

SITE PLAN

FOR

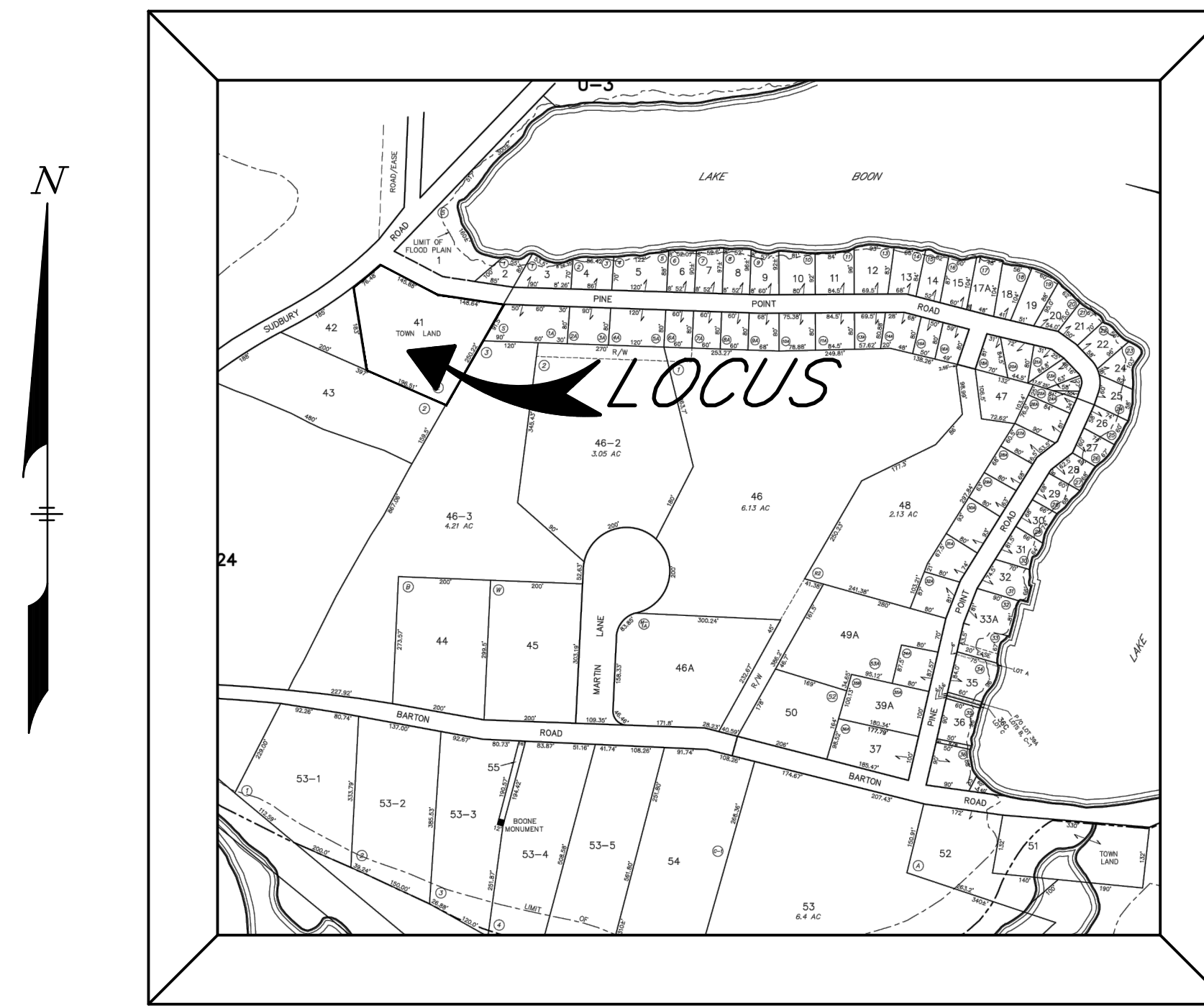
HABITAT FOR HUMANITY

MAP U-1, PARCEL 41, PINE POINT ROAD
STOW, MASSACHUSETTS

OCTOBER 2, 2017
REVISED: OCTOBER 24, 2017

PLAN INDEX

SHEET 1	COVER SHEET
SHEET 2	GRADING AND DRAINAGE PLAN
SHEET 3	EROSION AND SEDIMENTATION PLAN



LOCUS MAP
SCALE: 1"=300'

RECORD OWNER

TOWN OF STOW
380 GREAT ROAD
STOW, MA

ZONING DISTRICT

RESIDENTIAL

DATUM

ELEVATIONS SHOWN ON THIS PLAN REFER
TO AN ASSUMED BASE.

ENGINEER/SURVEYOR

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

REFERENCE

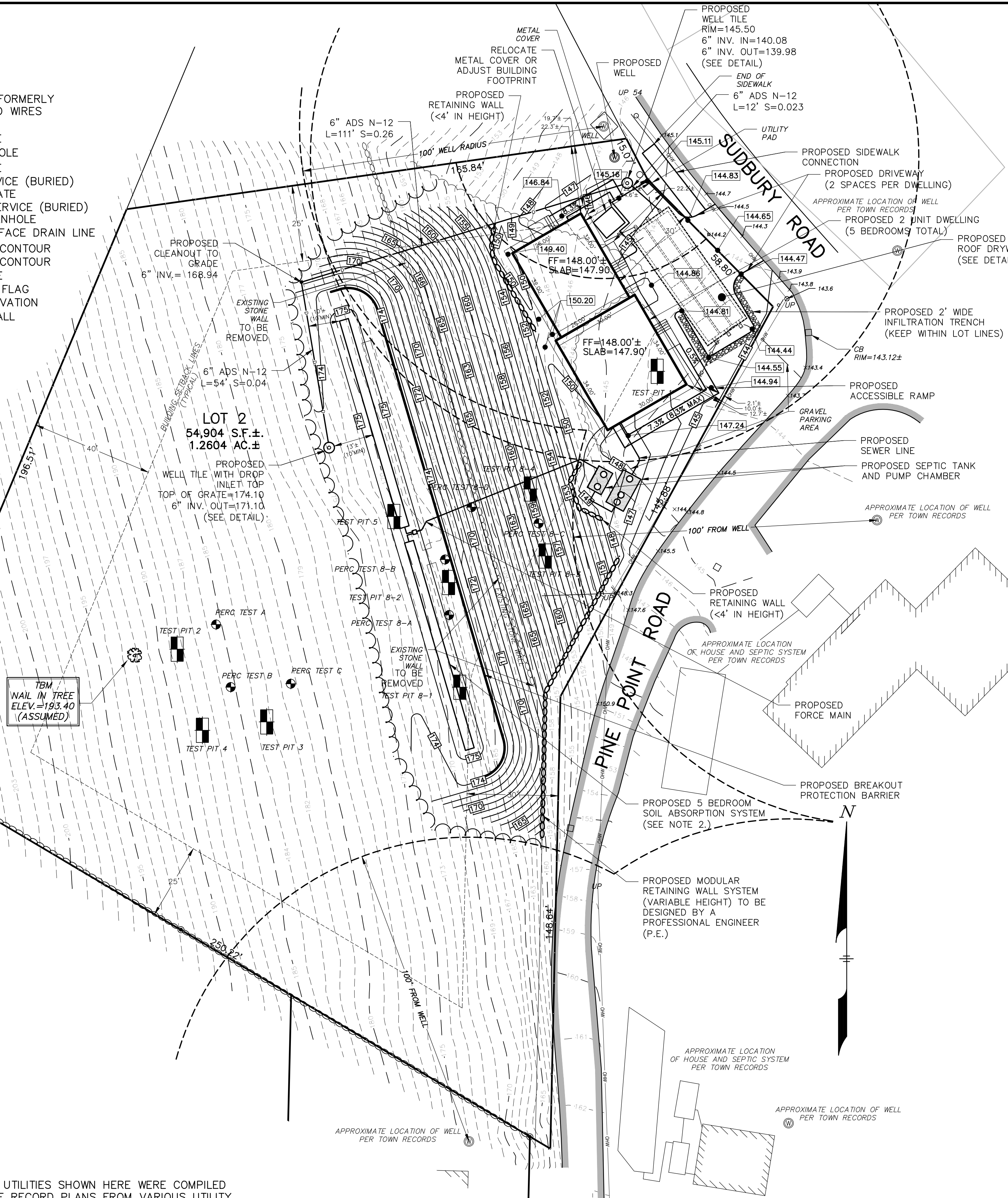
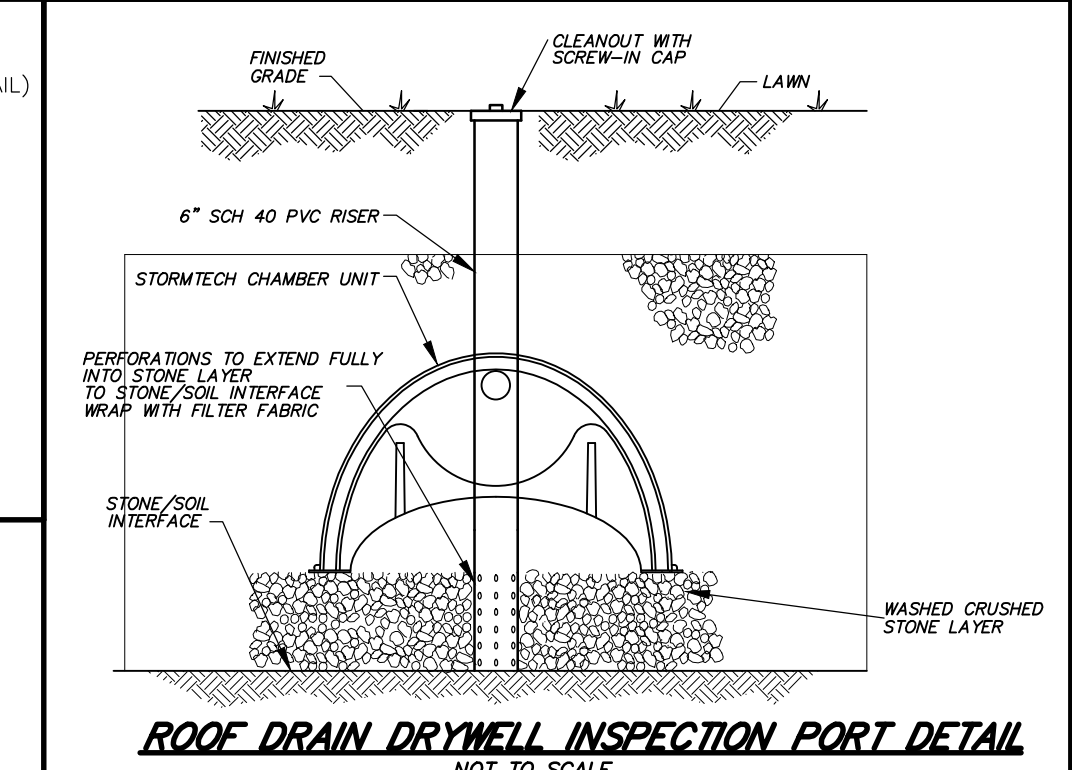
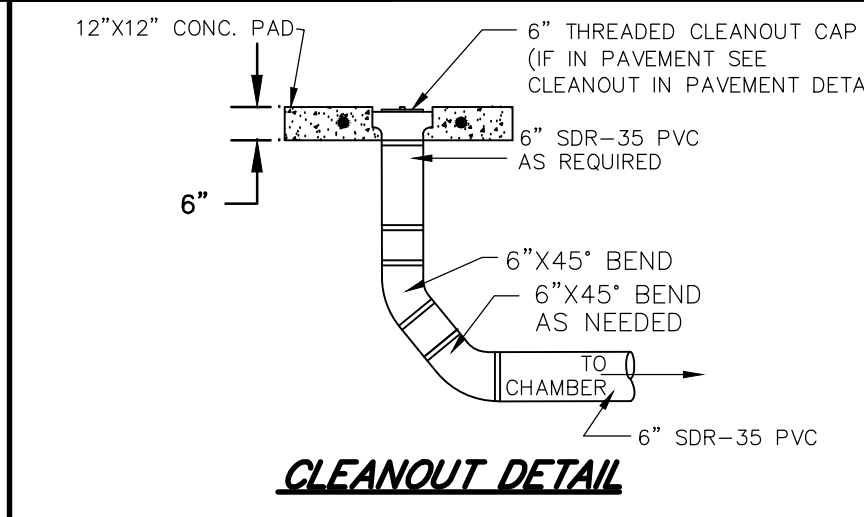
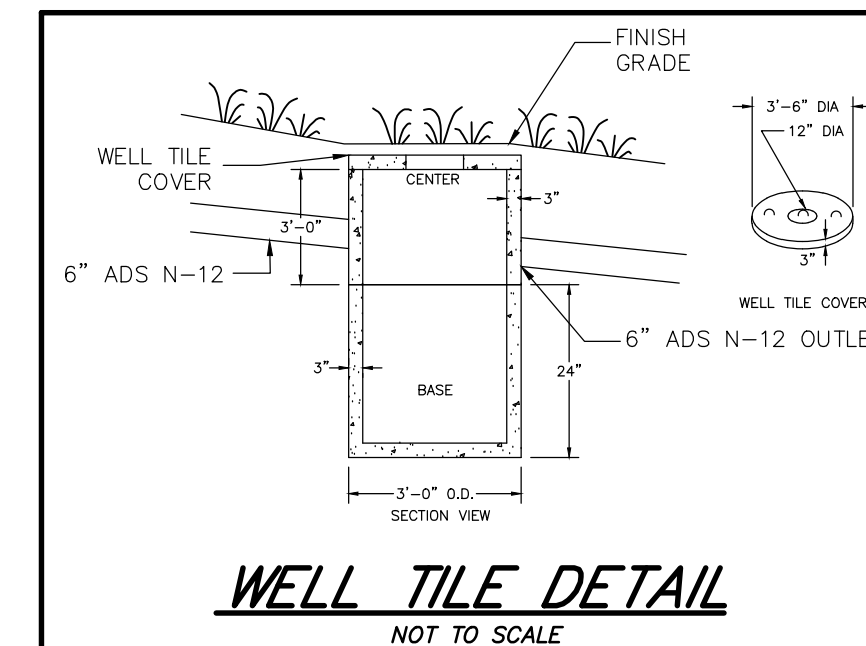
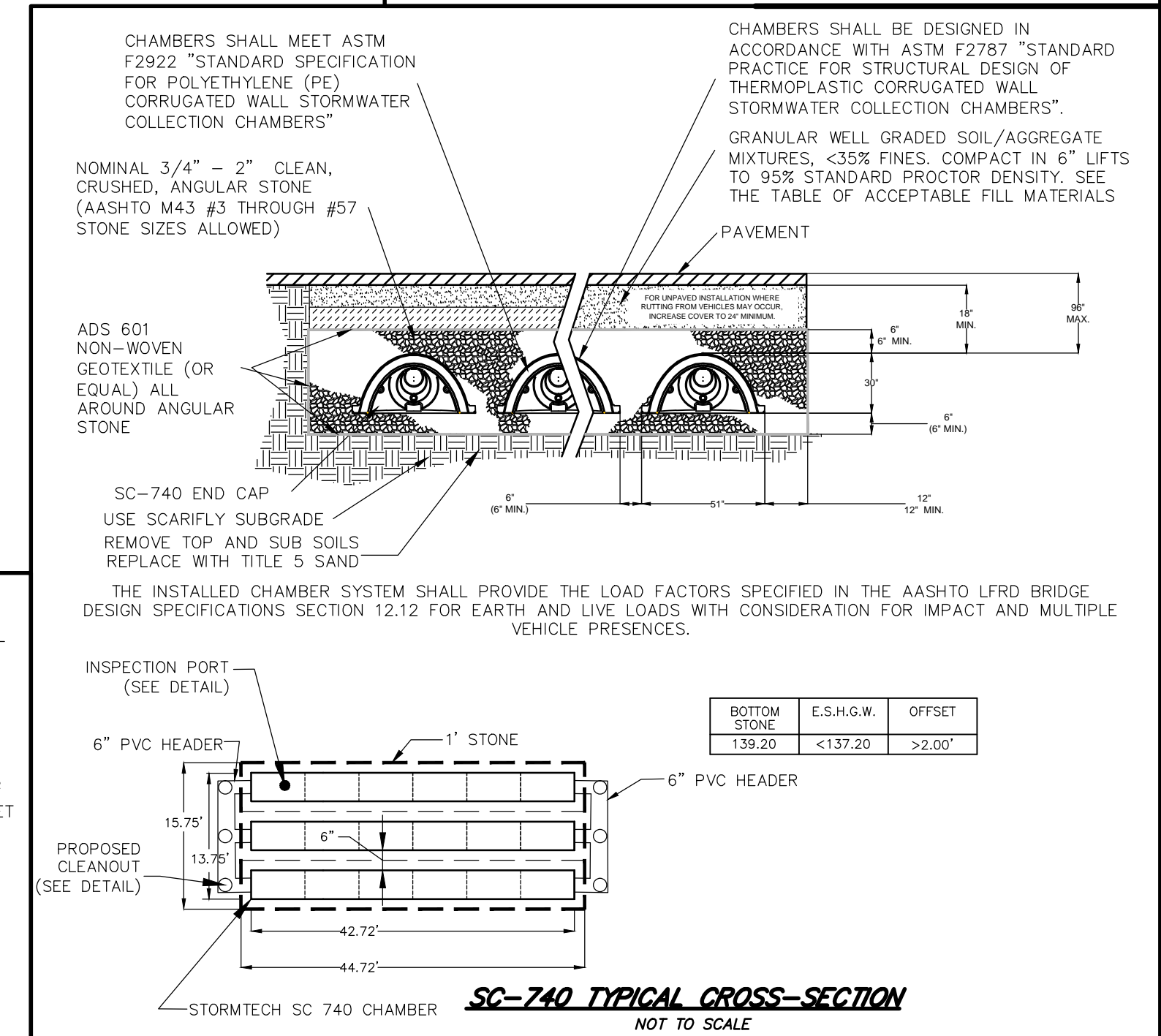
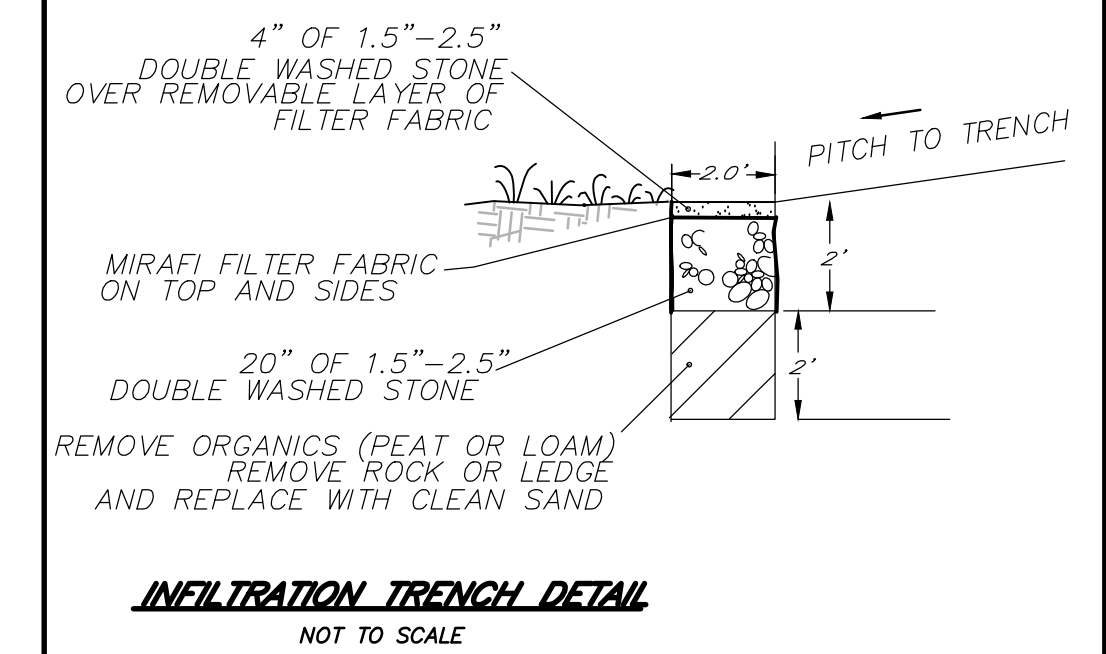
MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 10253 PAGE 407
PLAN No. 1223 OF 1951

LEGEND:

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

NOTES:

1. THE USE OF THIS PLAN IS SUBJECT TO THE ISSUANCE OF A COMPREHENSIVE PERMIT,
2. LEACHING AREA SIZED PER TITLE 5.



UTILITY NOTE:

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 IN THE FIELD BEFORE DESIGNING, 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 DAMAGES 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 TELEPHONE No. 1-888-344-7233.

**PINE POINT ROAD
SITE PLAN
STOW, MA.**

GRADING PLAN

FOR: HABITAT FOR HUMANITY
SCALE: 1"=20' OCTOBER 2, 2017
REVISED: OCTOBER 24, 2017

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

0 10 20 40 80 FEET

SM-5984 SHEET 2 OF 3 (5984 PRE3.dwg)

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 "FILTERMITT" IN LIEU OF STRAW BALE/SILTATION BARRIER.
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 SEQUENCING OF 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.
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 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 DRIVEWAY TO DIVERT RUNOFF TO SEDIMENT BASINS. STRAW BALES 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).
8. ALL CATCH BASIN AND MANHOLE RIMS SHALL BE COVERED WITH SILTATION FABRIC DURING CONSTRUCTION. SEE INLET PROTECTION DETAIL.
9. 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.
10. 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. SEDIMENT BASINS SHALL BE INSTALLED IN INFILTRATION PORTION OF INFILTRATION TRENCHES, PROPOSED DRYWELL AND SOIL ABSORPTION SYSTEM AREAS.
11. 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.
12. 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). PERMANENT SEEDING MAY BE DONE IN PEAK SUMMER MONTHS WITH PROPER MULCHING AND WATERING.
13. DISTURBED AREAS WHERE CONSTRUCTION HAS PERMANENTLY OR TEMPORARILY CEASED MUST BE STABILIZED WITHIN 14 DAYS OF THE LAST DISTURBANCE. AREAS WHICH WILL BE REDISTURBED WITHIN 21 DAYS DO NOT HAVE TO BE STABILIZED.
14. 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.
15. 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.
16. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED UNTIL ALL TRIBUTARY SURFACES ARE STABILIZED.
17. REMOVAL OF EXISTING VEGETATION SHALL BE WITHIN THE LIMIT OF WORK AREA.
18. ALL EXCESS SOIL SHALL REMAIN ON-SITE IN AREAS DESIGNATED AS STOCKPILE AREAS.
19. DISTURBED SOIL RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS OF REMOVAL.
20. DURING CONSTRUCTION, THE APPLICANT SHALL BE RESPONSIBLE FOR REMOVAL BY STREET SWEEPER ON A REGULAR BASIS OF ANY MATERIAL DEPOSITED ON PUBLIC OR PRIVATE WAYS IN TOWN.
21. DUST ON OR ADJACENT TO THE CONSTRUCTION SITE OR AS A RESULT OF THE CONSTRUCTION AT THE SITE, SHALL BE CONTROLLED SO AS TO NOT IMPACT NEIGHBORING LAND OWNERS.
22. THE FOLLOWING CONDITIONS APPLY TO MATERIAL STORED ON SITE:
 - A. EARTHEN PRODUCTS TO BE REMOVED MAY BE STOCKPILED AT THE SITE WITHIN AN AREA DESIGNATED FOR SUCH STOCKPILE FOR A MAXIMUM OF 120 DAYS.
 - B. LOAM TO REMAIN ON SITE MAY BE STOCKPILED AS REQUIRED AND FOR LONGER PERIODS OF TIME AND SHALL BE REMOVED PRIOR TO COMPLETION OF THE FINAL GRADING OF THE SITE.
 - C. ALL STOCKPILED MATERIAL SHALL BE ADEQUATELY PROTECTED WITH EROSION CONTROL BARRIERS TO PREVENT ANY POSSIBLE EROSION PROBLEM.

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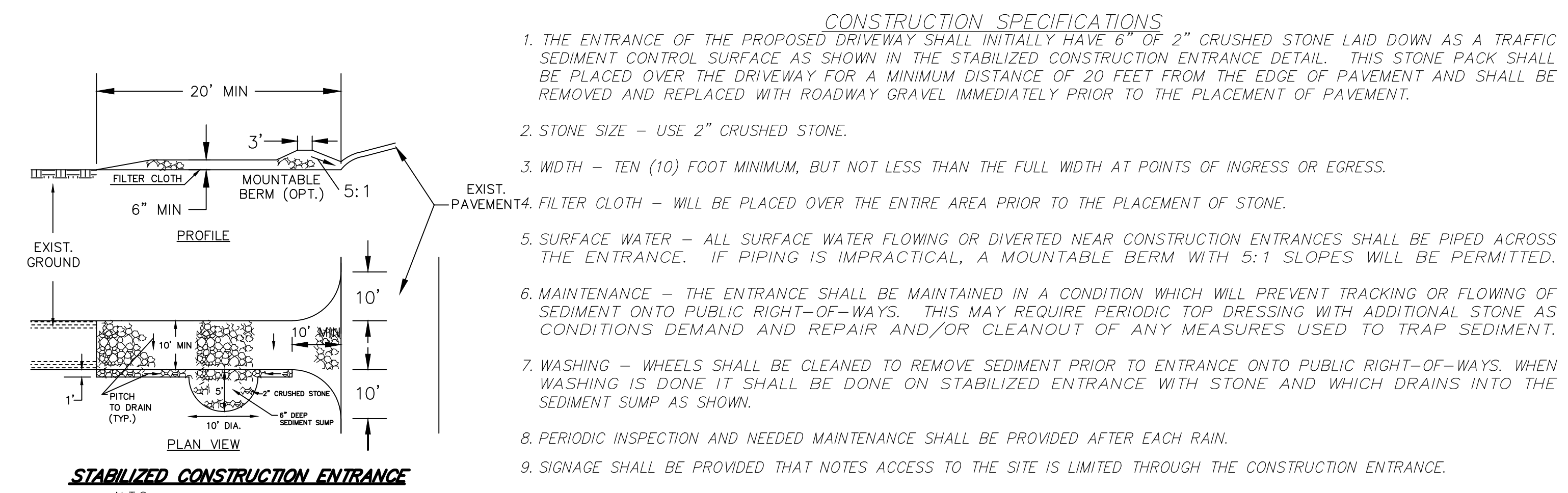
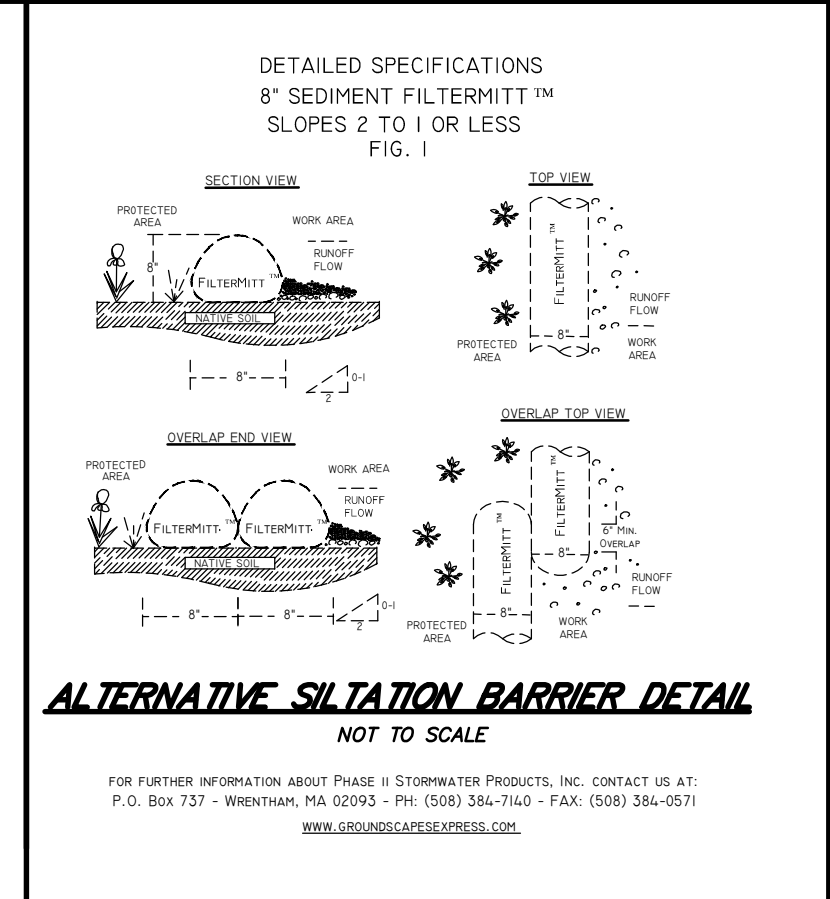
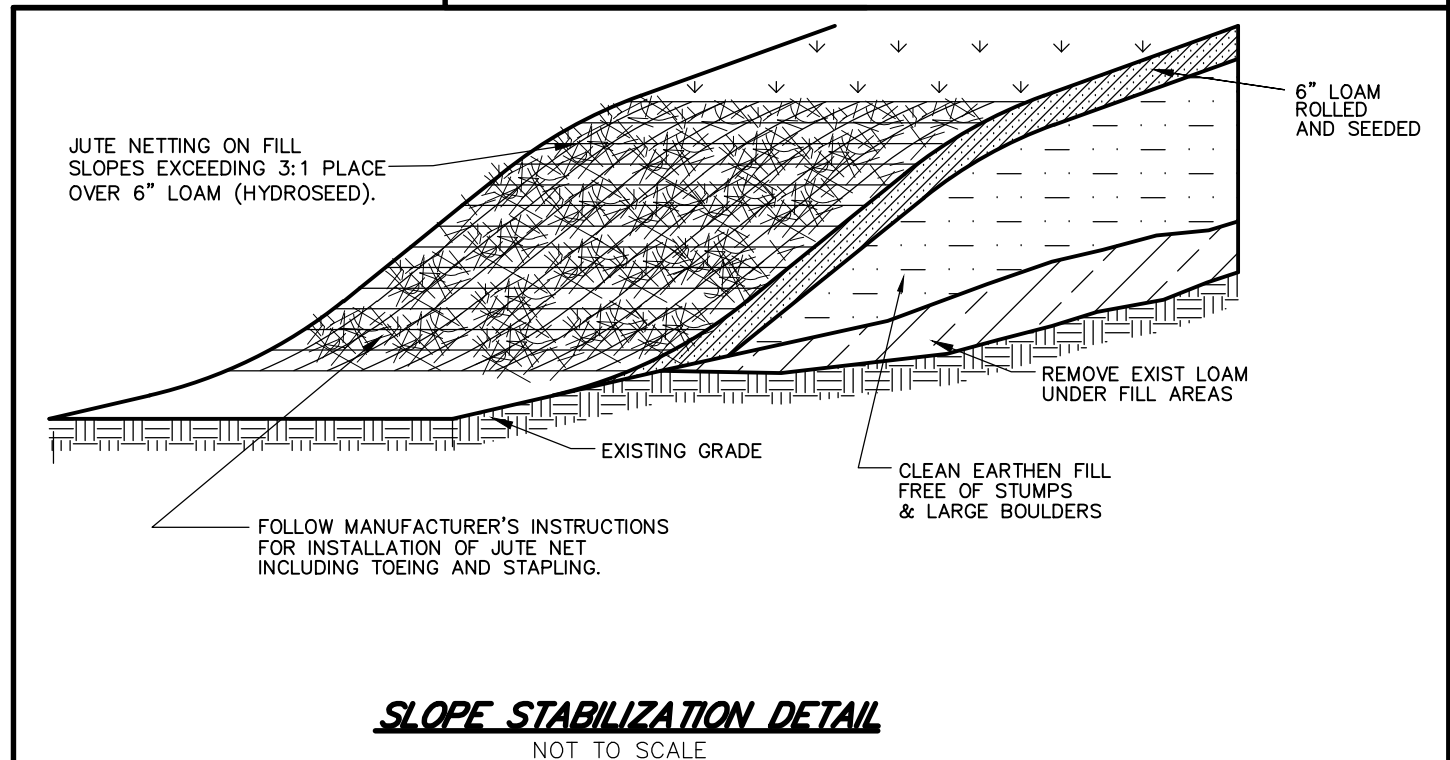
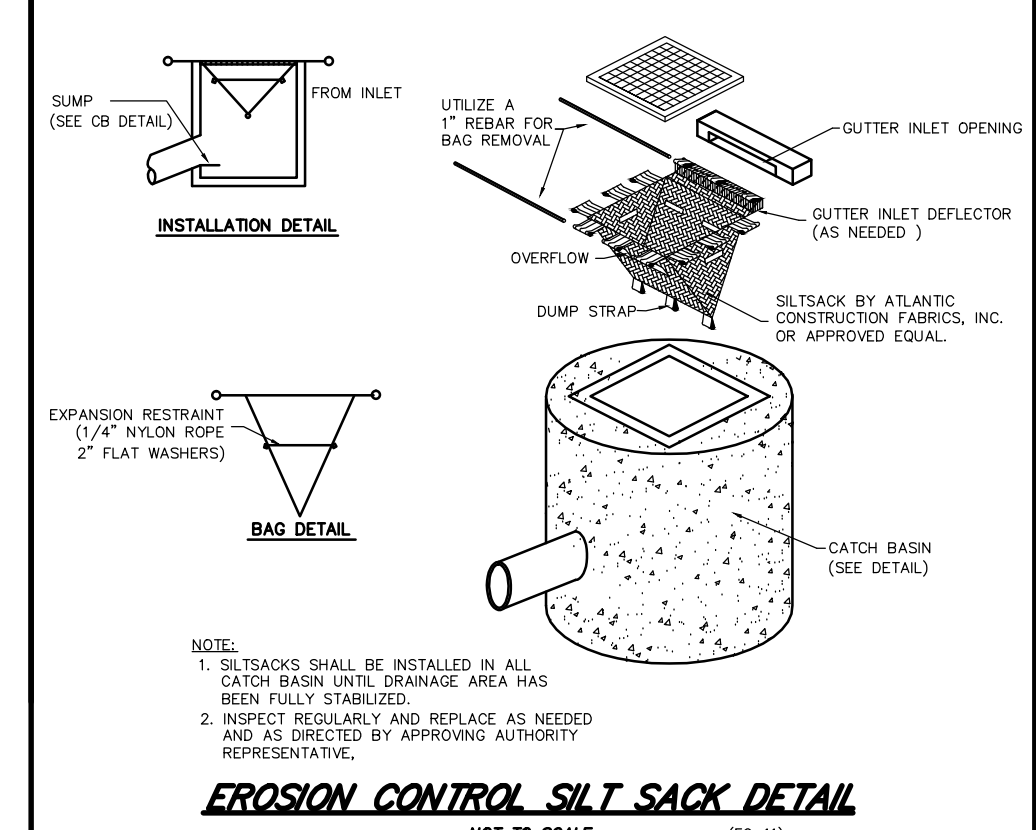
LONG TERM POLLUTION PREVENTION AND DRAINAGE SYSTEM OPERATION AND MAINTENANCE PLAN

1. THERE SHALL BE NO ILLEGAL DISCHARGES TO ANY PART OF THE STORM DRAIN SYSTEM. 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:
- PARTIES RESPONSIBLE FOR LONG TERM OPERATION/MAINTENANCE:
CONDOMINIUM ASSOCIATION
- SCHEDULE FOR INSPECTION AND MAINTENANCE:
- 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 CRASSED, IT MUST BE MOWN ON A SEASONAL BASIS. GRASS HEIGHT MUST BE NO MORE THAN FOUR INCHES. ROUTINELY REMOVE DEBRIS FROM THE TOP OF THE TRENCH.
- WELL TILES**
DURING CONSTRUCTION, THE WELL TILE GRATE SHALL BE WRAPPED WITH FILTER FABRIC. WELL TILES SHALL BE CLEANED UPON THE COMPLETION OF CONSTRUCTION. AFTER CONSTRUCTION, THE SUMPS FOR ALL WELL TILES SHALL BE INSPECTED FOUR TIMES A YEAR AND CLEANED FOUR TIMES A YEAR. SEDIMENT REMOVED SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL GUIDELINES AND REGULATIONS.
- THE DEPTH OF THE SEDIMENT IN A WELL TILE SHALL NOT EXCEED A DEPTH OF 18 INCHES AS DETERMINED BY PROBING WITH A STICK. LICENSED PERSONS SHOULD REMOVE AND DISPOSE OF CONTENTS OF THE SUMP IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- EMERGENCY CONTACTS:**
IN THE EVENT OF A HAZARDOUS MATERIALS SPILL ON THE SITE THE FOLLOWING PARTIES SHALL BE CONTACTED: FIRE DEPARTMENT: PH: 978-897-4537
- RECORDS:**
THE CONDOMINIUM ASSOCIATION SHALL MAINTAIN AN INSPECTION LOG OF ALL ELEMENTS OF THE STORMWATER MANAGEMENT PLAN. THE CONDOMINIUM ASSOCIATION SHALL MAINTAIN A MAINTENANCE LOG DOCUMENTING AND MAINTENANCE OF THE DRAINAGE STRUCTURES. A COPY OF THE EROSION CONTROL AND STORM WATER MAINTENANCE PLAN AND INSPECTION LOGS SHALL BE KEPT ONSITE AT ALL TIMES.



LEGEND:

- N/F NOW OR FORMERLY OVERHEAD WIRES
- TREE
- TREE LINE
- UTILITY POLE
- GG* GAS GATE
- WG* GAS SERVICE (BURIED)
- W WATER SERVICE (BURIED)
- DMH DRAIN MANHOLE
- DMH SUB-SURFACE DRAIN LINE
- EXISTING CONTOUR
- - - EXISTING CONTOUR
- ☆ LIGHTPOLE
- △ WETLAND FLAG
- SPOT ELEVATION
- ○ ○ ○ STONE WALL



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 20 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 - 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.
9. SIGNAGE SHALL BE PROVIDED THAT NOTES ACCESS TO THE SITE IS LIMITED THROUGH THE CONSTRUCTION ENTRANCE.

PINE POINT ROAD
SITE PLAN
STOW, MA.

EROSION CONTROL PLAN

FOR: HABITAT FOR HUMANITY
SCALE: 1"=20' OCTOBER 2, 2017
REVISED: OCTOBER 24, 2017

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

SM-5984 SHEET 3 OF 3 (5984 PRE3.dwg)