

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

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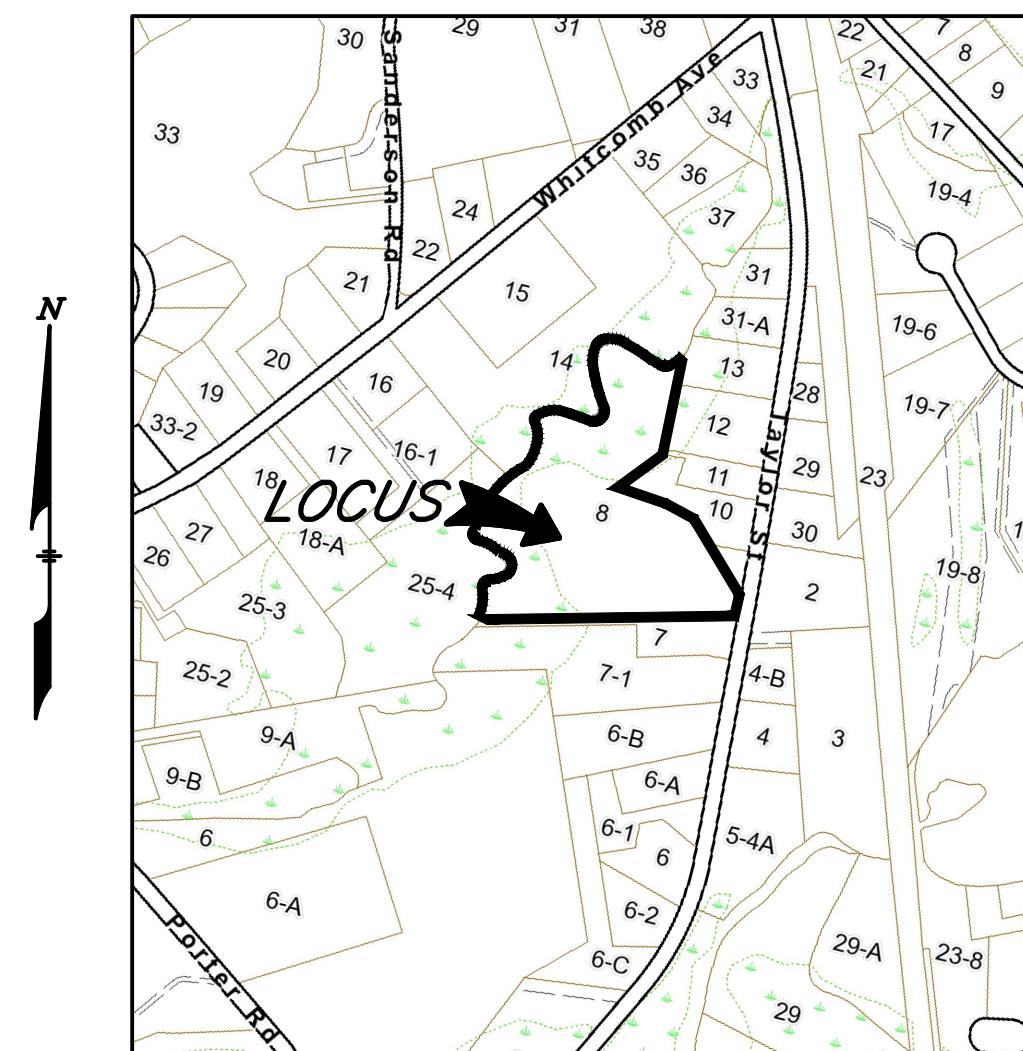
LITTLETON PLANNING BOARD

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



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 OWNFR

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

ZONING DISTRICT

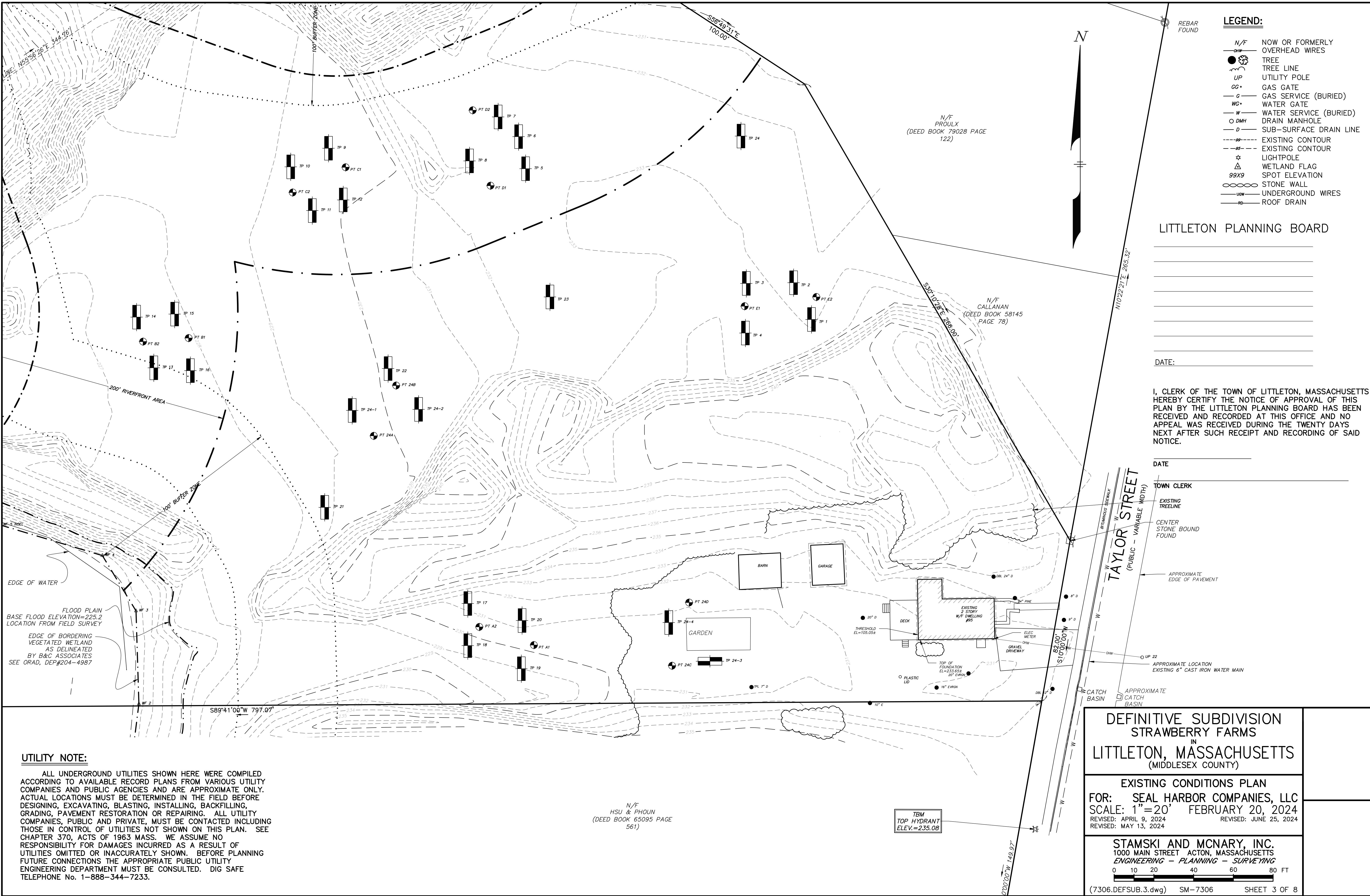
**RESIDENCE (R)
WATER RESOURCE DISTRICT**

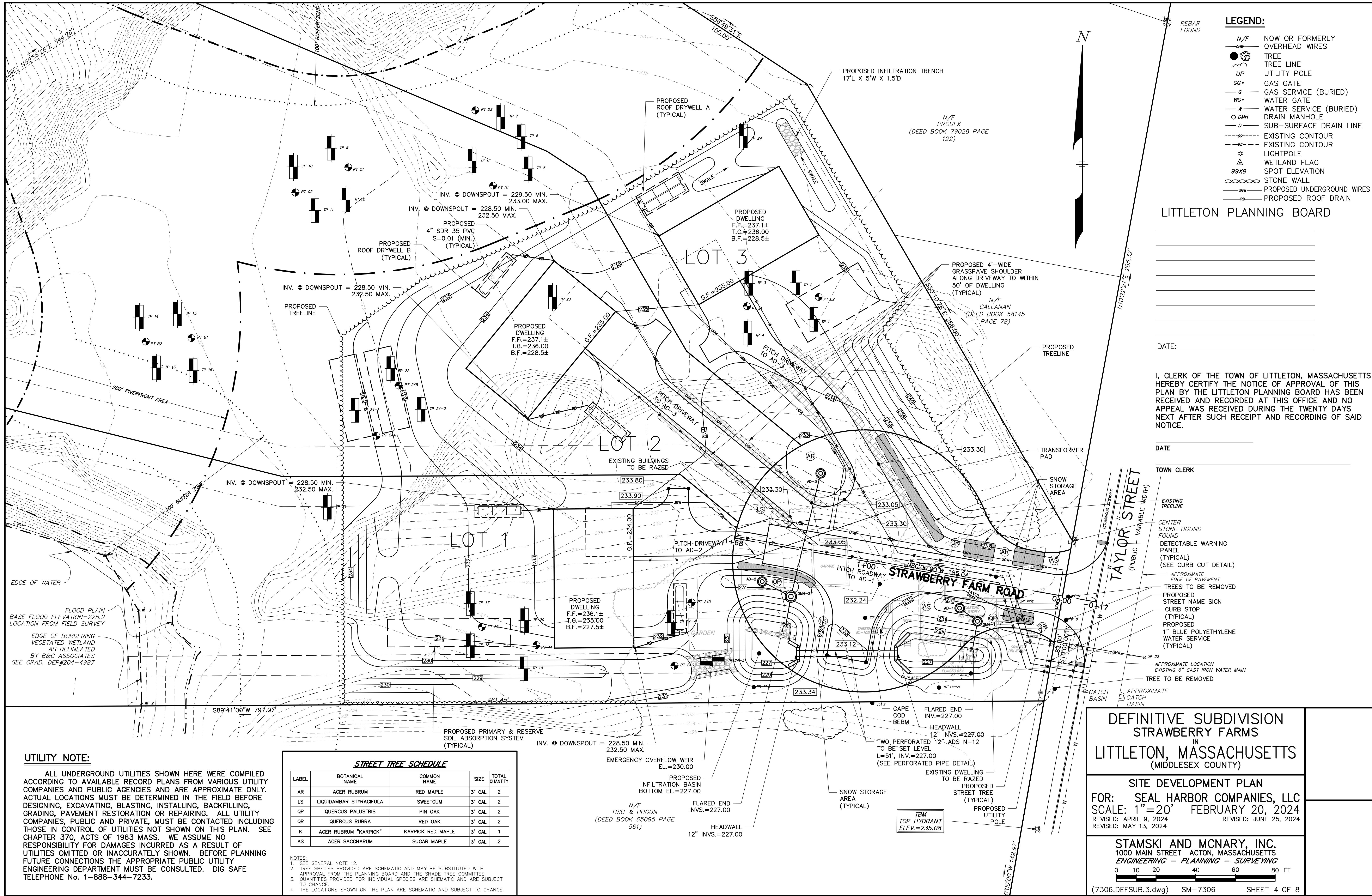
REFERENCE

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

DATUM

N.A.V.D OF 1988.





LEGEND:

- N/F NOW OR FORMERLY OVERHEAD WIRES
- OWW OVERHEAD WIRES
- TREE TREE LINE
- UTILITY POLE
- GAS GATE
- GAS SERVICE (BURIED)
- WATER GATE
- WATER SERVICE (BURIED)
- DMH DRAIN MANHOLE
- SUB-SURFACE DRAIN LINE
- EXISTING CONTOUR
- EXISTING CONTOUR
- LIGHTPOLE
- WETLAND FLAG
- SPOT ELEVATION
- 99X9 STONE WALL
- UNDERGROUND WIRES
- RD ROOF DRAIN

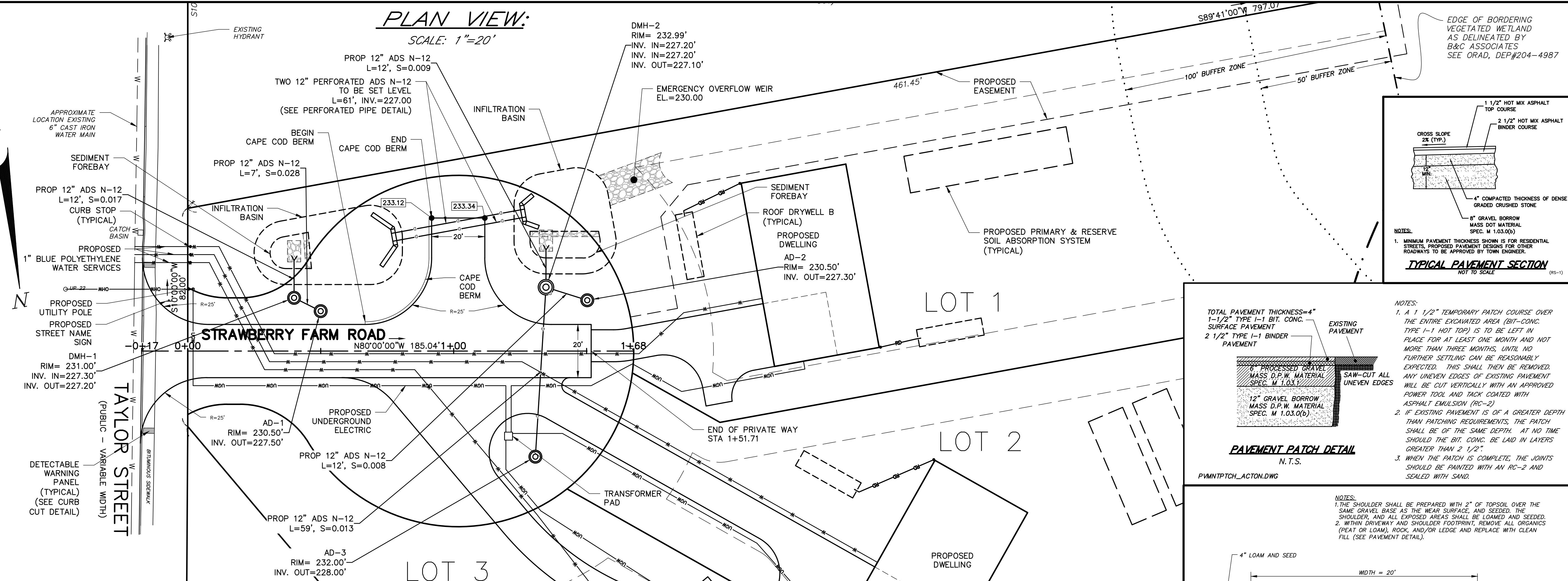
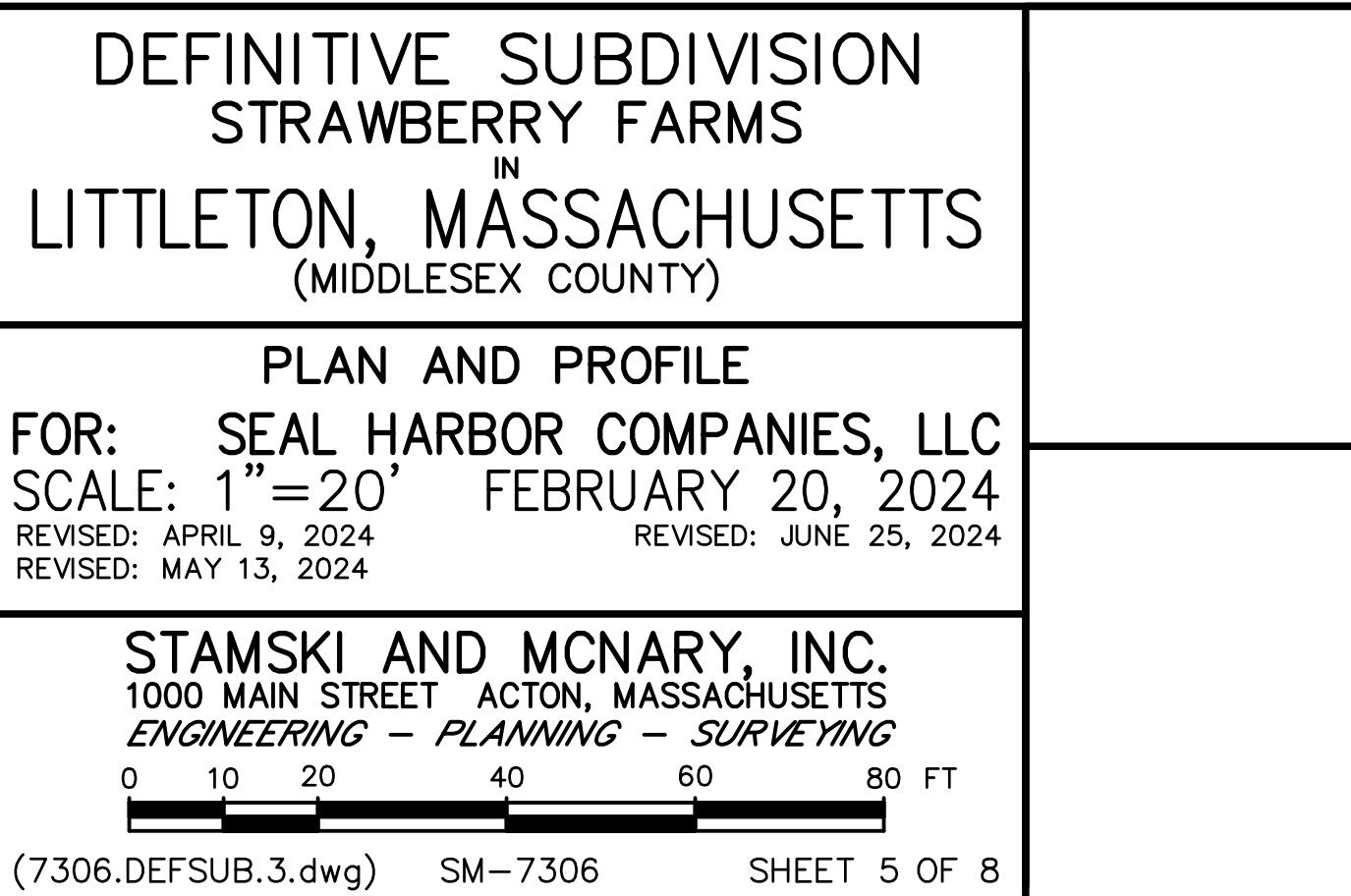
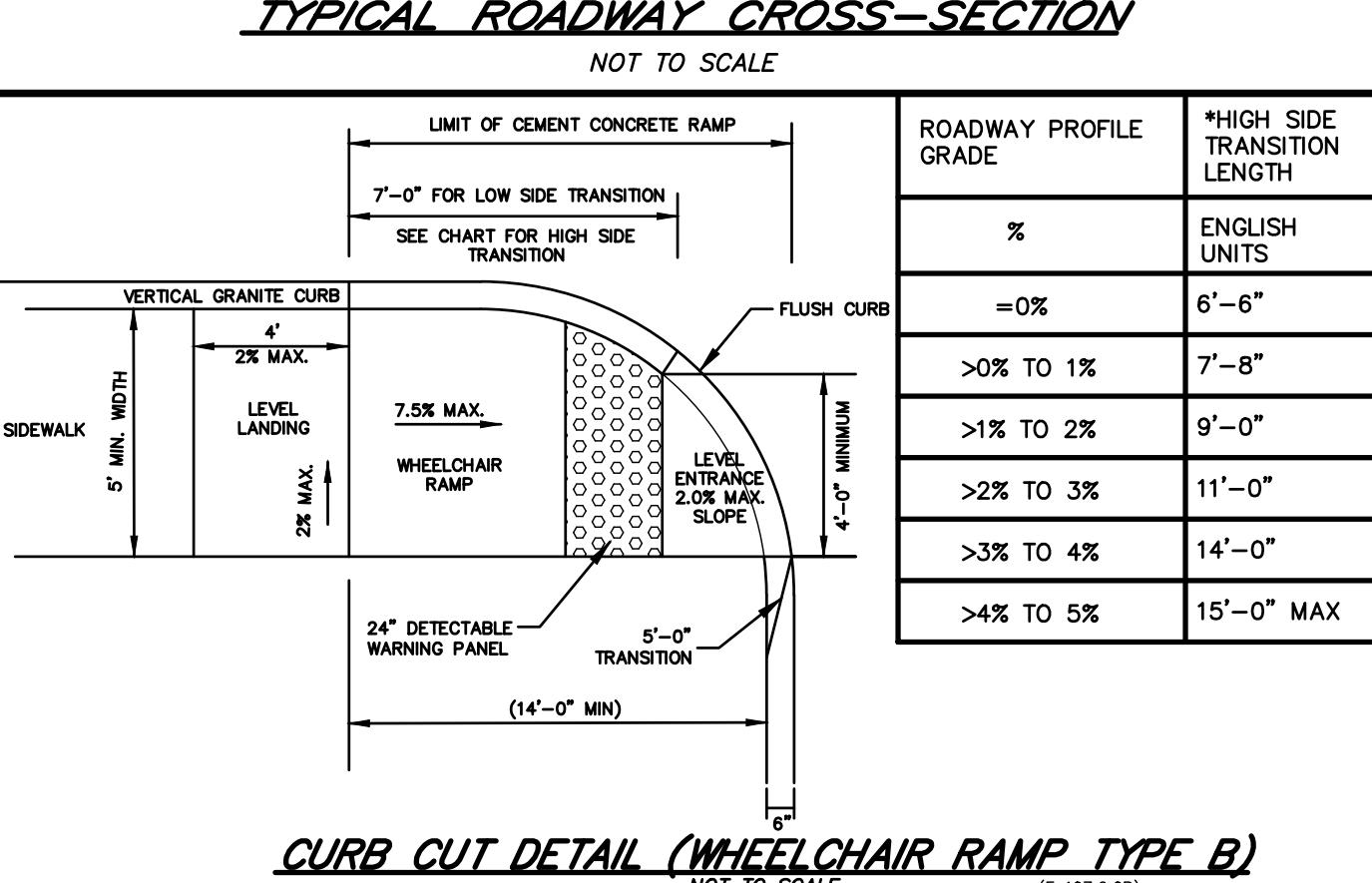
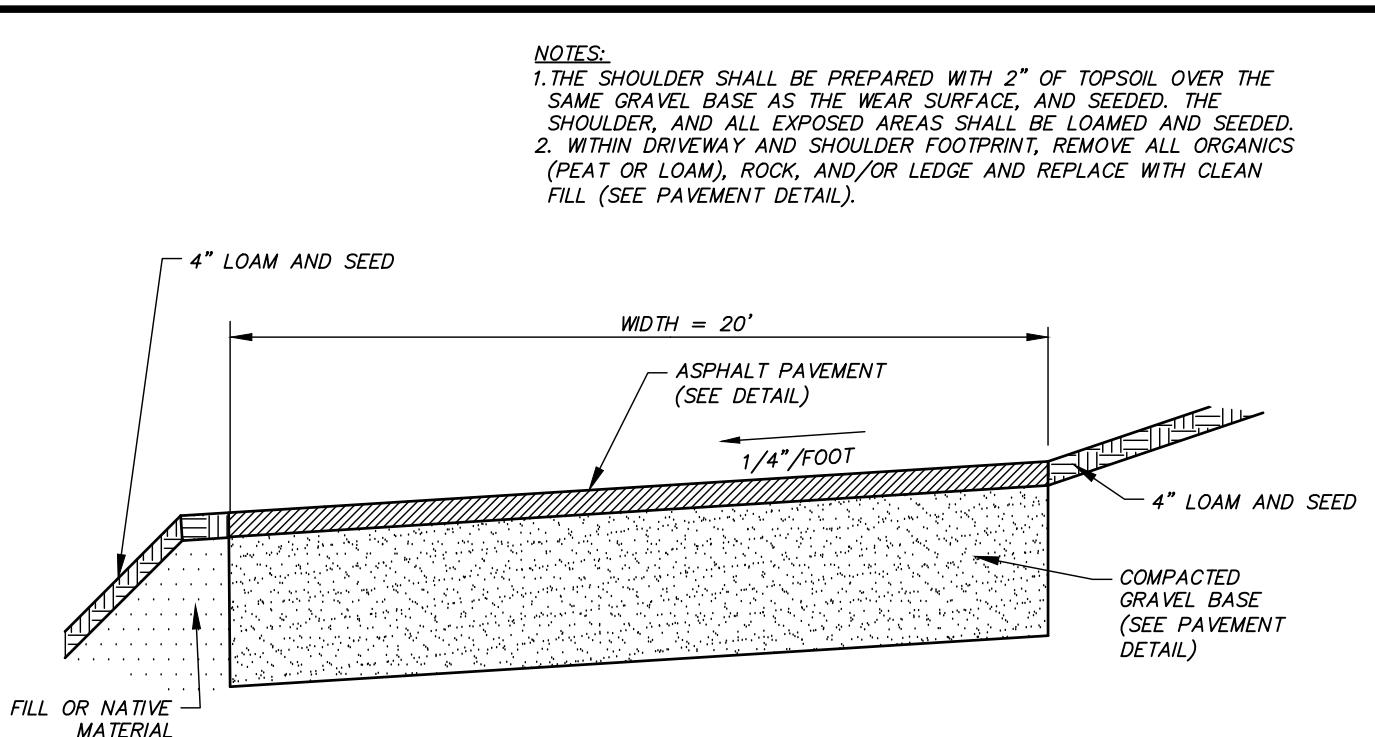
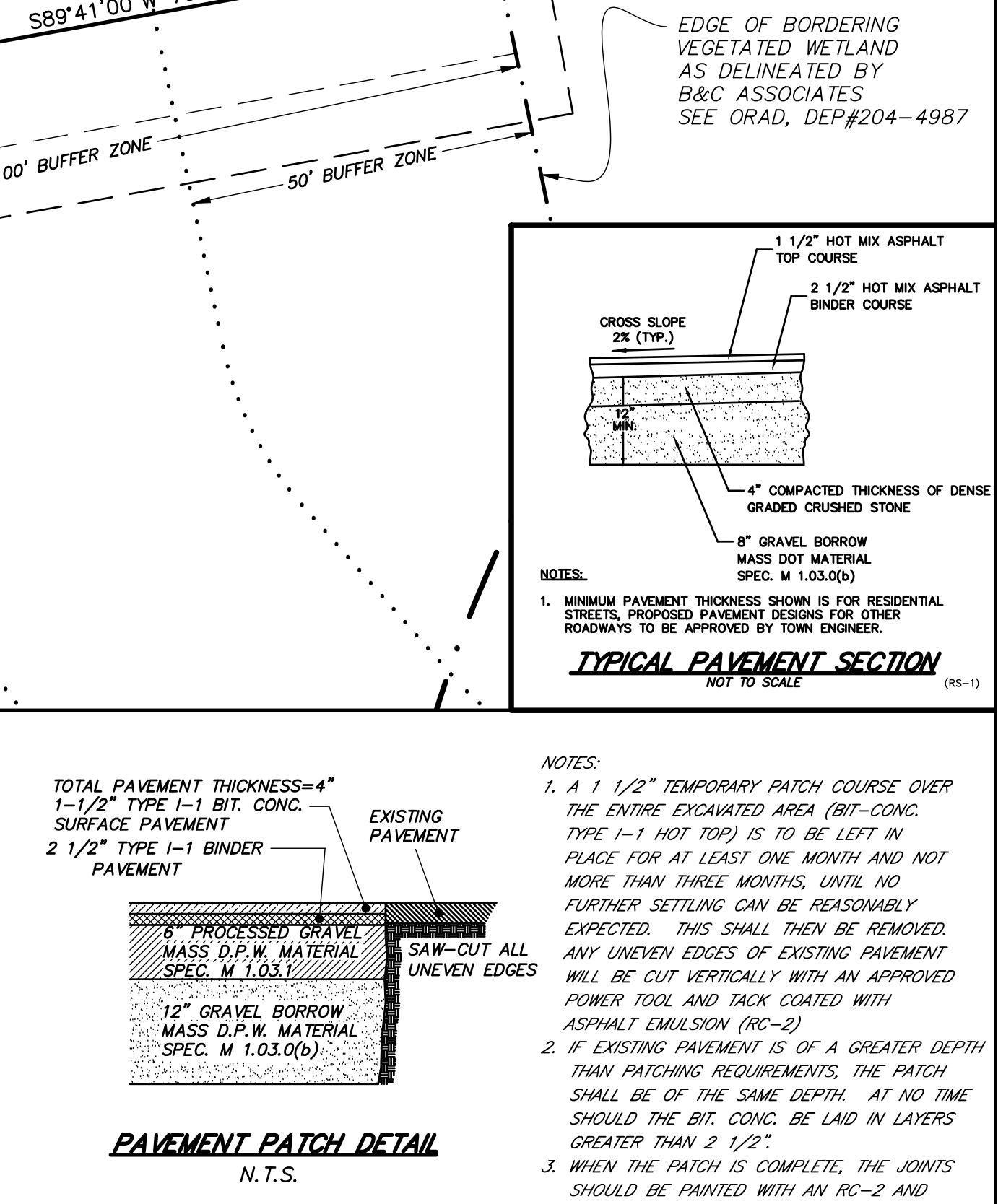
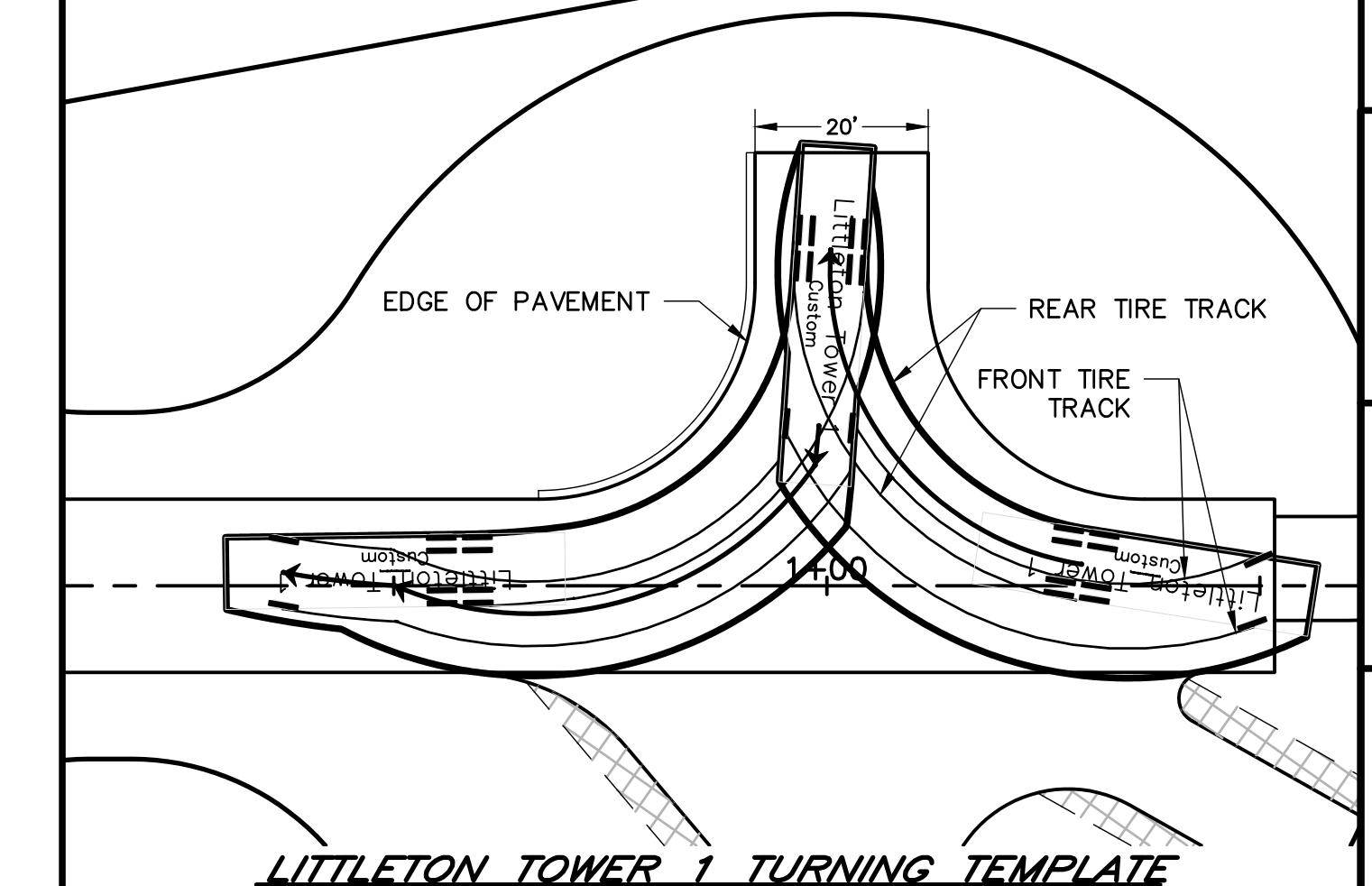
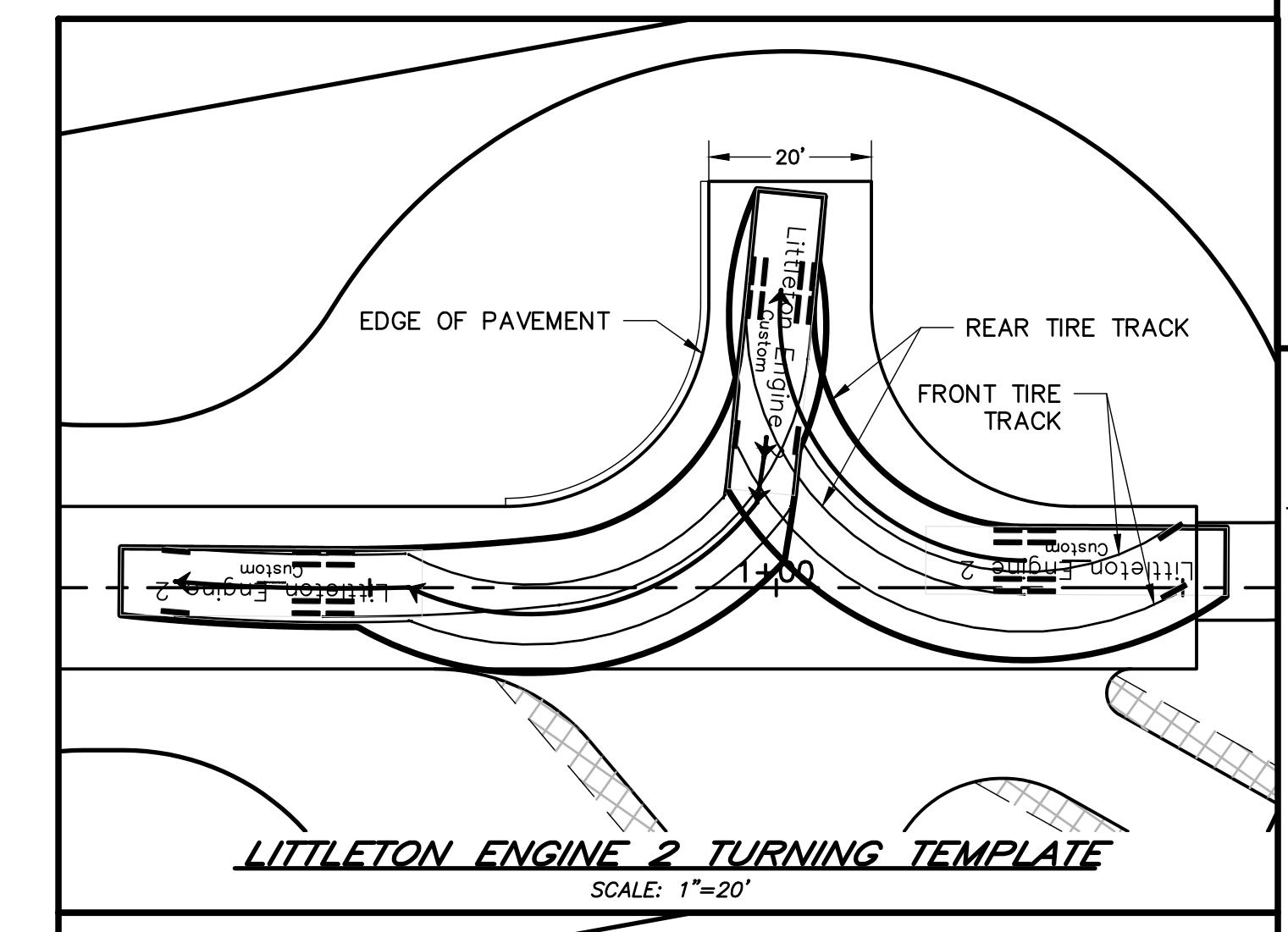
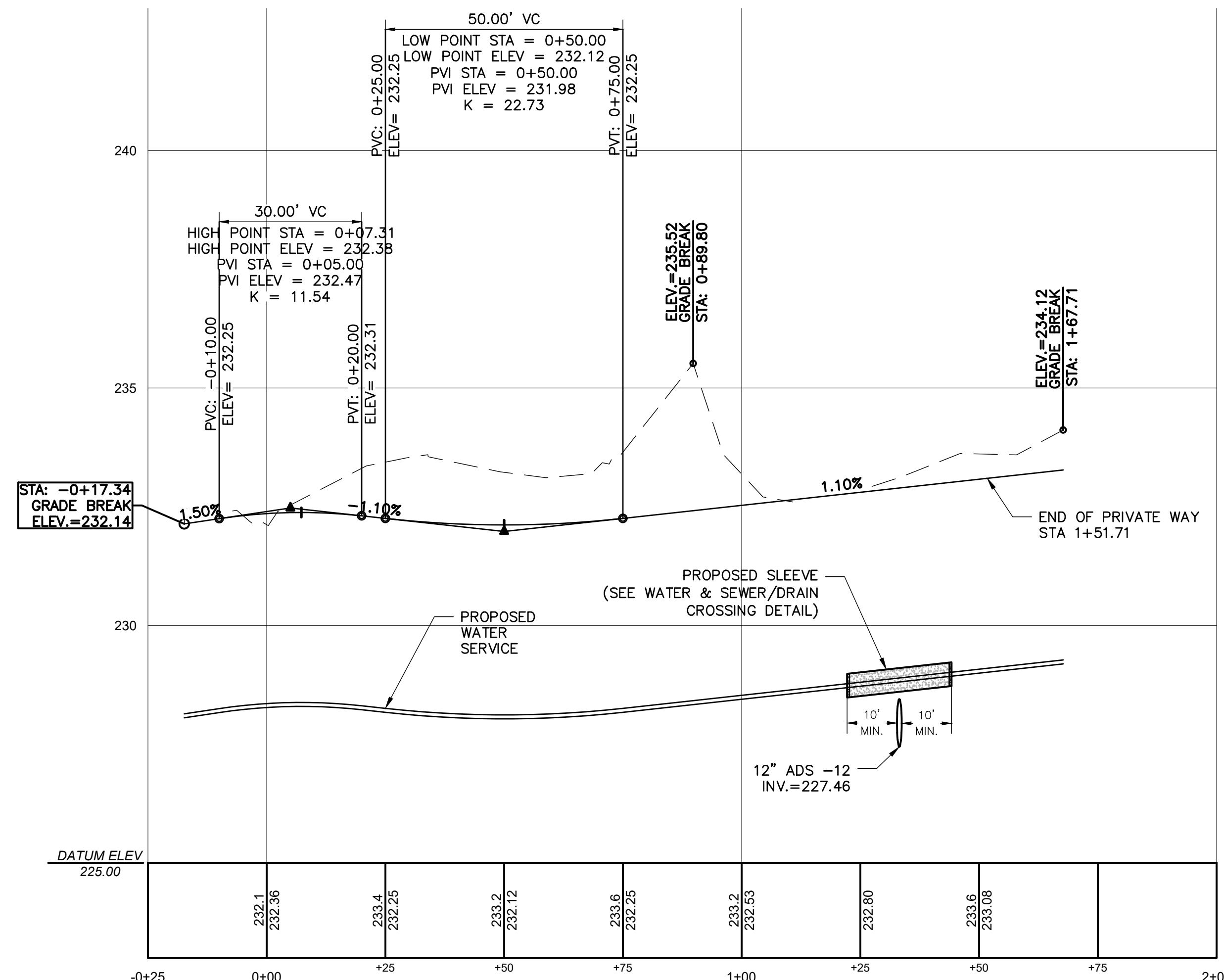
LITTLETON PLANNING BOARD

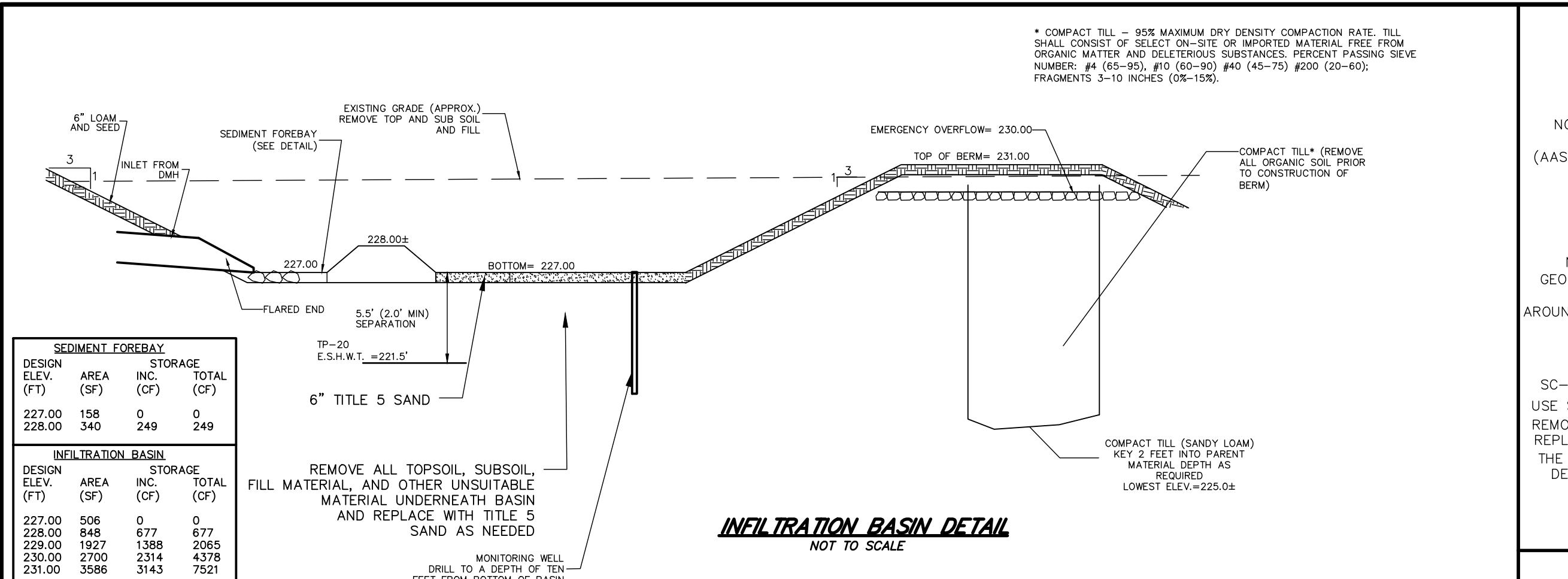
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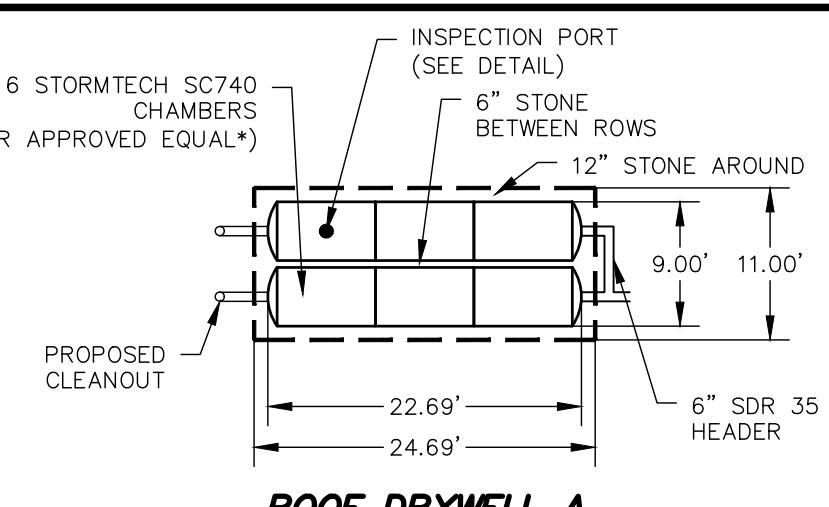
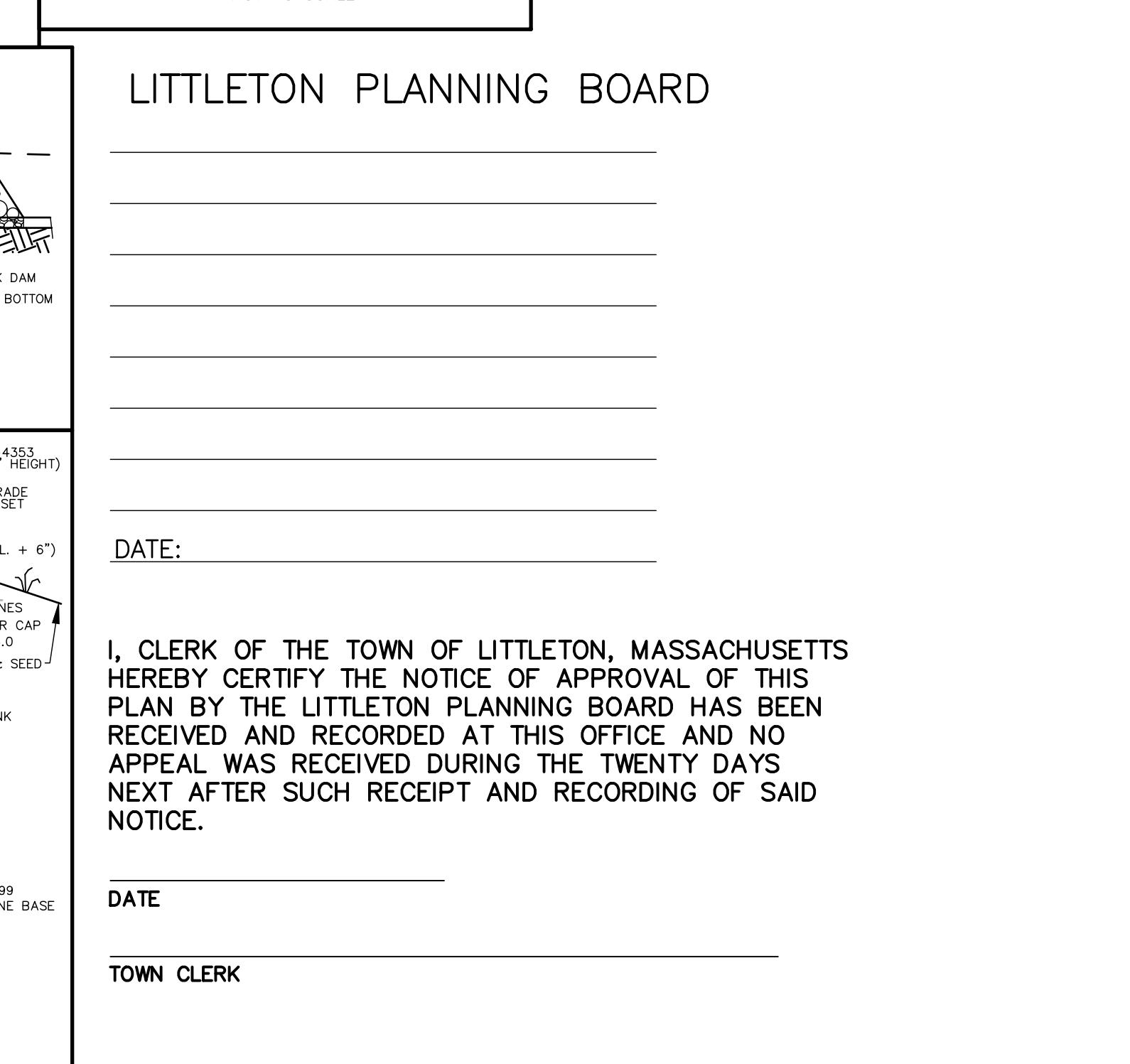
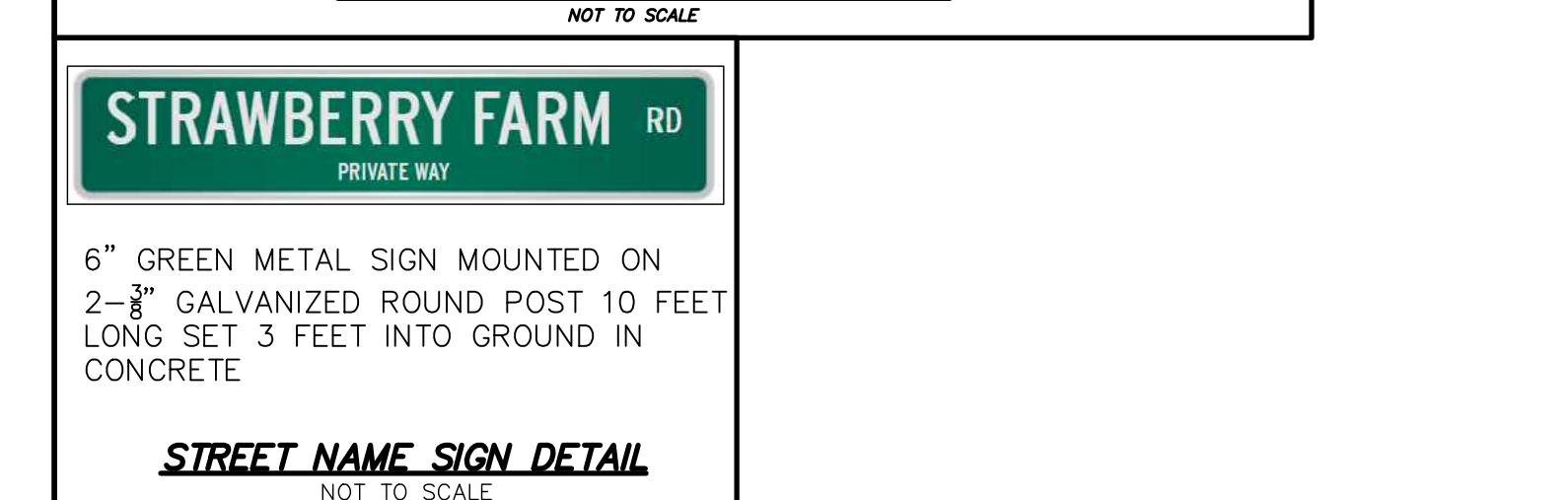
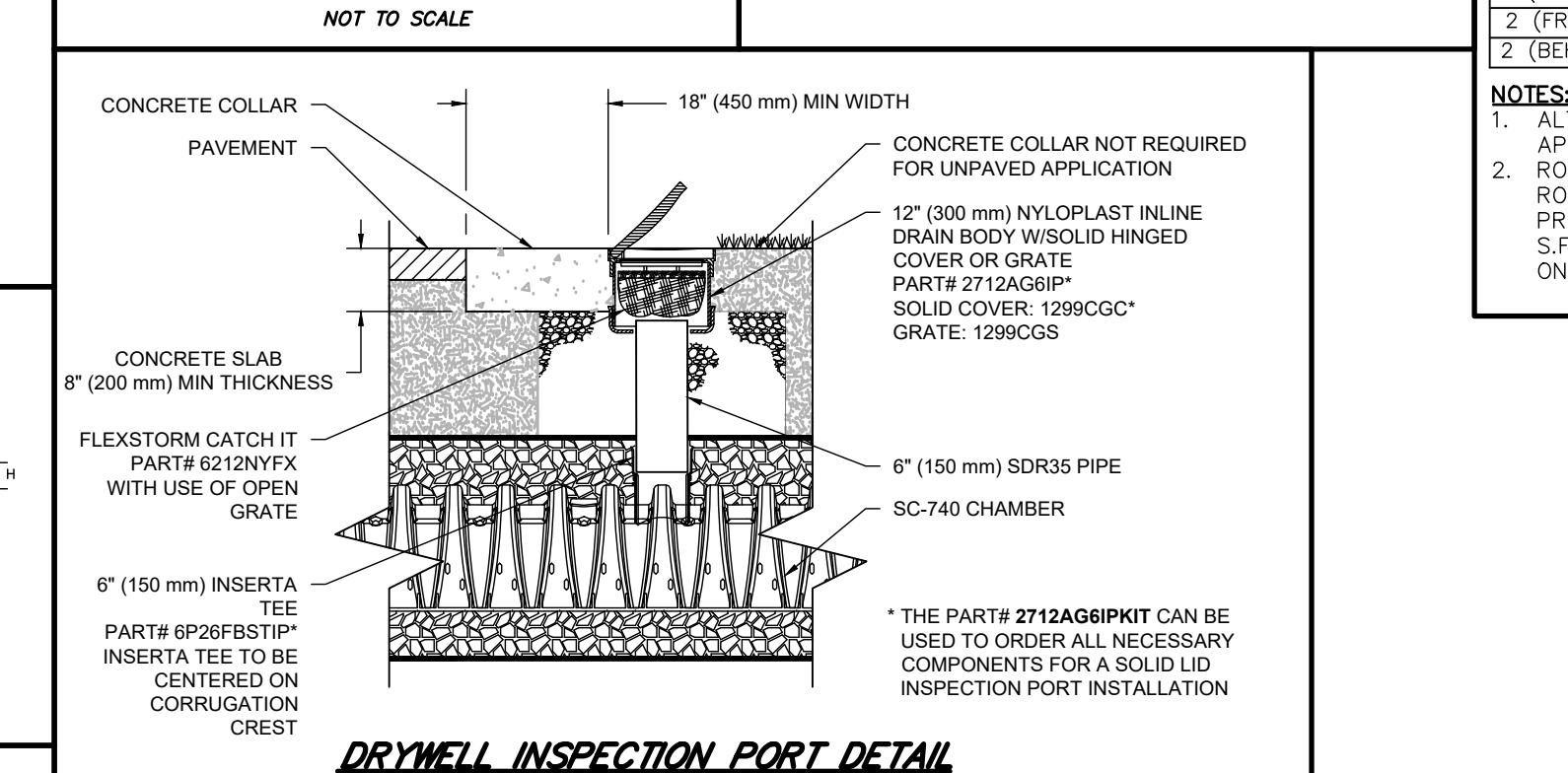
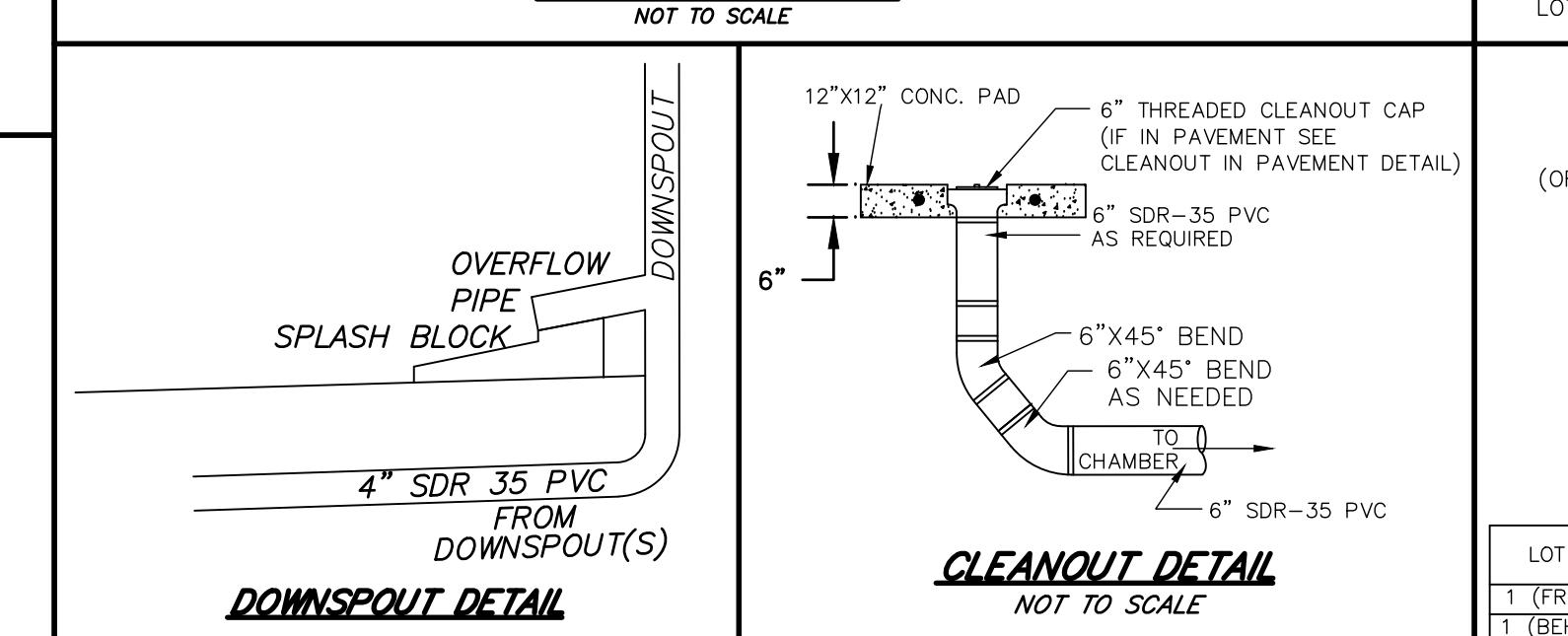
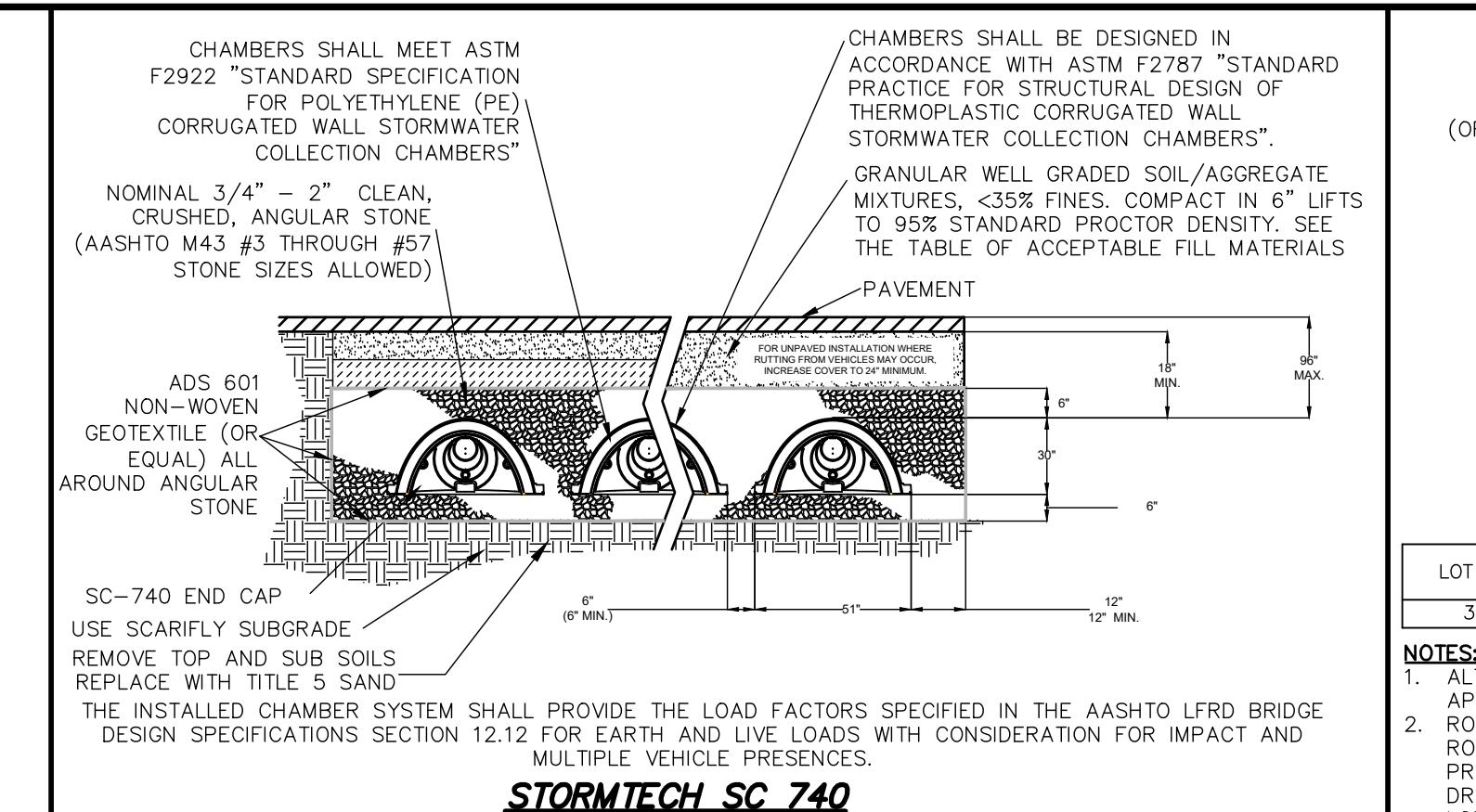
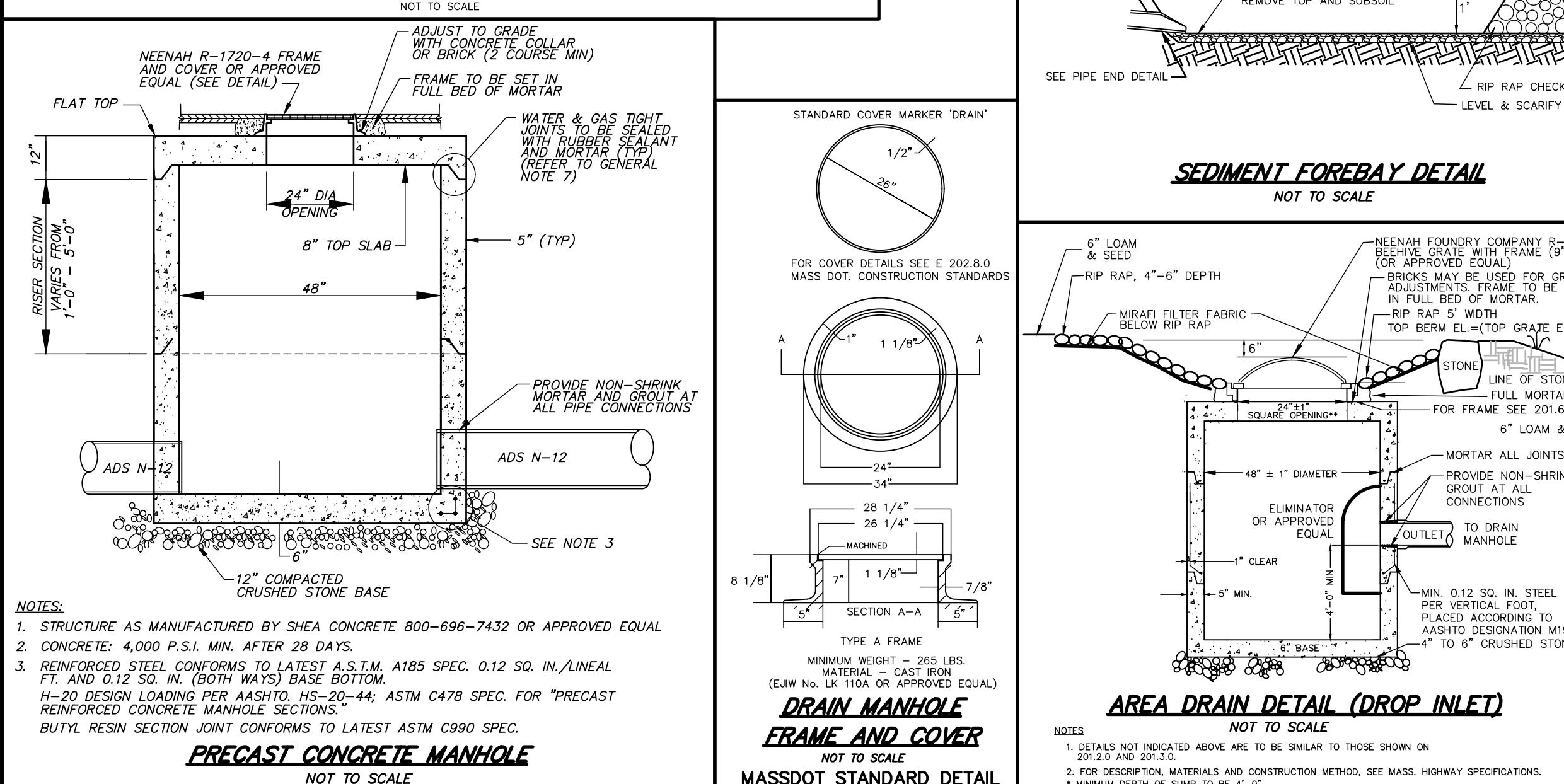
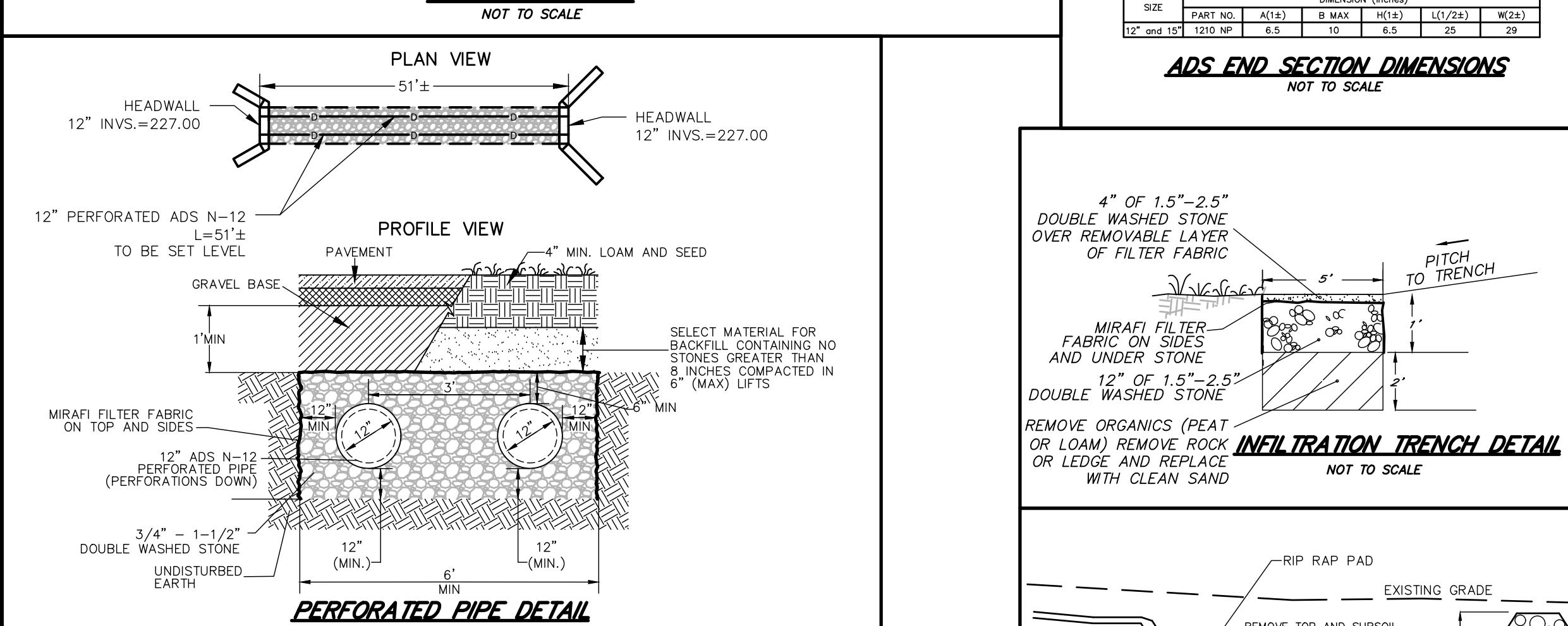
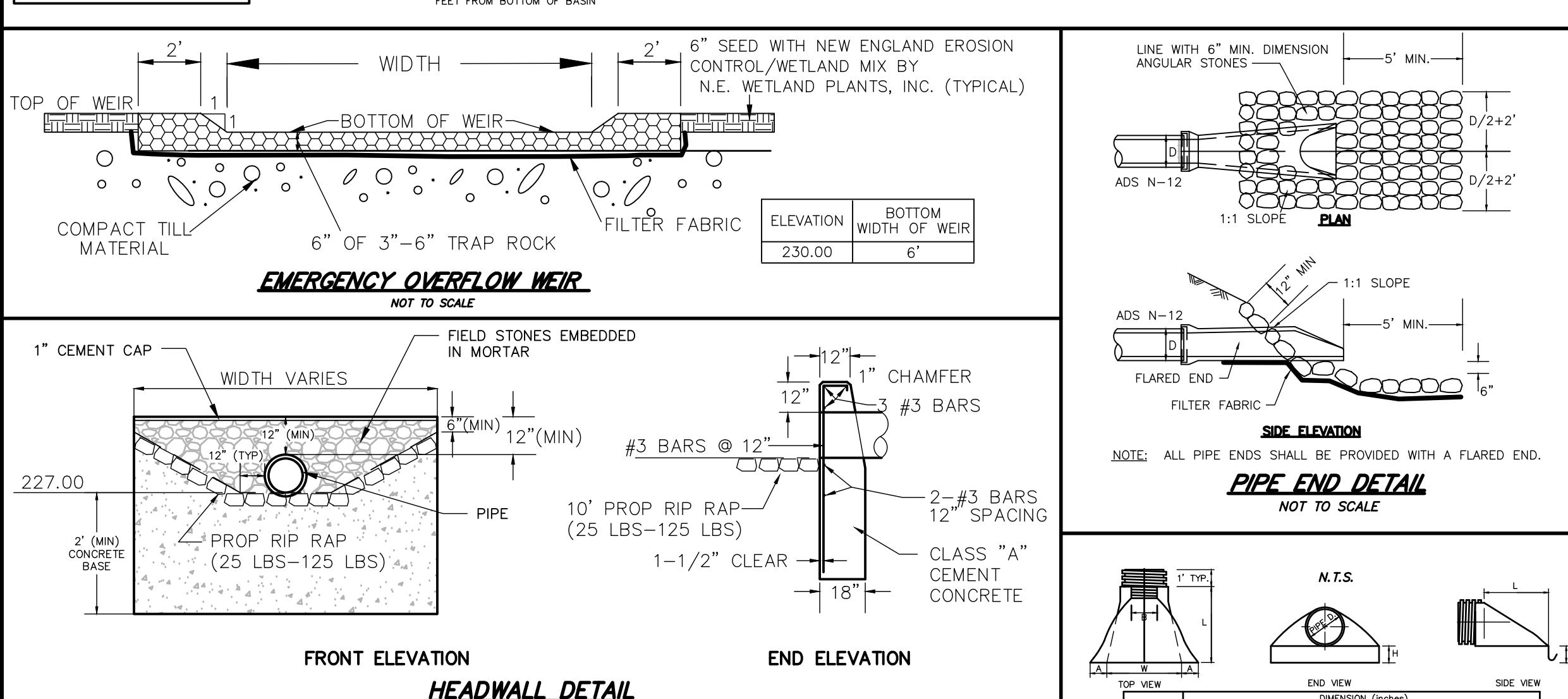
DATE _____

TOWN CLERK

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



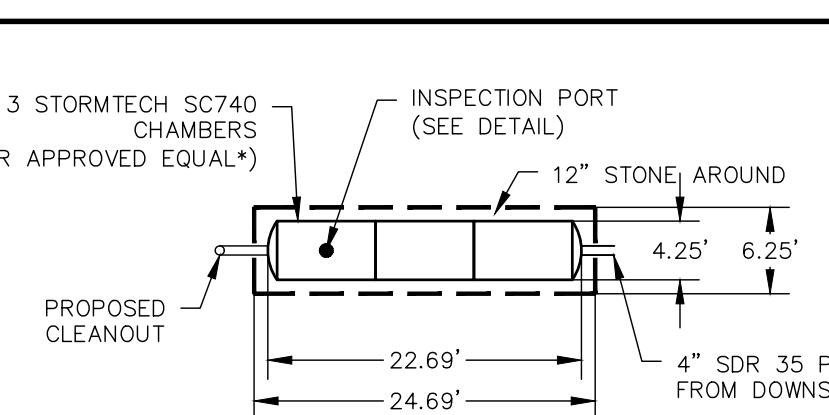
INFILTRATION BASIN DETAIL
NOT TO SCALE



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

NOTES:

- ALTERNATIVE CHAMBERS MAY BE UTILIZED DEPENDING ON AVAILABILITY WITH APPROVAL FROM THE DEPARTMENT OF PUBLIC WORKS AND THE DEPARTMENT OF PLANNING.
- ROOF DRYWELL A IS DESIGNED TO FULLY INFILTRATE UP TO 3500 S.F. OF ROOF AREA. ALTERNATIVE ROOF DRYWELL A DESIGN MAY BE REQUIRED IF THE PROPOSED DWELLING ROOF AREA EXCEEDS 3500 S.F.. THE FINAL ROOF DRYWELL A DESIGN WILL BE PROVIDED ON THE SEWAGE DISPOSAL PLAN FOR LOT 3.



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 THE DEPARTMENT OF PUBLIC WORKS AND THE DEPARTMENT OF PLANNING.
- 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. DIAL SAFE TEL. NO. 1-888-544-7233.
- 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 FILM MATERIAL USED SHALL BE FREE OF HAZARDOUS MATERIALS, WASTE, AND CONSTRUCTION DEBRIS.
- RIP RAP SHALL CONSIST OF HARD DURABLE STONE, ANGULAR IN SHAPE, THAT IS WELL GRADED IN SIZE 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 TOPOGRAPHY SHALL BE STRIPPED, STOCKPILED, SCREENED AND SPREAD TO REQUIRED DEPTHS SHOWN ON THE PLAN.
- CATCHBASIN SUMPS AND STORM WATER BASINS SHALL BE CLEANED FOLLOWING COMPLETION OF CONSTRUCTION AND ANNUALLY THEREAFTER PER D. & P. PLANS.
- THE ENTIRE WORK AREA SHALL BE CLEARED OF BURNINGS TO BE RAZED, PAVEMENT, DEBRIS, BOULDERS, BRUSH, TREES, STUMPS, UNSUITABLE MATERIALS AND LIKE MATERIAL.
- ALL TOP AND SUBSOIL WITHIN 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 NURSERIES. THE DESIGNER SHALL DETERMINE THE SHADE TREE COMMITTEE APPROVAL. THE SPECIES OF THE STREET 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:

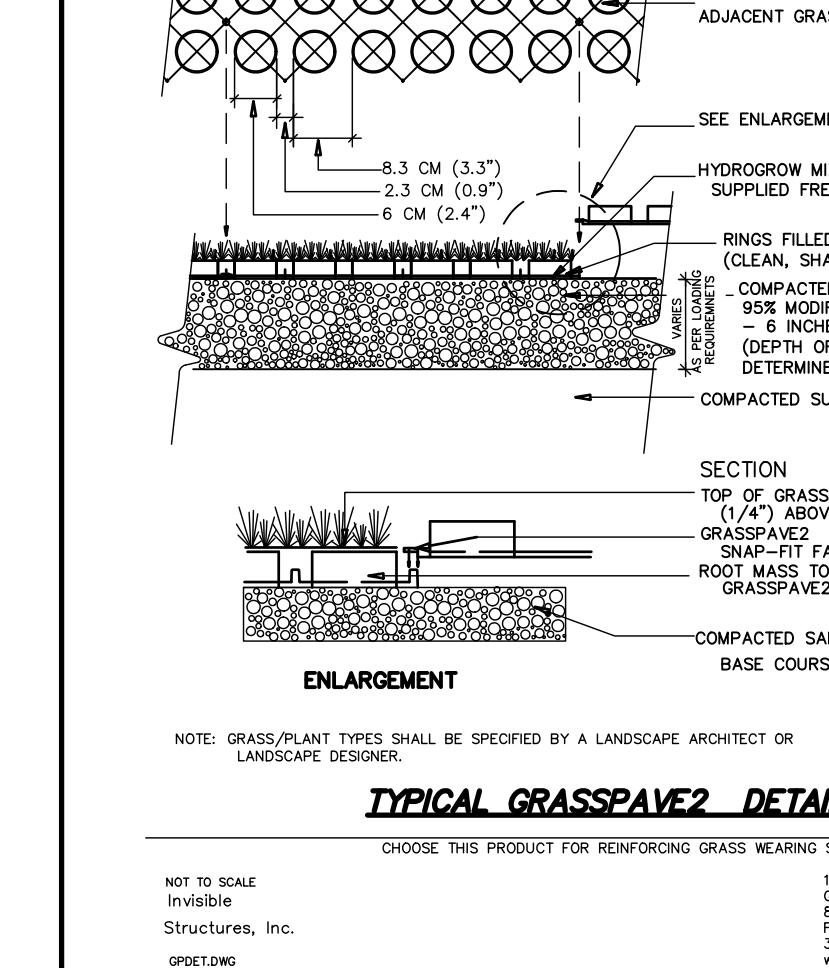
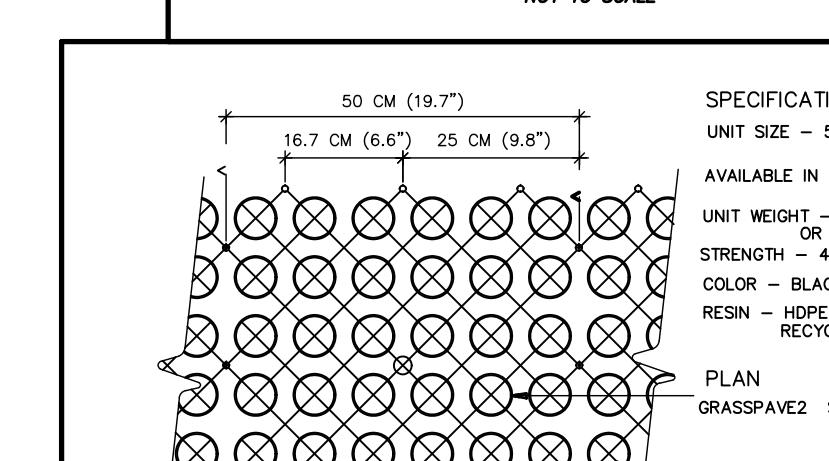
COMMON NAME:
RED MAPLE
SWEET GUM
PIN OAK
RED OAK
KARPICK RED MAPLE
ACER RUBRUM "KARPICK"
SUGAR MAPLE

BOTANICAL NAME:
ACER RUBRUM
LIQUIDAMBAR STYRACIFLUA
QUERCUS PALUSTRIS
QUERCUS RUBRA
ACER RUBRUM "KARPICK"
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.

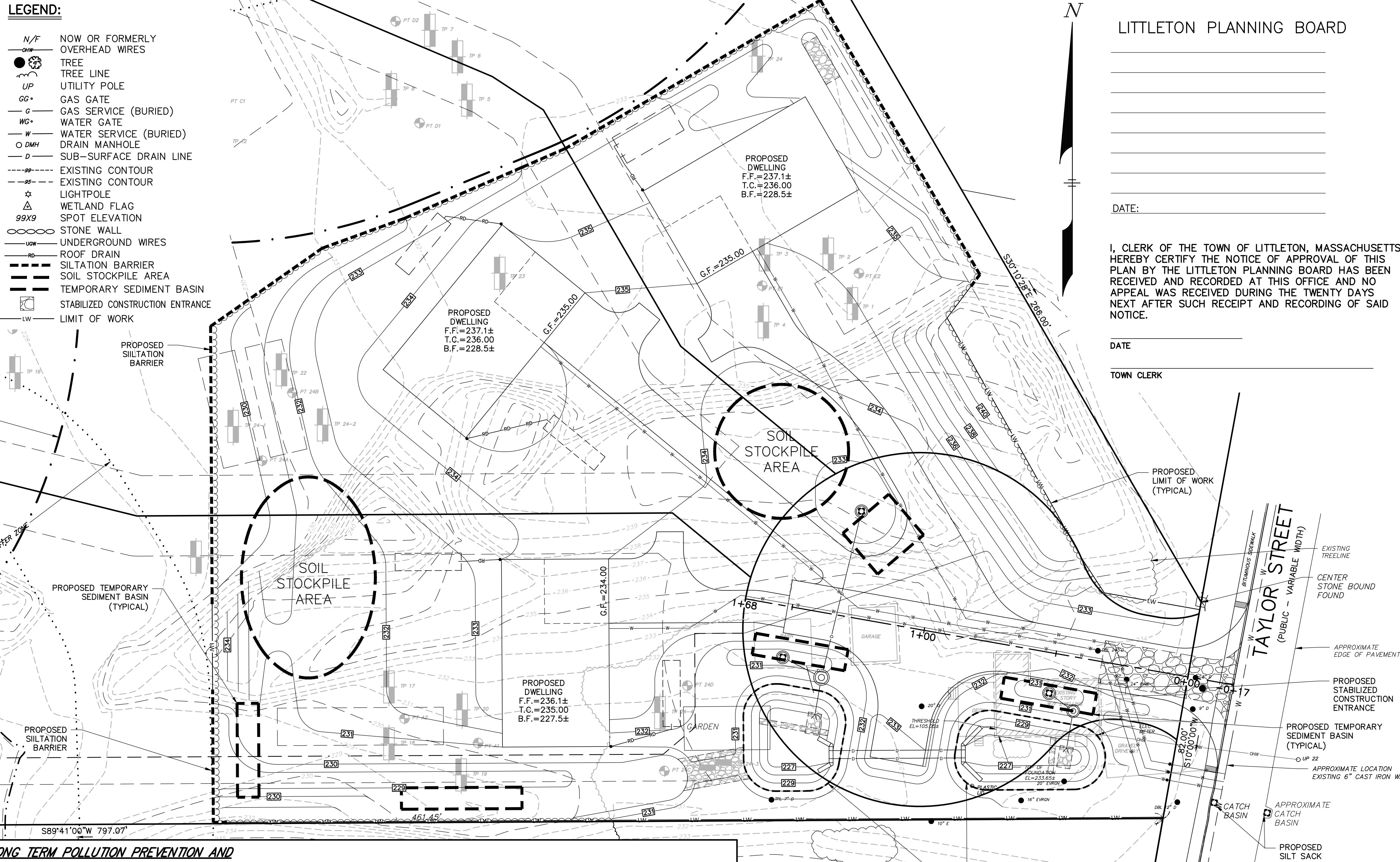
WATER SERVICE NOTES:

- SERVICE LINES SHALL NOT BE PLACED WITHIN 10 FEET OF PIPES CARRYING WASTEWATER OR ASSOCIATED STRUCTURE, OR WITHIN 3 FEET OF ANY OTHER UTILITIES EXCEPT UNDER SPECIAL CONDITIONS AND WITH THE PLANNER'S APPROVAL AND SUPERVISION.
- CARE SHALL BE EXERCISED IN THE PLACING AND LAYING OF TUBING TO BE SURE THAT THE PIPE DOES NOT HAVE KINKS OR IS NOT PLACED ON SHARP STONES OR LEDGE WHICH WOULD DAMAGE TO THE PIPE.
- MINIMUM BURIED DEPTH OF SERVICE SHALL BE 5 FT.
- PLACE AT LEAST SIX INCHES OF SAND BELOW THE TUBING AND TWELVE INCHES OF SAND ABOVE AND TO BOTH SIDES OF THE TUBING.
- NO SODA SHALL BE DROPPED ON THE TUBING UNTIL THE DEPTH OF BACKFILL ABOVE THE TUBING IS IN EXCESS OF ONE FOOT.
- WATER SERVICE PIPE SHALL HAVE BOTH TRACER WIRE AND TRACER TAPE MARKED "WATER" INSTALLED AS PART OF THE INSTALLATION. TRACER WIRE SHALL BE INSTALLED ALONG SIDE THE TUBING, AND TERMINATE AT BOTH THE CURB STOP, ERIE BOX RISER AND INSIDE OF THE FOUNDATION AT THE METER. TRACER TAPE SHALL BE INSTALLED AT A 12" DEPTH, FEET FROM THE TUBE.
- SERVICE LINE, UNLESS OTHERWISE SPECIFIED, SERVICE MATERIALS SHALL BE ULTRA-HIGH MOLECULAR WEIGHT POLYETHYLENE (PE) TUBING WITH A PRESSURE RATING OF 250 PSI AND SHALL CONFORM TO ASTM C901-POLYETHYLENE TUBING, ASTM D-1248, ASTM D-2737. COPPER TUBE SIZES SHALL BE USED TO ALLOW THE USE OF COMPRESSION FITTINGS WITHOUT SPECIAL ADAPTERS.
- SERVICE BRASS: ALL FITTINGS, CONNECTIONS, CORPORAIONS, CURB STOPS, AND SERVICE APPURTENANCES SHALL BE CONFORMED TO ANSI STANDARDS. REINFORCED CONCRETE PIPE Joints SHALL CONFORM TO THE C-6212NYFK PARTITION WITH USE OF OPEN GRATE.
- SERVICE LINE, UNLESS OTHERWISE SPECIFIED, SERVICE MATERIALS SHALL BE ULTRA-HIGH MOLECULAR WEIGHT POLYETHYLENE (PE) TUBING WITH A PRESSURE RATING OF 250 PSI AND SHALL CONFORM TO ASTM C901-POLYETHYLENE TUBING, ASTM D-1248, ASTM D-2737. COPPER TUBE SIZES SHALL BE USED TO ALLOW THE USE OF COMPRESSION FITTINGS WITHOUT SPECIAL ADAPTERS.
- CONFIRMATION AND STANDARDS RELATED TO PACK-ON-END CONNECTIONS SHALL CONSIST OF BUNA-N BEVELED GASKET FOR WATERLINE, INDEPENDENT, SPLIT-CLAMP LOCKING DEVICE, OR STAINLESS STEEL BEVELED GRIPPER SHALL BE INCORPORATED IN THE DESIGN FOR ADDITIONAL RESTRAINT. FORD, MUELLER, MACDONALD AND CAMBRIDGE SERVICE BRASS IS ACCEPTED WITHOUT SUBSTITUTE.
- MUeller 25209 OR EQUIVALENT CURB STOP SHALL BE FULL BORE INSIDE.
- THE EXISTING SERVICE LINE 35 CURB STOP SHALL BE REMOVED AND SERVICE LINE SHALL BE REMOVED IN ITS ENTIRETY TO THE WATER MAIN, A REPAIR CLAMP SHALL BE INSTALLED ON THE WATER MAIN.



CONSTRUCTION DETAILS
FOR: SEAL HARBOR COMPANIES, LLC
SCALE: AS SHOWN FEBRUARY 20, 2024
REVISED: APRIL 9, 2024
REVISED: MAY 13, 2024
REVISED: JUNE 25, 2024
STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

(7306.DEFSUB.3.dwg) SM-7306 SHEET 6 OF 8



EROSION AND SEDIMENTATION CONTROL NOTES

1. THE SITE IS SUBJECT TO THE PERMIT REQUIREMENTS OF THE EPA NPDES PROGRAM. THE DEVELOPER SHALL SUBMIT COMPLIANT 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 SEQUENCE OF TRADING, DEVELOPMENT, AND CONSTRUCTION OPERATIONS. 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 A RAINFALL OF 0.5 INCHES OR MORE. AREAS WITH SITES 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 TARPON 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. STRAWBales MAY 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 THROUGH 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 INTO 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 (STRAWBALES) SHALL BE USED AROUND THE CATCH BASINS ON THE PROPOSED DRIVEWAY TO DIVERT THEM FROM THE PROPOSED DITCHES AND PROVIDE A CHECK DAM* TO SLOW THE RUNOFF DURING THE CONSTRUCTION. THE DEVELOPER SHALL PROVIDE VELOCITY CHECK DAMS* IN ALL UNPAVED STREET AREAS AT THE INTERVALS INDICATED BELOW:

GRADE OF THE STREET	INTERVALS BETWEEN CHECKDAMS
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:

GRADE OF THE CHANNEL	INTERVALS BETWEEN CHECK DAMS
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 SEDED DURING THE GROWING SEASON (APRIL 1 TO NOVEMBER 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 CEASED MUST BE STABILIZED WITHIN 14 DAYS OF THE LAST DISTURBANCE. AREAS WHICH WILL BE RESTABILIZED WITHIN 21 DAYS DO NOT HAVE TO BE STABILIZED.
14. *CHECK DAMS IN UNPAVED STREETS AND UN-VEGETATED OR UNPAVED GRADED CHANNELS BE CONSTRUCTED OF STAKED STRAW BALES 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 IS PREDICTED, THE STRAW BALES SHOULD BE SECURELY STAKED TO THE GROUND. PLACEMENT OF THE DITCHES AND CHANNELS SHALL BE 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 CLEARED OUT OF ALL DEBRIS AND SILT PERIODICALLY.
15. ADDITIONAL EROSION CONTROL MEASURES SHALL BE STOCK-PILED ON-SITE, INCLUDING BUT NOT LIMITED TO CRUSHED STONE, STRAW BALES, SILT FENCE AND EROSION CONTROL MATS.
16. THE SEDIMENT SHALL BE REMOVED BEHIND ALL STRAW BALES AND SILT FENCES IF DEPTH EXCEEDS 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 NEEDED FOR DUST CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS. TEMPORARY VEGETATION AND/OR USE OF TARPON MAY BE NECESSARY.

LONG TERM POLLUTION PREVENTION AND DRAINAGE SYSTEM OPERATION AND MAINTENANCE PLAN

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

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

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 GULLYING SHALL BE REPAIRED AS NECESSARY.

INFILTRATION BASINS:

PREDVENTIVE MAINTENANCE SHOULD BE PERFORMED AT LEAST TWICE A YEAR, AND IDEALLY SEDIMENT SHOULD BE REMOVED FROM THE SEDIMENT FOREBAY AFTER EVERY MAJOR STORM EVENT. SEDIMENT SHALL BE DISPOSED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL GUIDELINES AND REGULATIONS.

ONCE DRIED, THE BASINS SHALL BE INSPECTED AFTER EVERY MAJOR STORM (1" IN 24 HOURS). FOR THE FIRST 12 MONTHS AFTER CONSTRUCTION, 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 MOVED. GRASS CLIPPINGS AND ACCUMULATED ORGANIC MATTER SHOULD BE REMOVED TO PREVENT THE FORMATION OF AN IMPERVIOUS ORGANIC MAT. TRASH AND DEBRIS SHOULD ALSO BE REMOVED AT THIS TIME. THE BUFFER AREA AND ADDITIONAL SIDE SLOPES OF THE BASIN SHOULD BE MOVED. 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 ASSOCIATED WITH BASINS 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 CLEANED FOUR TIMES A YEAR. SEDIMENT REMOVED SHALL BE DISPOSED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL GUIDELINES AND REGULATIONS.

THE DEPTH OF THE SEDIMENT IN THE BASIN SHALL NOT EXCEED A DEPTH OF 18 INCHES AS DETERMINED BY PROBING WITH A STICK. IF THE STICK REACHES THE BOTTOM WITHIN 30 INCHES OF THE WATER LEVEL, MORE THAN 18 INCHES OF SEDIMENT HAS ACCUMULATED AND MUST BE REMOVED. LICENSED PERSONS SHOULD REMOVE AND DISPOSE 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:

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

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 ON SITE 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

NO STOCKPILING OF MATERIALS ALLOWED WITHIN FOOTPRINTS OF INfiltrATION BASINS AREAS SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS

TBM
TOP HYDRANT
ELEV.=235.08

20000'W 149.97

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

EROSION AND SEDIMENTATION CONTROL PLAN

FOR: SEAL HARBOR COMPANIES, LLC

SCALE: 1"=20' FEBRUARY 20, 2024

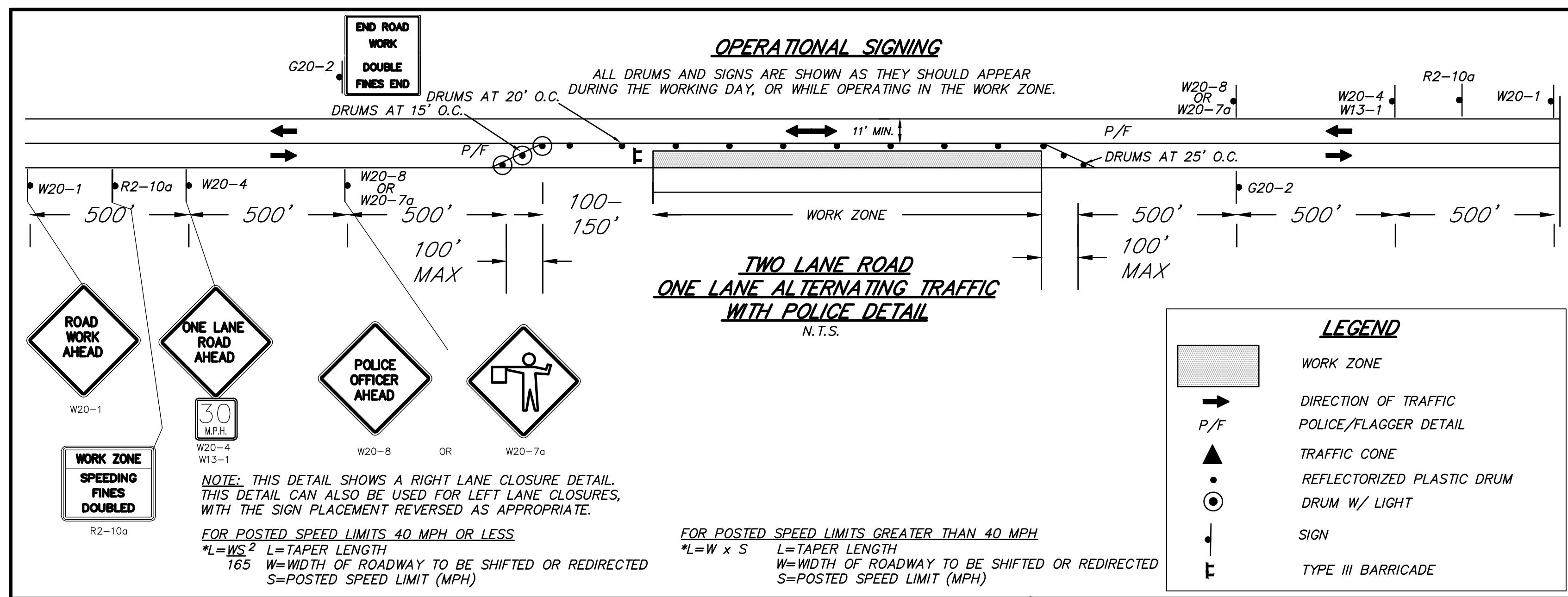
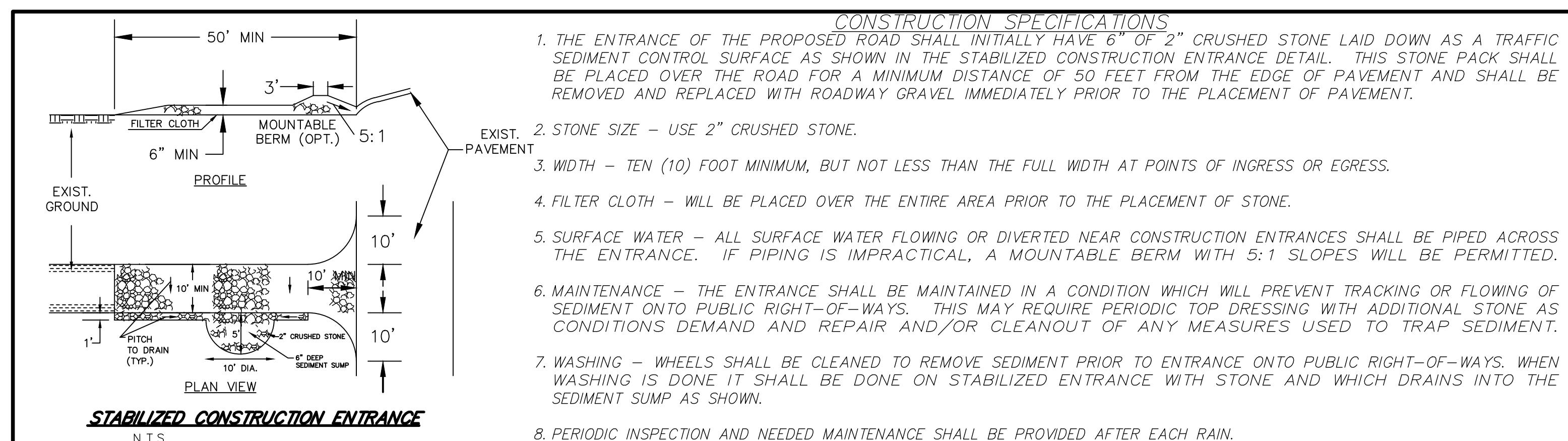
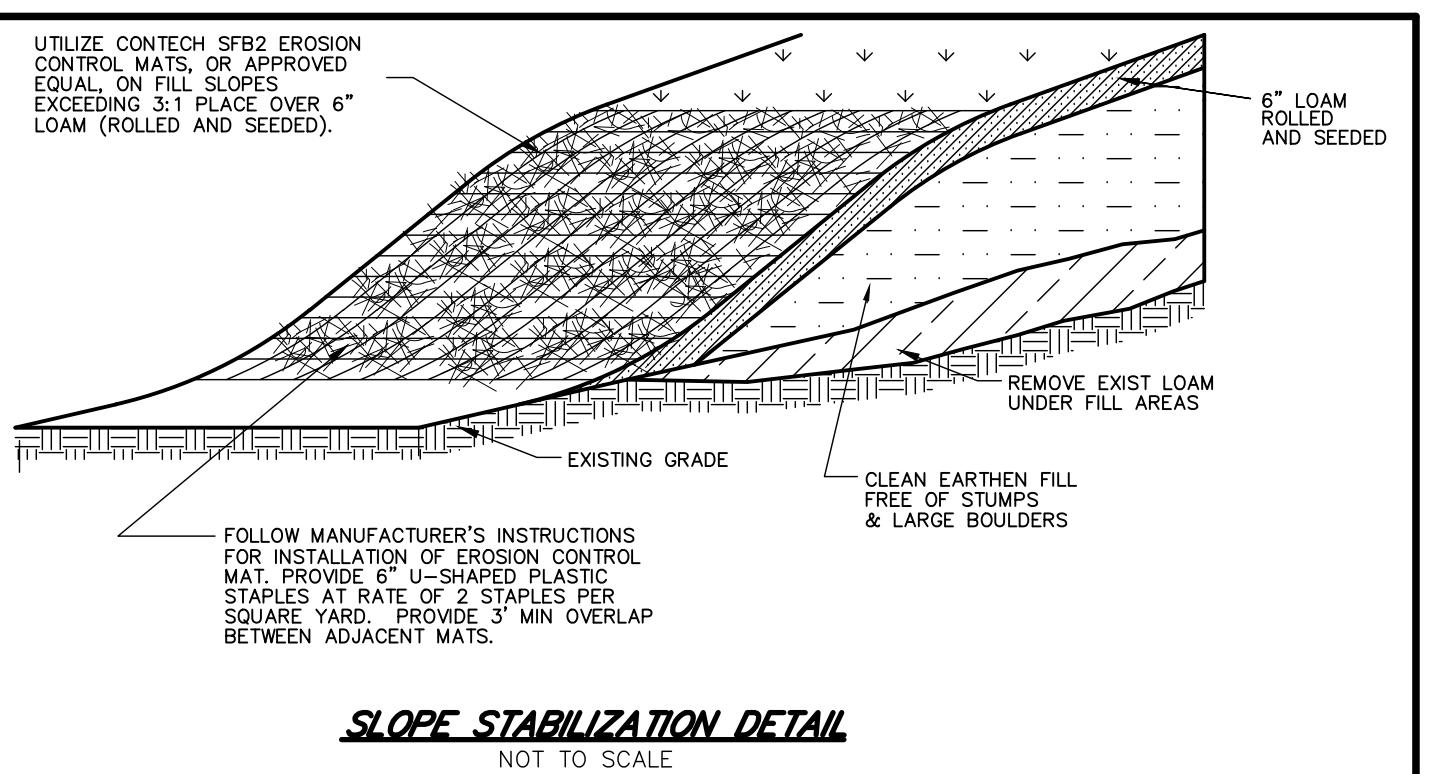
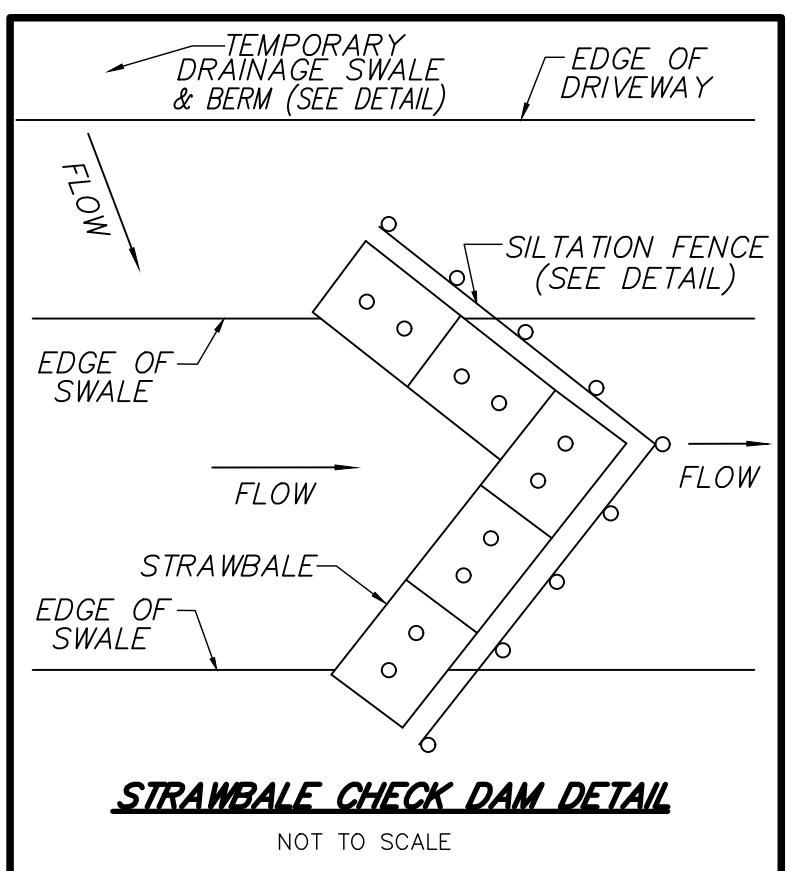
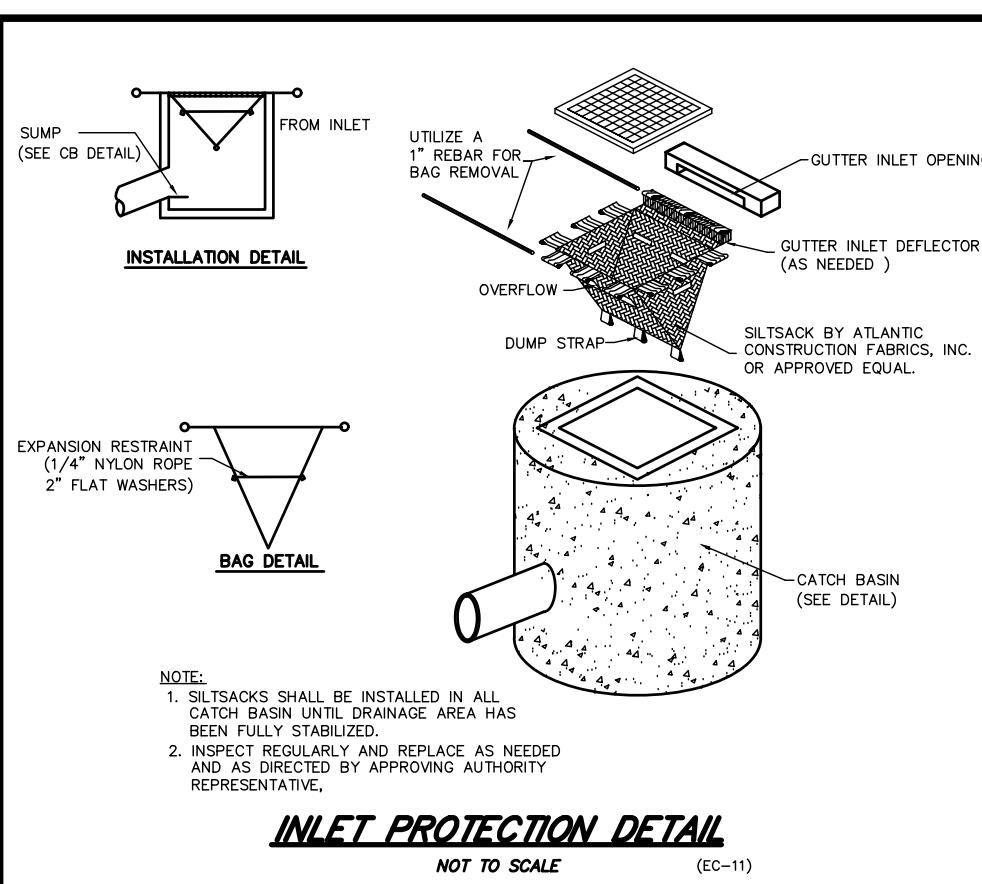
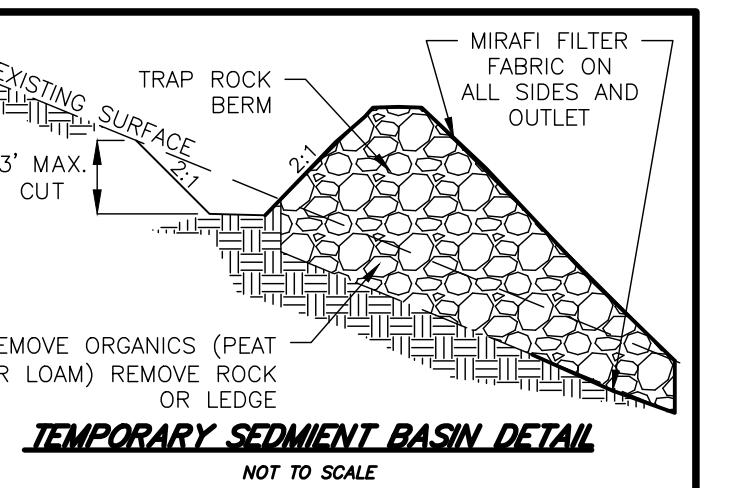
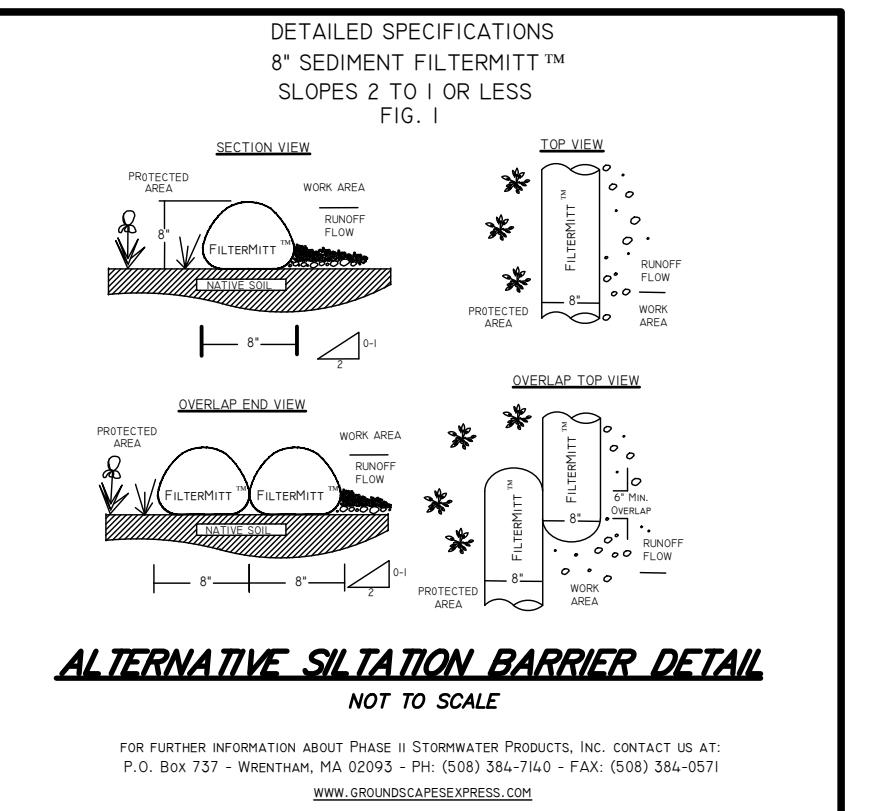
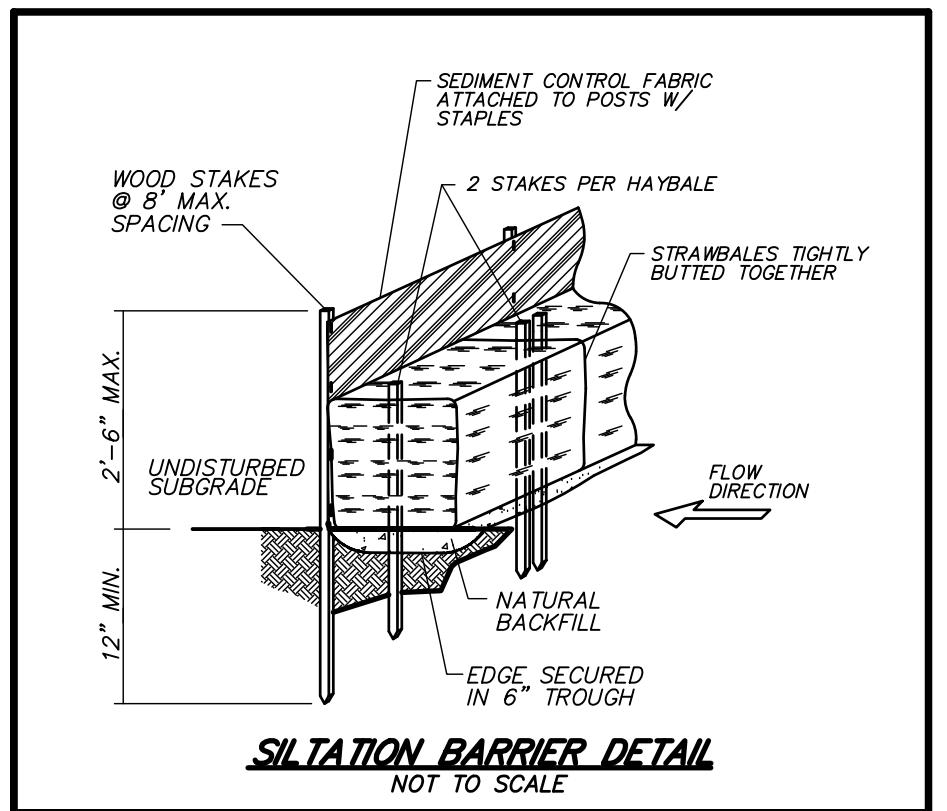
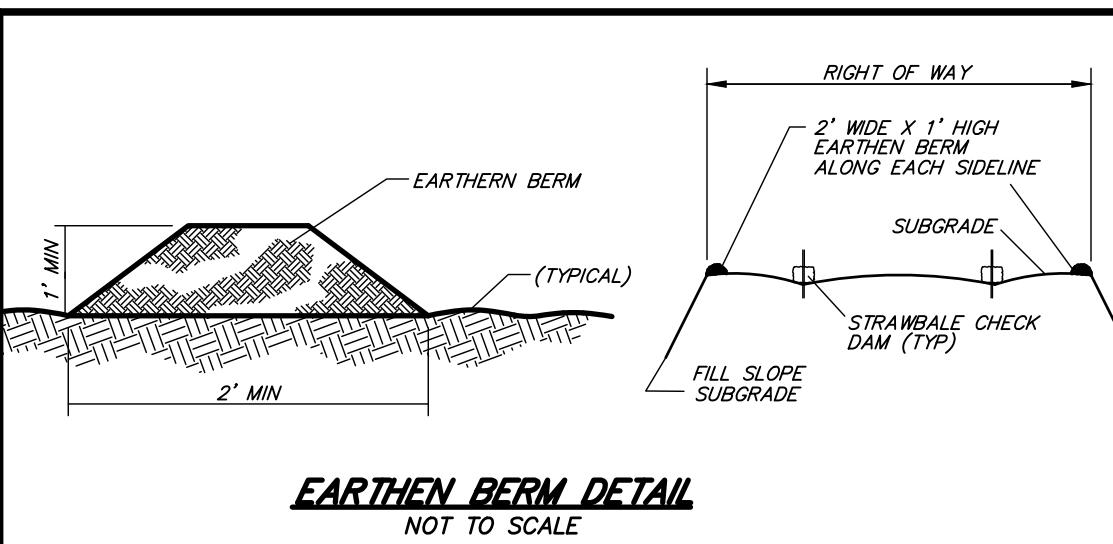
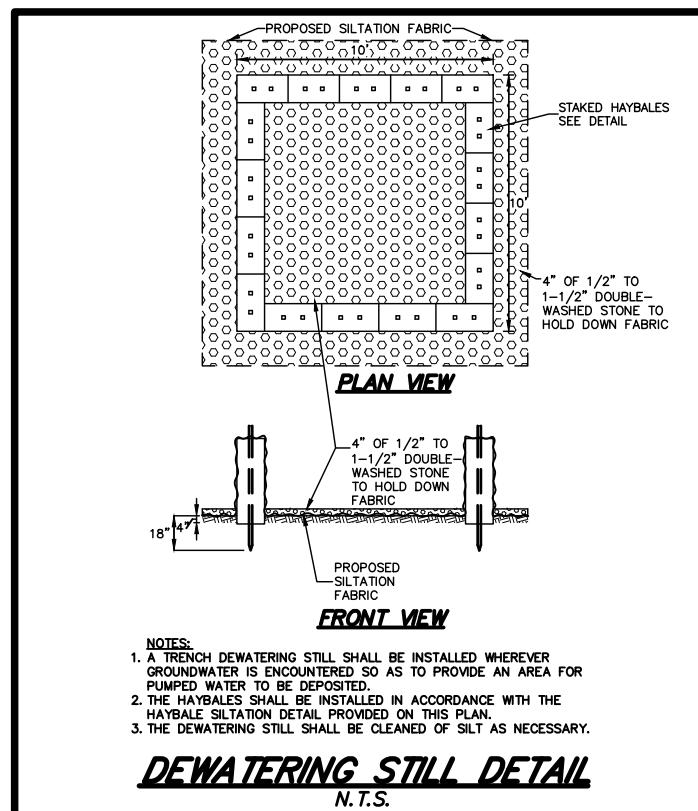
REVISED: APRIL 9, 2024

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 7 OF 8



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

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