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

DATE: JUNE 15, 2020

ASSESSOR'S REFERENCE:
MAP 7, BLOCK 4, PARCEL 55.1
MAP 7, BLOCK 4, PARCEL 55.2

DEED REFERENCE:
MIDDLESEX COUNTY REGISTRY OF DEEDS
Bk. 70305, Pg. 336

PLAN REFERENCE:
MIDDLESEX COUNTY REGISTRY OF DEEDS
1. PLAN No. 753 OF 2015
2. PLAN No. 834 OF 2012
3. PLAN No. 142 OF 2001, Bk. 32361, Pg. 140
4. PLAN No. 402 OF 1998, Bk. 28461, Pg. 37

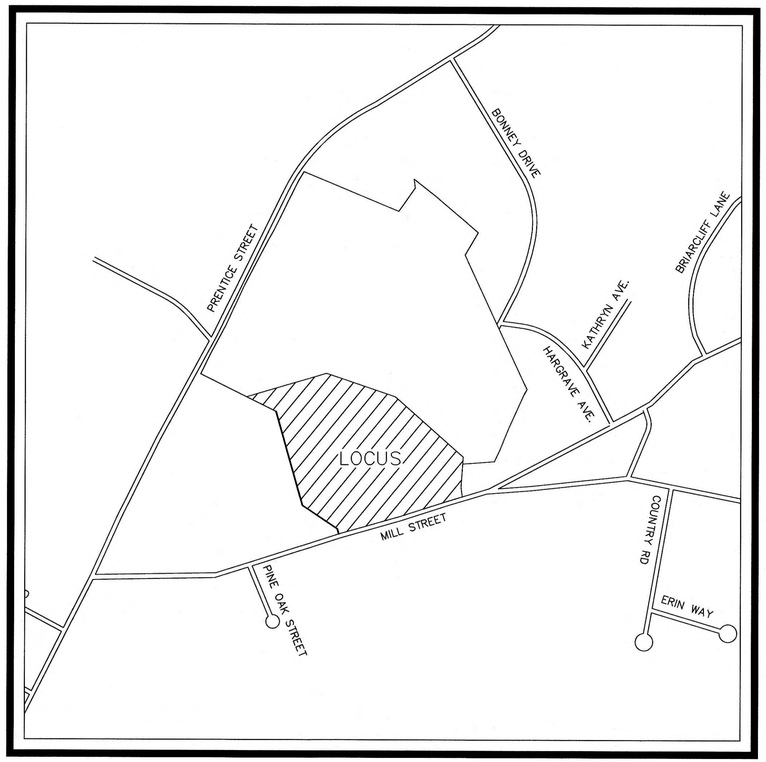
OWNER OF RECORD:
THOMAS MURCH et.al. TRUSTEE
MURCH PRENTICE REALTY TRUST
5855 LYMAN ROAD
TURIN, NY 13473

ZONING CLASSIFICATION:
AG-RES DIST B

LOT AREA:	40,000 S.F.
FRONTAGE:	200 FT.
DEPTH:	180 FT.
SETBACKS:	
FRONT:	40'
SIDE:	30'
REAR:	40'

OPEN SPACE INTENSITY REGULATIONS:
AG-RES DIST B

LOT AREA:	15,000 S.F.
FRONTAGE:	50 FT.
DEPTH:	N.A.
LOT WIDTH;	N.A.
SETBACKS:	
FRONT:	30'
SIDE:	10'
REAR:	10'



LOCUS MAP
SCALE: 1"=600'

OPEN SPACE REQUIREMENTS:

TOTAL LAND AREA: 540,426.58 s.f. (12.4 Acres)

OPEN SPACE AREA REQUIRED: (50%) 270,213 s.f. (6.2 Acres)

OPEN SPACE AREA PROVIDED:
293,715 s.f. (6.74 Acres)
Drainage Basin Area: 15,950 s.f.

TOTAL OPEN AREA PROVIDED: 277,764 s.f. (51.4%)
UPLAND AREA: 178,768 s.f. (64.4%)

ADDITIONAL OPEN SPACE PROVIDED:
PARCEL B: 332,115 s.f.
UPLAND: 83,033 s.f.

BONUS LOT ALLOWED:
(1 per 80,000 s.f Additional Open Space Uplands)
83,033 / 80,000 = 1.03 Lots

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 HASTINGS NO. 39393 REGISTERED PROFESSIONAL LAND SURVEYOR

_____ 6/15/2020
JOYCE E. HASTINGS P.L.S. DATE

COMMONWEALTH OF MASSACHUSETTS PAUL E. TRUAX CIVIL NO. 46627 REGISTERED PROFESSIONAL ENGINEER

6-15-2020

SHEET INDEX

1	COVER
2	EXISTING CONDITIONS
3	CONVENTIONAL SUBDIVISION
4	LAYOUT (80 SCALE)
5	LAYOUT PLAN
6	GRADING & DRAINAGE
7	PLAN & PROFILE
8	EROSION CONTROL PLAN
9-10	DETAILS

OWNER/APPLICANT:

THOMAS MURCH et.al. TRUSTEE
MURCH PRENTICE REALTY TRUST
5855 LYMAN ROAD
TURIN, NY 13473

PREPARED BY:

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

JOB No.	7701DEF
SHEET:	1 of 10
PLAN #:	27,404

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.

_____ JOYCE E. HASTINGS P.L.S.

_____ DATE

ASSESSOR'S REFERENCE:
MAP 7, BLOCK 4, PARCEL 55.1
MAP 7, BLOCK 4, PARCEL 55.2

DEED REFERENCE:
MIDDLESEX COUNTY REGISTRY OF DEEDS
Bk. 70305, Pg. 336

PLAN REFERENCE:
MIDDLESEX COUNTY REGISTRY OF DEEDS
1. PLAN No. 753 OF 2015
2. PLAN No. 834 OF 2012
3. PLAN No. 142 OF 2001, Bk. 32361, Pg. 140
4. PLAN No. 402 OF 1998, Bk. 28461, Pg. 37

OWNER OF RECORD:
THOMAS MURCH et.al. TRUSTEE
MURCH PRENTICE REALTY TRUST
5855 LYMAN ROAD
TURIN, NY 13473

ZONING CLASSIFICATION:
AG–RES DIST B
LOT AREA: 40,000 S.F.
FRONTAGE: 200 FT.
DEPTH: 180 FT.
SETBACKS:
FRONT: 40'
SIDE: 30'
REAR: 40'

OPEN SPACE INTENSITY REGULATIONS:
AG–RES DIST B
LOT AREA: 15,000 S.F.
FRONTAGE: 50 FT.
DEPTH: N.A.
LOT WIDTH; N.A.
SETBACKS:
FRONT: 30'
SIDE: 10'
REAR: 10'

TOTAL LAND AREA
540,426.58 ±S.F.
OR
12.4 ±ACRES

N/F
F&D REALTY CORP. INC.

N/F
MURCH PRENTICE REALTY TRUST

N/F
MURCH PRENTICE REALTY TRUST

N/F
LINDA & THOMAS KRPATA

EDGE OF WETLANDS

50' WETLAND BUFFER

100' WETLAND BUFFER

MILL STREET
(PUBLIC – VARIABLEWIDTH)

EXIST. HYDRANT

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

EXISTING CONDITIONS

REVISIONS

No.	DESCRIPTION	DATE

DEFINITIVE OPEN SPACE SUBDIVISION
"TRIANGLE FARM"
A 7 LOT SINGLE FAMILY SUBDIVISION
HOLLISTON, MASSACHUSETTS

PREPARED FOR:
THOMAS MURCH et.al., TRUSTEE
MURCH PRENTICE REALTY TRUST
5855 LYMAN ROAD
TURIN, NY 13473

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

JOB No.	7701DEF
DATE:	MAY 8, 2020
SCALE:	1"=40'
SHEET:	2 of 10
PLAN #:	27,404

REGISTRY USE ONLY

ASSESSOR'S REFERENCE:
MAP 7, BLOCK 4, PARCEL 55.1
MAP 7, BLOCK 4, PARCEL 55.2

DEED REFERENCE:
MIDDLESEX COUNTY REGISTRY OF DEEDS
Bk. 70305, Pg. 336

PLAN REFERENCE:
MIDDLESEX COUNTY REGISTRY OF DEEDS
1. PLAN No. 753 OF 2015
2. PLAN No. 834 OF 2012
3. PLAN No. 142 OF 2001, Bk. 32361, Pg. 140
4. PLAN No. 402 OF 1998, Bk. 28461, Pg. 37

OWNER OF RECORD:
THOMAS MURCH et.al. TRUSTEE
MURCH PRENTICE REALTY TRUST
5855 LYMAN ROAD
TURIN, NY 13473

ZONING CLASSIFICATION:
AG-RES DIST B
LOT AREA: 40,000 S.F.
FRONTAGE: 200 FT.
DEPTH: 180 FT.
SETBACKS:
FRONT: 40'
SIDE: 30'
REAR: 40'

APPROVED BY
HOLLISTON PLANNING BOARD:

APPROVED BY: _____

ENDORSED BY: _____

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

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

TOWN CLERK _____ DATE _____

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

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

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

LOT 4B
112,793 ±S.F.
2.59 ±ACRES

LOT 3B
200,483 ±S.F.
4.60 ±ACRES

LOT 5B
43,177 ±S.F.
0.99 ±ACRES

LOT 2B
97,375 ±S.F.
2.24 ±ACRES

LOT 6B
40,010 ±S.F.
0.92 ±ACRES

LOT 1B
40,531 ±S.F.
0.93 ±ACRES

N/F F&D REALTY CORP. INC.

N/F MURCH PRENTICE REALTY TRUST

N/F MURCH PRENTICE REALTY TRUST

N/F LINDA & THOMAS KRPATA

MILL STREET
(PUBLIC – VARIABLE WIDTH)

50' WETLAND BUFFER

100' WETLAND BUFFER

EDGE OF WETLANDS

PROPOSED HSE

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

CONVENTIONAL SUBDIVISION

REVISIONS

No.	DATE	DESCRIPTION

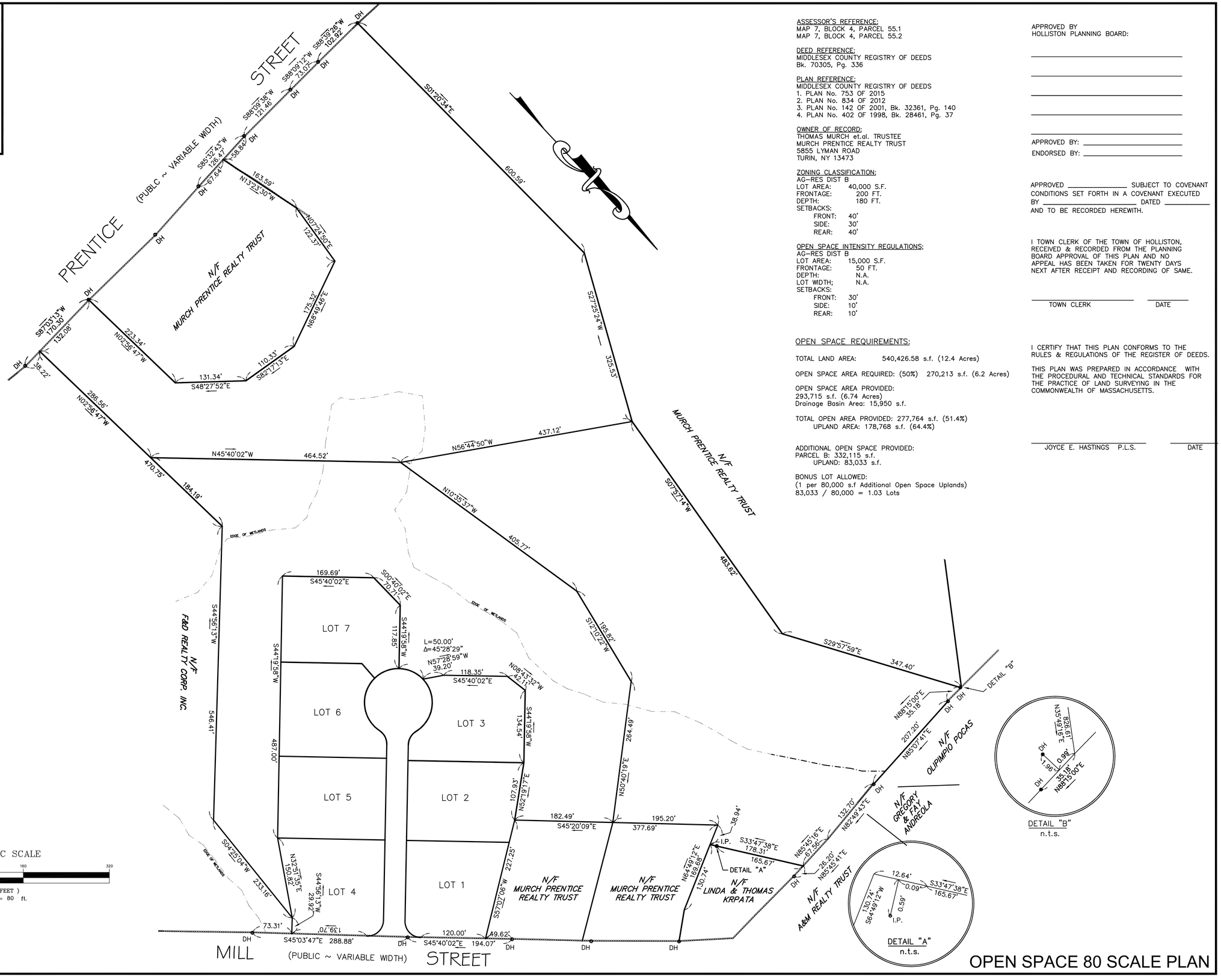
DEFINITIVE OPEN SPACE SUBDIVISION
"TRIANGLE FARM"
A 7 LOT SINGLE FAMILY SUBDIVISION
HOLLISTON, MASSACHUSETTS

PREPARED FOR:
THOMAS MURCH et.al., TRUSTEE
MURCH PRENTICE REALTY TRUST
5855 LYMAN ROAD
TURIN, NY 13473

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

JOB No.	7701DEF
DATE:	MAY 8, 2020
SCALE:	1"=40'
SHEET:	3 of 10
PLAN #:	27,404

REGISTRY USE ONLY



DETAIL "B" n.t.s.

DETAIL "A" n.t.s.

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

ASSESSOR'S REFERENCE:
MAP 7, BLOCK 4, PARCEL 55.1
MAP 7, BLOCK 4, PARCEL 55.2

DEED REFERENCE:
MIDDLESEX COUNTY REGISTRY OF DEEDS
Bk. 70305, Pg. 336

PLAN REFERENCE:
MIDDLESEX COUNTY REGISTRY OF DEEDS
1. PLAN No. 753 OF 2015
2. PLAN No. 834 OF 2012
3. PLAN No. 142 OF 2001, Bk. 32361, Pg. 140
4. PLAN No. 402 OF 1998, Bk. 28461, Pg. 37

OWNER OF RECORD:
THOMAS MURCH et.al. TRUSTEE
MURCH PRENTICE REALTY TRUST
5855 LYMAN ROAD
TURIN, NY 13473

ZONING CLASSIFICATION:
AG–RES DIST B
LOT AREA: 40,000 S.F.
FRONTAGE: 200 FT.
DEPTH: 180 FT.
SETBACKS:
FRONT: 40'
SIDE: 30'
REAR: 40'

OPEN SPACE INTENSITY REGULATIONS:
AG–RES DIST B
LOT AREA: 15,000 S.F.
FRONTAGE: 50 FT.
DEPTH: N.A.
LOT WIDTH; N.A.
SETBACKS:
FRONT: 30'
SIDE: 10'
REAR: 10'

OPEN SPACE REQUIREMENTS:

TOTAL LAND AREA: 540,426.58 s.f. (12.4 Acres)

OPEN SPACE AREA REQUIRED: (50%) 270,213 s.f. (6.2 Acres)

OPEN SPACE AREA PROVIDED:
293,715 s.f. (6.74 Acres)
Drainage Basin Area: 15,950 s.f.

TOTAL OPEN AREA PROVIDED: 277,764 s.f. (51.4%)
UPLAND AREA: 178,768 s.f. (64.4%)

ADDITIONAL OPEN SPACE PROVIDED:
PARCEL B: 332,115 s.f.
UPLAND: 83,033 s.f.

BONUS LOT ALLOWED:
(1 per 80,000 s.f Additional Open Space Uplands)
83,033 / 80,000 = 1.03 Lots

APPROVED BY
HOLLISTON PLANNING BOARD:

APPROVED BY: _____

ENDORSED BY: _____

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

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

TOWN CLERK _____ DATE _____

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

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

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

REVISIONS

No.	DESCRIPTION	DATE

DEFINITIVE OPEN SPACE SUBDIVISION "TRIANGLE FARM" A 7 LOT SINGLE FAMILY SUBDIVISION HOLLISTON, MASSACHUSETTS

PREPARED FOR:
THOMAS MURCH et.al., TRUSTEE
MURCH PRENTICE REALTY TRUST
5855 LYMAN ROAD
TURIN, NY 13473

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

JOB No.	27,404
DATE:	MAY 8, 2020
SCALE:	1"=80'
SHEET:	4 of 10
PLAN #:	27,404

OPEN SPACE 80 SCALE PLAN

REGISTRY USE ONLY

ASSESSOR'S REFERENCE:
MAP 7, BLOCK 4, PARCEL 55.1
MAP 7, BLOCK 4, PARCEL 55.2

DEED REFERENCE:
MIDDLESEX COUNTY REGISTRY OF DEEDS
Bk. 70305, Pg. 336

PLAN REFERENCE:
MIDDLESEX COUNTY REGISTRY OF DEEDS
1. PLAN No. 753 OF 2015
2. PLAN No. 834 OF 2012
3. PLAN No. 142 OF 2001, Bk. 32361, Pg. 140
4. PLAN No. 402 OF 1998, Bk. 28461, Pg. 37

OWNER OF RECORD:
THOMAS MURCH et.al. TRUSTEE
MURCH PRENTICE REALTY TRUST
5855 LYMAN ROAD
TURIN, NY 13473

ZONING CLASSIFICATION;
AG-RES DIST B
LOT AREA: 40,000 S.F.
FRONTAGE: 200 FT.
DEPTH: 180 FT.
SETBACKS:
FRONT: 40'
SIDE: 30'
REAR: 40'

OPEN SPACE INTENSITY REGULATIONS;
AG-RES DIST B
LOT AREA: 15,000 S.F.
FRONTAGE: 50 FT.
DEPTH: N.A.
LOT WIDTH; N.A.
SETBACKS:
FRONT: 30'
SIDE: 10'
REAR: 10'

OPEN SPACE REQUIREMENTS;

TOTAL LAND AREA: 540,426.58 s.f. (12.4 Acres)

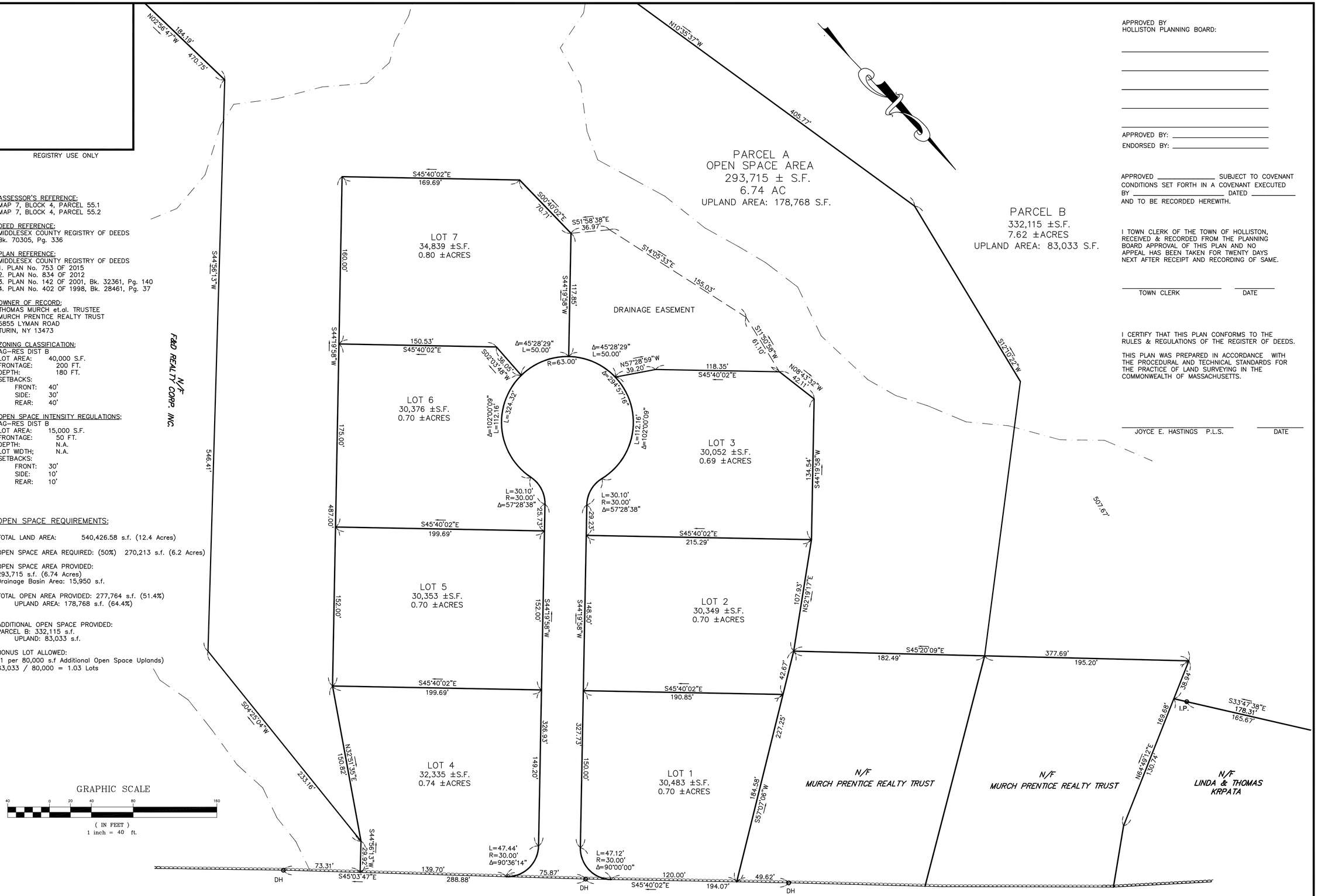
OPEN SPACE AREA REQUIRED: (50%) 270,213 s.f. (6.2 Acres)

OPEN SPACE AREA PROVIDED:
293,715 s.f. (6.74 Acres)
Drainage Basin Area: 15,950 s.f.

TOTAL OPEN AREA PROVIDED: 277,764 s.f. (51.4%)
UPLAND AREA: 178,768 s.f. (64.4%)

ADDITIONAL OPEN SPACE PROVIDED:
PARCEL B: 332,115 s.f.
UPLAND: 83,033 s.f.

BONUS LOT ALLOWED:
(1 per 80,000 s.f Additional Open Space Uplands)
83,033 / 80,000 = 1.03 Lots



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

MILL STREET
(PUBLIC – VARIABLEWIDTH)

LAYOUT PLAN

APPROVED BY
HOLLISTON PLANNING BOARD:

APPROVED BY: _____
ENDORSED BY: _____

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

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

TOWN CLERK _____ DATE _____

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

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

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

REVISIONS

No.	DESCRIPTION	DATE

DEFINITIVE OPEN SPACE SUBDIVISION "TRIANGLE FARM" A 7 LOT SINGLE FAMILY SUBDIVISION HOLLISTON, MASSACHUSETTS

PREPARED FOR:
THOMAS MURCH et.al. TRUSTEE
MURCH PRENTICE REALTY TRUST
5855 LYMAN ROAD
TURIN, NY 13473

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

JOB No.	7701DEF
DATE:	MAY 8, 2020
SCALE:	1"=40'
SHEET:	5 of 10
PLAN #:	27,404

REGISTRY USE ONLY

LEGEND:

- EXISTING CONTOUR
- 163x2 EXISTING SPOT ELEVATION
- EXISTING WATER GATE
- EXISTING TREE LINE
- TP 1 EXISTING TEST PIT LOCATION
- 202 PROPOSED CONTOUR
- 163x2 PROPOSED SPOT ELEVATION
- PROPOSED HYDRANT
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCH BASIN
- 8"W PROPOSED WATER LINE
- PROPOSED TREE LINE / LIMIT OF WORK
- GV PROPOSED DRAINLINE GATE VALVE
- GLM 20-19 EXISTING WETLAND FLAG (GLM ENGINEERING)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

APPROVED BY
HOLLISTON PLANNING BOARD:

APPROVED BY: _____

ENDORSED BY: _____

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

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

TOWN CLERK _____ DATE _____

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

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

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

REVISIONS

No.	DESCRIPTION	DATE

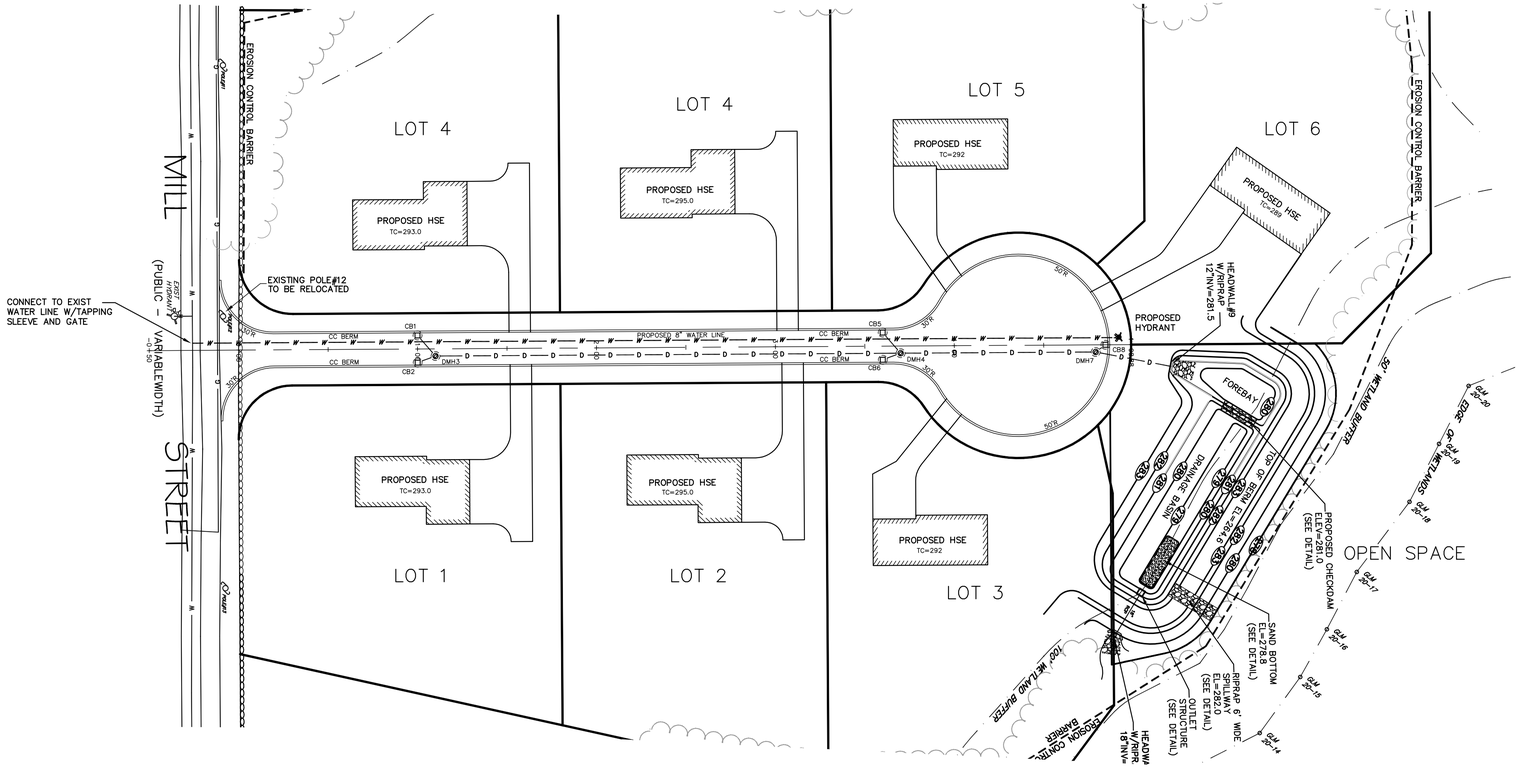
DEFINITIVE OPEN SPACE SUBDIVISION "TRIANGLE FARM" A 7 LOT SINGLE FAMILY SUBDIVISION HOLLISTON, MASSACHUSETTS

PREPARED FOR:
THOMAS MURCH et.al., TRUSTEE
MURCH PRENTICE REALTY TRUST
5855 LYMAN ROAD
TURIN, NY 13473

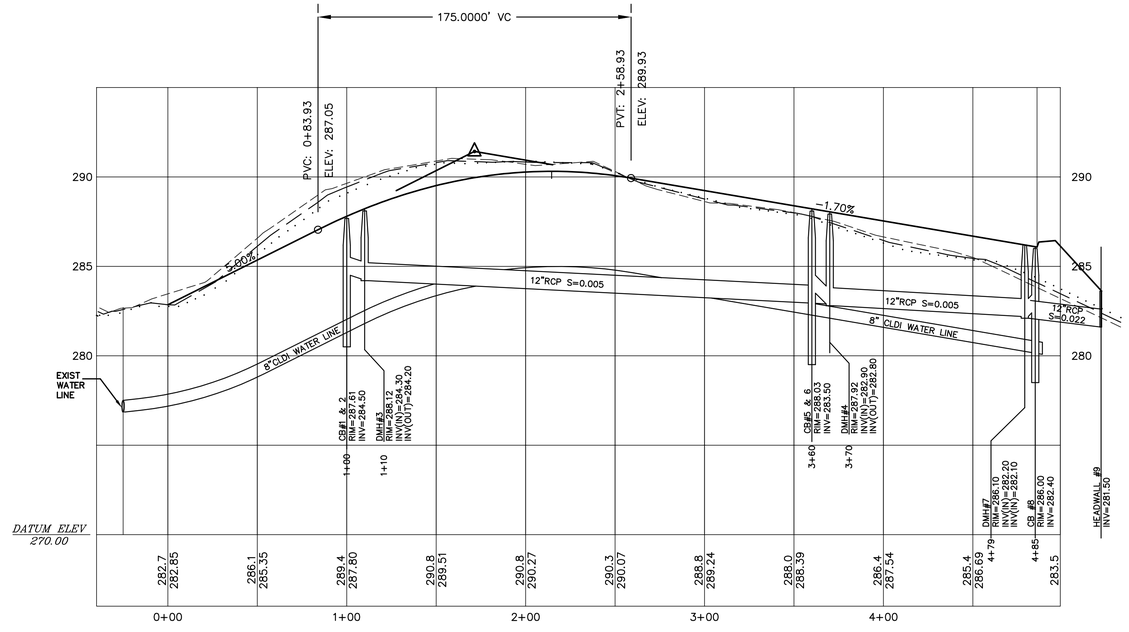
GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

JOB No.	7701DEF
DATE:	MAY 8, 2020
SCALE:	1"=40'
SHEET:	6 of 10
PLAN #:	27,404

GRADING & DRAINAGE



H.P. ELEV = 290.31
H.P. STA = 2+14.53
PVI STA = 1+71.43
PVI ELEV = 291.42
A.D. = −6.70
K = 26.12



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

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 _____

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PLAN & PROFILE

REVISIONS

No.	DESCRIPTION	DATE

DEFINITIVE OPEN SPACE SUBDIVISION "TRIANGLE FARM" A 7 LOT SINGLE FAMILY SUBDIVISION HOLLISTON, MASSACHUSETTS

PREPARED FOR:
THOMAS MURCH et.al., TRUSTEE
MURCH PRENTICE REALTY TRUST
5855 LYMAN ROAD
TURIN, NY 13473

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

JOB No.	7701DEF
DATE:	MAY 8, 2020
SCALE:	1"=40'
SHEET:	7 of 10
PLAN #:	27,404

EROSION AND SEDIMENTATION CONTROL:

1. PRIOR TO ANY DISTURBANCE OR ALTERATIONS ON ANY AREA ON THE SITE. THE FILTER MITT EROSION CONTROL BARRIERS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE SITE PLAN.

2. BARRIERS SHALL BE CONSTRUCTED AS SHOWN ON THE FILTER MITT DETAIL WITH FILTER FENCE DETAIL ABOVE.

3. ONCE INSTALLED, THE FILTER MITT SEDIMENT BARRIERS SHALL BE MAINTAINED IN PLACE UNTIL ALL AREAS UPGRADIENT FROM THE BARRIERS HAVE BEEN STABILIZED AS SPECIFIED HEREIN. UPON COMPLETION AND STABILIZATION OF THE PROJECT, THE FILTER MITT AND FENCE SHALL BE REMOVED.

4. THE FILTER MITT BARRIER INTENDED TO ACT AS A LIMIT OF DISTURBANCE. ANY LAND DOWN GRADIENT FROM THE FENCE ACCIDENTALLY DISTURBED SHALL BE IMMEDIATELY REPAIRED AND RESTORED TO ORIGINAL CONDITION.

5. EROSION CONTROL MEASURES SHALL BE MONITORED ON A DAILY BASIS, OR AS NEEDED, AND BE REINFORCED, REPAIRED, OR REPLACED WHEN NEEDED, PER JUDGEMENT OF THE SITE FOREMAN AND/OR TOWN OF HOLLISTON REPRESENTATIVE.

6. TEMPORARY VEGETATION COVER SHALL BE ESTABLISHED ON ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES TEMPORARILY CEASE FOR AT LEAST 30 DAYS. AREAS SHALL BE STABILIZED WITH TEMPORARY SEED. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A VEGETATIVE COVER, DISTURBED AREAS SHALL BE MULCHED AND THEN SEEDED WHEN WEATHER CONDITIONS ALLOW.

7. THE FIRST ONE-HUNDRED AND FIFTY (150) FEET OF THE PROPOSED ROADWAY ENTRANCE AT THE INTERSECTION OF PRENTICE STREET SHALL BE COVERED WITH TWELVE (12) INCHES OF 3 – 5 INCH CRUSHED STONE TO STABILIZE THE AREA.

8. WATER SPRAYING SHALL BE UTILIZED ON ALL DISTURBED AREAS DURING DRY WEATHER TO PREVENT DUST. A WATER TRUCK SHALL BE KEPT ON SITE AT ALL TIMES DURING THE DURING THE SUMMER MONTHS OF CONSTRUCTION.

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

EROSION CONTROL MAINTENANCE:

1. SEDIMENT SHALL BE REMOVED ONCE THE VOLUME REACHES 1/4 HEIGHT OF THE EROSION CONTROL BARRIER.

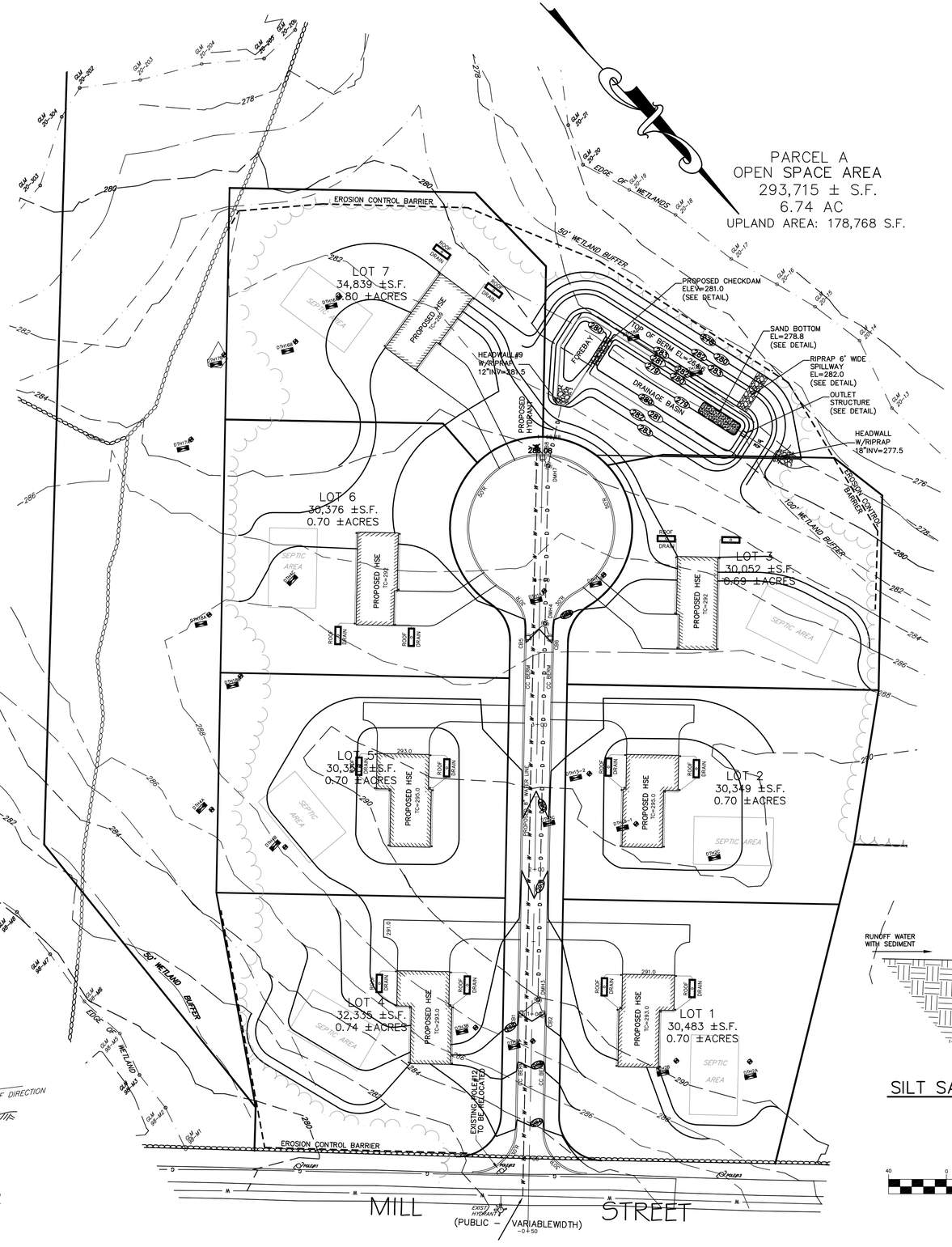
2. THE CONTRACTOR SHALL HAVE ON THE SITE, AN ADEQUATE QUANITY OF SUPPLEMENTAL HAYBALES, SILT FENCE AND STAKES TO BE USED FOR CONTROL OF EMERGENCY EROSION PROBLEMS. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER A STORM EVENT OF 1" INCH OR GREATER.

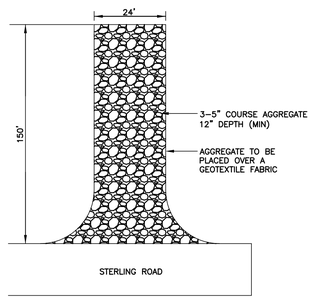
DEWATERING:

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.

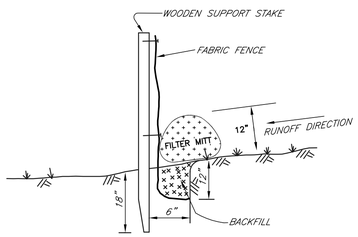
STOCKPILING:

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

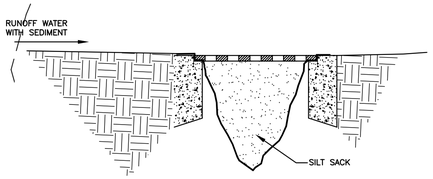




TRAP ROCK APRON
CONSTRUCTION ENTRANCE
N.T.S.



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



SILT SACK CATCH BASIN INLET
NOT TO SCALE

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

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

No.	DATE	REVISIONS DESCRIPTION

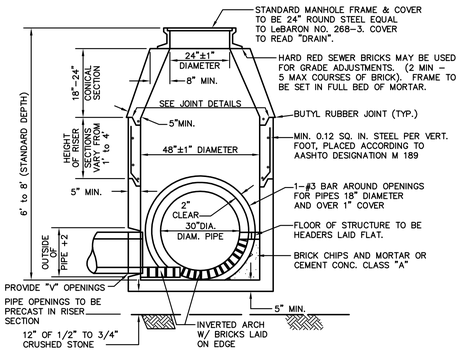
DEFINITIVE OPEN SPACE SUBDIVISION "TRIANGLE FARM" A 7 LOT SINGLE FAMILY SUBDIVISION HOLLISTON, MASSACHUSETTS

PREPARED FOR:
THOMAS MURCH et.al., TRUSTEE
MURCH PRENTICE REALTY TRUST
5855 LYMAN ROAD
TURIN, NY 13473

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

JOB No.	7701DEF
DATE:	MAY 8, 2020
SCALE:	1"=40'
SHEET:	8 of 10
PLAN #:	27,404

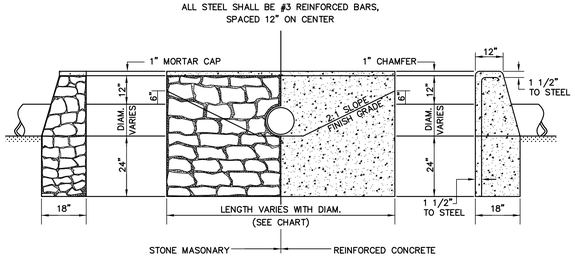
EROSION CONTROL



PRECAST CONCRETE MANHOLE DETAILS

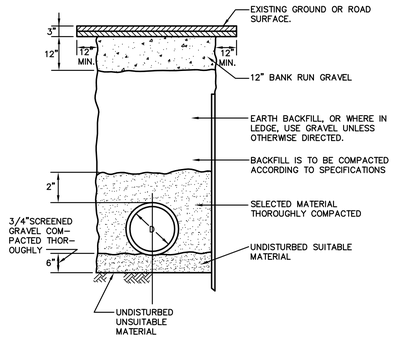
NOT TO SCALE

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



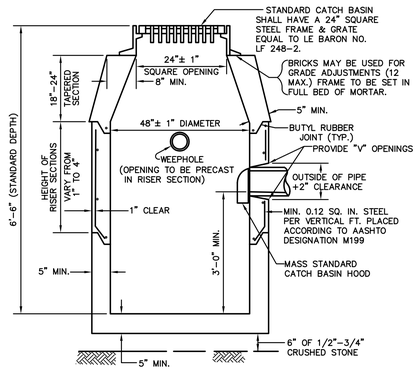
HEADWALLS MASONRY & CONCRETE

N.T.S.



TYPICAL DRAIN TRENCH DETAILS

NOT TO SCALE



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

PRECAST CONCRETE CATCH BASIN DETAILS

NOT TO SCALE

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 _____

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

APPROVED BY HOLLISTON PLANNING BOARD:

_____

_____

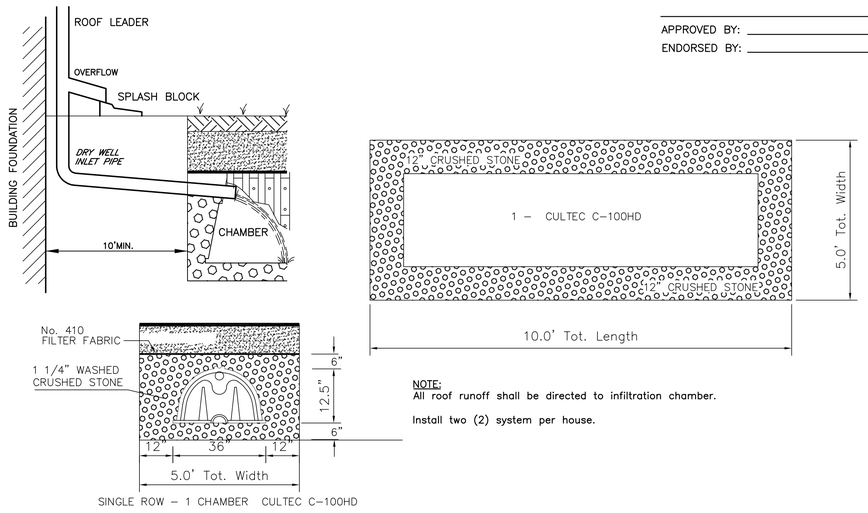
_____

_____

_____

APPROVED BY: _____

ENDORSED BY: _____



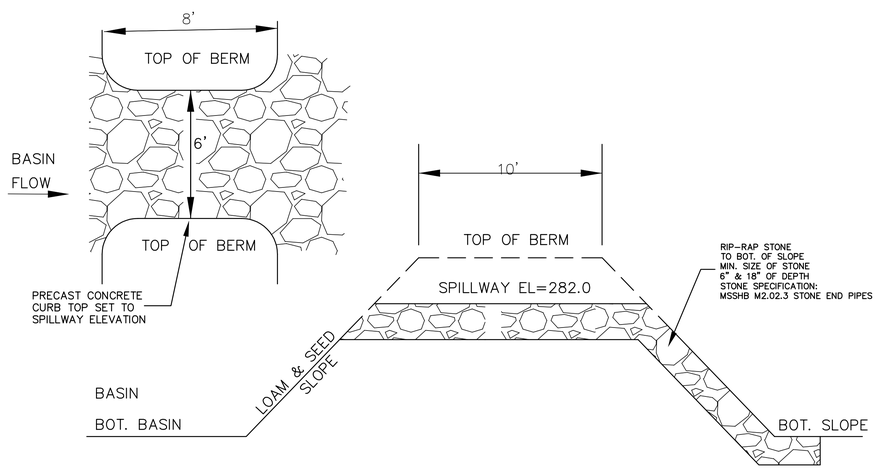
SINGLE ROW - 1 CHAMBER CULTEC C-100HD

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

Install two (2) system per house.

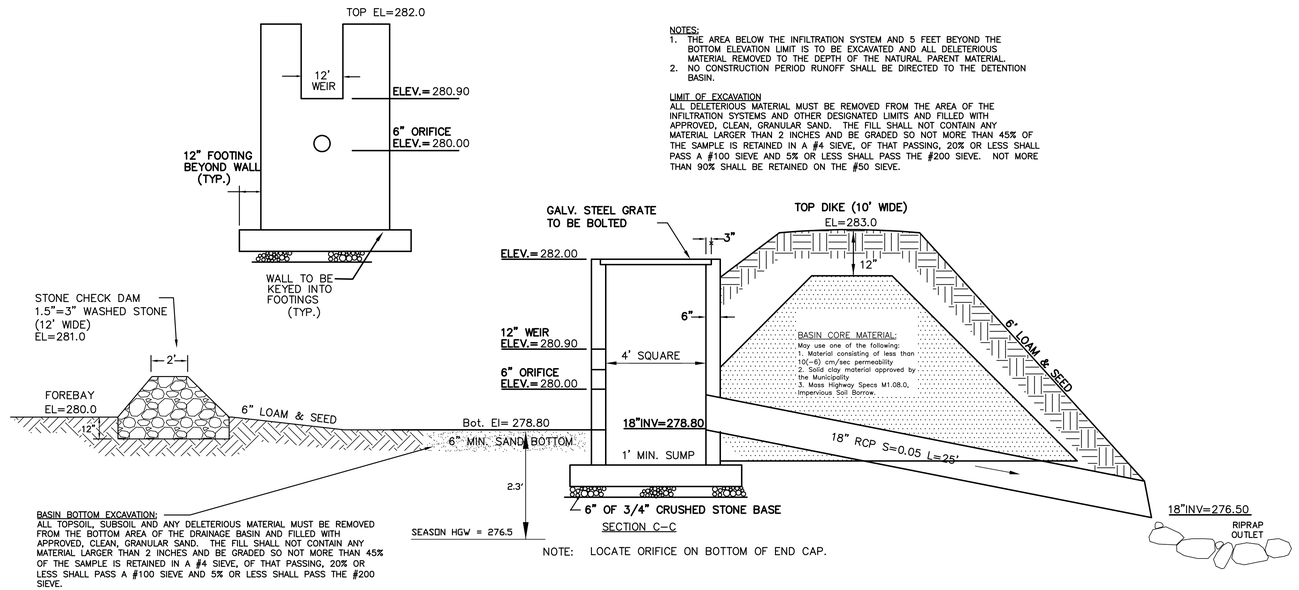
RESIDENTIAL ROOF RUNOFF CULTEC DRY WELL CULTEC CHAMBER C-100HD

N.T.S.



DRAINAGE BASIN SPILLWAY DETAIL

NOT TO SCALE



NOTES:
1. THE AREA BELOW THE INFILTRATION SYSTEM AND 5 FEET BEYOND THE BOTTOM ELEVATION LIMIT IS TO BE EXCAVATED AND ALL DELETERIOUS MATERIAL REMOVED TO THE DEPTH OF THE NATURAL PARENT MATERIAL.
2. NO CONSTRUCTION PERIOD RUNOFF SHALL BE DIRECTED TO THE DETENTION BASIN.

LIMIT OF EXCAVATION
ALL DELETERIOUS MATERIAL MUST BE REMOVED FROM THE AREA OF THE INFILTRATION SYSTEMS AND OTHER DESIGNATED LIMITS AND FILLED WITH APPROVED, CLEAN, GRANULAR SAND. THE FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 2 INCHES AND BE GRADED SO NOT MORE THAN 45% OF THE SAMPLE IS RETAINED IN A #4 SIEVE, OF THAT PASSING, 20% OR LESS SHALL PASS A #100 SIEVE AND 5% OR LESS SHALL PASS THE #200 SIEVE. NOT MORE THAN 90% SHALL BE RETAINED ON THE #50 SIEVE.

NOTE: LOCATE ORIFICE ON BOTTOM OF END CAP.

OUTLET STRUCTURE DETAIL BASIN #1

(PRECAST CONCRETE STRUCTURE)
NOT TO SCALE

DETAILS

REVISIONS

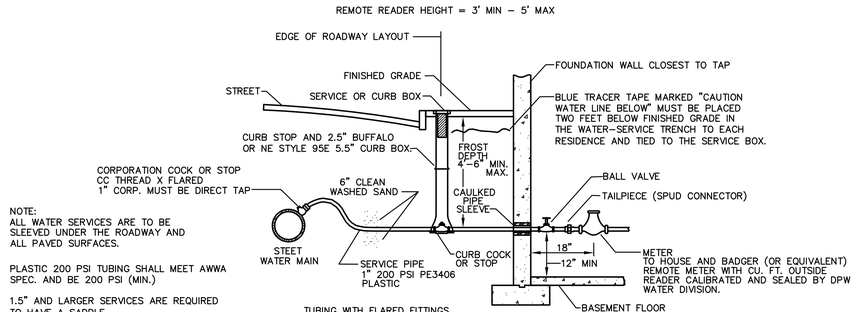
No.	DATE	DESCRIPTION

DEFINITIVE OPEN SPACE SUBDIVISION
"TRIANGLE FARM"
A 7 LOT SINGLE FAMILY SUBDIVISION
HOLLISTON, MASSACHUSETTS

PREPARED FOR:
THOMAS MURCH et.al., TRUSTEE
MURCH PRENTICE REALTY TRUST
5855 LYMAN ROAD
TURIN, NY 13473

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

JOB No.	7701DEF
DATE:	MAY 8, 2020
SCALE:	1"=40'
SHEET:	9 of 10
PLAN #:	27,404



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.)

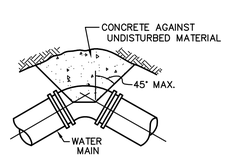
1.5" AND LARGER SERVICES ARE REQUIRED TO HAVE A SADDLE.

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

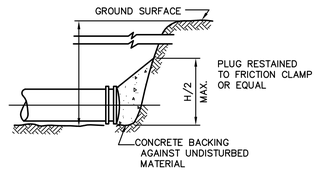
CORPORATION STOP SHALL MEET AWWA SPECS. (MUELLER B–25008 OR FORD F–1000 G)

TYPICAL WATER SERVICE CONNECTION

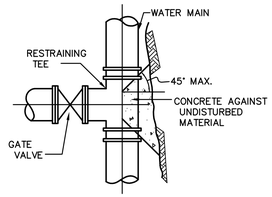
NOT TO SCALE



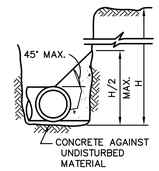
TYPICAL BEND



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

APPROVED BY
HOLLISTON PLANNING BOARD:

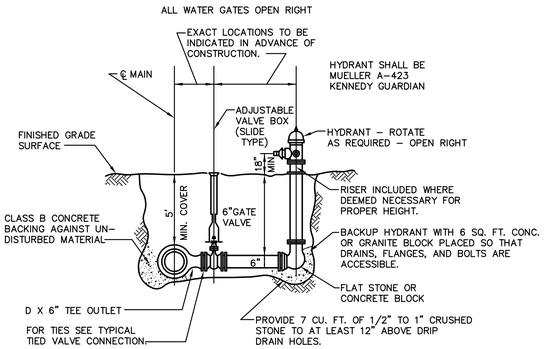
APPROVED BY: _____

ENDORSED BY: _____

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

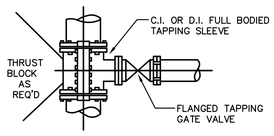
I TOWN CLERK OF THE TOWN OF HOLLISTON, RECEIVED & RECORDED FROM THE PLANNING BOARD APPROVAL OF THIS PLAN AND NO APPEAL HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

_____ _____
TOWN CLERK DATE



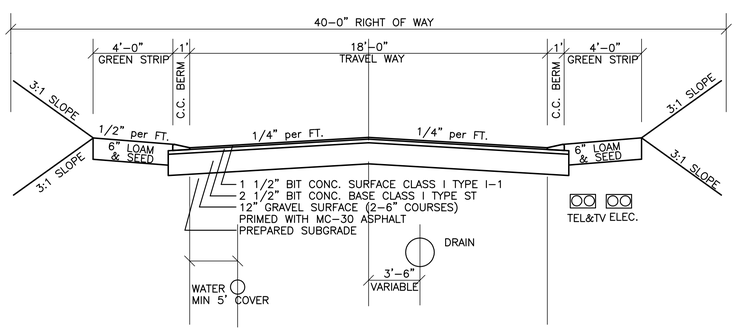
TYPICAL HYDRANT ASSEMBLY DETAIL

NOT TO SCALE

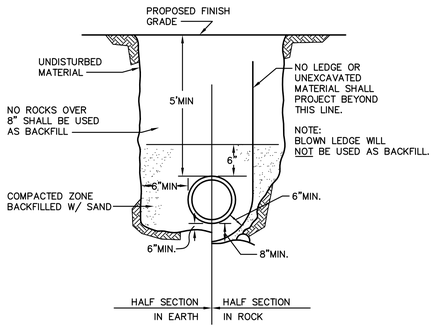


TAPPING SLEEVE AND VALVE DETAILS

NOT TO SCALE

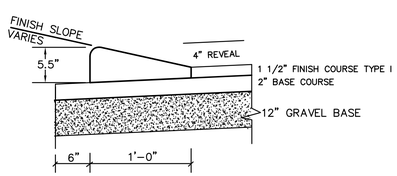


TYPICAL RIGHT OF WAY CROSS SECTION



WATER MAIN TRENCH DETAIL

NOT TO SCALE



CAPE COD BERM DETAIL

NOT TO SCALE:

STREET TREES SHALL BE A MINIMUM HEIGHT OF 8 FEET.

TYP. DECIDUOUS TREE PLANTING

NOT TO SCALE

No.	DESCRIPTION	DATE
	REVISIONS	

DEFINITIVE OPEN SPACE SUBDIVISION "TRIANGLE FARM" A 7 LOT SINGLE FAMILY SUBDIVISION HOLLISTON, MASSACHUSETTS

PREPARED FOR:
THOMAS MURCH et.al., TRUSTEE
MURCH PRENTICE REALTY TRUST
5855 LYMAN ROAD
TURIN, NY 13473

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

JOB No.	7701DEF
DATE:	MAY 8, 2020
SCALE:	1"=40'
SHEET:	10 of 10
PLAN #:	27,404