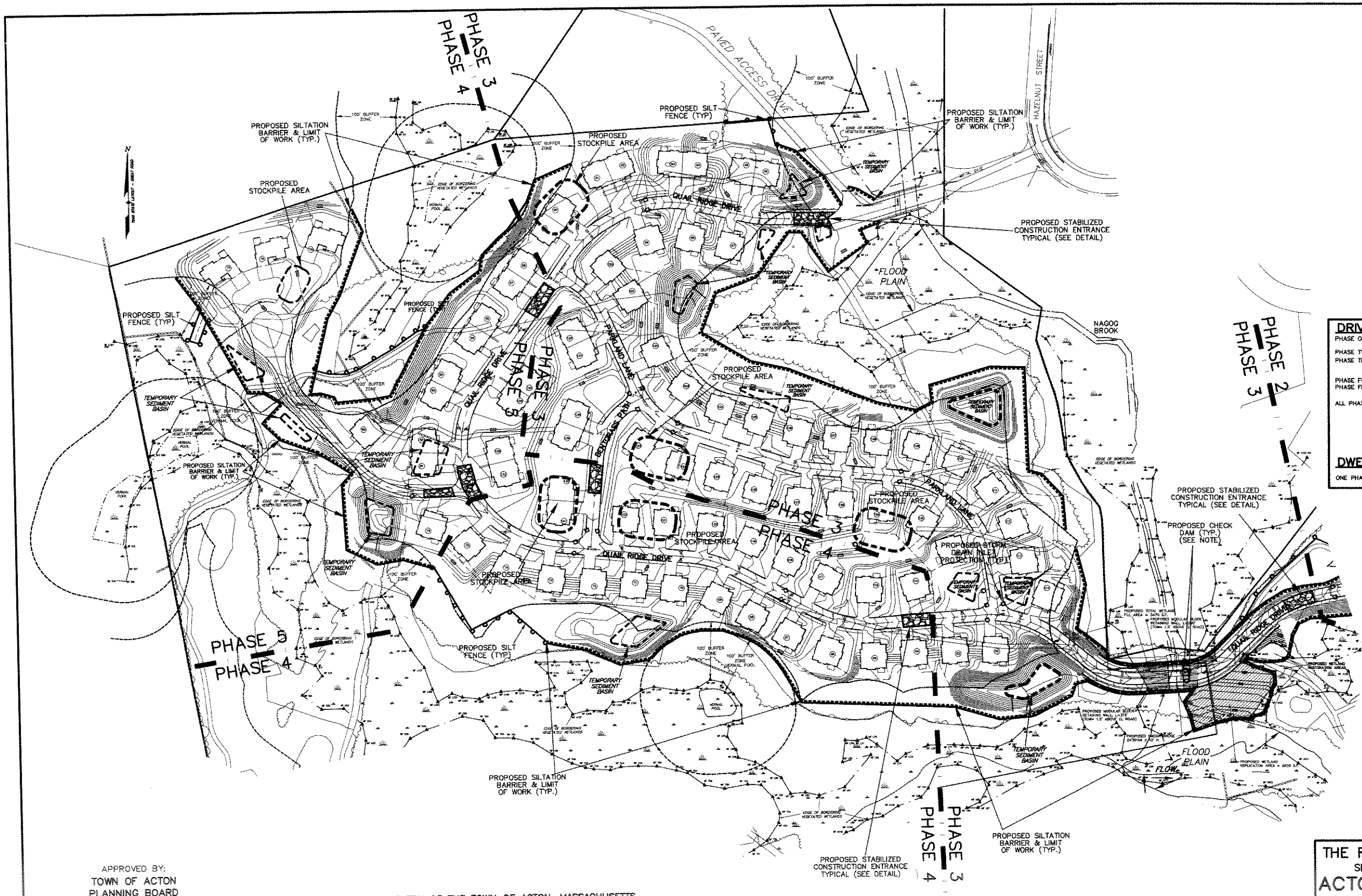


LEGEND

- EXISTING STONE WALL
- EXISTING TREES (12" OR GREATER)
- EXISTING OVERHEAD UTILITY WIRES
- WF 1 — WETLAND BOUNDARY AND WETLAND FLAG
- RIVERFRONT AREA
- 100' BUFFER ZONE
- 260 — PROPOSED CONTOUR
- EXISTING TREELINE
- PROPOSED TREELINE
- LW — PROPOSED LIMIT OF WORK
- PROPOSED SILTATION BARRIER
- PROPOSED SILT FENCE
- STORM DRAIN INLET PROTECTION
- SEDIMENT BASIN
- SOIL STOCKPILE AREA
- HAYBALE CHECK DAM
- PHASE 3 / PHASE 4 — CONSTRUCTION PHASE

DRIVEWAY CONSTRUCTION PHASES:

PHASE ONE: SKYLINE DRIVE, RYDER PATH, PORTION OF GREENSIDE LANE & ASSOCIATED UTILITY SYSTEMS, ALONG WITH CONNECTION TO PALMER LANE.

PHASE TWO: PORTION OF GREENSIDE LANE AND QUAIL RIDGE DRIVE & ASSOC. UTILITY SYSTEMS.

PHASE THREE: TWO PORTIONS OF QUAIL RIDGE DRIVE, PARKLAND LANE, AND PORTION OF BENTGRASS PATH AND ASSOCIATED UTILITY SYSTEMS, ALONG WITH CONNECTION TO HAZELNUT STREET.

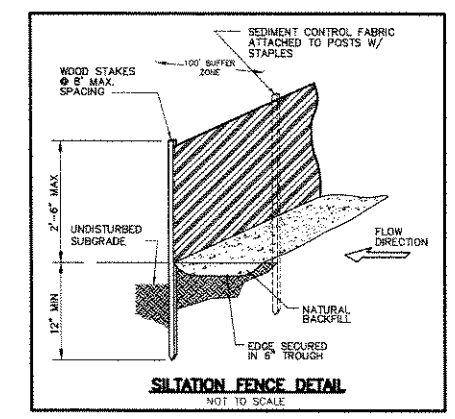
PHASE FOUR: PORTION OF QUAIL RIDGE DRIVE AND BENTGRASS PATH & ASSOC. UTILITY SYSTEMS.

PHASE FIVE: REMAINING PORTION OF QUAIL RIDGE DRIVE & ASSOC. UTILITY SYSTEMS.

ALL PHASES: LAND SHALL BE DEVELOPED IN INCREMENTS OF WORKABLE SIZE WHICH CAN BE COMPLETED DURING A SINGLE CONSTRUCTION SEASON. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE COORDINATED WITH THE SEQUENCE OF GRADING, 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 OR PHASE OF THE PROCESS.

DWELLING CONSTRUCTION PHASES:

ONE PHASE EACH: EACH DWELLING UNIT AND/OR BUILDING SHALL BE A SEPARATE PHASE.



SILTATION FENCE DETAIL
NOT TO SCALE

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

THE RESIDENCES AT QUAIL RIDGE

SENIOR RESIDENCE SPECIAL PERMIT

ACTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

EROSION AND SEDIMENT CONTROL PLAN

FOR: QUAIL RIDGE COUNTRY CLUB, LLC
SCALE: 1"=80' JULY 18, 2007

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

0 40 80 160 320 FEET

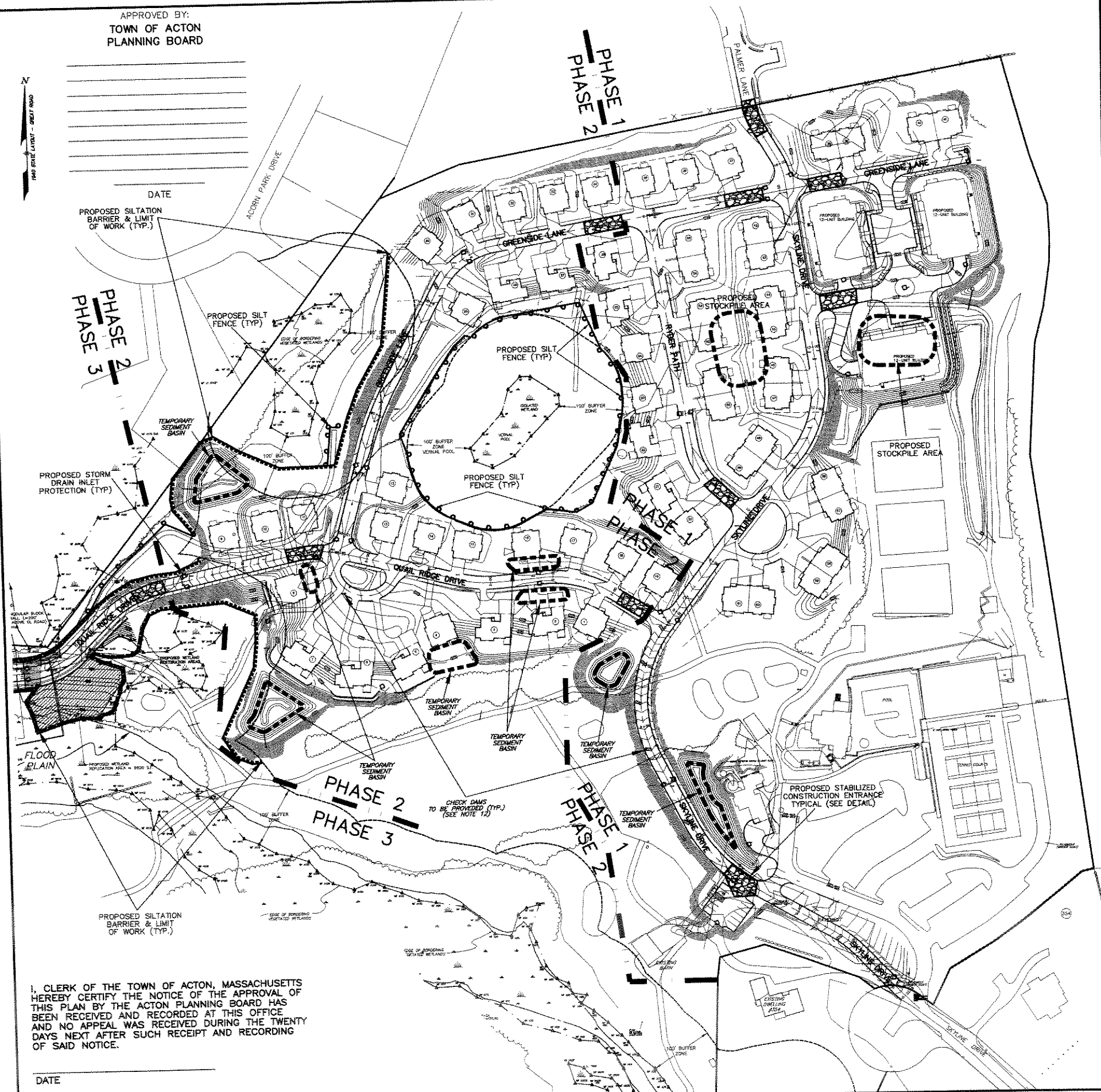
(3283B.erosion.dwg) Sheet 36 of 43 SM-3283B

COMMONWEALTH OF MASSACHUSETTS WILLIAM F. McNARY No. 30753 PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS JOSEPH MARCH CIVIL #40473 PROFESSIONAL ENGINEER

APPROVED BY:
TOWN OF ACTON
PLANNING BOARD

DATE



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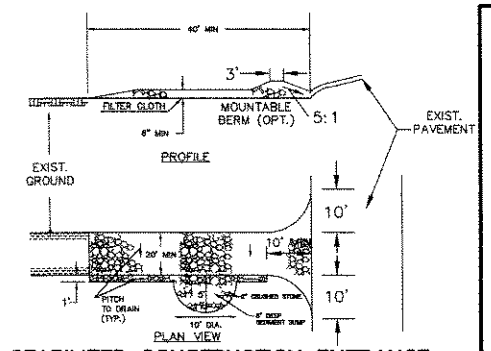
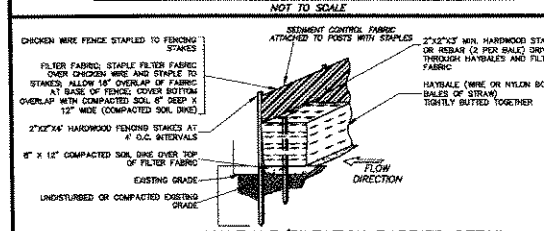
TOWN CLERK

STABILIZED CONSTRUCTION ENTRANCE CONSTRUCTION SPECIFICATIONS

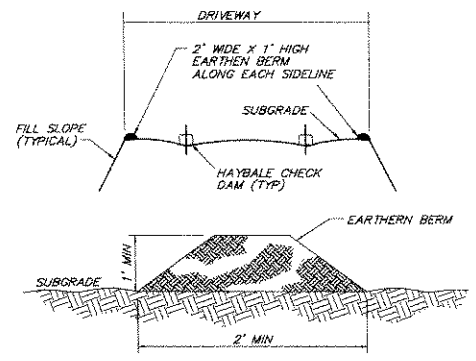
1. THE ENTRANCE OF THE PROPOSED DRIVEWAY SHALL INITIALLY HAVE 6" OF 2" CRUSHED STONE LAID DOWN AS A TRAFFIC SEDIMENT CONTROL SURFACE AS SHOWN IN THE STABILIZED CONSTRUCTION ENTRANCE DETAIL. THIS STONE PACK SHALL BE PLACED OVER THE COMMON DRIVEWAY FOR A MINIMUM DISTANCE OF 40 FEET FROM THE EDGE OF PAVEMENT AND SHALL BE REMOVED AND REPLACED WITH ROADWAY GRAVEL IMMEDIATELY PRIOR TO THE PLACEMENT OF PAVEMENT.
2. STONE SIZE – USE 2" CRUSHED STONE.
3. WIDTH – TWENTY (20) 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 IMPIRACTICAL, 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



HAYBALE/SILTATION BARRIER DETAIL
N.T.S.



EARTHEN BERM DETAIL
NOT TO SCALE

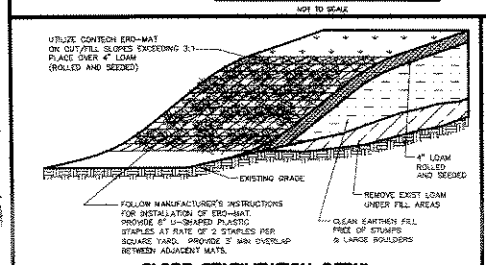
EROSION AND SEDIMENTATION CONTROL NOTES

1. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY CONSTRUCTION ON THE SITE.
2. HAYBALES 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.
4. THE DRAINAGE SYSTEM SHALL BE CONSTRUCTED DURING THE EARLIEST STAGES OF THE PROJECT IN ORDER TO DIRECT RUNOFF AND SEDIMENT TO TEMPORARY SEDIMENT BASINS.
5. 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 COURSE.
6. ALL CUT AND FILL SLOPES SHALL BE IMMEDIATELY COVERED WITH 4" 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 REESTABLISHED.
7. UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL RECEIVE 4" OF LOAM AND BE SEEDED TO PREVENT EROSION.
8. ALL CATCH BASIN SUMPS SHALL BE CLEANED FOLLOWING CONSTRUCTION.
9. UPON ACCUMULATION OF 6" OF SEDIMENT, THE TEMPORARY SEDIMENT BASINS SHALL BE CLEANED.
10. THE HAYBALES AND SILT FENCE SHALL BE MAINTAINED UNTIL VEGETATIVE COVER HAS BEEN SUITABLY ESTABLISHED, GRADED SLOPES ARE STABLE, AND A CERTIFICATE OF COMPLIANCE HAS BEEN ISSUED FROM THE HARVARD CONSERVATION COMMISSION.
11. ALL SLOPES STEEPER THAN 3:1 SHALL BE COVERED WITH EROSION CONTROL FABRIC IN LOCATIONS INDICATED IN THE PLAN.
12. HAY BALES WILL BE USED AROUND THE CATCH BASINS ON THE PROPOSED STREETS TO PROTECT THEM FROM THE ERODING SOILS 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:

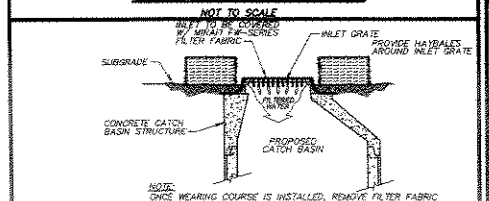
GRADE OF THE DRIVEWAY	INTERVAL BETWEEN CHECK DAMS
LESS THAN 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

INSPECTION/MAINTAINENCE:

13. THE DEVELOPER IS RESPONSIBLE TO CLEAN UP ANY SEDIMENT OR DEBRIS WHICH ERODES FROM THE SITE INTO THE WETLANDS IMMEDIATELY UPON DISCOVERY.
14. THE DEVELOPER IS RESPONSIBLE TO CLEAN UP ANY SEDIMENT OR DEBRIS WHICH ERODES FROM THE SITE INTO STREETS OR PRIVATE PROPERTY AND TO REMOVE SEDIMENT OR DEBRIS THAT ENTERS ANY EXISTING DRAINAGE SYSTEM INCLUDING CATCH BASIN SUMPS, PIPE LINES, MANHOLES, AND DITCHES.
15. THE CONTRACTOR SHALL FOLLOW STANDARD PRACTICE AND LOAM AND SEED ALL DISTURBED AREAS FOLLOWING CONSTRUCTION. A MAINTENANCE AND OPERATION PLAN SHALL BE IN PLACE AT ALL TIMES ON THE SITE.
16. 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.
17. THE SILTATION CONTROLS SHALL REMAIN IN PLACE UNTIL A VEGETATIVE COVER HAS BEEN ESTABLISHED.
18. ALL CATCH BASIN SUMPS AND MANHOLES SHALL BE CLEANED OUT AFTER CONSTRUCTION.
19. DEVELOPER SHALL ADHERE TO ANY PREVIOUS CONDITIONS WHICH MAY STILL BE IN EFFECT RELATIVE TO THE PORTION OF THE EXISTING GOLF COURSE WHICH IS TO REMAIN.



SLOPE STABILIZATION DETAIL
NOT TO SCALE



INLET PROTECTION DETAIL
NOT TO SCALE

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COMMONWEALTH OF MASSACHUSETTS WILLIAM P. McNARY No. 30759 PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS JOSEPH MARCH CIVIL 84042 PROFESSIONAL ENGINEER