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

DATE: MARCH 6, 2023

REVISED: JUNE 29, 2023

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.

COMMONWEALTH OF MASSACHUSETTS
JOYCE E. HASTINGS
No. 39393
REGISTERED
PROFESSIONAL LAND SURVEYOR

JOYCE E. HASTINGS P.L.S. — 6/29/23 DATE

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

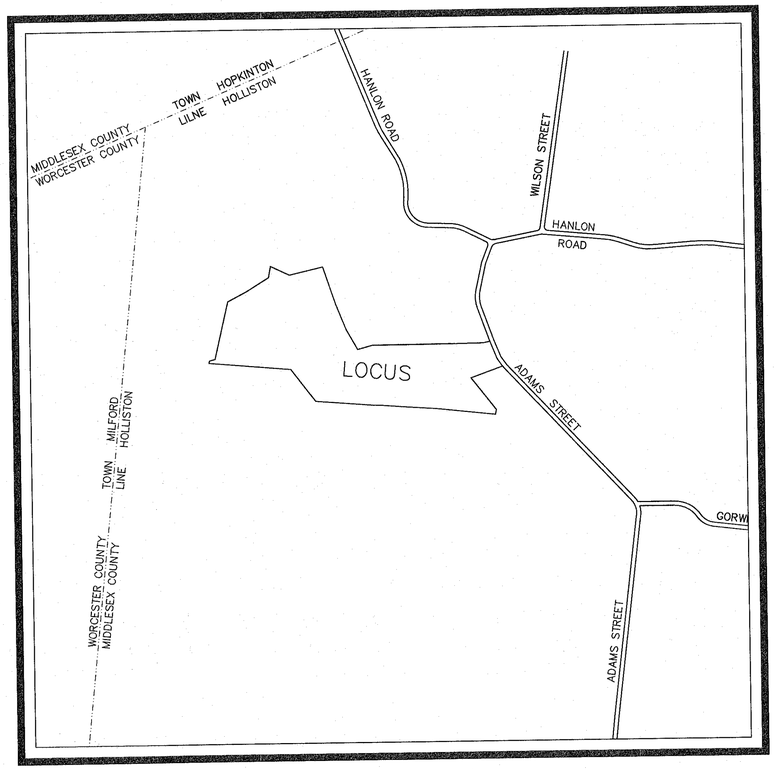
DEED REFERENCE:
MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS
Bk. 57029, Pg. 384

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
GROUNDWATER PROTECTION DISTRICT – ZONE II
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'

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 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.
3. ELEVATIONS ON THIS PLAN RFERENCE THE NORTH AMERICAN VETICAL DATUM OF 1988 (NAVD 88).
4. THE WETLAND DELINEATION WAS CONDUCTED BY GLM ENGINEEING CONSULTANTS INC., JOYCE E. HASTINGS, ON JUNE 15, 2022.

COMMONWEALTH OF MASSACHUSETTS
ROBERT S. TRUAX
CIVIL
No. 56507
REGISTERED
PROFESSIONAL ENGINEER

6/29/23

SHEET INDEX

JOB No.	9936
SHEET:	1 of 17
PLAN #:	27,816

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

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COMMONWEALTH OF MASSACHUSETTS — JOYCE E. HASTINGS No. 39393 — REGISTERED PROFESSIONAL LAND SURVEYOR

JOYCE E. HASTINGS P.L.S. — DATE 6/29/23

APPROVED BY
HOLLISTON PLANNING BOARD:

APPROVED BY: _____

ENDORSED BY: _____

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TOWN CLERK — DATE

REGISTRY USE ONLY

PLAN 1103 of 1981

TOWN OF HOLLISTON

N10°31'59"E 94.46'
174.41'
S64°31'13"E
286.18'
N76°51'46"E
339.13'
S18°29'41"E
228.18'
S21°46'44"E
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S29°21'35"E
660.11'
N89°35'43"E
N89°20'21"E 145.07'
265.32' 120.25'
N79°18'37"E 59.79'
1.96' N41°42'00"E
ADAMS (PUBLIC VAR-WIDTH) STREET
S22°05'20"E 139.75'
S35°33'00"E 88.52'
75.00'
S70°15'24"W
283.20'
341.75'
S38°03'21"E
39.82'
S13°39'17"W
497.97'
N83°39'10"W
301.49'
N85°56'50"W
157.50'
N85°45'47"W
76.69'
N87°26'14"W
453.21'
N85°32'13"W
23.70' DH FND
N84°51'21"W
340.06'
N37°16'33"W
241.17'
N85°01'12"W
687.64'
446.47'
49.09'
N74°36'17"E
DH FND
N15°06'55"E 20.58'
494.59'
N13°08'18"E
175.70'
N61°55'43"E
223.73'
N58°12'36"E
111.86'
111.86'
S02°26'07"E
695.54'
N/F DAVID KURZONTKOWSKI
N/F ILSE & CAMOLLI KNOWLES, HEATHER V TRS.
N/F STEPHEN ENGEL, TRS
WETLANDS
WETLANDS
BEAVER BROOK PERENNIAL STREAM
BEAVER BROOK PERENNIAL STREAM
POND
PROPOSED ROAD

PARCEL A
OPEN SPACE
740,626 ± S.F.
17.00 ± AC

PARCEL B
OPEN SPACE
195,584 ± S.F.
4.49 ± AC

LOT 1
40,693 ± S.F.

LOT 2
40,001 S.F.

LOT 3
40,177 S.F.

LOT 4
102,712 S.F.

LOT 5
114,757 ± S.F.

LOT 6
67,928 ± S.F.

LOT 7
87,407 ± S.F.

ASSESSOR'S REFERENCE:
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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%

KEY SHEET (FULL BUILDOUT)

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

REVISIONS		
No.	DATE	DESCRIPTION
1	06/29/2023	PLANNING & CONSERVATION REVIEW

FLD.: DRW.: CHKD.:

COMMONWEALTH OF MASSACHUSETTS — ROBERT S. TRUAX CIVIL NO. 50567 — REGISTERED PROFESSIONAL ENGINEER — 6/29/23

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

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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:	2 of 17
PLAN #:	27,816

REGISTRY USE ONLY

N/F
DAVID KURZONTKOWSKI

N/F
RICHARD & LAURA KURZONTKOWSKI

N/F
PAULA KURZONTKOWSKI

ADAMS STREET
(PUBLIC VAR-WIDTH)

ROAD

PROPOSED

N/F
RICHARD & LINDA SOHN

TOWN OF HOLLISTON

N/F
STEPHEN ENGEL, TRS

BEAVER BROOK
PERENIAL STREAM

PLAN 1103 of 1981

EXISTING BUILDINGS
TO BE RAZED

EXISTING ARENA &
BARN BUILDING
TO BE RAZED

INDOOR RIDING ARENA

POND

WETLANDS

DRAIN EASEMENT

10' WIDE DRAIN & GRADING EASE

BUILDING SETBACK LINE

PARCEL A
740,626 S.F.

LOT 1
40,693 ± S.F.
0.93 ± AC.

LOT 2
40,001 ± S.F.
0.92 ± AC.

LOT 3
40,177 ± S.F.
0.92 ± AC.

LOT 4
102,712 ± S.F.
2.36 ± 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.

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GROUNDWATER PROTECTION DISTRICT – ZON II
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%

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COMMONWEALTH OF MASSACHUSETTS
JOYCE E. HASTINGS
No. 39393
REGISTERED PROFESSIONAL LAND SURVEYOR

JOYCE E. HASTINGS, P.L.S. — DATE 6/23/23

DENOTES GRANITE BOUND W/DRILL TO BE SET

DENOTES IRON ROD W/CAP TO BE SET

APPROVED BY
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ENDORSED BY: _____

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TOWN CLERK — DATE

LAYOUT (FULL BUILDOUT)

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

REVISIONS			FLD.:
No.	DATE	DESCRIPTION	
1	06/29/2023	PLANNING & CONSERVATION REVIEW	DRW.:
			CHKD.:

COMMONWEALTH OF MASSACHUSETTS
ROBERT S. TRUAX
CIVIL
NO. 50507
REGISTERED PROFESSIONAL ENGINEER
6/29/23

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HOLLISTON, MASSACHUSETTS

JOB No.	9936-2022
DATE:	MARCH 6, 2023
SCALE:	1"=40'
SHEET:	3 of 17
PLAN #:	27,816

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No. 39393
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JOYCE E. HASTINGS P.L.S. — DATE 6/29/23

APPROVED BY
HOLLISTON PLANNING BOARD:

APPROVED BY: _____

ENDORSED BY: _____

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PLAN 1103 of 1981

TOWN OF HOLLISTON

N10°31'59"E 94.46'

174.41'

S64°31'13"E

TOWN OF HOLLISTON

286.18'

N76°51'46"E

339.13'

TOWN OF HOLLISTON

S18°29'41"E

226.18'

S21°46'44"E

N/F DAVID KURZONTKOWSKI

190.53'

S29°21'35"E

N87°35'56"E 427.23'

660.11'

N89°35'43"E

N89°20'21"E 145.07'

265.32' 120.25'

N79°18'37"E 59.79'

1.96' N47°42'00"E

ADAMS (PUBLIC VAR-WIDTH) STREET

S22°05'20"E 159.75'

S36°33'09"E 86.52'

75.50'

S70°15'24"W

283.20'

341.75'

S36°03'21"E

39.92'

S13°39'17"W

497.97'

N83°39'10"W

301.49'

N85°56'50"W

157.50'

N85°45'47"W

76.69'

N87°26'14"W

453.21'

N85°32'13"W

23.70' DH FND

N84°51'21"W

N37°16'33"W

340.06'

241.17'

N85°01'12"W

446.47' 687.64'

49.09' N74°36'17"E

DH FND

N15°56'55"E 20.58'

TOWN OF HOLLISTON

N13°08'18"E

494.59'

TOWN OF HOLLISTON

223.73' N58°12'36"E 111.86'

111.86'

175.70' N61°55'43"E

S02°26'07"E

695.54'

PARCEL B
OPEN SPACE
195,584 ± S.F.
4.49 ± AC

PARCEL A
OPEN SPACE
740,626 ± S.F.
17.00 ± AC

PARCEL C
452,982 ± S.F.
10.40 ± ACRES

LOT 1
40,693 ± S.F.

PROPOSED ROAD

POND

WETLANDS

WETLANDS

BEAVER BROOK PERENIAL STREAM

BEAVER BROOK PERENIAL STREAM

N/F
ILSE & CAMOLLI KNOWLES, HEATHER V TRS.

N/F
STEPHEN ENGEL, TRS

TOWN OF HOLLISTON

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MAP 4, BLOCK 2, PARCEL 58

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AGRICULTURAL–RESIDENTIAL A
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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%

KEY SHEET

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

REVISIONS			FLD.:
No.	DATE	DESCRIPTION	
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			CHKD.:

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ROBERT S. TRUAX
CIVIL
NO. 50007
REGISTERED PROFESSIONAL ENGINEER
6/29/23

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JOB No.	9936-2022
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SCALE:	1"=80'
SHEET:	4 of 17
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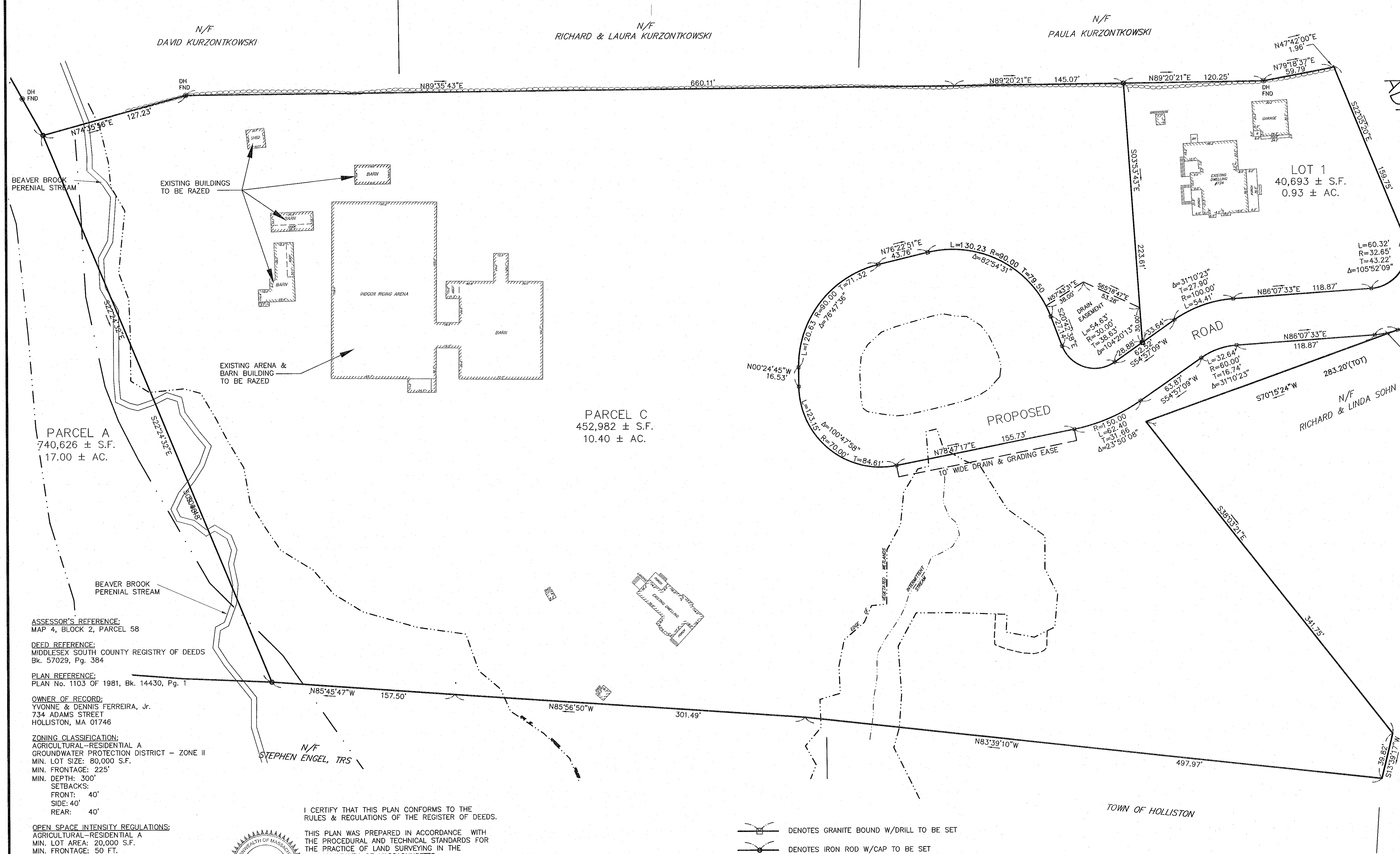

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JOYCE E. HASTINGS P.L.S. 6/29/23 DATE

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LAYOUT

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40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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FLD.:
DRW.:
CHKD.:

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6/29/23

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SHEET:	5 of 17
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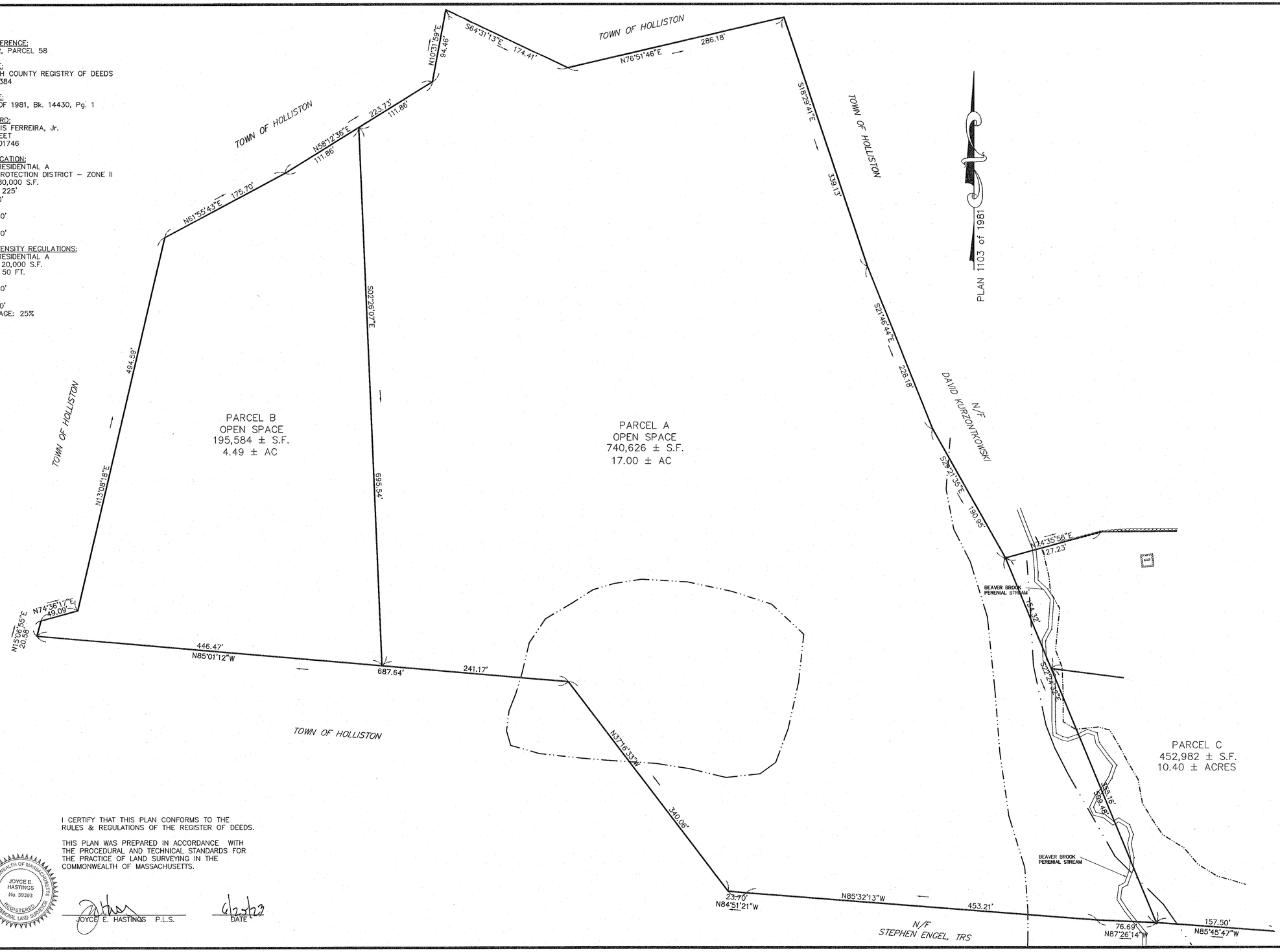
REAR: 10'
MAX LOT COVERAGE: 25%



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.

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.

COMMONWEALTH OF MASSACHUSETTS
JOYCE E. HASTINGS
No. 39393
REGISTERED PROFESSIONAL LAND SURVEYOR

JOYCE E. HASTINGS P.L.S. — DATE 6/29/23

LAYOUT

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

REVISIONS			FLD.:
No.	DATE	DESCRIPTION	
1	06/29/2023	PLANNING & CONSERVATION REVIEW	DRW.:
			CHKD.:

COMMONWEALTH OF MASSACHUSETTS
ROBERT S. TRUAX
CIVIL
NO. 54687
REGISTERED PROFESSIONAL ENGINEER
6/29/23

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

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:	6 of 17
PLAN #:	27,816

N/F
DAVID KURZONTKOWSKI

N/F
RICHARD & LAURA KURZONTKOWSKI

N/F
PAULA KURZONTKOWSKI

N/F
RICHARD & LINDA SOHN

TOWN OF HOLLISTON

ADAMS STREET
(PUBLIC VAR. WIDTH)

REGISTRY USE ONLY

N74°35'56"E 127.23'

N89°35'43"E 660.11'

N89°20'21"E 145.07'

N89°20'21"E 120.25'

N47°42'00"E 1.96'

N79°18'37"E 59.79'

S12°05'20"E 169.75'

S39°33'00"E 75.50'

S81°05'26"E 125.49'

S70°15'24"W 283.20'(TOT)

S39°03'21"E 341.75'

S13°39'17"W 39.82'

N83°39'10"W 497.97'

N85°56'50"W 301.49'

N85°45'47"W 157.50'

BEAVER BROOK
PERENIAL STREAM

100' INNER RIPARIAN

200' OUTER RIPARIAN

100' WETLAND BUFFER

50' WETLAND BUFFER

SPECIAL FLOOD
HAZARD ZONE A

POND

INDOOR RIDING AREA

BARN

GRAVEL

LAWN

WOODS

FENCE

GATE

BIT DRIVE

CONC DRIVE

GARAGE

GARDEN

WELL

SEPTIC

LEACHING AREA

EXISTING DWELLING #234

APPROVED BY
HOLLISTON PLANNING BOARD:

APPROVED BY: _____

ENDORSED BY: _____

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_____ TOWN CLERK

_____ DATE

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3. ELEVATIONS ON THIS PLAN RFERENCE THE NORTH AMERICAN VETICAL DATUM OF 1988 (NAVD 88).
4. THE WETLAND DELINEATION WAS CONDUCTED BY GLM ENGINEEING CONSULTANTS INC., JOYCE E. HASTINGS, ON JUNE 15, 2022.

COMMONWEALTH OF MASSACHUSETTS
JOYCE E. HASTINGS
No. 39393
REGISTERED
PROFESSIONAL LAND SURVEYOR

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

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JOYCE E. HASTINGS P.L.S. — DATE 6/29/23

EXISTING CONDITIONS/TOPOGRAPHY

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

REVISIONS		
No.	DATE	DESCRIPTION
1	06/29/2023	PLANNING & CONSERVATION REVIEW

FLD.:
DRW.:
CHKD.:

COMMONWEALTH OF MASSACHUSETTS
ROBERT S. TRUAX
CIVIL
NO. 50597
REGISTERED
PROFESSIONAL ENGINEER
6/29/23

GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
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734 ADAMS STREET
HOLLISTON, MASSACHUSETTS

JOB No.	9936-2022
DATE:	MARCH 6, 2023
SCALE:	1"=40'
SHEET:	7 of 17
PLAN #:	27,816

N/F
DAVID KURZONTKOWSKI

N/F
RICHARD & LAURA KURZONTKOWSKI

N/F
PAULA KURZONTKOWSKI

N89°35'43"E 660.11'

N89°20'21"E 145.07'

N89°20'21"E 120.25'

N47°42'00"E 1.96'

N79°18'37"E 59.79'

DH FND

N74°35'56"E 127.23'

BEAVER BROOK
PERENIAL STREAM

EXISTING BUILDINGS
TO BE RAZED

100' INNER RIPARIAN

200' OUTER RIPARIAN

LOT 4
102,712 S.F.

LOT 3
40,177 S.F.

LOT 2
40,001 S.F.

LOT 1
40,693 S.F.

SEPTIC AREA

PROPOSED HOUSE

ROOF RECHARGE

100' WETLAND BUFFER

PROPOSED STREET TREE (TYP)

EXISTING ARENA & BARN BUILDING TO BE RAZED

INDOOR RIDING ARENA

BARN

GRAVEL

FENCE

LAWN

WOODS

POND

PROPOSED EROSION CONTROL BARRIER

PROP. EROSION CONTROL BARRIER

10' WIDE DRAIN & GRADING EASEMENT

S65°18'47"E 100.00'

DRAIN EASEMENT

INT'L'MITTENT STREAM

WETLAND AREA TO BE FILLED 270 ± S.F.

WETLAND REPLICATION AREA: 800 ± S.F.

LIMIT OF CLEARING

ADAMS STREET
(PUBLIC VAR. WIDTH)

S27°05'20"E 159.75'

S51°38'26"E 125.45'

S70°15'24"W 283.20'(TOT)

N/F
RICHARD & LINDA SOHN

S38°03'21"E 341.75'

S13°38'17"W 39.82'

S22°24'32"E 569.48'

SPECIAL FLOOD HAZARD ZONE A

LOT 5
114,757 S.F.

LOT 6
67,928 S.F.

LOT 7
87,407 S.F.

N85°45'47"W 157.50'

N85°56'50"W 301.49'

N83°39'10"W 497.97'

TOWN OF HOLLISTON

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.

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TOWN CLERK _____ DATE _____

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ZONING CLASSIFICATION:
AGRICULTURAL-RESIDENTIAL A
GROUNDWATER PROTECTION DISTRICT - ZONE II
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%

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

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 6/29/23

COMMONWEALTH OF MASSACHUSETTS · JOYCE E. HASTINGS No. 39393 · REGISTERED PROFESSIONAL LAND SURVEYOR

EXIST & PROPOSED TOPOGRAPHY

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

REVISIONS			FLD.:
No.	DATE	DESCRIPTION	DRW.:
1	06/29/2023	PLANNING & CONSERVATION REVIEW	CHKD.:

COMMONWEALTH OF MASSACHUSETTS · ROBERT S. TRUAX CIVIL NO. 56567 · REGISTERED PROFESSIONAL ENGINEER — 6/29/23

GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
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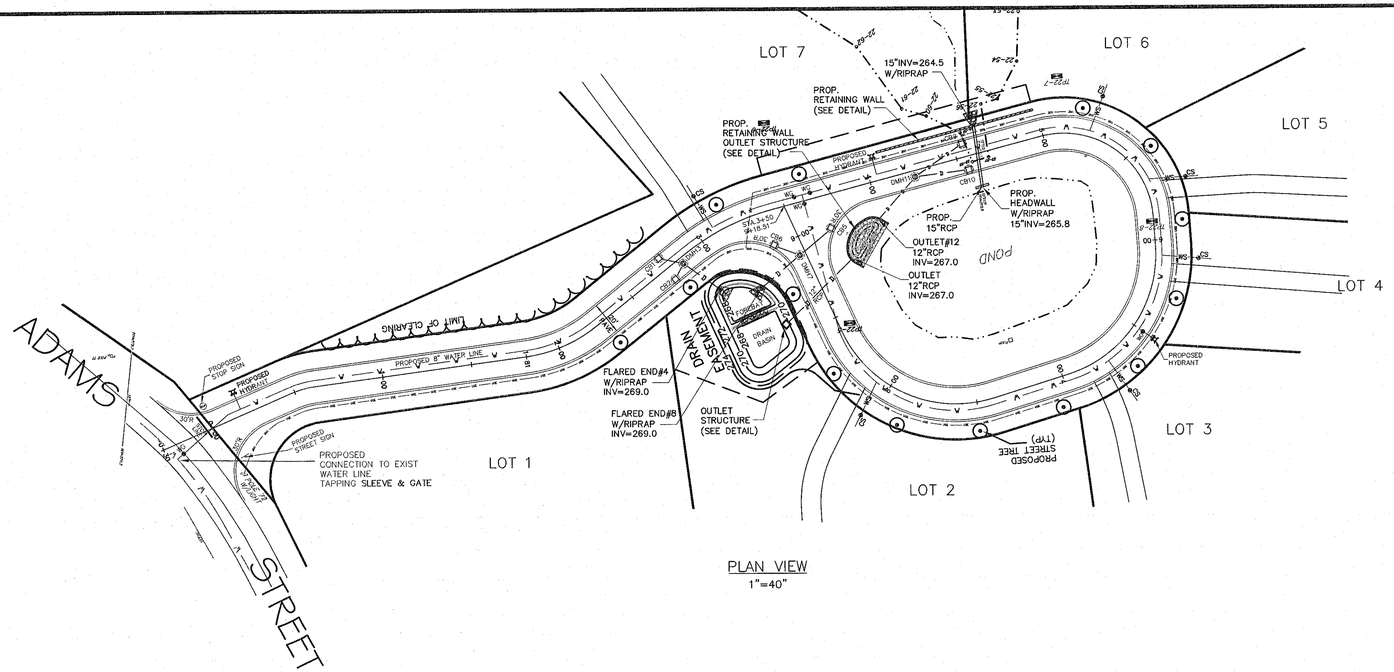
734 ADAMS STREET
HOLLISTON, MASSACHUSETTS

JOB No.	9936-2022
DATE:	MARCH 6, 2023
SCALE:	1"=40'
SHEET:	8 of 17
PLAN #:	27,816



PLAN VIEW
1"=40'

APPROVED BY
HOLLISTON PLANNING BOARD:

APPROVED BY: _____

ENDORSED BY: _____

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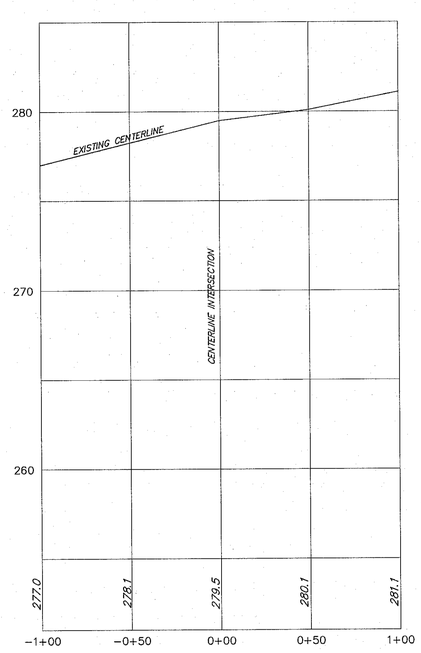
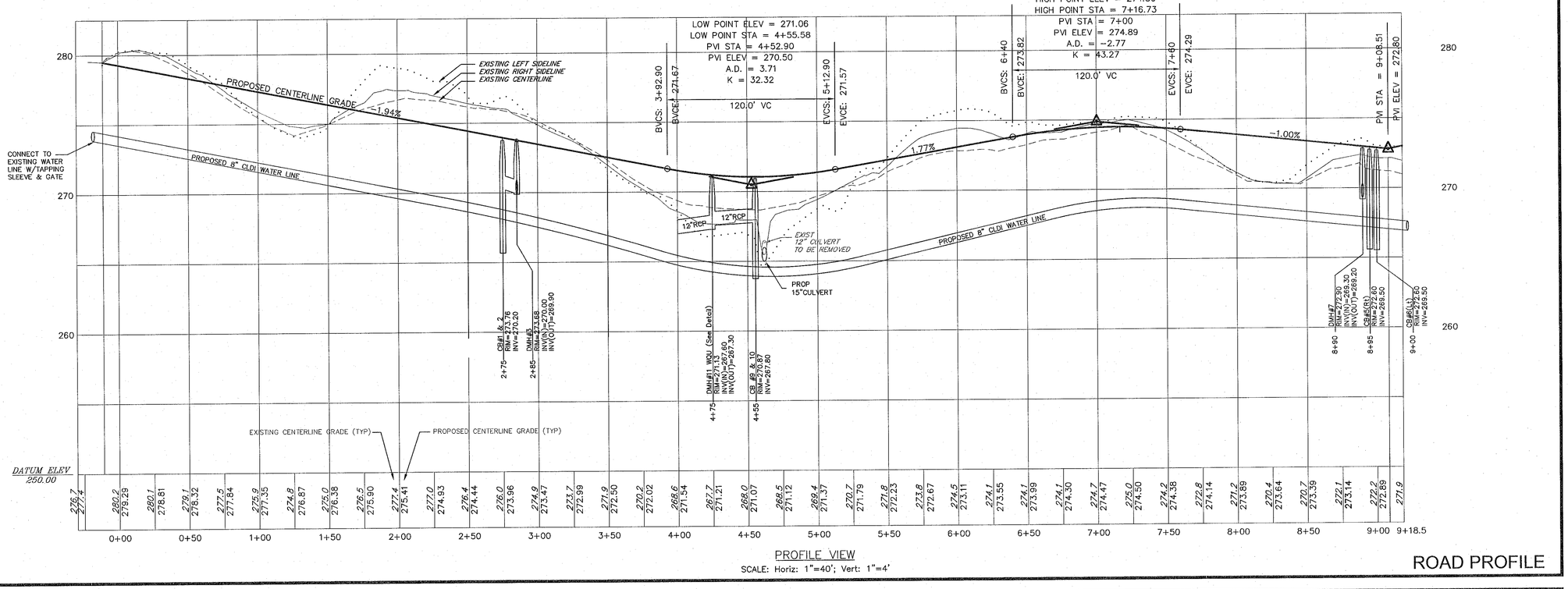
_____ TOWN CLERK

_____ DATE



EXISTING ROAD PROFILE VIEW
SCALE: Horiz: 1"=40'; Vert: 1"=4'



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

ROAD PROFILE

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

REVISIONS			FLD.:
No.	DATE	DESCRIPTION	
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			CHKD.:

COMMONWEALTH OF MASSACHUSETTS
ROBERT S. TRUAX
CIVIL
NO. 36567
REGISTERED PROFESSIONAL ENGINEER
6/29/23

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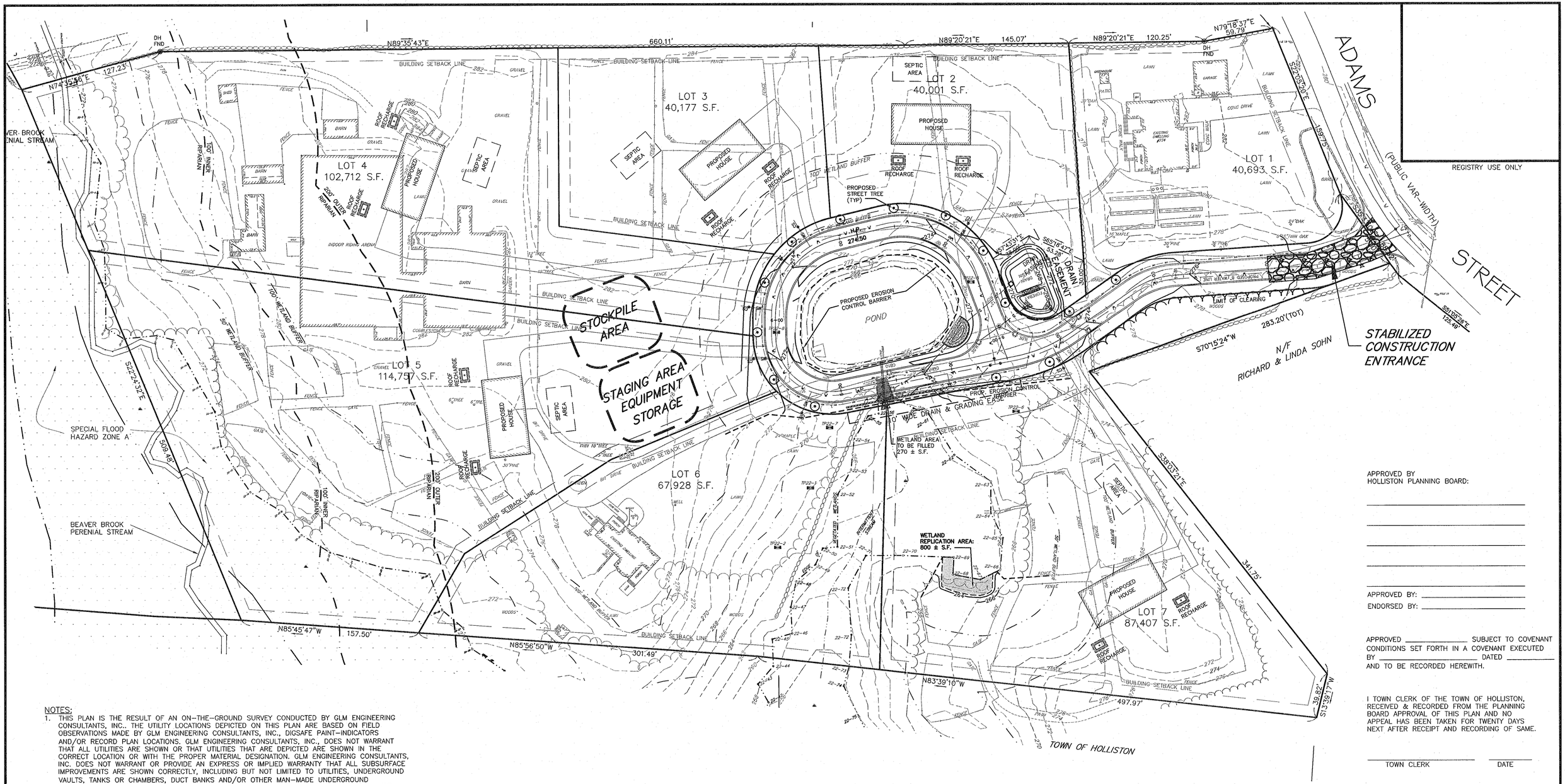
JOB No.	9936-2022
DATE:	MARCH 6, 2023
SCALE:	AS SHOWN
SHEET:	9 of 17
PLAN #:	27,816



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EROSION CONTROL PLAN-1

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

REVISIONS			FLD.:
No.	DATE	DESCRIPTION	
1	06/29/2023	PLANNING & CONSERVATION REVIEW	DRW.:
			CHKD.:

JOYCE E. HASTINGS No. 39393 REGISTERED PROFESSIONAL LAND SURVEYOR 10/29/23

ROBERT S. TRUAX CIVIL NO. 55567 REGISTERED PROFESSIONAL ENGINEER 12/4/23

GLM Engineering Consultants, Inc.
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JOB No.	9936-2022
DATE:	MARCH 6, 2023
SCALE:	1"=40'
SHEET:	10 of 17
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 7 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. 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.

8. FOLLOWING CONSTRUCTION OF THE CATCH BASIN STRUCTURES WITHIN THE SITE, SILT SACKS SHALL BE INSTALLED AND MAINTAINED DURING CONSTRUCTION. (SEE DETAIL)

9. NO VEHICLE CLEANING OR WASHING SHALL BE DONE ON SITE.

ADDITIONAL EROSION CONTROLS AND ARE DESCRIBED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).

EQUIPMENT REFUELING

EQUIPMENT REFUELING SHALL BE DONE IN A LEVEL SECURE AREA A MINIMUM OF 100 FEET FROM ANY WETLAND RESOURCE AREA. ANY SPILLAGE SHALL BE CLEANED IMMEDIATELY BY REMOVAL OF ALL CONTAMINATED MATERIAL AND DISPOSED OF OFF SITE IN A PROPER MANNER.

CONSTRUCTION AND SOLID WASTE MANAGEMENT

CONSTRUCTION AND SOLID WASTE MATERIALS (IE, TRASH, CONSTRUCTION DEBRI, ETC) SHALL BE DISPOSED OF IN DUMPSTERS AND PROPERLY REMOVED FROM THE SITE. FOR ADDITIONAL INFORMATION REFER TO APPENDIX M, CONSTRUCTION AND SOLID WASTER MANAGEMENT, IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).

MATERIALS STORAGE AND HANDLING POTENTIAL CONTAMINANTS

PREVENT THE DISCHARGE OF LEACHED POLLUTANTS AND CONTAMINATED RUNOFF FROM CONSTRUCTION MATERIAL STOCKPILES, CHEMICALS, AND HAZARDOUS WASTE. DESIGNATE SEPARATE WASTE COLLECTION AREAS FOR HAZARDOUS WASTE, CONSTRUCTION WASTE, AND DOMESTIC WASTE. CHOOSE AREAS THAT DO NOT RECEIVE A SUBSTANTIAL AMOUNT OF RUNOFF AND DO NOT DRAIN DIRECTLY TO A WATERBODY.
ALWAYS UNLOAD AND STORE MATERIALS AWAY FROM STORM DRAINS AND DITCHES. USE TARPS, PLASTIC SHEETING, OR OTHER COVER TO PROTECT STORED CONSTRUCTION MATERIALS. USE ROPE, BUNGEE CORDS, HEAVY TAPE, ETC. TO SECURE TARPS AGAINST WIND.

STABILIZED CONSTRUCTION ENTRANCE

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.

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.

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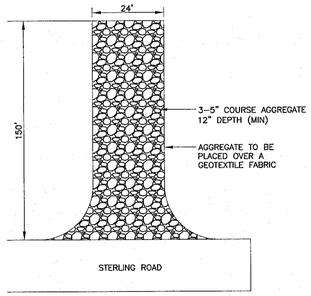
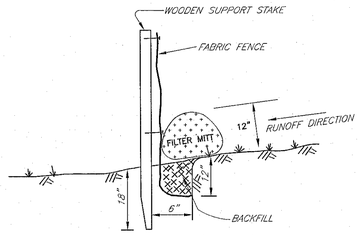
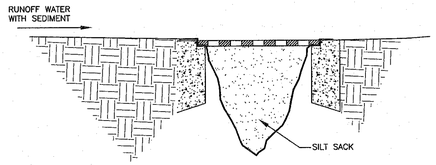
_____ _____
TOWN CLERK DATE



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

EROSION CONTROL PLAN-2

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

REVISIONS		
No.	DATE	DESCRIPTION
1	06/29/2023	PLANNING & CONSERVATION REVIEW

FLD.:
DRW.:
CHKD.:

COMMONWEALTH OF MASSACHUSETTS
ROBERT S. TRUAX
CIVIL
NO. 56587
REGISTERED
PROFESSIONAL ENGINEER
6/29/23

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

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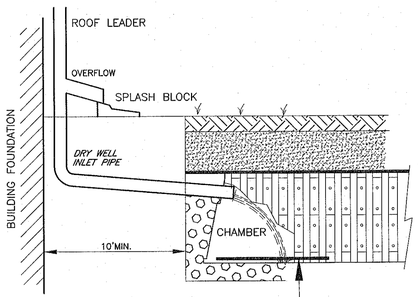
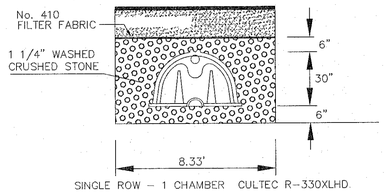
HOLLISTON, MASSACHUSETTS
PREPARED FOR:
YVONNE & DENNIS FERREIRA, Jr.
734 ADAMS STREET
HOLLISTON, MASSACHUSETTS

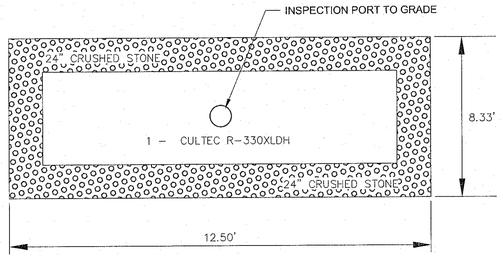
JOB No.	9936-2022
DATE:	MARCH 6, 2023
SCALE:	1"=40'
SHEET:	11 of 17
PLAN #:	27,816



CULTEC NO. 4800 WOVEN GEOTEXTILE (SCOUR PROTECTION) TO BE PLACED BENEATH INTERNAL MANIFOLD FEATURE AND BENEATH ALL INLET PIPES.



SINGLE ROW – 1 CHAMBER CULTEC R-330XLHD

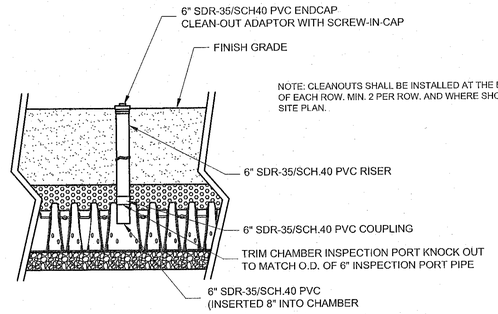


NOTE:
All roof runoff shall be directed to infiltration chamber.

Install two (2) system per house.(See Plan)

RESIDENTIAL ROOF RUNOFF CULTEC DRY WELL CULTEC CHAMBER R-330XLHD

N.T.S.



NOTE: CLEANOUTS SHALL BE INSTALLED AT THE END CHAMBER OF EACH ROW. MIN. 2 PER ROW. AND WHERE SHOWN ON THE SITE PLAN.

FOR CULTEC PURCHASING
INFORMATION CALL CULTEC @1-203-775-4416 x134
* *SEE CULTEC'S DESIGN MANUAL*

INSPECTION PORT DETAIL

NOT TO SCALE

DEEP OBSERVATION HOLE LOGS

DEEP HOLE – 22–6		
HORIZ DEPTH	DATE: 10/13/22 SOIL DESCRIPTION	ELEV. 267.8
0" 12"	A SANDY LOAM 10YR3/2	
29"	Bw SANDY LOAM 10YR4/3	
78"	C1 Sand Med/Coarse 5% Gravel 2.5Y5/6	261.3
72"	GROUNDWATER OBSERVED	261.8
53"	SOIL MOTTLING	263.3
53"	GROUNDWATER MONITORED ESTIMATED SEASONAL HIGH GROUNDWATER	**263.3**

DEEP HOLE – 22–7		
HORIZ DEPTH	DATE: 10/13/22 SOIL DESCRIPTION	ELEV. 268.6
0" 10"	A SANDY LOAM 10YR3/2	
18"	Bw SANDY LOAM 10YR5/4	
63"	C1 Sand Med/Coarse 5% Gravel 2.5Y5/4	264.2
48"	GROUNDWATER OBSERVED	264.6
40"	SOIL MOTTLING	265.2
40"	GROUNDWATER MONITORED ESTIMATED SEASONAL HIGH GROUNDWATER	**265.2**

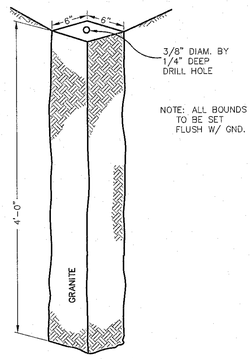
DEEP HOLE – 22–8		
HORIZ DEPTH	DATE: 10/13/22 SOIL DESCRIPTION	ELEV. 274.0
0" 6"	A SANDY LOAM 10YR3/2	
16"	Bw SANDY LOAM 10YR5/4	
96"	C1 Sand Med/Coarse 5% Gravel 2.5Y5/4	266.0
None	GROUNDWATER OBSERVED	266.0
None	SOIL MOTTLING	266.0
	GROUNDWATER MONITORED ESTIMATED SEASONAL HIGH GROUNDWATER	

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

DEEP HOLE – 22–2		
HORIZ DEPTH	DATE: 10/13/22 SOIL DESCRIPTION	ELEV. 265.0
0" 9"	A SANDY LOAM 10YR3/2	
24"	Bw SANDY LOAM 10YR4/4	
60"	C1 Sand Course 25% Gravel 2.5Y5/6	260.0
36"	GROUNDWATER OBSERVED	262.0
18"	SOIL MOTTLING	263.5
18"	GROUNDWATER MONITORED ESTIMATED SEASONAL HIGH GROUNDWATER	**263.5**

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

CERTIFIED SOIL EVALUATOR : CHRIS GABORIAULT, SE#2949



NOTE: ALL BOUNDS TO BE SET FLUSH W/ GND.

GRANITE BOUND DETAIL

(NO SCALE)

APPROVED BY
HOLLISTON PLANNING BOARD:

APPROVED BY: _____

ENDORSED BY: _____

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_____ _____
TOWN CLERK DATE

DETAILS

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

REVISIONS		
No.	DATE	DESCRIPTION
1	06/29/2023	PLANNING & CONSERVATION REVIEW

FLD.:
DRW.:
CHKD.:

ROBERT S. TRUAX CIVIL NO. 56997 COMMONWEALTH OF MASSACHUSETTS REGISTERED PROFESSIONAL ENGINEER 6/29/23

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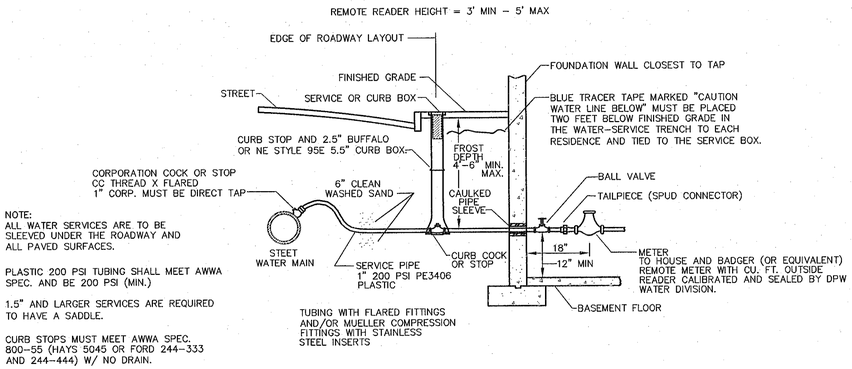


NOTE:
ALL WATER SERVICES ARE TO BE SLEEVED UNDER THE ROADWAY AND ALL PAVED SURFACES.

PLASTIC 200 PSI TUBING SHALL MEET AWWA SPEC. AND BE 200 PSI (MIN.)

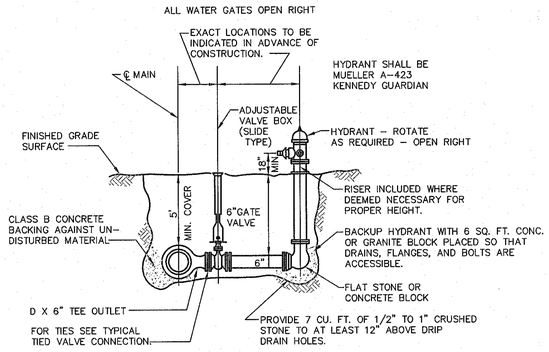
1.5" AND LARGER SERVICES ARE REQUIRED TO HAVE A SADDLE.

CURB STOPS MUST MEET AWWA SPEC. 800-55 (HAYS 5045 OR FORD 244-333 AND 244-444) W/ NO DRAIN.

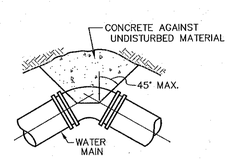
CORPORATION STOP SHALL MEET AWWA SPECS. (MUELLER B-25008 OR FORD F-1000 G)

TYPICAL WATER SERVICE CONNECTION

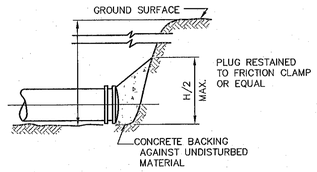
NOT TO SCALE



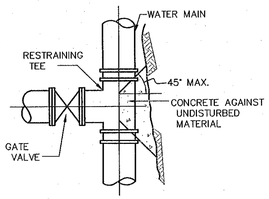
TYPICAL HYDRANT ASSEMBLY DETAIL



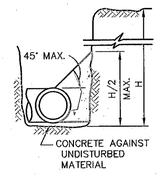
TYPICAL BEND



TYPICAL PLUG



TYPICAL TEE



TYPICAL SECTION

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	1/16 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

REGISTRY USE ONLY

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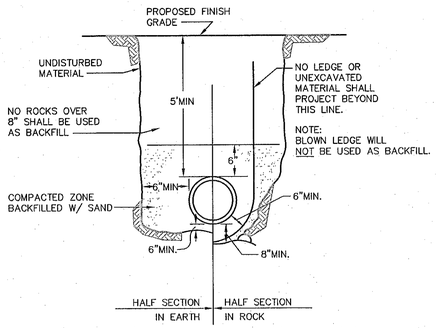
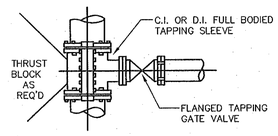


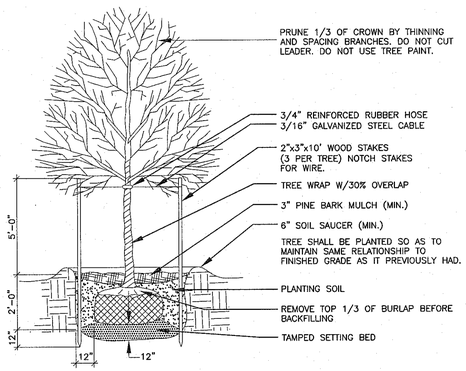
WATER MAIN TRENCH DETAIL

NOT TO SCALE



TAPPING SLEEVE AND VALVE DETAILS

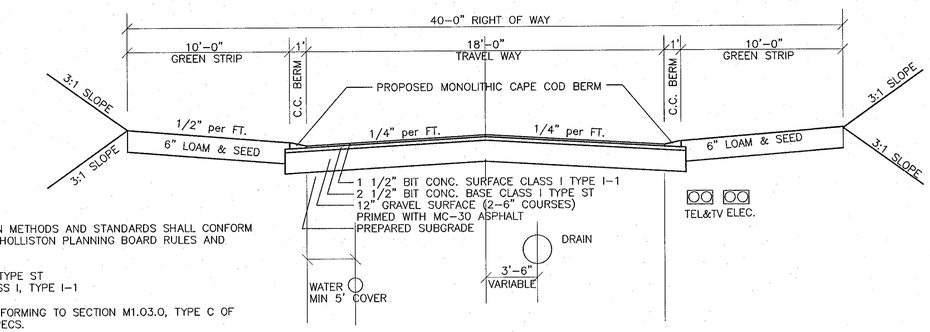
NOT TO SCALE



NOTES:
1. STREET TREES SHALL BE A MINIMUM HEIGHT OF 8 FEET AND DIAMETER OF AT LEAST 4 INCHES AND OF MORE THAN ONE VARIETY. THE SPECIES SHALL BE SELECTED FROM THE APPENDIX B OF THE PLANNING BOARD RULES & REGULATIONS.

TYP. DECIDUOUS TREE PLANTING

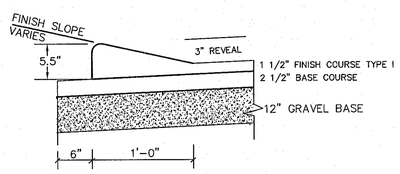
NOT TO SCALE



NOTES:
ALL CONSTRUCTION METHODS AND STANDARDS SHALL CONFORM TO THE TOWN OF HOLLISTON PLANNING BOARD RULES AND REGULAITONS.
PAVEMENT SPEC:
BINDER-CLASS I, TYPE ST
TOP COURSE-CLASS I, TYPE I-1
GRAVEL BASE:
2-6" LAYERS CONFORMING TO SECTION M1.03.0, TYPE C OF THE STANDARD SPECS.
SUB-GRADE:
ANY LEDGE, LARGE BLDRS, CLAY, MUCK OR OTHER UNSUITABLE MATERIAL SHALL BE REMOVED AS DIRECTED BY THE INSPECTING BOARD REPRESENTATIVE.
BACKFILL OF APPROVED MATERIAL IN 6" LAYERS THOROUGHLY COMPACTED SHALL BE USED TO SUBGRADE.

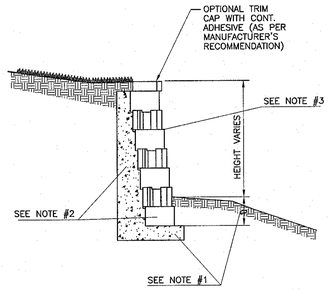
TYPICAL RIGHT OF WAY CROSS SECTION

NOT TO SCALE



MONOLITHIC CAPE COD BERM DETAIL

NOT TO SCALE:



TYPICAL CROSS SECTION

SCALE: NONE

AB STONES
-DIMENSIONS: 8"H x 12"D x 18"L
-12" SETBACK FROM VERTICLE
-TYPICAL WEIGHT = 75 lbs.

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 COARSES
STACK NEXT ROW OF BLOCKS, AND EACH ADDITIONAL ROW, WITH SEAMS OFFSET FROM THE BLOCKS BELOW. CHECK FOR STRAIGHTNESS & LEVEL. FILL HLLOW CORES AND 6"-8" BEHIND BLOCKS WITH DRAINAGE MATERIAL AND COMPACT.

ALLAN BLOCK RETAINING WALL OR APPROVED EQUAL

NOT TO SCALE

DETAILS

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

REVISIONS			FLD.:
No.	DATE	DESCRIPTION	DRW.:
1	06/29/2023	PLANNING & CONSERVATION REVIEW	CHKD.:

COMMONWEALTH OF MASSACHUSETTS ROBERT S. TRUAX CIVIL NO. 50557 REGISTERED PROFESSIONAL ENGINEER 6/29/23

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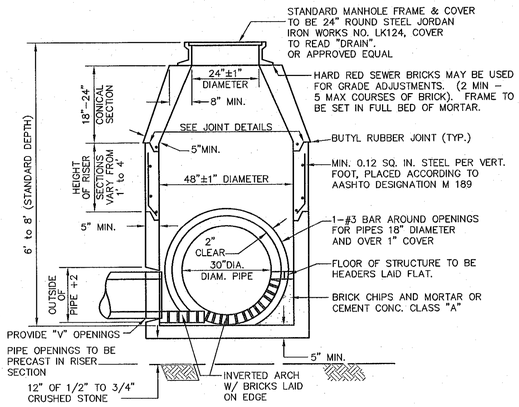
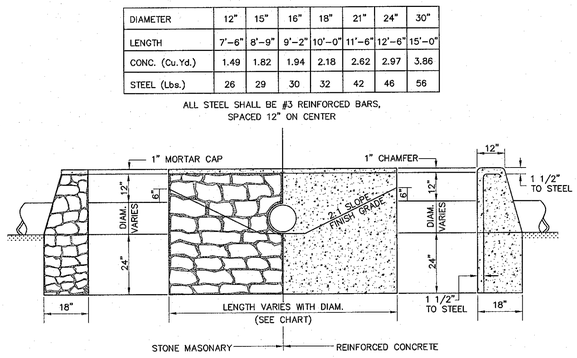


PRECAST CONCRETE MANHOLE DETAILS

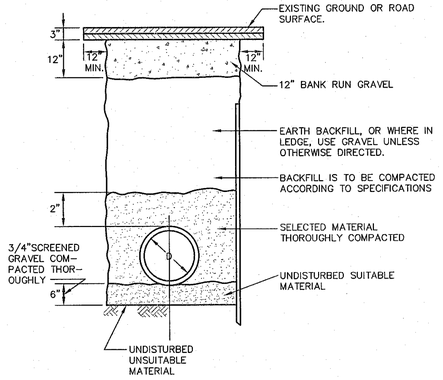
NOT TO SCALE

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



HEADWALLS
MASONRY & CONCRETE

N.T.S.



TYPICAL DRAIN TRENCH DETAILS

NOT TO SCALE

APPROVED BY
HOLLISTON PLANNING BOARD:

APPROVED BY: _____

ENDORSED BY: _____

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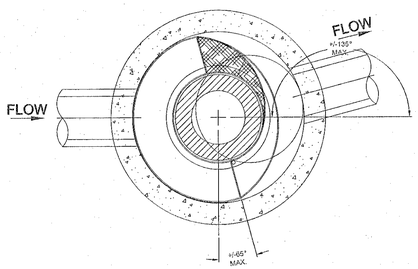
_____ TOWN CLERK

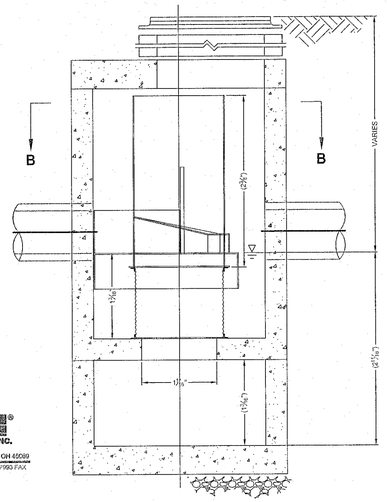
_____ DATE

REGISTRY USE ONLY



PLAN VIEW B-B

N.T.S.



ELEVATION A-A

N.T.S.

FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

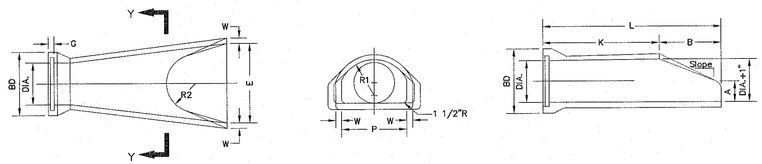
CONTECH CONSTRUCTION PRODUCTS INC.
www.contech-cpi.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

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 AASHTO HS20 AND CASTINGS SHALL MEET AASHTO 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

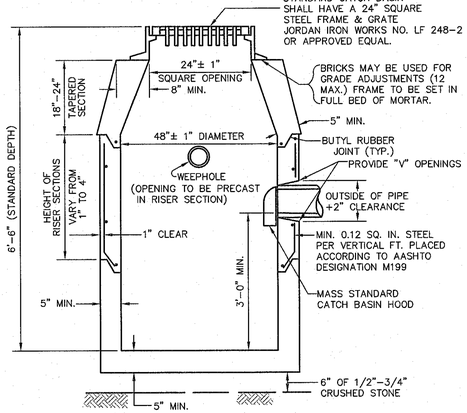


PLAN SECTION Y–Y SECTION

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"	5'–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"	5'–0 1/2"	6'–8"	33 3/16"	25"	18 13/16"	14"	4"	3"	3:1

R.C.P. FLARED END SECTION DETAILS

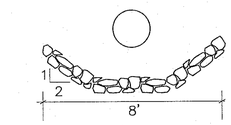
NO SCALE



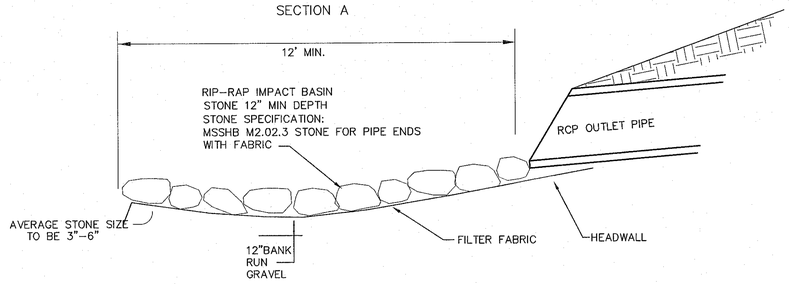
NOTE: NO BELL ENDS IN CATCH BASIN. CONNECTIONS TO BE TIGHTLY SEALED WITH MORTAR.

PRECAST CONCRETE CATCH BASIN DETAILS

NOT TO SCALE



SECTION A



RIPRAP OUTLET DETAIL

NOT TO SCALE

DETAILS

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

REVISIONS		
No.	DATE	DESCRIPTION
1	06/29/2023	PLANNING & CONSERVATION REVIEW

FLD.:

DRW.:

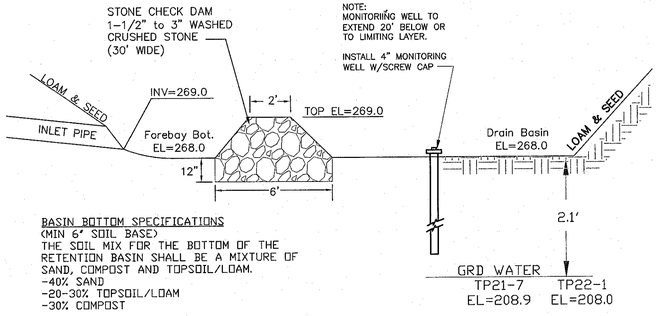
CHKD.:

COMMONWEALTH OF MASSACHUSETTS ROBERT S. TRUAX CIVIL NO. 56567 REGISTERED PROFESSIONAL ENGINEER 6/29/23

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

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

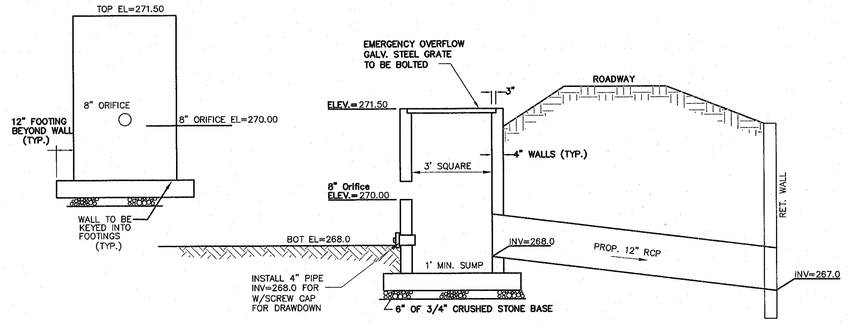
JOB No.	9936-2022
DATE:	MARCH 6, 2023
SCALE:	AS SHOWN
SHEET:	14 of 17
PLAN #:	27,816



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

DRAINAGE BASIN SECTION DETAIL

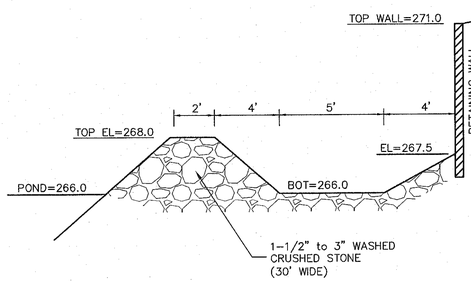
N.T.S.



OUTLET DETAIL

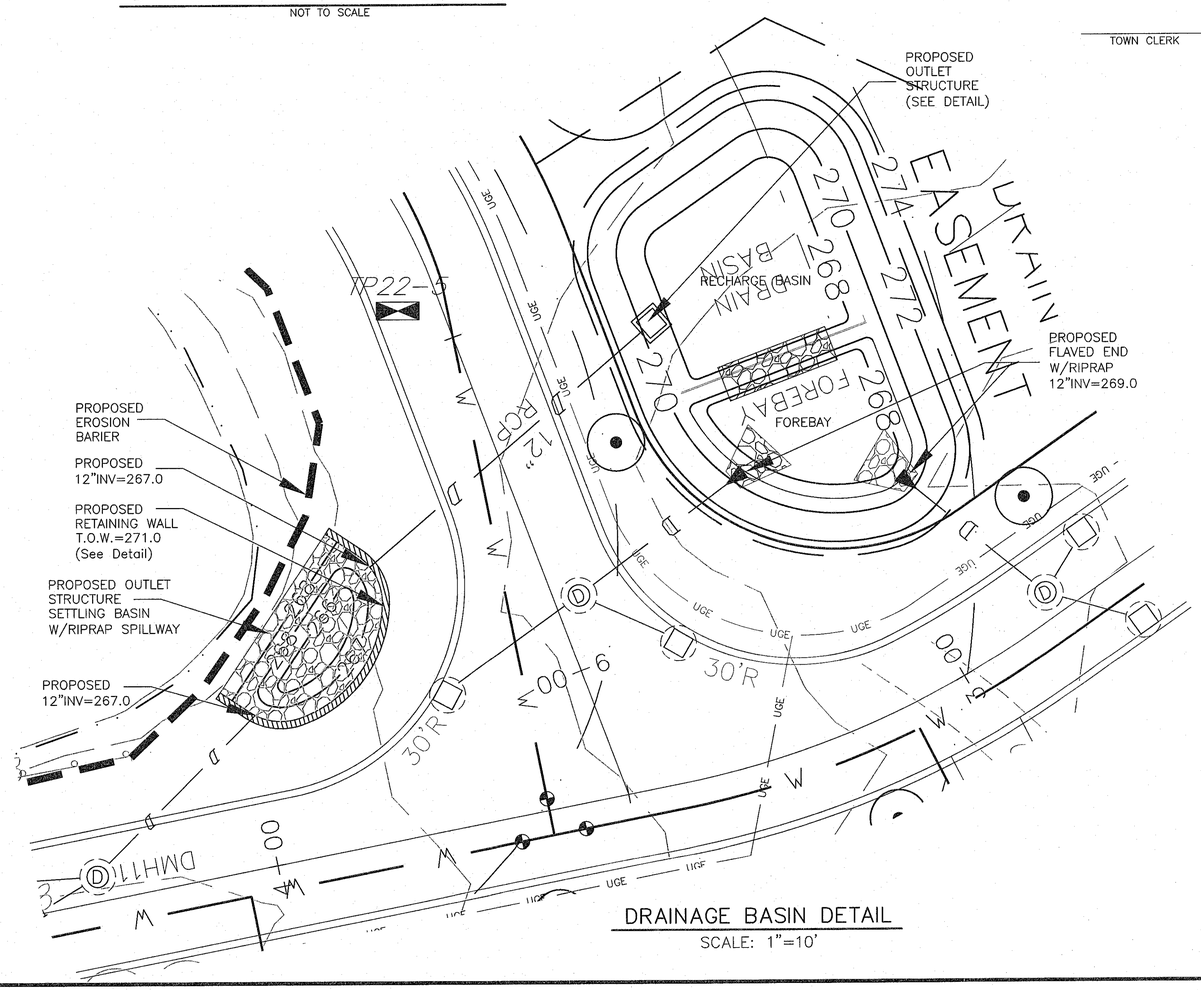
DRAINAGE BASIN OUTLET DETAIL

NOT TO SCALE



OUTLET/SETTLING BASIN DETAIL

N.T.S.



DRAINAGE BASIN DETAIL

SCALE: 1"=10'

APPROVED BY
HOLLISTON PLANNING BOARD:

APPROVED BY: _____

ENDORSED BY: _____

REGISTRY USE ONLY

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

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

REVISIONS			FLD.:
No.	DATE	DESCRIPTION	DRW.:
1	06/29/2023	PLANNING & CONSERVATION REVIEW	CHKD.:

COMMONWEALTH OF MASSACHUSETTS
ROBERT S. TRUAX
CIVIL
NO. 56597
REGISTERED
PROFESSIONAL ENGINEER
6/29/23

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JOB No.	9936-2022
DATE:	MARCH 6, 2023
SCALE:	AS SHOWN
SHEET:	15 of 17
PLAN #:	27,816

CONSTRUCTION SPECIFICATIONS

1.1 STANDARD CONSTRUCTION PROCEDURES

Prior to commencement of work, the limit of the work area shall be clearly marked and siltation barriers shall be in place.

CLEARING

Clearing is confined to the minimum amount necessary for construction. When cutting and clearing trees, they shall be felled away from wetlands. All limbs and brush shall be chipped. In the resource areas, the dominant wetland plants shall be excavated, roots intact, balled and set aside in a protected area. The general clearing operation will consist of removing the trees, brush, rocks, etc. needed within the limits of construction. Various clearing methods will be employed depending on the tree size, contour of land and the ability of ground to support equipment. At no time shall any stumps, debris or other materials be disposed of in a resource area or buffer zone.

GRADING

Rock outcroppings, ridges, boulders and tree stumps will be removed from the work area and sharp topographical irregularities will be graded to ensure rapid and safe passage of work crews and equipment. During grading, effort shall be made not to alter existing drainage patterns.

DEWATERING

Pumping and dewatering the excavation areas 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 area shall be a depression surrounded by a hay bale 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.

1.2 CONSTRUCTION PROCEDURE FOR WETLAND FILLING

The proposed project involves filling of **270** square feet of vegetated wetlands and replicating 800 square feet. The wetlands loss have been minimized by limiting the amount of fill in the area disturbed.

The limits of construction shall be clearly marked and siltation barriers in place prior to commencement of work. The area shall be cleared as described in Section 1.1.

Prior to removal of the organic soil, the proposed replication area shall be prepared. This will allow the organic soils to be placed directly into the replication area.

The area will be dredged, filled and embankments constructed until finish grade is achieved. The area shall be graded and slopes stabilized upon completion.

1.3 CONSTRUCTION WITHIN BUFFER ZONES

All construction within wetland buffer zones will incorporate all erosion and sediment controls deemed appropriate for the site. No construction will commence until erosion control barriers have been employed to prevent siltation into wetland areas. Following construction, disturbed areas will be graded and seeded with a dense cover until such time as the natural vegetation of the area is re-established.

2.1 TECHNICAL SPECIFICATIONS FOR WETLAND REPLICATION

In an attempt to preserve the functions of a naturally occurring wetland, the replication area should mimic the natural wetlands physical characteristics as closely as possible. Before the vegetated wetland is disturbed, the replication area will be clearly marked to show the boundaries of the work area and siltation barriers will be placed along the limits. Prior to excavation, the dominant wetland plants from the disturbed area will be excavated, roots intact, balled and set aside for replanting in the replication area. The dominant plants to be transplanted shall be decided by a qualified wetland scientist prior to commencement of work in the resource area.

The replication area will be prepared by excavating the topsoil until an elevation of approximately 12 inches below the adjacent wetland and/or proposed elevations.
The existing wetlands have approximately 8 to 10 inches of organic soil throughout. The proposal is to mimic this soil structure as closely as possible. The subgrade of the replication area will be excavated in some instances to a depth of below the existing topsoil and subsoil. In an effort to mimic the existing soil stratum, organic soil from the natural wetland area shall be placed throughout the replication area. Thence, the area will be covered with the organic soil from the natural wetland until finish grades are established. If additional organic soil is necessary, it shall comply with Mass. D.P.W. Spec. M1.06.0 peat borrow. When the organic soil is in place, transplanting will begin. Revegetation can be supplemented by purchasing plant species.

Under supervision of a qualified wetland scientist, the dominant plants selected from the disturbed area are then planted in the replication area. Upon completion, the wetland scientist will determine what additional plantings are necessary to complete the replication area. Reed Canary Grass and Perennial Rye Grass will be planted along the embankment to help stop erosion.

The plant stocks chosen should be of good quality. One or two year old deciduous seedlings properly handled may be selected from the disturbed wetland. Fertilizer with a low nitrogen content will be applied with each planting. The fertilizer can be thoroughly worked into the soil when planting or applied as a side dressing after planting. The plants should be planted at the approximate depth they were found at in nature or in a nursery. The roots should be uncrowded and the soil should be packed firmly around them. The shrubs should be mulched to a depth of 4 inches with wood chips, leaf litter or peat moss. Lime should not be applied to any wetland planting areas to allow acid soil conditions to develop.

2.2 WETLAND REPLICATION MONITORING/MAINTENANCE PLAN

The wetland replication area is to be inspected to assess the overall condition of the wetland in terms of general restoration to estimate the percent vegetative cover. The critical value in terms of vegetation as required by the State Performance Standards is that "...at least 75 percent of the surface of the replacement area be re-established with indigenous wetland plant species within two growing seasons following disturbance..." (310 CMR 10.55 (4)(b)).

Follow up inspections shall occur after the first and second growing season, normally 3 to 6 months and 12 to 15 months after plantings. Revegetation shall be considered successful if perennial vegetation attains 75 percent or more of each square yard of replication area, based on representative random sampling in the field. If vegetative cover is less, the judgment of the professional conducting the inspection shall be used to determine the need for replanting or fertilizing based on site conditions and these actions shall be undertaken.

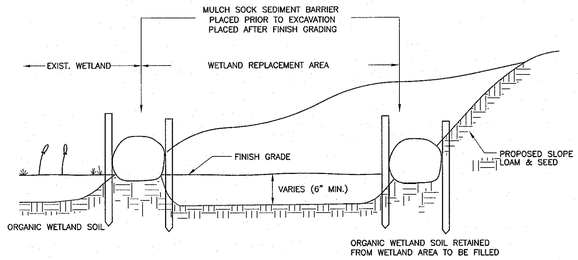
The inspections shall be done in report form and submitted to the Conservation Commission and Department of Environmental Protection, Wetlands Division within two weeks following the field inspection.

3.1 EROSION AND SEDIMENTATION CONTROL

To control erosion and sedimentation during and after construction, it is advised to disturb only the areas needed for construction, remove only those trees and grasses that must be removed for construction and protect the remaining to preserve their aesthetic and erosion control values.

Backfill, compact and seed disturbed areas as soon as possible after they are opened.

Grasses used for slope stabilization are to be perennial, deep rooted and fast growing variety that will produce a dense uniform cover and can withstand small amounts of sedimentation. Seed mixture to be used is Crown Vetch 5 pounds and Perennial Rye Grass 25 pounds. All loamed (minimum depth of four inches) and newly seeded slopes shall be treated with hay mulch for stabilization.



TYPICAL WETLAND REPLACEMENT AREA DETAIL

N.T.S.

NOTE:
REPLICATION AREA TO BE RESEEDED WITH THE FOLLOWING MIX (OR APPROVED EQUAL):

NEW ENGLAND WETMIX (WETLAND SEED MIX) – www.newp.com

SEEDING: THE WETLAND SEEDS IN THIS MIX CAN BE HAND SOWN, USED WITH A HAND-HELD SPREADER, OR HYDRO-SEEDED ON LARGE OR HARD TO REACH SITES, AS LONG AS THERE IS NO PERMANENT SNOW COVER. LIGHTLY RAKE TO ENSURE PROPER SOIL-SEED CONTACT. SEEDING CAN TAKE PLACE ON FROZEN SOIL, AS THE FREEZING, THAWING WEATHER OF LATE FALL AND LATE WINTER WILL WORK THE SEED INTO THE SOIL. IF SPRING CONDITIONS ARE DRIER THAN USUAL, WATERING MAY BE REQUIRED. IF PLANTING DURING THE SUMMER MONTHS, WATERING MAY BE REQUIRED FOR AT LEAST 2-3 WEEKS AFTER PLANTING TO ENSURE GERMINATION. ANON-INVASIVE ANNUAL SUCH AS WINTER RYE MAY BE ADDED TO THE MIX TO OBTAIN SOIL STABILIZATION COVER IN THE FALL. DO NOT ADD ANNUAL RYEGRASS, KENTUCKY BLUEGRASS OR PERENNIAL RYEGRASS AS THESE SPECIES ARE VERY AGGRESSIVE AND THEY WILL INHIBIT THE GROWTH OF THE WETLAND SEEDS. A LIGHT MULCH OF CLEAN, WEED FREE STRAW IS RECOMMENDED.

NOTE: SEEDS WILL NOT GERMINATE UNDER INUNDATED CONDITIONS. NOT ALL SPECIES WILL GROW IN ALL WETLAND SITUATIONS.

APPLICATION RATE: 1 LB/2500 SQ. FT. (17.5 LBS/ACRE AS A WET MEADOW SEEDING)

SPECIES: FOX SEDGE (Carex Vulpinoidea), BEARDED SEDGE (Carex Comosa), LURID SEDGE (Carex Lurida), SOFT RUSH (Juncus Effusus), GRASS-LEAVED GOLDENROD (Euthamia Graminifolia), BONESET (Eupatorium Perfoliatum), HOP SEDGE (Carex Lupulina), BLUE VERVAIN (Verbena Hastata), NODDING SEDGE (Carex Gynandra), GREEN BULRUSH (Scirpus Atrovirens), SENSITIVE FERN (Onoclea Sensibilis), BLUE FLAG IRIS (Iris Versicolor), WOOLGRASS (Scirpus Cyperinus), SPOTTED JOE PYE WEED (Eupatorium Maculatum), SWAMP MILKWEED (Asclepias Incarnata), MONKEY FLOWER (Mimulus Ringens), SOFT-STEM BULRUSH (Shoenoplectus Tabernaemontani) (Ex- S. Validus), HARDSTEM BULRUSH (SCHOENOPLECTUS ACUTUS) (Ex-Scirpus Acutus), NODDING BUR MARIGOLD (Bidens Cernua), FLAT-TOP ASTER (Aster Umbellatus).

APPROVED BY
HOLLISTON PLANNING BOARD:

APPROVED BY: _____

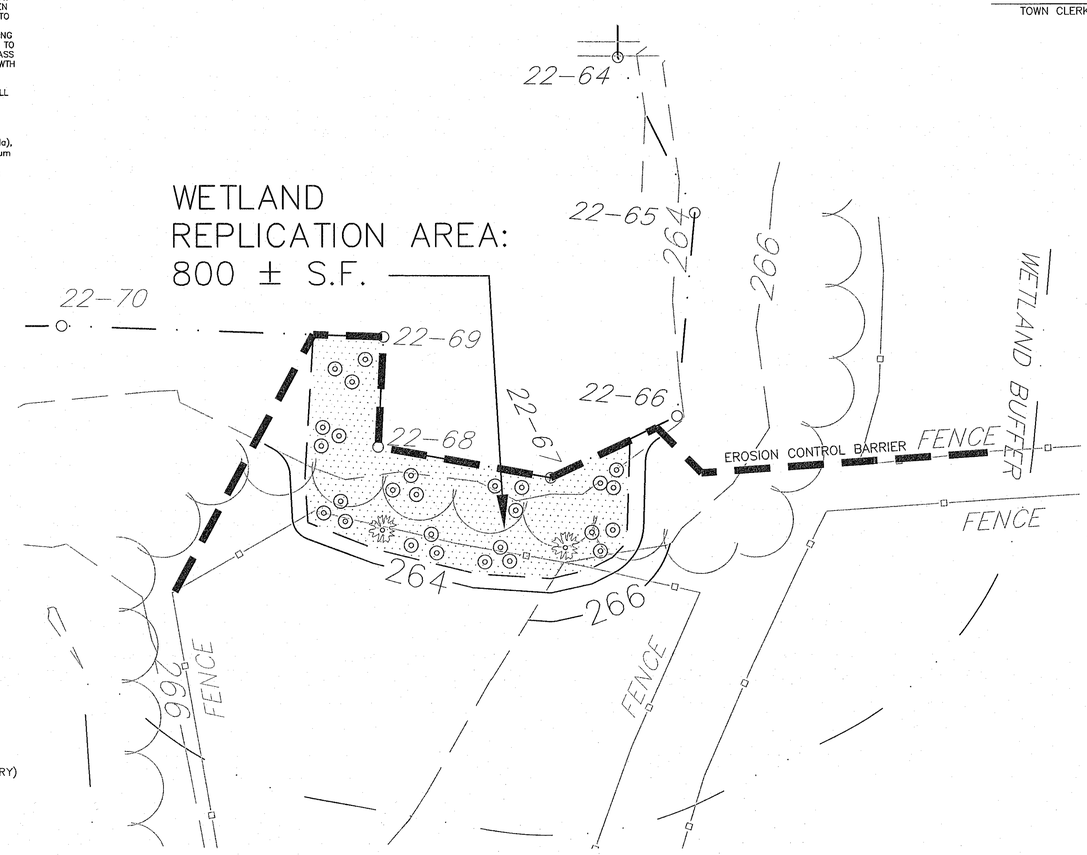
ENDORSED BY: _____

REGISTRY USE ONLY

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 _____



LEGEND

TREES (2 TOTAL):
2 ACER RUBRUM (RED MAPLE) (1-1/2" to 2" caliper)

SHRUBS (27 TOTAL):
9 VACCINIUM CORYMBOSUM (HIGHBUSH BLUEBERRY) (2 ft. to 3 ft. height)
9 LINDERA BENZOIN (SPICEBUSH) (2 ft. to 3 ft. height)
9 VIBURNUM DENTATUM (ARROW – WOOD) (2 ft. to 3 ft. height)

WETLAND REPLICATION DETAIL

SCALE: 1"=10'

WETLAND REPLICATION DETAILS

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

REVISIONS			FLD.:
No.	DATE	DESCRIPTION	
1	06/29/2023	PLANNING & CONSERVATION REVIEW	DRW.:
			CHKD.:

COMMONWEALTH OF MASSACHUSETTS
JOYCE E. HASTINGS
No. 39393
REGISTERED
PROFESSIONAL LAND SURVEYOR
6/29/23

COMMONWEALTH OF MASSACHUSETTS
ROBERT S. TRUAX
CIVIL
NO. 55557
REGISTERED
PROFESSIONAL ENGINEER
6/29/23

GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
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www.GLMengineering.com

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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:	16 of 17
PLAN #:	27,816

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

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_____ TOWN CLERK

_____ DATE

APPROVED BY
HOLLISTON PLANNING BOARD:

_____

_____

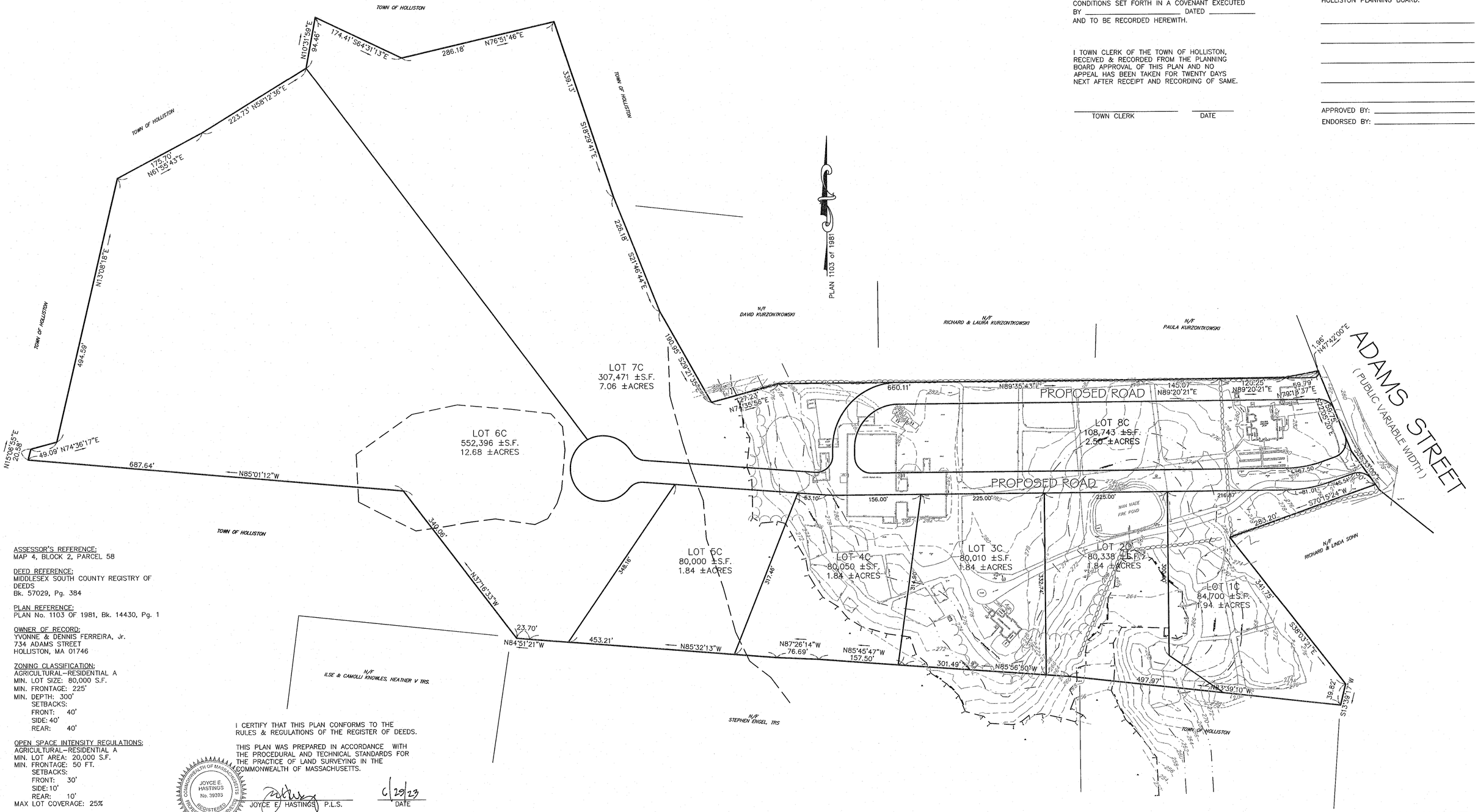
_____

_____

_____

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.

COMMONWEALTH OF MASSACHUSETTS
JOYCE E. HASTINGS
No. 39393
REGISTERED PROFESSIONAL LAND SURVEYOR

JOYCE E. HASTINGS P.L.S.

6/29/23
DATE

CONVENTIONAL SUBDIVISION LAYOUT

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

REVISIONS		
No.	DATE	DESCRIPTION
1	06/29/2023	PLANNING & CONSERVATION REVIEW

FLD.:
DRW.:
CHKD.:

COMMONWEALTH OF MASSACHUSETTS
ROBERT S. TRUAX
CIVIL
NO. 50557
REGISTERED PROFESSIONAL ENGINEER
6/29/23

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734 ADAMS STREET
HOLLISTON, MASSACHUSETTS

JOB No.	9936-2022
DATE:	MARCH 6, 2023
SCALE:	1"=80'
SHEET:	17 of 17
PLAN #:	27,816