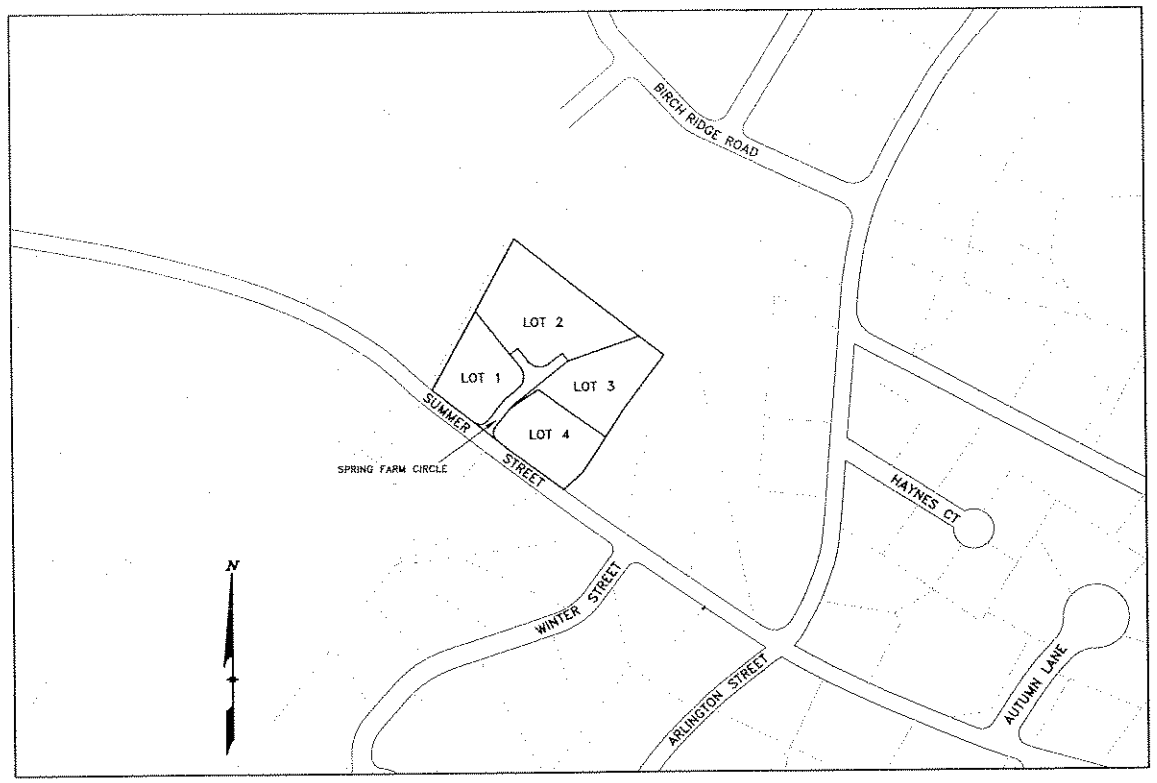
DEFINITIVE SUBDIVISION PLAN
FOR
SPRING FARM CIRCLE
A RESIDENTIAL COMPOUND
ACTON, MASSACHUSETTS

OCTOBER 02, 2006
REVISED: JANUARY 04, 2007

RECEIVED
JAN - 4 2007
TOWN OF ACTON
MASSACHUSETTS



LOCUS PLAN
SCALE: 1"=200'

PLAN INDEX

SHEET 1	TITLE SHEET
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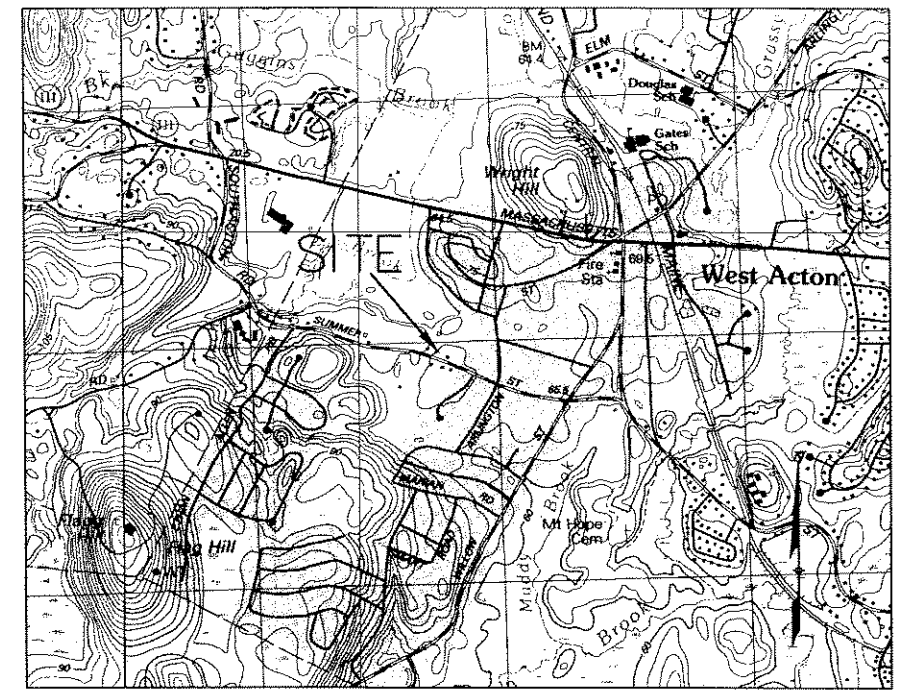
SHEET 4	PLAN AND PROFILE PLAN
SHEET 5	CONSTRUCTION DETAILS, EROSION & SEDIMENTATION CONTROL PLAN



LOCUS MAP
SCALE: 1"=1200'

RECORD OWNERS:

JANE & BENJAMIN GRUBER
105 SUMMER ST.
ACTON, MA 01720

NANCY L. MEEHAN
107 SUMMER ST.
ACTON, MA 01720

APPLICANT:

JANE GRUBER
105 SUMMER ST.
ACTON, MA 01720

ENGINEER/SURVEYOR

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

COMMONWEALTH OF MASSACHUSETTS
JOSEPH MARCH
CIVIL
No. 40472

ZONING DISTRICT:

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

REFERENCE:

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 14738 PAGE 217
DEED BOOK 39071 PAGE 338
PLAN NO. 285 OF 1975
TOWN ATLAS MAP F-1 PARCELS 110 & 110-1

ACTON PLANNING BOARD

APPROVAL DATE:

ENDORSEMENT DATE:

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

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:

BENJAMIN A. & JANE A. GRUBER
105 SUMMER STREET
ACTON, MASSACHUSETTS 01720

NANCY L. MEEHAN
107 SUMMER STREET
ACTON, MASSACHUSETTS 01720

ZONING DISTRICT:

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

REFERENCE:

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 14738 PAGE 217
DEED BOOK 39071 PAGE 338
PLAN No. 285 OF 1975
PLAN No. 1706 OF 1985
PLAN No. 601 OF 1959
PLAN No. 158 OF 1968
TOWN ATLAS – ACTON , MASSACHUSETTS
MAP F–1 PARCELS 110 & 110–1

NOTES:

1.) SEE TOWN OF ACTON PLANNING BOARD DECISION DATED _____.

2.) ALL SUPPLEMENTARY DATA SUBMITTED UNDER THE RULES ARE AN INTEGRAL PART OF THE DEFINITIVE PLAN AND NON COMPLIANCE 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.

3.) LOTS 1, 2, & 3 ARE SUBJECT TO A COMMON DRIVEWAY COVENANT AND A PRIVATE DRIVEWAY MAINTENANCE AGREEMENT TO BE RECORDED HEREWITH.

4.) SPRING FARM CIRCLE SHALL REMAIN A PRIVATE WAY.

5.) A RESTRICTIVE COVENANT TO BE RECORDED HEREWITH.

6.) LOT 1 INCLUDES PARCEL D AND PARCEL G.

7.) LOT 2 INCLUDES PARCEL E AND PARCEL I.

8.) LOT 4 INCLUDES PARCEL B AND PARCEL J.

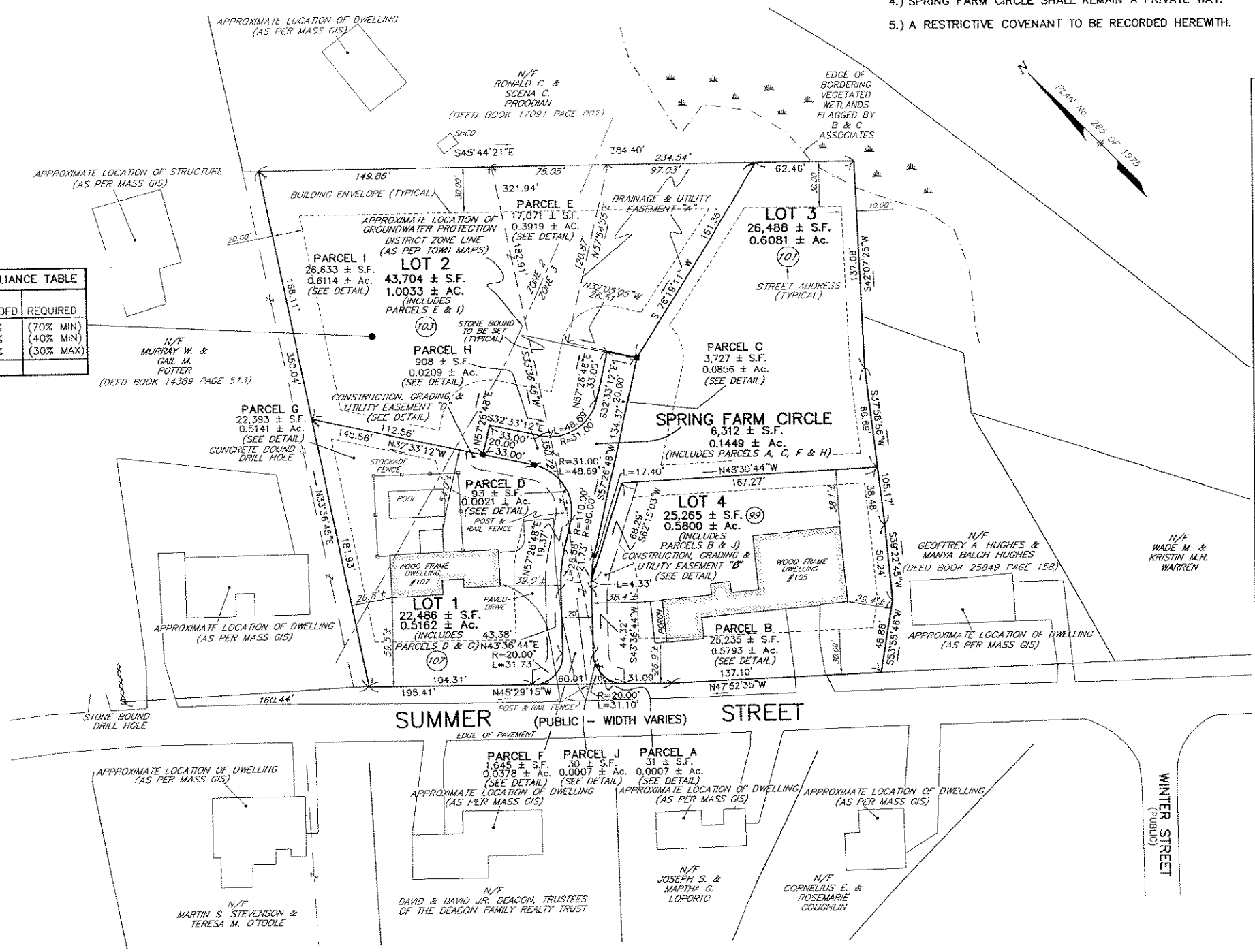
9.) SPRING FARM CIRCLE INCLUDES PARCEL A, PARCEL C, PARCEL F, AND PARCEL H.

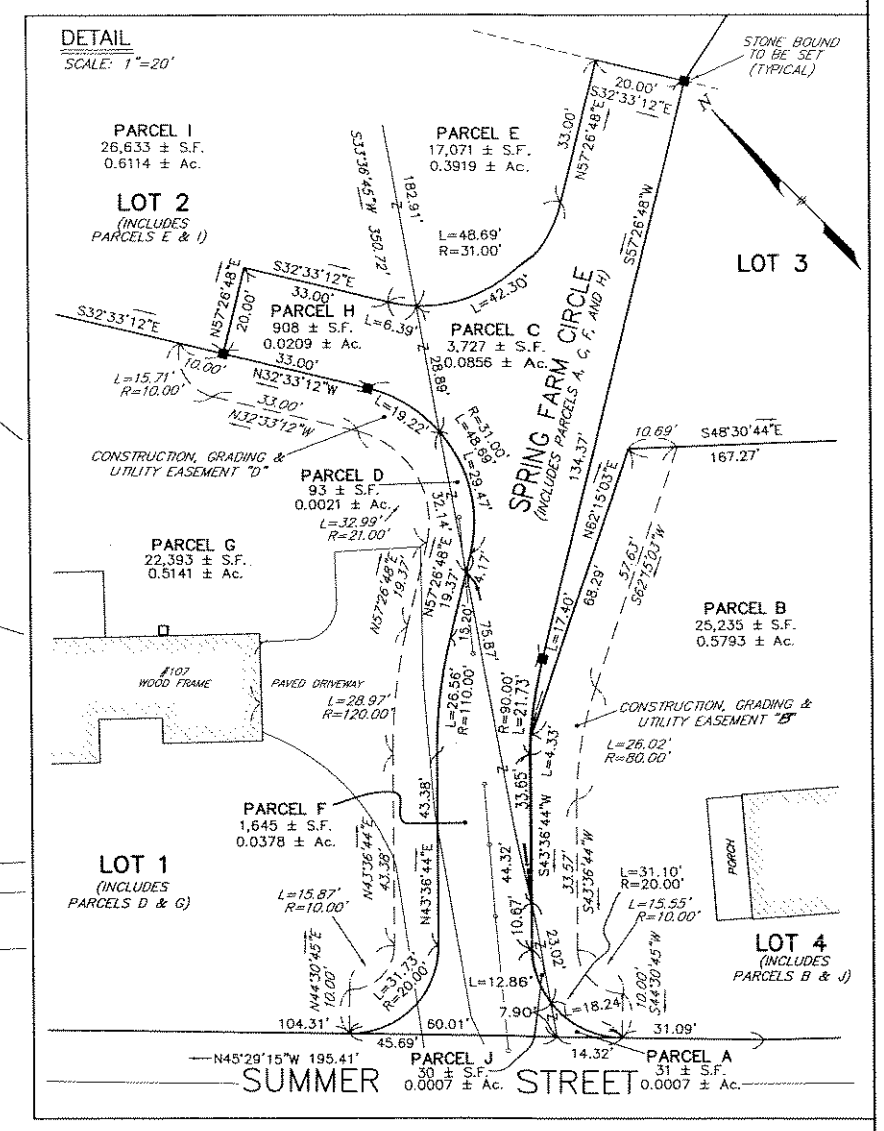
10.) THE PRIVATE WAY SHALL ONLY SERVE THE LOTS SHOWN ON THE PLAN.

11.) NO DRIVEWAY SHALL BE CONSTRUCTED FOR LOT 1 FROM SUMMER STREET.

12.) THE IMPERVIOUS SURFACES, OPEN SPACE AND LAWN AREAS OF LOT 2 THAT ARE WITHIN THE GROUNDWATER PROTECTION DISTRICT ZONE 2 ARE SUBJECT TO THE RESTRICTIONS OUTLINED IN THE ACTON ZONING BYLAW SECTION 4.3.4.2 (SEE TABLE).

GROUNDWATER PROTECTION DISTRICT COMPLIANCE TABLE			
LOT 2 ZONING BYLAW SECTION 4.3.4.2	ZONE 2 AREA	PROVIDED	REQUIRED
TOTAL OPEN SPACE	23,565	84%	(70% MIN)
UNDISTURBED OPEN SPACE	13,164	47%	(40% MIN)
TOTAL IMPERVIOUS	4,290	16%	(30% MAX)
PORTION OF LOT IN ZONE 2	27,877		





APPROVED BY:
TOWN OF ACTON
PLANNING BOARD

_____

_____

DATE

I, CLERK OF THE TOWN OF ACTON, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF THE 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

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:

D.H.	DRILL HOLE
N/F	NOW OF FORMERLY
■	BOUND TO BE SET
(101)	STREET ADDRESS

DEFINITIVE PLAN
FOR
SPRING FARM CIRCLE
IN
ACTON, MA

RECORD PLAN

FOR: JANE GRUBER
SCALE: 1"=40' OCTOBER 02, 2006
REVISED: JANUARY 04, 2007

STAMSKI AND McNARY, INC.
80 HARRIS STREET ACTON, MASS.
ENGINEERING – PLANNING – SURVEYING

0 20 40 80 160

SM–3511 (3511recordplan2.dwg) SHEET 2 OF 5

COMMONWEALTH OF MASSACHUSETTS
JOSEPH MARCH
CIVIL

LOT 2 ZONING BYLAW SECTION 4.3.4.2	ZONE 2 AREA	PROVIDED	REQUIRED
TOTAL OPEN SPACE	23,565	84%	(70% MIN)
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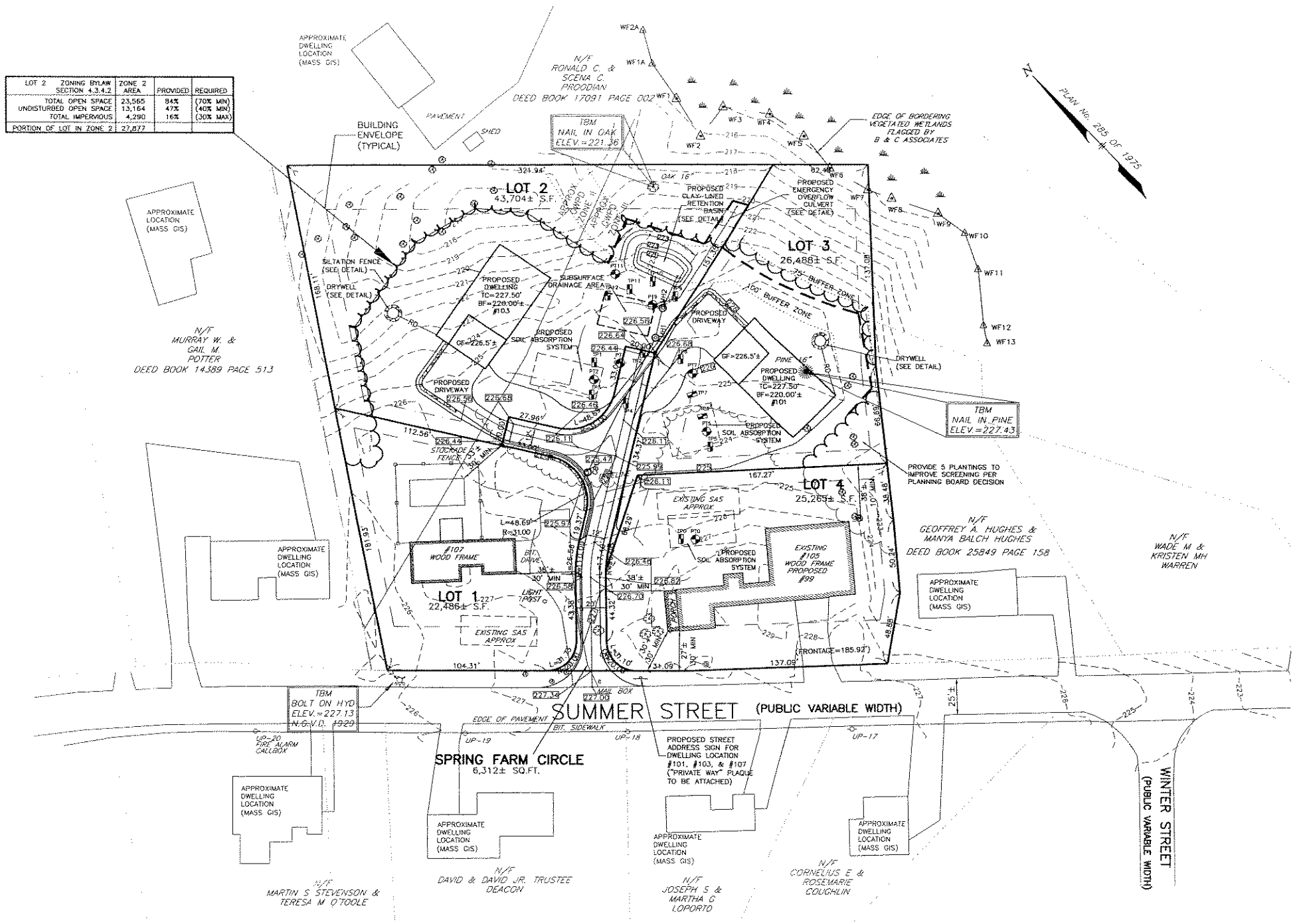


LEGEND:

PROPOSED

TC=225.0'	PROPOSED TOP OF CONCRETE
BF=217.5'±	PROPOSED BASEMENT FLOOR
GF=224.5'±	PROPOSED GARAGE FLOOR
225.00±◎	PROPOSED SPOTGRADE
226	PROPOSED CONTOUR
	PROPOSED CATCH BASIN
	PROPOSED DRAIN MANHOLE
	PROPOSED TREELINE
	PROPOSED RETAINING WALL

EXISTING

N/F	NOW OR FORMERLY
218	EXISTING CONTOUR (INTERMEDIATE)
220	EXISTING CONTOUR (INDEX)
D	EXISTING CULVERT
OHW	EXISTING OVERHEAD WIRES
U.P. 47/19	EXISTING UTILITY POLE
	EXISTING TREELINE
	EXISTING STONEWALL
	TEST PIT
	PERC TEST

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

DATUM

ELEVATIONS REFER TO N.G.V.D. OF 1929. BENCHMARK USED: DISC 79C (FEMA FLOOD STUDY REFERENCE MARK 31) MAGS DISK IN CONCRETE MONUMENT AT GRADE ABOUT 1.3 MILES NORTH OF EAST ACTON, ON THE WEST SIDE NYNH&H RAILROAD, 18.6 FEET WEST OF WEST RAIL, 293 FEET NORTH OF THE CENTER OF BROOKS STREET. ELEVATION = 145.52'

DEFINITIVE PLAN
FOR
SPRING FARM CIRCLE
IN
ACTON, MA

SITE DEVELOPMENT & GRADING PLAN

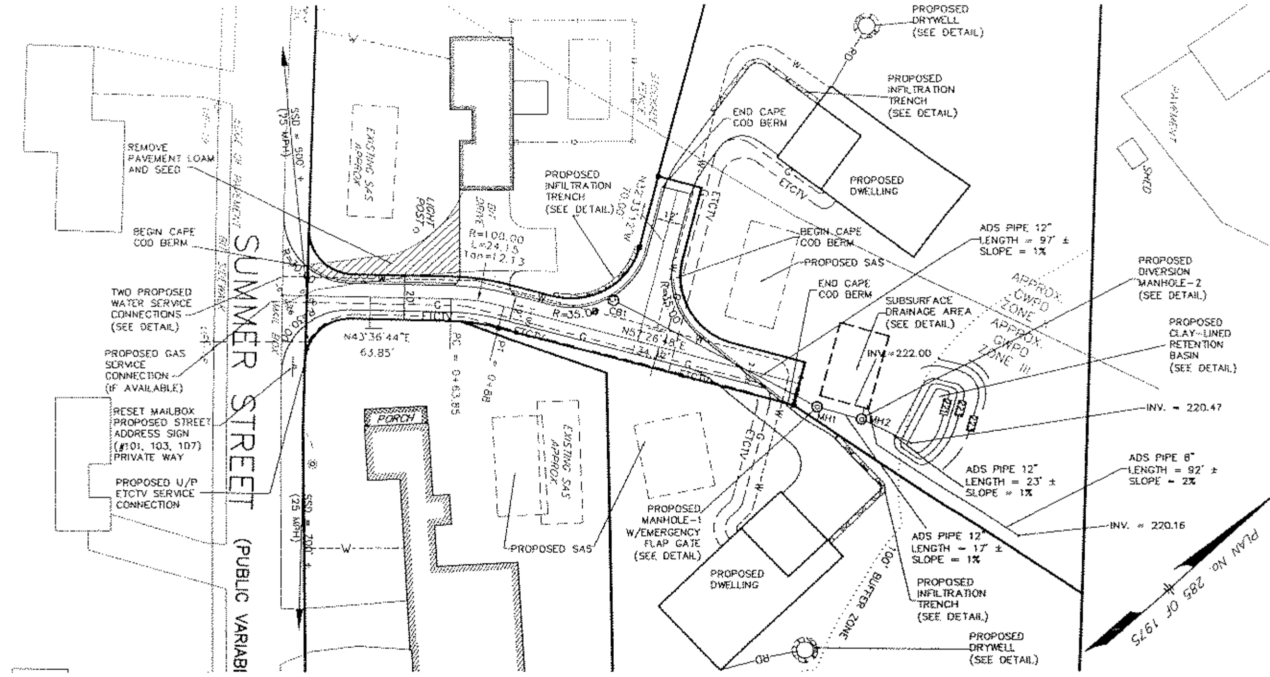
FOR: JANE GRUBER
SCALE: 1"=40' OCTOBER 02, 2006
REVISED: JANUARY 04, 2007

STAMSKI AND McNARY, INC.
80 HARRIS STREET ACTON, MASS.
ENGINEERING – PLANNING – SURVEYING

0 20 40 80 160

SM-3511 (3511 DEF-2.DWG) SHEET 3 OF 5

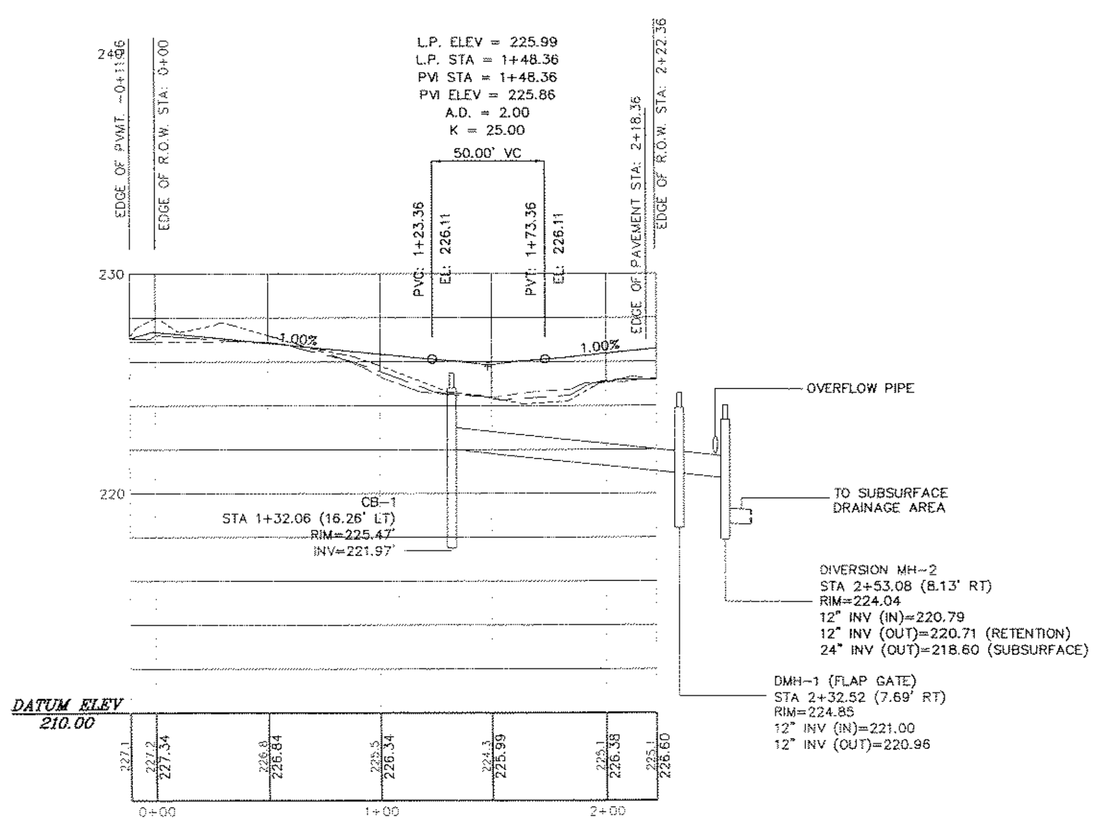
COMMONWEALTH OF MASSACHUSETTS JOSEPH MARCH CIVIL #40122 REGISTERED PROFESSIONAL ENGINEER



PLAN VIEW
SCALE: 1"=40'

DATUM

ELEVATIONS REFER TO N.G.V.D. OF 1929. BENCHMARK USED: DISC 79C (FEMA FLOOD STUDY REFERENCE MARK 31) MAGS DISK IN CONCRETE MONUMENT AT GRADE ABOUT 1.3 MILES NORTH OF EAST ACTON, ON THE WEST SIDE NYNH&H RAILROAD, 18.6 FEET WEST OF WEST RAIL, 293 FEET NORTH OF THE CENTER OF BROOKS STREET. ELEVATION = 145.52'



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

GENERAL NOTES

1. ALL UNDERGROUND UTILITIES SHOWN HEREON 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 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 DAMAGE 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 TELE. NO. (888) 344-7233.
2. RIP RAP SHALL BE HARD DURABLE STONE, ANGULAR IN SHAPE AND BE GENERALLY WELL GRADED WITHIN A 25 LB. TO 125 LB. RANGE. RIP RAP SHALL BE PLACED OVER A 1' COARSE BANK RUN GRAVEL MATTE. RIP RAP SHOWN SCHEMATICALLY AT DRAINAGE OUTFLOWS SHALL BE PLACED FOR A 3' WIDTH AND 6' LENGTH.
3. ALL LIMITS OF WORK SHALL BE LOCATED IN THE FIELD PRIOR TO CONSTRUCTION. (SEE EROSION AND SEDIMENTATION CONTROL PLAN)
4. WATER SERVICE AND OTHER APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE ACTON WATER DISTRICT REQUIREMENTS.
5. ALL STUMPS AND OTHER CONSTRUCTION DEBRIS SHALL BE PROPERLY REMOVED FROM THE SITE.
6. ANY FILL MATERIAL USED SHALL BE FREE OF HAZARDOUS MATERIALS OR WASTE.
7. ALL DRAIN PIPES SHALL BE ADS N-12 DRAIN PIPE.
8. TRANSPORTATION OF FILL, EARTH, OR CONSTRUCTION DEBRIS TO OR FROM THE SITE SHALL BE RESTRICTED TO DAYTIME HOURS (9 AM TO 4 PM) MONDAY THROUGH FRIDAY.
9. TRAFFIC CONTROL SIGNS SHALL COMPLY WITH STANDARDS IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
10. CONSTRUCTION VEHICLES SHALL BE PROHIBITED FROM PARKING ON OR ALONG SUMMER STREET.
11. AN AS-BUILT PLAN, SHOWING ALL PAVEMENT, DRAINAGE AND UTILITIES, SHALL BE REQUIRED AT THE CONCLUSION OF CONSTRUCTION.
12. ELEVATIONS REFER TO NGVD OF 1929.
13. SUPPLEMENTARY DATA SUBMITTED UNDER THE RULES ARE AN INTEGRAL PART OF THE DEFINITIVE PLAN AND THAT NON-COMPLIANCE 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.
14. IF ALTERATIONS (REMOVAL OF VEGETATION, GRADING, EXCAVATIONS, ETC.) ARE TO BE MADE WITHIN 100 FEET OF WETLAND AREAS (PONDS, BROOKS, SWAMPS, ETC.) OR WITHIN RIVERFRONT AREAS, A REQUEST FOR DETERMINATION OF APPLICABILITY OF THE WETLANDS PROTECTION ACT (c131 s40A) SHOULD BE FILED WITH THE TOWN'S CONSERVATION COMMISSION. THE FILING OF A NOTICE OF INTENT MAY BE REQUIRED AND LOCAL BYLAWS MAY APPLY.
15. THERE ARE NO PROPOSED LOCATIONS FOR UNDERGROUND STORAGE TANKS FOR FUELS OR OTHER CHEMICALS.
16. THE DRIVEWAY SHALL BE BROUGHT TO FINISH GRADE WITH AT LEAST THE TOP 12 INCHES CONSISTING OF TWO SIX-INCH LAYERS OF WELL- COMPACTED BINDING GRAVEL THREE FEET WIDER ON EACH SIDE THAN REQUIRED PAVEMENT. (SEE CROSS SECTION)
17. THE COMPLETED GRAVEL SURFACE SHALL BE TREATED FOR THE FULL WIDTH OF THE DRIVEWAY WITH 1 1/2 INCHES OF TYPE 1, BITUMINOUS CONCRETE PAVEMENT APPLIED AS A BINDER COURSE.
18. THE BINDER COURSE SHALL BE TREATED FOR THE FULL WIDTH OF THE DRIVEWAY WITH A WEARING SURFACE OF 1 1/2 INCHES OF TYPE 1, BITUMINOUS CONCRETE PAVEMENT APPLIED IN ONE COURSE. PRIOR TO INSTALLATION OF THE WEARING SURFACE ON THE DRIVEWAY, THE BINDER COURSE SHALL BE SWEPT CLEAN, DRIED IF NECESSARY, PATCHED AND TREATED WITH AN ASPHALT EMULSION OR TACK COAT TO ENSURE A SATISFACTORY BOND BETWEEN THE PAVEMENT COURSES. IN ORDER TO MINIMIZE DAMAGE TO THE WEARING SURFACE, THE WEARING COURSE SHOULD NOT BE APPLIED UNTIL ALL CONSTRUCTION ON THE BUILDINGS SERVED BY THE PROPOSED DRIVEWAY IS COMPLETED OR SUBSTANTIALLY COMPLETED.
19. NO PAVING MAY TAKE PLACE AFTER NOVEMBER 15TH OF ANY YEAR.
20. MONUMENTS SHALL BE SET. THE BOUNDS SHALL BE A SIX (6) INCH SQUARE BY A FOUR (4) FOOT LONG PIECE OF GRANITE SET FLUSH WITH THE FINISHED GRADE. NO PERMANENT MONUMENTS SHALL BE INSTALLED UNTIL ALL CONSTRUCTION THAT WOULD DESTROY OR DISTURB THE MONUMENTS IS COMPLETED. AFTER ALL BOUNDS ARE SET, SUBMIT A FORM CB TO THE TOWN PER SECTION 9.3.2 OF THE RULES.
21. THE CONTRACTOR SHALL APPLY FOR A PERMIT TO CONSTRUCT WITHIN A PUBLIC WAY FOR ALL WORK WITHIN THE SUMMER STREET RIGHT OF WAY.
22. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE MASSACHUSETTS HIGHWAY DEPARTMENT CONSTRUCTION STANDARDS.
23. THE PRIVATE WAY SHALL ONLY SERVE THE LOTS SHOWN ON THE PLAN.
24. THE CONTRACTOR WILL BE RESPONSIBLE TO PAVE THE NEW UNDERGROUND UTILITY TRENCHES THAT SERVE THIS DEVELOPMENT ON SUMMER STREET TO THE STANDARD PATCHING REQUIREMENTS FOR SECTION 2.4.3 OF THE TOWN'S SPECIFICATIONS FOR REGULATING CONSTRUCTION WITHIN PUBLIC WAYS.
25. ANY LIMITS OF CLEARING, TREE PLANTINGS OR LANDSCAPING SHOWN ON THE PLAN ARE NOT REQUIRED UNDER THE SUBDIVISION APPROVAL. THERE SHALL REMAIN A 50-FOOT MINIMUM BUFFER OF UNDISTURBED NATURAL VEGETATION FROM THE EDGE OF WETLANDS PER THE ACTON CONSERVATION COMMISSION WETLAND PROTECTION BYLAW.
26. ALL EXISTING SURVEY MONUMENTATION SHALL BE MARKED IN THE FIELD PRIOR TO CONSTRUCTION. IF IT IS DAMAGED OR DESTROYED DURING CONSTRUCTION, THEN THE APPLICANT SHALL HIRE A REGISTERED LAND SURVEYOR TO RESET THE MONUMENT AND CERTIFY THE LOCATION.
27. ALL BRUSH AND OVERHANGING LIMBS GROWING ALONG SUMMER STREET IN FRONT OF 99 AND 107 SUMMER STREET SHALL BE TRIMMED BACK TO THE PROPERTY LINES TO PROVIDE IMPROVED VISIBILITY FOR VEHICLES TURNING ONTO SUMMER STREET FROM SPRING FARM CIRCLE.

LEGEND:

PROPOSED

CB-1	PROPOSED CATCH BASIN
DMH-1	PROPOSED DIVERSION MANHOLE
——D——	PROPOSED DRAIN PIPE
——W——CS	PROPOSED WATER SERVICE W/CORPORATION STOP
——E——	PROPOSED UNDERGROUND ELECTRIC, TELEPHONE, & CABLE T.V.
——G——	PROPOSED GAS SERVICE

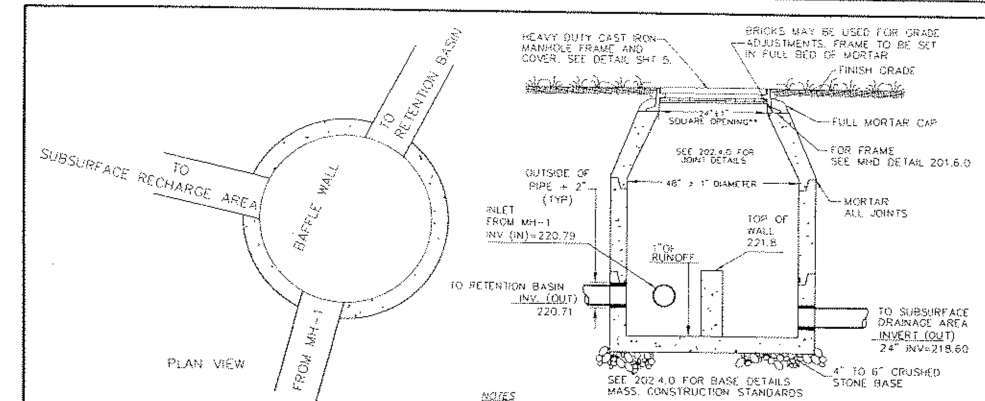
EXISTING

——D——	EXISTING CULVERT
——OHW——	EXISTING OVERHEAD WIRES
U.P.47/19	EXISTING UTILITY POLE
——G——	EXISTING GAS MAIN
OOOOOOOO	EXISTING STONEWALL

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

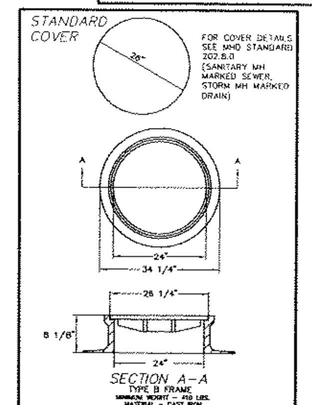
TOWN CLERK



NOTES
1. MANHOLE TO CONFORM TO MASS. D.P.W. STANDARD 202.4.0
2. FACE OF PIPE FLUSH OR NOT TO PROJECT MORE THAN 4" FROM FACE OF WALL ALONG CENTERLINE OF PIPE.
3. FOR DESCRIPTION, MATERIALS AND CONSTRUCTION METHOD, SEE SPECIFICATIONS.
4. USE DRAIN MANHOLE 48" DIA BY SHEA CONCRETE PRODUCTS OR APPROVED EQUAL.

DIVERSION MANHOLE-2

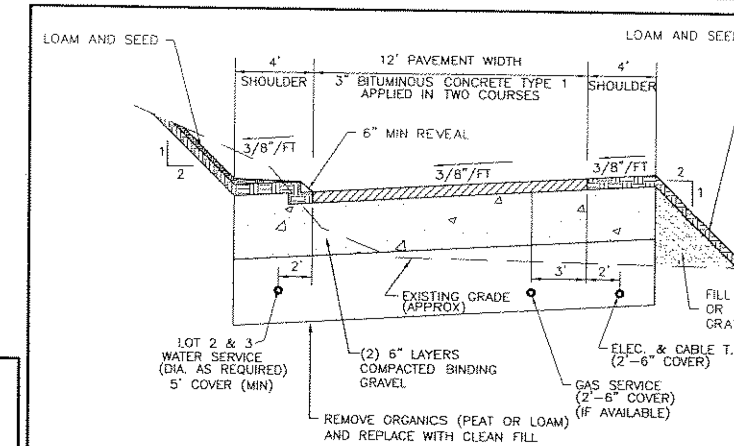
NOT TO SCALE



USE LABARON LB268-1 OR APPROVED EQUAL

MANHOLE FRAME AND COVER

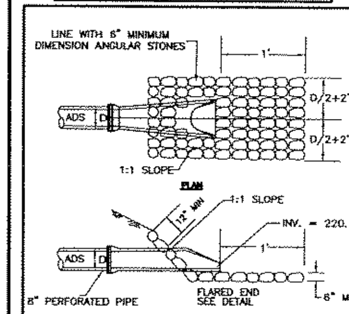
NOT TO SCALE



THE 4' WIDE SHOULDER ON EACH SIDE SHALL BE FREE OF OBSTRUCTIONS SUCH AS TREES OR UTILITY POLES.
THE SHOULDER SHALL BE PREPARED WITH 6" OF TOPSOIL OVER THE SAME GRAVEL BASE AS THE WEAR SURFACE, AND SEEDED.
THE SHOULDER, AND ALL EXPOSED AREAS SHALL BE LOAMED AND SEEDED.

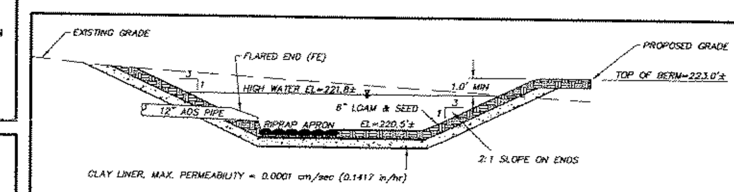
SPRING FARM CIRCLE CROSS-SECTION

N.T.S.



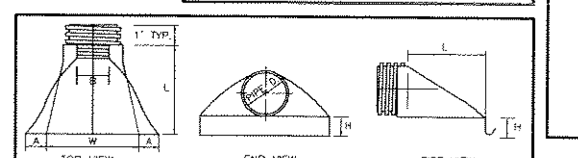
CULVERT RIP RAP OUTLET DETAIL

NOT TO SCALE



RETENTION BASIN DETAIL

NOT TO SCALE



PIPE DIAMETER	PART NO.	A(1±)	B MAX	H(1±)	L(1/2±)	W(2±)
		DIMENSION (inches)				
12" and 15"	1210 NP	6.5	10	5.5	25	29

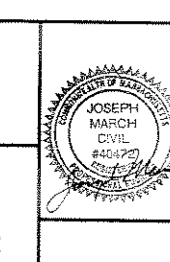
ADS END SECTION DIMENSIONS

NOT TO SCALE

ACTON PLANNING BOARD

DATE:

DEFINITIVE PLAN
FOR
SPRING FARM CIRCLE
IN
ACTON, MA



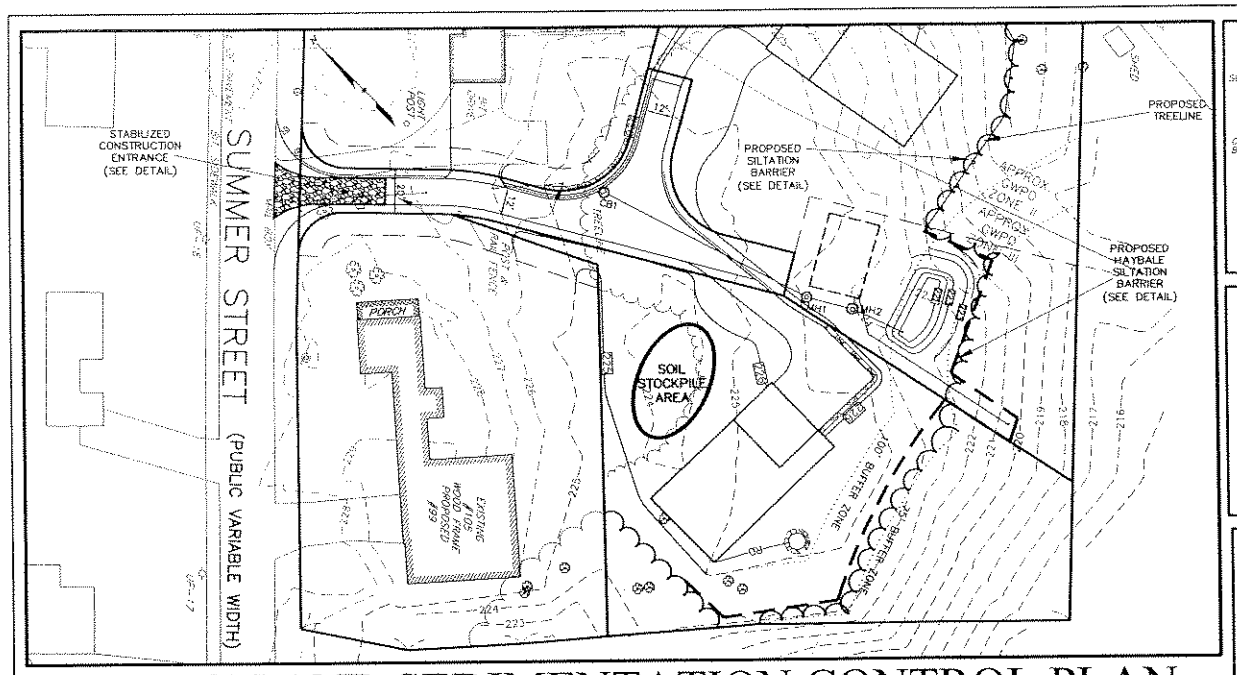
PLAN AND PROFILE

FOR: JANE GRUBER
SCALE: 1"=40'   OCTOBER 02, 2006
REVISED: JANUARY 04, 2007

STAMSKI AND McNARY, INC.
80 HARRIS STREET   ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 160

SM-3511   (3511 DEF-2.DWG)   SHEET 4 OF 5



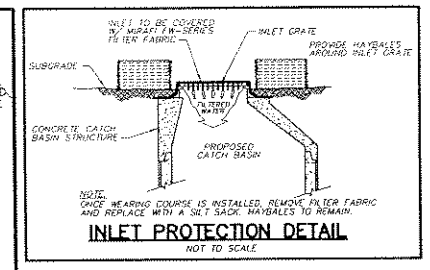
EROSION AND SEDIMENTATION CONTROL PLAN

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.
3. 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.
4. 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.
5. THE DRAINAGE SYSTEM SHALL BE CONSTRUCTED DURING THE EARLIEST STAGES OF THE PROJECT IN ORDER TO COLLECT RUNOFF AND SEDIMENT.
6. ALL CATCH BASINS SHALL BE COVERED WITH SILTATION FABRIC DURING CONSTRUCTION. CATCH BASIN RIMS ARE TO BE SET AT BINDER GRADE UNTIL IT IS TIME TO APPLY THE PAVEMENT WEARING COARSE.
7. ALL CUT AND FILL SLOPES SHALL BE IMMEDIATELY COVERED WITH 6" OF LOAM AND SEEDED 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.
8. UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL RECEIVE 6" OF LOAM AND BE SEEDED TO PREVENT EROSION.
9. THE RETENTION BASIN SHALL BE CLEANED FOLLOWING CONSTRUCTION AND ANNUALLY THEREAFTER.
10. UPON ACCUMULATION OF 6" OF SEDIMENT, THE RETENTION BASIN SHALL BE CLEANED.
11. THE SILTATION BARRIER SHALL BE MAINTAINED UNTIL VEGETATIVE COVER HAS BEEN SUITABLY ESTABLISHED AND GRADED SLOPES ARE STABLE.

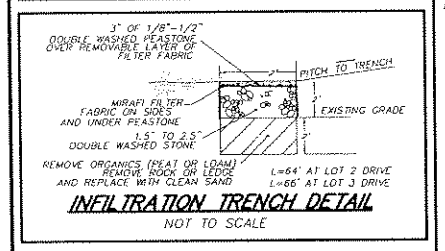
INSPECTION/MAINTAINENCE:

12. THE SITE CONTRACTOR IS RESPONSIBLE TO CLEAN UP ANY SEDIMENT WHICH ERODES FROM THE SITE INTO WILLOW STREET OR ABUTTING PROPERTY IMMEDIATELY UPON DISCOVERY.
13. THE SITE CONTRACTOR IS RESPONSIBLE TO CLEAN UP ANY SEDIMENT WHICH ERODES FROM THE SITE ONTO PRIVATE PROPERTY AND TO REMOVE SEDIMENT OR DEBRIS THAT ENTERS ANY EXISTING DRAINAGE SYSTEM INCLUDING CATCH BASIN SUMPS, PIPE LINES, MANHOLES, AND DITCHES.
14. THE CONTRACTOR SHALL FOLLOW STANDARD PRACTICE AND LOAM AND SEED ALL DISTURBED AREAS FOLLOWING CONSTRUCTION.
15. 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.
16. THE SILTATION BARRIER SHALL BE MAINTAINED UNTIL VEGETATIVE COVER HAS BEEN SUITABLY ESTABLISHED, GRADED SLOPES ARE STABLE.
17. ALL CATCH BASIN SUMPS AND MANHOLES SHALL BE CLEANED OUT AFTER CONSTRUCTION AND ANNUALLY THEREAFTER.
18. DURING CONSTRUCTION, THE CONTRACTOR SHALL SPRAY DOWN THE SITE WITH A WATER TRUCK AS NEEDED FOR DUST CONTROL.
19. DURING CONSTRUCTION THE CONTRACTOR SHALL INSPECT SUMMER STREET AND SWEEP AS NECESSARY.
20. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL STRUCTURES AND DEVICES THROUGHOUT CONSTRUCTION. ANY EROSION CONTROL DEVICES FOUND TO BE NO LONGER 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.
21. 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.
22. 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.
23. 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.



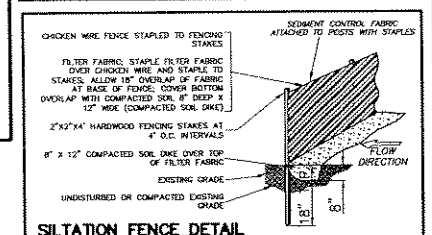
INLET PROTECTION DETAIL

NOT TO SCALE



INFILTRATION TRENCH DETAIL

NOT TO SCALE



SILTATION FENCE DETAIL

N.T.S.

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 UPON COMPLETION OF CONSTRUCTION IS THE RESPONSIBILITY OF:

DURING CONSTRUCTION: JANE GRUBER
105 SUMMER STREET
ACTON, MA 01720

PARTIES RESPONSIBLE FOR LONG TERM OPERATION/MAINTENANCE:

HOME OWNERS OF LOTS SERVED BY PRIVATE WAY "SPRING FARM CIRCLE". SEE LEGAL DOCUMENTS FOR FURTHER INFORMATION.

SCHEDULE FOR INSPECTION AND MAINTENANCE:

STREET SWEEPING:
THE PAVEMENT SHALL BE SWEPT OF ALL SEDIMENT ONCE IN THE SPRING AND ONCE IN THE FALL.

DEEP SUMP AND HOODED CATCH BASIN
THE DEEP SUMP FOR THE CATCH BASINS SHALL BE INSPECTED AND CLEANED ANNUALLY. THE CATCH BASINS SHALL HAVE A FOUR FOOT DEEP SUMP AND THE WATER LEVEL IS MAINTAINED BY THE DISCHARGE PIPE AT FOUR FEET. THE DISCHARGE PIPE IS HIDDEN FROM VIEW BY A HOODED OUTLET.

- 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 AND MUST BE REMOVED. LICENSED PERSONS SHOULD REMOVE AND DISPOSE OF THE CONTENTS OF THE SUMP IN ACCORDANCE WITH APPLICABLE REGULATIONS.

RETENTION BASIN
IN EACH OF THE FIRST THREE YEARS AFTER CONSTRUCTION, TWO INSPECTIONS ARE REQUIRED IN BOTH THE GROWING AND NON-GROWING SEASONS. AFTER SUCCESSFUL ESTABLISHMENT OF ALL REQUIRED VEGETATION AND SURFACES WITHSTAND EROSION, INSPECTION AND MAINTENANCE SHOULD CONTINUE ON A YEARLY BASIS. THE FOLLOWING OBSERVATIONS AND CORRECTIVE MEASURES SHOULD BE MADE DURING EACH INSPECTION:

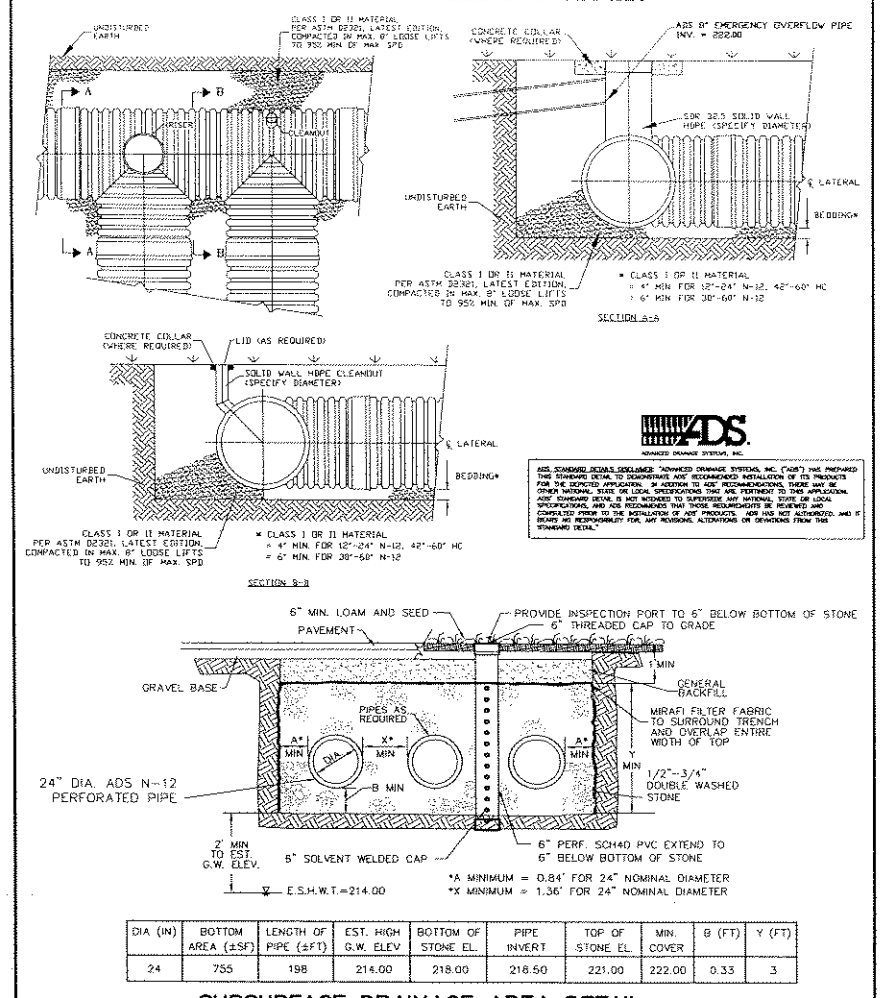
- SIDE SLOPES OF THE CHANNEL SHALL BE INSPECTED FOR EROSION. ALL ERODED AREAS SHALL RECEIVE 6" OF LOAM AND BE RESEEDED PER ORIGINAL DESIGN PLAN. AREAS OF CONTINUED EROSION SHALL BE STABILIZED WITH 3" MINUS RIPRAP.
- REMOVE ALL SEDIMENT FROM THE CHANNEL ONCE THE SEDIMENT REACHES 10% OF CHANNEL VOLUME OR 3-INCH DEPTH.

SUBSURFACE RECHARGE AREAS
THE SUBSURFACE RECHARGE AREAS SHALL BE OPENED AND INSPECTED ANNUALLY. IF THE WATER LEVEL, AS OBSERVED IN THE INSPECTION PORTS, IS MORE THAN 1' ABOVE THE BOTTOM OF THE PIPES, THEN THE PIPES SHALL BE FLUSHED WITH A PRESSURE HOSE. IF AFTER 12 HOURS THE WATER LEVEL HAS NOT DROPPED, THE SYSTEMS MAY NEED TO BE REPLACED. THIS INSPECTION SHOULD NOT BE DONE WITHIN 72 HOURS OF A RAIN EVENT.

EMERGENCY CONTACTS:
IN THE EVENT OF A HAZARDOUS MATERIALS SPILL ON THE SITE THE FOLLOWING PARTIES SHALL BE CONTACTED: FIRE DEPARTMENT: PH: 978-264-9645
JANE GRUBER: (978) 263-7438

RECORDS:
THE OWNER SHALL MAINTAIN AN INSPECTION LOG OF ALL ELEMENTS OF THE STORM WATER 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 STORM WATER MAINTENANCE PLAN AND INSPECTION LOGS SHALL BE KEPT ONSITE AT ALL TIMES.

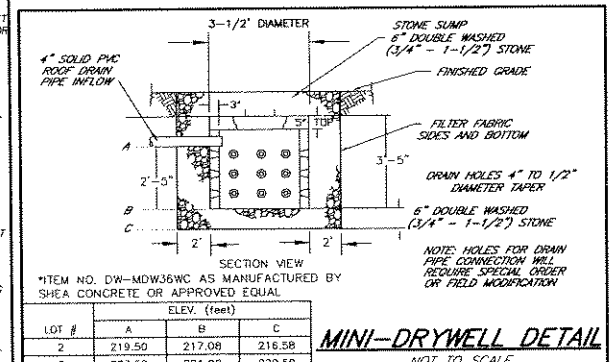
TYPICAL RISER AND CLEANOUT DETAILS



DIA (IN)	BOTTOM AREA (±SF)	LENGTH OF PIPE (±FT)	EST. HIGH G.W. ELEV	BOTTOM OF STONE EL.	PIPE INVERT	TOP OF STONE EL.	MIN. COVER	B (FT)	Y (FT)
24	755	198	214.00	218.00	218.50	221.00	222.00	0.33	3

SUBSURFACE DRAINAGE AREA DETAIL

NOT TO SCALE



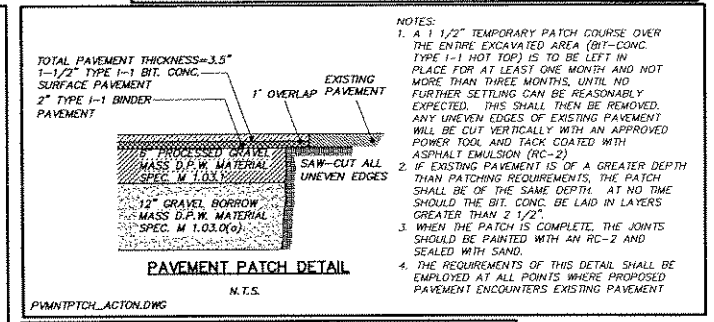
*ITEM NO. DW-MDW36WC AS MANUFACTURED BY SHEA CONCRETE OR APPROVED EQUAL

LOT #	ELEV. (feet) A	B	C
2	219.50	217.08	216.58
3	223.50	221.08	220.58

G.W. DEPTH = 214'± >2.0' SEPERATION

MINI-DRYWELL DETAIL

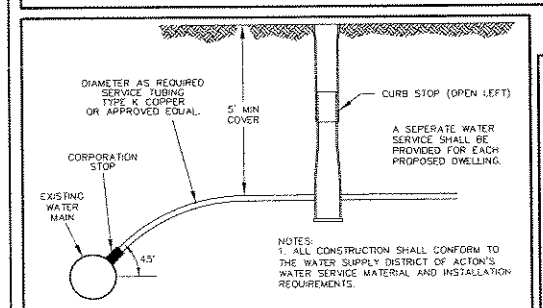
NOT TO SCALE



NOTES:
1. A 1 1/2" TEMPORARY PATCH COURSE OVER THE ENTIRE EXCAVATED AREA (BIT-CONC. TYPE I-1 HOT TOP) IS TO BE LEFT IN PLACE FOR AT LEAST ONE MONTH AND NOT MORE THAN THREE MONTHS, UNTIL NO FURTHER SETTLING CAN BE REASONABLY EXPECTED. THIS SHALL THEN BE REMOVED. ANY UNEVEN EDGES OF EXISTING PAVEMENT WILL BE CUT VERTICALLY WITH AN APPROVED POWER TOOL AND TACK COATED WITH ASPHALT EMULSION (RC-2).
2. IF EXISTING PAVEMENT IS OF A GREATER DEPTH THAN PATCHING REQUIREMENTS, THE PATCH SHALL BE OF THE SAME DEPTH. AT NO TIME SHOULD THE BIT. CONC. BE LAID IN LAYERS GREATER THAN 2 1/2".
3. WHEN THE PATCH IS COMPLETE, THE JOINTS SHOULD BE PAINTED WITH AN RC-2 AND SEALED WITH SAND.
4. THE REQUIREMENTS OF THIS DETAIL SHALL BE EMPLOYED AT ALL POINTS WHERE PROPOSED PAVEMENT ENCOUNTERS EXISTING PAVEMENT

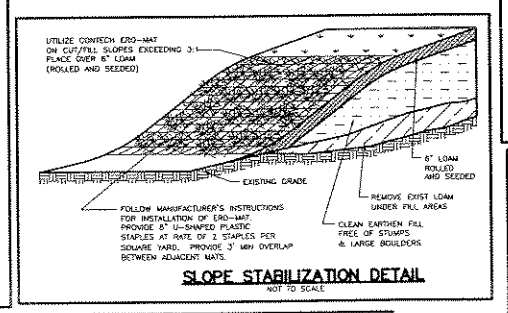
PAVEMENT PATCH DETAIL

N.T.S.



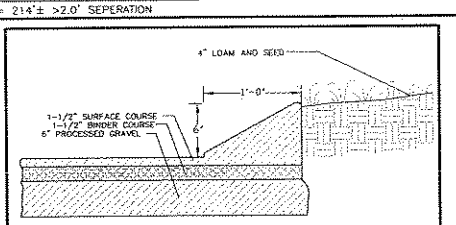
WATER SERVICE CONNECTION

NOT TO SCALE



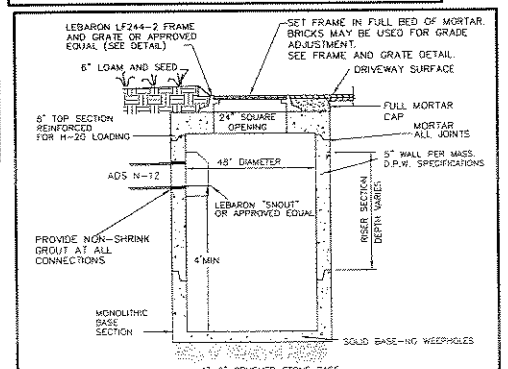
SLOPE STABILIZATION DETAIL

NOT TO SCALE



CAPE COD BERM DETAIL

NOT TO SCALE

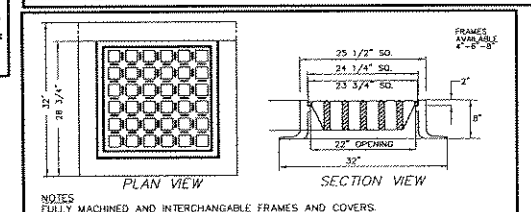


NOTES:
1. DETAILS NOT INDICATED ABOVE ARE TO BE SIMILAR TO THOSE SHOWN ON MHD STANDARD 201.4.0
2. FOR DESCRIPTION, MATERIALS AND CONSTRUCTION METHOD, SEE MHD SPECIFICATIONS.

PRECAST FLAT TOP CATCH BASIN DETAIL

NOT TO SCALE

NOTE:
1. CONSTRUCTION JOINTS AND GAS TRAPS TO BE SEALED WITH A ONE-INCH BUTYL-RUBBER GAS TYPE SEALANT.



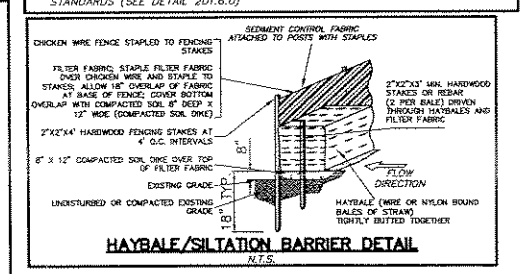
NOTES
FULLY MACHINED AND INTERCHANGABLE FRAMES AND COVERS.
HIGH QUALITY MATERIALS AND WORKMANSHIP.
COAL TAR EPOXY PAINTED.
NO ROCK COVERS.
H-20 LOADING RATE
WEIGHT 480 LBS.
4 FLANGES
REFERENCE MHD STANDARD DETAIL 201.6.0

LEBARON LF248-2
(4 FLANGE) REF. MHD 201.6.0
FRAME & GRATE:
OR APPROVED EQUAL

CATCH BASIN FRAME AND GRATE DETAIL

NOT TO SCALE

NOTES
1. FRAME AND GRATE TO CONFORM TO MASS HIGHWAY CONSTRUCTION STANDARDS (SEE DETAIL 201.6.0)



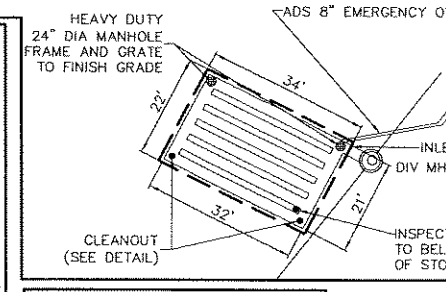
HAYBALE/SILTATION BARRIER DETAIL

N.T.S.

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.

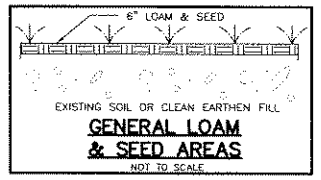
DATE

TOWN CLERK



DMH 1
PRECAST CONCRETE MANHOLE-1 WITH EMERGENCY DRAINAGE GATE DETAIL

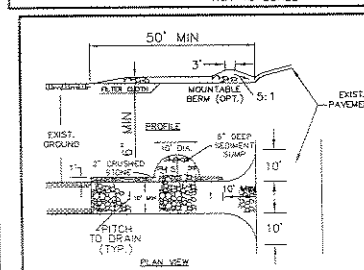
NOTES
NOT TO SCALE
1. MANHOLE TO CONFORM TO MASS. D.P.W. STANDARD 202.4.0.
2. FACE OF PIPE FLUSH, OR NOT TO PROJECT MORE THAN 4" FROM FACE OF WALL ALONG CENTERLINE OF PIPE.
3. FOR DESCRIPTION, MATERIALS AND CONSTRUCTION METHOD, SEE MASS. D.P.W. CONST STDS.
4. STEEL REINFORCED CONCRETE AND FIBERGLASS PLASTIC STEPS SHALL CONFORM TO LATEST ASTM C478 SPEC.



GENERAL LOAM & SEED AREAS

NOT TO SCALE

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.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

ACTON PLANNING BOARD

DATE:

DEFINITIVE PLAN
FOR
SPRING FARM CIRCLE
IN
ACTON, MA

CONSTRUCTION DETAILS, EROSION & SEDIMENTATION CONTROL PLAN
FOR: JANE GRUBER
SCALE: 1"=40' OCTOBER 02, 2006
REVISED: JANUARY 04, 2007

STAMSKI AND McNARY, INC.
80 HARRIS STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING
0 20 40 80 160
SM-3511 (3511 DEF-2.DWG) SHEET 5 OF 5

COMMONWEALTH OF MASSACHUSETTS
JOSEPH MARCH
CIVIL
#40472