

DEFINITIVE OPEN SPACE SUBDIVISION "BEAVER BROOK FARM" A 7 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION HOLLISTON, MASSACHUSETTS

DATE: MARCH 6, 2023

OPEN SPACE REQUIREMENTS:

TOTAL LAND AREA: 1,478,925 s.f. (33.95 Acres)

OPEN SPACE AREA REQUIRED: (50%) 739,462 s.f. (16.97 Acres)

OPEN SPACE AREA PROVIDED: (PARCEL A)

740,520 s.f. (17.0 Acres)

Upland Area: 622,908 s.f. (14.3 Acres)

Wetland Area: 117,612 s.f. (2.70 Acres)

ADDITIONAL OPEN SPACE PROVIDED: (PARCEL B)

195,584 s.f. (4.49 Acres)

Upland Area: 195,584 s.f.

BONUS LOT ALLOWED:

(1 per 80,000 s.f. Additional Open Space Uplands)

195,584 / 80,000 = 2.44 Lots

ASSESSOR'S REFERENCE:

MAP 4, BLOCK 2, PARCEL 58

DEED REFERENCE:

MIDDLESEX SOUTH COUNTY REGISTRY OF

DEEDS

Bk. 57029, Pg. 384

PLAN REFERENCE:

PLAN No. 1103 OF 1981, Bk. 14430, Pg. 1

OWNER OF RECORD:

YVONNE & DENNIS FERREIRA, Jr.

734 ADAMS STREET

HOLLISTON, MA 01746

ZONING CLASSIFICATION:

AGRICULTURAL-RESIDENTIAL A

MIN. LOT SIZE: 80,000 S.F.

MIN. FRONTAGE: 225'

MIN. DEPTH: 300'

SETBACKS:

FRONT: 40'

SIDE: 40'

REAR: 40'

OPEN SPACE INTENSITY REGULATIONS:

AGRICULTURAL-RESIDENTIAL A

MIN. LOT AREA: 20,000 S.F.

MIN. FRONTAGE: 50 FT.

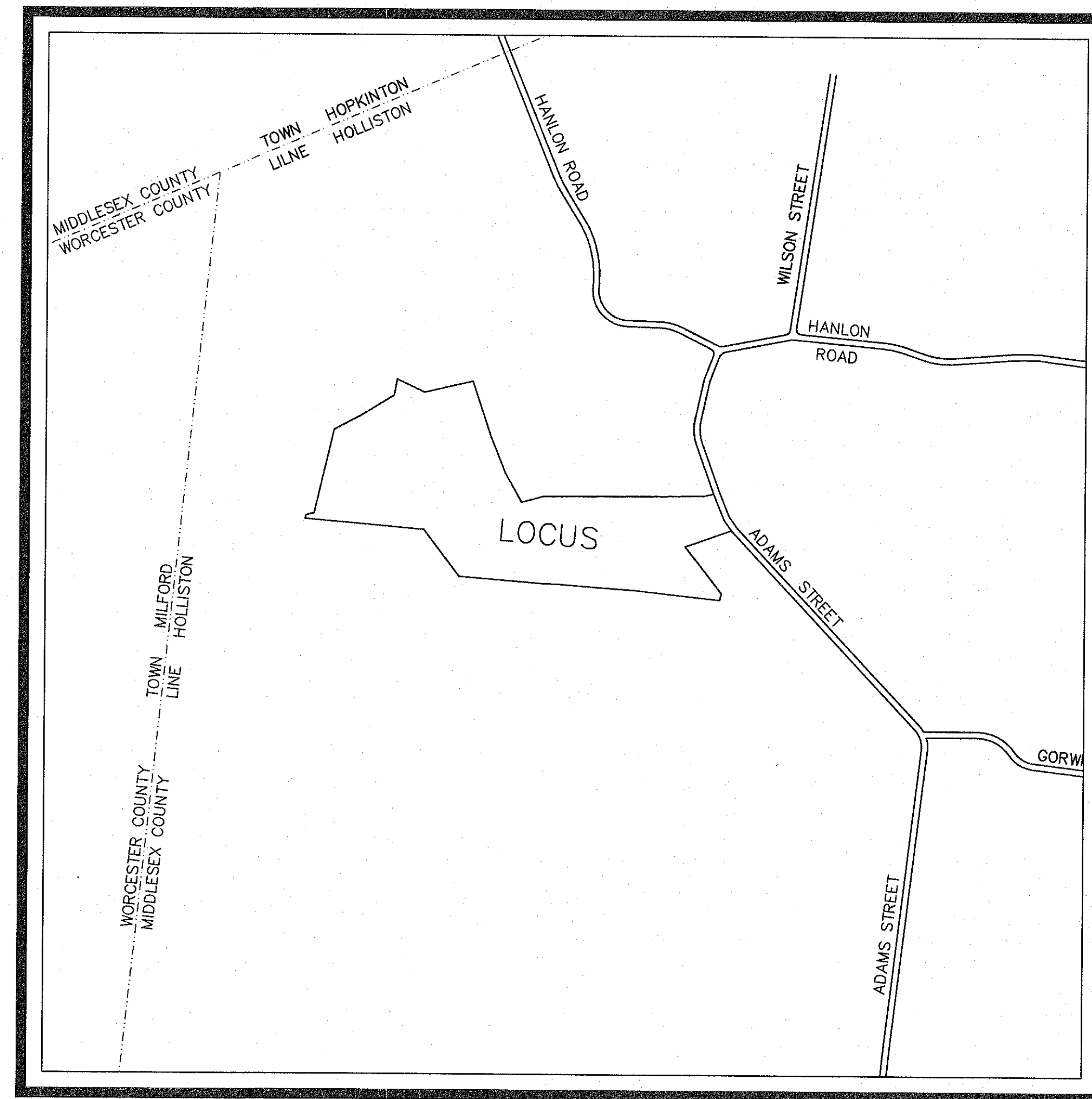
SETBACKS:

FRONT: 30'

SIDE: 10'

REAR: 10'

MAX LOT COVERAGE: 25%



LOCUS MAP

SCALE: 1"=600'

OWNER/APPLICANT:

YVONNE & DENNIS FERREIRA, Jr.
734 ADAMS STREET
HOLLISTON, MA 01746

PREPARED BY:

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

APPROVED BY:
HOLLISTON PLANNING BOARD:

APPROVED BY: _____
ENDORSED BY: _____

APPROVED _____ SUBJECT TO COVENANT
CONDITIONS SET FORTH IN A COVENANT EXECUTED
BY _____ DATED _____
AND TO BE RECORDED HERewith.

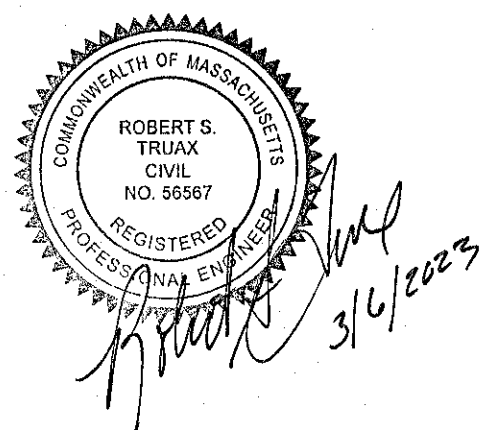
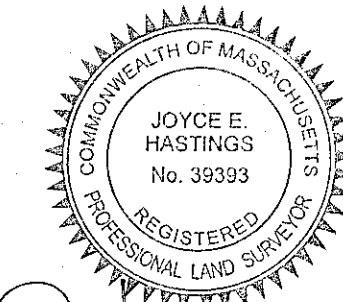
I TOWN CLERK OF THE TOWN OF HOLLISTON,
RECEIVED & RECORDED FROM THE PLANNING
BOARD APPROVAL OF THIS PLAN AND NO
APPEAL HAS BEEN TAKEN FOR TWENTY DAYS
NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK _____ DATE _____

I CERTIFY THAT THIS PLAN CONFORMS TO THE
RULES & REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH
THE PROCEDURAL AND TECHNICAL STANDARDS FOR
THE PRACTICE OF LAND SURVEYING IN THE
COMMONWEALTH OF MASSACHUSETTS.

JOYCE E. HASTINGS P.L.S. _____ DATE _____



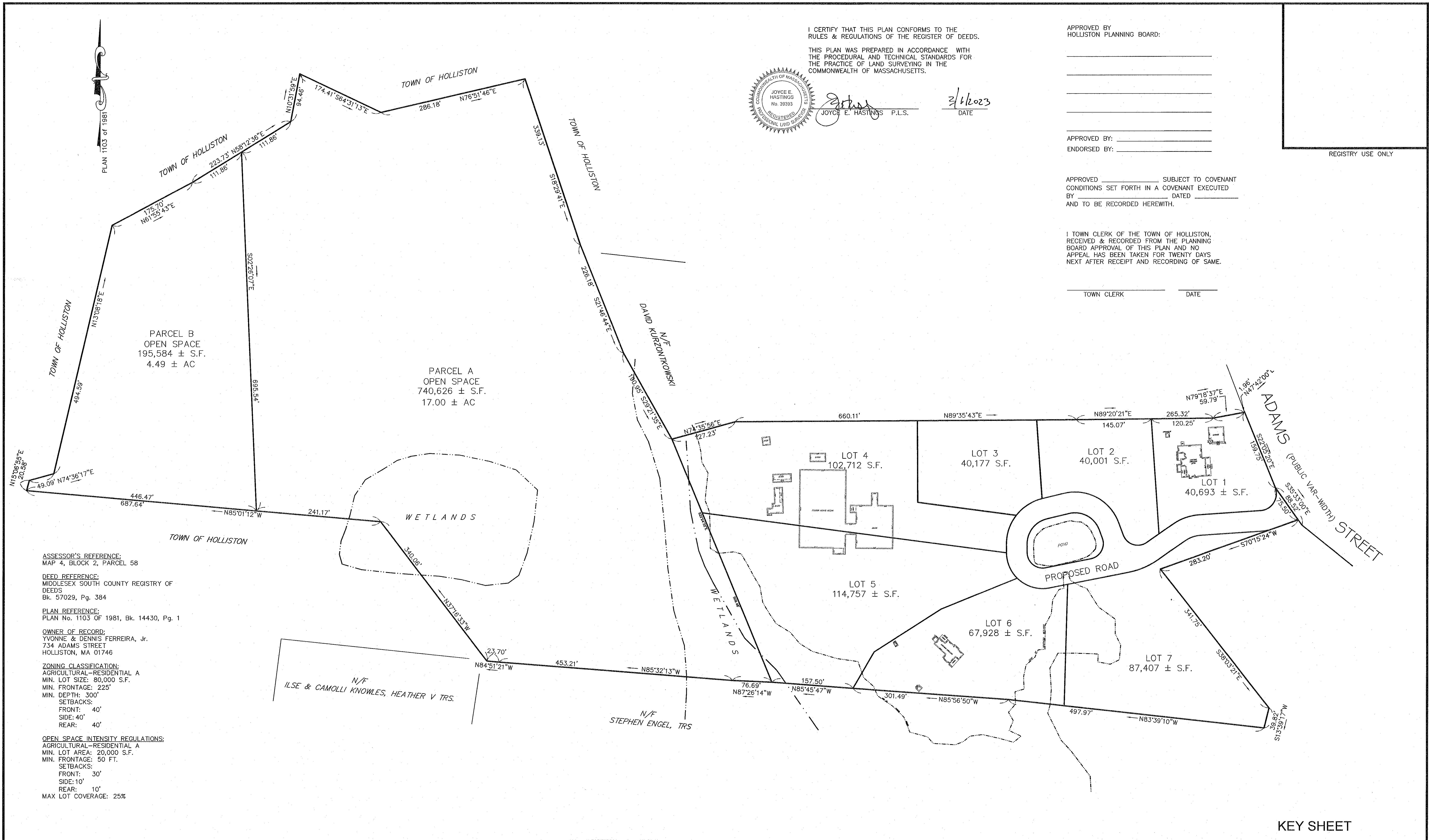
SHEET INDEX

- | | |
|----|---------------------------------|
| 1 | COVER |
| 2 | KEY SHEET |
| 3 | OPEN SPACE LOT LAYOUT |
| 4 | OPEN SPACE LOT LAYOUT |
| 5 | OPEN SPACE LOT LAYOUT |
| 6 | EXISTING CONDITIONS/TOPOGRAPHY |
| 7 | EXIST & PROPOSED TOPOGRAPHY |
| 8 | ROAD PROFILE |
| 9 | EROSION CONTROL PLAN |
| 10 | DETAILS |
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| 12 | DETAILS |
| 13 | CONVENTIONAL SUBDIVISION LAYOUT |

NOTES:

- THIS PLAN IS THE RESULT OF AN ON-THE-GROUND SURVEY CONDUCTED BY GLM ENGINEERING CONSULTANTS, INC. THE UTILITY LOCATIONS DEPICTED ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS MADE BY GLM ENGINEERING CONSULTANTS, INC. DIGSAFE PAINT-INDICATORS AND/OR RECORD PLAN LOCATIONS. GLM ENGINEERING CONSULTANTS, INC., DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT UTILITIES THAT ARE DEPICTED ARE SHOWN IN THE CORRECT LOCATION OR WITH THE PROPER MATERIAL DESIGNATION. GLM ENGINEERING CONSULTANTS, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE SHOWN CORRECTLY, INCLUDING BUT NOT LIMITED TO UTILITIES, UNDERGROUND VAULTS, TANKS OR CHAMBERS, DUCT BANKS AND/OR OTHER MAN-MADE UNDERGROUND IMPROVEMENTS. GLM ENGINEERING CONSULTANTS, INC. DOES NOT WARRANT THE LOCATION NOR CHARACTER OR SURFACE IMPROVEMENTS, THE OBSERVATION OF WHICH WAS OBSERVED AT THE TIME OF THE SURVEY.
- THE PROPERTY DESCRIBED ON THIS SURVEY LIES PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA ZONE "A" AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE AREA DESIGNATED FOR DEVELOPMENT LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 25017C0628F, EFFECTIVE DATE 07/7/2014.
- ELEVATIONS ON THIS PLAN REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

JOB No.	9936
SHEET:	1 of 13
PLAN #:	27,816



<p>GRAPHIC SCALE</p> <p>0 40 80 160 320</p> <p>(IN FEET)</p> <p>1 inch = 80 ft.</p>	REVISIONS			FLD.:
	No.	DATE	DESCRIPTION	DRW.:
				CHKD.:
<p>ROBERT S. TRUAX CIVIL NO. 55567 REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p>3/6/2023</p>				
<p>GLM Engineering Consultants, Inc. 19 EXCHANGE STREET HOLLISTON, MA 01746 P: 508-429-1100 F: 508-429-7160 www.GLMengineering.com</p>				
<p>DEFINITIVE OPEN SPACE SUBDIVISION "BEAVER BROOK FARM" A 7 LOT SINGLE FAMILY SUBDIVISION HOLLISTON, MASSACHUSETTS</p> <p>PREPARED FOR: YVONNE & DENNIS FERREIRA, Jr. 734 ADAMS STREET HOLLISTON, MASSACHUSETTS</p>				JOB No. 9936-2022 DATE: MARCH 6, 2023 SCALE: 1"=80' SHEET: 2 of 13 PLAN #: 27,816

N/F
DAVID KURZONTKOWSKI

N/F
RICHARD & LAURA KURZONTKOWSKI

N/F
PAULA KURZONTKOWSKI

REGISTRY USE ONLY

ADAMS STREET

(PUBLIC VAR-WIDTH)

STREET

EXISTING BUILDINGS
TO BE RAZED

EXISTING ARENA &
BARN BUILDING
TO BE RAZED

LOT 4
102,712 ± S.F.
2.36 ± AC.

LOT 3
40,177 ± S.F.
0.92 ± AC.

LOT 2
40,001 ± S.F.
0.92 ± AC.

LOT 1
40,693 ± S.F.
0.93 ± AC.

LOT 5
114,757 ± S.F.
2.63 ± AC.

LOT 6
67,928 ± S.F.
1.56 ± AC.

LOT 7
87,407 ± S.F.
2.01 ± AC.

PARCEL A
740,626 S.F.

ASSESSOR'S REFERENCE:
MAP 4, BLOCK 2, PARCEL 58

DEED REFERENCE:
MIDDLESEX SOUTH COUNTY REGISTRY OF
DEEDS
Bk. 57029, Pg. 384

PLAN REFERENCE:
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OWNER OF RECORD:
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734 ADAMS STREET
HOLLISTON, MA 01746

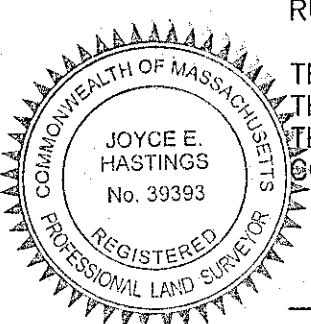
ZONING CLASSIFICATION:
AGRICULTURAL-RESIDENTIAL A
MIN. LOT SIZE: 80,000 S.F.
MIN. FRONTAGE: 225'
MIN. DEPTH: 300'
SETBACKS:
FRONT: 40'
SIDE: 40'
REAR: 40'

OPEN SPACE INTENSITY REGULATIONS:
AGRICULTURAL-RESIDENTIAL A
MIN. LOT AREA: 20,000 S.F.
MIN. FRONTAGE: 50 FT.
SETBACKS:
FRONT: 30'
SIDE: 10'
REAR: 10'
MAX LOT COVERAGE: 25%

N/F
STEPHEN ENGEL, TRS

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COMMONWEALTH OF MASSACHUSETTS.



JOYCE E. HASTINGS P.L.S.

3/6/2023
DATE

⊗ DENOTES CONCRETE BOUND W/DRILL TO BE SET

APPROVED BY
HOLLISTON PLANNING BOARD:

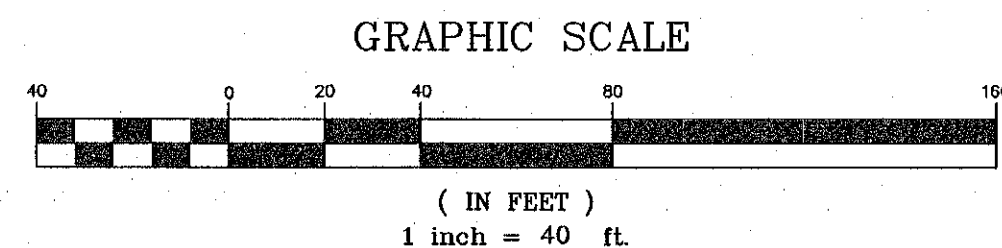
APPROVED BY: _____
ENDORSED BY: _____

APPROVED _____ SUBJECT TO COVENANT
CONDITIONS SET FORTH IN A COVENANT EXECUTED
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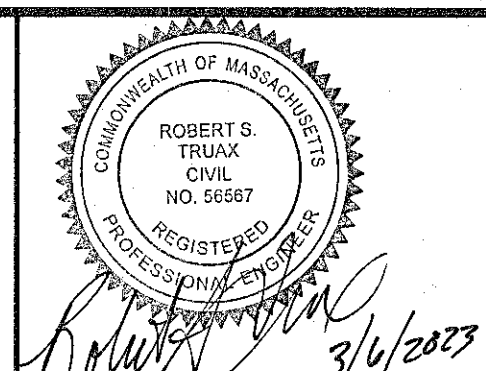
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TOWN CLERK _____ DATE _____

LAYOUT



REVISIONS			FLD.:
No.	DATE	DESCRIPTION	DRW.:
			CHKD.:



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PREPARED FOR:
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734 ADAMS STREET
HOLLISTON, MASSACHUSETTS

JOB No. 9936-2022
DATE: MARCH 6, 2023
SCALE: 1"=40'
SHEET: 3 of 13
PLAN #: 27,816

N/F
DAVID KURZONTKOWSKI

N/F
RICHARD & LAURA KURZONTKOWSKI

N/F
PAULA KURZONTKOWSKI

REGISTRY USE ONLY

EXISTING BUILDINGS
TO BE RAZED

EXISTING ARENA &
BARN BUILDING
TO BE RAZED

PARCEL C
452,982 ± S.F.
10.40 ± AC.

PARCEL A
740,626 ± S.F.
17.00 ± AC.

LOT 1
40,693 ± S.F.
0.93 ± AC.

ADAMS

STREET

APPROVED BY
HOLLISTON PLANNING BOARD:

APPROVED BY: _____
ENDORSED BY: _____

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MAP 4, BLOCK 2, PARCEL 58

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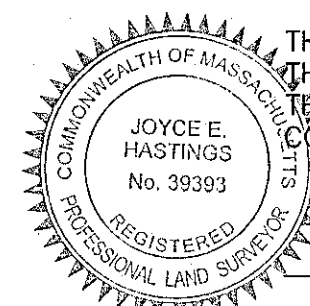
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HOLLISTON, MA 01746

ZONING CLASSIFICATION:
AGRICULTURAL-RESIDENTIAL A
MIN. LOT SIZE: 80,000 S.F.
MIN. FRONTAGE: 225'
MIN. DEPTH: 300'
SETBACKS:
FRONT: 40'
SIDE: 40'
REAR: 40'

OPEN SPACE INTENSITY REGULATIONS:
AGRICULTURAL-RESIDENTIAL A
MIN. LOT AREA: 20,000 S.F.
MIN. FRONTAGE: 50 FT.
SETBACKS:
FRONT: 30'
SIDE: 10'
REAR: 10'
MAX LOT COVERAGE: 25%

I CERTIFY THAT THIS PLAN CONFORMS TO THE
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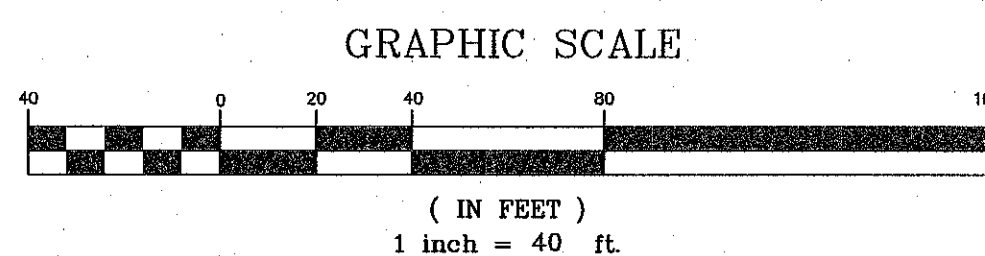
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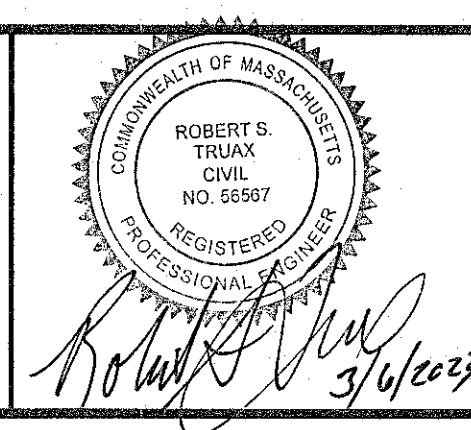
JOYCE E. HASTINGS P.L.S.

3/6/2023
DATE

_____ DENOTES CONCRETE BOUND W/DRILL TO BE SET



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JOB No. 9936-2022
DATE: MARCH 6, 2023
SCALE: 1"=40'
SHEET: 4 of 13
PLAN #: 27,816

ASSESSOR'S REFERENCE:
MAP 4, BLOCK 2, PARCEL 58

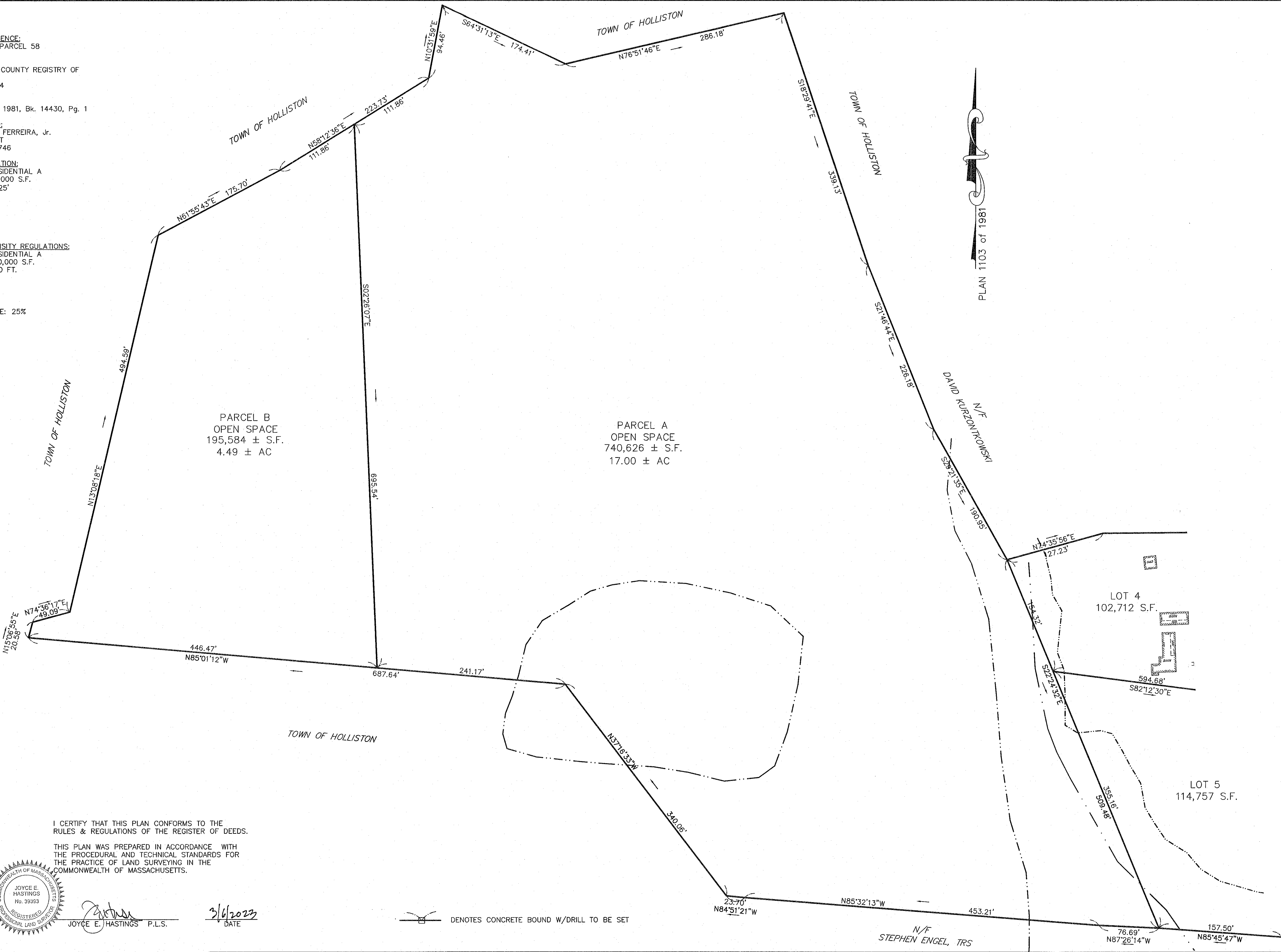
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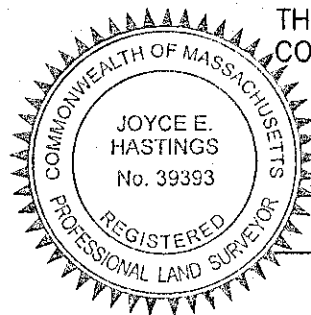
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HOLLISTON PLANNING BOARD:

APPROVED BY: _____
ENDORSED BY: _____

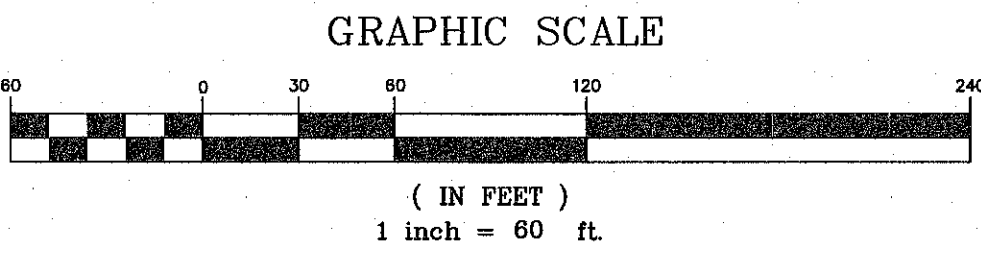
APPROVED _____ SUBJECT TO COVENANT
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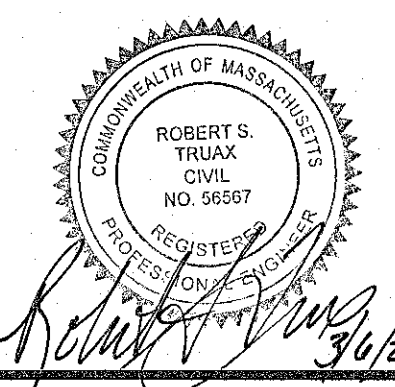
TOWN CLERK _____ DATE _____

REGISTRY USE ONLY

LAYOUT



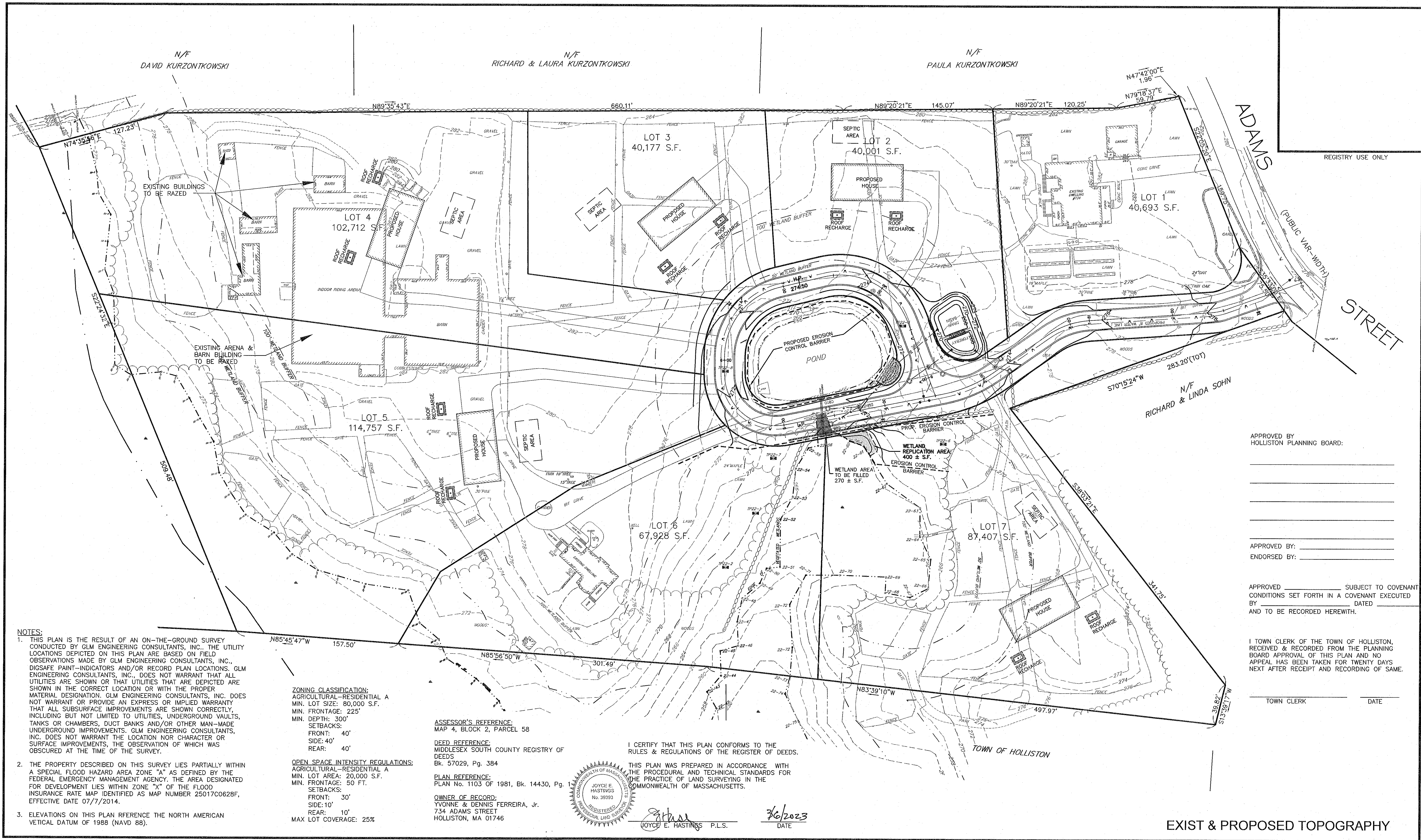
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JOB No.	9936-2022
DATE:	MARCH 6, 2023
SCALE:	1"=40'
SHEET:	5 of 13
PLAN #:	27,816



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

REVISIONS			FLD.:
No.	DATE	DESCRIPTION	

DRW.:

CHKD.:

GLM Engineering Consultants, Inc.

19 EXCHANGE STREET
HOLLISTON, MA 01746

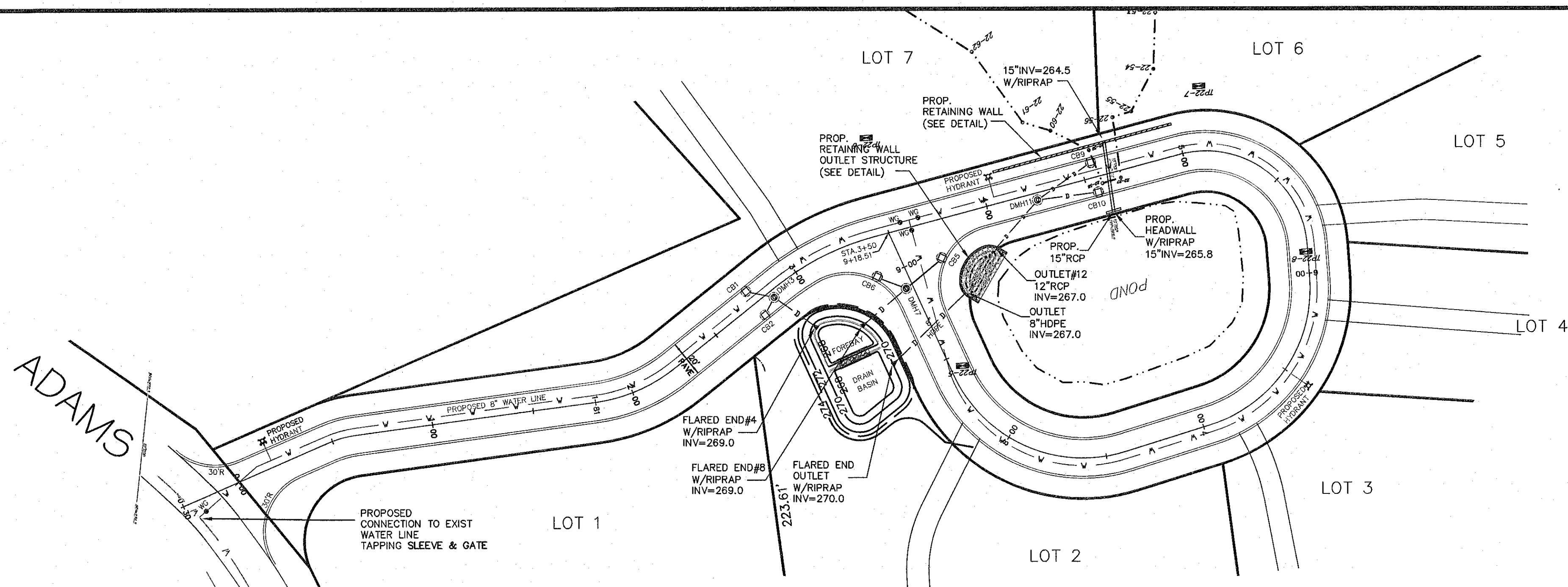
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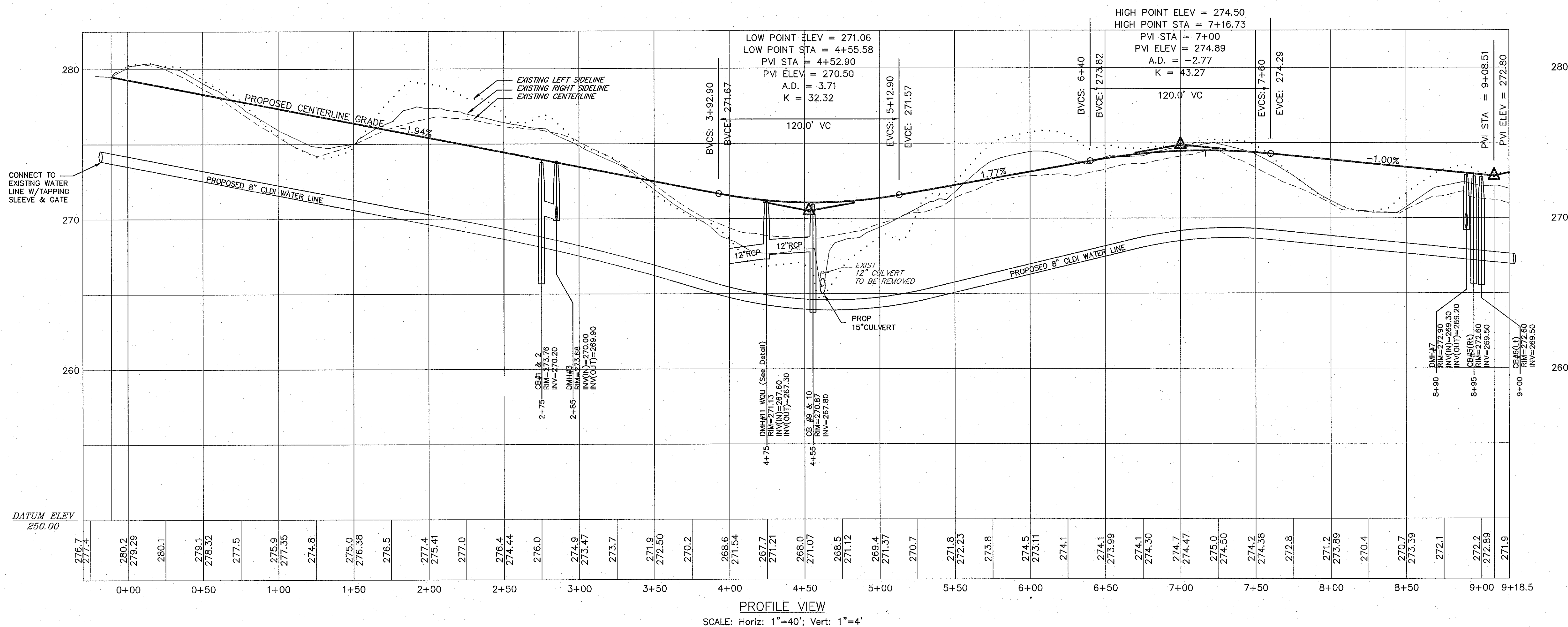
JOB No.	9936-2022
DATE:	MARCH 6, 2023
SCALE:	1"=40'
SHEET:	7 of 13
PLAN #:	27,816

ADAMS STREET



PLAN VIEW
1"=40'

- NOTES:
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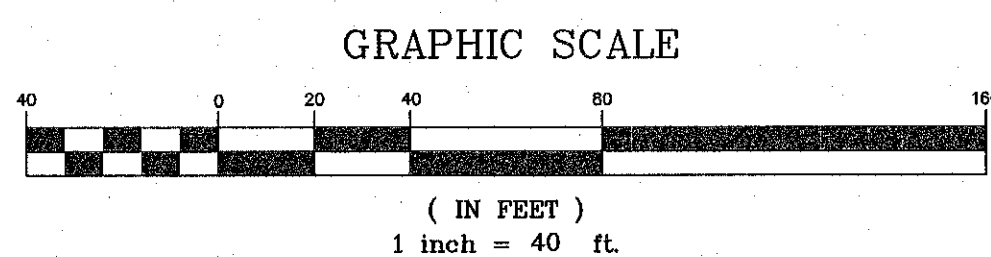
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ENDORSED BY: _____

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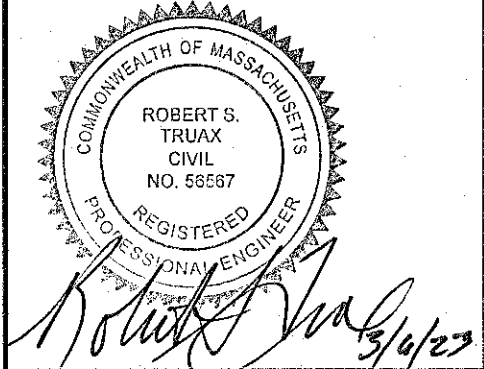
TOWN CLERK _____ DATE _____

ROAD PROFILE



REVISIONS		
No.	DATE	DESCRIPTION

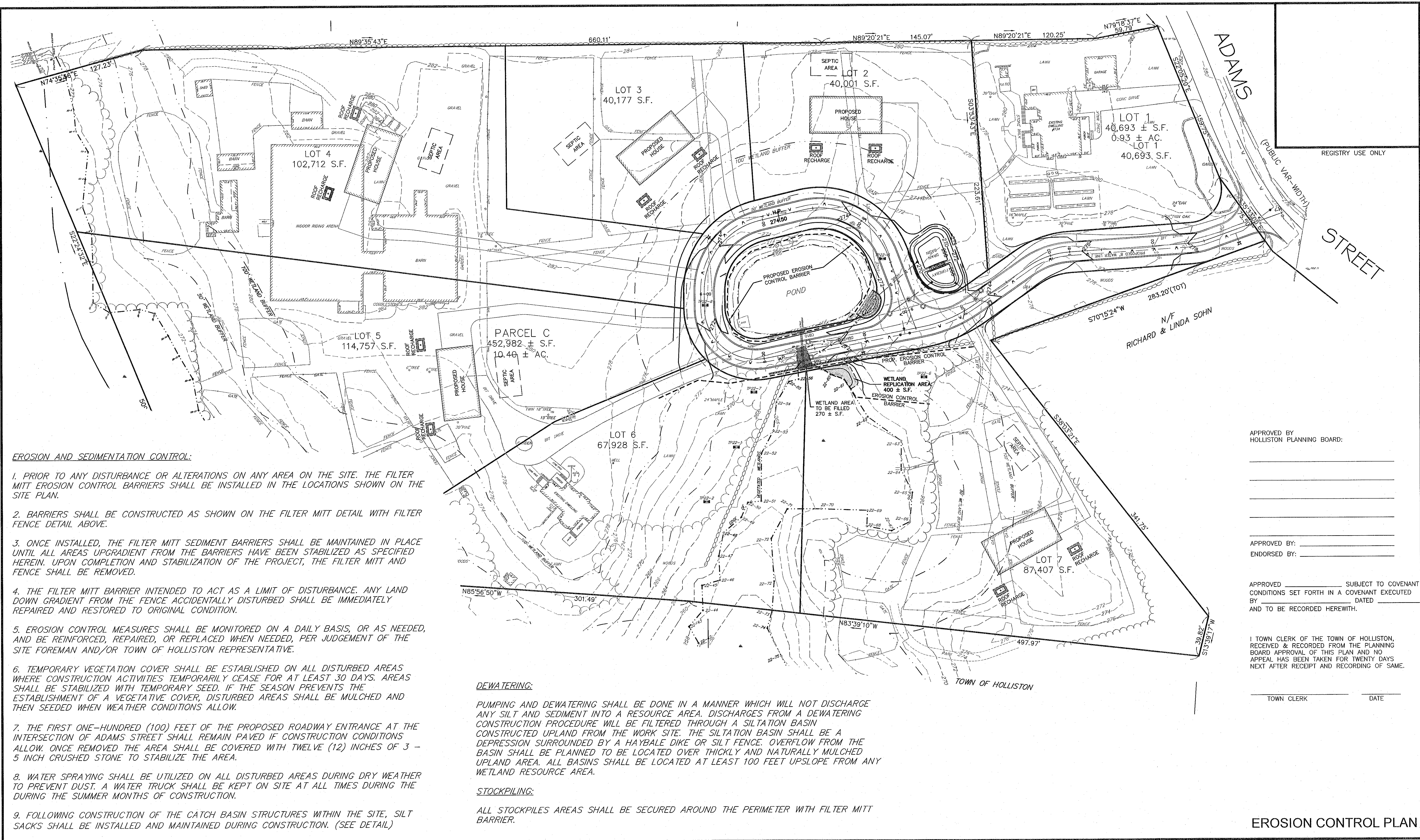
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JOB No. 9936-2022
DATE: MARCH 6, 2023
SCALE: AS SHOWN
SHEET: 8 of 13
PLAN #: 27,816



- EROSION AND SEDIMENTATION CONTROL:**
1. PRIOR TO ANY DISTURBANCE OR ALTERATIONS ON ANY AREA ON THE SITE, THE FILTER MITT EROSION CONTROL BARRIERS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE SITE PLAN.
 2. BARRIERS SHALL BE CONSTRUCTED AS SHOWN ON THE FILTER MITT DETAIL WITH FILTER 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 FENCE SHALL BE REMOVED.
 4. THE FILTER MITT BARRIER 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 HOLLISTON 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 (100) FEET OF THE PROPOSED ROADWAY ENTRANCE AT THE INTERSECTION OF ADAMS STREET SHALL REMAIN PAVED IF CONSTRUCTION CONDITIONS ALLOW. ONCE REMOVED THE AREA SHALL BE COVERED WITH TWELVE (12) INCHES OF 3 - 5 INCH CRUSHED STONE TO STABILIZE THE AREA.
 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 WITHIN THE SITE, SILT SACKS SHALL BE INSTALLED AND MAINTAINED DURING CONSTRUCTION. (SEE DETAIL)

DEWATERING:

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

STOCKPILING:

ALL STOCKPILES AREAS SHALL BE SECURED AROUND THE PERIMETER WITH FILTER MITT BARRIER.

APPROVED BY:
HOLLISTON PLANNING BOARD:

APPROVED BY: _____
ENDORSED BY: _____

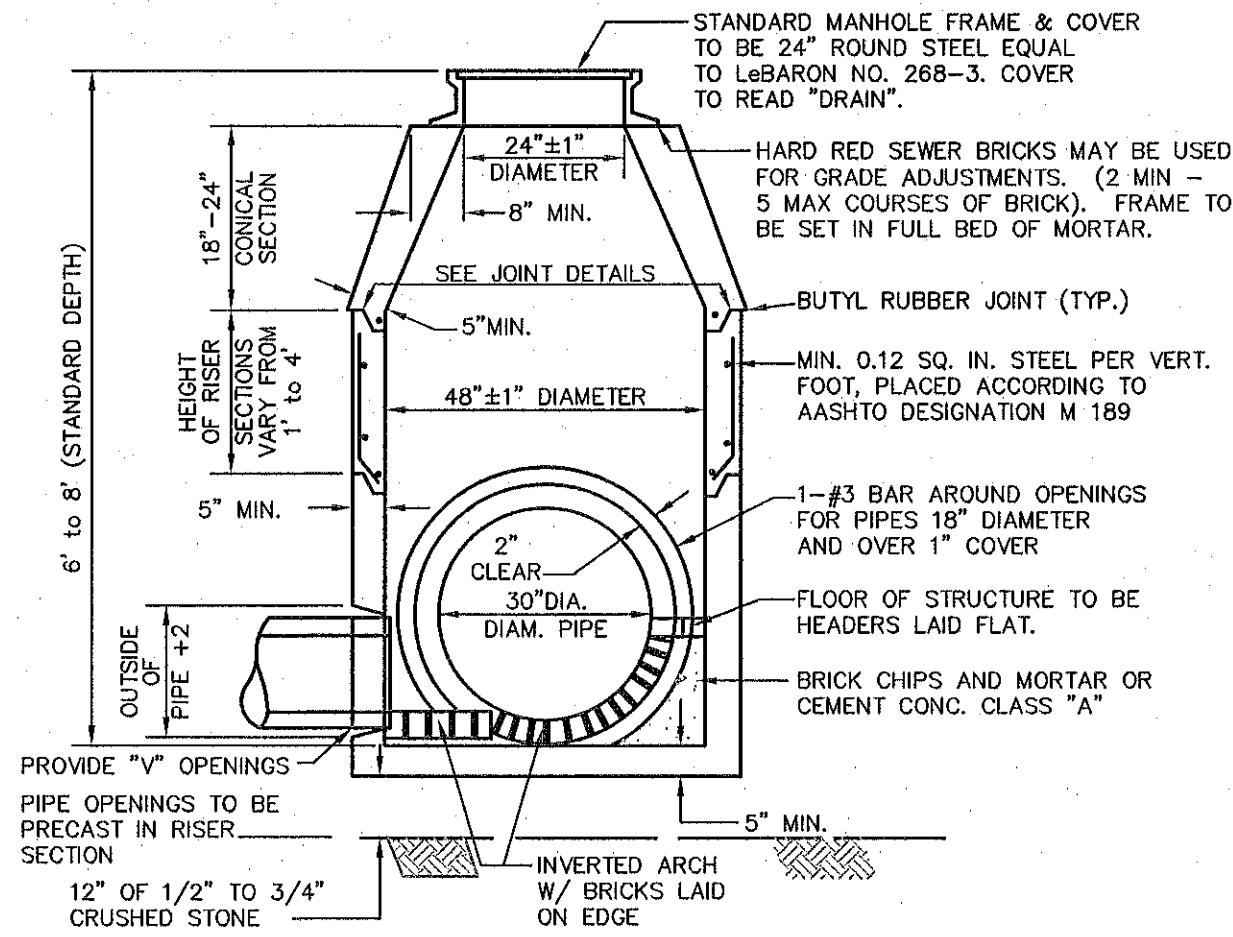
APPROVED _____ SUBJECT TO COVENANT
CONDITIONS SET FORTH IN A COVENANT EXECUTED
BY _____ DATED _____
AND TO BE RECORDED HERewith.

I, TOWN CLERK OF THE TOWN OF HOLLISTON,
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APPEAL HAS BEEN TAKEN FOR TWENTY DAYS
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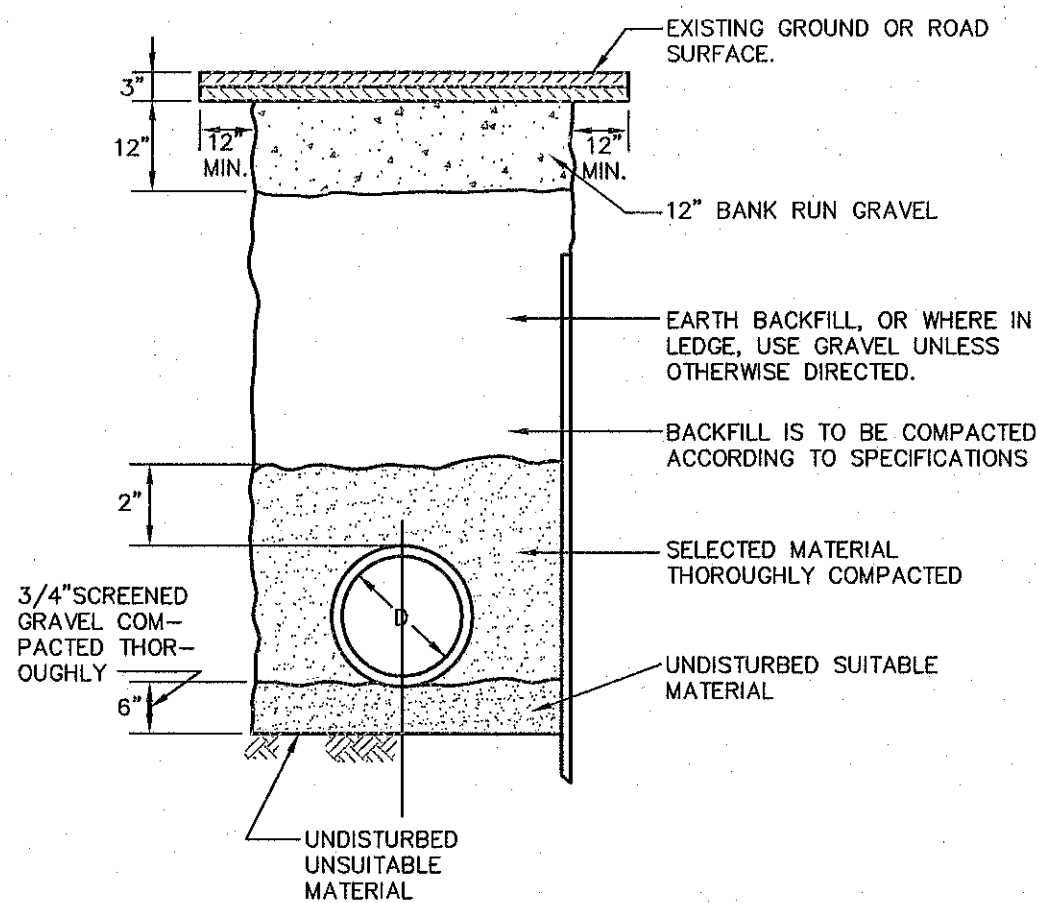
TOWN CLERK _____ DATE _____

EROSION CONTROL PLAN

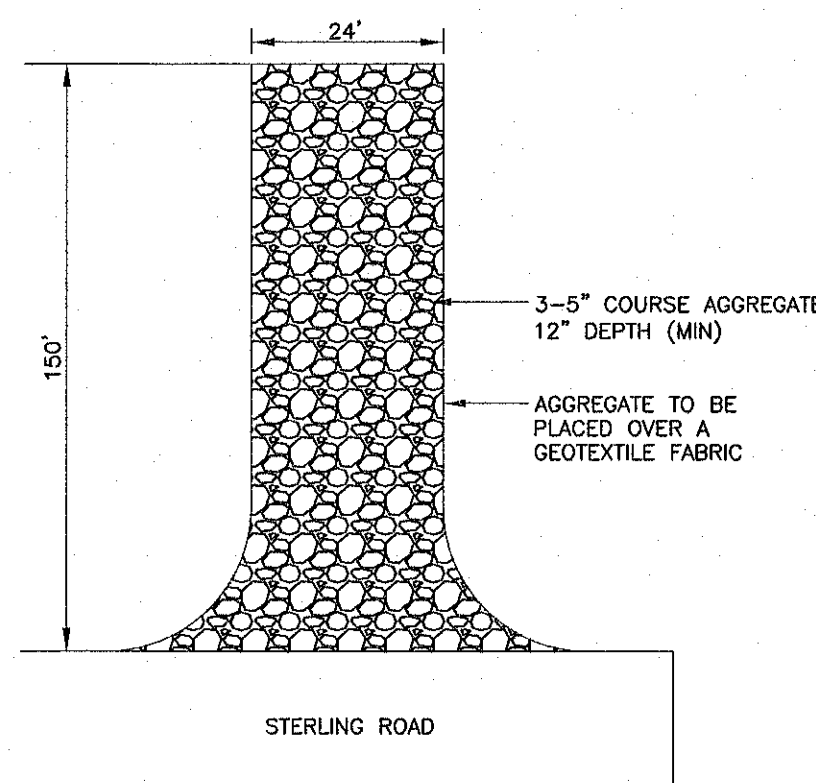
	REVISIONS		FLD.:
	No.	DATE	DESCRIPTION
			DRW.:
			CHKD.:
DEFINITIVE OPEN SPACE SUBDIVISION "BEAVER BROOK FARM" A 7 LOT SINGLE FAMILY SUBDIVISION HOLLISTON, MASSACHUSETTS PREPARED FOR: YVONNE & DENNIS FERREIRA, Jr. 734 ADAMS STREET HOLLISTON, MASSACHUSETTS			
JOB No. 9936-2022 DATE: MARCH 6, 2023 SCALE: 1"=40' SHEET: 9 of 13 PLAN #: 27,816			



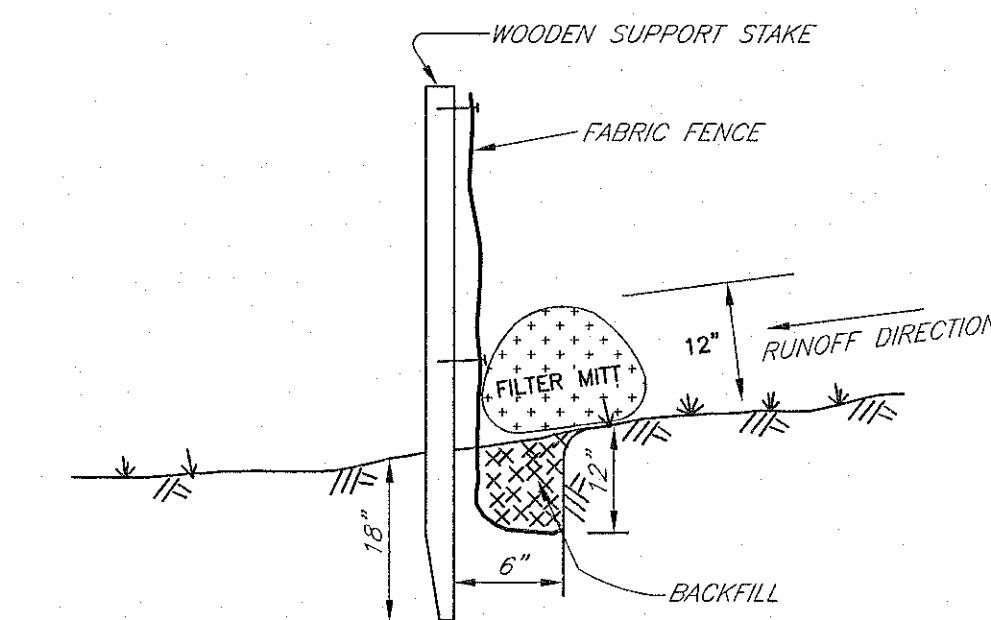
PRECAST CONCRETE MANHOLE DETAILS
NOT TO SCALE



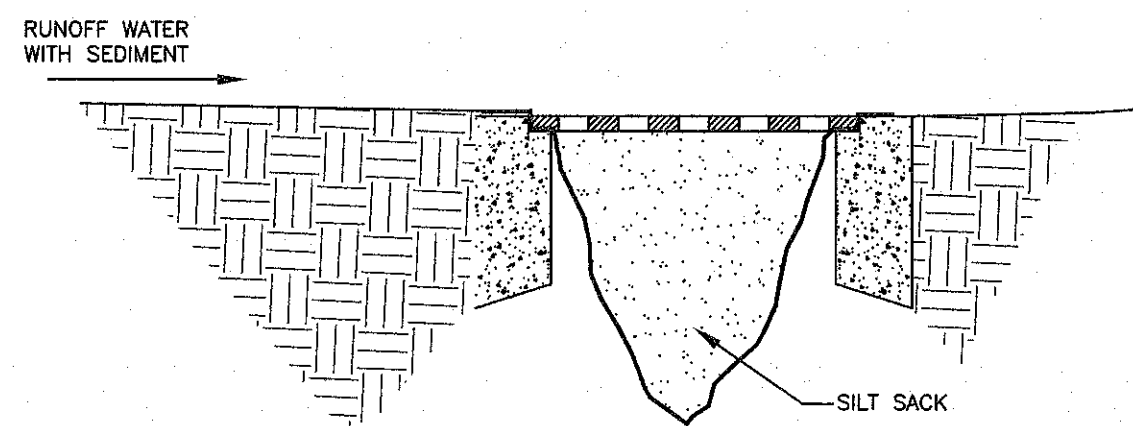
TYPICAL DRAIN TRENCH DETAILS
NOT TO SCALE



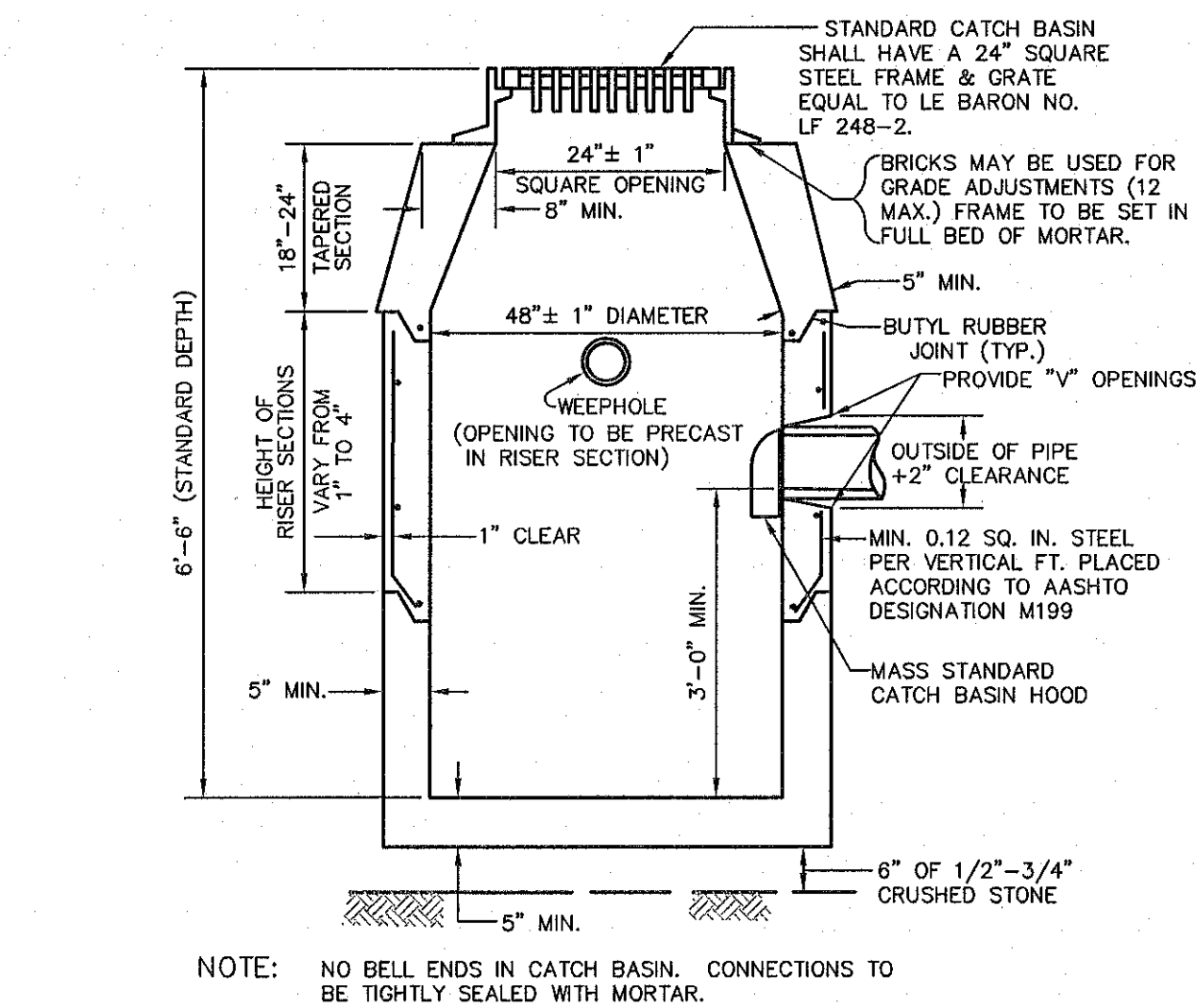
TRAP ROCK APRON
CONSTRUCTION ENTRANCE
N.T.S.



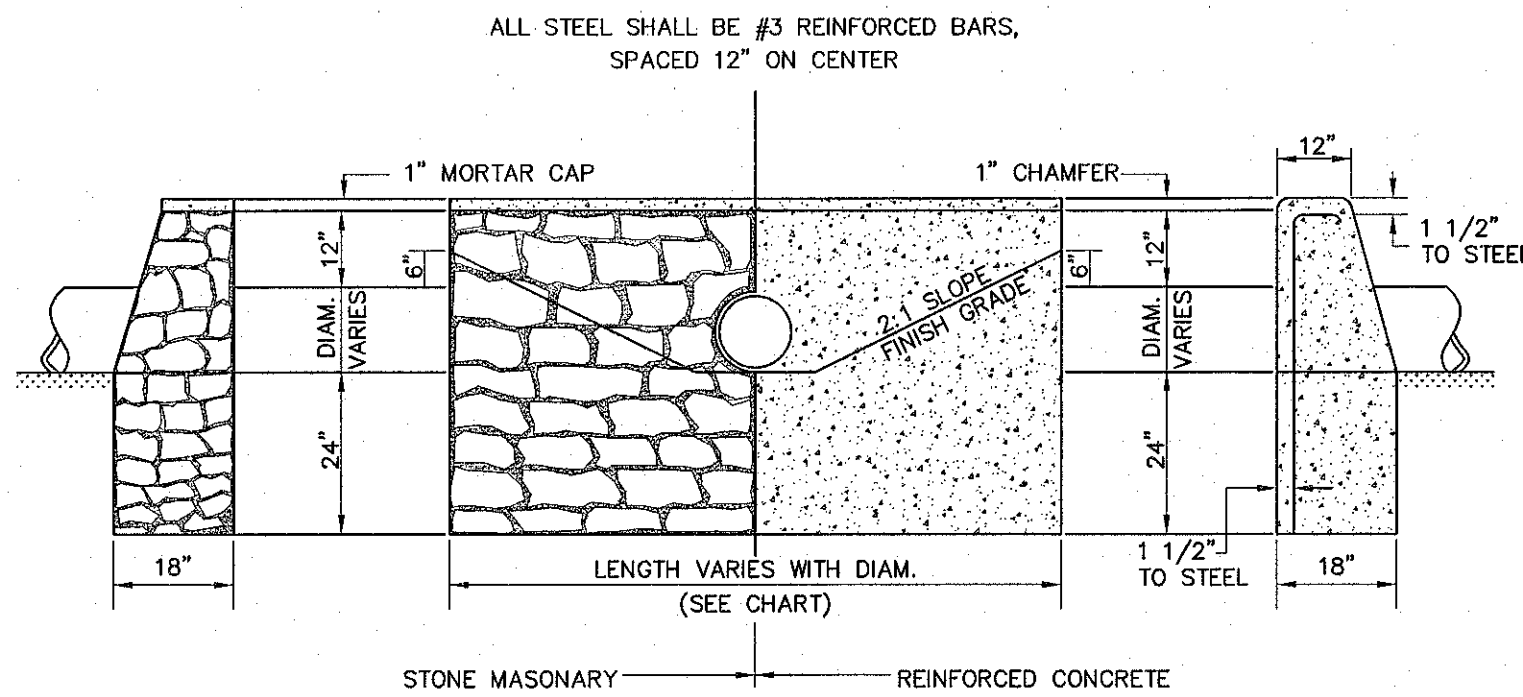
EROSION CONTROL BARRIER
WITH FILTER MITT
N.T.S.



SILT SACK CATCH BASIN INLET
NOT TO SCALE



PRECAST CONCRETE CATCH BASIN DETAILS
NOT TO SCALE



HEADWALLS
MASONRY & CONCRETE
N.T.S.

DIAMETER	12"	15"	16"	18"	21"	24"	30"
LENGTH	7'-6"	8'-9"	9'-2"	10'-0"	11'-6"	12'-6"	15'-0"
CONC. (Cu.Yd.)	1.49	1.82	1.94	2.18	2.62	2.97	3.86
STEEL (Lbs.)	26	29	30	32	42	46	56

ALL STEEL SHALL BE #3 REINFORCED BARS, SPACED 12" ON CENTER

DEEP HOLE -- 22-1		
HORIZ DEPTH	DATE: 10/13/22	ELEV.
0"	SANDY LOAM 10YR3/2	266.0
6"	FILL BURY HOLE	263.0
27"	GROUNDWATER OBSERVED	263.8
16"	SOIL MOTTLING	264.7
16"	ESTIMATED SEASONAL HIGH GROUNDWATER	264.7

DEEP HOLE -- 22-2		
HORIZ DEPTH	DATE: 10/13/22	ELEV.
0"	SANDY LOAM 10YR3/2	265.0
9"	SANDY LOAM 10YR3/2	
24"	SANDY LOAM 10YR4/4	
60"	C1 Sand Med/Coarse 5% Gravel 2.5Y5/6	260.0
36"	GROUNDWATER OBSERVED	262.0
18"	SOIL MOTTLING	263.5
18"	ESTIMATED SEASONAL HIGH GROUNDWATER	263.5

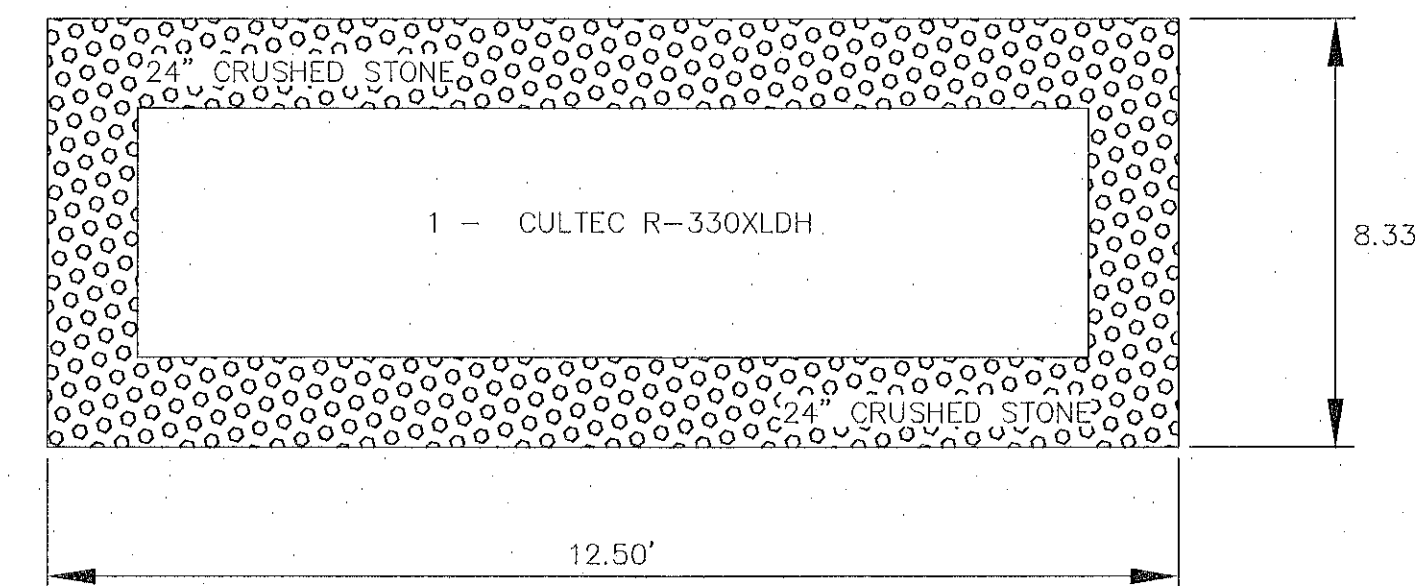
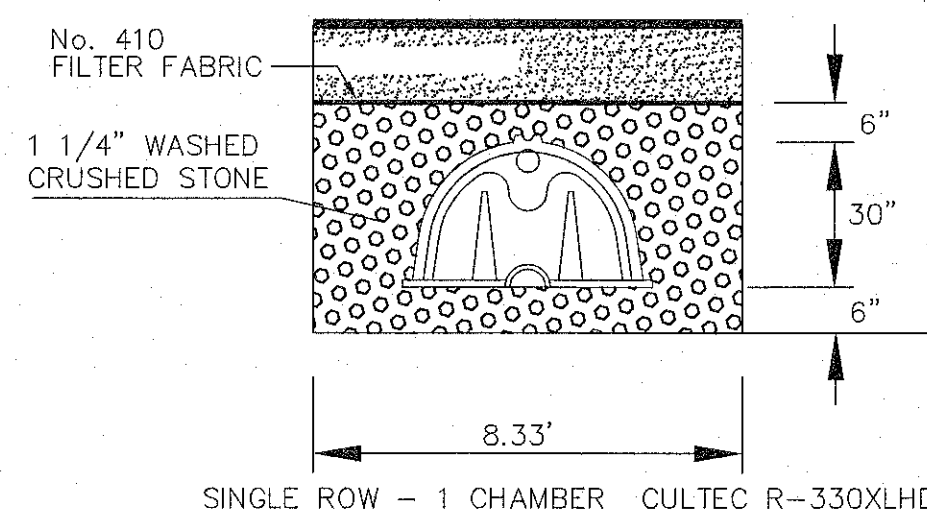
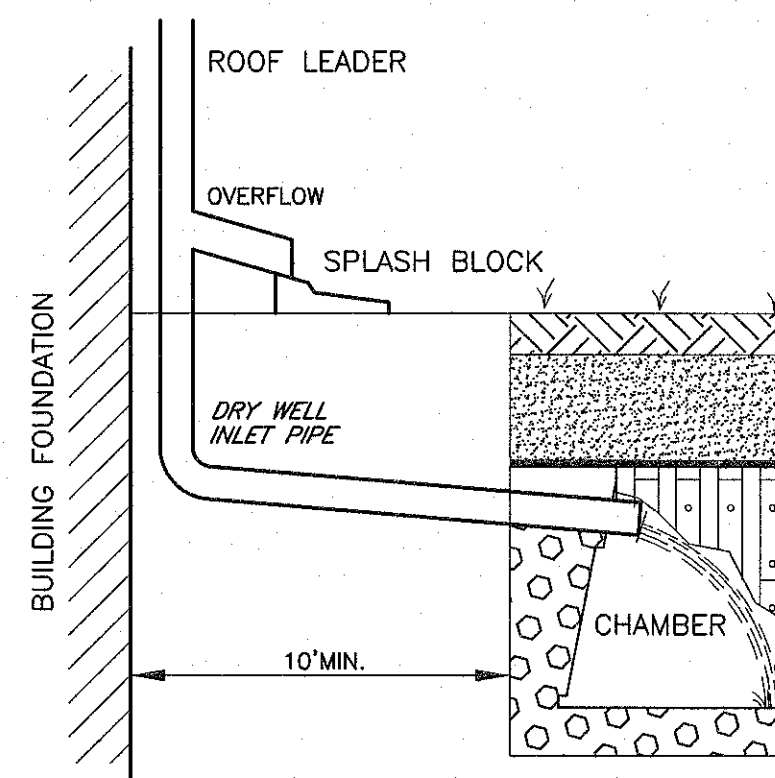
DEEP HOLE -- 22-5		
HORIZ DEPTH	DATE: 10/13/22	ELEV.
0"	SANDY LOAM 10YR3/2	270.3
12"	SANDY LOAM 10YR3/2	
20"	SANDY LOAM 10YR4/4	
60"	C1 Sand Med/Coarse 5% Gravel 2.5Y5/6	265.3
52"	GROUNDWATER OBSERVED	265.9
None	SOIL MOTTLING	
53"	ESTIMATED SEASONAL HIGH GROUNDWATER	265.9

DEEP HOLE -- 22-6		
HORIZ DEPTH	DATE: 10/13/22	ELEV.
0"	SANDY LOAM 10YR3/2	267.8
12"	SANDY LOAM 10YR3/2	
29"	SANDY LOAM 10YR4/4	
78"	C1 Sand Med/Coarse 5% Gravel 2.5Y5/6	261.3
72"	GROUNDWATER OBSERVED	261.8
53"	SOIL MOTTLING	263.3
53"	ESTIMATED SEASONAL HIGH GROUNDWATER	263.3

DEEP HOLE -- 22-7		
HORIZ DEPTH	DATE: 10/13/22	ELEV.
0"	SANDY LOAM 10YR3/2	268.6
10"	SANDY LOAM 10YR3/2	
18"	SANDY LOAM 10YR4/4	
63"	C1 Sand Med/Coarse 5% Gravel 2.5Y5/6	264.2
48"	GROUNDWATER OBSERVED	264.6
40"	SOIL MOTTLING	265.2
40"	ESTIMATED SEASONAL HIGH GROUNDWATER	265.2

DEEP HOLE -- 22-8		
HORIZ DEPTH	DATE: 10/13/22	ELEV.
0"	SANDY LOAM 10YR3/2	274.0
6"	SANDY LOAM 10YR3/2	
16"	SANDY LOAM 10YR4/4	
96"	C1 Sand Med/Coarse 5% Gravel 2.5Y5/6	266.0
None	GROUNDWATER OBSERVED	266.0
None	SOIL MOTTLING	266.0
None	ESTIMATED SEASONAL HIGH GROUNDWATER	

CERTIFIED SOIL EVALUATOR : CHRIS GABORIAULT, SE#2949



NOTE: All roof runoff shall be directed to infiltration chamber. Install two (2) system per house.(See Plan)

RESIDENTIAL ROOF RUNOFF CULTEC DRY WELL
CULTEC CHAMBER R-330XLHD
N.T.S.

APPROVED BY:
HOLLISTON PLANNING BOARD:

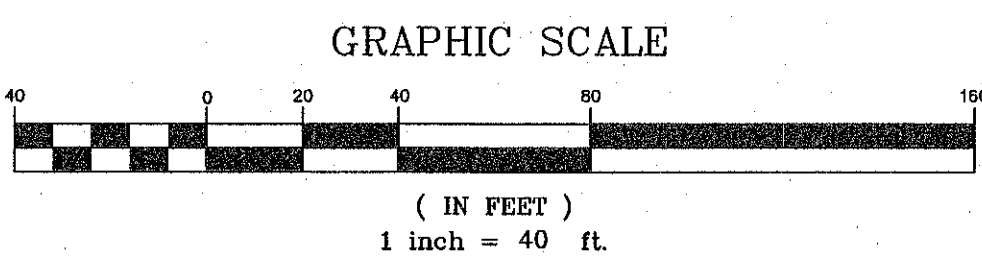
APPROVED BY: _____
ENDORSED BY: _____

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

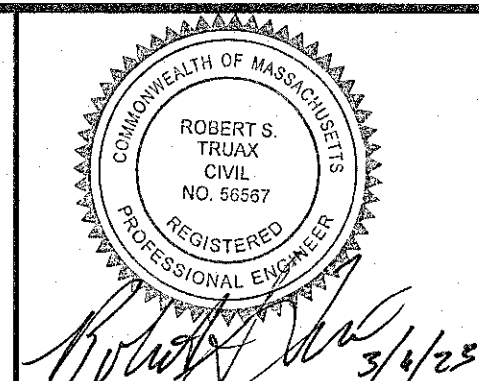
I TOWN CLERK OF THE TOWN OF HOLLISTON, RECEIVED & RECORDED FROM THE PLANNING BOARD APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK _____ DATE _____

DETAILS



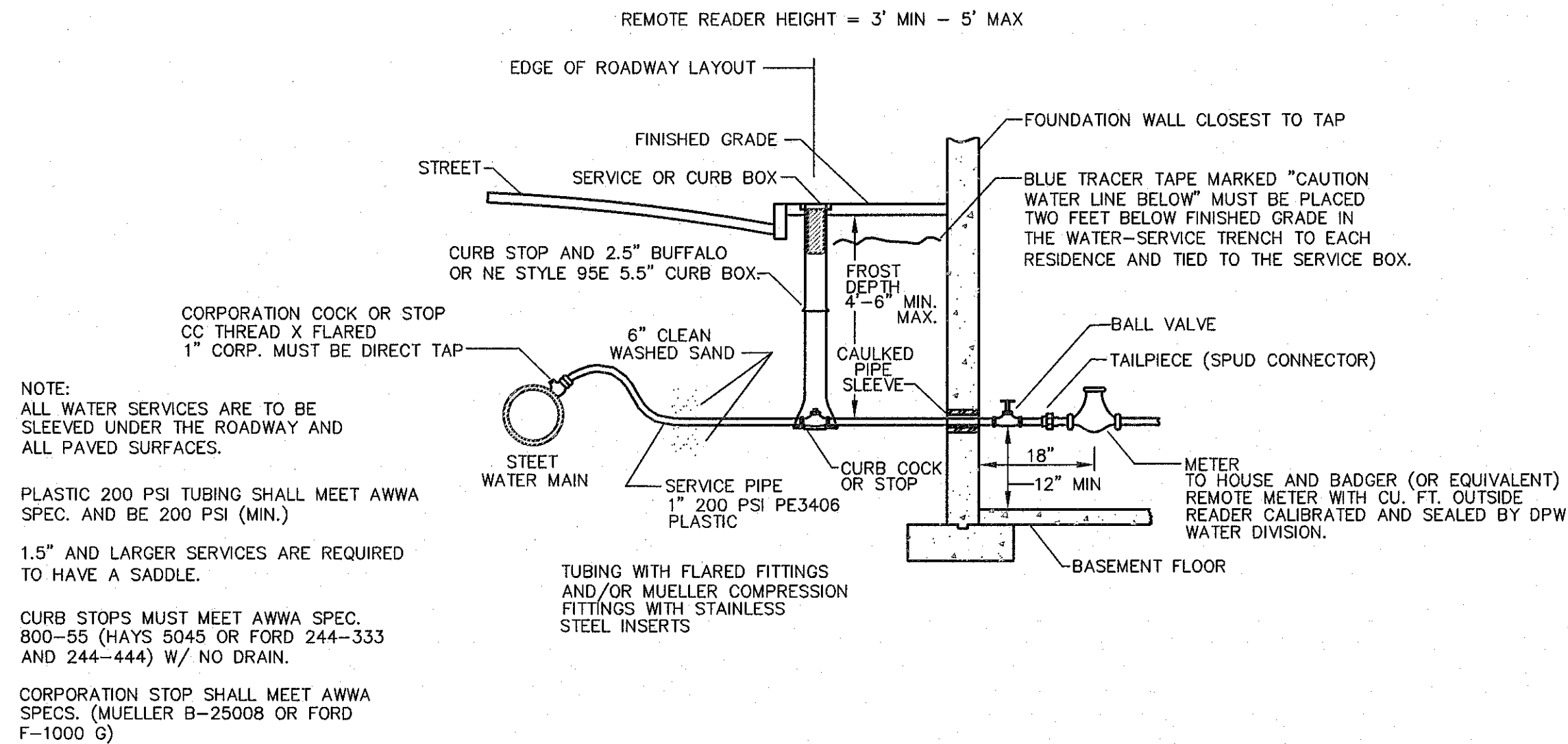
REVISIONS			FLD.:
No.	DATE	DESCRIPTION	DRW.:
			CHKD.:



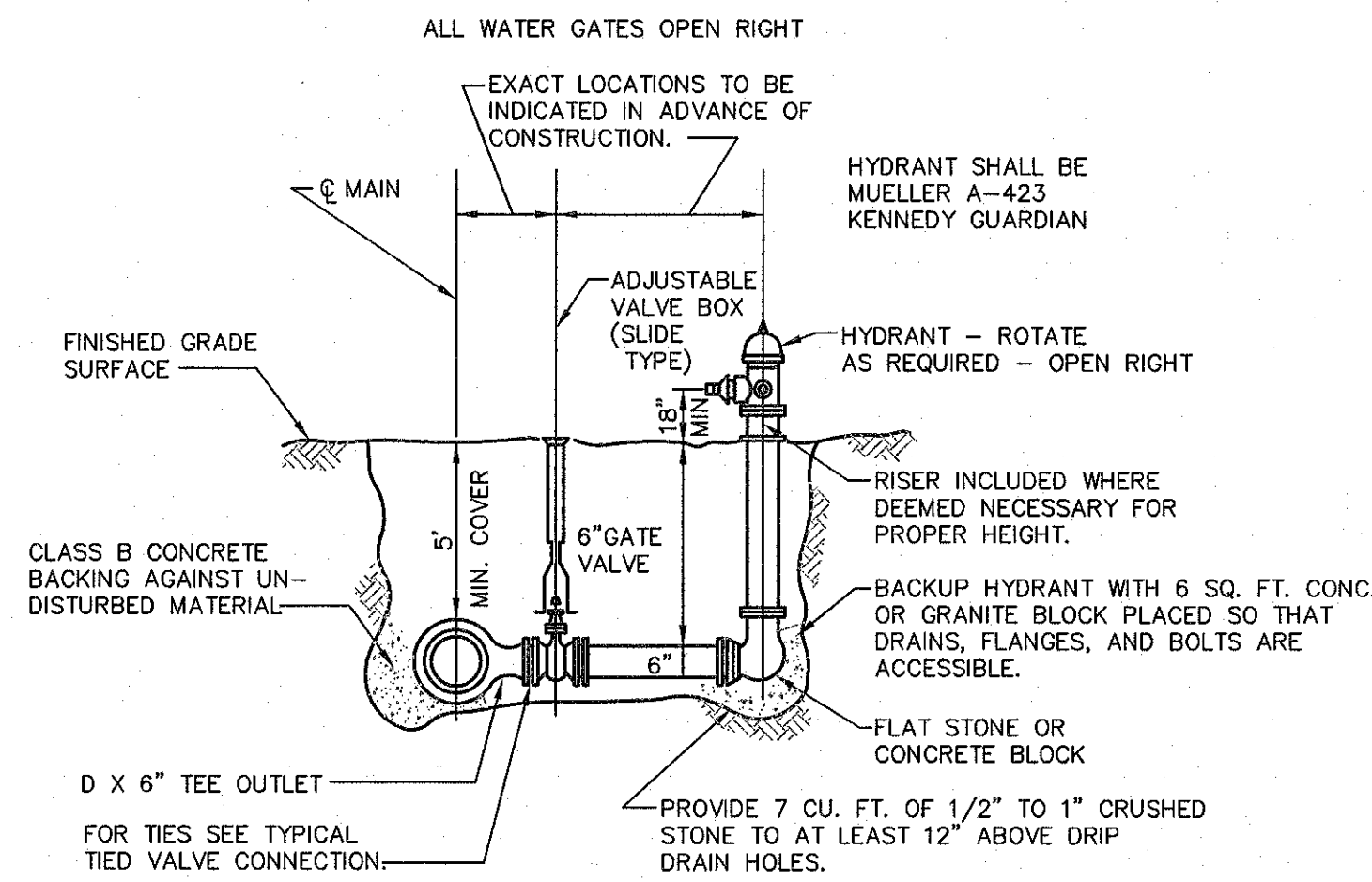
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19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100 F: 508-429-7160
www.GLMengineering.com

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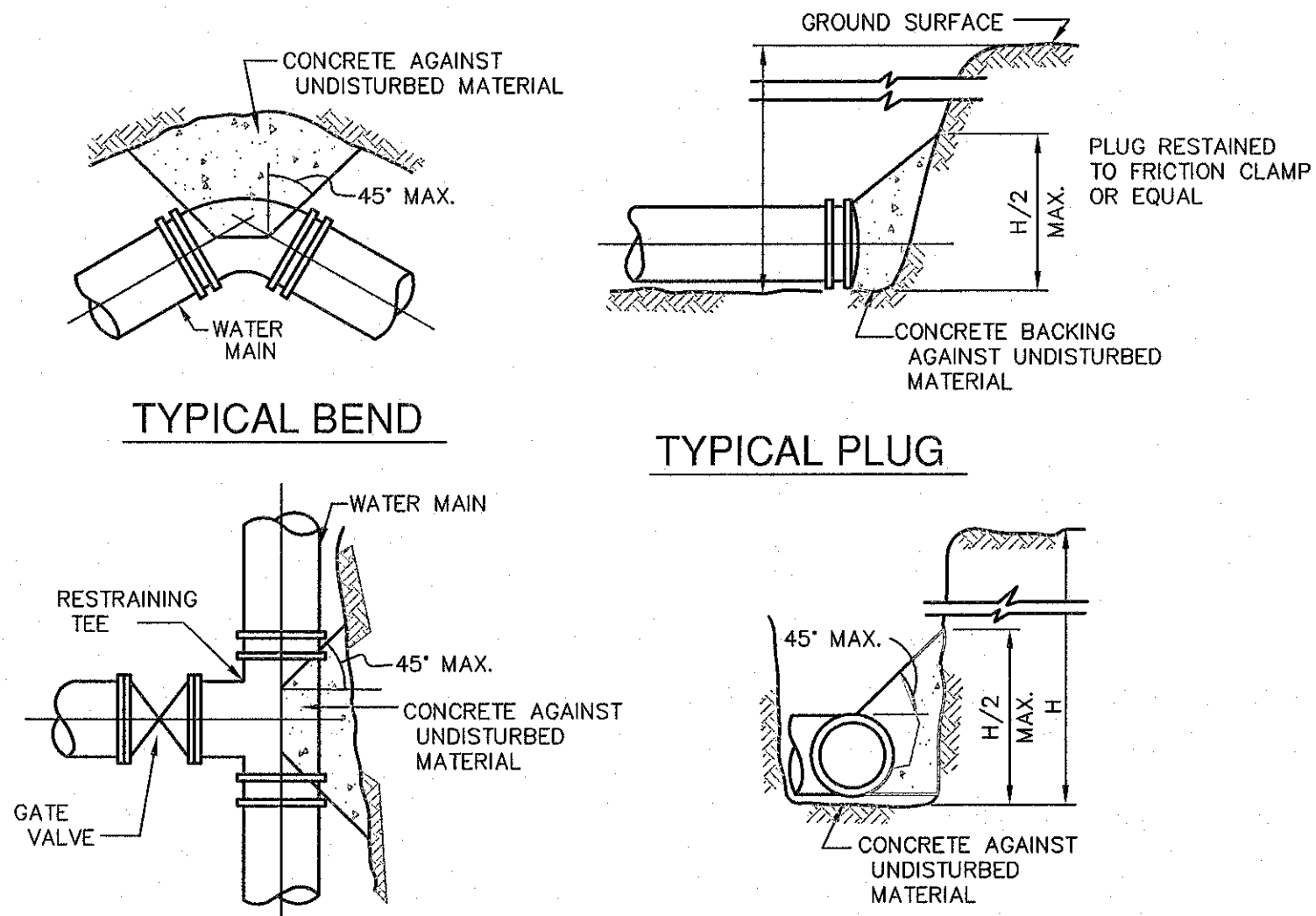
JOB No. 9936-2022
DATE: MARCH 6, 2023
SCALE: 1"=80'
SHEET: 10 of 13
PLAN #: 27,816



TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE



TYPICAL HYDRANT ASSEMBLY DETAIL

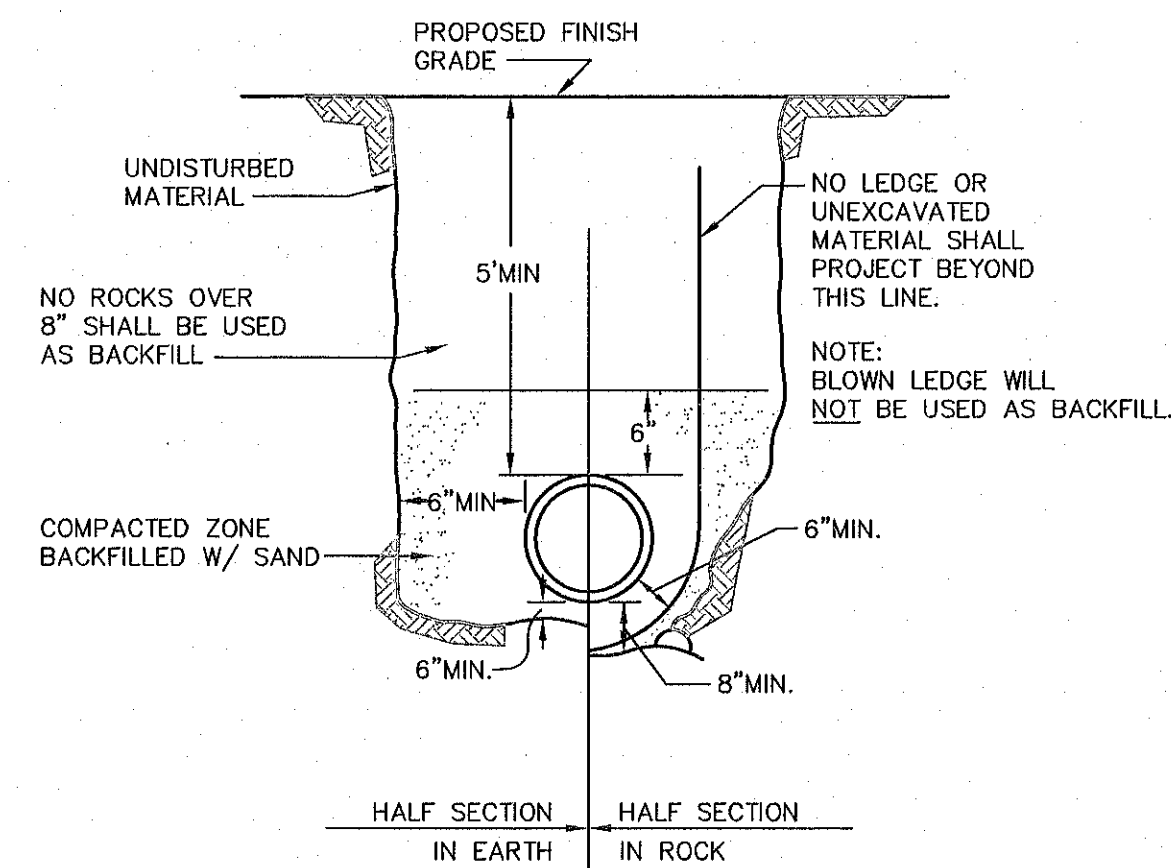


TYPICAL BEND TYPICAL PLUG

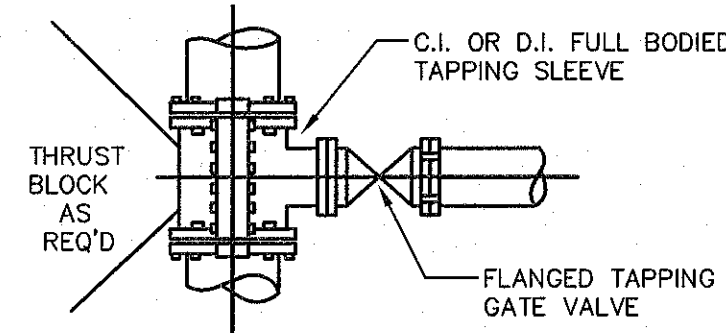
NOTE: CONCRETE FOR THRUST BLOCKS SHALL BE NO LONGER THAN THE RATIO OF 2 1/2 : 5 1/2 AND SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 2000 PSI (SO THAT FLANGES AND BOLTS ARE ACCESSIBLE.)

BEARING AREAS OF THRUST BLOCKS (BEARING AREA IN SQUARE FT.)				
PIPE SIZE INCHES	1/4 BEND	1/8 BEND OR LESS	PLUG TEES	
6 AND 8	8	8	8	
10 AND 12	22	13	8	16

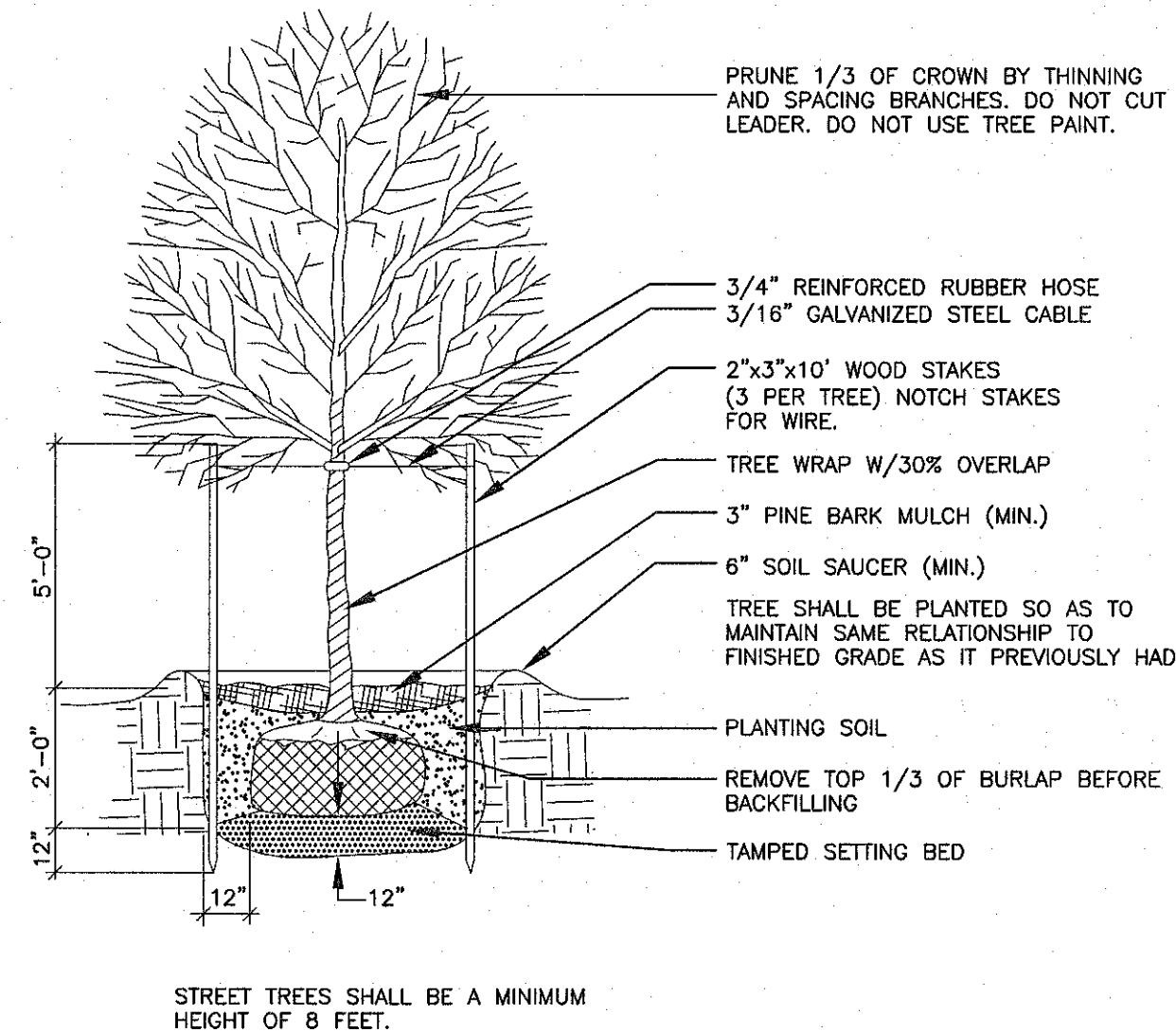
TYPICAL THRUST BLOCK DETAIL
NOT TO SCALE



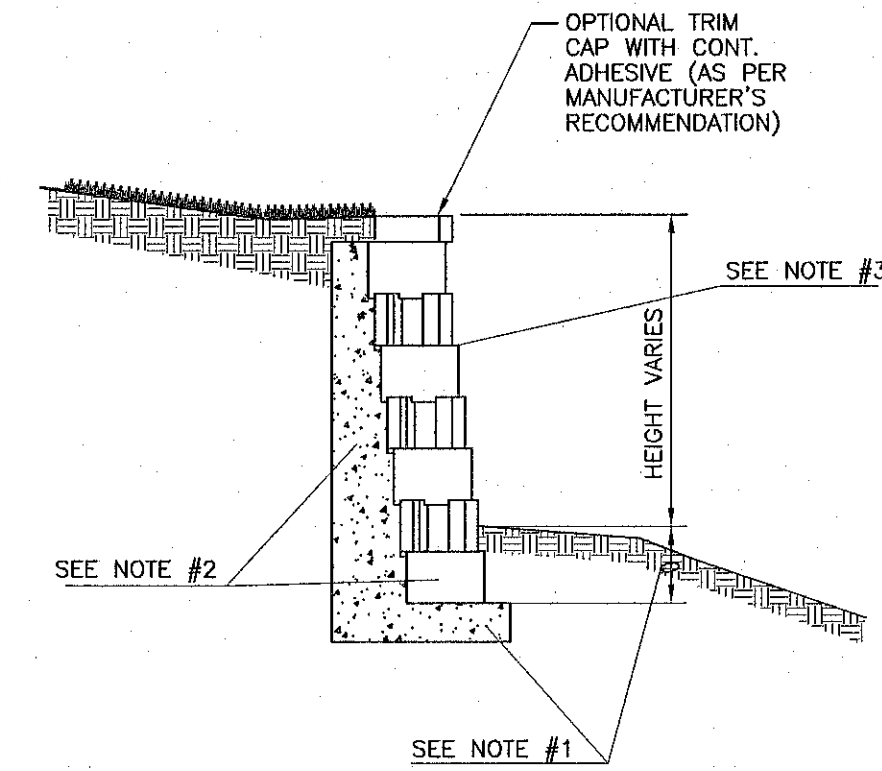
WATER MAIN TRENCH DETAIL
NOT TO SCALE



TAPPING SLEEVE AND VALVE DETAILS
NOT TO SCALE



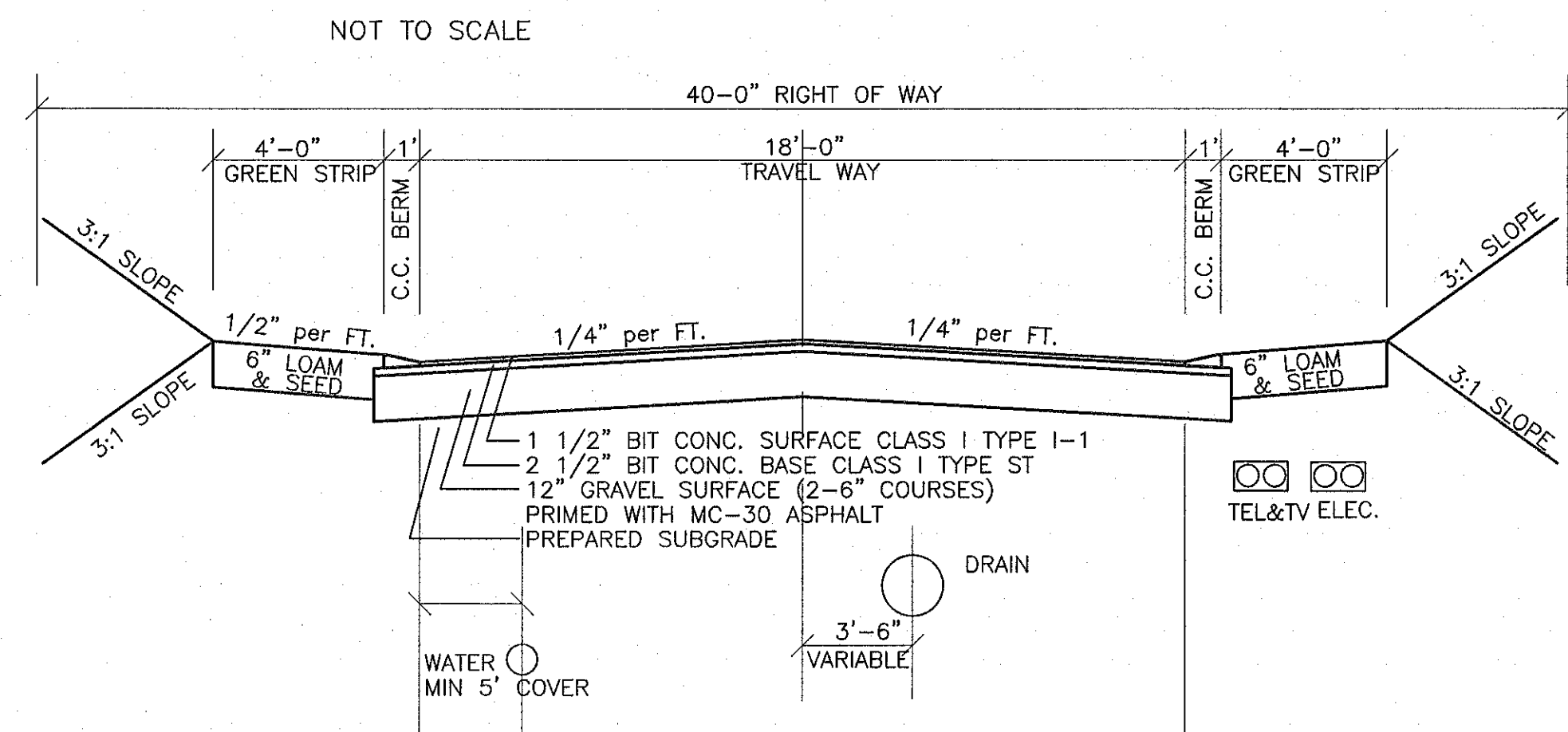
TYP. DECIDUOUS TREE PLANTING
NOT TO SCALE



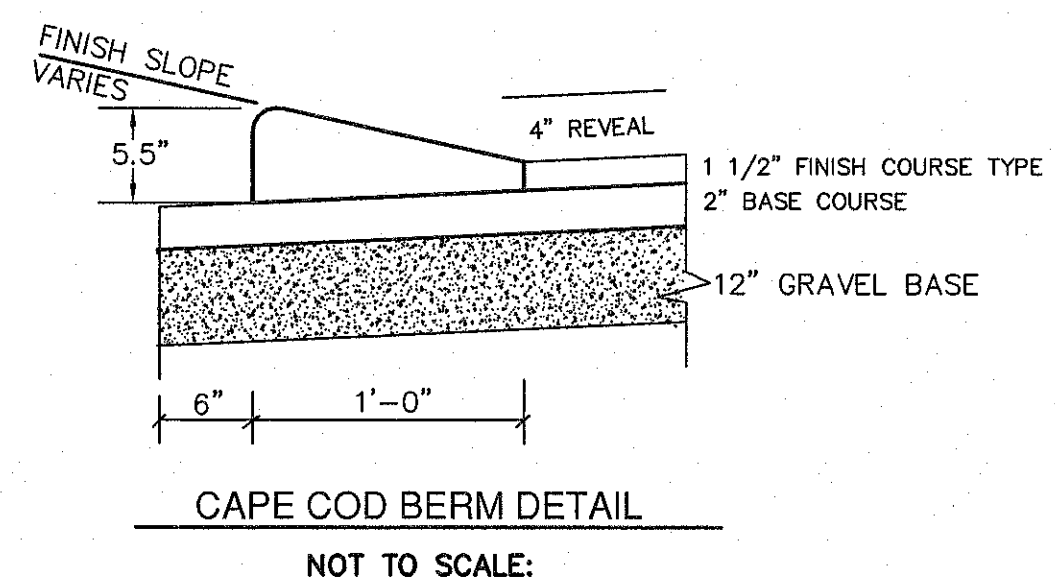
TYPICAL CROSS SECTION
SCALE: NONE

RETAINING WALL NOTES:
#1 - BASE TRENCH & BASE MATERIAL TRENCH TO BE 18" WIDE AND MUST INCLUDE THE REMOVAL OF ANY ORGANIC/FILL MATERIAL. BASE MATERIAL IS ANY CLEAN, COMPACTIBLE GRANULAR MATERIAL 1/4"-3/4" DIAMETER. PLACE AT LEAST 12" OF BASE MATERIAL IN THE TRENCH AND COMPACT WITH A MECHANICAL PLATE COMPACTOR. BASE MUST BE LEVEL. A THIN LAYER OF SAND MAY BE USED TO MAKE LEVELING EASIER. A CONCRETE LEVELING PAD MAY BE USED INSTEAD OF USING BASE MATERIAL.
#2 - BASE COARSE AND DRAINAGE MATERIAL LAY BASE COARSE BLOCKS CHECKING FOR STRAIGHTNESS AND LEVEL. FILL THE BLOCK HOLLOW CORES AND 6"-8" BEHIND BLOCKS WITH DRAINAGE MATERIAL(SAME AS BASE MATERIAL). USE A PLATE COMPACTOR TO COMPACT THE AGGREGATE IN THE BLOCKS AND BEHIND THE WALL. RUN COMPACTOR OVER TOP OF BLOCKS FIRST, AND THEN OVER DRAINAGE MATERIAL.
#3 - SECOND COARSE AND ADDITIONAL COARSE STACK NEXT ROW OF BLOCKS, AND EACH ADDITIONAL ROW, WITH SEAMS OFFSET FROM THE BLOCKS BELOW. CHECK FOR STRAIGHTNESS & LEVEL. FILL HOLLOW CORES AND 6"-8" BEHIND BLOCKS WITH DRAINAGE MATERIAL AND COMPACT.

ALLAN BLOCK RETAINING WALL OR APPROVED EQUAL
NOT TO SCALE



TYPICAL RIGHT OF WAY CROSS SECTION



CAPE COD BERM DETAIL
NOT TO SCALE:

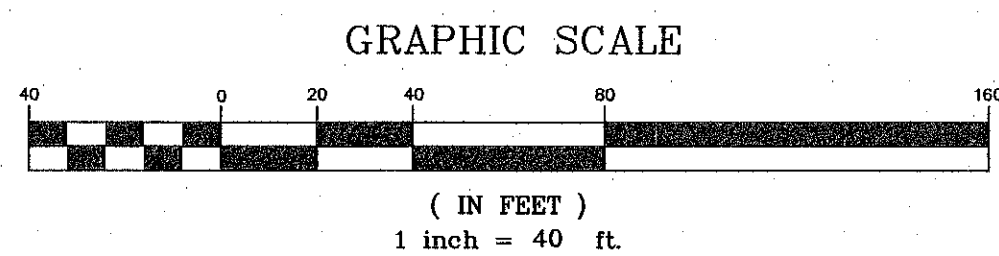
REGISTRY USE ONLY

APPROVED BY:
HOLLISTON PLANNING BOARD:

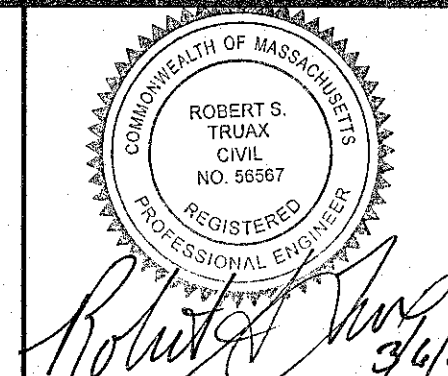
APPROVED BY: _____
ENDORSED BY: _____

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

TOWN CLERK _____ DATE _____



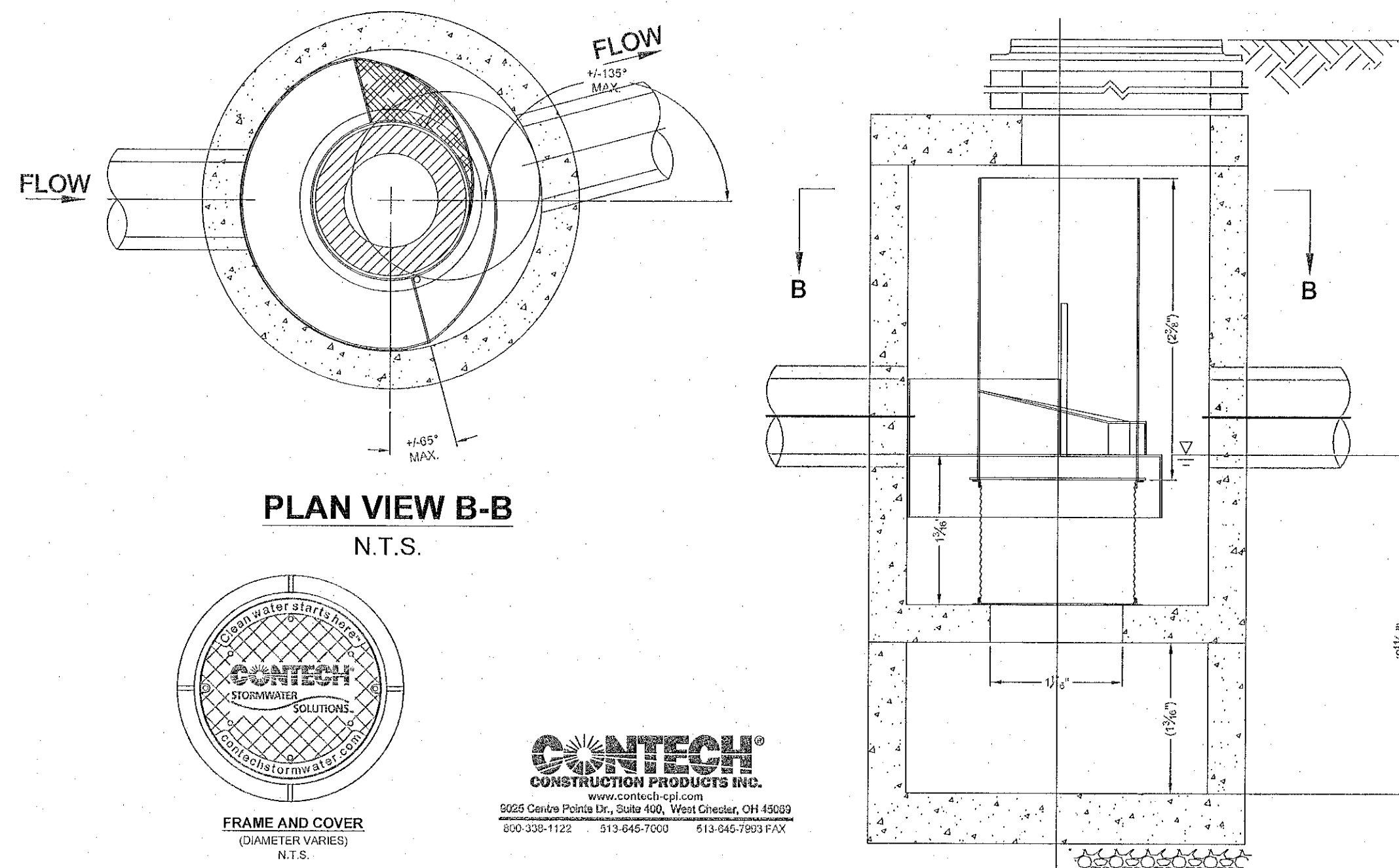
REVISIONS			FLD.:
No.	DATE	DESCRIPTION	DRW.:
			CHKD.:



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**DEFINITIVE OPEN SPACE SUBDIVISION
"BEAVER BROOK FARM"
A 7 LOT SINGLE FAMILY SUBDIVISION
HOLLISTON, MASSACHUSETTS**
PREPARED FOR:
YVONNE & DENNIS FERREIRA, Jr.
734 ADAMS STREET
HOLLISTON, MASSACHUSETTS

JOB No.	9936-2022
DATE:	MARCH 6, 2023
SCALE:	AS SHOWN
SHEET:	11 of 13
PLAN #:	27,816

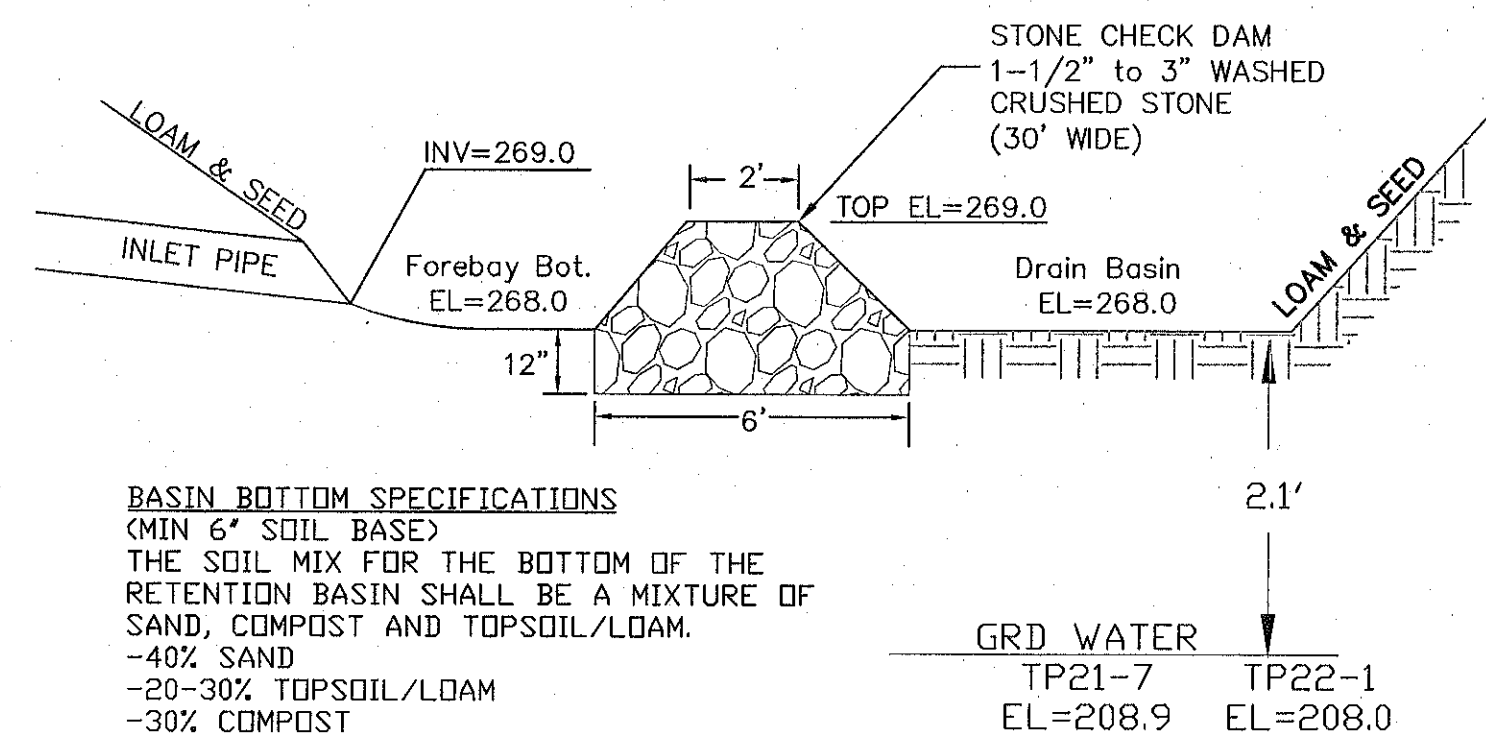


PLAN VIEW B-B
N.T.S.

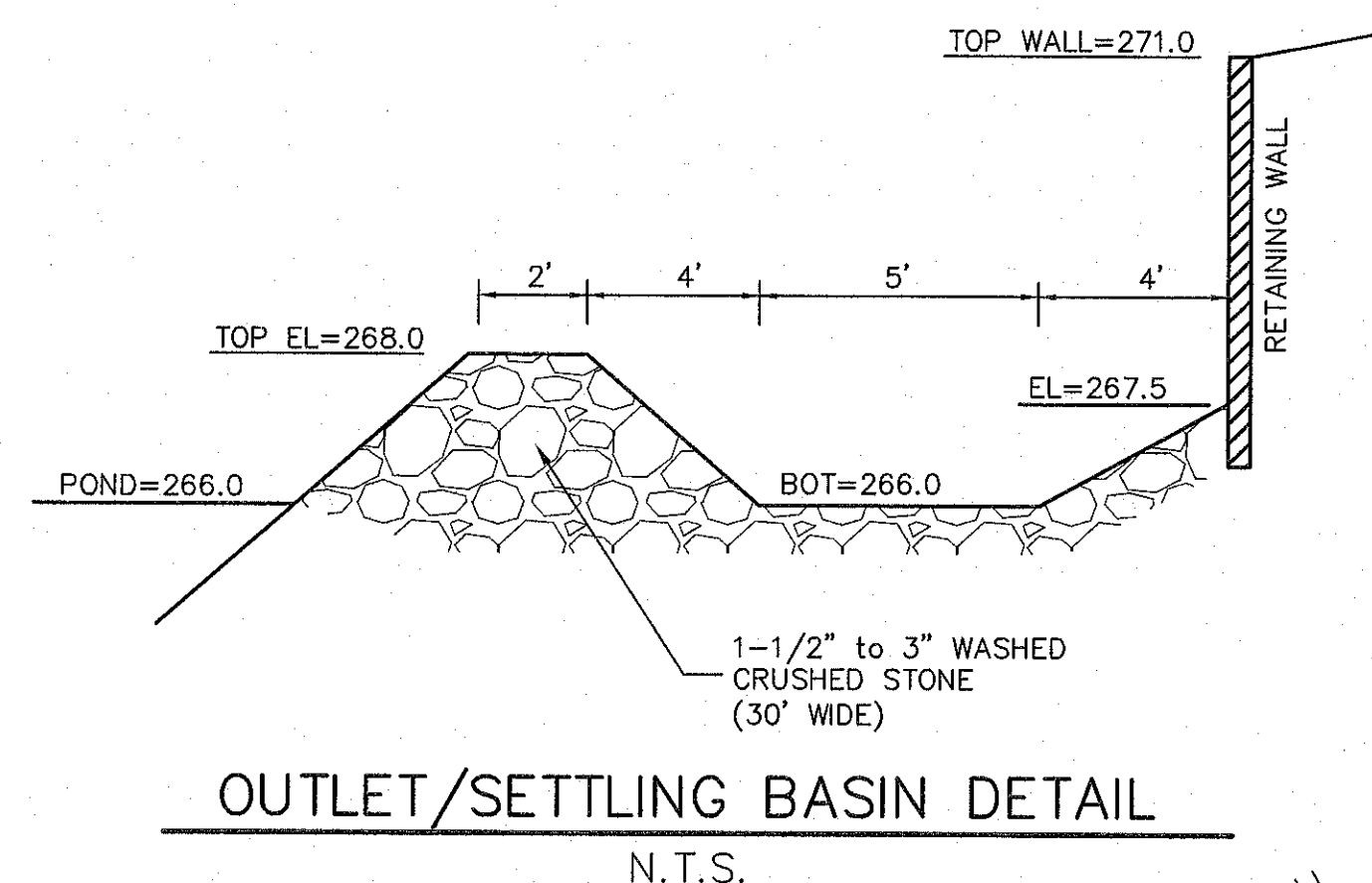
ELEVATION A-A
N.T.S.

- GENERAL NOTES**
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH CONSTRUCTION PRODUCTS REPRESENTATIVE. www.contech-cpi.com
 4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 5. STRUCTURE SHALL MEET ASHTO H1920 AND CASTINGS SHALL MEET ASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
 6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
- INSTALLATION NOTES**
1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
 3. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
 4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
 5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

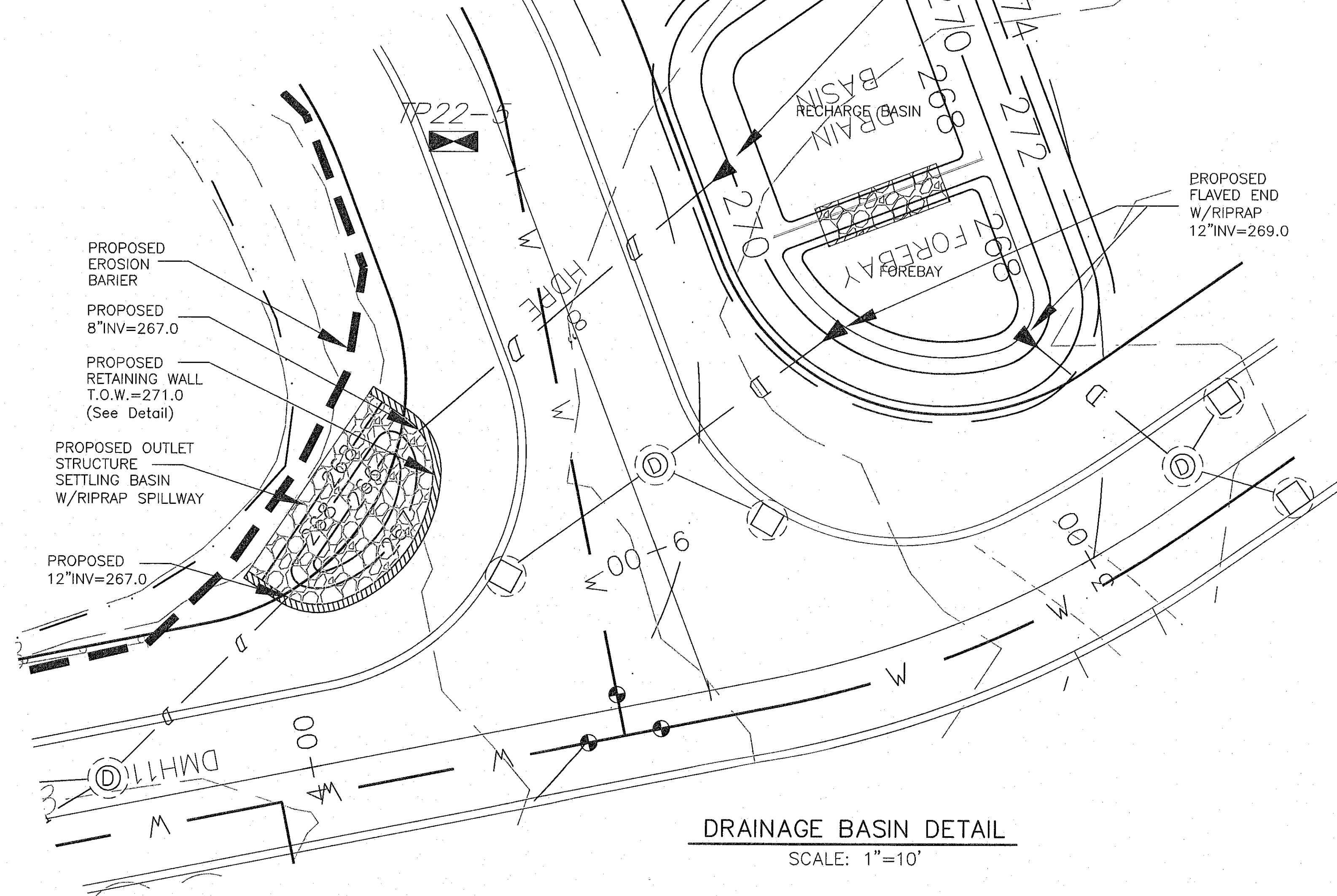
WATER QUALITY UNIT DETAIL
CDS1515-3-C CDS INLINE STANDARD DETAIL
NOT TO SCALE



DRAINAGE BASIN SECTION DETAIL
N.T.S.



OUTLET/SETTLING BASIN DETAIL
N.T.S.



DRAINAGE BASIN DETAIL
SCALE: 1"=10'

APPROVED _____ SUBJECT TO COVENANT
CONDITIONS SET FORTH IN A COVENANT EXECUTED
BY _____ DATED _____
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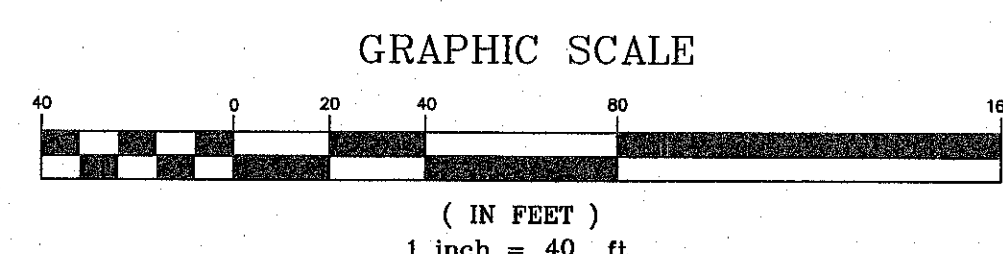
I TOWN CLERK OF THE TOWN OF HOLLISTON,
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TOWN CLERK _____ DATE _____

APPROVED BY
HOLLISTON PLANNING BOARD:

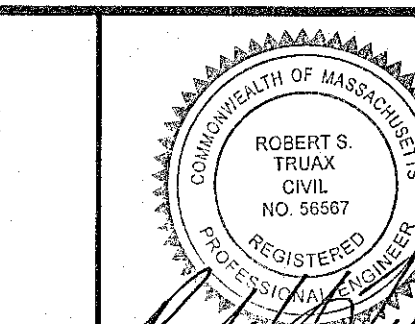
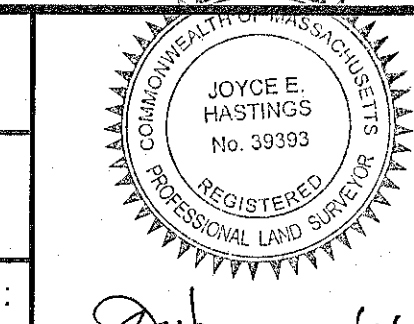
APPROVED BY: _____
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REVISIONS		
No.	DATE	DESCRIPTION

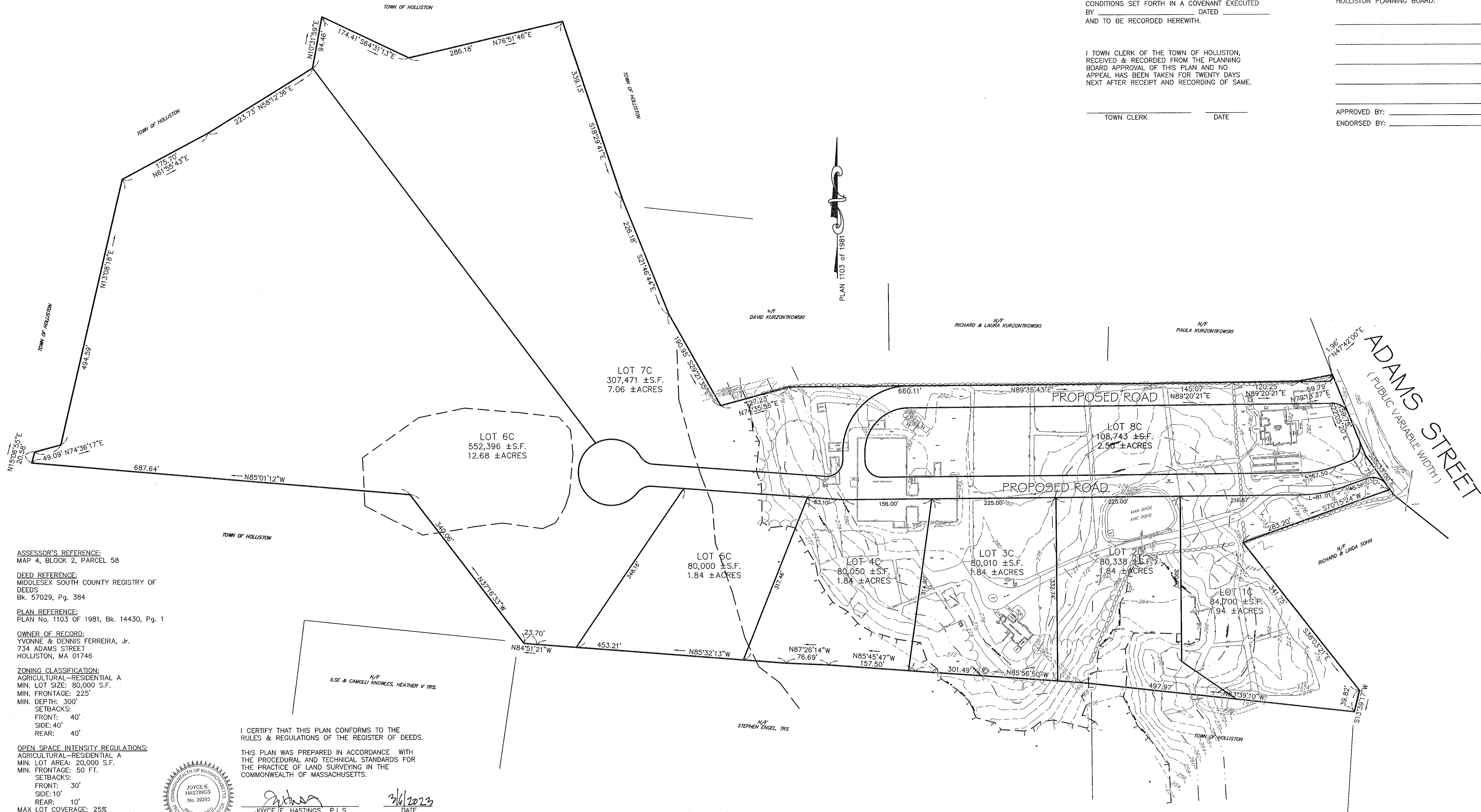
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PREPARED FOR:
YVONNE & DENNIS FERREIRA, Jr.
734 ADAMS STREET
HOLLISTON, MASSACHUSETTS

JOB No. 9936-2022
DATE: MARCH 6, 2023
SCALE: AS SHOWN
SHEET: 12 of 13
PLAN #: 27,816



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

I TOWN CLERK OF THE TOWN OF HOLLISTON,
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NEXT AFTER RECEIPT AND RECORDING OF SAME.

TOWN CLERK _____ DATE _____

APPROVED BY: _____
ENDORSED BY: _____

ASSESSOR'S REFERENCE:
MAP 4, BLOCK 2, PARCEL 58

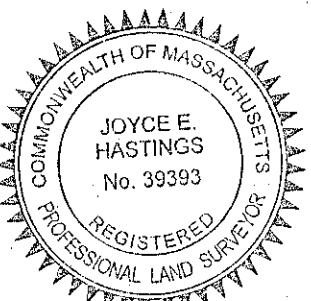
DEED REFERENCE:
MIDDLESEX SOUTH COUNTY REGISTRY OF
DEEDS
Bk. 57029, Pg. 384

PLAN REFERENCE:
PLAN No. 1103 OF 1981, Bk. 14430, Pg. 1

OWNER OF RECORD:
YVONNE & DENNIS FERREIRA, Jr.
734 ADAMS STREET
HOLLISTON, MA 01746

ZONING CLASSIFICATION:
AGRICULTURAL-RESIDENTIAL A
MIN. LOT SIZE: 80,000 S.F.
MIN. FRONTAGE: 225'
MIN. DEPTH: 300'
SETBACKS:
FRONT: 40'
SIDE: 40'
REAR: 40'

OPEN SPACE INTENSITY REGULATIONS:
AGRICULTURAL-RESIDENTIAL A
MIN. LOT AREA: 20,000 S.F.
MIN. FRONTAGE: 50 FT.
SETBACKS:
FRONT: 30'
SIDE: 10'
REAR: 10'
MAX LOT COVERAGE: 25%



I CERTIFY THAT THIS PLAN CONFORMS TO THE
RULES & REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH
THE PROCEDURAL AND TECHNICAL STANDARDS FOR
THE PRACTICE OF LAND SURVEYING IN THE
COMMONWEALTH OF MASSACHUSETTS.

Joyce E. Hastings
JOYCE E. HASTINGS P.L.S. 3/6/2023
DATE

CONVENTIONAL SUBDIVISION LAYOUT

GRAPHIC SCALE
0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

REVISIONS		
No.	DATE	DESCRIPTION

FLD.:
DRW.:
CHKD.:

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DEFINITIVE OPEN SPACE SUBDIVISION
"RIDGE TOP FARM"
A 7 LOT SINGLE FAMILY SUBDIVISION
HOLLISTON, MASSACHUSETTS
PREPARED FOR:
YVONNE & DENNIS FERREIRA, Jr.
734 ADAMS STREET
HOLLISTON, MASSACHUSETTS

JOB No. 9936-2022
DATE: MARCH 6, 2023
SCALE: 1"=80'
SHEET: 13 of 13
PLAN #: 27,816