

DEFINITIVE SUBDIVISION PLAN

FOR
SUMMER PLACE
AT 111 SUMMER STREET
ACTON, MASSACHUSETTS

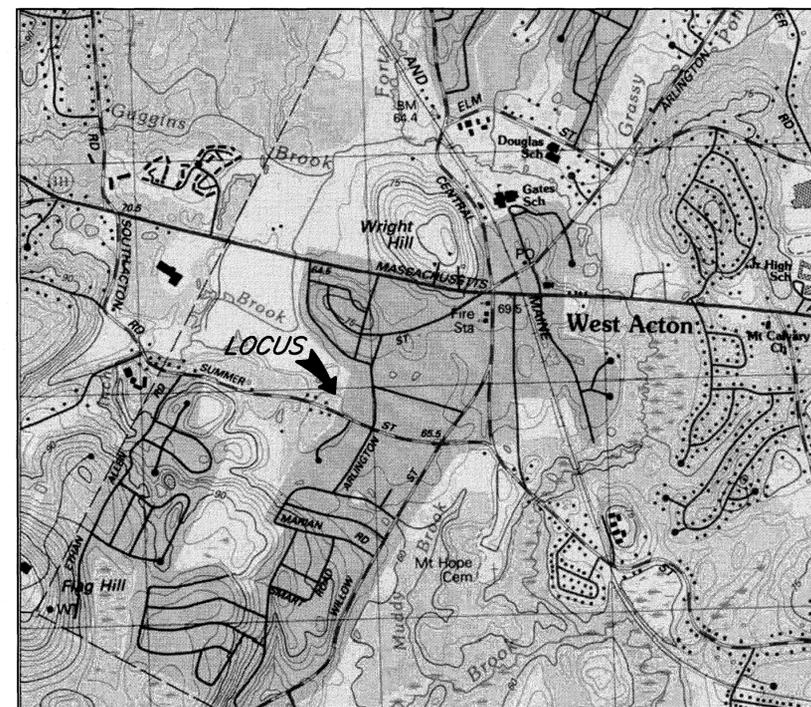
MAY 11, 2016



LOCUS PLAN
 SCALE: 1"=200'

PLAN INDEX

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



LOCUS MAP
 SCALE: 1"=1,200'

ACTON PLANNING BOARD

DATE: _____

I, CLERK OF THE TOWN OF ACTON, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE ACTON 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

PAULETTE BARROS
 18 SARATOGA BOULEVARD
 DEVENS, MASSACHUSETTS

APPLICANT

PAULETTE BARROS
 18 SARATOGA BOULEVARD
 DEVENS, MASSACHUSETTS

ZONING DISTRICT

R-2 (RESIDENCE 2)
 GROUNDWATER PROTECTION DISTRICT ZONES 2 & 3

REFERENCE

MIDDLESEX REGISTRY OF DEEDS
 SOUTH DISTRICT
 DEED BOOK 48380 PAGE 242
 TOWN ATLAS MAP F1 PARCEL 87



ENGINEER/SURVEYOR

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



LEGEND:

N/F
 (101)
 NOW OR FORMERLY
 BOUND TO BE SET
 STREET ADDRESS

RECORD OWNER

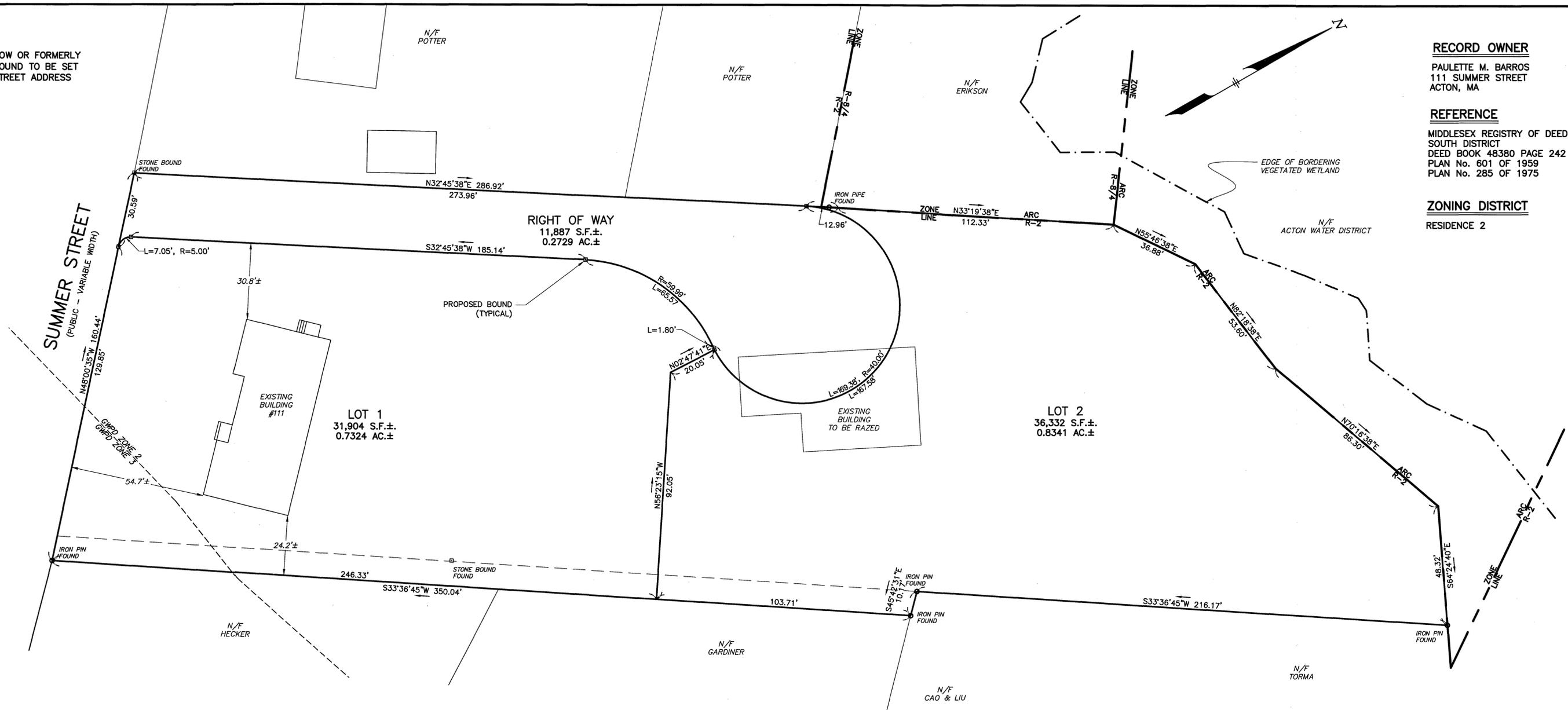
PAULETTE M. BARROS
 111 SUMMER STREET
 ACTON, MA

REFERENCE

MIDDLESEX REGISTRY OF DEEDS
 SOUTH DISTRICT
 DEED BOOK 48380 PAGE 242
 PLAN No. 601 OF 1959
 PLAN No. 285 OF 1975

ZONING DISTRICT

RESIDENCE 2



NOTES:

- 1) THERE SHALL BE NO FURTHER DIVISION OF THE LOTS SHOWN ON THIS PLAN.
- 2) SEE TOWN OF ACTON PLANNING BOARD DECISION DATED _____
- 3) ALL SUPPLEMENTARY DATA SUBMITTED TO THE TOWN OF ACTON PLANNING BOARD UNDER THE TOWN OF ACTON SUBDIVISION RULES AND REGULATIONS ARE AN INTEGRAL PART OF THIS DEFINITIVE PLAN. NONCOMPLIANCE WITH THE PLAN, PROFILES, UTILITIES, LAYOUTS AND RESTRICTIVE COVENANTS WILL VOID THE APPROVAL STATUS; UNLESS A WAIVER IS SPECIFICALLY APPROVED BY THE BOARD IN WRITING.
- 4) THE LOTS SHOWN ON THIS PLAN ARE SUBJECT TO A COMMON DRIVEWAY COVENANT AND A PRIVATE DRIVEWAY MAINTENANCE AGREEMENT TO BE RECORDED HEREWITH.
- 5) THE RIGHT OF WAY SHALL REMAIN A PRIVATE WAY.
- 6) THE PRIVATE WAY SHALL ONLY SERVE THE LOTS SHOWN ON THE PLAN.
- 7) A RESTRICTIVE COVENANT IS TO BE RECORDED HEREWITH.

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

7/13/16
 DATE

Joseph McNary
 REGISTERED PROFESSIONAL LAND SURVEYOR

ACTON PLANNING BOARD

 DATE: _____

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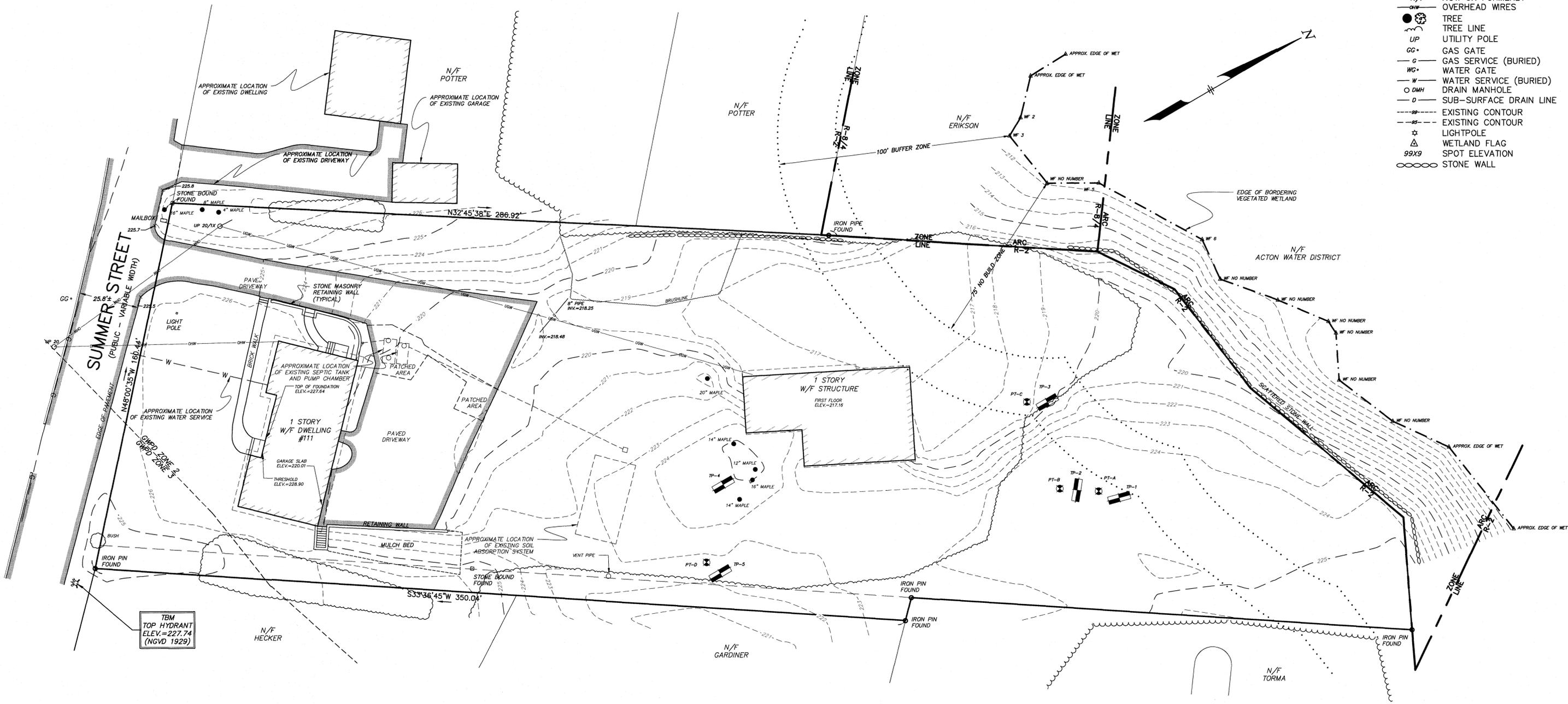
DATE

TOWN CLERK

DEFINITIVE PLAN FOR SUMMER PLACE IN ACTON, MA RECORD PLAN		 <i>George Dimakarakos</i>
FOR: SCALE: DATE:	PAULETTE BARROS 1"=20' MAY 11, 2016	
STAMSKI AND McNARY, INC. 1000 MAIN STREET ACTON, MASS. ENGINEERING - PLANNING - SURVEYING		 <i>Joseph March</i>
 SM-4051A (4051A-DEF-4.dwg) SHEET 2 OF 7		

LEGEND:

- N/F NOW OR FORMERLY OVERHEAD WIRES
- OHW — OVERHEAD WIRE
- 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
- △ WETLAND FLAG
- 99X9 SPOT ELEVATION
- ○ ○ ○ STONE WALL



RECORD OWNER

PAULETTE M. BARROS
111 SUMMER STREET
ACTON, MA

ZONING DISTRICT

RESIDENCE 2

DATUM

N.G.V.D. OF 1929

REFERENCE

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 48380 PAGE 242
PLAN No. 601 OF 1959
PLAN No. 285 OF 1975

I, CLERK OF THE TOWN OF ACTON, MASSACHUSETTS
HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS
PLAN BY THE ACTON 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 _____

ACTON PLANNING BOARD

DATE: _____

DEFINITIVE PLAN

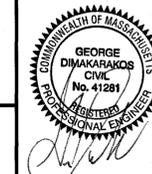
FOR
SUMMER PLACE

IN
ACTON, MA

EXISTING CONDITIONS PLAN

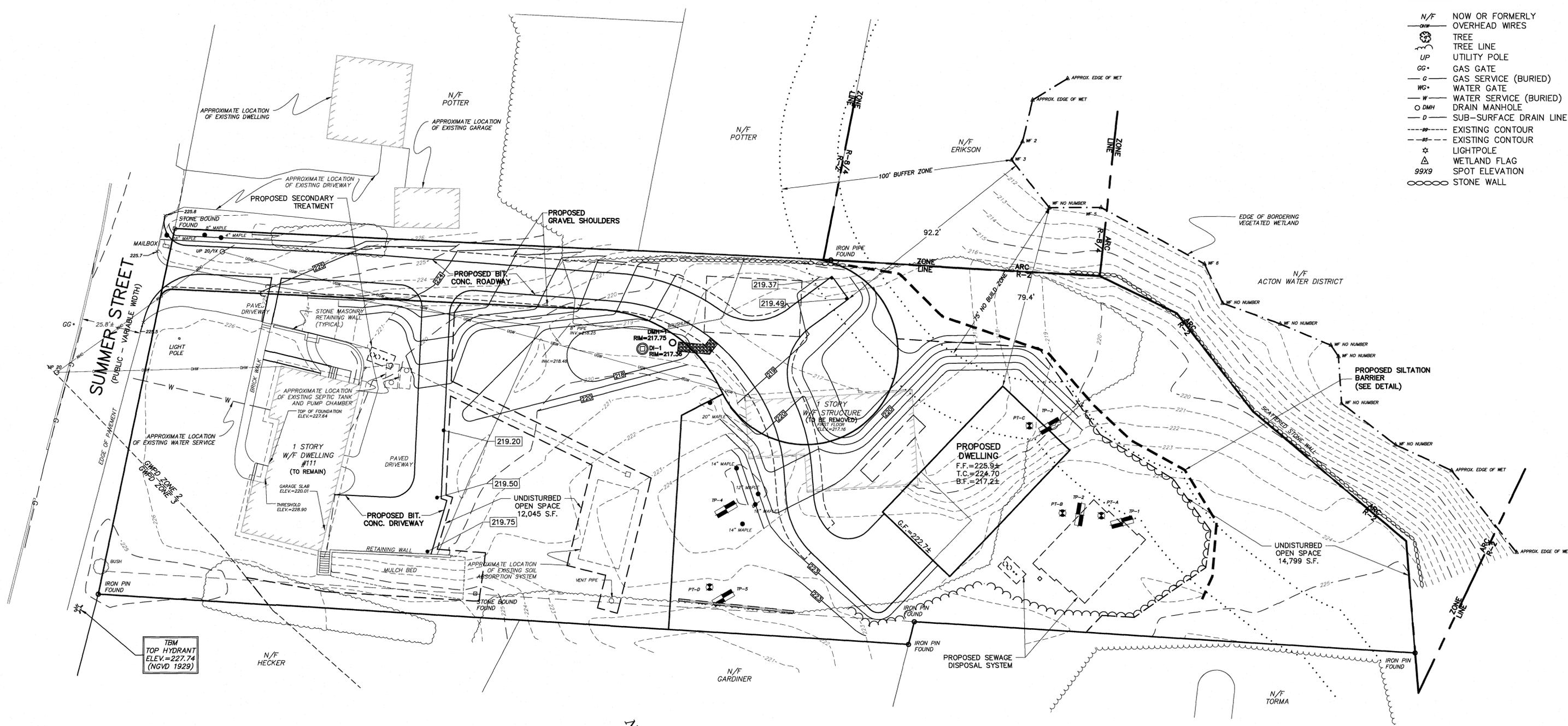
FOR: PAULETTE BARROS,
SCALE: 1"=20'
DATE: MAY 11, 2016

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



LEGEND:

- N/F NOW OR FORMERLY
- OHV OVERHEAD WIRES
- TREE TREE
- TL TREE LINE
- UP UTILITY POLE
- GG+ GAS GATE
- G GAS SERVICE (BURIED)
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- D SUB-SURFACE DRAIN LINE
- EXISTING CONTOUR
- EXISTING CONTOUR
- LIGHTPOLE
- WETLAND FLAG
- 99X9 SPOT ELEVATION
- STONE WALL



LOT 1	ZONING BYLAW SECTION 4.3.4.2	ZONE 2 AREA	PROVIDED	REQUIRED
TOTAL OPEN SPACE	23,817	81%	(70% MIN)	
UNDISTURBED OPEN SPACE	12,045	41%	(40% MIN)	
TOTAL IMPERVIOUS	5,684	19%	(30% MAX)	
PORTION OF LOT IN ZONE 2	29,501			

LOT 2	ZONING BYLAW SECTION 4.3.4.2	ZONE 2 AREA	PROVIDED	REQUIRED
TOTAL OPEN SPACE	31,603	87%	(70% MIN)	
UNDISTURBED OPEN SPACE	14,799	41%	(40% MIN)	
TOTAL IMPERVIOUS	4,729	13%	(30% MAX)	
PORTION OF LOT IN ZONE 2	36,332			

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ACTON PLANNING BOARD

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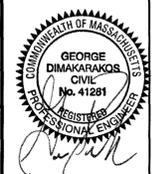
DEFINITIVE PLAN
FOR
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IN
ACTON, MA

SITE DEVELOPMENT & GRADING PLAN

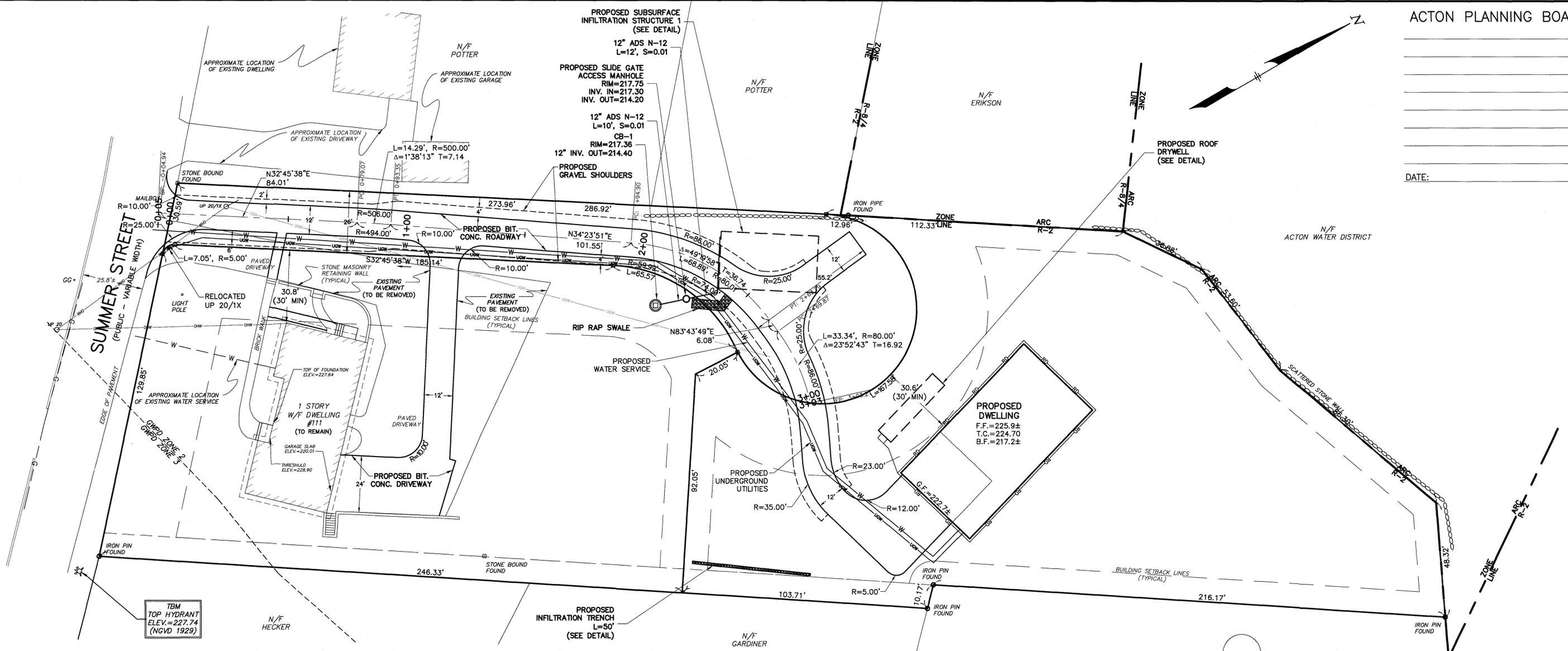
FOR: **PAULETTE BARROS,**
SCALE: **1"=20'**
DATE: **MAY 11, 2016**

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

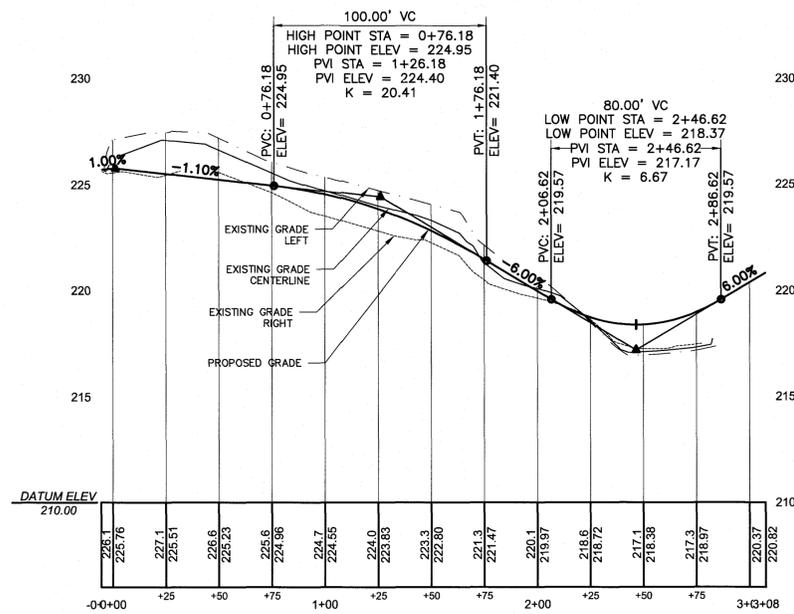
SM-4051A (4051A-DEF-4.dwg) SHEET 4 OF 7



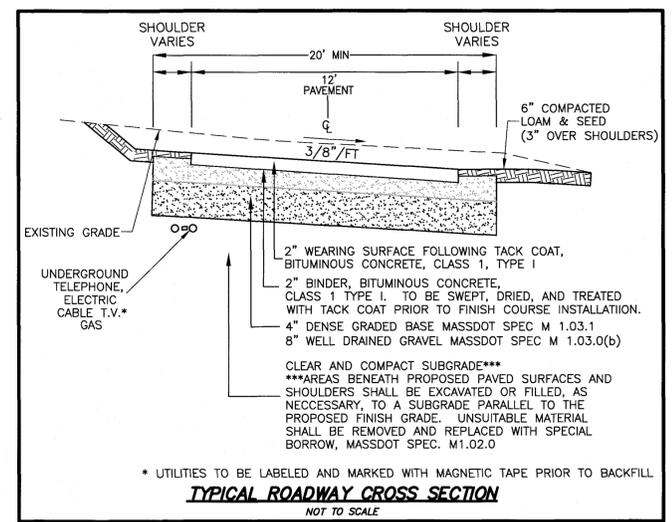
DATE: _____



PLAN
SCALE: 1"=20'



PROFILE
SCALE: 1"=40' HORIZ.
1"=4' VERT.



* UTILITIES TO BE LABELED AND MARKED WITH MAGNETIC TAPE PRIOR TO BACKFILL
TYPICAL ROADWAY CROSS SECTION
NOT TO SCALE

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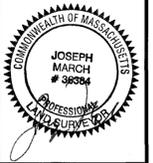
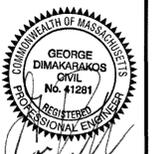
DATE _____
TOWN CLERK _____

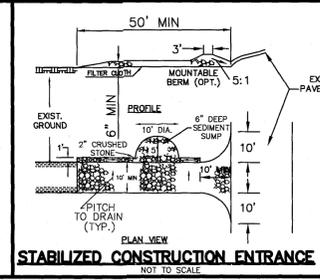
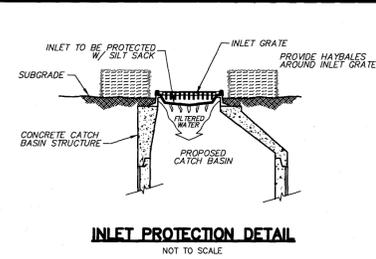
DEFINITIVE PLAN
FOR
SUMMER PLACE
IN
ACTON, MA
PLAN AND PROFILE

FOR: **PAULETTE BARROS**
SCALE: AS SHOWN
DATE: **MAY 11, 2016**

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

SM-4051A (4051A-DEF-4.dwg) SHEET 5 OF 7





- CONSTRUCTION SPECIFICATIONS**
1. THE ENTRANCE OF THE PROPOSED DRIVEWAY SHALL INITIALLY HAVE 6" OF 2" CRUSHED STONE LAID DOWN AS A TRAFFIC SEDIMENT CONTROL SURFACE AS SHOWN IN THE STABILIZED CONSTRUCTION ENTRANCE DETAIL. THIS STONE PACK SHALL BE PLACED OVER THE DRIVEWAY FOR A MINIMUM DISTANCE OF 50 FEET FROM THE EDGE OF PAVEMENT AND SHALL BE REMOVED AND REPLACED WITH ROADWAY GRAVEL IMMEDIATELY PRIOR TO THE PLACEMENT OF PAVEMENT.
 2. STONE SIZE - USE 2" CRUSHED STONE. LARGER STONE MAY BE REQUIRED AND IS TO BE INSTALLED IF CONDITIONS ARE SUCH THAT THE 2-INCH STONE IS NOT PERFORMING AS REQUIRED.
 3. WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS OF INGRESS OR EGRESS.
 4. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACEMENT OF STONE.
 5. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED NEAR CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 7. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS DONE IT SHALL BE DONE ON STABILIZED ENTRANCE WITH STONE AND WHICH DRAINS INTO THE SEDIMENT SUMP AS SHOWN.
 8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

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DATE _____
TOWN CLERK _____

ACTON PLANNING BOARD

DATE: _____

DRAINAGE SYSTEM OPERATION AND MAINTENANCE PLAN

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 IS THE RESPONSIBILITY OF:

DURING CONSTRUCTION:
APPLICANT - PAULETTE BARROS
18 SARATOGA BOULEVARD
DEVENS, MA 01434

AFTER CONSTRUCTION:
HOMEOWNER OF LOT 2 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE ROOF DRYWELL AND INFILTRATION TRENCH. HOMEOWNERS OF LOTS 1 AND 2 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE SYSTEM LOCATED WITHIN THE RIGHT OF WAY, INCLUDING CATCH BASIN 1.

SCHEDULE FOR INSPECTION AND MAINTENANCE:
STREET SWEEPING:
THE PAVEMENT SHALL BE SWEEPED OF ALL SEDIMENT ONCE IN THE SPRING AND ONCE IN THE HYDROGUARD HCA.

INSPECTION AND MAINTENANCE OF THE HYDROGUARD CAN BE PERFORMED FROM THE SURFACE, WITHOUT ENTRY INTO THE UNIT. PERFORM MAINTENANCE A MINIMUM OF TWICE PER YEAR. THE HYDROGUARD SHOULD BE CLEANED ONCE THE SEDIMENT HAS REACHED A DEPTH OF TWO FEET IN THE CHAMBER. PERFORM FREQUENT INSPECTIONS DURING THE FIRST YEAR OF INSTALLATION TO ACCURATELY ESTABLISH THE MAINTENANCE SCHEDULE. REMOVE OIL AND SEDIMENT THROUGH THE MANHOLE COVER WITH THE USE OF A VACUUM TRUCK.

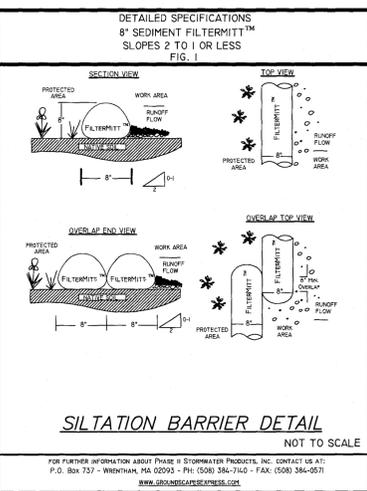
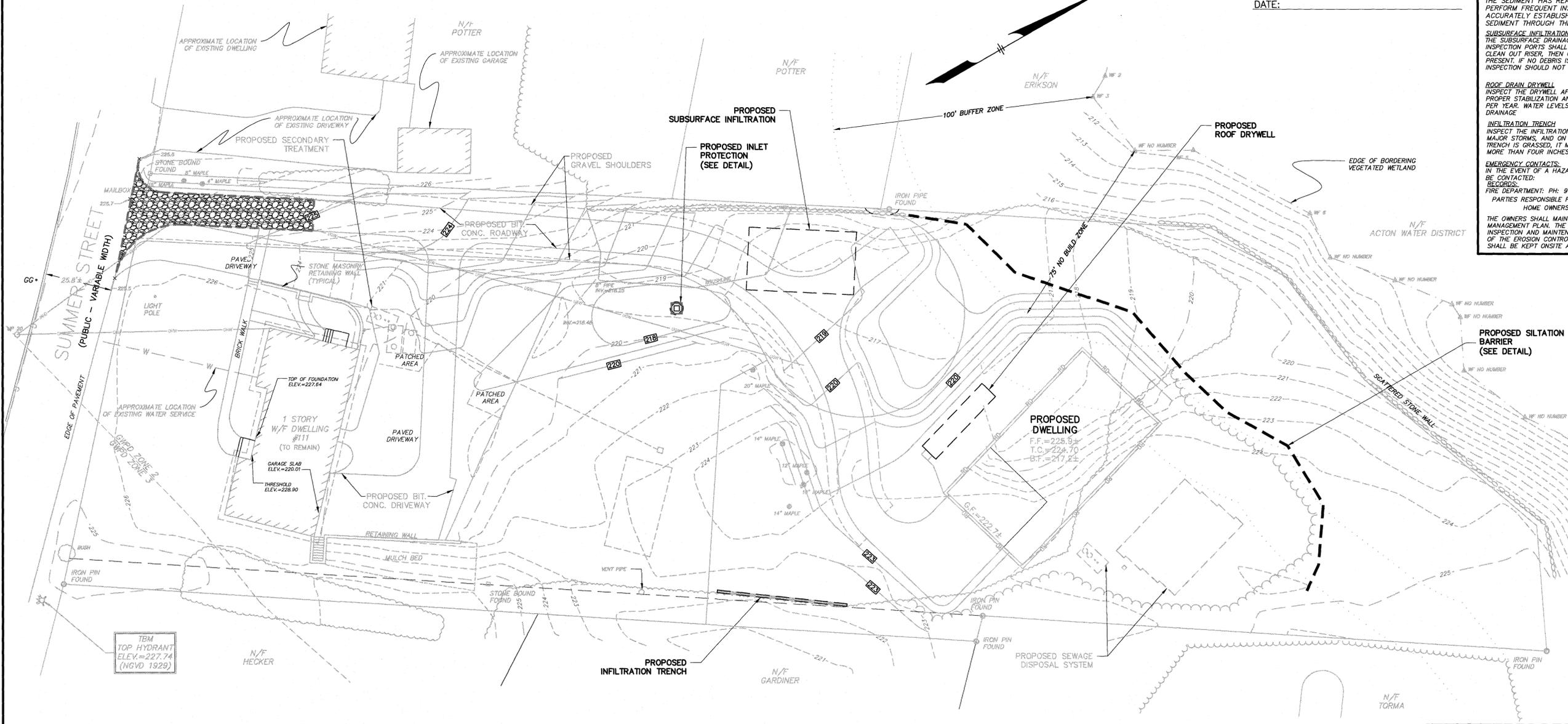
SUBSURFACE INFILTRATION
THE SUBSURFACE DRAINAGE SYSTEM WILL DRAIN COMPLETELY FOLLOWING A STORM EVENT. THE INSPECTION PORTS SHALL BE OPENED AND INSPECTED ANNUALLY. IF WATER IS OBSERVED IN THE CLEAN OUT RISER, THEN CHECK CS-1 FOR CLOGGING. REMOVE ANY DEBRIS THAT MAY BE PRESENT. IF NO DEBRIS IS PRESENT THEN THE SYSTEM MAY NEED TO BE REPLACED. THE INSPECTION SHOULD NOT BE DONE WITHIN 72 HOURS OF A RAIN EVENT.

ROOF DRAIN DRYWELL
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.

INFILTRATION TRENCH
INSPECT THE INFILTRATION TRENCH AFTER THE FIRST SEVERAL RAINFALL EVENTS, AFTER ALL MAJOR STORMS, AND ON REGULARLY SCHEDULED DATES EVERY SIX MONTHS. IF THE TOP OF THE TRENCH IS GRASSED, IT MUST BE MOWED ON A SEASONAL BASIS. GRASS HEIGHT MUST BE NO MORE THAN FOUR INCHES. ROUTINELY CLEAR DEBRIS FROM THE TOP OF THE TRENCH.

EMERGENCY CONTACTS:
IN THE EVENT OF A HAZARDOUS MATERIALS SPILL ON THE SITE THE FOLLOWING PARTIES SHALL BE CONTACTED:
RECORDS
FIRE DEPARTMENT: PH: 978-264-9645
PARTIES RESPONSIBLE FOR LONG TERM OPERATION/MAINTENANCE:
HOME OWNERS OF LOTS SERVED BY PRIVATE WAY.

THE OWNERS SHALL MAINTAIN AN INSPECTION LOG OF ALL ELEMENTS OF THE STORMWATER MANAGEMENT PLAN. THE OWNER SHALL MAINTAIN A MAINTENANCE LOG DOCUMENTING THE INSPECTION AND MAINTENANCE OF THE DRAINAGE STRUCTURES UNDER HIS CONTROL. A COPY OF THE EROSION CONTROL AND STORMWATER MAINTENANCE PLAN AND INSPECTION LOGS SHALL BE KEPT ONSITE AT ALL TIMES.



- EROSION AND SEDIMENTATION CONTROL NOTES**
1. THE LIMITS OF WORK SHALL BE MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.
 2. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY CONSTRUCTION ON THE SITE. SILTATION BARRIER AND SILT FENCE SHALL BE PLACED IN ALL AREAS AS SHOWN ON ALL THE PLANS AND IN ANY OTHER AREAS AS DETERMINED NECESSARY DURING CONSTRUCTION.
 3. ALL SOIL STOCKPILES SHALL HAVE EROSION CONTROL MEASURES AROUND THEIR EDGES AT ALL TIMES. SOIL STOCKPILES SHALL BE COVERED WITH TEMPORARY VEGETATION OR FASTENED TAUPAULIN SHEETS.
 4. THE DRAINAGE SYSTEM SHALL BE CONSTRUCTED DURING THE EARLIEST STAGES OF THE PROJECT IN ORDER TO COLLECT RUNOFF AND SEDIMENT.
 5. ALL CATCH BASINS SHALL BE PROTECTED WITH SILT SACKS DURING CONSTRUCTION. CATCH BASIN RIMS ARE TO BE SET AT BINDER GRADE UNTIL IT IS TIME TO APPLY THE PAVEMENT WEARING COURSE.
 6. ALL CUT AND FILL SLOPES SHALL BE IMMEDIATELY COVERED WITH 6" OF LOAM AND SEEDING DURING THE GROWING SEASON (APRIL 1 TO NOVEMBER 1) OR COVERED WITH HAYMULCH DURING THE NON-GROWING SEASON (NOVEMBER 1 TO APRIL 1), IN AREAS SUBJECT TO THE WETLANDS PROTECTION ACT, THE HAYMULCH AND/OR REQUIRED MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT VEGETATION IS ESTABLISHED. UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL RECEIVE 6" OF LOAM AND BE SEED TO PREVENT EROSION.
 7. THE DRAINAGE BASIN SHALL BE CLEANED FOLLOWING CONSTRUCTION AND ANNUALLY THEREAFTER. UPON ACCUMULATION OF 6" OF SEDIMENT, THE DRAINAGE BASIN SHALL BE CLEANED.
 8. THE SILTATION BARRIER SHALL BE MAINTAINED UNTIL VEGETATIVE COVER HAS BEEN SUITABLY ESTABLISHED AND GRADED SLOPES ARE STABLE.

- INSPECTION/MAINTENANCE:**
9. THE SITE CONTRACTOR IS RESPONSIBLE TO CLEAN UP ANY SEDIMENT WHICH ERODES FROM THE SITE INTO SUMMER STREET OR ADJACENT PROPERTY IMMEDIATELY UPON DISCOVERY.
 10. THE CONTRACTOR SHALL FOLLOW STANDARD PRACTICE AND LOAM AND SEED ALL DISTURBED AREAS FOLLOWING CONSTRUCTION.
 11. OPERATOR PERSONNEL MUST INSPECT THE CONSTRUCTION SITE AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5 INCHES OR MORE. DISTURBED AREAS THAT HAVE BEEN STABILIZED MUST BE INSPECTED AT LEAST ONCE PER MONTH.
 12. THE SILTATION BARRIER SHALL BE MAINTAINED UNTIL VEGETATIVE COVER HAS BEEN SUITABLY ESTABLISHED, GRADED SLOPES ARE STABLE.
 13. ALL CATCH BASIN SUMPS AND MANHOLES SHALL BE CLEANED OUT AFTER CONSTRUCTION.
 14. DURING CONSTRUCTION, THE CONTRACTOR SHALL SPRAY DOWN THE SITE WITH A WATER TRUCK AS NEEDED FOR DUST CONTROL.
 15. DURING CONSTRUCTION THE CONTRACTOR SHALL INSPECT SUMMER STREET AND SWEEP AS NECESSARY.
 16. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL STRUCTURES AND DEVICES THROUGHOUT CONSTRUCTION. ANY EROSION CONTROL DEVICES FOUND TO NO LONGER TO BE SERVICEABLE SHALL BE REMOVED AND REPLACED. ALL ACCUMULATED SEDIMENTS MUST BE REMOVED WHEN DEPOSITS REACH NO MORE THAN ONE HALF THE HEIGHT OF THE SILTATION BARRIER.
 17. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING (7 DAYS IF WITH 100 FEET OF A STREAM, POND OR WETLAND) AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL.
 18. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT THE SITE FROM SPRING RUNOFF PROBLEMS. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TEMPORARY MULCH OR OTHER METHODS APPROVED BY THE ENGINEER SHALL BE EMPLOYED TO PROTECT THE SITE.
 19. A STOCKPILE OF ADDITIONAL SILT FENCE AND HAYBALES SHALL BE KEPT ONSITE IN ORDER TO BE ABLE TO IMMEDIATELY RESPOND TO ISSUES WHICH MIGHT DEVELOP DURING CONSTRUCTION.

DEFINITIVE PLAN
FOR
SUMMER PLACE
IN
ACTON, MA
EROSION & SEDIMENTATION CONTROL PLAN
FOR: PAULETTE BARROS
SCALE: 1"=20'
DATE: MAY 11, 2016

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

SM-4051A (4051A-DEF-4.dwg) SHEET 7 OF 7