

HIDDEN COVE

DEFINITIVE SUBDIVISION

MARCH 11, 2022

FOR REGISTRY USE

PREPARED BY:
LEGACY ENGINEERING LLC
730 MAIN STREET, SUITE 2C
MILLIS, MA 02054

PREPARED FOR:
SNZS LLC
1 OLD CONNECTICUT PATH
ASHLAND, MA 01721



REQUESTED WAIVERS:

- 4.3.1.k TO NOT REQUIRE THE LOCATIONS OF 14" DIA. TREES.
- 5.2.1.4 TO ALLOW THE PROPOSED STREET TO HAVE A SLOPE OF GREATER THAN 2% AFTER THE FIRST 75 FEET.
- 5.2.5.5 TO ALLOW CAPE COD BERM.
- 5.3.3 TO ALLOW PIPE COVER OF LESS THAN 36".
- APPENDIX B - DETENTION BASINS
- TO NOT REQUIRE A SLOPE FOR BASIN BOTTOMS.



LOCUS PLAN
SCALE: 1" = 600'

LOCUS
SCALE: 1" = 100'

DRAWING INDEX:

- SHEET C-0 - COVER SHEET
- SHEET C-1 - KEY SHEET, NOTES
- SHEET C-2 - EXISTING CONDITIONS 1 OF 2
- SHEET C-3 - EXISTING CONDITIONS 2 OF 2
- SHEET C-4 - EROSION CONTROL
- SHEET C-5 - CONVENTIONAL LAYOUT 1 OF 2
- SHEET C-6 - CONVENTIONAL LAYOUT 2 OF 2
- SHEET C-7 - LAYOUT 1 OF 2
- SHEET C-8 - LAYOUT 2 OF 2
- SHEET C-9 - GRADING & UTILITIES
- SHEET C-10 - PROFILE
- SHEET C-11 - DETAILS
- SHEET C-12 - DETAILS

OWNER/APPLICANT
SNZS LLC
1 OLD CONNECTICUT PATH
ASHLAND, MA 01721

ZONING DISTRICT
AGRICULTURAL-RESIDENTIAL B
FLOOD PLAIN DISTRICT (PARTIAL)
GROUNDWATER PROTECTION DISTRICT
(ZONE II)(PARTIAL)

ASSESSORS PARCEL
006.0-0001-0006.C

PLAN REFERENCE
YEAR 2020 PLAN 450

DEED REFERENCE
BOOK 77723, PAGE 323

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

I CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO THE ETHICAL, PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR

■ INDICATES BOUND TO BE SET

APPROVED BY VOTE ON _____ WITH A DECISION FILED WITH THE TOWN CLERK ON _____, SUBJECT TO THE COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____, DATED _____, AND TO BE RECORDED IN THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS SIMULTANEOUSLY HERewith. THE REQUIREMENTS OF THE COVENANT RUN WITH THE LAND.

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

TOWN CLERK _____ DATE _____

DATE APPROVED: _____

DATE ENDORSED: _____

TOWN OF HOLLISTON PLANNING BOARD



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2022.03.24 10:51:58 -04'00'

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)



LEGACY
ENGINEERING

C-0

PLAN SCALE: AS NOTED

PLAN DATE: MARCH 11, 2022

BY

DATE

REVISION

HIDDEN COVE
DEFINITIVE SUBDIVISION
COVER SHEET
PLAN OF LAND IN
HOLLISTON, MA

1. THE PROPOSED DWELLINGS ARE TO BE SINGLE-FAMILY DWELLINGS.
2. PERIMETER SURVEY BY COLONIAL ENGINEERING.
3. THE DEVELOPER SHALL RETAIN FEE INTEREST IN THE WORK WITHIN THE ROADWAY RIGHT-OF-WAY.
4. STREET SIGNS SHALL BE INSTALLED PRIOR TO OCCUPANCY OF ANY DWELLING WITHIN THE SUBDIVISION, AND SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO MAINTAIN THEM AND TO PROVIDE FOR THEIR COMPLETE VISIBILITY UNTIL FINAL RELEASE OF THE PERFORMANCE GUARANTEE.
5. ALL PROPOSED ROADWAYS AND ROAD INTERSECTIONS CONFORM TO THE STOPPING SIGHT DISTANCES OF THE TOWN'S SUBDIVISION REGULATIONS AND ARE BASED ON THE AASHTO "GEOMETRIC DESIGN FOR HIGHWAYS OTHER THAN FREEWAYS" STANDARDS.

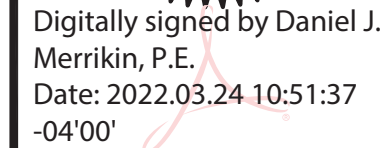
1. THE LOCATION OF EXISTING UTILITIES IS BASED ON AVAILABLE INFORMATION SUCH AS SURFACE FEATURES AND RECORD PLANS. THE SHOWN UTILITY LOCATIONS ARE APPROXIMATE, ARE NOT WARRANTED TO BE CORRECT, AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. OFFSITE FEATURES SUCH AS BUILDING, PAVING LIMITS, UTILITIES, ETC... ARE APPROXIMATE ONLY AND BASED ON MASSGIS AERIAL PHOTOGRAPHS.

1. THE CONTRACTOR SHALL CONTACT DIGSAFE AT 811 PRIOR TO ANY EXCAVATION ACTIVITIES.
2. UNLESS OTHERWISE WAIVED, ALL CONSTRUCTION SHALL CONFORM TO THE SUBDIVISION REGULATIONS.
3. DETAILS HAVE BEEN PROVIDED ON THE LAST SHEETS OF THIS PLAN SET. MOST OF THE DETAILS INCLUDED THEREIN ARE INTENDED TO MATCH THE REQUIREMENTS OF THE TOWN OF HOLLISTON. WHERE THE STANDARD DETAILS INCLUDED HEREIN DIFFER FROM THE SUBDIVISION RULES, THE SUBDIVISION RULES SHALL BE ADHERED TO UNLESS OTHERWISE AGREED BY THE HOLLISTON PLANNING BOARD.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN OF ANY STRUCTURAL RETAINING WALLS AND/OR HEADWALLS. DESIGN SHALL BE BY A REGISTERED STRUCTURAL ENGINEER AND SHALL BE STAMPED ACCORDINGLY.
5. THE DEVELOPED SHALL OBTAIN A STREET OPENING PERMIT FROM THE TOWN OF HOLLISTON, IF REQUIRED.
6. CURBS SHALL BE CAPE COD BERM, EXCEPT AS OTHERWISE NOTED.
7. GRANITE THROAT STONES SHALL BE INSTALLED WITH ALL CATCH BASINS AGAINST A ROADWAY GUTTER/CURB LINE.
8. GRANITE TRANSITION STONES SHALL BE PROVIDED BETWEEN ALL VERTICAL GRANITE (INCLUDING THROAT STONES) AND ADJACENT CURBING.

1. DRAINAGE PIPING SHALL BE RCP.
2. THE ELECTRIC COMPANY SHALL DETERMINE THE FINAL LOCATION AND DESIGN OF THE ELECTRIC SERVICE AND TRANSFORMER (IF NEEDED).
3. ALL PIPELINE LINEAR FOOTAGES REFERENCED IN THESE PLANS ARE HORIZONTAL DISTANCES AND DO NOT REFLECT THE SLOPED DISTANCE OF THE PIPELINE.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL UNDERGROUND GAS, ELECTRICAL, TELEPHONE, AND CABLE DISTRIBUTION SYSTEMS WITHIN THE ROADWAY RIGHT-OF-WAY. DESIGN SHALL INCLUDE THE APPROPRIATE CONDUIT RUNS AND JUNCTION BOX LOCATIONS.



- O CB: SINGLE-GRATE CATCH BASIN
 CB DOUBLE-GRATE CATCH BASIN
 OPTU RC: PROPRIETARY STORMWATER UNIT
 VCB: VERTICAL GRANITE CURB
 DR TR: DRENCH DRAIN
 INFIL TR: INFILTRATION TRENCH
 X" D" DRAIN PIPELINE
 RCP: REINFORCED CONCRETE PIPE
 PVC: POLYVINYL CHLORIDE PIPE
 OSMH: SEWING MANHOLE
 X" X" S SEWER PIPELINE
 OCO: SEWER SERVICE CLEANOUT
 X" W" WATER MAIN
 IH HYD. HYDRANT
 G V: WATER SERVICE VALVE
 O M.B.: WATER SERVICE CURB STOP
 G GAS SERVICE METER BOX
 G GAS PIPELINE
 E ELECTRIC CONDUIT
 ☆ L.P.: LIGHT POLE
 ☆ U.P.: UTILITY POLE
 ☆ G.V. CURB
 ☆ S.P.: TRAFFIC SIGNAL POLE
 252' EXISTING CONTOUR
 252' PROPOSED CONTOUR
 E.O.P. EDGE OF PAVED SURFACE
 V.B.C. INTEGRAL SLOPED BIT. BERM
 V.B.C. VERTICAL BITUMINOUS BERM
 V.S.G. SLOPED GRANITE CURB
 V.C.C. VERTICAL GRANITE CURB
 V.C.C. VERTICAL CONCRETE CURB
 E.C.C. EDGE CONCRETE SLAB
 G.V. GROUND VALVE
 C.L.F. CHAIN LINK FENCE
 W.S.F. WOOD STOCKADE FENCE
 P.P.F. PICK FICKET FENCE
 G.R. GUARD RAIL
 C.C. HANDICAP CURB CUT



FOR REGISTRY USE



DEED REFERENCE
BOOK 77723, PAGE 323

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TOWN OF HOLLISTON PLANNING BOARD

PLAN SCALE: 1" = 300'

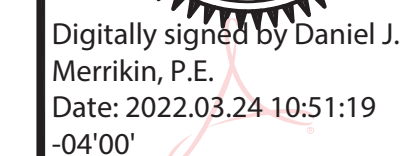
PLAN DATE: MARCH 11, 2022

HIDDEN COVE
DEFINITIVE SUBDIVISION
KEY SHEET, NOTES
PLAN OF LAND IN
HOLLISTON, MA

C-1



LEGACY
ENGINEERING



FOR REGISTRY USE



OWNER/APPLICANT
SNZS LLC
1 OLD CONNECTICUT PATH
ASHLAND, MA 01721

ZONING DISTRICT
AGRICULTURAL-RESIDENTIAL B
FLOOD PLAIN DISTRICT (PARTIAL)
GROUNDWATER PROTECTION DISTRICT
(ZONE II)(PARTIAL)

ASSESSORS PARCEL
006.0-0001-0006.C

PLAN REFERENCE
YEAR 2020 PLAN 450

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TOWN OF HOLLISTON PLANNING BOARD

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-2



LEGACY
ENGINEERING

PLAN SCALE: 1" = 40'

PLAN DATE: MARCH 11, 2022

HIDDEN COVE
DEFINITIVE SUBDIVISION
EXISTING CONDITIONS
PLAN OF LAND IN
HOLLISTON, MA

w/f PAUL E. TRUAX
ASS. PARCEL 5A-1-372.2
NORFOLK STREET

N 88°20'35" E 477.98'



Digitally signed by Daniel J.
Merrikin, P.E.
Date: 2022.03.24 10:51:00
-04'00'

FOR REGISTRY USE



OWNER/APPLICANT
SNZS LLC
1 OLD CONNECTICUT PATH
ASHLAND, MA 01721

ZONING DISTRICT
AGRICULTURAL-RESIDENTIAL B
FLOOD PLAIN DISTRICT (PARTIAL)
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ASSESSORS PARCEL
006.0-0001-0006.C

PLAN REFERENCE
YEAR 2020 PLAN 450

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TOWN OF HOLLISTON PLANNING BOARD

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-3



LEGACY
ENGINEERING

w/f TOWN OF HOLLISTON
ASS. PARCEL 6-1-7
HILL STREET

N 07°38'42" W 628.52'

BORDERING
VEGETATED
WETLAND

BORDERING
VEGETATED
WETLAND

w/f EDWARD &
CAROLINE MIKHAIL
PORTION OF ASS.
PARCEL 6-1-6.9
NORFOLK STREET

w/f JOUIT ENRIQUEZ
PORTION OF ASS.
PARCEL 6-1-6.8
NORFOLK STREET

w/f 153 NEPONSET LLC
PORTION OF ASS. PARCEL 6-1-6.7
NORFOLK STREET

w/f 153 NEPONSET LLC
PORTION OF ASS. PARCEL 6-1-6.6
NORFOLK STREET

w/f ANDREA BLOOD
PORTION OF ASS. PARCEL 6-1-6.5
NORFOLK STREET

w/f BRUNO & ANA BONALDI
PORTION OF ASS. PARCEL 6-1-6.4
NORFOLK STREET

w/f PAUL ZONGHI
ASS. PARCEL 6-1-6.2

N 77°19'32" W

BORDERING
VEGETATED
WETLAND

OTH
D-3

OTH
D-2

PARCEL C
9.81 ACRES

OTH
S-1

OTH
S-2

OTH
S-3

OTH
S-4

OTH
S-5

OTH
S-6

OTH
S-7

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S-8

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S-9

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S-10

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S-12

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S-13

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S-14

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S-15

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S-16

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S-17

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S-18

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S-19

OTH
S-20

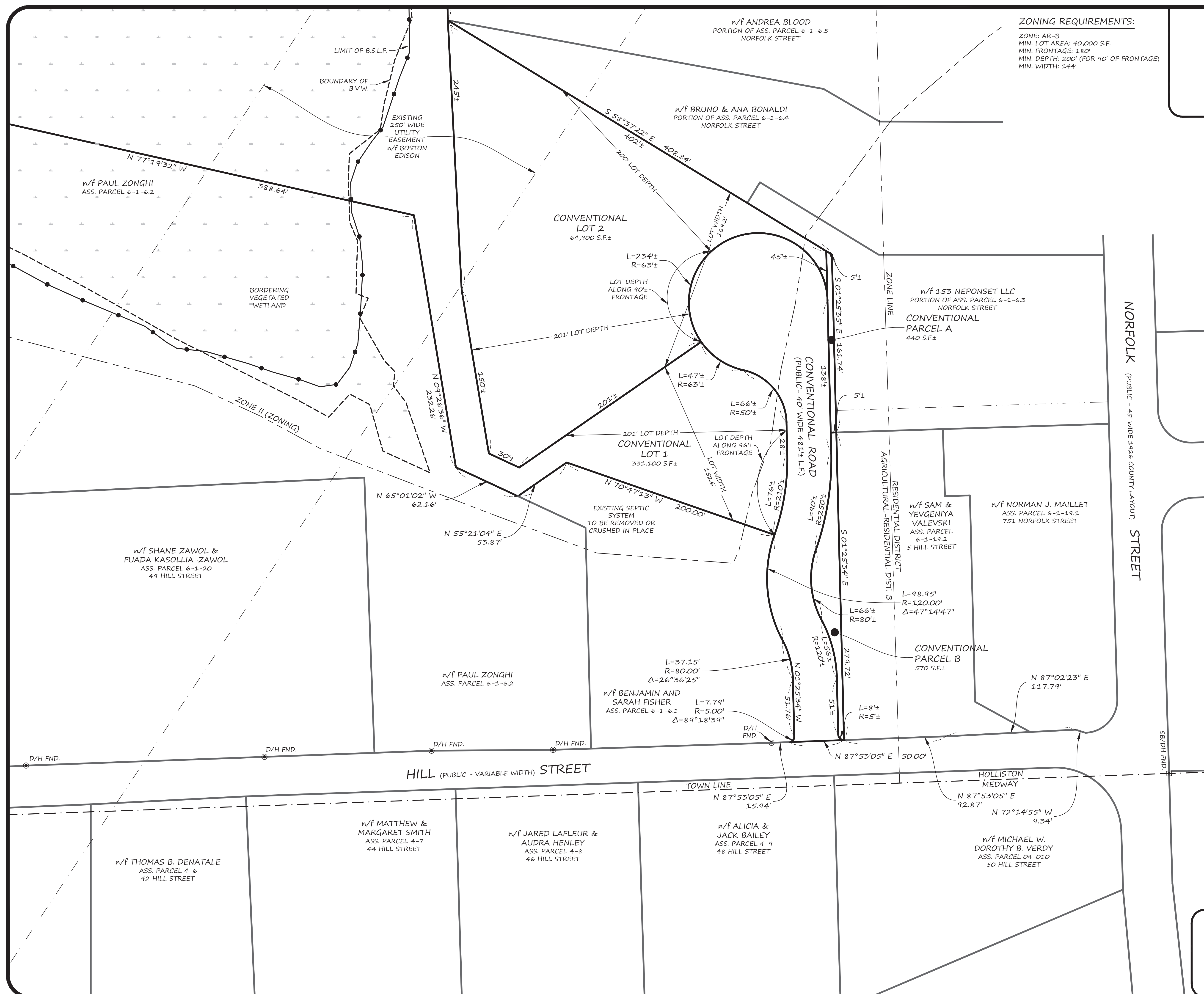
OTH
S-21

OTH
S-22

OTH
S-23

OTH
S-24

OTH
S-25



ZONING REQUIREMENTS:

ZONE: AR-B
MIN. LOT AREA: 40,000 S.F.
MIN. FRONTAGE: 180'
MIN. DEPTH: 200' (FOR 90' OF FRONTAGE)
MIN. WIDTH: 144'

FOR REGISTRY USE



PLAN SCALE: 1" = 40'

OWNER/APPLICANT
SNZS LLC
1 OLD CONNECTICUT PATH
ASHLAND, MA 01721

ZONING DISTRICT
AGRICULTURAL-RESIDENTIAL B
FLOOD PLAIN DISTRICT (PARTIAL)
GROUNDWATER PROTECTION DISTRICT
(ZONE II)(PARTIAL)

ASSESSORS PARCEL
006.0-0001-0006.C

PLAN REFERENCE
YEAR 2020 PLAN 450

DEED REFERENCE
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PROFESSIONAL LAND SURVEYOR

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THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS SIMULTANEOUSLY HEREWITH. THE REQUIREMENTS OF THE COVENANT RUN WITH THE LAND.

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TOWN OF HOLLISTON PLANNING BOARD

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-5




LEGACY
ENGINEERING

HIDDEN COVE
DEFINITIVE SUBDIVISION
CONVENTIONAL LAYOUT
PLAN OF LAND IN
HOLLISTON, MA

PLAN DATE: MARCH 11, 2022	
REVISION	

[illegible]

PLAN SCALE: 1" = 40'



A horizontal graphic scale bar with a black border. It is divided into four equal segments by vertical lines. The segments are: 1. A checkerboard pattern of alternating black and white squares. 2. A solid black rectangle. 3. A solid white rectangle. 4. A checkerboard pattern of alternating black and white squares. Below the bar, the labels '0'', '40'', '80'', and '160'' are positioned at the start, first division, second division, and end, respectively.

N 88°20'35" E 477.98'

n/f EDWARD &
CAROLINE MIKHAIL
PORTION OF ASS.
PARCEL 6-1-6.9
NORFOLK STREET

EXISTING 250' WIDE
— UTILITY EASEMENT
w/ BOSTON EDISON

w/f 153 NEPONSET LLC
PORTION OF ASS. PARCEL 6-1-6.6
NORFOLK STREET

w/f BRUNO & ANA BONALDI
PORTION OF ASS. PARCEL 6-1-6.4
NORFOLK STREET

$$\begin{aligned} L &= 234' \pm \\ R &= 63' \pm \end{aligned}$$

— 201' LOT DEPTH

ZONE LINE

DEED REFERENCE
BOOK 77723, PAGE 323

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TOWN OF HOLLISTON PLANNING BOARD

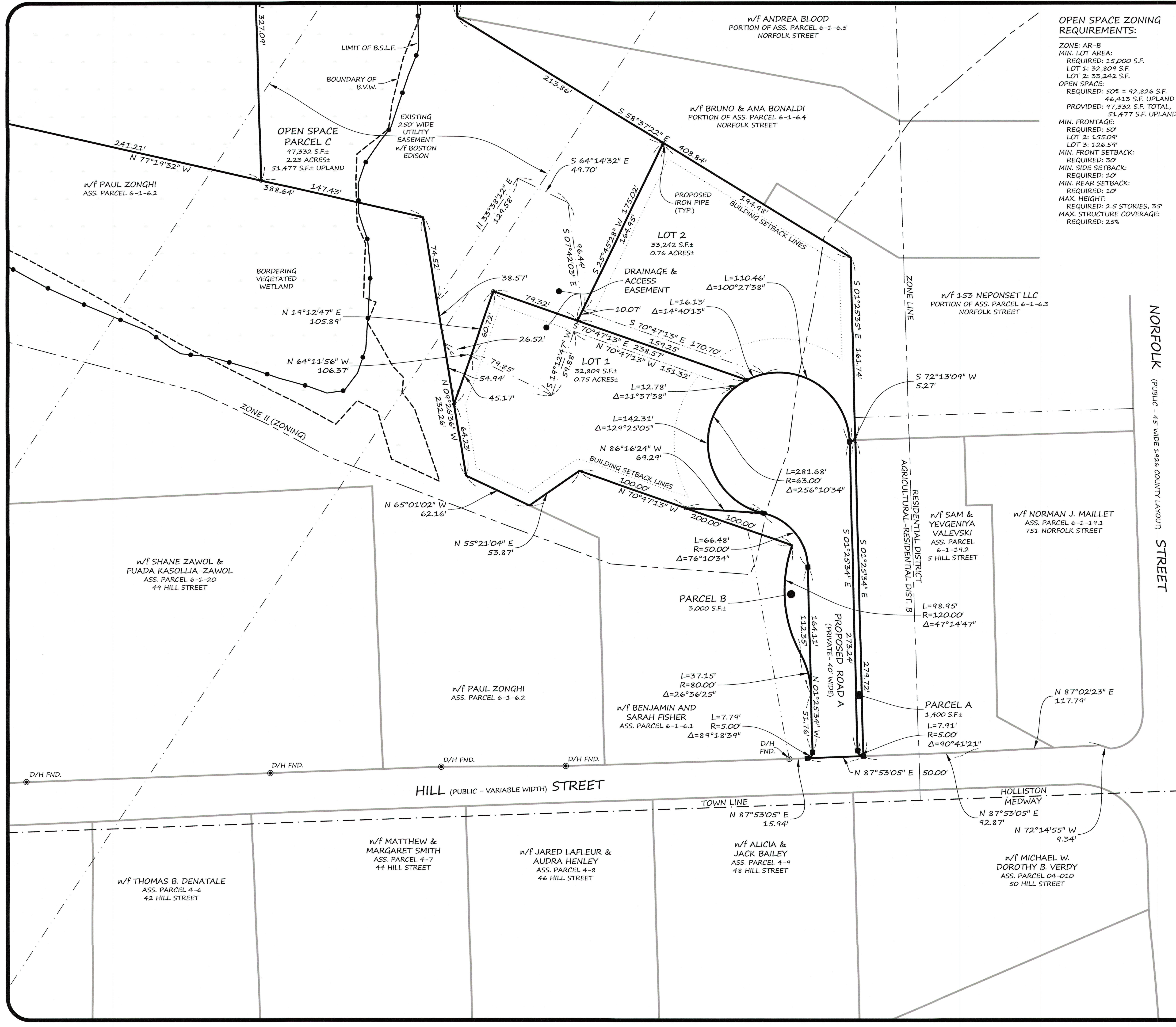
C-6



PLAN SCALE: 1" = 40'

REVISION

HIDDEN COVE
DEFINITIVE SUBDIVISION
CONVENTIONAL LAYOUT
PLAN OF LAND IN
HOLLISTON, MA

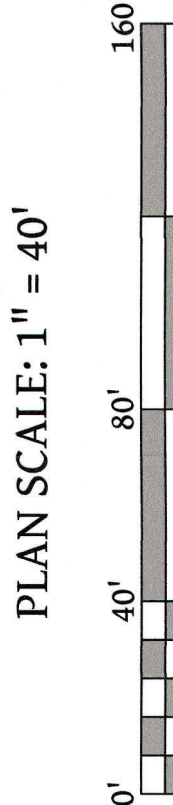


OPEN SPACE ZONING REQUIREMENTS:

ZONE: AR-B
MIN. LOT AREA:
REQUIRED: 15,000 S.F.
LOT 1: 32,809 S.F.
LOT 2: 33,242 S.F.
OPEN SPACE:
REQUIRED: 50% = 92,826 S.F.
46,413 S.F. UPLAND
PROVIDED: 97,332 S.F. TOTAL,
51,477 S.F. UPLAND
MIN. FRONTAGE:
REQUIRED: 50'
LOT 2: 155.09'
LOT 3: 126.59'
MIN. FRONT SETBACK:
REQUIRED: 30'
MIN. SIDE SETBACK:
REQUIRED: 10'
MIN. REAR SETBACK:
REQUIRED: 10'
MAX. HEIGHT:
REQUIRED: 2.5 STORIES, 35'
MAX. STRUCTURE COVERAGE:
REQUIRED: 25%

NOTE: PARCEL D IS EXCLUDED FROM
OPEN SPACE CALCULATIONS AND
WILL BE CONVEYED TO THE TOWN
OF HOLLISTON WITH PARCEL C.

FOR REGISTRY USE



OWNER/APPLICANT
SNZS LLC
1 OLD CONNECTICUT PATH
ASHLAND, MA 01721

ZONING DISTRICT
AGRICULTURAL-RESIDENTIAL B
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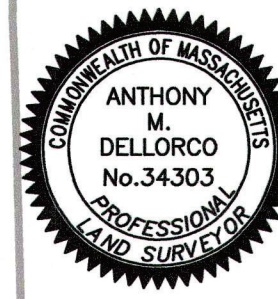
ASSESSORS PARCEL
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PLAN REFERENCE
YEAR 2020 PLAN 450

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Anthony M. Dellorco
PROFESSIONAL LAND SURVEYOR

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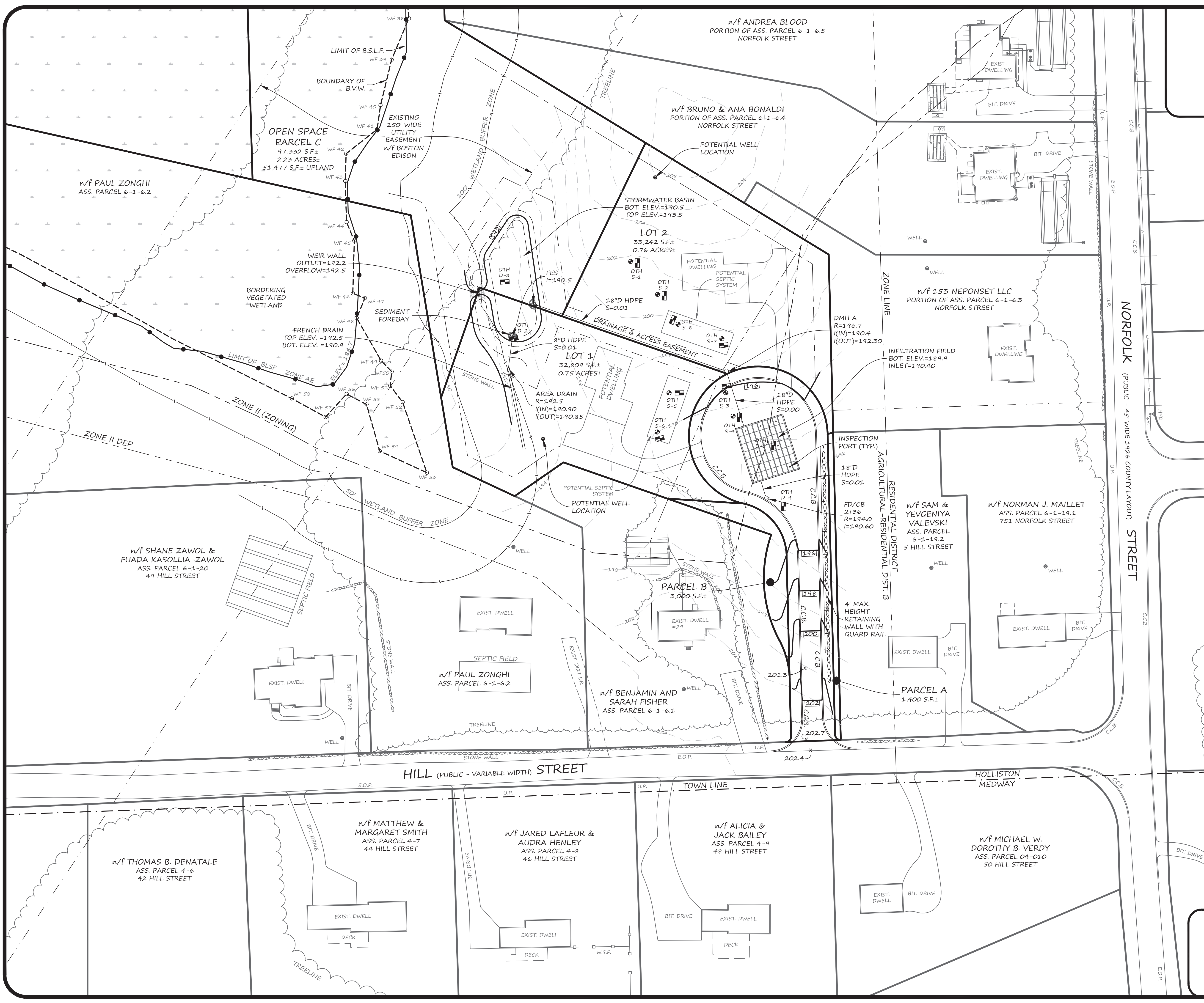
TOWN OF HOLLISTON PLANNING BOARD

HIDDEN COVE
DEFINITIVE SUBDIVISION
OPEN SPACE LAYOUT
PLAN OF LAND IN
HOLLISTON, MA

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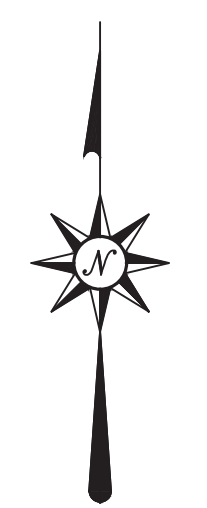


LEGACY
ENGINEERING



PROFESSIONAL LAND SURVEYOR
DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED
PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2022.03.24 10:50:10 -04'00'



FOR REGISTRY USE

OWNER/APPLICANT
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1 OLD CONNECTICUT PATH
ASHLAND, MA 01721

ZONING DISTRICT
AGRICULTURAL-RESIDENTIAL B
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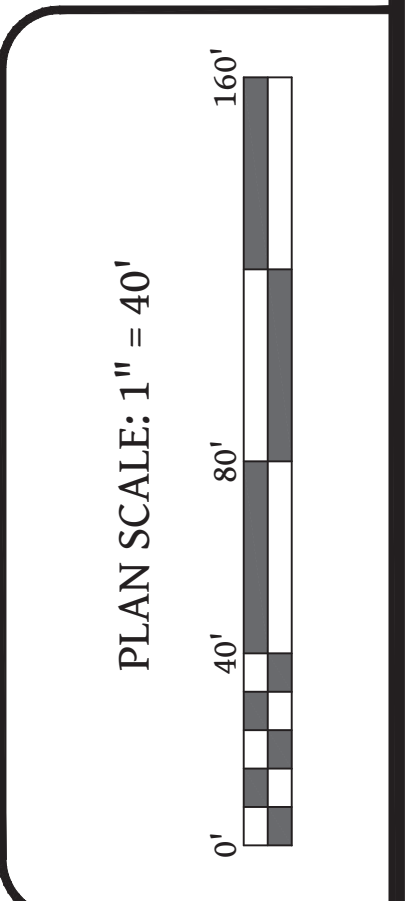
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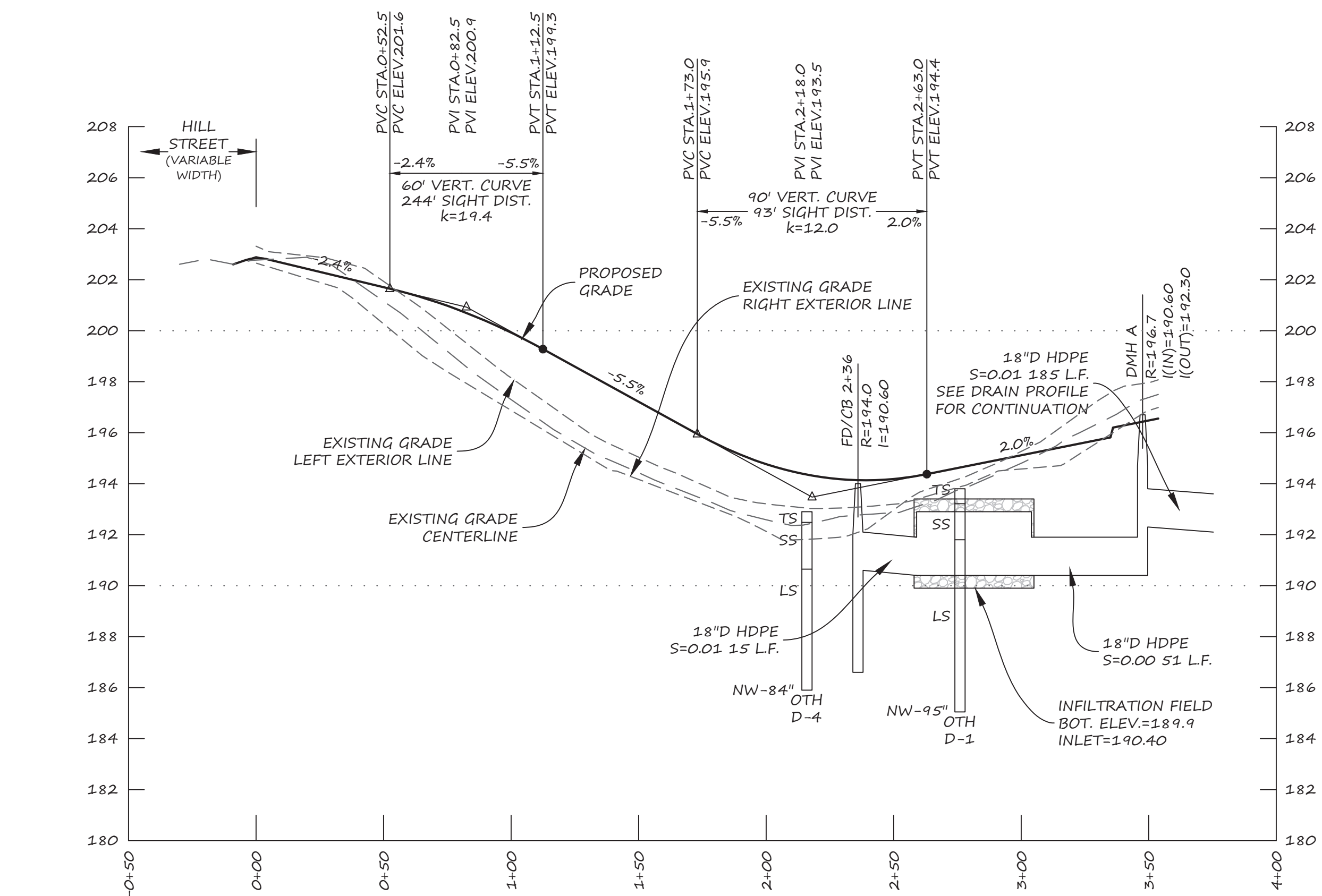


REVISION	DATE	BY

HIDDEN COVE
DEFINITIVE SUBDIVISION
GRADING & UTILITIES
PLAN OF LAND IN
HOLLISTON, MA

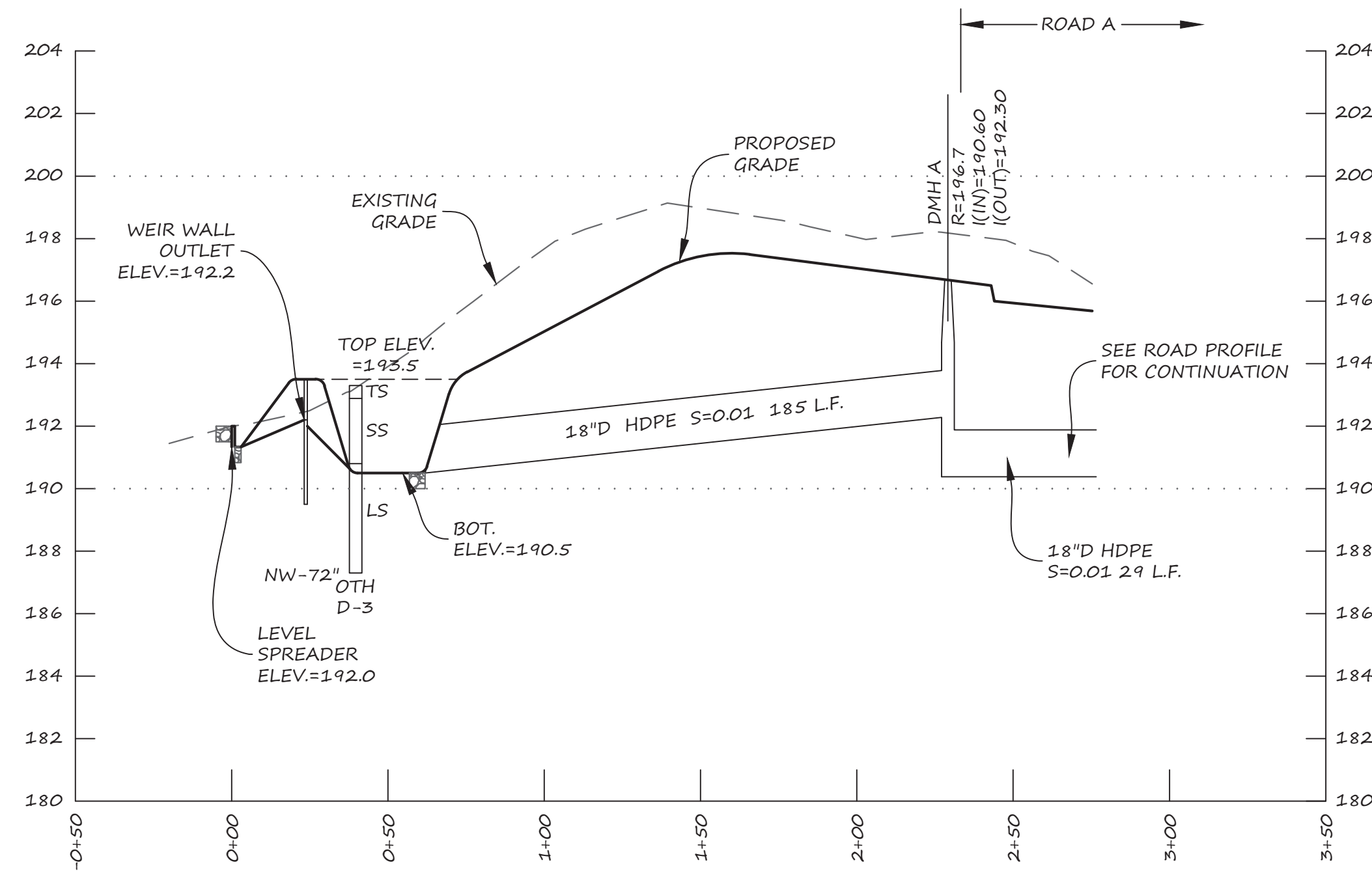
730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
C-9



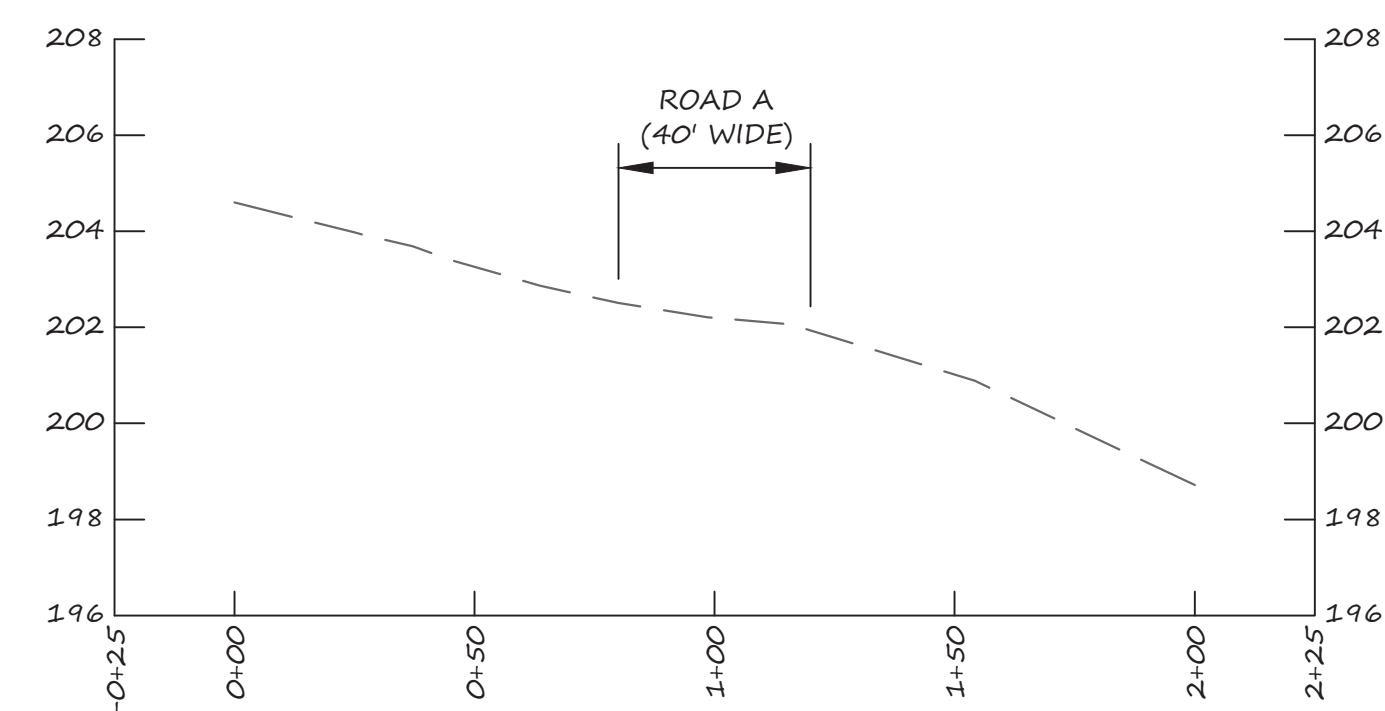


PROFILE - ROAD A

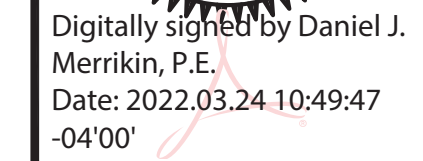
SCALE : 1" = 40' HORIZONTAL
1" = 4' VERTICAL



PROFILE - DRAINAGE
SCALE : 1" = 40' HORIZONTAL
1" = 4' VERTICAL



HILL STREET PROFILE
SCALE : 1" = 40' HORIZONTAL
1" = 4' VERTICAL



FOR REGISTRY USE

<u>ABBREV.</u>	<u>DESCRIPTION</u>
M-XX"	REDOX (MOTTLES) AT XX-INCHES
WT-XX"	STANDING WATER AT XX-INCHES
WP-XX"	WEeping WATER AT XX-INCHES
NW-XX"	NO GROUNDWATER INDICATORS
R-XX"	REFUSAL AT XX-INCHES
TS	TOPSOIL
SS	SUBSOIL
S	SAND
LS	LOAMY SAND
SL	SANDY LOAM
MS	MEDIUM SAND

OWNER/APPLICANT
SNZS LLC
1 OLD CONNECTICUT PATH
ASHLAND, MA 01721

ZONING DISTRICT
AGRICULTURAL-RESIDENTIAL B
FLOOD PLAIN DISTRICT (PARTIAL)
GROUNDWATER PROTECTION DISTRICT
(ZONE II)(PARTIAL)

ASSESSORS PARCEL
006.0-0001-0006.C

PLAN REFERENCE
YEAR 2020 PLAN 450

DEED REFERENCE
BOOK 77723, PAGE 323

I CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMITY WITH THE RULES
AND REGULATIONS OF THE REGISTERS OF
DEEDS OF THE COMMONWEALTH OF
MASSACHUSETTS.

I CERTIFY THAT THIS SURVEY AND PLAN
CONFORMS TO THE ETHICAL, PROCEDURAL AND
TECHNICAL STANDARDS FOR THE PRACTICE OF
LAND SURVEYING IN THE COMMONWEALTH OF
MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR

■ INDICATES BOUND TO BE SET

APPROVED BY VOTE ON _____ WITH A
DECISION FILED WITH THE TOWN CLERK ON
_____, SUBJECT TO THE COVENANT
CONDITIONS SET FORTH IN A COVENANT
EXECUTED BY _____, DATED

_____, AND TO BE RECORDED IN THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS SIMULTANEOUSLY HEREWITH. THE REQUIREMENTS OF THE COVENANT RUN WITH THE LAND.

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

TOWN CLERK _____ DATE _____

DATE APPROVED: _____

DATE ENDORSED: _____

TOWN OF HOLLISTON PLANNING BOARD


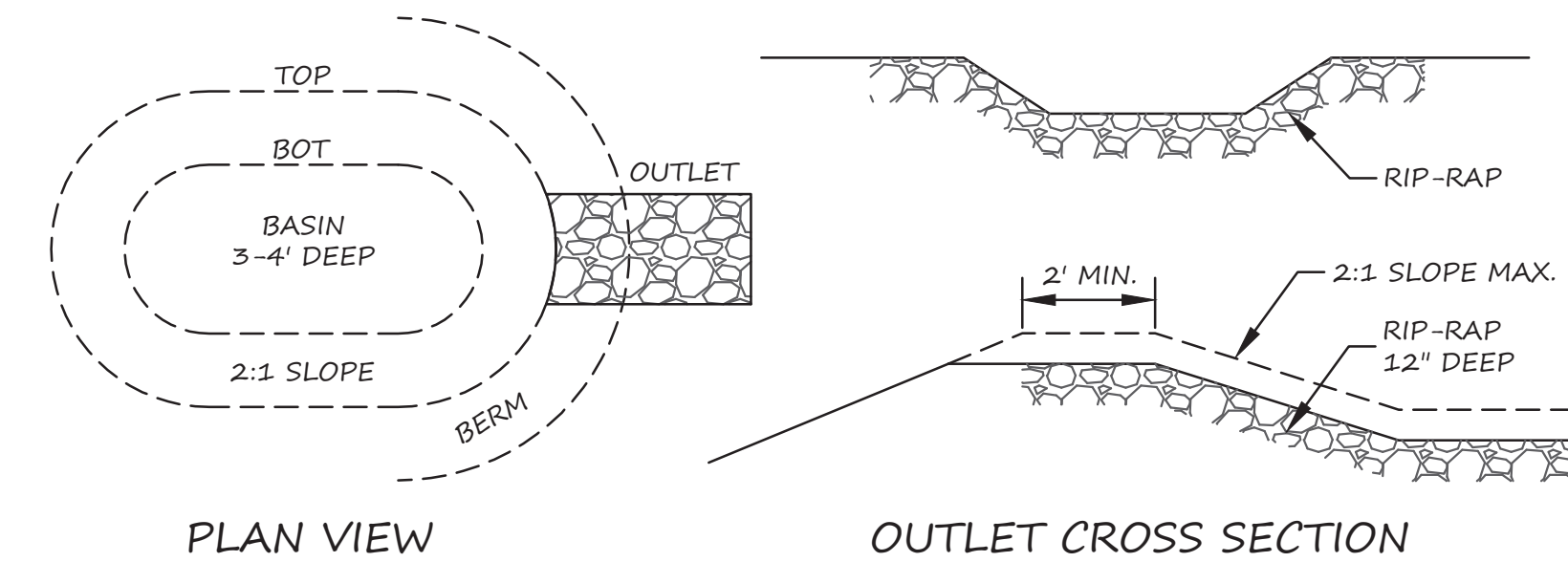
730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-10



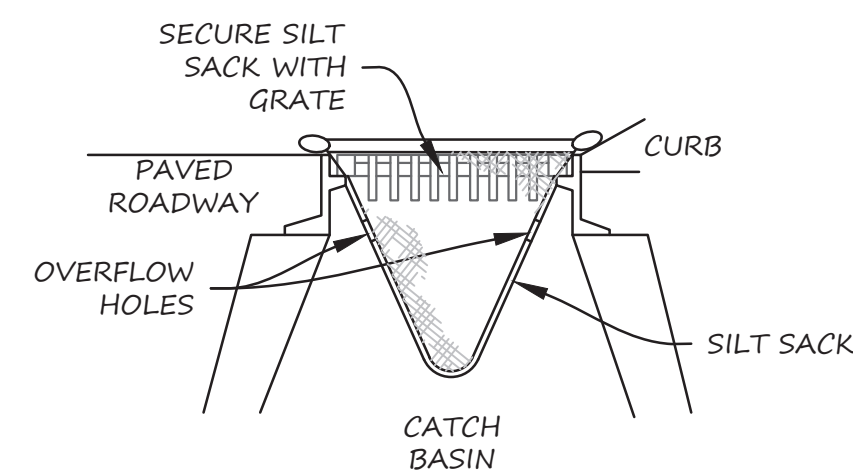
LEGACY
ENGINEERING

HIDDEN COVE
DEFINITIVE SUBDIVISION
PROFILE
PLAN OF LAND IN
HOLLISTON, MA



Digitally signed by Daniel Merrikin, P.E.
 Date: 2022.03.24 10:49:20 -04'00'

FOR REGISTRY USE

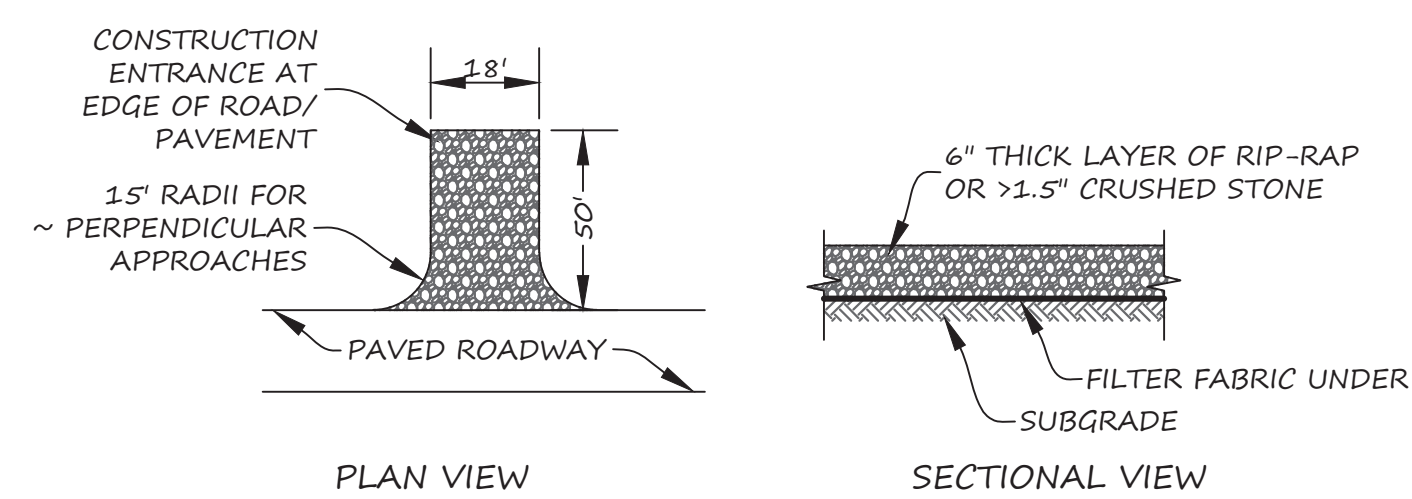


CATCH BASIN SILT SACK DETAIL
NOT TO SCALE

NOTES:

1. UTILITY LOCATIONS WILL VARY ACCORDING TO LAYOUT. THIS DETAIL PRESENTS STANDARD DEPTHS AND SEPARATIONS.
2. SIDESLOPE SPECIFICATIONS ARE TYPICAL AND WILL VARY IF OTHERWISE NOTED ON THESE PLANS.
3. COMPACTION REQUIREMENTS OF THE SUBDIVISION REGULATIONS MUST BE ADHERED TO.

TYPICAL ROADWAY CROSS SECTION
(NO SCALE)

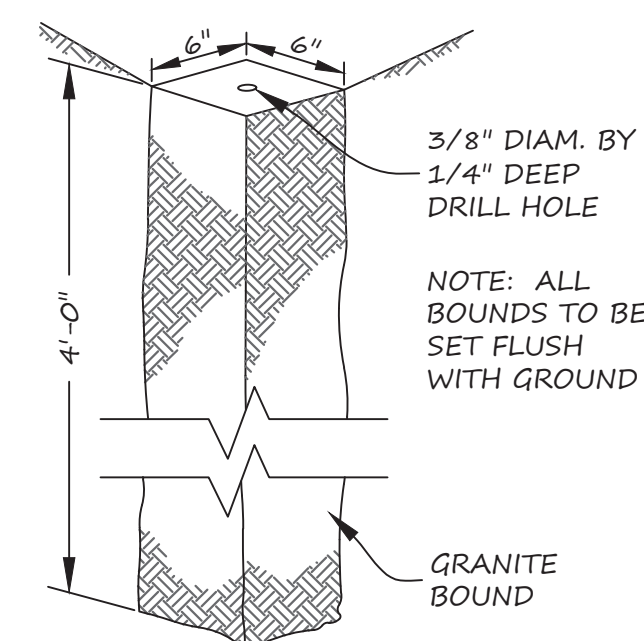


NOTES:

1. ENTRANCE SHALL BE INSTALLED BEFORE ANY EXCAVATION WORK OCCURS ON-SITE.
2. ENTRANCE SHALL BE MAINTAINED IN GOOD CONTITION UNTIL A PAVED DRIVEWAY IS INSTALLED. REPLACE ENTRANCE IF FILLED WITH SOILS OR IF SOILS ARE BEING TRACKED ONTO ADJACENT ROADWAYS.

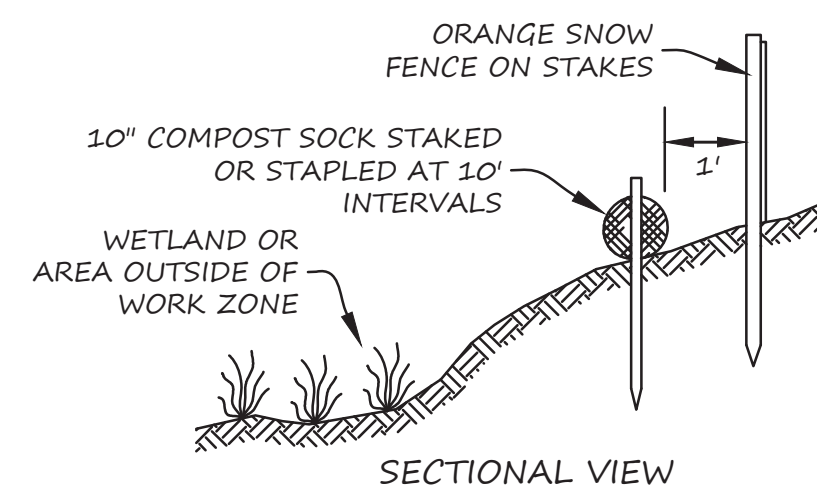
CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



GRANITE MONUMENT DETAIL

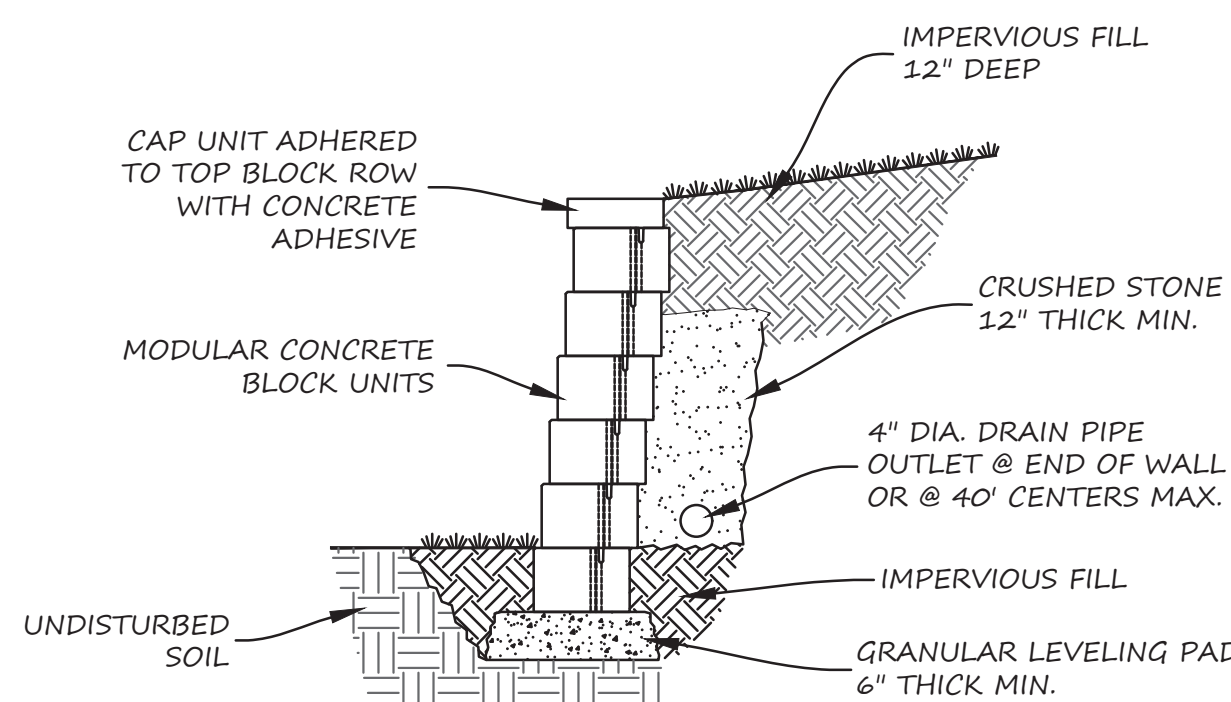
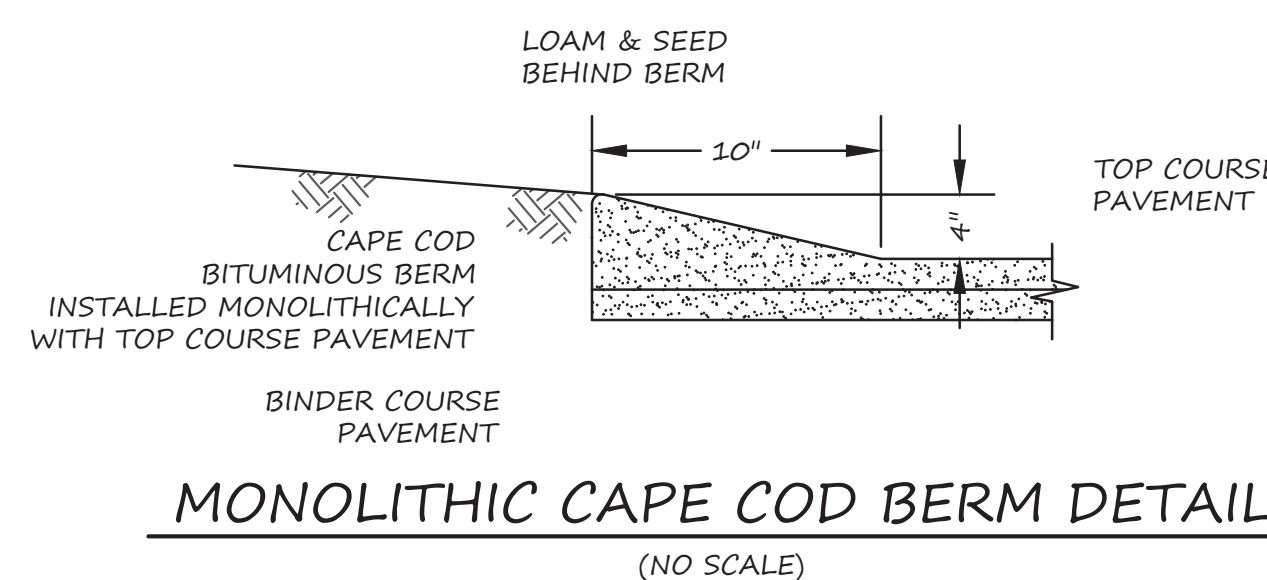
NOT TO SCALE



NOTE: NON-BIODEGRADABLE SOCK SHELL FILLED WITH COMPOST MEDIA. JOINTS SHALL BE OVERLAPPED BY AT LEAST TWO FEET. ORANGE SNOW FENCE IS ONLY NEEDED IF THERE IS EVIDENCE OF THE COMPOST SOCK BEING BURIED BY CONSTRUCTION ACTIVITIES.

EROSION CONTROL
DETAIL (COMPOST SOCK)

NOT TO SCALE



NOTES:

1. SMALL BLOCK UNITS SHALL BE THE SQUARE FOOT PRODUCT BY VERSA-LOK OR APPROVED EQUAL. WALL HEIGHT WITHOUT REINFORCEMENT SHALL BE LIMITED TO 3.5' EXPOSED FACE.
2. WALL HEIGHTS IN EXCESS OF FOUR FEET, INCLUDING FOOTING, MAY REQUIRE A BUILDING PERMIT AND/OR STRUCTURAL DESIGN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY BUILDING PERMITS AND FOR PROVIDING STRUCTURAL WALL DESIGN MEETING THE REQUIREMENTS OF THE MASSACHUSETTS BUILDING CODE, AS DEEMED APPLICABLE BY THE BUILDING INSPECTOR.
3. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

TYPICAL "SMALL BLOCK" RETAINING WALL

OWNER/APPLICANT
SNZS LLC
1 OLD CONNECTICUT PATH
ASHLAND, MA 01721

ZONING DISTRICT
AGRICULTURAL-RESIDENTIAL B
FLOOD PLAIN DISTRICT (PARTIAL)
GROUNDWATER PROTECTION DISTRICT
(ZONE II)(PARTIAL)

ASSESSORS PARCEL
006.0-0001-0006.C

PLAN REFERENCE
YEAR 2020 PLAN 450

DEED REFERENCE
BOOK 77723, PAGE 323

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

I CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO THE ETHICAL, PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR

■ INDICATES BOUND TO BE SET

APPROVED BY VOTE ON _____ WITH A
DECISION FILED WITH THE TOWN CLERK ON _____
_____, SUBJECT TO THE COVENANT
CONDITIONS SET FORTH IN A COVENANT
EXECUTED BY _____, DATED
_____, AND TO BE RECORDED IN
THE MIDDLESEX SOUTH COUNTY REGISTRY OF
DEEDS SIMULTANEOUSLY HEREWITH. THE
REQUIREMENTS OF THE COVENANT RUN WITH
THE LAND.

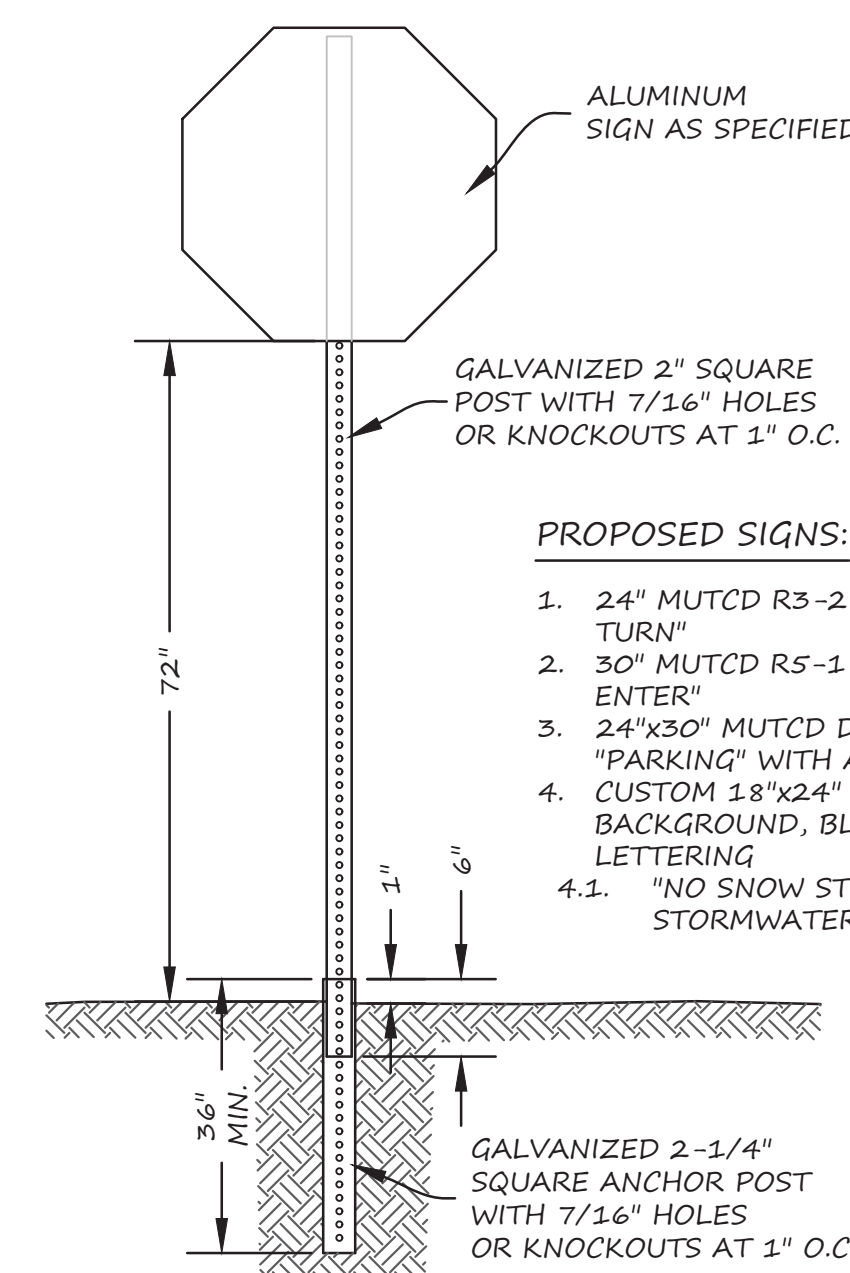
I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

TOWN CLERK _____ DATE _____

DATE APPROVED: _____

DATE ENDORSED: _____

TOWN OF HOLLISTON PLANNING BOARD



TYPICAL SIGN POST DETAIL
NOT TO SCALE

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-11



LEGACY
ENGINEERING

PLAN SCALE: NOT TO SCALE

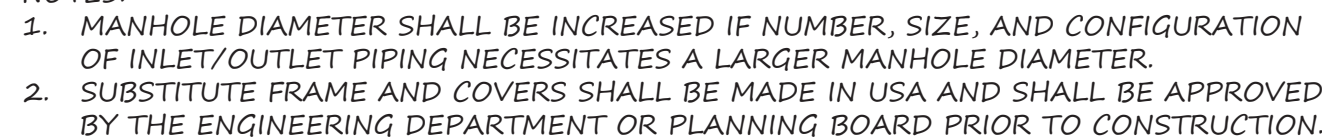
PLAN DATE: MARCH 11, 2022

HIDDEN COVE
DEFINITIVE SUBDIVISION
DETAILS
PLAN OF LAND IN
HOLLISTON, MA



1. INFILTRATION TRENCH UNITS TO BE RECHARGER 330XLHD AS MANUFACTURED BY CULTEC, INC., 878 FEDERAL ROAD, BROOKFIELD, CT 06804, OR APPROVED EQUAL. APPROVED EQUALS MUST CONTAIN AT LEAST THE SAME TOTAL SYSTEM STORAGE VOLUME AND BOTTOM AREA.
2. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
3. TWO-TRENCH SYSTEM CROSS-SECTION SHOWN. MULTIPLE TRENCHES WOULD USE THE SAME EXTERIOR STONE THICKNESS AND INTERIOR CHAMBER SEPARATION VALUES.
4. INFILTRATION TRENCH UNITS SHALL BE ABLE TO WITHSTAND H-20 LOADINGS.

NOT TO SCALE



NOT TO SCALE



DEED REFERENCE
BOOK 77723, PAGE 323

I CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO THE ETHICAL, PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

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TOWN OF HOLLISTON PLANNING BOARD



1. SEE GRADING SHEETS AND PROFILE SHEETS FOR SIZE OF INLETS AND OUTLETS, OUTLET STRUCTURE SPECIFICATIONS, ELEVATION OF BOTTOM OF BASIN, ELEVATION OF TOP OF BASIN, SLOPE OF SIDESLOPES, AND OTHER DIMENSIONAL REQUIREMENTS FOR EACH BASIN. A 2% SLOPE AND 18" MINIMUM COVER SHALL BE MAINTAINED THROUGHOUT THE PROJECT PRIOR TO BASIN CONSTRUCTION. FILL MATERIALS UNDER THE BASIN BOTTOM SHALL BE CLEAN GRAVEL. FILL FOR BERMS MAY BE SAND, LOAMY SAND OR SANDY LOAM. (TITLE V CLASSIFICATIONS).
3. BERM AREAS SHALL BE REMOVED OF ALL TOP AND SUB-SOIL AND OTHER UNSUITABLE SOILS. BERM CORE SHALL CONSIST OF ORDINARY BORROW INSTALLED IN 12-INCH LIFTS TO A MINIMUM 93% PROCTOR DENSITY.

NOT TO SCALE

	<u>BASIN #1</u>
BOTTOM OF BASIN ELEVATION "A"	190.5
TOP OF BERM ELEVATION "B"	193.5
OUTLET WEIR WALL LENGTH "W"	12'
OVERFLOW ELEVATION "X"	192.50
DISCHARGE NOTCH INVERT "Y"	192.20
NOTCH WIDTH	0.25'
RIP RAP SWALE OUTLET ELEV. "Z"	192.0
(AT FACE OF WALL)	

