWATERING:
PUMPING AND DEWATERING THE EXCAVATION AREAS SHALL BE DONE IN A MANNER WHICH WILL NOT DISCHARGE ANY SILT SEDIMENT INTO A RESOURCE AREA. DISCHARGES FROM A DEWATERING CONSTRUCTION PROCEDURE WILL BE FILTERED THROUGH A SILTATION BASIN AND/OR A SILT SOCK, CONSTRUCTED UPLAND FROM THE WORK SITE.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

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

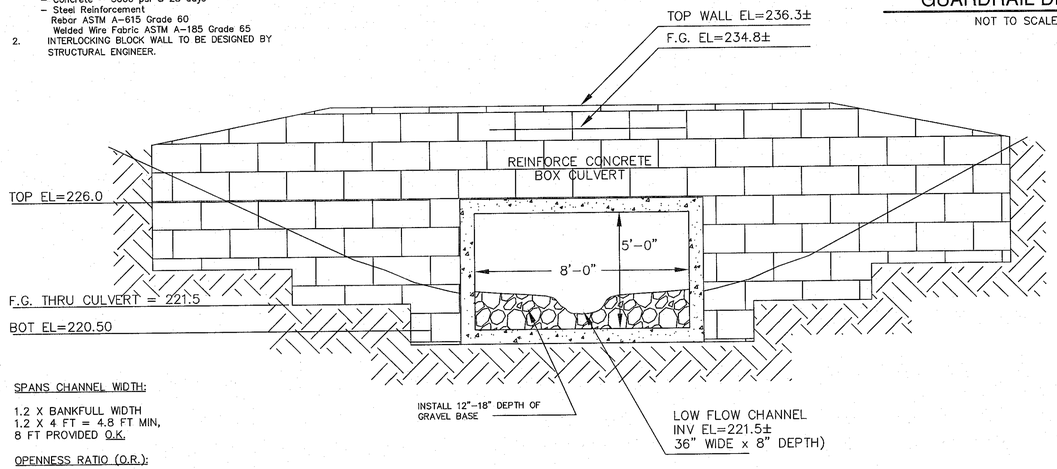


STEEL POST SHOWN

GUARDRAIL DETAIL

NOT TO SCALE

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



SPANS CHANNEL WIDTH:

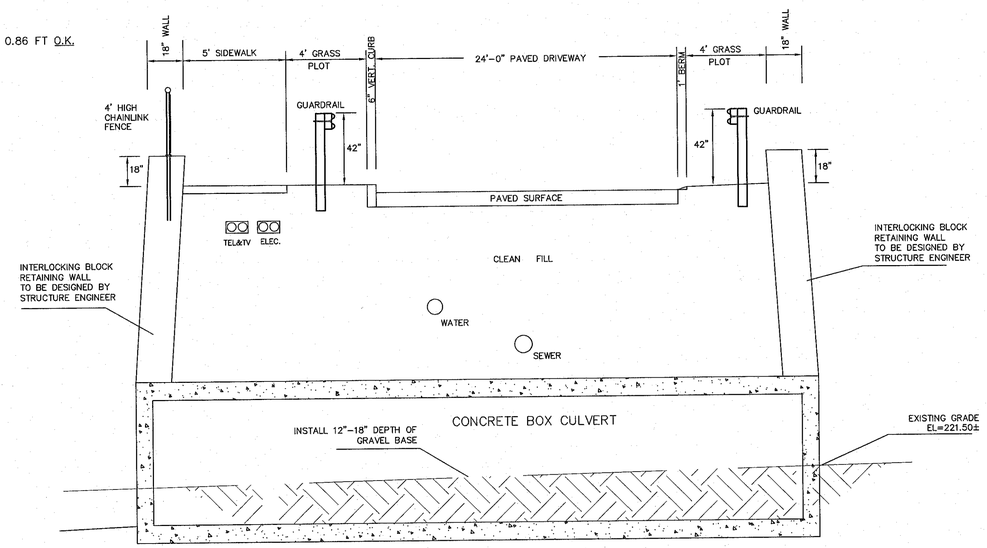
1.2 X BANKFULL WIDTH
1.2 X 4 FT = 4.8 FT MIN,
8 FT PROVIDED O.K.

OPENNESS RATIO (O.R.):

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

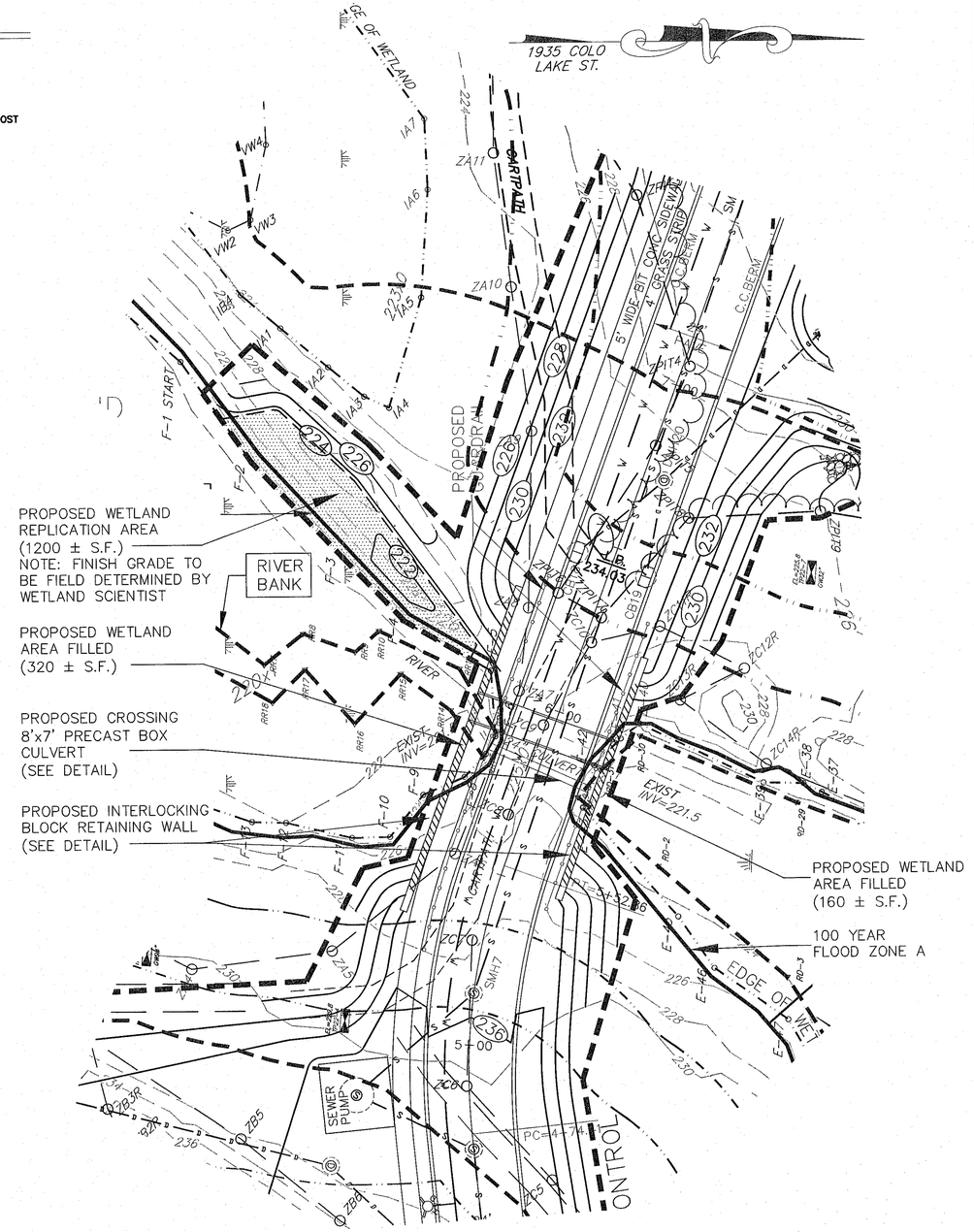
AVG. HEIGHT = 4.5 FT
WIDTH = 8 FT
LENGTH = 42 FT

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



WETLAND CROSSING DETAIL

NOT TO SCALE



PLAN VIEW

1" = 20'

WETLAND REPLICATION PLAN

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