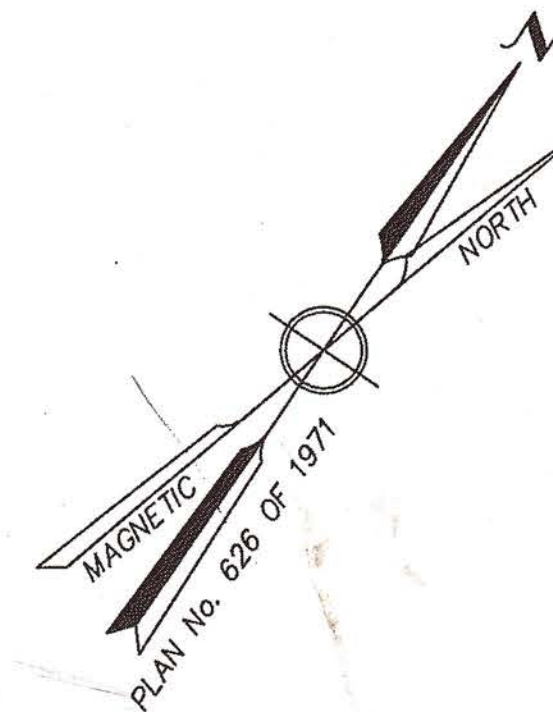


DEFINITIVE SUBDIVISION "BROOKSIDE FARM" IN HALIFAX, MASSACHUSETTS MARCH 16, 2005



PLYMOUTH CO. REG. OF DEEDS
MAR 31 2005
3-31-06
RECORDED

06-290

For Registry Use Only

I CERTIFY THAT THIS PLAN
CONFORMS TO THE RULES AND
REGULATIONS OF THE REGISTRY
OF DEEDS.



Ralph Harlow Cole
Professional Land Surveyor Date 10-31-05

I CERTIFY THAT THIS PROPERTY SURVEY
CONFORMS TO THE TECHNICAL STANDARDS OF
PROFESSIONAL PRACTICE FOR MASSACHUSETTS
LAND SURVEYORS FOR PROPERTY SURVEYS.



Barbara J. Thissell 10/31/05
Professional Engineer Date

SHEETS 4 & 7

PREPARED FOR:
WALTER GREANEY
95 OLD BARN PATHE
MARSHFIELD, MA 02050

PREPARED BY:
mr SURVEYING, INC
433 WASHINGTON STREET
P.O. BOX 5104
NORWELL, MA 02061
781-659-0401

Barbara J. Thissell, P.E., Inc.
352 Nahatan Street
Norwood, MA 02062
Phone: (781) 492-5107
Fax: (781) 551-0510

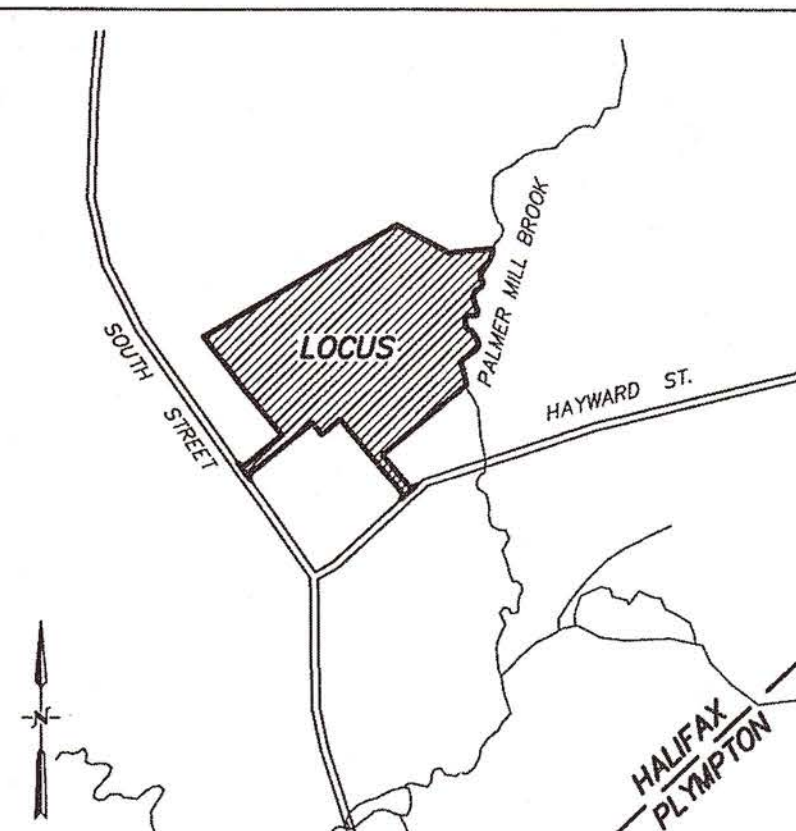
PROJECT DATA

ZONING CLASSIFICATION: AGRICULTURAL-RESIDENTIAL DISTRICT
TOTAL PROJECT AREA: 1,028,500 S.F. or 23.61 Ac.
TOTAL NUMBER OF PROPOSED LOTS: 8
DIMENSIONAL REQUIREMENTS:

MINIMUM AREA	40,000 S.F.
LOT FRONTAGE	150'
LOT DEPTH	200'
FRONT YARD	50'
SIDE YARD	30'
REAR YARD	40'
MAX. HEIGHT	40' - 2 1/2 STORIES
MAX. COVERAGE	25%

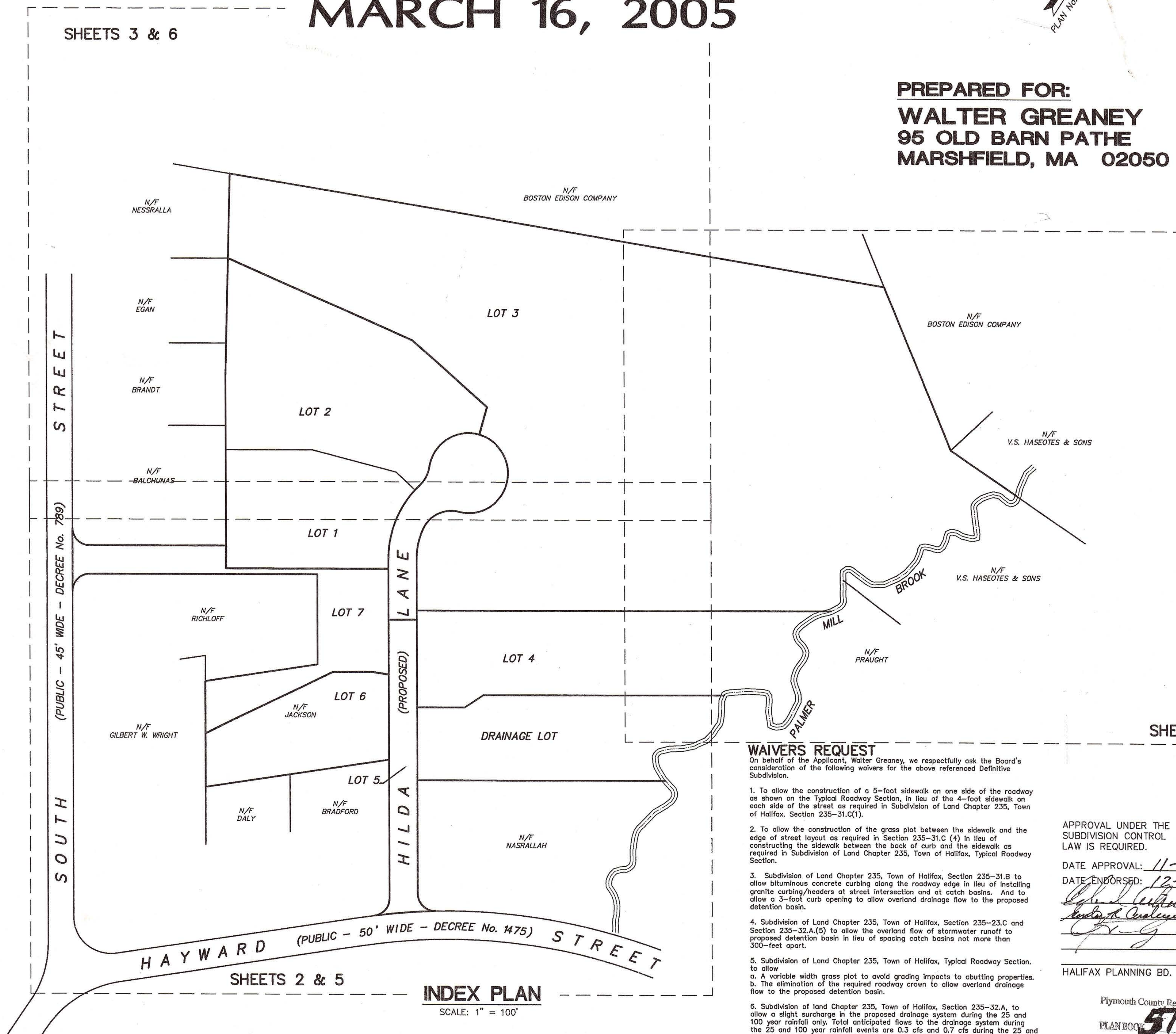
Revisions:

1. REVIEW ENGINEER COMMENTS 8-5-05
2. RESIZED LOTS 9-13-05
3. GENERAL REVISIONS 10-24-05



LOCUS MAP
SCALE: 1" = 1000'±

SHEETS 3 & 6



SHEETS 2 & 5

INDEX PLAN

SCALE: 1" = 100'

WAIVERS REQUEST

On behalf of the Applicant, Walter Greaney, we respectfully ask the Board's consideration of the following waivers for the above referenced Definitive Subdivision.

1. To allow the construction of a 5-foot sidewalk on one side of the roadway as shown on the Typical Roadway Section, in lieu of the 4-foot sidewalk on each side of the street as required in Subdivision of Land Chapter 235, Town of Halifax, Section 235-31.C(1).
2. To allow the construction of the grass plot between the sidewalk and the edge of street layout as required in Section 235-31.C (4) in lieu of constructing the sidewalk between the back of curb and the sidewalk as required in Subdivision of Land Chapter 235, Town of Halifax, Typical Roadway Section.
3. Subdivision of Land Chapter 235, Town of Halifax, Section 235-31.B to allow bituminous concrete curbing along the roadway edge in lieu of installing granite curbing/headers at street intersection and at catch basins. And to allow a 3-foot curb opening to allow overland drainage flow to the proposed detention basin.
4. Subdivision of Land Chapter 235, Town of Halifax, Section 235-23.C and Section 235-32.A(5) to allow the overland flow of stormwater runoff to proposed detention basin in lieu of spacing catch basins not more than 300-feet apart.
5. Subdivision of Land Chapter 235, Town of Halifax, Typical Roadway Section, to allow
 - a. A variable width grass plot to avoid grading impacts to abutting properties.
 - b. The elimination of the required roadway crown to allow overland drainage flow to the proposed detention basin.
6. Subdivision of Land Chapter 235, Town of Halifax, Section 235-32.A, to allow a slight surcharge in the proposed drainage system during the 25 and 100 year rainfall events only. Total anticipated flows to the drainage system during the 25 and 100 year rainfall events are 0.3 cfs and 0.7 cfs during the 25 and 100 year rainfall events respectively.

APPROVAL UNDER THE
SUBDIVISION CONTROL
LAW IS REQUIRED.

DATE APPROVAL: 11-3-2005

DATE ENDORSED: 12-15-2005

[Signature]
[Signature]

[Signature]

HALIFAX PLANNING BD.

I, MARCIA K Cole, CLERK OF THE
TOWN OF HALIFAX, HEREBY CERTIFY THAT
THE NOTICE OF APPROVAL OF THIS PLAN
BY THE PLANNING BOARD HAS BEEN RECEIVED
AND RECORDED AT THIS OFFICE AND NO
NOTICE OF APPEAL WAS RECEIVED DURING
THE TWENTY DAYS NEXT FOLLOWING SUCH
RECEIPT AND RECORDING OF SAID NOTICE.

APPROVED 11-3-2005, SUBJECT TO
COVENANT CONDITIONS SET FORTH IN A
COVENANT EXECUTED BY FIRST REALTY TRUST
DATED 3-22-2006, RECORDED HERewith
IN PLYMOUTH COUNTY REGISTRY OF DEEDS.

DATE 12-15-2005
TOWN CLERK

Plymouth County Registry of Deeds

PLANBOOK 57 PAGE 417

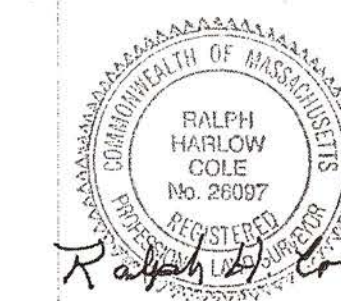
SHEET 1 OF 11

(1 of 11)

Plymouth County Registry of Deeds

PLAN BOOK 51 PAGE 418

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS
WITH THE RULES AND REGULATIONS OF
THE REGISTERS OF DEEDS.

RALPH H. COLE P.L.S. DATE 10-31-05

REVISIONS:	No.	DESCRIPTION	DATE
1.	REVIEW ENGINEER COMMENTS	8-5-05	
2.	RESIZED LOTS	9-13-05	
3.	GENERAL REVISIONS	10-31-05	

PREPARED BY:

mr **SURVEYING, INC.**P.O. BOX 5104
NORWELL, MA 02061
781-659-0401

Barbara J. Thissell, P.E., Inc.

352 Nahatan Street
Norwood, MA 02062
Phone: (781) 492-5107 Fax: (781) 551-0510

PROJECT TITLE:

"BROOKSIDE FARM"
LOTING PLANAT
HAYWARD STREET
HALIFAX, MA

ASSESSORS' MAP 120, LOT 1

PREPARED FOR:

WALTER GREANEY

95 OLD BARN PATH
MARSHFIELD, MA 02050

SCALE: 1"=40'

DATE: MARCH 16, 2005

COMP./DESIGN: R.H.C./M.W.C./B.J.T.

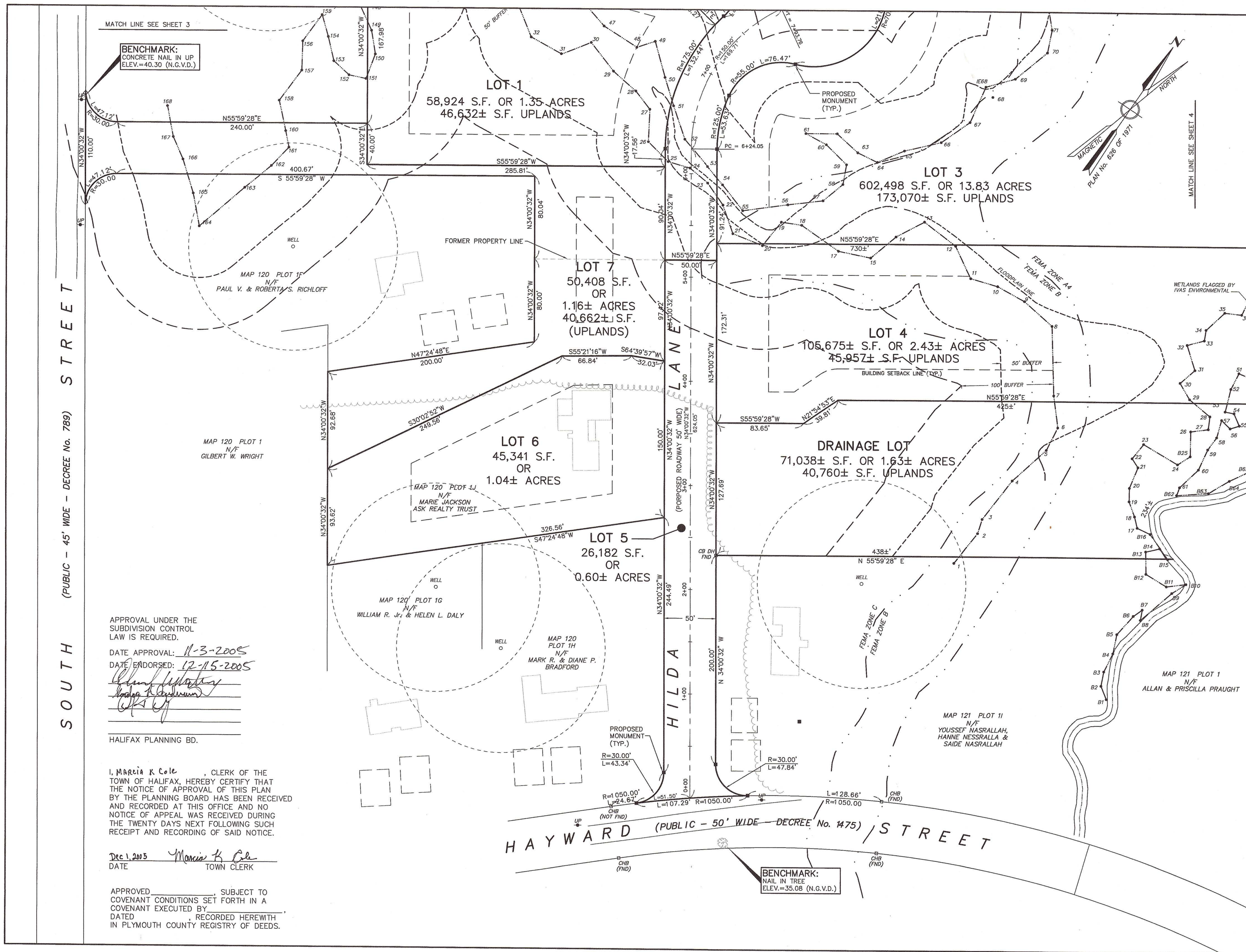
CHECK: R.H. COLE

DRAWN: M.W.C.

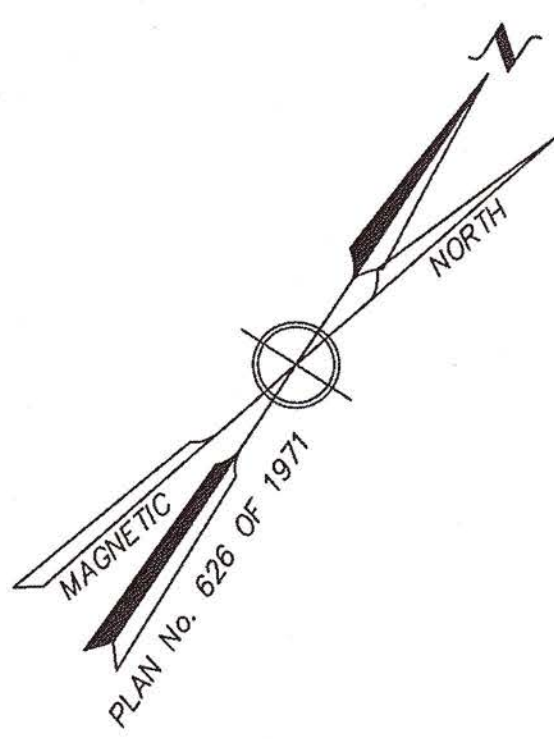
FIELD: G.M./A.G. HAYWOOD-TEST PITS.DWG

SHEET 11
OF 11
mr JOB # mr-409

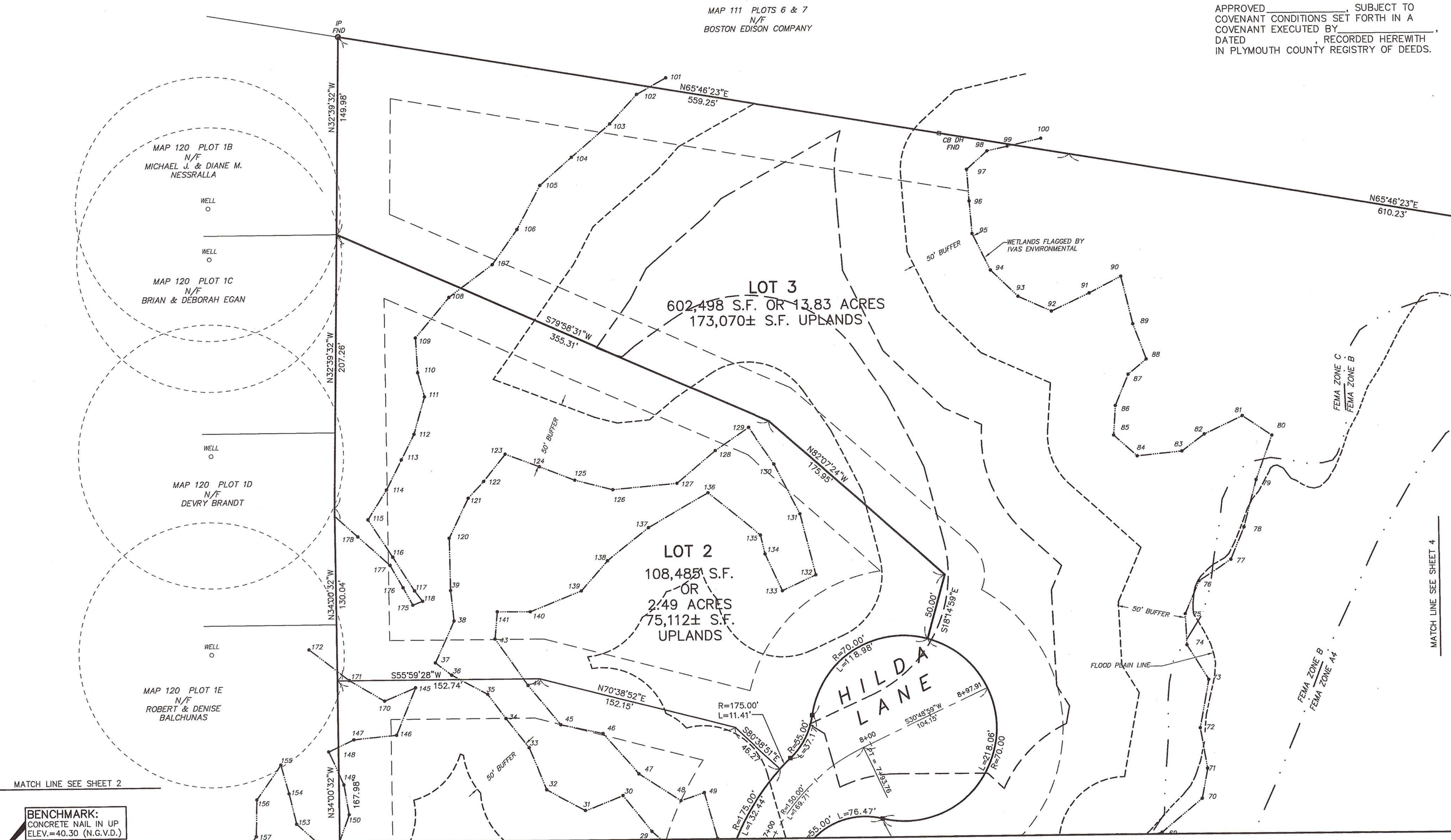
(2 of 11) 101-200



DEFINITIVE



SOUTH STREET
(PUBLIC - 45' WIDE - DECREE No. 789)



APPROVAL UNDER THE
SUBDIVISION CONTROL
LAW IS REQUIRED.

DATE APPROVAL: 11-3-2005
DATE ENDORSED: 12-15-2005

[Signature]
Ralph H. Cole
TOWN CLERK

HALIFAX PLANNING BD.

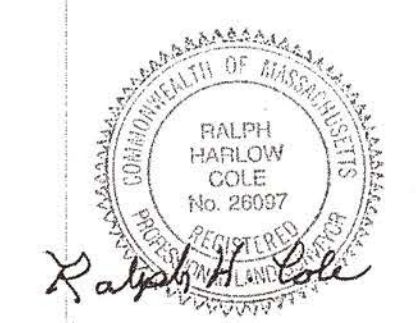
I, Marcia K. Cole, CLERK OF THE
TOWN OF HALIFAX, HEREBY CERTIFY THAT
THE NOTICE OF APPROVAL OF THIS PLAN
BY THE PLANNING BOARD HAS BEEN RECEIVED
AND RECORDED AT THIS OFFICE AND NO
NOTICE OF APPEAL WAS RECEIVED DURING
THE TWENTY DAYS NEXT FOLLOWING SUCH
RECEIPT AND RECORDING OF SAID NOTICE.

Dec 1, 2005 Marcia K. Cole
DATE TOWN CLERK

APPROVED _____, SUBJECT TO
COVENANT CONDITIONS SET FORTH IN A
COVENANT EXECUTED BY _____,
DATED _____, RECORDED HERewith
IN PLYMOUTH COUNTY REGISTRY OF DEEDS.

Plymouth County Registry of Deeds
PLAN BOOK 51 PAGE 49
FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS
WITH THE RULES AND REGULATIONS OF
THE REGISTERS OF DEEDS.



Ralph H. Cole 10-31-06
RALPH H. COLE P.L.S. DATE

REVISIONS:

No.	DESCRIPTION	DATE
1.	REVIEW ENGINEER COMMENTS 8-5-05	
2.	RESIZED LOTS 9-13-05	
3.	GENERAL REVISIONS 10-31-05	

PREPARED BY:
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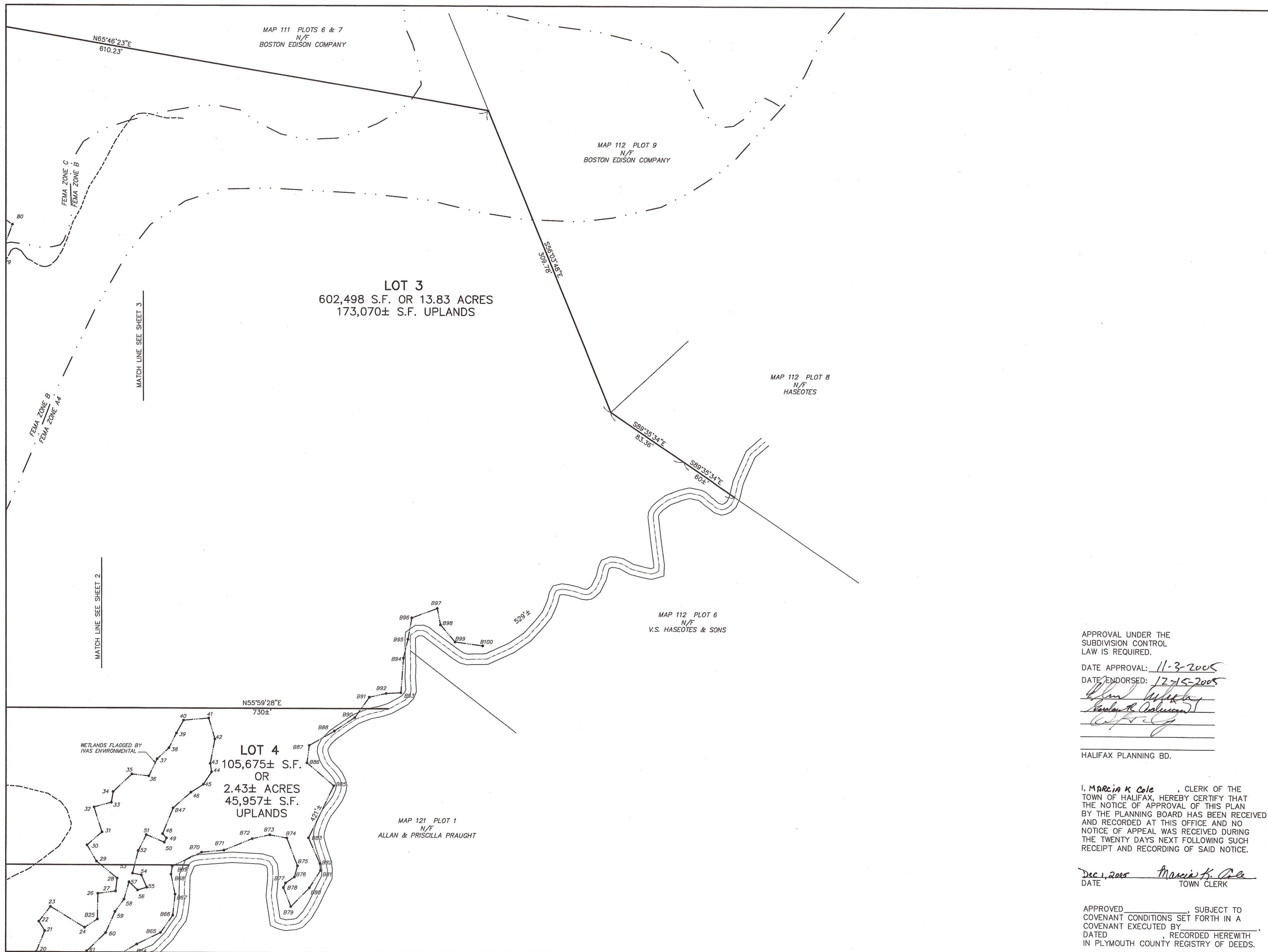
PROJECT TITLE:
**"BROOKSIDE FARM"
LOTTING PLAN**
AT
HAYWARD STREET
HALIFAX, MA
ASSESSORS' MAP 120, LOT 1

PREPARED FOR:
WALTER GREANEY
95 OLD BARN PATHE
MARSHFIELD, MA 02050

SCALE: 1"=40'
0 20 40 60 80 100 feet

DATE: MARCH 16, 2005
COMP./DESIGN: R.H.C./M.W.C./B.J.T.
CHECK: R.H. COLE
DRAWN: M.W.C.
FIELD: G.M./A.G. HAYWOOD-TEST PITS.DWG
mr JOB # mr-409 3 SHEET OF 11

(3 of 11) 06-29c



Plymouth County Registry of Deeds
PLAN BOOK **51** PAGE **420**
FOR REGISTRY USE ONLY
I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.
RALPH H. COLE P.L.S. DATE 10-31-05

REVISIONS:
No. DESCRIPTION DATE
1. REVIEW ENGINEER COMMENTS 8-5-05
2. RESIZED LOTS 9-13-05
3. GENERAL REVISIONS 10-31-05

PREPARED BY:
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PROJECT TITLE:
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LOTING PLAN
AT
HAYWARD STREET
HALIFAX, MA
ASSESSORS' MAP 120, LOT 1

PREPARED FOR:
WALTER GREANEY
95 OLD BARN PATHE
MARSHFIELD, MA 02050

SCALE: 1"=40'
0 20 40 60 80 100 feet

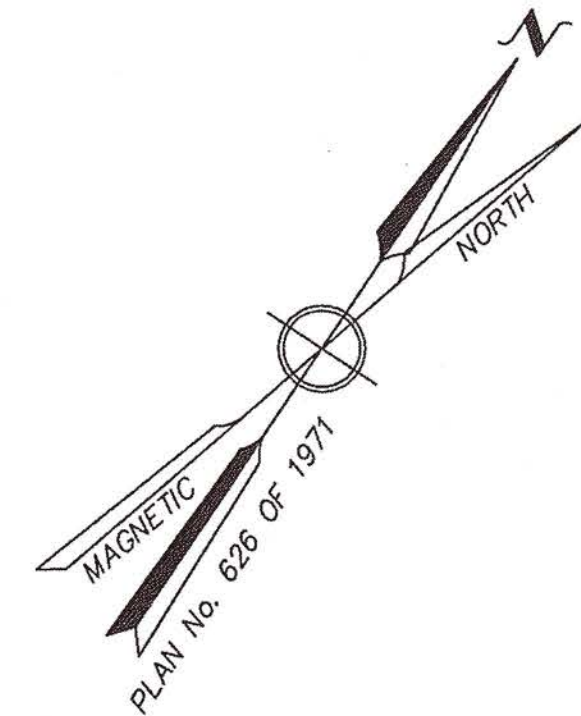
DATE: MARCH 16, 2005
COMP./DESIGN: R.H.C./M.W.C./B.J.T.
CHECK: R.H.COLE
DRAWN: M.W.C.
FIELD: G.M./A.G. HAYWOOD-TEST PITS.DWG
DATE: DEC 1, 2005 TOWN CLERK
APPROVED: _____ SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ DATED _____, RECORDED HERewith IN PLYMOUTH COUNTY REGISTRY OF DEEDS.
mr JOB # mr-409 SHEET 4 OF 11

DEFINITIVE

SOUTH STREET (PUBLIC - 45' WIDE - DECREE No. 789)

MATCH LINE SEE SHEET 6

BENCHMARK:
CONCRETE NAIL IN UP
ELEV.=40.30 (N.G.V.D.)



MAP 120 PLOT 1
N/F
GILBERT W. WRIGHT

APPROVAL UNDER THE
SUBDIVISION CONTROL
LAW IS REQUIRED.

DATE APPROVAL: 11-3-2005
DATE ENDORSED: 12-15-2005

[Signature]
[Signature]

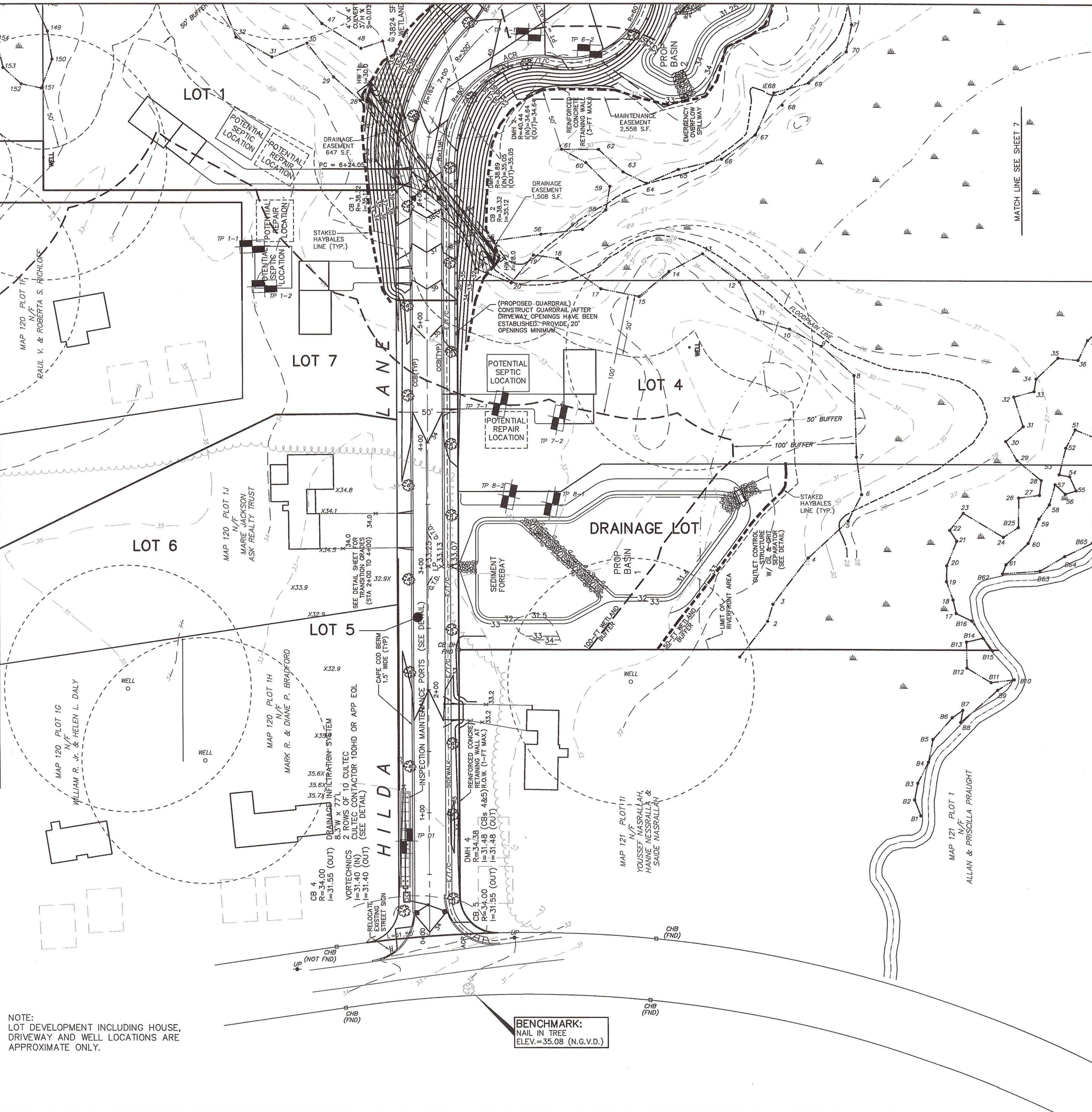
HALIFAX PLANNING BD.

I, MARCIA K. COLE, CLERK OF THE
TOWN OF HALIFAX, HEREBY CERTIFY THAT
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AND RECORDED AT THIS OFFICE AND NO
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Dec 1, 2005 *[Signature]*
DATE TOWN CLERK

APPROVED _____, SUBJECT TO
COVENANT CONDITIONS SET FORTH IN A
COVENANT EXECUTED BY _____,
DATED _____, RECORDED HERewith
IN PLYMOUTH COUNTY REGISTRY OF DEEDS.

NOTE:
LOT DEVELOPMENT INCLUDING HOUSE,
DRIVEWAY AND WELL LOCATIONS ARE
APPROXIMATE ONLY.

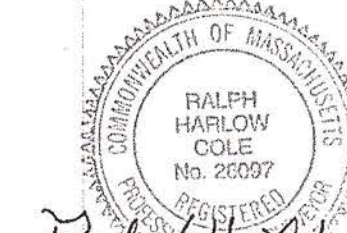


BENCHMARK:
NAIL IN TREE
ELEV.=35.08 (N.G.V.D.)

Plymouth County Registry of Deeds
PLAN BOOK 57 PAGE 421

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS
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THE REGISTERS OF DEEDS.



RALPH H. COLE P.L.S. DATE 10-31-05



BARBARA J. THISSELL P.E. DATE 10/31/05

REVISIONS:	No.	DESCRIPTION	DATE
	1.	REVIEW ENGINEER COMMENTS 8-5-05	
	2.	REVIEW ENGINEER COMMENTS 9-13-05	
	3.	GENERAL REVISIONS 10-31-05	

PREPARED BY:

mr **SURVEYING, INC.**
P.O. BOX 5104
NORWELL, MA 02061
781-659-0401

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352 Nahatan Street
Norwood, MA 02062
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PROJECT TITLE:
"BROOKSIDE FARM"
GRADING & UTILITY
PLAN
AT
HAYWARD STREET
HALIFAX, MA
ASSESSORS' MAP 120, LOT 1

PREPARED FOR:
WALTER GREANEY
95 OLD BARN PATHE
MARSHFIELD, MA 02050

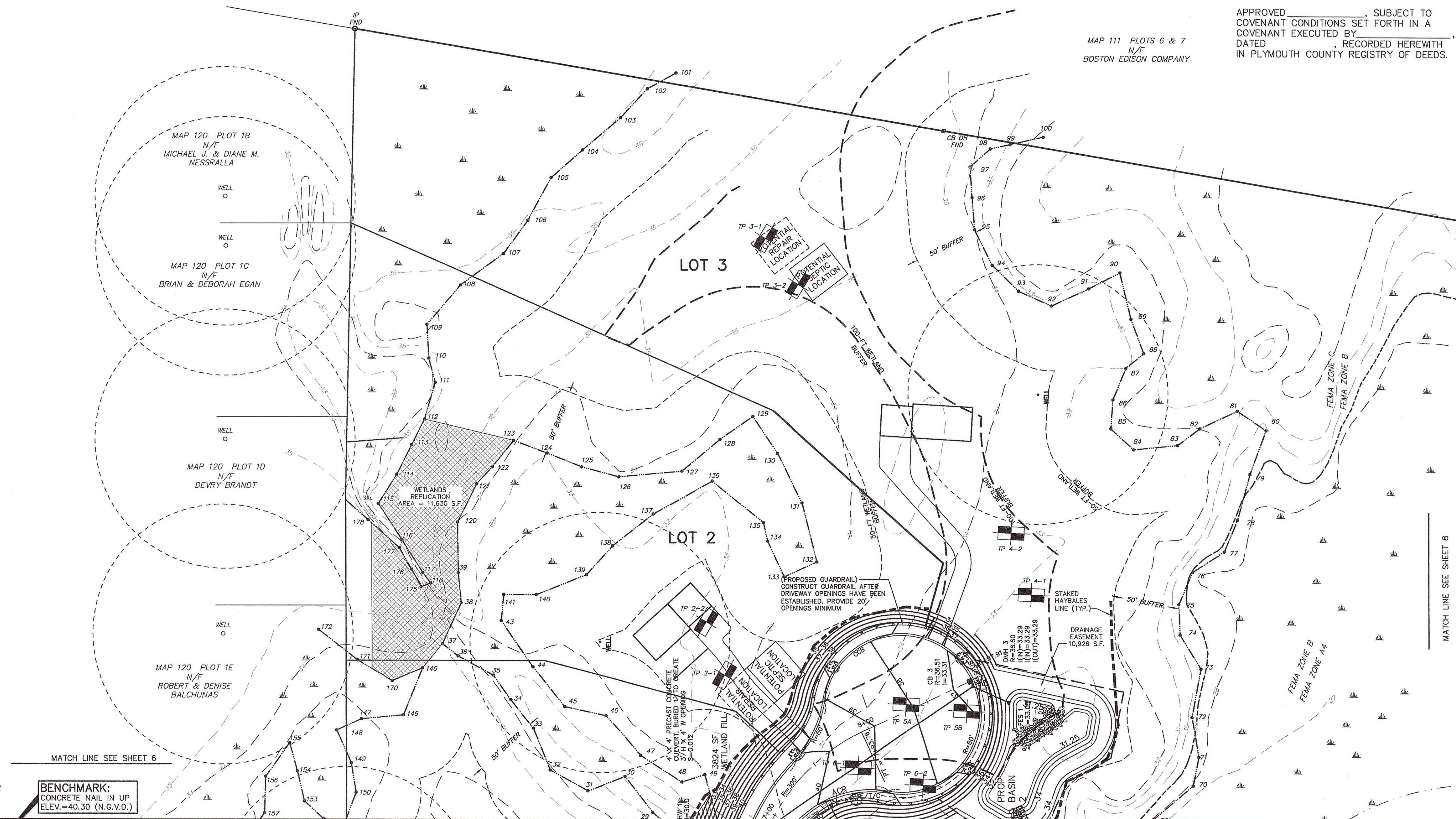
SCALE: 1"=40'
0 20 40 60 80 100 feet

DATE: MARCH 16, 2005
COMP./DESIGN: R.H.C./M.W.C./B.J.T.
CHECK: R.H.COLE/B.J. THISSELL
DRAWN: M.W.C.
FIELD: G.M./A.G. HAYWOOD-TEST PITS.DWG
mr JOB # mr-409 5 SHEET OF 11

(50911) 06-290

DEFINITIVE

SOUTH STREET
(PUBLIC - 45' WIDE - DECREE No. 789)



APPROVAL UNDER THE
SUBDIVISION CONTROL
LAW IS REQUIRED.

DATE APPROVAL: 11-3-2005

DATE ENDORSED: 12-15-2005

[Signature]
[Signature]
[Signature]

HALIFAX PLANNING BD.

I, MARCIA K. COLE, CLERK OF THE
TOWN OF HALIFAX, HEREBY CERTIFY THAT
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AND RECORDED AT THIS OFFICE AND NO
NOTICE OF APPEAL WAS RECEIVED DURING
THE TWENTY DAYS NEXT FOLLOWING SUCH
RECEIPT AND RECORDING OF SAID NOTICE.

Dec. 1, 2005 *[Signature]*
DATE TOWN CLERK

APPROVED _____, SUBJECT TO
COVENANT CONDITIONS SET FORTH IN A
COVENANT EXECUTED BY
DATED _____, RECORDED HEREWITH
IN PLYMOUTH COUNTY REGISTRY OF DEEDS.

MAP 111 PLOTS 6 & 7
N/F
BOSTON EDISON COMPANY

Plymouth County Registry of Deeds

PLAN BOOK 51 PAGE 422

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS
WITH THE RULES AND REGULATIONS OF
THE REGISTERS OF DEEDS.



[Signature] 10-31-05
RALPH H. COLE P.L.S. DATE



[Signature] 10/31/05
BARBARA J. THISSELL P.E. DATE

REVISIONS:	No.	DESCRIPTION	DATE
1.	REVIEW ENGINEER COMMENTS	8-5-05	
2.	REVIEW ENGINEER COMMENTS	9-13-05	
3.	GENERAL REVISIONS	10-31-05	

PREPARED BY:
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781-659-0401

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PROJECT TITLE:
"BROOKSIDE FARM"
GRADING & UTILITY
PLAN
AT
HAYWARD STREET
HALIFAX, MA
ASSESSORS' MAP 120, LOT 1

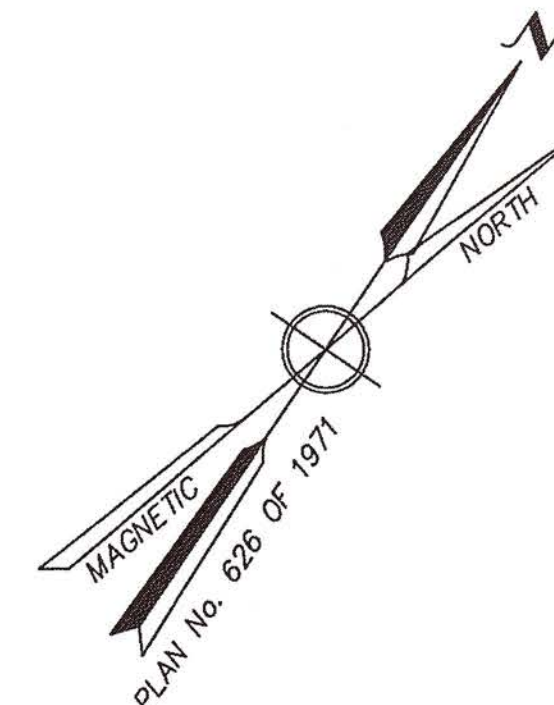
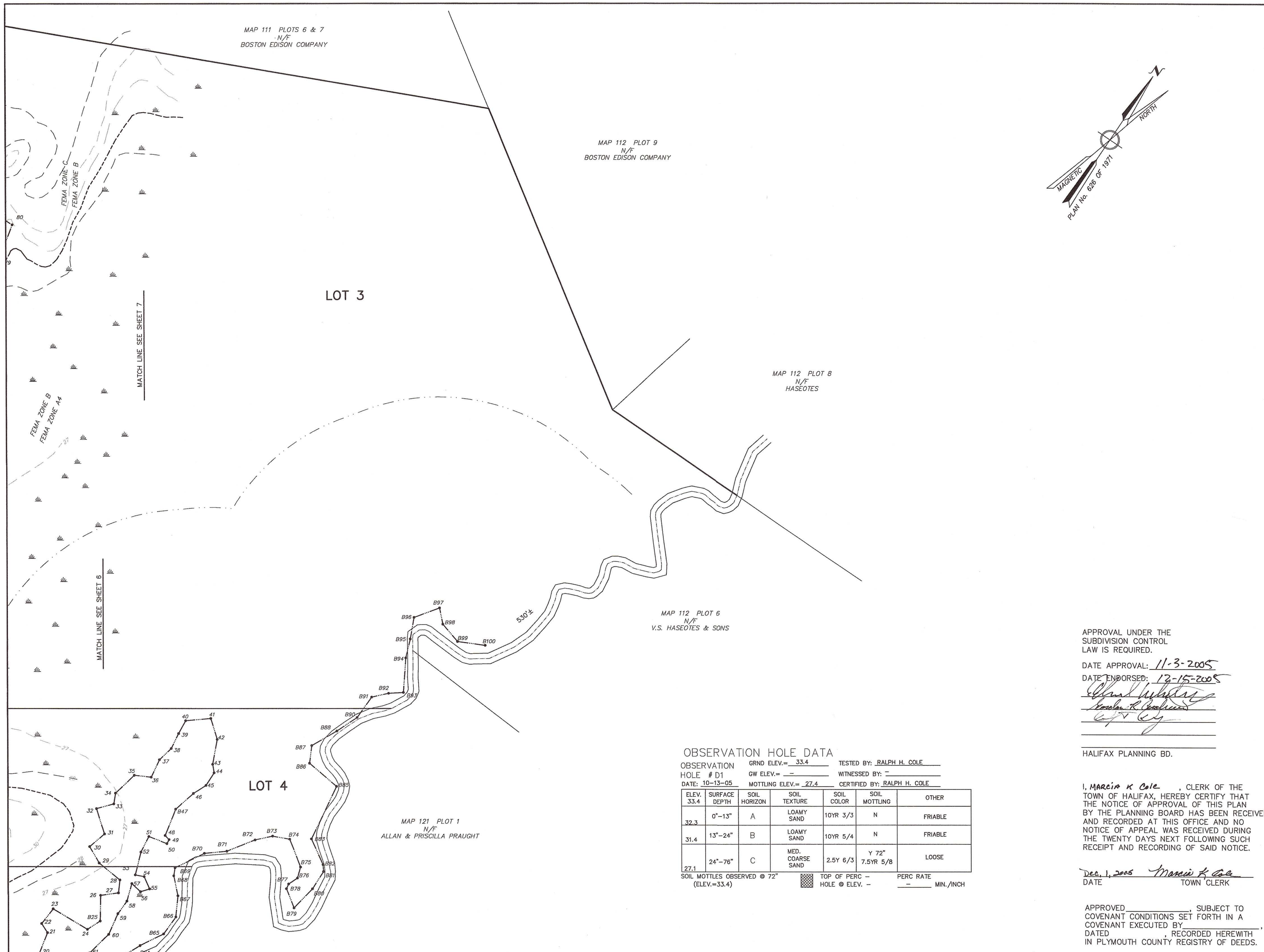
PREPARED FOR:
WALTER GREANEY
95 OLD BARN PATHE
MARSHFIELD, MA 02050

SCALE: 1" = 40'
0 20 40 60 80 100 feet

DATE: MARCH 16, 2005
COMP./DESIGN: R.H.C./M.W.C./B.J.T.
CHECK: R.H.COLE/B.J. THISSELL
DRAWN: M.W.C.
FIELD: G.M./A.G. HAYWOOD-TEST PITS.DWG
SHEET 6 OF 11
JOB # mr-409

(6 of 11) '06-290

DEFINITIVE



Plymouth County Registry of Deeds
PLAN BOOK **51** PAGE **423**

FOR REGISTRY USE ONLY
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RALPH H. COLE P.L.S. DATE 10-31-05


BARBARA J. THISSELL P.E. DATE 10/31/05

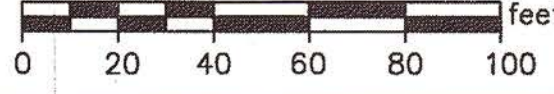
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2. REVIEW ENGINEER COMMENTS 9-13-05
3. GENERAL REVISIONS 10-31-05

PREPARED BY:
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NORWELL, MA 02061
781-659-0401

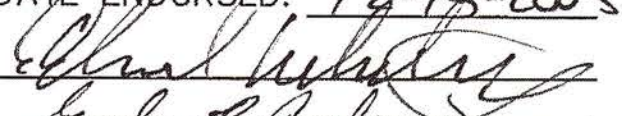
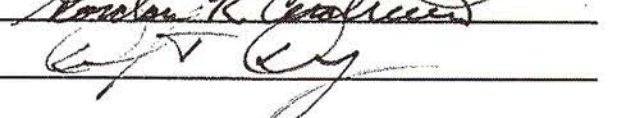
Barbara J. Thissell, P.E., Inc.
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Phone: (781) 492-5107 Fax: (781) 551-0510

PROJECT TITLE:
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PLAN**
AT
HAYWARD STREET
HALIFAX, MA
ASSESSORS' MAP 120, LOT 1

PREPARED FOR:
WALTER GREANEY
95 OLD BARN PATH
MARSHFIELD, MA 02050

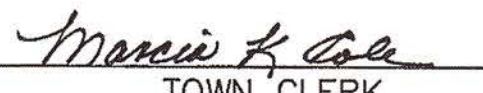
SCALE: **1"=40'**


DATE: MARCH 16, 2005
COMP./DESIGN: R.H.C./M.W.C./B.J.T.
CHECK: R.H.COLE/B.J. THISSELL
DRAWN: M.W.C.
FIELD: G.M./A.G. HAYWOOD-TEST PITS.DWG
SHEET 7 OF 11
mr JOB # mr-409

APPROVAL UNDER THE
SUBDIVISION CONTROL
LAW IS REQUIRED.
DATE APPROVAL: **11-3-2005**
DATE ENDORSED: **12-15-2005**



HALIFAX PLANNING BD.

I, **MARCIA K. COLE**, CLERK OF THE
TOWN OF HALIFAX, HEREBY CERTIFY THAT
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Dec. 1, 2005 
DATE TOWN CLERK

APPROVED _____, SUBJECT TO
COVENANT CONDITIONS SET FORTH IN A
COVENANT EXECUTED BY _____
DATED _____, RECORDED HERewith
IN PLYMOUTH COUNTY REGISTRY OF DEEDS.

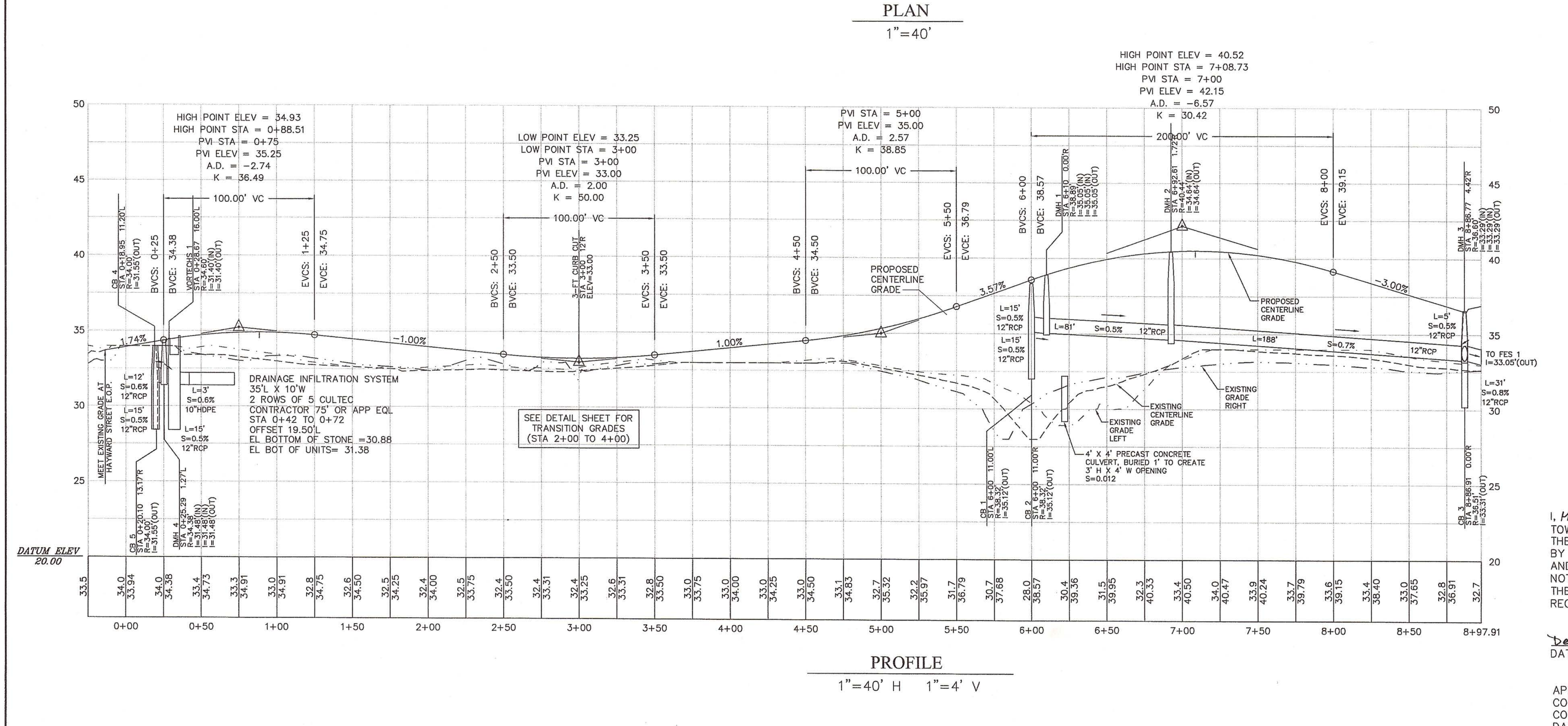
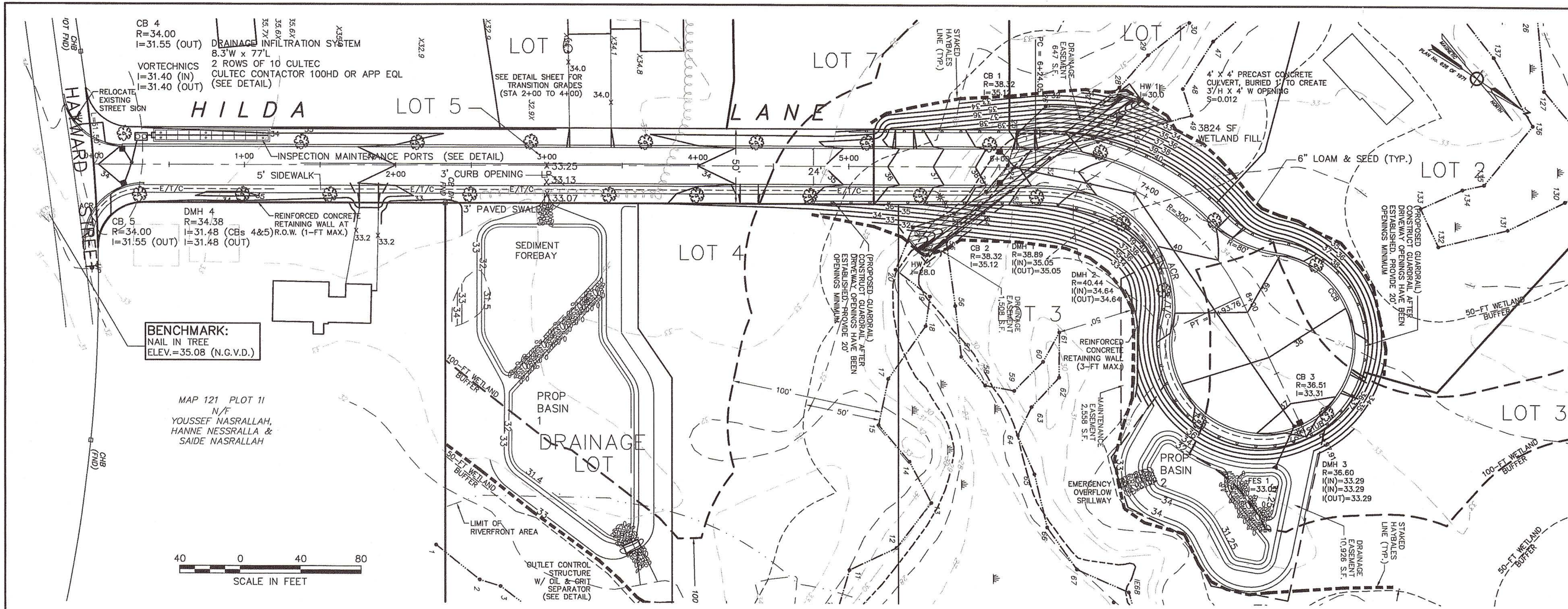
OBSERVATION HOLE DATA

OBSERVATION HOLE # D1	GRND ELEV. = 33.4	TESTED BY: RALPH H. COLE
DATE: 10-13-05	GW ELEV. =	WITNESSED BY: _____
	MOTTLING ELEV. = 27.4	CERTIFIED BY: RALPH H. COLE

ELEV.	SURFACE DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
33.4	0"-13"	A	LOAMY SAND	10YR 3/3	N	FRIABLE
32.3	13"-24"	B	LOAMY SAND	10YR 5/4	N	FRIABLE
31.4	24"-76"	C	MED. COARSE SAND	2.5Y 6/3	Y 72"	LOOSE
27.1						

SOIL MOTTLES OBSERVED @ 72" (ELEV.=33.4)

TOP OF PERC - HOLE @ ELEV. -	PERC RATE - MIN./INCH
------------------------------	-----------------------



APPROVAL UNDER THE
SUBDIVISION CONTROL
LAW IS REQUIRED.

DATE APPROVAL: 11-3-2005
DATE ENDORSED: 12-15-2005

[Signature]
Barbara J. Thissell, P.E., Inc.

HALIFAX PLANNING BD.

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Dec 1, 2005 *[Signature]*
DATE TOWN CLERK

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COVENANT EXECUTED BY
DATED _____, RECORDED HEREWITH
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Plymouth County Registry of Deeds
PLAN BOOK **51** PAGE **424**
FOR REGISTRY USE ONLY
I CERTIFY THAT THIS PLAN CONFORMS
WITH THE RULES AND REGULATIONS OF
THE REGISTERS OF DEEDS.

Ralph H. Cole 10-31-05
RALPH H. COLE P.E. DATE

Barbara J. Thissell 10/31/05
BARBARA J. THISSELL P.E. DATE

REVISIONS:

No.	DESCRIPTION	DATE
1.	REVIEW ENGINEER COMMENTS 8-5-05	
2.	REVIEW ENGINEER COMMENTS 9-13-05	
3.	GENERAL REVISIONS 10-31-05	

PREPARED BY:
mr SURVEYING, INC.
P.O. BOX 5104
NORWELL, MA 02061
781-659-0401

Barbara J. Thissell, P.E., Inc.
352 Nahatan Street
Norwood, MA 02062
Phone: (781) 492-5107 Fax: (781) 551-0510

PROJECT TITLE:
**"BROOKSIDE FARM"
PLAN & PROFILE**
AT
HAYWARD STREET
HALIFAX, MA
ASSESSORS' MAP 120, LOT 1

PREPARED FOR:
WALTER GREANEY
95 OLD BARN PATHE
MARSHFIELD, MA 02050

SCALE: **1"=40'**

DATE: MARCH 16, 2005
COMP./DESIGN: R.H.C./M.W.C./B.J.T.
CHECK: R.H.COLE/B.J. THISSELL
DRAWN: M.W.C.
FIELD: G.M./A.G. HAYWOOD-TEST PITS.DWG.
mr JOB # mr-409 SHEET 8 OF 11

DEFINITIVE

APPROVAL UNDER THE
SUBDIVISION CONTROL
LAW IS REQUIRED.

DATE APPROVAL: 11-3-2005

DATE ENDORSED: 12-15-2005

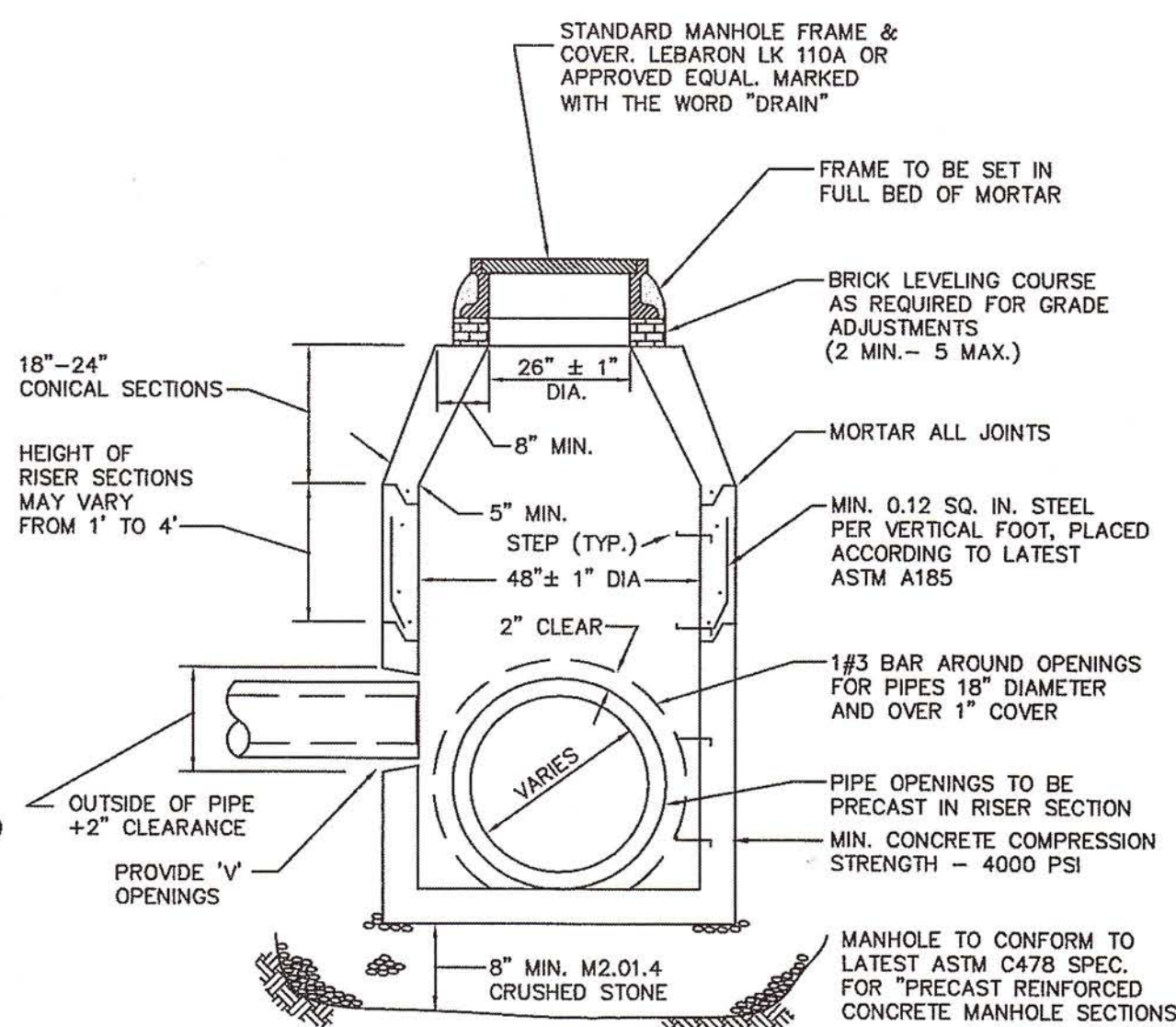
[Signature]
[Signature]

HALIFAX PLANNING BD.

I, MARCIA M COLE, CLERK OF THE
TOWN OF HALIFAX, HEREBY CERTIFY THAT
THE NOTICE OF APPROVAL OF THIS PLAN
BY THE PLANNING BOARD HAS BEEN RECEIVED
AND RECORDED AT THIS OFFICE AND NO
NOTICE OF APPEAL WAS RECEIVED DURING
THE TWENTY DAYS NEXT FOLLOWING SUCH
RECEIPT AND RECORDING OF SAID NOTICE.

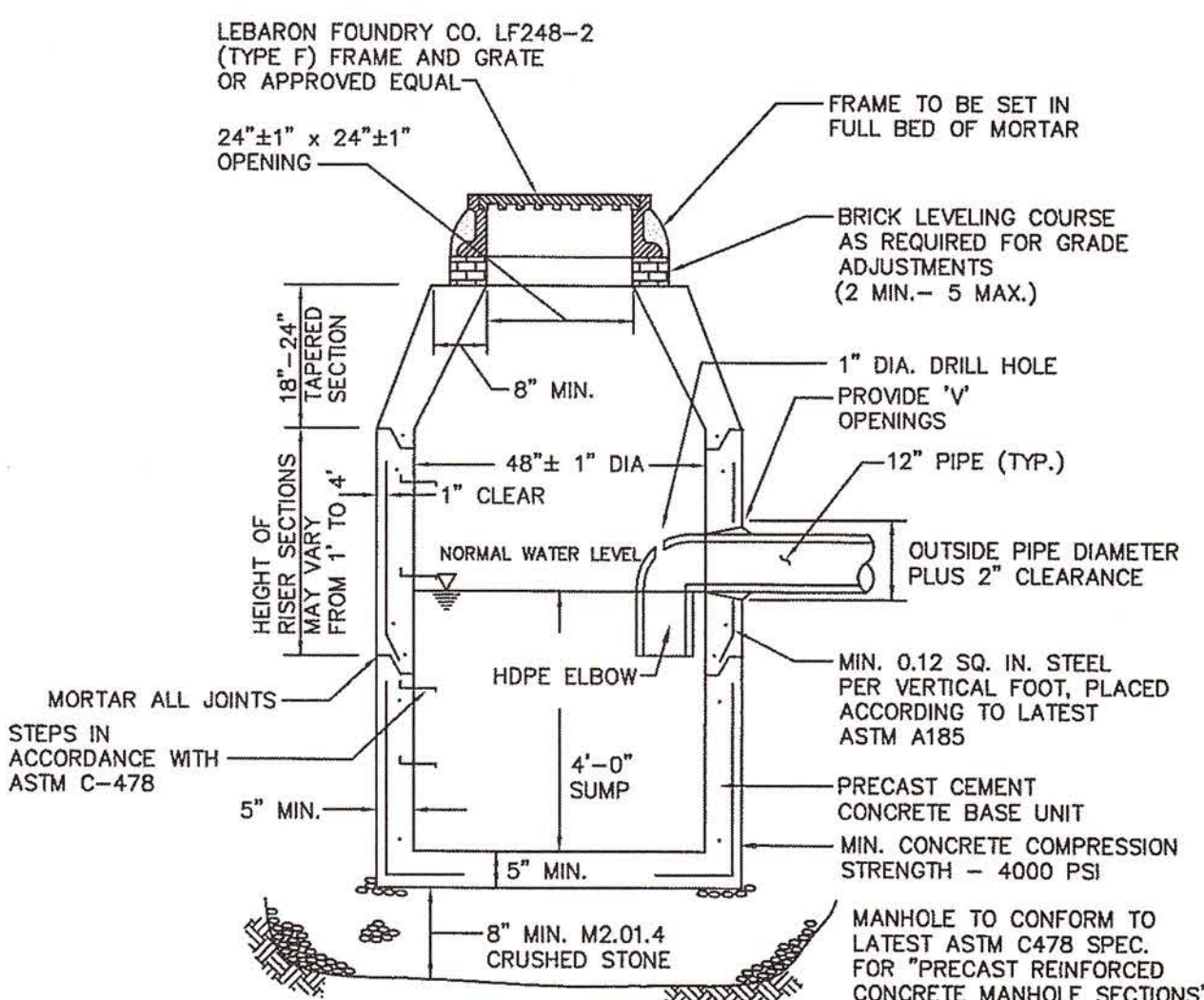
Dec 1, 2005 *Marcia M Cole*
DATE TOWN CLERK

APPROVED _____, SUBJECT TO
COVENANT CONDITIONS SET FORTH IN A
COVENANT EXECUTED BY _____,
DATED _____, RECORDED HERewith
IN PLYMOUTH COUNTY REGISTRY OF DEEDS.



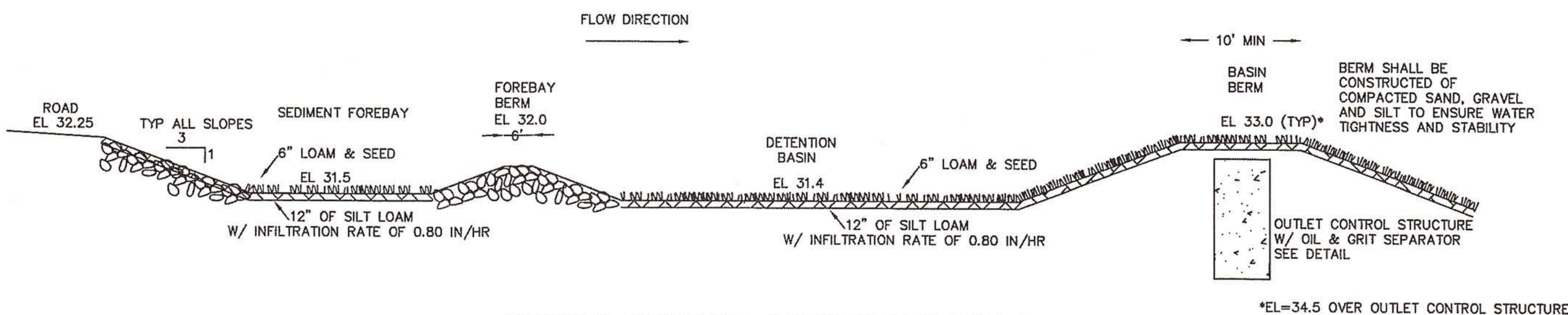
PRECAST CONCRETE DRAIN MANHOLE

NOT TO SCALE



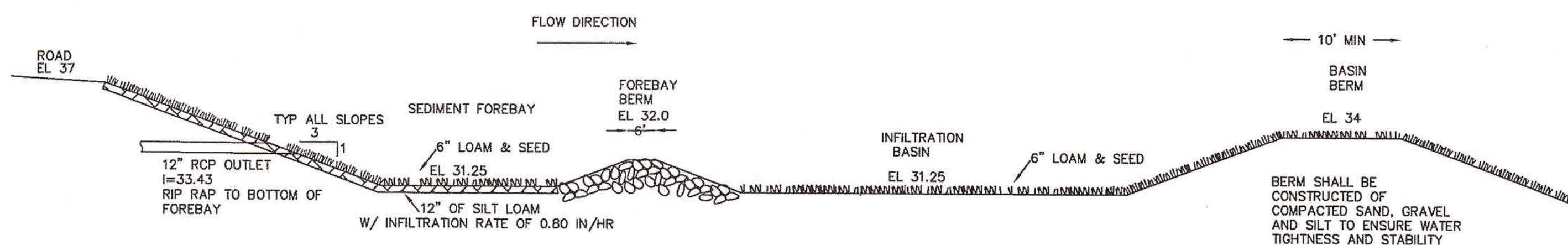
PRECAST CONCRETE CATCH BASIN

NOT TO SCALE



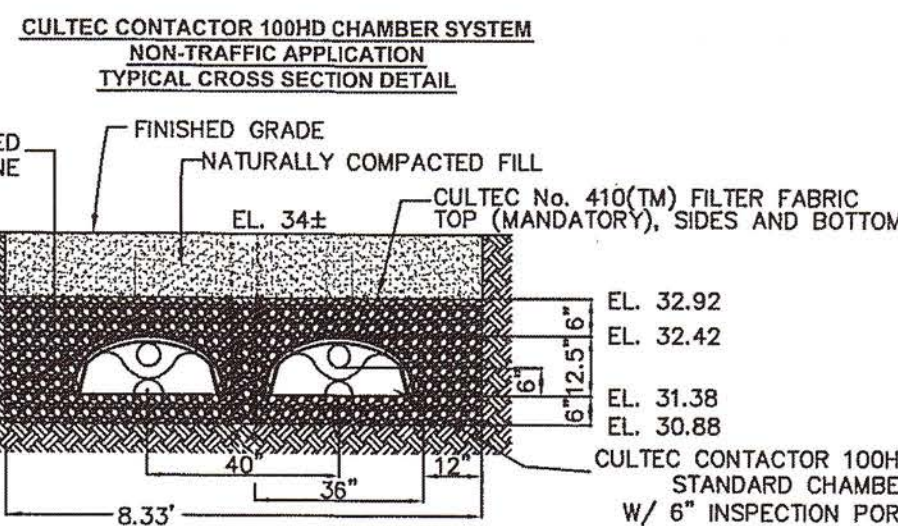
PROFILE THROUGH DETENTION BASIN 1

NOT TO SCALE



PROFILE THROUGH DETENTION BASIN 2

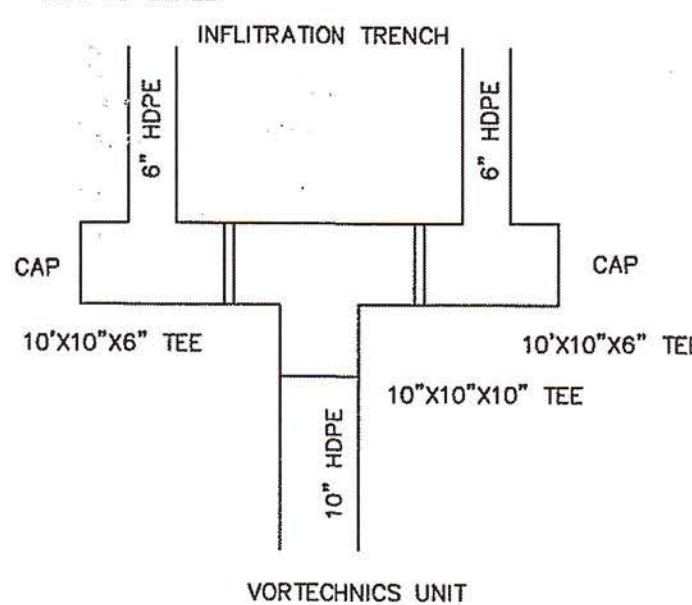
NOT TO SCALE



CONTACTOR 100HD BY CULTEC, INC. OF BROOKFIELD, CT.
ALL CONTACTOR 100 CHAMBERS MUST BE INSTALLED IN ACCORDANCE
WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
UNDERGROUND DETENTION SYSTEM TO INCLUDE 2 ROWS OF 10 CULTEC
CONTACTOR 100HD CHAMBERS EACH FOR A TOTAL ROW LENGTH OF 77'.

INFILTRATION TRENCH

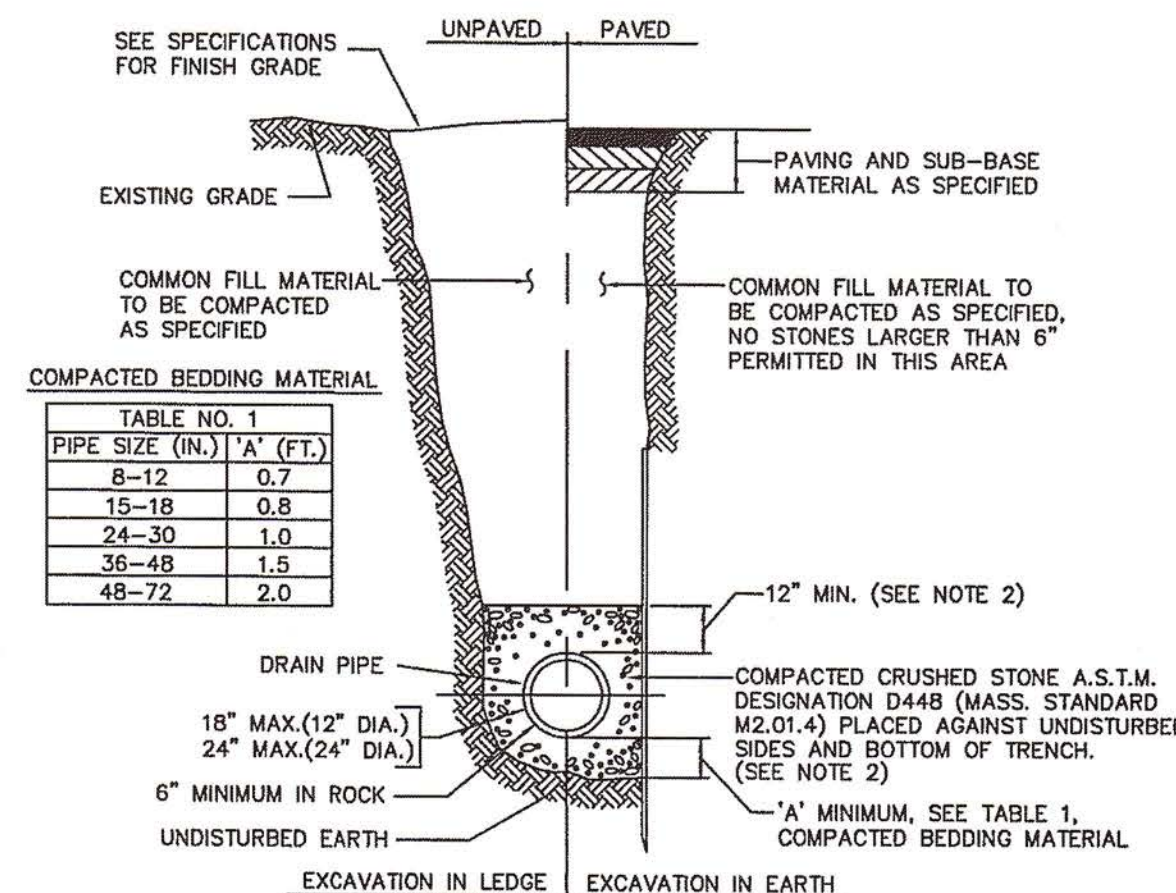
NOT TO SCALE



VORTECHNICS UNIT

PIPE CONFIGURATION VORTECHNIC TO INFILTRATION TRENCH

NOT TO SCALE



NOTES:

1. ALL STORM DRAIN PIPES TO BE REINFORCE CONCRETE CLASS III PIPE UNLESS OTHERWISE SPECIFIED.
2. PROVIDE AT LEAST ONE IMPERVIOUS DAM IN GRAVEL BEDDING BETWEEN EACH MANHOLE WHERE DIRECTED, OR EVERY 300 FEET, WHICHEVER IS LESS. THIS DAM TO CONSIST OF CLAY TO BE 12" IN LINEAR LENGTH AND TO BE PLACED TO THE SAME EXTENT AS THE GRAVEL BEDDING.

TYPICAL DRAIN TRENCH DETAIL

NOT TO SCALE

GENERAL NOTES:

- 1) THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION."
- 2) IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING UTILITY LOCATIONS AND ROADWAY GRADES OF HAYWARD STREET PRIOR TO START OF CONSTRUCTION.
- 3) ALL ELEVATIONS ARE BASED ON N.G.V.D.(NATIONAL GEODETIC VERTICAL DATUM, FORMERLY MEAN SEA LEVEL DATUM OF 1929). BENCHMARKS ARE AS SHOWN.
- 4) TOPOGRAPHY COMPILED FROM A FIELD SURVEY PERFORMED BY MR SURVEYING, INC.
- 5) EACH LOT SHALL HAVE AN INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEM. EACH SHALL BE IN COMPLIANCE WITH LOCAL AND STATE REGULATIONS.
- 6) IT IS NOT INTENDED TO SERVICE THIS PROJECT WITH NATURAL GAS.
- 7) UNLESS OTHERWISE SPECIFIED, ALL WORK AND MATERIALS SHALL CONFORM TO THE "SUBDIVISION OF LAND CHAPTER 235 TOWN OF HALIFAX" AND APPLICABLE DPW STANDARDS.
- 8) LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ALL UNDERGROUND UTILITIES SHOWN WERE LOCATED BY A FIELD SURVEY AND ARE APPROXIMATE ONLY. NEITHER THE OWNER NOR HIS ENGINEER ASSUME RESPONSIBILITY FOR DAMAGES RESULTING FROM UTILITIES OMITTED OR INACCURATELY SHOWN.
- 9) THE CONTRACTOR SHALL COORDINATE WORK WITH RESPECTIVE UTILITY COMPANIES ALLOWING AMPLE TIME FOR OTHERS TO INSTALL THEIR PROPOSED WORK AND PROTECT ALL UTILITIES DURING THE COURSE OF CONSTRUCTION. SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL NOTIFY DIG SAFE 1-888-DIG-SAFE AND ALL PUBLIC UTILITIES THAT HE IS MAKING AN ENTRY, IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS.
- 10) BACKFILL FOR UTILITY TRENCHES SHALL BE PLACED IN 12-INCH LOOSE LIFTS AND COMPACTED TO 95 PERCENT DRY DENSITY, IN ACCORDANCE WITH ASTM DESIGNATION 1557-70 METHOD D.
- 11) THE CONTRACTOR SHALL GIVE TWENTY-FOUR (24) HOUR NOTICE TO PERTINENT TOWN DEPARTMENTS BEFORE COMMENCING ANY WORK.
- 12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE RECORDS OF THE LOCATION AND ELEVATION OF ALL WORK INSTALLED.
- 13) ALL AREAS DISTURBED BY THE CONTRACTOR SHALL BE RESTORED TO EQUAL OR BETTER CONDITION.
- 14) ALL UNDERGROUND UTILITIES SHALL BE TESTED AND APPROVED PRIOR TO INSTALLATION OF GRAVEL BASE COURSE AND BITUMINOUS PAVEMENT.
- 15) ALL FINISHED SURFACES SHALL BE GRADED SMOOTHLY AND EVENLY.
- 16) UPON COMPLETION OF WORK THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ALL NEW AND EXISTING DRAINAGE STRUCTURES IN HILDA LANE AND WITHIN 100 FEET OF ITS INTERSECTION WITH HAYWARD STREET.
- 17) THE CONTRACTOR SHALL MAINTAIN THE WORK AREA NEAT AND ORDERLY AT ALL TIMES. AT NO TIME WILL LITTER BE ALLOWED TO ENTER THE WETLAND RESOURCES OR ADJUTING PROPERTIES.
- 18) CONTRACTOR IS TO PROVIDE UNINTERRUPTED ACCESS AND UTILITY SERVICES TO ADJUTING PROPERTIES.
- 19) CONTRACTOR IS TO INSTALL EROSION CONTROL MEASURES BEFORE THE START OF CONSTRUCTION. EROSION CONTROL MEASURES ARE TO BE REPLACED IMMEDIATELY WHEN NECESSARY.
- 20) ALL DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED WITH LOAM AND SEED IF CONSTRUCTION IS HALTED FOR 14 DAYS OR MORE.
- 21) CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST THROUGHOUT CONSTRUCTION.
- 22) IN THE EVENT OF A CONFLICT BETWEEN NUMERIC DIMENSIONING AND SCALED MEASUREMENT, NUMERIC DIMENSIONING SHALL BE ASSUMED CORRECT. DUE TO REPROGRAPHIC STRETCH PRINTS MAY NOT SCALE ACCURATELY.

WATER NOTES:

- 1) INSTALLATION OF WATER UTILITIES SHALL BE IN CONFORMANCE WITH TOWN OF HALIFAX WATER COMMISSIONERS.
- 2) VALVE BOXES SHALL BE THE 2 PIECE SLIP TYPE, 5 1/4 INCH I.D., FLANGE LOCATED AT THE TOP OF THE BOX, COVER MARKED "WATER" EQUAL TO TYPE CURRENTLY BEING USED BY THE TOWN.
- 3) WATER PRESSURE REQUIREMENTS AND THE ACTUAL WATER PRESSURE TO BE PROVIDED SHALL BE DETERMINED BY OTHERS.
- 4) WATER LINE SHALL BE PVC CLASS 150 OR 18, PUSH ON TYPE JOINT, AND SHALL CONFORM TO ANS/AWWA C900-81.
- 5) ALL PIPELINES SHALL BE GIVEN COMBINED PRESSURE AND LEAKAGE TESTS AT THE DIRECTION OF THE TOWN OF HALIFAX DEPARTMENT OF PUBLIC WORKS. HYDROSTATIC AND LEAKAGE TEST SHALL BE MADE IN ACCORDANCE WITH AWWA STANDARD C600 SECTION 4. HYDROSTATIC TESTS SHALL BE MADE AT 1.5 TIMES THE WORKING PRESSURE, BUT NOT LESS THAN 150 PSI FOR A PERIOD OF NOT LESS THAN 2 HOURS IN ACCORDANCE WITH THE ABOVE AWWA STANDARD.
- 6) CHLORINATION SHALL BE IN ACCORDANCE WITH THE AWWA STANDARD C601 DISINFECTING WATER MAINS.

DRAINAGE NOTES:

- 1) PRECAST REINFORCED CONCRETE PIPE SHALL CONFORM TO ASTM DESIGNATION C-76 AND ASTM 665 CLASS III AS NOTE ON PLANS. ALL PIPE JOINTS SHALL BE NON-SHRINK GROUT OR APPROVED EQUAL.

PRIVATE UTILITY NOTES:

- 1) THIS PLAN HAS BEEN PREPARED AS A SCHEMATIC REPRESENTATION OF THE PROPOSED ELECTRIC, TELEPHONE, FIRE ALARM AND CABLE TELEVISION SYSTEMS. IT IS NOT THE INTENTION OF THIS DRAWING TO DETAIL ALL SYSTEM COMPONENTS. FINAL DESIGN AND APPROVAL SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE UTILITY COMPANIES. LOCATION OF TRANSFORMERS, MANHOLES, HANDHOLES, CONDUITS ETC. SHALL BE DETERMINED BY RESPECTIVE UTILITY COMPANIES.
- 2) FIRE ALARM SYSTEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF HALIFAX FIRE DEPARTMENT.
- 3) ELECTRIC, TELEPHONE, AND CABLE UTILITY SIZES, AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF HALIFAX PLANNING BOARD OR ENGINEERING DEPT., AND REVIEWED AND APPROVED BY THE APPROPRIATE UTILITY COMPANIES.

Plymouth County Registry of Deeds

PLAN BOOK 51 PAGE 425

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS
WITH THE RULES AND REGULATIONS OF
THE REGISTERS OF DEEDS.

[Signature]
RALPH H. COLE, P.E.
DATE 10-31-05

[Signature]
BARBARA J. THISSELL, P.E.
DATE 10/31/05

REVISIONS:
No. DESCRIPTION DATE
1. REVIEW ENGINEER COMMENTS 8-5-05
2. REVIEW ENGINEER COMMENTS 9-13-05
3. GENERAL REVISIONS 10-31-05

PREPARED BY:

mr **SURVEYING, INC.**
P.O. BOX 5104
NORWELL, MA 02061
781-659-0401

Barbara J. Thissell, P.E., Inc.
352 Nahatan Street
Norwood, MA 02062
Phone: (781) 492-5107 Fax: (781) 551-0510

PROJECT TITLE:

"BROOKSIDE FARM"
DETAILS PLAN
AT
HAYWARD STREET
HALIFAX, MA
ASSESSORS' MAP 120, LOT 1

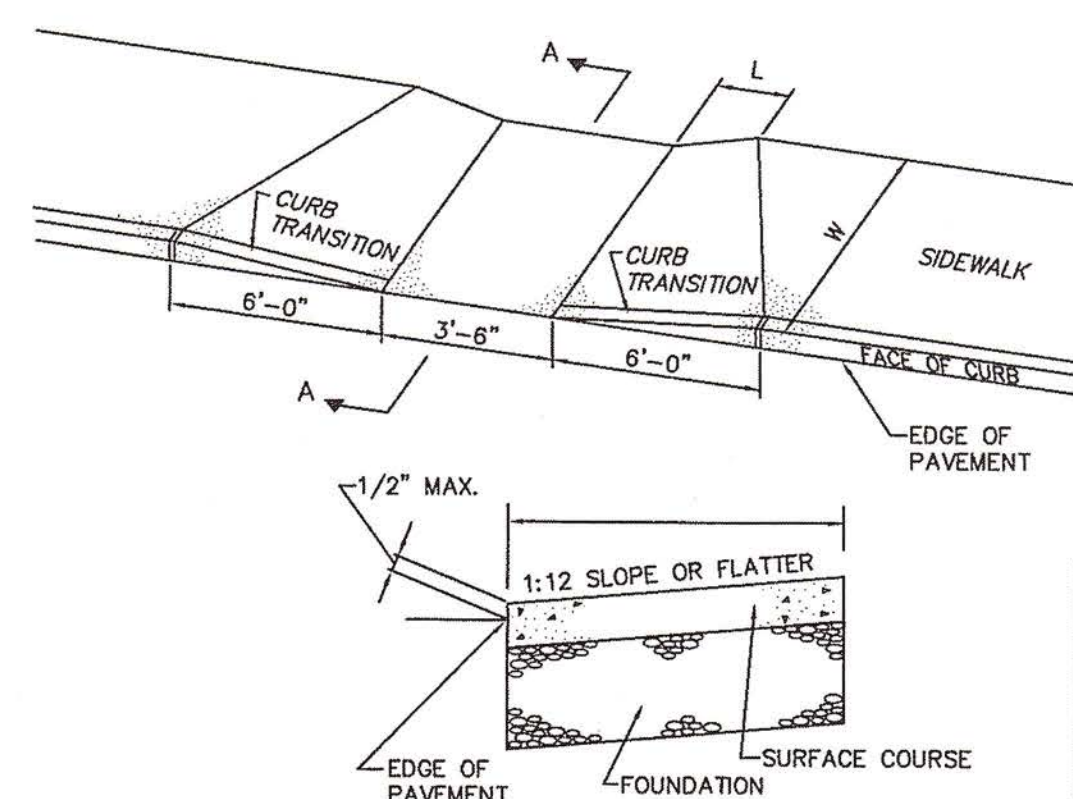
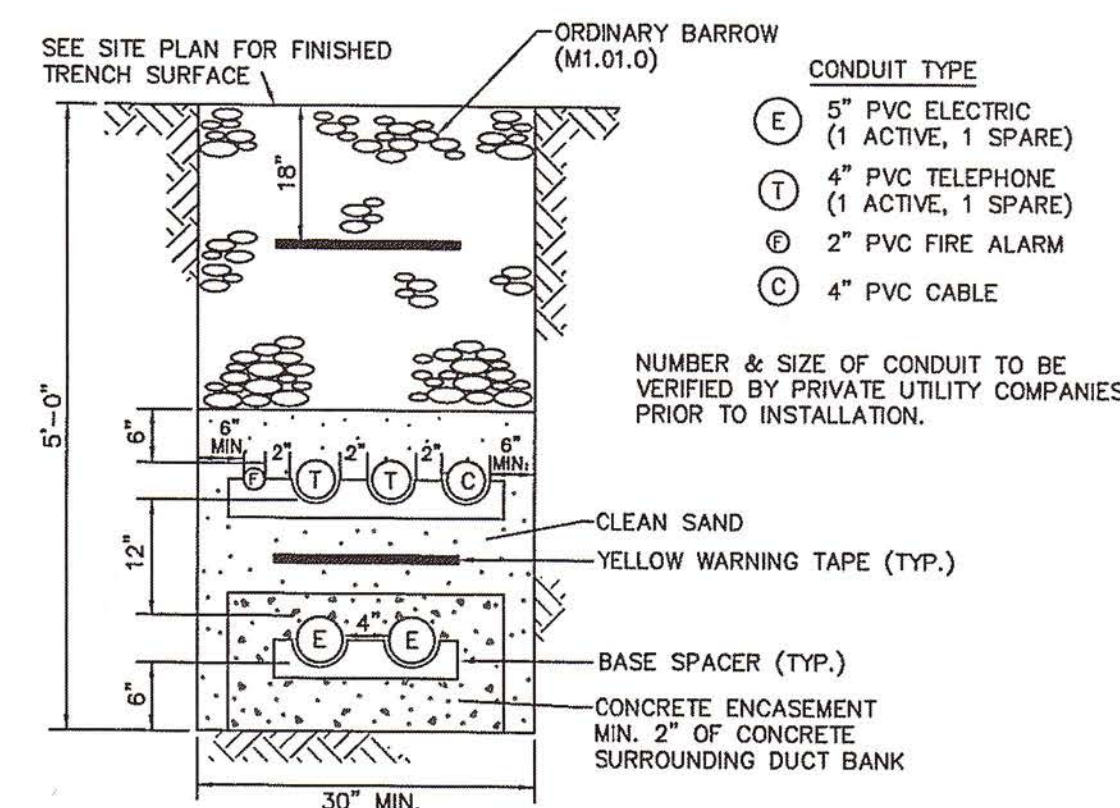
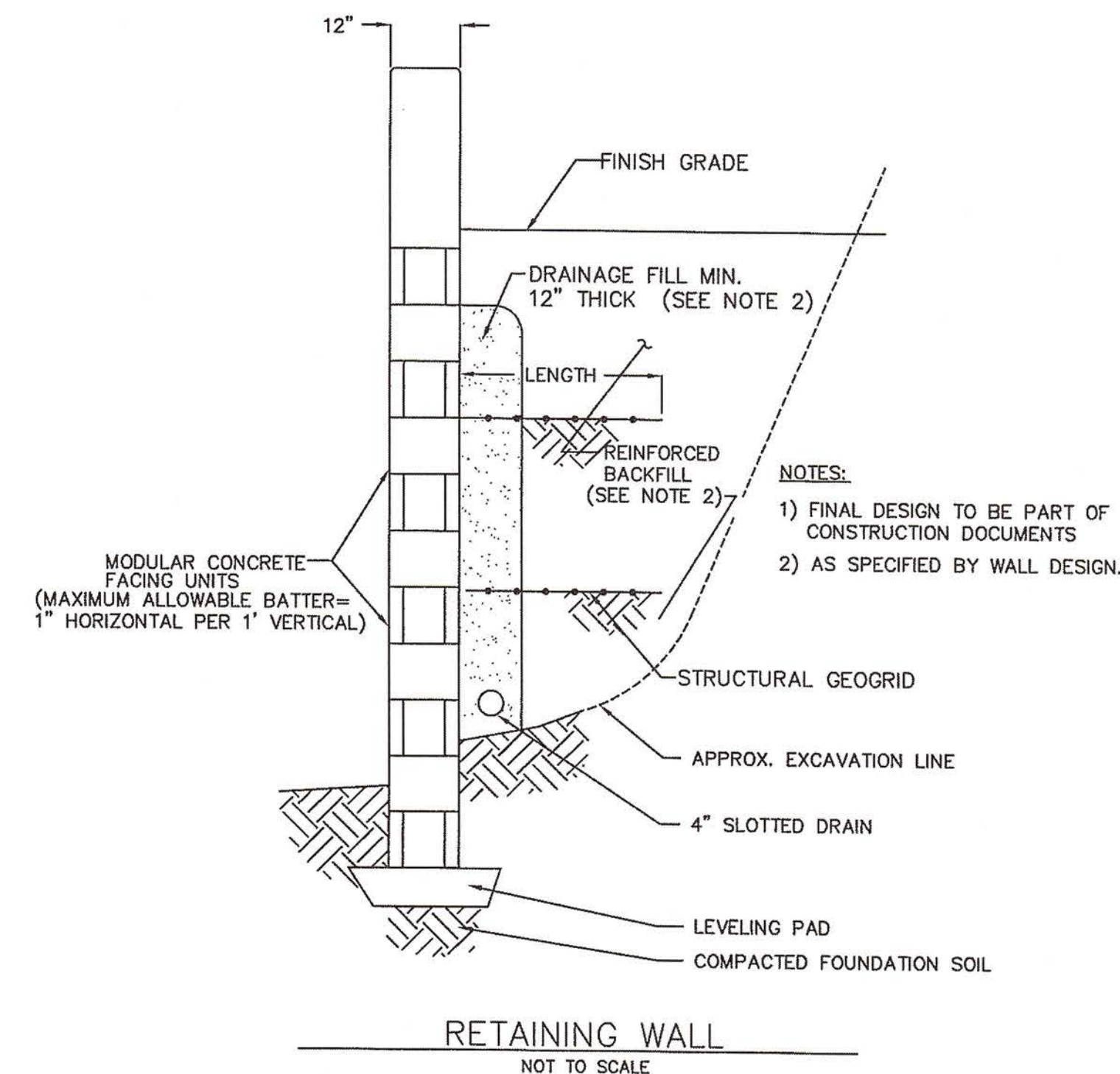
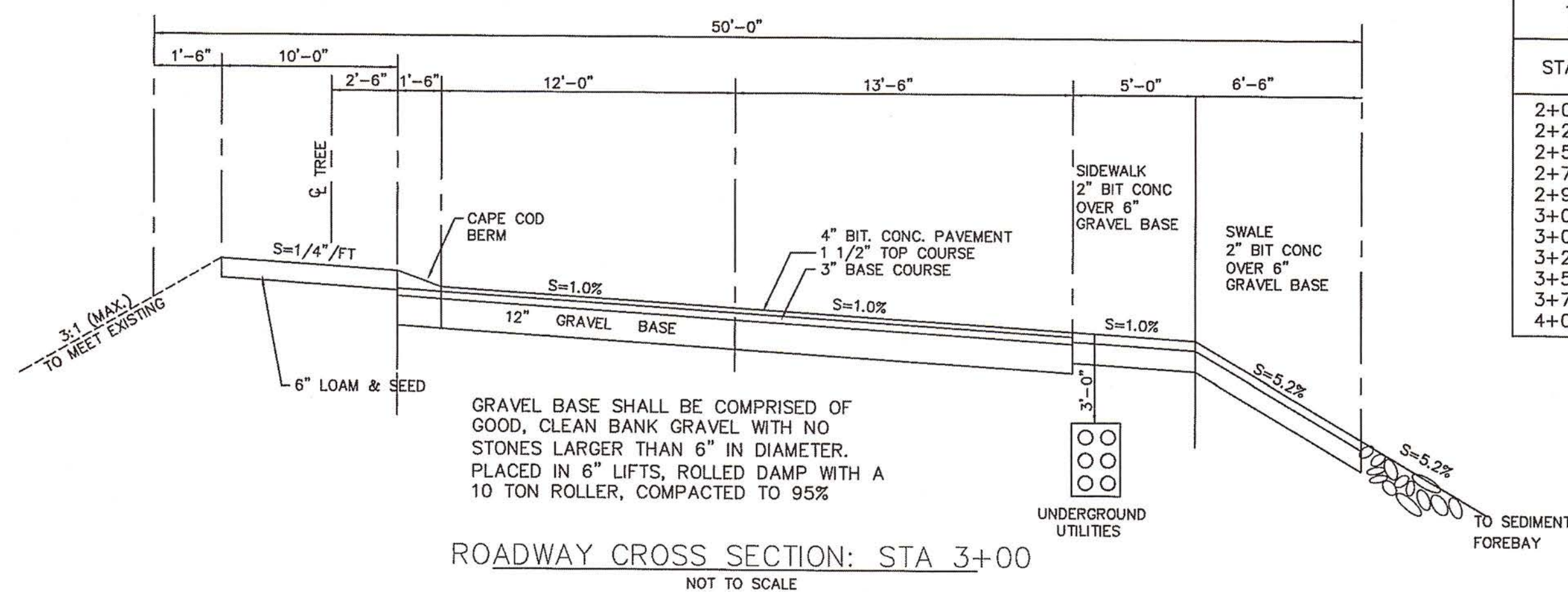
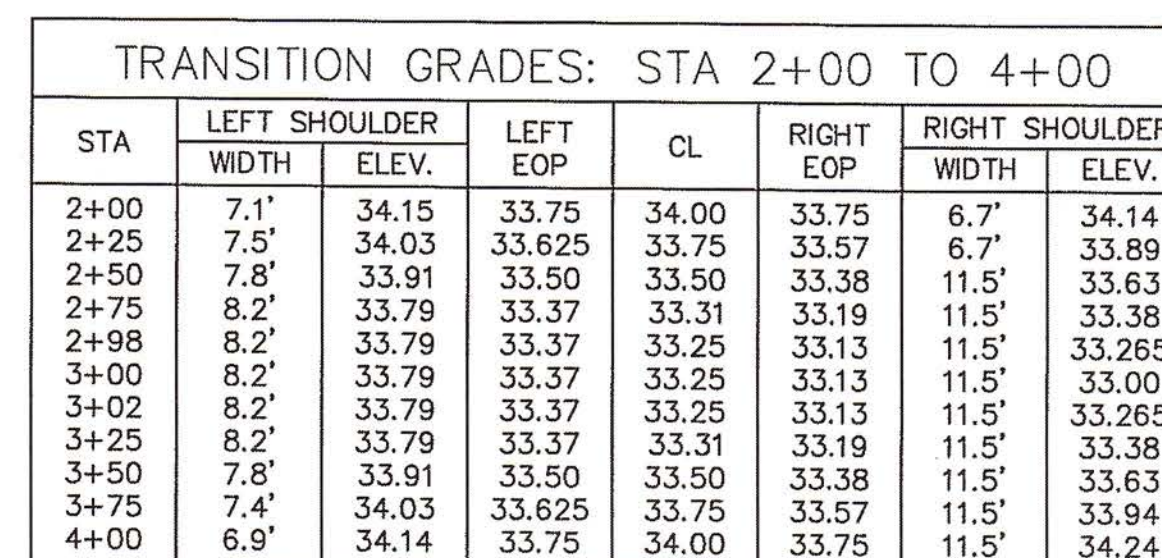
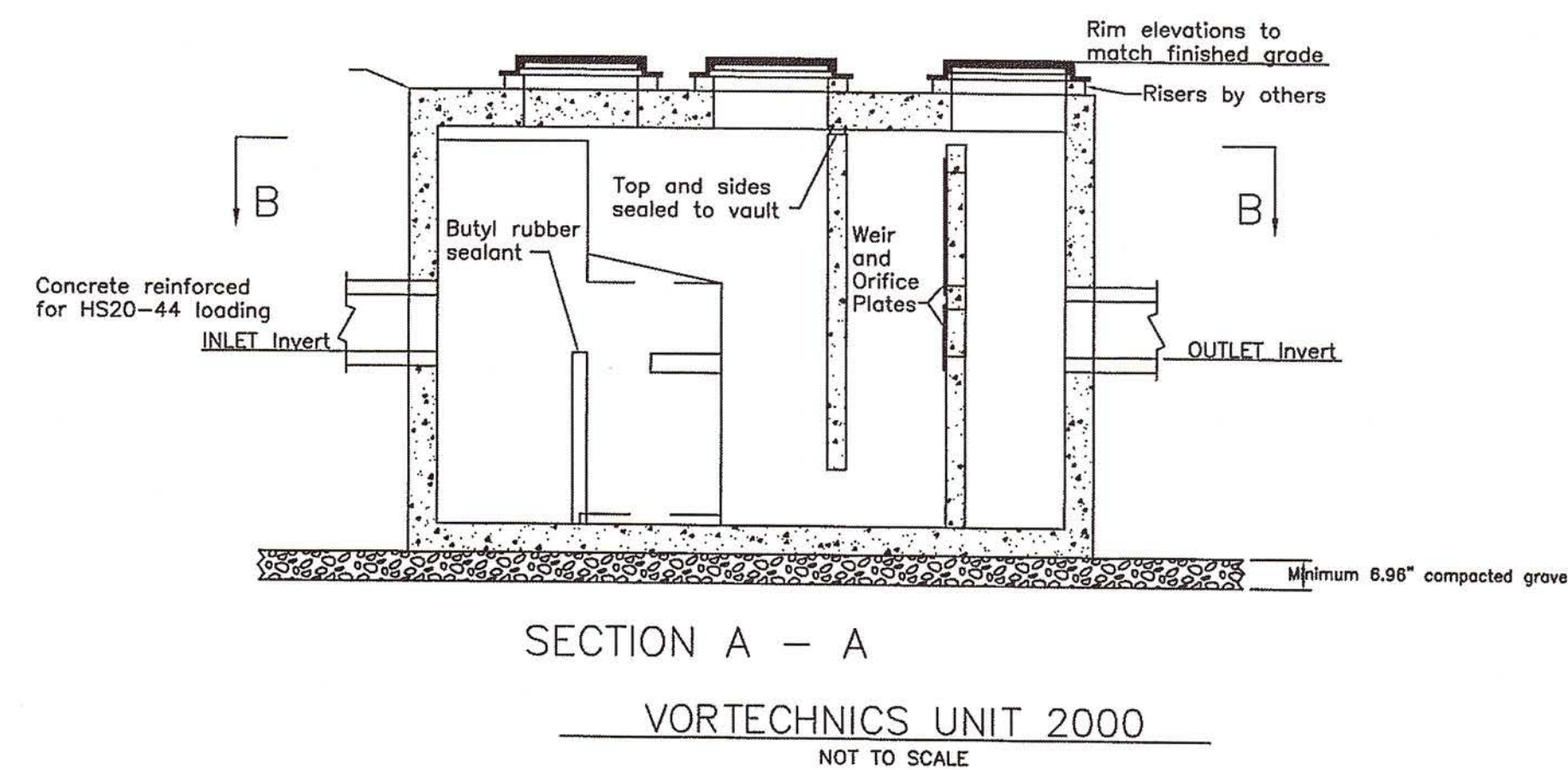
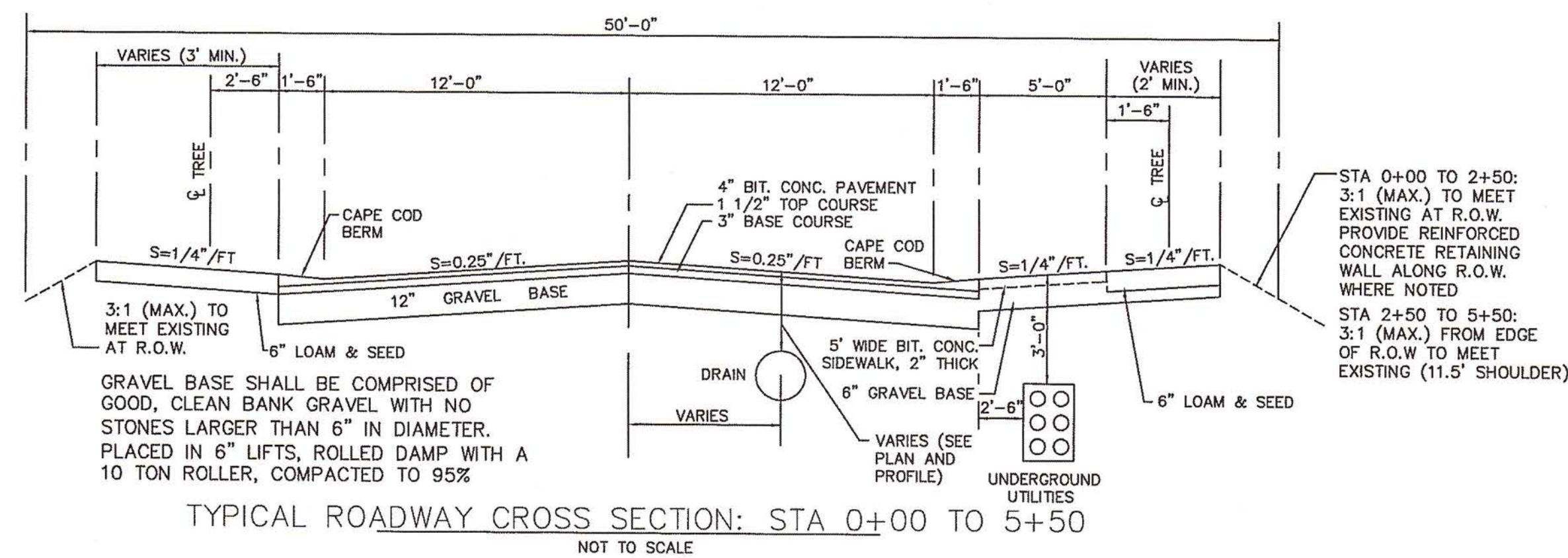
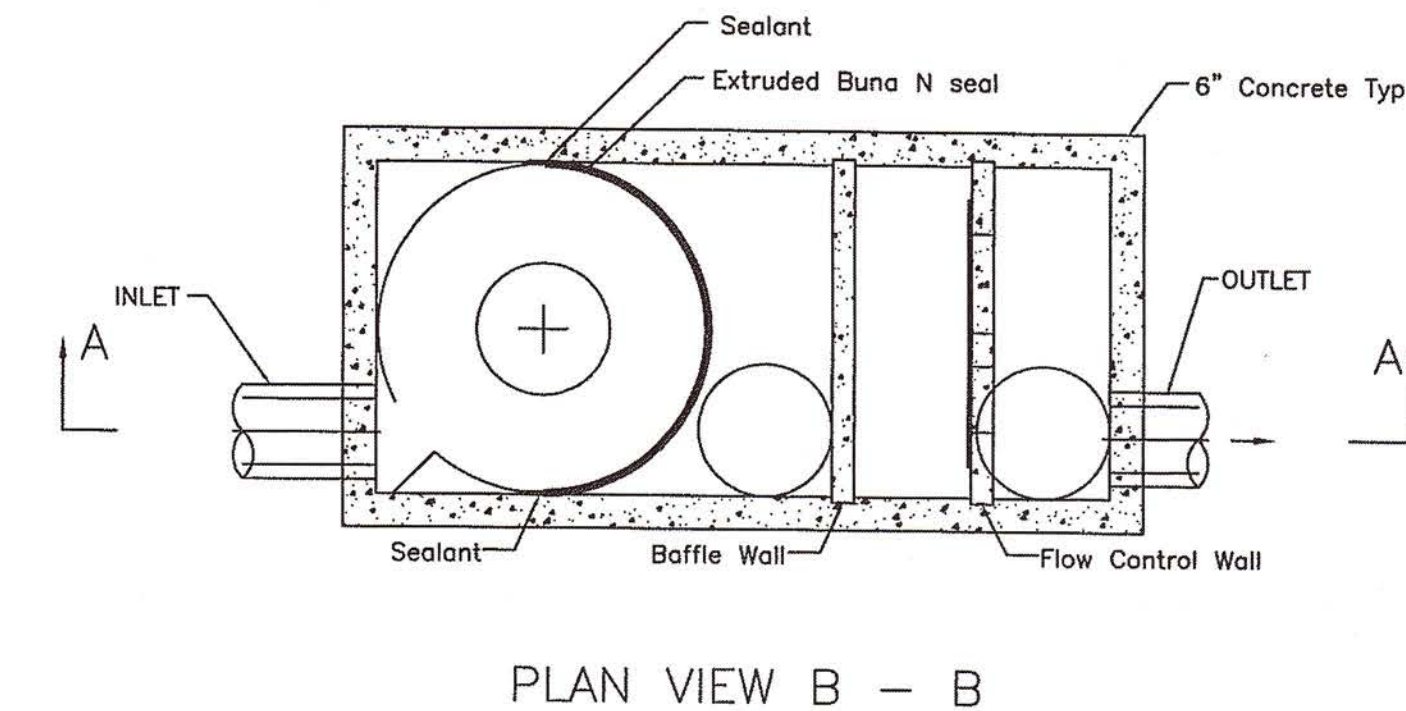
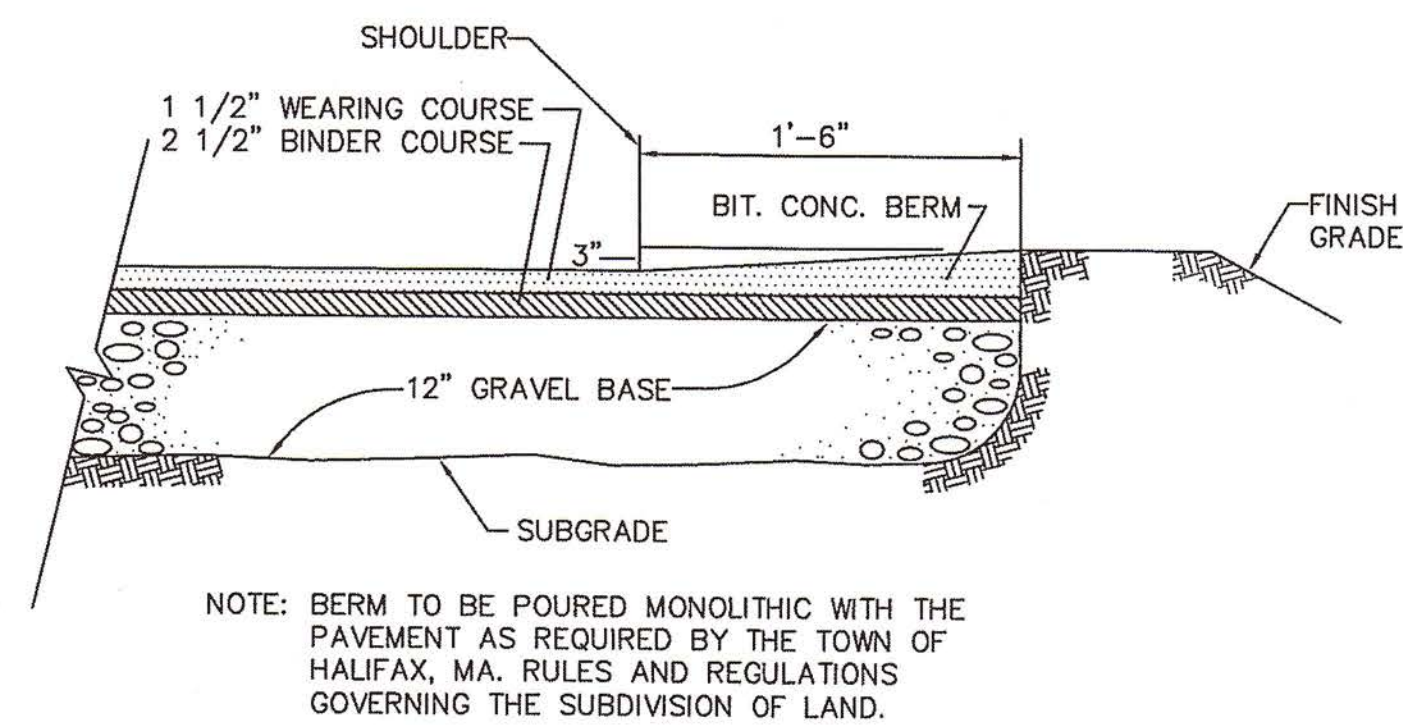
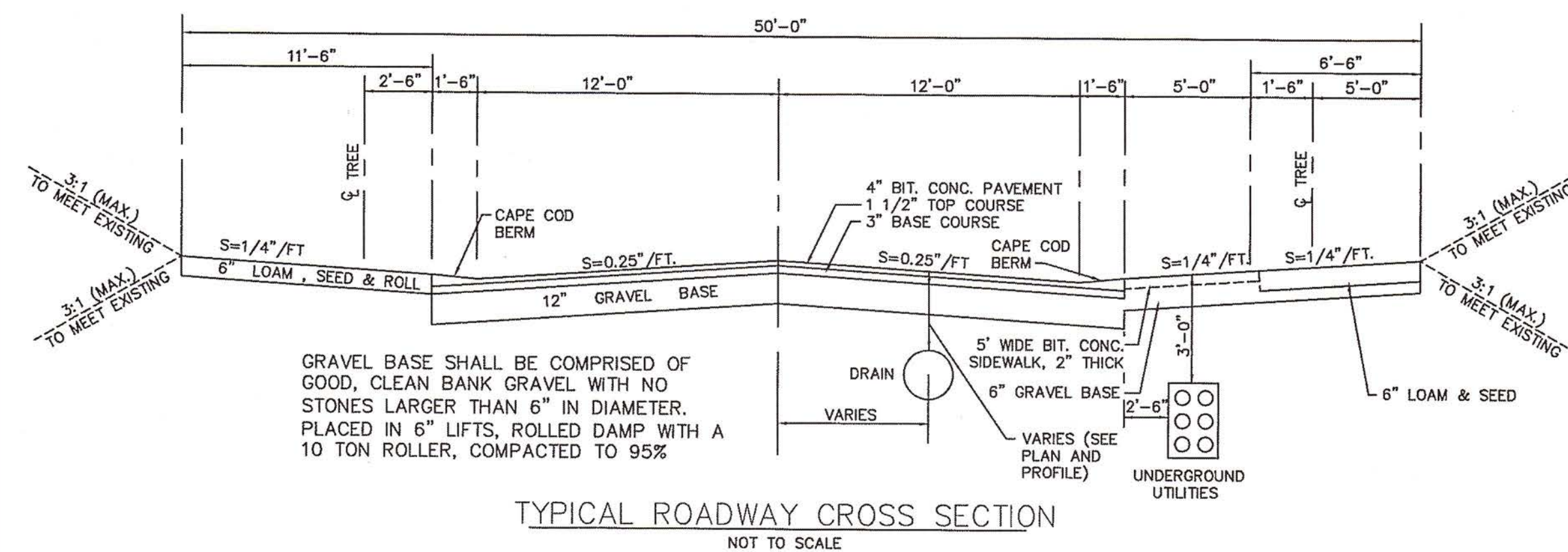
PREPARED FOR:

WALTER GREANEY
95 OLD BARN PATHE
MARSHFIELD, MA 02050

SCALE: 1" = 40'
0 20 40 60 80 100 feet

DATE: MARCH 16, 2005
COMP./DESIGN: R.H.C./M.W.C./B.J.T.
CHECK: R.H.COLE/B.J. THISSELL
DRAWN: M.W.C.
FIELD: G.M./A.G. HAYWOOD-TEST PITS.DWG
SHEET 9 OF 11
mr JOB # mr-409

(90911) 06290



W	L	S.Y.
4'-0"	3'-6"±	5.2
5'-0"	2'-9"±	6.3
6'-0"	2'-0"±	7.2
7'-0"	1'-3"±	8.0
8'-0"	0'-0"	8.1

APPROVAL UNDER THE
SUBDIVISION CONTROL
LAW IS REQUIRED.

DATE APPROVAL: 11-3-2005

DATE ENDORSED: 12-15-2008
[Signature]
 Karsten R. Paulsen
[Signature]

I, MARCIA K Cole, CLERK OF THE
TOWN OF HALIFAX, HEREBY CERTIFY THAT
THE NOTICE OF APPROVAL OF THIS PLAN
BY THE PLANNING BOARD HAS BEEN RECEIVED
AND RECORDED AT THIS OFFICE AND NO
NOTICE OF APPEAL WAS RECEIVED DURING
THE TWENTY DAYS NEXT FOLLOWING SUCH
RECEIPT AND RECORDING OF SAID NOTICE.

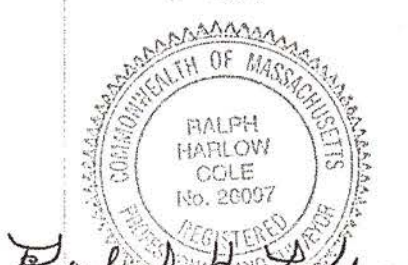
Dec 1, 2005 Marcia H. Cole
DATE TOWN CLERK

APPROVED _____, SUBJECT TO
COVENANT CONDITIONS SET FORTH IN A
COVENANT EXECUTED BY _____,
DATED _____, RECORDED HERewith
IN PLYMOUTH COUNTY REGISTRY OF DEEDS.

Plymouth County Registry of Deeds
PLAN BOOK 51 PAGE 426

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS
WITH THE RULES AND REGULATIONS OF
THE REGISTERS OF DEEDS.



RALPH H. COLE P.L.S. DATE



BARBARA J. THISSELL P.E. 10/31/05
DATE

REVISIONS:		
<u>No.</u>	<u>DESCRIPTION</u>	<u>DATE</u>
1.	REVIEW ENGINEER COMMENTS	8-5-05
2.	REVIEW ENGINEER COMMENTS	9-13-05
3.	GENERAL REVISIONS	10-31-05

PREPARED BY:

mr ***SURVEYING, INC.***

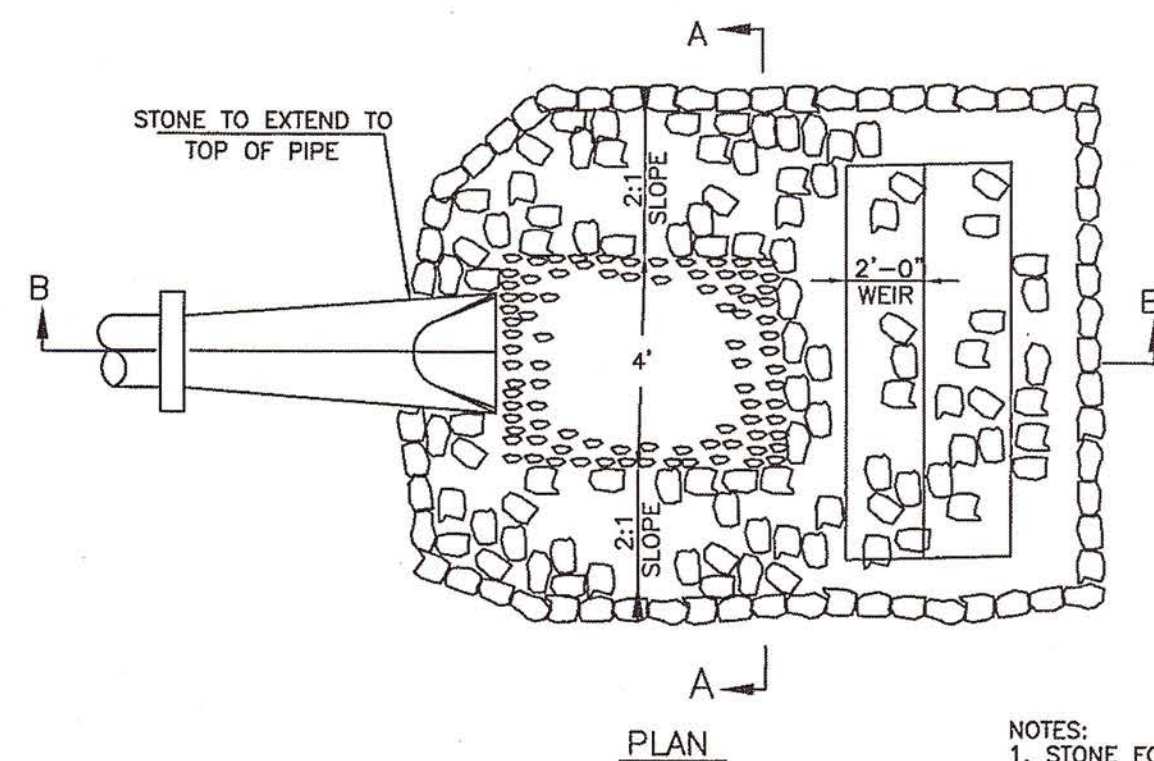
P.O. BOX 5104
NORWELL, MA 02061
781-659-0401

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352 Nahatan Street
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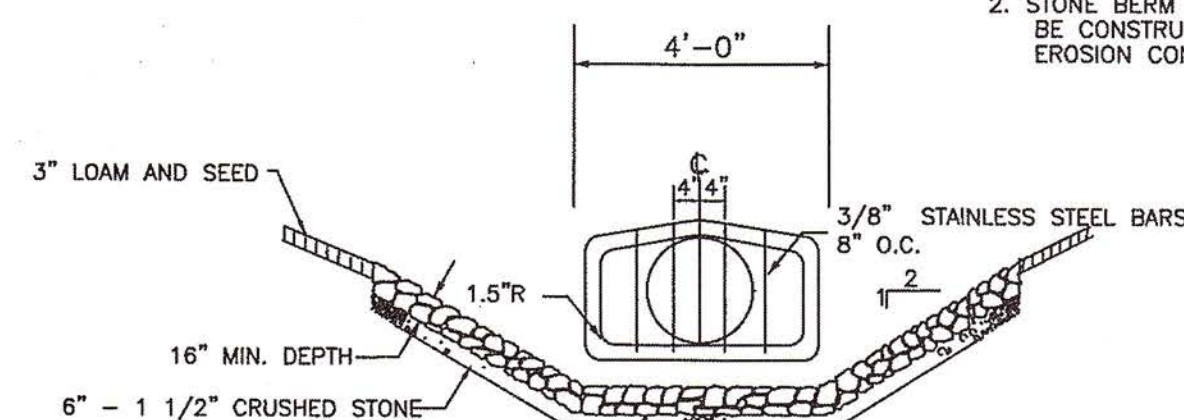
PROJECT TITLE:
"BROOKSIDE FARM"
DETAILS PLAN
AT
HAYWARD STREET
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ASSESSORS' MAP 120, LOT 1

PREPARED FOR:
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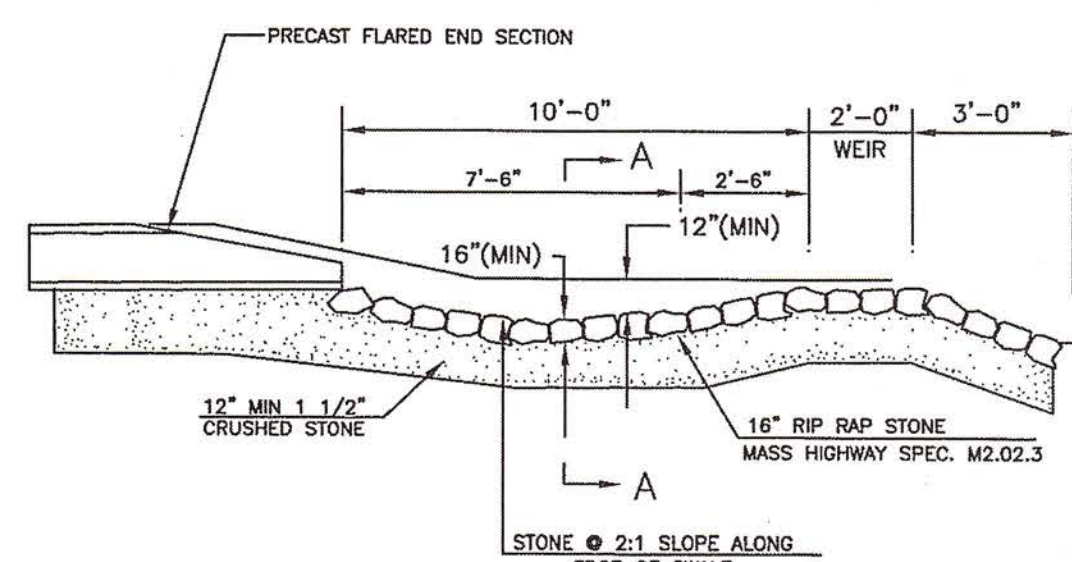
SCALE: 1"=40' 	
DATE: MARCH 16, 2005	
COMP./DESIGN: R.H.C./M.W.C./B.J.T.	
CHECK: R.H.COLE/B.J. THISSELL	
DRAWN: M.W.C.	
FIELD: G.M./A.G.	HAYWOOD-TEST PITS.DWG
mr JOB # mr-409	SHEET 10 OF 11



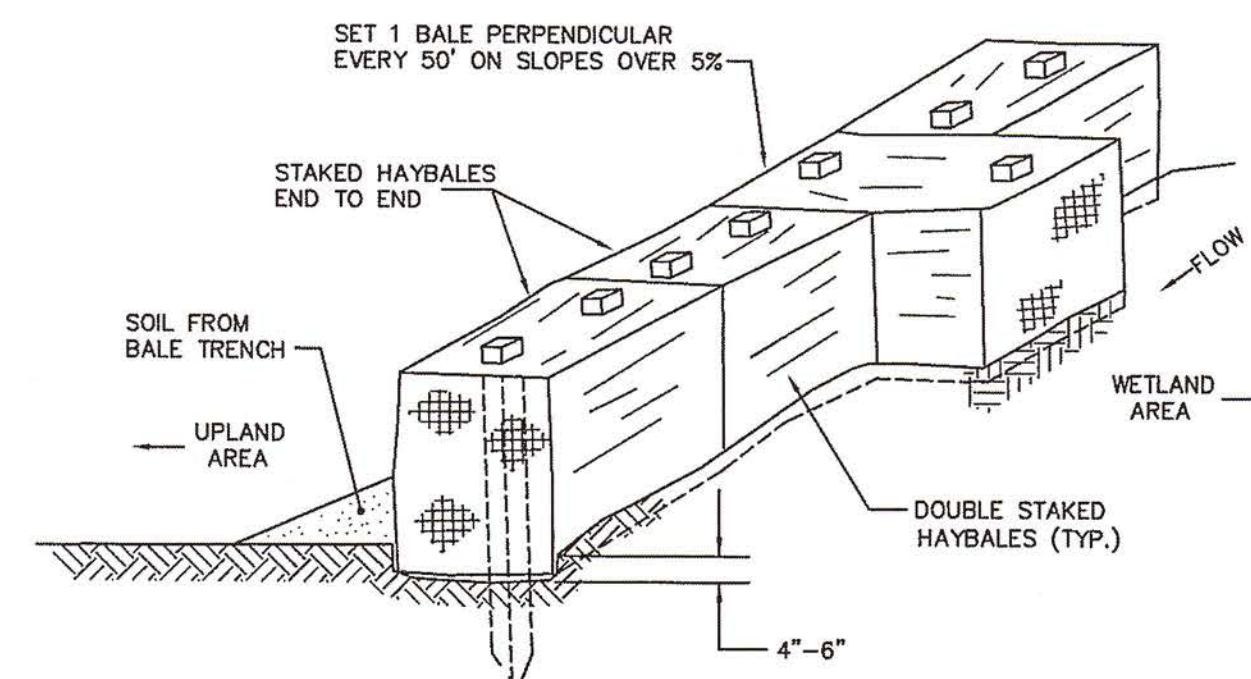
- NOTES:
1. STONE FOR EROSION CONTROL PADS SHALL COMPLY WITH MDPW MATERIAL SPEC M 2.02.3
 2. STONE BERM FOR SILT TRAP SHALL BE CONSTRUCTED AROUND SIDES OF EROSION CONTROL PADS



(SECTION A-A)

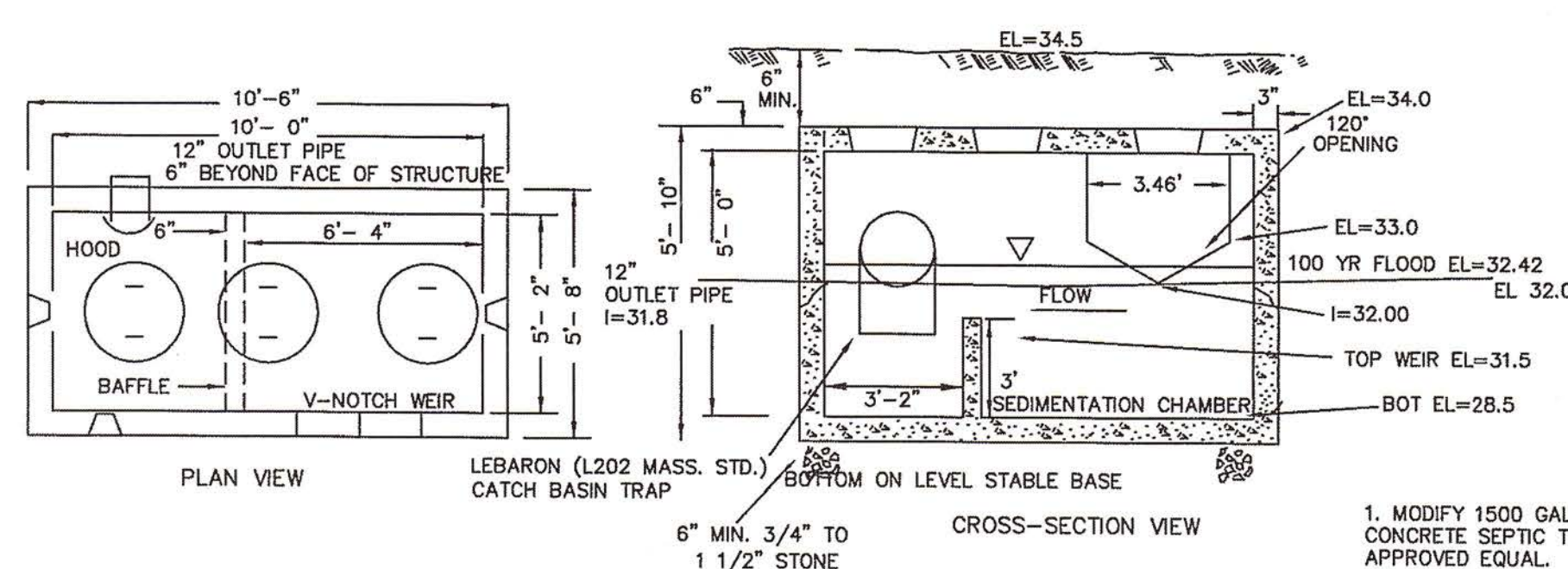


EROSION CONTROL PAD
NO SCALE



- NOTES:
1. NO PLASTIC OR WIRE.
 2. HAYBALES TO BE SECURED WITH MIN. 2"x2"x3' WOODEN STAKES, DRIVEN 1' MIN. INTO GRADE.

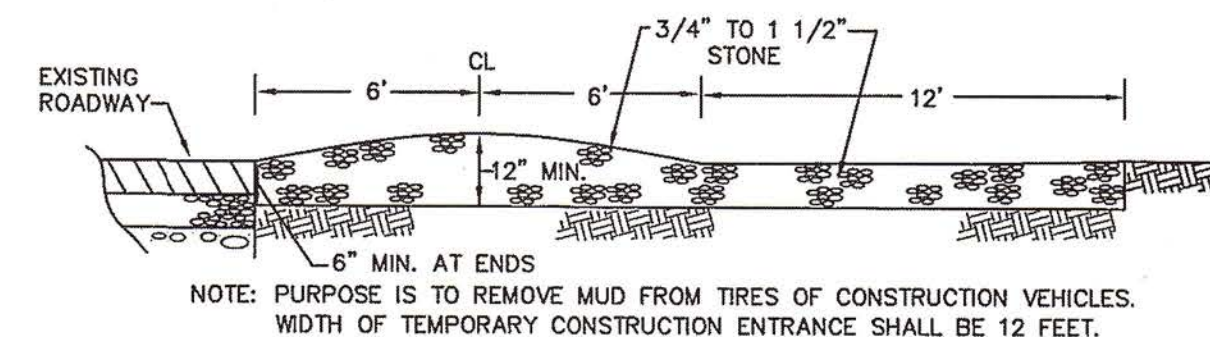
HAYBALE DETAIL
NO SCALE



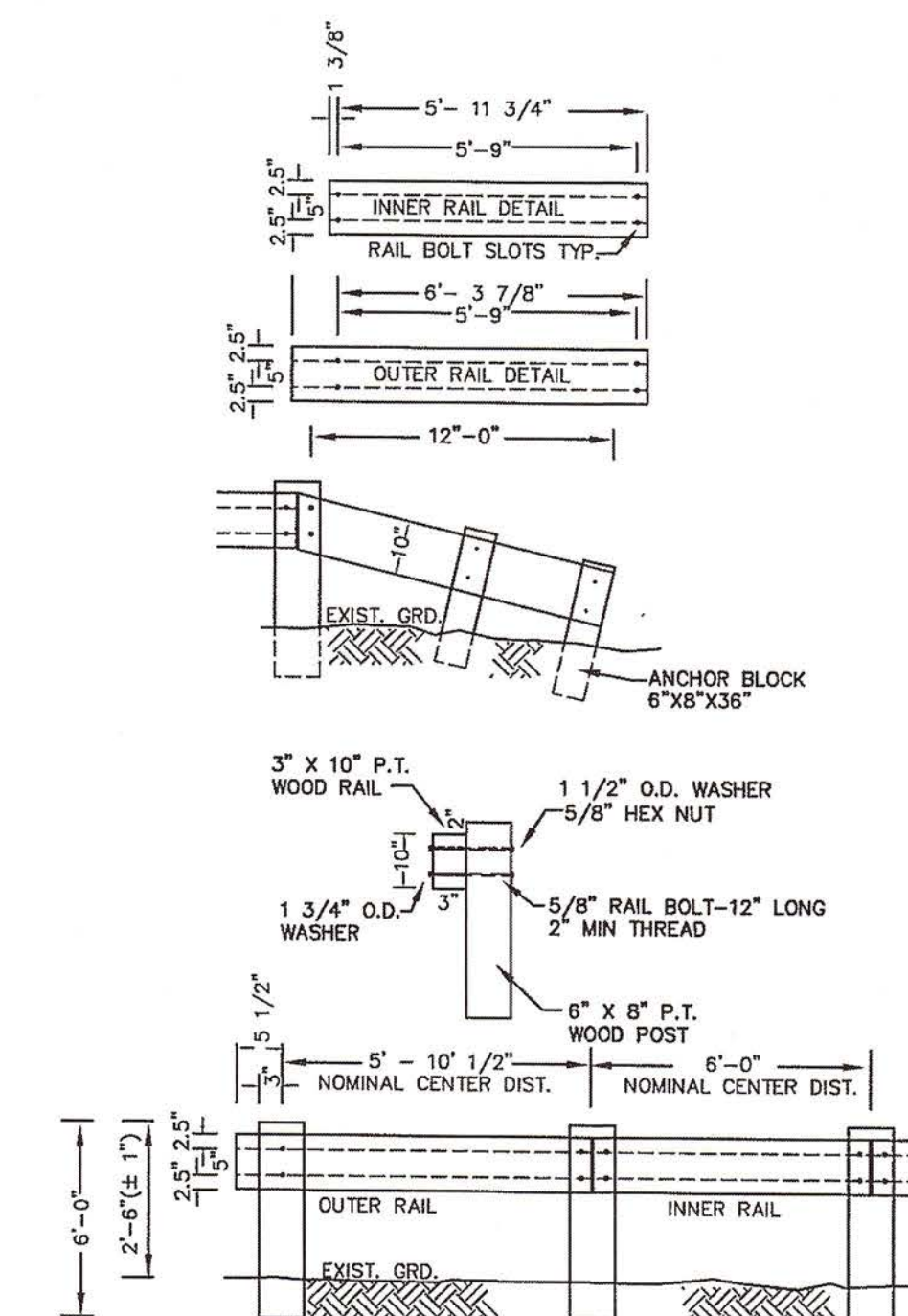
OUTLET CONTROL STRUCTURE W/
OIL & GRIT SEPARATOR

NOT TO SCALE

1. MODIFY 1500 GALLON PEMBROKE CONCRETE SEPTIC TANK, OR APPROVED EQUAL.
2. TANK SHALL BE STEEL REINFORCED CONCRETE WITH THREE 20" MANHOLES.
3. BAFFLE WALL TO BE CONSTRUCTED OF CONCRETE BLOCK
4. OUTLET PIPE SHALL BE EQUIPPED WITH LEBARON L202MASS STD CATCH BASIN TRAP.

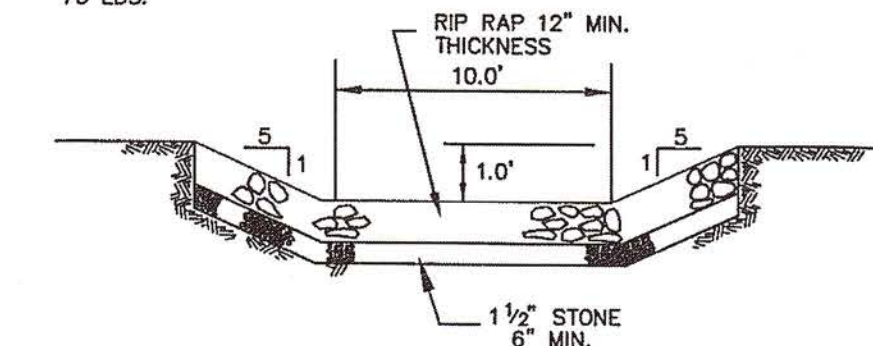


TEMPORARY CONSTRUCTION ENTRANCE
NO SCALE

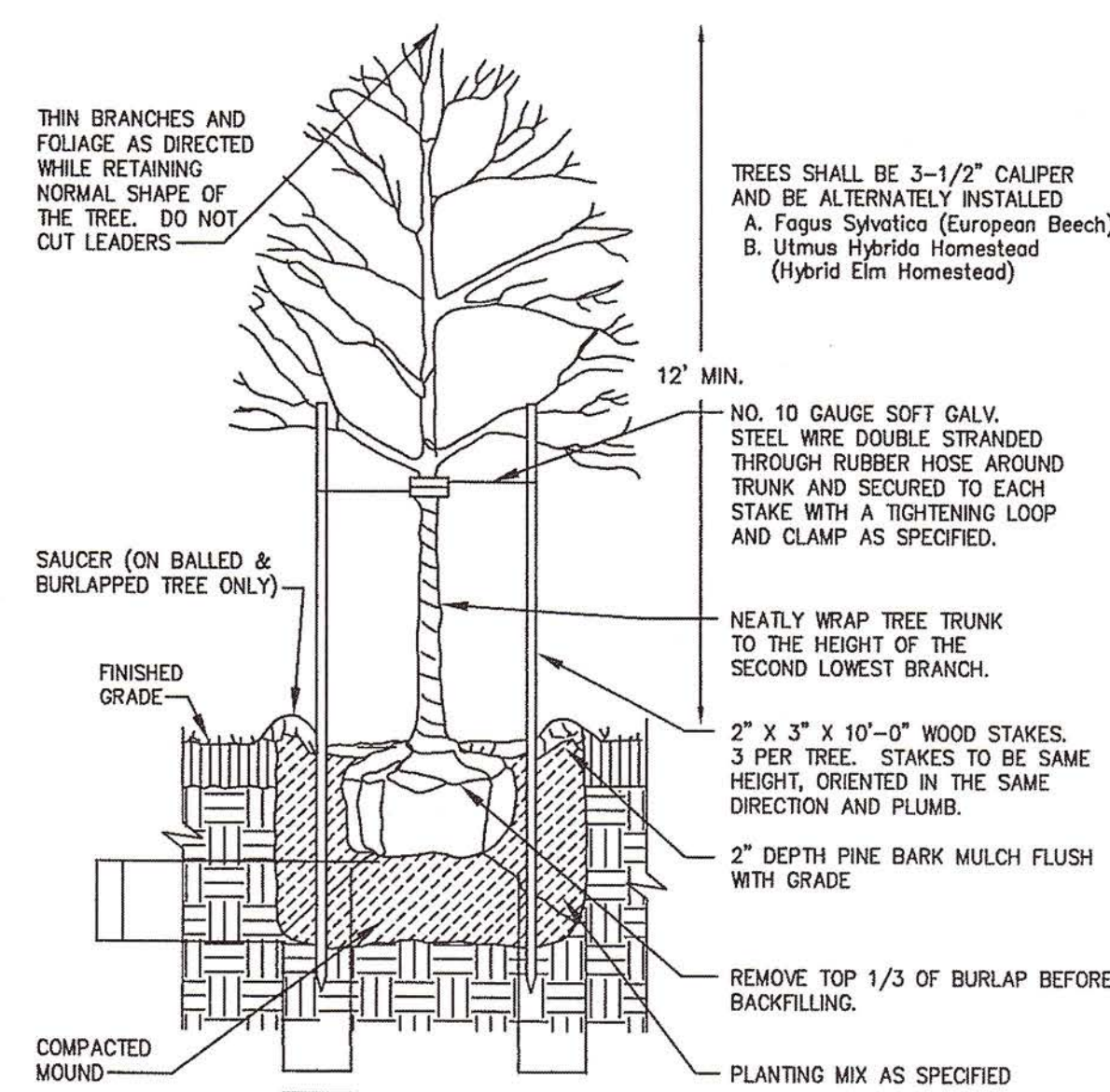


WOOD GUARDRAIL
NO SCALE

- NOTE: RIP RAP TO CONSIST OF 50 LB TO 125 LB STONE WITH 75 % OF STONE WEIGHING NOT LESS THAN 75 LBS.

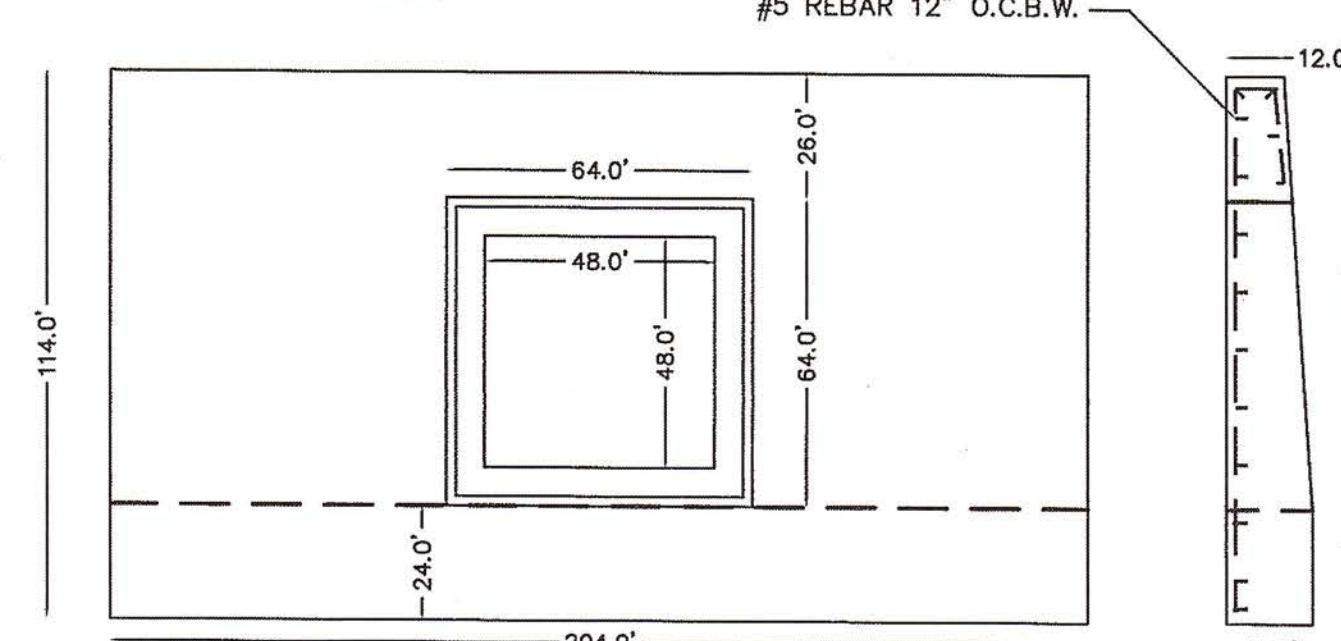


OVERFLOW SPILLWAY
NOT TO SCALE



DECIDUOUS TREE PLANTING
NTS

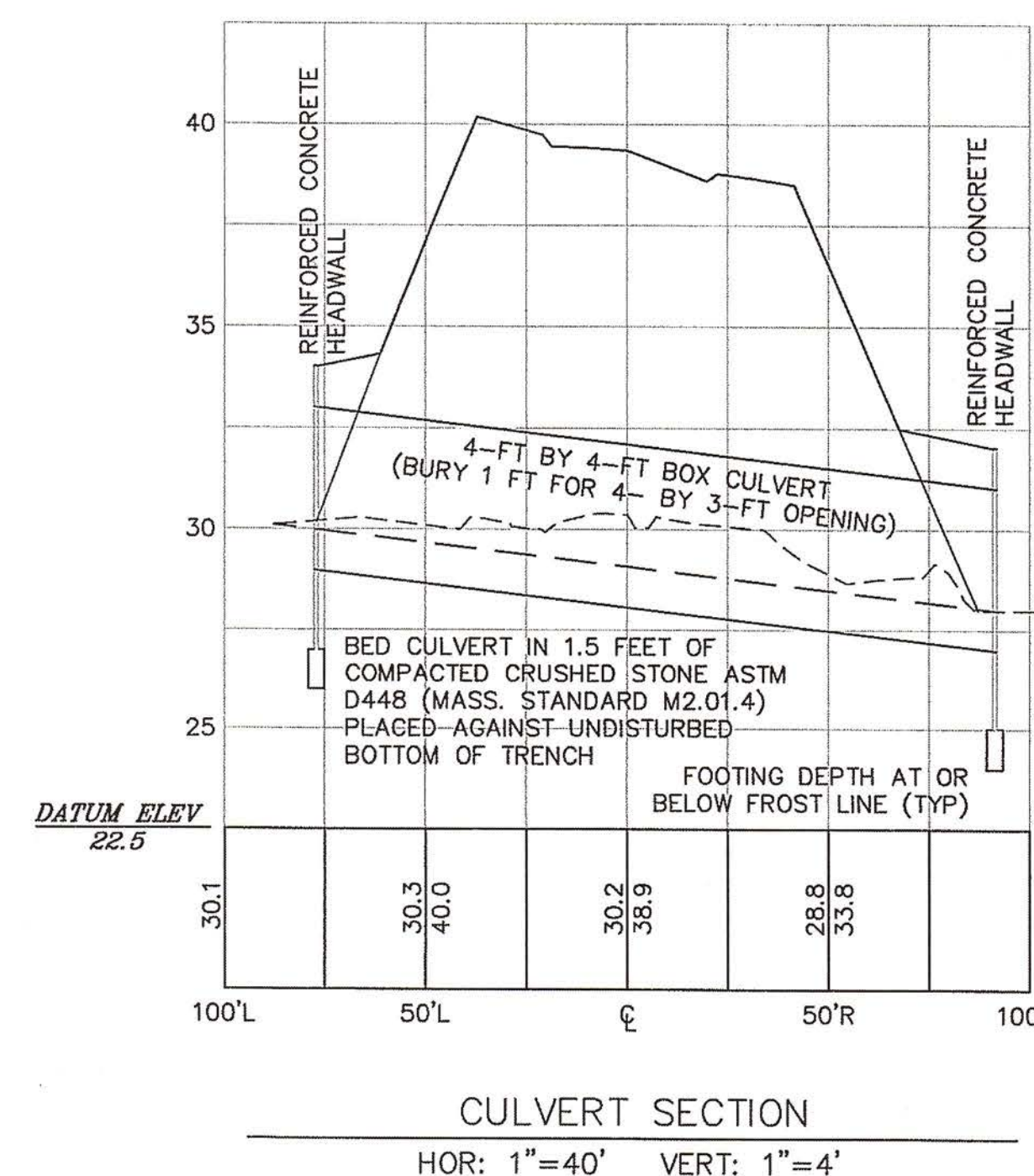
- DESIGN NOTES:
1. CONCRETE 5,000 PSI @ 28 DAYS
 2. REINFORCEMENT ASTM A-615 GRADE 60, 1" MIN. COVER, #5 REBAR 12" O.C.B.W.
 3. DESIGNED FOR H-20 LOADING



48" X 48" BOX CULVERT HEADWALL
NTS

GRATES AND HEADWALLS.

- (1) SECURITY BARS, SECURITY BARS SHALL BE PROVIDED AT THE ENTRANCE TO ALL CULVERTS OR OPEN PIPE DRAINS OVER EIGHTEEN (18) INCHES IN DIAMETER. THE GRATE SHALL BE CONSTRUCTED OF STEEL BARS NOT LESS THAN ONE-HALF (1/2) INCH DIAMETER, WELDED TOGETHER TO PROVIDE A GRATE NOT SMALLER THAN THE PIPE OPENING. THE VERTICAL BARS SHALL BE PLACED WITH TWO-INCH CLEAR OPENINGS BETWEEN THEM, AND THE HORIZONTAL BARS SHALL BE PLACED TWELVE (12) INCHES ON CENTER. THE GRATE SHALL BE INSTALLED NOT CLOSER THAN ONE (1) PIPE DIAMETER UPSTREAM FROM THE ENTRANCE IN A MANNER APPROVED BY THE PLANNING BOARD OR ITS AGENT.



CULVERT SECTION
HOR: 1"=40' VERT: 1"=4'

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

DATE APPROVAL: 11-3-2005
DATE ENDORSED: 12-15-2005

Barbara J. Thissell
Barbara J. Thissell

HALIFAX PLANNING BD.

I, *Marcia K. Cole*, CLERK OF THE TOWN OF HALIFAX, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

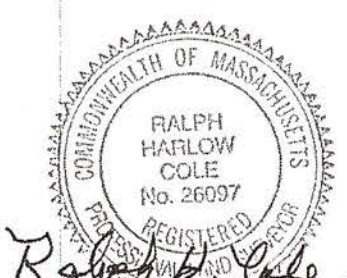
Dec 1, 2005 *Marcia K. Cole*
DATE TOWN CLERK

APPROVED _____, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____, DATED _____, RECORDED HERewith IN PLYMOUTH COUNTY REGISTRY OF DEEDS.

Plymouth County Registry of Deeds
PLAN BOOK 51 PAGE 427

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



RALPH H. COLE P.E. DATE 10-21-05



BARBARA J. THISSELL P.E. DATE 10/31/05

REVISIONS:	No.	DESCRIPTION	DATE
1.	REVIEW ENGINEER COMMENTS	8-5-05	
2.	REVIEW ENGINEER COMMENTS	9-13-05	
3.	GENERAL REVISIONS	10-31-05	

PREPARED BY:

mr **SURVEYING, INC.**
P.O. BOX 5104
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352 Nahatan Street
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PROJECT TITLE:

"BROOKSIDE FARM"
DETAILS PLAN
AT
HAYWARD STREET
HALIFAX, MA
ASSESSORS' MAP 120, LOT 1

PREPARED FOR:

WALTER GREANEY
95 OLD BARN PATHE
MARSHFIELD, MA 02050

SCALE: 1"=40'
0 20 40 60 80 100 feet

DATE: MARCH 16, 2005	COMP./DESIGN: R.H.C./M.W.C./B.J.T.
CHECK: R.H.COLE/B.J. THISSELL	DRAWN: M.W.C.
FIELD: G.M./A.G.	HAYWOOD-TEST PITS.DWG
mr JOB # mr-409	11 OF 11

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DEFINITIVE