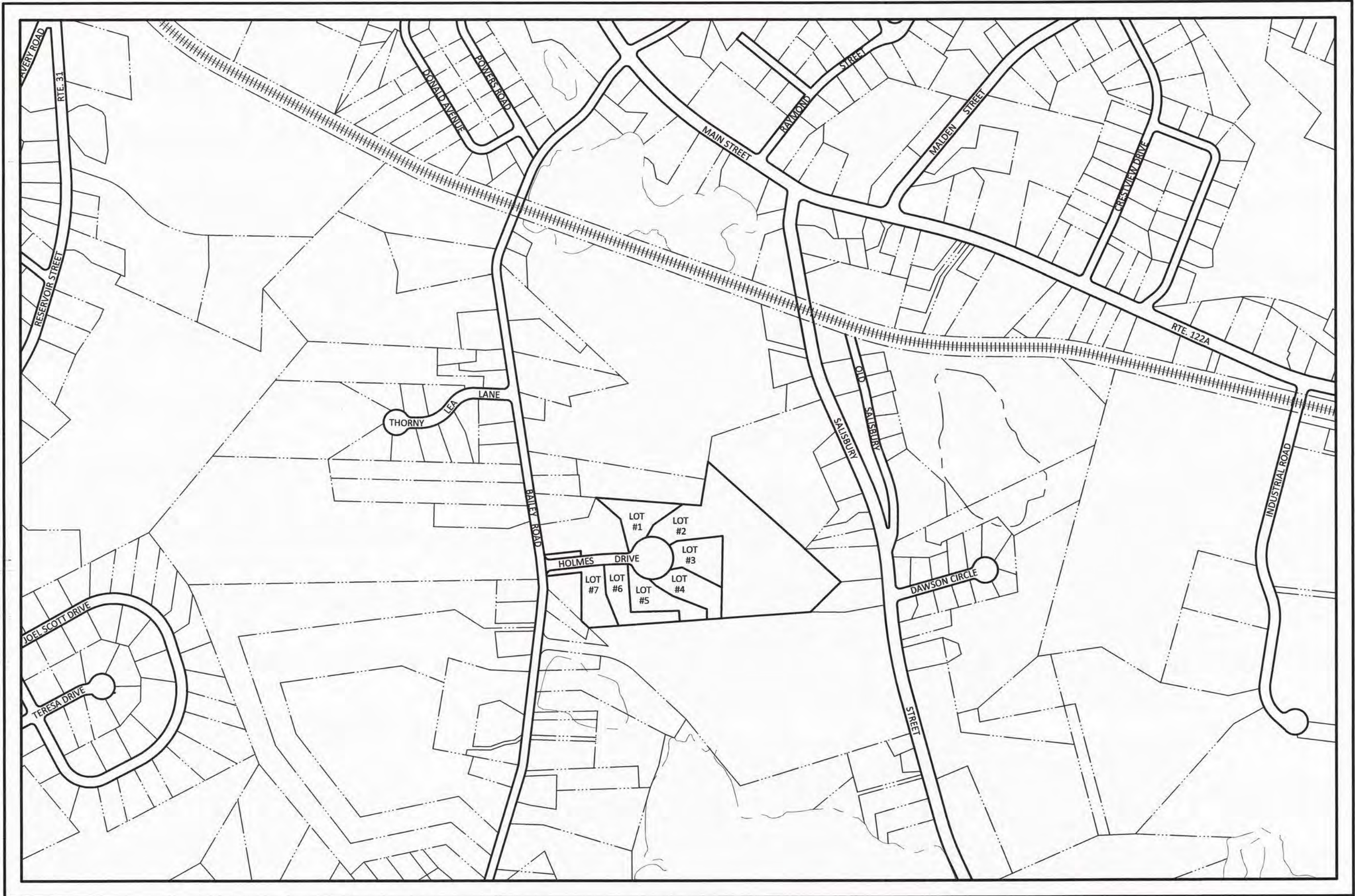


DEFINITIVE SUBDIVISION PLANS

SUNSHINE RIDGE

LOCATED IN:
HOLDEN, MASSACHUSETTS



LOCUS: 1"=400'

SHEET INDEX	
INDEX	INDEX SHEET
S-01 - S-03	DEFINITIVE PLAN
C-01	SITE PLAN
P-01	PLAN & PROFILE
X-01	CROSS SECTIONS
EC-01	EROSION CONTROL PLAN
D-01 - D-05	DETAIL SHEETS

7 LOT SUBDIVISION - TOTAL AREA = 13.23 ACRES		
ROADWAYS		
ROAD	LENGTH	AREA
HOLMES DRIVE	600.00'	1.19 ACRES

WAIVERS REQUESTED:
A WAIVER IS REQUESTED FROM A 28' WIDE ROAD
TO A 24' WIDE ROAD

REVISIONS			
REV	DATE	COMMENT	BY
1			
2			
3			
4			
5			

NO DETERMINATION AS TO COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED BY THE PLANNING BOARD'S ENDORSEMENT OF THIS PLAN.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

HOLDEN PLANNING BOARD:

Date: _____

Certificate of No Appeal
Decision of the Town of Holden Planning Board approving this plan was recorded in the office of the Holden Town Clerk on
Date: _____
And no notice of appeal there from received by the Holden Town Clerk during the 20 days following.

Town Clerk _____ Date _____

Bruce E. Wilson, Jr. - PLS No.36870

Douglas E. Best - PE No. 29045

**DEFINITIVE SUBDIVISION PLAN
SUNSHINE RIDGE**

LOCATED ON
BAILEY ROAD
HOLDEN, MASSACHUSETTS

OWNED BY AND PREPARED FOR

BAILY ROAD DEVELOPMENT, INC.
P.O. BOX 413
RUTLAND, MA. 01543

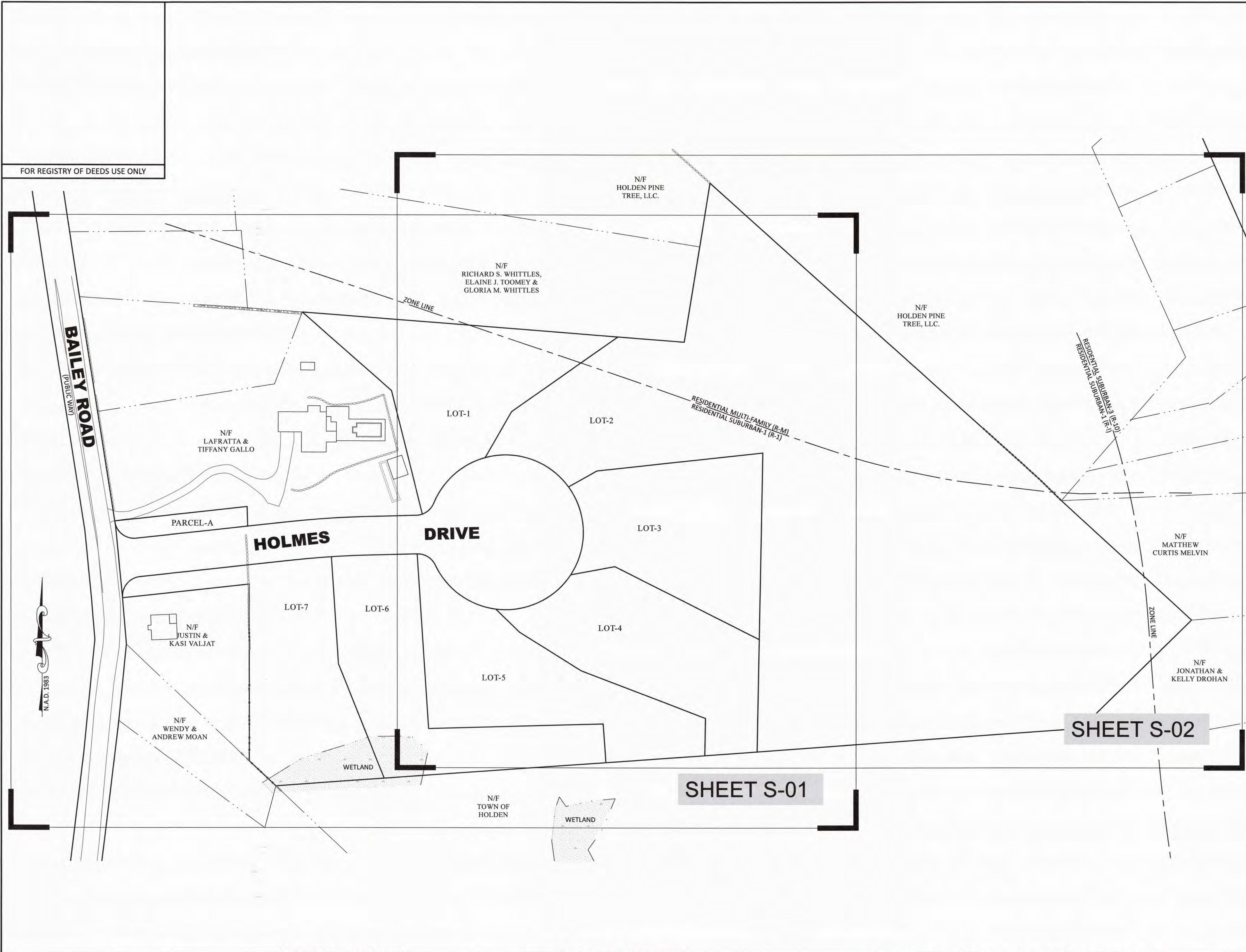
ASSESSORS PARCEL:
MAP 173 PARCEL 44
MAP 172 PARCEL 17

W.D.R.O.D. DEED BOOK 62516 PAGE 215
W.D.R.O.D. PLAN BOOK 950 PLAN 99

**New
England
Environmental
Design, LLC**

Civil Engineering ■ Environmental ■ Land Surveying Consultants
P.O. Box 376 Rutland, MA 01543 ■ Ph: (508) 829-7222 ■ needllc@hotmail.com

Date: December 03, 2020	INDEX
Drawn By: RMG	
Checked By: BEW & DEB	
Job #: 1614-20	



ZONING REQUIREMENTS			
ZONING DISTRICT	R-1	R-M	R-10
MINIMUM LOT AREA	40,000 S.F.	10,000 S.F.*	10,000 S.F.
MINIMUM FRONTAGE	100 FEET	80 FEET	64 FEET
FRONT SETBACK	30 FEET	30 FEET	30 FEET
SIDE SETBACK	15 FEET	15 FEET	10 FEET
REAR SETBACK	20 FEET	20 FEET	20 FEET
* PLUS 5,000 S.F. PER UNIT OVER 2 UNITS			

NO DETERMINATION AS TO COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED BY THE PLANNING BOARD'S ENDORSEMENT OF THIS PLAN.

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DEFINITIVE SUBDIVISION PLAN
SUNSHINE RIDGE

LOCATED ON
BAILEY ROAD
HOLDEN, MASSACHUSETTS

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REV	DATE	COMMENT	BY
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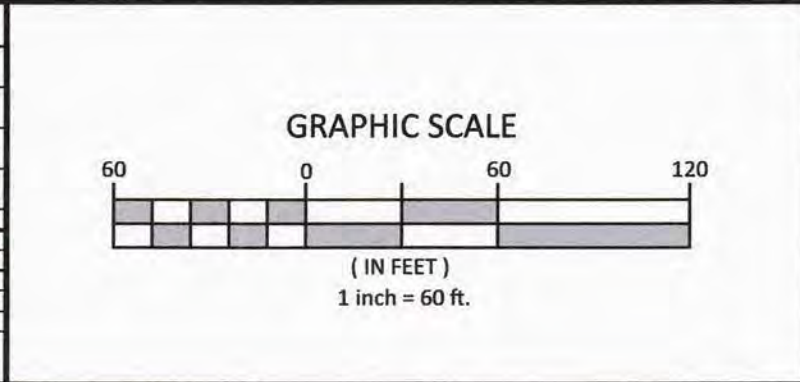
Date:

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Town Clerk

Date

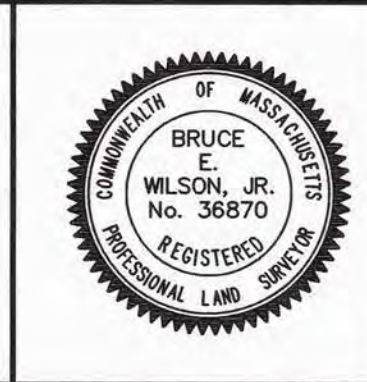
TYPICAL LEGEND	
DRILL HOLE	○
IRON PIPE	○
P. CONCRETE BOUND	□
P. GRANITE BOUND	■
PROPERTY LINE	—
EASEMENT LINE	- - -
SETBACK LINE	- · - · -
PROPOSED HOUSE NUMBER	#



I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

DATE: 12/03/20

Bruce E. Wilson, Jr. - Professional Land Surveyor No. 36870



Date: December 03, 2020

Drawn By: RMG

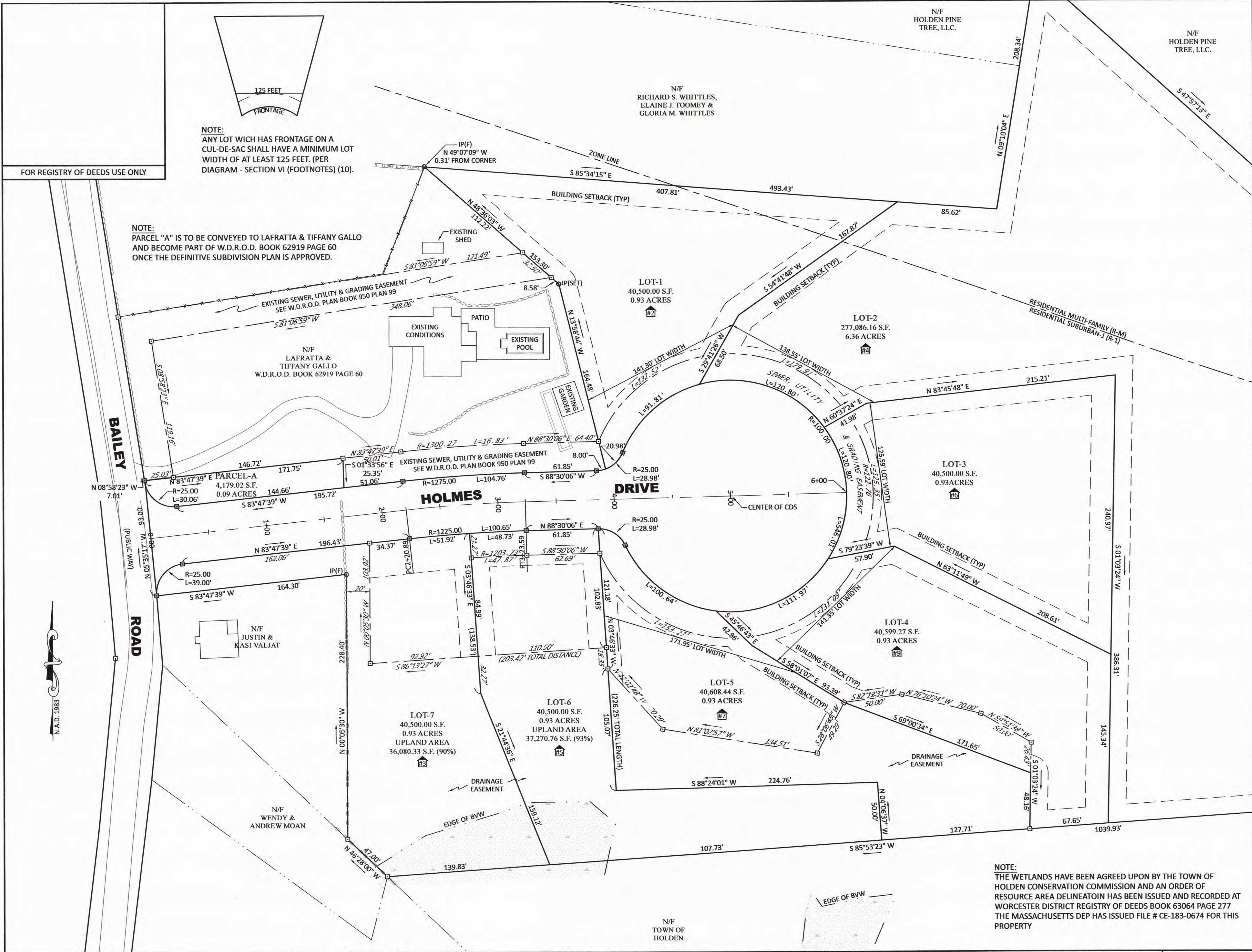
Checked By: BEW

Job #: 1614-20

S-01

DEFINITIVE PLAN

SHEET: 1 OF 3



ZONING REQUIREMENTS			
ZONING DISTRICT	R-1	R-M	R-10
MINIMUM LOT AREA	40,000 S.F.	10,000 S.F.*	10,000 S.F.
MINIMUM FRONTAGE	100 FEET	80 FEET	64 FEET
FRONT SETBACK	30 FEET	30 FEET	30 FEET
SIDE SETBACK	15 FEET	15 FEET	10 FEET
REAR SETBACK	20 FEET	20 FEET	20 FEET

* PLUS 5,000 S.F. PER UNIT OVER 2 UNITS

NO DETERMINATION AS TO COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED BY THE PLANNING BOARD'S ENDORSEMENT OF THIS PLAN.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

HOLDEN PLANNING BOARD:

Date:

Certificate of No Appeal

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Town Clerk Date

DEFINITIVE SUBDIVISION PLAN
SUNSHINE RIDGE

LOCATED ON
BAILEY ROAD
HOLDEN, MASSACHUSETTS

OWNED BY AND PREPARED FOR

BAILY ROAD DEVELOPMENT, INC.
P.O. BOX 413
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ASSESSORS PARCEL:
MAP 173 PARCEL 44
MAP 172 PARCEL 17

W.D.R.O.D. DEED BOOK 62516 PAGE 215
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Civil Engineering ■ Environmental ■ Land Surveying Consultants
P.O. Box 376 Rutland, MA 01543 ■ Ph: (508) 829-7222 ■ needilc@hotmail.com

Date: December 03, 2020

Drawn By: RMG

Checked By: BEW

Job #: 1614-20

S-02

DEFINITIVE PLAN

SHEET: 2 OF 3

FOR REGISTRY OF DEEDS USE ONLY

LOT-1
40,500.00 S.F.
0.93 ACRES

N/F
RICHARD S. WHITTLES,
ELAINE J. TOOMEY &
GLORIA M. WHITTLES

LOT-2
277,086.16 S.F.
6.36 ACRES

LOT-3
40,500.00 S.F.
0.93 ACRES

LOT-4
40,599.27 S.F.
0.93 ACRES

LOT-5
40,608.44 S.F.
0.93 ACRES

HOLMES DRIVE

CENTER OF CDS

RESIDENTIAL MULTI-FAMILY (R-M)
RESIDENTIAL SUBURBAN-1 (R-1)

N/F
MATTHEW
CURTIS MELVIN

N/F
JONATHAN &
KELLY DROHAN

N/F
TOWN OF
HOLDEN

NOTE:
ANY LOT WICH HAS FRONTAGE ON A
CUL-DE-SAC SHALL HAVE A MINIMUM LOT
WIDTH OF AT LEAST 125 FEET. (PER
DIAGRAM - SECTION VI (FOOTNOTES) (10).

NOTE:
THE WETLANDS HAVE BEEN AGREED UPON BY THE TOWN OF
HOLDEN CONSERVATION COMMISSION AND AN ORDER OF
RESOURCE AREA DELINEATOIN HAS BEEN ISSUED AND RECORDED AT
WORCESTER DISTRICT REGISTRY OF DEEDS BOOK 63064 PAGE 277
THE MASSACHUSETTS DEP HAS ISSUES FILE # CE-183-0674 FOR THIS
PROPERTY

ZONING REQUIREMENTS

ZONING DISTRICT	R-1	R-M	R-10
MINIMUM LOT AREA	40,000 S.F.	10,000 S.F.*	10,000 S.F.
MINIMUM FRONTAGE	100 FEET	80 FEET	64 FEET
FRONT SETBACK	30 FEET	30 FEET	30 FEET
SIDE SETBACK	15 FEET	15 FEET	10 FEET
REAR SETBACK	20 FEET	20 FEET	20 FEET

* PLUS 5,000 S.F. PER UNIT OVER 2 UNITS

NO DETERMINATION AS TO COMPLIANCE WITH ZONING
REQUIREMENTS HAS BEEN MADE OR INTENDED BY THE
PLANNING BOARD'S ENDORSEMENT OF THIS PLAN.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

HOLDEN PLANNING BOARD:

Date:

Certificate of No Appeal

Decision of the Town of Holden Planning Board approving this plan
was recorded in the office of the Holden Town Clerk on
Date:
And no notice of appeal there from received by the Holden Town Clerk
during the 20 days following.

Town Clerk Date

DEFINITIVE SUBDIVISION PLAN SUNSHINE RIDGE

LOCATED ON
BAILEY ROAD
HOLDEN, MASSACHUSETTS

OWNED BY AND PREPARED FOR

BAILY ROAD DEVELOPMENT, INC.
P.O. BOX 413
RUTLAND, MA. 01543

ASSESSORS PARCEL:
MAP 173 PARCEL 44
MAP 172 PARCEL 17

W.D.R.O.D. DEED BOOK 62516 PAGE 215
W.D.R.O.D. PLAN BOOK 950 PLAN 99



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Date: December 03, 2020

Drawn By: RMG

Checked By: BEW

Job #: 1614-20

S-03
DEFINITIVE PLAN
SHEET: 3 OF 3

REVISIONS

REV	DATE	COMMENT	BY
1			
2			
3			
4			

Certificate of No Appeal

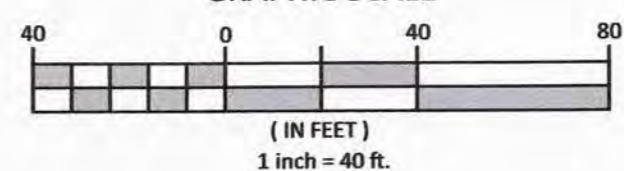
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during the 20 days following.

Town Clerk Date

TYPICAL LEGEND

DRILL HOLE	○
IRON PIPE	○
P. CONCRETE BOUND	□
P. GRANITE BOUND	□
PROPERTY LINE	—
EASEMENT LINE	- - -
SETBACK LINE	- - -
PROPOSED HOUSE NUMBER	#1

GRAPHIC SCALE



I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS
TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS
OF THE COMMONWEALTH OF MASSACHUSETTS

Bruce E. Wilson, Jr.

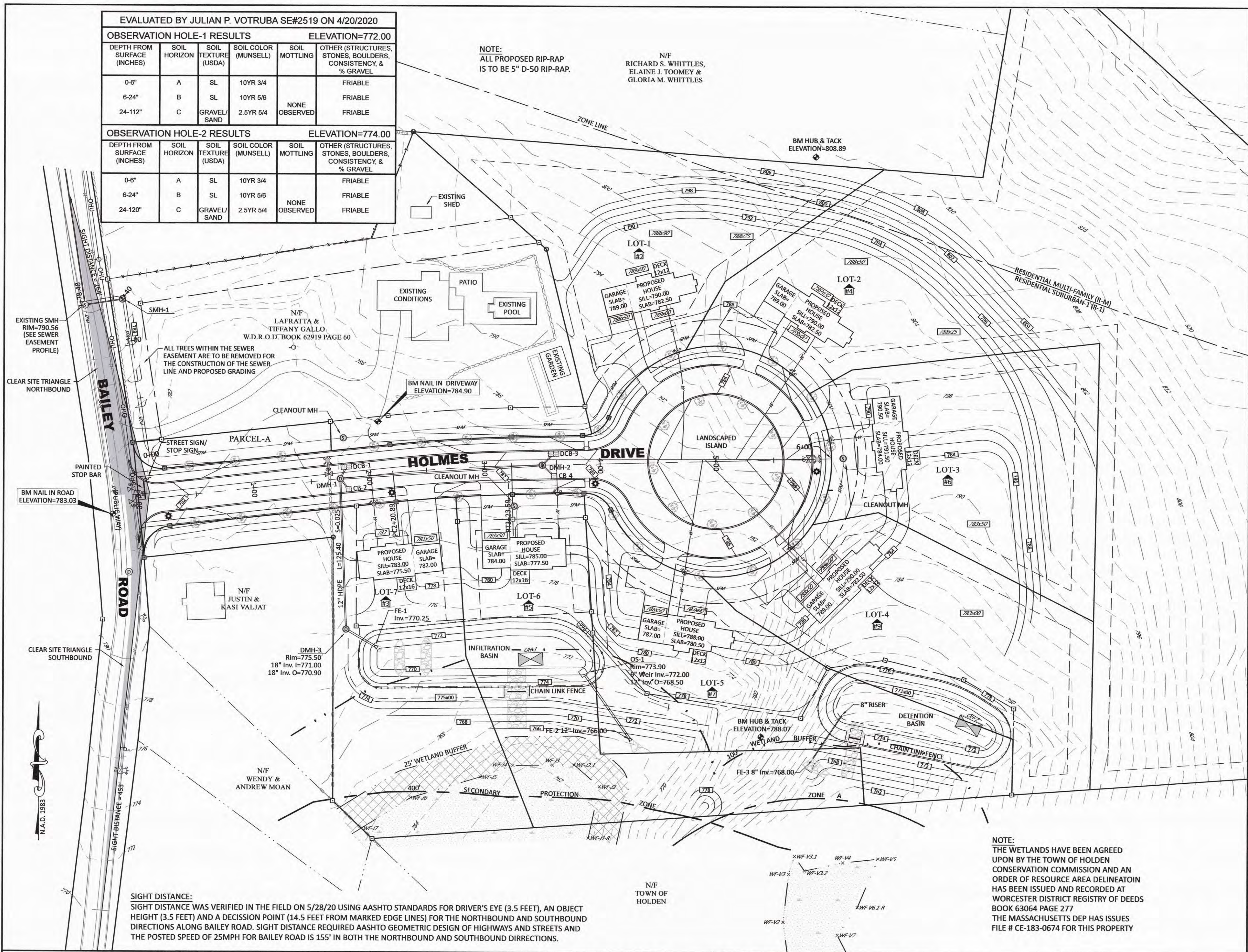
DATE: 12/03/20

Bruce E. Wilson, Jr. - Professional Land Surveyor No. 36870



BM HUB & TACK
ELEVATION=808.89

Sheet 1 of 1



TYPICAL LEGEND					
BOUNDARY LINE		PROP. CONTOUR		EXISTING SMH	
ABUTTER LINE		EXIST. WATER LINE		PROPOSED SMH	
EASEMENT LINE		EXIST. GATE VALVE		EXISTING DMH	
SETBACK LINE		EXIST. HYDRANT		EXISTING CB	
WETLAND LINE		PROP. WATER LINE		PROPOSED DMH	
WETLAND BUFFER		PRO. GATE VALVE		PROPOSED CB	
EXIST. CONT. MAJ.		PRO. HYDRANT		DRAIN MANHOLE	
EXIST. CONT. MIN.		PROP. WATER STOP		5'-50 RIP-RAP	

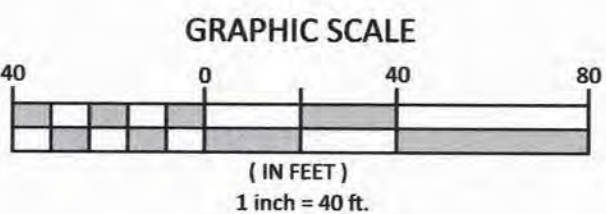
1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED A LL PLANS AND ALL OTHER DOCUMENTS REQUIRED BY THE LOCAL GOVERNING AGENCIES.
2. THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY/ALL CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNING JURISDICTIONAL AGENCIES DURING AND AFTER CONSTRUCTION FOR SIGN-OFF INCLUDING BUT NOT LIMITED TO PROCUREMENT OF SERVICES, SCHEDULING OF FIELD OBSERVATIONS AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE PARTIES.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
4. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA CHARGES WILL BE INCURRED FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATION AND DIMENSIONS OF ENTRY/POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.

THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS/MEANS FOR COMPLETION OF THE WORK DEPICTED ON THESE PLANS NOR ANY CONFLICTS/SOPE REVISIONS WHICH RESULT FROM THE SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHOD OF CONSTRUCTION AND THE MEANS OF COMPLETION TO THE COMMENCEMENT OF CONSTRUCTION AND NOTIFICATION OF THE ENGINEER OF RECORD WHEN CONFLICT IS IDENTIFIED.

THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAVE THEY BEEN RETAINED FOR SUCH PURPOSES.

B. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREIN, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND THE ENGINEER OF RECORD, IT SHALL BE RESPONSIBLE FOR ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OF PENALTIES ASSESSED WITH SUCH THERETO AND ALL DAMAGES TO THE OWNER AND THE ENGINEER OF RECORD. THE ENGINEER OF RECORD SHALL BE RESPONSIBLE FOR THE INDEMNITY AND HOLD THE OWNER AND THE ENGINEER OF RECORD HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES.



EROSION/SEDIMENT CONTROL CONSTRUCTION PROCEDURES:

PRIOR TO THE CONSTRUCTION PHASE OF ANY WORK, INSTALL EROSION/SEDIMENT CONTROL BARRIERS AS INDICATED ON THE PROJECT PLANS AND NOTIFY THE CONSERVATION COMMISSION FOR INSPECTION/ACCEPTANCE OF BARRIERS PRIOR TO PROCEEDING. THROUGHOUT THE CONSTRUCTION PROCESS AND UP TO THE POINT OF FINAL STABILIZATION OF ALL DISTURBED AREAS, THE EROSION/SEDIMENT CONTROL BARRIERS SHALL BE INSPECTED DAILY AND SHALL BE REPAIRED AND MAINTAINED AS NECESSARY. SIGNIFICANT ACCUMULATIONS OF SEDIMENT SHALL BE REMOVED ON A REGULAR BASIS AND BROADCAST LIGHTLY OVER WELL-VEGETATED UPLAND AREAS OF THE SITE AWAY FROM STORM DRAINAGE SYSTEM INLET POINTS.

INSTALL STABILIZED STONE CONSTRUCTION ENTRANCE AT THE INTERSECTIONS OF DEANNA DRIVE AND UNION STREET AT THE START OF PHASE 1 & 2, RESPECTIVELY, TO PREVENT MUD FROM LEAVING THE SITE ON THE TIRES OF CONSTRUCTION VEHICLES. DURING WET WEATHER, IT MAY BE NECESSARY TO ALSO PROVIDE A TEMPORARY WASHING STATION TO PREVENT THE SPREAD OF MUD ONTO THE PUBLIC STREET. IF A WASH STATION IS UTILIZED, ALL RUNOFF SHALL DIRECTED TO A TEMPORARY SEDIMENT COLLECTION AREA OUTSIDE THE DISTURBED PORTION OF THE RIGHT-OF-WAY.

CONSTRUCTION TRAFFIC SHOULD BE LIMITED TO THE SUBDIVISION ROADWAYS, AND PERIPHERAL AREAS TO BE GRADED TO THE EXTENT PRACTICABLE.

FOLLOWING INSTALLATION OF EROSION/SEDIMENT CONTROL BARRIERS AND CONSTRUCTION ENTRANCE, INITIAL SITE WORK SHALL INCLUDE CLEARING AND GRADING FOR THE CONSTRUCTION OF APPLICABLE PORTIONS OF THE ROADWAY, SURFACE UTILITIES, AND STORMWATER MANAGEMENT AREAS. THIS WORK SHALL PROCEED AS RAPIDLY AS POSSIBLE TO PAVEMENT INSTALLATION AND STABILIZATION OF OTHER DISTURBED AREAS TO MINIMIZE THE LENGTH OF TIME THAT DISTURBED EARTH IS EXPOSED TO THE ELEMENTS. COMPLETE CONSTRUCTION OF ROADWAY, UTILITIES, AND STORMWATER PONDS AND PERMANENTLY STABILIZE ALL DISTURBED AREAS PRIOR TO PROCEEDING WITH GRADING OF LOT AREAS.FINAL ROADWAY CROSS-SECTION DIRECTS ALL SURFACE WATER FROM THE EDGES OF THE RIGHT-OF-WAY TOWARDS THE CENTER. AT POINTS WHERE THE GENERAL ROADWAY SHAPE CAN BE ESTABLISHED EARLY ON, IT WILL PROVIDE A MEANS TO BETTER MANAGE THE STORMWATER THAT FALLS WITHIN THE RIGHT-OF-WAY.

STABILIZE THE EMBANKMENTS IMMEDIATELY UPON THERE COMPLETION. IN THE EVENT THAT IMMEDIATE STABILIZATION IS NOT POSSIBLE, PROVIDE TEMPORARY EARTH OR HAYBAIL DIVERSIONS ALONG THE TOP OF EXPOSED, DISTURBED SLOPES. DIRECT RUNOFF FROM THESE DIVERSIONS TO TEMPORARY SEDIMENT COLLECTION AREAS OUTSIDE THE DISTURBED PORTION OF THE RIGHT OF WAY. PARTICULAR ATTENTION SHOULD BE PAID TO PROPOSED SLOPES IN EXCESS OF 2:1 THAT ARE TO RECEIVE SLOPE-PAVING TREATMENT AS FINAL STABILIZATION. PLACE FINAL TREATMENT ON THESE SLOPES AS SOON AS POSSIBLE AFTER SHAPING TO MINIMIZE OPPORTUNITIES FOR DESTABILIZATION. PROVIDE TEMPORARY FLUME PIPES ACROSS THE UN-STABILIZED ROAD BED TO DIVERT RUNOFF OFF THE ROAD BED BEFORE LARGE VOLUMES AND VELOCITIES OF RUNOFF AREA GENERATED. RUNOFF DIVERTED BY THESE STRUCTURES SHALL BE DIRECTED TO TEMPORARY SEDIMENT COLLECTION AREAS OUTSIDE THE DISTURBED PORTION OF THE RIGHT-OF-WAY.

FOLLOWING THE COMPLETION OF ROADWAY PAVEMENT AND FINAL STABILIZATION OF APPURTENANT AREAS, THE GRADING OF LOT AREAS MAY PROCEED THIS WORK SHALL MINIMIZE THE OF DISTURBED LAND THAT IS EXPOSED AT ANY GIVEN TIME, AND SHALL EMPLOY BEST MANAGEMENT PRACTICES TO CONTROL SUCH EROSION AND SEDIMENT AS MAY BE GENERATED DURING THE CONSTRUCTION PROCESS.

AT THE TIME THAT STORMWATER INLET STRUCTURES (CATCH BASINS, CULVERTS) BECOME OPERATIONAL, ALL INLETS SHALL RECEIVE INLET FILTER PROTECTION TO MINIMIZE THE AMOUNT OF SEDIMENT THAT MAY ENTER/PASS THROUGH THE STORMWATER MANAGEMENT SYSTEM. THESE INLETS SHALL BE INSPECTED ON A DAILY BASIS AND SHALL BE MAINTAINED AND REPAIRED AS NECESSARY.

UPON FINAL STABILIZATION OF ALL DISTURBED AREAS IN EACH PHASE, ACCUMULATED SEDIMENT SHALL BE REMOVED FROM ALL TEMPORARY SEDIMENT COLLECTION AREAS, CATCH BASIN SUMPS, SEDIMENT FOREBAYS AND ALONG EROSION/SEDIMENT CONTROL BARRIERS.COLLECTED SEDIMENT SHALL BE BROADCAST LIGHTLY OVER WELL-VEGETATED UPLAND AREAS WITHIN LOTS 12-25 AND LOTS 82-86, AWAY FROM INLET POINTS TO THE STORM DRAINAGE SYSTEM.

TYPICAL LEGEND

■ ■ ■ ■ ■ ■ ■ ■ ■ ■	WOOD CHIP BERM
— — — — —	STRAW WATTLES
— — — — —	SILT FENCE
— — — — —	TEMPORARY GRADING
— — — — —	DESIGNATED FLOW AREAS

NO DETERMINATION AS TO COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED BY THE PLANNING BOARD'S ENDORSEMENT OF THIS PLAN.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

HOLDEN PLANNING BOARD:

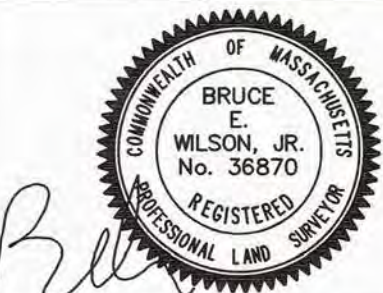
Date: _____

Certificate of No Appeal

Decision of the Town of Holden Planning Board approving this plan was recorded in the office of the Holden Town Clerk on

Date: _____
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Town Clerk _____ Date _____



Bruce E. Wilson, Jr. - PLS No.36870



Douglas E. Best - PE No. 29045

DEFINITIVE SUBDIVISION PLAN
SUNSHINE RIDGE

LOCATED ON
BAILEY ROAD
HOLDEN, MASSACHUSETTS

OWNED BY AND PREPARED FOR

BAILY ROAD DEVELOPMENT, INC.
P.O. BOX 413
RUTLAND, MA. 01543

ASSESSORS PARCEL:
MAP 173 PARCEL 44
MAP 172 PARCEL 17

W.D.R.O.D. DEED BOOK 62516 PAGE 215
W.D.R.O.D. PLAN BOOK 950 PLAN 99



New
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Civil Engineering ■ Environmental ■ Land Surveying Consultants
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Date: December 03, 2020

Drawn By: RMG

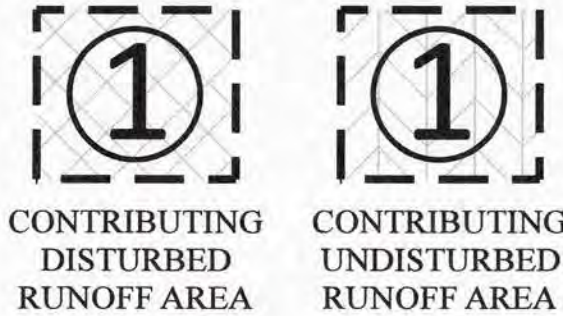
Checked By: BEW & DEB

Job #: 1614-20

EC-01

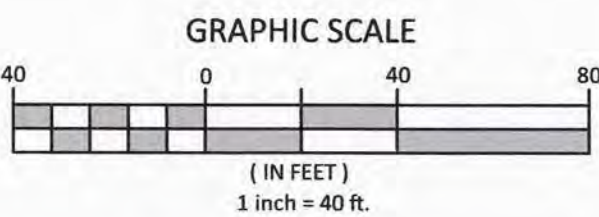
EROSION CONTROL

Sheet 1 of 1

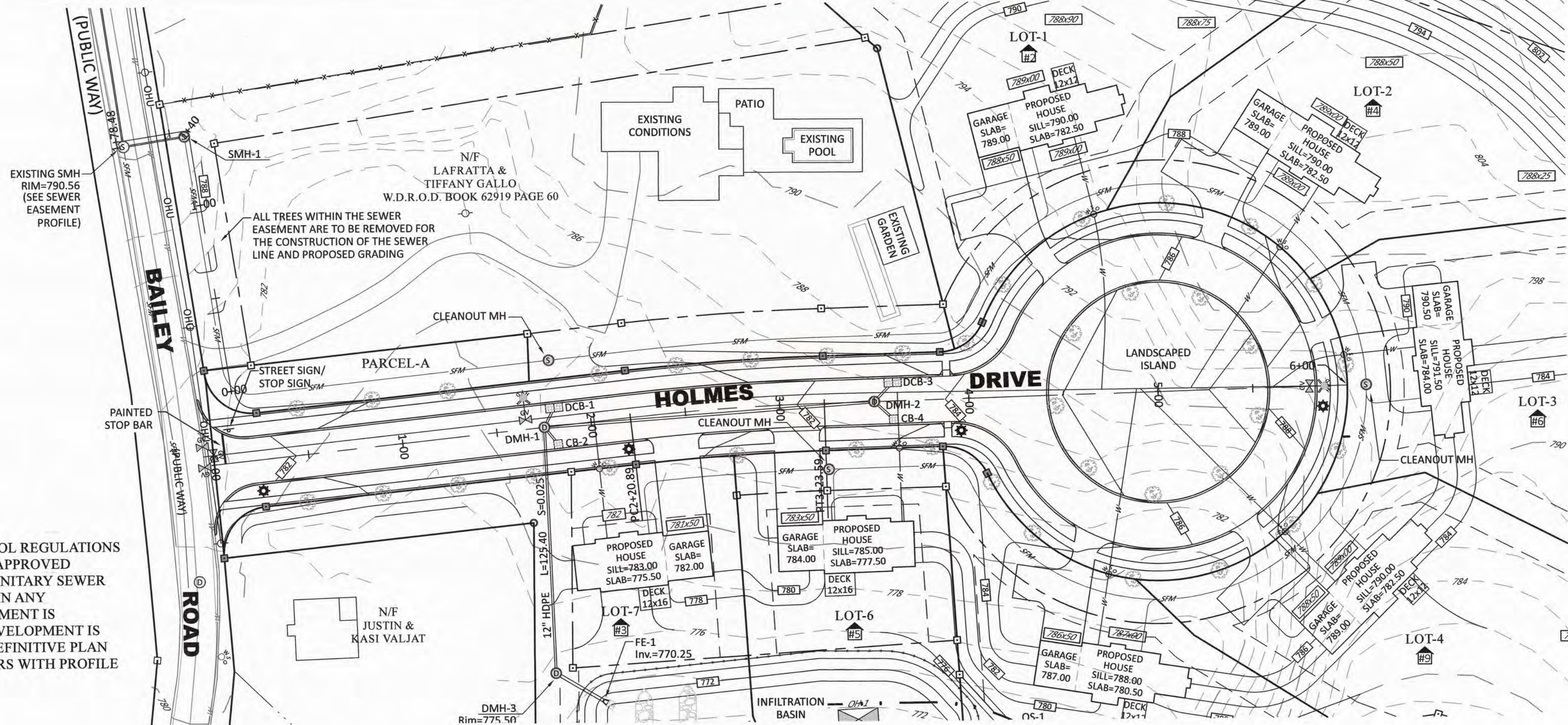


3,600 ft³ of sediment pond area required per Acre for disturbed areas
1,800 ft³ of sediment pond area required per Acre for undisturbed areas

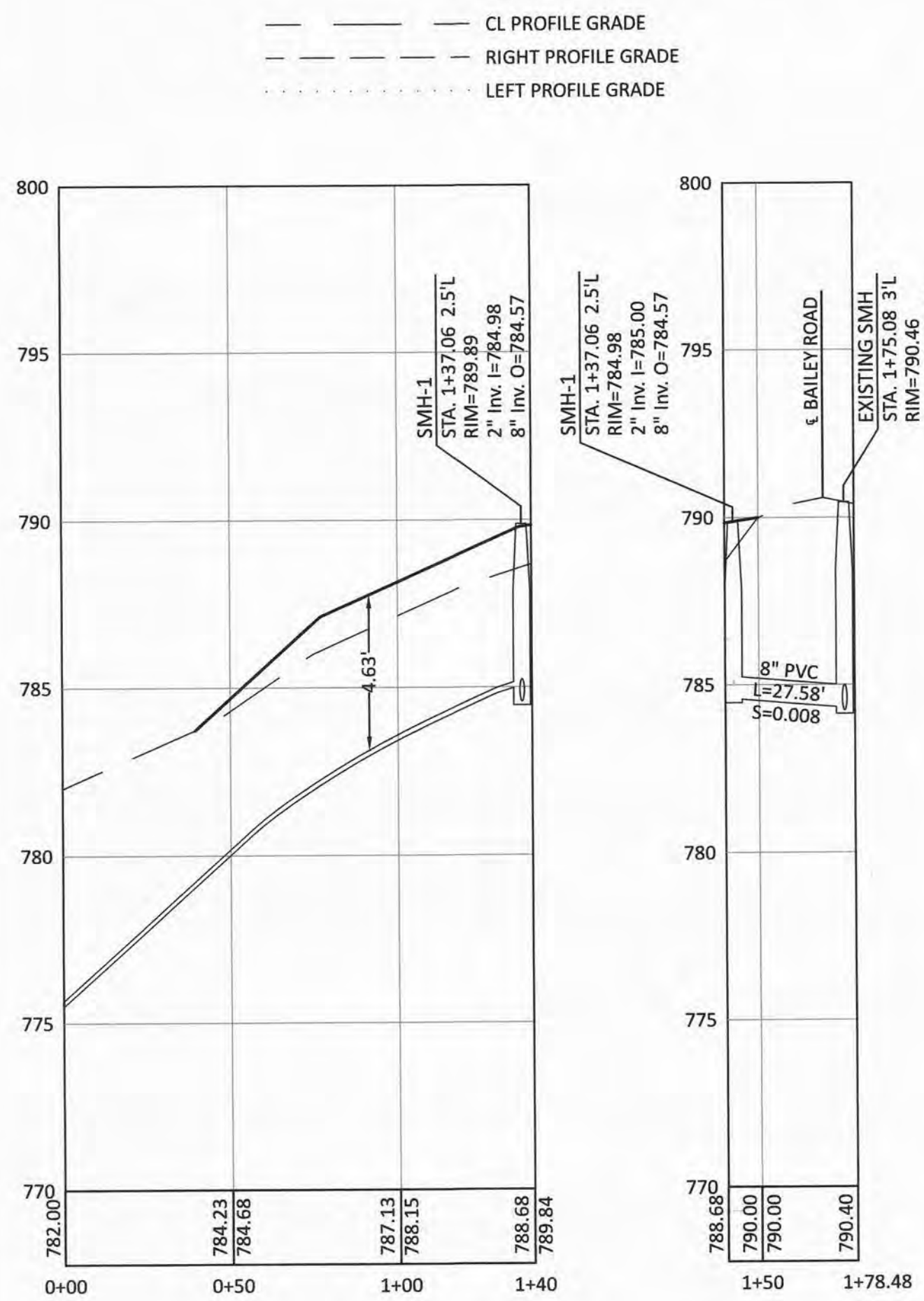
CONTRIBUTING RUNOFF AREA	DISTURBED AREA	UNDISTURBED AREA	REQUIRED SEDIMENT POND VOLUME	PROVIDED SEDIMENT POND VOLUME	TOP OF POND	BOTTOM OF POND	INSIDE SLOPE
1	1.58 Acres	1.15 Acres	7,758 FT ³	10,884.68 FT ³	777	774	3:1
2	0.92 Acres	0.05 Acres	3,402 FT ³	5,464.14 FT ³	790	788	3:1
3	2.67 Acres	0.23 Acres	10,026 FT ³	18,789.85 FT ³	778	775	3:1



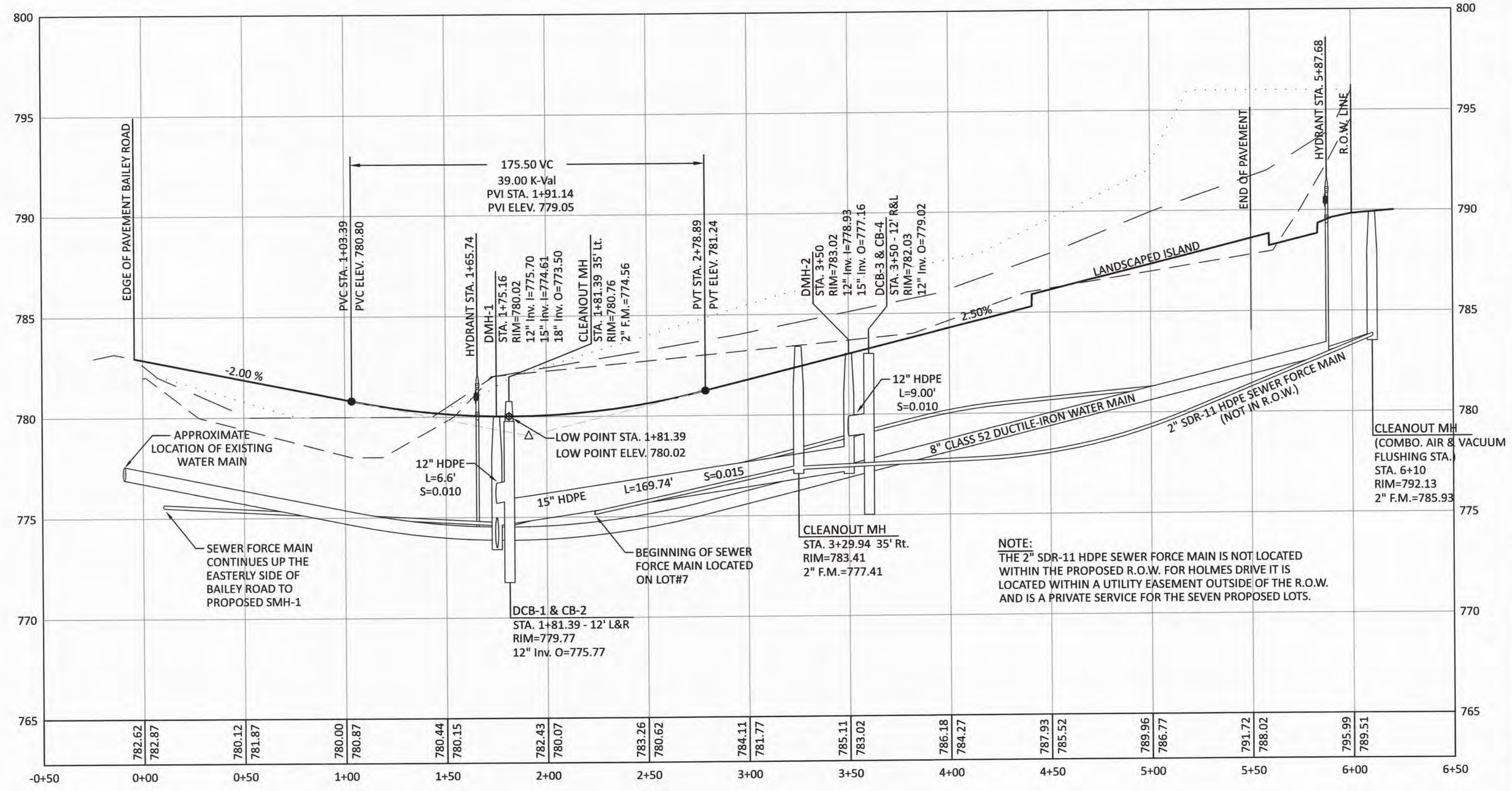
NOTE:
PER THE TOWN OF HOLDEN SUBDIVISION CONTROL REGULATIONS SECTION VI. REQUIRED IMPROVEMENTS FOR AN APPROVED SUBDIVISION - E. UTILITIES - 3. SEWERAGE - C. SANITARY SEWER LINES OF ADEQUATE SIZE SHALL BE INSTALLED IN ANY DEVELOPMENT WHERE THE PROPOSED DEVELOPMENT IS LOCATED IN THE R-15 OR R-20 ZONE AND THE DEVELOPMENT IS WITHIN 300' OF A TRUNK OR MAIN SEWER. THE DEFINITIVE PLAN SHALL CONTAIN THE LOCATIONS OF SUCH SEWERS WITH PROFILE OF SAME.



PROFILE VIEW
SCALE: 1"=40'



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



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

REVISIONS

REV	DATE	COMMENT	BY
1			
2			
3			
4			
5			

NO DETERMINATION AS TO COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED BY THE PLANNING BOARD'S ENDORSEMENT OF THIS PLAN.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

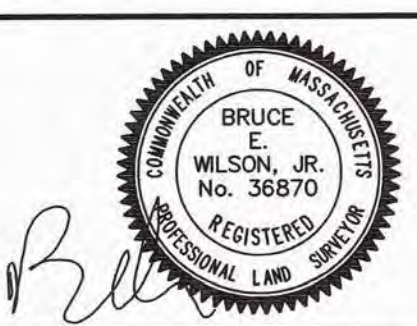
HOLDEN PLANNING BOARD:

Date: _____

Certificate of No Appeal

Decision of the Town of Holden Planning Board approving this plan was recorded in the office of the Holden Town Clerk on Date: _____
And no notice of appeal there from received by the Holden Town Clerk during the 20 days following.

Town Clerk _____ Date _____



Bruce E. Wilson, Jr. - PLS No.36870



Douglas E. Best - PE No. 29045

**DEFINITIVE SUBDIVISION PLAN
SUNSHINE RIDGE**

LOCATED ON
BAILEY ROAD
HOLDEN, MASSACHUSETTS

OWNED BY AND PREPARED FOR

BAILY ROAD DEVELOPMENT, INC.
P.O. BOX 413
RUTLAND, MA. 01543

ASSESSORS PARCEL:
MAP 173 PARCEL 44
MAP 172 PARCEL 17

W.D.R.O.D. DEED BOOK 62516 PAGE 215
W.D.R.O.D. PLAN BOOK 950 PLAN 99

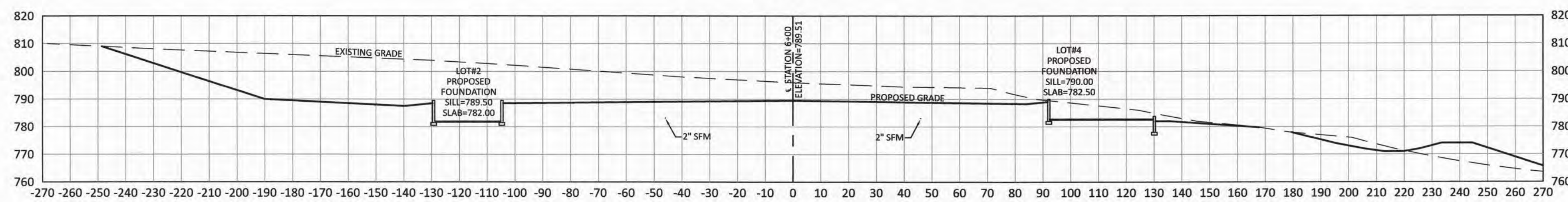
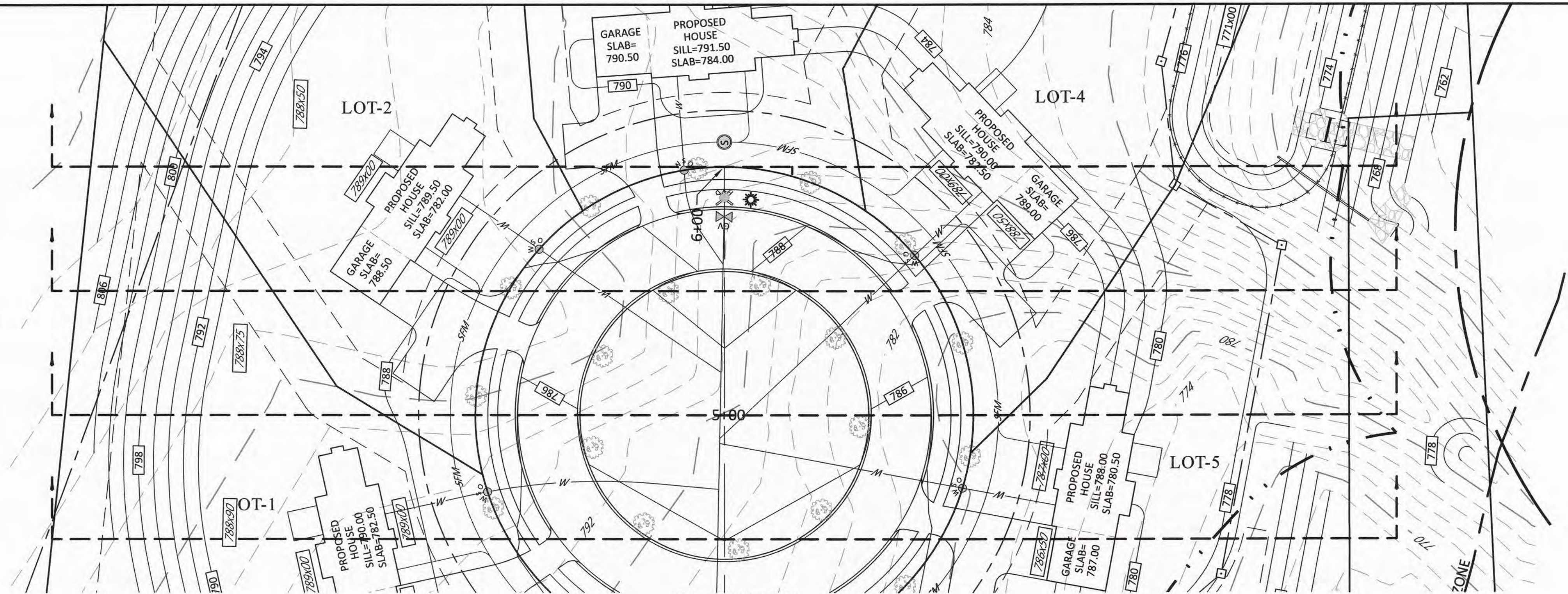


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England
Environmental
Design, LLC**

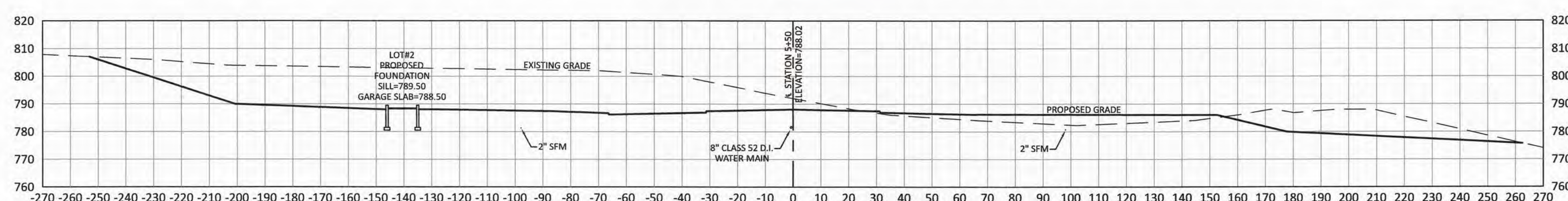
Civil Engineering ■ Environmental ■ Land Surveying Consultants
P.O. Box 376 Rutland, MA 01543 ■ Ph: (508) 829-7222 ■ needl@hotmali.com

Date: December 03, 2020
Drawn By: RMG
Checked By: BEW & DEB
Job #: 1614-20

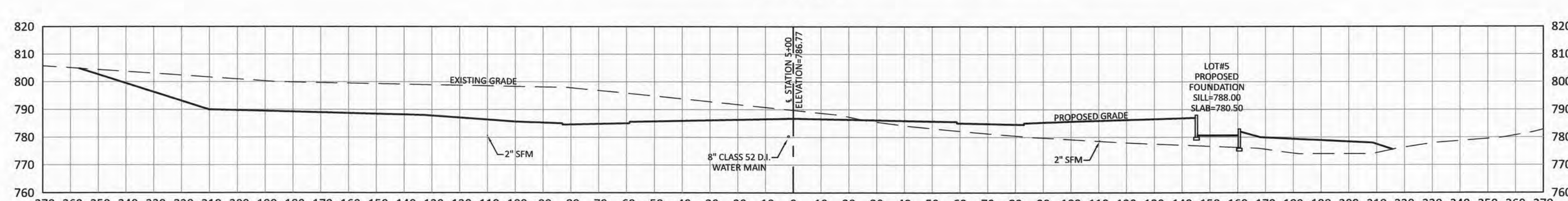
P-01
PLAN & PROFILE
Sheet 1 of 1



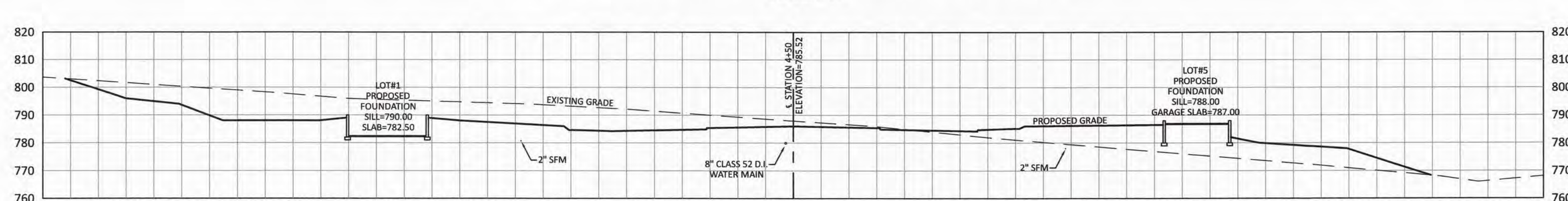
CROSS SECTION HOLMES DRIVE (STA. 6+00)
SCALE: 1"=30'



CROSS SECTION HOLMES DRIVE (STA. 5+50)
SCALE: 1"=30'



CROSS SECTION HOLMES DRIVE (STA. 5+00)
SCALE: 1"=30'



CROSS SECTION HOLMES DRIVE (STA. 4+50)
SCALE: 1"=30'

NOTE:
THERE ARE NO OTHER
AREAS WITHIN THE
ROADWAY WITH CUTS OR
FILLS GREATER THAN 8".

REVISIONS

REV	DATE	COMMENT	BY
1			
2			
3			
4			
5			

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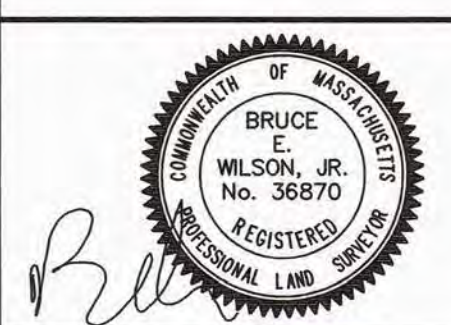
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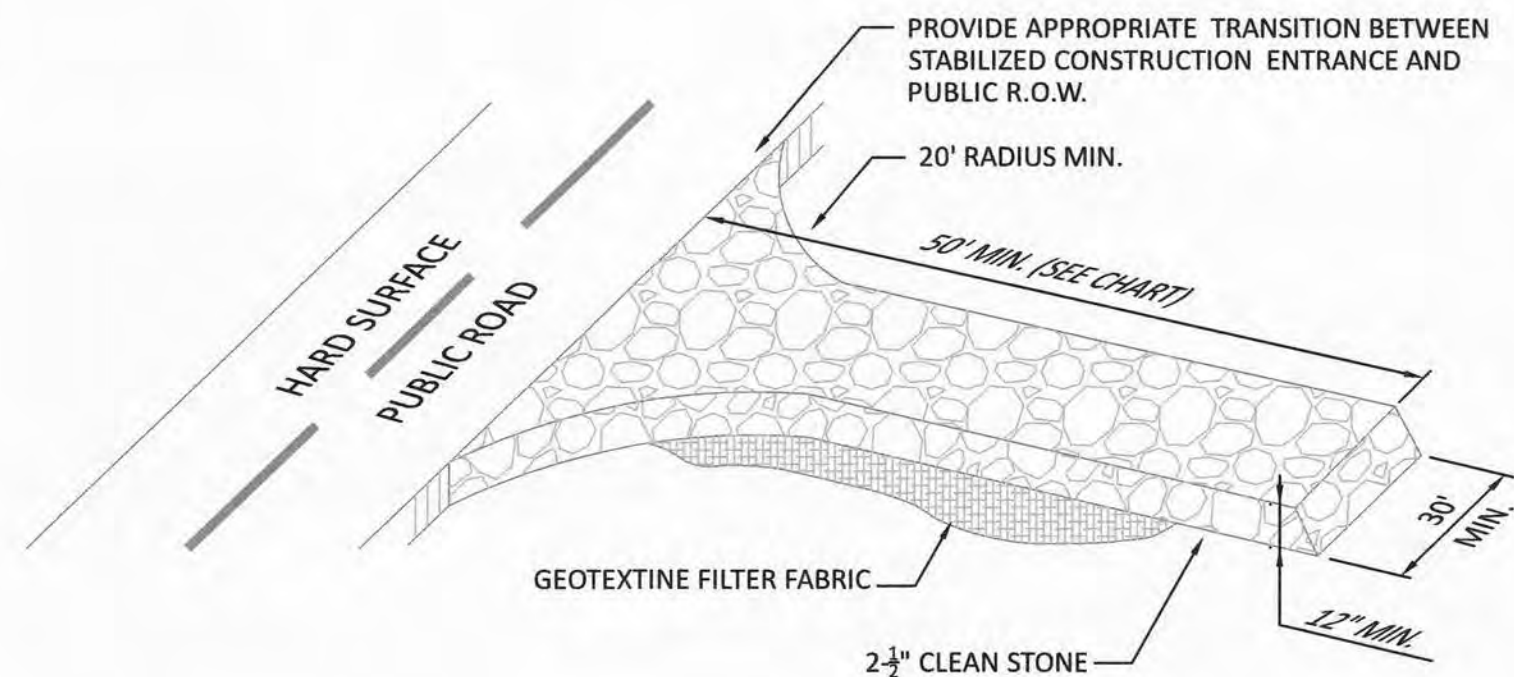
Checked By: BEW & DEB

Job #: 1614-20

X-01

CROSS SECTIONS

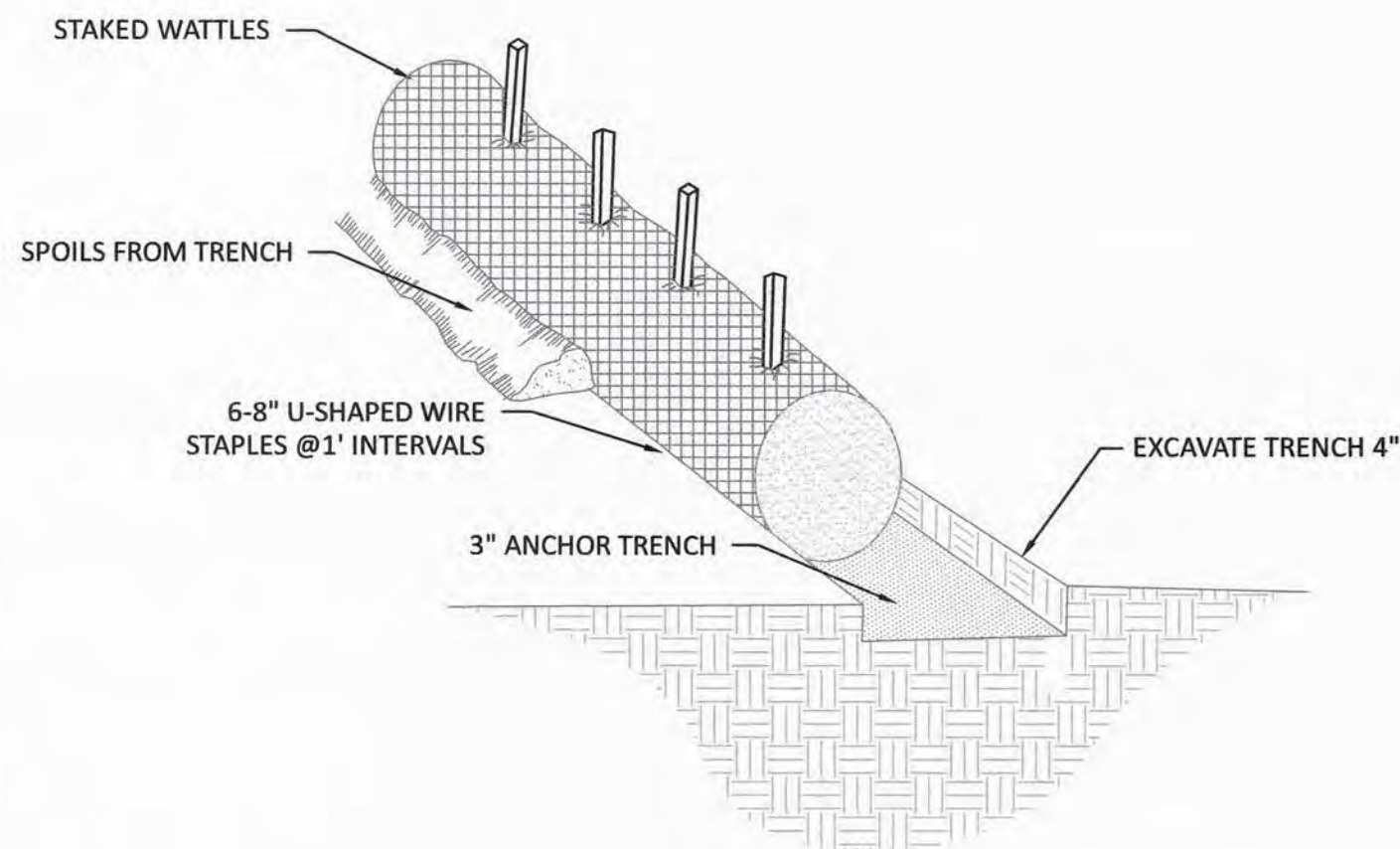
Sheet 1 of 1



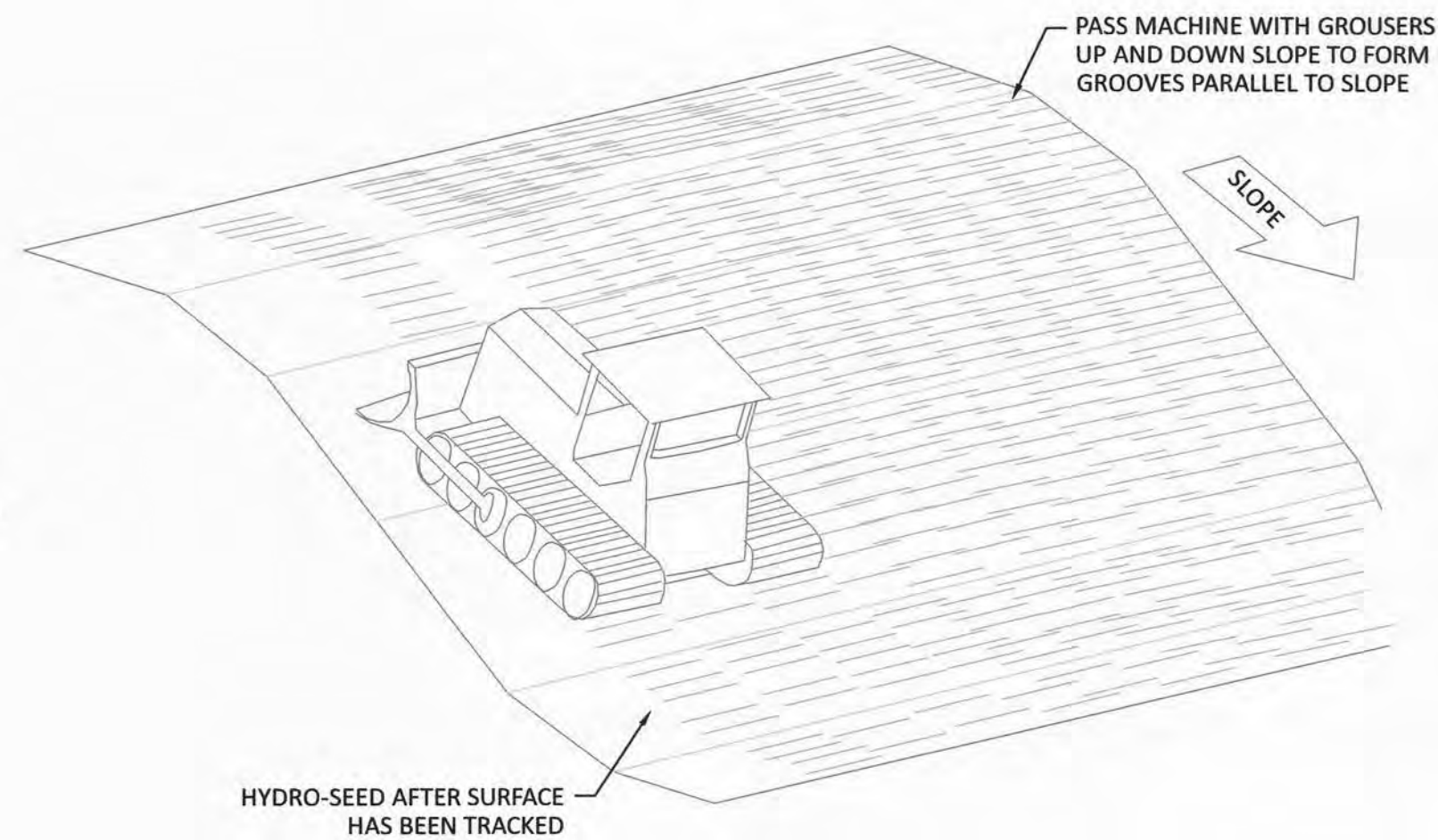
PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT.	100 FT.
2% TO 5%	100 FT.	200 FT.
>5%	ENTIRE ENTRANCE STABILIZED WITH FABRIC BASE COURSE (1)	

(1) AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

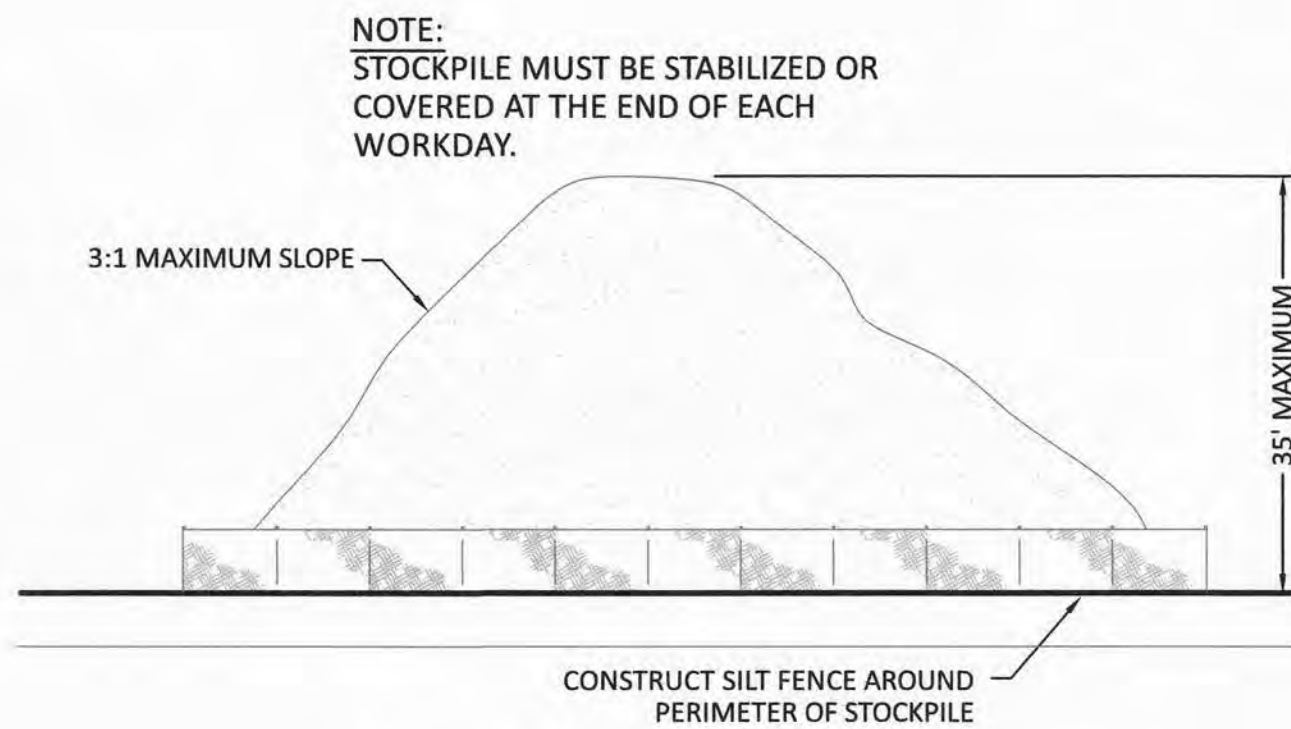
Stabilized Construction Entrance
(NOT TO SCALE)



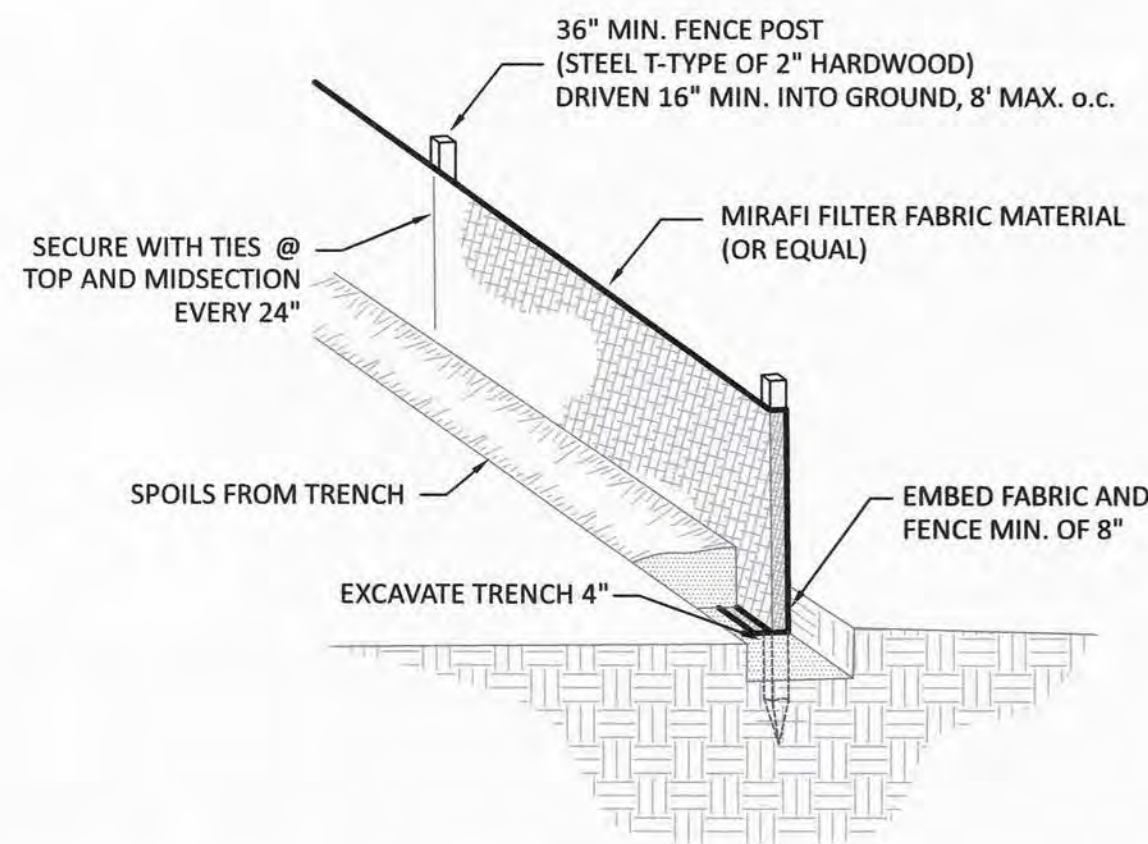
Erosion Control Detail
(NOT TO SCALE)



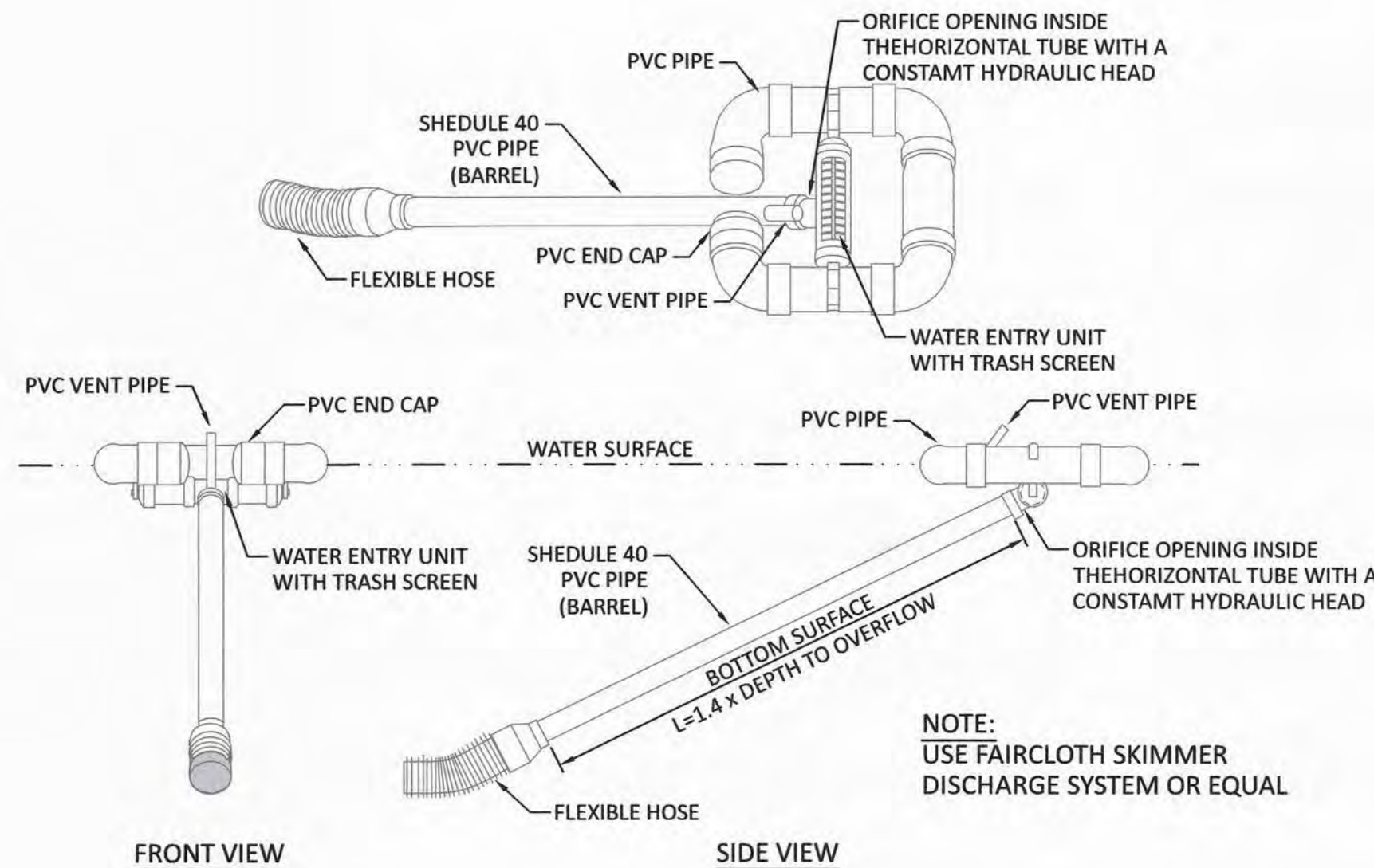
Slope Tracking Detail
(NOT TO SCALE)



Temporary Stockpile Detail
(NOT TO SCALE)



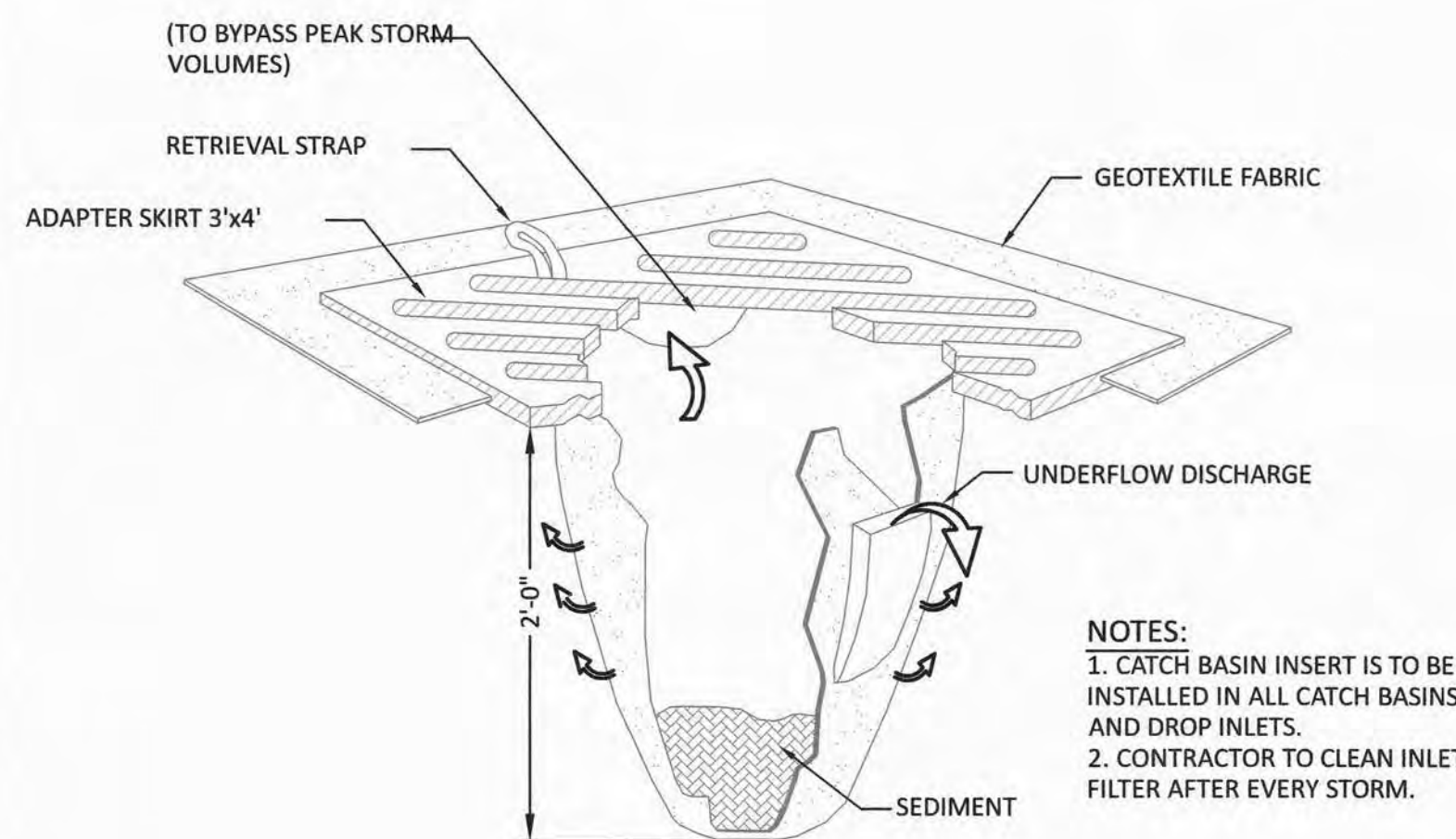
Silt Fence Detail
(NOT TO SCALE)



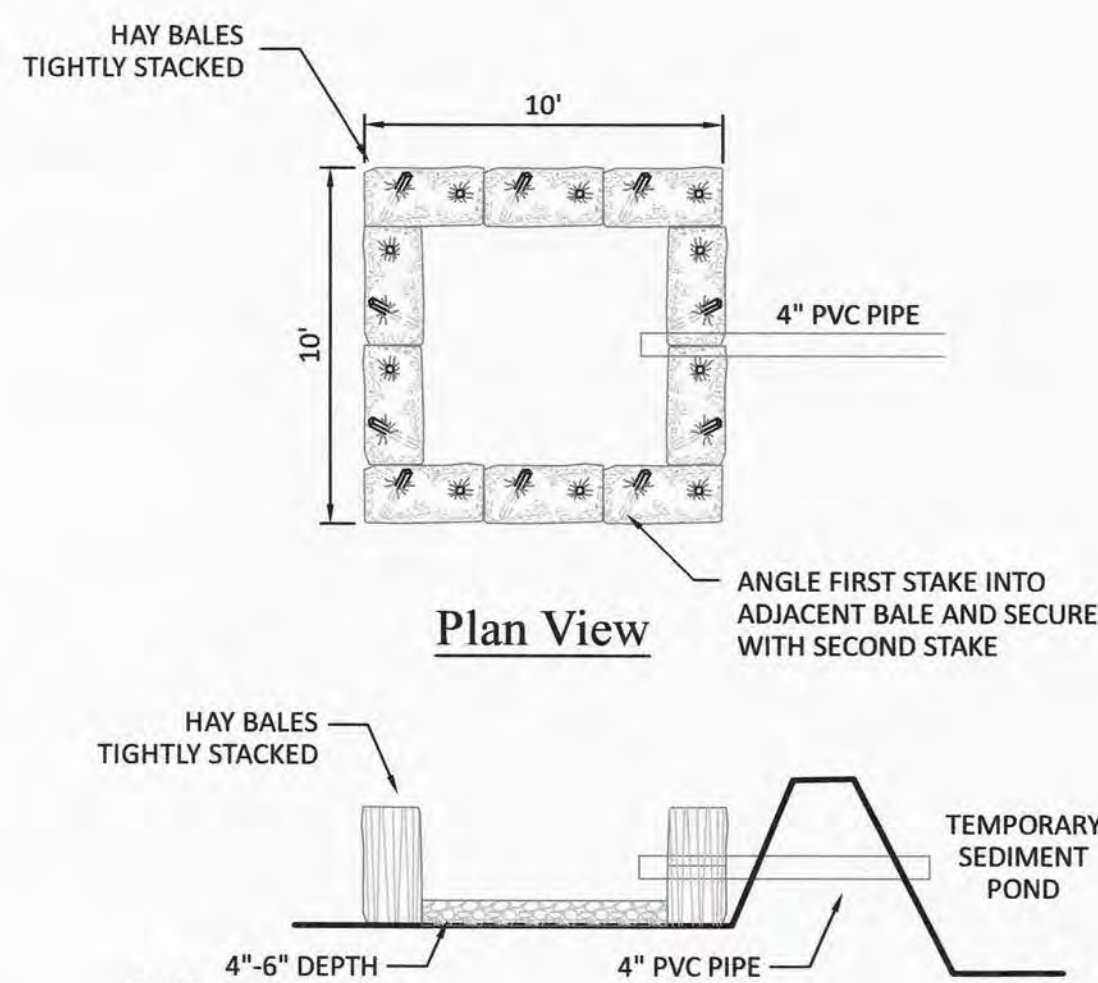
TEMPORARY SEDIMENT POND #	SKIMMER SIZE	ORIFICE DIAMETER	BARREL LENGTH
POND #1	2.5"	2.3"	4.5'
POND #2	2.0"	1.7"	3'
POND #3	3.0"	2.6"	4.5'

PROPOSED SKIMMERS ARE SIZED TO DRAIN THE TEMPORARY SEDIMENT PONDS IN A 2 DAY PERIOD

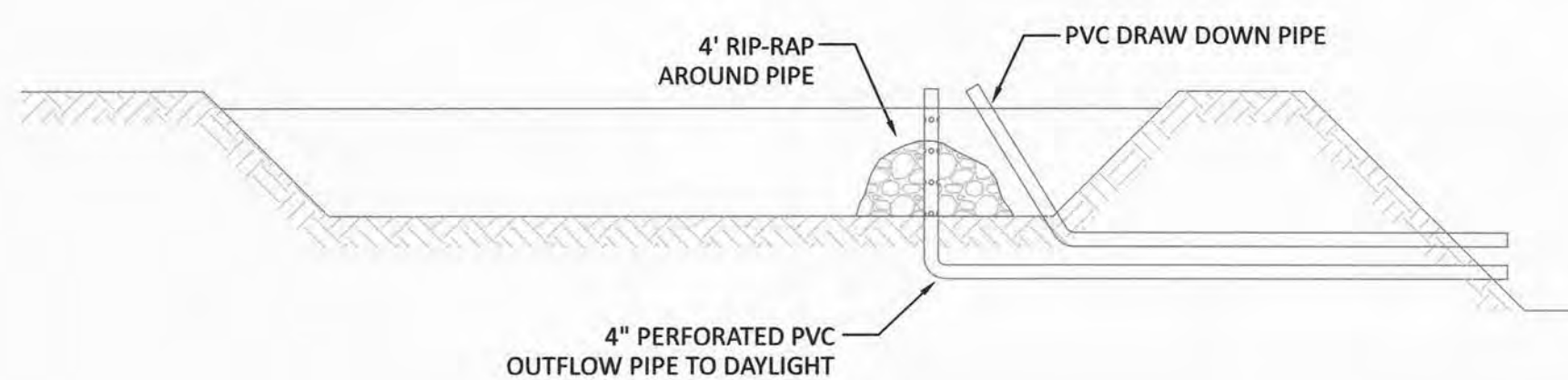
Draw Down Pipe Detail
(NOT TO SCALE)



Inlet Filter Detail
(NOT TO SCALE)



Sediment Pond Discharge Pit Detail
(NOT TO SCALE)



Temporary Sediment Pond
(NOT TO SCALE)

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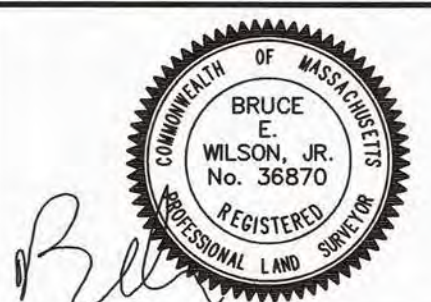
Certificate of No Appeal

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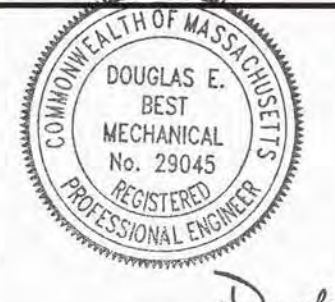
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W.D.R.O.D. DEED BOOK 62516 PAGE 215
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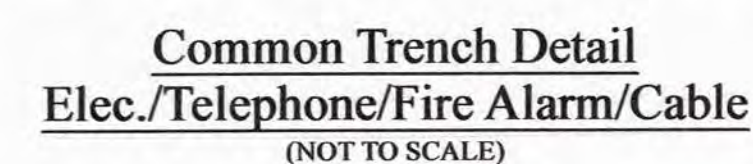
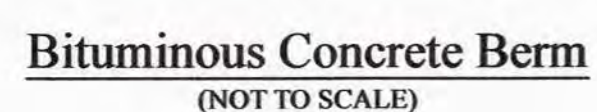
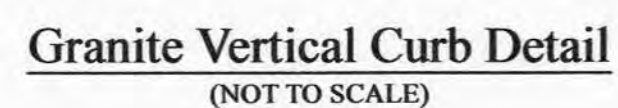
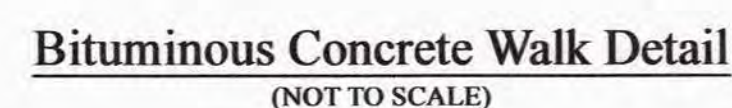
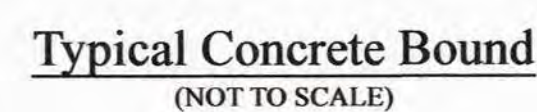
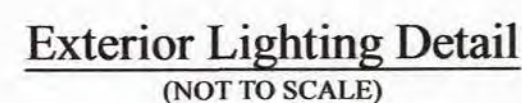
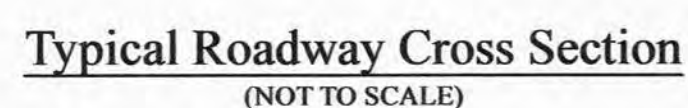
Drawn By: RMG

Checked By: BEW & DEB

Job #: 1614-20

D-01
DETAIL SHEET

Sheet 1 of 1

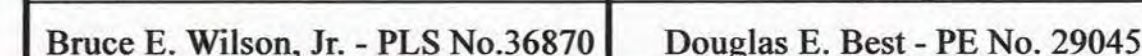


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HOLDEN PLANNING BOARD:

Date: _____

Town Clerk	Date
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LOCATED ON
BAILEY ROAD
HOLDEN, MASSACHUSETTS

ASSESSORS PARCEL:
MAP 173 PARCEL 44
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W.D.R.O.D. DEED BOOK 62516 PAGE 215
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Drawn By: RMG

Checked By: BEW & DEB

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D-02
DETAIL SHEET

Sheet 2 of 5

Holden Water Main Specifications:

Water mains shall be ductile iron pipe to be a minimum of 8 inches in diameter .

Water mains shall be laid to provide a minimum cover of five (6) feet from the finished grade, and shall not be deeper than eight (8) feet. All piping shall be Class 52 Ductile-iron pipe designed for on internal working pressure. All fittings and hydrants shall have properly designed concrete thrust blocks installed behind them.

Gate valves shall be installed on each outlet of all tees and crosses, every 500 feet of main, on hydrant branches, and at dead ends. Gate valves shall be resilient wedge, open left meeting all AWWA standards .

Hydrants shall be located every 500 feet on one side of each street unless a greater distance is approved , and shall have a one (1) inch washed stone drainage sump one-half (1/2) cubic yard in volume at its base.

Gate valves, road boxes and hydrants shall be equal in quality to those presently being purchased by the Town's Water Department.

Water service shall be minimum 1" copper type K at a burial depth of six (5) feet. Clean sand shall fully encompass the copper tubing (12" all sides) .

Upon completion of the water main construction and prior to putting into service a pressure and leakage test will be mode. Any defects found shall be corrected immediately. Once a successful test has been run, the lines shall be chlorinated before they are put into service. The developer shall be responsible for providing all necessary equipment and labor to conduct the tests and chlorination which must be witnessed by a representative of the Department of Public Works .

Prior to the construction of buildings in a subdivision, or in any phase of a subdivision approved by the Planning Board, the water supply and hydrants for fire protection shall be installed and maintained by the Applicant in a manner acceptable to the Fire Chief and the Department of Public Works until acceptance of the water lines by the Town of Holden

Town of Holden List of Approved Materials for Water System Infrastructure January 2006:

Castings : All castings and fitting shall be manufactured In North American as required by Holden DPW.

Water Mains: shall be ductile iron centrifugally cast with push-on joints conforming to AWWA/ANSI C151. Pipe shall be Class 52,double cement lined and bituminous coated conforming to AWWA/ANSI C104. No Manufacturer Specified.

Gate Valve: (12-inch diameter or less): Shall be 200 psi working pressure, non-rising stem, "O" ring, open left, mechanical joint, two-inch ductile iron operating nut with stainless steel bolt, resilient seated (resilient wedge) gate valve conforming to ANSI/AWWA C509 - Kennedy, Clow or Mueller. Valves shall be epoxy coated and supplied with mechanical joint accessories , high strength alloy steel bolts and heavy hexagon nuts conforming to ANSI/ AWWA C 111.

Gate Valve Boxes: shall be cast iron, two piece, sliding type with a non-flange top section, no inside stops, and an outside shaft diameter of six inches. Bottom section shall be belled base. Length of top section shall be minimum of 24 inches. Middle and bottom section length as needed. Boxes shall have the word "WATER" cast into cover. Clow and Ford.

Ductile Iron Fittings: Pipe fittings shall have mechanical joint ends conforming to ANSI/AWWA C 1/A21. 11, double cement lining and bituminous coating conforming to ANSI/AWWA C104.A21.4. fittings shall be supplied with mechanical joint accessories unless specified others , with high strength low alloy steel bolts and heavy hexagon nuts conforming to ANSI/AWWA C111.A21.11. Long body fittings shall be Class 350 ductile iron conforming to ANSI/AWWA C110/A21 .10. Compact body fittings shall be Class 350 ductile iron conforming to ANSI/AWWA C153/A21.53.

Hydrants: All Hydrants must be Eddy Model F-2640, open left, with break flange . Hydrants are to be factory painted yellow with reflective white on bonnet and cops with oil based paint.

Service Line from Main to Curb: Type K Copper (ASTM 888), minimum size 1".

Service Line from Curb to House: Type K Copper (ASTM 888) or plastic with minimum pressure rating of 200 psi.

Corporation: Ball valve type construction with inlet CC thread and compression pock joint on the outlet, heavy patterns, and conforming to AWWA/ANSI C800 - McDonald, Ford or approved equal. Inlet iron pipe threads are required for 1-1/2" and larger corporations . Brass shall have minimum lead content ; Town may request lead content of any brass or copper materials.

Curb Stop: McDonald ball valve type construction with inlet compression and compression pack joint on the outlet, heavy patterns, and conforming to AWWNANSI C800 - Brass shall have minimum lead content , Town may request lead content of any brass or copper materials.

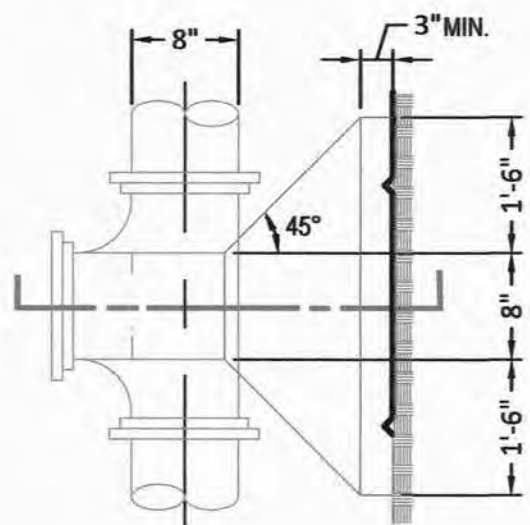
Curb Box: Shall be Erie style with arch pattern, one-inch in diameter , constructed from SC #40 Block Steel, adjustable in length from five feet to six feet, and have 5/8"-diameter stainless steel rod 36-inches in length with heavy brass pins. One-inch caps shall be extra heavy with brass pentagon plug and coarse "rope" thread to fit a one- inch Erie style box. Two-inch caps shall be a #3 cover, cast iron with brass bushing and bras pentagon plug to fit a two- inch Erie style box. All caps shall be constructed of magnetic material and have the word "WATER" cast into cover - Clow and Ford.

Meters: Badger Meter with Itron ERT purchased through the Town and installed by the Town for standard (5/8") size.

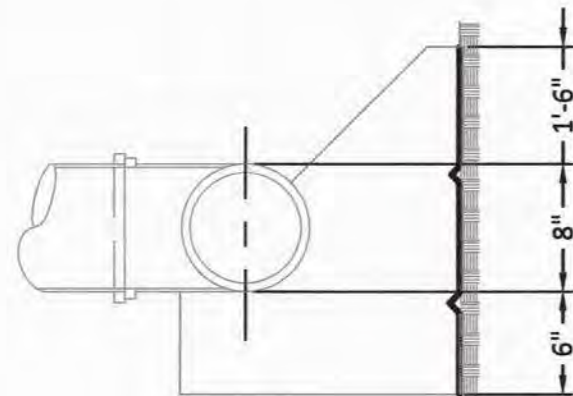
Non-standard larger meters installed by contractor.

Meter Setters: Meter setters shall have compression pack Joint connections on the Inlet and outlet ends suitable for 3/4-inch copper tubing . Meter setters for one-inch meters shall have female iron pipe thread connections on the inlet and outlet ends. Two meter gaskets shall be supplied with each horn - No Manufacturer Specified.

MINIMUM VERTICAL-PLANE BEARING AREAS FOR WATER MAIN FITTINGS (SF)				
SIZE OF MAIN	22 1/2" BEND	45° BEND	TEES & PLUGS	
8" OR LESS	8	8	10	
10" & 12"	13	22	16	



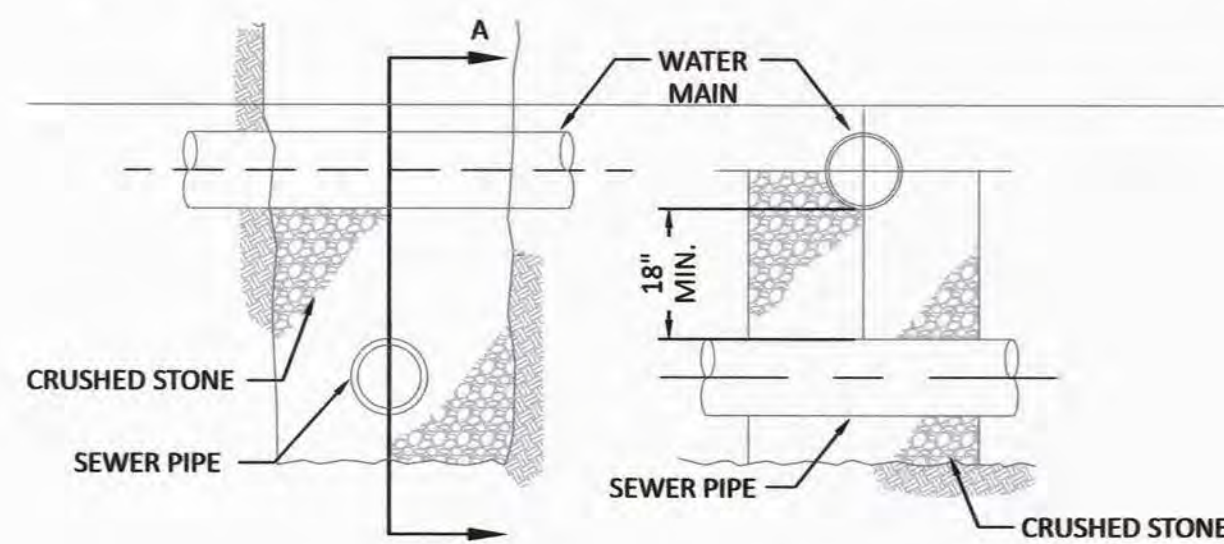
PLAN VIEW



SECTION VIEW

Thrust Block Detail
(NOT TO SCALE)

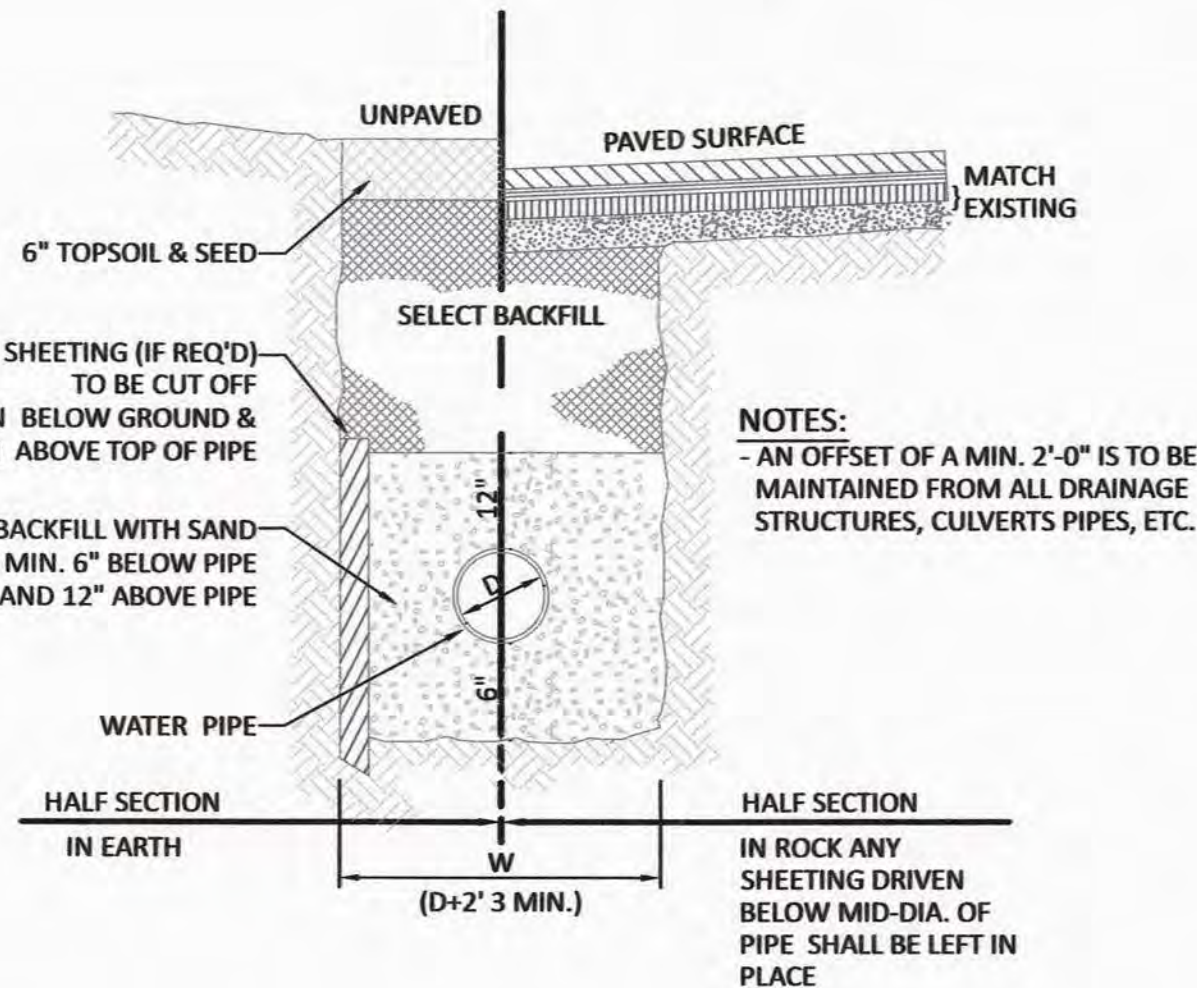
NOTE:
IF THE WATER MAIN AND SEWER LINE CROSS, THEN THE BOTTOM OF THE WATER MAIN SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE. IF NOT THEN THE SEWER LINE SHALL BE CONSTRUCTED OF AWWA PVC PIPE. PIPE INSULATION SHALL BE PROVIDED IF LESS THAN 12".



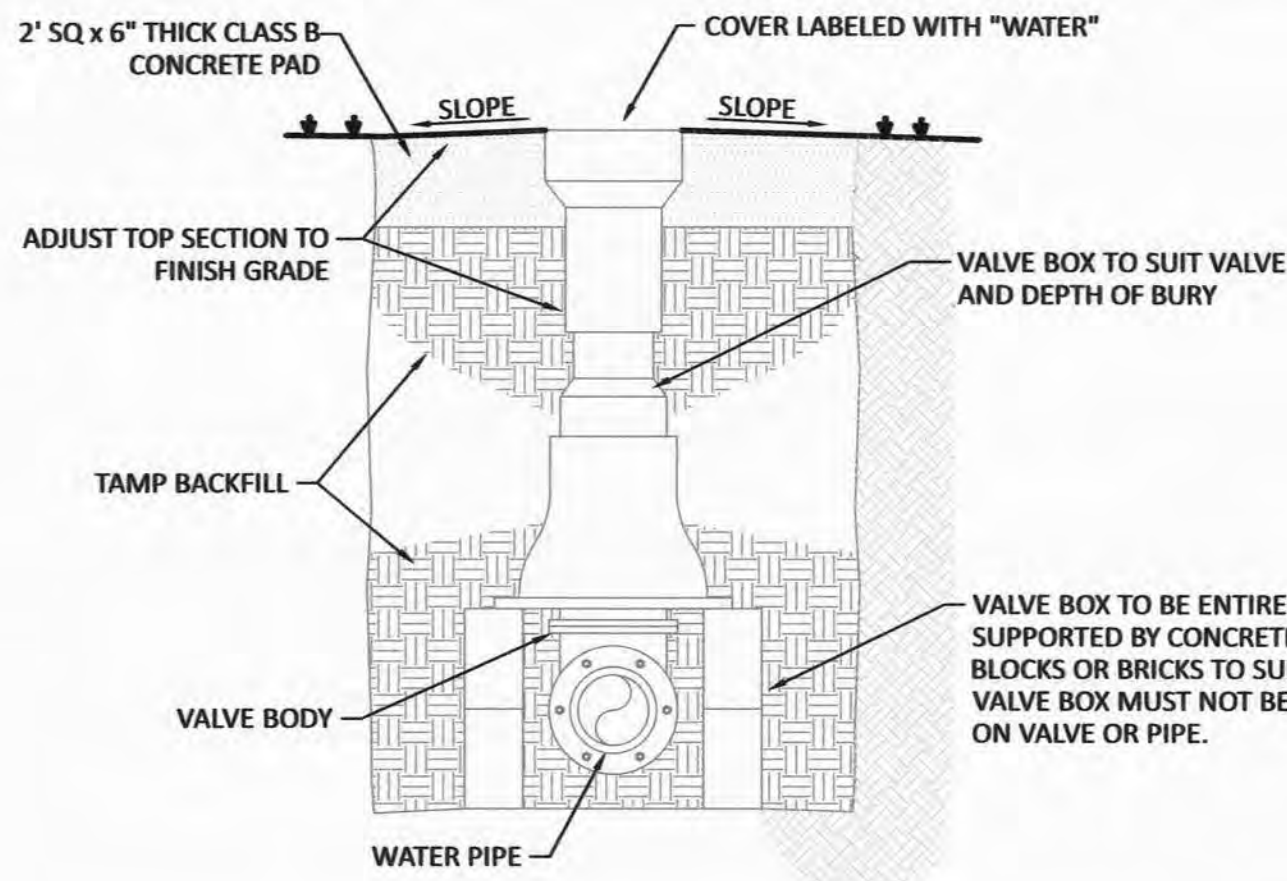
TYPICAL SECTION

SECTION A-A

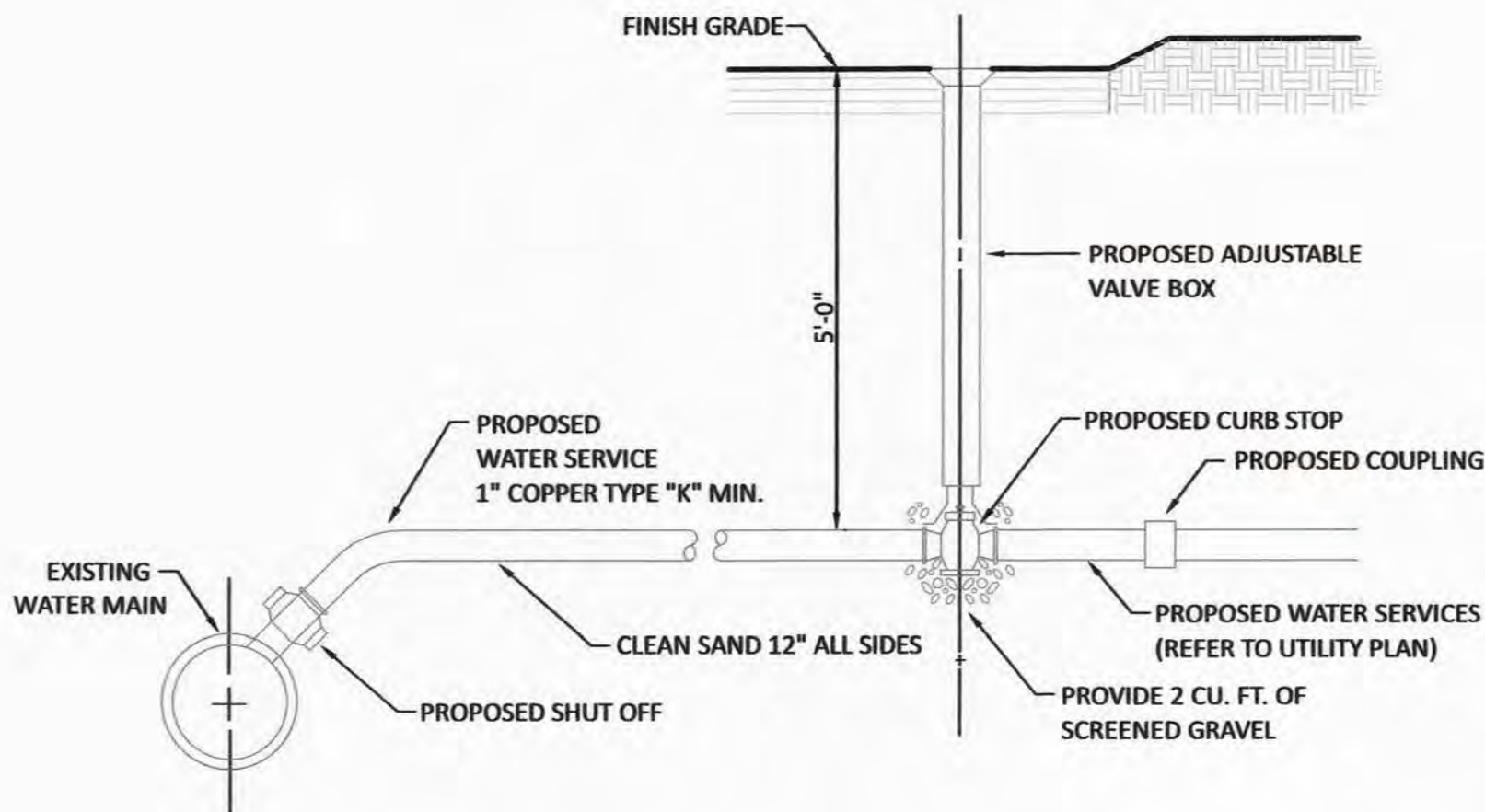
Utility Crossing Detail
(NOT TO SCALE)



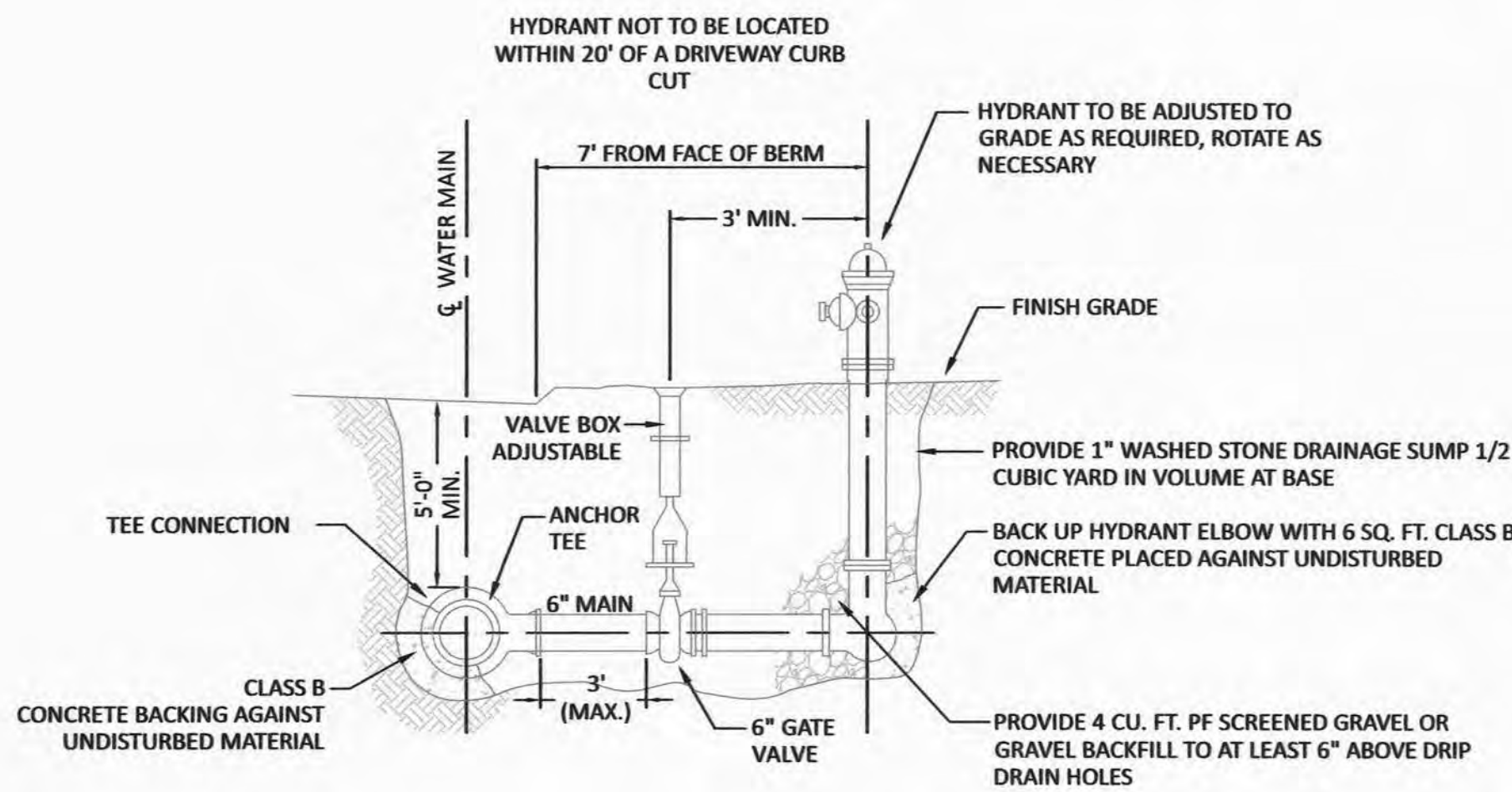
Water Trench Detail
(NOT TO SCALE)



Gate Valve Detail
(NOT TO SCALE)



Water Service Connection Detail
(NOT TO SCALE)



NOTES:
1. HYDRANT AND GATE VALVE TO BE RODDED TO ANCHOR TEE
2. SEE THRUST BLOCK DETAIL FOR THE AREA OF CONCRETE REQUIRED.

Typical Hydrant & Valve
(NOT TO SCALE)

REVISIONS

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1			
2			
3			
4			
5			

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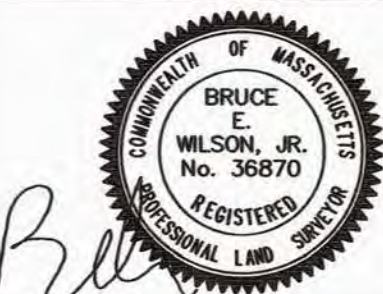
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Date: December 03, 2020

Drawn By: RMG

Checked By: BEW & DEB

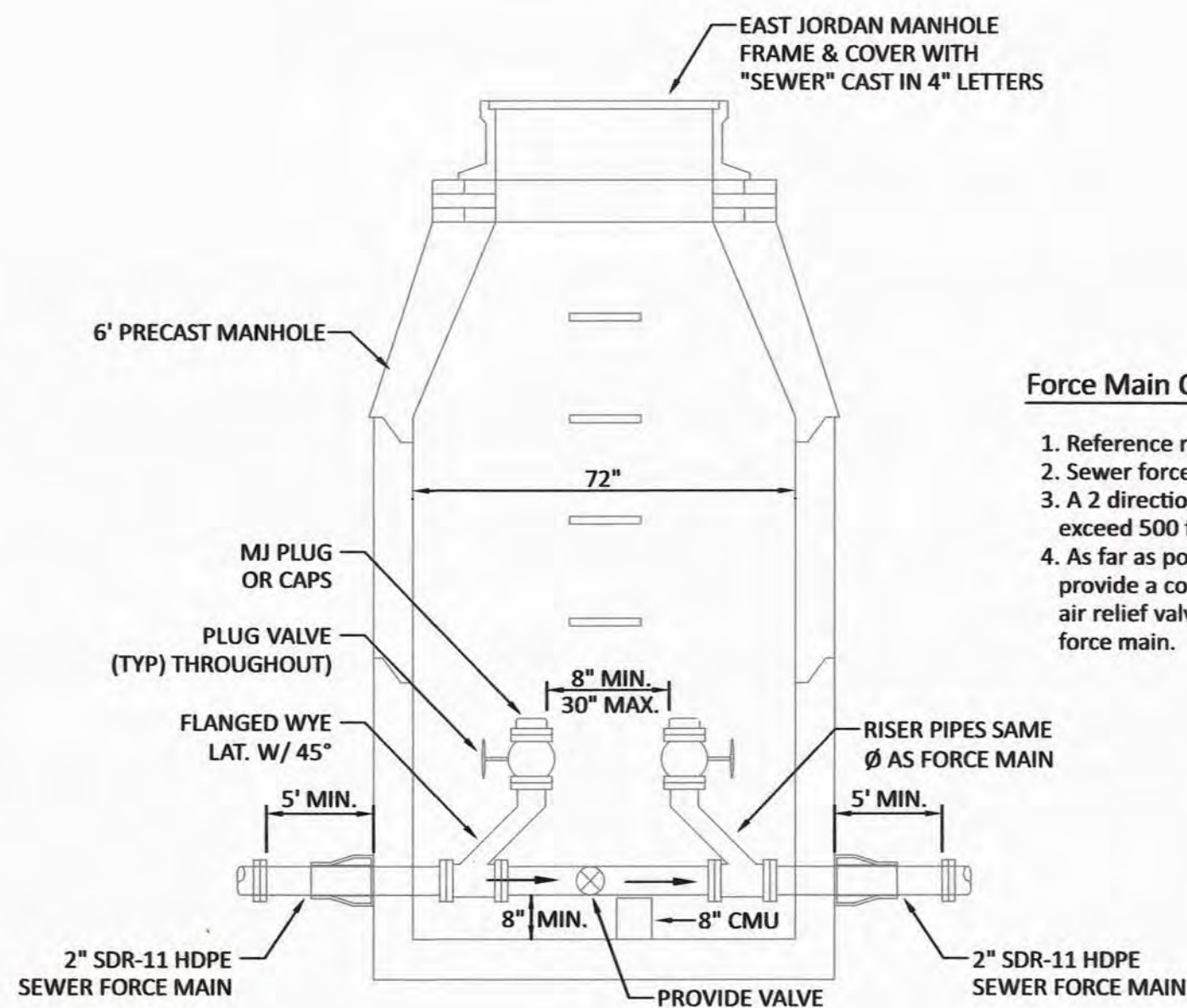
Job #: 1614-20

D-03

DETAIL SHEET

Sheet 3 of 5

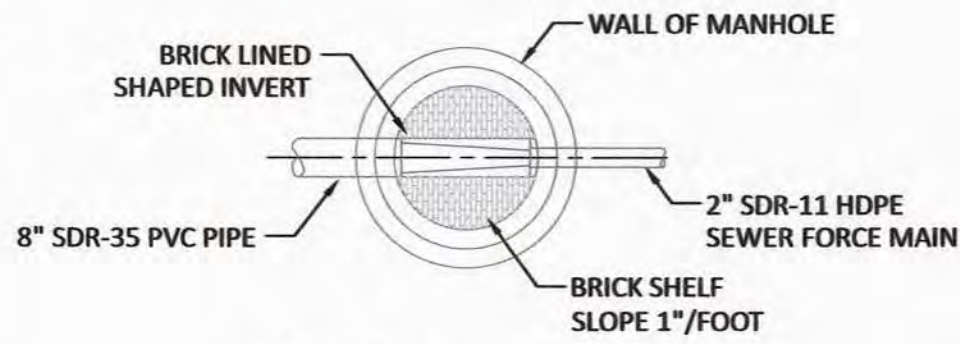
NOTES:
1) INSTALL AT ALL LOW POINTS AND 1,000' INTERVALS.
2) ALL PIPES, VALVES, AND FITTINGS TO BE DUCTILE IRON.



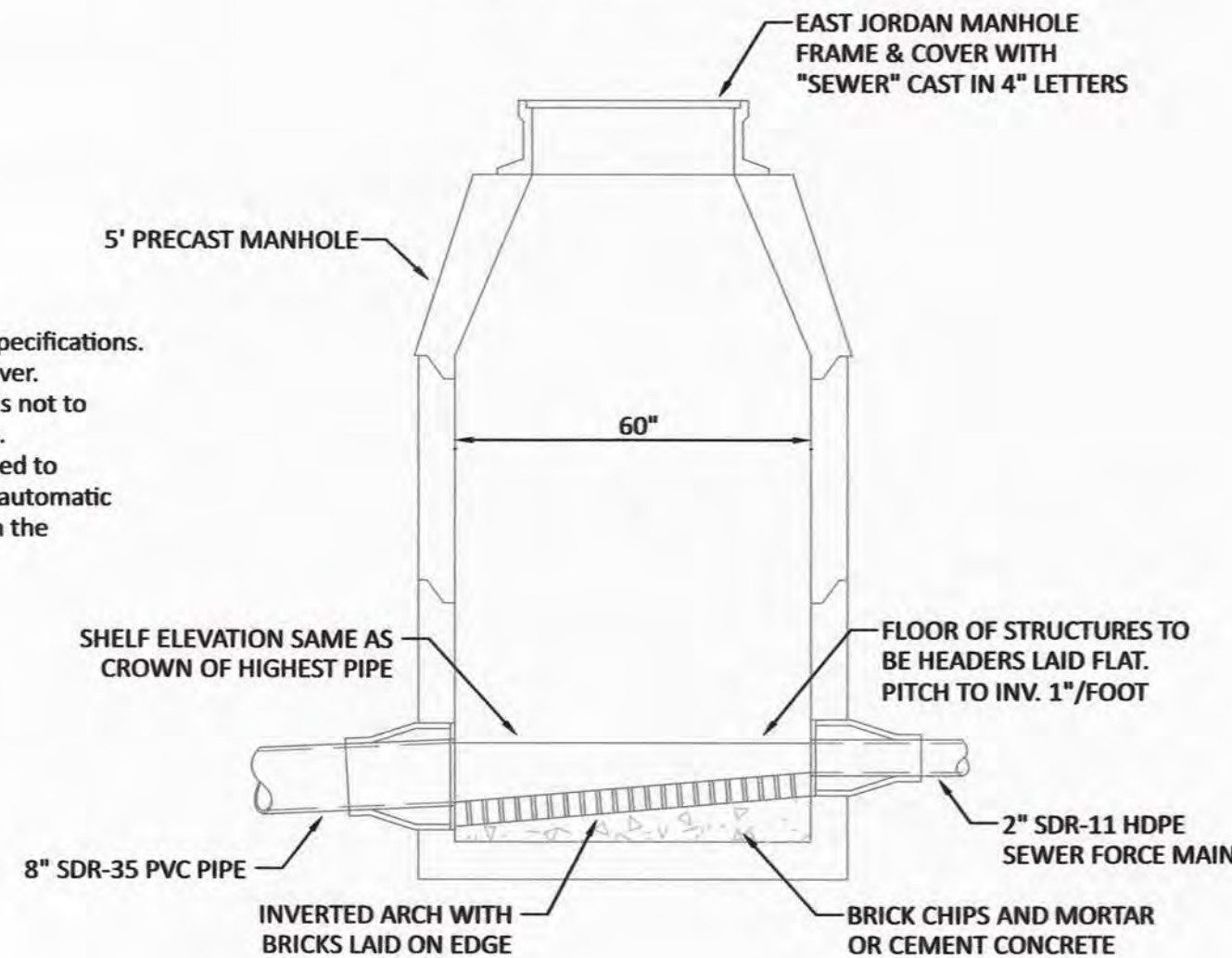
Force Main Cleanout
(NOT TO SCALE)

Force Main Construction Notes:

1. Reference report by e-one sewer systems for all specifications.
2. Sewer force main to have a minimum of 48" of cover.
3. A 2 direction cleanout shall be installed at intervals not to exceed 500 feet along the length of the force main.
4. As far as possible, the force main should be installed to provide a constant upgrade profile. Otherwise, an automatic air relief valve should be placed at all high points in the force main.



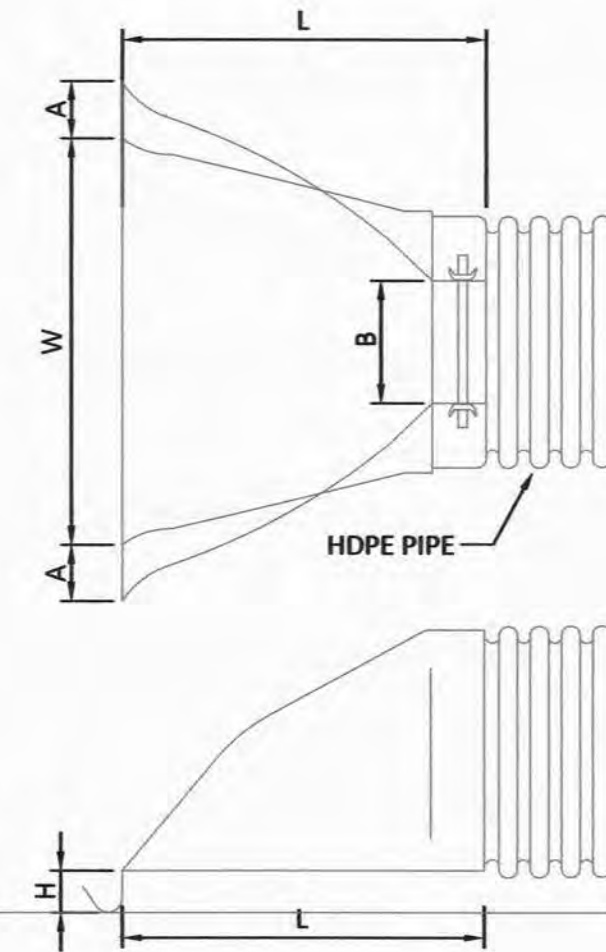
Plan View of Invert



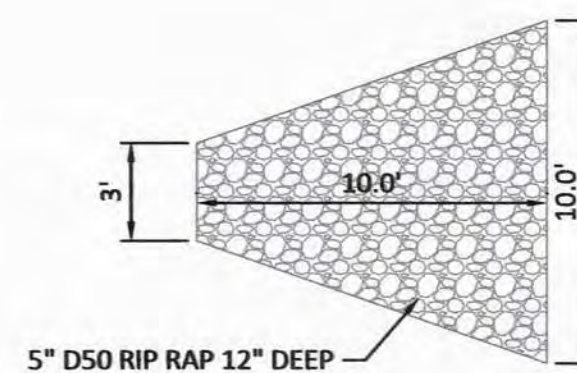
Force Main Discharge Manhole
(NOT TO SCALE)

ALL AREAS AROUND THE TOP AND SIDES OF THE FLARED ENDS MUST BE STABILIZED WITH LOAM AND SEED AT 3' MIN. ALL DIRECTIONS

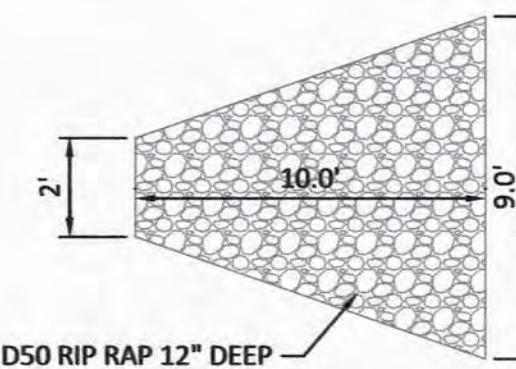
PIPE Ø	A	B	H	L	W
12"	6.5"	10"	6.5"	25"	29"
18"	7.5"	15"	6.5"	32"	35"



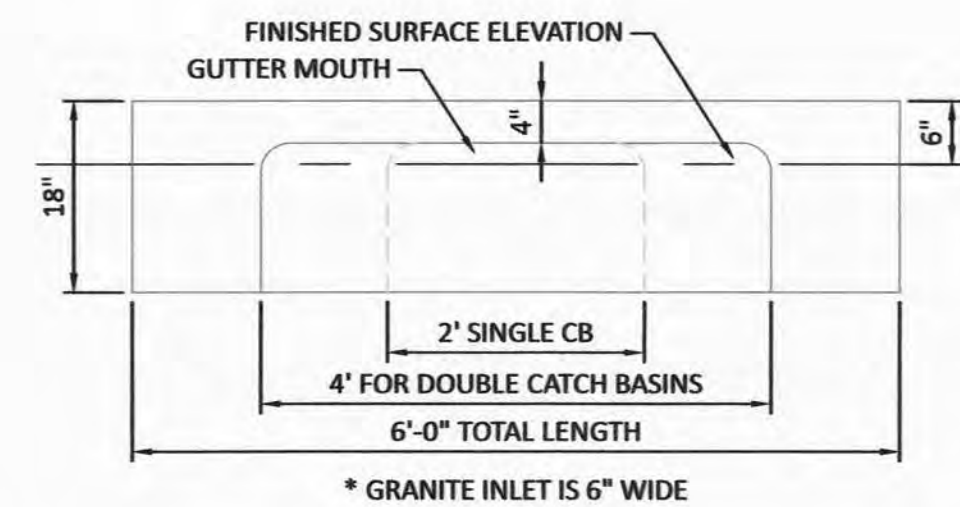
HDPE Culvert End Detail
(NOT TO SCALE)



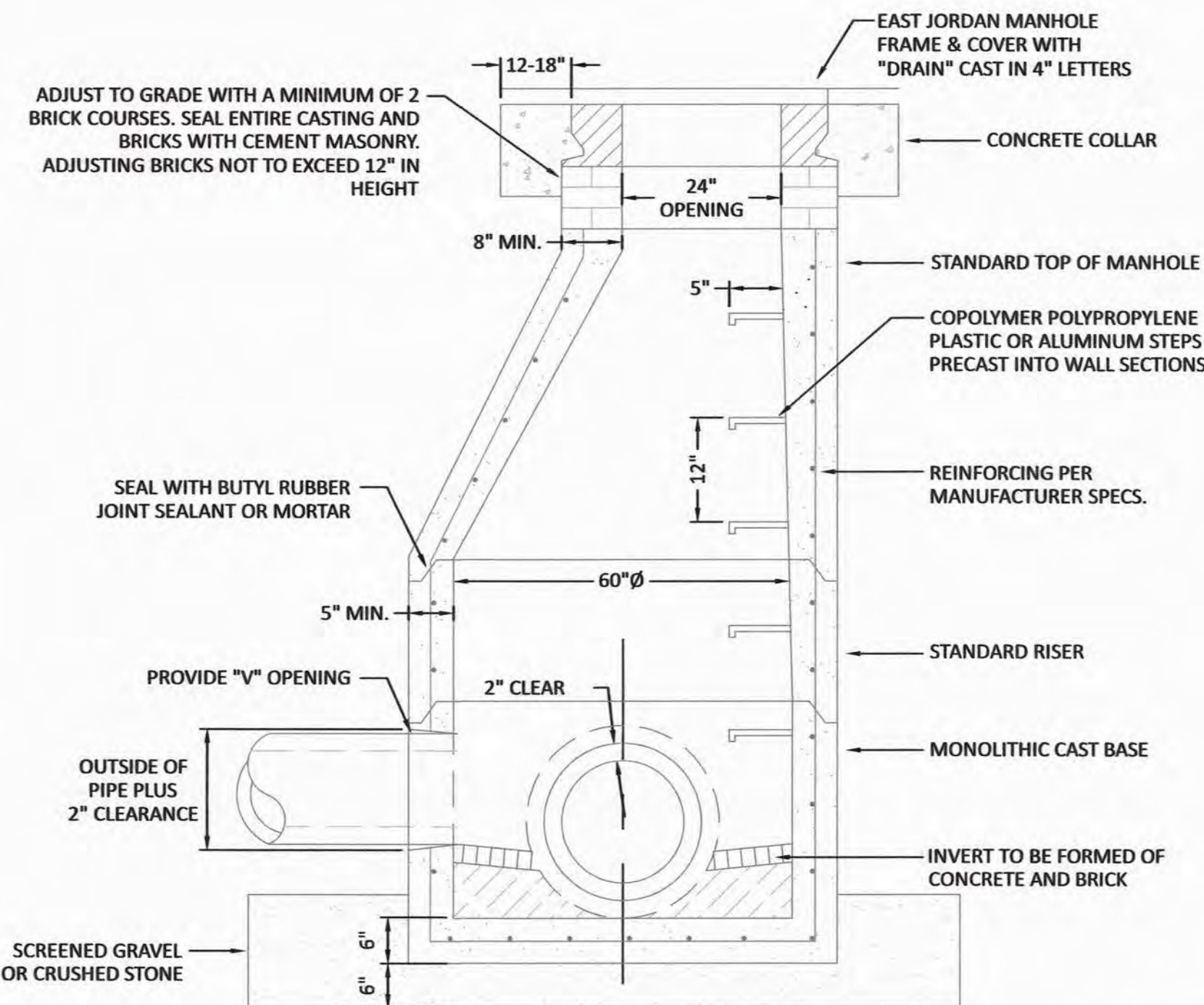
FE-2 Rip-rap Apron Detail
(NOT TO SCALE)



FE-3 Rip-rap Apron Detail
(NOT TO SCALE)

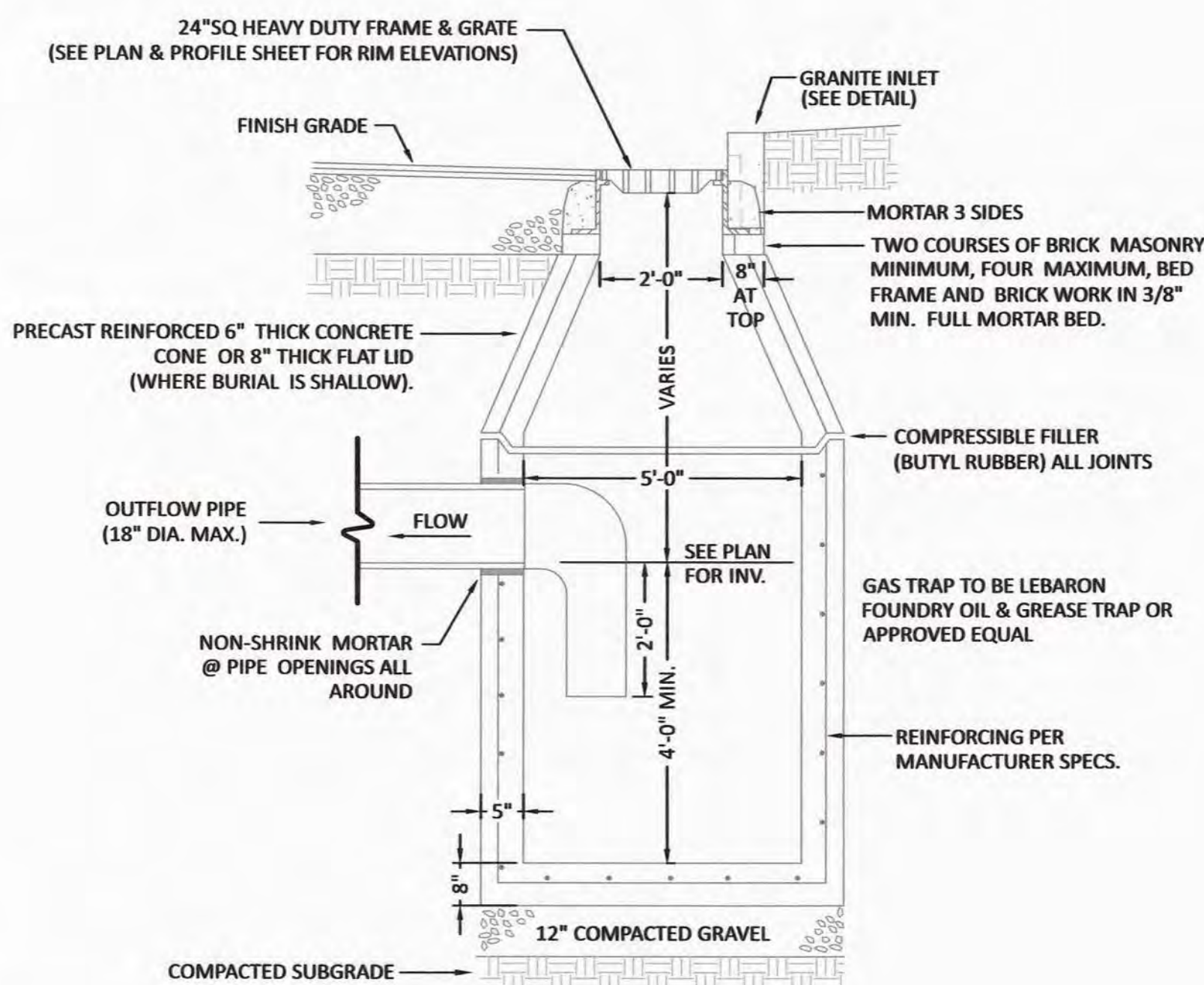


Granite Inlet Detail
(NOT TO SCALE)



Drain Manhole Detail
(NOT TO SCALE)

- NOTES:
1. ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF ASTM C478.
 2. USE PRECAST FLAT SLAB ON TOP FOR SHALLOW INVERT APPLICATIONS.



Catch Basin Detail
(NOT TO SCALE)

REVISIONS

REV	DATE	COMMENT	BY
1			
2			
3			
4			
5			

NO DETERMINATION AS TO COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED BY THE PLANNING BOARD'S ENDORSEMENT OF THIS PLAN.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

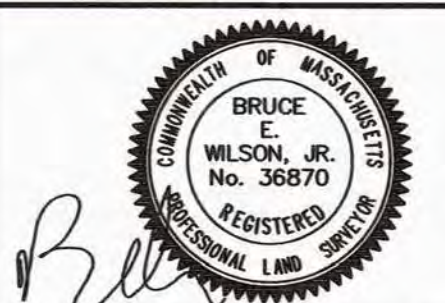
HOLDEN PLANNING BOARD:

Date: _____

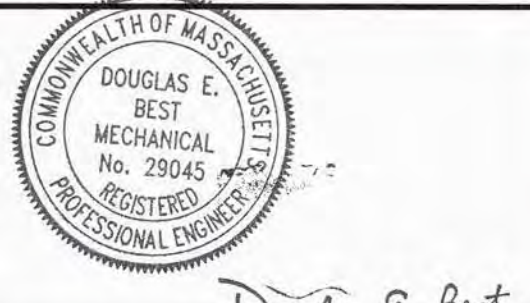
Certificate of No Appeal

Decision of the Town of Holden Planning Board approving this plan was recorded in the office of the Holden Town Clerk on Date: _____
And no notice of appeal there from received by the Holden Town Clerk during the 20 days following.

Town Clerk _____ Date _____



Bruce E. Wilson, Jr. - PLS No.36870



Douglas E. Best - PE No. 29045

**DEFINITIVE SUBDIVISION PLAN
SUNSHINE RIDGE**

LOCATED ON
BAILEY ROAD
HOLDEN, MASSACHUSETTS

OWNED BY AND PREPARED FOR

BAILEY ROAD DEVELOPMENT, INC.
P.O. BOX 413
RUTLAND, MA. 01543

ASSESSORS PARCEL:
MAP 173 PARCEL 44
MAP 172 PARCEL 17

W.D.R.O.D. DEED BOOK 62516 PAGE 215
W.D.R.O.D. PLAN BOOK 950 PLAN 99



**New
England
Environmental
Design, LLC**

Civil Engineering ■ Environmental ■ Land Surveying Consultants
P.O. Box 376 Rutland, MA 01543 ■ Ph: (508) 829-7222 ■ needllc@hotmail.com

Date: December 03, 2020

Drawn By: RMG

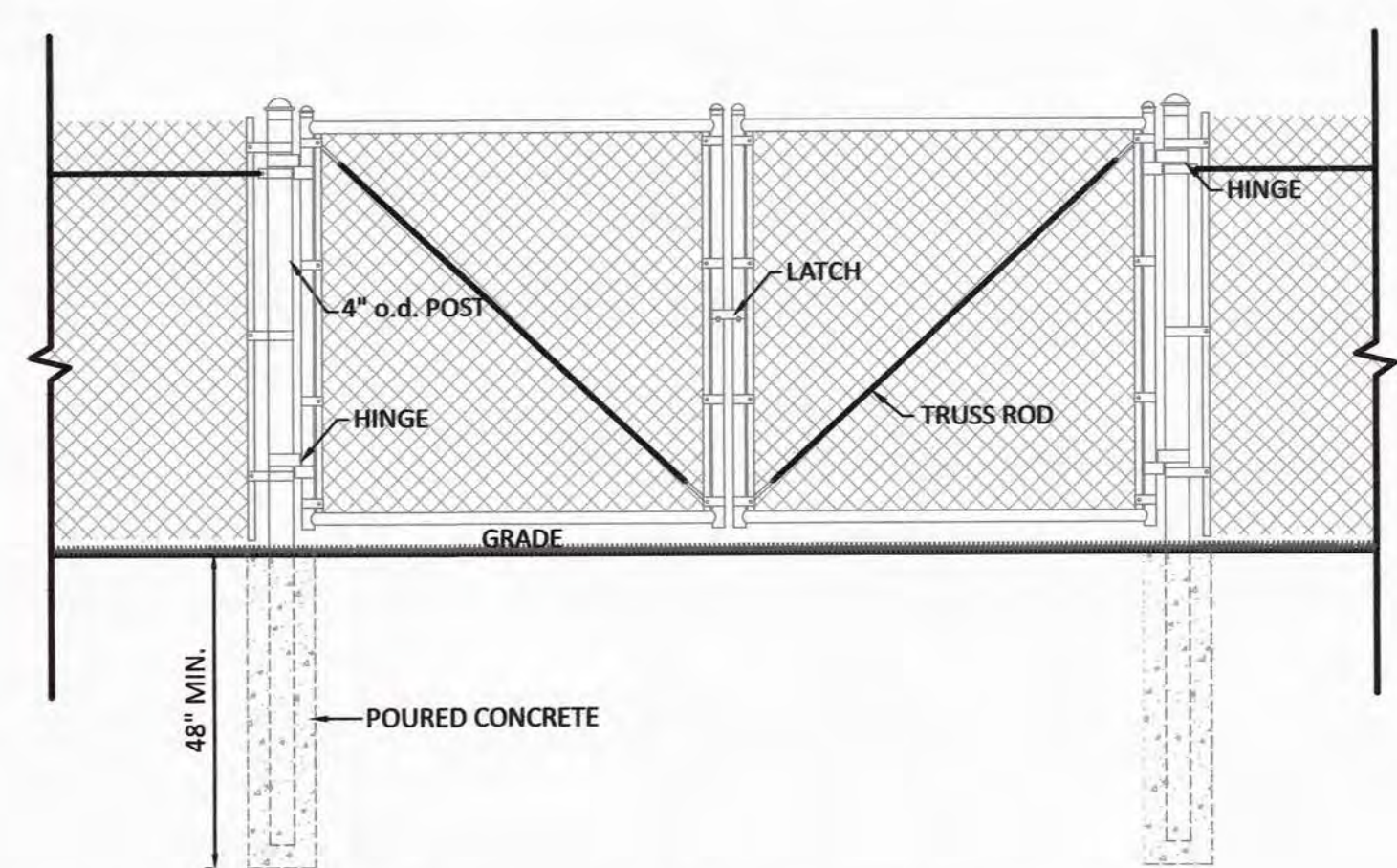
Checked By: BEW & DEB

Job #: 1614-20

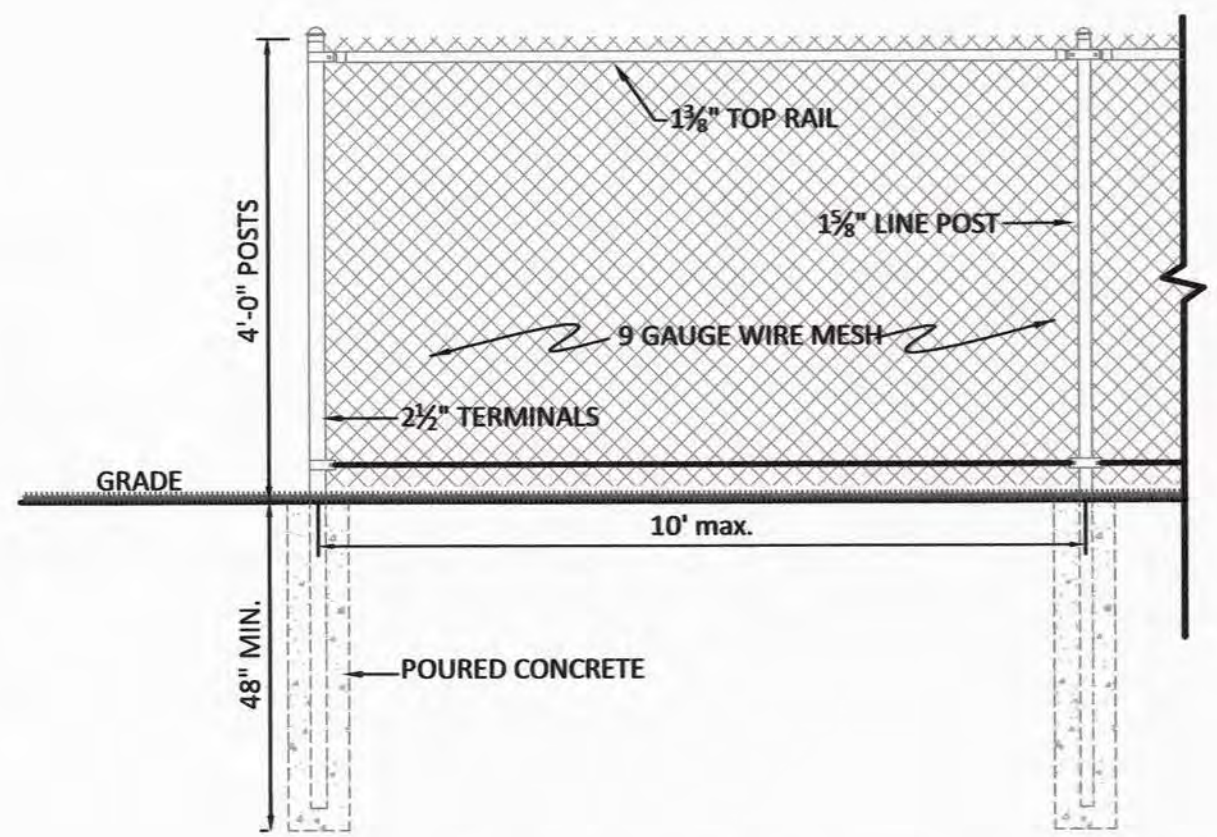
D-04

DETAIL SHEET

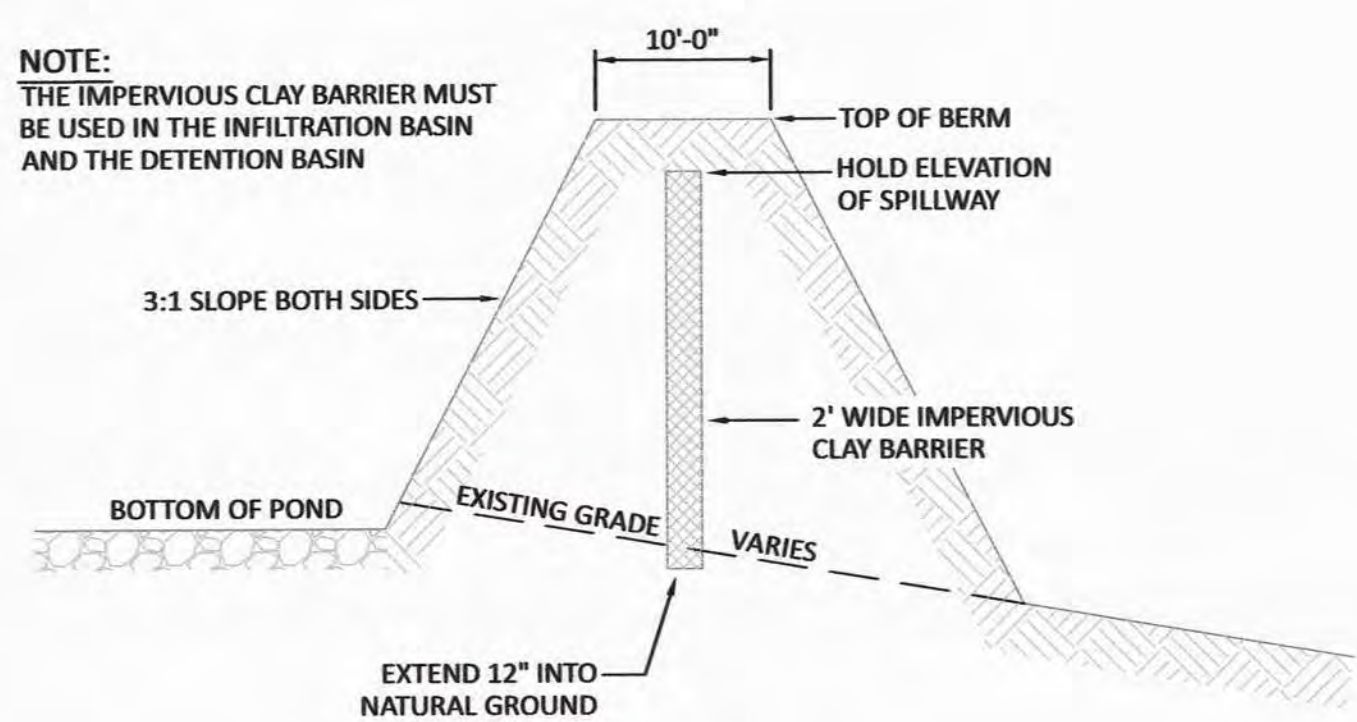
Sheet 4 of 5



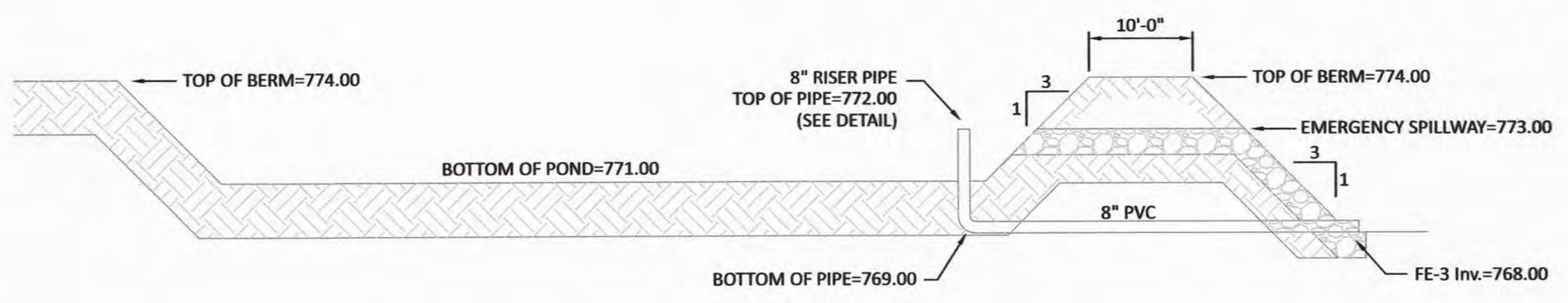
Chain Link Fence Gate Detail
(NOT TO SCALE)



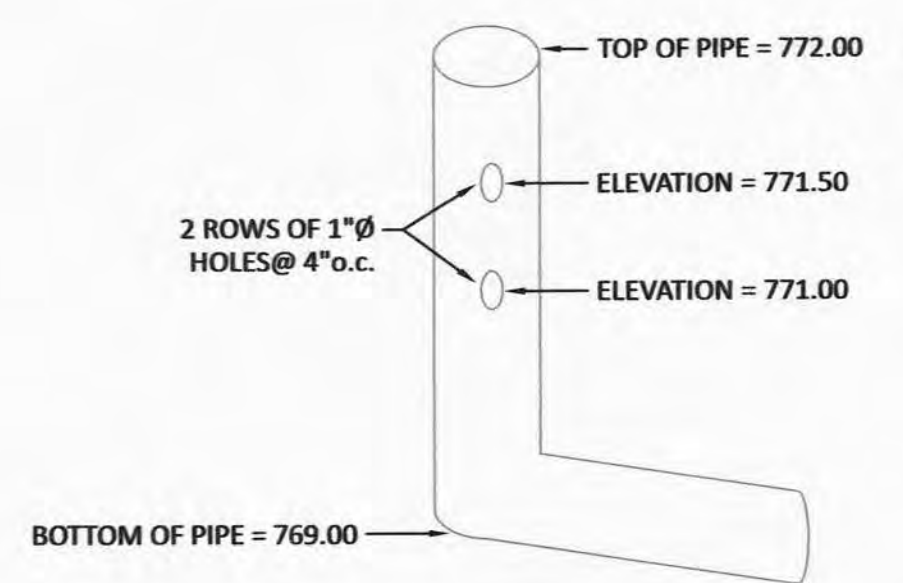
Chain Link Fence Detail
(NOT TO SCALE)



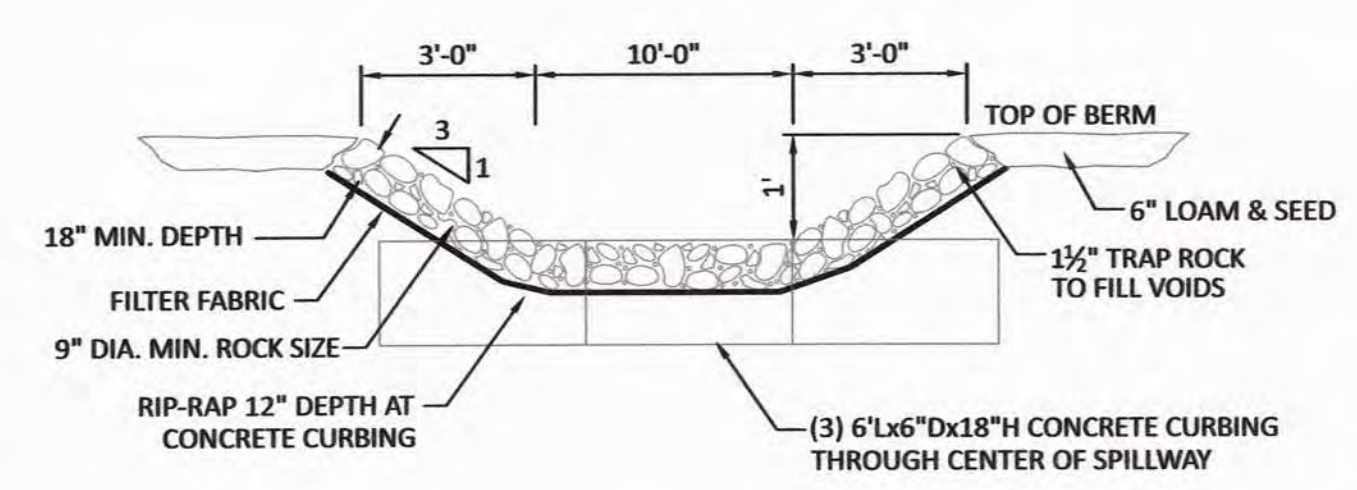
Berm Detail
(NOT TO SCALE)



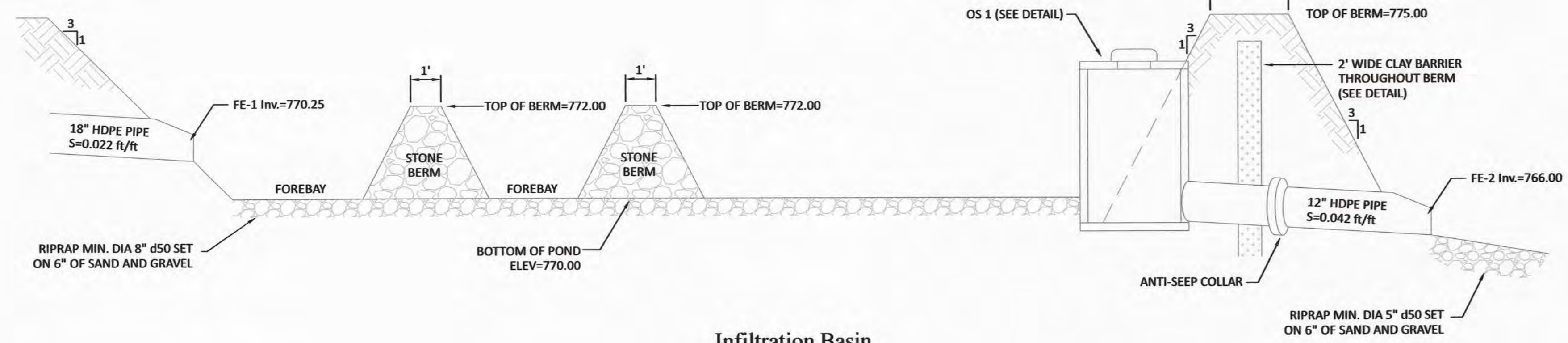
Detention Basin
(NOT TO SCALE)



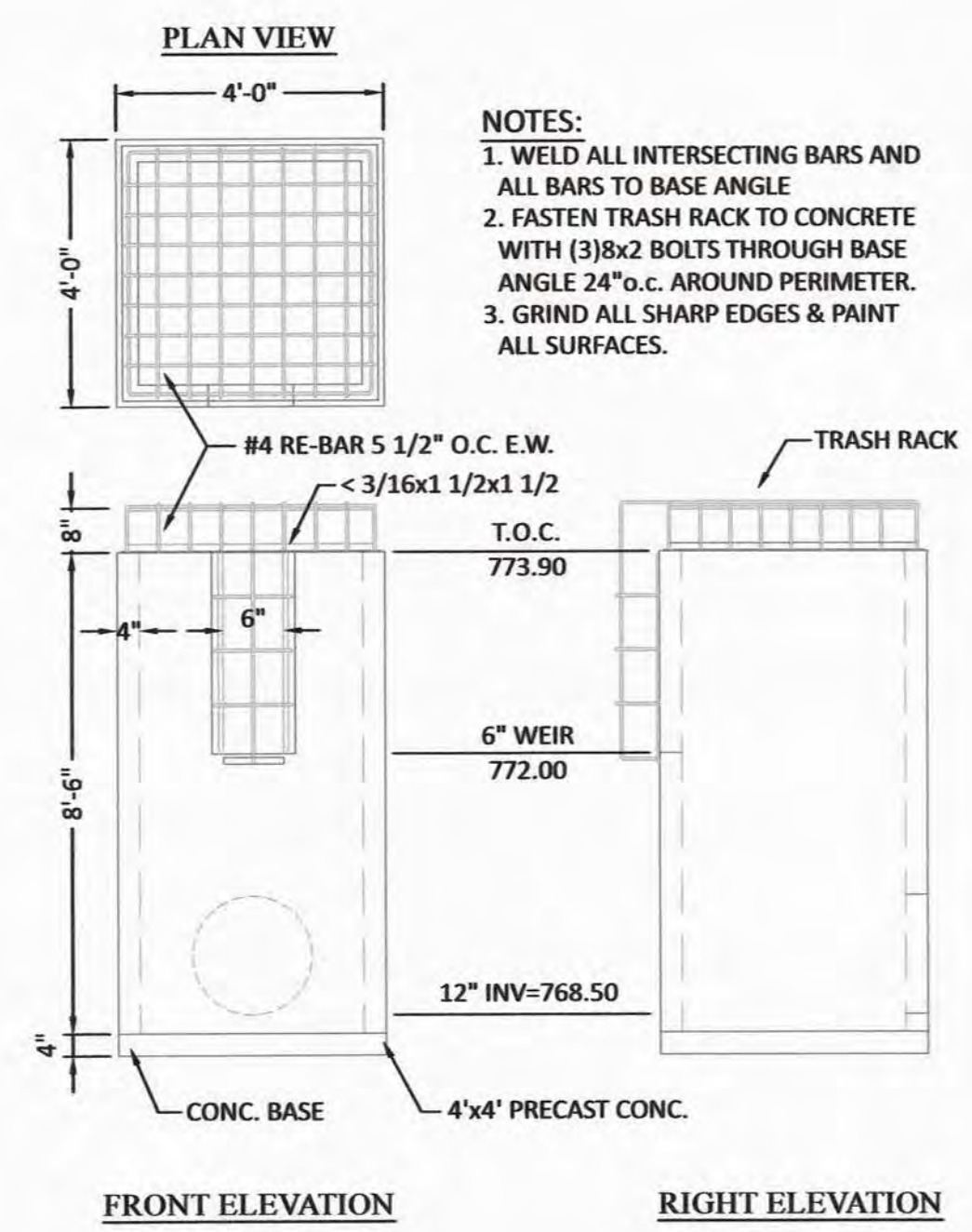
8" Riser Pipe Detail
(NOT TO SCALE)



Emergency Spillway Detail
(NOT TO SCALE)



Infiltration Basin
(NOT TO SCALE)



Outlet Structure OS-1
(NOT TO SCALE)

REVISIONS			
REV	DATE	COMMENT	BY
1			
2			
3			
4			
5			

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APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

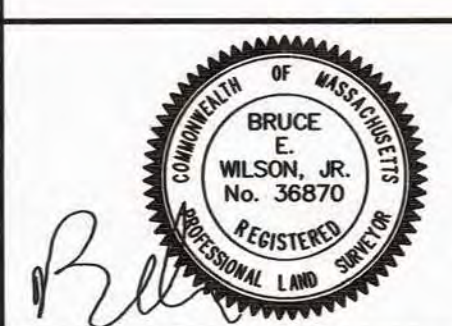
HOLDEN PLANNING BOARD:

Date: _____

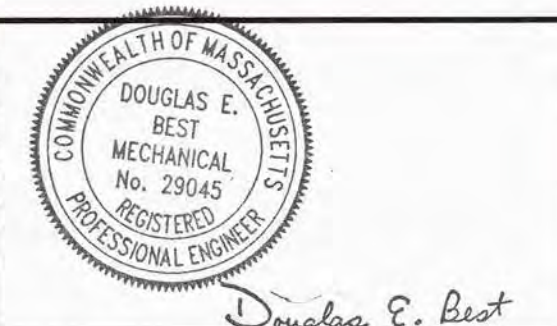
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W.D.R.O.D. DEED BOOK 62516 PAGE 215
W.D.R.O.D. PLAN BOOK 950 PLAN 99



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Date: December 03, 2020

Drawn By: RMG

Checked By: BEW & DEB

Job #: 1614-20

D-05

DETAIL SHEET

Sheet 5 of 5