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ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

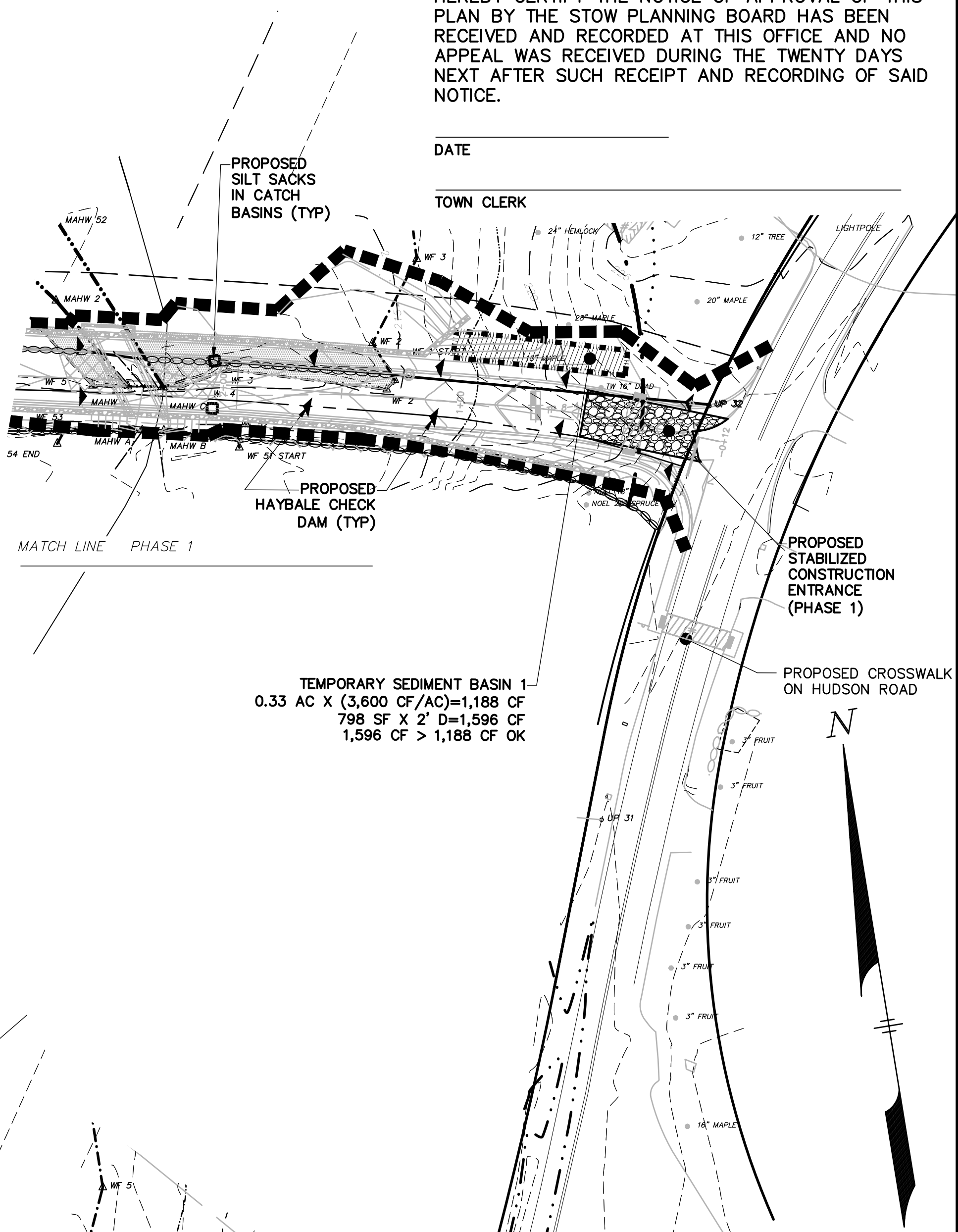
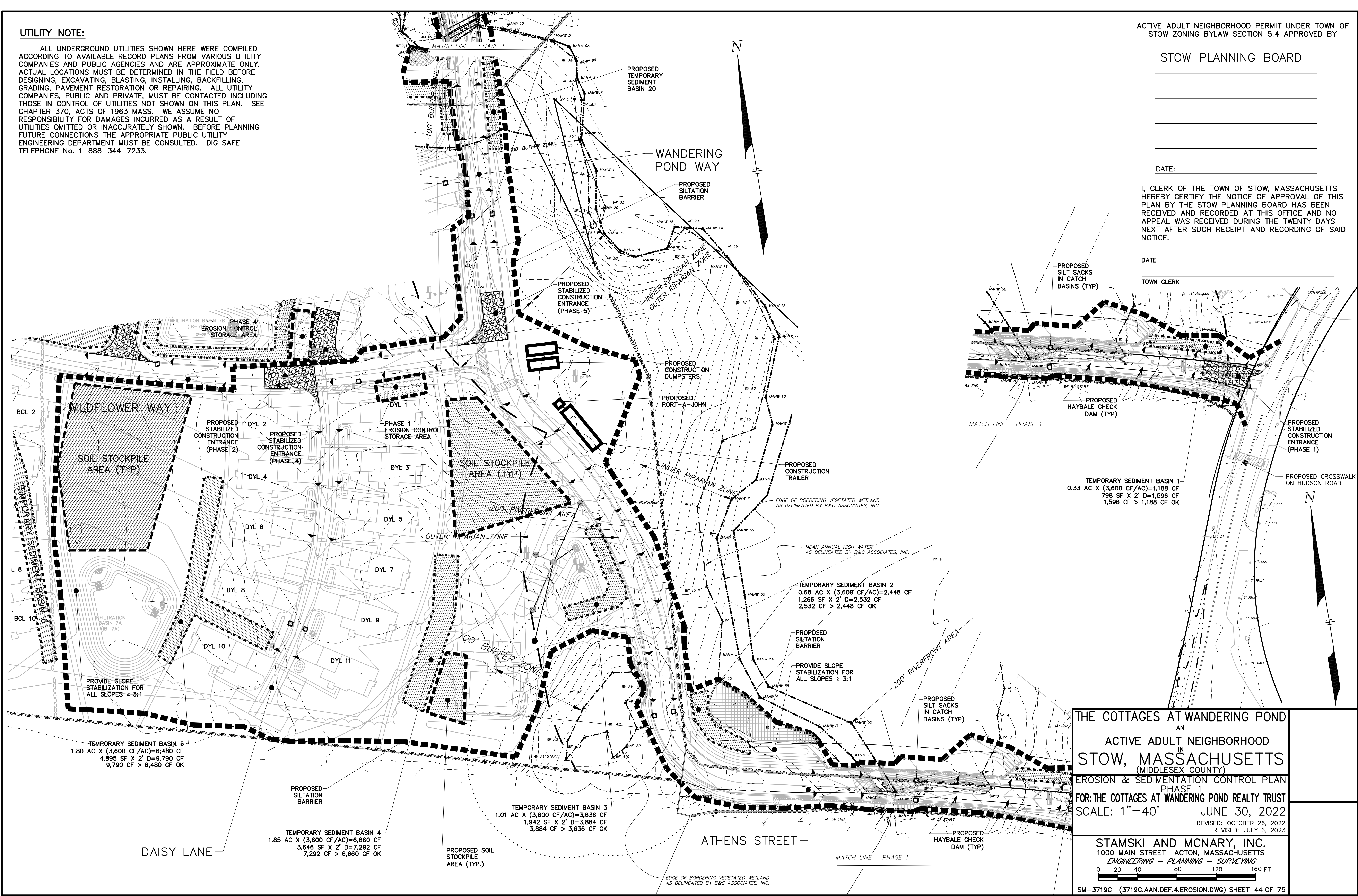
STOW PLANNING BOARD

DATE:

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

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TOWN CLERK

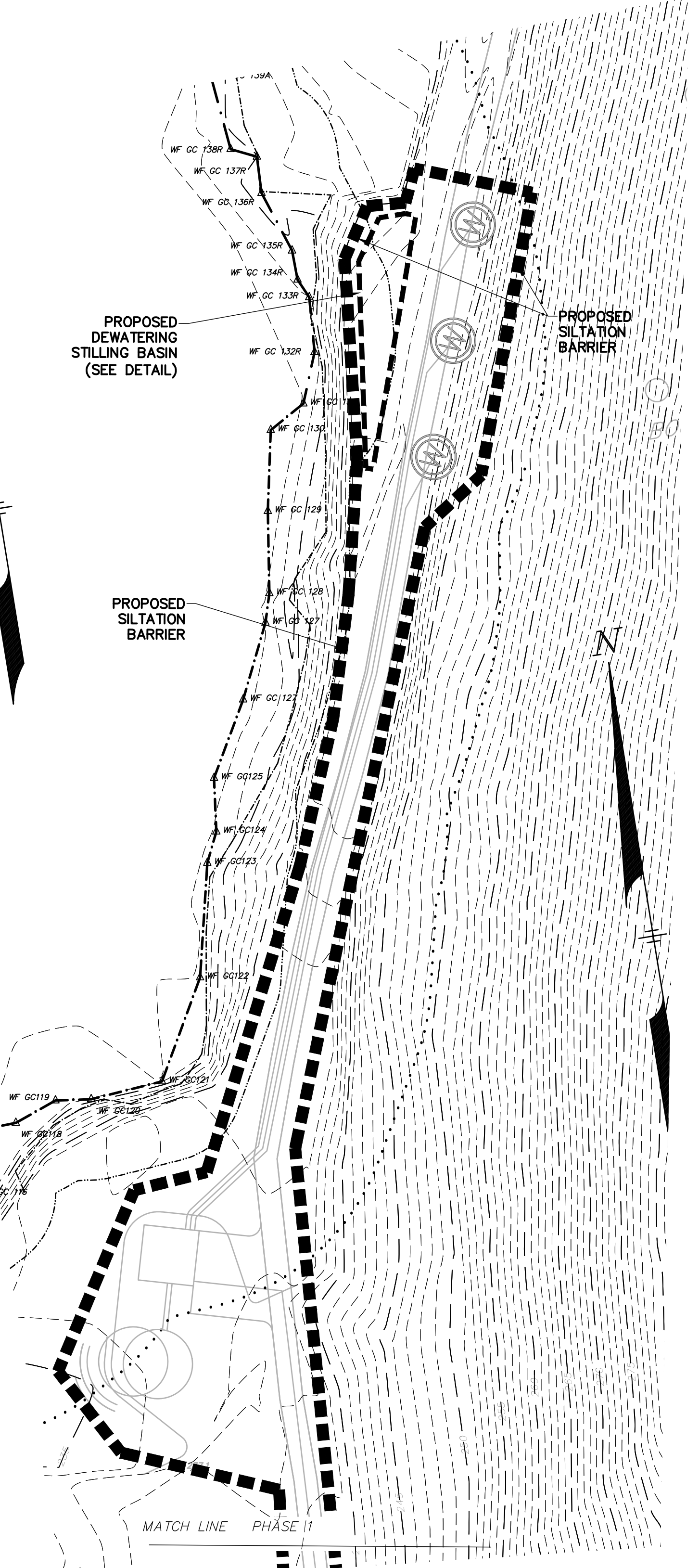
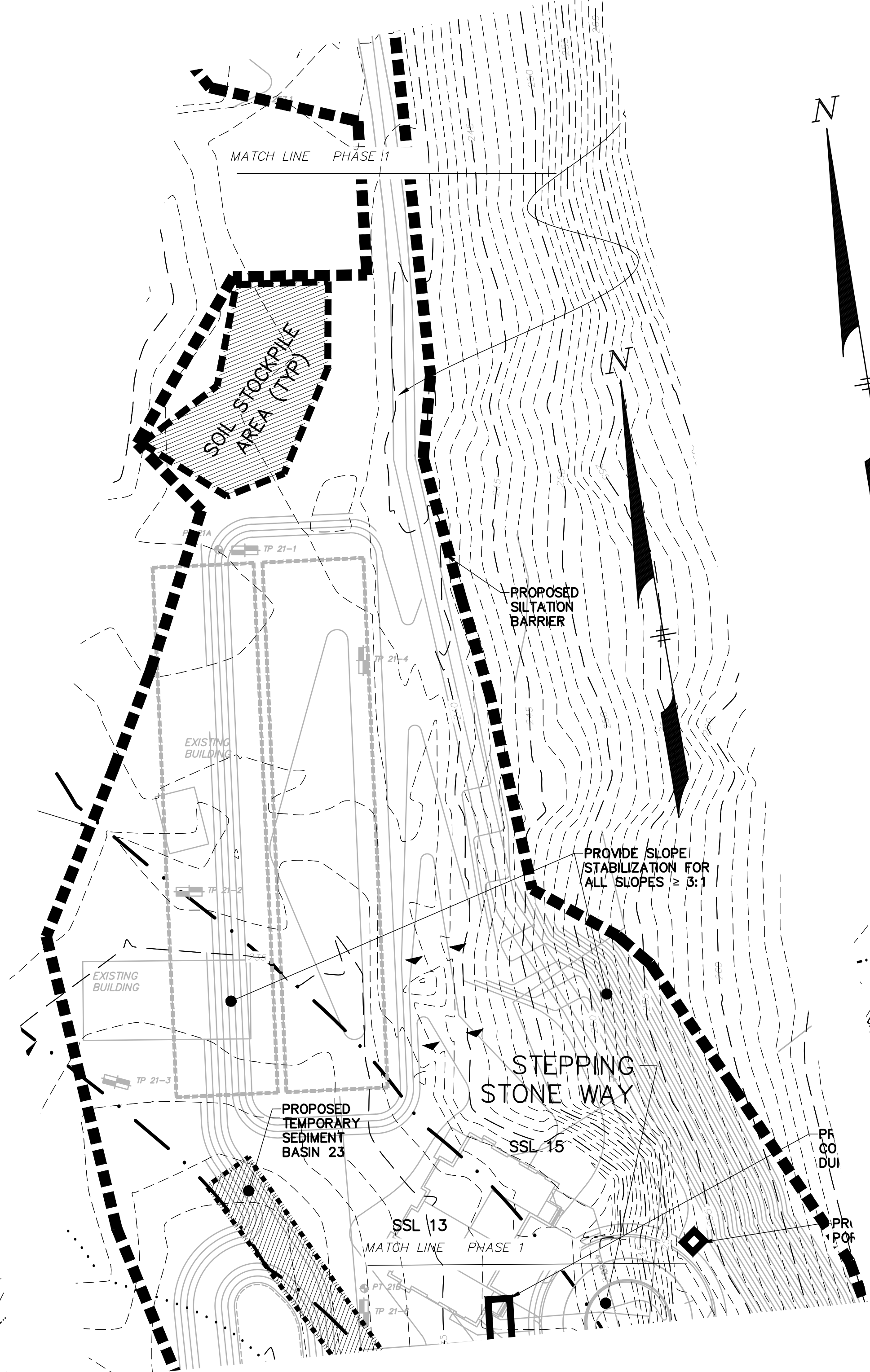
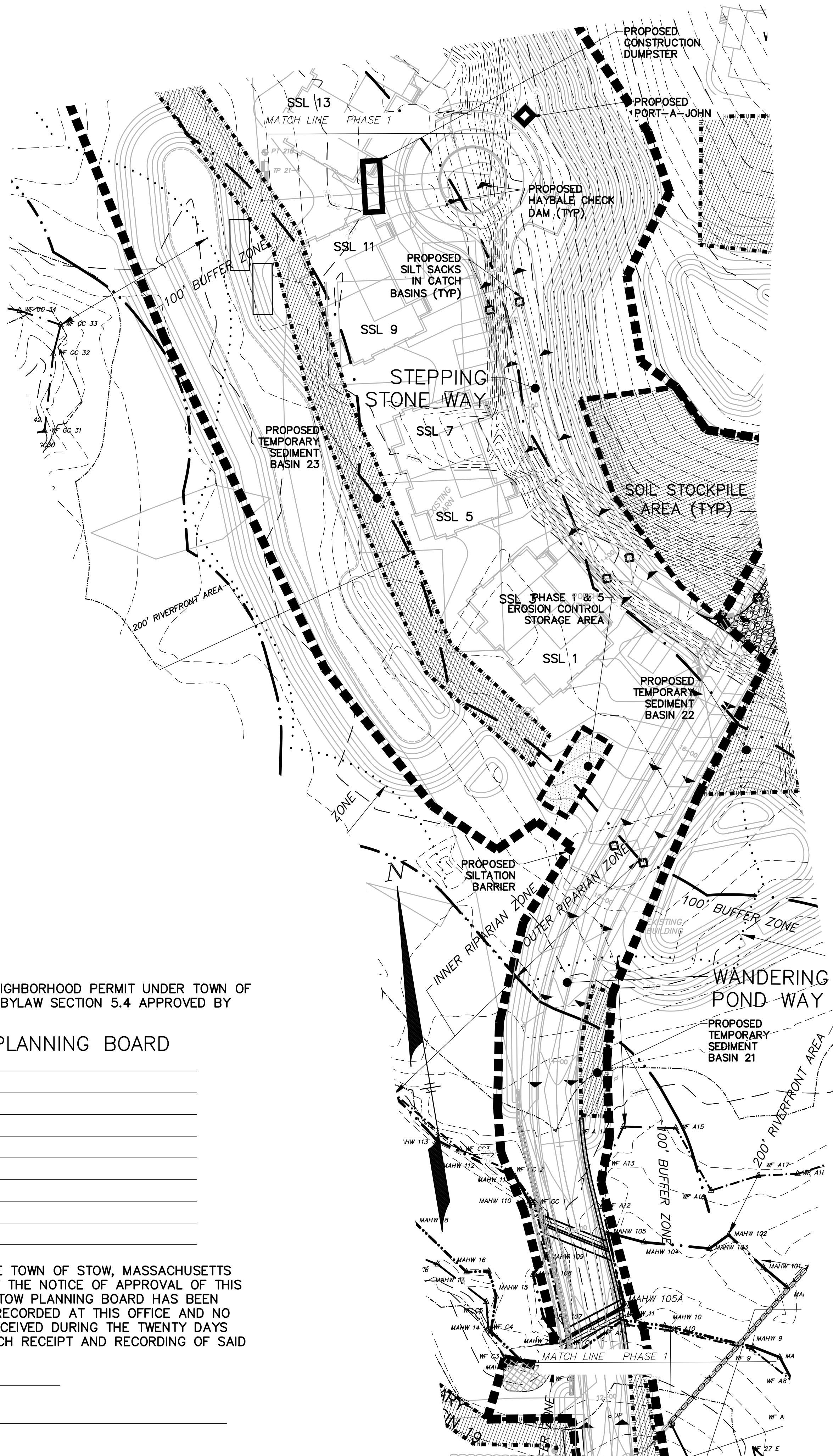


THE COTTAGES AT WANDERING POND  
AN  
ACTIVE ADULT NEIGHBORHOOD  
IN  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)

EROSION & SEDIMENTATION CONTROL PLAN  
PHASE 1  
FOR: THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40'  
JUNE 30, 2022  
REVISED: OCTOBER 26, 2022  
REVISED: JULY 6, 2023

STAMSKI AND MCNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING  
0 20 40 80 120 160 FT  
SM-3719C (3719C.AAN.DEF.4.EROSION.DWG) SHEET 44 OF 75





ACTIVE ADULT NEIGHBORHOOD PERMIT UNDER TOWN OF STOW ZONING BYLAW SECTION 5.4 APPROVED BY

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ENGINEERING - PLANNING - SURVEYING

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ACTIVE ADULT NEIGHBORHOOD

STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)

EROSION & SEDIMENTATION CONTROL PLAN

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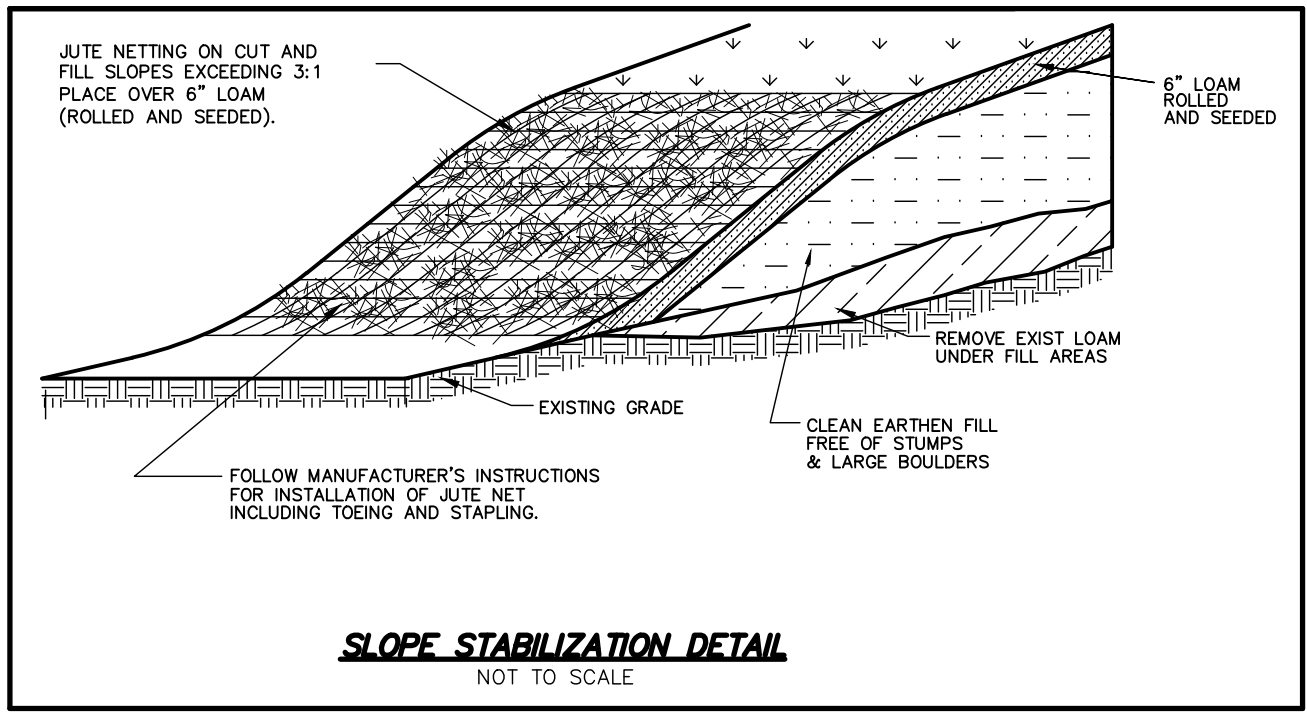
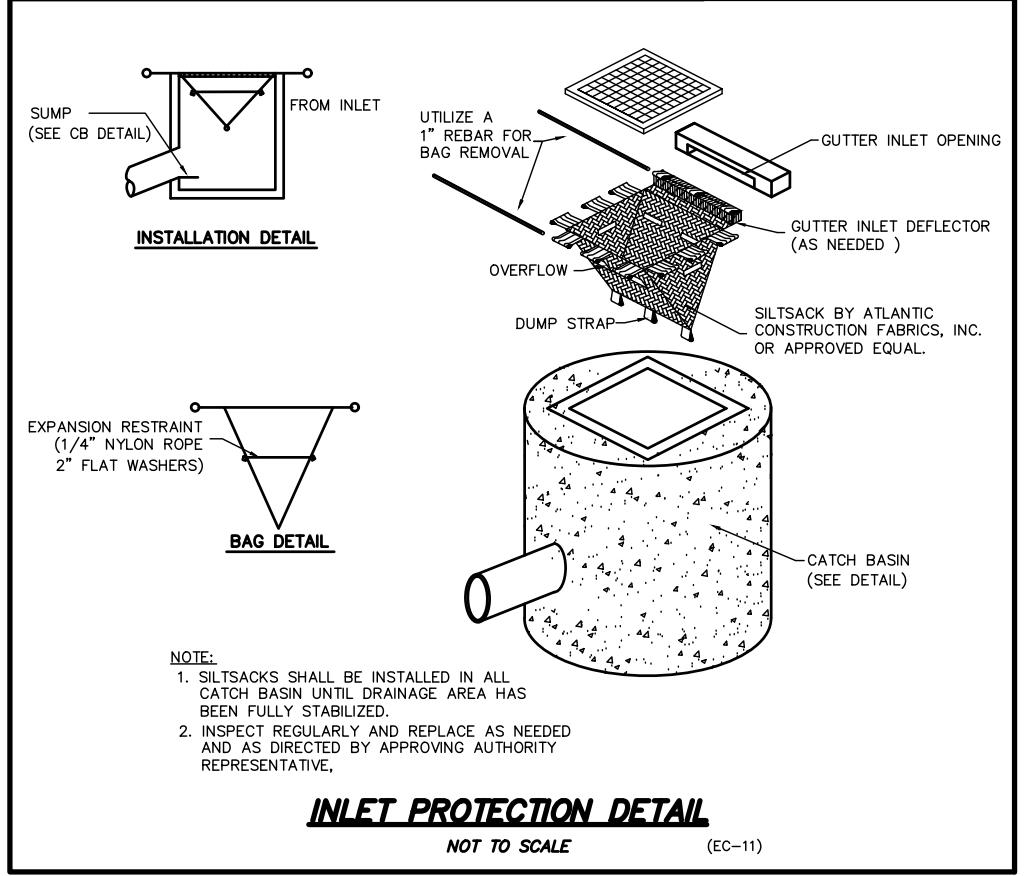
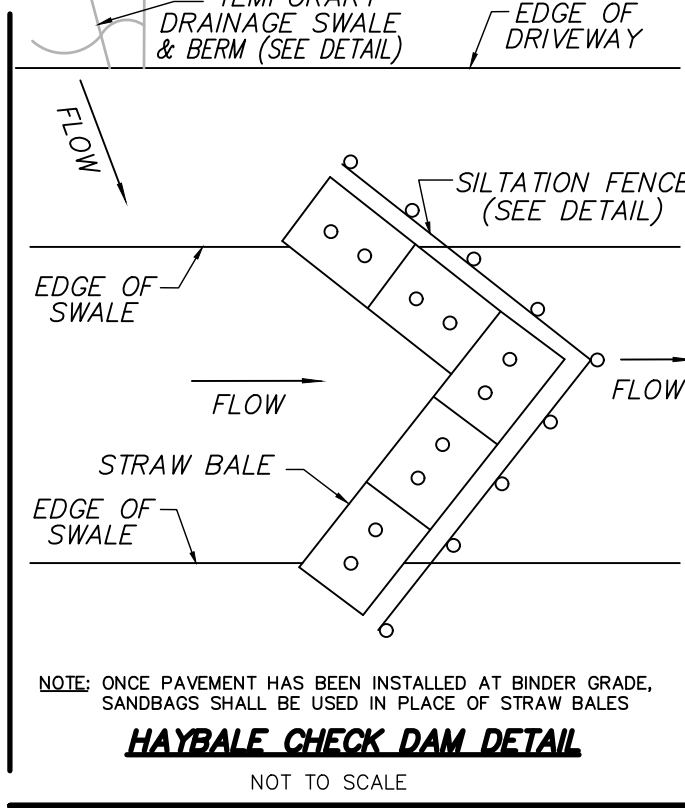
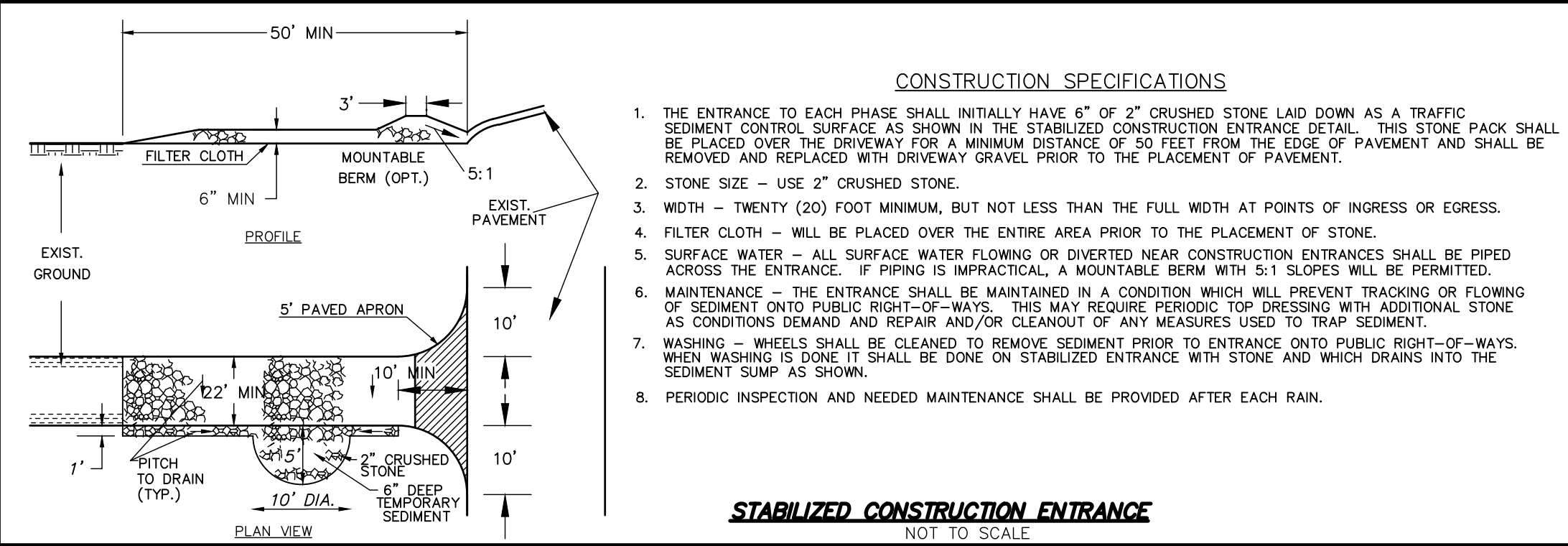
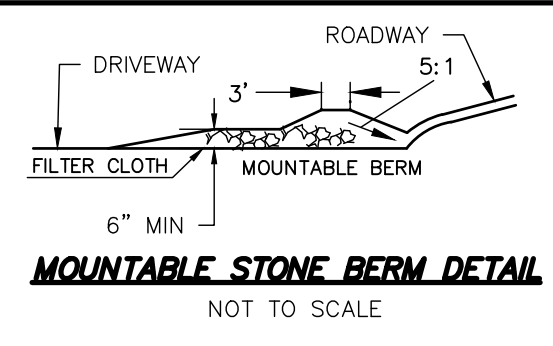
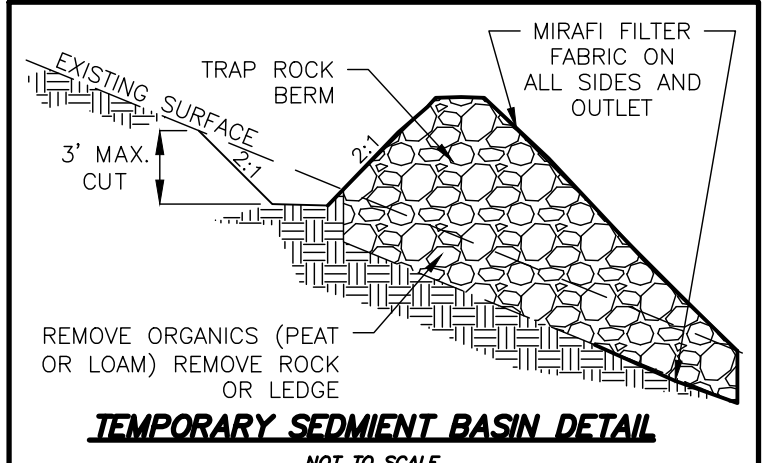
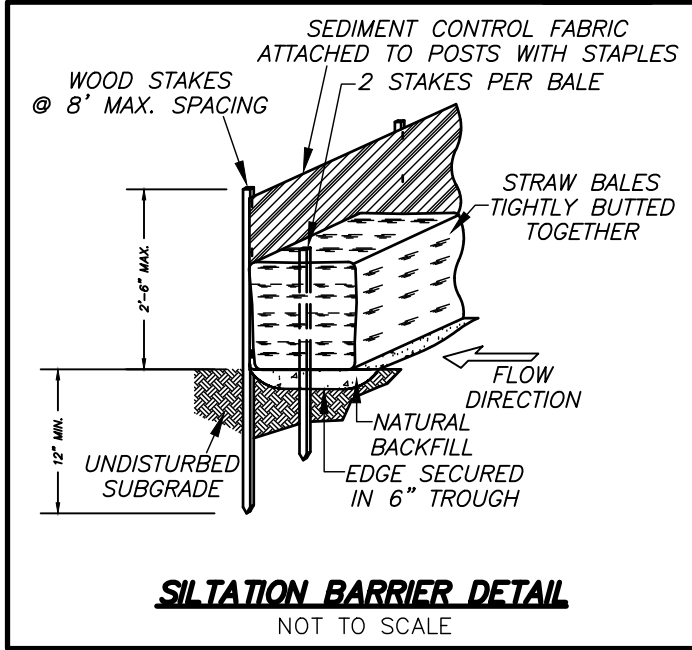
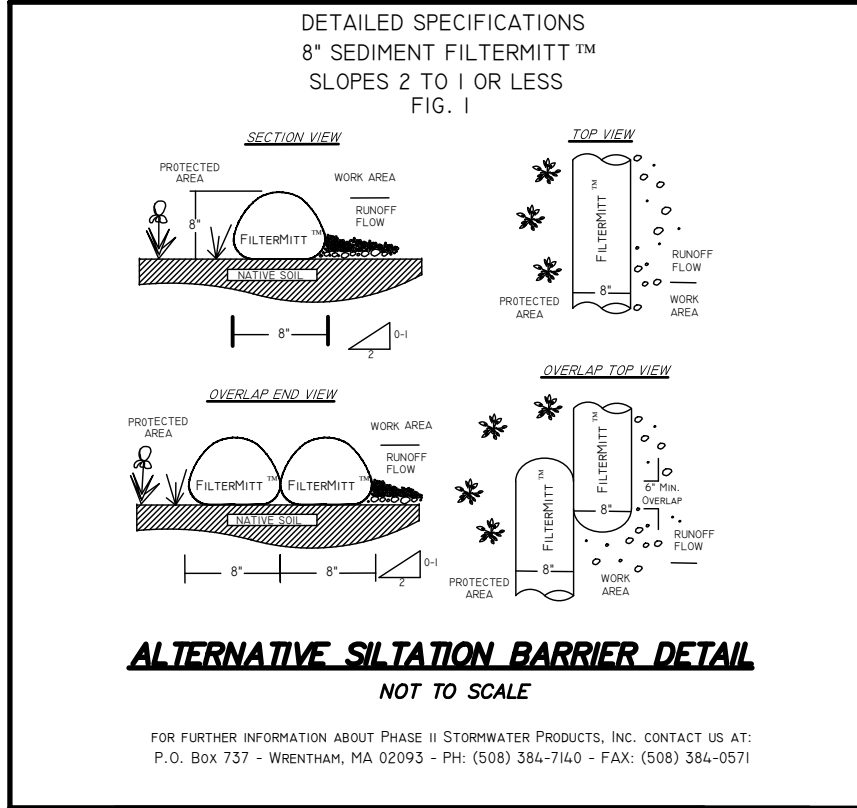
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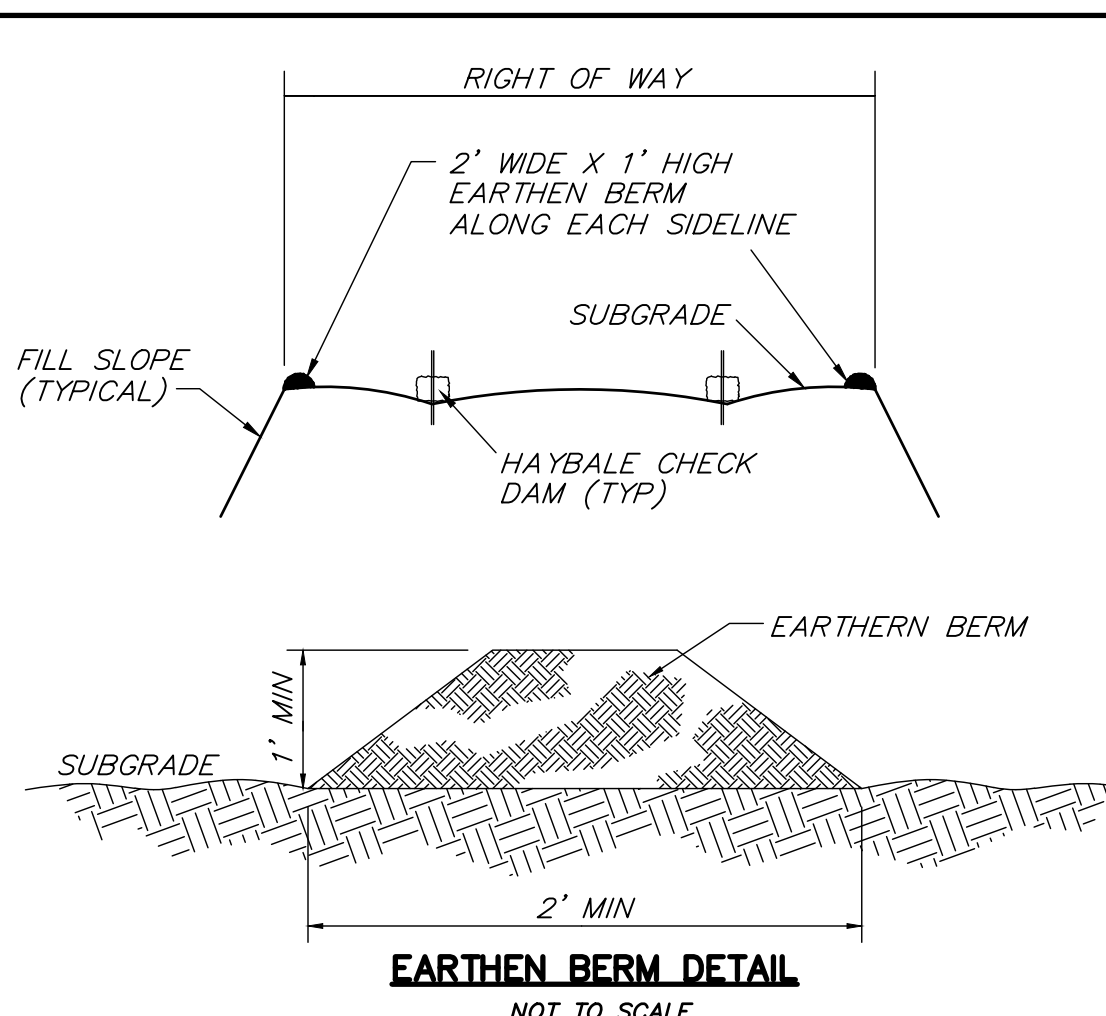


EROSION AND SEDIMENTATION CONTROL NOTES

1. THE LIMIT OF WORK LINE SHALL BE CLEARLY MARKED IN THE FIELD BY FIELD SURVEY PRIOR TO CONSTRUCTION WITHIN DESIGNATED AREA. LIMIT OF WORK LINE SHALL NOT EXCEED THE LINE SHOWN.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED FOR EACH PHASE PRIOR TO ANY CONSTRUCTION ON THE SITE. CONTRACTOR IS ENCOURAGED TO USE "FILTERMATT" IN LIEU OF STRAW BALE/SILTATION BARRIER. JUTE NETTING OR HYDRO SEEDING WITH A BONDED FIBER MATRIX SHALL BE USED ON STEEP SLOPES.
3. 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.
4. 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 GRADING, DEVELOPMENT, AND CONSTRUCTION. OPERATIONS. CONTROL MEASURES SUCH AS HYDROSEEDING, BERMING, INTERCROPPING, TERRACING, AND SEDIMENT TRAPS SHALL BE PUT INTO EFFECT PRIOR TO THE COMMENCEMENT OF EACH INCREMENT OF THE DEVELOPMENT/CONSTRUCTION PROCESS.
5. THE CONTRACTOR SHALL INSPECT AND REPAIR ALL EROSION CONTROL DEVICES, WHEN 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 WHERE CONSTRUCTION IS ADJACENT TO THE EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST TWICE PER WEEK. AREAS WITH SITES THAT HAVE BEEN FINALLY STABILIZED MUST BE INSPECTED AT LEAST ONCE A MONTH.
6. STOCK PILES SHALL BE SET BACK A MINIMUM OF 5 FEET FROM THE EDGE OF PAVEMENT. ALL STOCK PILES SHALL BE CONTAINED WITH SILT FENCES OR STRAW BALES TO PREVENT EROSION FROM ENTERING THE STREET DRAINAGE. NPDES PERMITS REQUIRE THE STOCKPILES TO BE STABILIZED WITH SEED OR MULCH IF NOT BEING USED WITHIN 21 DAYS. SOIL STOCK PILES SHALL BE COVERED WITH TEMPORARY VEGETATION OR FASTENED WITH TARPULIN SHEETS. STOCKPILES SHALL AVOID ALL SOIL ABSORPTION AREAS.
7. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN A ONE FOOT HIGH BY TWO FOOT WIDE EARTHEN BERM ALONG THE EDGES OF THE ROAD TO DIVERT RUNOFF TO SEDIMENT BASINS. DRAINAGE SYSTEMS SHALL BE INSTALLED (SEE EARTHEN BERM DETAIL).
8. A MOUNTABLE STONE BERM (SEE DETAIL) SHALL BE INSTALLED FOR ANY STRETCH OF ROAD WHERE CONSTRUCTION VEHICLE PARKING IS ANTICIPATED AND AT PROPOSED DRIVEWAY OPENINGS. INSPECT BERM FREQUENTLY FOR EROSION AND SEDIMENT BUILD-UP AND PERFORM CORRECTIVE ACTIONS AS APPROPRIATE.
9. ALL CATCH BASIN AND MANHOLE RIMS SHALL BE COVERED WITH SILT SACK DURING CONSTRUCTION. CATCH BASIN GRATES ARE TO BE SET AT BINDER GRADE UNTIL IT IS TIME TO APPLY THE PAVEMENT WEARING COURSE. CATCH BASINS SHALL REMAIN AT BINDER GRADE FOR NO MORE THAN 2 WEEKS PRIOR TO FINAL PAVING. SEE INLET PROTECTION DETAIL.
10. ALL CATCH BASIN SUMPS AND DRAINAGE BASINS SHALL BE CLEANED DURING AND FOLLOWING CONSTRUCTION. THEREAFTER REFER TO THE STORMWATER MANAGEMENT SYSTEM OPERATION AND MAINTENANCE PLAN.
11. SEDIMENT BASINS (DRYING 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. SEDIMENT BASINS SHALL BE INSTALLED OUTSIDE OF INFILTRATION PORTION OF INFILTRATION BASIN AND PROPOSED SEPTIC LEACHING AREAS.

12. 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.
13. VELOCITY CHECK DAMS - STRAW BALES WILL BE USED AROUND THE CATCH BASINS ON THE PROPOSED ROAD 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 ROAD:  
LESS THAN 4%  
4% TO 10%  
OVER 10%
- INTERVALS BETWEEN CHECKDAMS:  
100 FEET  
50 FEET  
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:  
LESS THAN 3%  
3% TO 6%  
OVER 6%
- \*CHECK DAMS IN UNPAVED DRIVES AND UN-VEGETATED OR UNPAVED GRADED CHANNELS SHALL 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 RAIN, IF BEING PREDICTED, THE STRAW BALES SHOULD BE SECURELY STAKED TO PREVENT OVERTURNING, FLOATION, 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 OF DEBRIS AND SILT PERIODICALLY.
14. ALL CUT AND FILL SLOPES SHALL BE IMMEDIATELY COVERED WITH 6" LOAM AND SEEDING DURING THE GROWING SEASON (MARCH THROUGH MAY AND AUGUST TO OCTOBER 15) OR COVERED WITH A HAY MULCH DURING THE NON-GROWING SEASON (NOVEMBER 1 TO APRIL 1 AND JUNE AND JULY). STUMP GRINDINGS MAY ALSO BE USED AS AN ALTERNATIVE TO HAY MULCH AND SHALL ALSO BE USED AS FILLER BETWEEN LOT DEVELOPMENT AND THE ROADWAY. PERMANENT SEEDING MAY BE DONE IN PEAK SUMMER MONTHS WITH PROPER MULCHING AND WATERING.
  15. DISTURBED AREAS WHERE CONSTRUCTION HAS PERMANENTLY OR TEMPORARILY CEASED MUST BE STABILIZED WITH 14 DAYS OF THE LAST DISTURBANCE. AREAS WHICH WILL BE REDISTURBED WITHIN 21 DAYS DO NOT HAVE TO BE STABILIZED.
  16. 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.
  17. 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.
  18. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED UNTIL ALL TRIBUTARY SURFACES ARE STABILIZED.
  19. REMOVAL OF EXISTING VEGETATION SHALL BE WITHIN THE LIMIT OF WORK AREA.
  20. ALL EXCESS SOIL SHALL REMAIN ON-SITE IN AREAS TO BE DESIGNATED BY THE OWNER.
  21. DISTURBED SOIL, RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS OF REMOVAL.
  22. ALL DRAINAGE RIMS SHALL BE FUNCTIONAL AT BINDER GRADE.
  23. SAND BAGS SHALL BE USED IN PLACE OF VELOCITY CHECK DAMS WHEN ROADS ARE AT BINDER GRADE.
  24. FOLLOWING FINAL GRADING OF INDIVIDUAL UNITS, ALL DISTURBED AREAS SHALL BE IMMEDIATELY COVERED WITH LOAM AND SEED. SEEDING AREAS SHALL BE CLOSELY MONITORED UNTIL ADEQUATE GRASS OR VEGETATIVE COVER IS ESTABLISHED. CONTRACTOR SHALL EVALUATE THE AREA FOR SIGNS OF EROSION AND TAKE THE APPROPRIATE CORRECTIVE ACTION.





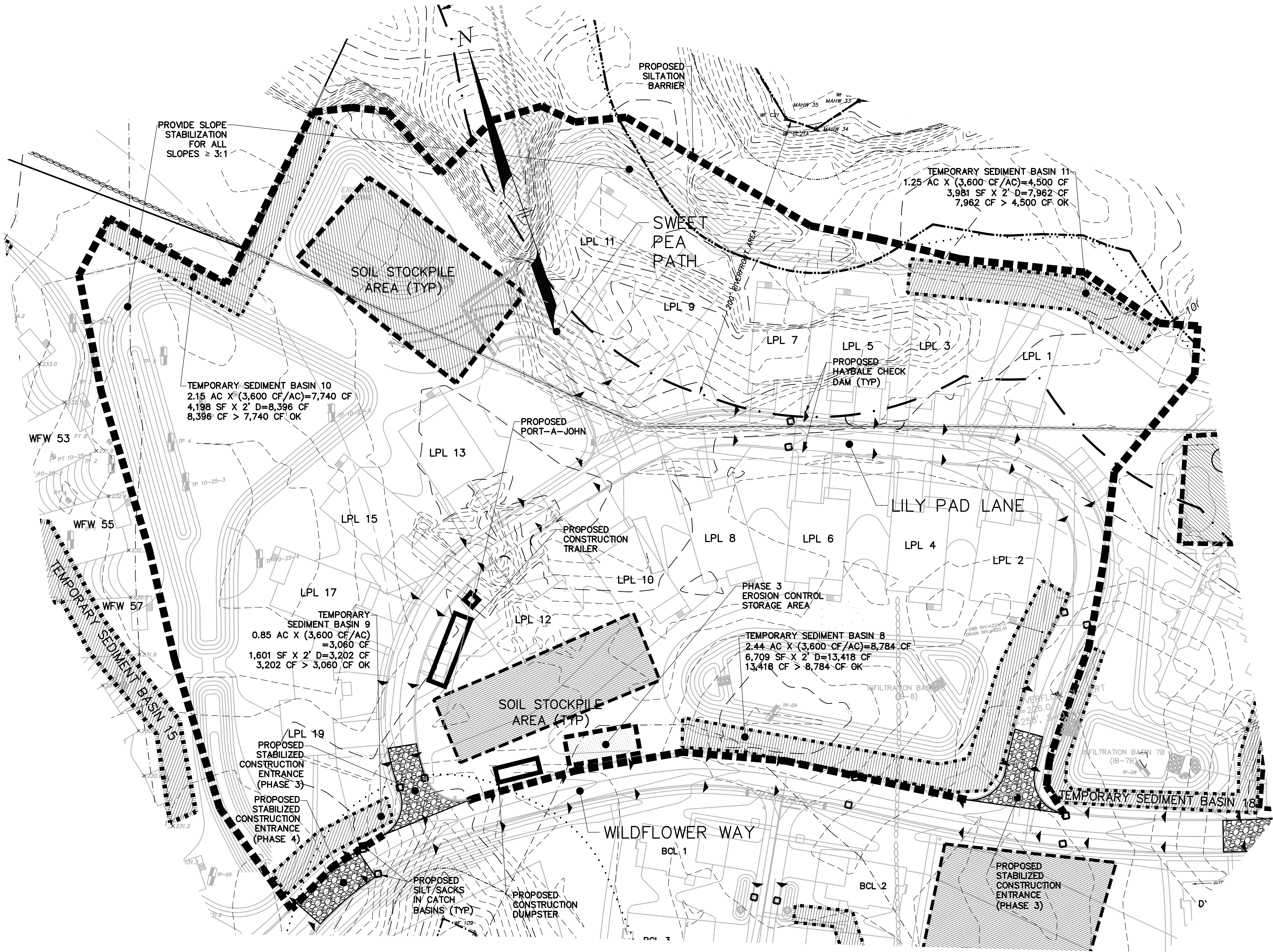
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THE COTTAGES AT WANDERING POND  
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ACTIVE ADULT NEIGHBORHOOD  
IN  
STOW, MASSACHUSETTS  
(MIDDLESEX COUNTY)

EROSION & SEDIMENTATION CONTROL PLAN  
PHASE 3  
FOR THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40' JUNE 30, 2022

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REVISED: JULY 6, 2023

STAMSKI AND MCNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
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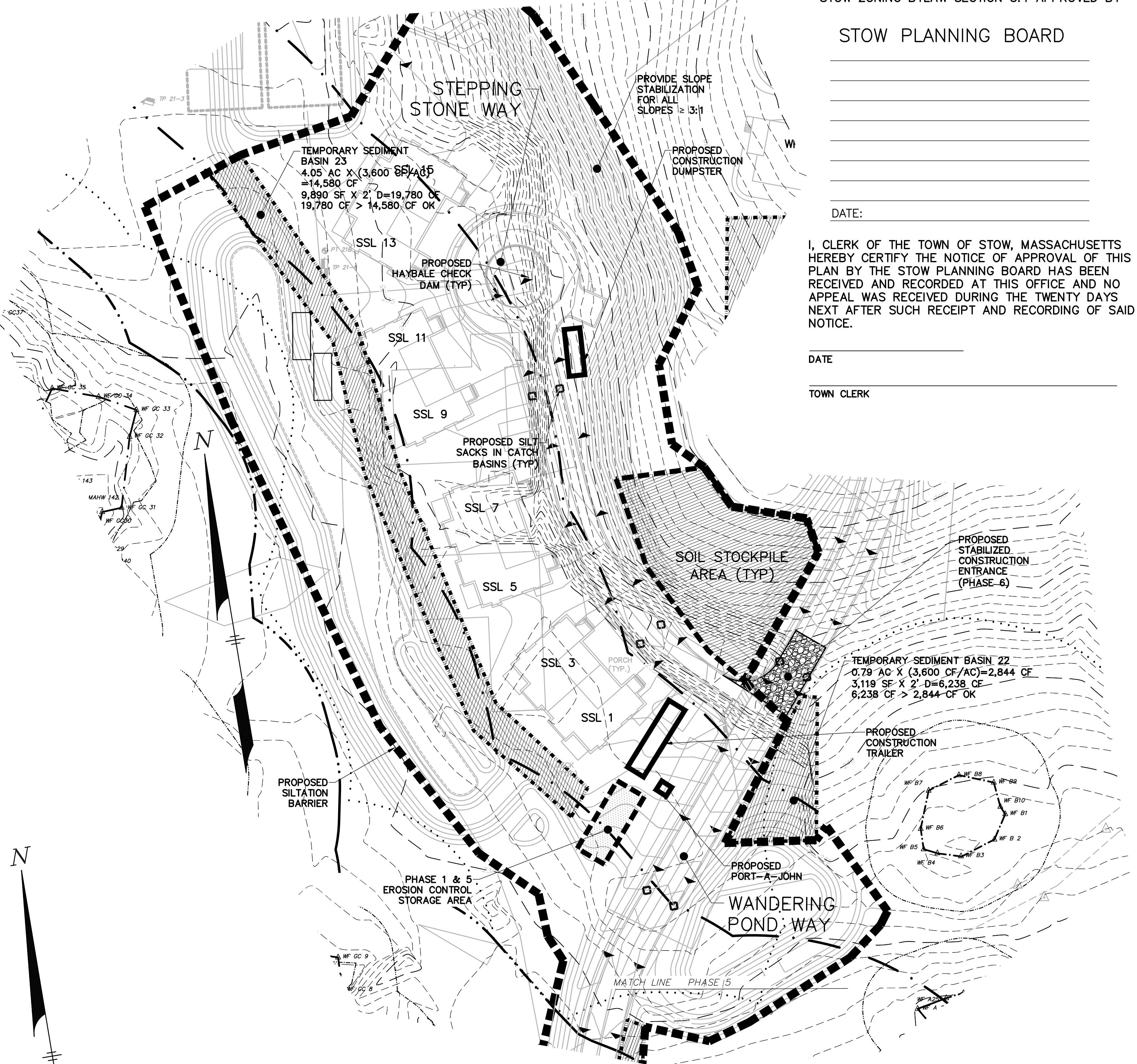
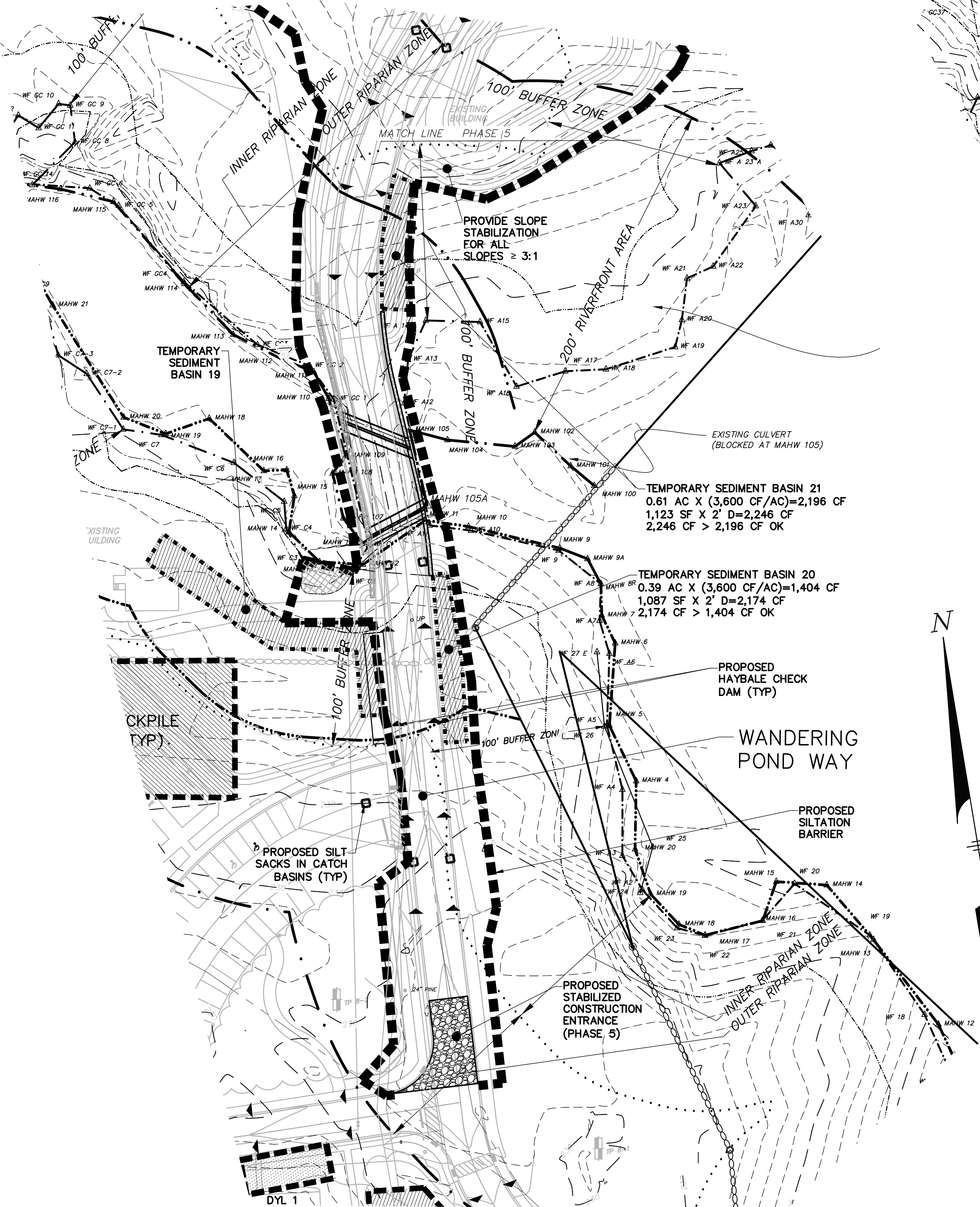
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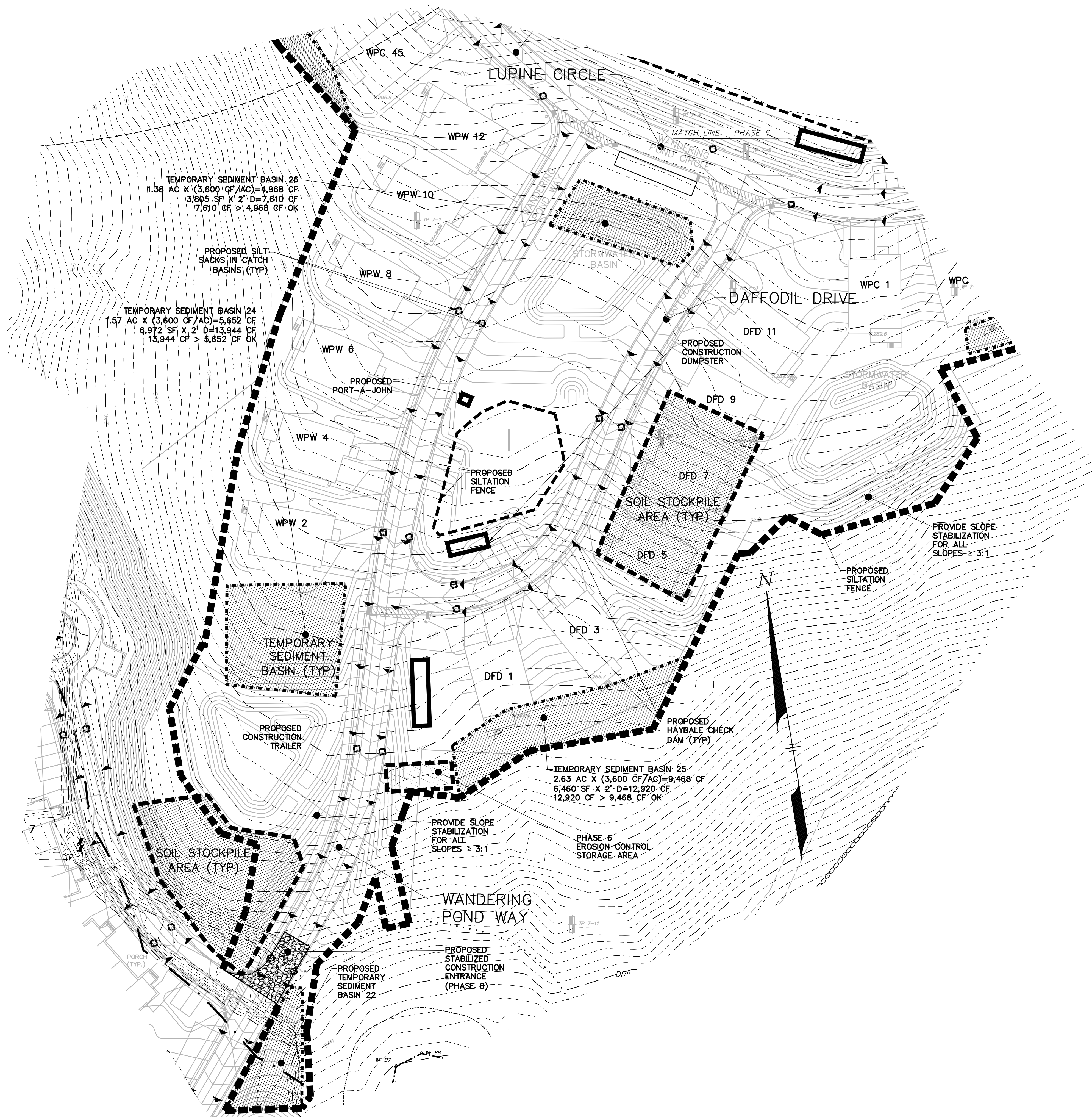
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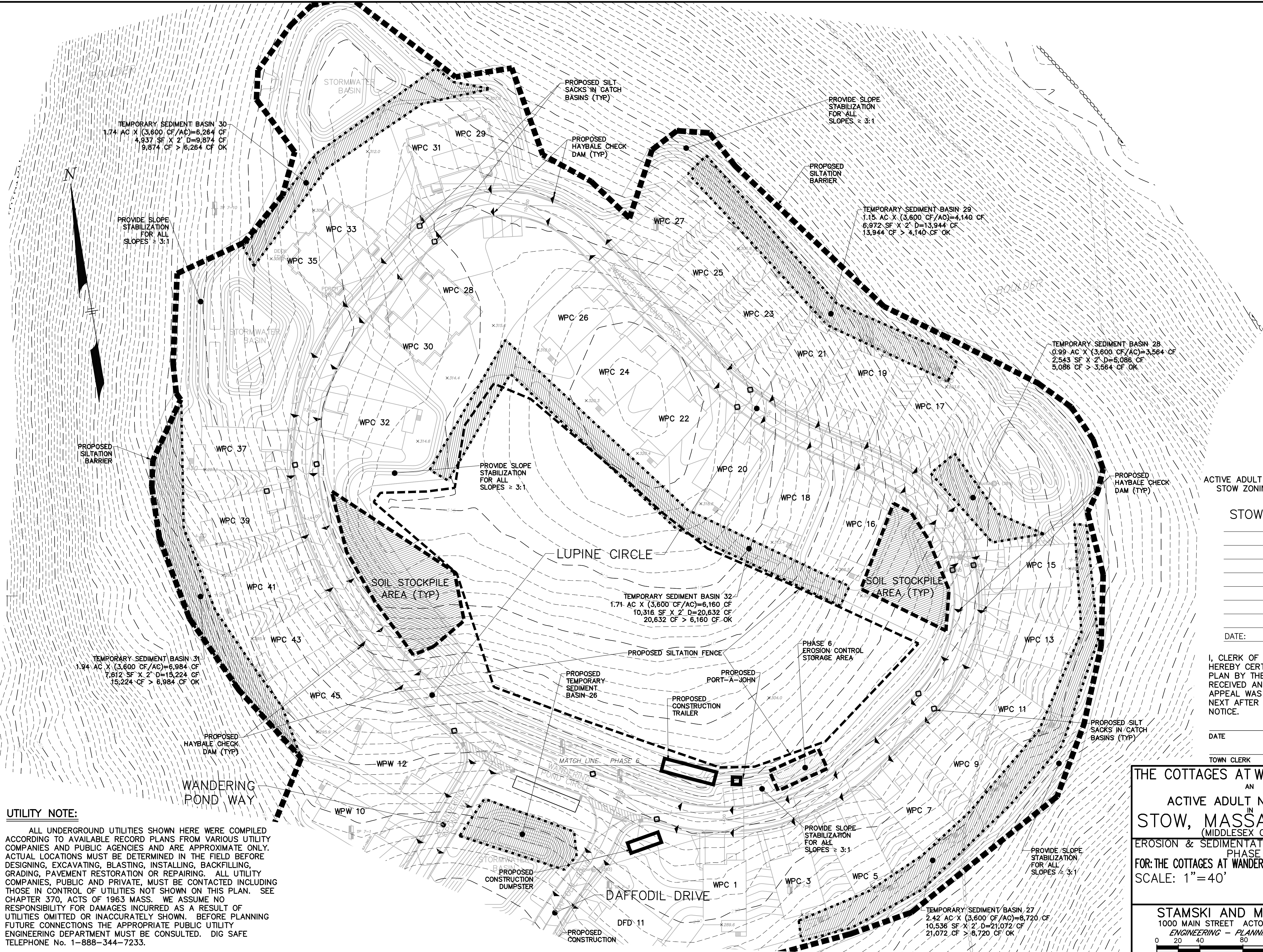
EROSION & SEDIMENTATION CONTROL PLAN  
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EROSION & SEDIMENTATION CONTROL PLAN  
PHASE 6  
FOR THE COTTAGES AT WANDERING POND REALTY TRUST  
SCALE: 1"=40' JUNE 30, 2022

REVISED: OCTOBER 26, 2022  
REVISED: JULY 6, 2023

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

0 20 40 80 120 160 FT

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