

***SITE DEVELOPMENT PLAN OF LAND
A 40B Comprehensive Permit Project
"GEOFFREY PARK"
HOLLISTON, MASSACHUSETTS***

DATE: FEB. 29, 2020

REVISED: MAY 14, 2020

APPROVED BY THE
HOLLISTON ZONING BOARD
OF APPEALS:

DATE APPROVED: _____

DATE ENDORSED: _____

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

TOWN CLERK

DATE

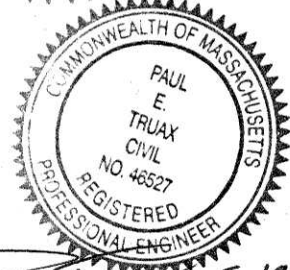
I CERTIFY THAT THIS PLAN CONFORMS TO THE
RULES & REGULATIONS OF THE REGISTER OF DEEDS.

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



[Signature]
JOYCE E. HASTINGS P.L.S.

5/14/2020
DATE



5-19-2020

ZONING CLASSIFICATION:
AGRICULTURAL RESIDENCE B
AREA: 40,000 S.F.
FRONTAGE: 180 Feet
DEPTH: 200 Feet
SETBACKS:
FRONT: 40'
SIDE: 30'
REAR: 40'

PROJECT SUMMARY:
TOTAL LAND AREA: 12.67 ± ACRES

TOTAL LOTS/HOUSE: 24 LOTS

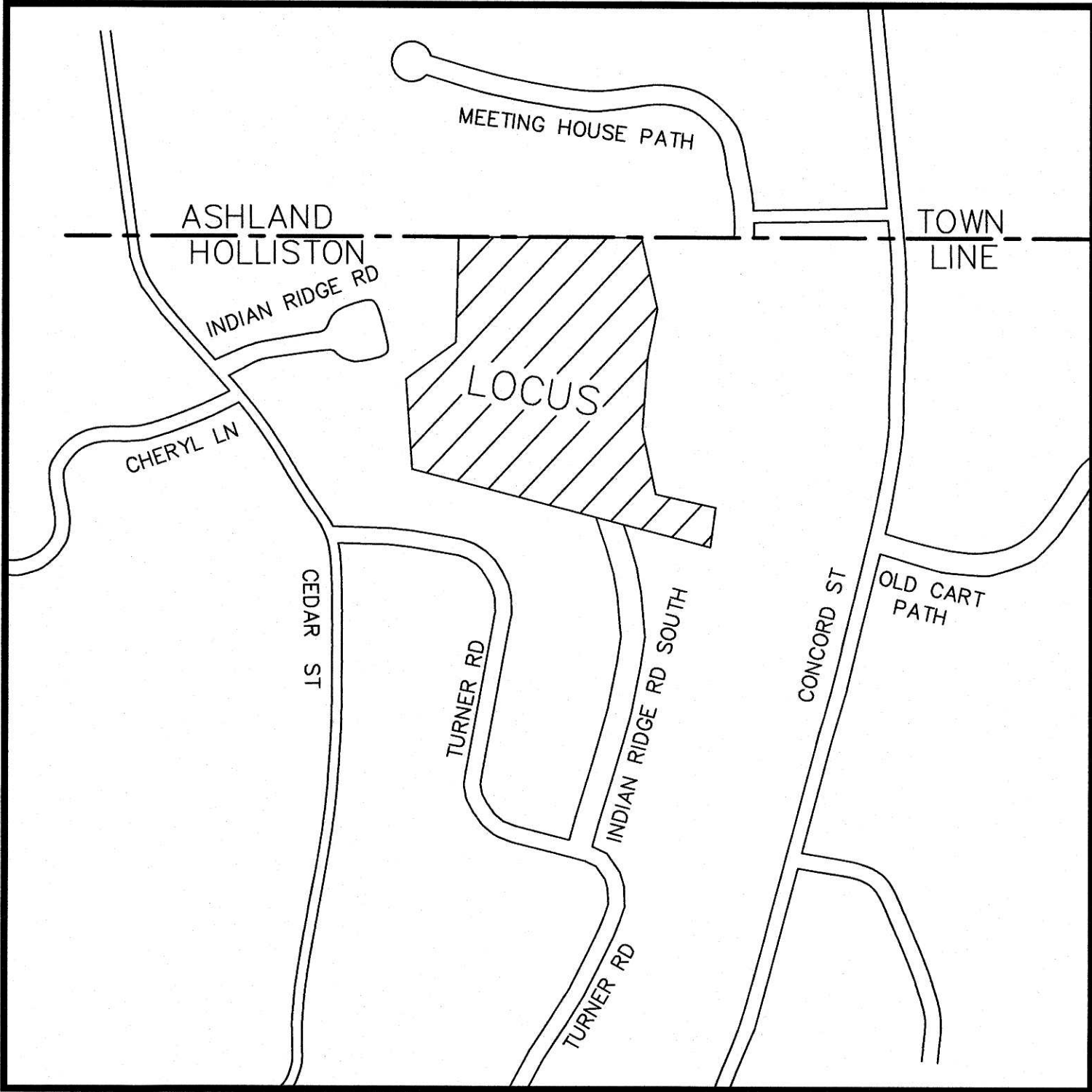
PROPOSED ROAD: 1655 Ft.
(From Exist Indian Ridge Rd. South)

ASSESSOR'S REFERENCE:
MAP 14, BLOCK 3, LOT 1

DEED REFERENCE:
LAND COURT
CERTIFICATE No. 206577
DOCUMENT No. 1015755

PLAN REFERENCE:
LAND COURT PLAN No. 36376C

OWNER OF RECORD:
INDIAN RIDGE REALTY TRUST
223 COURTLAND STREET
HOLLISTON, MA 01746



LOCUS MAP
N.T.S.

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

PREPARED FOR:
INDIAN RIDGE REALTY TRUST
223 COURTLAND STREET
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SHEET INDEX

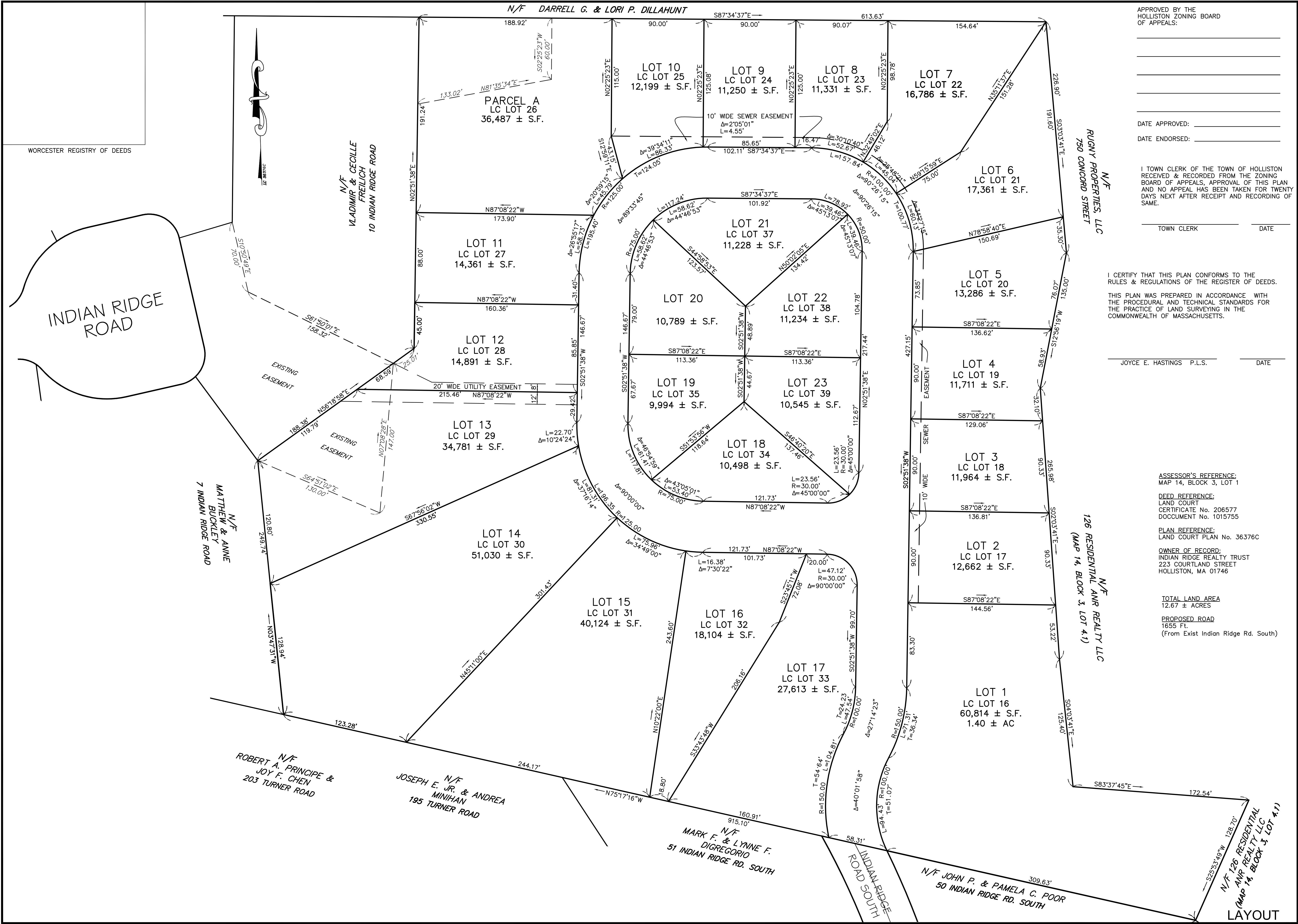
SHEET NO.	DESCRIPTION
1	COVER
2	LAYOUT PLAN
3	EXISTING CONDITIONS
4	EXISTING CONDITIONS
5	DRAINAGE & GRADING
6	DRAINAGE & GRADING
7	PLAN & PROFILE
8	PLAN & PROFILE
9	EROSION CONTROL PLAN
10	EROSION CONTROL PLAN
11	WETLAND REPLICATION
12	DETAILS
13	DETAILS
14	DETAILS

DATE: FEB. 29, 2020

SCALE: As Shown

SHEET: 1 OF 14

PLAN #: 27,337



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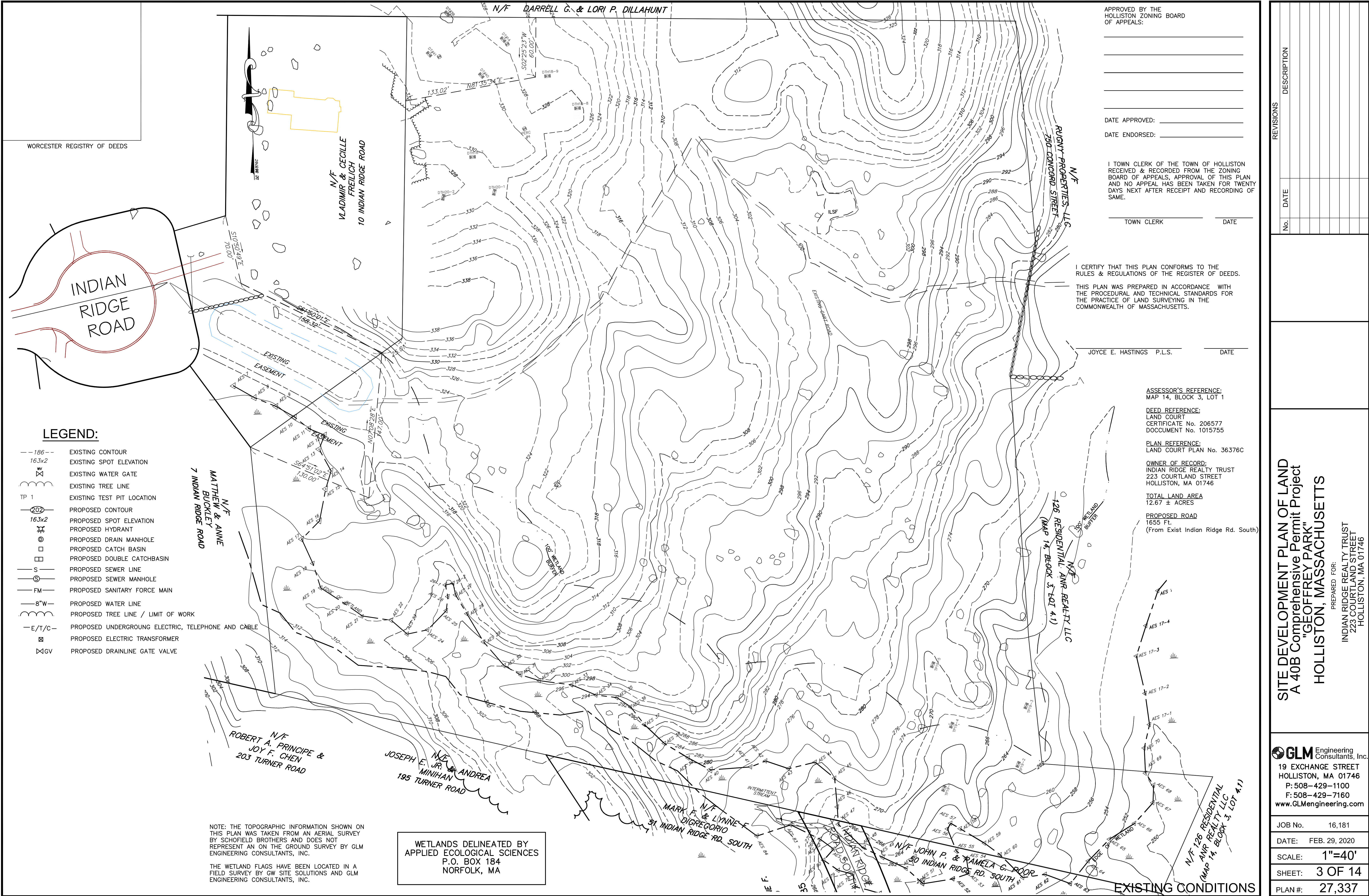
JOB No. 16,181

DATE: FEB. 29, 2020

SCALE: 1"=40'

SHEET: 2 OF 14

PLAN #: 27,337



WORCESTER REGISTRY OF DEEDS

LEGEND:

- 186 --- 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
- PROPOSED DOUBLE CATCHBASIN
- PROPOSED SEWER LINE
- PROPOSED SEWER MANHOLE
- FM PROPOSED SANITARY FORCE MAIN
- 8"W PROPOSED WATER LINE
- PROPOSED TREE LINE / LIMIT OF WORK
- E/T/C- PROPOSED UNDERGROUND ELECTRIC, TELEPHONE AND CABLE
- PROPOSED ELECTRIC TRANSFORMER
- GV PROPOSED DRAINLINE GATE VALVE

NOTE: THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM AN AERIAL SURVEY BY SCHOFIELD BROTHERS AND DOES NOT REPRESENT AN ON THE GROUND SURVEY BY GLM ENGINEERING CONSULTANTS, INC.

THE WETLAND FLAGS HAVE BEEN LOCATED IN A FIELD SURVEY BY GW SITE SOLUTIONS AND GLM ENGINEERING CONSULTANTS, INC.

WETLANDS DELINEATED BY
APPLIED ECOLOGICAL SCIENCES
P.O. BOX 184
NORFOLK, MA

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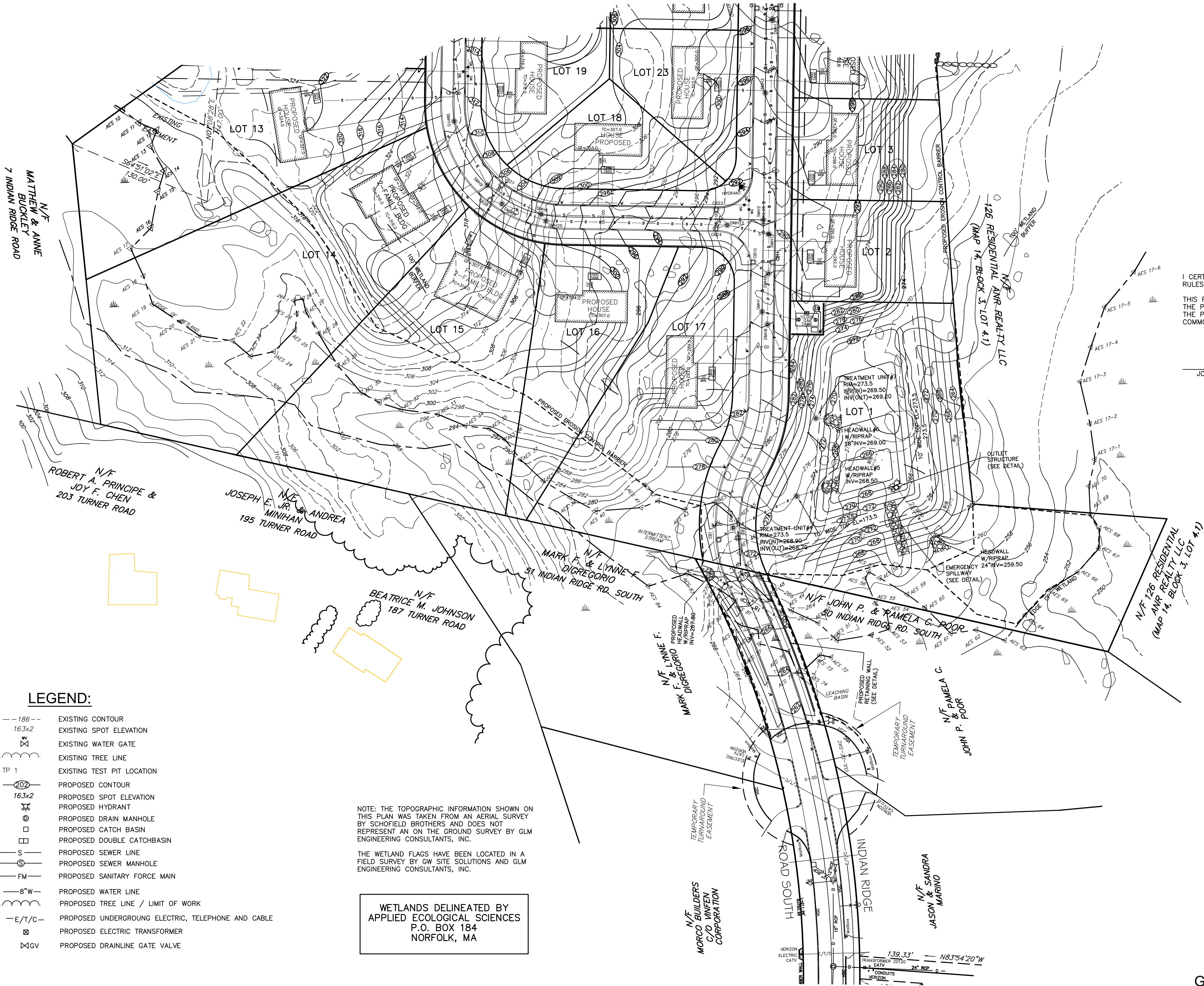
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SHEET: 3 OF 14

PLAN #: 27,337



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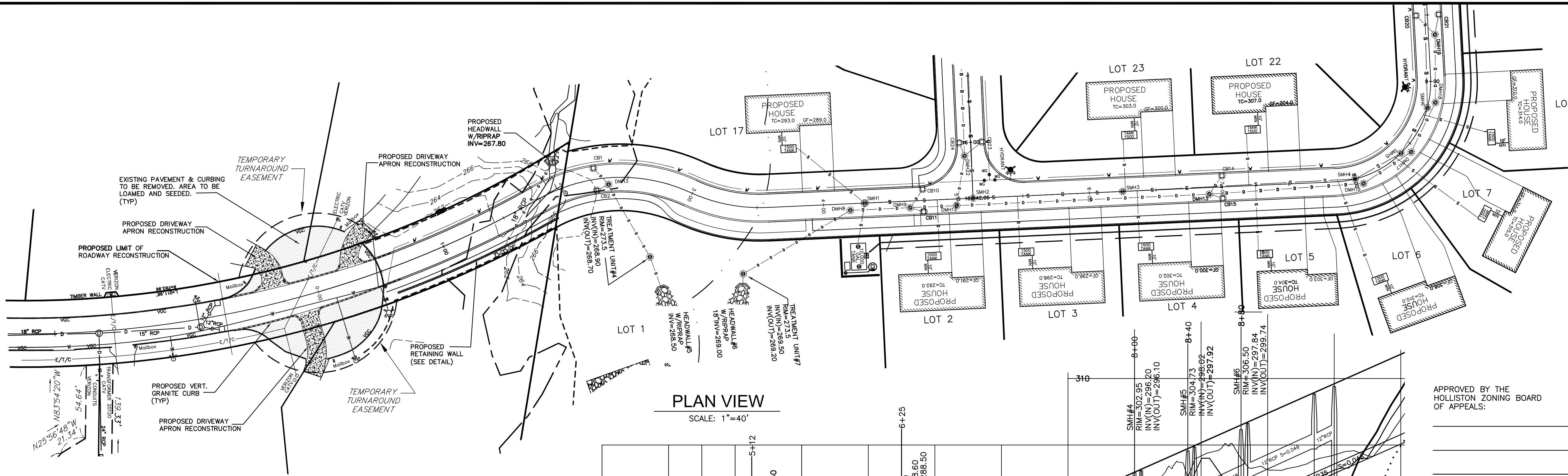
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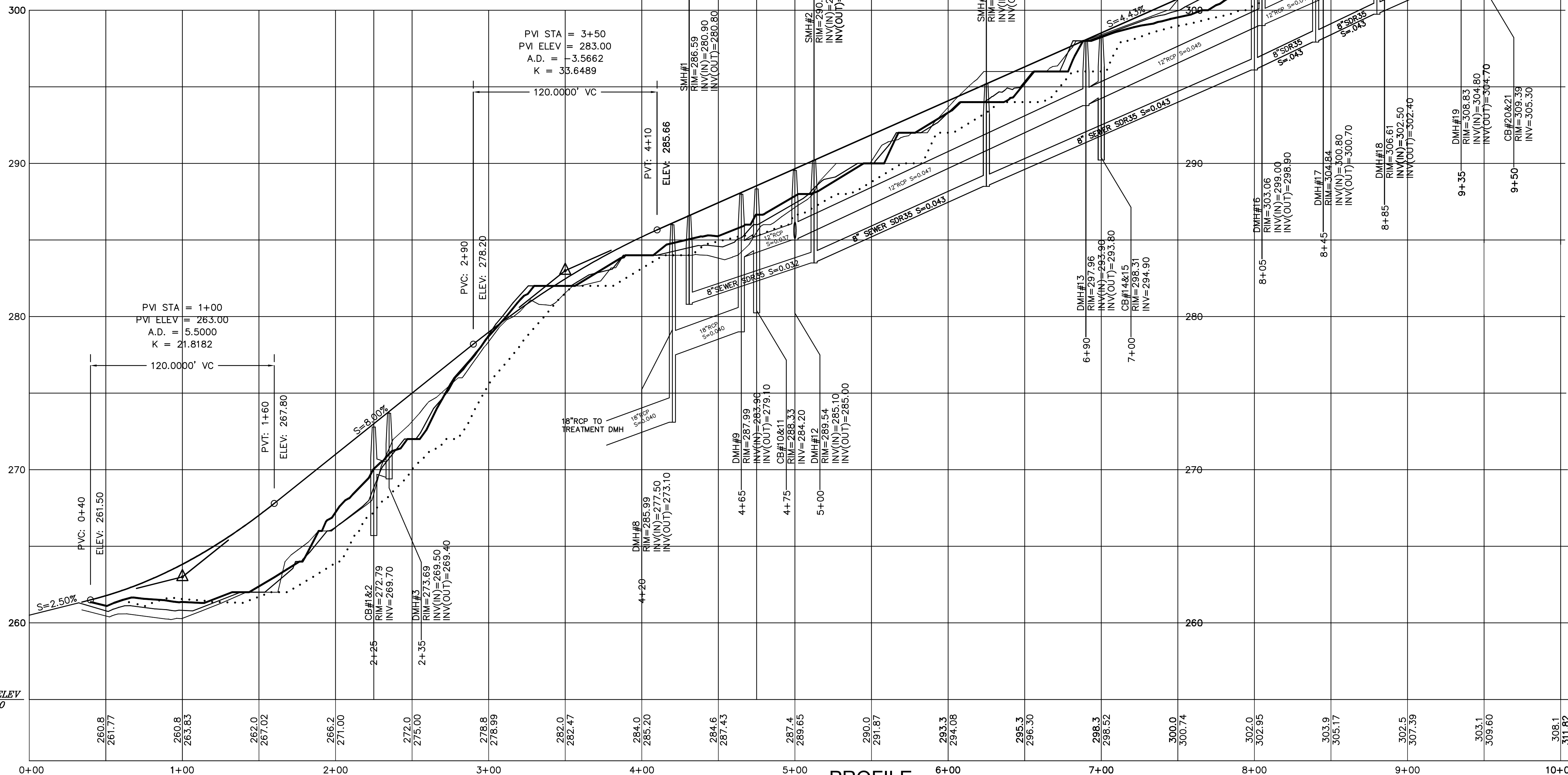
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DATE: FEB. 29, 2020
SCALE: 1"=40'
SHEET: 6 OF 14
PLAN #: 27,337

GRADING & DRAINAGE



PLAN VIEW

SCALE: 1"=40'



PROFILE

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

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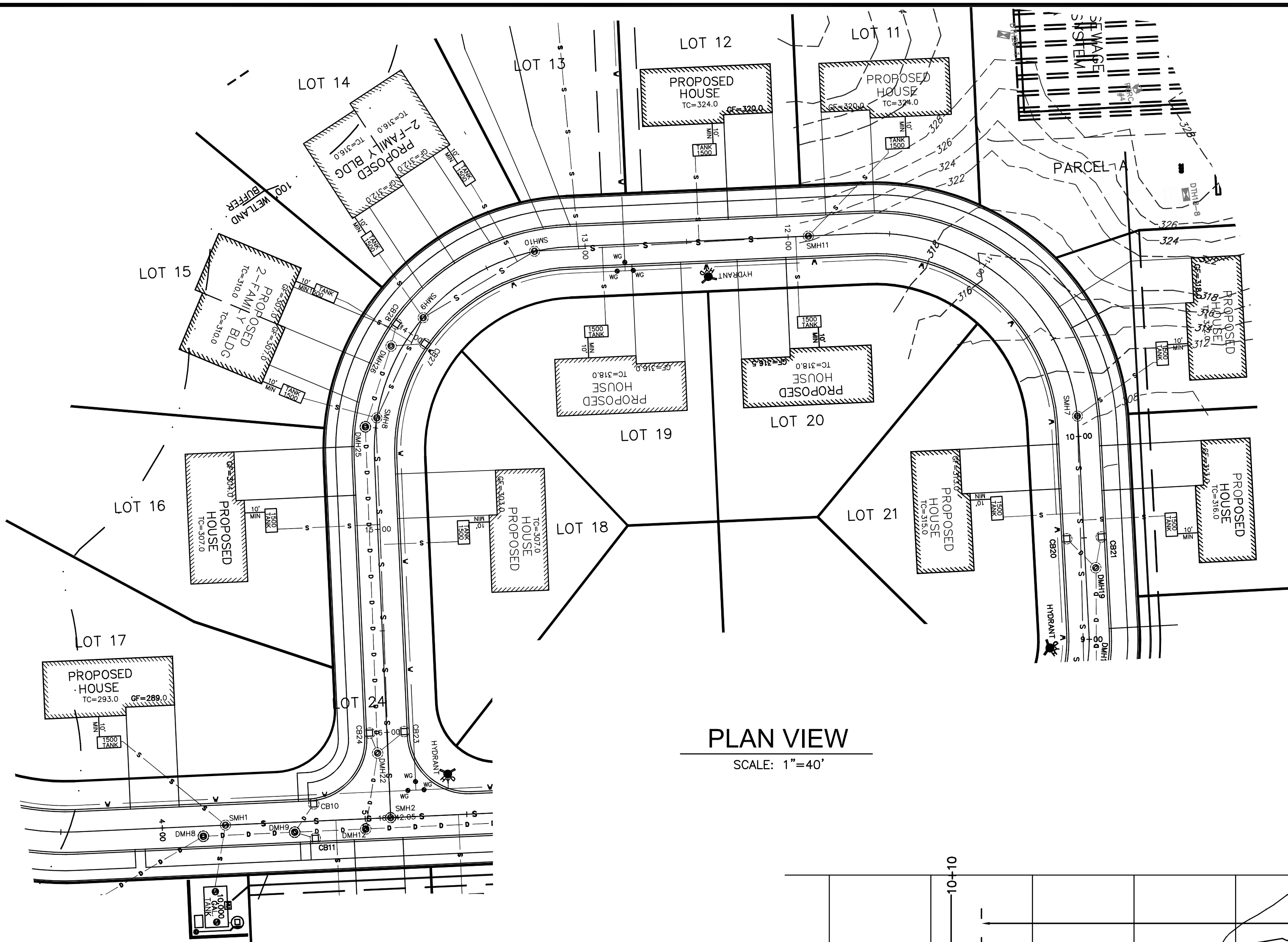
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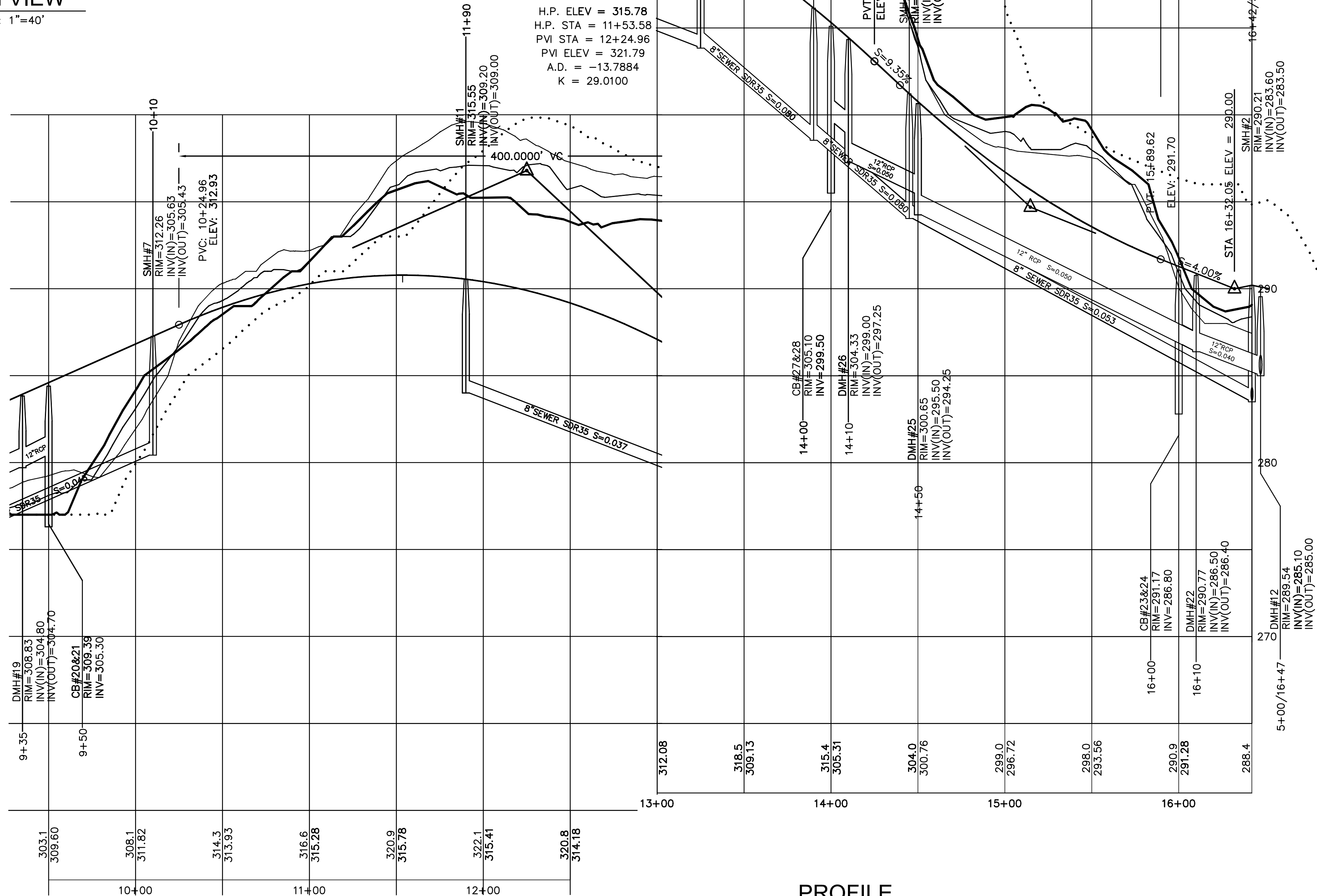
SCALE: 1"=40'

SHEET: 7 OF 14

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PLAN VIEW
SCALE: 1"=40'



PROFILE

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

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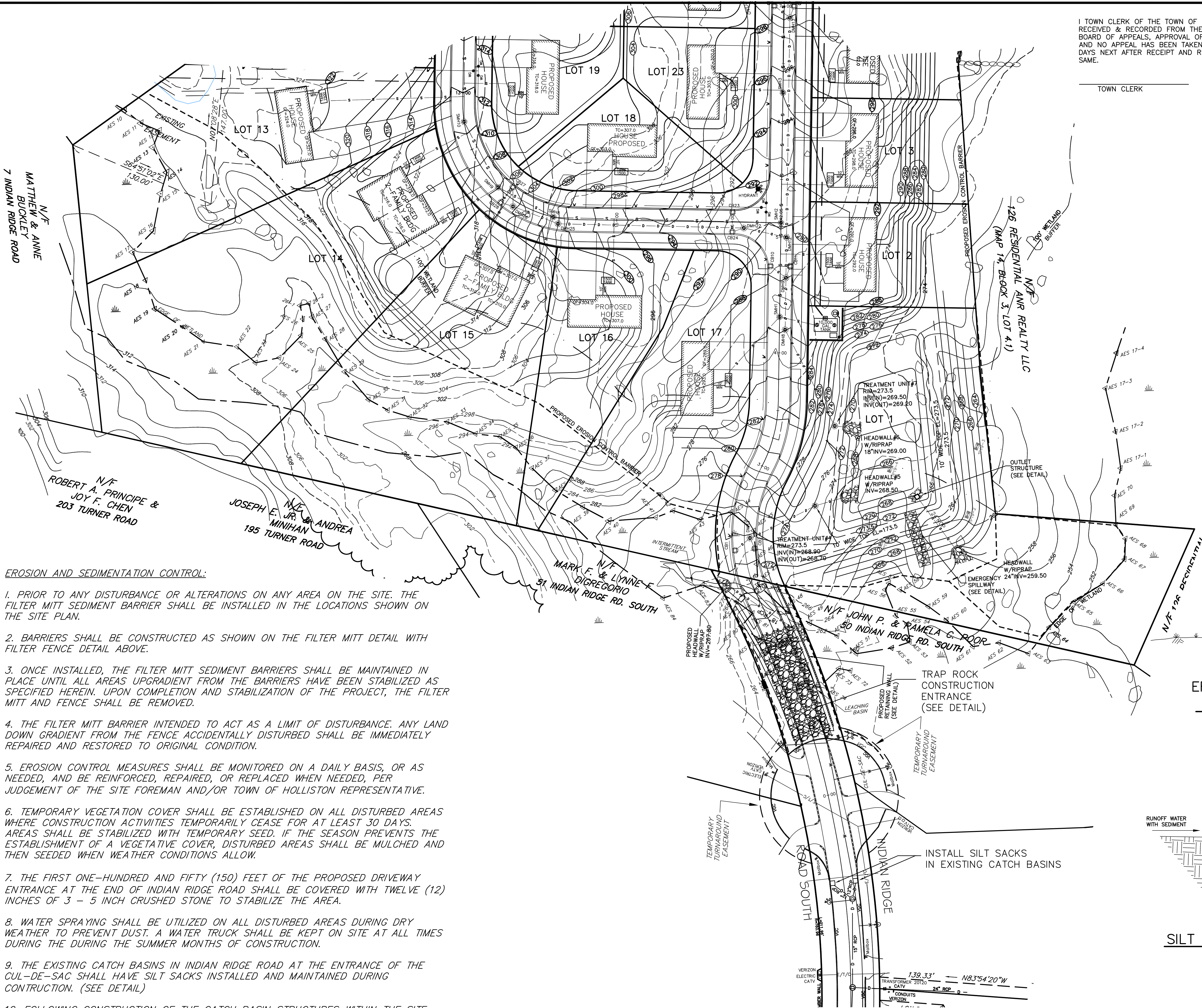
REVISIONS

DESCRIPTION

No. DATE

PREPARED FOR:

INDIAN RIDGE REALTY TRUST
223 COURTLAND STREET
HOLLISTON, MA 01746



EROSION AND SEDIMENTATION CONTROL:

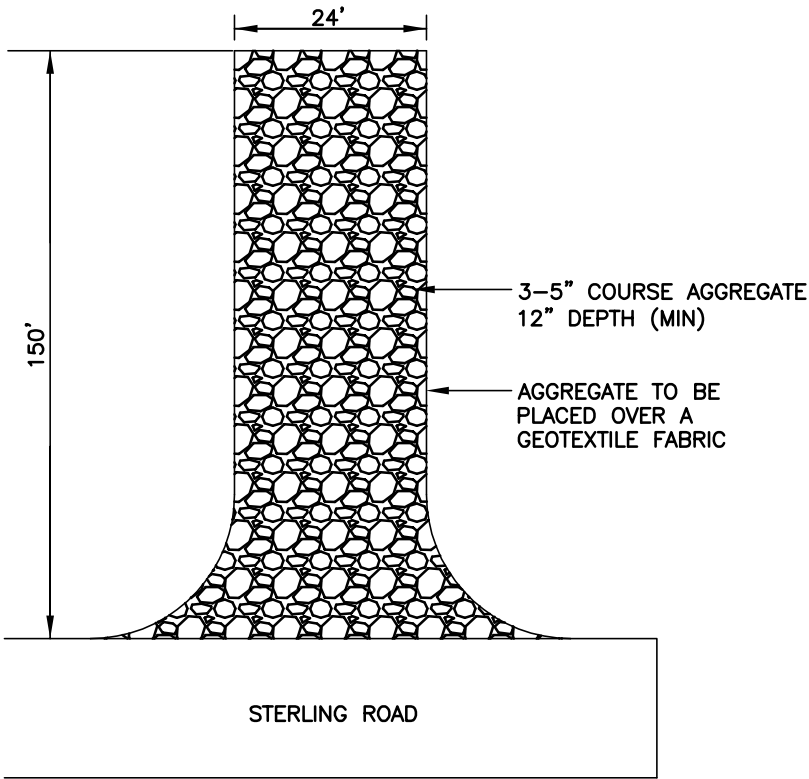
1. PRIOR TO ANY DISTURBANCE OR ALTERATIONS ON ANY AREA ON THE SITE, THE FILTER MITT SEDIMENT BARRIER SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE SITE PLAN.
2. BARRIERS SHALL BE CONSTRUCTED AS SHOWN ON THE FILTER MITT DETAIL WITH FILTER FENCE DETAIL ABOVE.
3. ONCE INSTALLED, THE FILTER MITT SEDIMENT 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 DRIVEWAY ENTRANCE AT THE END OF INDIAN RIDGE ROAD 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. THE EXISTING CATCH BASINS IN INDIAN RIDGE ROAD AT THE ENTRANCE OF THE CUL-DE-SAC SHALL HAVE SILT SACKS INSTALLED AND MAINTAINED DURING CONSTRUCTION. (SEE DETAIL)
10. FOLLOWING CONSTRUCTION OF THE CATCH BASIN STRUCTURES WITHIN THE SITE, SILT SACKS SHALL BE INSTALLED AND MAINTAINED DURING CONSTRUCTION. (SEE DETAIL)

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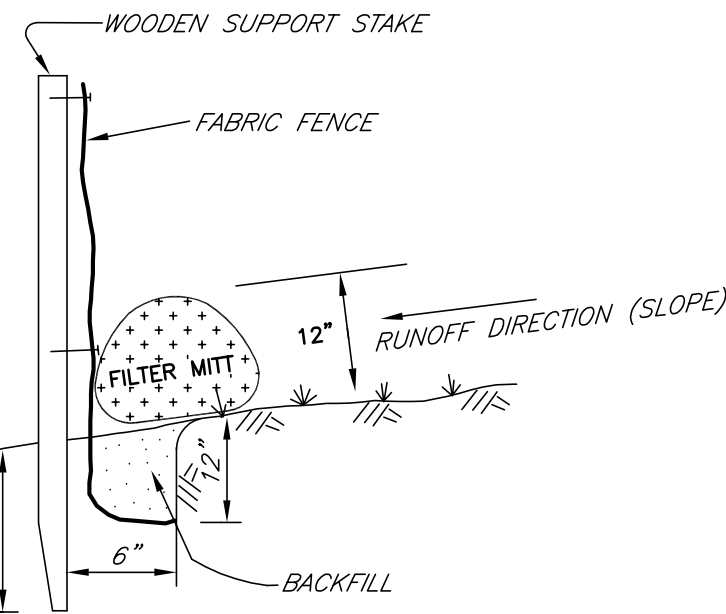
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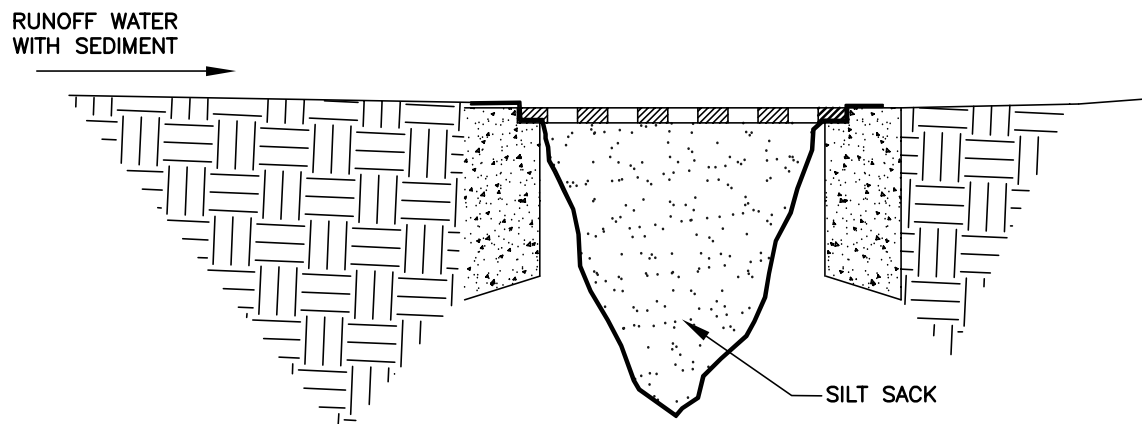
DATE APPROVED: DATE ENDORSED:



TRAP ROCK APRON CONSTRUCTION ENTRANCE NOT TO SCALE



EROSION CONTROL BARRIER WITH FILTER MITT TO BE USED IN AREAS WITHIN 25' OF WETLAND DELINEATION



SILT SACK CATCH BASIN INLET NOT TO SCALE

EROSION CONTROL PLAN

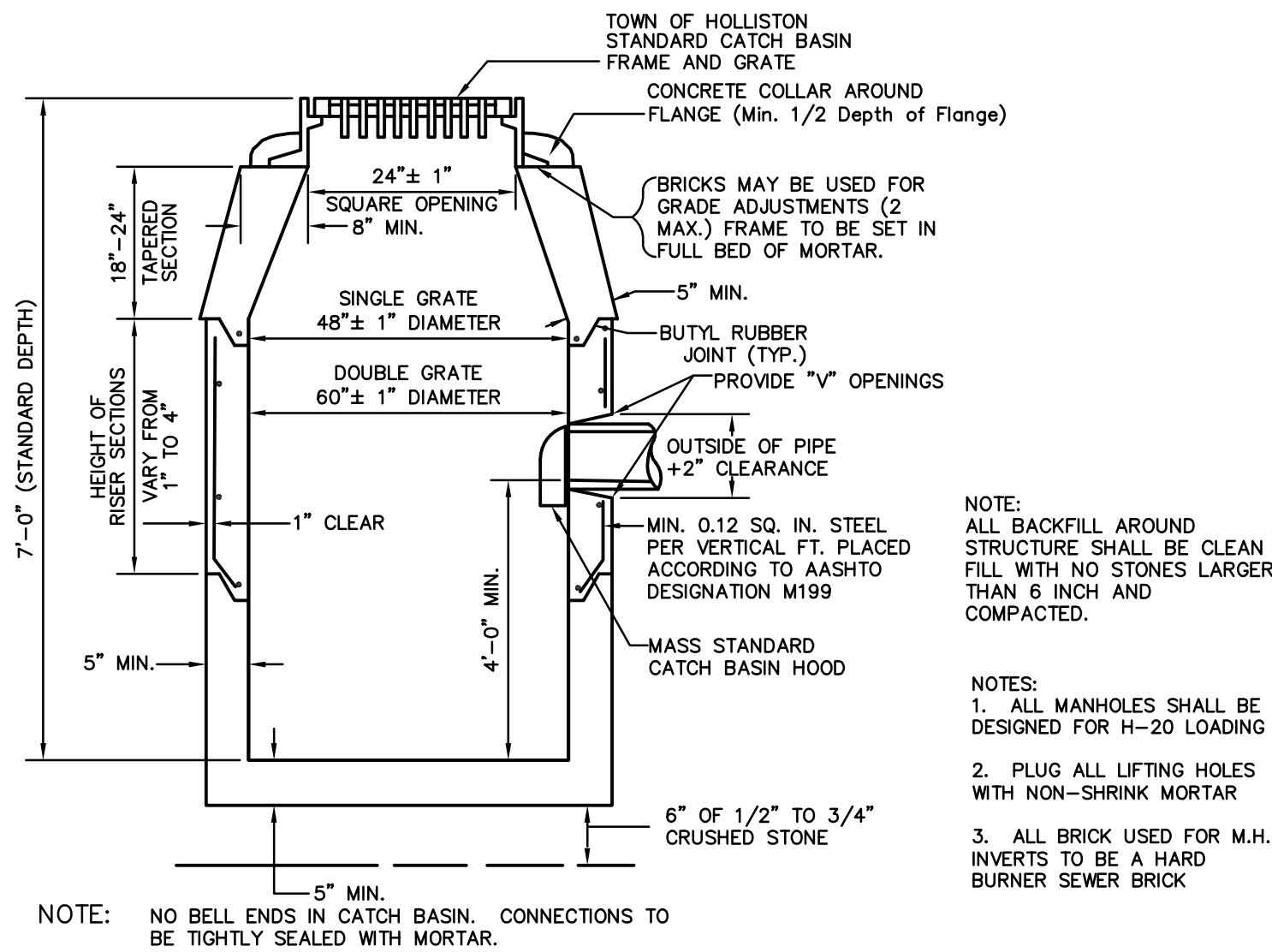
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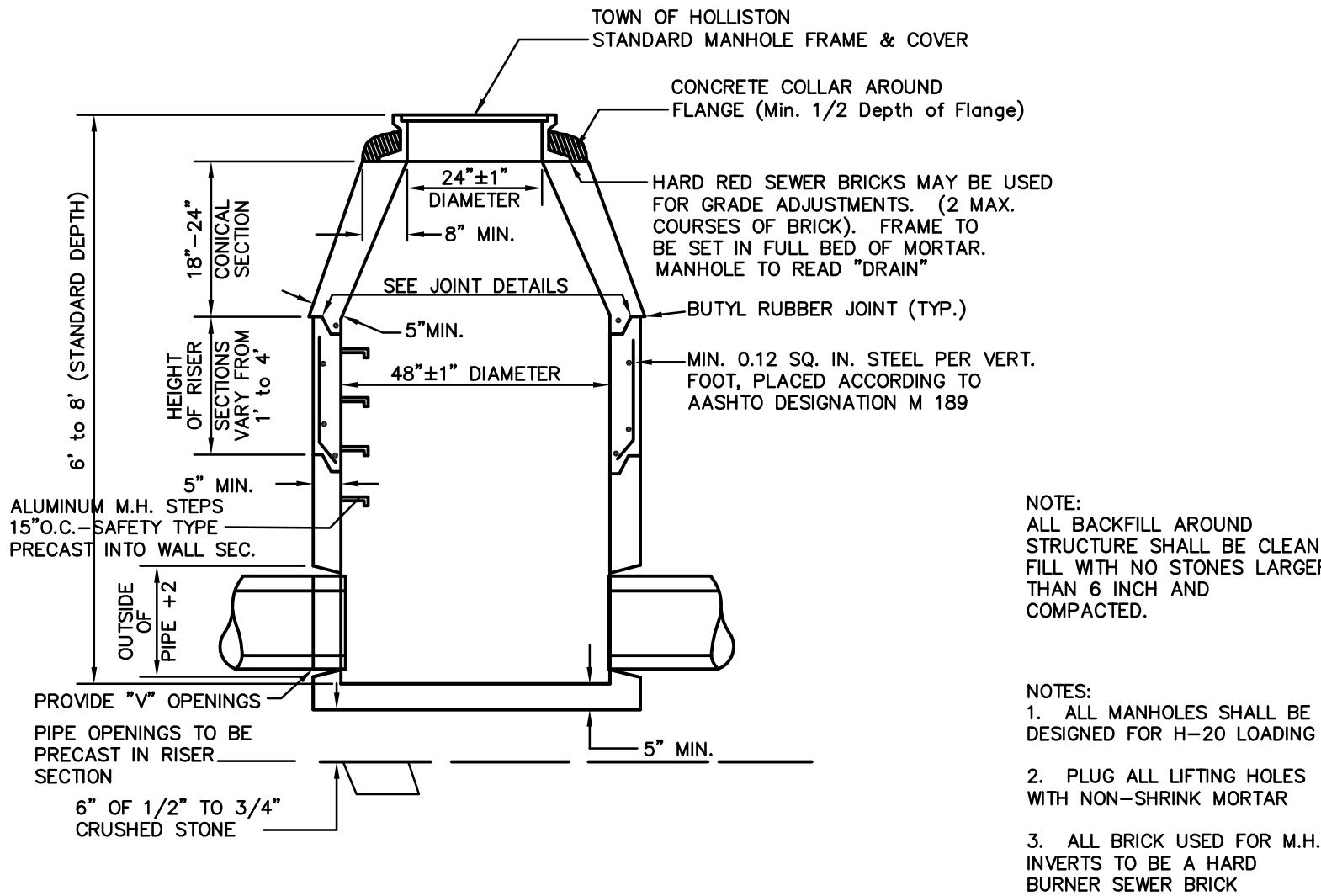


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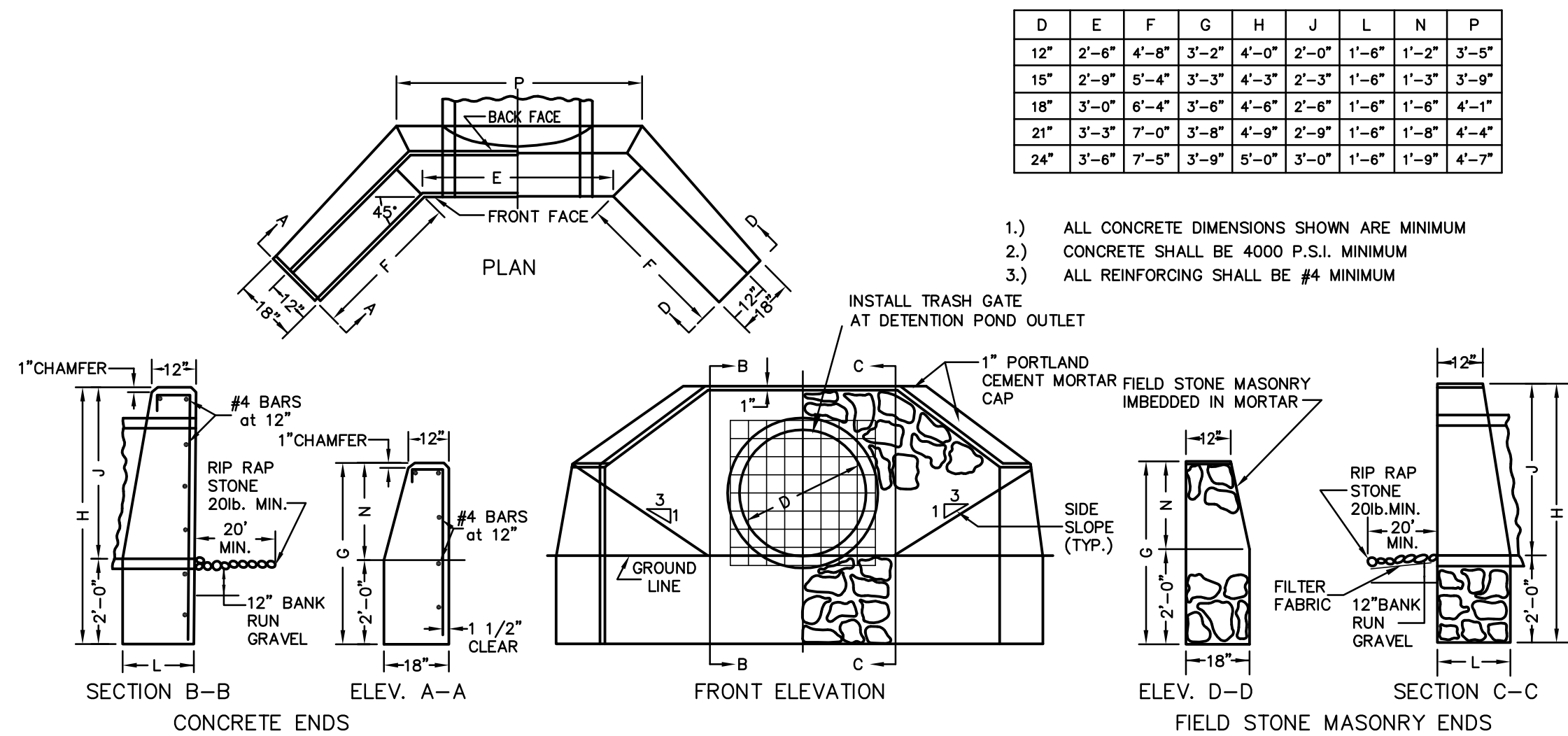
PRECAST CONCRETE CATCH BASIN DETAILS

NOT TO SCALE



PRECAST CONCRETE MANHOLE DETAILS

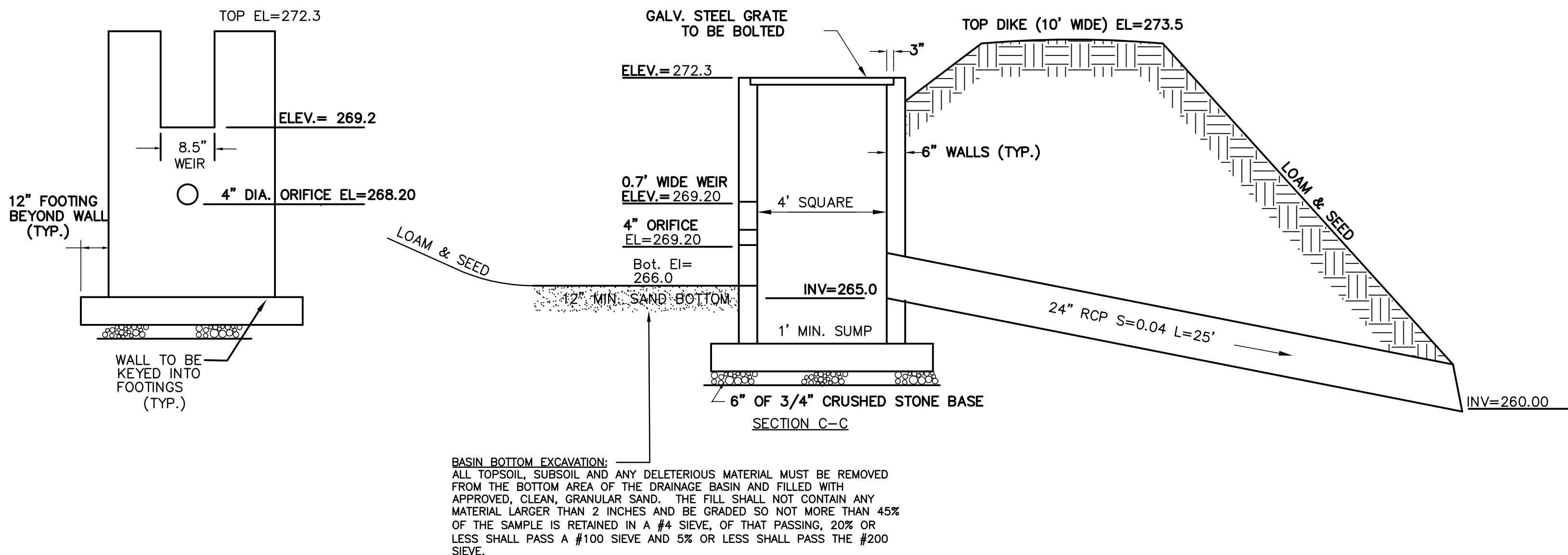
NOT TO SCALE



RIP-RAP STONE:
STONE SPECIFICATION: MSSHB M2.02.3 STONE FOR PIPE ENDS
WITH FABRIC

CONCRETE AND FIELD STONE MASONRY HEADWALL DETAILS

NOT TO SCALE



DETENTION BASIN TYPICAL SECTION

NOT TO SCALE

DEEP HOLE -- 19-1			DEEP HOLE -- 19-2			DEEP HOLE -- 19-3			DEEP HOLE -- 19-4			DEEP HOLE -- 19-5		
HORIZ DEPTH	DATE: 9/16/19	ELEV.	HORIZ DEPTH	DATE: 9/16/19	ELEV.	HORIZ DEPTH	DATE: 9/16/19	ELEV.	HORIZ DEPTH	DATE: 9/16/19	ELEV.	HORIZ DEPTH	DATE: 9/16/19	ELEV.
0"	A	263.7	0"	A	263.7	0"	A	263.7	0"	A	263.7	0"	A	263.7
6"	SANDY LOAM 10YR3/2	263.2	6"	SANDY LOAM 10YR3/2	263.2	6"	SANDY LOAM 10YR3/2	263.2	6"	SANDY LOAM 10YR3/2	263.2	6"	SANDY LOAM 10YR3/2	263.2
24"	Bw SANDY LOAM 10YR5/6	261.7	24"	Bw SANDY LOAM 10YR5/6	261.7	24"	Bw SANDY LOAM 10YR5/6	261.7	24"	Bw SANDY LOAM 10YR5/6	261.7	24"	Bw SANDY LOAM 10YR5/6	261.7
48"	C1 LOAMY SAND 2.5YR/4 MED-COARSE 20% GRAVEL Cob's-Bldr	259.7	58"	C1 LOAMY SAND 2.5YR/4 MED-COARSE 20% GRAVEL Cob's-Bldr	259.7	62"	C1 LOAMY SAND 2.5YR/4 MED-COARSE 20% GRAVEL Cob's-Bldr	259.7	62"	C1 LOAMY SAND 2.5YR/4 MED-COARSE 20% GRAVEL Cob's-Bldr	259.7	64"	C1 LOAMY SAND 2.5YR/4 MED-COARSE 20% GRAVEL Cob's-Bldr	259.7
None	GROUNDWATER OBSERVED	259.7	None	GROUNDWATER OBSERVED	259.7	None	GROUNDWATER OBSERVED	259.7	None	GROUNDWATER OBSERVED	259.7	None	GROUNDWATER OBSERVED	259.7
None	SOIL MOTTLING		None	SOIL MOTTLING		None	SOIL MOTTLING		None	SOIL MOTTLING		None	SOIL MOTTLING	
None	GROUNDWATER MONITORED		None	GROUNDWATER MONITORED		None	GROUNDWATER MONITORED		None	GROUNDWATER MONITORED		None	GROUNDWATER MONITORED	
None	ESTIMATED SEASONAL HIGH GROUNDWATER		None	ESTIMATED SEASONAL HIGH GROUNDWATER		None	ESTIMATED SEASONAL HIGH GROUNDWATER		None	ESTIMATED SEASONAL HIGH GROUNDWATER		None	ESTIMATED SEASONAL HIGH GROUNDWATER	

SOIL TEST LOGS

N.T.S.

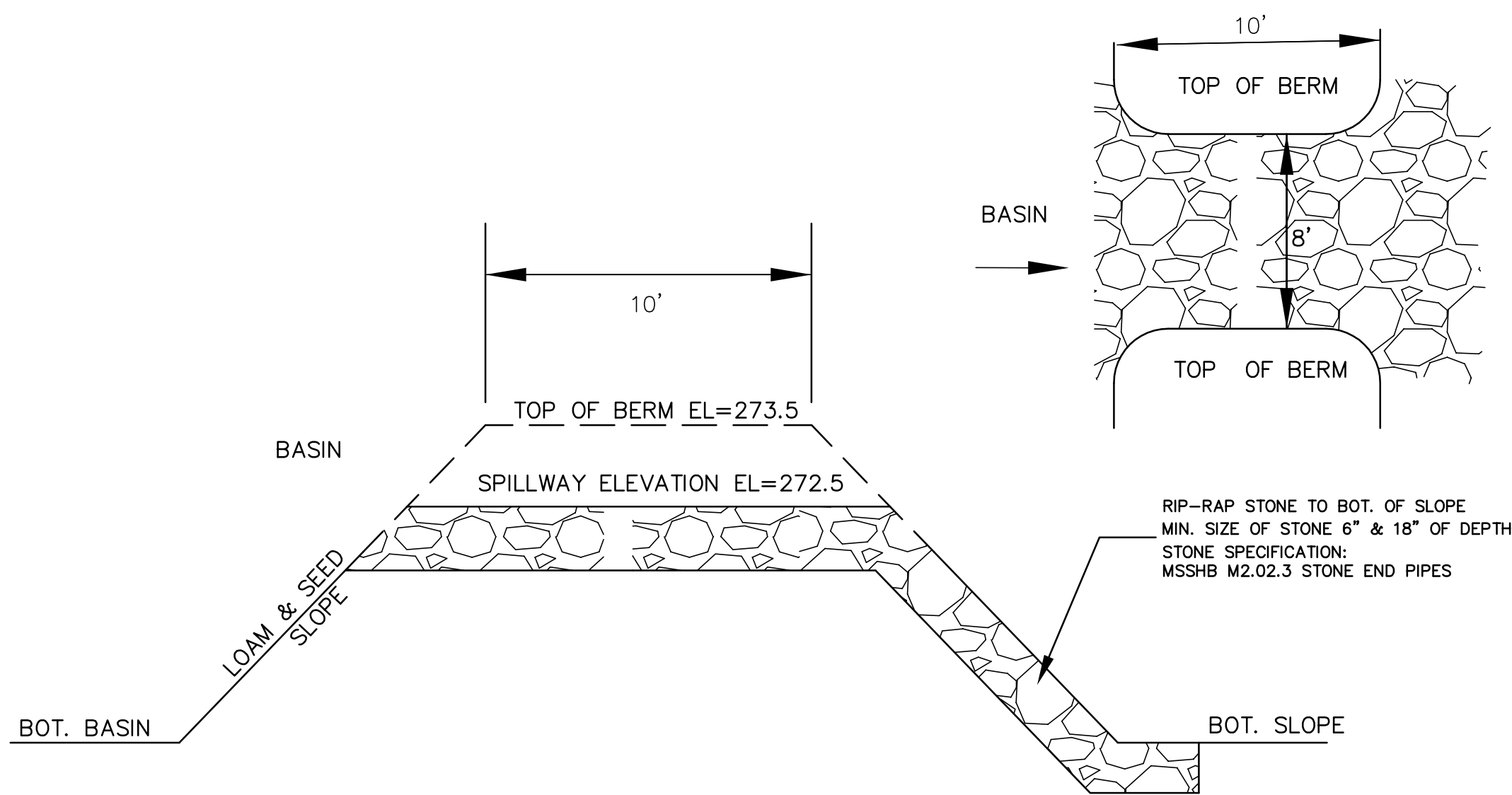
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DETENTION BASIN EMERGENCY SPILLWAY DETAIL

NOT TO SCALE

DETAILS

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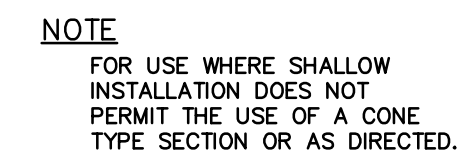
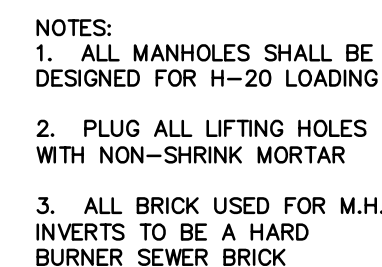
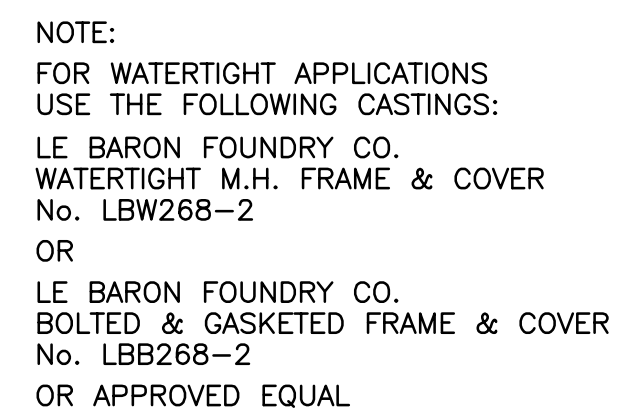
SHEET: 12 OF 14

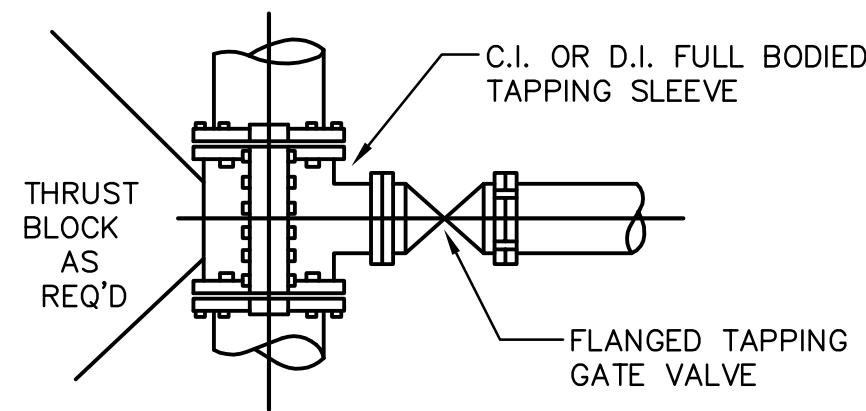
PLAN #: 27,337



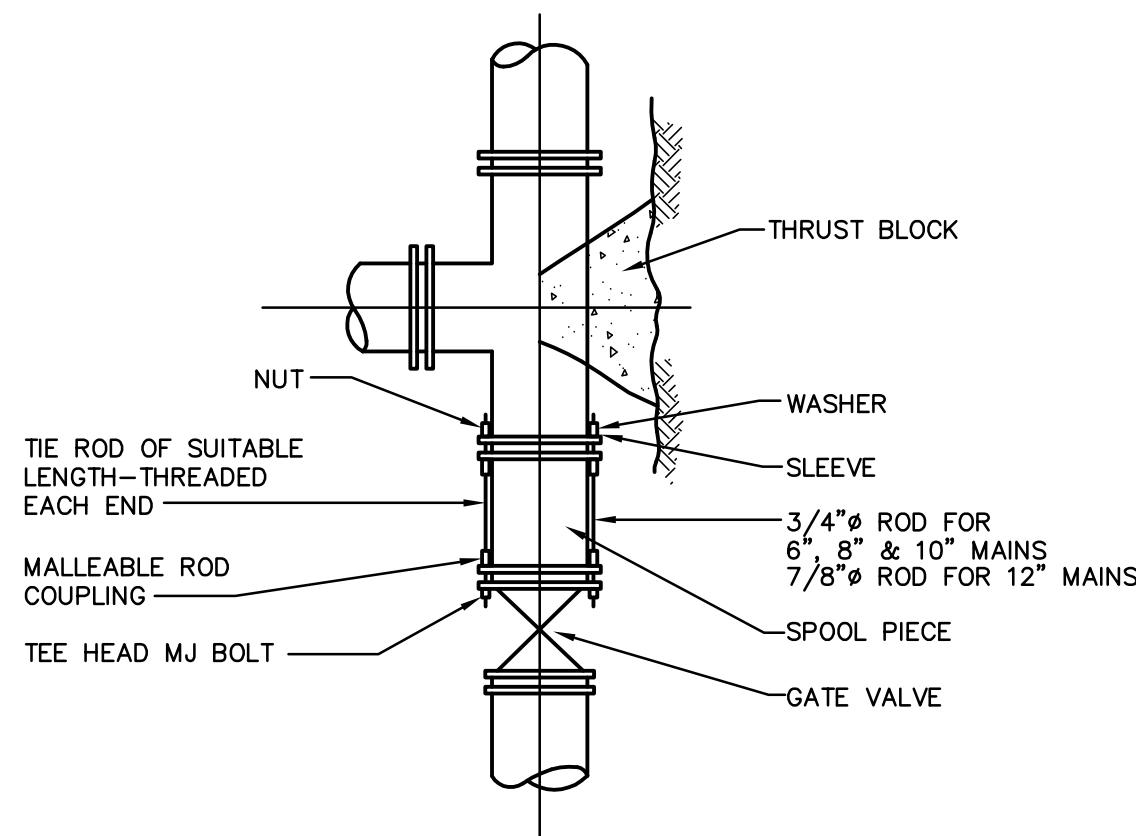
TOWN CLERK

DATE

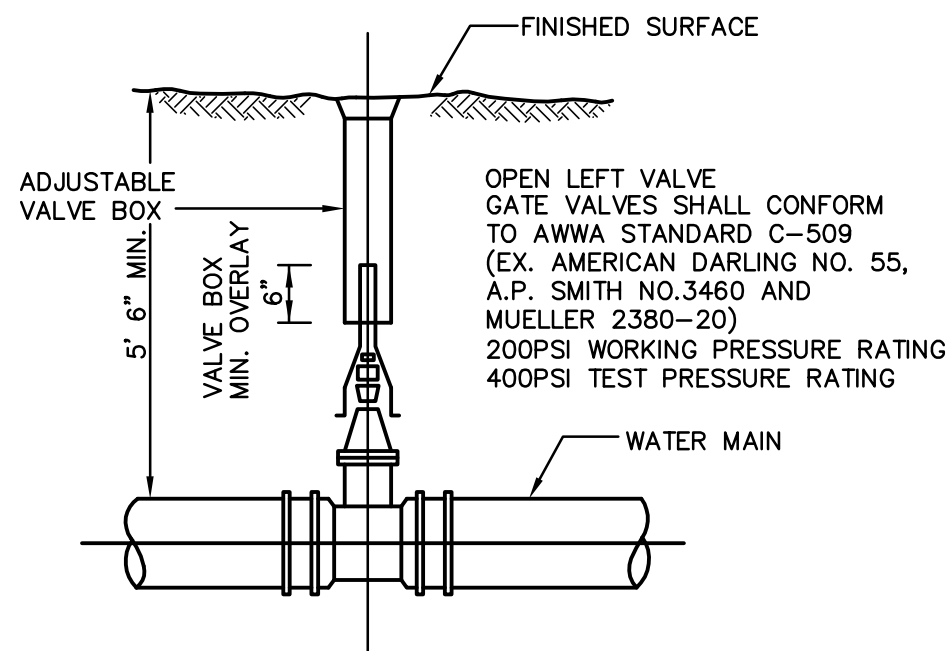




TAPPING SLEEVE AND VALVE DETAIL
NOT TO SCALE



TYPICAL TIED MECHANICAL JOINT VALVE CONNECTION DETAILS
NOT TO SCALE

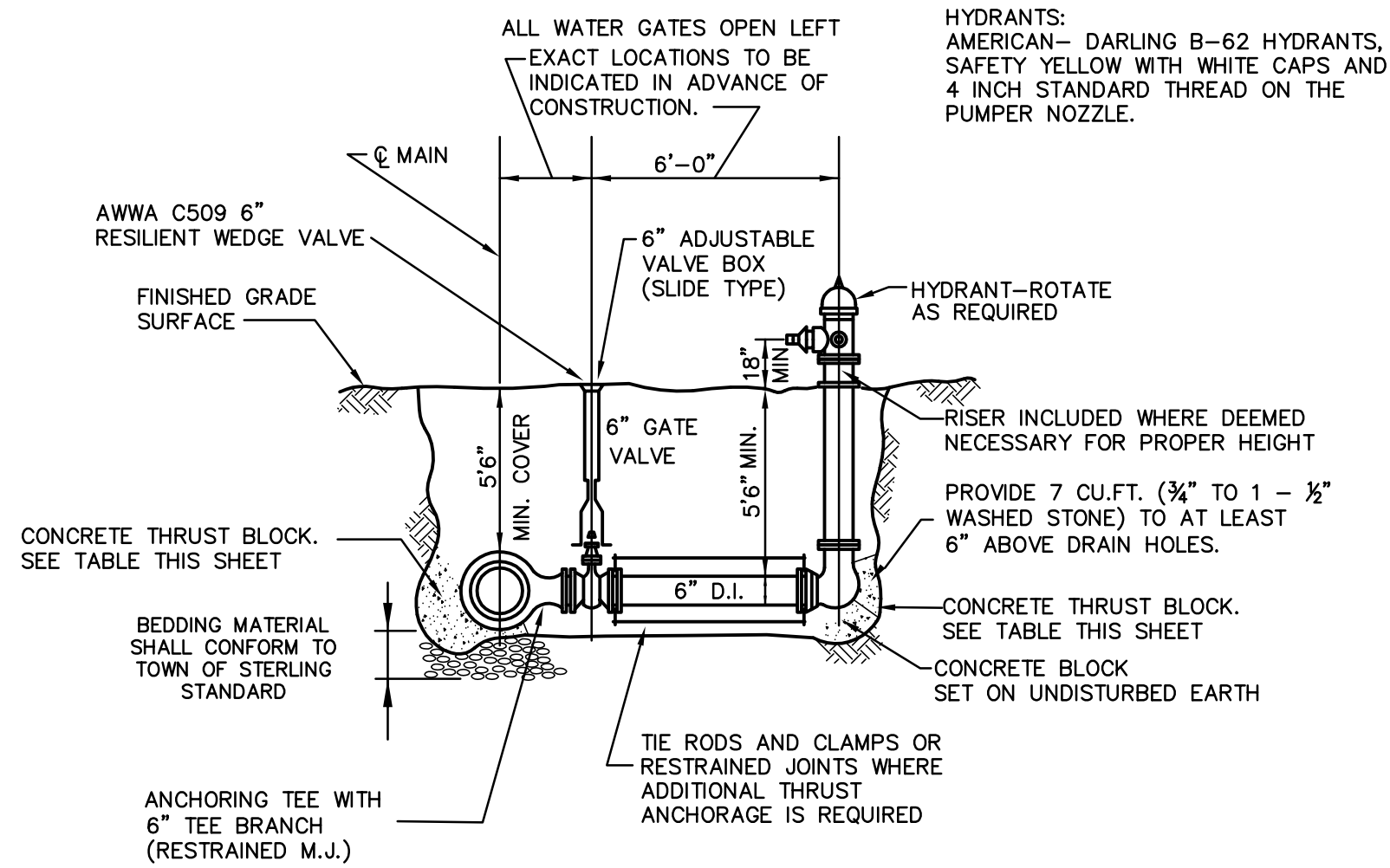


TYPICAL GATE VALVE
NOT TO SCALE

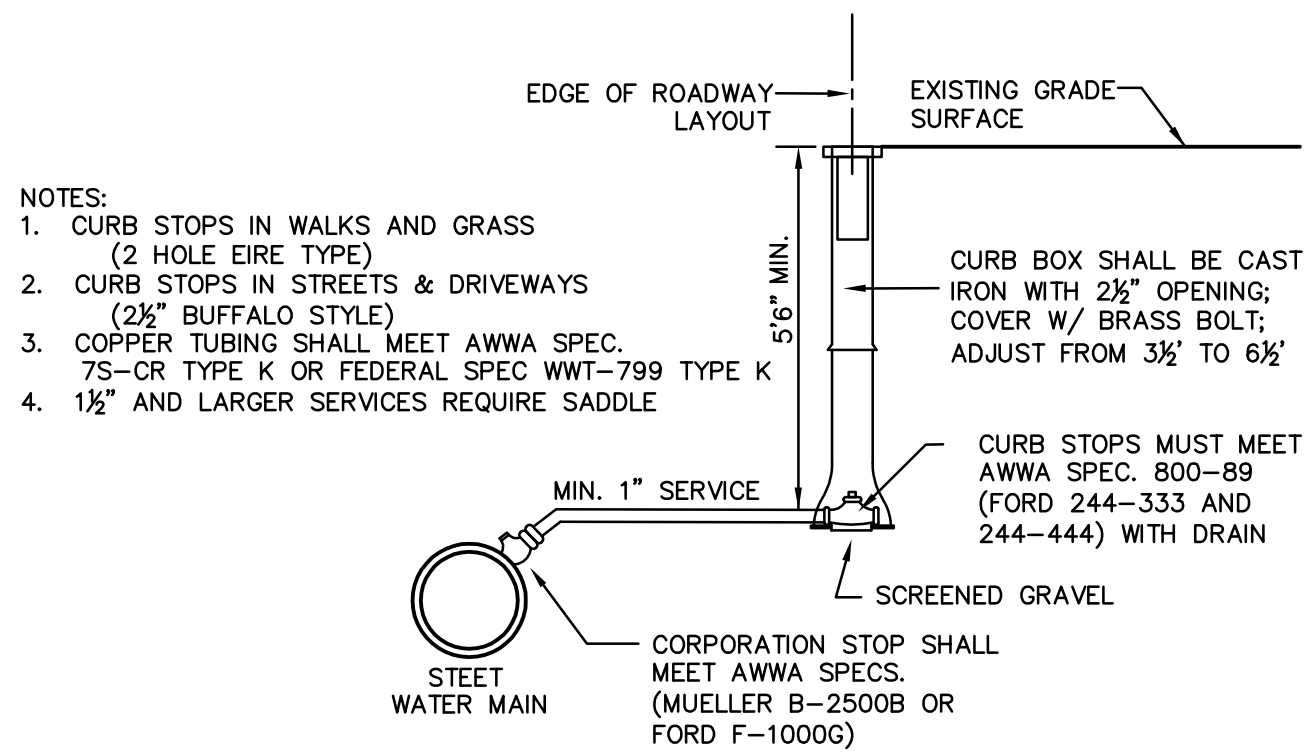
NOTE: CONCRETE FOR THRUST BLOCKS SHALL BE NO LONGER THAN THE RATIO OF 2 1/2 : 5 1/2 AND SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 2000 PSI (SO THAT FLANGES AND BOLTS ARE ACCESSIBLE.)

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

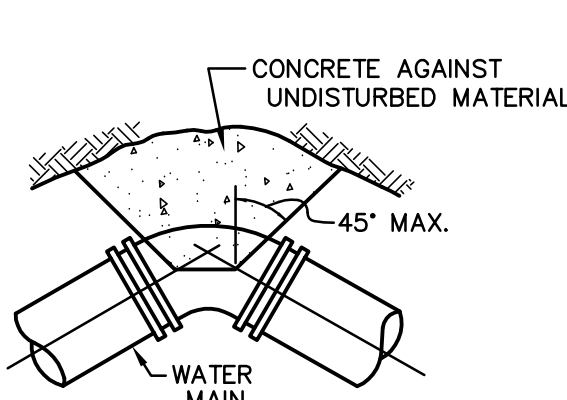
TYPICAL THRUST BLOCK DETAIL
NOT TO SCALE



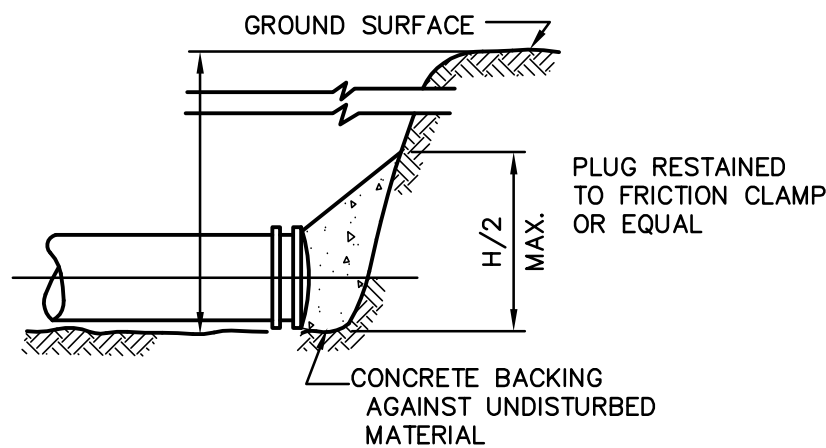
TYPICAL HYDRANT ASSEMBLY DETAIL
NOT TO SCALE



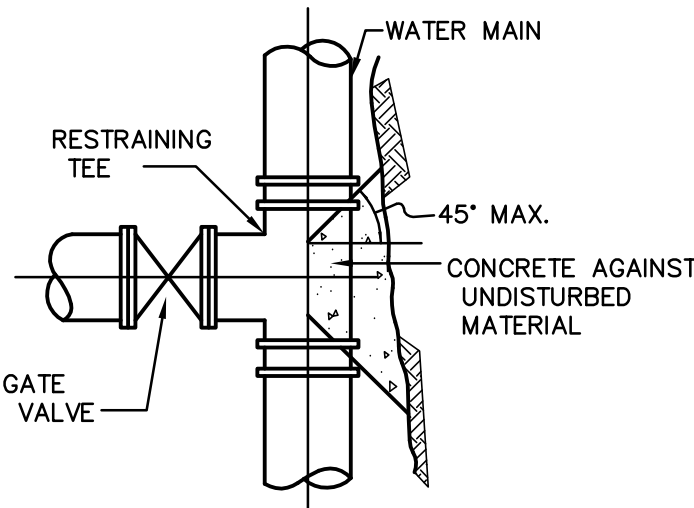
TYPICAL NEW WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



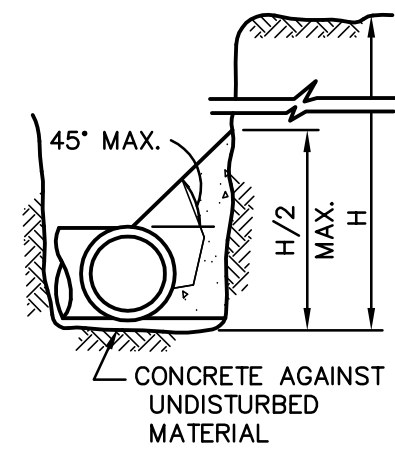
TYPICAL BEND



TYPICAL PLUG



TYPICAL TEE



TYPICAL SECTION

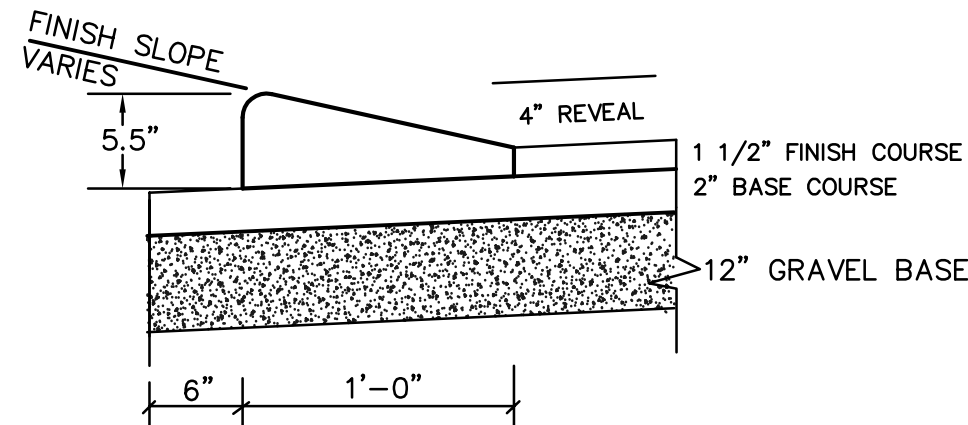
NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLISTON CONSTRUCTION STANDARDS AND SPECIFICATIONS.
2. ALL WATER DETAILS MANUFACTURERS & CONSTRUCTION STANDARDS SHALL CONFORM TO THE TOWN OF HOLLISTON STANDARDS,

APPROVED BY THE
HOLLISTON ZONING BOARD
OF APPEALS:

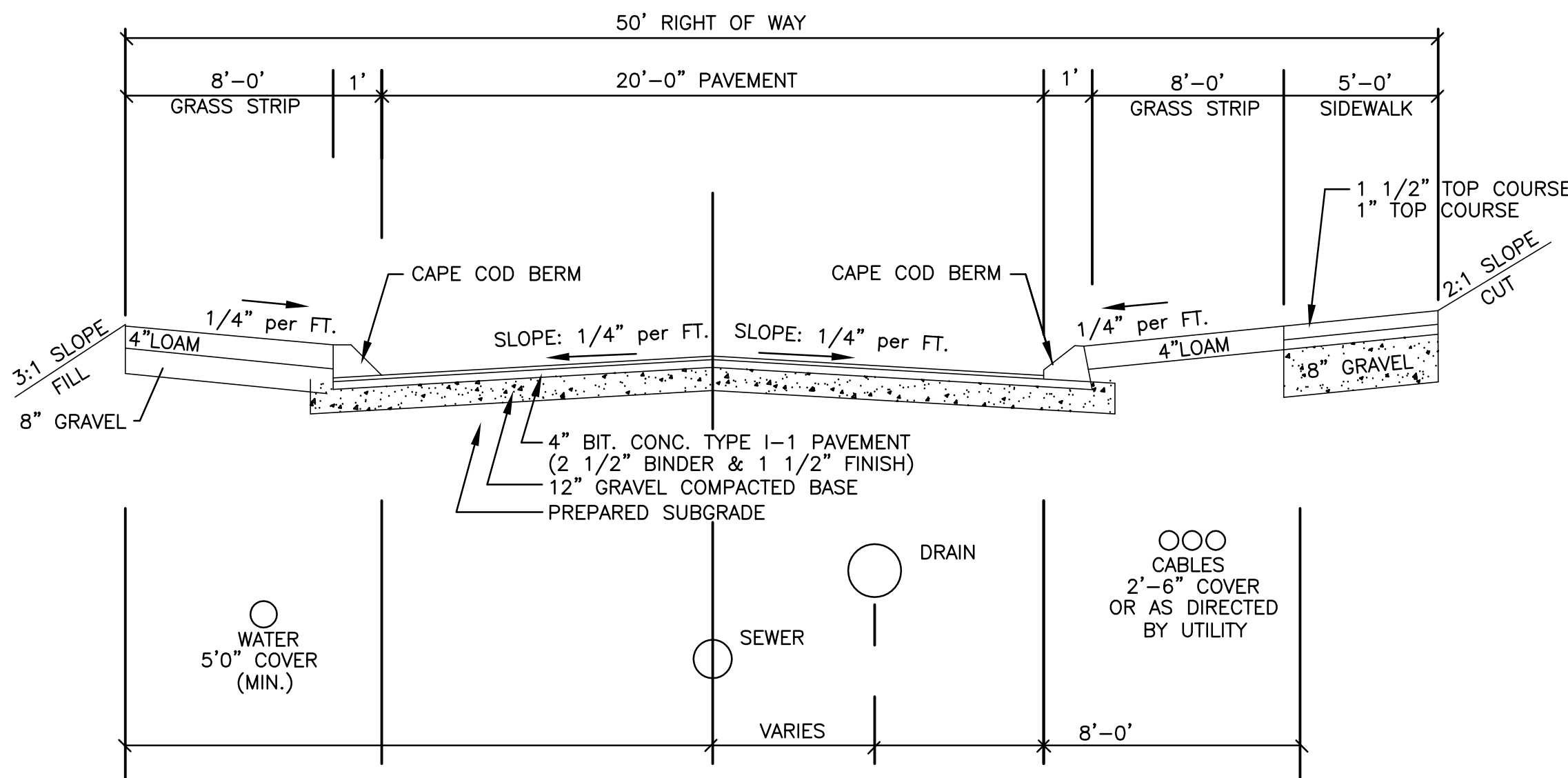
DATE APPROVED: _____
DATE ENDORSED: _____

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

TOWN CLERK _____ DATE _____



CAPE COD BERM DETAIL
NOT TO SCALE



TYPICAL RIGHT OF WAY CROSS SECTION
NOT TO SCALE

NOTES:
1. ALL WORK SHALL CONFORM WITH THE TOWN OF HOLLISTON CONSTRUCTION OF ROADWAYS STANDARDS AND SPECIFICATIONS.

DETAILS

SITE DEVELOPMENT PLAN OF LAND
"GEOFFREY PARK"
A 40B Comprehensive Permit Project
HOLLISTON, MASSACHUSETTS

PREPARED FOR:
INDIAN RIDGE REALTY TRUST
223 COURTLAND STREET
HOLLISTON, MA 01746

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

JOB No. 16,181

DATE: FEB. 29, 2020

SCALE: 1"=40'

SHEET: 14 OF 14

PLAN #: 27,337