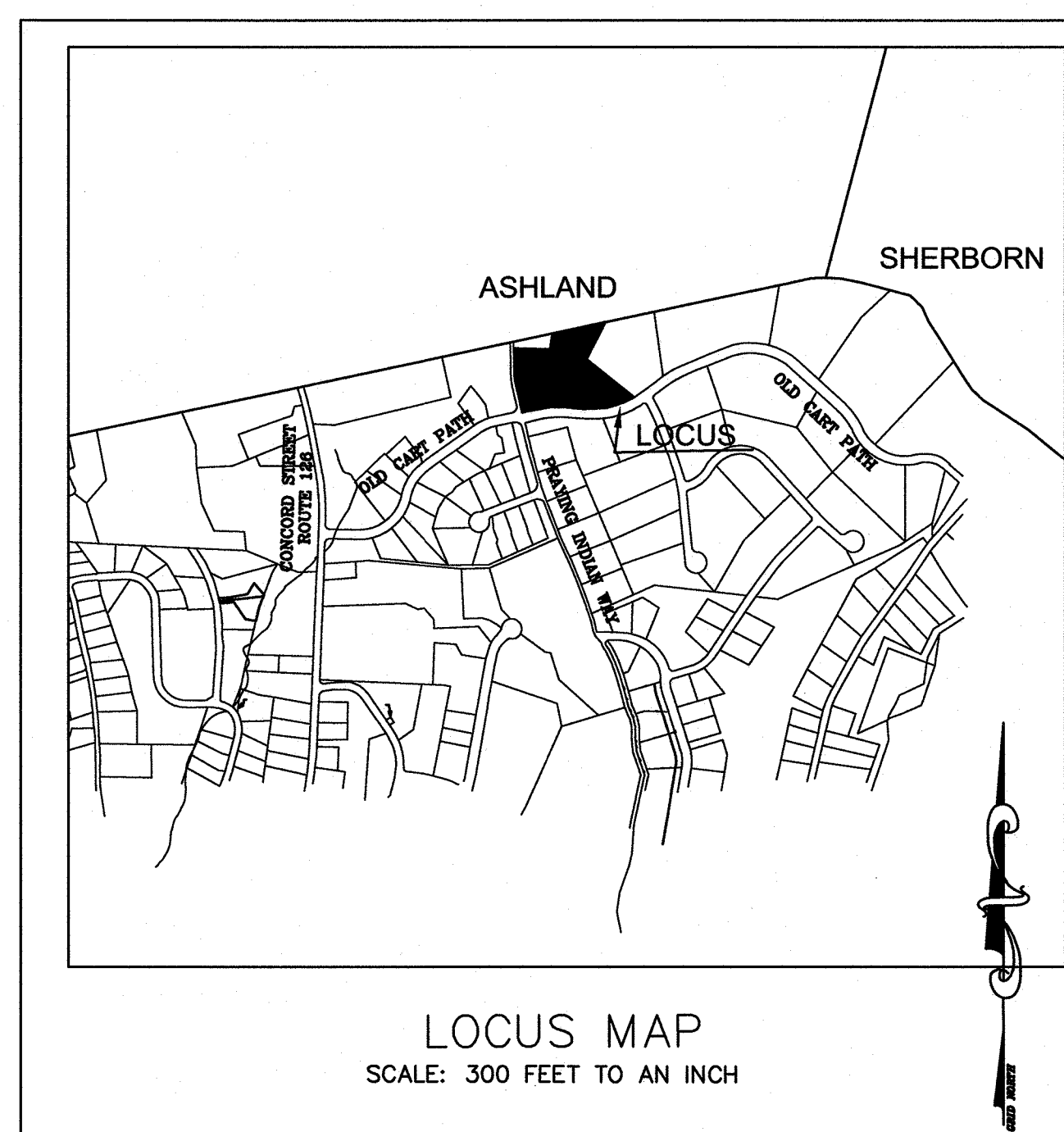


'' GARNET LANE ''

A PRELIMINARY SUBDIVISION PLAN

IN

HOLLISTON, MASSACHUSETTS

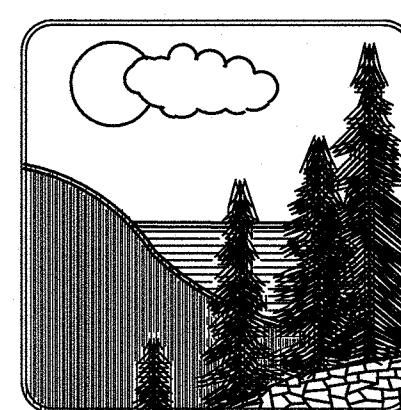


PLAN INDEX:

- 1- COVER SHEET
- 2- EXISTING CONDITIONS PLAN
- 3- LAYOUT PLAN
- 4- OPEN SPACE RESIDENTIAL DEVELOPMENT
- 5- CONVENTIONAL SUBDIVISION PLAN

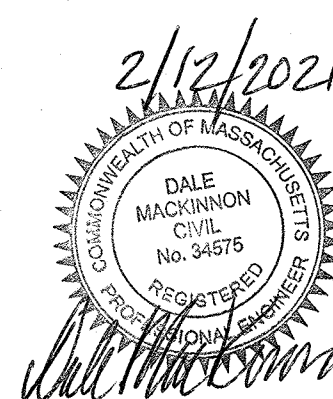
PLANS DATED: FEBRUARY 12, 2021

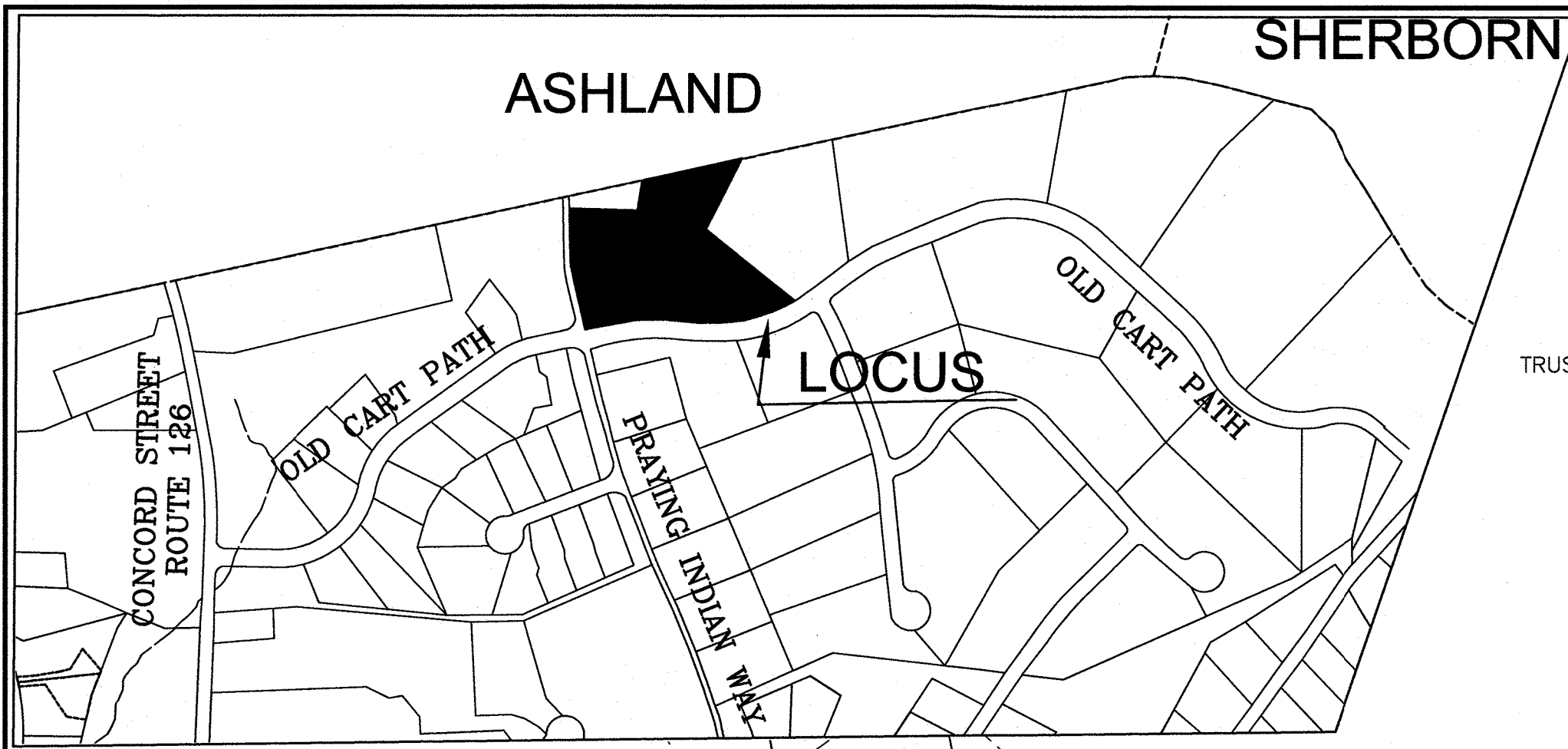
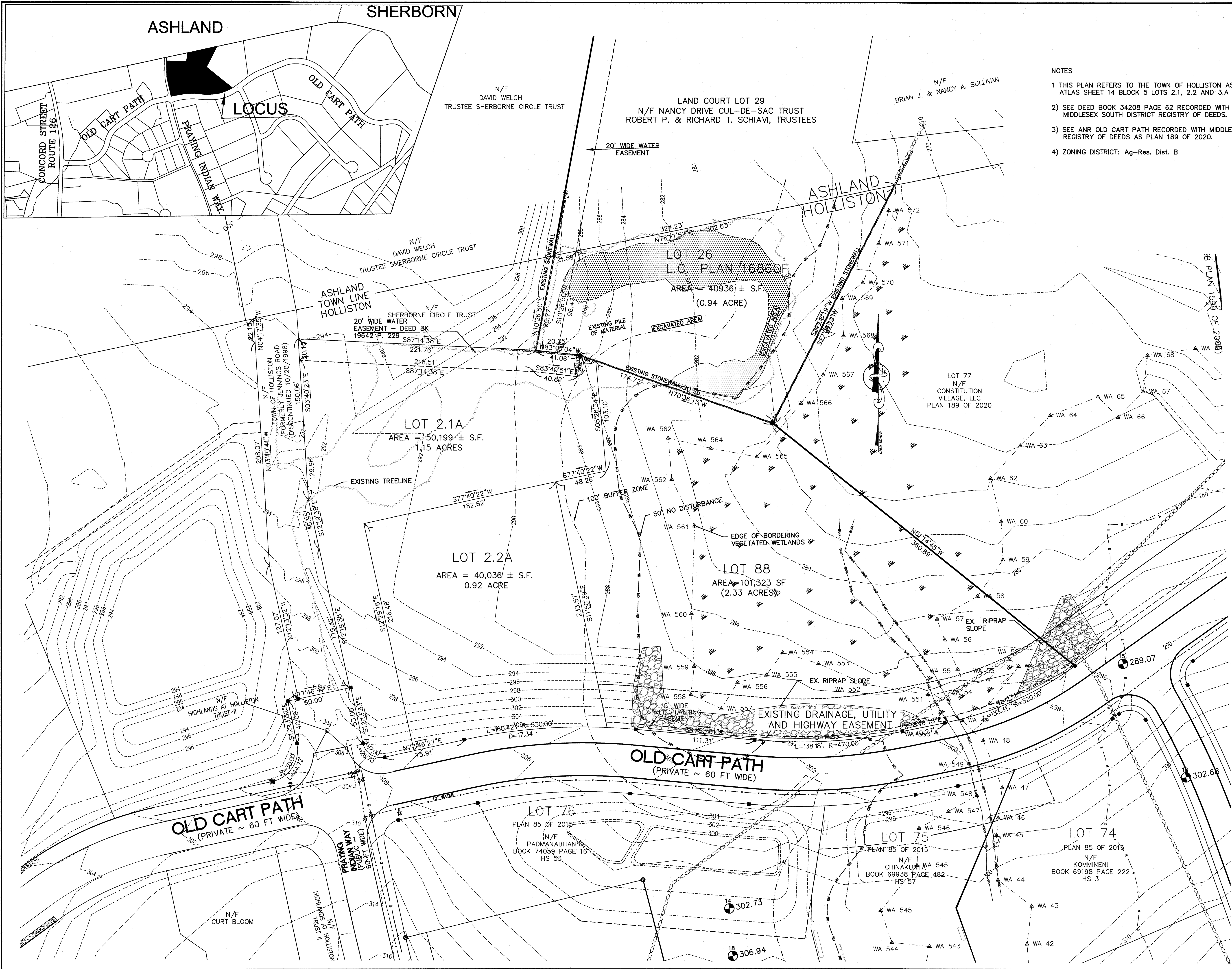
OWNER/APPLICANT:
CONSTITUTION VILLAGE, LLC
120 QUARRY DRIVE
MILFORD, MA 01757



Guerriere
&
Halnon, Inc.

Engineering & Land Surveying
333 WEST STREET, MILFORD, MASS. 01757
(508) 473-6630 FAX: (508) 473-8243





- NOTES
- 1) THIS PLAN REFERS TO THE TOWN OF HOLLISTON ASSESSORS ATLAS SHEET 14 BLOCK 5 LOTS 2.1, 2.2 AND 3.A
 - 2) SEE DEED BOOK 34208 PAGE 62 RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
 - 3) SEE ANR OLD CART PATH RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN 189 OF 2020.
 - 4) ZONING DISTRICT: Ag-Res. Dist. B

DALE MACKINNON
CIVIL
No. 34575
REGISTERED PROFESSIONAL ENGINEER
DATE: 2/12/2021

TOWN PLANNING BOARD

SIGNATURE DATE: _____

BEING A MAJORITY

- NOTES
1. CONSTRUCTION ON THIS LOT IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
 2. "WARNING" EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS. CALL "DIG SAFE" 1-888-DIG-SAFE (1-888-344-7233). EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

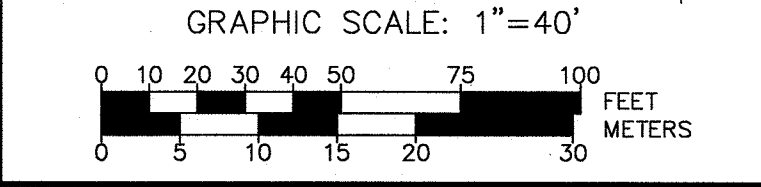
OWNER & APPLICANT
CONSTITUTION VILLAGE, LLC.
120 QUARRY DRIVE
MILFORD, MA 01757

PRELIMINARY PLAN
GARNET LANE
SUBDIVISION

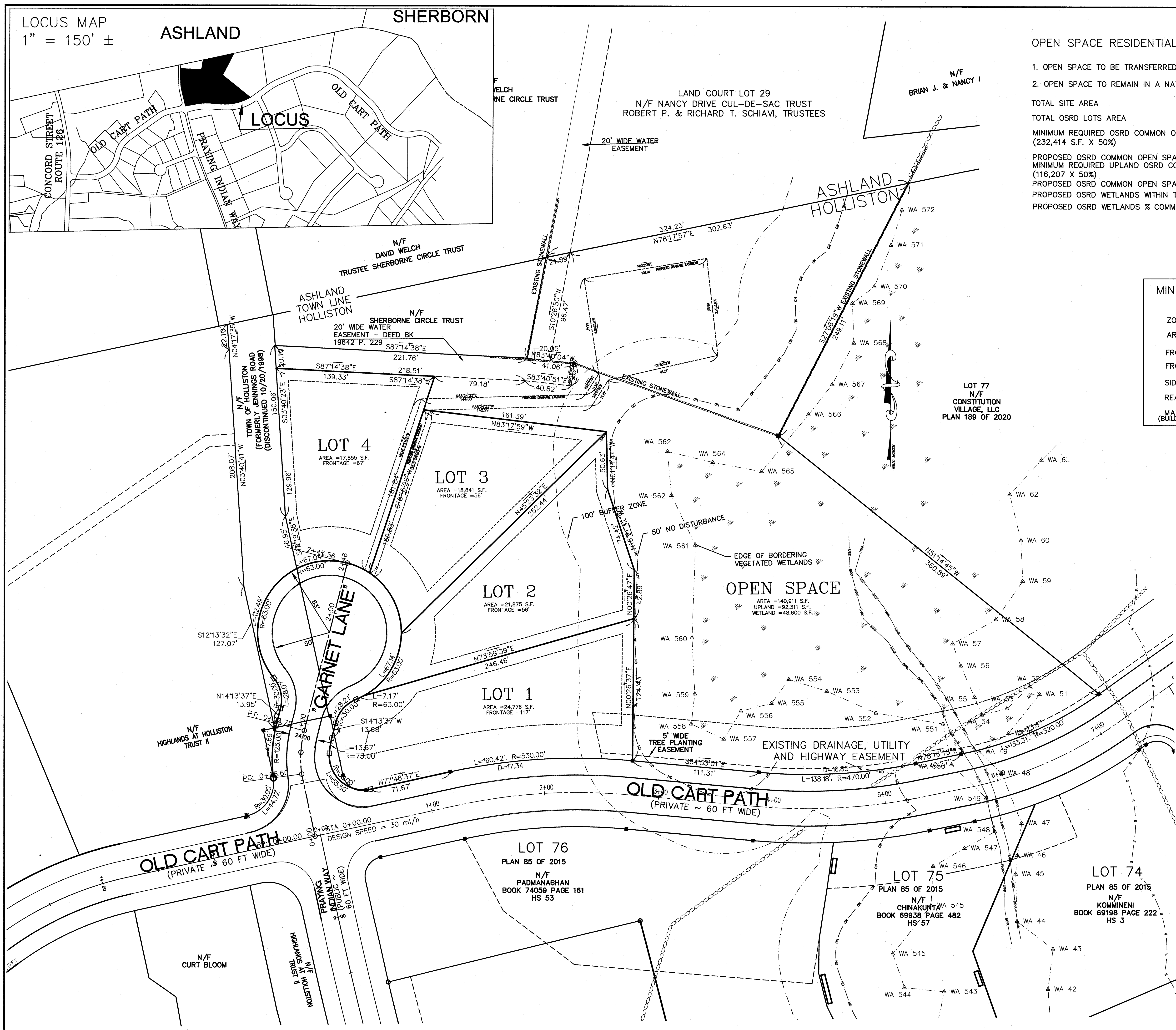
EXISTING
SITE
CONDITIONS
IN
HOLLISTON, MA

SCALE: 40 FEET TO AN INCH
DATE: FEBRUARY 12, 2021

00	DATE	INITIAL	SUBMITTAL



Guerriere & Halnon, Inc.
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MILFORD, MA 01757
PH. (508) 473-6630
FX. (508) 473-8243
www.gandhengineering.com



OPEN SPACE RESIDENTIAL DEVELOPMENT NOTES:

1. OPEN SPACE TO BE TRANSFERRED TO A HOMEOWNER'S TRUST.
2. OPEN SPACE TO REMAIN IN A NATURAL STATE.

TOTAL SITE AREA	232,414 S.F.
TOTAL OSRD LOTS AREA	91503 S.F.
MINIMUM REQUIRED OSRD COMMON OPEN SPACE AREA (232,414 S.F. X 50%)	116,207 S.F.
PROPOSED OSRD COMMON OPEN SPACE AREA	140,911 S.F.
MINIMUM REQUIRED UPLAND OSRD COMMON OPEN SPACE AREA (116,207 X 50%)	58,104 SF.
PROPOSED OSRD COMMON OPEN SPACE UPLAND AREA	92,311 S.F.
PROPOSED OSRD WETLANDS WITHIN THE COMMON OPEN SPACE AREA	48,600 S.F.
PROPOSED OSRD WETLANDS % COMMON SPACE	35%<50%

MINIMUM ZONING REQUIREMENTS OPEN SPACE SUBDIVISION

ZONING DISTRICT	Ag-Res Dist. B
AREA	15,000 SF
FRONTAGE	50'
FRONT YARD SETBACK	30'
SIDE YARD SETBACK	10'
REAR YARD SETBACK	10'
MAX % OF COVERAGE (BUILDINGS AND STRUCTURES)	25%

DATE: _____

DATE: 2.

TOWN PLANNING BOARD

SIGNATURE DATE:

BEING A MAJORITY

NOTES

1. CONSTRUCTION ON THIS LOT IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
2. "WARNING" EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS. CALL "DIG SAFE" 1-888-DIG-SAFE (1-888-344-7233). EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ENCOUNTERED. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

OWNER & APPLICANT

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PRELIMINARY PLAN
GARNET LANE
SUBDIVISION

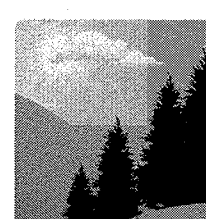
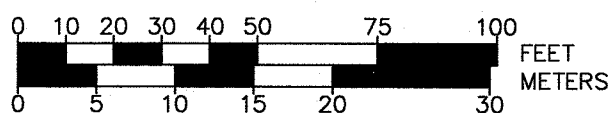
OSRD SUBDIVISION LAYOUT PLAN

IN
HOLLISTON, MA

SCALE: 40 FEET TO AN INCH
DATE: FEBRUARY 12, 2021

[illegible]

GRAPHIC SCALE: 1"=40'



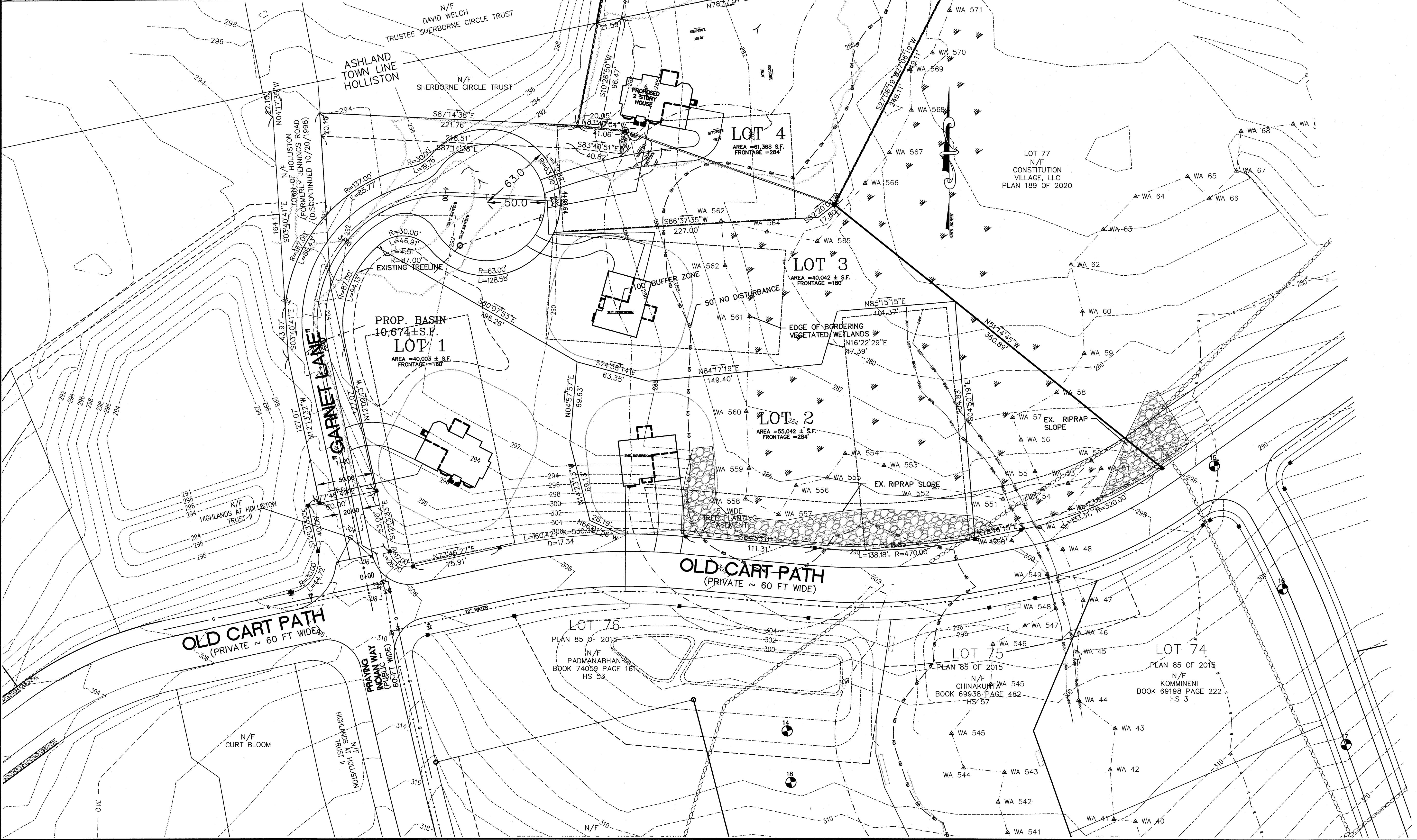
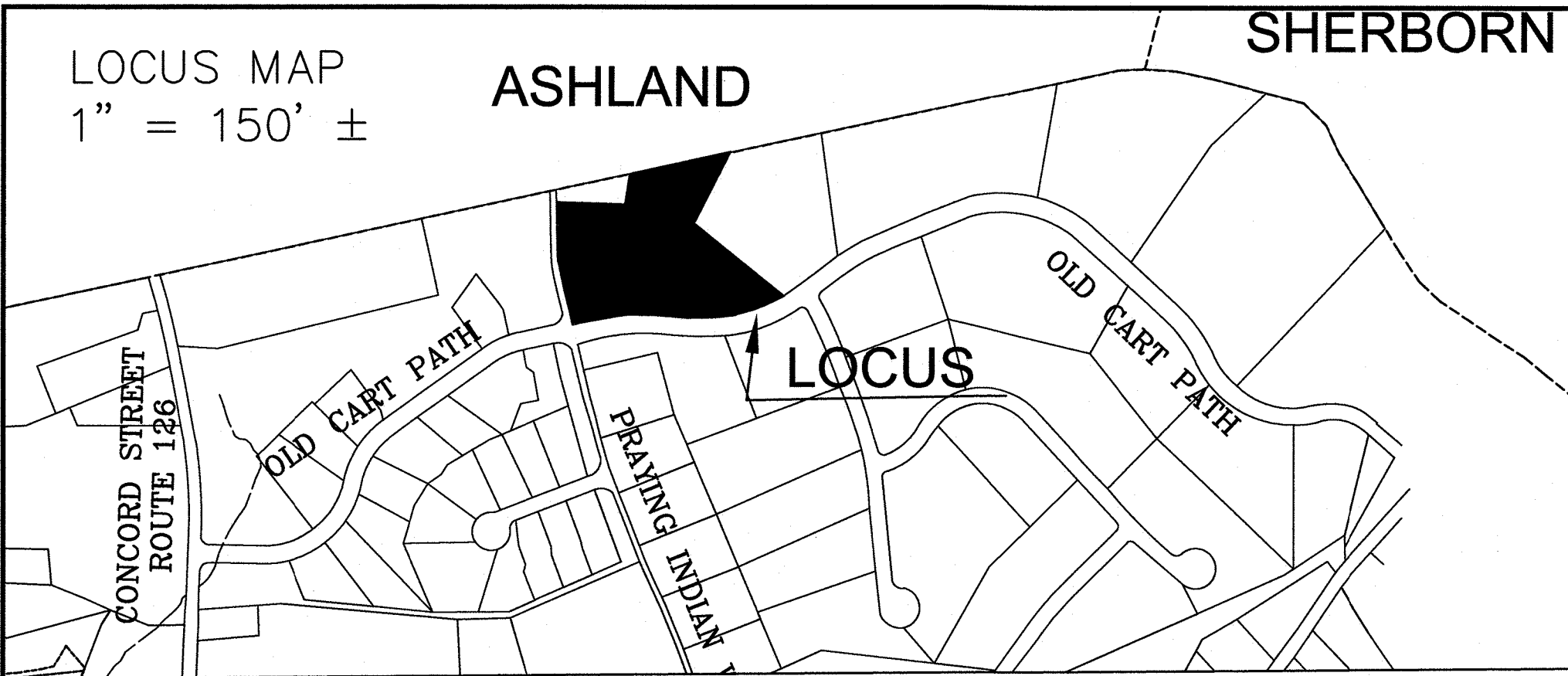
**Guerriere &
Halnon, Inc.**

ENGINEERING & LAND SURVEYING

333 WEST STREET PH. (508) 473-6630
MILFORD, MA 01757 FX. (508) 473-8243
www.gandhengineering.com

SHEET

G-10319



ZONING REQUIREMENTS
CONVENTIONAL SUBDIVISION

ZONING DISTRICT	Ag-Res Dist. B
AREA	40,000 SF
FRONTAGE	180'
FRONT YARD SETBACK	40'
SIDE YARD SETBACK	30'
REAR YARD SETBACK	40'
MAX % OF COVERAGE (BUILDINGS AND STRUCTURES)	25%

DATE: _____

TOWN PLANNING BOARD

SIGNATURE DATE: _____

BEING A MAJORITY

NOTES

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OWNER & APPLICANT

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120 QUARRY DRIVE
MILFORD, MA 01757

PRELIMINARY PLAN
GARNET LANE
SUBDIVISION

CONVENTIONAL
SUBDIVISION LAYOUT
FOR OSRD YIELD PLAN

IN
HOLLISTON, MA

SCALE: 40 FEET TO AN INCH
DATE: FEBRUARY 12, 2021

00 DATE INITIAL SUBMITTAL INIT

GRAPHIC SCALE: 1"=40'

0 10 20 30 40 50 60 70 80 90 100
0 5 10 15 20 25 30
FEET
METERS

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SHEET 5 OF 5 G-10319