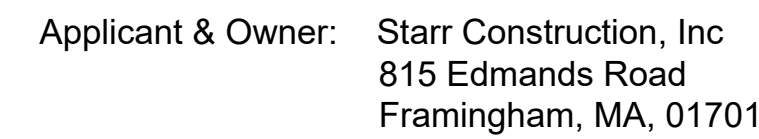
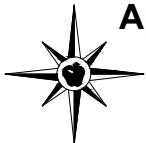


Prepared for
Starr Construction, Inc

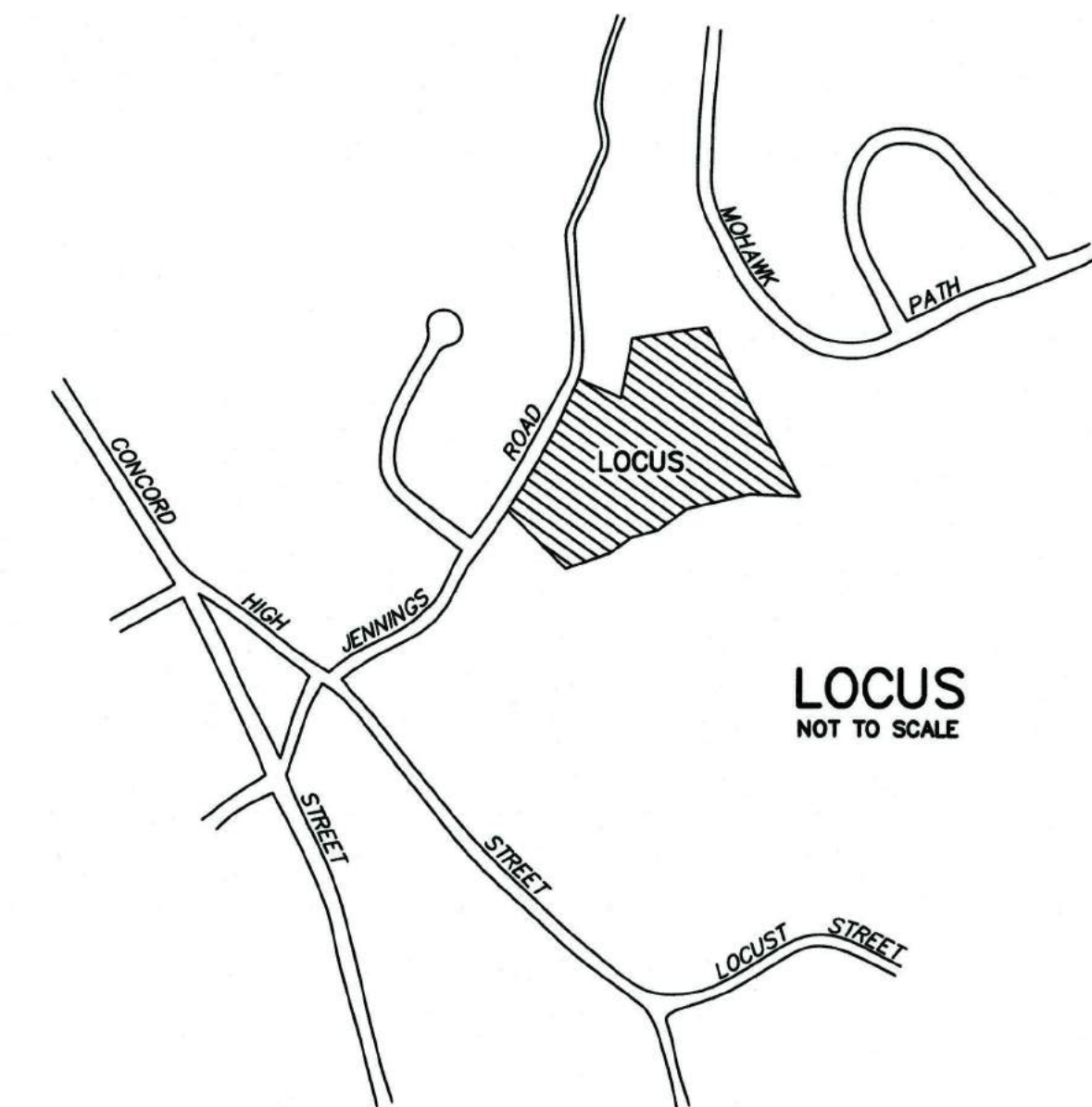


Sheet Index	Date	Revision Date
Sheet 1: Index Sheet	08/16/22	
Sheet 2: Definitive Subdivision Plan	08/16/22	
Sheet 3: Existing Condition & Watershed Plan	08/16/22	
Sheet 4: Proposed Condition & Watershed Plan	08/16/22	
Sheet 5: Stormwater Management & Grading Plan	08/16/22	
Sheet 6: Erosion Control Plan	08/16/22	
Sheet 7: Construction Details	08/16/22	

1. Base map and elevations are based on the plan "Definitive Subdivision Plan. The Trails at Jennings Hill. Holliston, Mass." by Applewood Survey Co. LLC. Dated August 16, 2022 and signed and stamped on August 29, 2022 by Terrence M. Ryan.
2. Assessors Map 11 Block 4 Lot 2. Deed book 78369 Page 470.
3. All elevations shown refer to NAVD88.
4. the topography show is from on-ground survey.
5. Jennings Rd is a scenic road.
6. The property is not located within a FEMA 100 Year Floodplain. See flood map number 25017C063F, effective 07/07/2014 for reference.
7. Sediment and Erosion Control plan shall consist of silt fence and staked compost filter socks, or equivalent (straw wattles and/or non-invasive hay bales).
8. The contractor is required to notify the design engineer, the towns conservation and board of health offices, 48 hours in advance and schedule an appointment to have the drainage systems and septic systems inspected.
9. The infiltration trenches shall be inspected when the hole is open, prior to backfill, and after the drainage system is completed for the entire site. This note must be incorporated onto the final contract plans
10. All sediment and erosion control systems shall be installed and inspected by the Conservation Agent(s) prior to commencement of earth work. This note must be incorporated onto the final contract plans.
11. Prior to a Certificate of Compliance Request, an as-built plan shall be submitted to the Engineering Division in both digital format and in hard copy. The plan shall show all utilities, any easement, improvements work, and final grades. This note must be incorporated onto the final contract plans.

Engineers & Surveyors  Applewood Survey Co. LLC 838 Washigton Street Holliston - MA - 01746 Terrence M. Ryan - R.L.S. 37057		Creative Land & Water Engineering, LLC Environmental Scientists and Engineers P.O. Box 584 - Southborough - MA - 01772 774-454-0266 http://claweng.com																																	
Plan Title: Existing Conditions & Watershed Plan																																			
Project Name: The Trails at Jennings Hill																																			
Site Address: Holliston, MA																																			
Owner: Starr Construction, Inc		Applicant: Same																																	
Project No: J136-2	Approved by: DSW, TR	Sheet No: 1 of 7																																	
Designed by: DSW, FA, TR	Date: 8/16/2022	 																																	
Drawn by: FA, TR	Scale: Indicated																																		
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Rev.: Date:	Description																																		

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REFERENCES

ASSESSORS MAP 11 BLOCK 4 LOT 2
DEED BOOK 78369 PAGE 470

PLAN 802 OF 2021

MINIMUM OPEN SPACE CALCULATION

PARCEL A = 197,969 SF

AREA USED FOR STORM WATER
MANAGEMENT = 893 SF

OPEN SPACE AREA PROVIDED = 197,076 SF

AREA OF ORIGINAL PARCEL = 394,028 SF

OPEN SPACE AREA REQUIRED = 197,014 SF

ZONED: AR-B OPEN SPACE
AREA: 15,000 SF
FRONTAGE: 50 FT
SETBACK: 30 FT
SIDEYARD: 10 FT
REARYARD: 10 FT
COVERAGE: 25%

□ DENOTES A STONE BOUND TO BE SET UNLESS OTHERWISE NOTED

Sheet 2 of 7

DEFINITIVE SUBDIVISION LOT PLAN THE TRAILS AT JENNINGS HILL HOLLISTON, MASS.

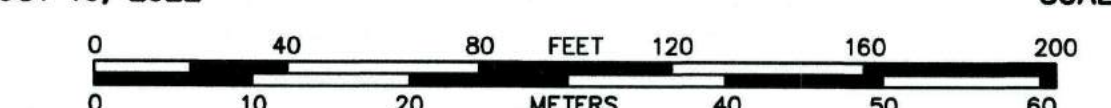
PREPARED FOR:
STARR CONSTRUCTION, INC.
815 EDMANDS ROAD
FRAMINGHAM, MASS. 01701

PROPERTY OF:
STARR CONSTRUCTION, INC.
815 EDMANDS ROAD
FRAMINGHAM, MASS. 01701

ENGINEERS &
SURVEYORS:
 APPLEWOOD SURVEY CO. LLC
838 WASHINGTON STREET
HOLLISTON, MASS. 01746
TERRENCE M. RYAN R.L.S. 37057

DATE: AUGUST 16, 2022

SCALE: 1" = 40'



N/F HRR, LLC
DEED BOOK 34593 PAGE 418

LOT 1
AREA=31,469 SF
OR
0.72± AC.

LOT 2
AREA=34,211 SF
OR
0.79± AC.

LOT 3
AREA=33,237 SF
OR
0.76± AC.

LOT 4
AREA=29,563 SF
OR
0.68± AC.

PARCEL A
AREA=197,969 SF
OR
4.54± AC.

N/F GERARD M. & SALLY L. BERGERON
DEED BOOK 12723 PAGE 565

ENDORSEMENT OF THIS PLAN DOES NOT ASSURE COMPLIANCE
WITH THE TOWN OF HOLLISTON ZONING BY-LAWS.

HOLLISTON PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

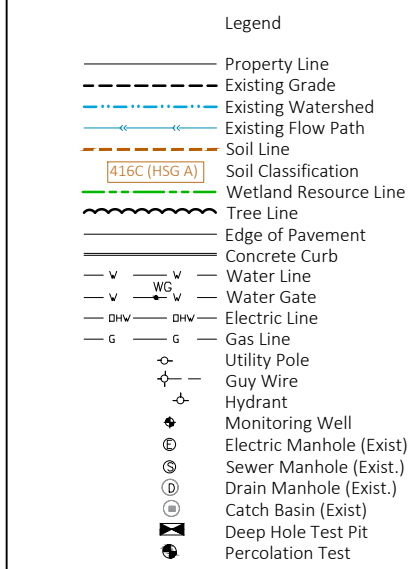
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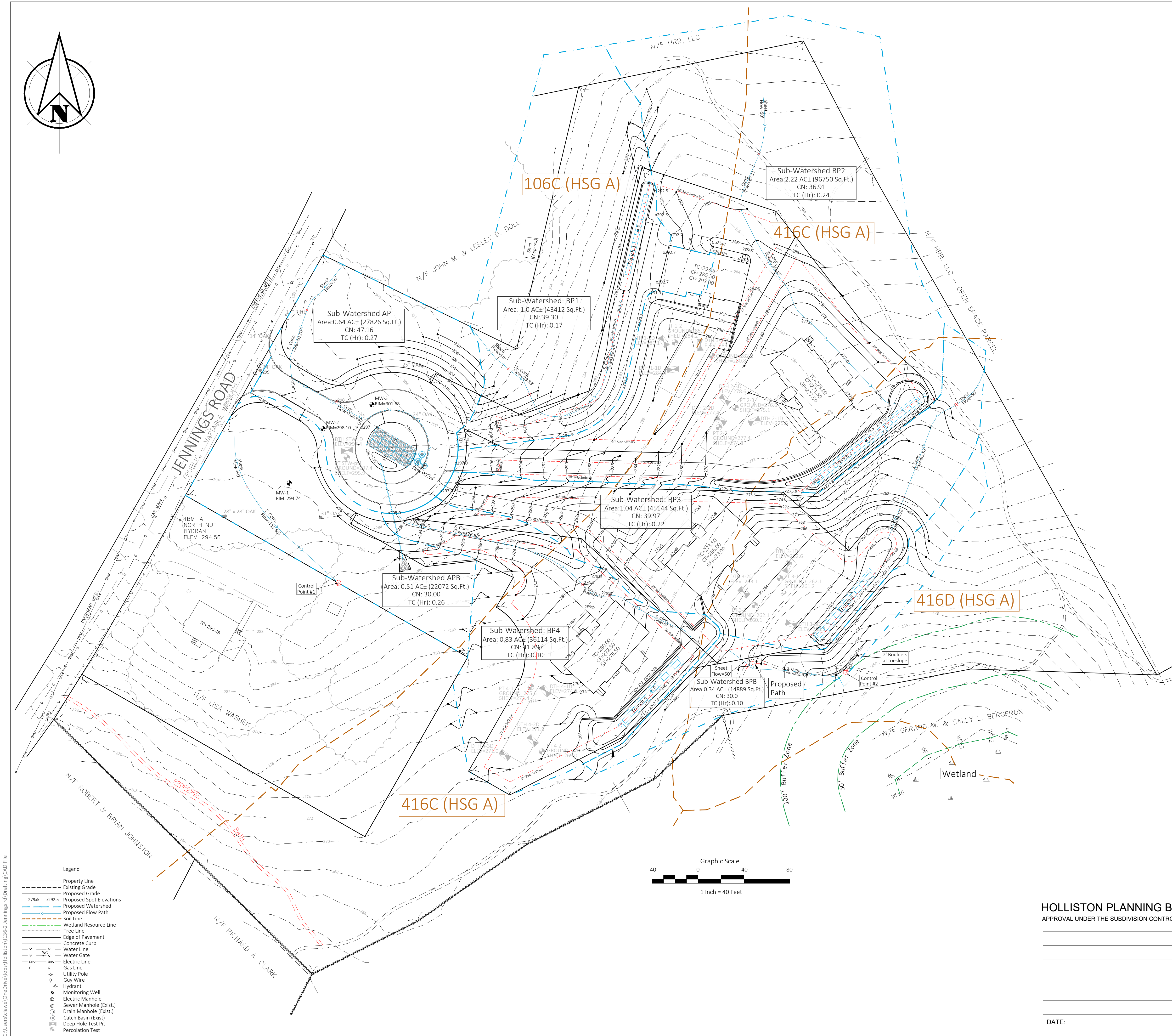
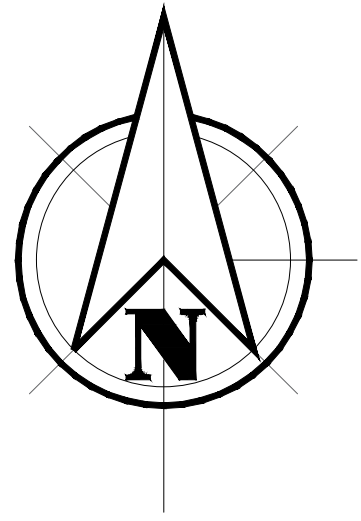
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED
IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL
STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN
THE COMMONWEALTH OF MASSACHUSETTS.

I CERTIFY THAT THIS PLAN CONFORMS
TO THE RULES AND REGULATIONS OF
THE REGISTRY OF DEEDS.

TERRENCE M. RYAN R.L.S. 37057

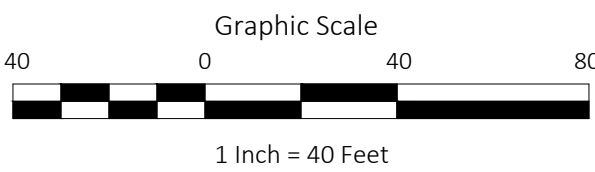






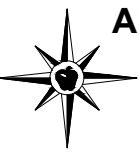
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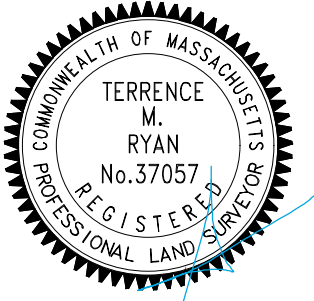
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- Property Line
 - Existing Grade
 - Proposed Grade
 - 279x5 x292.5 Proposed Spot Elevations
 - Proposed Watershed
 - Proposed Flow Path
 - Soil Line
 - Wetland Resource Line
 - Tree Line
 - Edge of Pavement
 - Concrete Curb
 - Water Line
 - Water Gate
 - Electric Line
 - Gas Line
 - Utility Pole
 - Guy Wire
 - Hydrant
 - Monitoring Well
 - Electric Manhole
 - Sewer Manhole (Exist.)
 - Drain Manhole (Exist.)
 - Catch Basin (Exist.)
 - Deep Hole Test Pit
 - Percolation Test

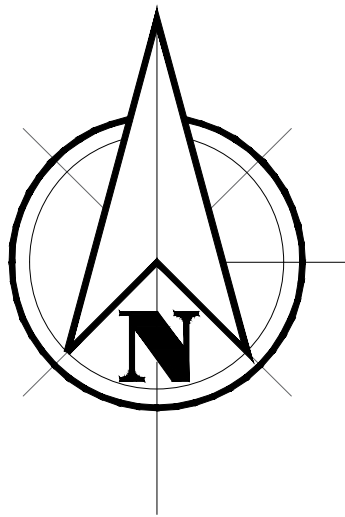


HOLLISTON PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE:

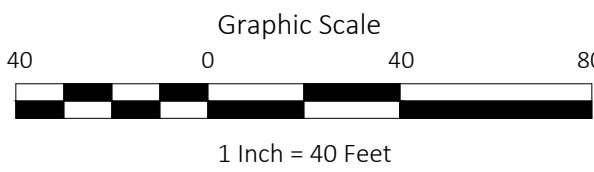
Engineers & Surveyors			
		Applewood Survey Co. LLC 838 Washington Street Holliston - MA - 01746 Terrence M. Ryan - R.L.S. 37057	
Creative Land & Water Engineering, LLC Environmental Scientists and Engineers P.O. Box 584 - Southborough - MA - 01772 774-454-0266 http://claweng.com			
Plan Title: Proposed Conditions & Watershed Plan			
Project Name: The Trails at Jennings Hill			
Site Address: Holliston, MA			
Owners: Starr Construction, Inc		Applicant: Same	
Project No: J136-2	Approved by: DSW, TR	Sheet No: 4 of 7	
Designed by: DSW, FA, TR	Date: 8/16/2022		
Drawn by: FA, TR	Scale: Indicated		
Rev.:	Date:	Description	





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- Legend
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MINIMUM OPEN SPACE CALCULATION

PARCEL A = 197,969 SF

AREA USED FOR STORM WATER MANAGEMENT = 893 SF

OPEN SPACE AREA PROVIDED = 197,076 SF

AREA OF ORIGINAL PARCEL = 394,028 SF

OPEN SPACE AREA REQUIRED = 197,014 SF

HOLLISTON PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

DATE:

Wrapped by geotextile EOS 70 or Equiv. but not at the bottom

One 4" monitoring ports per row with solid protective cover.

Surface

0.5' MIN

296.50 ft

295.94 ft

295.44 ft

293.40 ft

292.80 ft

292.40 ft

290.4 ft

EHGW

Typical Section (N.T.S.) - See plan for layout.

Rectangular Drywell Used

Catch Chamber 330 XLHD or equal.

Note: Remove any fill and unsuitable soil in the bottom of the drywell during construction. Should be inspected by the design engineer and the town stormwater engineer if required.

Road Trench Profile and Elevations

Wrapped by geotextile EOS 70 or Equiv. but not at the bottom

Flow

Backfill

Surface

0.5' MIN

291.5 ft

291.04 ft

289.54 ft

287.50 ft

287.00 ft

286.50 ft

283.00 ft

EHGW

Typical Section (N.T.S.) - See plan for layout.

Perforated/Slotted HDPE

Area drain with sump

Note: Remove any fill and unsuitable soil in the bottom of the drywell during construction. Should be inspected by the design engineer and the town stormwater engineer if required.

Trench 1 Profile and Elevations

Wrapped by geotextile EOS 70 or Equiv. but not at the bottom

Flow

Backfill

Surface

0.5' MIN

274.5 ft

273.04 ft

272.54 ft

270.50 ft

270.00 ft

269.50 ft

266.00 ft

EHGW

Typical Section (N.T.S.) - See plan for layout.

Perforated/Slotted HDPE

Area drain with sump

Note: Remove any fill and unsuitable soil in the bottom of the drywell during construction. Should be inspected by the design engineer and the town stormwater engineer if required.

Trench 2 Profile and Elevations

Wrapped by geotextile EOS 70 or Equiv. but not at the bottom

Flow

Backfill

Surface

0.5' MIN

259.50 ft

258.04 ft

257.54 ft

255.50 ft

255.00 ft

254.50 ft

252.00 ft

EHGW

Typical Section (N.T.S.) - See plan for layout.

Perforated/Slotted HDPE

Area drain with sump

Note: Remove any fill and unsuitable soil in the bottom of the drywell during construction. Should be inspected by the design engineer and the town stormwater engineer if required.

Trench 3 Profile and Elevations

Wrapped by geotextile EOS 70 or Equiv. but not at the bottom

Flow

Backfill

Surface

0.5' MIN

268.0 ft

266.54 ft

266.04 ft

264.00 ft

263.50 ft

263.00 ft

259.00 ft

EHGW

Typical Section (N.T.S.) - See plan for layout.

Perforated/Slotted HDPE

Area drain with sump

Note: Remove any fill and unsuitable soil in the bottom of the drywell during construction. Should be inspected by the design engineer and the town stormwater engineer if required.

Trench 4 Profile and Elevations

Wrapped by geotextile EOS 70 or Equiv. but not at the bottom

Flow

Backfill

Surface

0.5' MIN

268.0 ft

266.54 ft

266.04 ft

264.00 ft

263.50 ft

263.00 ft

259.00 ft

EHGW

Typical Section (N.T.S.) - See plan for layout.

Perforated/Slotted HDPE

Area drain with sump

Note: Remove any fill and unsuitable soil in the bottom of the drywell during construction. Should be inspected by the design engineer and the town stormwater engineer if required.

Engineers & Surveyors

Applewood Survey Co. LLC
838 Washington Street
Holliston - MA - 01746
Terrence M. Ryan - R.L.S. 37057

Creative Land & Water Engineering, LLC
Environmental Scientists and Engineers
P.O. Box 584 - Southborough - MA - 01772
774-454-0266 http://claweng.com

Plan Title: Stormwater Management & Grading Plan

Project Name: The Trails at Jennings Hill

Site Address: Holliston, MA

Owners: Starr Construction, Inc

Applicant: Same

Project No: J136-2

Approved by: DSW, TR

Sheet No: 5 of 7

Designed by: DSW, FA, TR

Date: 8/16/2022

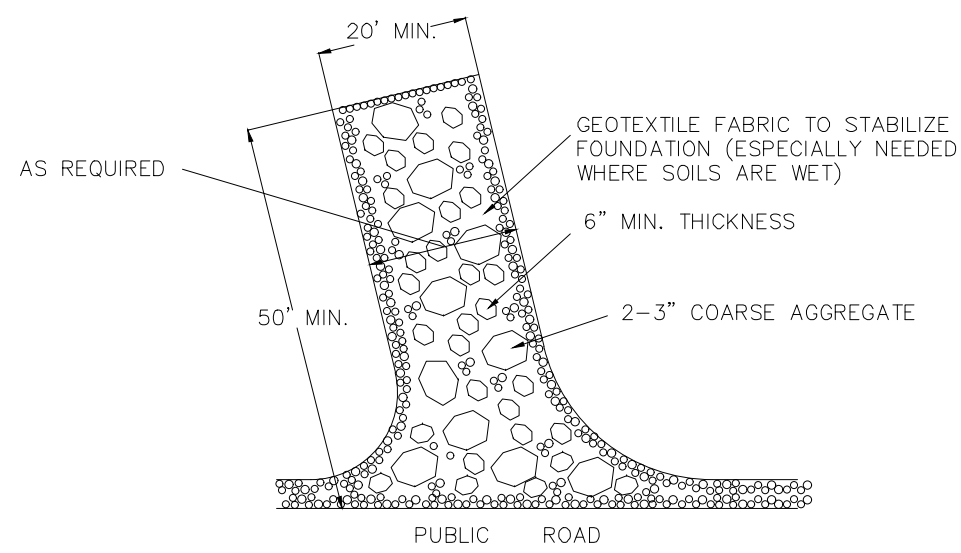
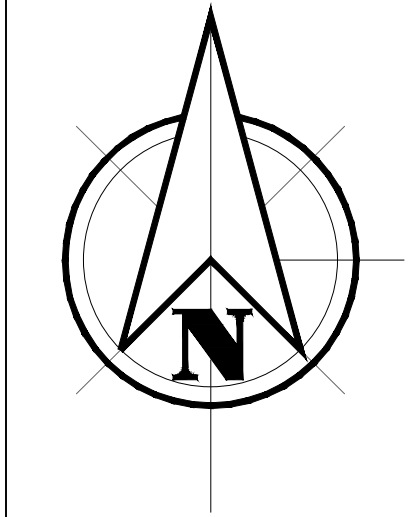
Drawn by: FA, TR

Scale: Indicated

Rev.: Date: Description

COMMONWEALTH OF MASSACHUSETTS
TERRENCE M. RYAN
No. 37057
REGISTERED PROFESSIONAL LAND SURVEYOR

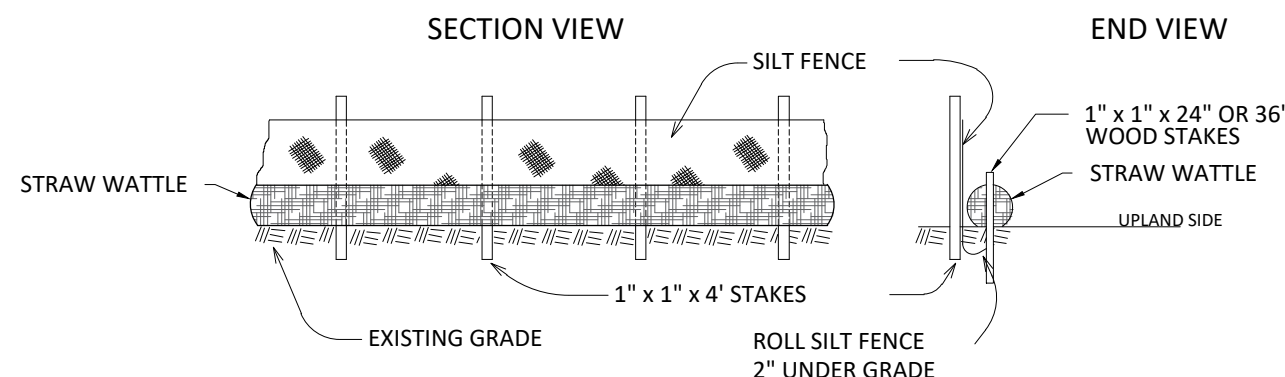
COMMONWEALTH OF MASSACHUSETTS
BESHEM WANG
CIVIL
No. 39511
REGISTERED PROFESSIONAL ENGINEER



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

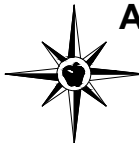
AGGREGATE TO BE PLACED AT ALL CONSTRUCTION ACCESS/EGRESS POINTS AND SHALL BE
CLEARED OF EXCESS SEDIMENT ON A WEEKLY BASIS (OR MORE FREQUENTLY AS NEEDED). ANY
SEDIMENT DEPOSITED ON THE PUBLIC ROADWAYS FROM CONSTRUCTION VEHICLES SHALL BE SWEEPED
UP ON A DAILY BASIS.

- ### Construction Sequencing and Erosion Control Plan
1. Install stabilized construction entrance. The construction entrance shall be stabilized with a 6" thick layer of 4" crushed stone and underlain with a geotextile fabric. The construction entrance should be updated whenever sediment deposits are burying the stones. Any sediment tracked onto the roadway shall be regularly swept. The roadway should also be swept before any significant rain forecast.
 2. Notify the conservation commission, design engineer, and any related town departments for a pre-construction meeting. All parties shall be notified for inspection in 48 hours.
 3. Stake the limit of work and install sediment & erosion control measures as on the approved plan (silt fence, compost filter socks, hay bales, etc.). Inspection of the sediment & erosion control measures may take place at the pre-construction meeting.
 4. Sequence construction activities so that barren soils are not exposed for long periods. When possible, grading and earthwork should be scheduled or limited to small areas as much as possible and stabilize the area as soon as possible.
 5. Site clearing: cutting trees, stumping, stripping loam.
 6. Excavate the foundation holes and install the foundation.
 7. Install roadway & associated utilities (i.e., retaining walls, sewer, water, catch basins, & conveyance pipes).
 8. Complete grading for driveway, and parking lot; install subbase and binder in driveway and parking lot.
 9. Install the drainage system as approved. The construction shall be inspected three (03) times by the design engineer:
 - I. When the infiltration trench hole is excavated,
 - II. When the system is installed before backfill,
 - III. When the site is fully stabilized and system.
 10. Construct the buildings according to the approved plans.
 11. Stabilize exposed soils & stockpiles within 14 days of the last construction activity in a given area.
 12. Site stabilization activities, such as loaming, planting of trees and shrubs, hydroseeding, etc., should be completed as soon as the site had been graded to its final contour.
 13. Complete the final asphalt paving layer.
 14. Remove accumulated sediment from sediment forebay, infiltration basin, catch basins, and distribution manholes.
 15. Install hoods in the catch basins.
 16. All construction debris must be properly disposed of off-site.
 17. Sediment & erosion control measures (silt fence, compost filter socks, hay bales, etc.) may only be removed after the lawn and landscape are fully established for permanent site stabilization.
 18. Areas disturbed by the removal of the sediment & erosion control measures shall be reseeded.



Erosion Control Line Detail (TYP.)
N.T.S

Engineers & Surveyors



Applewood Survey Co. LLC

838 Washington Street
Holliston - MA - 01746
Terrence M. Ryan - R.L.S. 37057

Creative Land & Water Engineering, LLC

Environmental Scientists and Engineers
P.O. Box 584 - Southborough - MA - 01772
774-454-0266 <http://claweng.com>

Plan Title:

Erosion Control Plan

Project Name:

The Trails at Jennings Hill

Site Address:

Holliston, MA

Owners:

Starr Construction, Inc

Applicant:

Same

Project No:

J136-2

Approved by:

DSW, TR

Sheet No:

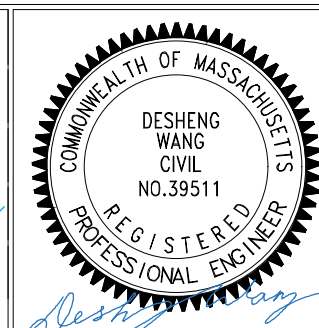
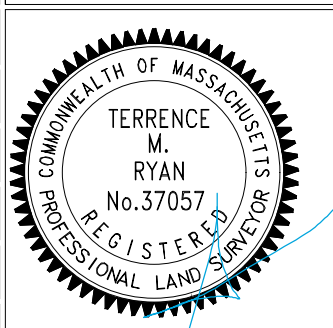
6 of 7

Designed by:

DSW, FA, TR

Date:

8/16/2022



Drawn by:

FA, TR

Scale:

Indicated

Rev.:

Date:

Description

