

DEFINITIVE DESIGN PLAN of "WESTLAND CIRCLE EXTENSION"

GENERAL NOTES

1.) EXISTING TOPOGRAPHICAL INFORMATION WAS PREPARED BY SUMMIT ENGINEERING & SURVEY, INC.. ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1988. HORIZONTAL COORDINATES REFER LAND COURT PLAN NO. 37166-A.

2.) ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS (MDPW) CONSTRUCTION STANDARDS AND THE MDPW "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES", UNLESS OTHERWISE SPECIFIED BY LOCAL AUTHORITY OR THE ENGINEER.

3.) THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.

4.) UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS SHALL BE DRESSED WITH A MINIMUM OF FOUR INCHES (4") OF LOAM AND SHALL BE SEEDED WITH AN APPROVED GRASS MIX.

5.) THE CONTRACTOR SHALL PROVIDE APPROPRIATE EROSION AND SEDIMENTATION CONTROL MEASURES AT ALL TIMES. DEWATERING OPERATIONS SHALL BE PROVIDED, IF REQUIRED; ALL DISCHARGE SHALL PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ABUTTING PROPERTIES.

6.) DISTURBED AREAS SHALL BE STABILIZED BY LOAMING AND SEEDING SOON AFTER THE FINISHED GRADE HAS BEEN MET. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY SECURED BY WEIGHTED SNOW FENCE, CHICKEN WIRE MESH OR JUTE NETTING WITH STAPLES. SEED FOR PERMANENT GRASS COVER SHOULD BE ACCORDING TO SOIL CONSERVATION SERVICE GUIDELINES FOR SOIL AND MOISTURE CONDITIONS FOUND ON THE SITE.

7.) SEDIMENTATION CONTROL FENCE AND/OR HAY BALES SHALL BE MAINTAINED UNTIL ALL SLOPES HAVE BEEN STABILIZED AND THERE IS NO DANGER OF EROSION DIRECTLY ONTO ABUTTING PROPERTIES.

8.) PRIOR TO INITIATING CONSTRUCTION, SEDIMENTATION CONTROL DEVICES SHALL BE INSTALLED. THE CONTRACTOR SHALL MAINTAIN THE DEVICES UNTIL ALL WORK IS COMPLETE AND ALL AREAS HAVE BEEN STABILIZED.

9.) IF THE PROPOSED ROADWAY AREAS ARE NOT PAVED IMMEDIATELY AFTER THE INSTALLATION OF THE DRAINAGE STRUCTURES, HAY BALES SHALL BE PLACED TO PROTECT THE INTEGRITY OF THE STRUCTURES.

10.) THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES ARE BASED ON FIELD AND RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF STRUCTURES AND UTILITIES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. PRIOR TO, AND DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE LOCAL UTILITY COMPANIES, WITH THE TOWN OF WEST BOYLSTON HIGHWAY DEPARTMENT, OTHER TOWN UTILITY DEPARTMENTS, APPLICABLE PRIVATELY OWNED UTILITY COMPANIES AND DIG-SAFE (1-888-344-7233) TO VERIFY UTILITY LOCATION AND TO PROTECT UTILITIES DURING AND AFTER CONSTRUCTION.

11.) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY AND UTILITY DEPARTMENTS. CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED.

12.) THE CONTRACTOR SHALL PROVIDE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH THE TOWN OF WEST BOYLSTON REQUIREMENTS.

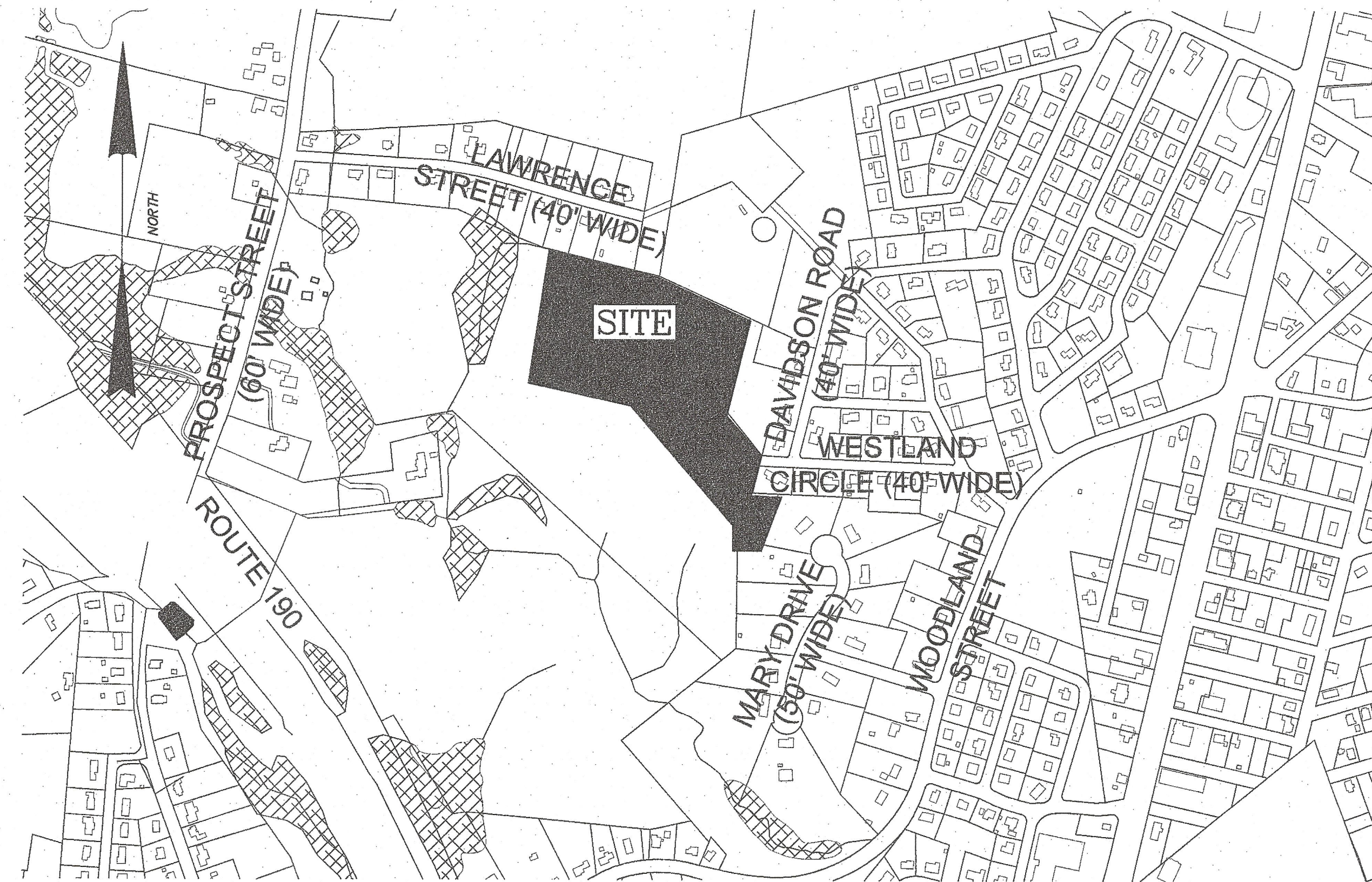
13.) NO TRENCHES SHALL BE ALLOWED TO REMAIN OPEN OVERNIGHT.

14.) ALL POTABLE WATER AND SANITARY BUILDING SERVICE CONNECTIONS SHALL BE SEPARATED HORIZONTALLY BY A MINIMUM OF TEN FEET.

15.) ROADWAY SUBDRAINS SHALL BE INSTALLED WITHIN THE RIGHT OF WAY AND IN DETAIL WHEREVER THE EXCAVATION CUTS EXCEED FOUR FEET. CONTRACTOR SHALL PROVIDE AN APPROPRIATE HORIZONTAL SEPARATION BETWEEN SUBDRAINS AND UTILITY CONDUITS (3' OR AS REQUIRED BY UTILITY PROVIDER.)

16.) TREE WORK MUST BE COMPLETED BY COMPANIES HOLDING CURRENT COMPLIANCE AGREEMENTS WITH THE MASSACHUSETTS LONGHORNED BEETLE ERADICATION PROJECT. ANY COMPANY CAN BECOME COMPLIANT BY ATTENDING A TRAINING SESSION AT THE PROGRAM OFFICE IN WORCESTER, MA.

17.) PROPOSED DWELLINGS W/ STATIC WATER PRESSURE LESS THAN 35 PSI AT BUILDING FOUNDATIONS SHALL HAVE BOOSTER PUMP INSTALLED. PUMPS SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.



LOCUS MAP (1"=APPROXIMATELY 400')

LEGEND			
■ CB	PROPOSED CATCH BASIN	○ EDMH	EXISTING DRAINAGE MANHOLE
□ ECB	EXISTING CATCH BASIN	— OHW —	EXISTING OVERHEAD WIRES
— 100 —	EXISTING CONTOUR	4+00	ROADWAY STATION NUMBER
— 100 —	PROPOSED CONTOUR	— UGU —	PROPOSED UNDERGROUND WIRES
— D —	PROPOSED DRAINAGE LINE	⊗	TREE LARGER THAN 15"
● DMH	PROPOSED DRAINAGE MANHOLE		

LIST OF DRAWINGS:

SHEET - 1	COVER SHEET
SHEET - 2	EXISTING CONDITIONS
SHEET - 3	EROSION CONTROL PLAN
SHEET - 4	LAYOUT PLAN
SHEET - 5	LOTING PLAN
SHEET - 6	GRADING PLAN
SHEET - 7	PROFILE
SHEET - 8	LOT GRADING
SHEET - 9	EROSION CONTROL DETAILS
SHEET - 10	CONSTRUCTION DETAILS
SHEET - 11	CONSTRUCTION DETAILS
SHEET - 12	CONSTRUCTION DETAILS
SHEET - 13	CONSTRUCTION DETAILS

REQUESTED WAIVERS TO THE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND IN WEST BOYLSTON, MA

1.) SECTION VI. (B) (6): "WHERE SITE CONDITIONS ARE FAVORABLE, CUL-DE-SAC ISLANDS SHALL BE USED TO TREAT AND INFILTRATE RUNOFF THROUGH BIORETENTION."

DUE TO THE ADDITION OF FILL UNDER THE PROPOSED CUL-DE-SAC THE APPLICANT REQUESTS A WAIVER TO THIS SECTION OF THE BYLAW.

2.) SECTION VI. (C): "SIDEWALKS SHALL BE CONSTRUCTED ON ONE SIDE OF ALL SUBDIVISION STREETS AND WAYS."

THE APPLICANT REQUESTS A WAIVER TO THIS SECTION OF THE BYLAW.

3.) SECTION VI. (I): "BEFORE APPROVAL OF A PRELIMINARY PLAN OR DEFINITIVE PLAN, THE PLANNING BOARD SHALL, IN PROPER CASES, REQUIRE THE PLAN TO SHOW A PARK OR PARKS SUITABLY LOCATED FOR PLAYGROUND OR RECREATION PURPOSES OR FOR PROVIDING LIGHT AND AIR."

THE APPLICANT REQUESTS A WAIVER TO THIS SECTION OF THE BYLAW.

4.) SECTION VI. (B) (10): "ROADWAYS SHALL CONFORM TO THE TYPICAL ROADWAY SECTION (SEE PLATE 1)."

THE APPLICANT REQUESTS A WAIVER TO THIS SECTION OF THE BYLAW IN REGARDS TO THE RIGHT-OF-WAY WIDTH FOR A LOCAL RESIDENTIAL ZONE BEING 50 FEET.

ZONING REQUIREMENTS

ZONING DISTRICT:	ZONE: SINGLE RESIDENCE
MIN. LOT AREA	40,000 SQ.FT.
MIN. FRONTAGE	120 FEET
FRONT SETBACK	25 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	10 FEET
MIN. LOT WIDTH	120 FEET

OWNER / APPLICANT:

MALDEN BROOK REALTY, LLC
30 EASTBROOK ROAD
SUITE 301
DEDHAM, MA 02026

DATE OF ACQUISITION: 9/25/2015

DEED REFERENCES:
BOOK 52837 PG 89

ASSESSORS MAP 164 PARCEL 39.1

WEST BOYLSTON

PLANNING BOARD

DEFINITIVE APPROVAL

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW IS REQUIRED

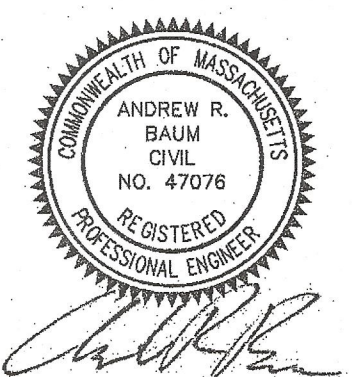
Paul J. Arden
Brian B. Babin
Quinn J. Babin
Marc R.

6-13-18

THIS IS TO CERTIFY THAT NOTICE FROM THE
PLANNING BOARD OF DEFINITIVE APPROVAL WAS
RECEIVED AND RECORDED BY ME ON

TOWN CLERK

DATE



5/15/18 - Revisions Per Final Planning Board Review

4/5/18 - Revisions Per VHB Review

3/9/18 - Revisions Per Planning Board Review

REVISIONS

SUMMIT
Engineering & Survey, Inc.

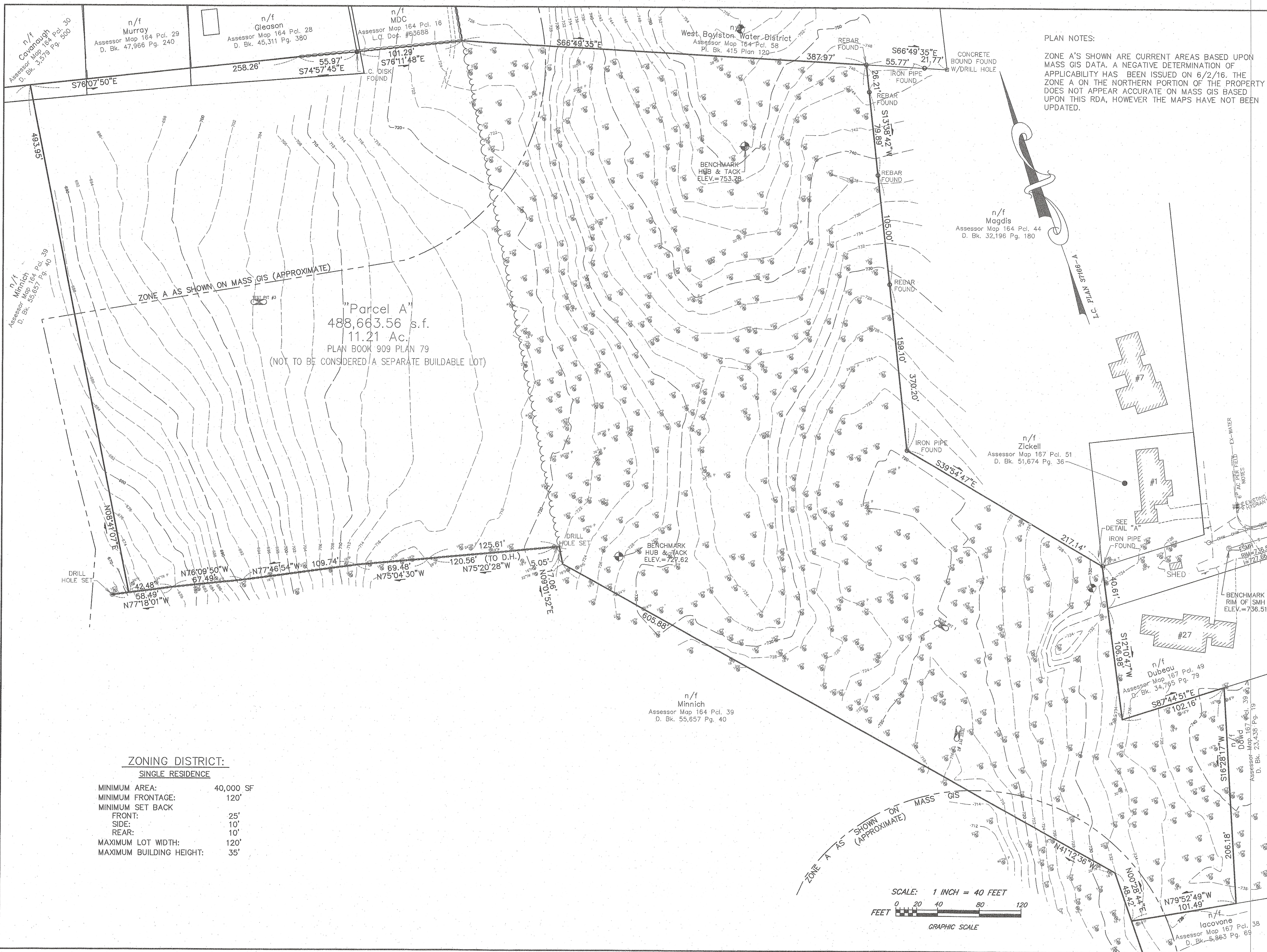
710 MAIN STREET
OXFORD, MA 01537
P:(508)987-8713 F:(508)987-8714

**DEFINITIVE
SUBDIVISION PLAN**
IN
WEST BOYLSTON, MA
PREPARED FOR
MALDEN BROOK REALTY LLC

SCALE: AS SHOWN
DATE: NOVEMBER 15, 2017
JOB NO: 2016-15-156
PLAN NO: DEFINITIVE
SHEET NO: 1 OF 13

COVER SHEET

Westland Circle Ext. - signed plans 6/13/18



PLAN NOTES:

ZONE A'S SHOWN ARE CURRENT AREAS BASED UPON MASS GIS DATA. A NEGATIVE DETERMINATION OF APPLICABILITY HAS BEEN ISSUED ON 6/2/16. THE ZONE A ON THE NORTHERN PORTION OF THE PROPERTY DOES NOT APPEAR ACCURATE ON MASS GIS BASED UPON THIS RDA, HOWEVER THE MAPS HAVE NOT BEEN UPDATED.

WEST BOYLSTON
PLANNING BOARD

DEFINITIVE APPROVAL

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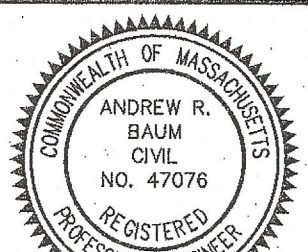
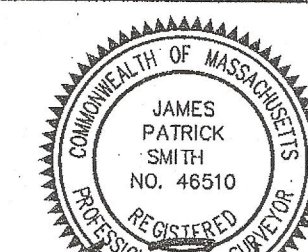
Paul R. Anden
James P. Smith
Mark

6-13-18

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James P. Smith
Andrew R. Baum

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DEFINITIVE
SUBDIVISION PLAN
IN
WEST BOYLSTON, MA
PREPARED FOR
MALDEN BROOK REALTY LLC

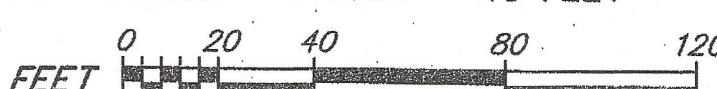
SCALE: 1"=40'
DATE: NOVEMBER 15, 2017
JOB NO: 2016-15-156
PLAN NO: DEFINITIVE
SHEET NO: 2 OF 13

EXISTING CONDITIONS

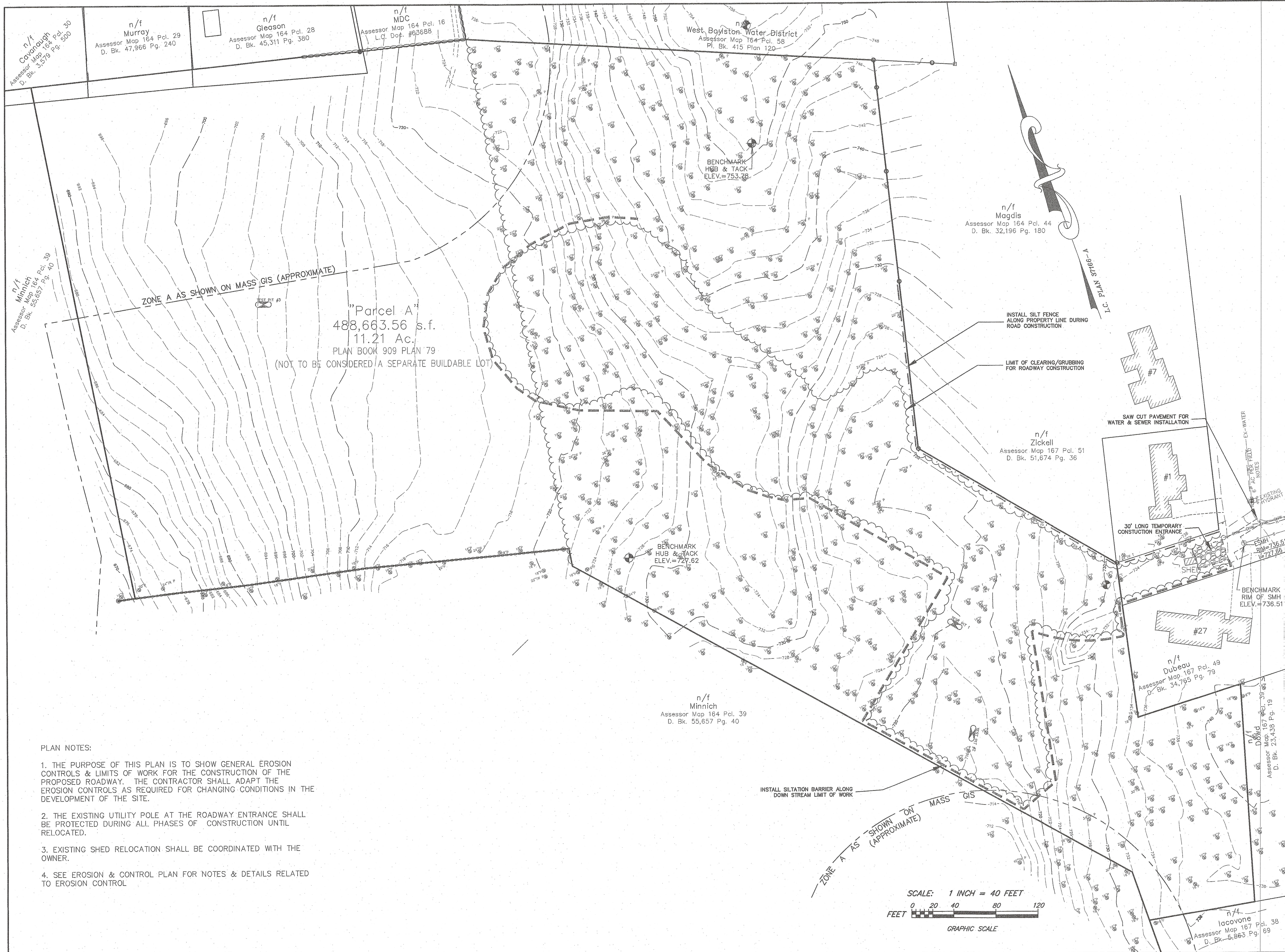
ZONING DISTRICT:
SINGLE RESIDENCE

MINIMUM AREA: 40,000 SF
MINIMUM FRONTAGE: 120'
MINIMUM SET BACK
FRONT: 25'
SIDE: 10'
REAR: 10'
MAXIMUM LOT WIDTH: 120'
MAXIMUM BUILDING HEIGHT: 35'

SCALE: 1 INCH = 40 FEET



GRAPHIC SCALE



WEST BOYLSTON

PLANNING BOARD

DEFINITIVE APPROVAL

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED

Paul R. Anderson

Baruch Bejani

Clara P. G. J.

Mark

6-13-18

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TOWN CLERKDATE

SEAL OF ANDREW R. SUMMIT

ANDREW R. SUMMIT

CIVIL

NO. 47076

REGISTERED

PROFESSIONAL ENGINEER

5/15/18 - Revisions Per Final Planning Board Review

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DEFINITIVE

SUBDIVISION PLAN

IN

WEST BOYLSTON, MA

PREPARED FOR

MALDEN BROOK REALTY LLC

SCALE: 1"=40'

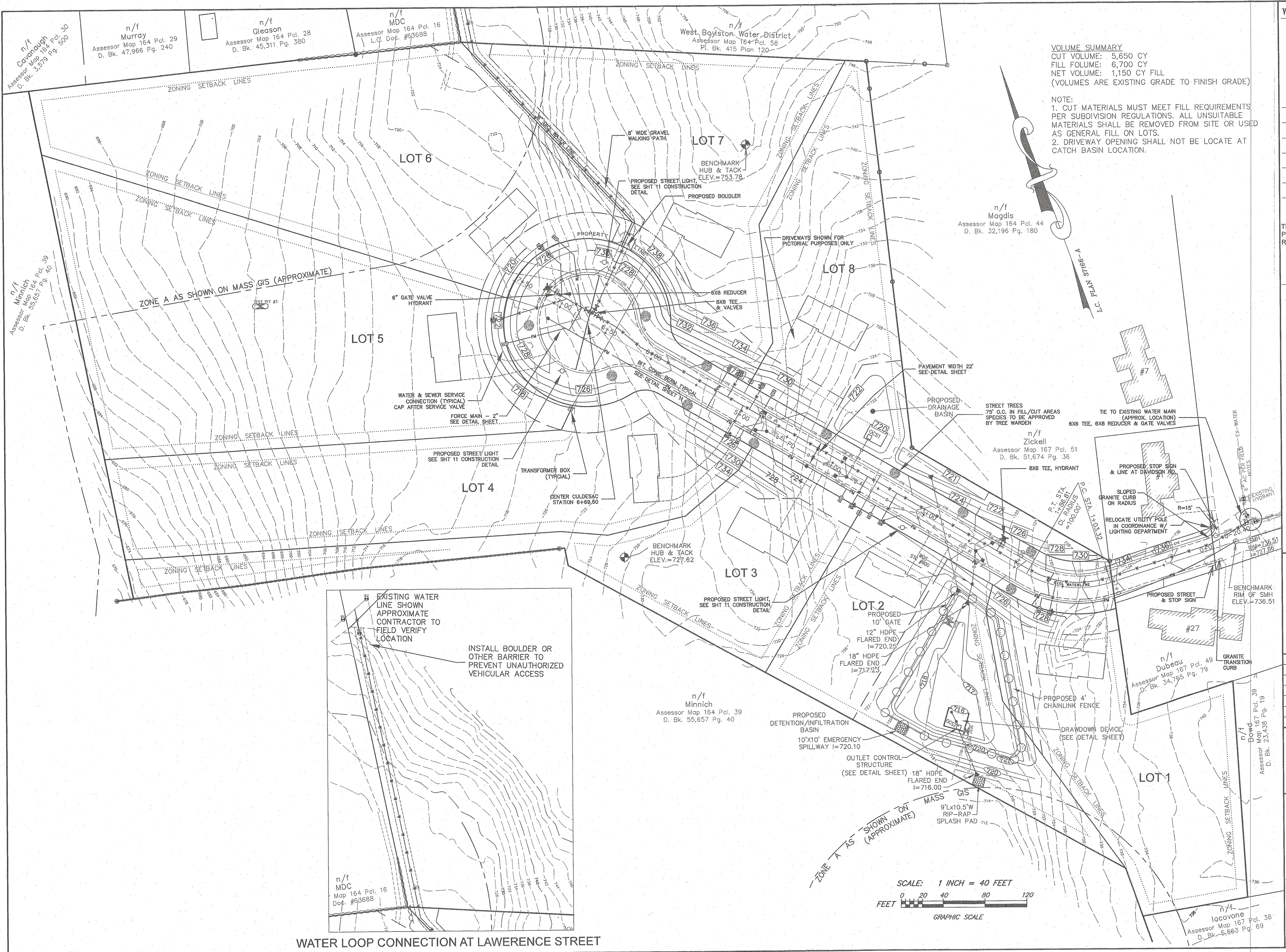
DATE: NOVEMBER 15, 2017

JOB NO: 2016-15-156

PLAN NO: DEFINITIVE

SHEET NO: 3 OF 13

EROSION CONTROL PLAN



WEST BOYLSTON

PLANNING BOARD

DEFINITIVE APPROVAL

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Paul A. Arlen
Barry B. Bejn
David P. O'Neil
Mark

6-13-18

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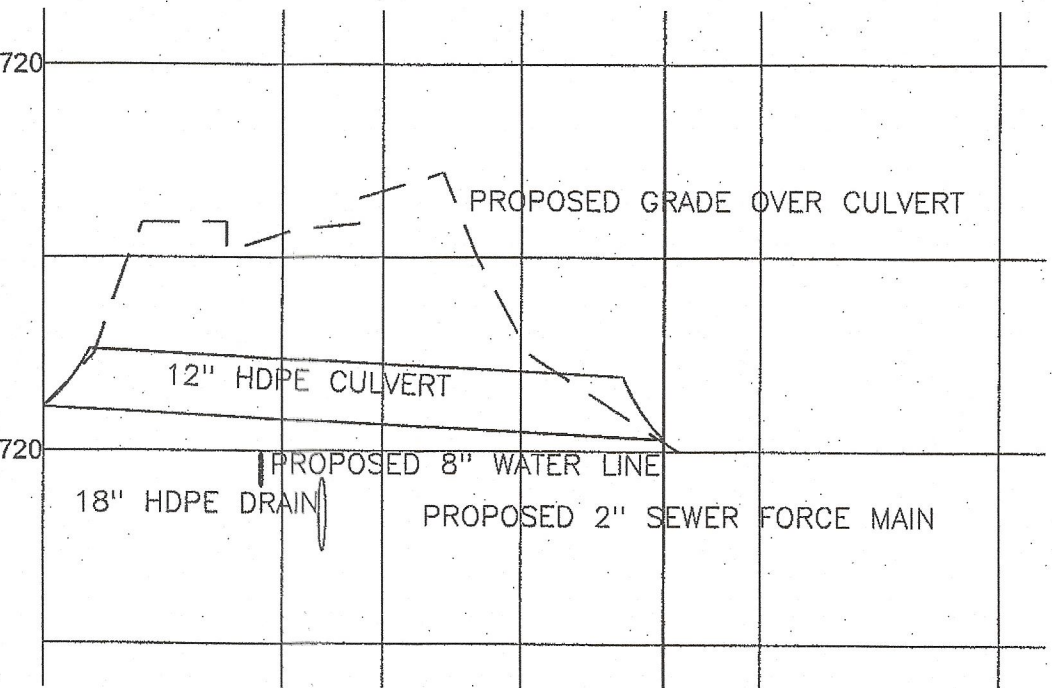
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DEFINITIVE
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 IN
 WEST BOYLSTON, MA
 PREPARED FOR
 MALDEN BROOK REALTY LLC

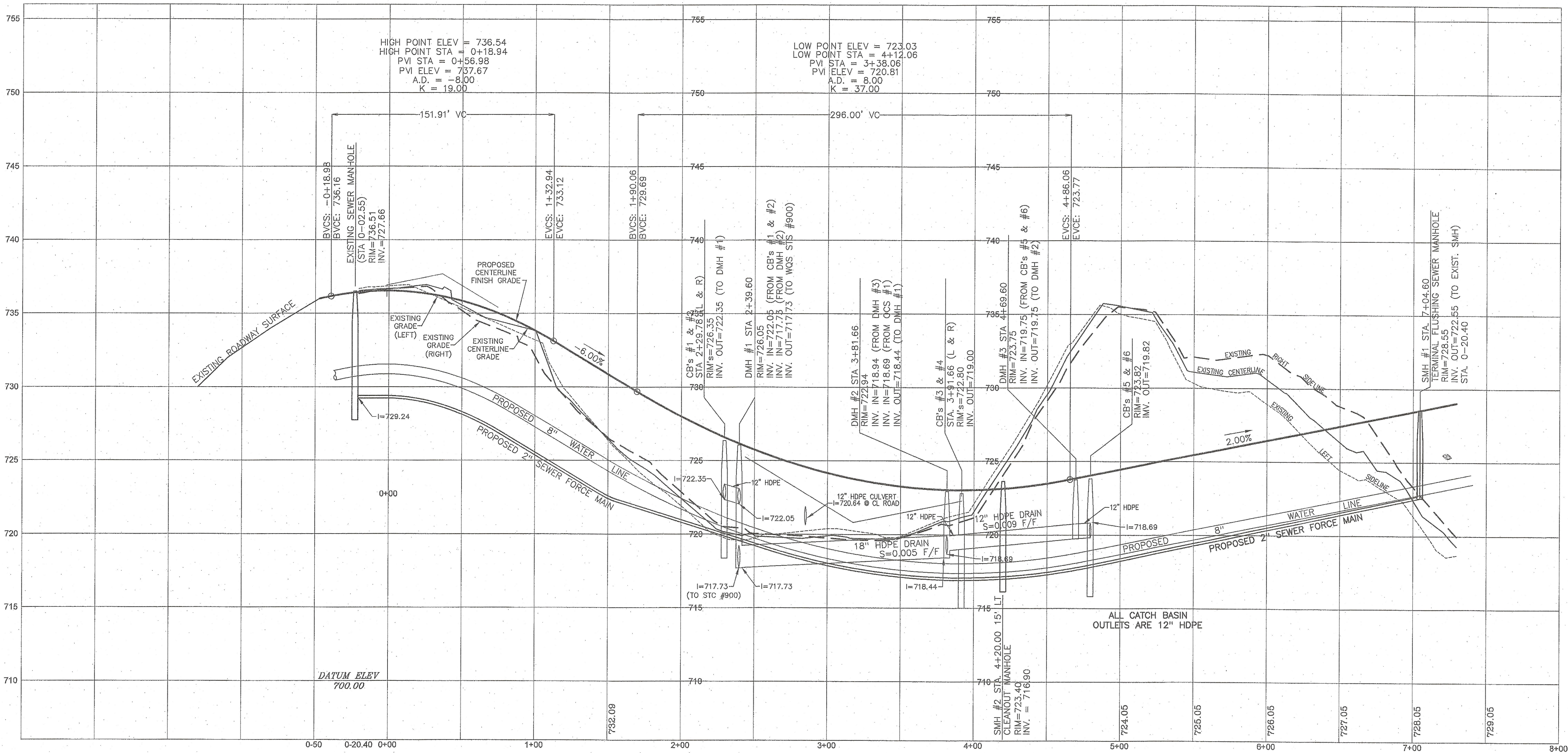
SCALE: 1"=40'
 DATE: NOVEMBER 15, 2017
 JOB NO: 2016-15-156
 PLAN NO: DEFINITIVE
 SHEET NO: 6 OF 13

GRADING PLAN



CROSS-SECTION- 12" CULVERT

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



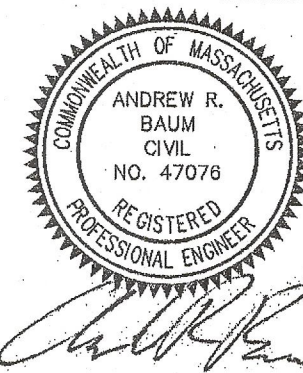
PROFILE
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=4'

WEST BOYLSTON
PLANNING BOARD
DEFINITIVE APPROVAL
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW IS REQUIRED

Paul A. Arden
B. Arden
C. Arden
M. Arden

DATE: 6-13-18
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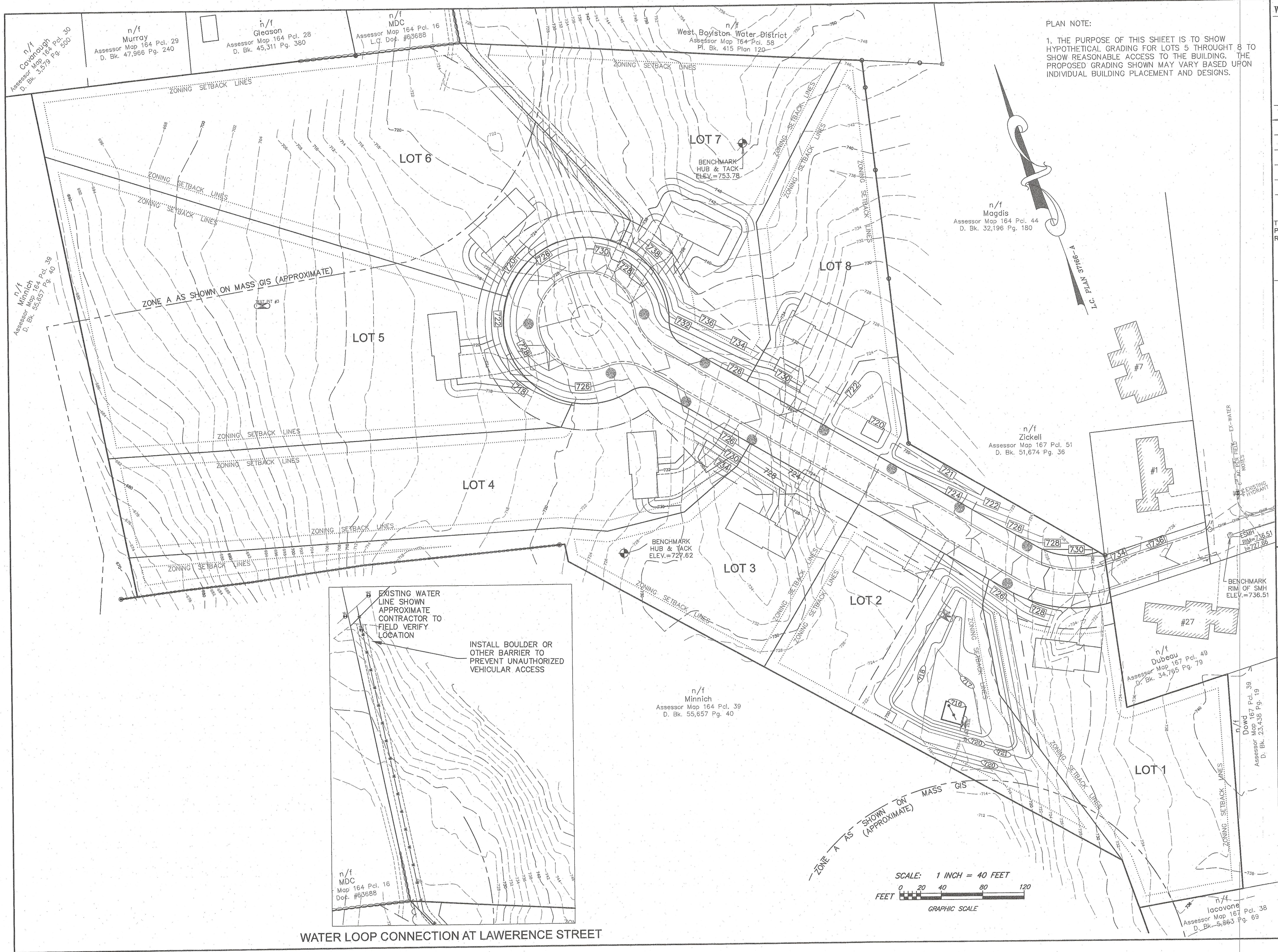


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DEFINITIVE
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IN
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MALDEN BROOK REALTY LLC

SCALE: AS SHOWN
DATE: NOVEMBER 15, 2017
JOB NO: 2016-15-156
PLAN NO: DEFINITIVE
SHEET NO: 7 OF 13
PROFILE



PLAN NOTE:
1. THE PURPOSE OF THIS SHEET IS TO SHOW
HYPOTHETICAL GRADING FOR LOTS 5 THROUGH 8 TO
SHOW REASONABLE ACCESS TO THE BUILDING. THE
PROPOSED GRADING SHOWN MAY VARY BASED UPON
INDIVIDUAL BUILDING PLACEMENT AND DESIGNS.

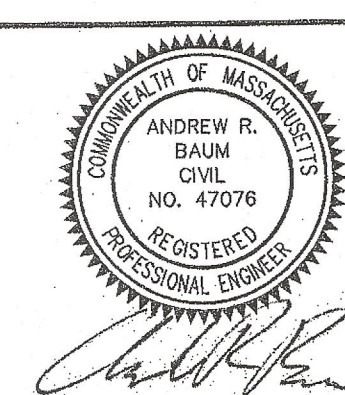
WEST BOYLSTON
PLANNING BOARD

DEFINITIVE APPROVAL
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW IS REQUIRED

Paul R. Borden
Paul R. Borden
Quentin J. Goff
Marcus J. Goff

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DEFINITIVE
SUBDIVISION PLAN
IN
WEST BOYLSTON, MA
PREPARED FOR
MALDEN BROOK REALTY LLC

SCALE: 1"=40'
DATE: NOVEMBER 15, 2017
JOB NO: 2016-15-156
PLAN NO: DEFINITIVE
SHEET NO: 8 OF 13
LOT GRADING PLAN

DRAINAGE SYSTEM OPERATIONS & MAINTENANCE PLAN

STORM WATER COLLECTION SYSTEM:

THE STORMWATER COLLECTION SYSTEM SERVING THIS SITE IS INTENDED TO BOTH COLLECT STORM WATER RUNOFF AND TO PROVIDE PARTIAL TREATMENT OF THE STORMWATER PRIOR TO ITS COLLECTION INTO THE BASINS AND RECHARGE INTO THE GROUNDWATER. WHEN THESE BASIC CONTROL MECHANISMS ARE FUNCTIONING PROPERLY THEY PROVIDE FOR A REDUCTION OF CONTAMINANTS AND DEBRIS ENTERING THE STORMWATER COLLECTION AND RECHARGE SYSTEMS, AND THEREFORE DOWNSTREAM RECEIVING WATERS/WETLANDS.

THIS SITE IS ALSO SERVED BY ROOF DRAIN DRY WELL INFILTRATION SYSTEMS WHICH COLLECT THE GENERATED RUNOFF AND RECHARGE IT TO THE GROUND, THUS PROVIDING RECHARGE SIMILAR TO THAT OF THE UN-DEVELOPMENT CONDITION AND FILTERING THE RUNOFF AS IT TRAVELS THROUGH THE EXISTING SOILS TO THE GROUNDWATER TABLE.

BOTH OF THE ABOVE-DESCRIBED SYSTEMS RELY UPON PROPER MONITORING, OPERATIONS AND MAINTENANCE TO FUNCTION AS DESIGNED AND INTENDED. A PROGRAM OF MONITORING, OPERATIONS AND MAINTENANCE MUST BE ONGOING THROUGHOUT THE LIFE AND USE OF THE SITE, AND IS THE OWNER'S RESPONSIBILITY SOLELY. THESE ACTIVITIES, AS DESCRIBED BELOW, ARE TO BE INITIATED AFTER COMPLETION OF THE PROJECT AND ARE NOT RELATED TO THE CONSTRUCTION OF THE SITE, EXCEPT AS SPECIFICALLY PROVIDED. THIS PLAN IS SPECIFICALLY FOR SITE-RELATED ACTIVITIES, NOT ACTIVITIES WHICH ARE INTERIOR TO THE BUILDING, THOUGH THERE ARE NECESSARY IMPLICATIONS AND CORRELATIONS BETWEEN THE TWO.

MONITORING:

THE DRAINAGE SYSTEMS ARE REQUIRED TO BE MONITORED BY THE OWNER, WHO SHALL DIRECT AN INDIVIDUAL TO ACT AS THE SYSTEM'S MANAGER. THIS INDIVIDUAL SHALL BE REQUIRED TO KEEP A LOG OF ALL REQUIRED INSPECTIONS, OBSERVATIONS AND MAINTENANCE ACTIVITIES. DRAINAGE SYSTEM COMPONENTS SHALL BE REFERRED TO BY SPECIFIC LOCATION OR DESIGN PLAN DESIGNATION, (E.G. CTB # 10.) TO AVOID CONFUSION OR MIS-IDENTIFICATION. THE LOG SHALL BE MADE AVAILABLE TO REGULATORY AGENCIES WITHIN TEN (10) DAYS OF A WRITTEN REQUEST BY AN AGENCY.

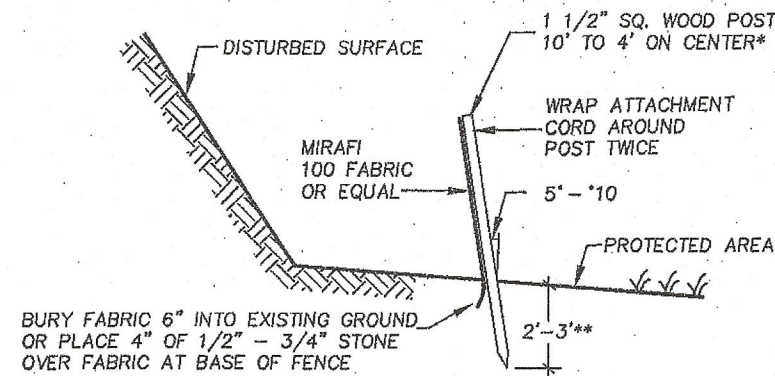
MONITORING FOR THIS SITE SHALL CONSIST OF THE FOLLOWING:

1. THE RESPONSIBLE PERSON OR PARTY SHALL BE THE FIRE CHIEF OR HIS DESIGNATED AGENT.
2. ALL OUTLETS TO BASINS, OR OTHER DRAINAGE SYSTEMS SHALL BE INSPECTED TO ENSURE THAT NO EROSION IS OCCURRING AT OUTLETS, ALL OUTLETS ARE FREE-FLOWING AND NO DAMAGE HAS OCCURRED AS PART OF SITE MAINTENANCE OR ACTIVITIES.

OPERATIONS:

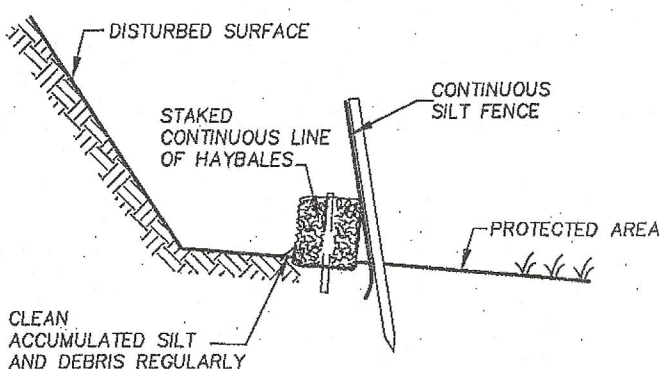
1. GOOD HOUSE KEEPING AND MATERIAL MANAGEMENT REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORMWATER RUNOFF. A POLLUTION PREVENTION PLAN SHALL BE DEVELOPED WHICH SHALL INCLUDE THE FOLLOWING AT A MINIMUM:

- A. ALL MATERIALS STORED ON-SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- B. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
- C. SUBSTANCES SHOULD NOT BE MIXED WITH ONE ANOTHER, UNLESS RECOMMENDED BY THE MANUFACTURER.
- D. WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF A CONTAINER.
- E. THE SYSTEM'S MANAGER SHALL INSPECT THE SITE DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON-SITE.
- F. ORIGINAL MATERIALS LABELS AND MATERIAL SAFETY DATA SHEETS SHALL BE KEPT; THEY RETAIN IMPORTANT INFORMATION.
- G. PETROLEUM PRODUCTS:
 - 1) ALL ON-SITE VEHICLES AND PARKING AREAS SHALL BE REGULARLY MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO PREVENT LEAKAGE.
 - 2) PETROLEUM PRODUCTS SHALL BE STORED UNDER COVER AND SHALL BE IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED.
- H. FERTILIZERS:
 - 1) FERTILIZERS SHALL ONLY BE USED IN THE MINIMUM AMOUNTS AS RECOMMENDED BY THE MANUFACTURER.
 - 2) THE CONTENTS OF ANY UNUSED FERTILIZER SHALL BE TRANSFERRED TO A CLEARLY LABELED, SEALABLE PLASTIC BIN, TO AVOID SPILLAGE.
- I. PAINTS, SOLVENTS:
 - 1) ALL PAINTS AND SOLVENTS SHALL BE STORED IN ORIGINAL MANUFACTURER'S CONTAINERS IN A COVERED LOCATION.
 - 2) THE USE OF PAINTS AND SOLVENTS SHALL, WHENEVER POSSIBLE, BE LIMITED TO SERVICE OR STORAGE BAYS AND NOT IN PARKING OR ACCESS WAYS THAT ARE TRIBUTARY TO THE DRAINAGE SYSTEM.
- J. RESPONSIBLE PERSON: FIRE CHIEF OR DESIGNATED AGENT SHALL BE THE REPORTING AGENT.



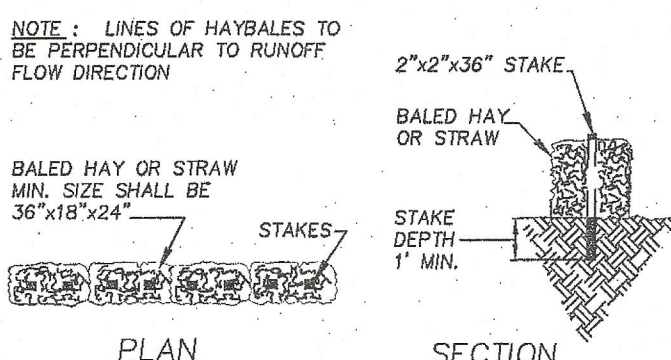
SILT FENCE DETAIL

NOT TO SCALE



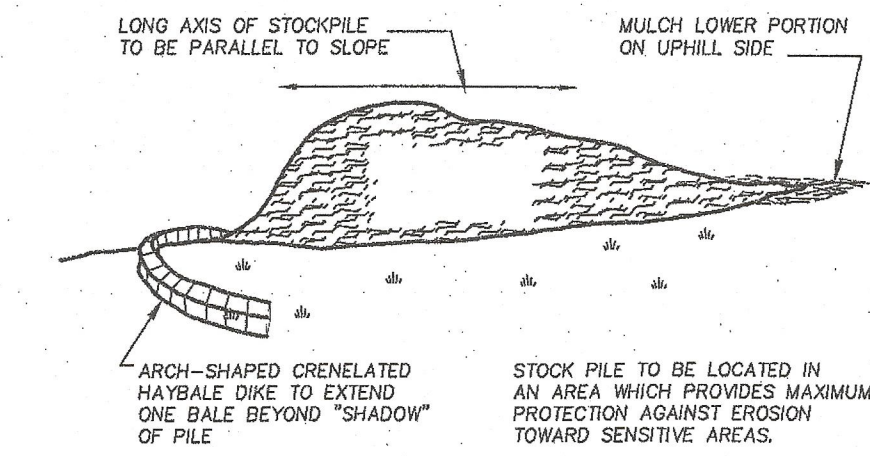
SILTATION BARRIER

NOT TO SCALE



HAYBALE BARRIER

NOT TO SCALE



TEMPORARY STOCKPILE

NOT TO SCALE

EROSION & SEDIMENTATION CONTROL PLAN

GENERAL:

1. THIS PLAN IS ALSO INTENDED TO PROVIDE GUIDANCE AND INSTRUCTION TO THE OWNER AND CONTRACTOR(S) IN THE PREVENTION OF EROSION AND SEDIMENTATION ON AND OFF-SITE.
2. THIS PLAN IS PART OF A SET OF DOCUMENTS THAT ARE TO BE VIEWED AND REVIEWED IN THEIR ENTIRETY. SUCH DOCUMENTS INCLUDE THE CONSTRUCTION SPECIFICATIONS, CONSTRUCTION PLANS AND ANY PERMITS ISSUED BY THE TOWN OF WEST BOYLSTON, AGENTS OF THE TOWN OF DUXBURY OR OTHER REGULATORY AGENCIES.
3. THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION'S ISSUED STANDARDS ARE HEREBY MADE PART OF THIS PLAN SET AND SHALL BE READ FOR ADDITIONAL CRITERIA.

EROSION CONTROL MEASURES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT EROSION AND SEDIMENTATION ARE CONTROLLED. THIS PLAN SHALL BE ADAPTED TO FIT THE CONTRACTOR'S EQUIPMENT, WEATHER CONDITIONS, AND ANY SPECIAL CONDITIONS ISSUED BY ANY OTHER REGULATORY AGENCY OF THE TOWN OF WEST BOYLSTON.
2. THE MOST IMPORTANT ASPECTS OF CONTROLLING EROSION AND SEDIMENTATION ARE LIMITING THE EXTENT OF DISTURBANCE AND STABILIZING SURFACES AS SOON AS POSSIBLE. OF SECONDARY IMPORTANCE IN EROSION CONTROL IS THE LIMITING THE SIZE AND LENGTH OF THE TRIBUTARY DRAINAGE AREA WITHIN THE WORK SITE AND DRAINAGE STRUCTURES. THESE FUNDAMENTAL PRINCIPLES SHALL BE THE KEY FACTOR IN THE CONTRACTOR'S CONTROL OF EROSION ON THE SITE.
3. THE EXISTING SOIL CONDITIONS PROVIDE THE POTENTIAL OF RUNOFF TO OFF-SITE AREAS WITH EROSION POTENTIAL.
4. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY DIVERSION SWALES AND SETTLING BASINS IN AREAS OF FUTURE CONSTRUCTION. CONSTRUCTION IS PERMITTED BEYOND THE LIMIT OF DISTURBANCE ONLY WHEN ADDITIONAL DRAINAGE MEASURES OR STABILIZATION MEASURES ARE NEEDED, AND SHALL BE SUBJECT TO APPROVAL BY THE WEST BOYLSTON ENGINEERING DEPARTMENT, PRIOR TO WORK OUTSIDE OF DESIGNATED LIMIT OF DISTURBANCE LINE. THE LIMIT OF DISTURBANCE LINE SHALL BE THE EROSION CONTROL BARRIER.
5. ALL DISTURBED SURFACES SHALL BE STABILIZED A MINIMUM OF 14 DAYS AFTER CONSTRUCTION IN ANY PORTION OF THE SITE HAS CEASED OR IS TEMPORARILY HALTED UNLESS ADDITIONAL CONSTRUCTION IS INTENDED TO BE INITIATED WITHIN 21 DAYS.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EROSION CONTROL DEVICES ON-SITE. ALL EROSION CONTROL DEVICES SHALL BE REGULARLY INSPECTED. ANY SEDIMENTS REMOVED FROM THE CONTROL DEVICES SHALL BE DISPOSED OF OUTSIDE OF 100' FROM THE WETLANDS BUFFER ZONE.
7. AT NO TIME SHALL SILT-LADEN WATER BE ALLOWED TO ENTER SENSITIVE AREAS (WETLANDS, OFF-SITE AREAS AND DRAINAGE SYSTEMS). ANY RUNOFF FROM DISTURBED SURFACES SHALL BE DIRECTED THROUGH SETTLING BASINS AND EROSION CONTROL BARRIERS PRIOR TO ENTERING ANY SENSITIVE AREAS.

GENERAL CONSTRUCTION REQUIREMENTS:

1. ANY REFUELING OF CONSTRUCTION VEHICLES AND EQUIPMENT SHALL TAKE PLACE OUTSIDE OF THE 100 FOOT BUFFER ZONE TO THE ENTRANCE TO THE DRAINAGE SYSTEM AND SHALL NOT BE CONDUCTED IN PROXIMITY TO SEDIMENTATION BASINS OR DIVERSION SWALES.
2. NO ON-SITE DISPOSAL OF SOLID WASTE, INCLUDING BUILDING MATERIALS IS ALLOWED. THE BURIAL OF STUMPS, CONSTRUCTION DEBRIS OR OTHER MATERIALS SHALL NOT BE ALLOWED ANYWHERE ON-SITE.
3. NO MATERIALS SHALL BE DISPOSED OF INTO THE WETLANDS OR EXISTING OR PROPOSED DRAINAGE SYSTEMS. ALL CONTRACTORS INCLUDING: CONCRETE SUPPLIERS, PAINTERS AND PLASTERERS, SHALL BE INFORMED THAT THE CLEANING OF EQUIPMENT IS PROHIBITED IN AREAS WHERE THE WASH-WATER WILL DRAIN DIRECTLY TO THE SITE DRAINAGE SYSTEMS.
4. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL WHICH SHALL INCLUDE STREET SWEEPING OF ALL PAVED SURFACES WITHIN THE SITE AND OFF-SITE AREAS FOR TOWN OF WEST BOYLSTON IMPACTED BY SITE CONSTRUCTION ON A REGULAR BASIS, AS NEEDED.

PRE-CONSTRUCTION:

1. AN EROSION CONTROL BARRIER (SEE BELOW) SHALL BE INSTALLED AS DEPICTED ON THE SITE PLAN, BETWEEN THE AREAS TO BE DISTURBED AND OFF-SITE AREAS. THIS BARRIER SHALL REMAIN IN PLACE UNTIL ALL TRIBUTARY SURFACES HAVE BEEN FULLY STABILIZED. THE EROSION CONTROL BARRIERS AS SHOWN ON THE SITE PLAN ARE THE MINIMUM REQUIRED TO PROTECT THE ON & OFF SITE DRAINAGE SYSTEMS.
2. PHOTOGRAPHS AND/OR VIDEO IMAGES OF THE PRE-CONSTRUCTION CONDITION OF THE SITE AND SURROUNDING AREAS, ESPECIALLY THE ADJACENT STREETS SHALL BE TAKEN, DEVELOPED AND DATED. A COPY OF THESE MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT, AND OWNER, FOR THEIR FILES. THESE PICTURES AND IMAGES SHALL REFERENCE EXISTING SITE CONDITIONS AND PERMANENT REFERENCE MARKS TO ENABLE RECOGNITION OF THE AREA BEING PHOTOGRAPHED, AND SHALL REPRESENT A COMPREHENSIVE VIEW OF THE SITE PRIOR TO DEVELOPMENT.
3. THE CONTRACTOR SHALL ESTABLISH A STAGING AREA ON A PORTION OF THE AREA TO BE DISTURBED FOR THE OVERNIGHT STORAGE OF EQUIPMENT AND STOCKPILING OF MATERIALS.
4. IN THE STAGING AREA, THE CONTRACTOR SHALL HAVE A STOCKPILE OF MATERIALS REQUIRED TO CONTROL EROSION ON-SITE TO BE USED TO SUPPLEMENT OR REPAIR EROSION CONTROL DEVICES. THESE MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO: HAYBALES, SILT FENCE AND CRUSHED STONE.
5. A TEMPORARY STONE CONSTRUCTION ENTRANCE IS REQUIRED TO PREVENT TRACKING OF SILT, MUD, ETC. ONTO EXISTING ROADS. THE STONE SHALL BE REPLACED REGULARLY AS WELL AS WHEN THE STONE IS SILT LADEN OR EQUIPMENT IS OBSERVED TO BE TRACKING SOIL ONTO THE ROADWAYS.
6. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON SITE AND SHALL UTILIZE EROSION CONTROL MEASURES WHERE NEEDED, REGARDLESS OF WHETHER THE MEASURES ARE SPECIFIED HEREIN, ON THE PLAN OR IN ANY ORDER OF CONDITIONS.

PRELIMINARY SITE WORK:

1. MATERIAL REMOVED SHOULD BE STOCKPILED, SEPARATING THE TOPSOIL FOR FUTURE USE ON THE SITE. EROSION CONTROLS SHALL BE UTILIZED ALONG THE DOWNSLOPE SIDE OF THE PILES IF THE PILES ARE TO REMAIN MORE THAN THREE WEEKS.
2. STOCKPILES SHALL BE LOCATED AS SPECIFIED HEREIN AND AS REQUIRED, SHOULD ADDITIONAL AREAS BE NEEDED THEY SHALL BE LOCATED WITHIN THE LIMITS OF DISTURBANCE, IN AREAS OF MINIMAL IMPACT. IF A STOCKPILE IS LOCATED ON A SLOPE, THE RUNOFF SHALL BE DIRECTED AWAY FROM THE PILE.
3. IF INTENSE RAINFALL IS ANTICIPATED, THE INSTALLATION OF SUPPLEMENTAL HAYBALE DIKES, SILT FENCES, OR ARMORED DIKES SHALL BE UTILIZED.
4. IF THE SITE CONSTRUCTION OCCURS AT ANY TIME OTHER THAN THE MAY - NOVEMBER CONSTRUCTION SEASON, THE SITE DRAINAGE SYSTEM SHALL BE INSTALLED, MAINTAINING HYDRAULIC CAPACITY, PRIOR TO ANY ROUGH GRADING IN THE BUFFER ZONE.

DRAINAGE SYSTEM:

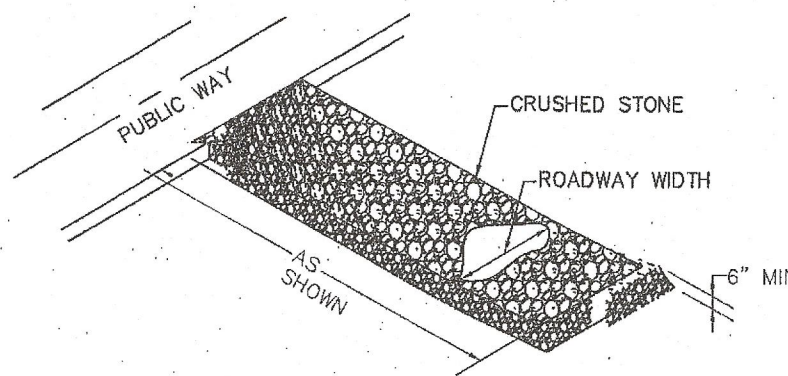
1. THE DRAINAGE SYSTEM SHALL BE INSTALLED FROM THE DOWNSTREAM END UP.
2. RIP RAP SHALL BE INSTALLED AT THE PIPE INLETS AND OUTLETS IMMEDIATELY UPON THE PLACEMENT OF THE PIPE. A SILT FENCE SHALL BE INSTALLED AT THE OUTFALL OF ALL TEMPORARY BASINS AND SWALES. IT SHALL REMAIN IN PLACE UNTIL ALL TRIBUTARY AREAS ARE STABILIZED.
3. WATER SHALL NOT BE ALLOWED TO ENTER PIPES FROM UN-STABILIZED SURFACES.
4. TRENCH EXCAVATIONS SHALL BE LIMITED TO THE MINIMUM LENGTH REQUIRED FOR DAILY PIPE INSTALLATION. ALL TRENCHES SHALL BE BACKFILLED AS SOON AS POSSIBLE. THE ENDS OF PIPES SHALL BE CLOSED NIGHTLY WITH PLYWOOD.
5. IF UNSTABLE AREAS ARE ENCOUNTERED DUE TO NATURAL SPRINGS OR GROUNDWATER BREAKOUT, INTERCEPTOR DRAINS SHALL BE INSTALLED TO DIRECT THE RUNOFF INTO THE DRAINAGE SYSTEM.
6. IT IS IMPORTANT THAT THE BINDER COURSE, WITH BERMS, BE INSTALLED ON THE LIMITS OF THE PARKING LOT AND ACCESS ROADS AS SOON AS FEASIBLE AS THESE AREAS WILL FUNCTION AS A CONDUIT FOR RUNOFF.

WATER SUPPLY AND UTILITIES:

1. CARE SHALL BE TAKEN TO ASSURE THAT THE UTILITY TRENCHES DO NOT CHANNELIZE RUNOFF TOWARDS EXISTING STREETS OR OTHER OFF-SITE AREAS.
2. THE INSTALLATION OF THE WATER LINES, TEE AND APPURTENANCES SHALL BE IN ACCORDANCE WITH THE WEST BOYLSTON WATER DEPARTMENT SPECIFICATIONS.
3. TRENCH EXCAVATIONS SHALL BE LIMITED TO THE MINIMUM LENGTH REQUIRED FOR DAILY UTILITY INSTALLATION. ALL TRENCHES SHALL BE BACKFILLED AS SOON AS POSSIBLE.

LANDSCAPING:

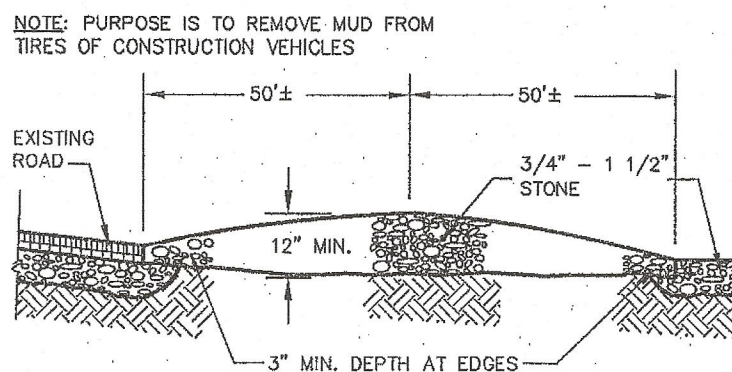
1. LANDSCAPING SHALL OCCUR AS SOON AS POSSIBLE TO PROVIDE PERMANENT STABILIZATION OF DISTURBED SURFACES.
2. CONTRACTOR SHALL UTILIZE A VARIETY OF SLOPE STABILIZATION METHODS AND MATERIALS WHICH SHALL BE ADJUSTED TO THE SITE CONDITIONS. EROSION CONTROL BLANKETS OR MIRAFI MIRAMAT (OR SIMILAR PRODUCTS) SHALL BE AVAILABLE ON SITE.
3. IF THE SEASON OR ADVERSE WEATHER CONDITIONS DO NOT ALLOW THE ESTABLISHMENT OF VEGETATION, TEMPORARY MULCHING WITH HAY, TACKIFIED WOOD CHIPS OR OTHER METHODS SHALL BE PROVIDED.
4. A MINIMUM OF 6" TOPSOIL SHALL BE PLACED AND ITS SURFACE SMOOTHED TO THE SPECIFIED GRADES.
5. SEED APPLICATIONS SHALL BE IN ACCORDANCE WITH THE GRASS AND SLOPE COVER SPECIFICATIONS (SEE SHEET C-5).
6. TO ENSURE A DENSE, SUCCESSION GROWTH, SEED MIXTURE TYPE "C" IS REQUIRED ON ALL DISTURBED SURFACES, EXCEPT WHERE LAWN AREA IS PROPOSED, WHERE SEED MIXTURE TYPE "A" IS REQUIRED (SEE SHEET C-5).



- NOTES:
1. REPLACE STONE & ACCUMULATED DEBRIS, MUD & ENTRAPPED MATERIALS AS IS NECESSARY TO PREVENT TRACKING ON PUBLIC ROADWAYS. REPLACE MONTHLY AS A MINIMUM REQUIREMENT.
 2. DISPOSE OF STONE & ENTRAPPED MATERIALS IN A NON SENSITIVE AREA ON-SITE.
 3. DO NOT REUSE STONE FOR SAME PURPOSE.
 4. ALL TRAFFIC ENTERING / EXISTING SITE TO CROSS TEMPORARY CONSTRUCTION ENTRANCE

TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE



TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE

WEST BOYLSTON
PLANNING BOARD

DEFINITIVE APPROVAL

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW IS REQUIRED

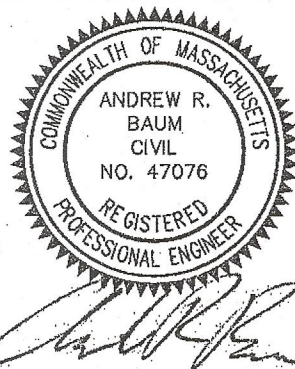
Paul R. Andrus
Frank B. Berman
Cynthia J. O'Neil
Marcel J. O'Neil

6-13-18

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TOWN CLERK

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OXFORD, MA 01537
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DEFINITIVE
SUBDIVISION PLAN

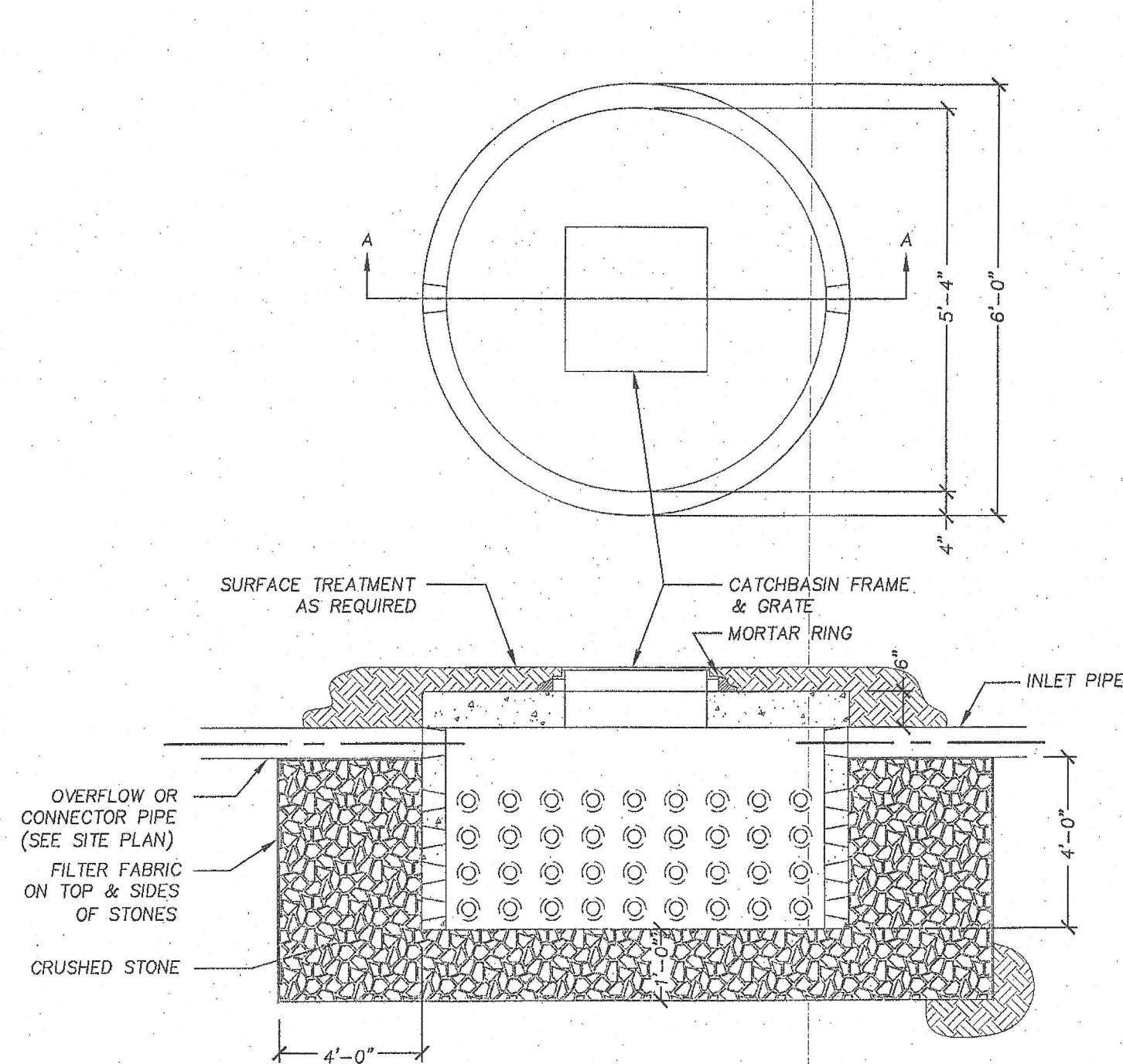
IN
WEST BOYLSTON, MA

PREPARED FOR

MALDEN BROOK REALTY LLC

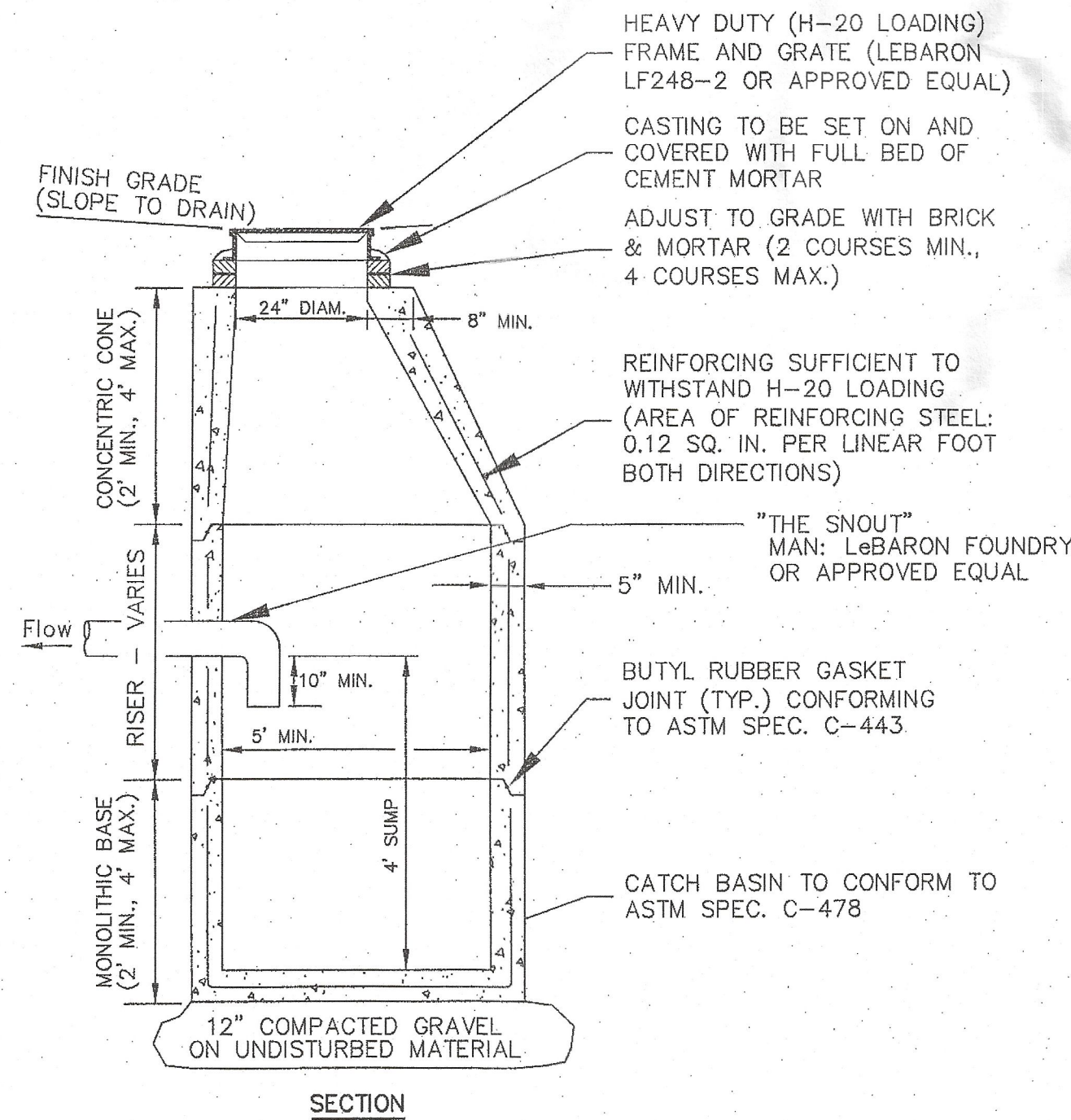
SCALE: AS SHOWN
DATE: NOVEMBER 15, 2017
JOB NO: 2016-15-156
PLAN NO: DEFINITIVE
SHEET NO: 9 OF 13

EROSION CONTROL DETAIL



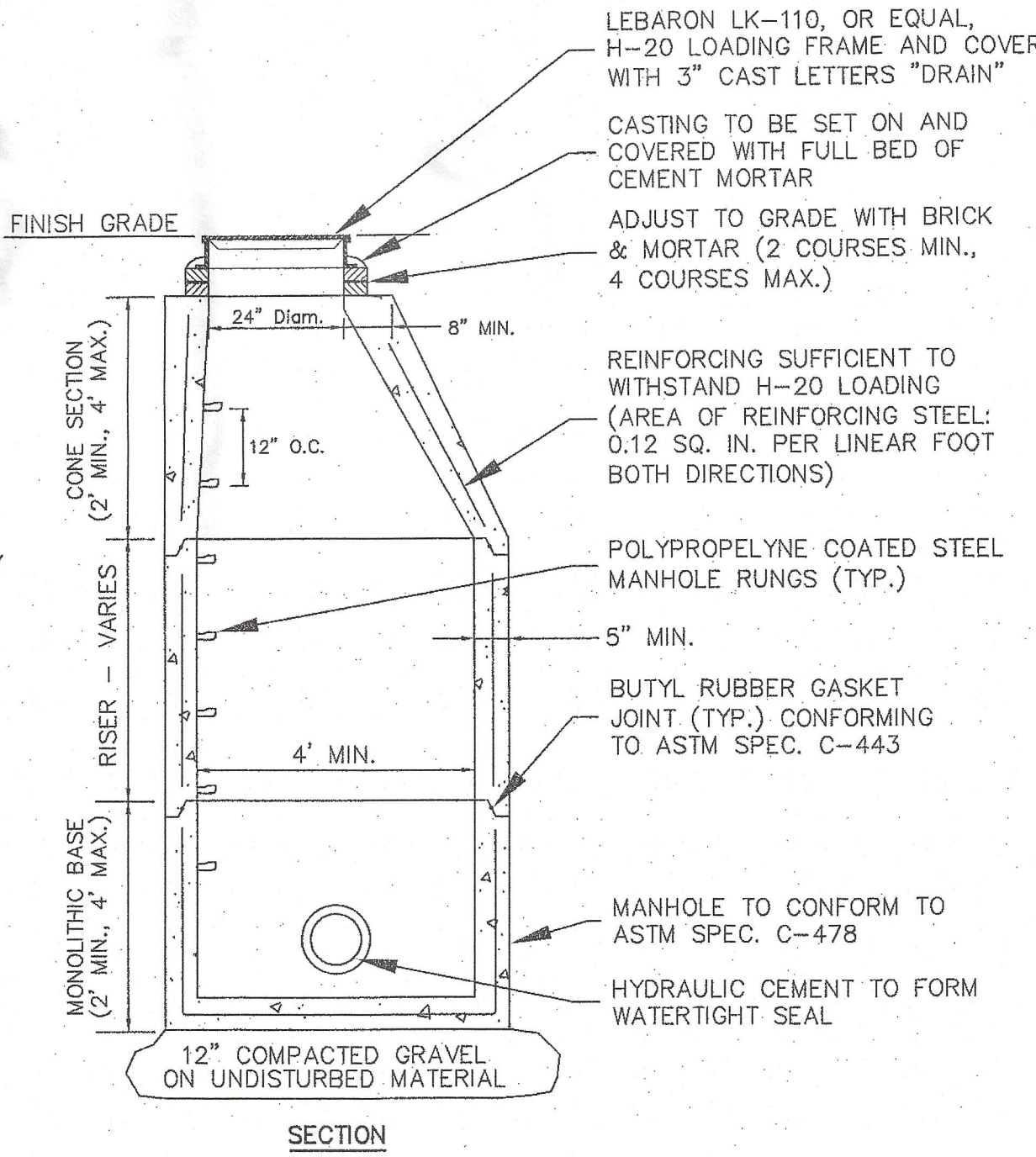
ROOF DRAIN LEACHING PIT

NOT TO SCALE



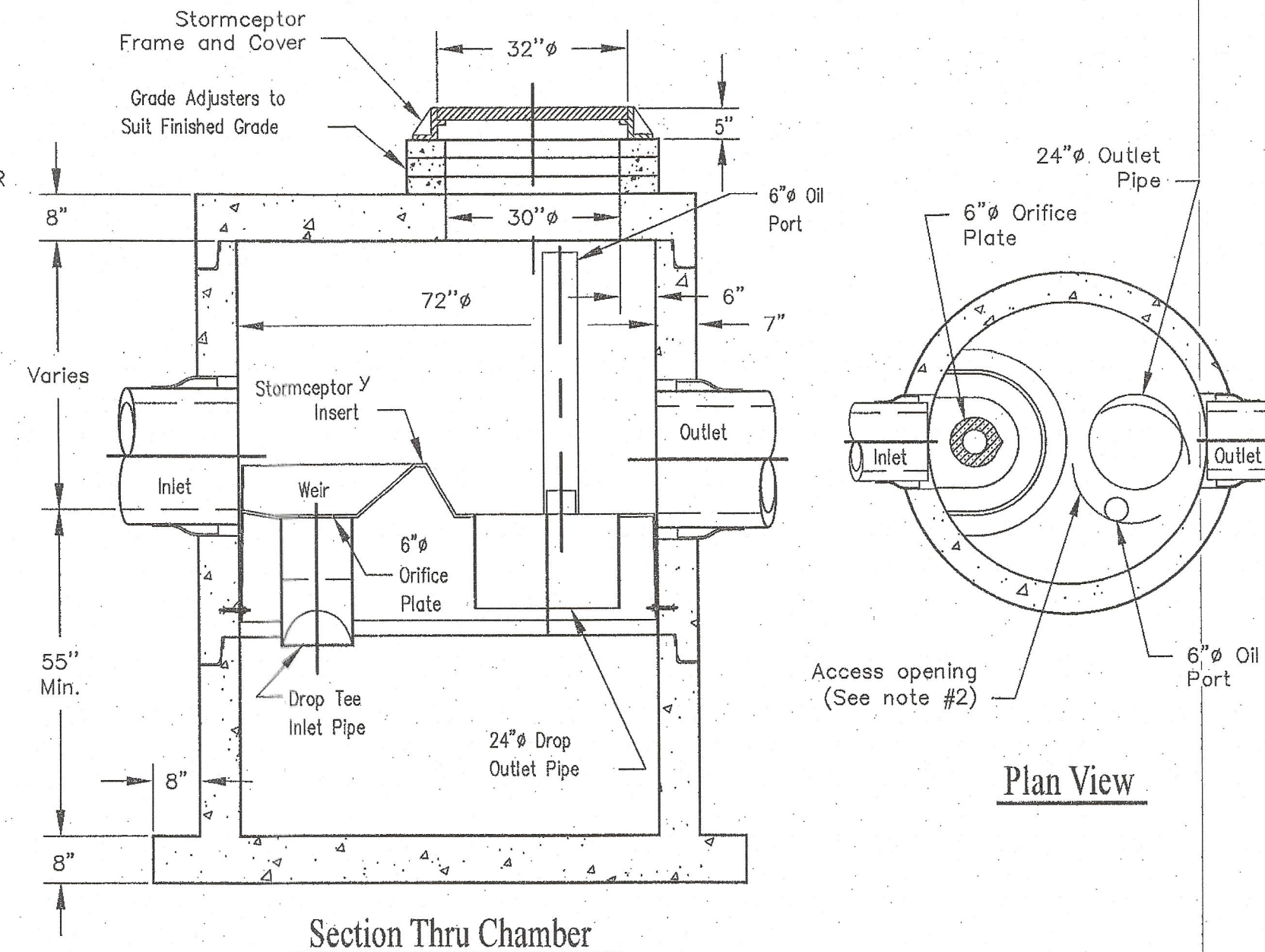
PRECAST CATCH BASIN

NOT TO SCALE



PRECAST DRAIN MANHOLE

NOT TO SCALE



Section Thru Chamber

Notes:

1. The Use Of Flexible Connection Is Recommended At The Inlet And Outlet Where Applicable.
2. The Cover Should Be Positioned Over The Outlet Drop Pipe And The Oil Port.
3. The Stormceptor System Is Protected By One Or More Of The Following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849181, #6089785, #6371690.
4. Contact A Concrete Pipe Division Representative For Further Details Not Listed On This Drawing.
5. See Rinker Materials For Product Information.

**STC 900 PRECAST CONCRETE STORMCEPTOR
(900 U.S. GALLON CAPACITY)**

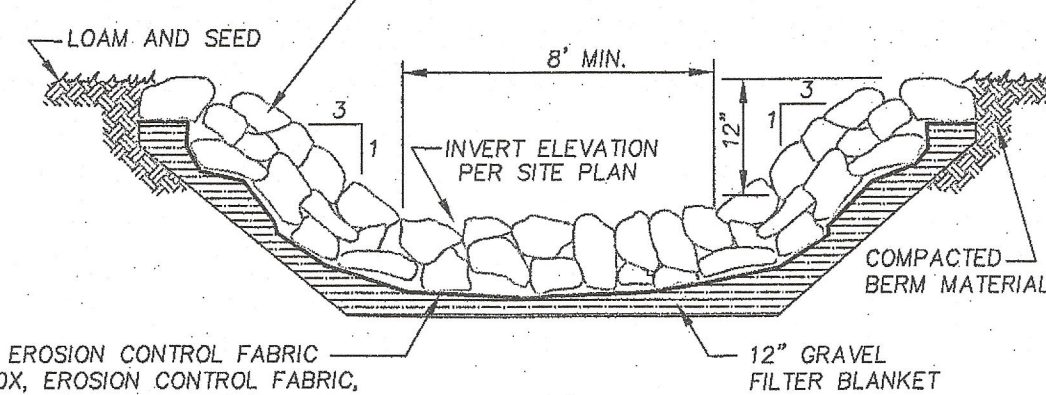
200LB. RIP-RAP SPECIFICATIONS:

1. ALL STONE SHALL BE CLEAN DURABLE ANGULAR STONE MEETING THE FOLLOWING SPECIFICATIONS:

STONE SIZE	% OF WEIGHT SMALLER THAN GIVEN SIZE
200 LB.	100%
100 LB.	75%
75 LB.	50%
50 LB.	25%
10 LB.	10%

ROUNDED STONES, BOULDERS, SANDSTONE OR SIMILAR STONE OR RELATIVELY THIN SLAB SHALL NOT BE ACCEPTABLE.

200 LB. RIP-RAP CHINK ALL VOIDS, EXTEND MIN. 20' DOWN HILL BOTH SIDES OR PER PLAN

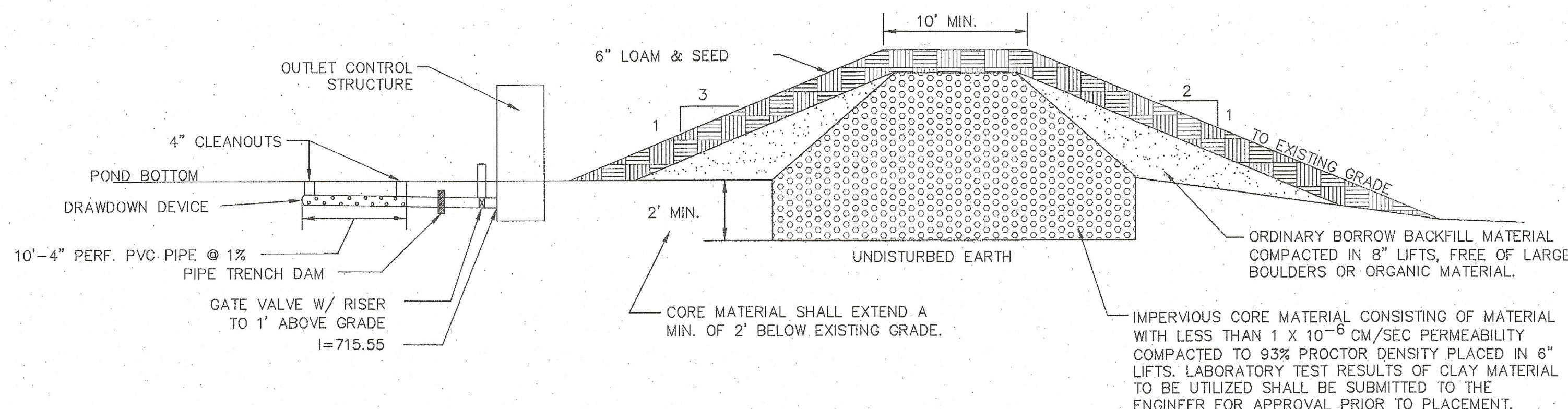


INSTALL CONTINUOUS EROSION CONTROL FABRIC EQUAL TO MIRAFI 700X, EROSION CONTROL FABRIC, OVERLAP & ANCHOR PER MANUFACTURER'S SPECS.

REINFORCED OVERFLOW BROAD-CRESTED WEIR

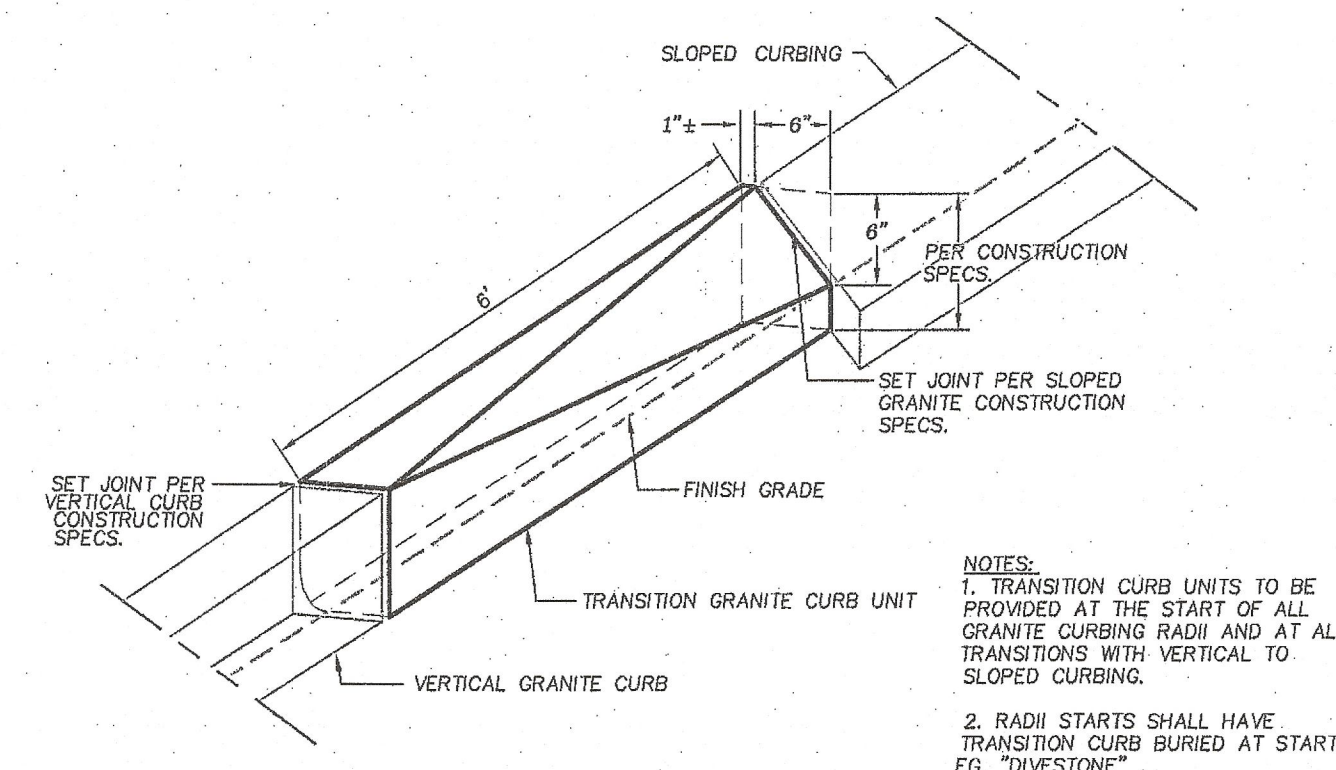
NOT TO SCALE

FOUNDATION FOR BERM CONSTRUCTION SHALL BE CLEARED OF ALL TOPSOIL, ROCKS, DEBRIS, STUMPS, ETC. TO A FIRM SURFACE AT LEAST 12" BELOW GRADE. SUBGRADE SHALL BE SCARIFIED AND MOISTENED TO A DEPTH OF 3 INCHES PRIOR TO PLACEMENT OF FILL.



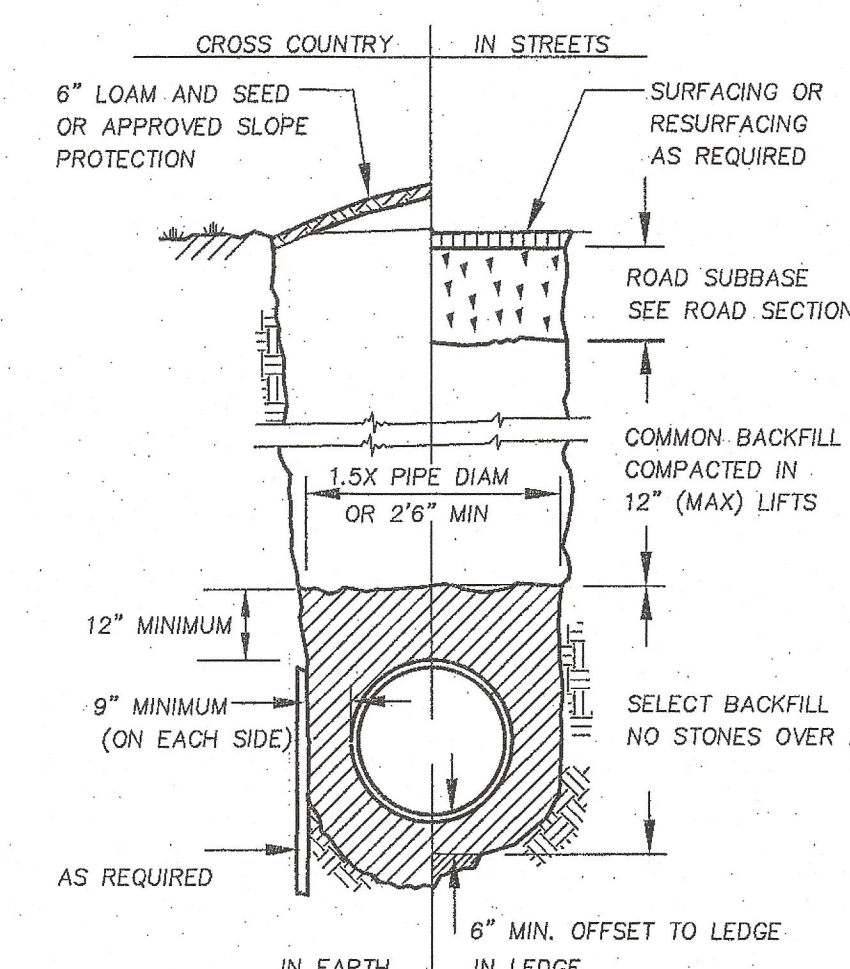
DETENTION BASIN DETAIL

NOT TO SCALE



SLOPED TO VERTICAL TRANSITION CURBING

NOT TO SCALE



DRAINAGE TRENCH

NOT TO SCALE

DRAINAGE SYSTEM

WEST BOYLSTON

PLANNING BOARD

DEFINITIVE APPROVAL

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW IS REQUIRED

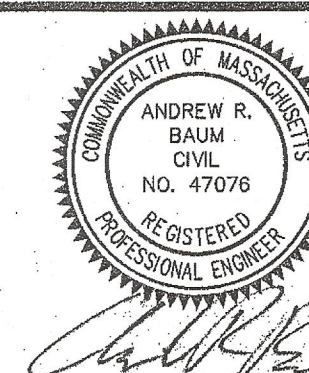
Paul J. Anderson
David J. Anderson
Christy J. Anderson
Mark J. Anderson

6-13-18

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REVISIONS

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DEFINITIVE
SUBDIVISION PLAN
IN
WEST BOYLSTON, MA
PREPARED FOR

MALDEN BROOK REALTY LLC

SCALE: AS SHOWN

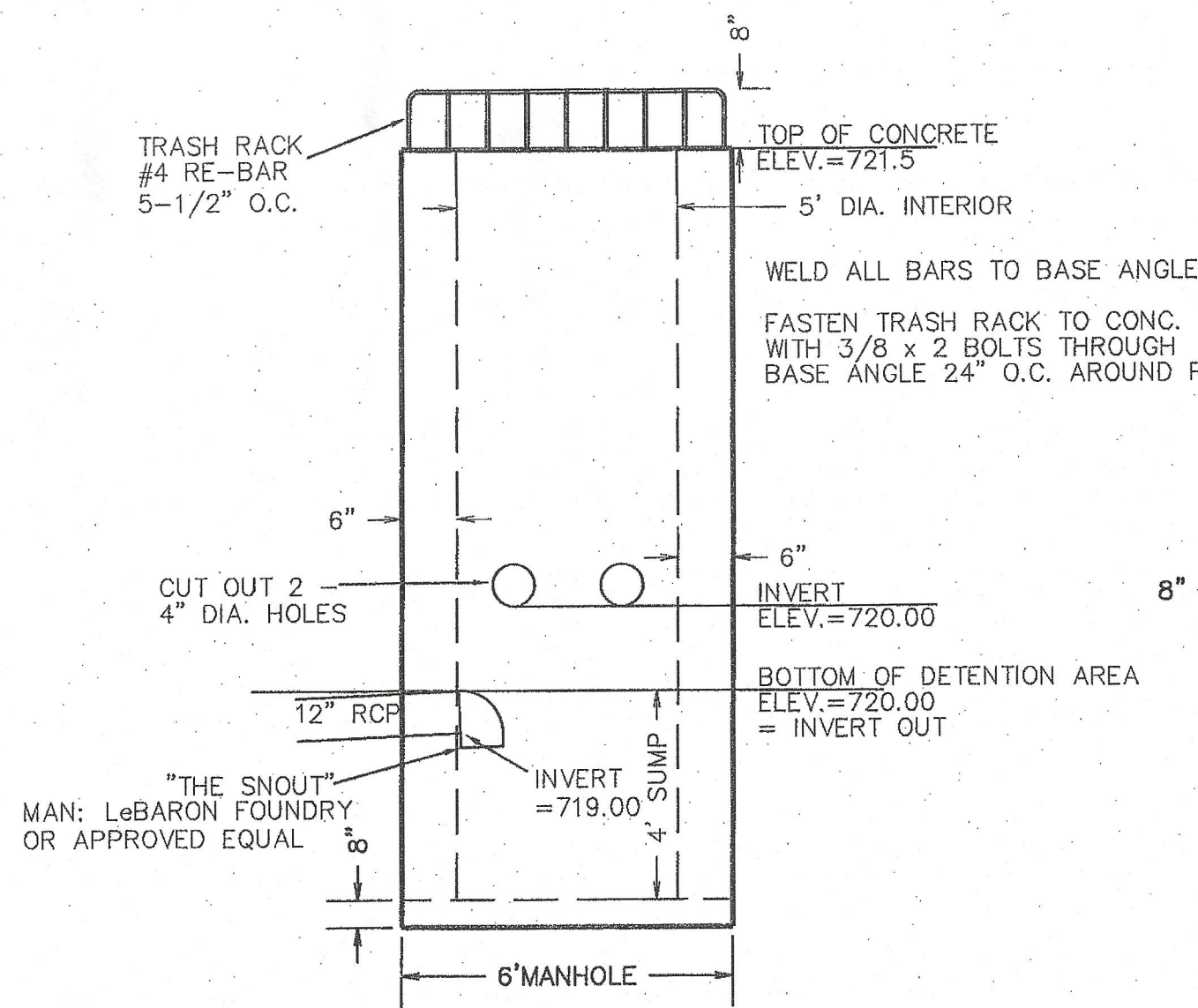
DATE: NOVEMBER 15, 2017

JOB NO: 2016-15-156

PLAN NO: DEFINITIVE

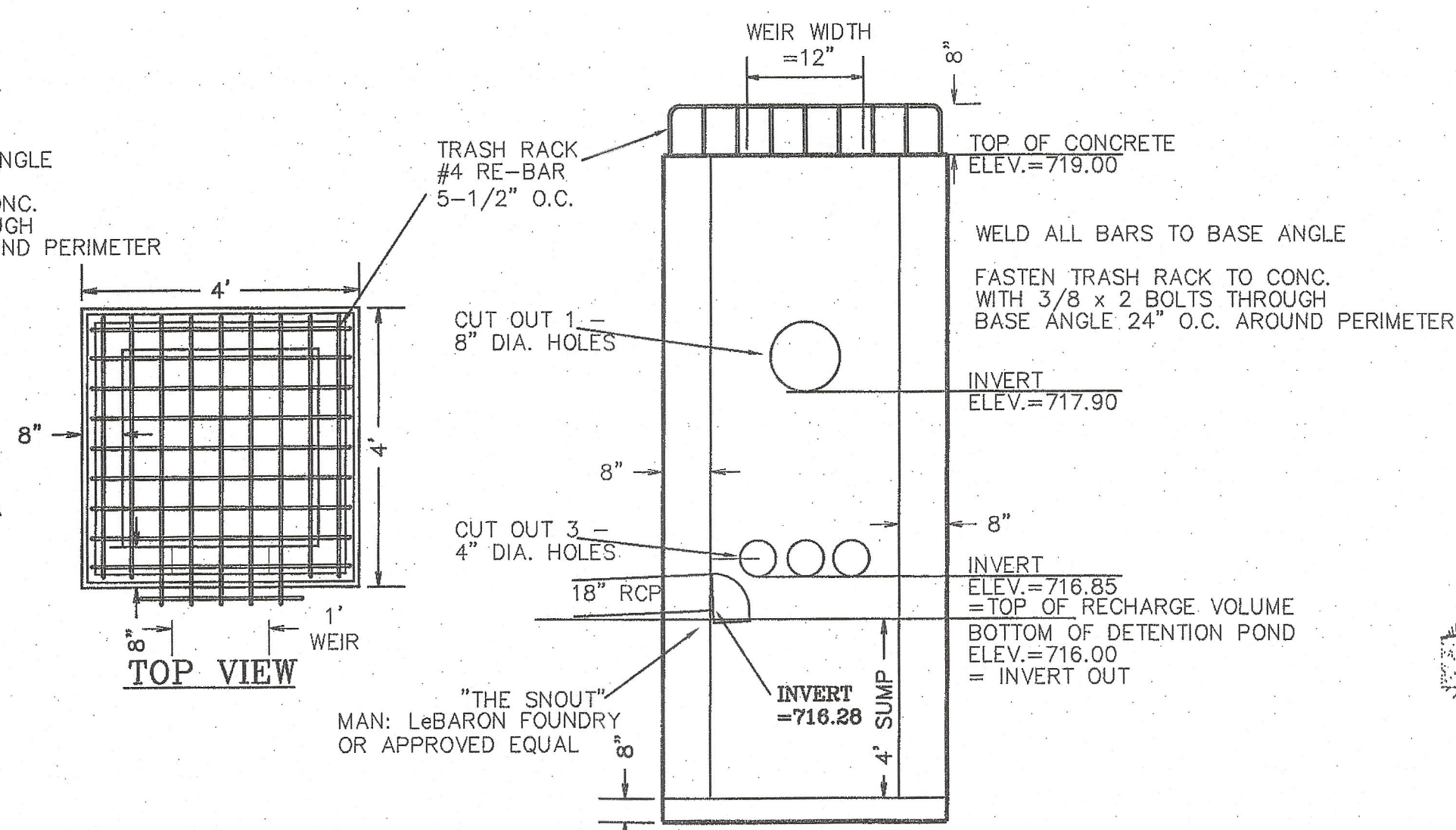
SHEET NO: 10 OF 13

CONSTRUCTION DETAILS



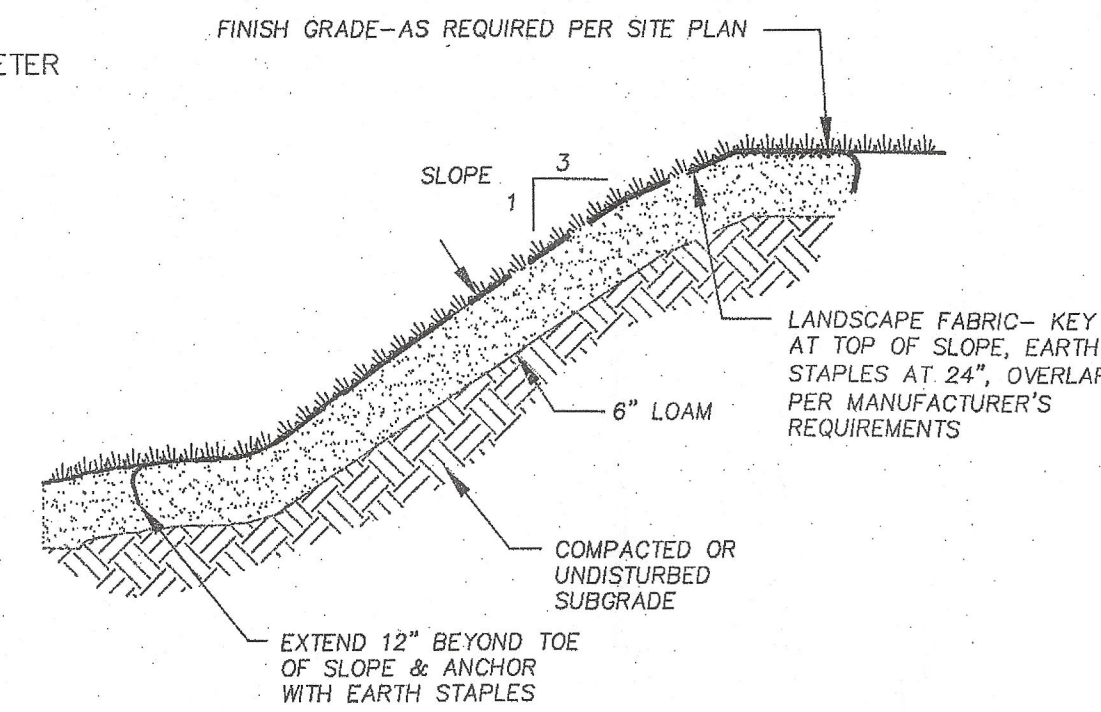
DETAIL OF OUTLET STRUCTURE 1
WITH RECTANGULAR WEIR

NO SCALE



DETAIL OF OUTLET STRUCTURE 2
WITH RECTANGULAR WEIR

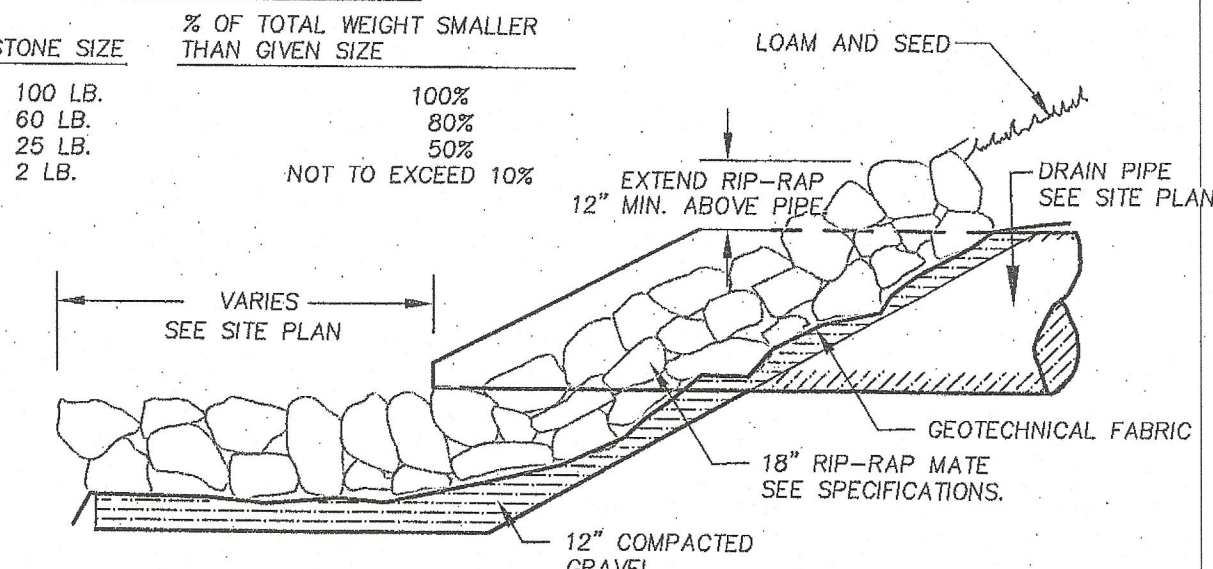
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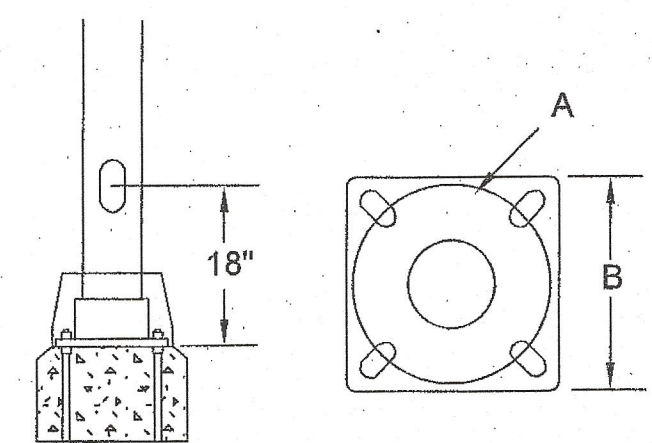
STABILIZED SLOPE
NOT TO SCALE

RIP-RAP SPECIFICATIONS

STONE SIZE	% OF TOTAL WEIGHT SMALLER THAN GIVEN SIZE
100 LB.	100%
60 LB.	80%
25 LB.	50%
2 LB.	NOT TO EXCEED 10%



FLARED END RIP-RAP INLET/OUTLET
NOT TO SCALE

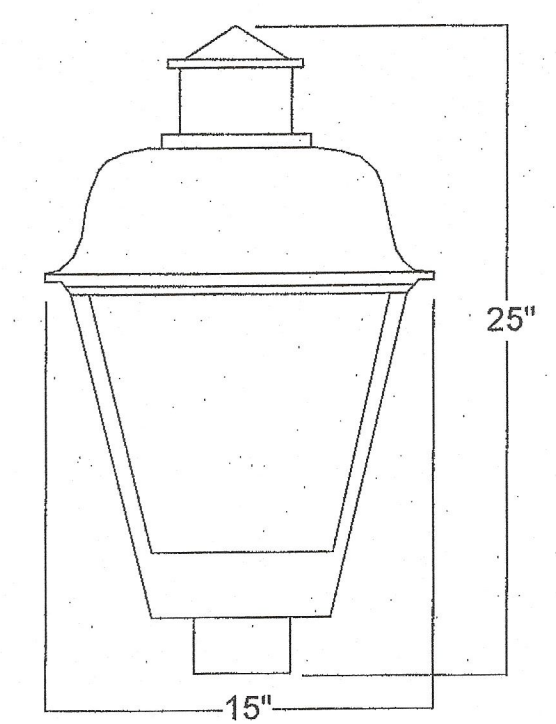


ANCHOR BASE INSTALLATION
NOT TO SCALE

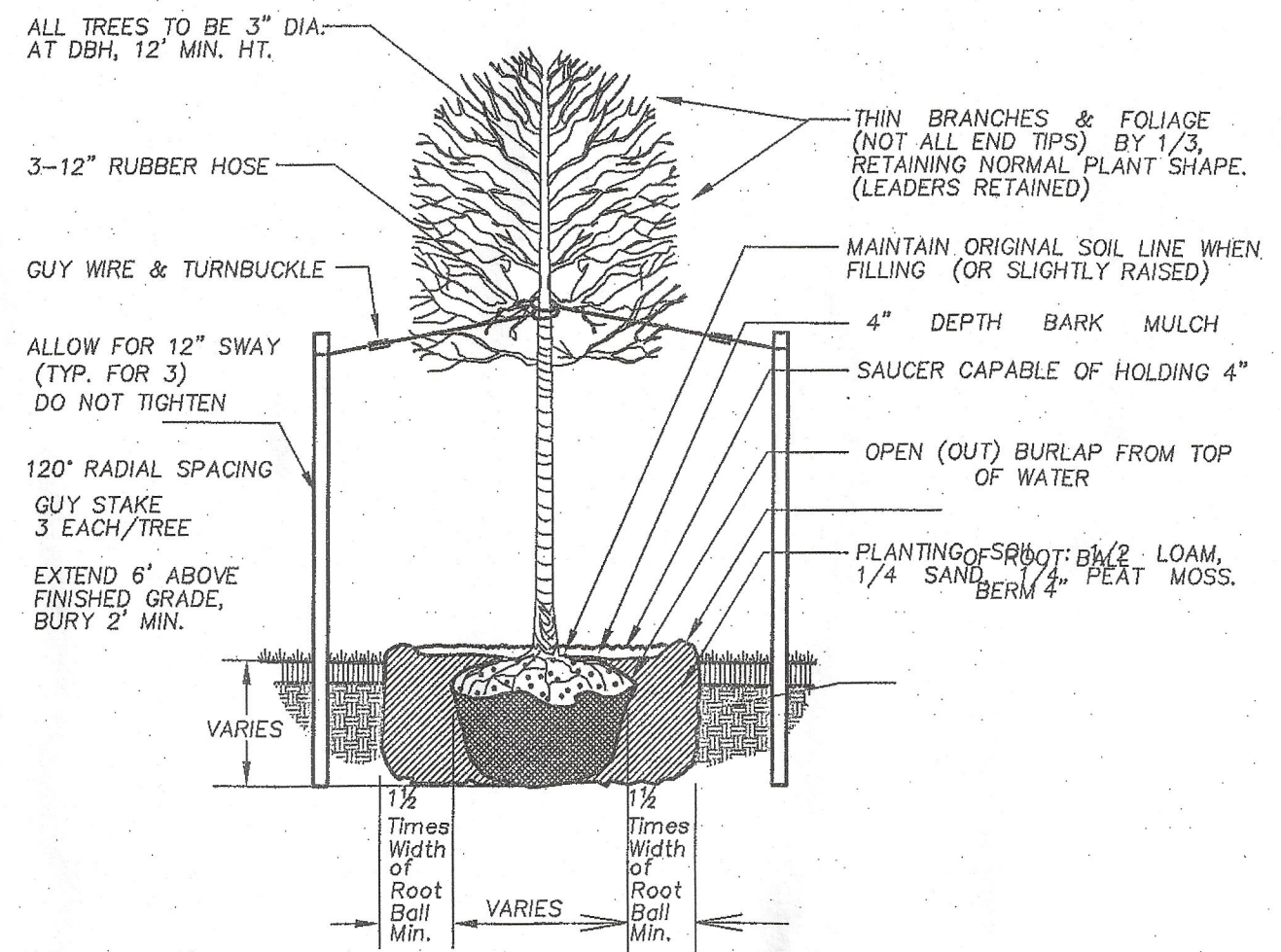
*USE WHATLEY TR34-17 COMPOSITE LIGHT POLE

ANCHOR BASE DIMENSIONS FOR TR34
- HAND HOLE IS 2.5" / 62MM X 5" / 125MM
- MOUNTING SLOTS ARE .75" / 19MM X 1.5" / 38MM
FOR 8" BOLT CIRCLES AND 1" / 25MM X 1.5" / 38MM
FOR 10" AND 12" BOLT CIRCLES
- CONDUIT ENTRY HOLE IN BASE PLATES IS 4.0" / 100MM

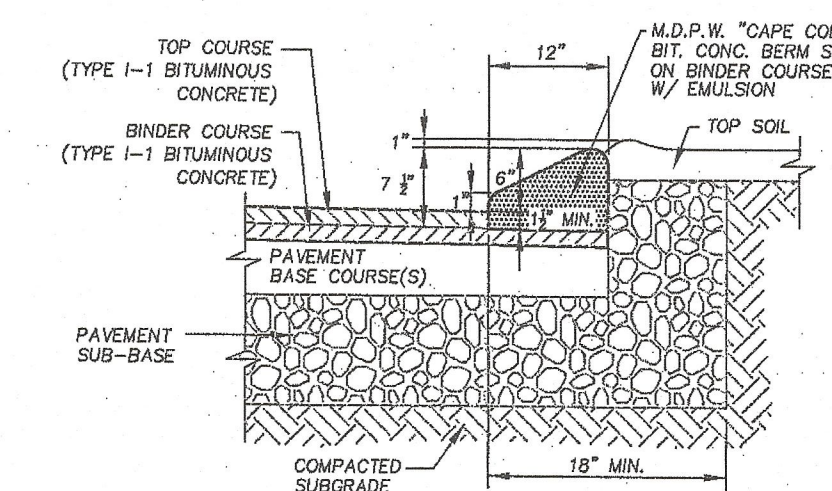
SHAFT LENGTH	BOLT CIRCLE (A)	BASE PLATE SIZE (B)	ANCHOR BOLTS
10'-13'	8"/203MM	7.5"/190MM	5/8" X 21"
14'-26'	10"/254MM	10"/254MM	3/4" X 30"
27'-30'	12"/304MM	11.5"/292MM	3/4" X 30"



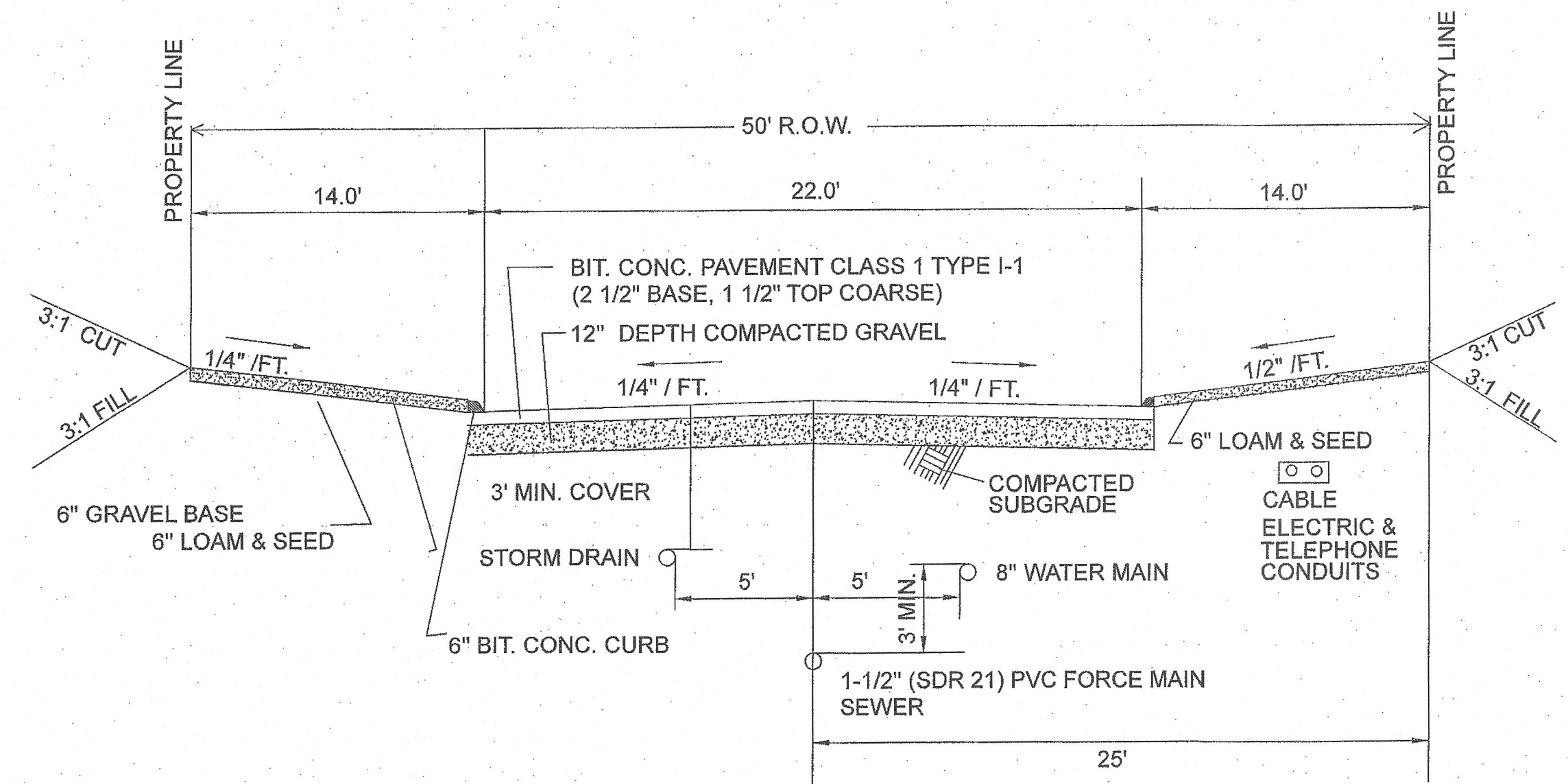
LEXINGTON LED STREET LIGHT
NOT TO SCALE



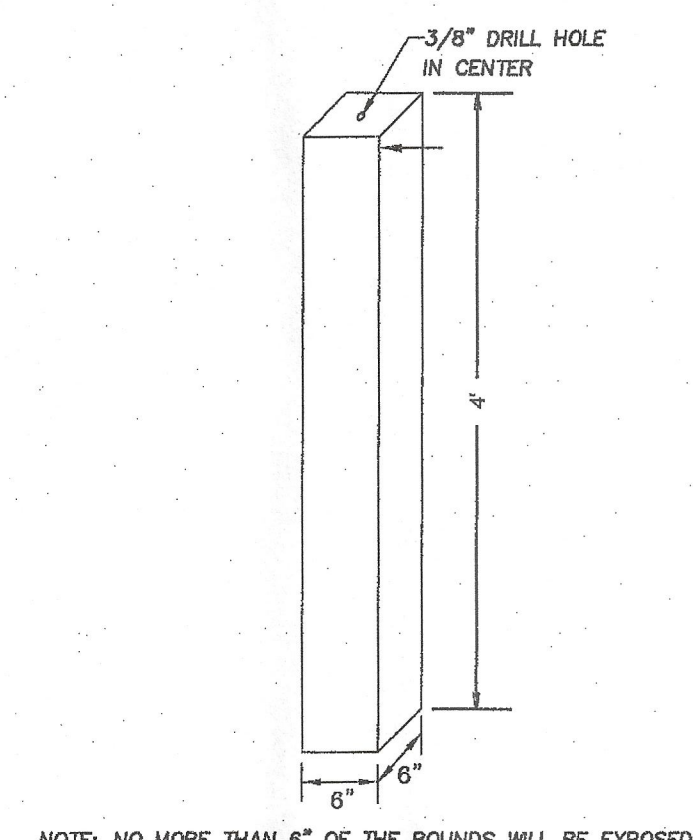
DECIDUOUS TREE PLANTING
NOT TO SCALE



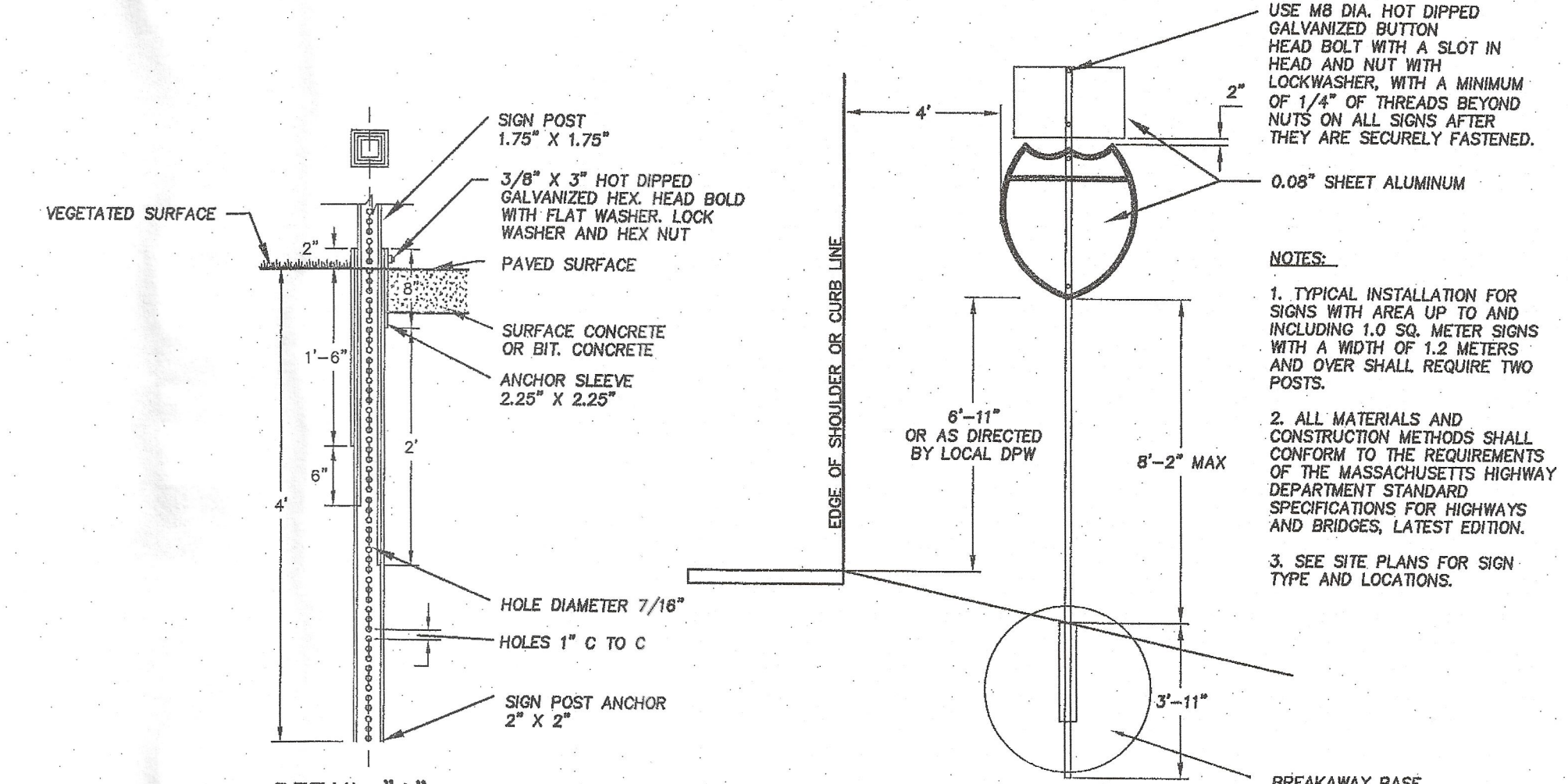
BITUMINOUS CONCRETE BERM
NOT TO SCALE



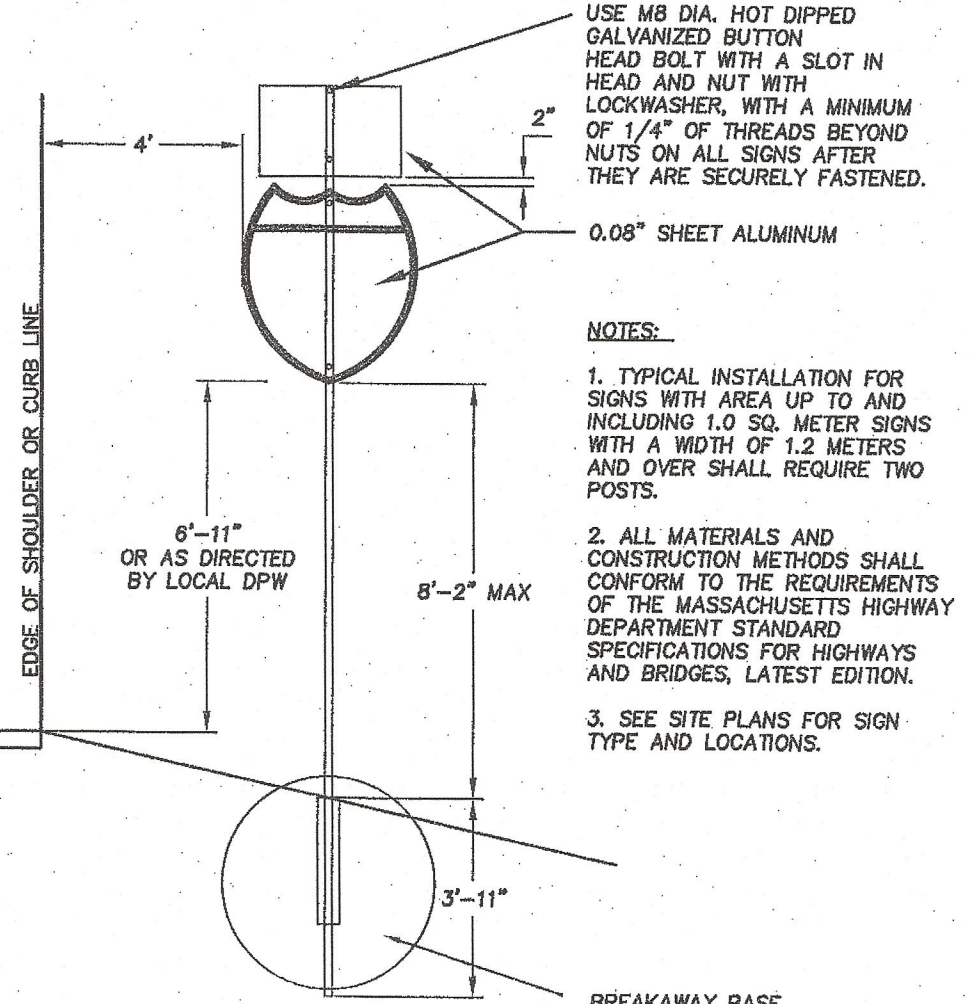
TYPICAL CROSS SECTION
NO SCALE



CONCRETE MONUMENT
NO SCALE



DETAIL "A"
BREAKAWAY BASE



TYPICAL SIGN
NOT TO SCALE

WEST BOYLSTON PLANNING BOARD

DEFINITIVE APPROVAL

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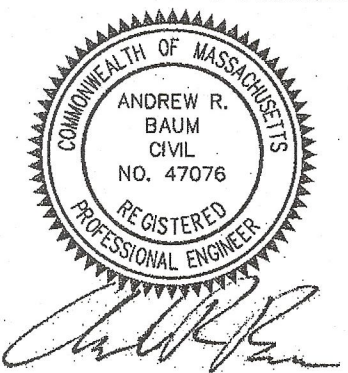
Paul R. Anderson
Barbara B. Bayon
David P. O'Connell
M. J. O'Connell

6-13-18

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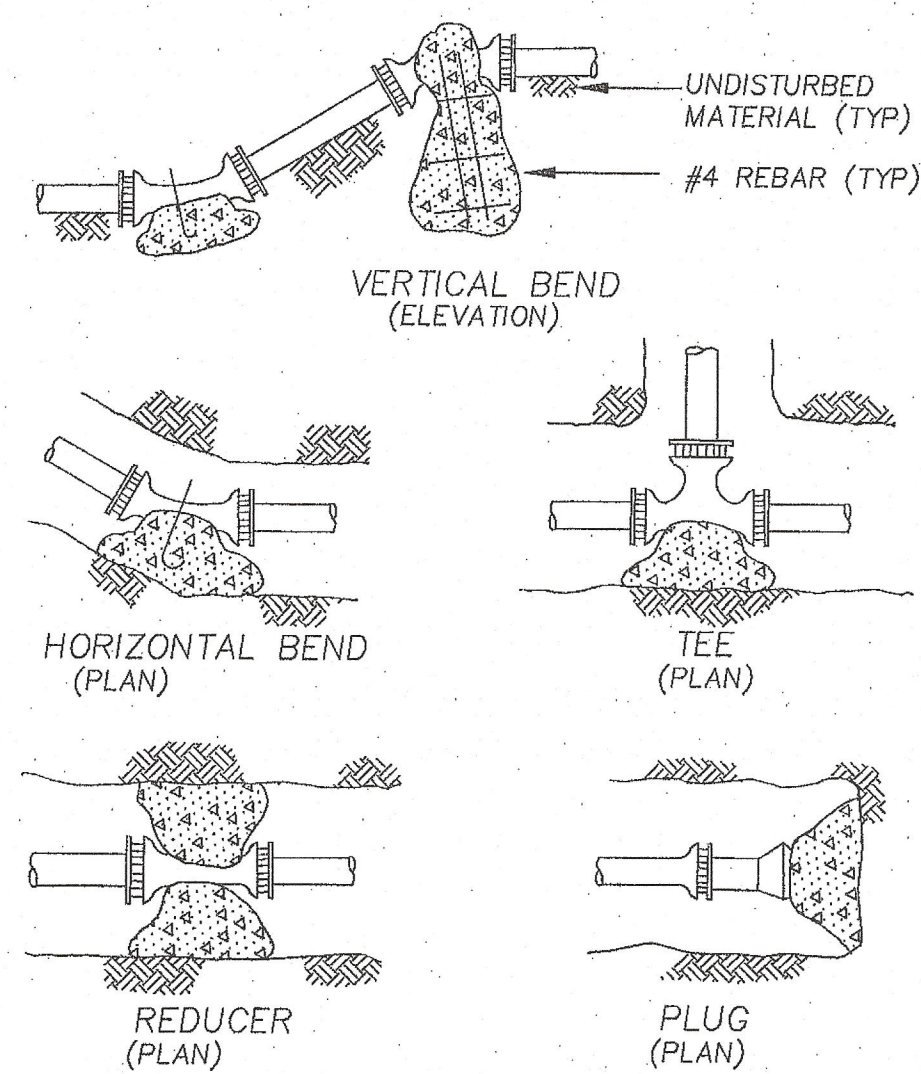
DEFINITIVE
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IN
WEST BOYLSTON, MA
PREPARED FOR

MALDEN BROOK REALTY LLC

SCALE: AS SHOWN
DATE: NOVEMBER 15, 2017
JOB NO: 2016-15-156
PLAN NO: DEFINITIVE
SHEET NO: 11 OF 13

CONSTRUCTION DETAILS

DRAINAGE & ROADWAY



AREA OF BEARING FACE OF CONCRETE THRUST BLOCKS IN SQUARE FEET BASED ON 250 P.S.I. & 1.5 TONS/S.F. ALLOWABLE SOIL BEARING CAPACITY

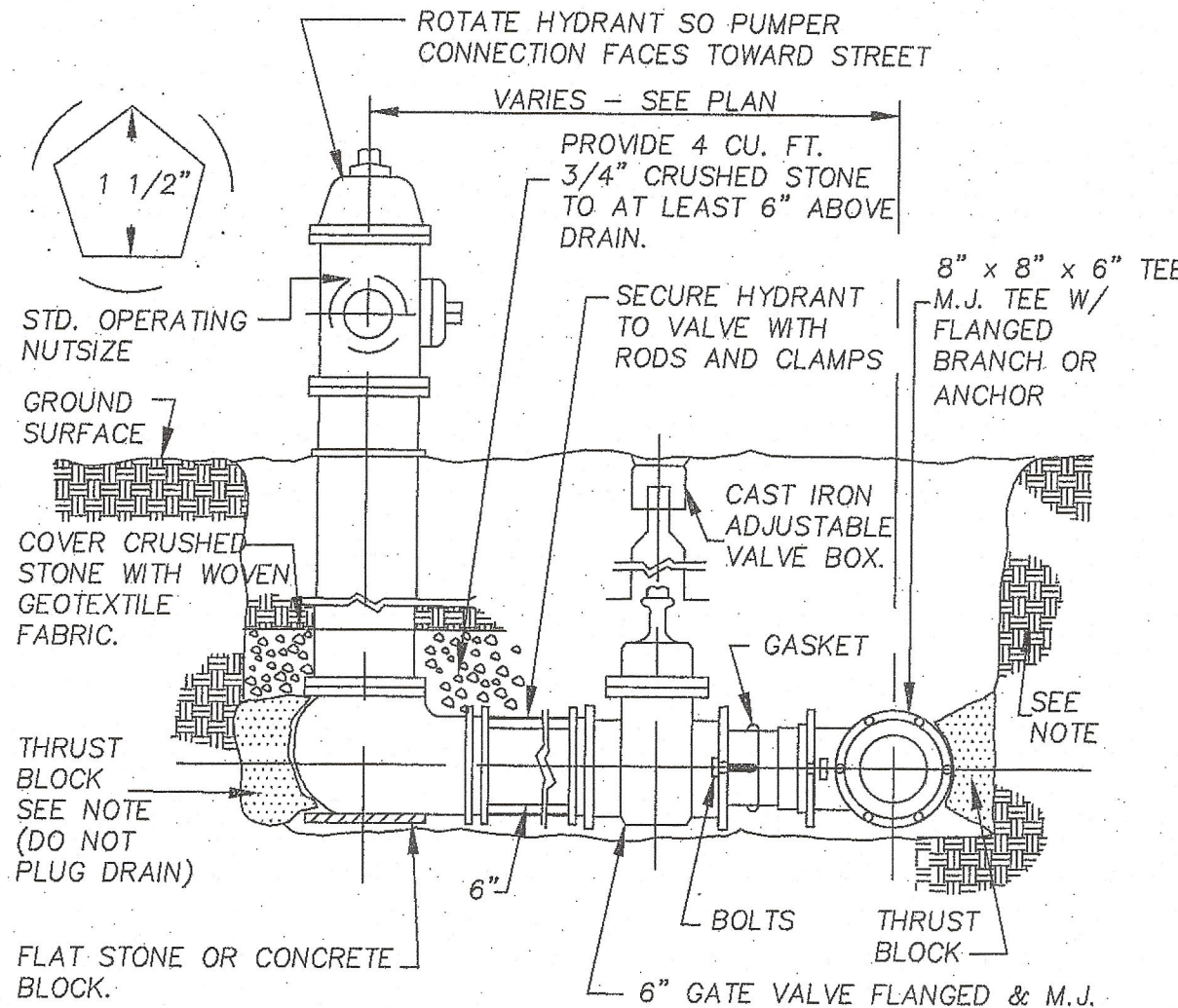
PIPE SIZE (M)	1/4 BEND	1/8 BEND	1/16 & TEES	PLUG
4, 6, 8	6.0	2.9	2.3	4.5
10	9.6	5.2	2.3	6.7
12	13.3	6.7	3.7	9.6
16	24.0	11.8	3.7	17.0

BEARING AREA -- SQ. FT.

NORMAL FITTING DIAMETER	FITTING				
	90° BEND	45° BEND	BETWEEN 10°-45°	BRANCH OF TEE	DEAD END
6"	4	2	2	4	4
8"	7	4	3	5	5

1. ALL BENDS, TEES, WYES, HYDRANTS AND DEAD ENDS SHALL BE BRACED WITH CONCRETE THRUST BLOCKS.
2. BEARING AREA (H X L) IS AREA OF CONE IN CONTACT WITH WALL OF TRENCH.
3. HEIGHT (H) & LENGTH (L) AS REQUIRED TO OBTAIN BEARING AREA INTABLE.
4. BOULDERS ARE NOT TO BE USED AS THRUST BLOCKS.

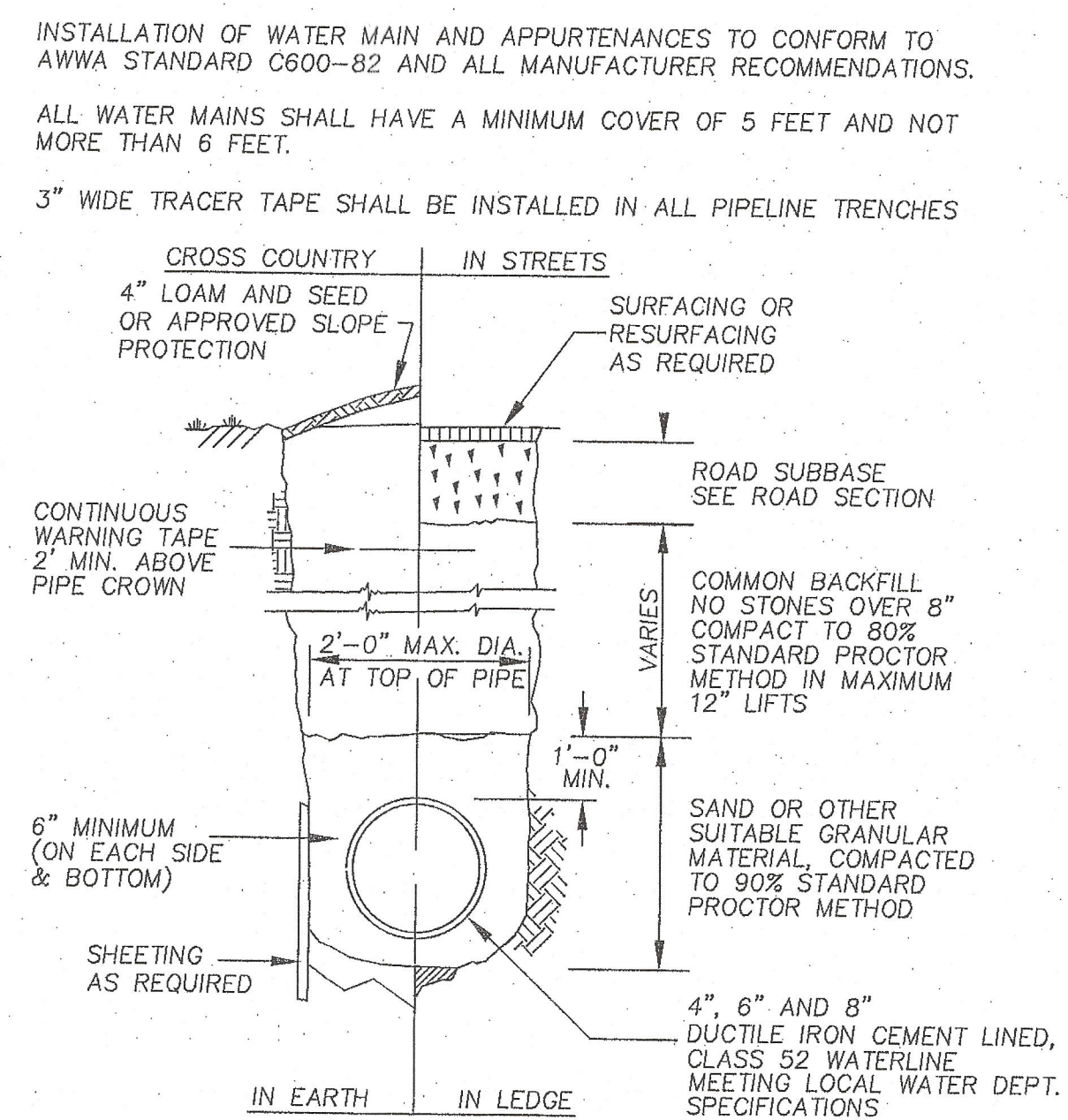
THRUST BLOCK DETAILS
NOT TO SCALE



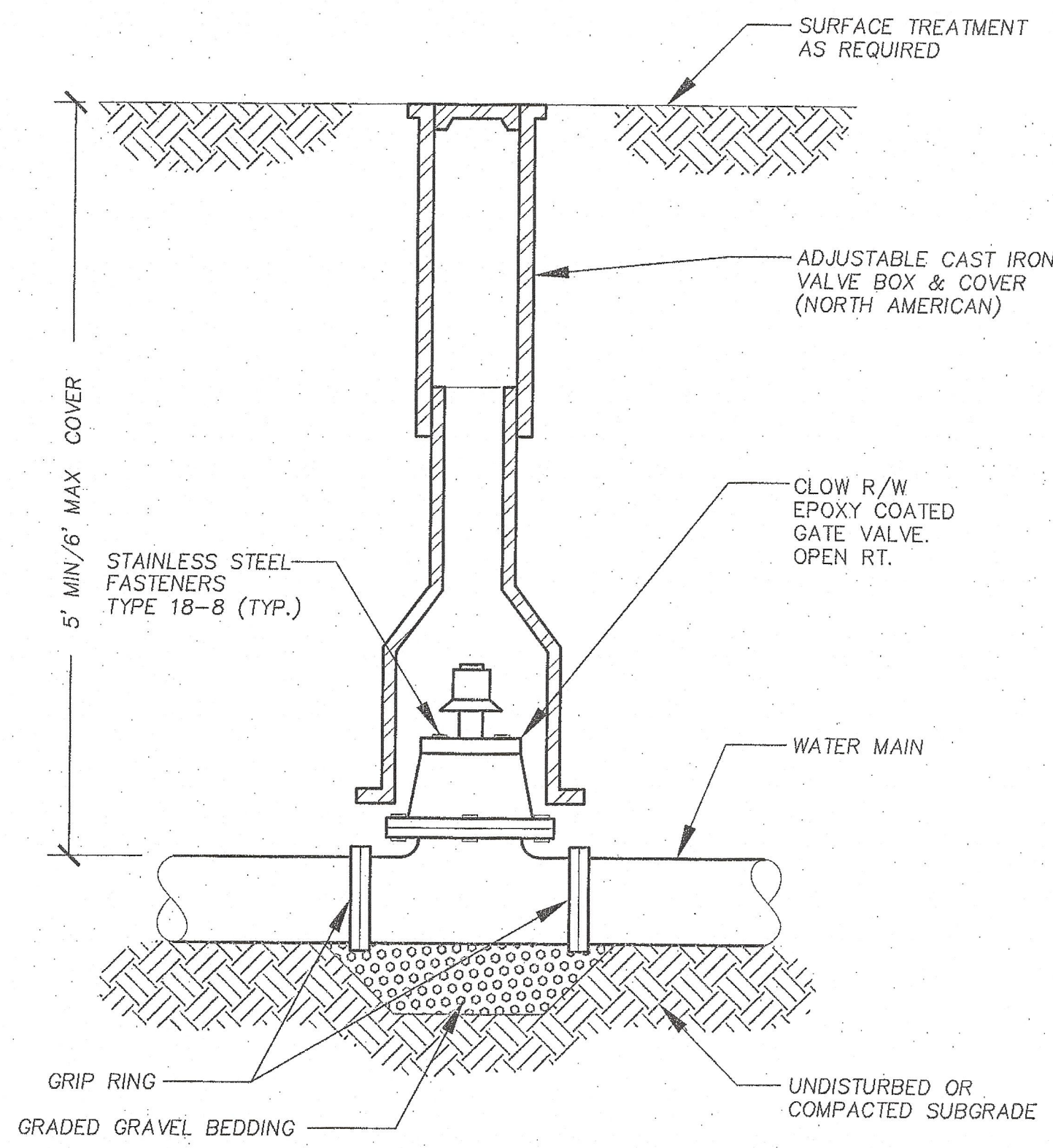
THRUST BLOCK SHALL BE MINIMUM 4,000 PSI CONCRETE AT 28 DAYS PLACED AGAINST UNDISTURBED MATERIAL MINIMUM BEARING AREA TO BE 4 SQUARE FEET

HYDRANTS SHALL BE CLOW EDDY HYDRANTS, OPEN RIGHT, PAINTED TO WEST BOYLSTON WATER DISTRICT SPECIFICATIONS

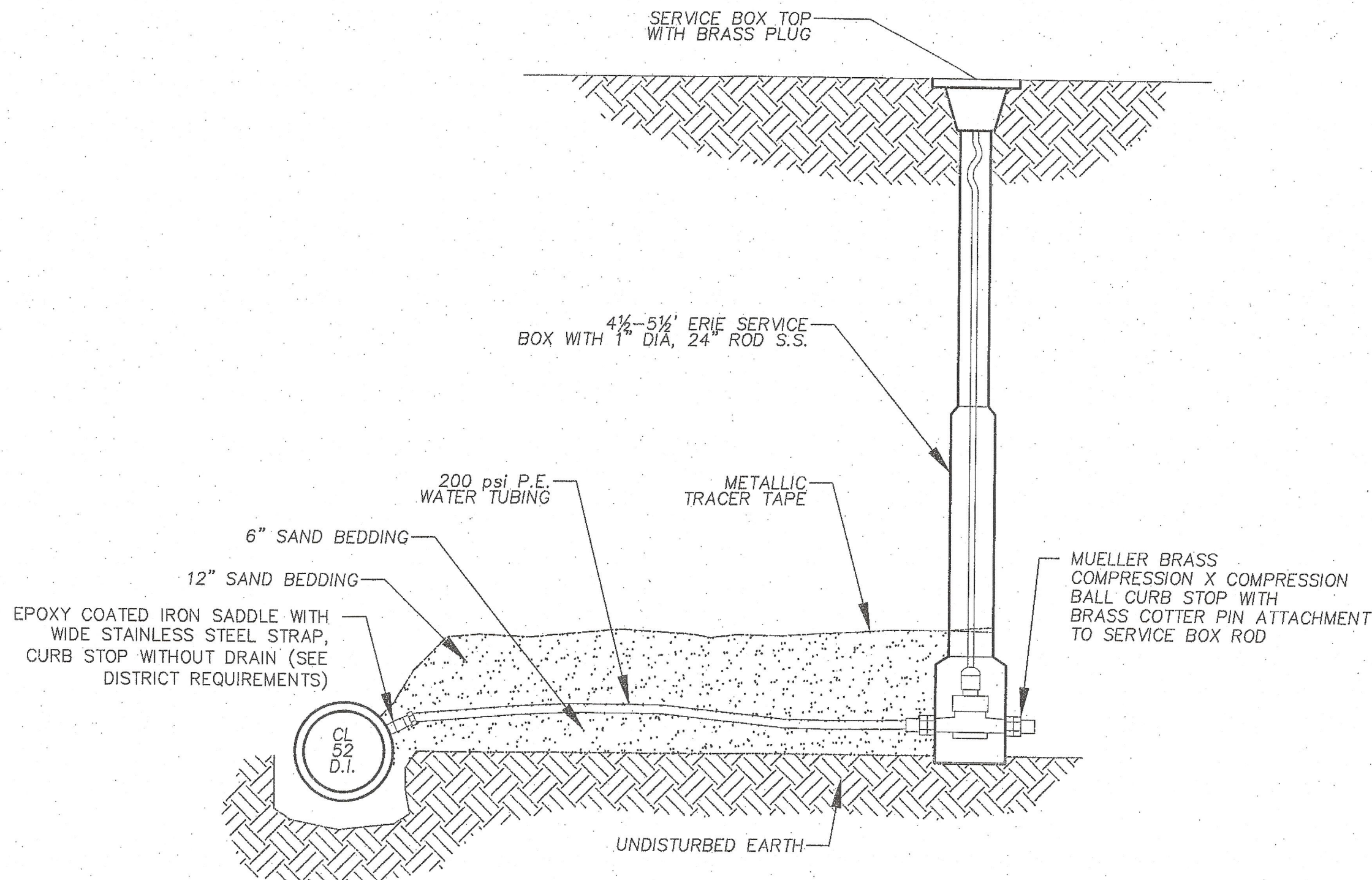
TYPICAL HYDRANT AND VALVE
NOT TO SCALE



WATER MAIN TRENCH
NOT TO SCALE



GATE VALVE AND BOX
NOT TO SCALE



SERVICE CONNECTION
NOT TO SCALE

WATER SYSTEM NOTE: ALL MATERIALS, METHODS, AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE WEST BOYLSTON WATER DISTRICT. TECHNICAL SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. CHECK WITH THE WATER DISTRICT PRIOR TO ORDERING OR INSTALLATION OF ANY PIPE OR APPURTENANCES.

WEST BOYLSTON

PLANNING BOARD

DEFINITIVE APPROVAL

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED

Paul J. Anderson

Barry J. Anderson

Christy R. Anderson

Marcus J. Anderson

6-13-18

THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF DEFINITIVE APPROVAL WAS RECEIVED AND RECORDED BY ME ON

TOWN CLERK

DATE

SEAL OF THE COMMONWEALTH OF MASSACHUSETTS

ANDREW R. BRAUN

CIVIL NO. 47076

REGISTERED PROFESSIONAL ENGINEER

5/15/18 - Revisions Per Final Planning Board Review

4/5/18 - Revisions Per VHB Review

3/9/18 - Revisions Per Planning Board Review

REVISIONS

SUMMIT

Engineering & Survey, Inc.

710 MAIN STREET

OXFORD, MA 01537

P:(508)987-8713 F:(508)987-8714

DEFINITIVE

SUBDIVISION PLAN

IN

WEST BOYLSTON, MA

PREPARED FOR

MALDEN BROOK REALTY LLC

SCALE: AS SHOWN

DATE: NOVEMBER 15, 2017

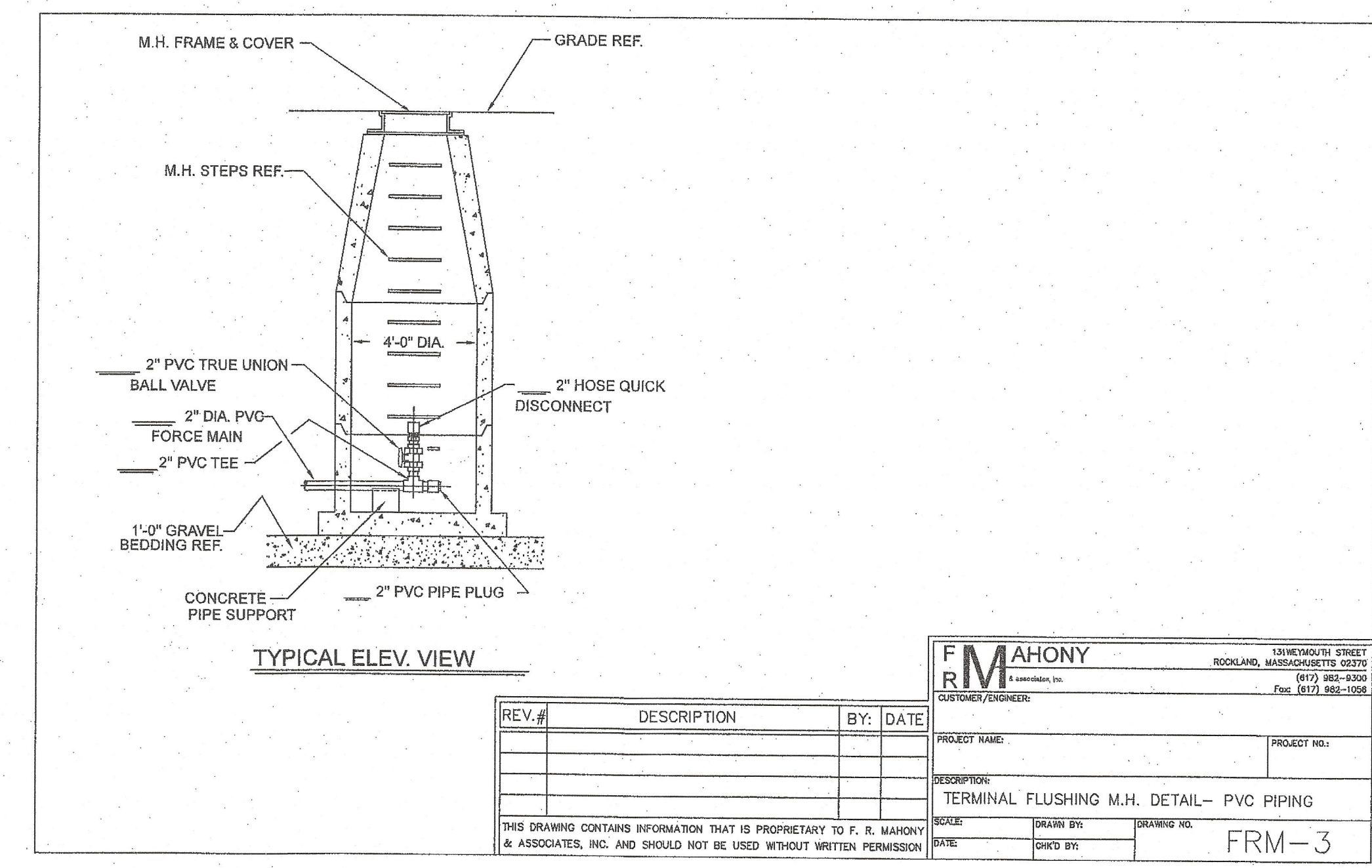
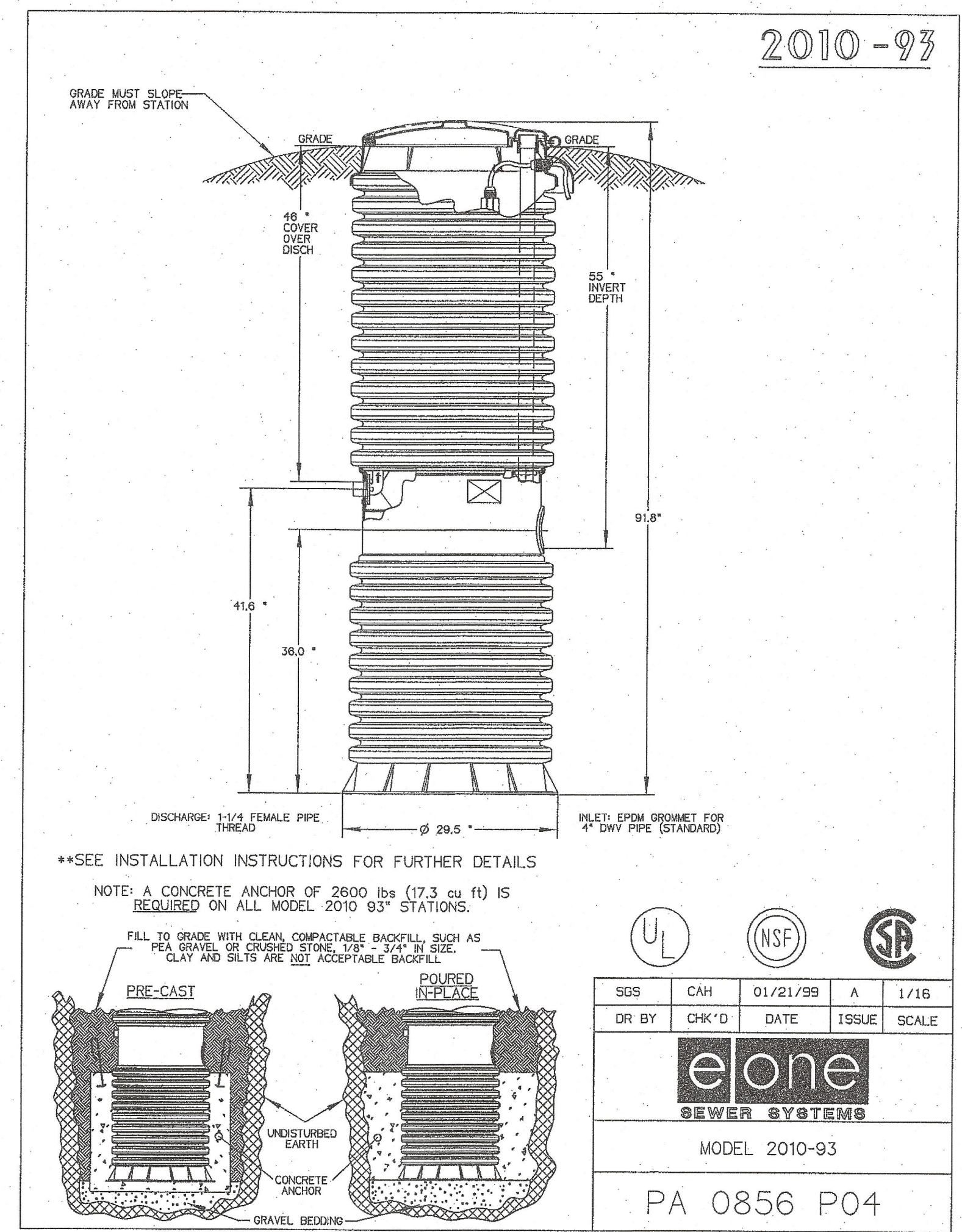
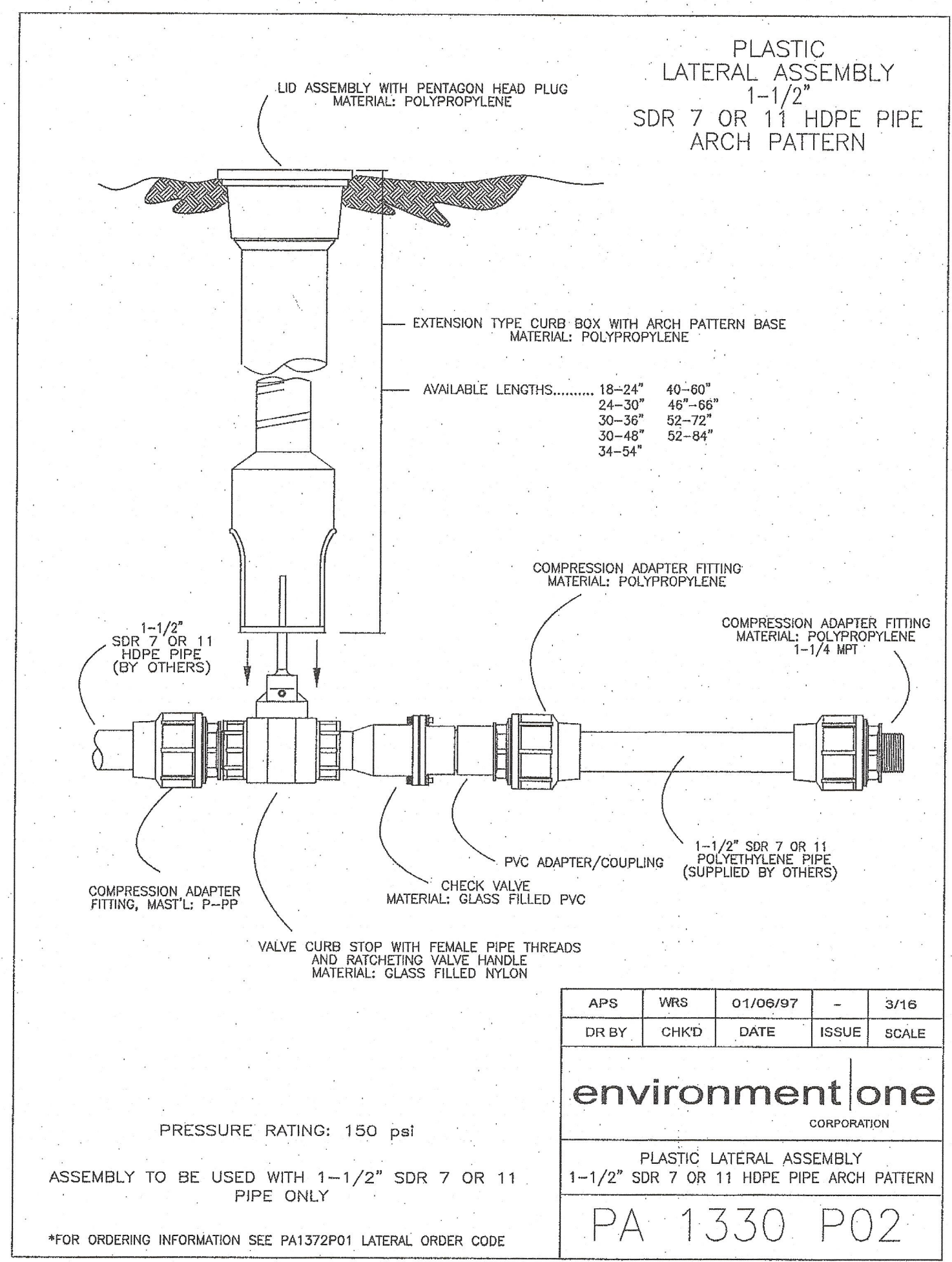
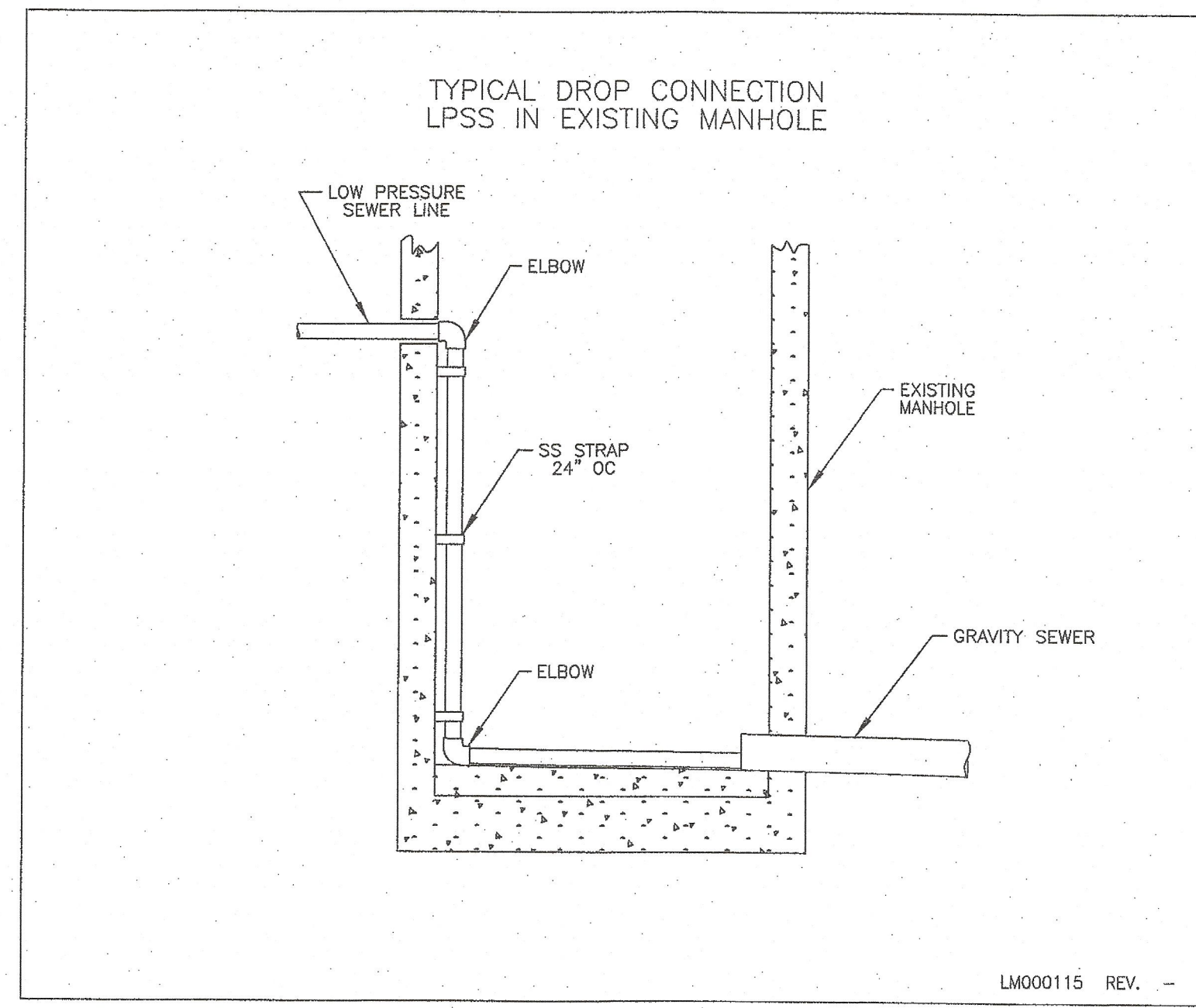
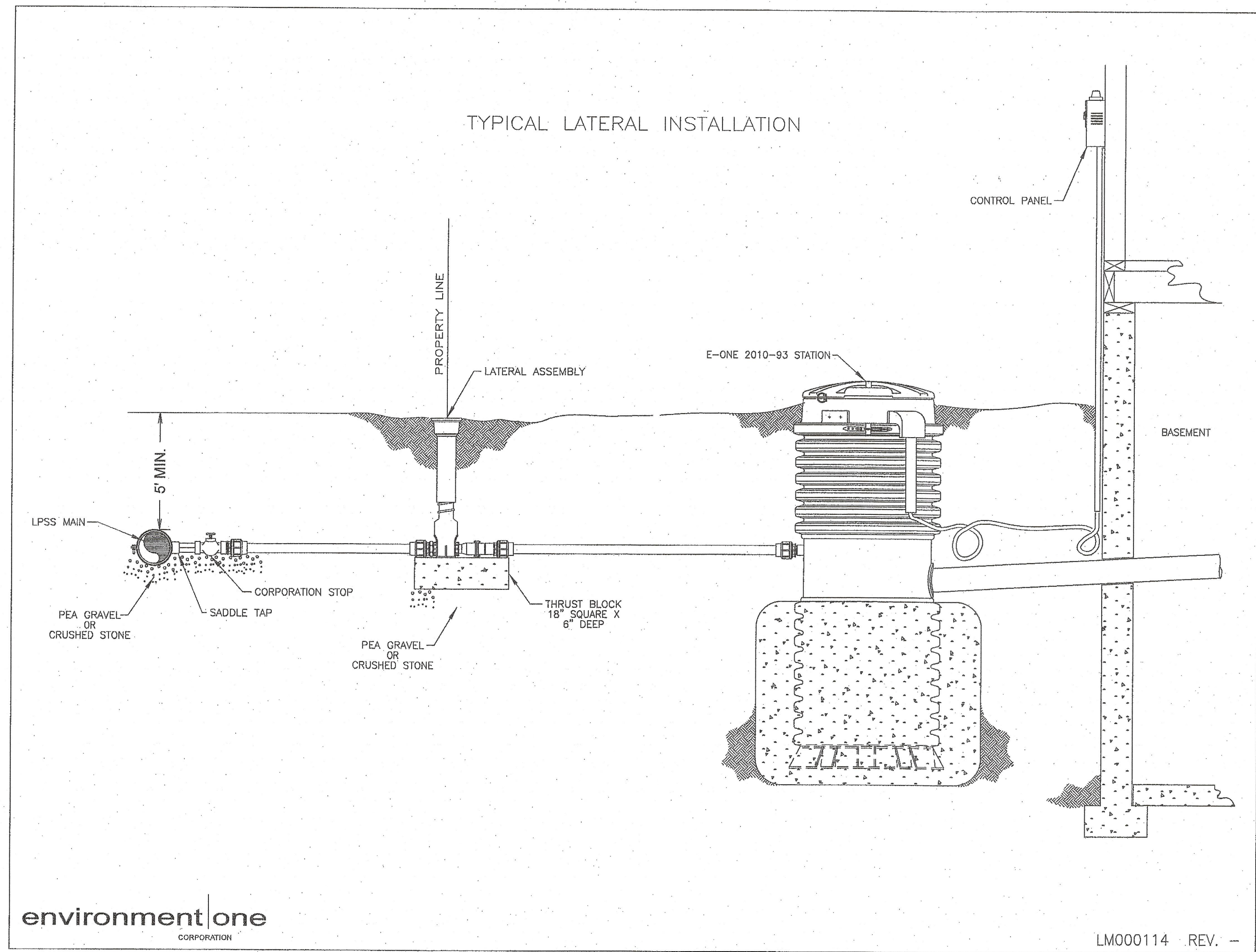
JOB NO: 2016-15-156

PLAN NO: DEFINITIVE

SHEET NO: 12 OF 13

CONSTRUCTION DETAILS

WATER SYSTEM



WEST BOYLSTON
PLANNING BOARD

DEFINITIVE APPROVAL

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED

Paul R. Peden
Bourgeois & Gayme
Christ P. O'Neil
Maur

6-13-18

THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF DEFINITIVE APPROVAL WAS RECEIVED AND RECORDED BY ME ON

TOWN CLERK DATE

5/15/18 - Revisions Per Final Planning Board Review
4/5/18 - Revisions Per VHD Review
3/9/18 - Revisions Per Planning Board Review

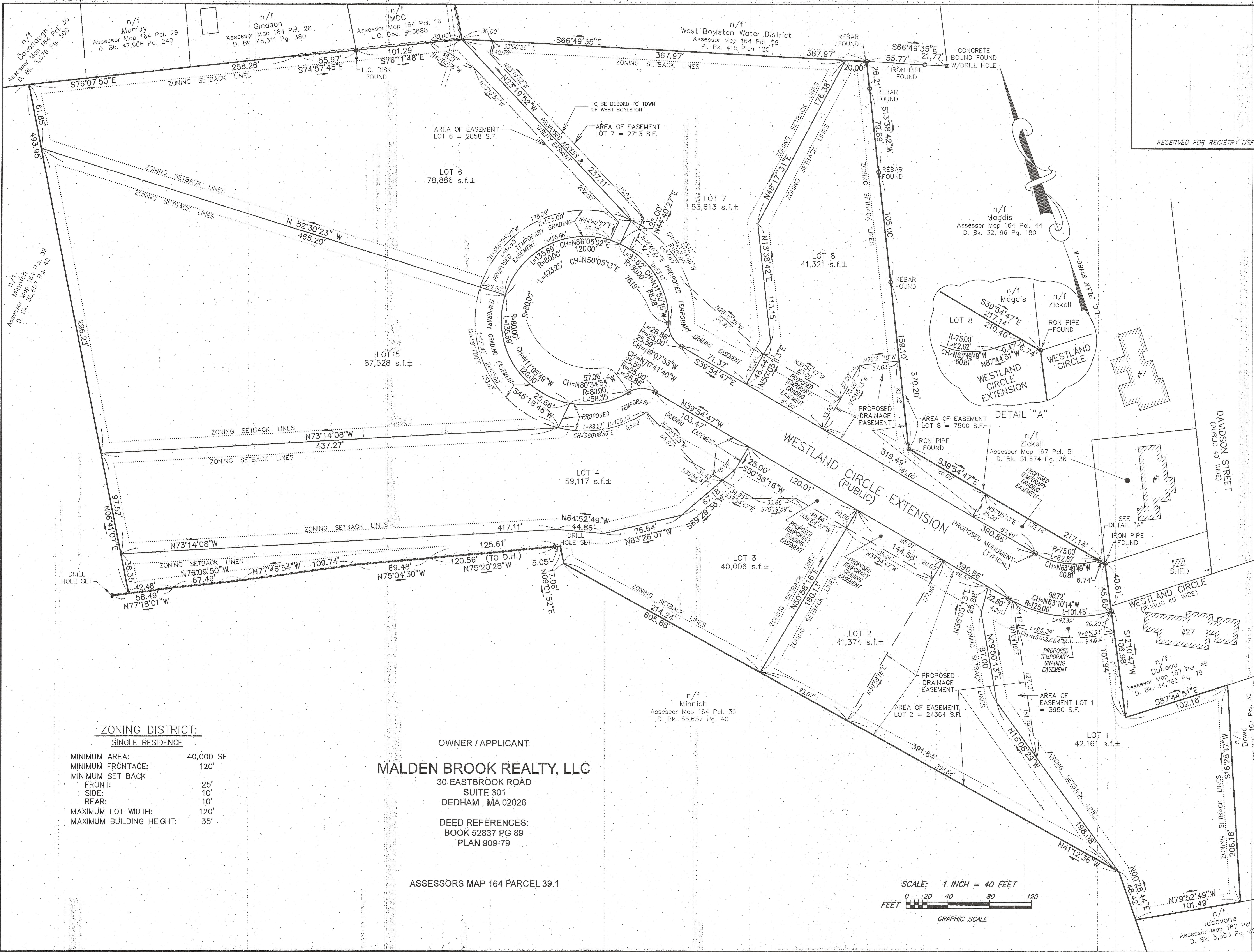
REVISIONS

SUMMIT
Engineering & Survey, Inc.
710 MAIN STREET
OXFORD, MA 01537
P:(508)987-8713 F:(508)987-8714

DEFINITIVE
SUBDIVISION PLAN
IN
WEST BOYLSTON, MA
PREPARED FOR
MALDEN BROOK REALTY LLC

SCALE: AS SHOWN
DATE: NOVEMBER 15, 2017
JOB NO: 2016-15-156
PLAN NO: DEFINITIVE
SHEET NO: 13 OF 13

SEWER SYSTEM CONSTRUCTION DETAILS



WEST BOYLSTON
PLANNING BOARD
DEFINITIVE APPROVAL
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW IS REQUIRED
6/13/18
Paul R. Butler
David P. Vito
Sarah K. Miller
Barbara B. Bingham
M. A.

6/13/18
THIS IS TO CERTIFY THAT NOTICE FROM THE
PLANNING BOARD OF DEFINITIVE APPROVAL HAS
RECEIVED AND RECORDED BY ME ON

TOWN CLERK DATE

I CERTIFY THAT THIS PLAN WAS PREPARED IN
ACCORDANCE WITH THE RULES AND
REGULATIONS OF THE REGISTRY OF DEEDS.

JAMES PATRICK SMITH
NO. 48510
REGISTERED LAND SURVEYOR
5/15/18
REGISTERED LAND SURVEYOR DATE

5/15/18 - Revisions Per Final Planning Board Review
4/5/18 - Revisions Per VHB Review
3/9/18 - Revisions Per Planning Board Review
REVISIONS

SUMMIT
Engineering & Survey, Inc.
710 MAIN STREET
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P: (508) 987-8713 F: (508) 987-8714

DEFINITIVE
SUBDIVISION PLAN
IN
WEST BOYLSTON, MA
PREPARED FOR
RECORD OWNER
MALDEN BROOK REALTY LLC

SCALE: 1"=40'
DATE: NOVEMBER 15, 2017
JOB NO: 2016-15-156
PLAN NO: DEFINITIVE
SHEET NO: 5 OF 13 SUBMISSION SET
SHEET NO: 1 OF 1 RECORD SET
LOT 1