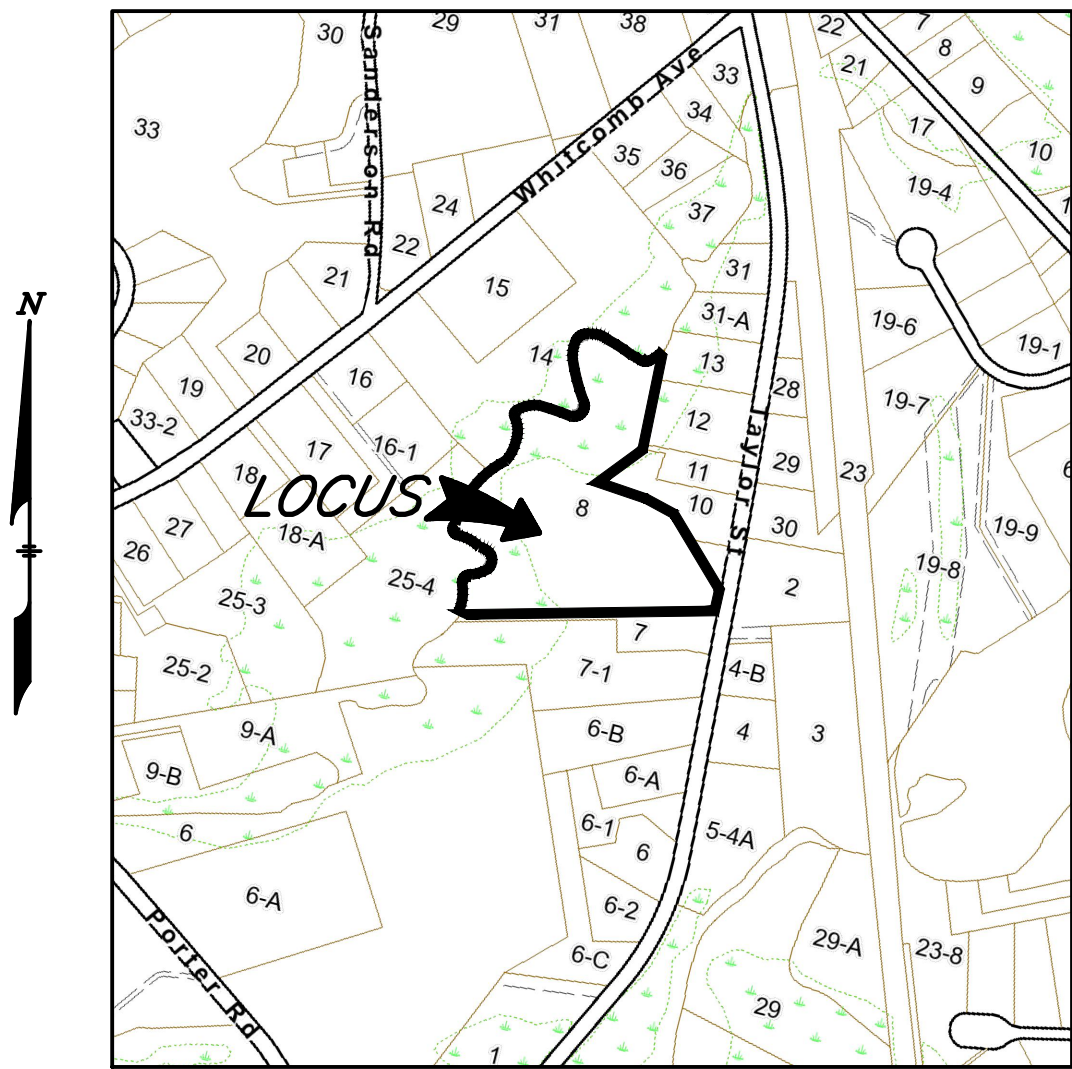


DEFINITIVE SUBDIVISION PLAN  
FOR  
STRAWBERRY FARMS  
AT  
95 TAYLOR STREET  
IN  
LITTLETON, MASSACHUSETTS

FEBRUARY 20, 2024  
REVISED: APRIL 9, 2024  
REVISED: MAY 13, 2024  
REVISED: JUNE 25, 2024

PLAN INDEX

SHEET 1	TITLE SHEET
SHEET 2	RECORD PLAN
SHEET 3	EXISTING CONDITIONS PLAN
SHEET 4	SITE DEVELOPMENT PLAN
SHEET 5	PLAN AND PROFILE
SHEET 6	CONSTRUCTION DETAILS
SHEET 7–8	EROSION AND SEDIMENTATION CONTROL PLAN



LOCUS PLAN

SCALE: 1"=600'

ENGINEER/SURVEYOR  
STAMSKI AND MCNARY, INC.  
1000 MAIN STREET  
ACTON, MASSACHUSETTS 01720  
(978) 263-8585

APPLICANT

SEAL HARBOR COMPANIES, LLC.  
P.O. BOX 2857  
ACTON, MA

RECORD OWNER

GILBERT L. FRIBERG  
VILENA T. FRIBERG  
95 TAYLOR STREET  
LITTLETON, MA

REFERENCE

MIDDLESEX REGISTRY OF DEEDS  
SOUTH DISTRICT  
DEED BOOK 11584 PAGE 164  
PLAN No. 1105 OF 1968

ZONING DISTRICT

RESIDENCE (R)  
WATER RESOURCE DISTRICT

DATUM

N.A.V.D OF 1988.

LITTLETON PLANNING BOARD

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

I, CLERK OF THE TOWN OF LITTLETON, MASSACHUSETTS  
HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS  
PLAN BY THE LITTLETON PLANNING BOARD HAS BEEN  
RECEIVED AND RECORDED AT THIS OFFICE AND NO  
APPEAL WAS RECEIVED DURING THE TWENTY DAYS  
NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID  
NOTICE.

DATE \_\_\_\_\_

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

RECORD OWNER

GILBERT L. FRIBERG  
VILENA T. FRIBERG  
95 TAYLOR STREET  
LITTLETON, MA

REFERENCE

MIDDLESEX REGISTRY OF DEEDS  
SOUTH DISTRICT  
DEED BOOK 11584 PAGE 164  
PLAN No. 1105 OF 1968

ZONING DISTRICT

RESIDENCE (R)  
WATER RESOURCE DISTRICT

DATUM

N.A.V.D OF 1988.

I, CLERK OF THE TOWN OF LITTLETON, MASSACHUSETTS  
HEREBY CERTIFY THE NOTICE OF THE APPROVAL OF  
THIS PLAN BY THE LITTLETON PLANNING BOARD HAS  
BEEN RECEIVED AND RECORDED AT THIS OFFICE  
AND NO APPEAL WAS RECEIVED DURING THE TWENTY  
DAYS NEXT AFTER SUCH RECEIPT AND RECORDING  
OF SAID NOTICE.

DATE

TOWN CLERK

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED  
IN CONFORMITY WITH THE RULES AND REGULATIONS  
OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH  
OF MASSACHUSETTS.

DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

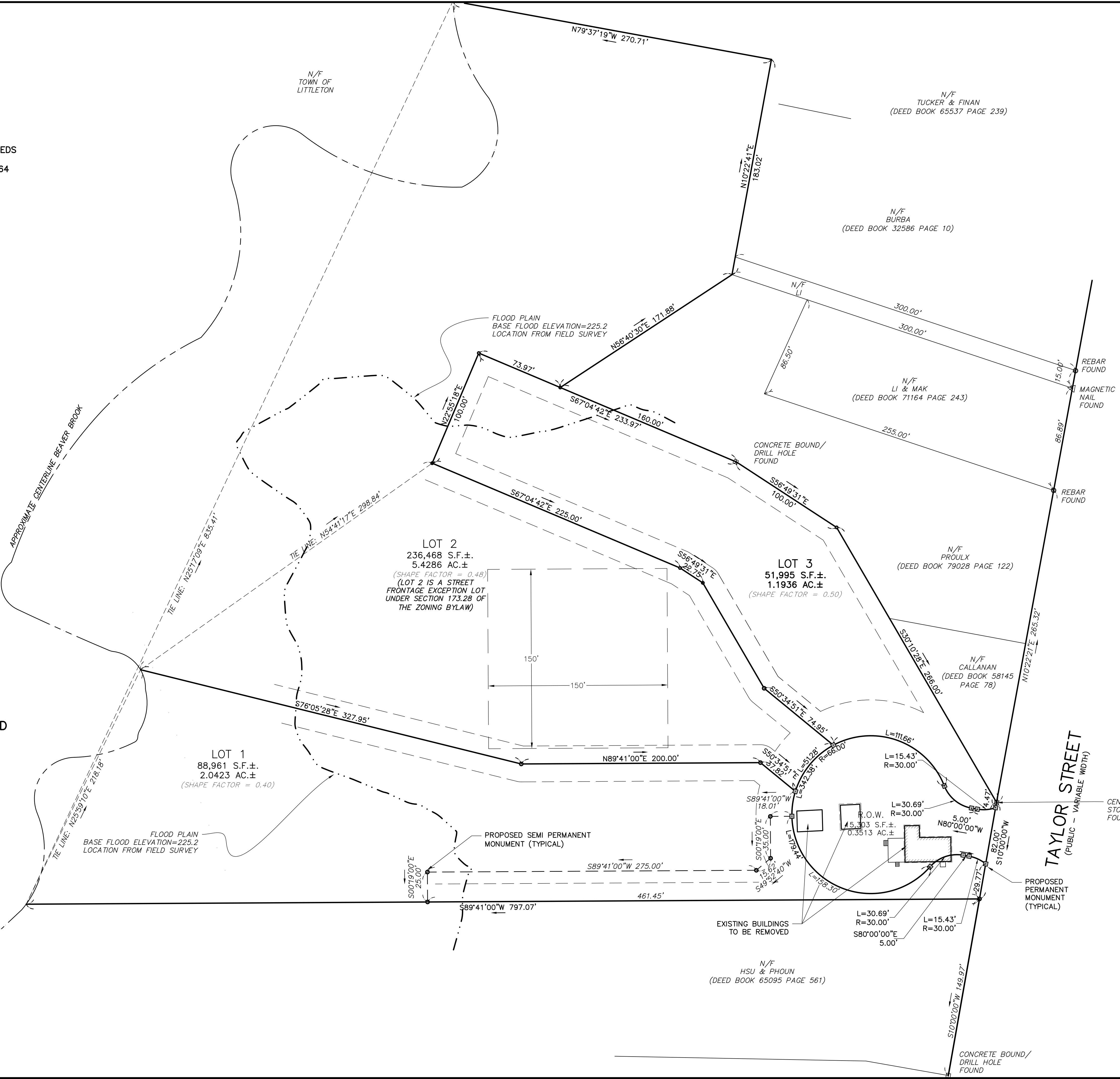
LEGEND:

- PROPOSED PERMANENT MONUMENT
- PROPOSED SEMI-PERMANENT MONUMENT



APPROVED BY:  
LITTLETON PLANNING BOARD

DATE

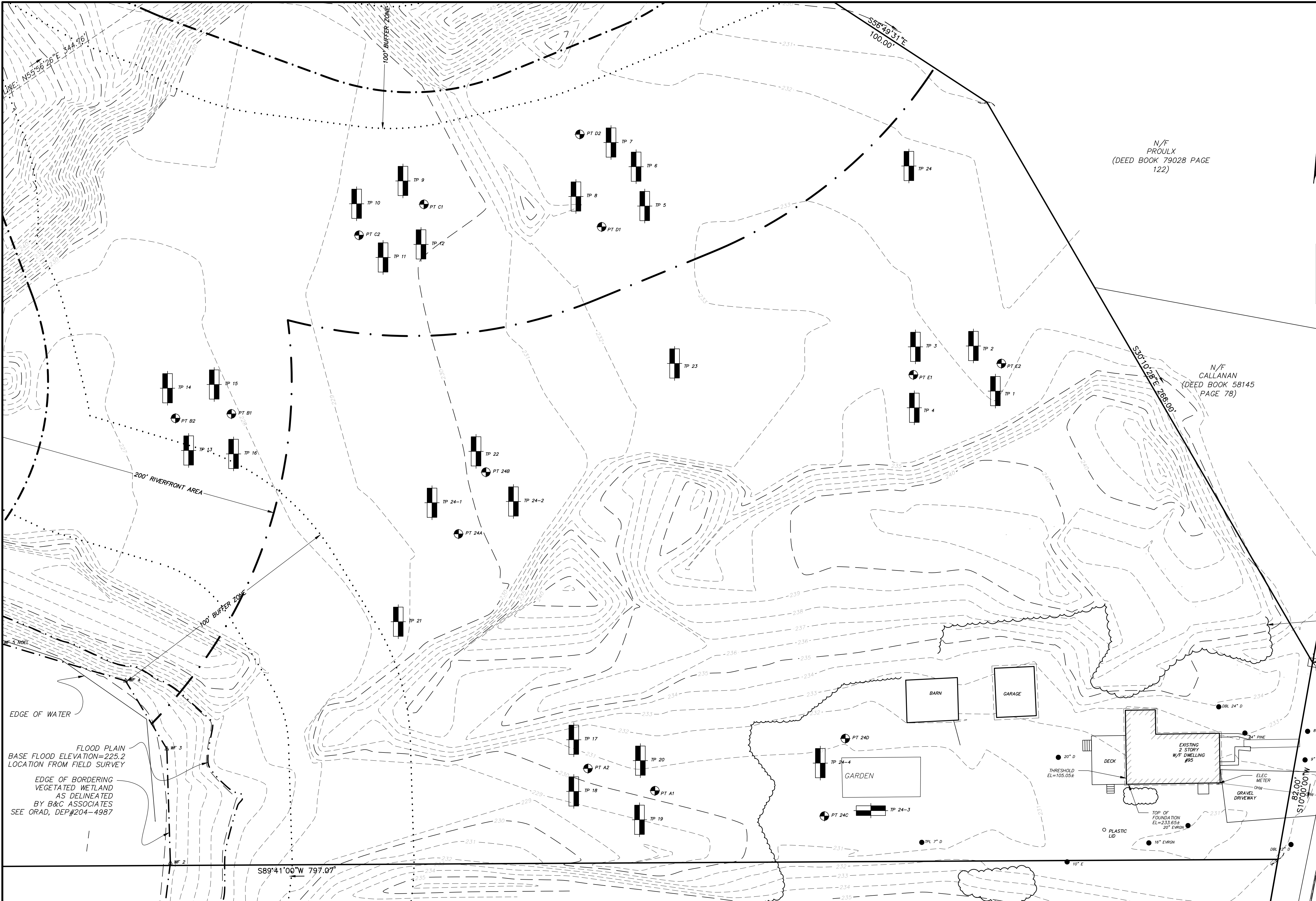


DEFINITIVE SUBDIVISION  
STRAWBERRY FARMS  
IN  
LITTLETON, MASSACHUSETTS  
(MIDDLESEX COUNTY)

RECORD PLAN  
FOR: SEAL HARBOR COMPANIES, LLC  
SCALE: 1"=40' FEBRUARY 20, 2024  
REVISED: APRIL 9, 2024  
REVISED: MAY 13, 2024

STAMSKI AND MCNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING  
0 20 40 80 120 160 FT  
(7306.DEFSUB.3.REC.dwg) SM-7306 SHEET 2 OF 8





- LEGEND:**
- N/F NOW OR FORMERLY OVERHEAD WIRES
  - TREE
  - UP TREE LINE
  - UP UTILITY POLE
  - GG\* GAS GATE
  - G GAS SERVICE (BURIED)
  - WG\* WATER GATE
  - W WATER SERVICE (BURIED)
  - DMH DRAIN MANHOLE
  - D SUB-SURFACE DRAIN LINE
  - 99--- EXISTING CONTOUR
  - 95--- EXISTING CONTOUR
  - ☆ LIGHTPOLE
  - △ WETLAND FLAG
  - 99X9 SPOT ELEVATION
  - STONE WALL
  - UGW UNDERGROUND WIRES
  - RD ROOF DRAIN

**LITTLETON PLANNING BOARD**

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\_\_\_\_\_

\_\_\_\_\_

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

I, CLERK OF THE TOWN OF LITTLETON, MASSACHUSETTS  
HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS  
PLAN BY THE LITTLETON PLANNING BOARD HAS BEEN  
RECEIVED AND RECORDED AT THIS OFFICE AND NO  
APPEAL WAS RECEIVED DURING THE TWENTY DAYS  
NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID  
NOTICE.

DATE \_\_\_\_\_

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

- EXISTING TREELINE
- CENTER STONE BOUND FOUND
- APPROXIMATE EDGE OF PAVEMENT
- APPROXIMATE LOCATION EXISTING 6" CAST IRON WATER MAIN
- APPROXIMATE CATCH BASIN

FLOOD PLAIN  
BASE FLOOD ELEVATION=225.2  
LOCATION FROM FIELD SURVEY

EDGE OF BORDERING  
VEGETATED WETLAND  
AS DELINEATED  
BY B&C ASSOCIATES  
SEE ORAD, DEP#204-4987

**UTILITY NOTE:**

ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED  
ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY  
COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY.  
ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE  
DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING,  
GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY  
COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING  
THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE  
CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO  
RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF  
UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING  
FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY  
ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE  
TELEPHONE No. 1-888-344-7233.

N/F  
HSU & PHOUN  
(DEED BOOK 65095 PAGE  
561)

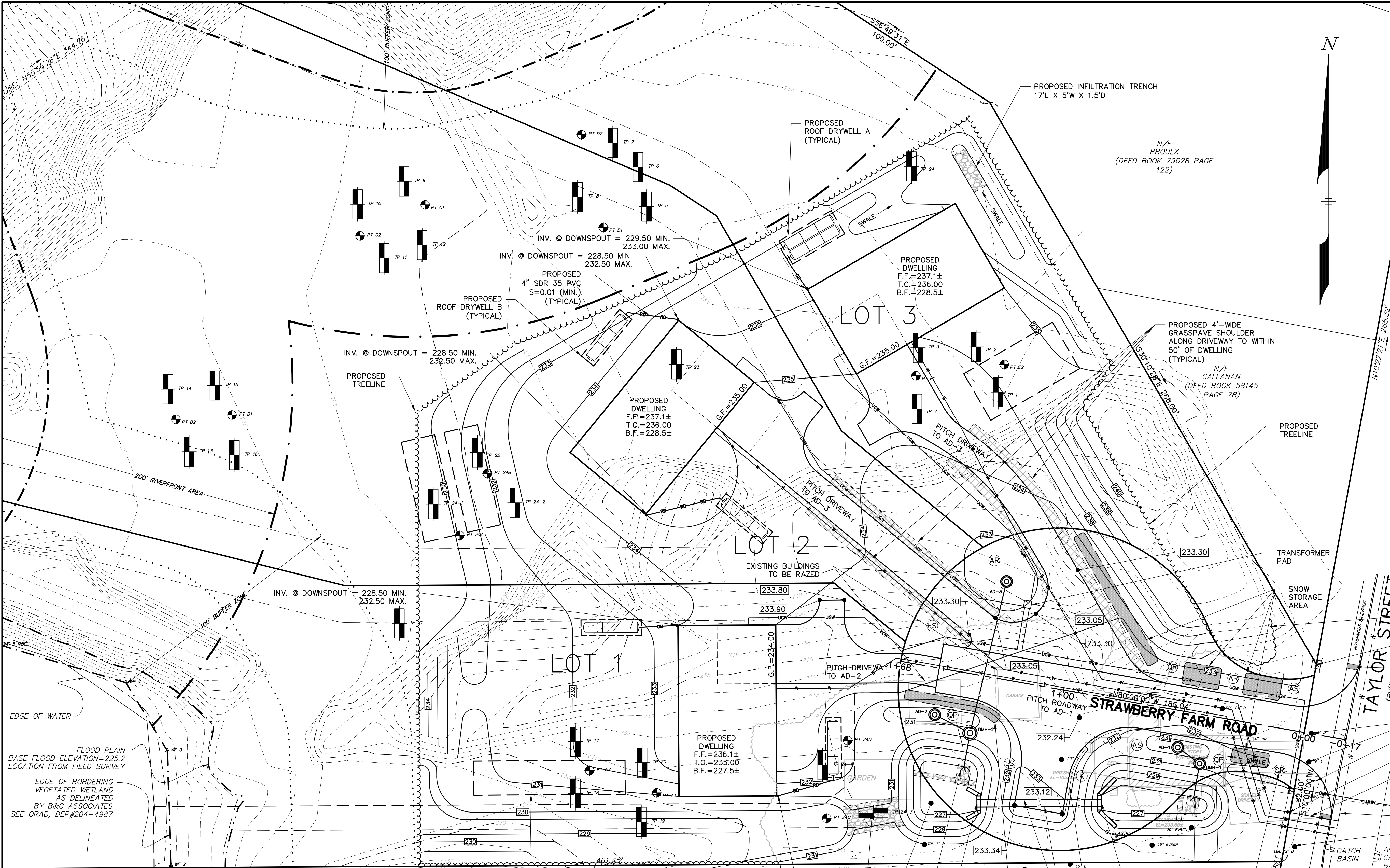
TBM  
TOP HYDRANT  
ELEV.=235.08

DEFINITIVE SUBDIVISION  
STRAWBERRY FARMS  
IN  
LITTLETON, MASSACHUSETTS  
(MIDDLESEX COUNTY)

EXISTING CONDITIONS PLAN  
FOR: SEAL HARBOR COMPANIES, LLC  
SCALE: 1"=20' FEBRUARY 20, 2024  
REVISED: APRIL 9, 2024  
REVISED: MAY 13, 2024

STAMSKI AND MCNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING  
0 10 20 40 60 80 FT  
(7306.DEFSUB.3.dwg) SM-7306 SHEET 3 OF 8





- LEGEND:**
- N/F NOW OR FORMERLY OVERHEAD WIRES
  - DMH TREE
  - UP TREE LINE
  - GG\* UTILITY POLE
  - G GAS GATE
  - WG\* GAS SERVICE (BURIED)
  - W WATER GATE
  - DMH WATER SERVICE (BURIED)
  - D DRAIN MANHOLE
  - EXISTING CONTOUR
  - EXISTING CONTOUR
  - LIGHTPOLE
  - WETLAND FLAG
  - SPOT ELEVATION
  - STONE WALL
  - PROPOSED UNDERGROUND WIRES
  - PROPOSED ROOF DRAIN

LITTLETON PLANNING BOARD

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

I, CLERK OF THE TOWN OF LITTLETON, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE LITTLETON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE \_\_\_\_\_

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

- EXISTING TREELINE
- CENTER STONE BOUND FOUND
- DETECTABLE WARNING PANEL (TYPICAL) (SEE CURB CUT DETAIL)
- APPROXIMATE EDGE OF PAVEMENT
- TREES TO BE REMOVED
- PROPOSED STREET NAME SIGN
- CURB STOP (TYPICAL)
- PROPOSED 1" BLUE POLYETHYLENE WATER SERVICE (TYPICAL)
- APPROXIMATE LOCATION EXISTING 6" CAST IRON WATER MAIN
- TREE TO BE REMOVED
- CATCH BASIN
- APPROXIMATE CATCH BASIN

UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELEPHONE No. 1-888-344-7233.

STREET TREE SCHEDULE

LABEL	BOTANICAL NAME	COMMON NAME	SIZE	TOTAL QUANTITY
AR	ACER RUBRUM	RED MAPLE	3" CAL.	2
LS	LIQUIDAMBAR STYRACIFULA	SWEETGUM	3" CAL.	2
QP	QUERCUS PALUSTRIS	PIN OAK	3" CAL.	2
QR	QUERCUS RUBRA	RED OAK	3" CAL.	2
K	ACER RUBRUM "KARPICK"	KARPICK RED MAPLE	3" CAL.	1
AS	ACER SACCHARUM	SUGAR MAPLE	3" CAL.	2

- NOTES:
- SEE GENERAL NOTE 12.
  - TREE SPECIES PROVIDED ARE SCHEMATIC AND MAY BE SUBSTITUTED WITH APPROVAL FROM THE PLANNING BOARD AND THE SHADE TREE COMMITTEE.
  - QUANTITIES PROVIDED FOR INDIVIDUAL SPECIES ARE SCHEMATIC AND ARE SUBJECT TO CHANGE.
  - THE LOCATIONS SHOWN ON THE PLAN ARE SCHEMATIC AND SUBJECT TO CHANGE.

DEFINITIVE SUBDIVISION  
STRAWBERRY FARMS  
IN  
LITTLETON, MASSACHUSETTS  
(MIDDLESEX COUNTY)

SITE DEVELOPMENT PLAN

FOR: SEAL HARBOR COMPANIES, LLC

SCALE: 1"=20' FEBRUARY 20, 2024

REVISED: APRIL 9, 2024 REVISED: JUNE 25, 2024

REVISED: MAY 13, 2024

STAMSKI AND McNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING

0 10 20 40 60 80 FT



LEGEND:

- N/F NOW OR FORMERLY  
OHV OVERHEAD WIRES  
● TREE  
— TREE LINE  
UP UTILITY POLE  
GG+ GAS GATE  
G GAS SERVICE (BURIED)  
WG+ WATER GATE  
W WATER SERVICE (BURIED)  
DMH DRAIN MANHOLE  
D SUB-SURFACE DRAIN LINE  
--- EXISTING CONTOUR  
--- EXISTING CONTOUR  
☆ LIGHTPOLE  
99X9 WETLAND FLAG  
○ SPOT ELEVATION  
--- UNDERGROUND WIRES  
--- ROOF DRAIN

LITTLETON PLANNING BOARD

DATE:

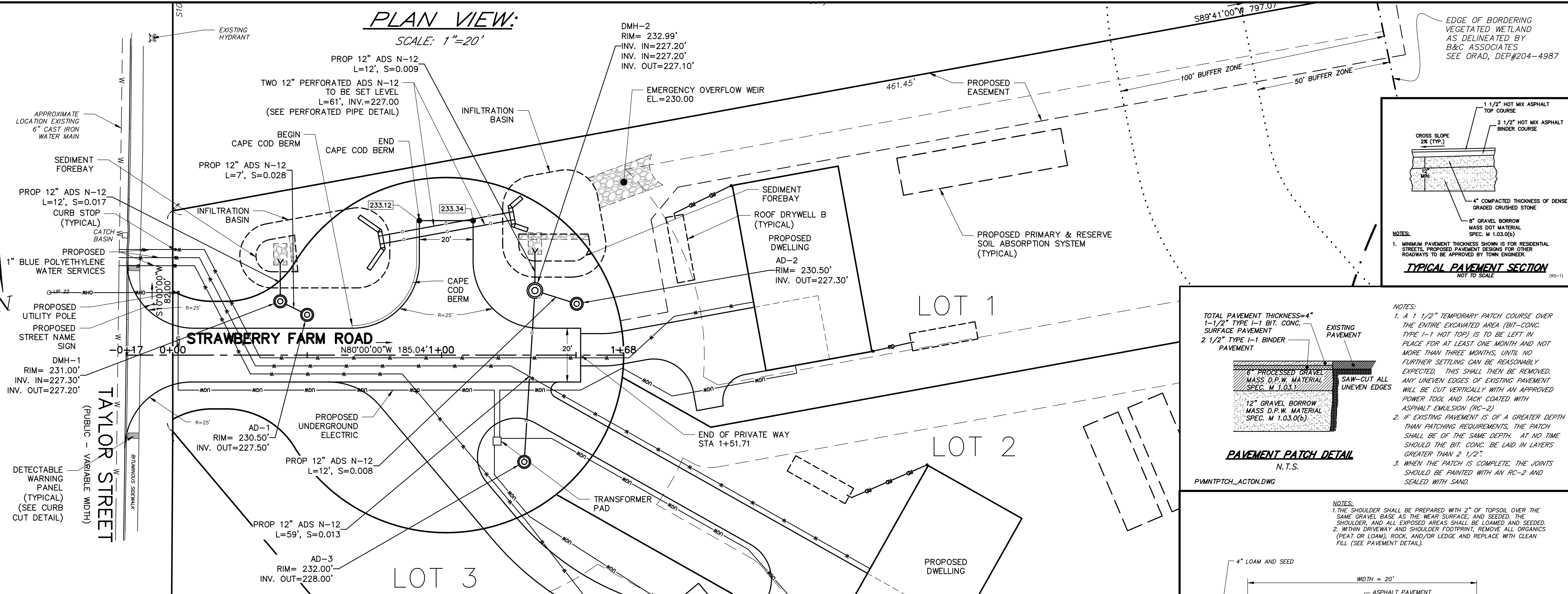
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DATE

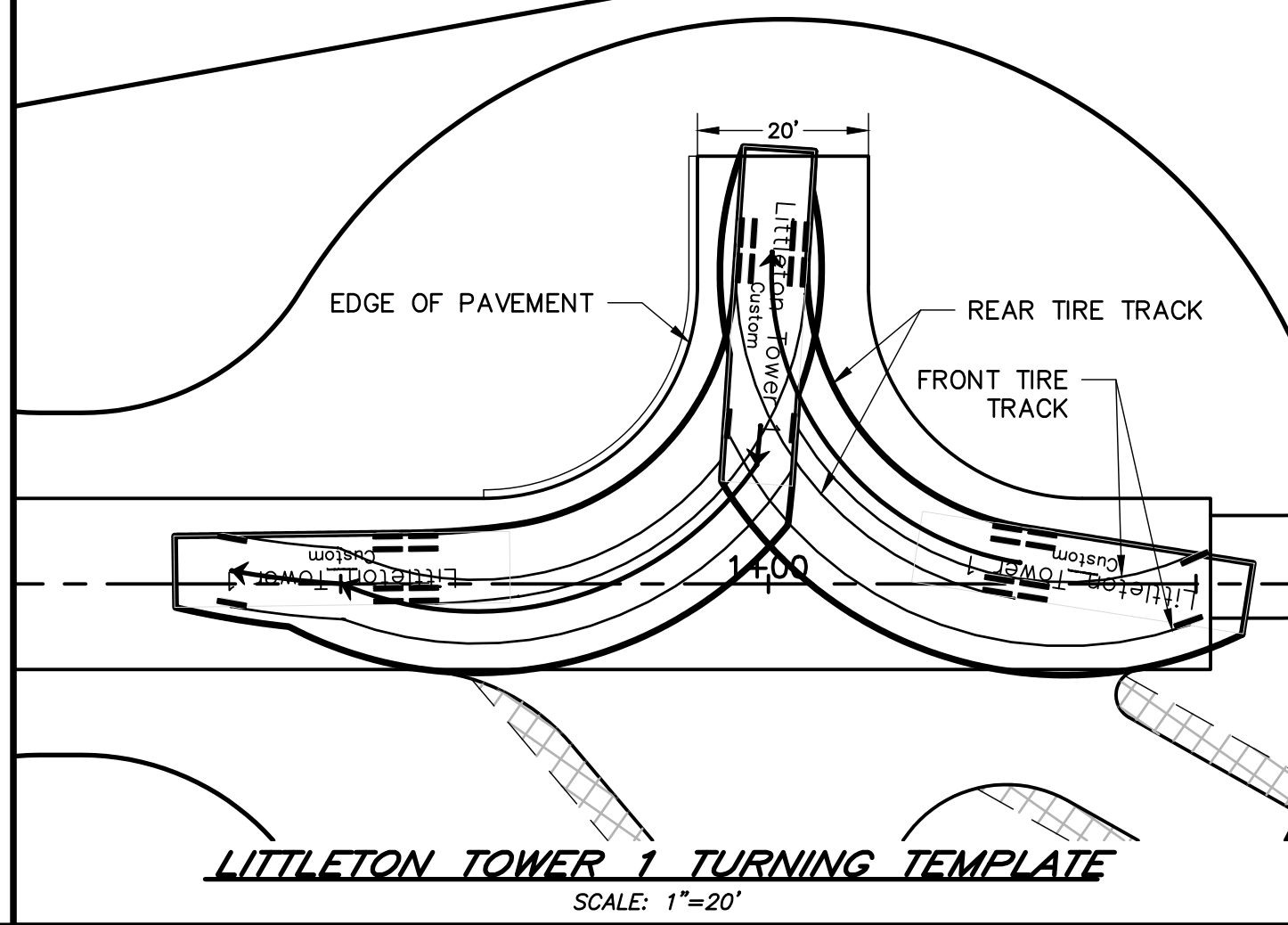
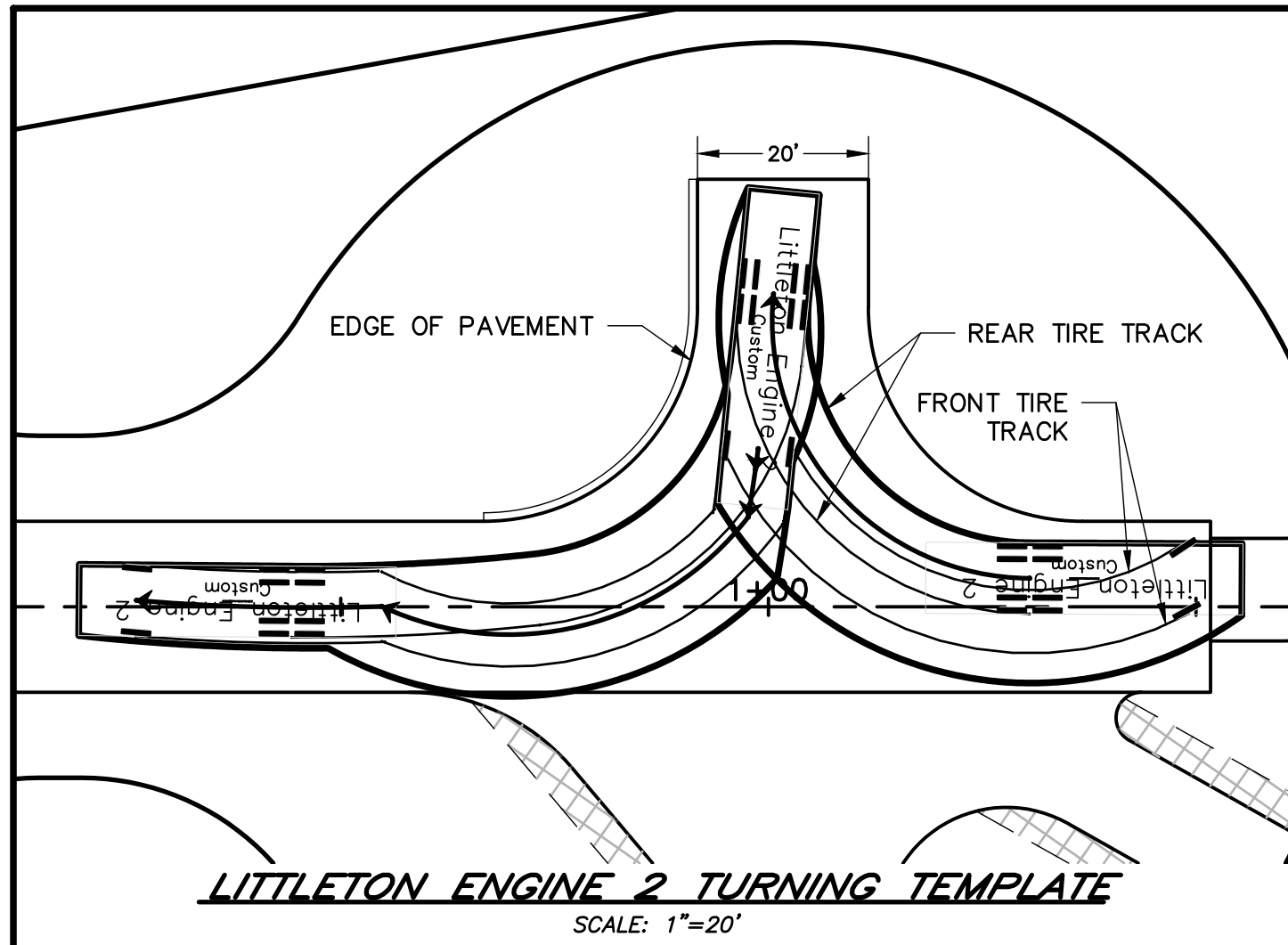
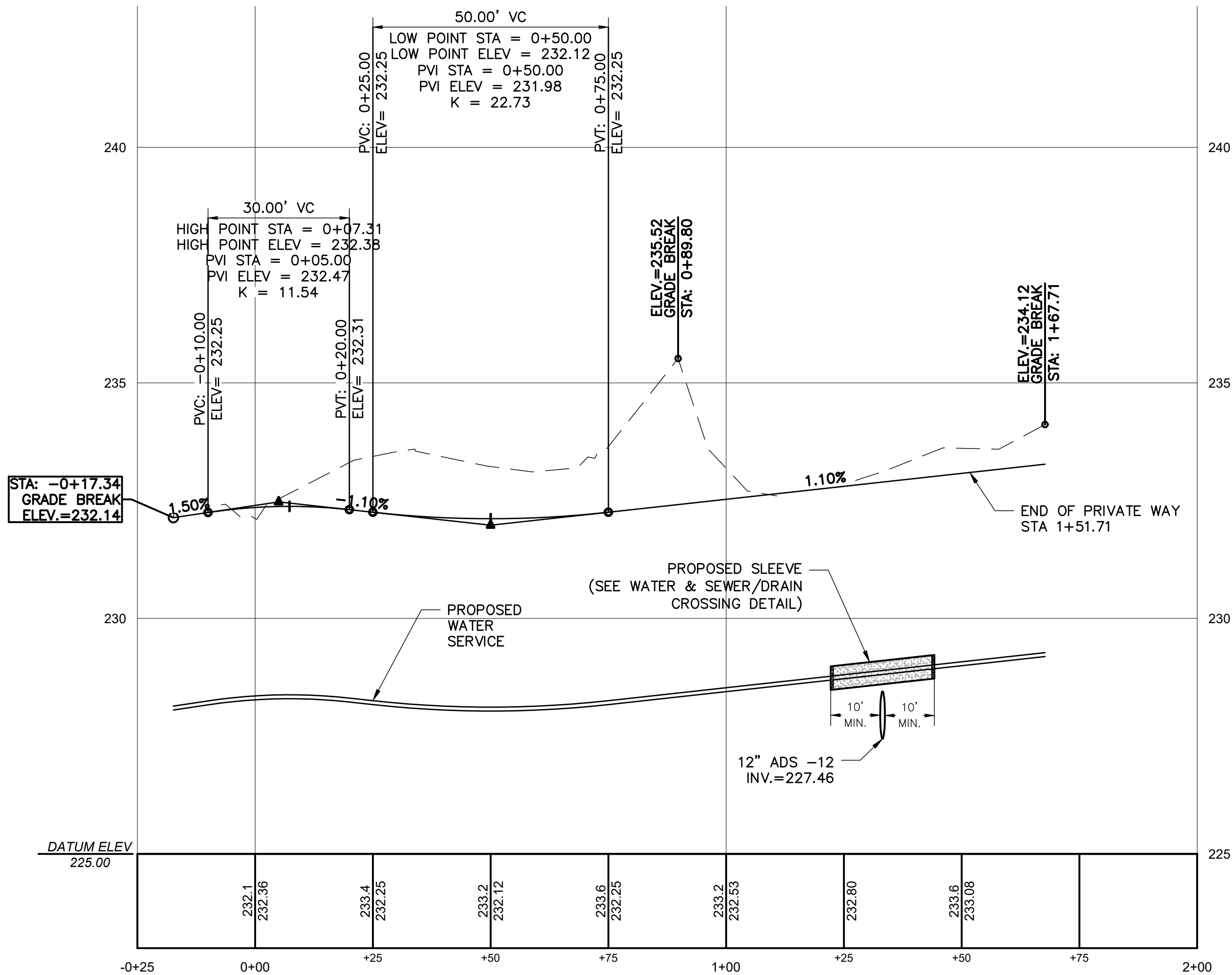
TOWN CLERK

PLAN VIEW:

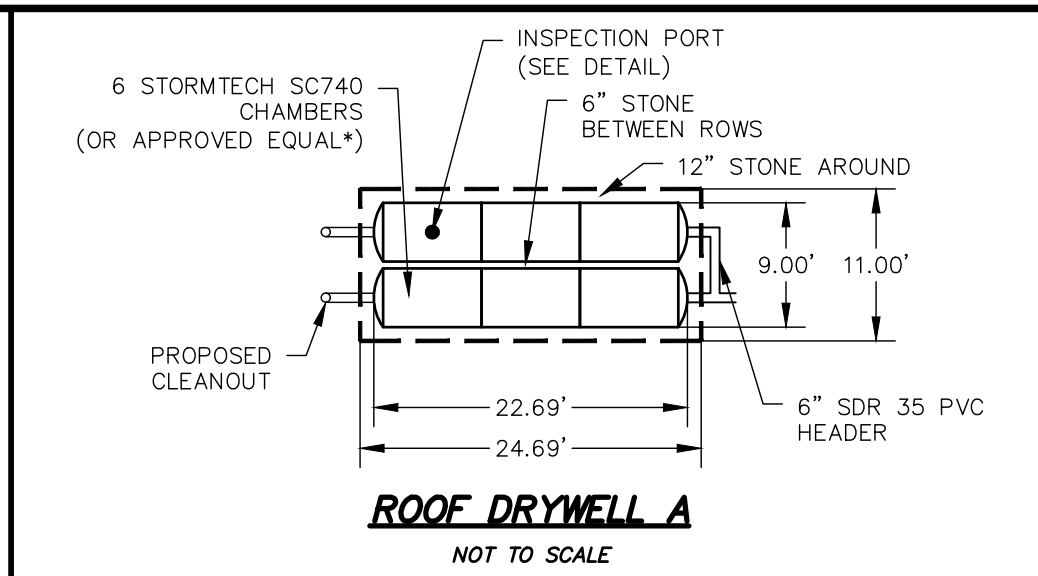
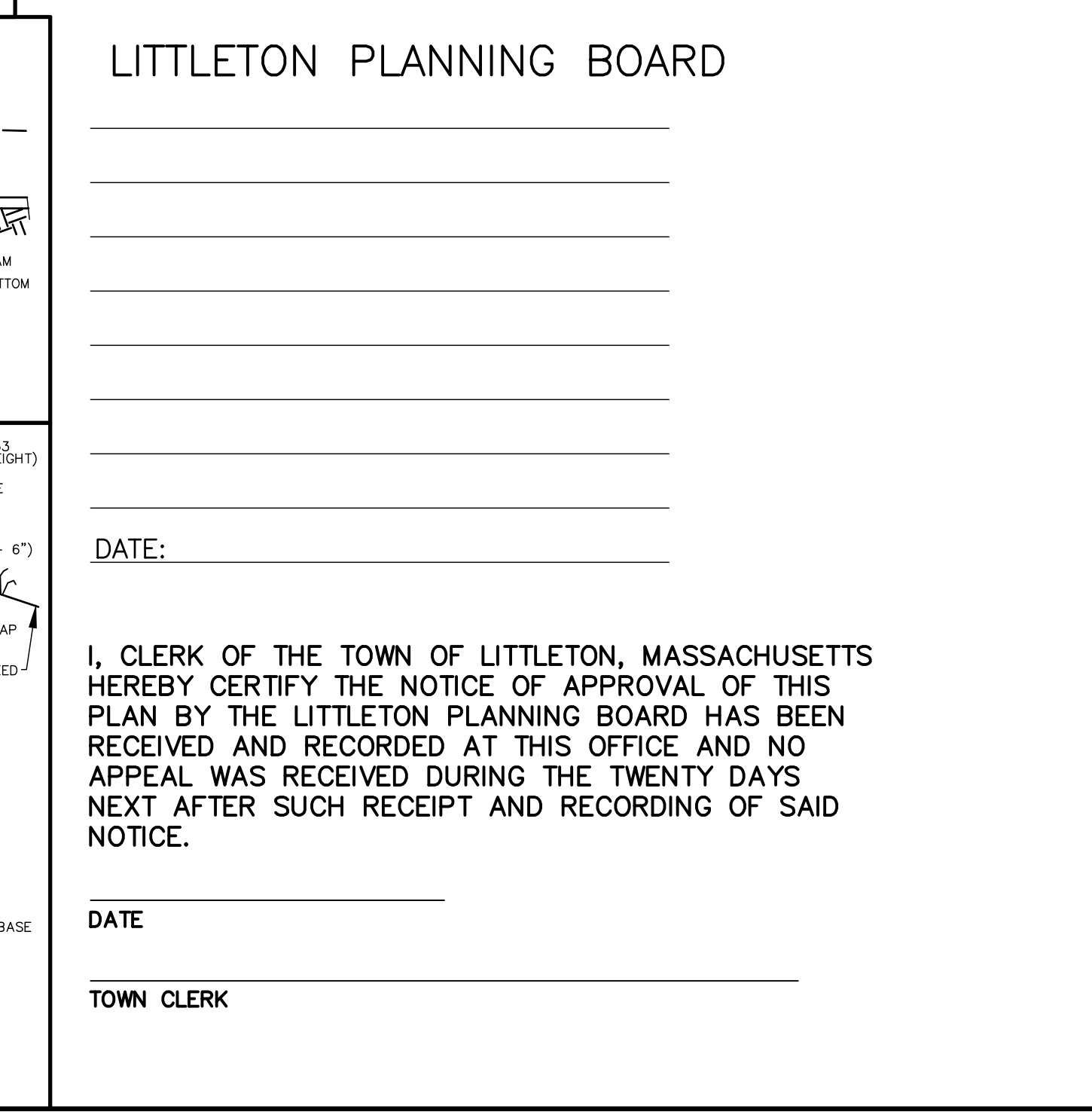
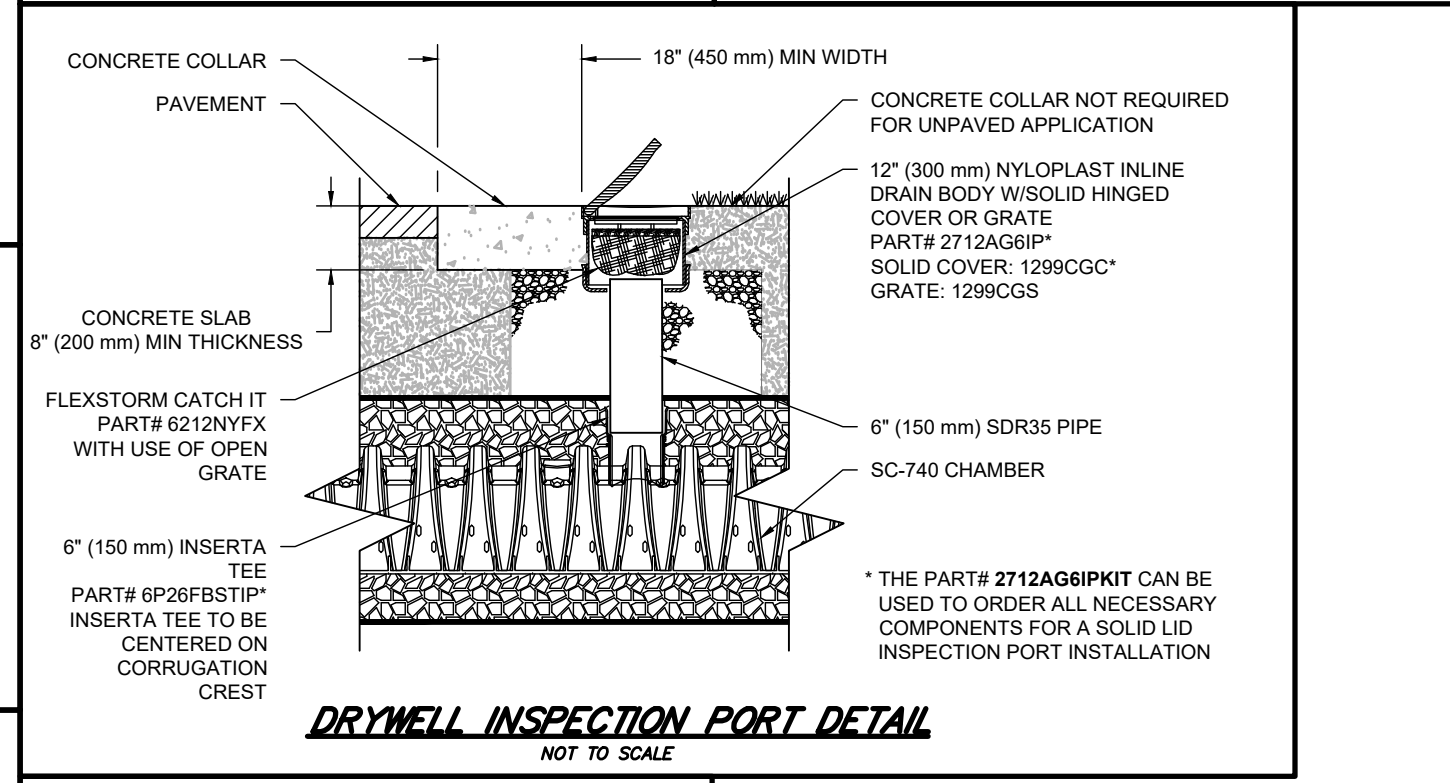
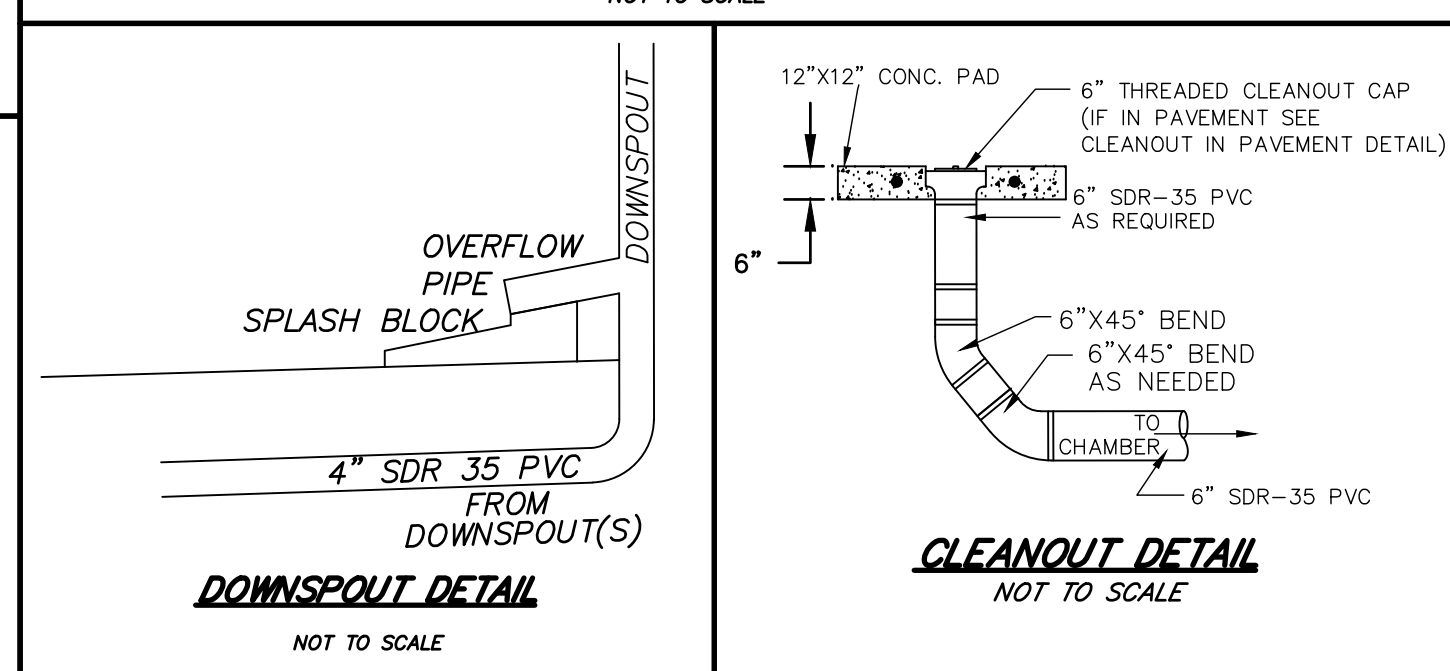
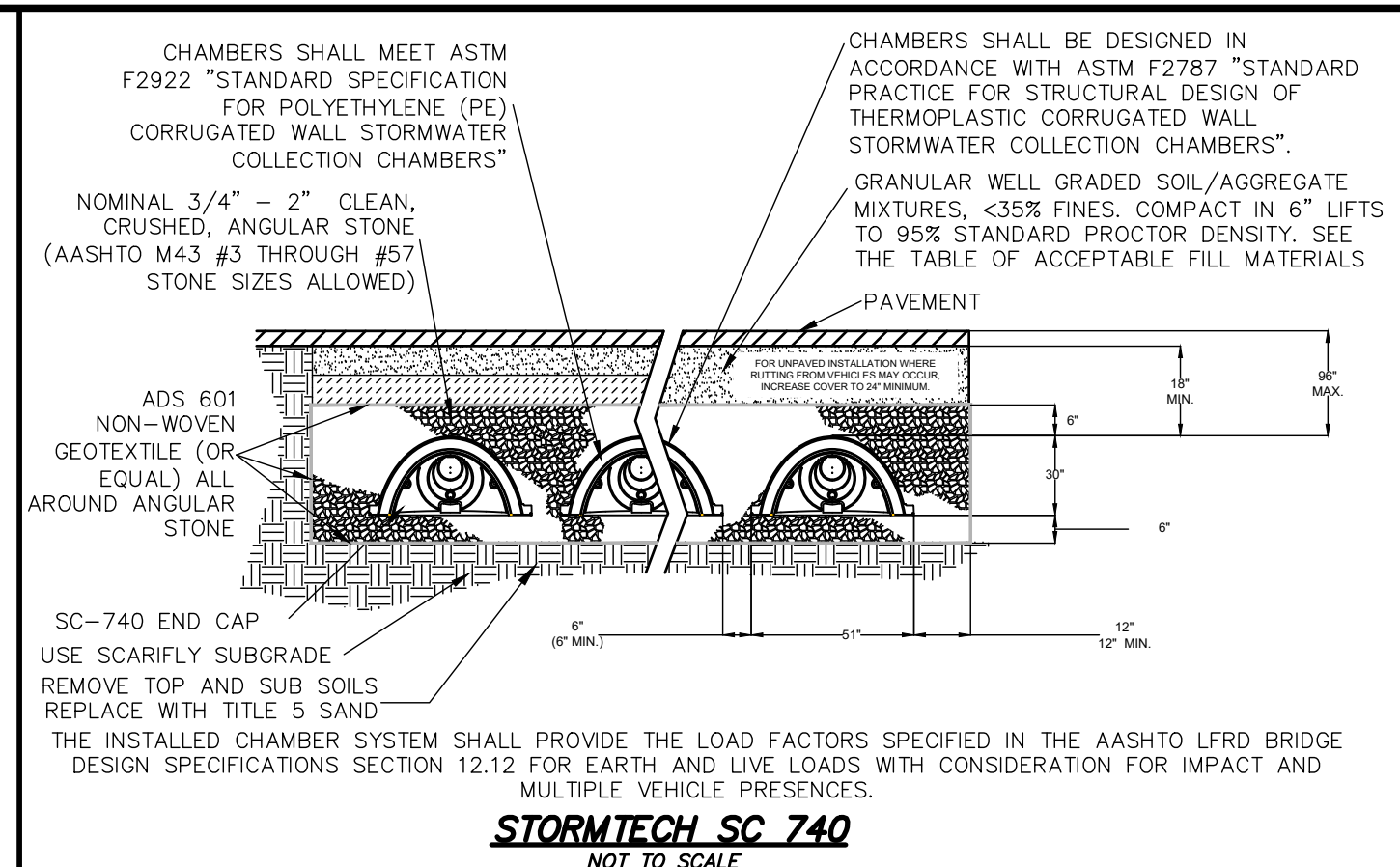
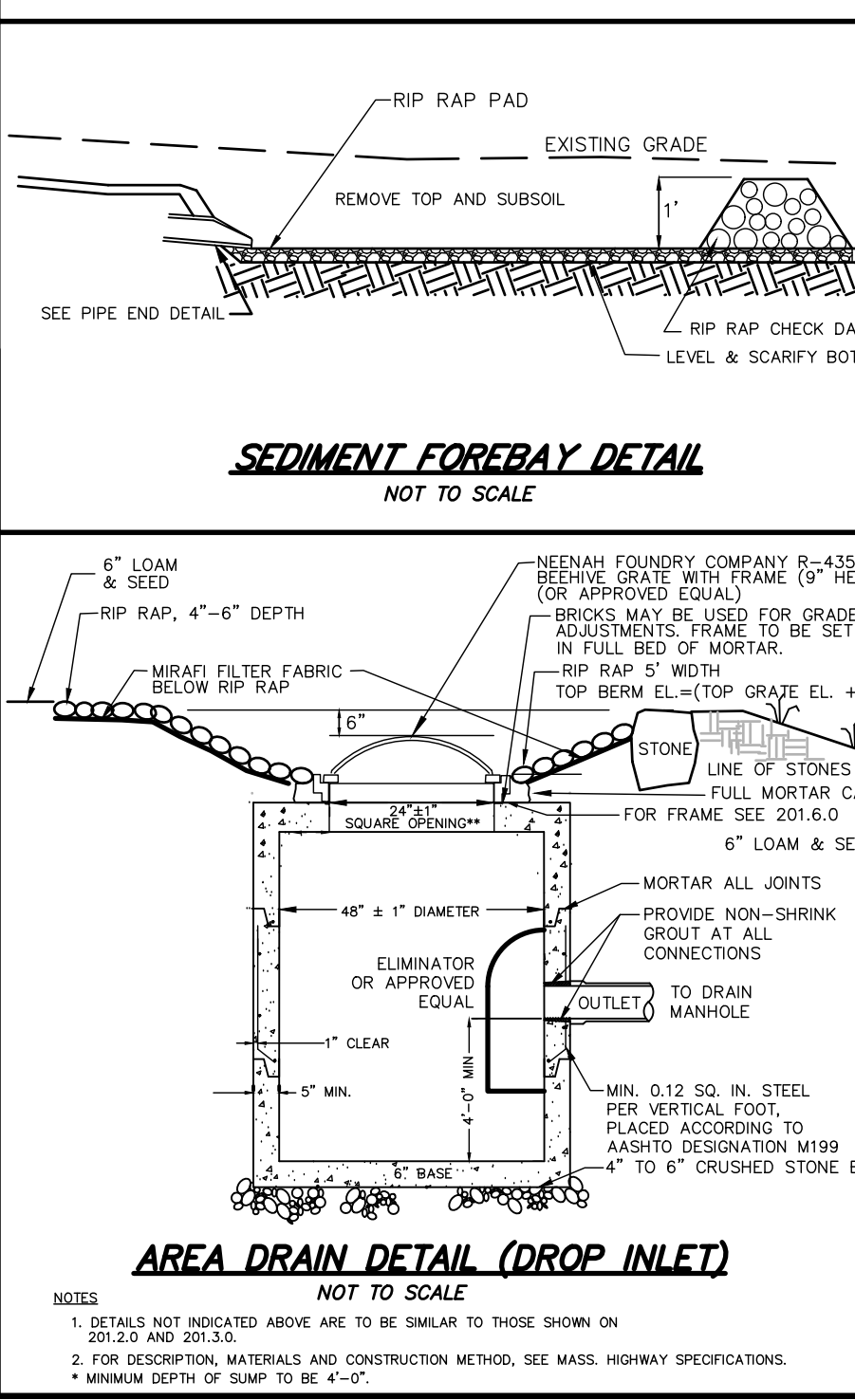
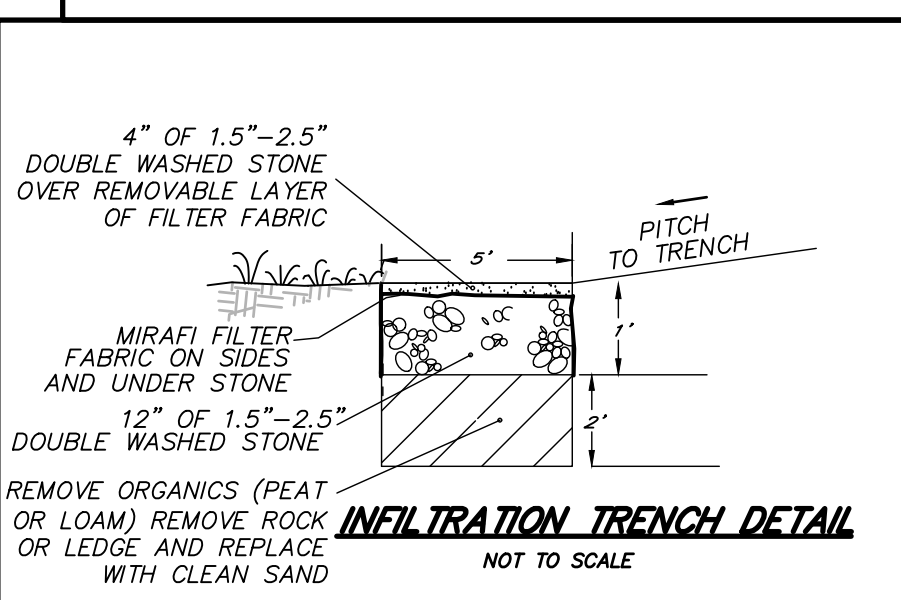
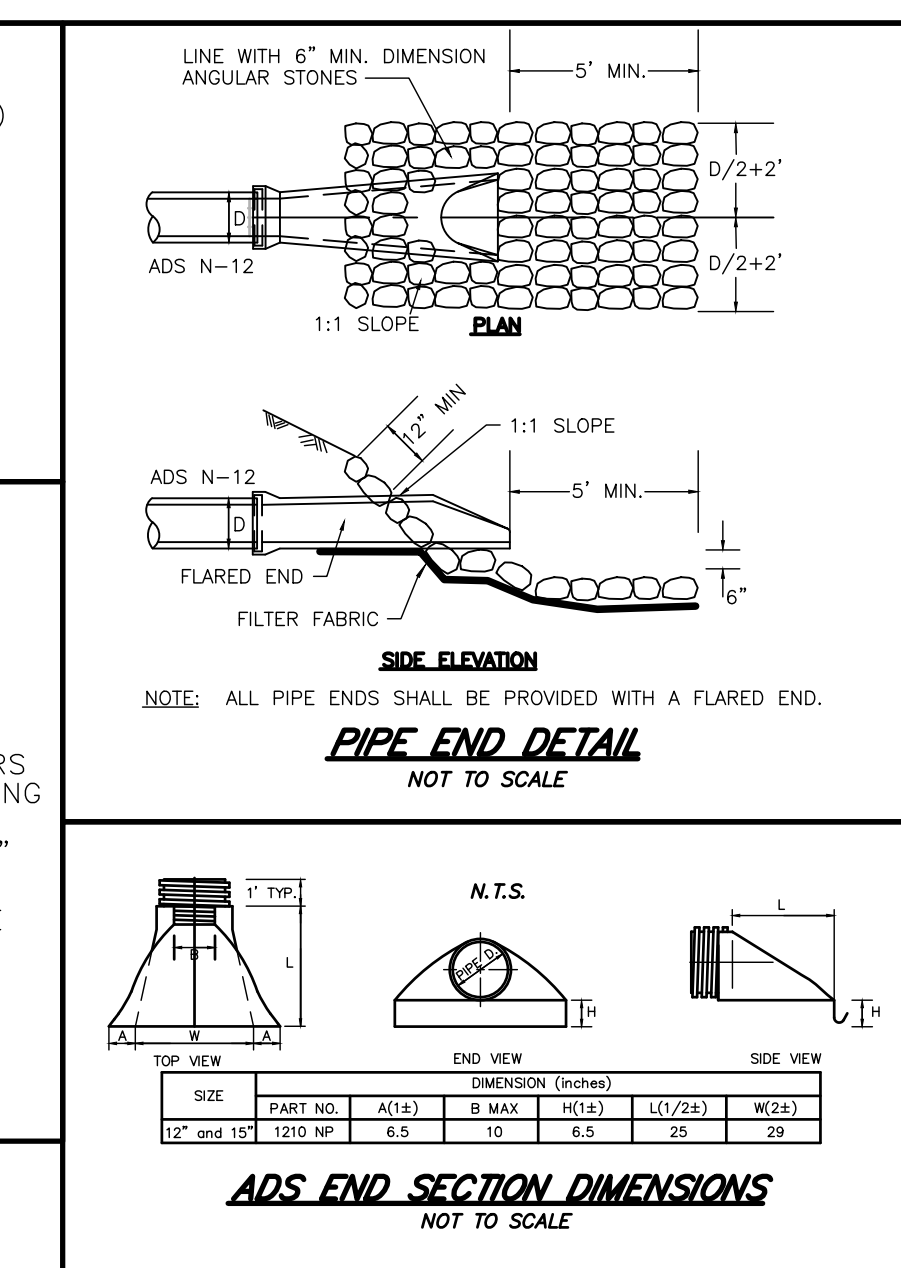
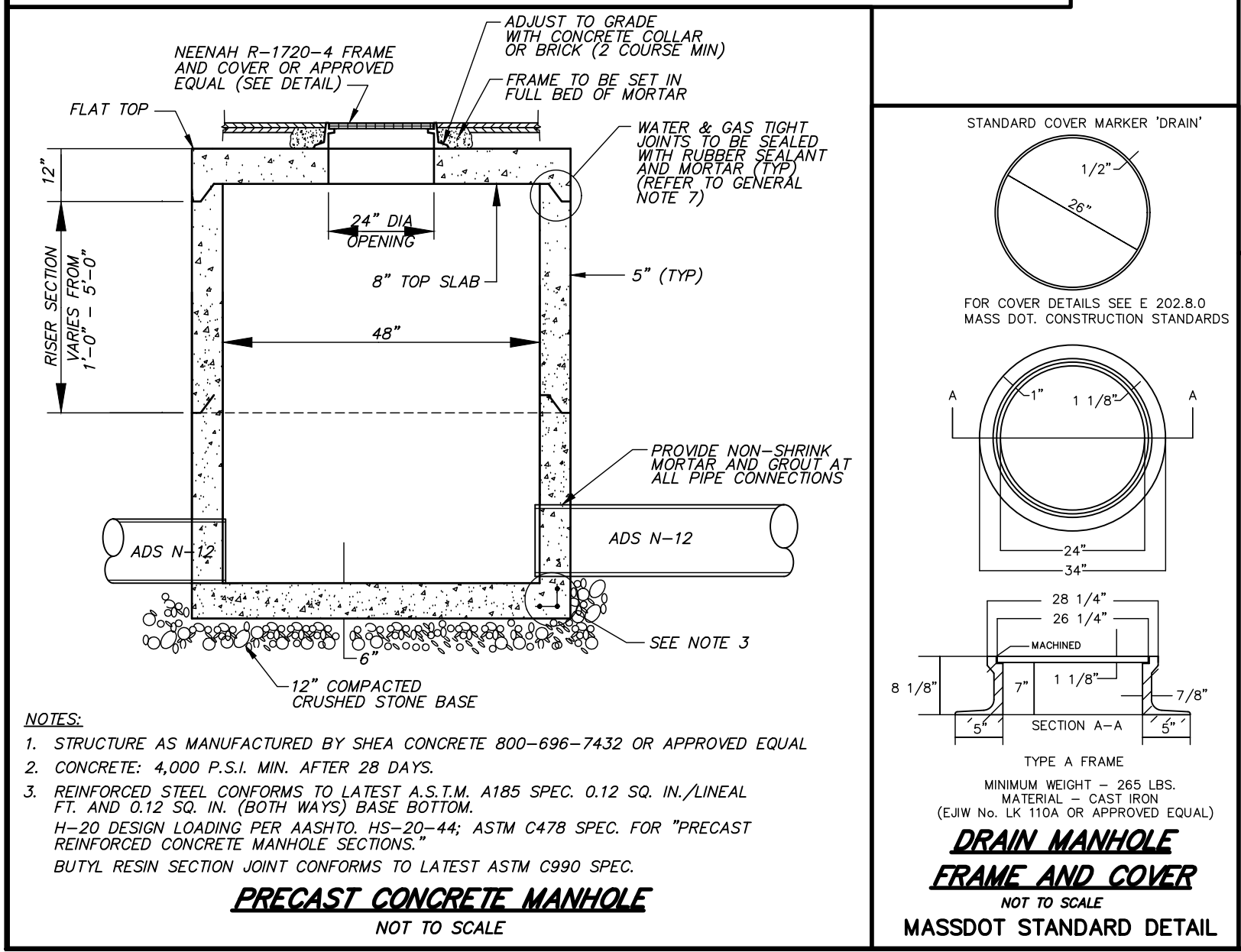
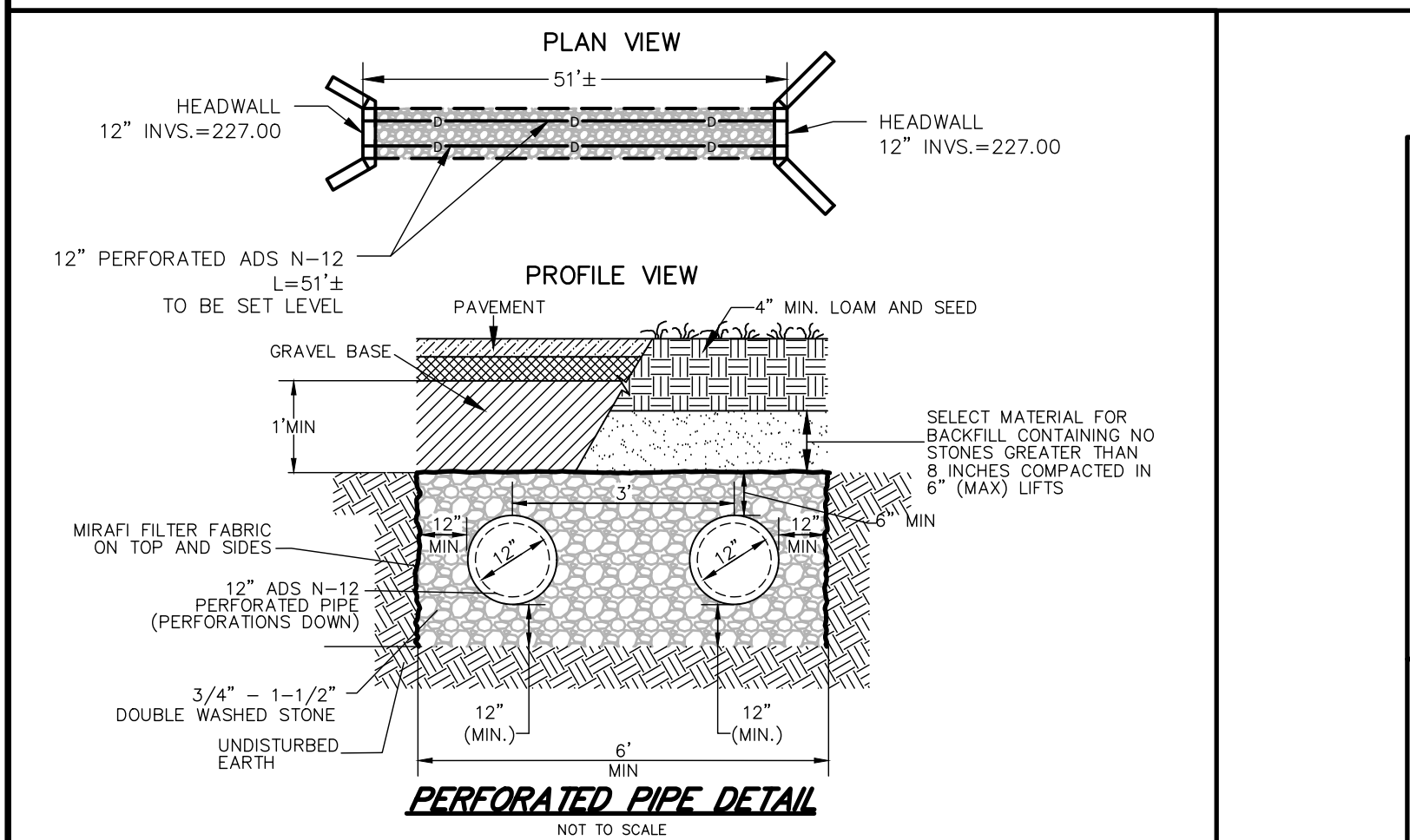
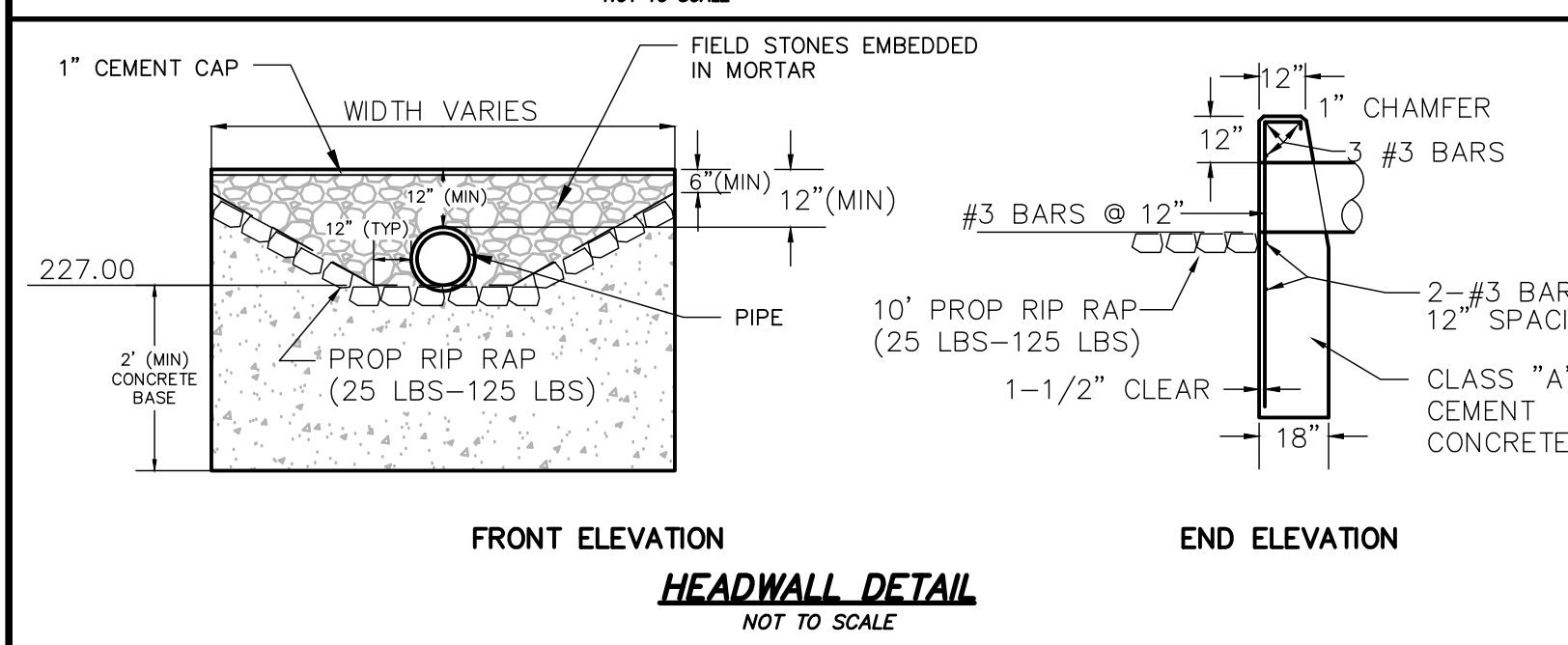
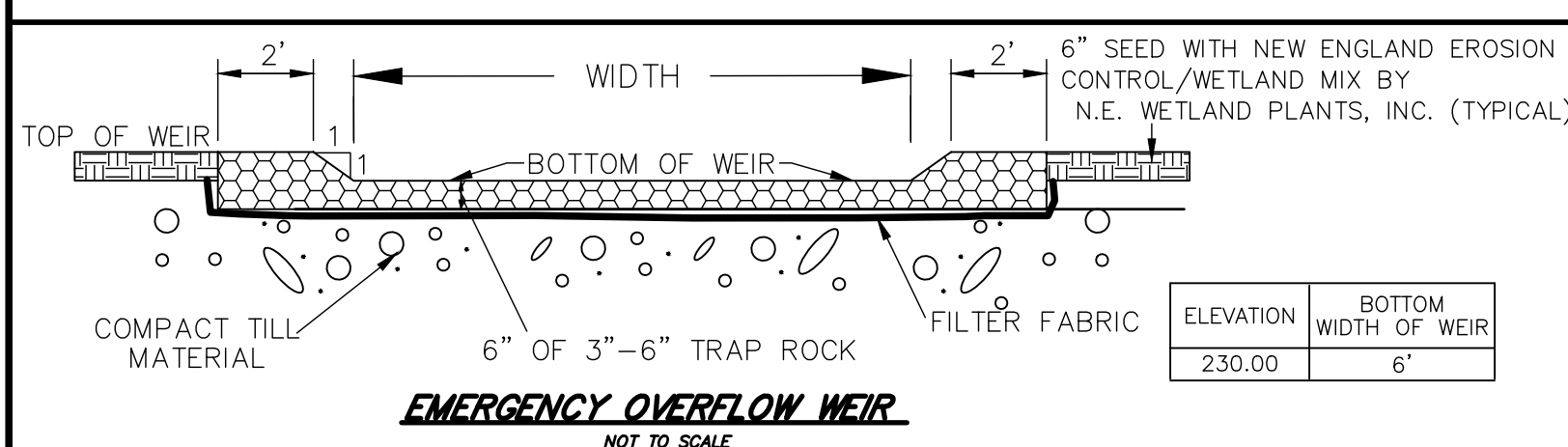
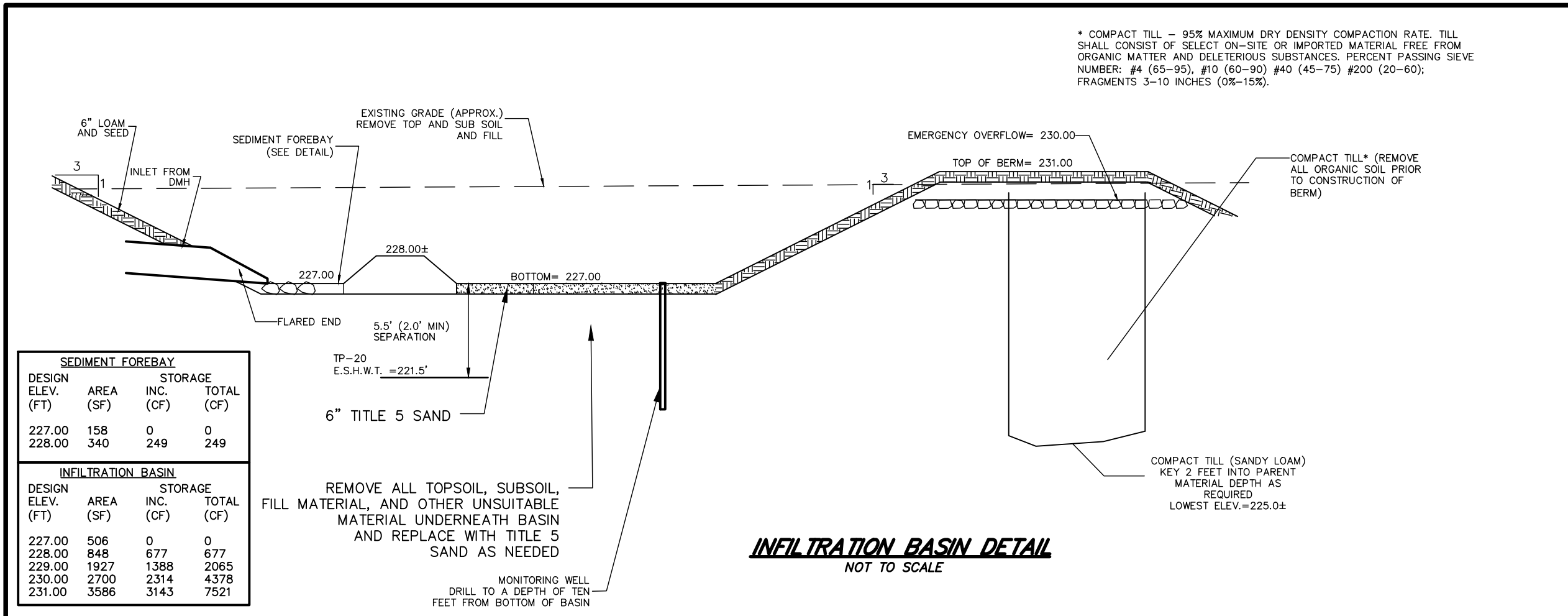
SCALE: 1"=20'



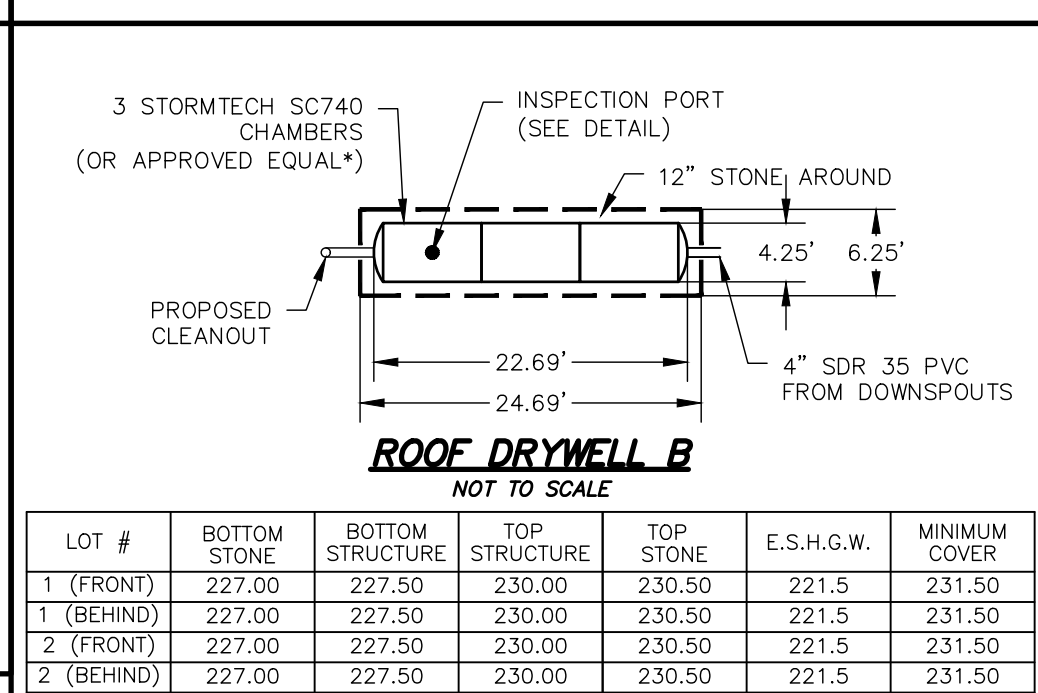
PROFILE: SCALE: 1"= 20' H. 1"= 2' V.





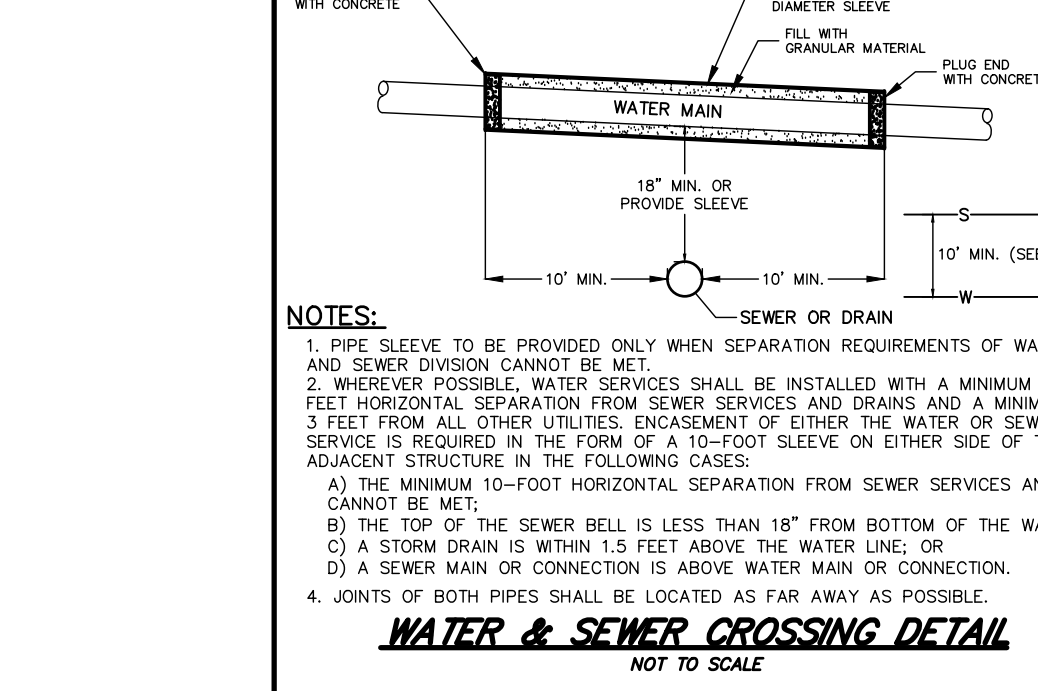


LOT #	BOTTOM STONE	BOTTOM STRUCTURE	TOP STRUCTURE	TOP STONE	E.S.H.G.W.	MINIMUM COVER
3	228.00	228.50	231.00	231.50	221.5	232.50

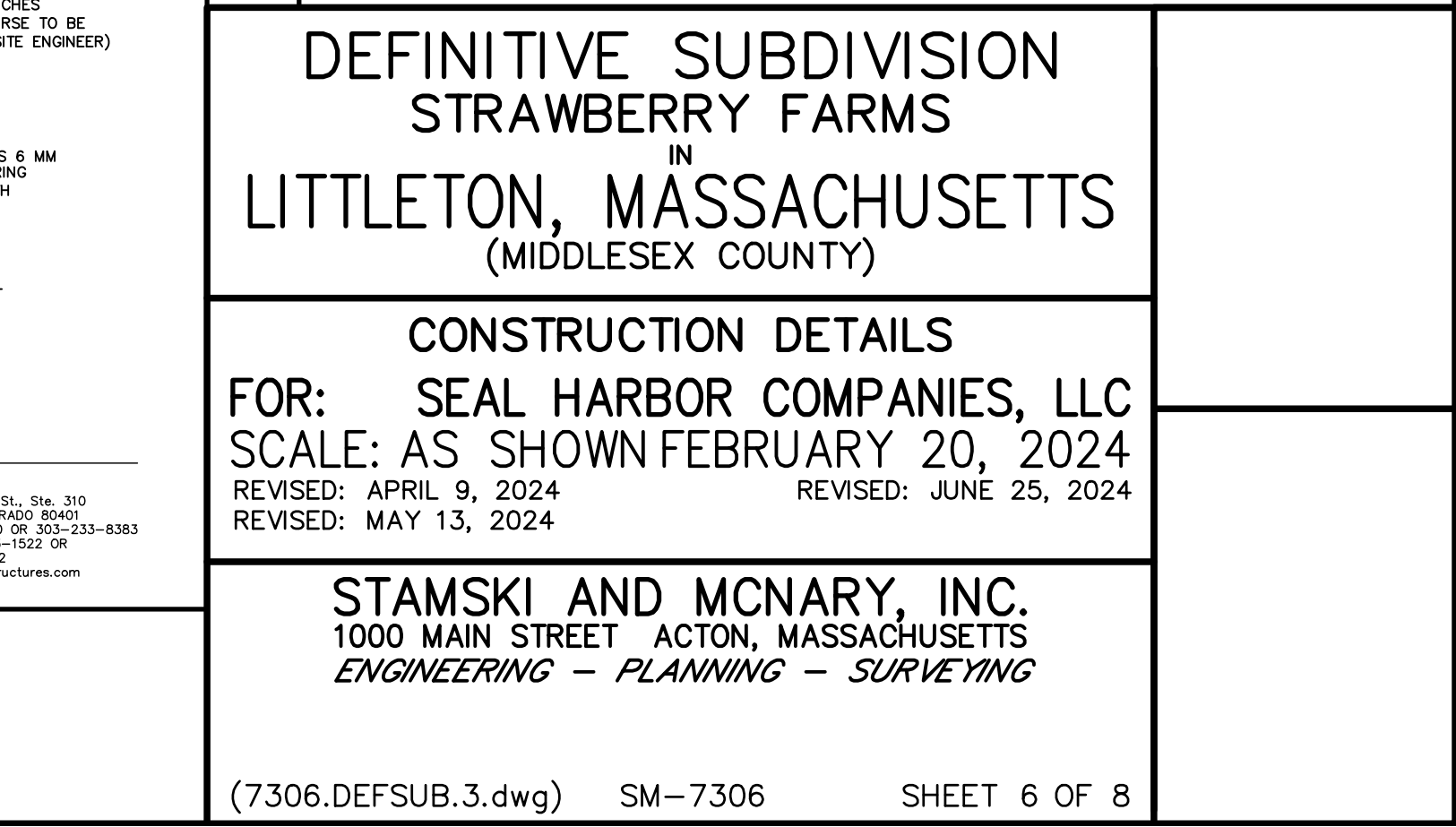
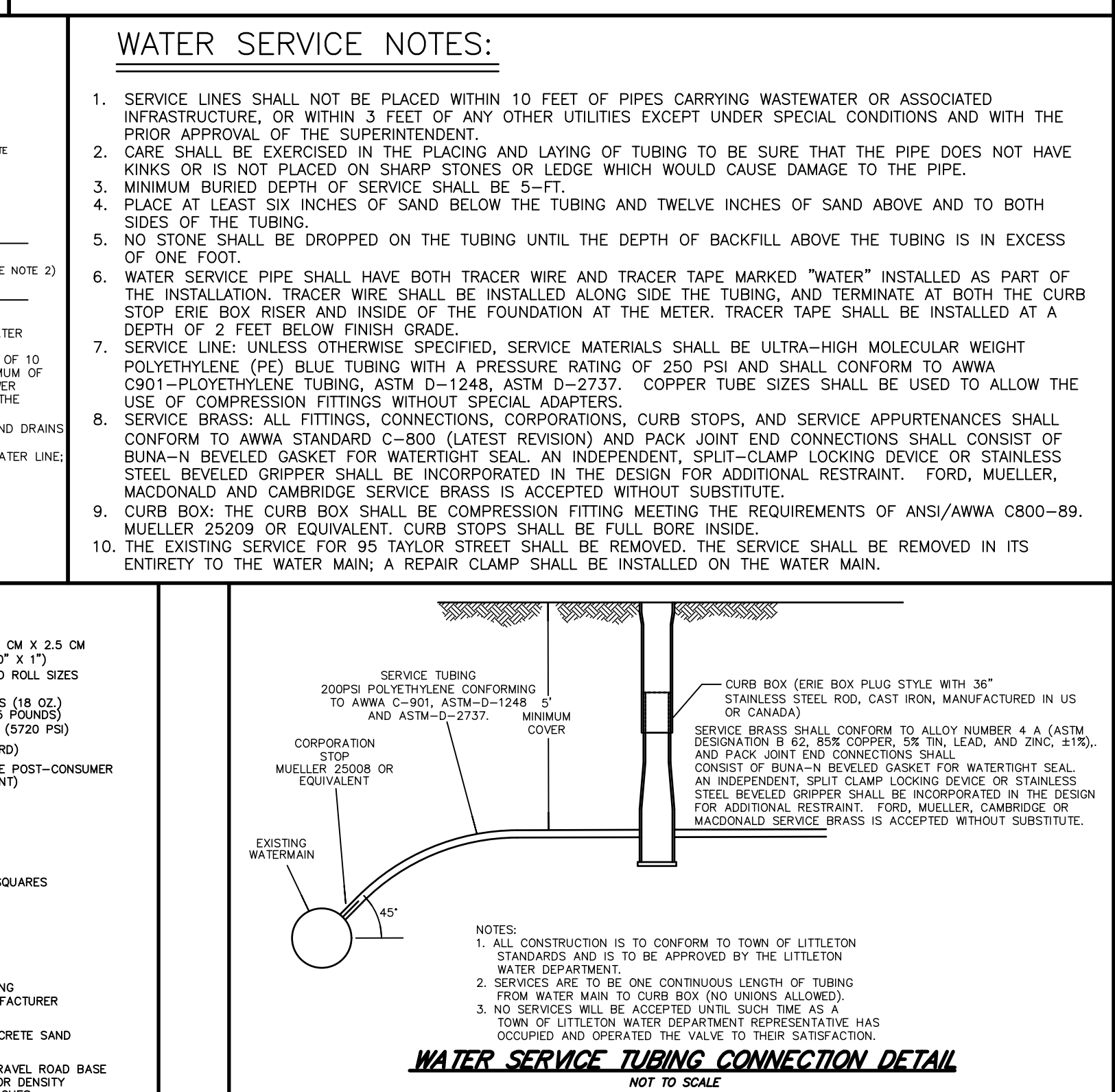


LOT #	BOTTOM STONE	BOTTOM STRUCTURE	TOP STRUCTURE	TOP STONE	E.S.H.G.W.	MINIMUM COVER
1 (FRONT)	227.00	227.50	230.00	230.50	221.5	231.50
1 (BEHIND)	227.00	227.50	230.00	230.50	221.5	231.50
2 (FRONT)	227.00	227.50	230.00	230.50	221.5	231.50
2 (BEHIND)	227.00	227.50	230.00	230.50	221.5	231.50

- NOTES:
- ALTERNATIVE CHAMBERS MAY BE UTILIZED DEPENDING ON AVAILABILITY WITH  
APPROVAL FROM TOWN STAFF AND THE DESIGN ENGINEER.
  - ROOF DRYWELL B IS DESIGNED TO FULLY INFILTRATE UP TO 1750 S.F. OF  
ROOF AREA. ALTERNATIVE ROOF DRYWELL B DESIGN MAY BE REQUIRED IF THE  
PROPOSED DWELLING ROOF AREA DRAINING TO THE DRYWELL EXCEEDS 1750  
S.F. FINAL ROOF DRYWELL B DESIGNS FOR LOTS 1 AND 2 WILL BE PROVIDED  
ON THEIR RESPECTIVE SEWAGE DISPOSAL PLANS.



- GENERAL NOTES
- ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM  
VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST  
BE DETERMINED BEFORE EXCAVATING, BLASTING, INSTALLING, BACK FILLING, GRADING OR PAVEMENT  
RESTORATION OR REPAIR. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE MUST BE CONTACTED, INCLUDING  
THOSE IN CONTROL OF UTILITIES. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY  
FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING  
FUTURE CONNECTIONS, THE APPROPRIATE UTILITY ENGINEERING DEPT. MUST BE CONSULTED. THE CONTRACTOR  
SHALL NOTIFY PUBLIC UTILITY COMPANIES AT LEAST 72 HOURS PRIOR TO DIGGING OR EXCAVATING ON  
PUBLIC OR PRIVATE PROPERTY. DIG SAFE TEL. NO. 1-888-344-7233
  - ALL WATER LINE VALVES, ETC. SHALL MEET ALL SPECIFICATIONS OF THE TOWN OF LITTLETON WATER  
DEPARTMENT.
  - ALL STUMPS AND OTHER CONSTRUCTION DEBRIS SHALL BE PROPERLY REMOVED FROM THE SITE.
  - ANY FILL MATERIAL USED SHALL BE FREE OF HAZARDOUS MATERIALS, WASTE, AND CONSTRUCTION DEBRIS.
  - RIIP RAP SHALL CONSIST OF HARD DURABLE STONE, ANGULAR IN SHAPE, THAT IS WELL GRADED WITHIN THE  
25# TO 125# RANGE. THE RIIP RAP SHALL BE PLACED OVER A 12" BASE OF COARSE BANK RUN GRAVEL. RIIP  
RAP SHOWN SCHEMATICALLY AT DRAINAGE OUTFALLS SHALL BE PLACED FOR A 3' WIDTH AND 6' LENGTH  
UNLESS OTHERWISE SPEC'D.
  - THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR  
SITE CLEARING PER THE STORMWATER POLLUTION PREVENTION PLAN.
  - EXISTING TOPSOIL SHALL BE STRIPPED, STOCKPILED, SCREENED AND SPREAD TO REQUIRED DEPTHS SHOWN  
ON THE PLANS.
  - CATCHBASIN SUMPS AND STORM WATER BASINS SHALL BE CLEANED FOLLOWING COMPLETION OF  
CONSTRUCTION AND ANNUALLY THEREAFTER PER O & M PLAN.
  - THE ENTIRE WORK AREA SHALL BE CLEARED OF BUILDINGS TO BE RAZED, PAVEMENT, DEBRIS, BOULDERS,  
BRUSH, TREES, STUMPS, UNSUITABLE MATERIALS AND LIKE MATERIAL.
  - ALL TOP AND SUBURB WORK AREA SHALL BE REMOVED AND STOCKPILED ON SITE AS DIRECTED BY  
THE OWNER. LOAM SHALL BE SCREENED AND STOCKPILED ON-SITE FOR RE-USE IN AREAS OF GENERAL  
LOAM AND SEED.
  - THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE CONDITION THROUGHOUT THE CONTRACT PERIOD. THE  
CONTRACTOR SHALL FULLY COMPLY WITH ALL STATE, FEDERAL, AND LOCAL REGULATIONS PERTAINING TO  
SAFETY.
  - STREET TREES SHALL BE SINGLE-STEMMED WITH A SINGLE, STRAIGHT LEADER. ALL TREE SPECIES MUST MEET  
AMERICAN NURSERY AND LANDSCAPE ASSOCIATION SPECIFICATIONS FOR THE TYPES AND SIZES SELECTED.  
THE SPECIES OF STREET TREES SELECTED SHALL BE OF ZONE 6 HARDINESS AND SHALL BE OF LICENSED  
NURSERY STOCK. THE DEVELOPER SHALL SEEK THE ADVICE OF THE SHADE TREE COMMITTEE FOR LOCATION  
AND SPECIES OF TREES. TREES SHALL BE DECIDUOUS SHADE TREES. NO MORE THAN 35% OF ANY  
ONE SPECIES SHALL BE USED THROUGHOUT THE SUBDIVISION. A TOTAL OF 11 STREET TREES ARE REQUIRED.  
THE LOCATIONS SHOWN ON THE PLANS ARE CONCEPTUAL. CONTRACTOR SHALL COORDINATE WITH THE  
SHADE TREE COMMITTEE AND PLANNING BOARD TO DETERMINE EXACT LOCATION AND SPECIES OF STREET  
TREES AFTER FINAL GRADING. TREE SPECIES SHALL ALTERNATE; NO TWO TREES OF THE SAME SPECIES  
SHALL BE PLANTED CONSECUTIVELY ALONG THE ROADWAY. TREE SPECIES SHALL BE FROM THE FOLLOWING  
LIST, UNLESS OTHERWISE APPROVED BY THE PLANNING BOARD AND SHADE TREE COMMITTEE:
- | COMMON NAME       | BOTANICAL NAME          |
|-------------------|-------------------------|
| RED MAPLE         | ACER RUBRUM             |
| SWEETGUM          | LIQUIDAMBAR STYRACIFULA |
| PIN OAK           | QUERCUS PALUSTRIS       |
| RED OAK           | QUERCUS RUBRA           |
| KARPICK RED MAPLE | ACER RUBRUM "KARPICK"   |
| SUGAR MAPLE       | ACER SACCHARUM          |
- THE PROPOSED SIGNS SHALL BE DESIGNED AND INSTALLED IN CONFORMANCE WITH THE U.S. DEPARTMENT OF  
TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009  
EDITION FOR STREETS AND HIGHWAYS OR AS MOST RECENTLY AMENDED. EXISTING SIGNS TO BE RELOCATED  
WHERE NECESSARY.
  - THE ELECTRICAL POWER DISTRIBUTION SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF  
THE LITTLETON ELECTRIC DEPARTMENT IN EFFECT AT THE TIME. ELECTRICAL REQUIREMENTS AND LOCATION TO  
BE DETERMINED BY OTHERS AND CONFIRMED WITH OWNER.





N/F	NOW OR FORMERLY
	OVERHEAD WIRES
	TREE
	TREE LINE
UP	UTILITY POLE
GG +	GAS GATE
G	GAS SERVICE (BURIED)
WG +	WATER GATE
W	WATER SERVICE (BURIED)
DMH	DRAIN MANHOLE
D	SUB-SURFACE DRAIN LINE
---99---	EXISTING CONTOUR
---85---	EXISTING CONTOUR
	LIGHTPOLE
☆	WETLAND FLAG
99X9	SPOT ELEVATION
	STONE WALL
UGW	UNDERGROUND WIRES
RD	ROOF DRAIN
	SILTATION BARRIER
	SOIL STOCKPILE AREA
	TEMPORARY SEDIMENT BASIN
	STABILIZED CONSTRUCTION ENTRANCE
LW	LIMIT OF WORK

DATE:

I, CLERK OF THE TOWN OF LITTLETON, MASSACHUSETTS  
HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS  
PLAN BY THE LITTLETON PLANNING BOARD HAS BEEN  
RECEIVED AND RECORDED AT THIS OFFICE AND NO  
APPEAL WAS RECEIVED DURING THE TWENTY DAYS  
NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID  
NOTICE.

DATE \_\_\_\_\_

TOWN CLERK

- THE SITE IS SUBJECT TO THE PERMIT REQUIREMENTS OF THE EPA NPDES PROGRAM. THE DEVELOPER SHALL SUBMIT COPIES OF SAID PERMIT AND REPORTING REQUIREMENTS TO THE TOWN AS A CONDITION OF THE SPECIAL PERMIT ISSUED BY THE BOARD OF APPEALS. DEVELOPER SHALL COMPLY WITH ANY ADDITIONAL EROSION CONTROL MEASURES IDENTIFIED BY THE NPDES PROGRAM NOT INDICATED ON THIS PLAN, IF THEY SO EXIST.
- 1A. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED FOR EACH PHASE PRIOR TO ANY CONSTRUCTION OCCURRING ON SITE.
2. DURING DEVELOPMENT AND CONSTRUCTION, ADEQUATE PROTECTIVE MEASURES SHALL BE PROVIDED TO MINIMIZE DAMAGE FROM SURFACE WATER TO THE CUT FACE OF EXCAVATIONS OR THE SLOPING SURFACE OF FILLS. THE BOARD OF APPEALS RESERVES THE RIGHT TO REQUIRE ADDITIONAL MEASURES IF PROBLEMS ARE NOTED BY A REPRESENTATIVE OF THE TOWN OR APPOINTED CONSULTANT.
3. LAND SHALL BE DEVELOPED IN INCREMENTS OF WORKABLE SIZE WHICH CAN BE COMPLETED DURING A SINGLE CONSTRUCTION SEASON. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH THE DEVELOPMENT OF EACH INCREMENT OF DEVELOPMENT. EROSION CONTROL MEASURES SUCH AS HYDROSEEDING, BERMS, INTERCEPTOR DITCHES, TERRACES, AND SEDIMENT TRAPS SHALL BE PUT INTO EFFECT PRIOR TO THE COMMENCEMENT OF EACH INCREMENT OF THE DEVELOPMENT/CONSTRUCTION PROCESS.
4. CONTRACTOR SHALL INSPECT AND REPAIR ALL EROSION CONTROL DEVICES, IF INTENSE RAINFALL IS PREDICTED. THE CONTRACTOR'S REPRESENTATIVE SHALL INSPECT THE CONSTRUCTION SITE AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS OF ANY RAINFALL OF 0.5 INCHES OR MORE. AREAS WITH SITE THAT HAVE BEEN FINALLY STABILIZED MUST BE INSPECTED AT LEAST ONCE A MONTH.
5. ALL SOIL STOCK PILES SHALL HAVE EROSION CONTROL MEASURES AROUND THEIR EDGES AT ALL TIMES. SOIL STOCK PILES SHALL BE COVERED WITH TEMPORARY VEGETATION OR FASTENED TARPULIN SHEETS.
6. DURING DRIVEWAY CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN A ONE FOOT HIGH BY TWO FOOT WIDE EARTHEN BERM ALONG THE EDGES OF THE DRIVEWAY TO DIVERT RUNOFF TO A SEDIMENT BASIN. STRAWMAY BE UTILIZED TO DIVERT RUNOFF FROM THE DRIVEWAY LOW POINTS TO THE SEDIMENT BASIN DURING CONSTRUCTION UNTIL THE DRAINAGE SYSTEM IS INSTALLED (SEE EARTHEN BERM DETAIL.)
7. ALL CATCH BASIN AND MANHOLE RIMS SHALL BE PROVIDED WITH SILT SACKS DURING CONSTRUCTION. CATCH BASIN GRATES ARE TO BE SET AT BINDER GRADE AND INSTALL SILT SACK UNTIL IT IS TIME TO APPLY THE PAVEMENT WEARING COURSE.
8. ALL CATCH BASIN SUMPS AND DRAINAGE BASINS SHALL BE CLEANED DURING AND FOLLOWING CONSTRUCTION. THEREAFTER REFER TO OPERATION AND MAINTENANCE PLAN.
9. SEDIMENT BASINS (DEBRIS, BASINS, DE-SILTING BASINS, OR SILT TRAPS) SHALL BE INSTALLED IN CONJUNCTION WITH THE INITIAL GRADING OPERATIONS AND MAINTAINED THROUGHOUT THE DEVELOPMENT PROCESS TO REMOVE SEDIMENT FROM RUNOFF WATERS DRAINING FROM LAND UNDERGOING DEVELOPMENT.
10. THE DEVELOPER IS REQUIRED TO CLEAN UP ANY SAND, DIRT, OR DEBRIS WHICH ERODES FROM THE SITE ONTO ANY PUBLIC STREET OR PRIVATE PROPERTY, AND TO REMOVE SILT OR DEBRIS THAT ENTERS ANY EXISTING DRAINAGE SYSTEM INCLUDING CATCH BASIN SUMPS, PIPE LINES, MANHOLES AND DITCHES.
11. VELOCITY CHECK DAMS - STRAWWALLS WILL BE USED AROUND THE CATCH BASINS ON THE PROPOSED STRETCHES TO PROTECT THEM FROM THE ERODING SOILS AND PROVIDE A CHECK DAM\* TO SLOW THE RUNOFF WATER TO THE CONVEYANCE DITCHES. DEVELOPER SHALL PROVIDE VELOCITY CHECK DAMS\* IN ALL UNPAVED STREET AREAS AT THE INTERVALS INDICATED BELOW.

<u>GRADE OF THE STREET</u>	<u>INTERVALS BETWEEN CHECK DAMS</u>
LESS THAN 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

THE DEVELOPER SHALL PROVIDE VELOCITY CHECK DAMS\* IN ALL UN-VEGETATED OR UNPAVED CHANNELS AT THE INTERVALS INDICATED BELOW:

<u>GRADE OF THE CHANNEL</u>	<u>INTERVALS BETWEEN CHECK DAMS</u>
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET

12. ALL CUT AND FILL SLOPES SHALL BE IMMEDIATELY COVERED WITH 6" LOAM AND SEEDED DURING THE GROWING SEASON (APRIL 1 TO AUGUST 1) OR COVERED WITH A STRAW MULCH DURING THE NON-GROWING SEASON (NOVEMBER 1 TO APRIL 1). IN AREAS SUBJECT TO THE WETLANDS PROTECTION ACT, THE STRAW MULCH AND/OR REQUIRED MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT VEGETATION IS RE-ESTABLISHED.

13. DISTURBED AREAS WHERE CONSTRUCTION HAS PERMANENTLY OR TEMPORARILY CAUSED MUST BE STABILIZED WITHIN 14 DAYS OF THE LAST DISTURBANCE. AREAS WHICH WILL BE REDISTURBED WITHIN 21 DAYS DO NOT HAVE TO BE STABILIZED.

14. \*CHECK DAMS IN UNPAVED STREETS AND UN-VEGETATED OR UNPAVED GRADED CHANNELS ARE CONSIDERED OF TWO TYPES: (1) UNPAVED STREETS OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE BOARD. THE CHECK DAMS SHALL BE INSTALLED AT THE END OF EACH WORKING DAY, AND IN THE EVENT OF RAINFALL BEING PREDICTED, THE STRAW BALES SHOULD BE SECURELY STAPLED TO PREVENT OVERTURNING, FLUTATION, OR DISPLACEMENT. THEY SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. ALSO, A VELOCITY CHECK DAM SHALL BE PROVIDED ALONG THE ENTRANCE OF THE LOT TO PROTECT THE PUBLIC STREETS AND ADJACENT PROPERTIES FROM THE HAZARDS OF EROSION. ALL CHECK DAMS SHALL BE CLEANED OUT OF ALL DEBRIS ANNUALLY AND PERIODICALLY.

15. ADDITIONAL EROSION CONTROL MEASURES SHALL BE STOCK-PILED ON-SITE, INCLUDING BUT NOT LIMITED TO GRADED STONE, STRAW BALES, SILT FENCE AND EROSION CONTROL MATS.

16. THE SEDIMENT SHALL BE REMOVED BEHIND ALL STRAW BALES AND SILT FENCES IF DEPTHS EXCEED 6". SEDIMENT SHALL BE REMOVED TO OUTSIDE THE BUFFER ZONE OF THE WETLANDS WHERE APPLICABLE.

17. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED UNTIL ALL TRIBUTARY SURFACES ARE STABILIZED.

18. DURING CONSTRUCTION, THE CONTRACTOR SHALL SPRAY DOWN THE SITE WITH A WATER TRUCK AS NECESSARY FOR DUST CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS. TEMPORARY

1. THERE SHALL BE NO ILLUOIT DISCHARGES TO ANY PART OF THE STORM DRAIN SYSTEM.  
THE IMPLEMENTATION, INSPECTION, AND REPAIR OF THE EROSION CONTROLS IS THE RESPONSIBILITY OF THE SITE CONTRACTOR DURING CONSTRUCTION.

THE INSPECTION AND OPERATION OF THE STORM WATER MANAGEMENT SYSTEM UPON COMPLETION OF CONSTRUCTION IS THE RESPONSIBILITY OF:

PARTIES RESPONSIBLE FOR LONG TERM OPERATION/MAINTENANCE:

HOMEOWNERS ASSOCIATION

SCHEDULE FOR INSPECTION AND MAINTENANCE:

STREET SWEEPING:  
IT IS RECOMMENDED THAT THE PAVEMENT SHALL BE PROPERLY SWEEPED FOUR TIMES A YEAR, WITH CONCENTRATIONS IN THE SPRING AND THE FALL.

SEDIMENT FOREBAYS:  
THE FLOOR AND SIDEWALLS OF THE SEDIMENT FOREBAY MUST BE STABILIZED BEFORE USE. SEDIMENT FOREBAYS SHALL BE INSPECTED MONTHLY AND CLEANED A MINIMUM OF FOUR TIMES PER YEAR WHEN SEDIMENT DEPTH IS BETWEEN 3-6 INCHES. AFTER SEDIMENT REMOVAL, ANY DAMAGED VEGETATION MUST BE REPLACED. GRASS IN THE FOREBAY SHALL NOT EXCEED 6 INCHES IN LENGTH AND ANY SOURING AND GULLING SHALL BE REPAIRED AS NECESSARY.

INFILTRATION BASINS:  
PREVENTATIVE MAINTENANCE SHOULD BE PERFORMED AT LEAST TWICE A YEAR, AND IDEALLY SEASONS CURINGS SHOULD BE REMOVED FROM THE SEDIMENT FOREBAY AFTER EVERY MAJOR STORM EVENT. SEDIMENT SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL GUIDELINES AND REGULATIONS.  
ONCE ONLINE, THE BASINS SHALL BE INSPECTED AFTER EVERY MAJOR STORM EVENT (1" IN 24 HOURS). FOR THE FIRST 3 MONTHS, THEREAFTER, THE BASIN SHOULD BE INSPECTED AT LEAST TWICE PER YEAR. IMPORTANT ITEMS TO CHECK FOR INCLUDE: DIFFERENTIAL SETTLEMENT, CRACKING, EROSION, LEAKAGE, OR TREE GROWTH ON THE EMBANKMENTS, CONDITION OF RIPRAP, SEDIMENT ACCUMULATION AND THE HEALTH OF THE TURF.  
AT LEAST TWICE A YEAR, THE BUFFER AREA AND SIDE SLOPES OF THE BASIN SHOULD BE MOWED. SEASONS CURINGS AND ACCUMULATED ORGANIC MATTER SHOULD BE REMOVED TO PREVENT THE FORMATION OF A PERMEABLE ORGANIC MAT. TRASH AND DEBRIS SHOULD ALSO BE REMOVED AT THIS TIME. SCARIFY BOTTOM AREA AND ADD ADDITIONAL SAND IF NECESSARY.  
SEDIMENT SHOULD BE REMOVED FROM THE BASIN AS NECESSARY. REMOVAL PROCEDURES SHOULD NOT TAKE PLACE UNTIL THE FLOOR OF THE BASIN IS THOROUGHLY DRY. PRETREATMENT DEVICES SHOULD BE INSPECTED AND SHOULD BE INSPECTED AND CLEANED AT LEAST TWICE A YEAR AND IDEALLY EVERY OTHER MONTH.

DEEP SUMP HOODED AREA DRAINS

DURING CONSTRUCTION, CATCH BASIN GRATES SHALL BE PROVIDED WITH SILT SACKS. CATCH BASINS SHALL BE CLEANED UPON THE COMPLETION OF CONSTRUCTION. AFTER CONSTRUCTION, THE DEEP SUMPS FOR ALL CATCH BASINS AND DRAIN MANHOLES SHALL BE INSPECTED FOUR TIMES A YEAR AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING CRITERIA:

IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL GUIDELINES AND REGULATIONS, THE DEPTH OF THE SEDIMENT IN A BASIN SHALL NOT EXCEED A DEPTH OF 18 INCHES AS DETERMINED BY PROBING WITH A STICK. IF THE STICK HITS THE BOTTOM WITHIN 30 INCHES OF THE WATER LEVEL, MORE THAN 18 INCHES OF SEDIMENT HAS ACCUMULATED. THE PERSON RESPONSIBLE FOR THE REQUIRED INSPECTIONS SHALL REMOVE THE EXCESS OF THE CONTENTS OF THE SUMP IN ACCORDANCE WITH APPLICABLE REGULATIONS.

DRYWELLS:

INSPECT THE DRYWELL AFTER EVERY MAJOR STORM FOR THE FIRST FEW MONTHS TO ENSURE PROPER STABILIZATION AND FUNCTION. THEREAFTER, INSPECT AND CLEAN IT AT LEAST ONCE PER YEAR. WATER LEVELS SHOULD BE RECORDED OVER SEVERAL DAYS TO CHECK THE DRYWELL DRAINAGE.

EMERGENCY CONTACTS:

EMERGENCY CONTACTS:  
IN THE EVENT OF A HAZARDOUS MATERIALS SPILL ON THE SITE THE FOLLOWING PARTIES SHALL BE CONTACTED:

RECORDS:

THE DEVELOPER SHALL MAINTAIN AN INSPECTION LOG OF ALL ELEMENTS OF THE STORMWATER MANAGEMENT PLAN DURING CONSTRUCTION AND UNTIL THE ROAD IS ACCEPTED BY THE TOWN. A COPY OF THE EROSION CONTROL AND STORM WATER MAINTENANCE PLAN AND INSPECTION LOGS SHALL BE KEPT ONSITE AT ALL TIMES UNTIL ACCEPTANCE OF THE ROAD. EACH INDIVIDUAL LOT OWNER SHALL ALSO MAINTAIN RECORDS FOR PRIVATE STRUCTURES ON THEIR LOT.

FIRE DEPARTMENT: PH: 978-952-2302

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(7306.DEFSUB.3.dwg) SM-7306 SHEET 7 OF 8



