

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

DATE: FEB. 29, 2020

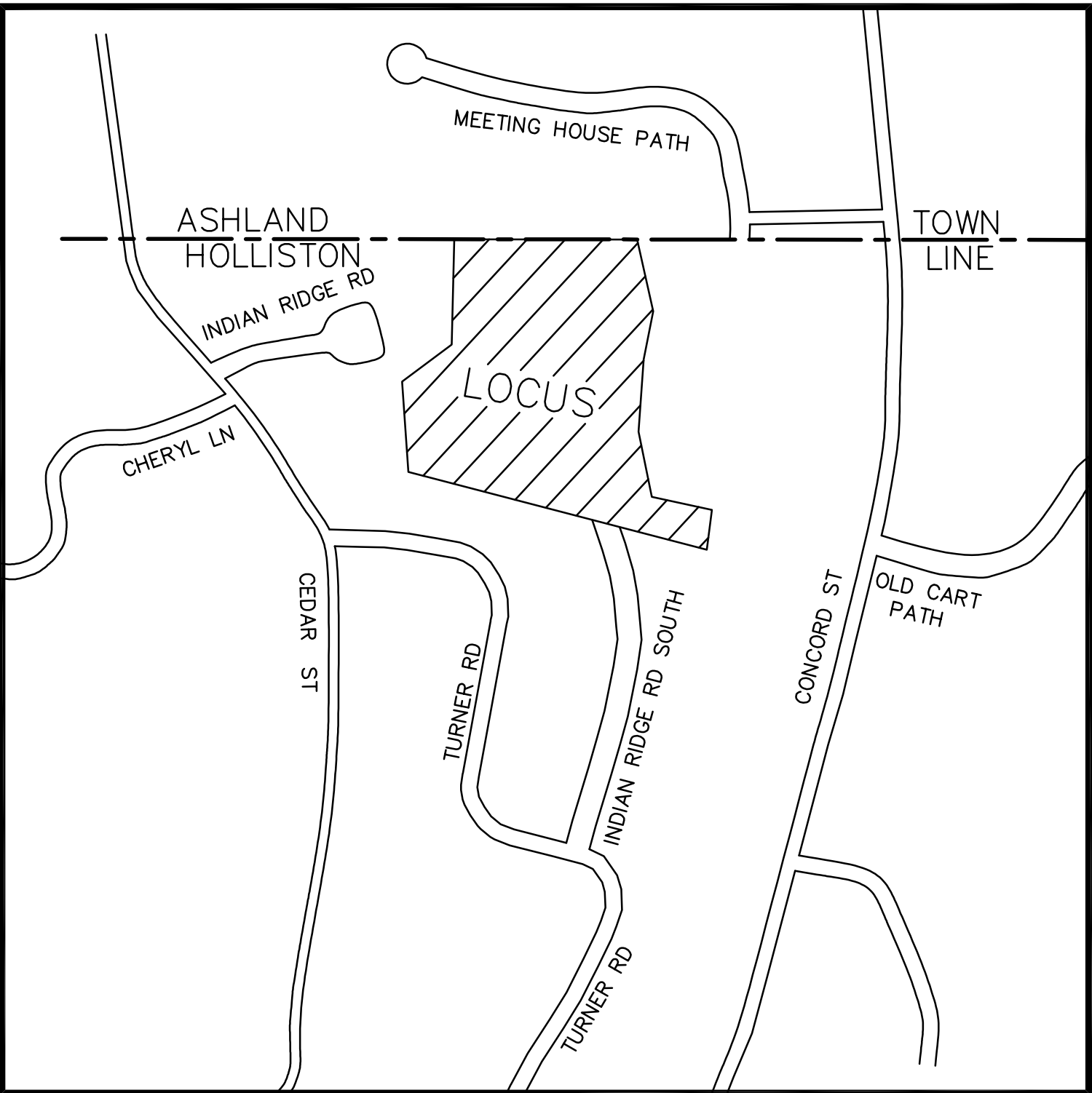
REVISED: MAY 14, 2020

JULY 10, 2020

SEPT. 16, 2020

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  
HOLLISTON, MA 01746



LOCUS MAP  
N.T.S.

**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  
UPLANDS AREA: 11.70 ± ACRES  
WETLAND AREA: 0.97 ± ACRES  
  
TOTAL LOTS: 23 LOTS  
SINGLE FAMILY DWELLINGS: 20 Dwellings  
DUPLEX STYLE DWELLINGS: 2 Bldgs - 4 Units  
TOTAL RESIDENTIAL UNITS: 24 UNITS

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  
DOCCUMENT No. 1015755

**PLAN REFERENCE:**  
LAND COURT PLAN No. 36376C

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

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.

JOYCE E. HASTINGS P.L.S.

DATE

**SHEET INDEX**

SHEET NO.	DESCRIPTION
1	COVER
2	LAYOUT PLAN
3	EXISTING CONDITIONS
4	EXISTING CONDITIONS
5	DRAINAGE & GRADING
6	DRAINAGE & GRADING
7	UTILITY LAYOUT
8	PLAN & PROFILE
9	PLAN & PROFILE
10	EROSION CONTROL PLAN
11	EROSION CONTROL PLAN
12	WETLAND REPLICATION
13	WETLAND CROSSING DETAIL
14-18	DETAILS

DATE: FEB. 29, 2020

SCALE: As Shown

SHEET: 1 of 18

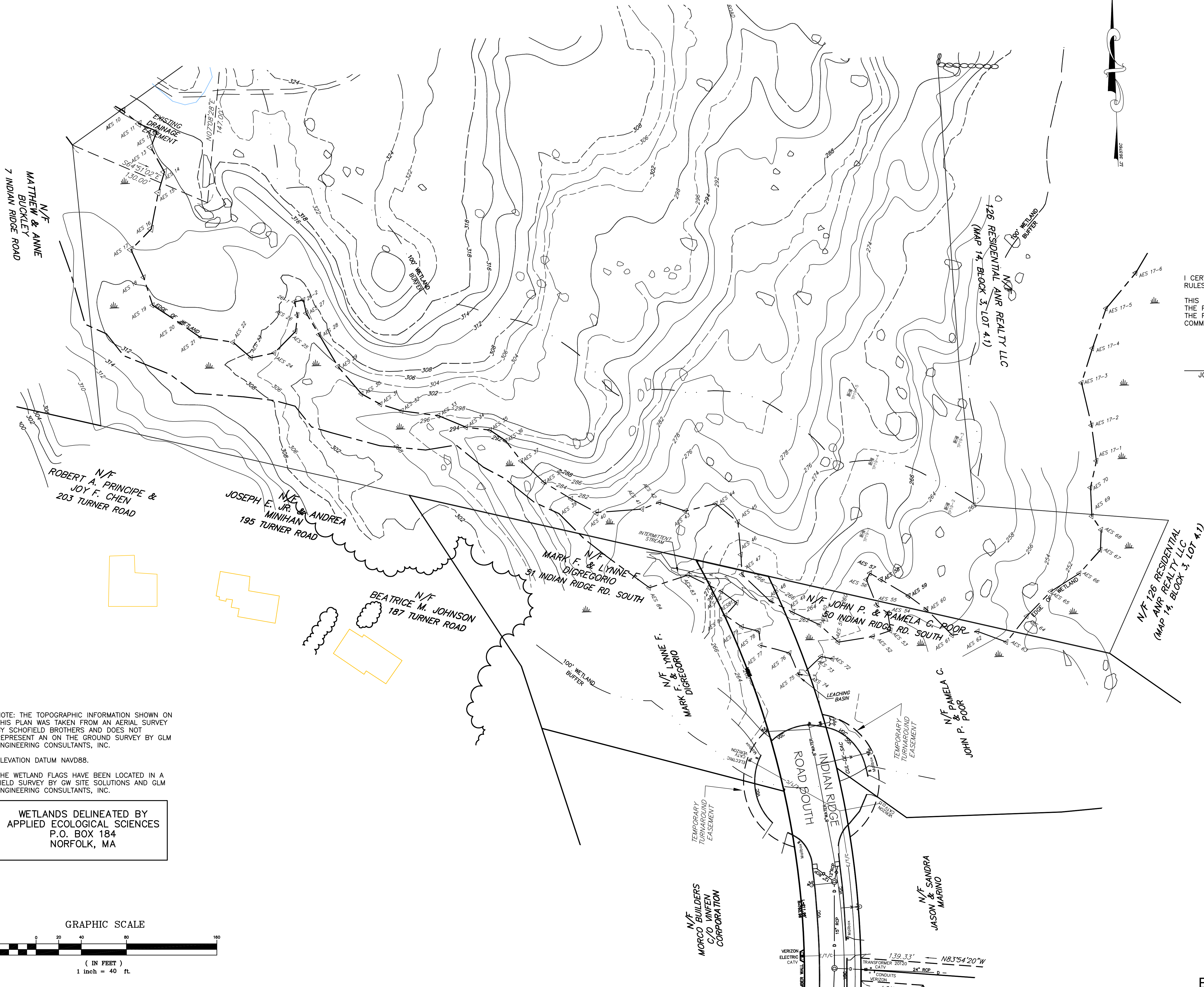
PLAN #: 27,337









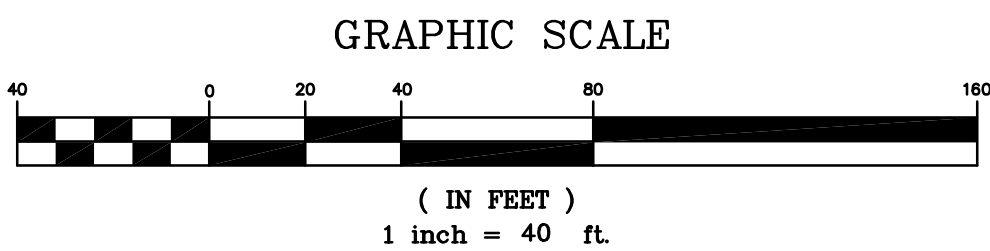


NOTE: THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM AN AERIAL SURVEY BY SCHOFIELD BROTHERS AND DOES NOT REPRESENT AN ON THE GROUND SURVEY BY GLM ENGINEERING CONSULTANTS, INC.

ELEVATION DATUM NAVD88.

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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TOTAL LAND AREA  
12.67 ± ACRES

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

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

**GLM** Engineering  
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F: 508-429-7160  
www.GLMengineering.com

JOB No. 16,181

DATE: FEB. 29, 2020

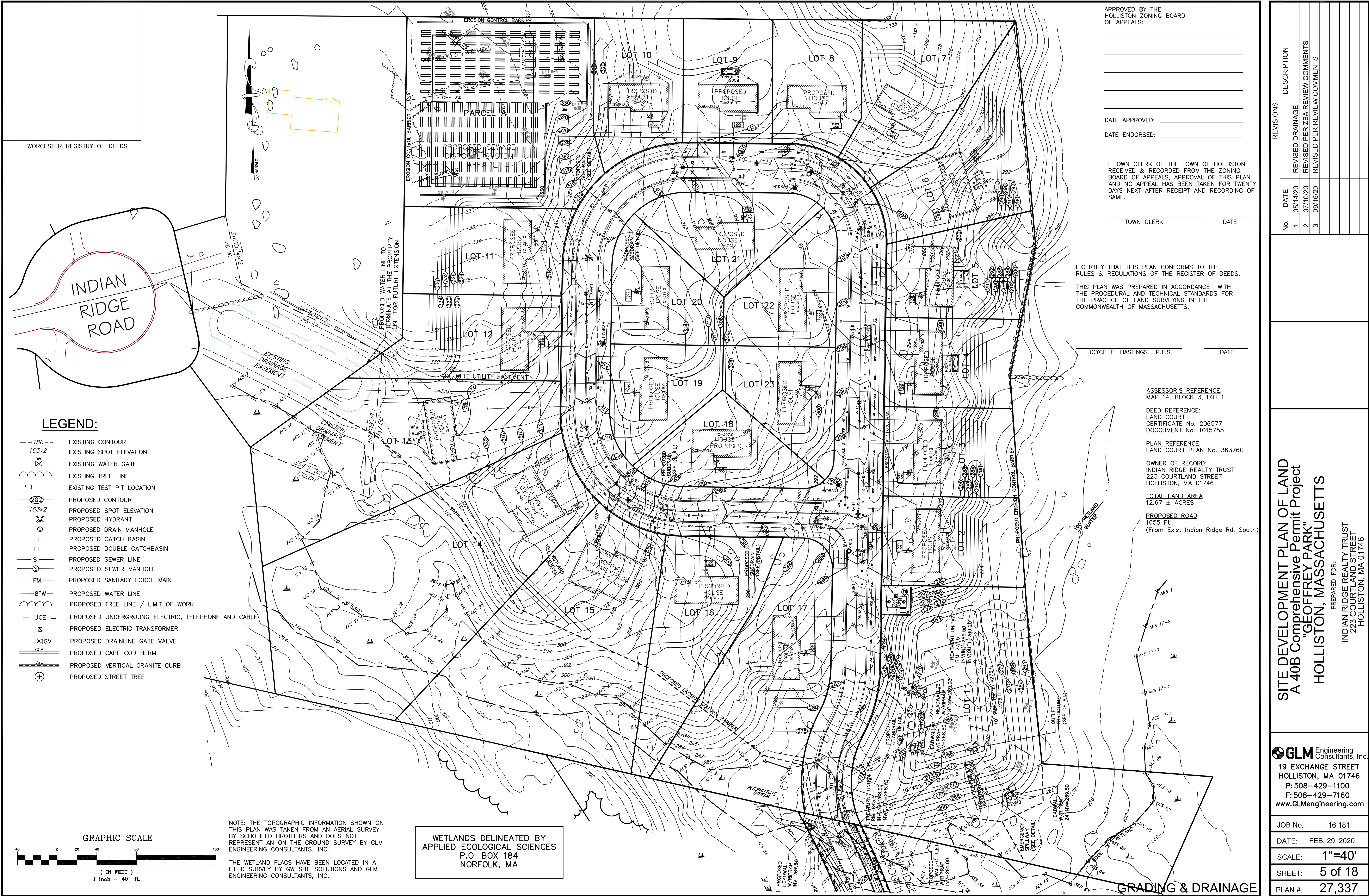
SCALE: 1"=40'

SHEET: 4 of 18

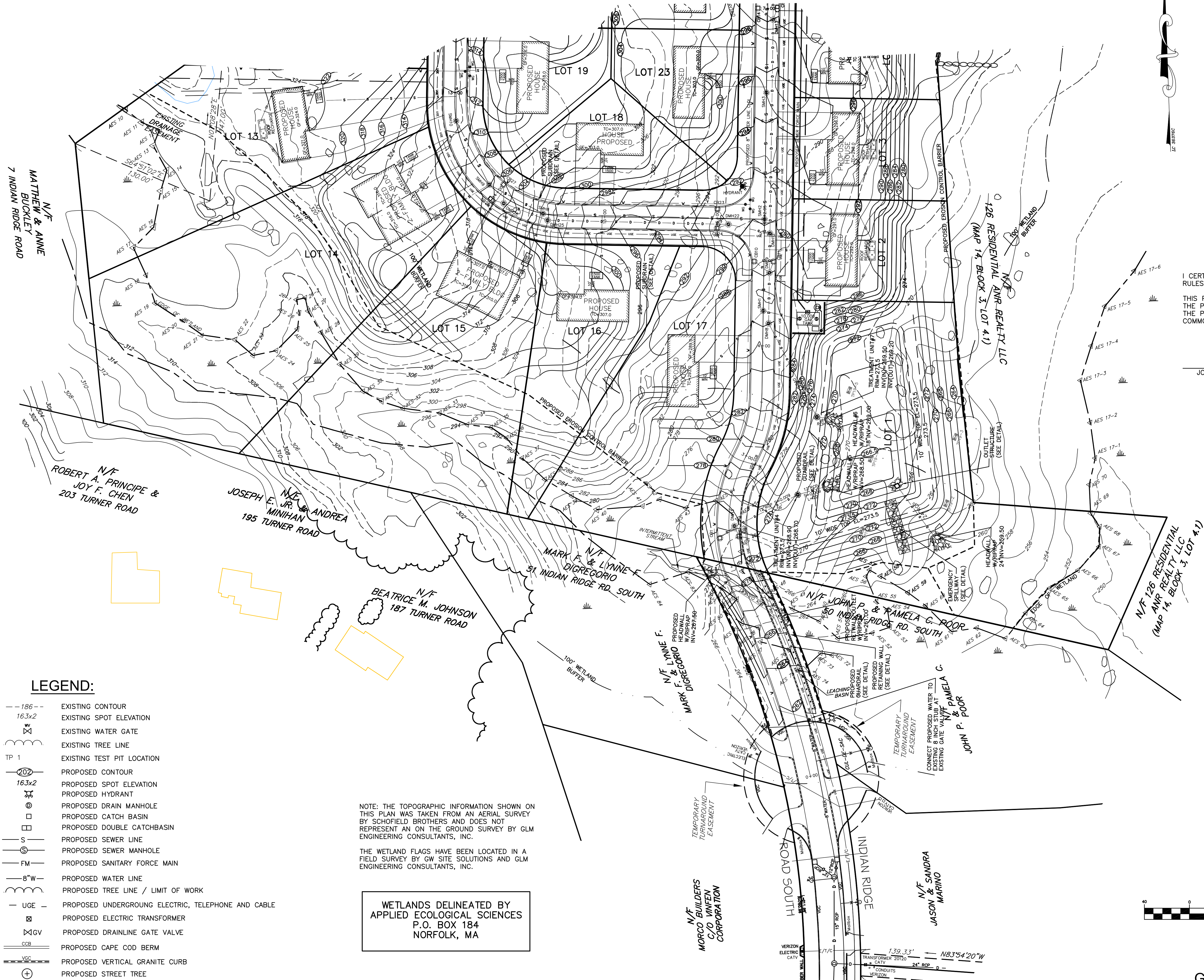
PLAN #: 27,337

EXISTING CONDITIONS









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HOLLISTON ZONING BOARD  
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JOYCE E. HASTINGS P.L.S. \_\_\_\_\_ DATE \_\_\_\_\_

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PLAN REFERENCE:  
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12.67 ± ACRES

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

# LEGEND:

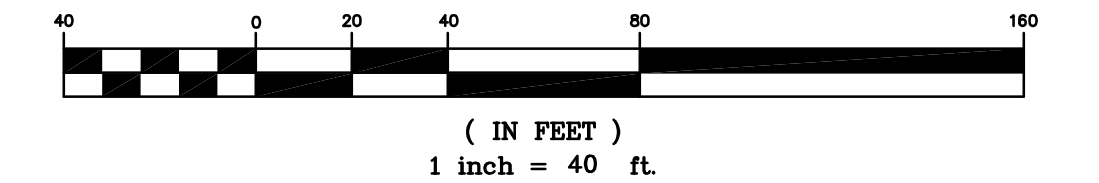
- 186--- EXISTING CONTOUR
- 163x2 EXISTING SPOT ELEVATION
- EXISTING WATER GATE
- EXISTING TREE LINE
- EXISTING TEST PIT LOCATION
- PROPOSED CONTOUR
- 163x2 PROPOSED SPOT ELEVATION
- PROPOSED HYDRANT
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED DOUBLE CATCHBASIN
- PROPOSED SEWER LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SANITARY FORCE MAIN
- PROPOSED WATER LINE
- PROPOSED TREE LINE / LIMIT OF WORK
- PROPOSED UNDERGROUND ELECTRIC, TELEPHONE AND CABLE
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED DRAINLINE GATE VALVE
- PROPOSED CAPE COD BERM
- PROPOSED VERTICAL GRANITE CURB
- PROPOSED STREET TREE

NOTE: THE TOPOGRAPHIC INFORMATION SHOWN ON  
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GRAPHIC SCALE



GRADING & DRAINAGE

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

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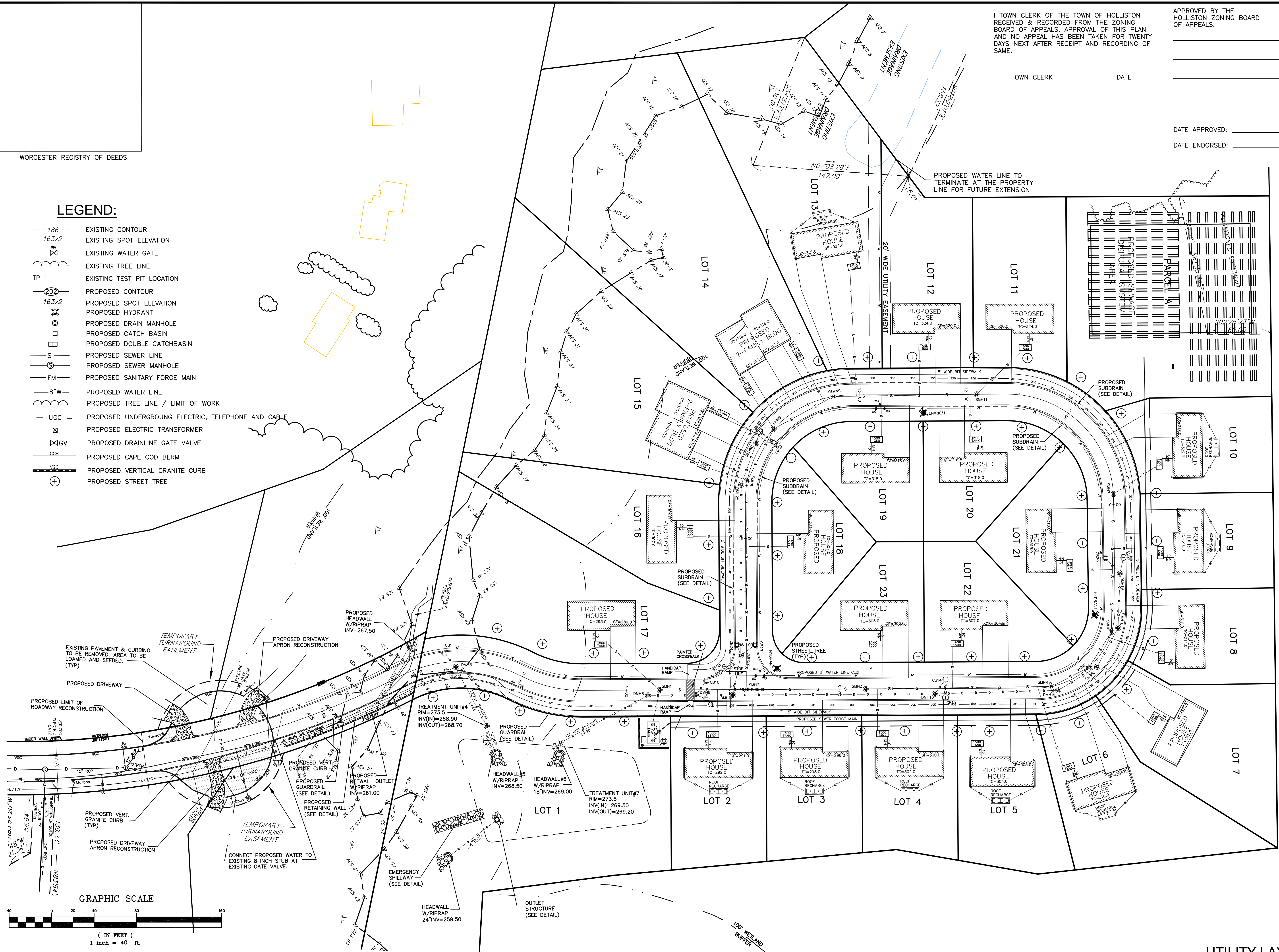
JOB No. 16,181  
DATE: FEB. 29, 2020  
SCALE: 1"=40'  
SHEET: 6 of 18  
PLAN #: 27,337



WORCESTER REGISTRY OF DEEDS

LEGEND:

- 186--- EXISTING CONTOUR
- 163x2 EXISTING SPOT ELEVATION
- EXISTING WATER GATE
- EXISTING TREE LINE
- TP 1 EXISTING TEST PIT LOCATION
- PROPOSED CONTOUR
- 163x2 PROPOSED SPOT ELEVATION
- PROPOSED HYDRANT
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED DOUBLE CATCHBASIN
- S PROPOSED SEWER LINE
- SM PROPOSED SEWER MANHOLE
- FM PROPOSED SANITARY FORCE MAIN
- 8"W PROPOSED WATER LINE
- PROPOSED TREE LINE / LIMIT OF WORK
- UGC PROPOSED UNDERGROUND ELECTRIC, TELEPHONE AND CABLE
- ET PROPOSED ELECTRIC TRANSFORMER
- DGV PROPOSED DRAINLINE GATE VALVE
- CCB PROPOSED CAPE COD BERM
- VGC PROPOSED VERTICAL GRANITE CURB
- PROPOSED STREET TREE



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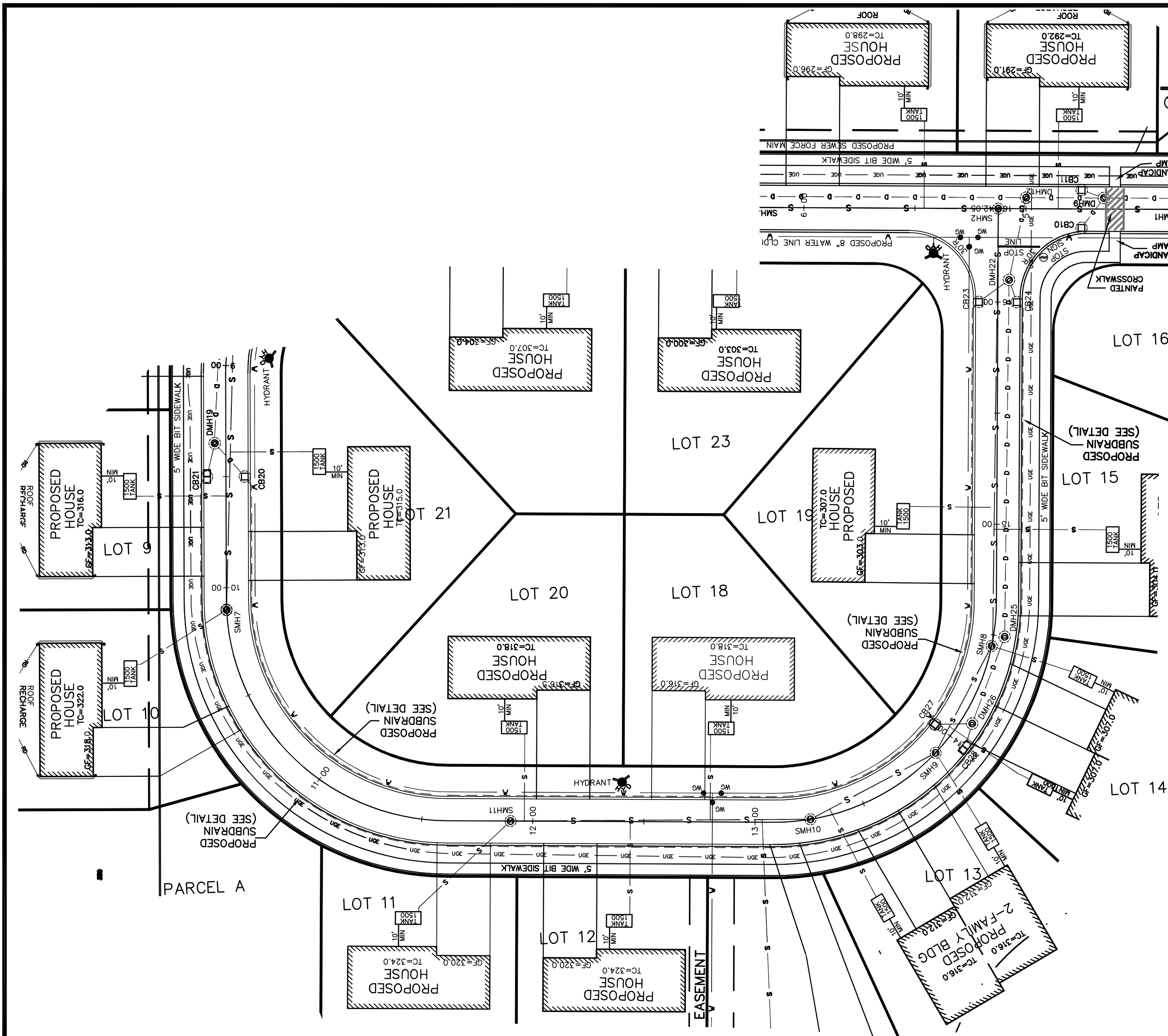
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SHEET: 7 of 18  
PLAN #: 27,337





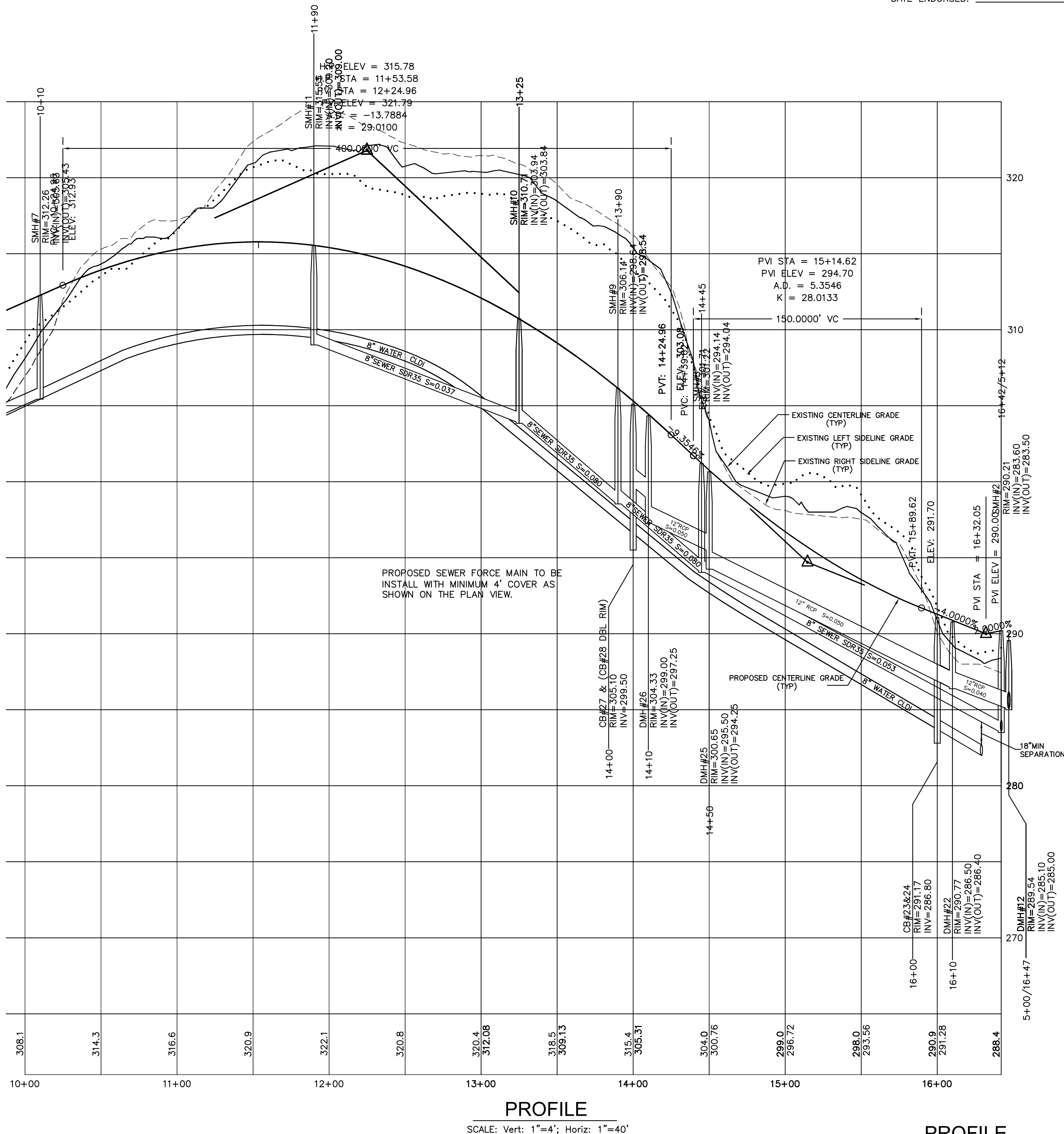




PLAN VIEW  
SCALE: 1"=40'

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
- S PROPOSED SEWER LINE
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- 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
- CCB PROPOSED CAPE COD BERM
- VGC PROPOSED VERTICAL GRANITE CURB
- PROPOSED STREET TREE



PROFILE

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

PROFILE

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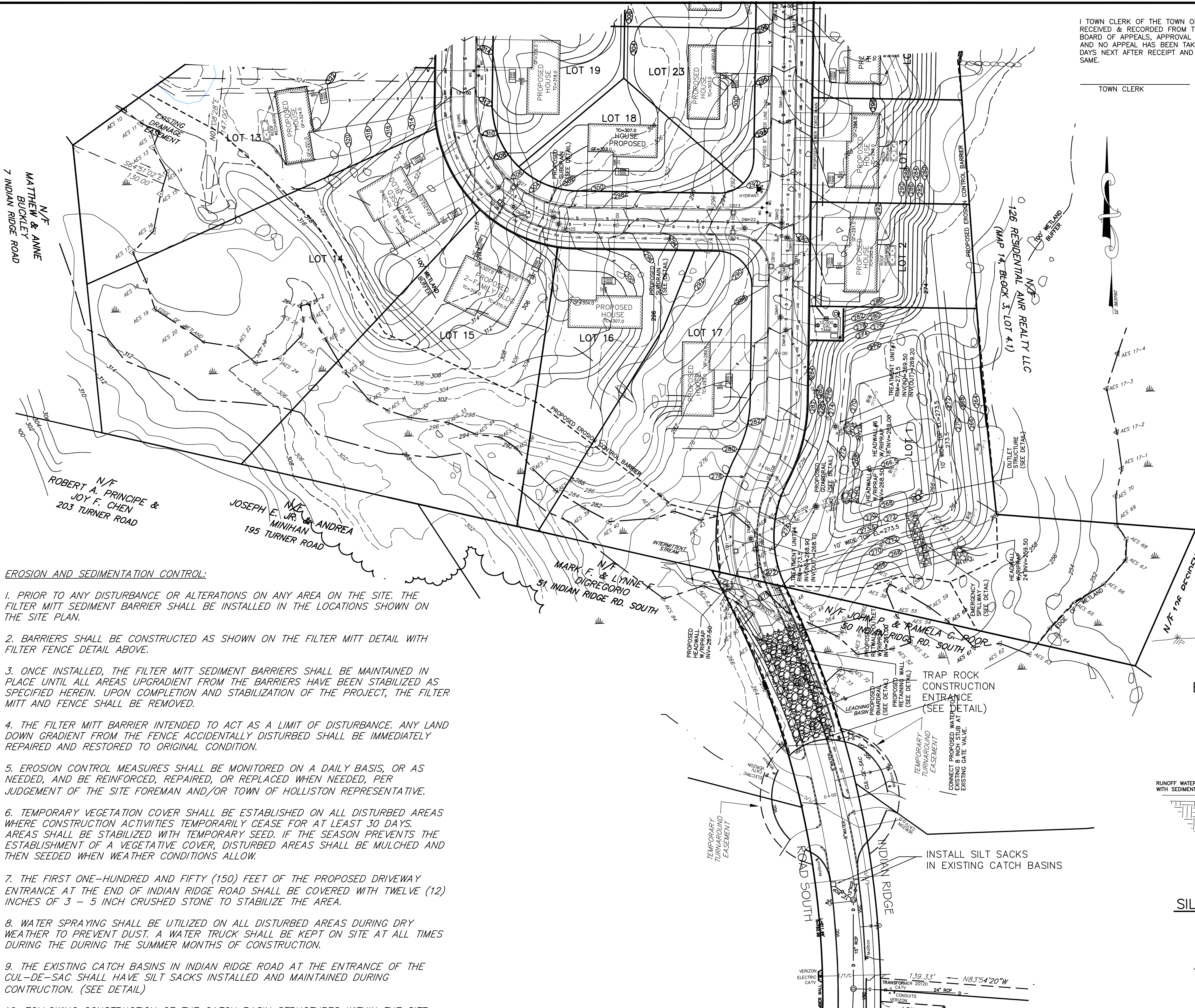
DATE: FEB. 29, 2020

SCALE: 1"=40'

SHEET: 9 of 18

PLAN #: 27,337





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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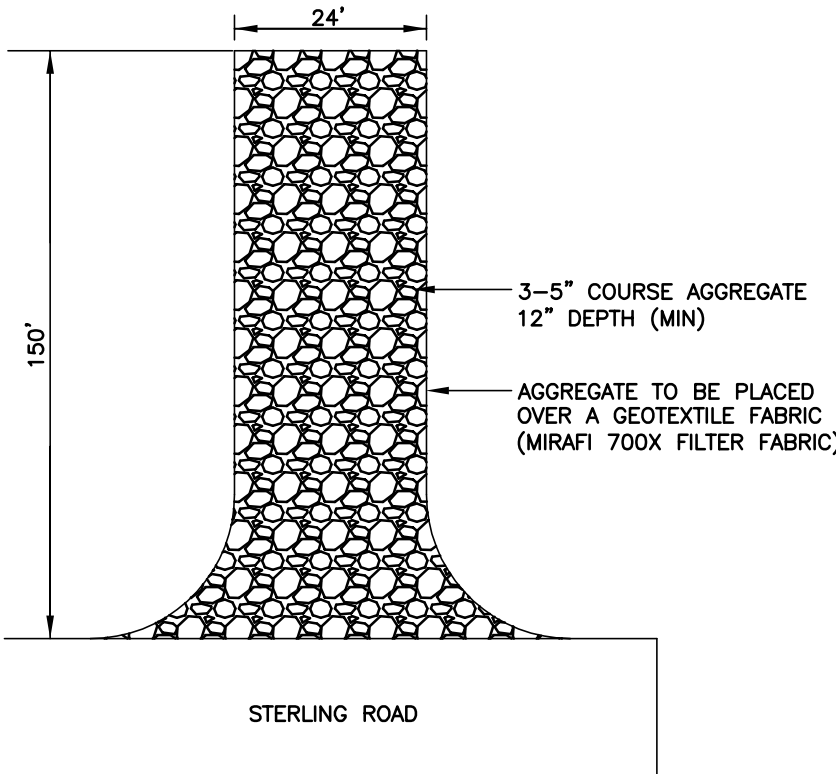
TOWN CLERK

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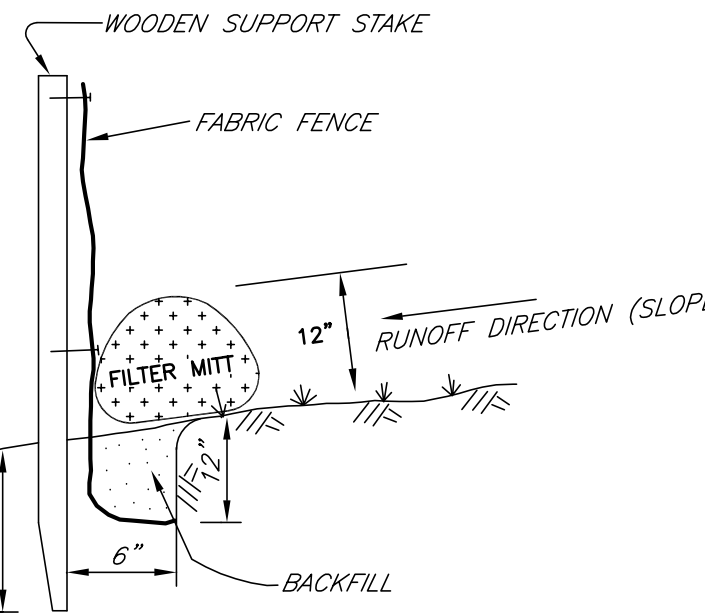
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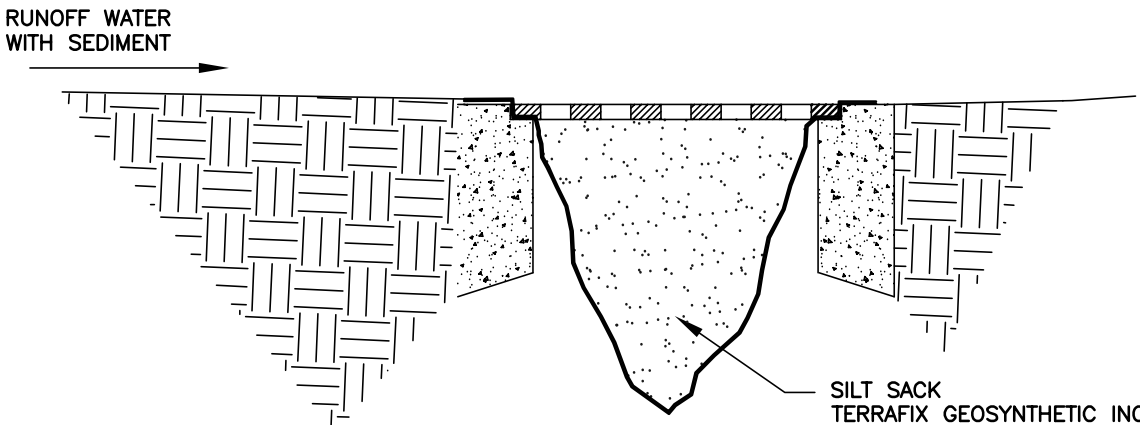
DATE ENDORSED:



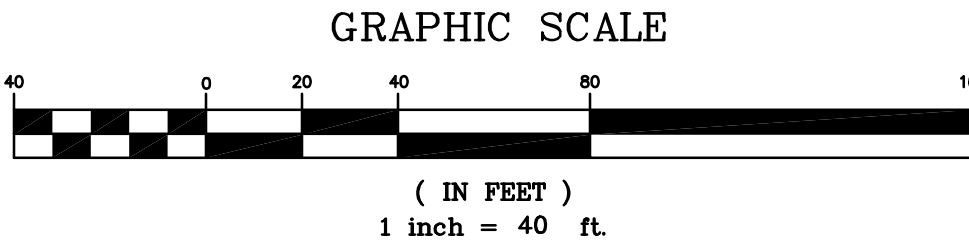
TRAP ROCK APRON  
CONSTRUCTION ENTRANCE  
NOT TO SCALE



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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JOB No. 16,181

DATE: FEB. 29, 2020

SCALE: 1"=40'

SHEET: 10 of 18

PLAN #: 27,337

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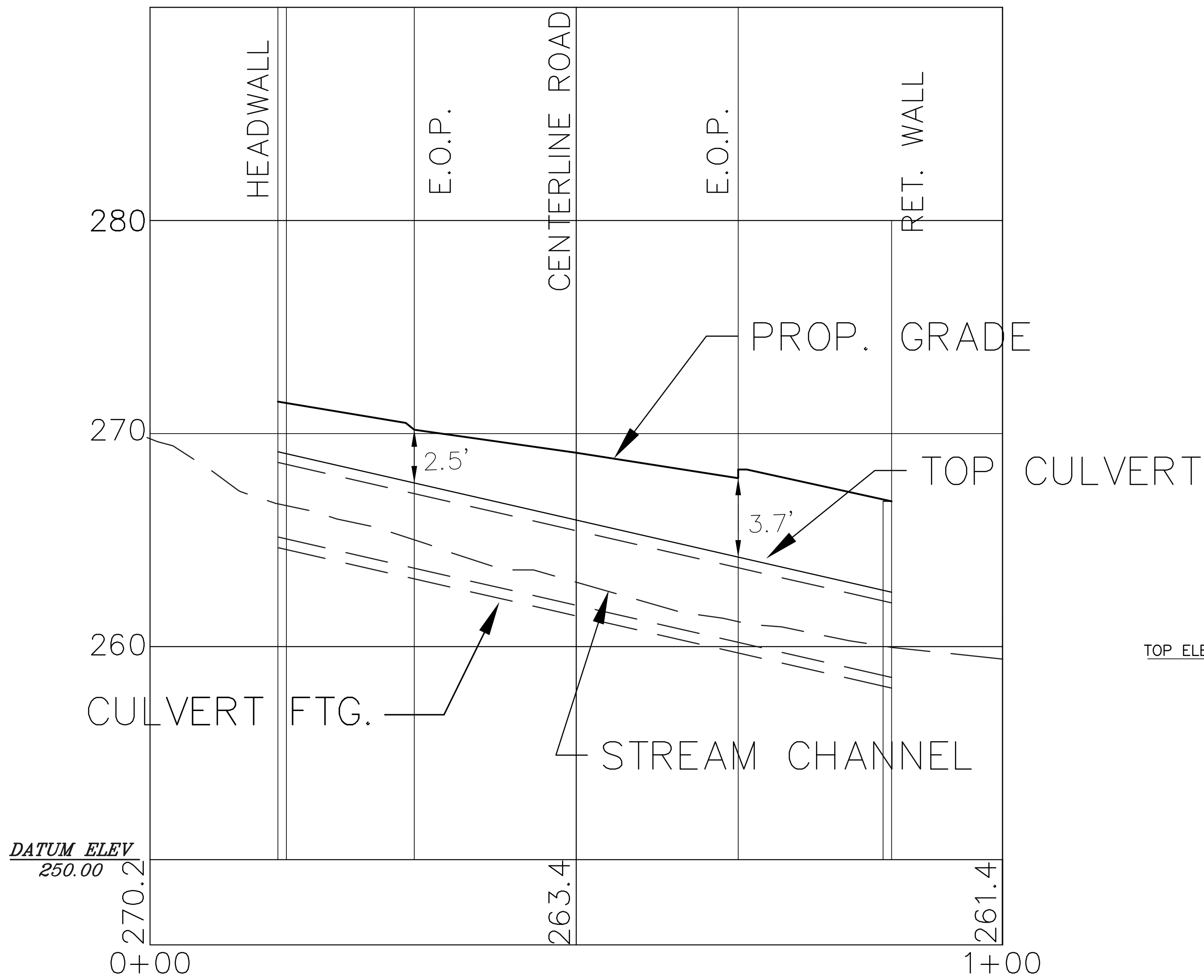






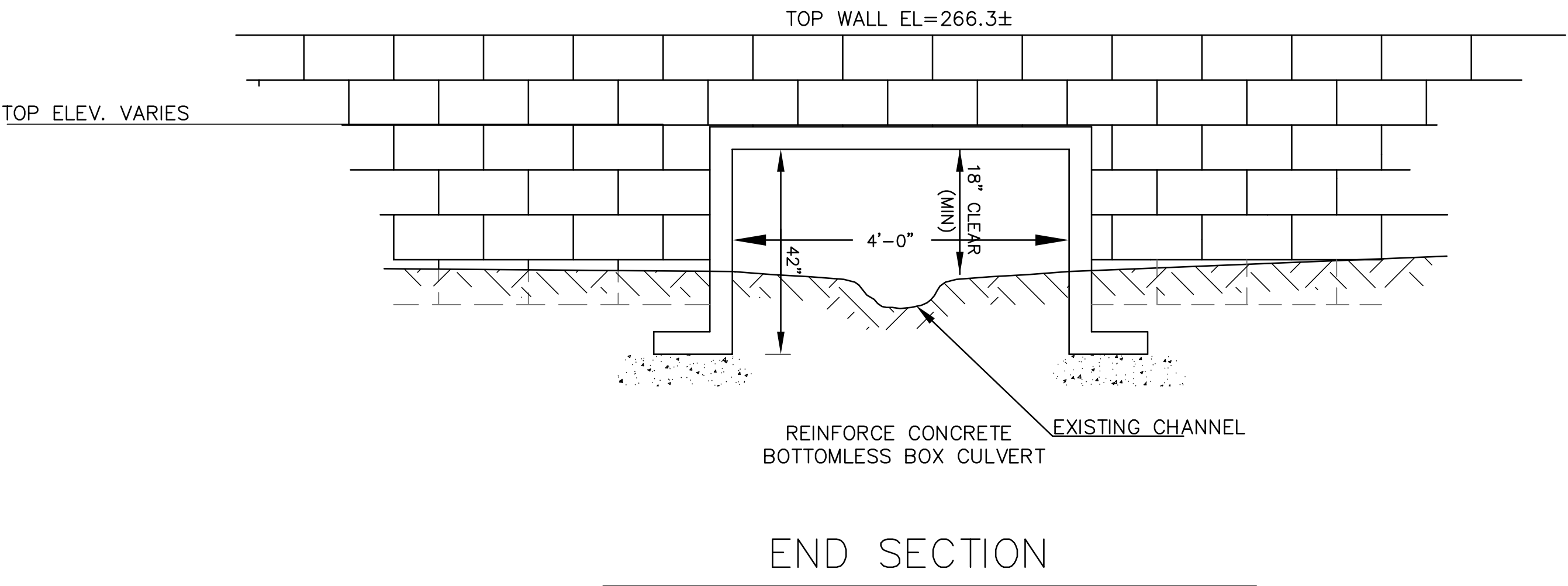






CULVERT CROSSING SECTION

SCALE: Horiz: 1"=10'; Vert: 1"=4'



END SECTION

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DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_

REVISIONS		DESCRIPTION
No.	DATE	
1	05/14/20	REVISED DRAINAGE
2	07/10/20	REVISED PER ZBA REVIEW COMMENTS
3	09/16/20	REVISED PER REVIEW COMMENTS

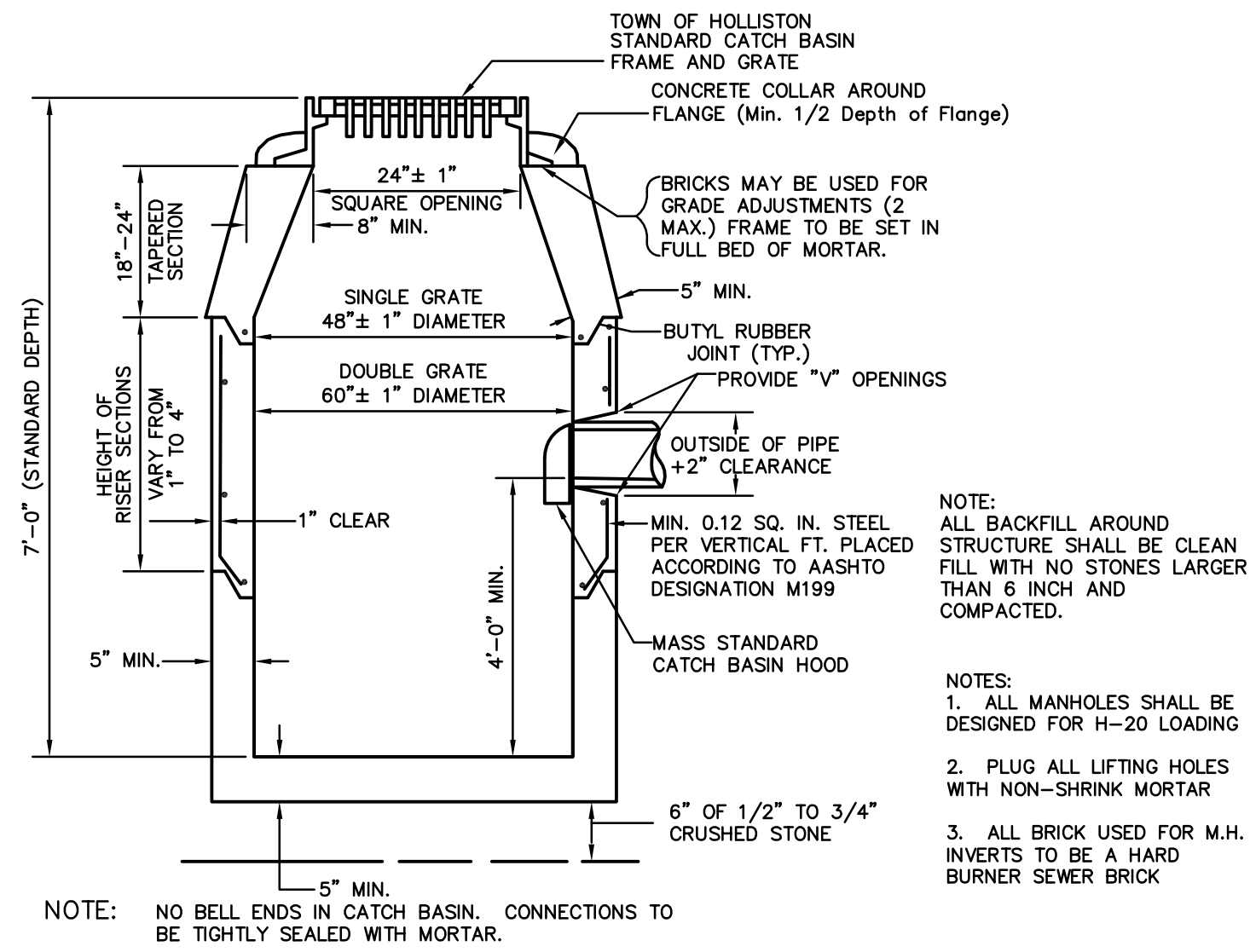
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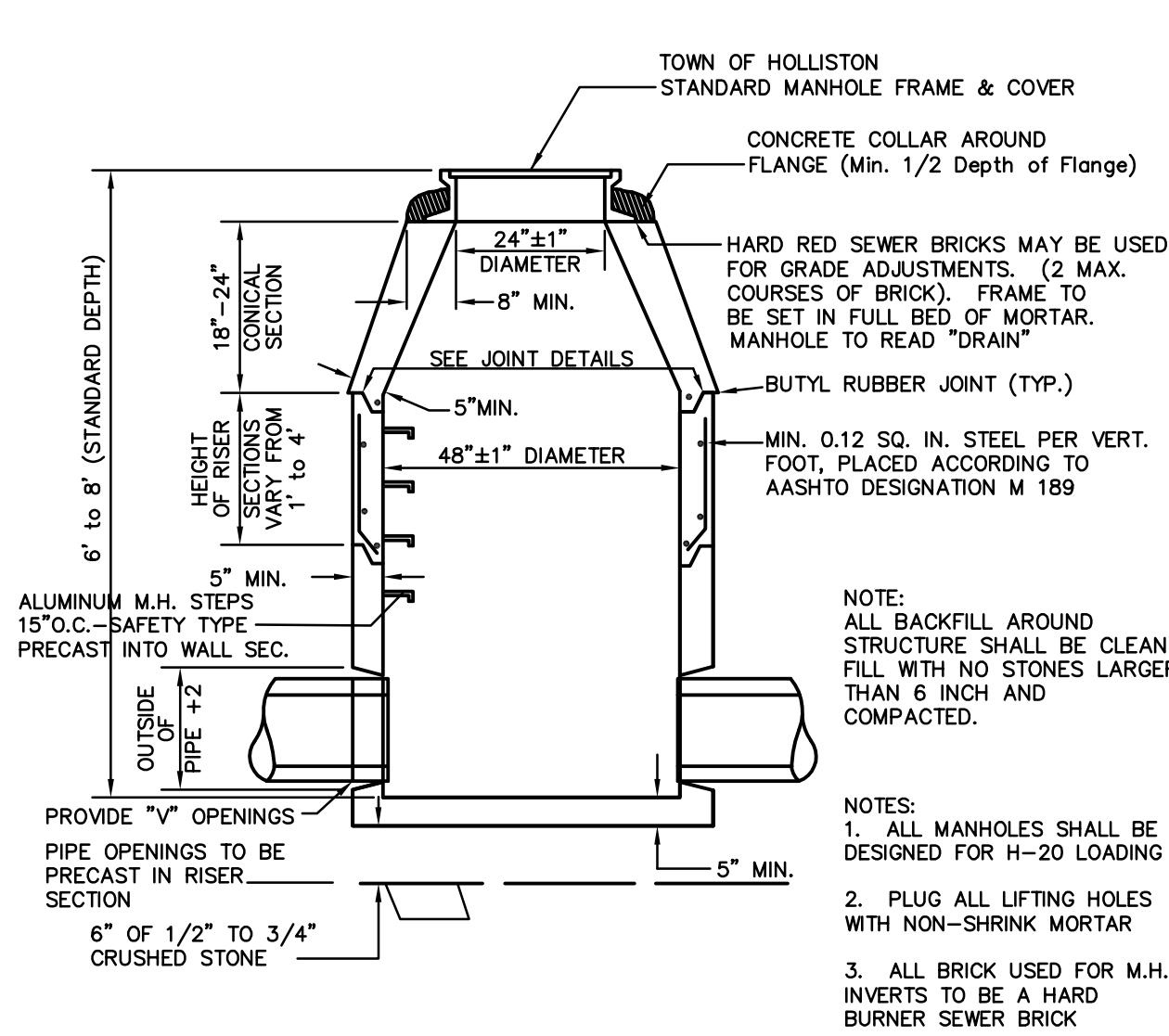
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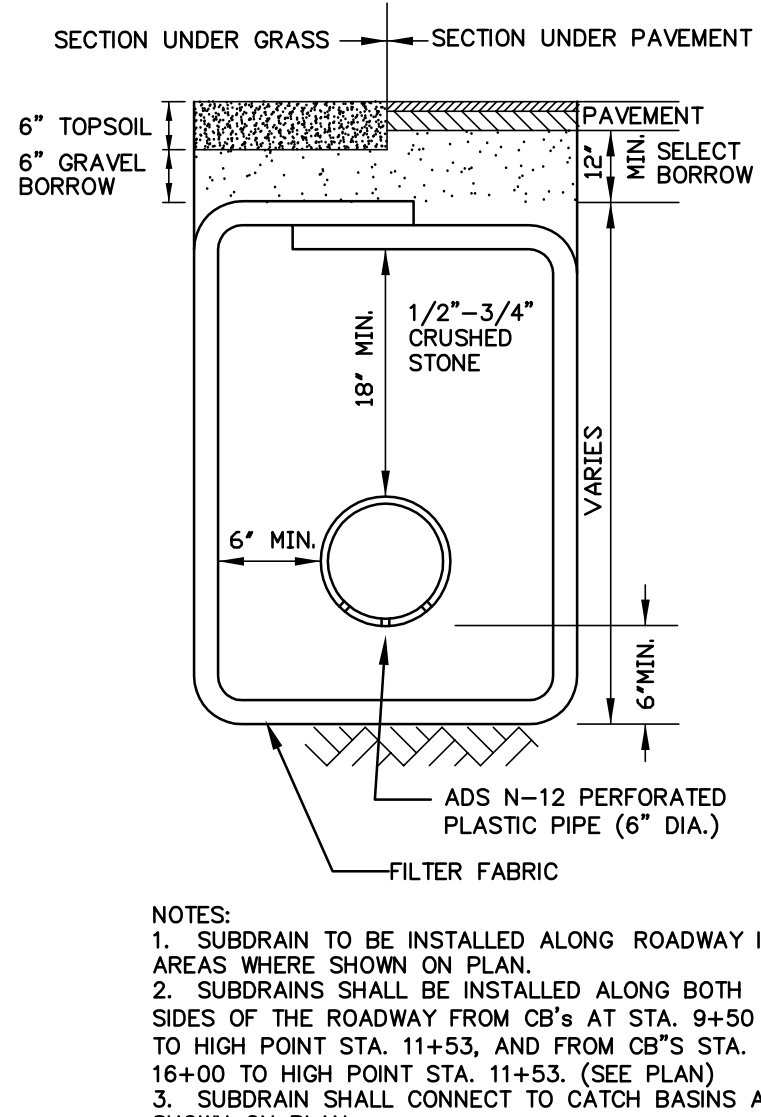




PRECAST CONCRETE CATCH BASIN DETAILS  
NOT TO SCALE



PRECAST CONCRETE MANHOLE DETAILS  
NOT TO SCALE



SUBDRAIN DETAIL  
N.T.S.

DEEP HOLE - 19-1		
HORIZ DEPTH	DATE: 9/16/19 SOIL DESCRIPTION	ELEV.
0"	A SANDY LOAM 10YR3/2	264.0
6"	Bw SANDY LOAM 10YR5/6	263.5
24"	C1 LOAMY SAND 2.5YR/4 MED-COARSE 20% GRAVEL Cc=1.9-Bdr	262.0
48"	Large Boulders	260.0
None	GROUNDWATER OBSERVED	260.0
None	SOIL MOTTLED	
None	GROUNDWATER MONITORED	
None	ESTIMATED SEASONAL HIGH GROUNDWATER	

DEEP HOLE - 19-2		
HORIZ DEPTH	DATE: 9/16/19 SOIL DESCRIPTION	ELEV.
0"	A SANDY LOAM 10YR3/2	262.3
6"	Bw SANDY LOAM 10YR5/6	261.8
24"	C1 LOAMY SAND 2.5YR/4 MED-COARSE 20% GRAVEL Cc=1.9-Bdr	261.3
58"	Large Boulders	257.4
None	GROUNDWATER OBSERVED	257.4
None	SOIL MOTTLED	
None	GROUNDWATER MONITORED	
None	ESTIMATED SEASONAL HIGH GROUNDWATER	

DEEP HOLE - 19-3		
HORIZ DEPTH	DATE: 9/16/19 SOIL DESCRIPTION	ELEV.
0"	A SANDY LOAM 10YR3/2	263.0
6"	Bw SANDY LOAM 10YR5/6	262.5
24"	C1 LOAMY SAND 2.5YR/4 MED-COARSE 20% GRAVEL Cc=1.9-Bdr	261.0
62"	Large Boulders	257.8
None	GROUNDWATER OBSERVED	257.8
None	SOIL MOTTLED	
None	GROUNDWATER MONITORED	
None	ESTIMATED SEASONAL HIGH GROUNDWATER	

DEEP HOLE - 19-4		
HORIZ DEPTH	DATE: 9/16/19 SOIL DESCRIPTION	ELEV.
0"	A SANDY LOAM 10YR3/2	267.4
6"	Bw SANDY LOAM 10YR5/6	266.9
24"	C1 LOAMY SAND 2.5YR/4 MED-COARSE 20% GRAVEL Cc=1.9-Bdr	265.4
62"	Large Boulders	262.2
None	GROUNDWATER OBSERVED	262.2
None	SOIL MOTTLED	
None	GROUNDWATER MONITORED	
None	ESTIMATED SEASONAL HIGH GROUNDWATER	

DEEP HOLE - 19-5		
HORIZ DEPTH	DATE: 9/16/19 SOIL DESCRIPTION	ELEV.
0"	A SANDY LOAM 10YR3/2	271.5
6"	Bw SANDY LOAM 10YR5/6	271.0
24"	C1 LOAMY SAND 2.5YR/4 MED-COARSE 20% GRAVEL Cc=1.9-Bdr	269.5
64"	Large Boulders	266.2
None	GROUNDWATER OBSERVED	266.2
None	SOIL MOTTLED	
None	GROUNDWATER MONITORED	
None	ESTIMATED SEASONAL HIGH GROUNDWATER	

SOIL TEST LOGS  
N.T.S.

APPROVED BY THE  
HOLLISTON ZONING BOARD  
OF APPEALS:

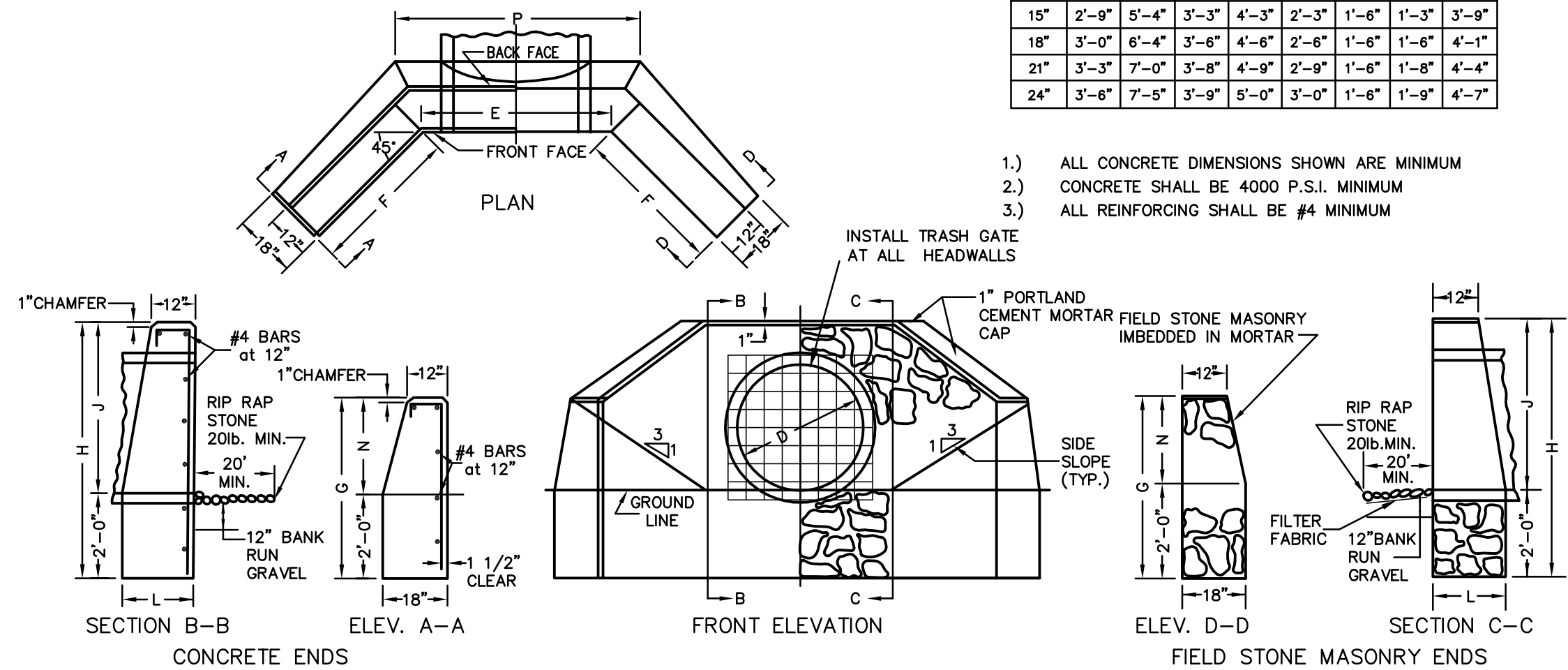
DATE APPROVED: \_\_\_\_\_

DATE ENDORSED: \_\_\_\_\_

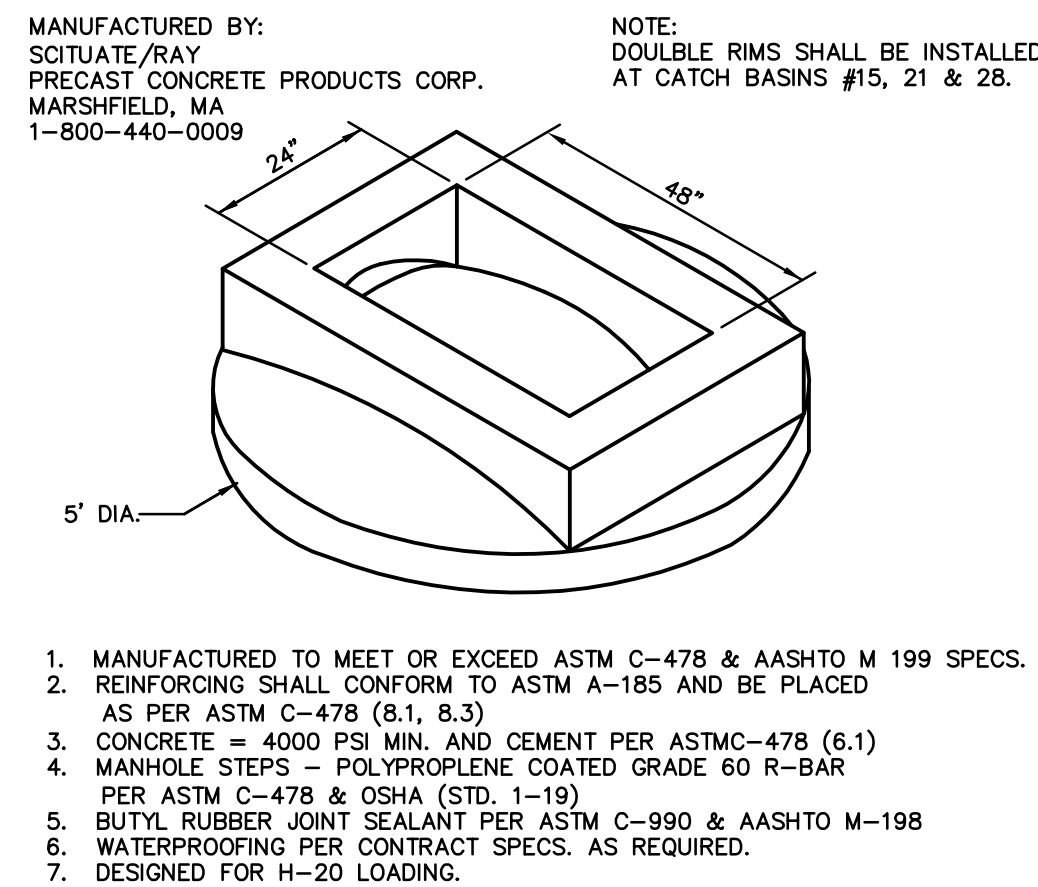
I TOWN CLERK OF THE TOWN OF HOLLISTON  
RECEIVED & RECORDED FROM THE ZONING  
BOARD OF APPEALS, APPROVAL OF THIS PLAN  
AND NO APPEAL HAS BEEN TAKEN FOR TWENTY  
DAYS NEXT AFTER RECEIPT AND RECORDING OF  
SAME.

TOWN CLERK \_\_\_\_\_

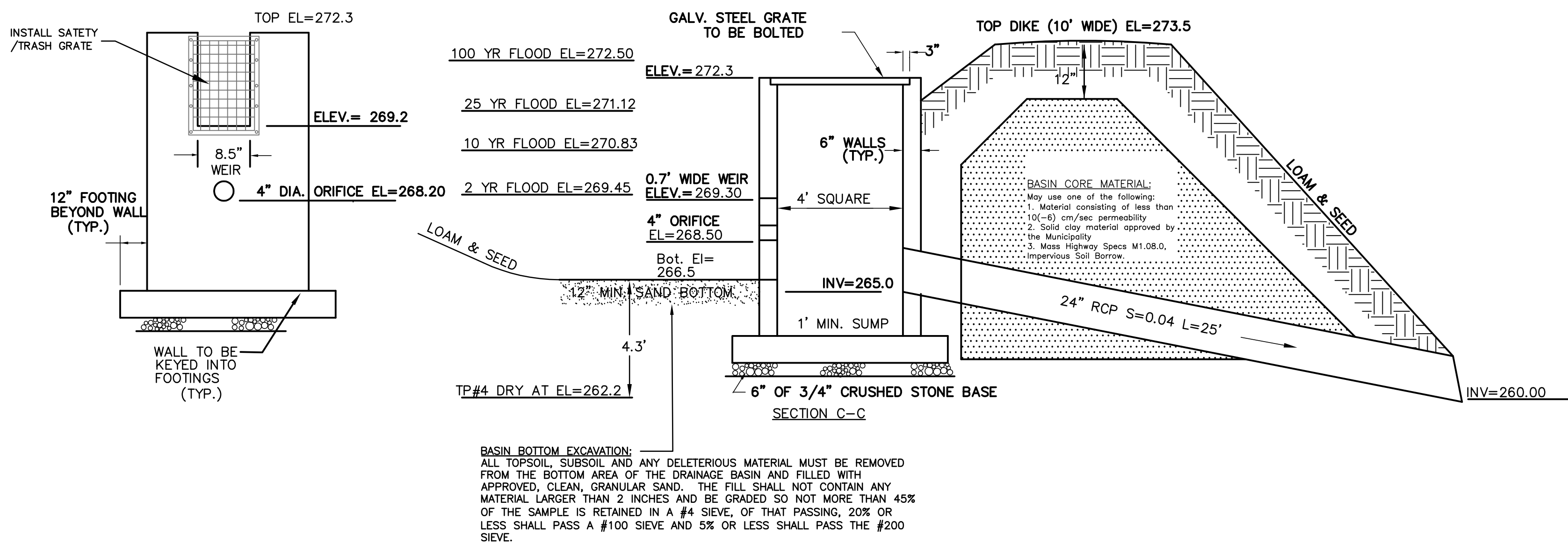
DATE \_\_\_\_\_



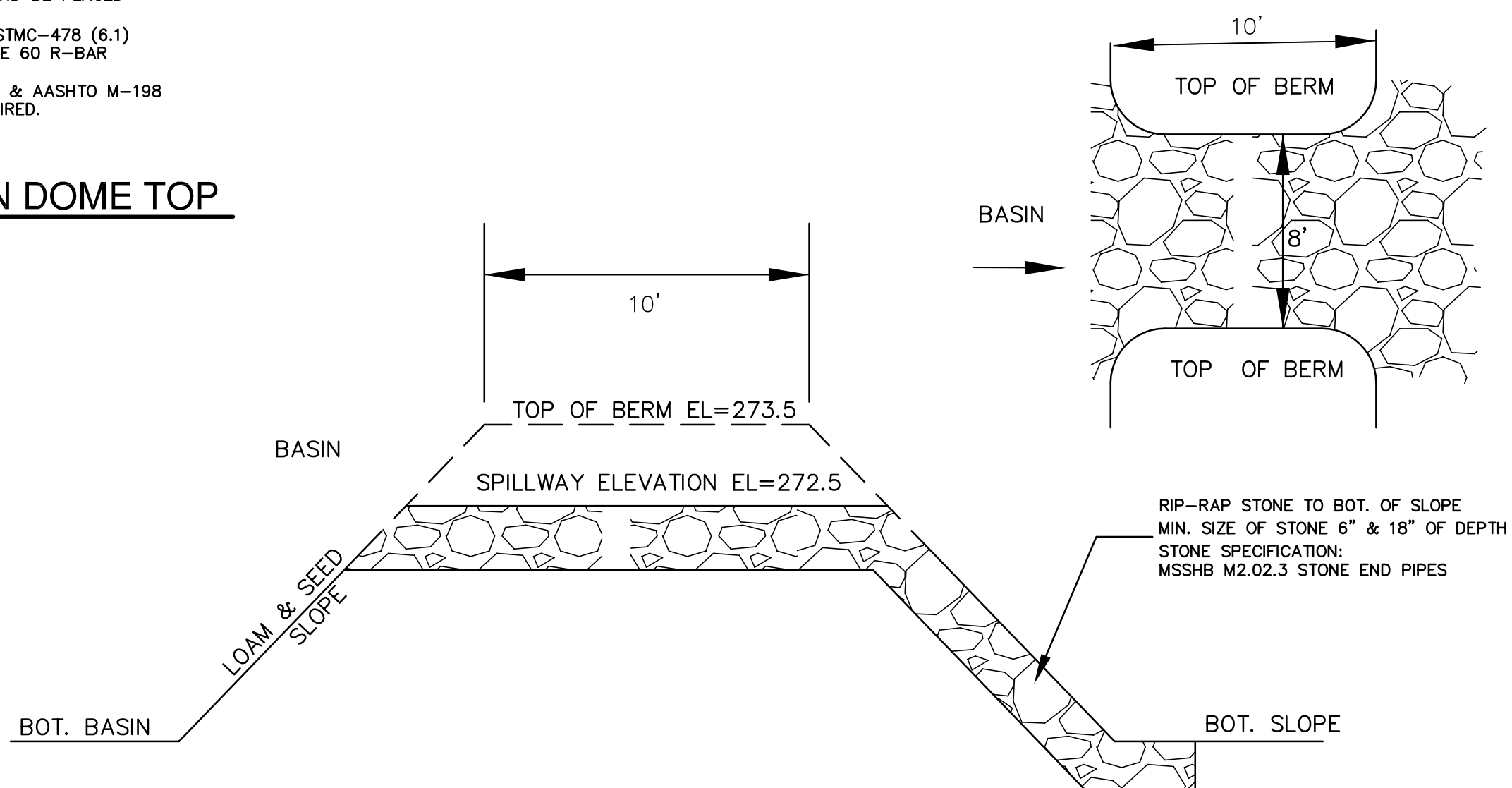
CONCRETE AND FIELD STONE MASONRY HEADWALL DETAILS  
NOT TO SCALE



DOUBLE RIM CATCH BASIN DOME TOP  
NOT TO SCALE



DETENTION BASIN TYPICAL SECTION  
NOT TO SCALE



DETENTION BASIN EMERGENCY SPILLWAY DETAIL  
NOT TO SCALE



NOTE: IT SHALL BE THE RESPONSIBILITY  
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DIGSAFE IS TO BE NOTIFIED 72 WORKING  
HOURS IN ADVANCE OF CONSTRUCTION.  
DIGSAFE 1-888-344-7233

DETAILS

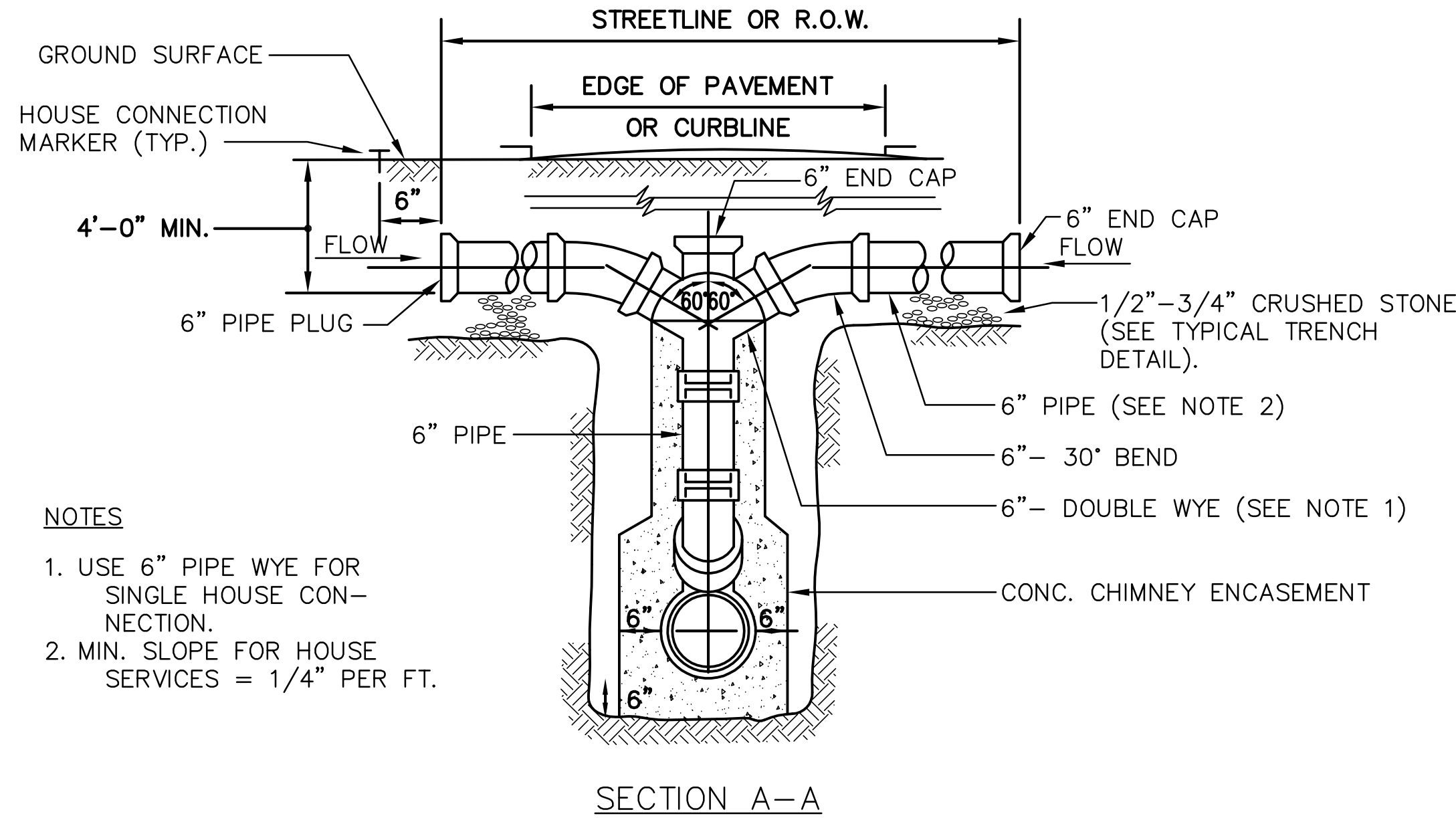
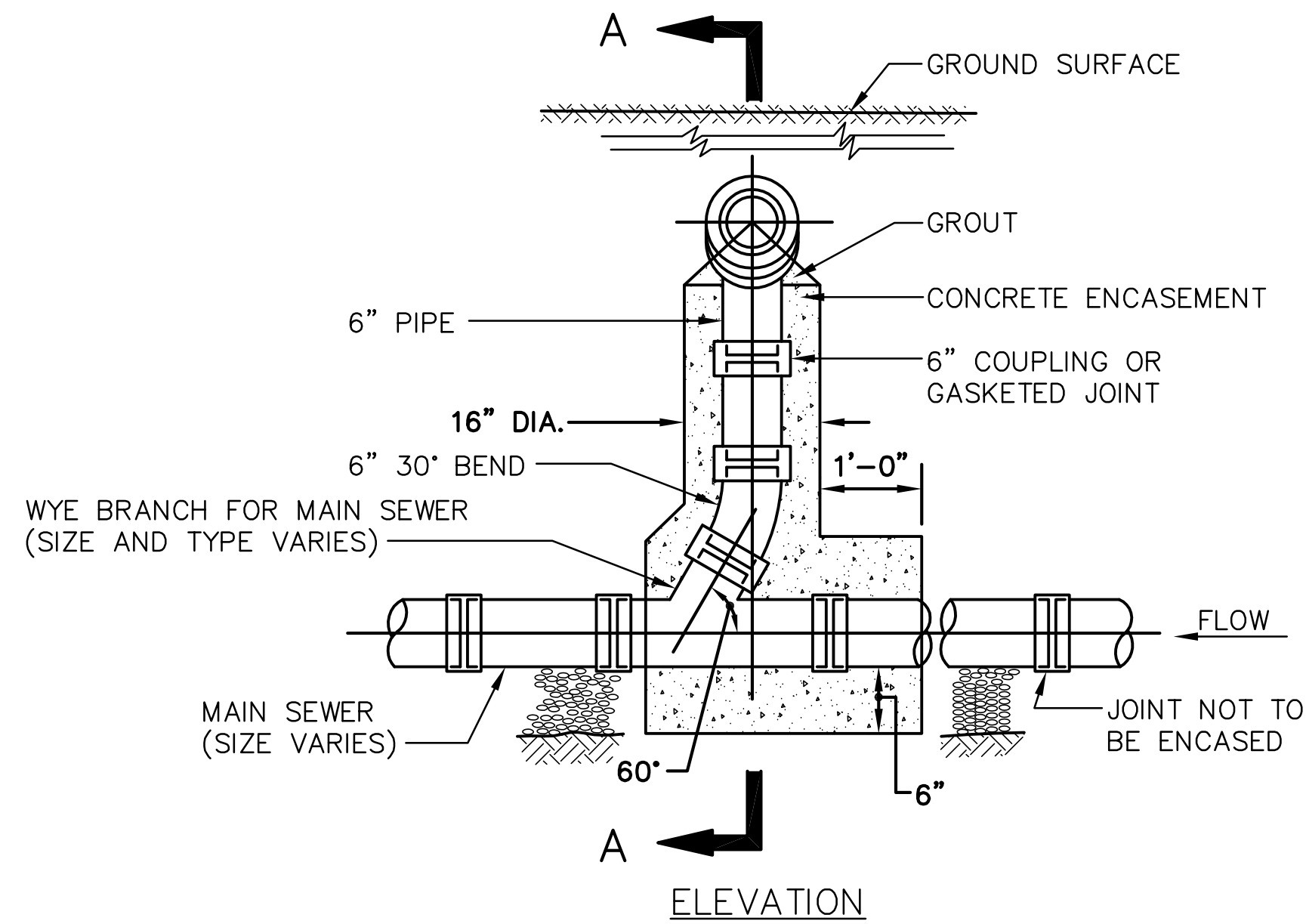
SITE DEVELOPMENT PLAN OF LAND  
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A 40B Comprehensive Permit Project  
HOLLISTON, MASSACHUSETTS

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

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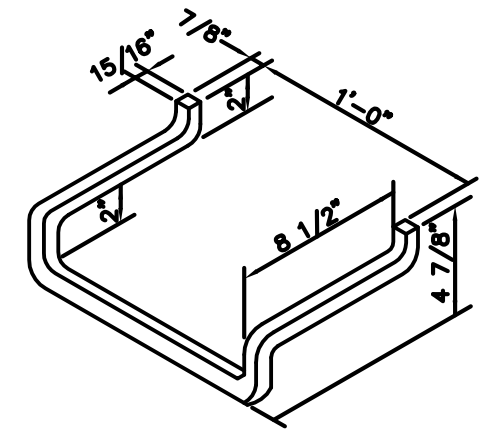
JOB No. 16,181  
DATE: FEB. 29, 2020  
SCALE: 1"=40'  
SHEET: 14 of 18  
PLAN #: 27,337



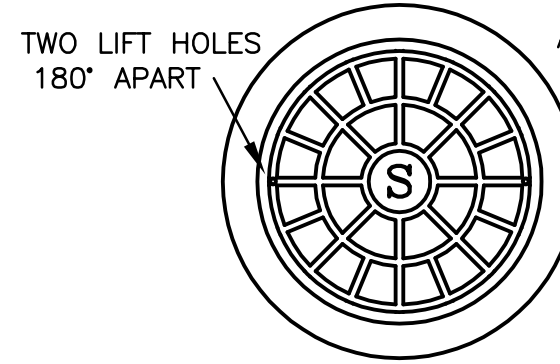


**TYPICAL HOUSE SERVICE CONNECTION & CHIMNEY DETAIL**  
(FOR MAIN SEWER OVER 8'-0" DEEP)  
NOT TO SCALE

- NOTES**
1. USE 6" PIPE WYE FOR SINGLE HOUSE CONNECTION.
  2. MIN. SLOPE FOR HOUSE SERVICES = 1/4" PER FT.



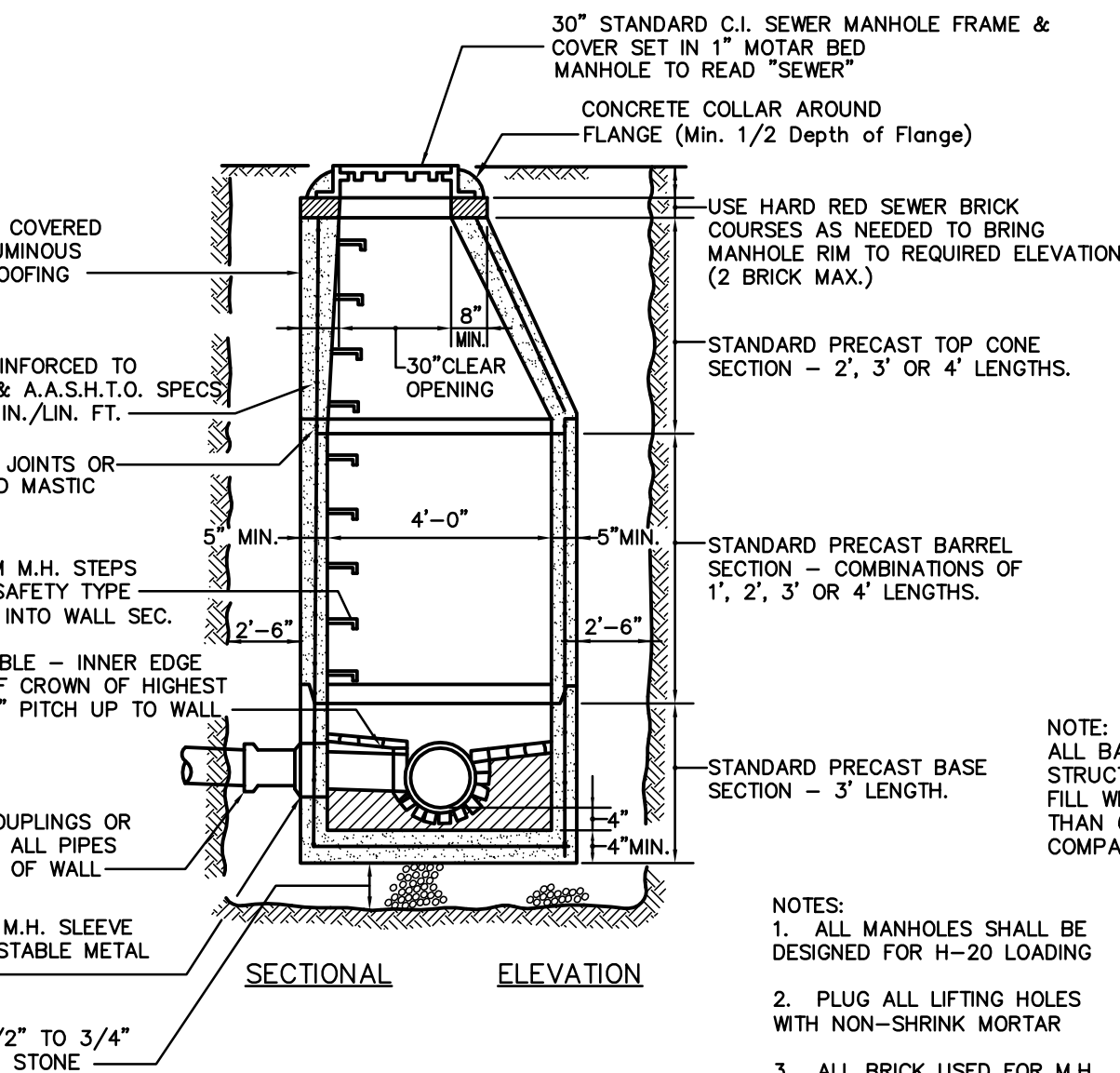
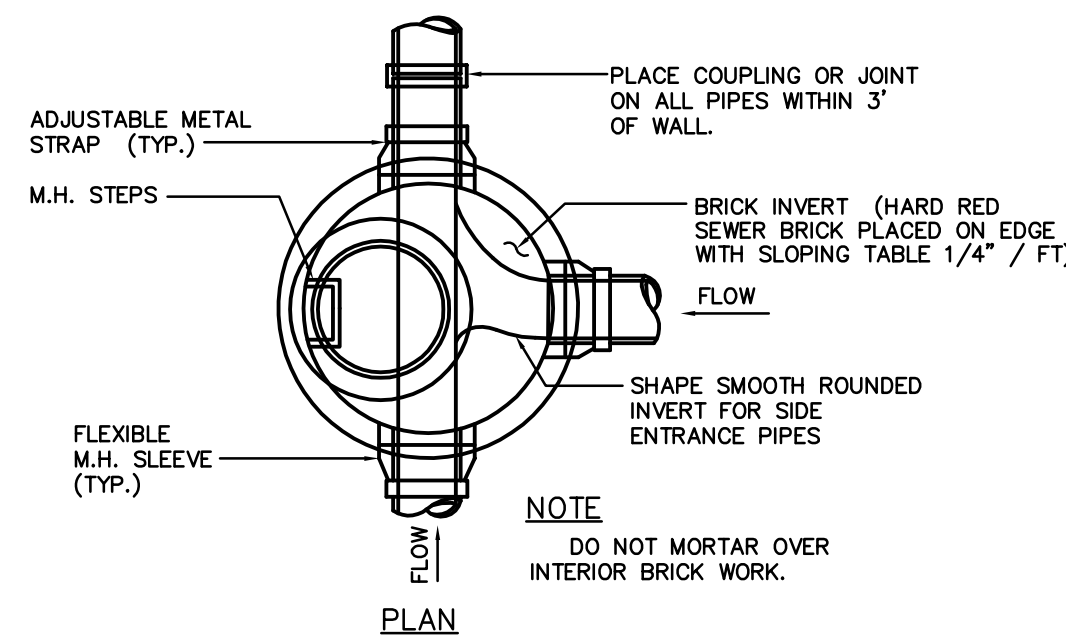
**MANHOLE STEP DETAIL**  
NOT TO SCALE



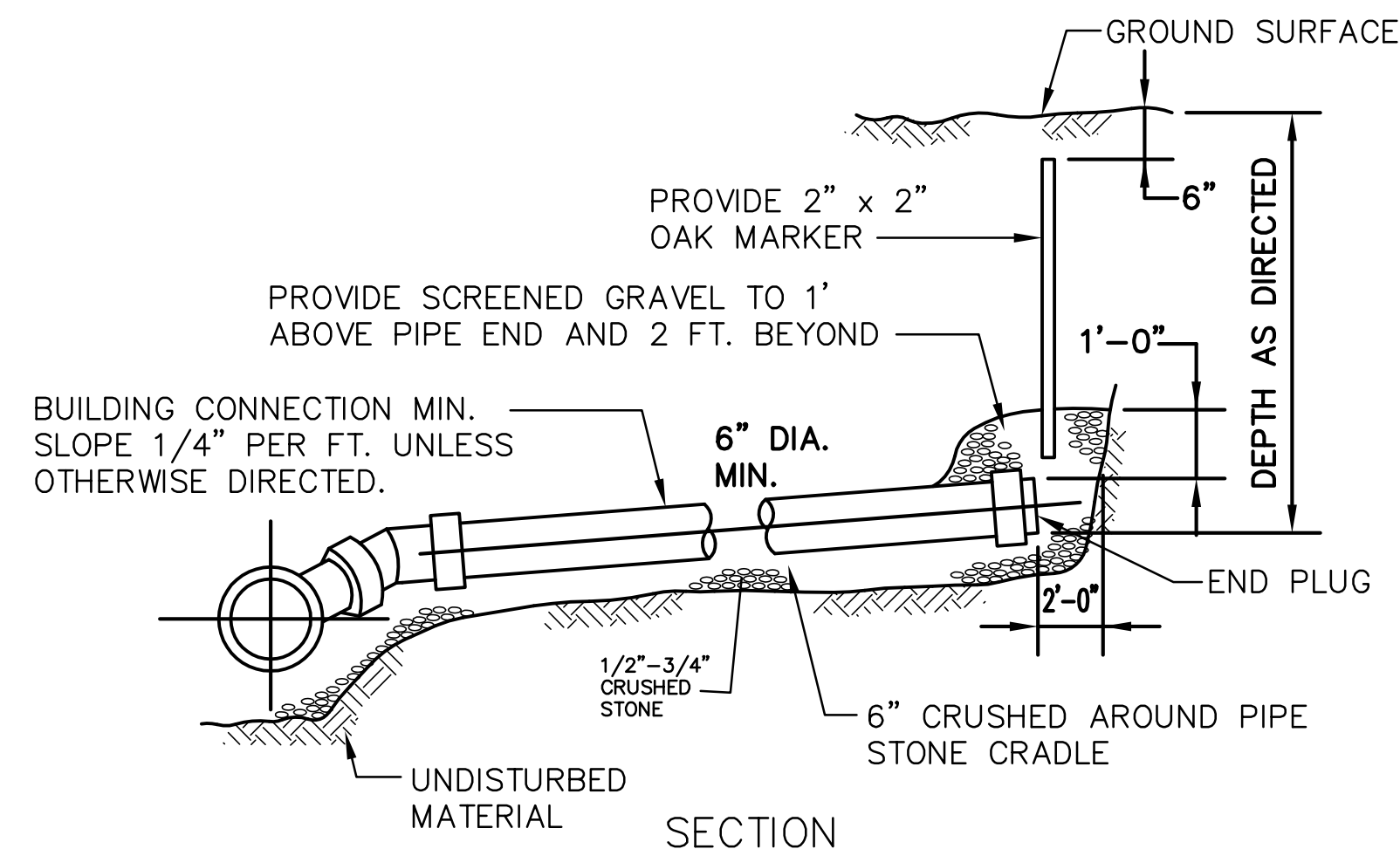
AS MANUFACTURED BY:  
LE BARON FONDRI CO.  
BROCKTON, MA  
No. LT 101  
MECHANICS IRON FOUNDRY CO.  
BOSTON, MA  
No. K 6004  
C.M. WHITE IRON WORKS  
NORTH READING, MA  
No. R 258

**NOTE:**  
FOR WATERTIGHT APPLICATIONS  
USE THE FOLLOWING CASTINGS:  
LE BARON FOUNDRY CO.  
WATERTIGHT M.H. FRAME & COVER  
No. LBW268-2  
OR  
LE BARON FOUNDRY CO.  
BOLTED & GASKETED FRAME & COVER  
No. LBB268-2  
OR APPROVED EQUAL

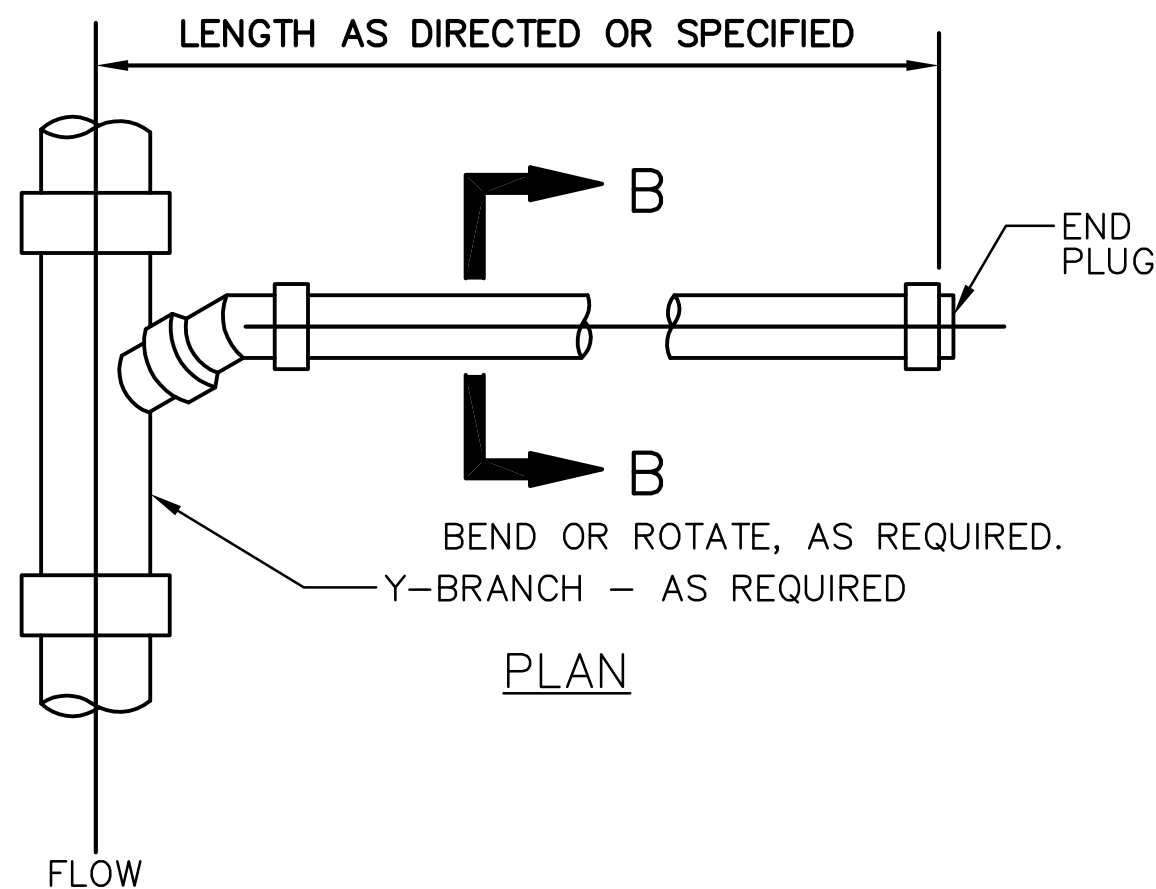
**CAST IRON  
MANHOLE FRAME AND COVER**  
MIN. WEIGHT=450# PER SET



**TYPICAL SEWER MANHOLE DETAIL**  
NOT TO SCALE



**TYPICAL BUILDING CONNECTION**  
NOT TO SCALE



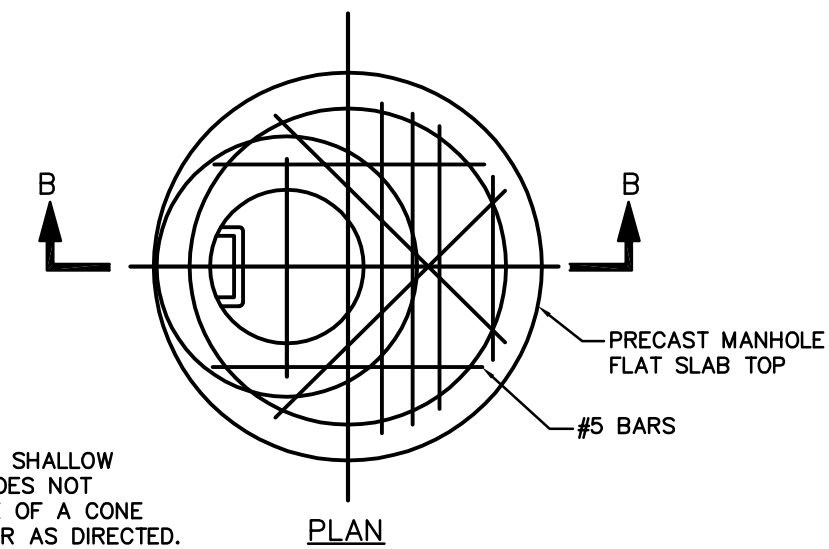
APPROVED BY THE  
HOLLISTON ZONING BOARD  
OF APPEALS:

DATE APPROVED: \_\_\_\_\_

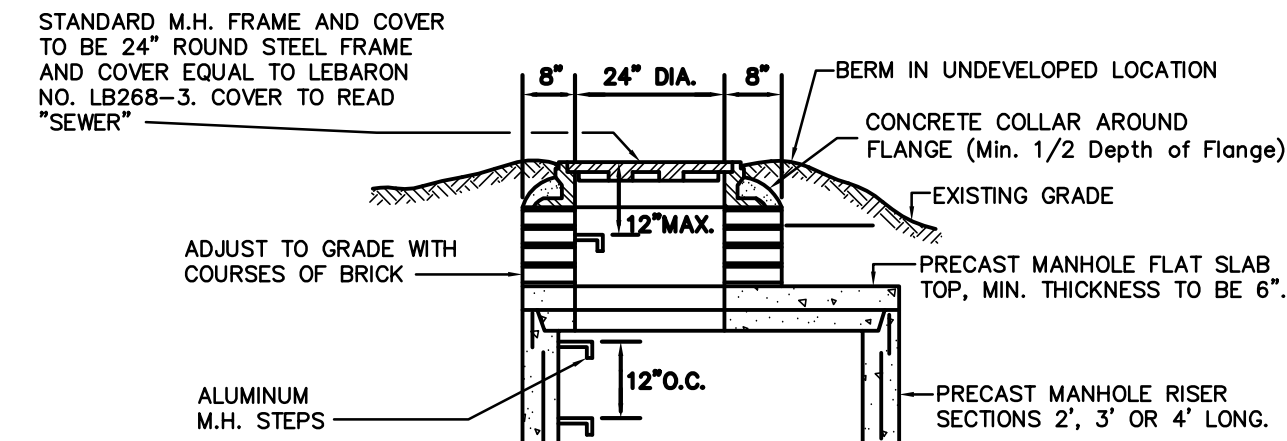
DATE ENDORSED: \_\_\_\_\_

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SAME.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_



**NOTE**  
FOR USE WHERE SHALLOW  
INSTALLATION DOES NOT  
PERMIT THE USE OF A CONE  
TYPE SECTION OR AS DIRECTED.



**FLAT TOP SECTION**  
NOT TO SCALE



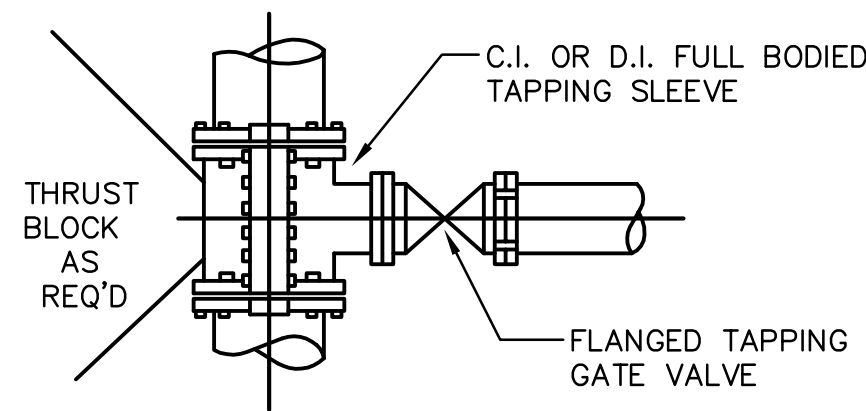
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**SITE DEVELOPMENT PLAN OF LAND  
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A 40B Comprehensive Permit Project  
HOLLISTON, MASSACHUSETTS

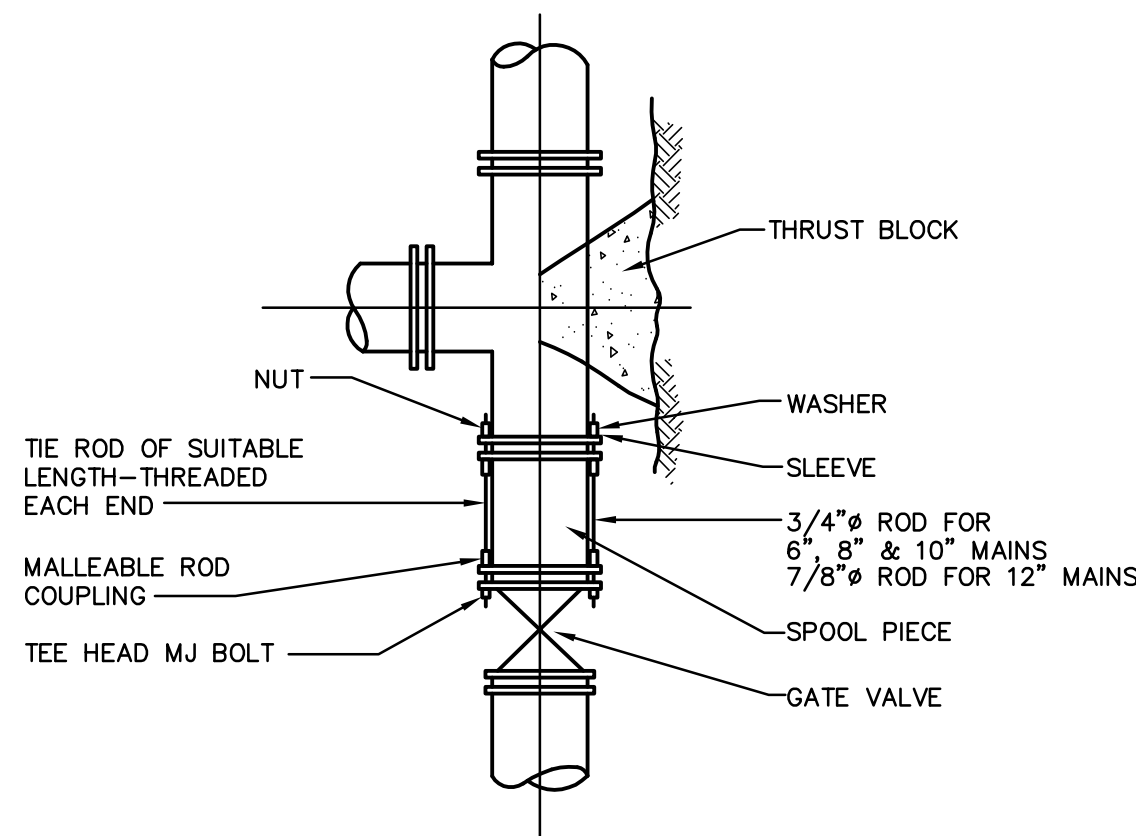
**GLM** Engineering  
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HOLLISTON, MA 01746  
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www.GLMengineering.com

JOB No. 16,181  
DATE: FEB. 29, 2020  
SCALE: 1"=40'  
SHEET: 15 of 18  
PLAN #: 27,337

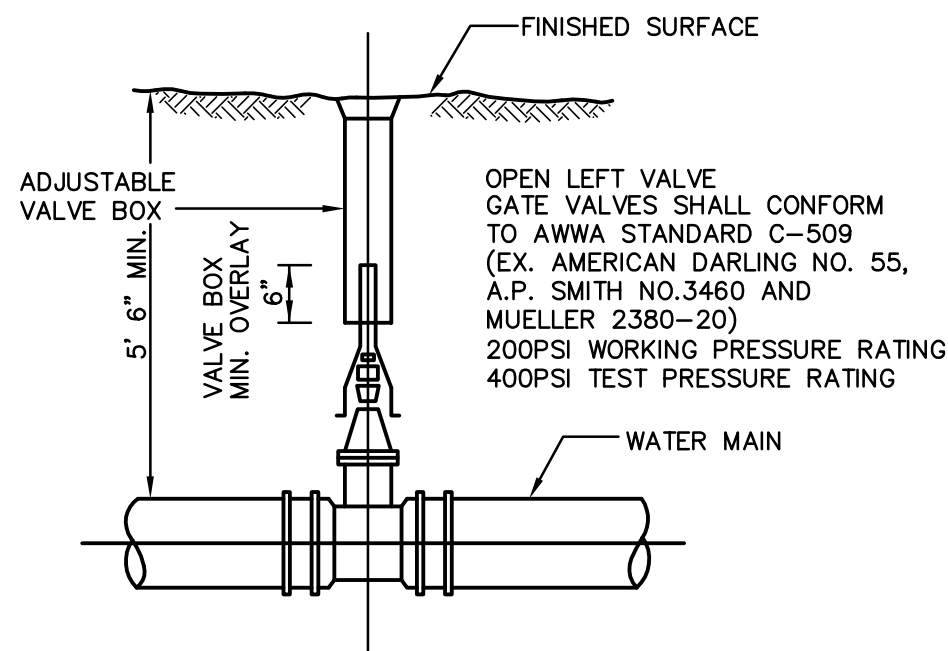




**TAPPING SLEEVE AND VALVE DETAIL**  
NOT TO SCALE



**TYPICAL TIED MECHANICAL JOINT VALVE CONNECTION DETAILS**  
NOT TO SCALE

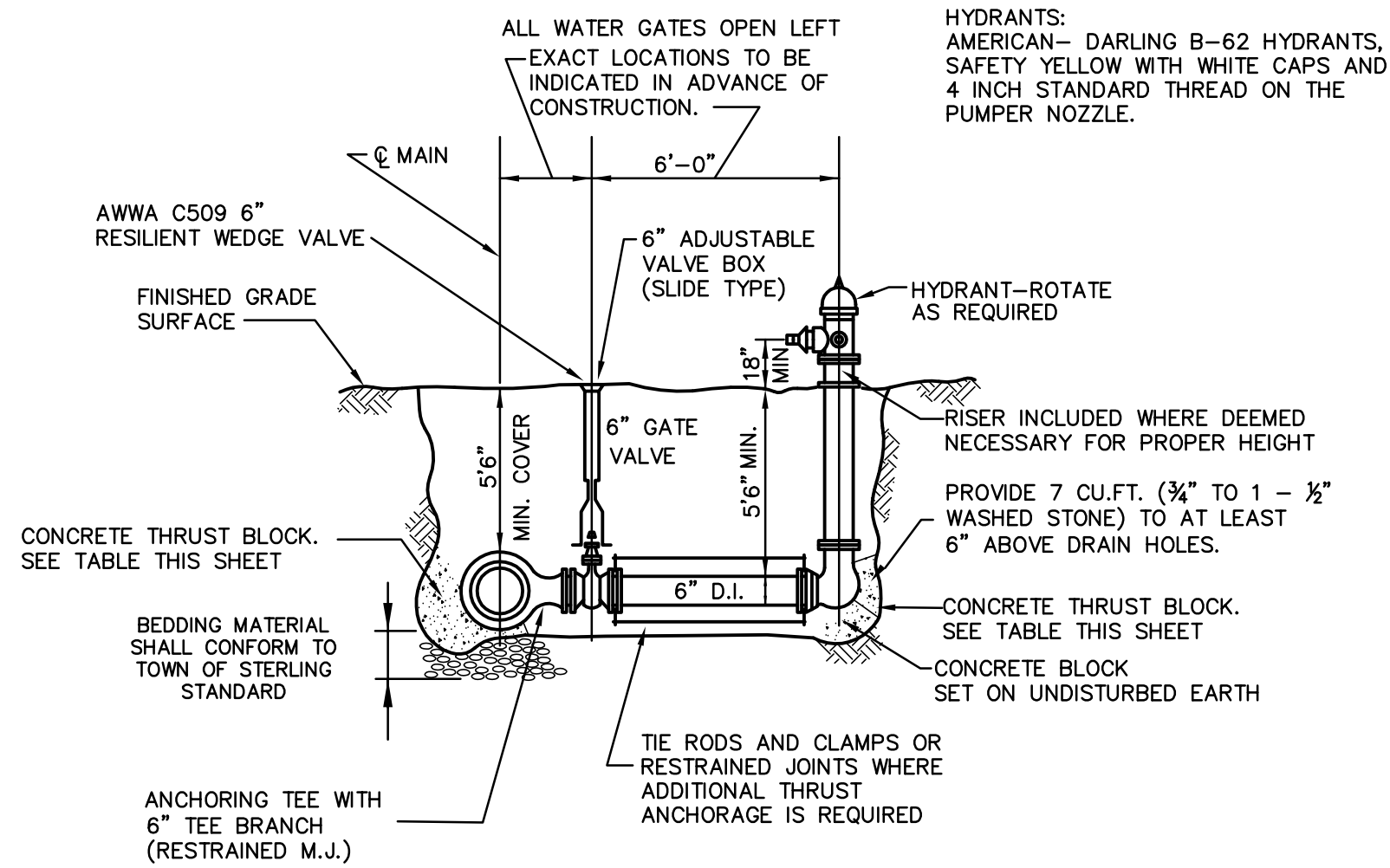


**TYPICAL GATE VALVE**  
NOT TO SCALE

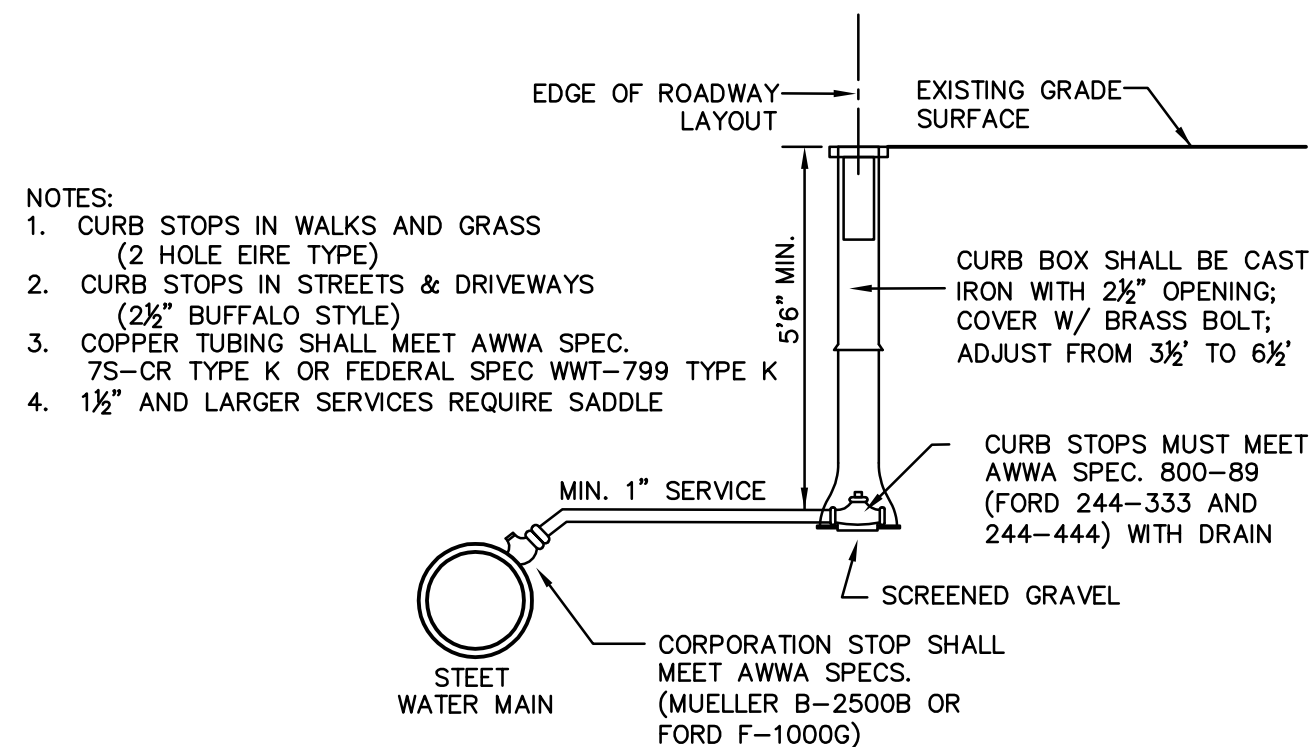
NOTE: CONCRETE FOR THRUST BLOCKS SHALL BE NO LONGER THAN THE RATIO OF 2 1/2 : 5 1/2 AND SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 2000 PSI (SO THAT FLANGES AND BOLTS ARE ACCESSIBLE.)

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

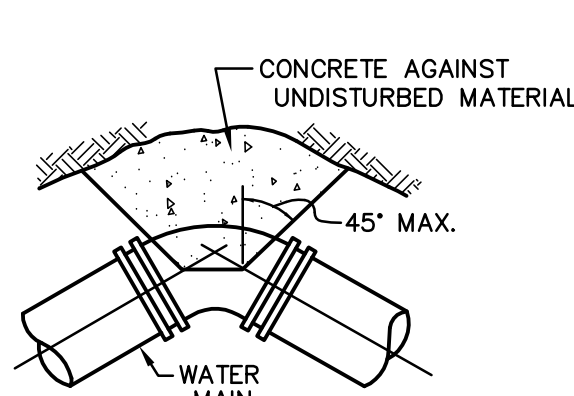
**TYPICAL THRUST BLOCK DETAIL**  
NOT TO SCALE



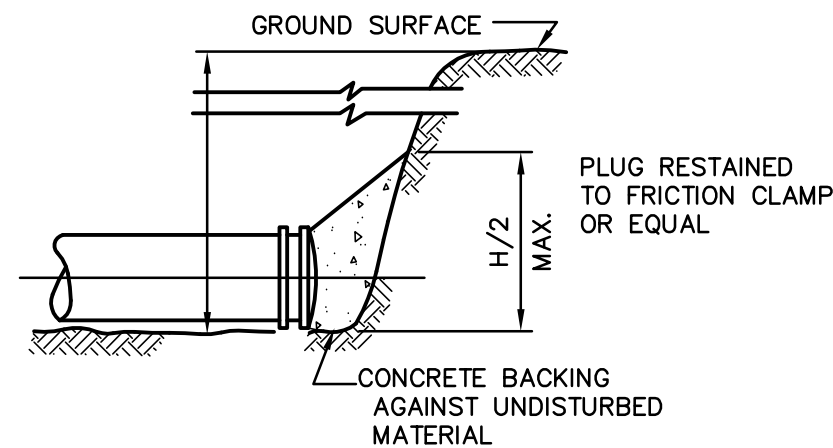
**TYPICAL HYDRANT ASSEMBLY DETAIL**  
NOT TO SCALE



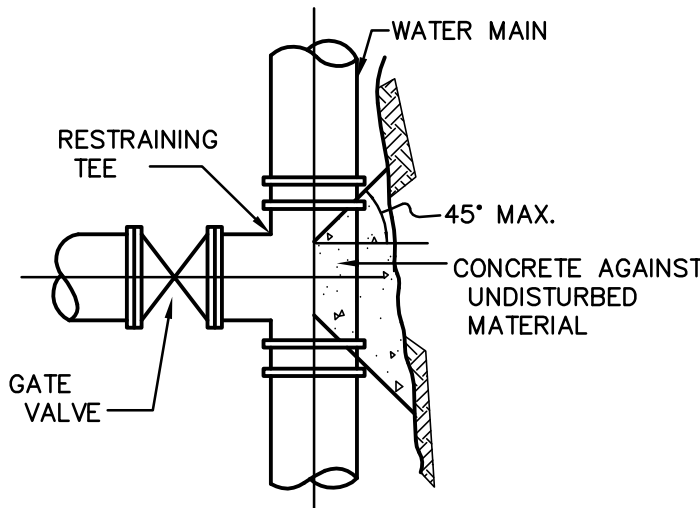
**TYPICAL NEW WATER SERVICE CONNECTION DETAIL**  
NOT TO SCALE



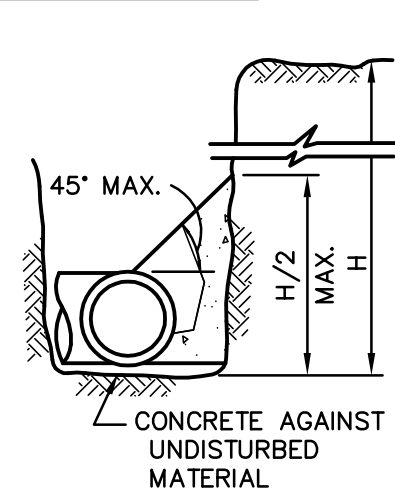
**TYPICAL BEND**



**TYPICAL PLUG**

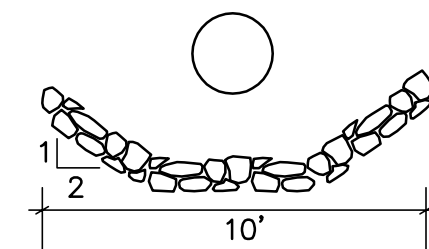


**TYPICAL TEE**

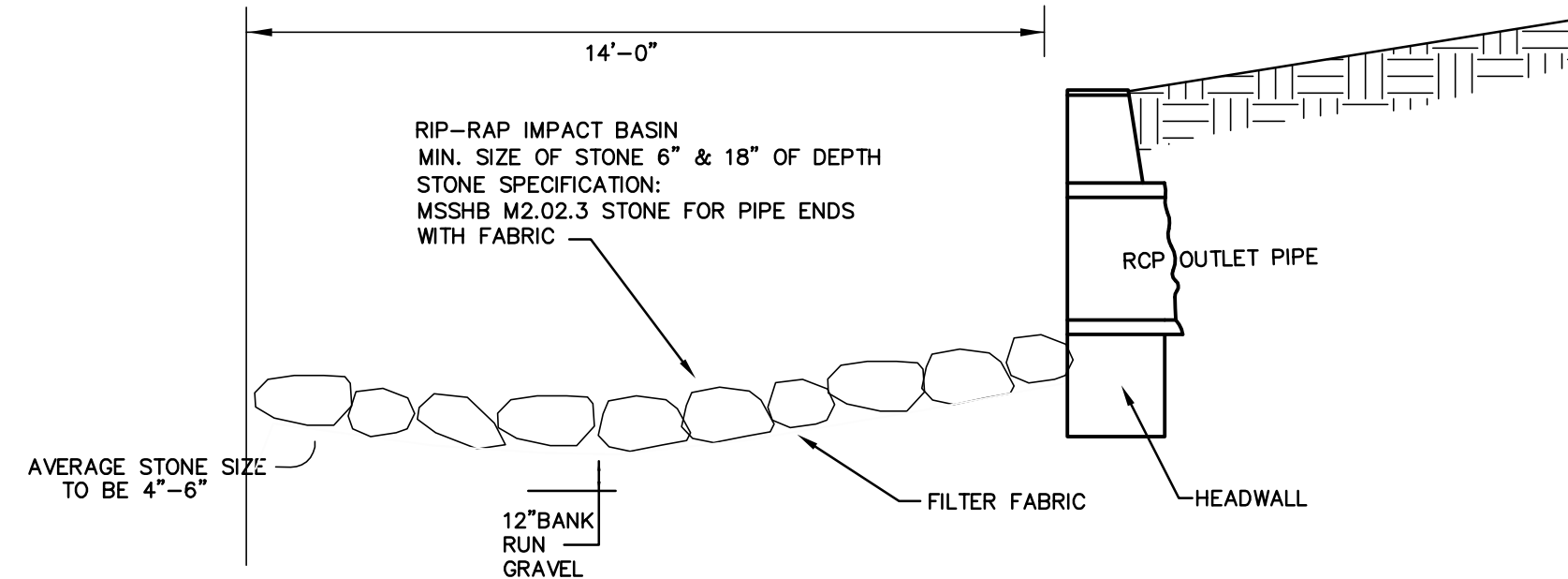


**TYPICAL SECTION**

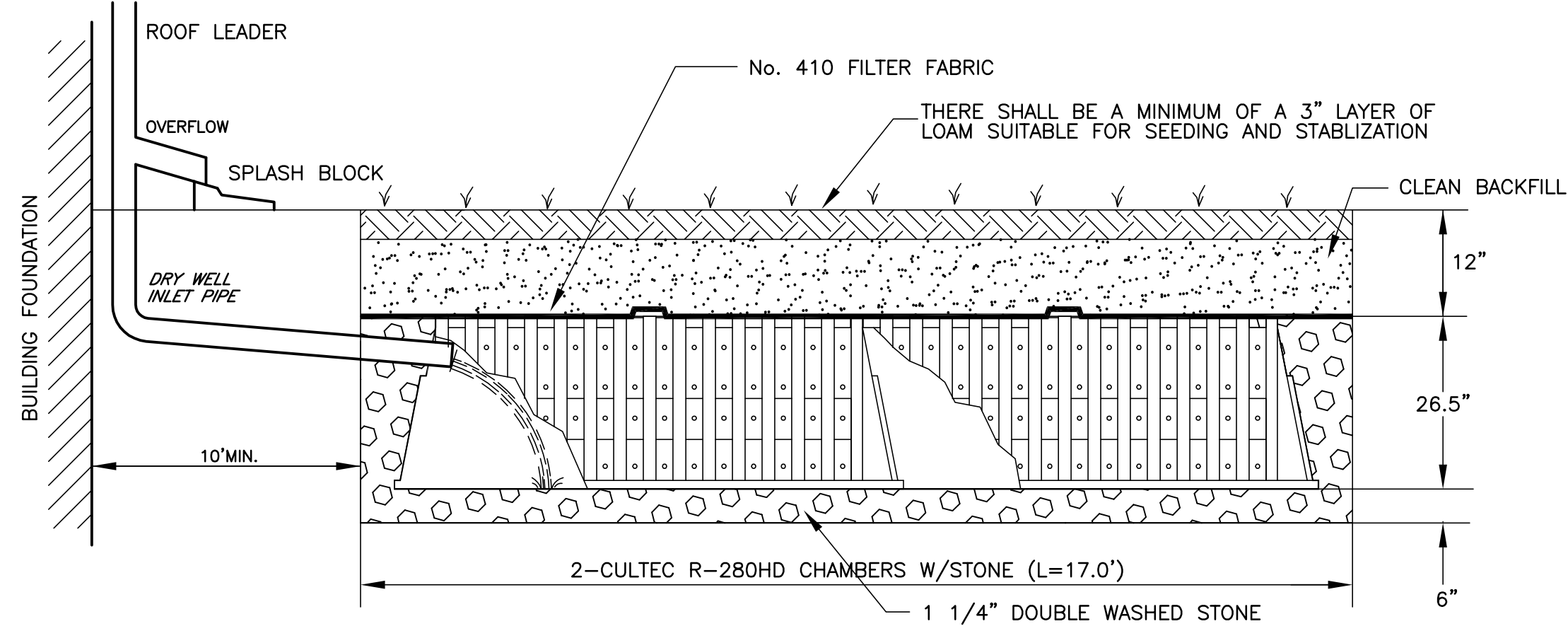
**NOTES:**  
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLISTON CONSTRUCTION STANDARDS AND SPECIFICATIONS.  
2. ALL WATER DETAILS MANUFACTURERS & CONSTRUCTION STANDARDS SHALL CONFORM TO THE TOWN OF HOLLISTON STANDARDS,



**SECTION A**



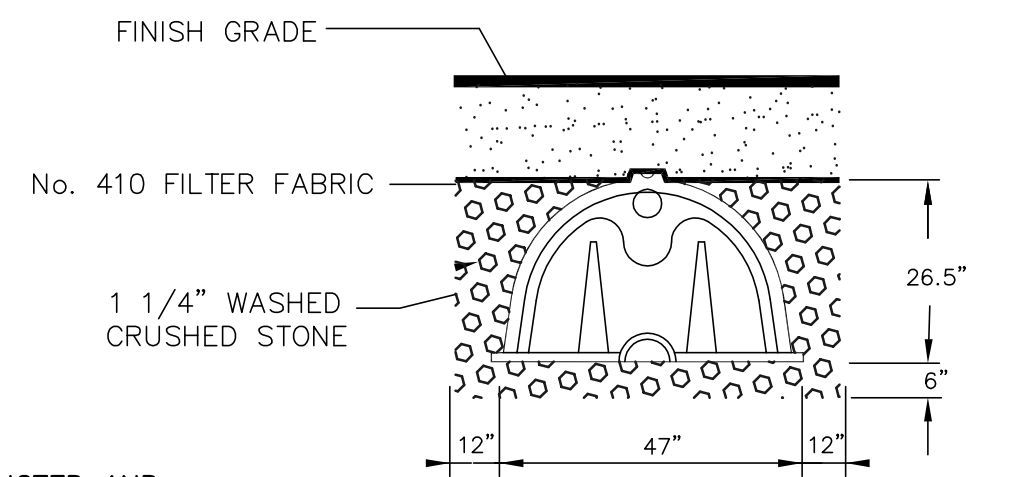
**RIP-RAP DETAIL HEADWALLS**  
NOT TO SCALE



**LEACHING CHAMBER STORAGE REQUIRED:**  
PROPOSED DWELLING IMPERVIOUS AREA = 1,700 sq.ft.  
STORAGE CAPACITY REQUIRED:  
1.0 inch rainfall x 1,700 s.f. = 141 cu. ft.  
PROVIDED LEACHING CAPACITY:  
2-CULTEC R-280HD CHAMBERS W/STONE: 163.6 cu.ft.

PROVIDE SYSTEMS AS SHOWN ON PLAN.  
ALL DOWNSPOUTS TO BE DIRECTED TO CULTEC INFILTRATION SYSTEM.  
\*INSTALL LEACHING SYSTEMS ON LOTS 2, 3, 4, 5, 6, 9, 10 & 13 AS SHOWN ON THE SITE PLAN.

PRIOR TO INSTALLATION A SOIL TEST SHALL BE CONDUCTED AND WITNESSED BY THE BOARD OF HEALTH IN THE AREA OF RECHARGE SYSTEM TO CONFIRM GROUNDWATER ELEVATION.



2-CULTEC CONTRACTOR C-100HD UNITS PER HOUSE

**RESIDENTIAL ROOF RUNOFF CULTEC DRY WELL  
CULTEC CONTACTOR RECHARGER R-280HD**

N.T.S.

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



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**DETAILS**

APPROVED BY THE  
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DATE APPROVED: \_\_\_\_\_

DATE ENDORSED: \_\_\_\_\_

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TOWN CLERK \_\_\_\_\_

DATE \_\_\_\_\_

**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  
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P: 508-429-1100  
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JOB No. 16,181

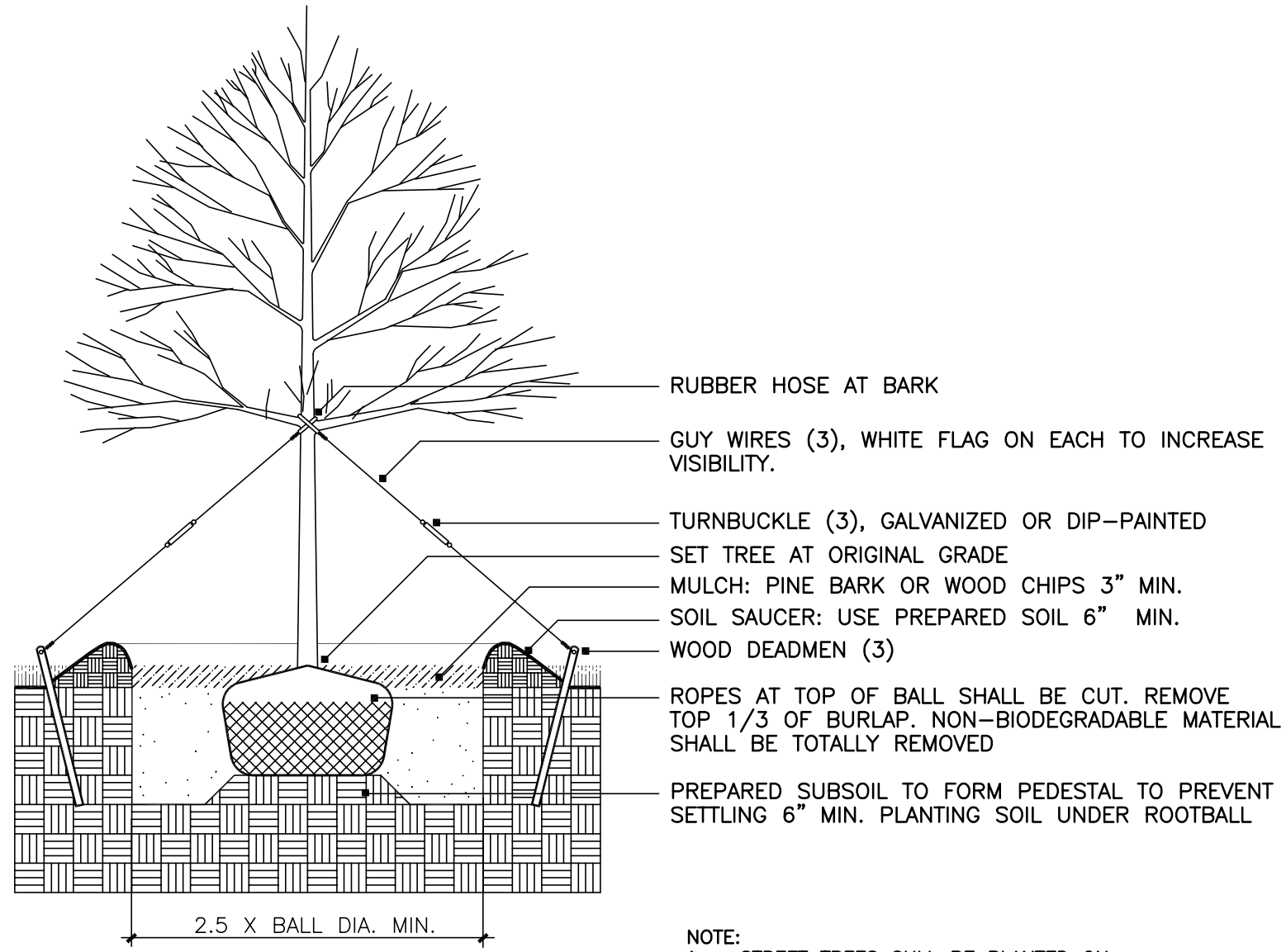
DATE: FEB. 29, 2020

SCALE: as shown

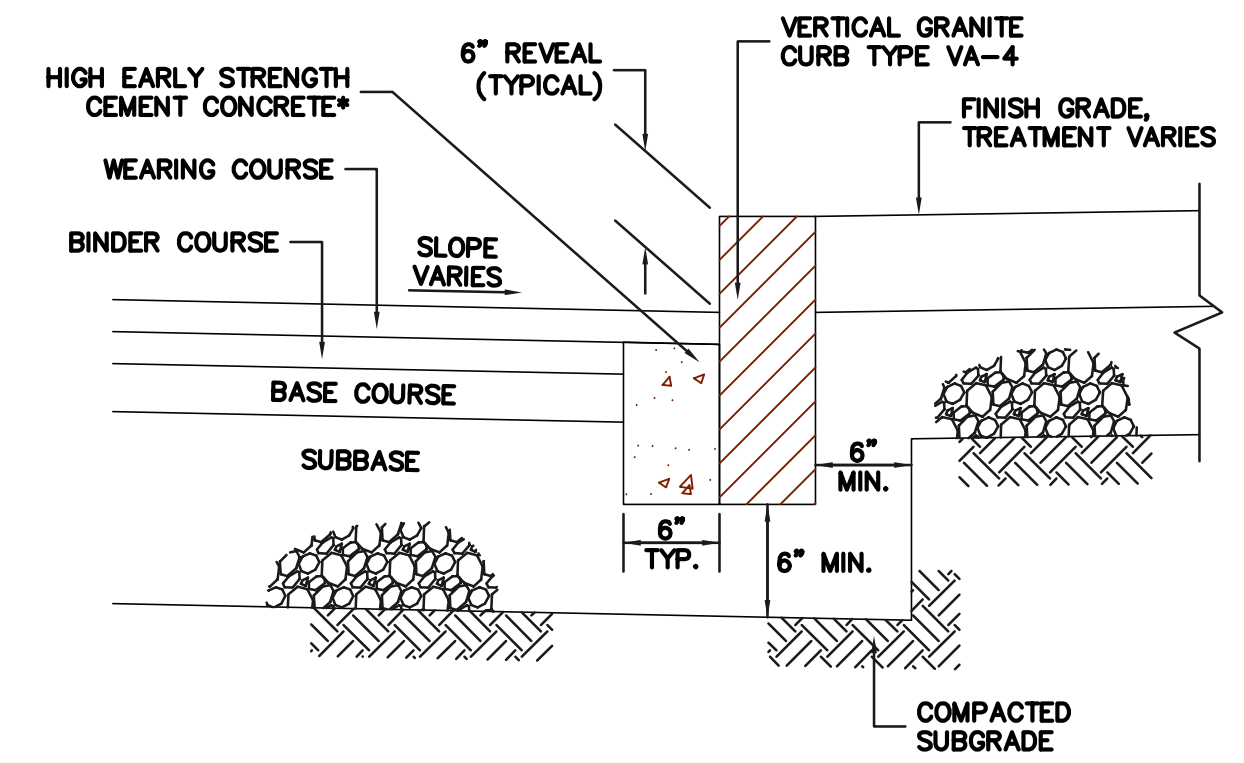
SHEET: 16 of 18

PLAN #: 27,337

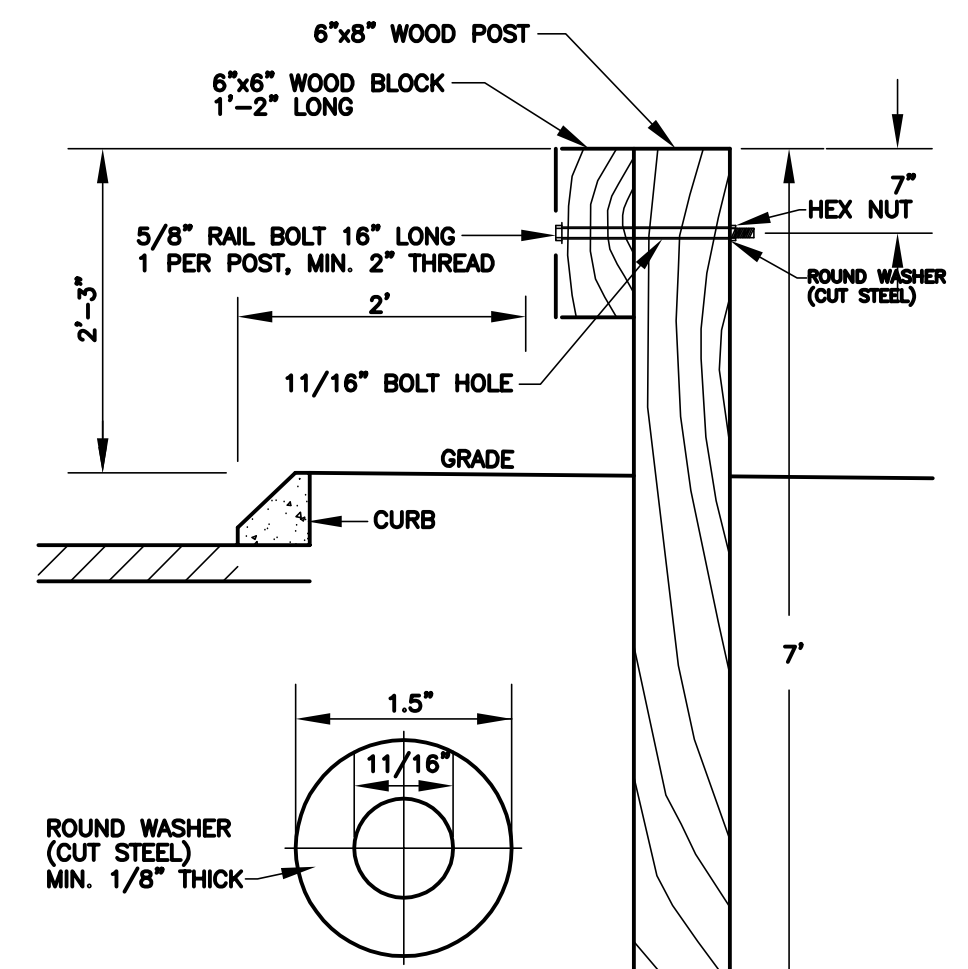




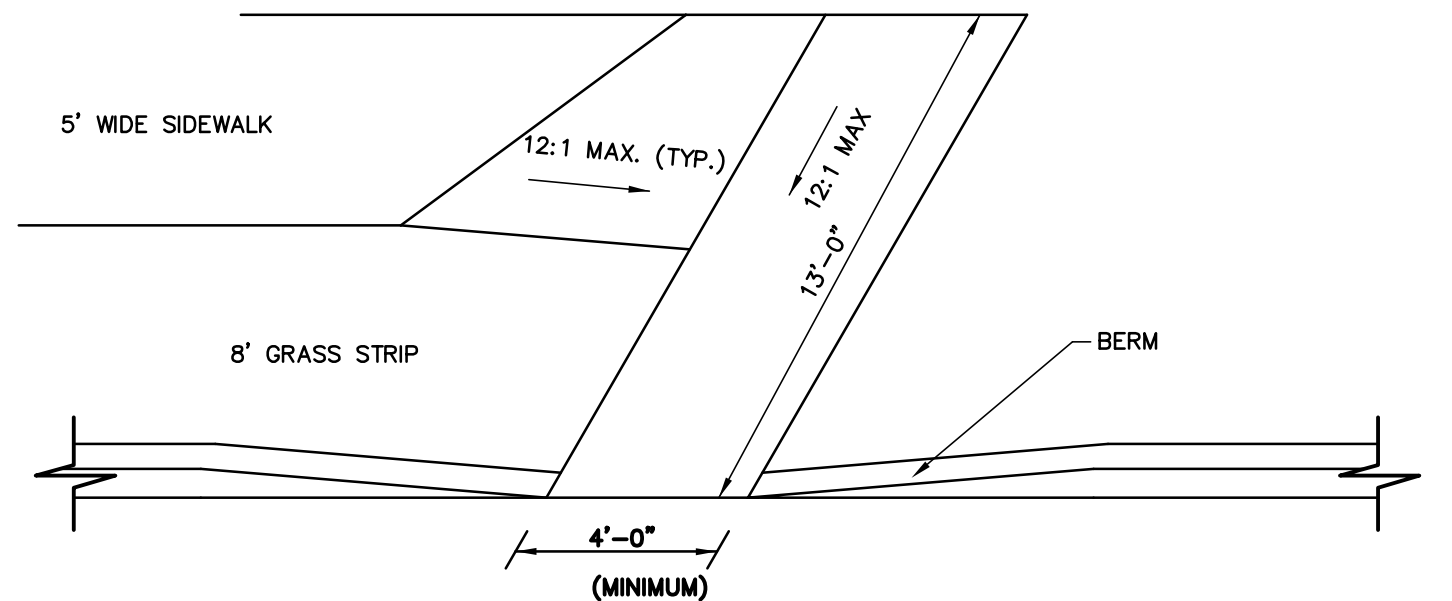
TREE PLANTING DETAIL  
NOT TO SCALE



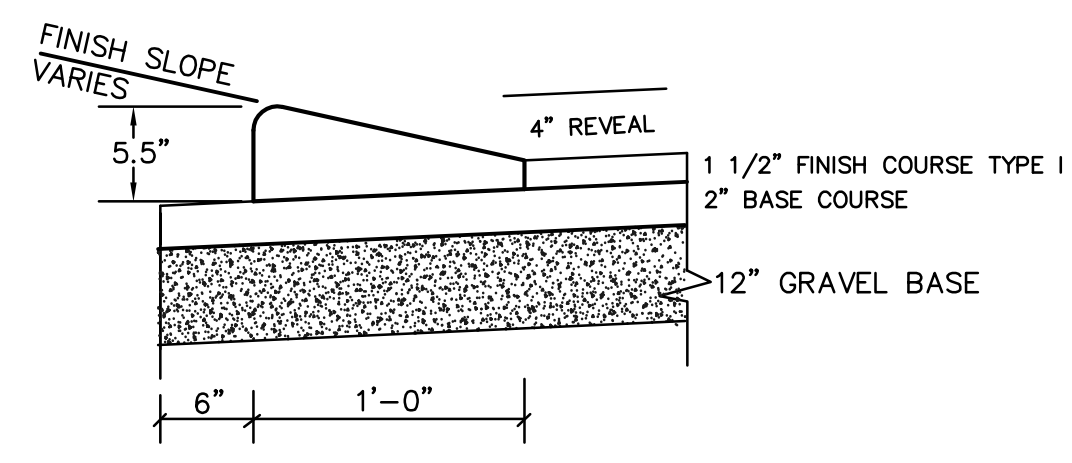
GRANITE CURB DETAIL  
NOT TO SCALE



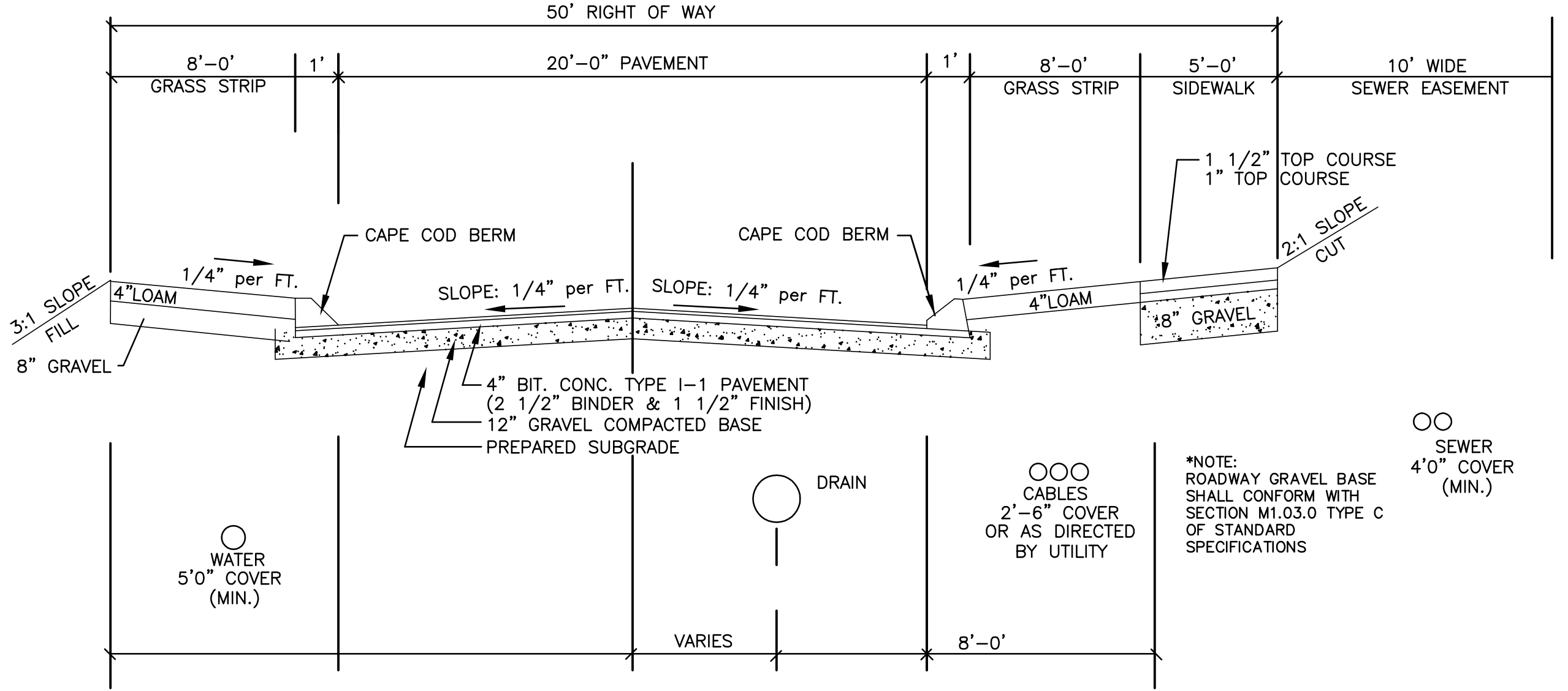
SINGLE FACE GUARD RAIL WITH WOOD POST  
NOT TO SCALE



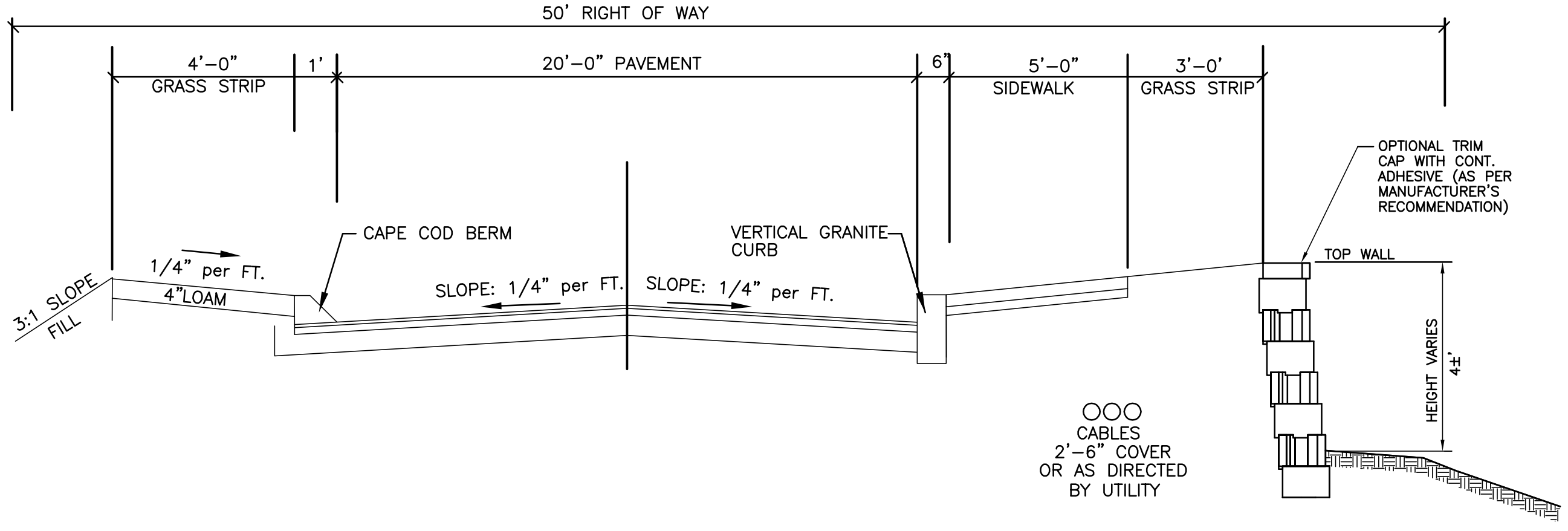
HANDICAP SIDEWALK RAMP  
NOT TO SCALE



CAPE COD BERM DETAIL  
NOT TO SCALE



TYPICAL RIGHT OF WAY CROSS SECTION  
NOT TO SCALE



WETLAND FILLING CROSS SECTION  
NOT TO SCALE

APPROVED BY THE  
HOLLISTON ZONING BOARD  
OF APPEALS:

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TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

REVISIONS		DESCRIPTION
No.	DATE	
1	05/14/20	REVISED DRAINAGE
2	07/10/20	REVISED PER ZBA REVIEW COMMENTS
3	09/16/20	REVISED PER REVIEW COMMENTS

SITE DEVELOPMENT PLAN OF LAND  
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HOLLISTON, MASSACHUSETTS

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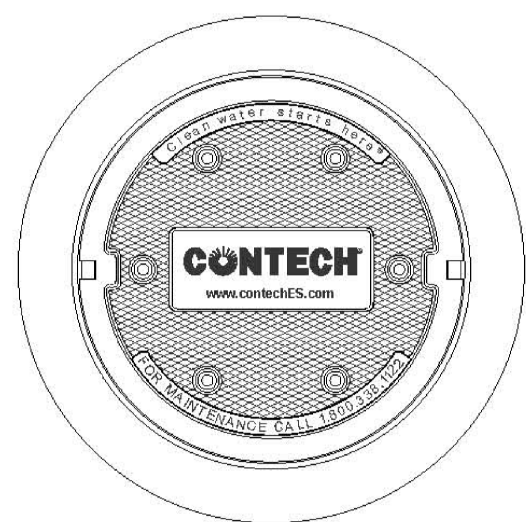
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JOB No.	16,181
DATE:	FEB. 29, 2020
SCALE:	1"=40'
SHEET:	17 of 18
PLAN #:	27,337

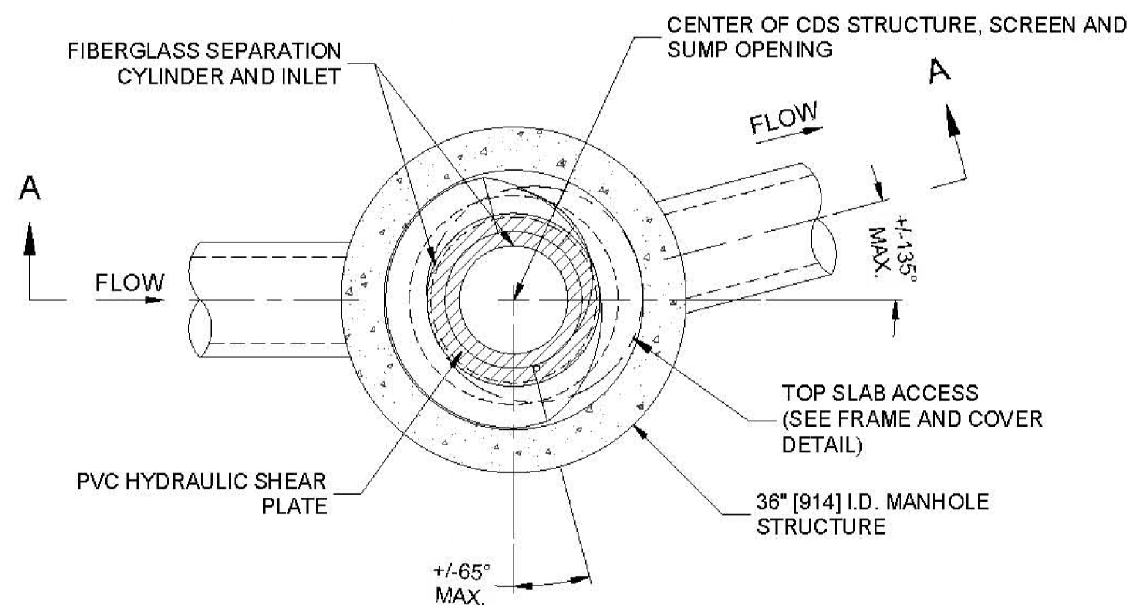


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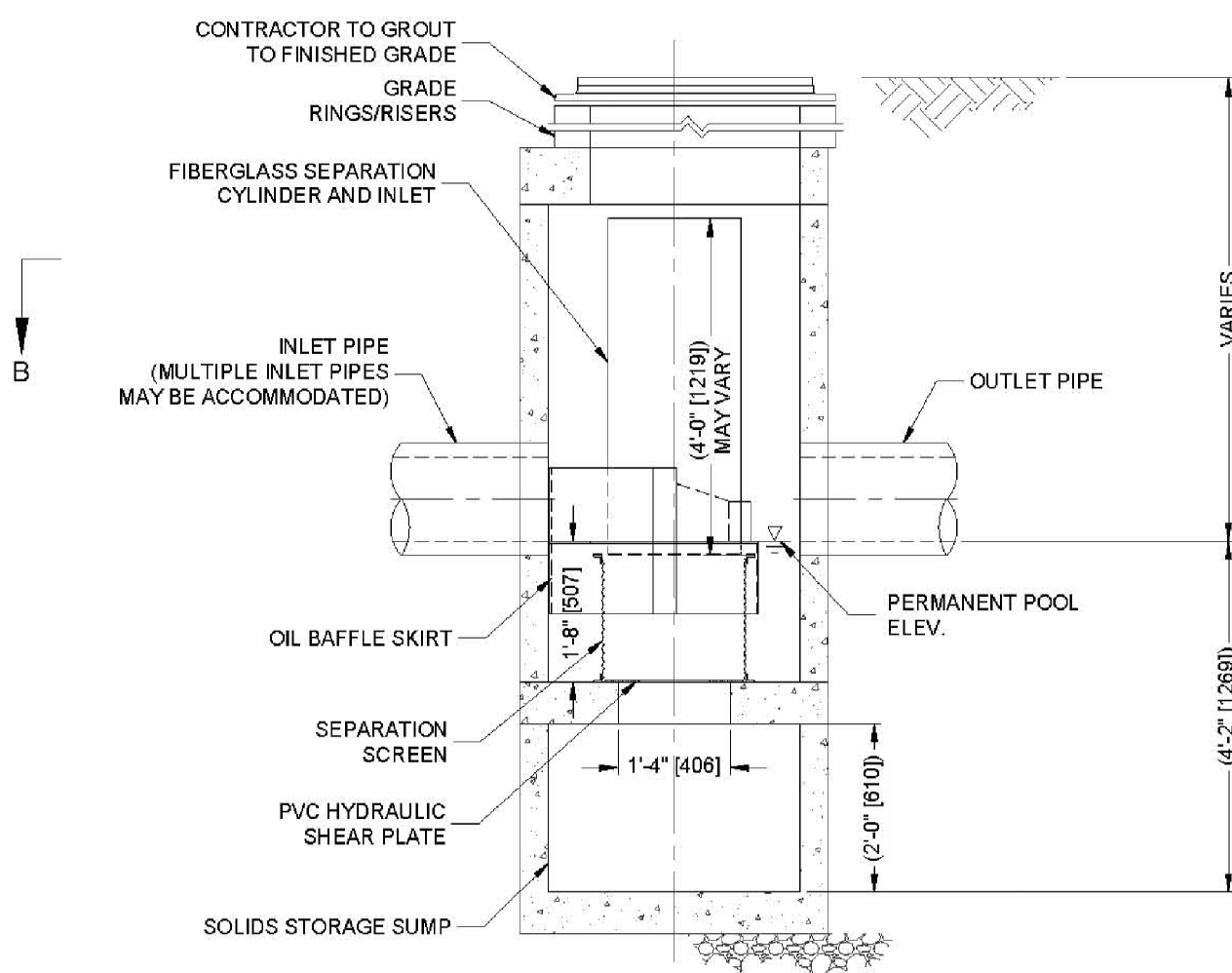




FRAME AND COVER  
(DIAMETER VARIES)  
N.T.S.



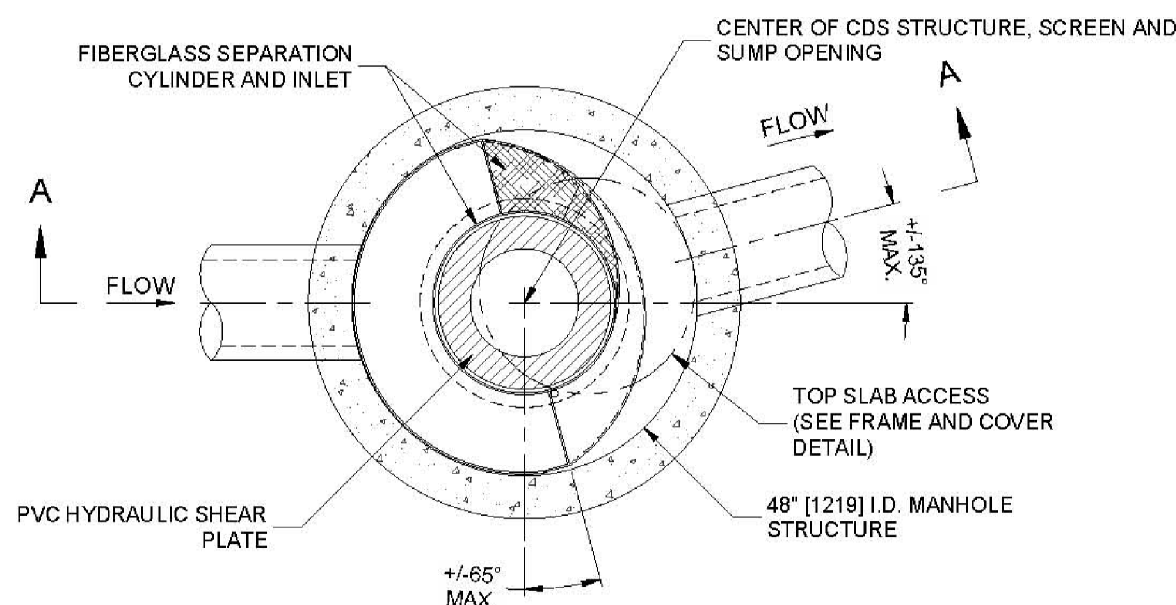
PLAN VIEW B-B  
N.T.S.



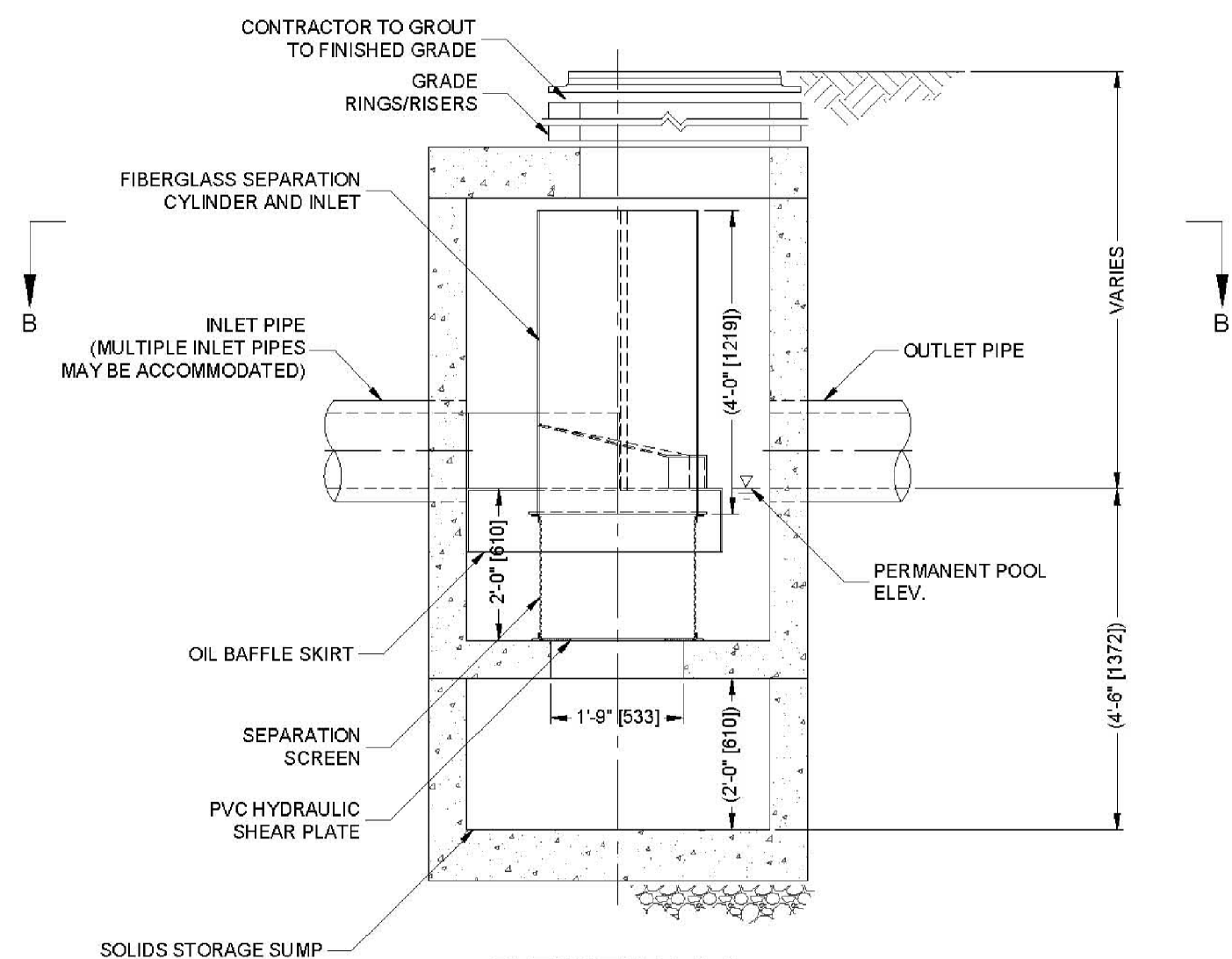
ELEVATION A-A  
N.T.S.

- GENERAL NOTES
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
  - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. [www.contechES.com](http://www.contechES.com)
  - CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
  - STRUCTURE SHALL MEET AASHTO H20 LOAD RATING, ASSUMING EARTH COVER OF 0'-2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
  - IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
  - CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

- INSTALLATION NOTES
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
  - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
  - CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
  - CONTRACTOR TO PROVIDE, INSTALL AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
  - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



PLAN VIEW B-B  
N.T.S.



ELEVATION A-A  
N.T.S.



CDS1515-3-C  
ONLINE CDS  
STANDARD DETAIL

TREATMENT UNIT #4 (SEE PLAN)

N.T.S.



CDS2015-4-C  
ONLINE CDS  
STANDARD DETAIL

TREATMENT UNIT #7 (SEE PLAN)

N.T.S.

APPROVED BY THE  
HOLLISTON ZONING BOARD  
OF APPEALS:

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JOB No. 16,181

DATE: FEB. 29, 2020

SCALE: 1"=40'

SHEET: 18 of 18

PLAN #: 27,337



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DETAILS (TREATMENT UNITS)