

COMMON DRIVEWAY PLAN

FOR
69-71 BREWSTER ROAD
SUDBURY, MASSACHUSETTS

APRIL 24, 2017

REV: AUGUST 1, 2017

REV: SEPTEMBER 6, 2017

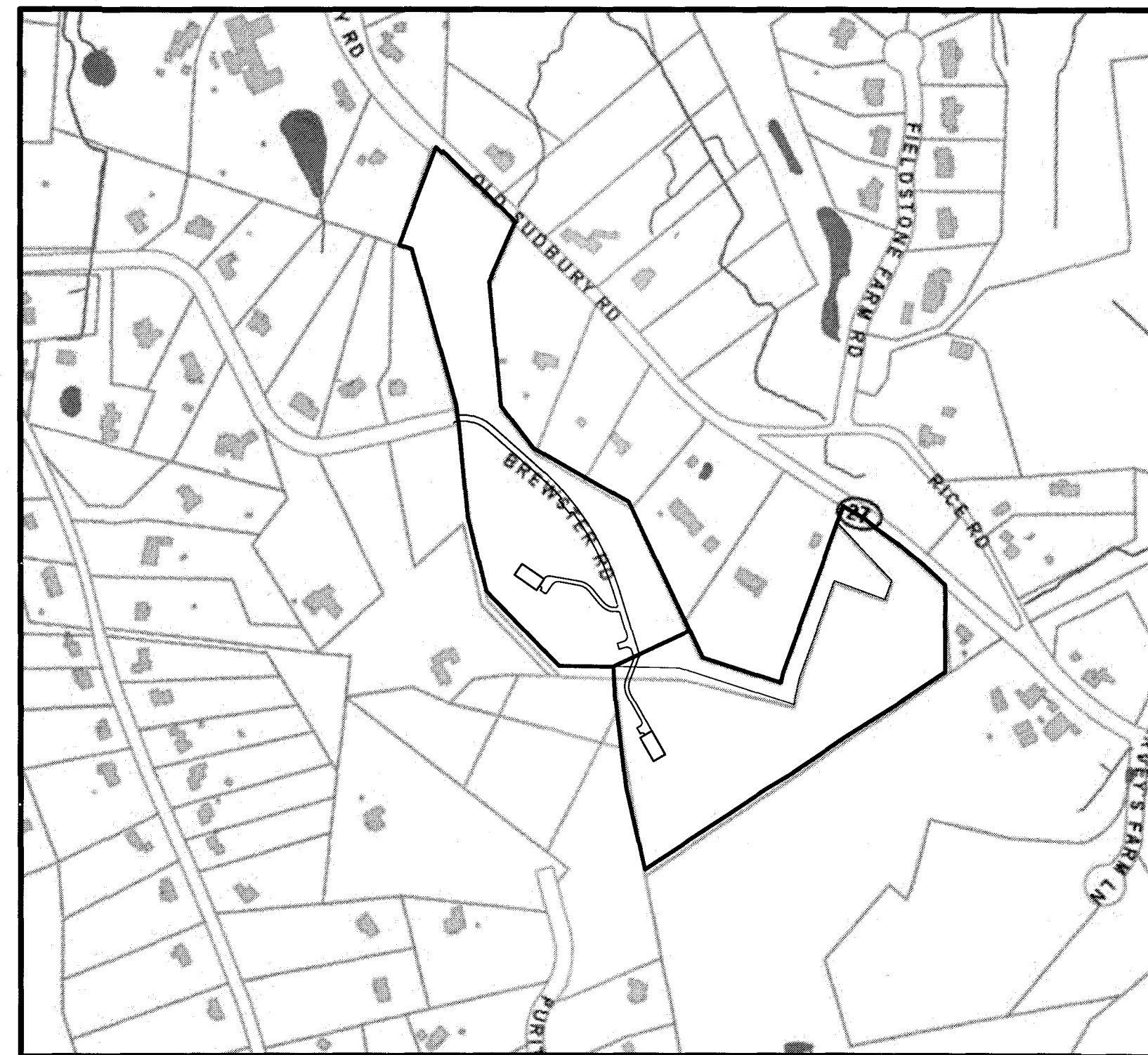
REV: SEPTEMBER 15, 2017

REV: JANUARY 11, 2018

REV: MARCH 2, 2018

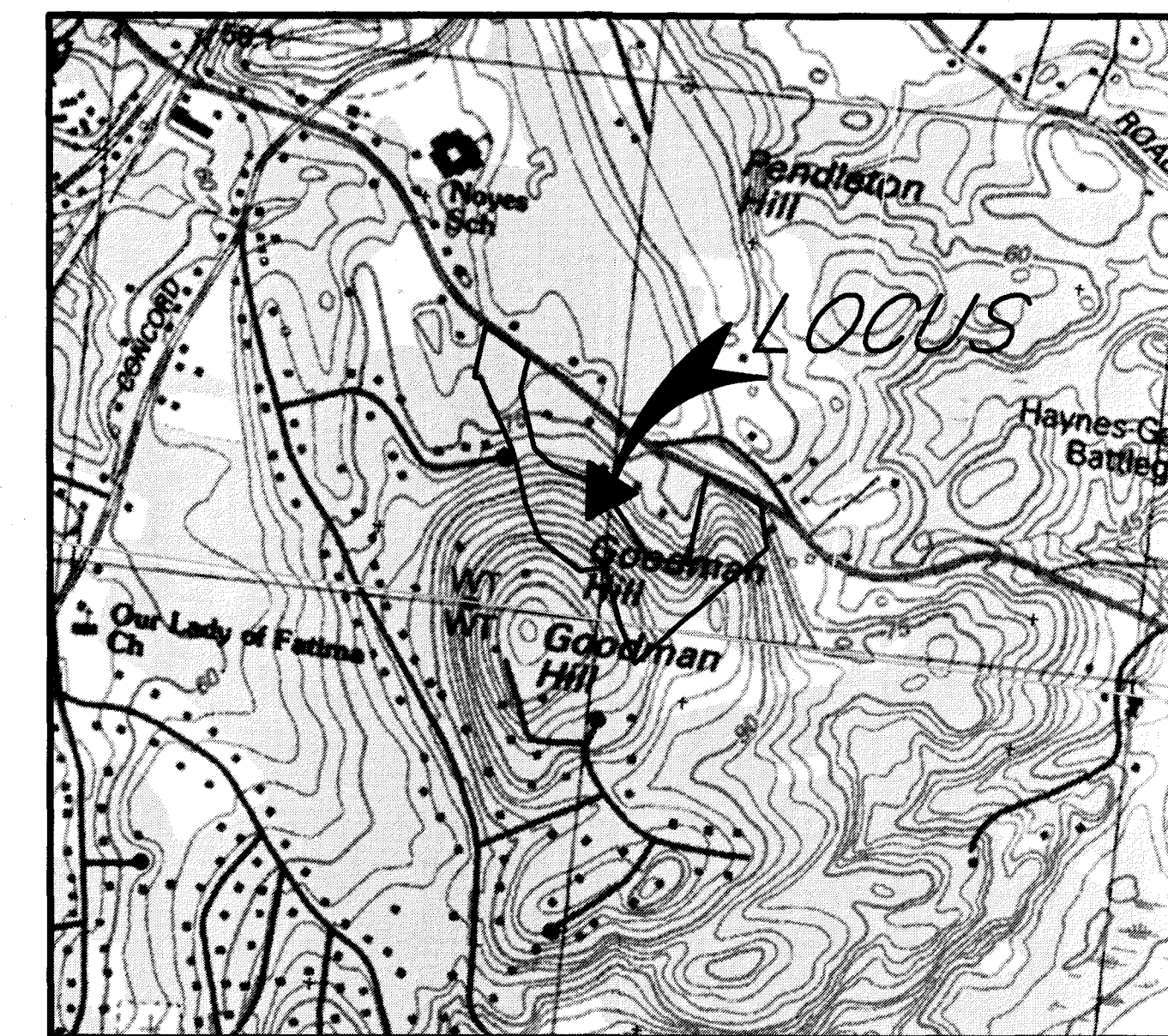
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LOCUS MAP

SCALE: 1"=400'



LOCUS PLAN

SCALE: 1"=1,200'

RECORD OWNER

AGUSTINA SUMITO, TRUSTEE
 LEEYA REALTY TRUST

ZONING DISTRICT

RESIDENCE C

ENGINEER/SURVEYOR

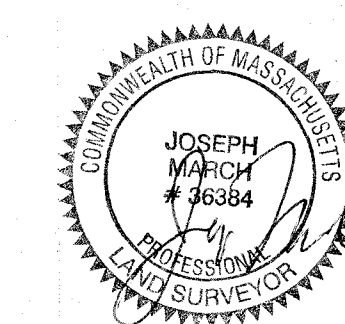
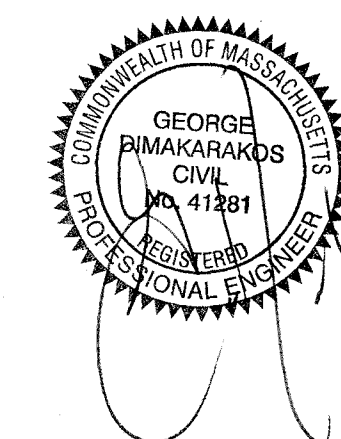
STAMSKI AND MCNARY, INC.
 1000 MAIN STREET
 ACTON, MASSACHUSETTS 01720
 (978) 263-8585

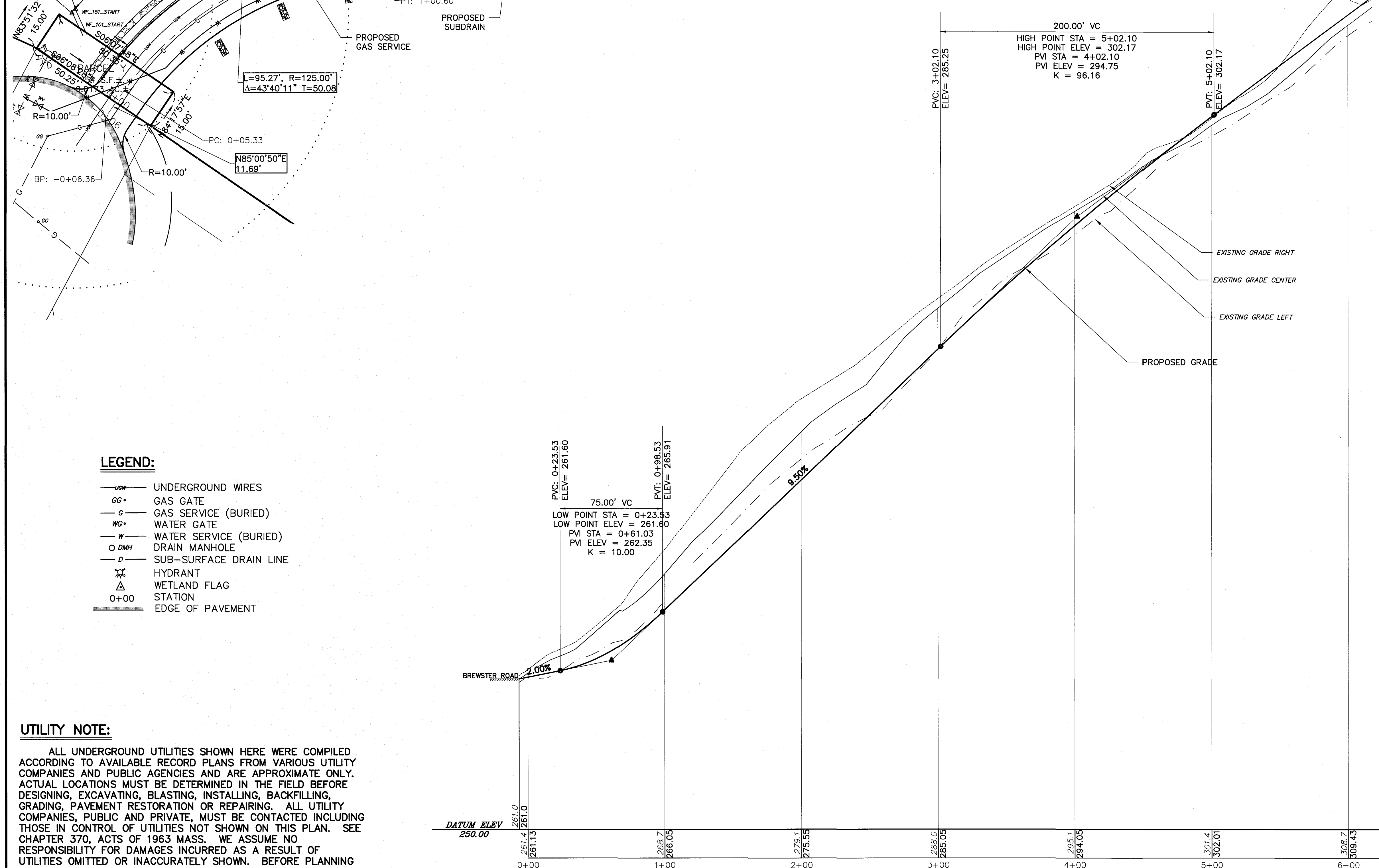
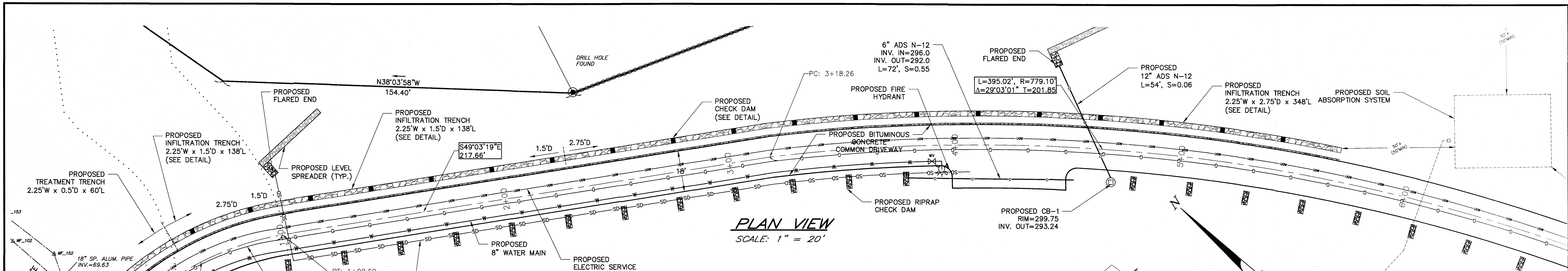
REFERENCE

MIDDLESEX REGISTRY OF DEEDS
 SOUTH DISTRICT
 DEED BOOK 47283 PAGE 405

DATUM

N.A.V.D. OF 1988





LEGEND:

- UGW — UNDERGROUND WIRES
- GG — GAS GATE
- G — GAS SERVICE (BURIED)
- WG — WATER GATE
- W — WATER SERVICE (BURIED)
- DMH — DRAIN MANHOLE
- D — SUB-SURFACE DRAIN LINE
- H — HYDRANT
- Δ — WETLAND FLAG
- STATION
- 0+00 — EDGE OF PAVEMENT

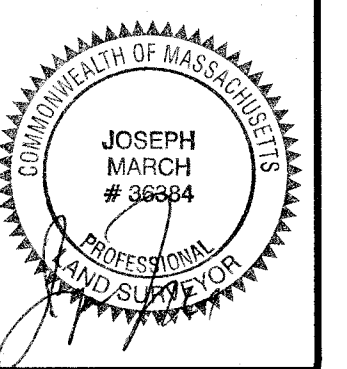
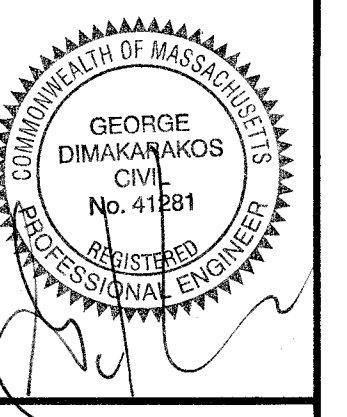
UTILITY NOTE:

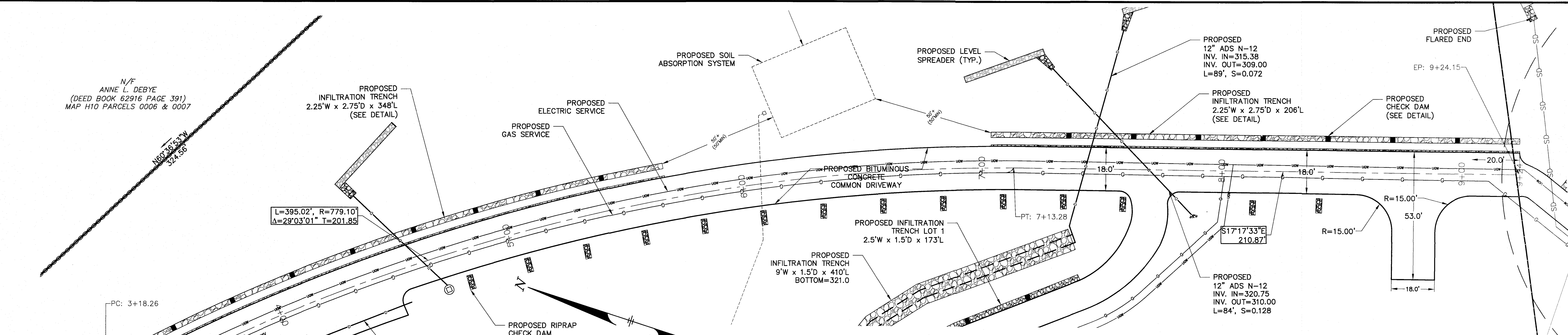
ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION 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.

COMMON DRIVEWAY PLAN
FOR
69-71 BREWSTER ROAD
SUDBURY, MA

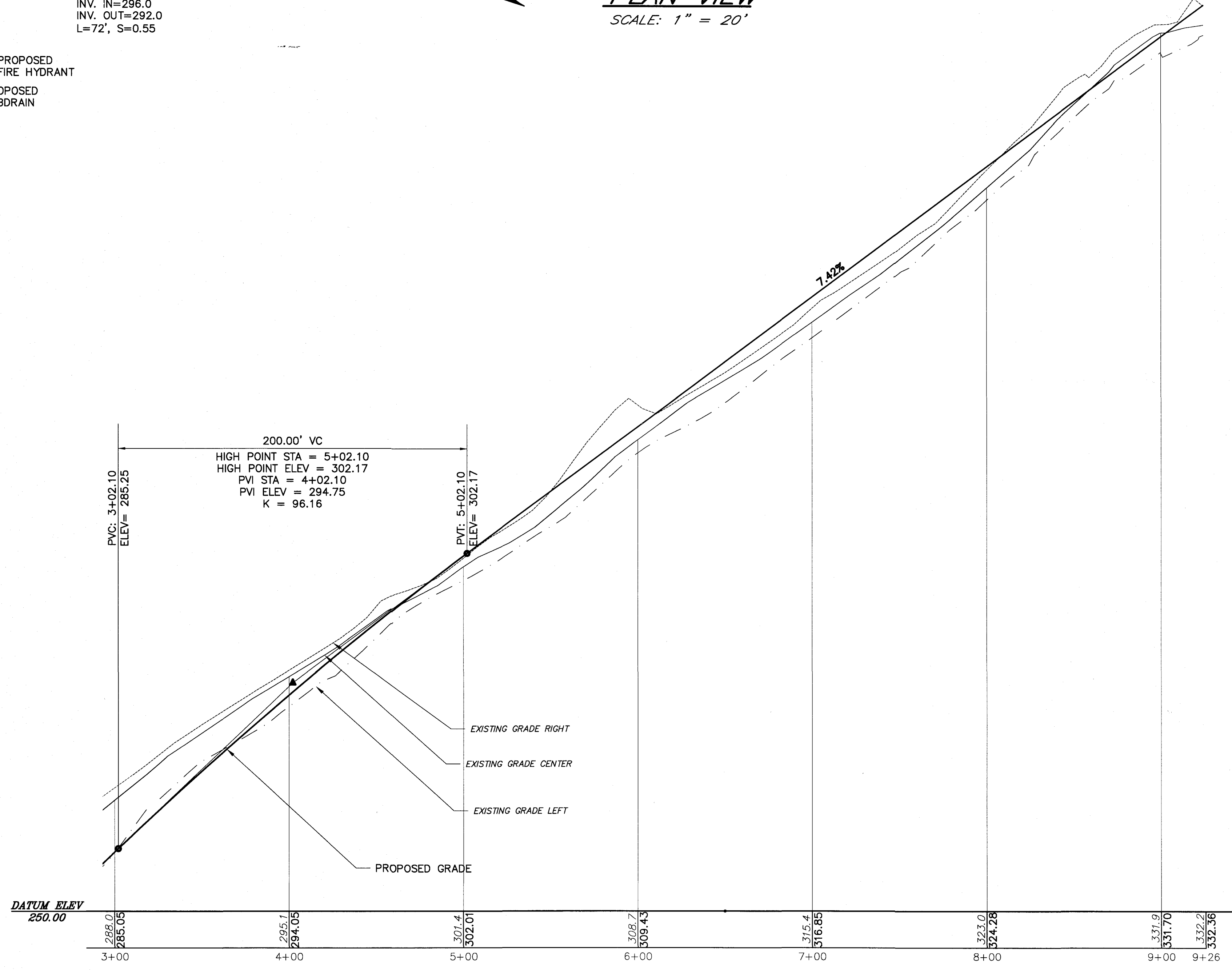
PLAN AND PROFILE
FOR: SCALE: AS SHOWN
DATE: APRIL 24, 2017
REV: AUG. 1, 2017; REV: SEPT. 6, 2017
REV: SEPT. 15, 2017; REV: JAN. 11, 2018
REV: MAR. 2, 2018

STAMSKI AND McNARY, INC.
1000 MAIN STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING
SM-5126B (5126B SITE.LDWG) SHEET 2 OF 8





PLAN VIEW
SCALE: 1" = 20'



PROFILE: SCALE: 1" = 40' H.
1" = 4' V.

LEGEND:

- UGW — UNDERGROUND WIRES
- GG+ — GAS GATE
- G — GAS SERVICE (BURIED)
- WG+ — WATER GATE
- W — WATER SERVICE (BURIED)
- DMH — DRAIN MANHOLE
- D — SUB-SURFACE DRAIN LINE
- H — HYDRANT
- 0+00 — STATION

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.

COMMON DRIVEWAY PLAN
FOR
69-71 BREWSTER ROAD
SUDBURY, MA

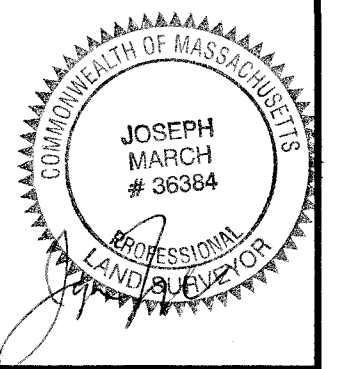
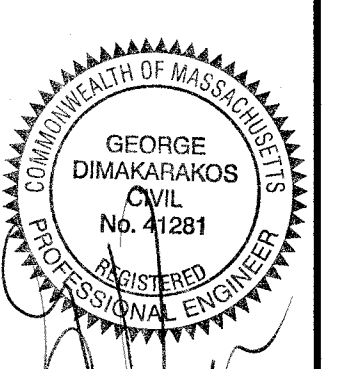
PLAN AND PROFILE

FOR: SCALE: AS SHOWN

LEE
APRIL 24, 2017
REV: AUG. 1, 2017; REV: SEPT. 6, 2017
REV: SEPT. 15, 2017; REV: JAN. 11, 2018
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STAMSKI AND McNARY, INC.
1000 MAIN STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING

SM-5126B (5126B SITE.DWG) SHEET 3 OF 8



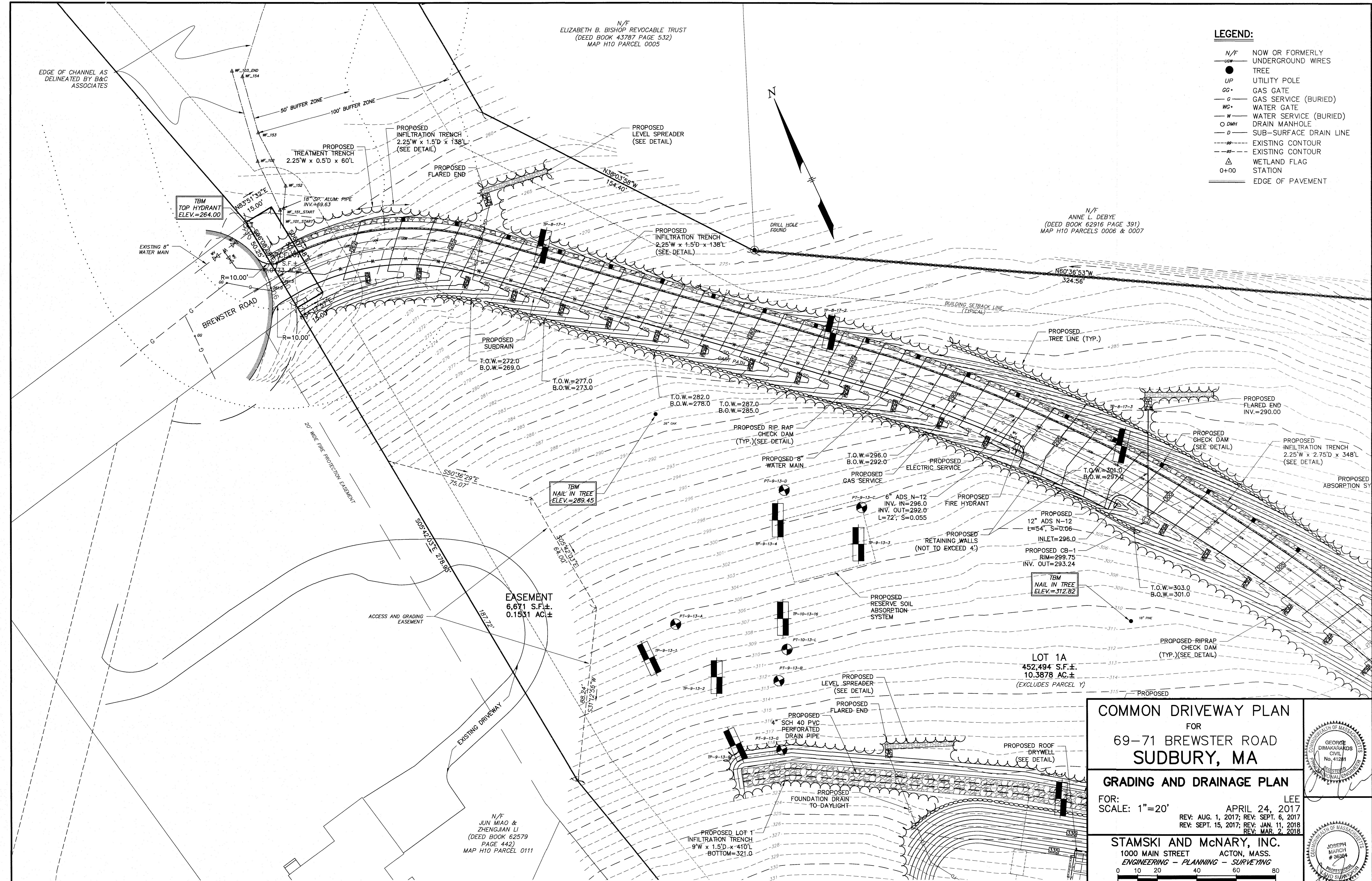
EDGE OF CHANNEL AS
DELINEATED BY B&C
ASSOCIATES

N/F
ELIZABETH B. BISHOP REVOCABLE TRUST
(DEED BOOK 43787 PAGE 532)
MAP H10 PARCEL 0005

N/F
ANNE L. DEBYE
(DEED BOOK 62916 PAGE 391)
MAP H10 PARCELS 0006 & 0007

LEGEND:

- N/F NOW OR FORMERLY UNDERGROUND WIRES
- TREE
- 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
- 29--- EXISTING CONTOUR
- 25--- EXISTING CONTOUR
- △ WETLAND FLAG STATION
- 0+00 EDGE OF PAVEMENT



EASEMENT
6,671 S.F.±
0.1531 AC±

LOT 1A
452,494 S.F.±
10.3878 AC.±
(EXCLUDES PARCEL Y)

N/F
JUN MIAO &
ZHENGJIAN LI
(DEED BOOK 62579
PAGE 442)
MAP H10 PARCEL 0111

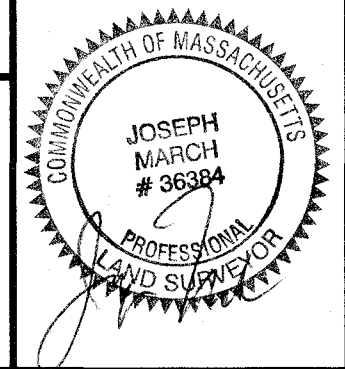
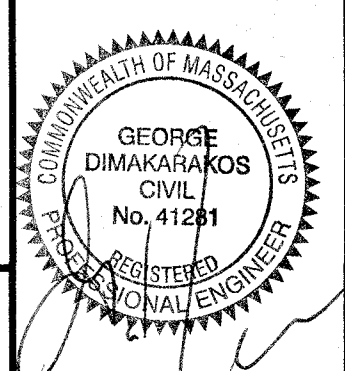
COMMON DRIVEWAY PLAN
FOR
69-71 BREWSTER ROAD
SUDBURY, MA

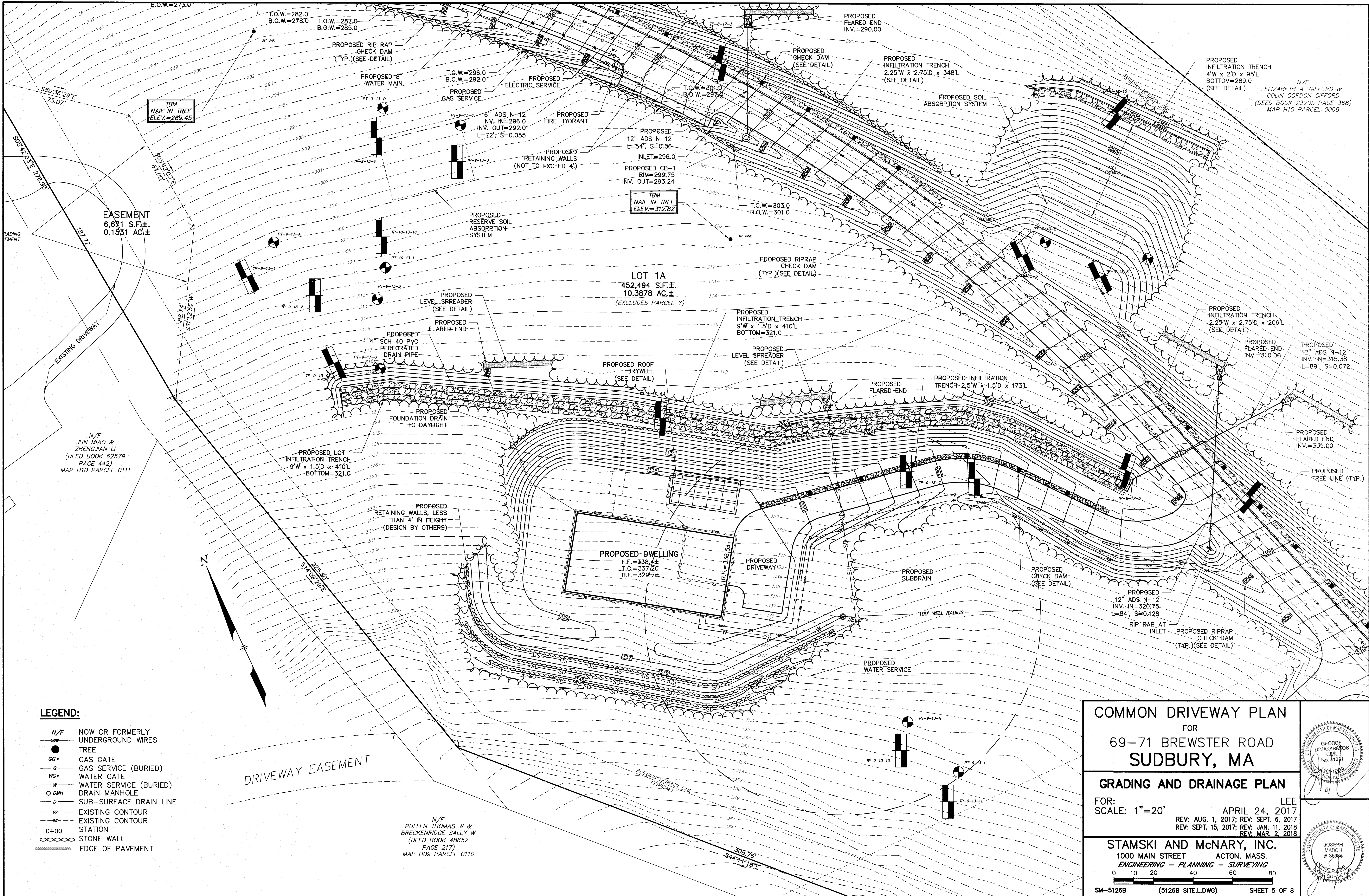
GRADING AND DRAINAGE PLAN

FOR: LEE
SCALE: 1"=20' APRIL 24, 2017
REV: AUG. 1, 2017; REV: SEPT. 6, 2017
REV: SEPT. 15, 2017; REV: JAN. 11, 2018
REV: MAR. 2, 2018

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

SM-5126B (5126B SITE.LDWG) SHEET 4 OF 8





N/F
ELIZABETH A. GIFFORD &
COLIN GORDON GIFFORD
(DEED BOOK 23205 PAGE 368)
MAP H10 PARCEL 0008

EASEMENT
6,671 S.F.±
0.1531 AC.±

LOT 1A
452,494 S.F.±
10.3878 AC.±
(EXCLUDES PARCEL Y)

PROPOSED DWELLING
F.F. = 338.4±
T.C. = 337.20
B.F. = 329.7±

PROPOSED DRIVEWAY
C.F. = 336.9±

PROPOSED LOT 1
INFILTRATION TRENCH
9'W x 1.5'D x 410'L
BOTTOM=321.0

PROPOSED
RETAINING WALLS, LESS
THAN 4' IN HEIGHT
(DESIGN BY OTHERS)

- LEGEND:**
- N/F NOW OR FORMERLY UNDERGROUND WIRES
 - UGW — UNDERGROUND WIRES
 - TREE
 - GG• GAS GATE
 - G GAS SERVICE (BURIED)
 - WG• WATER GATE
 - W WATER SERVICE (BURIED)
 - DMH DRAIN MANHOLE
 - SUB-SURFACE DRAIN LINE
 - EXISTING CONTOUR
 - - - EXISTING CONTOUR
 - +00 STATION
 - STONE WALL
 - ===== EDGE OF PAVEMENT

DRIVEWAY EASEMENT

N/F
PULLEN THOMAS W &
BRECKENRIDGE SALLY W
(DEED BOOK 48652
PAGE 217)
MAP H09 PARCEL 0110

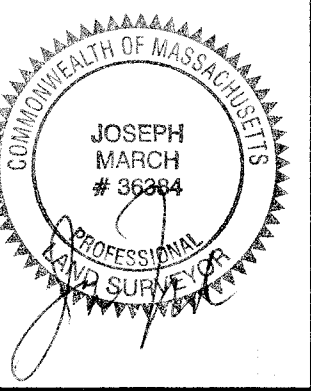
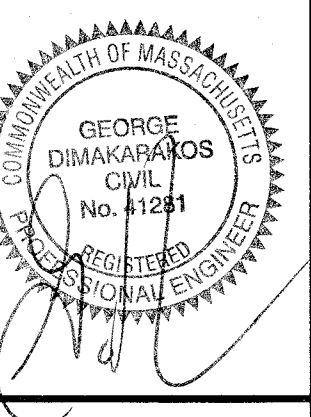
COMMON DRIVEWAY PLAN
FOR
69-71 BREWSTER ROAD
SUDBURY, MA

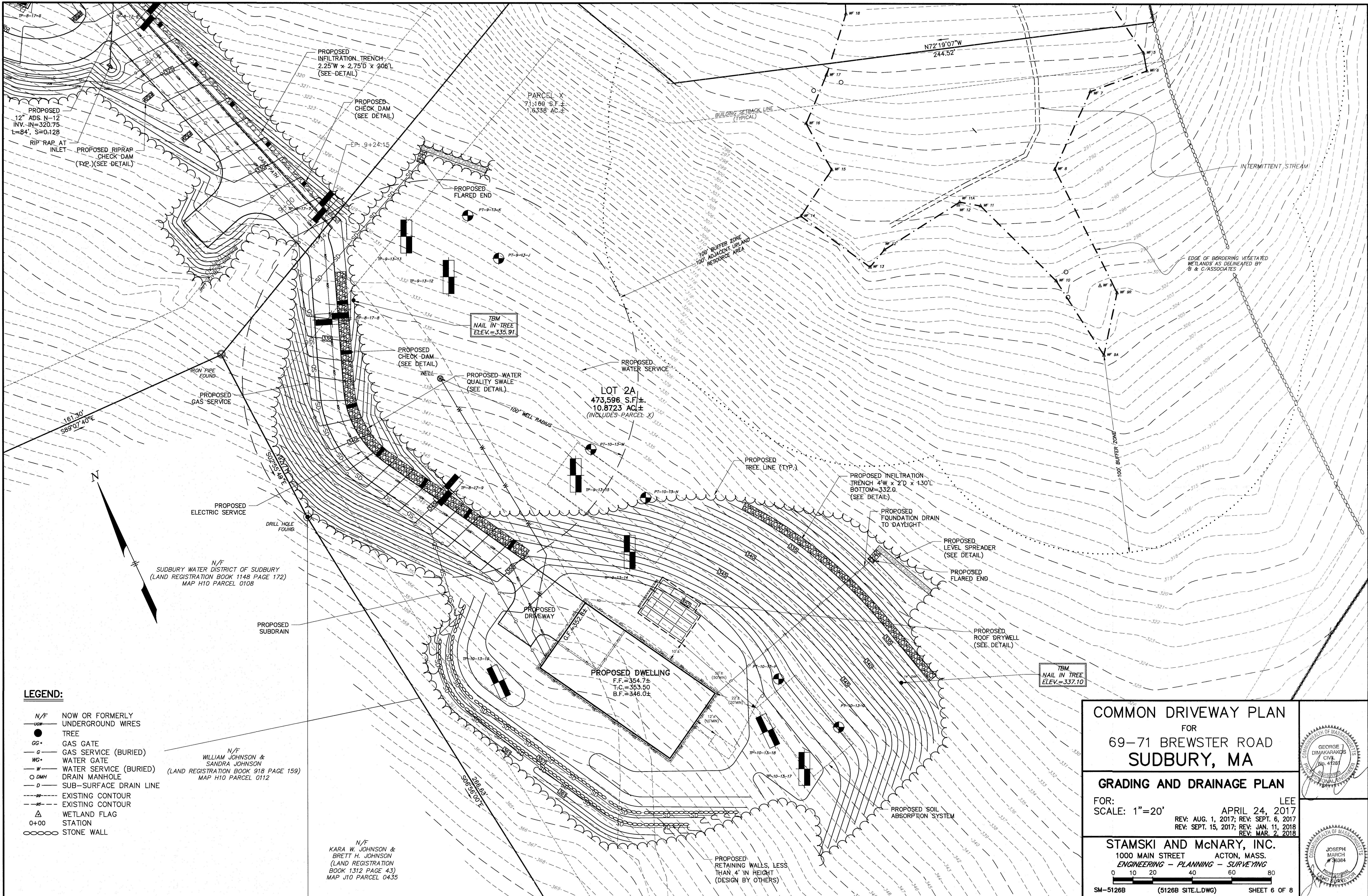
GRADING AND DRAINAGE PLAN

FOR: LEE
SCALE: 1"=20' APRIL 24, 2017
REV: AUG. 1, 2017; REV: SEPT. 6, 2017
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STAMSKI AND McNARY, INC.
1000 MAIN STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING

SM-5126B (5126B SITE.LDWG) SHEET 5 OF 8





LEGEND:

- N/F NOW OR FORMERLY UNDERGROUND WIRES
- TREE
- 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
- △ WETLAND FLAG
- 0+00 STATION
- STONE WALL

N/F
WILLIAM JOHNSON &
SANDRA JOHNSON
(LAND REGISTRATION BOOK 918 PAGE 159)
MAP H10 PARCEL 0112

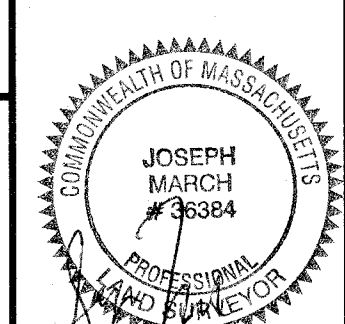
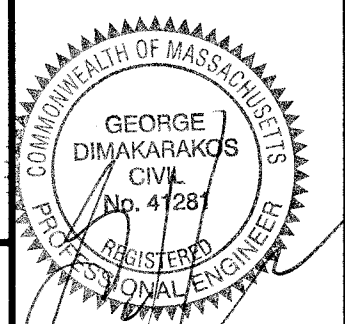
N/F
KARA W. JOHNSON &
BRETT H. JOHNSON
(LAND REGISTRATION BOOK 1312 PAGE 43)
MAP J10 PARCEL 0435

COMMON DRIVEWAY PLAN
FOR
69-71 BREWSTER ROAD
SUDBURY, MA
GRADING AND DRAINAGE PLAN

FOR: LEE
SCALE: 1"=20' APRIL 24, 2017
REV: AUG. 1, 2017; REV: SEPT. 6, 2017
REV: SEPT. 15, 2017; REV: JAN. 11, 2018
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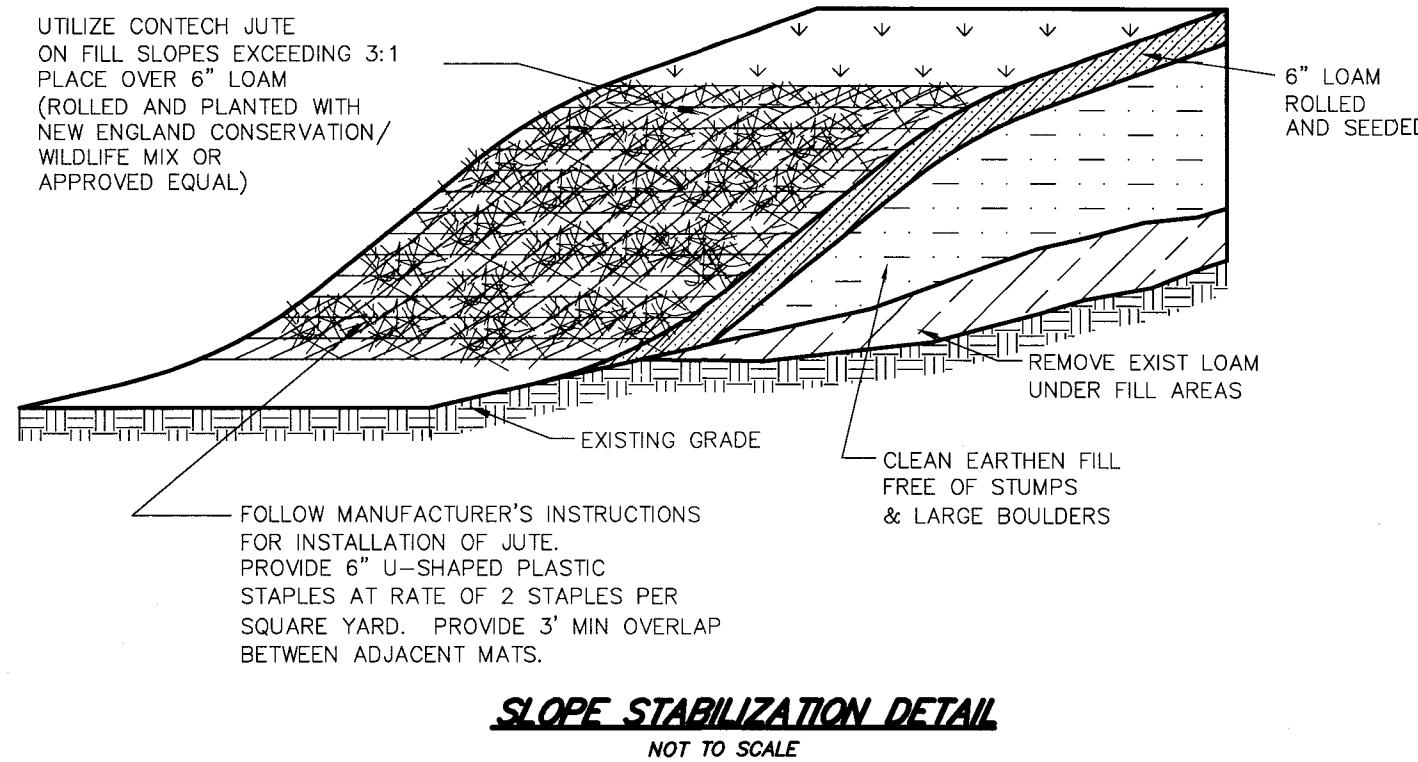
STAMSKI AND McNARY, INC.
1000 MAIN STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING

SM-5126B (5126B SITE.LDWG) SHEET 6 OF 8



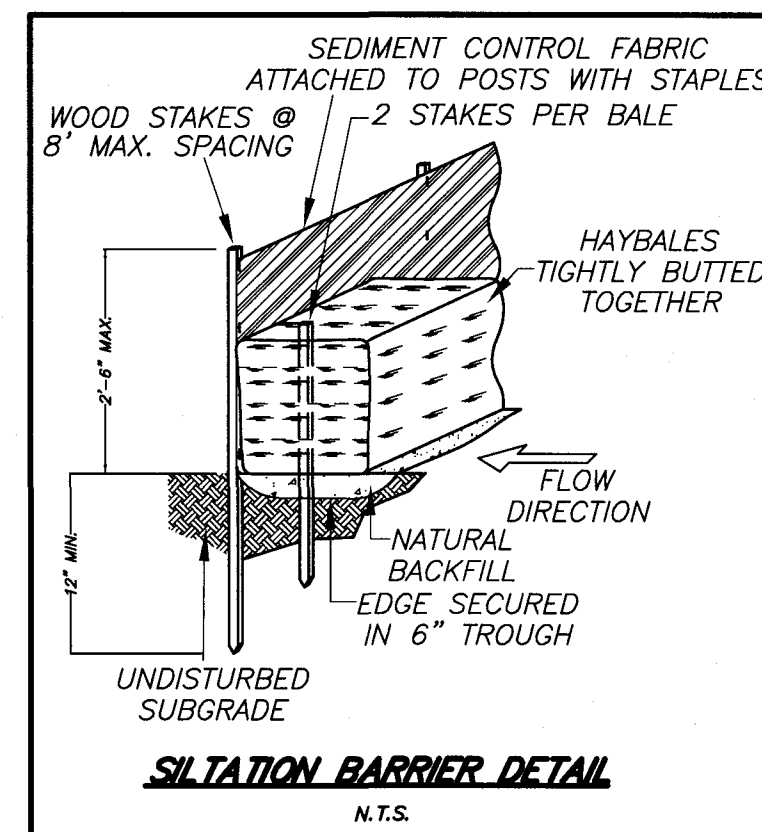
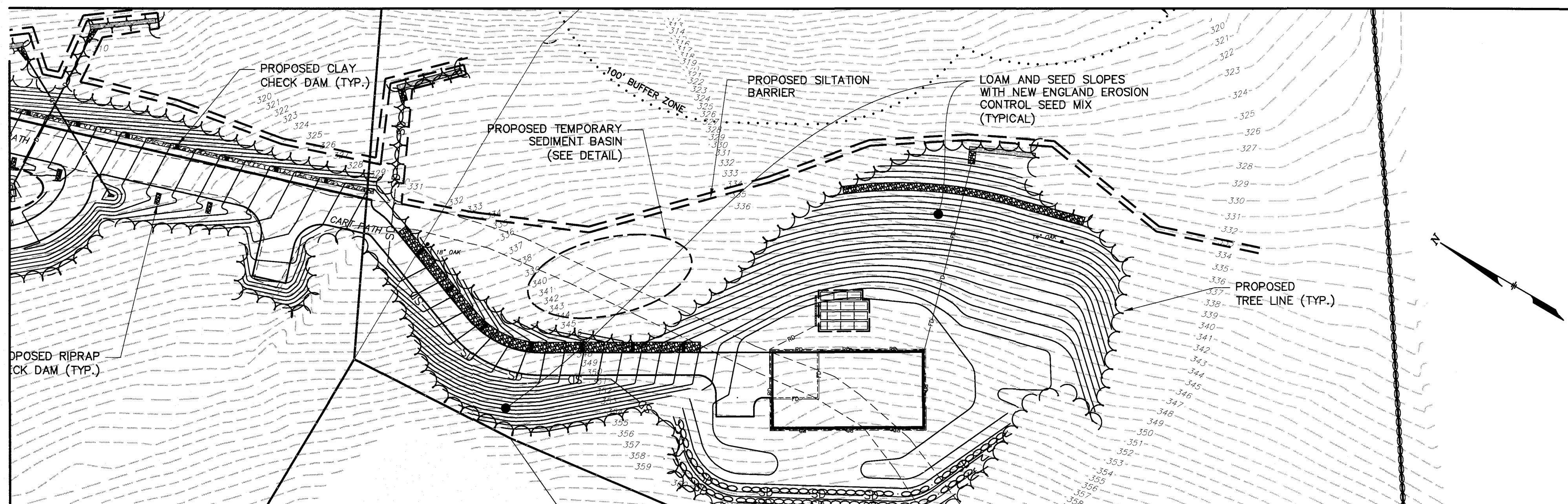
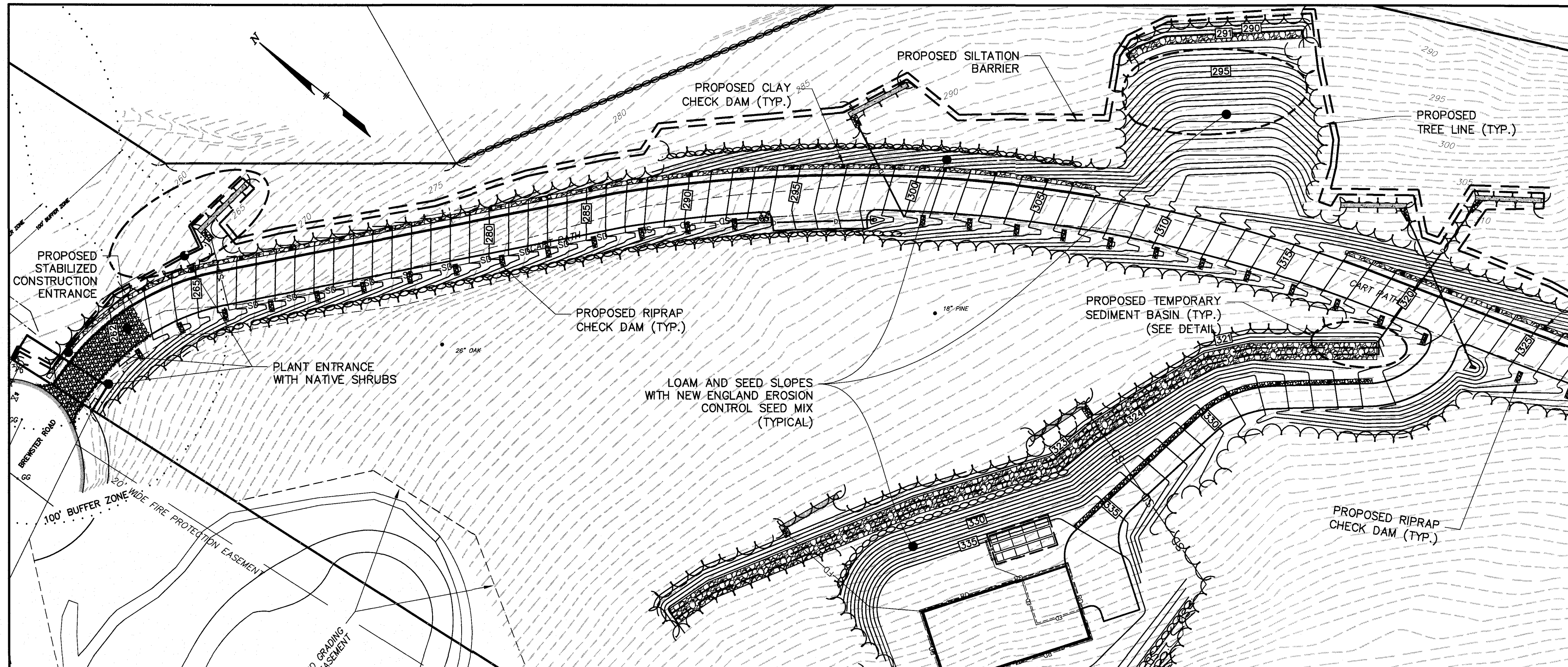
CONSTRUCTION SPECIFICATIONS

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 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 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 DEMANDS AND REPAIR ANY MEASURES USED TO TRAP SEDIMENT.
7. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO THE 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 STORM.



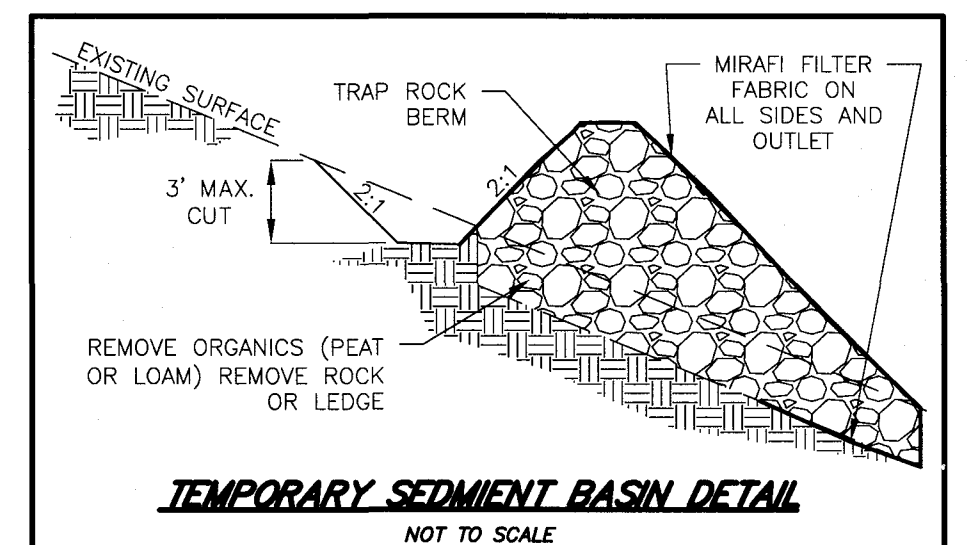
EROSION AND SEDIMENTATION CONTROL NOTES

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, DEPICTED AS THE SILTATION BARRIER.
 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.
 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, 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.
 8. 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 OUTSIDE OF INFILTRATION PORTION OF INFILTRATION BASINS AND PROPOSED SEPTIC LEACHING AREAS.
 9. 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.
 10. ALL CUT AND FILL SLOPES SHALL BE IMMEDIATELY COVERED WITH 6" LOAM AND SEEDED 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.
 11. 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.
 12. 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.
 13. 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.
 14. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED UNTIL ALL TRIBUTARY SURFACES ARE STABILIZED.
 15. REMOVAL OF EXISTING VEGETATION SHALL BE WITHIN THE CLEARING LIMIT OF WORK AREA, DEPICTED AS THE PROPOSED TREE LINE.
 16. DISTURBED SOIL RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS OF REMOVAL.
 17. 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 ROAD | INTERVALS BETWEEN CHECKDAMS |
|---------------|-----------------------------|
| LESS THAN 4% | 100 FEET |
| 4% TO 9% | 50 FEET |
| OVER 9% | 25 FEET |
- THE DEVELOPER SHALL PROVIDE VELOCITY CHECK DAMS* IN ALL UN-VEGETATED OR UNPAVED CHANNELS AT THE INTERVALS INDICATED BELOW:
- | GRADE OF CHANNEL | INTERVALS BETWEEN CHECK DAMS |
|------------------|------------------------------|
| LESS THAN 3% | 100 FEET |
| 3% TO 6% | 50 FEET |
| OVER 6% | 25 FEET |
- *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 RAINFALL BEING PREDICTED. THE STRAW BALES SHOULD BE SECURELY STAKED TO PREVENT OVERTURNING, FLOATATION, 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.
18. CONTRACTOR SHALL ROPE OFF AND FLAG PROPOSED INFILTRATION AREAS TO PREVENT HEAVY EQUIPMENT FROM COMPACTING UNDERLYING SOILS. DIVERSION BERMS SHALL BE PLACED AROUND PERIMETER OF INFILTRATION AREA DURING ALL PHASES OF CONSTRUCTION. SEDIMENT AND EROSION CONTROLS SHOULD BE USED TO KEEP RUNOFF AND SEDIMENT AWAY FROM INFILTRATION AREA. ALL EXCAVATED MATERIALS SHALL BE PLACED DOWN GRADIENT OF ALL INFILTRATION AREAS.
 19. INSPECTION/MAINTENANCE: THE CONTRACTOR IS RESPONSIBLE TO CLEAN UP ANY SEDIMENT OR DEBRIS WHICH ERODES FROM THE SITE INTO THE WETLANDS IMMEDIATELY UPON DISCOVERY.
 20. THE CONTRACTOR IS RESPONSIBLE TO CLEAN UP ANY SEDIMENT OR DEBRIS WHICH ERODES FROM THE SITE INTO BREWSTER ROAD OR PRIVATE PROPERTY AND TO REMOVE SEDIMENT OR DEBRIS THAT ENTERS ANY EXISTING DRAINAGE SYSTEM INCLUDING CATCH BASIN SUMPS, PIPE LINES, MANHOLES, AND DITCHES.
 21. 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.
 22. OPERATOR PERSONNEL MUST INSPECT THE CONSTRUCTION SITE AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS OF RAINFALL OF 0.5 INCHES OR MORE. DISTURBED AREAS THAT HAVE BEEN STABILIZED MUST BE INSPECTED AT LEAST ONCE PER MONTH.
 23. THE HAYBALES AND SILT FENCE SHALL BE MAINTAINED UNTIL A VEGETATIVE COVER HAS BEEN ESTABLISHED.



STORMWATER OPERATION & MAINTENANCE PLAN

1. BMP OWNER: YUHUN LEE (DURING CONSTRUCTION) HOMEOWNERS (POST CONSTRUCTION)
2. PARTIES RESPONSIBLE FOR MAINTENANCE: OWNERS OF INDIVIDUAL LOTS ARE RESPONSIBLE FOR DRYWELLS AND TRENCHES ON LOT. BOTH HOMEOWNERS ARE RESPONSIBLE FOR THE COMMON DRIVEWAY AND ASSOCIATED DRAIN.
3. SCHEDULE FOR INSPECTION AND MAINTENANCE:
 - STREET SWEEPING: IT IS RECOMMENDED THAT THE PAVEMENT SHALL BE PROPERLY SWEEPED TWICE A YEAR, WITH CONCENTRATIONS IN THE SPRING AND FALL.
 - INFILTRATION TRENCHES: INFILTRATION TRENCHES SHALL BE INSPECTED ANNUALLY. THE FILTER FABRIC SHALL BE INSPECTED FOR EXCESSIVE SEDIMENT BUILD UP. IF APPRECIABLE AMOUNTS OF SEDIMENT ARE OBSERVED THE TOP LAYER OF STONE SHALL BE MOVED ASIDE AND THE FILTER FABRIC CLEANED OR REPLACED. THE TOP LAYER OF STONE SHALL THEN BE WASHED AND PLACED OVER THE FILTER FABRIC.
 - STONE DIAPHRAGM AND VEGETATIVE FILTER STRIP: THE STONE DIAPHRAGM AND VEGETATIVE FILTER STRIP SHALL BE INSPECTED ANNUALLY. INSPECT THE CRUSHED STONE FOR SEDIMENT BUILDUP AND THE FILTER STRIP FOR STABLE VEGETATION. MOW GRASS, REMOVE SEDIMENT AND RESEED BARE SPOTS AS NEEDED.
 - ROOF DRYWELLS: INSPECT DRYWELLS 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.
 - DEEP SUMP AND HOODED CATCH BASIN: DURING CONSTRUCTION, CATCH BASIN GRATES SHALL BE WRAPPED IN FILTER FABRIC. CATCH BASINS SHALL BE CLEANED UPON THE COMPLETION OF CONSTRUCTION. AFTER CONSTRUCTION, THE DEEP SUMPS FOR ALL CATCH BASINS AND DRAIN MANHOLES SHALL BE INSPECTED 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 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 HAS ACCUMULATED AND MUST BE REMOVED. LICENSED PERSONS SHOULD REMOVE AND DISPOSE OF THE CONTENTS OF THE SUMP IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- EMERGENCY CONTACTS: IN THE EVENT OF A HAZARDOUS SPILL ON THE SITE THE FOLLOWING PARTIES SHALL BE CONTACTED:
 - FIRE DEPARTMENT: (978) 443-2239
 - 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 STORMWATER MAINTENANCE PLAN AND INSPECTION LOGS SHALL BE KEPT ON-SITE AT ALL TIMES.
 - INSPECTIONS: MEMBERS OF THE SUDBURY PLANNING BOARD OR ITS DESIGNEE SHALL BE ALLOWED TO ENTER THE PROPERTY AT REASONABLE TIMES AND IN A REASONABLE MANNER FOR THE PURPOSES OF INSPECTION, IN ACCORDANCE WITH THE TOWN'S STORMWATER REGULATIONS.



COMMON DRIVEWAY PLAN
FOR
69-71 BREWSTER ROAD
SUDBURY, MA

STORMWATER POLLUTION PREVENTION PLAN

FOR: LEE
SCALE: NTS
APRIL 24, 2017
REV: AUG. 1, 2017; REV: SEPT. 6, 2017
REV: SEPT. 15, 2017; REV: JAN. 11, 2018
REV: MAR. 2, 2018

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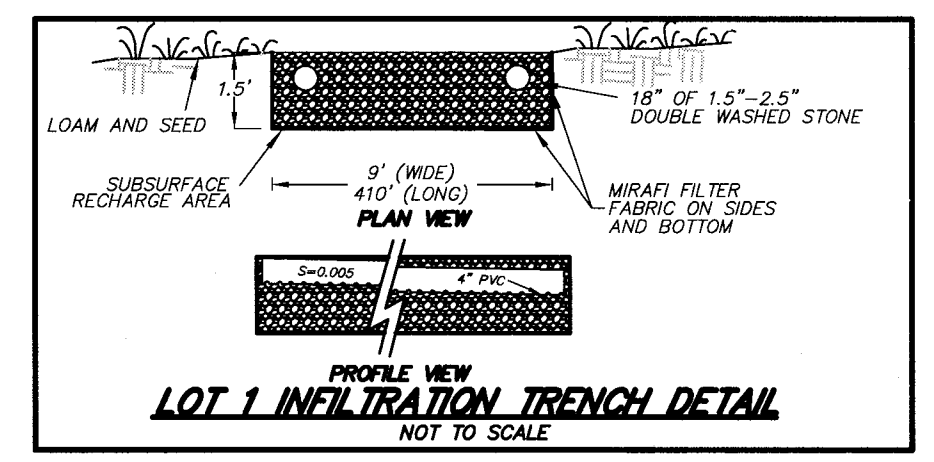
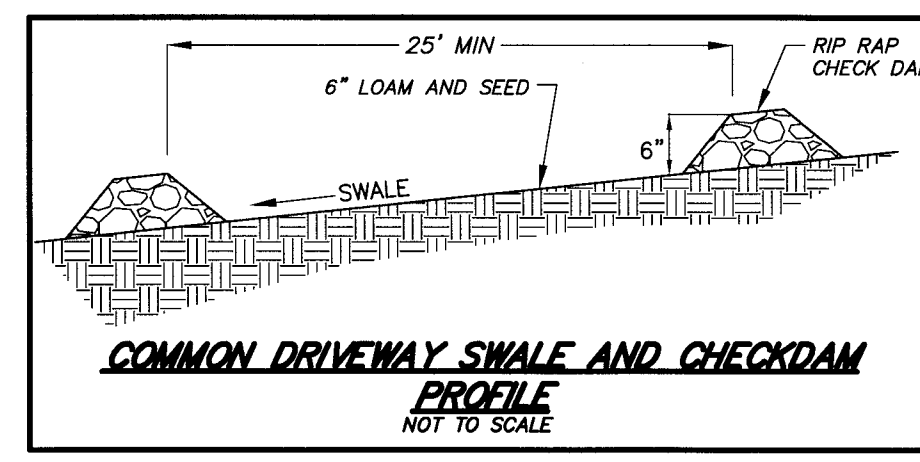
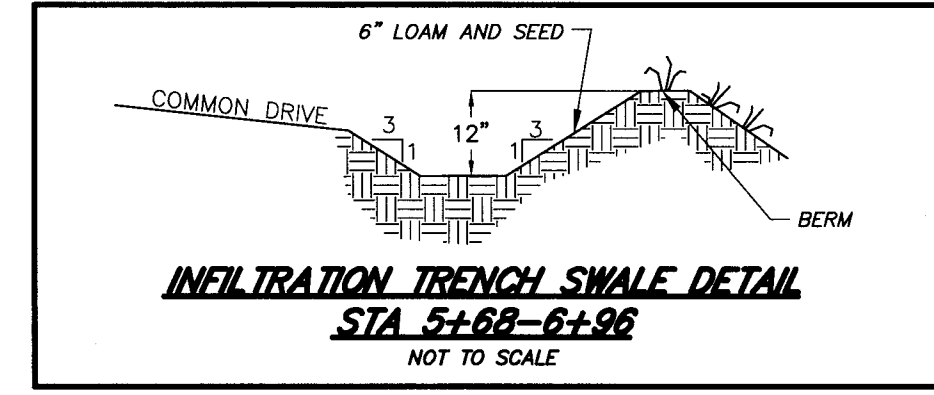
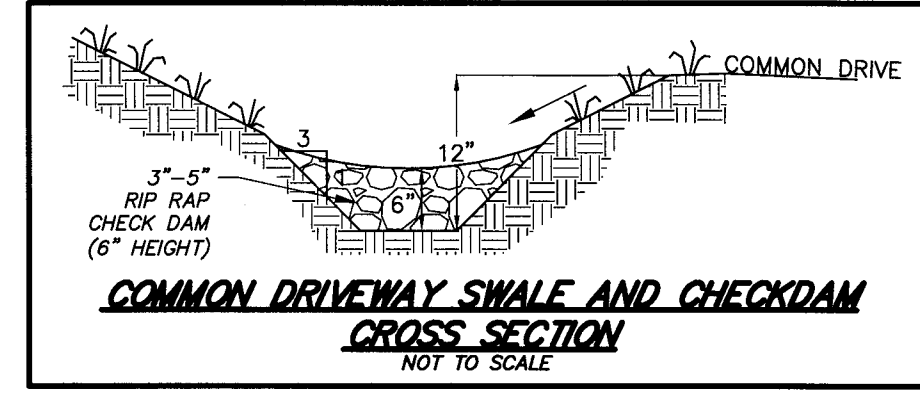
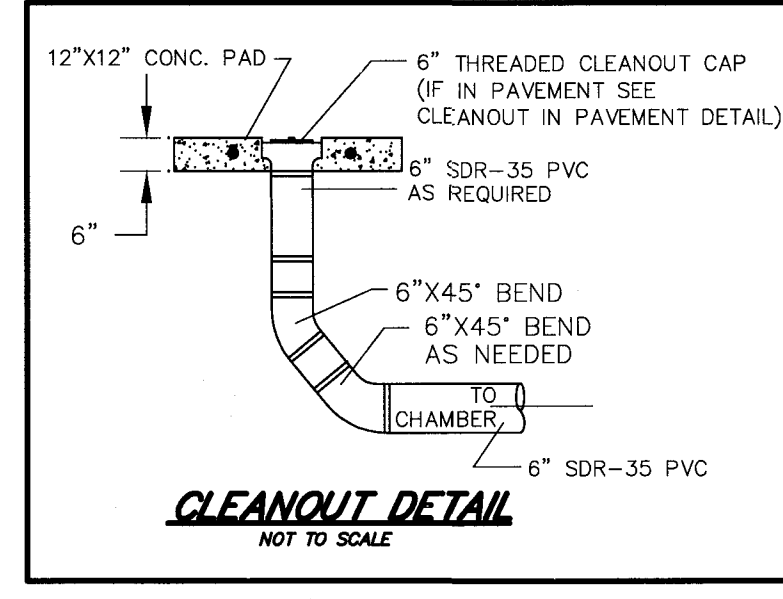
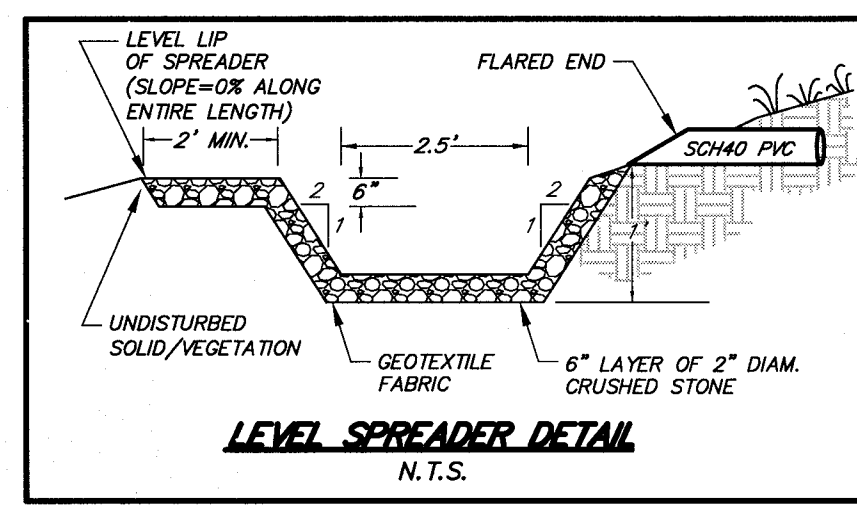
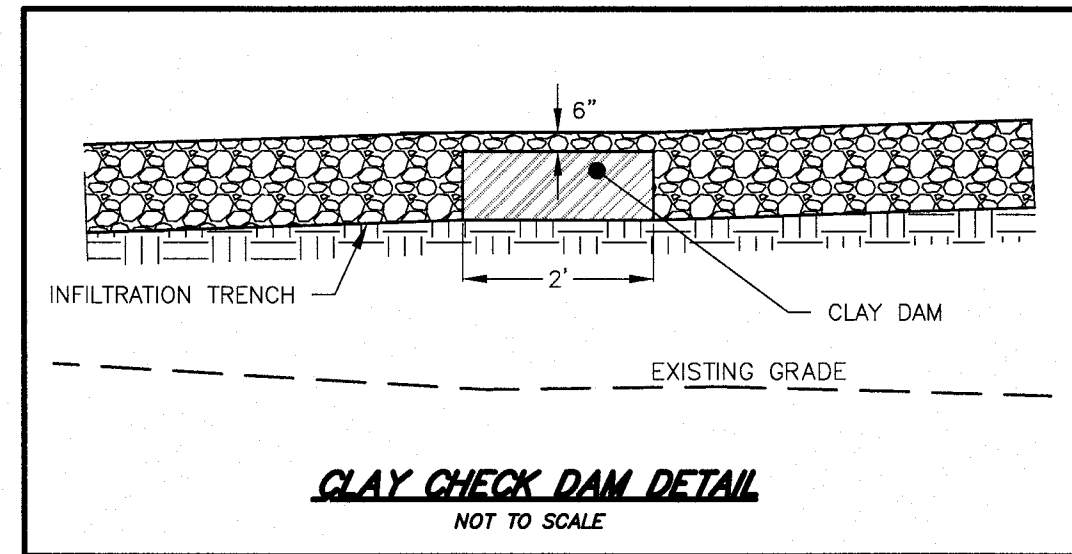
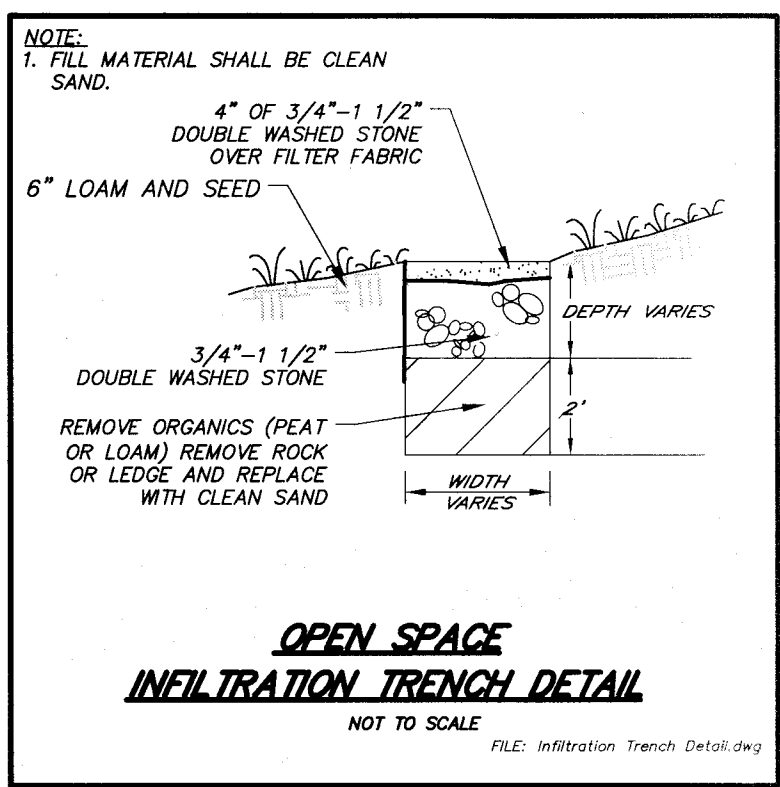
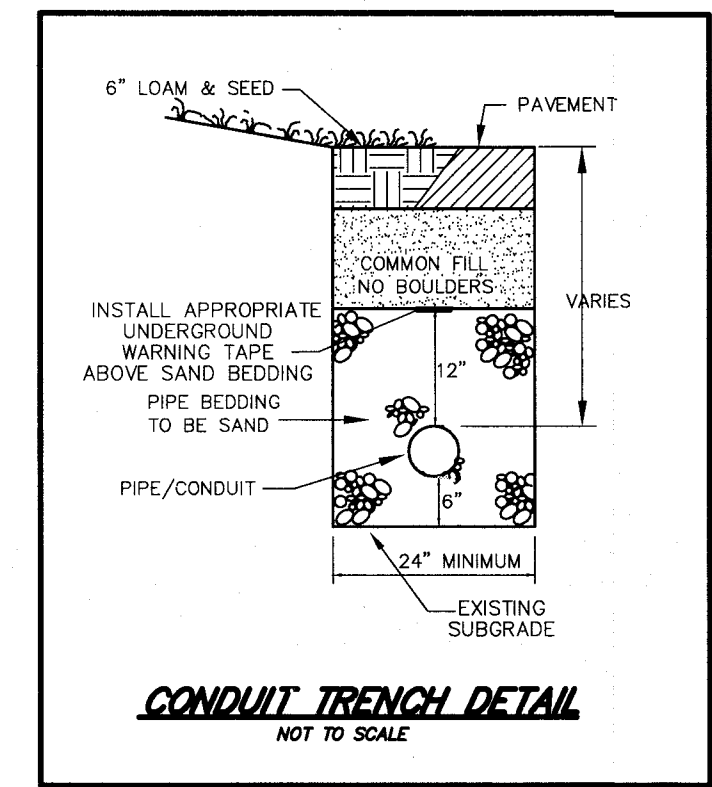
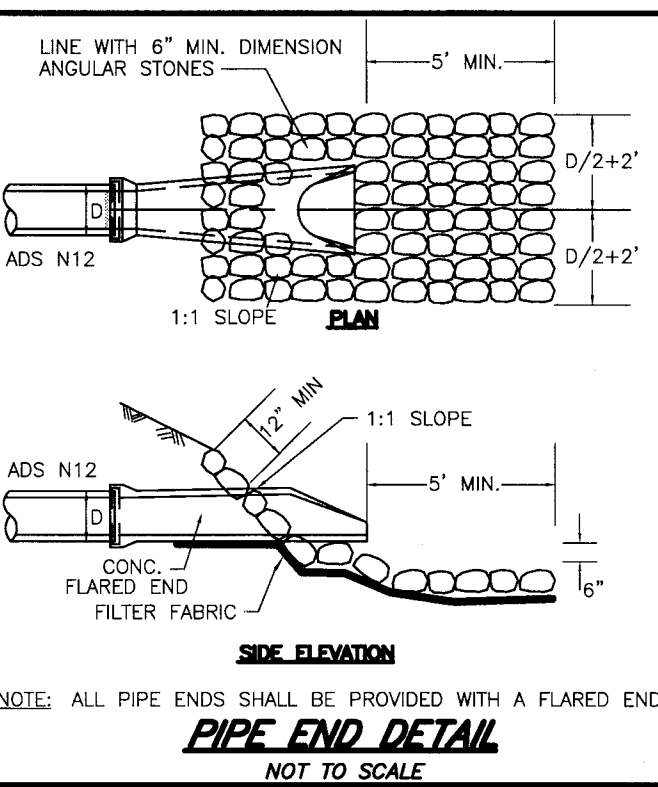
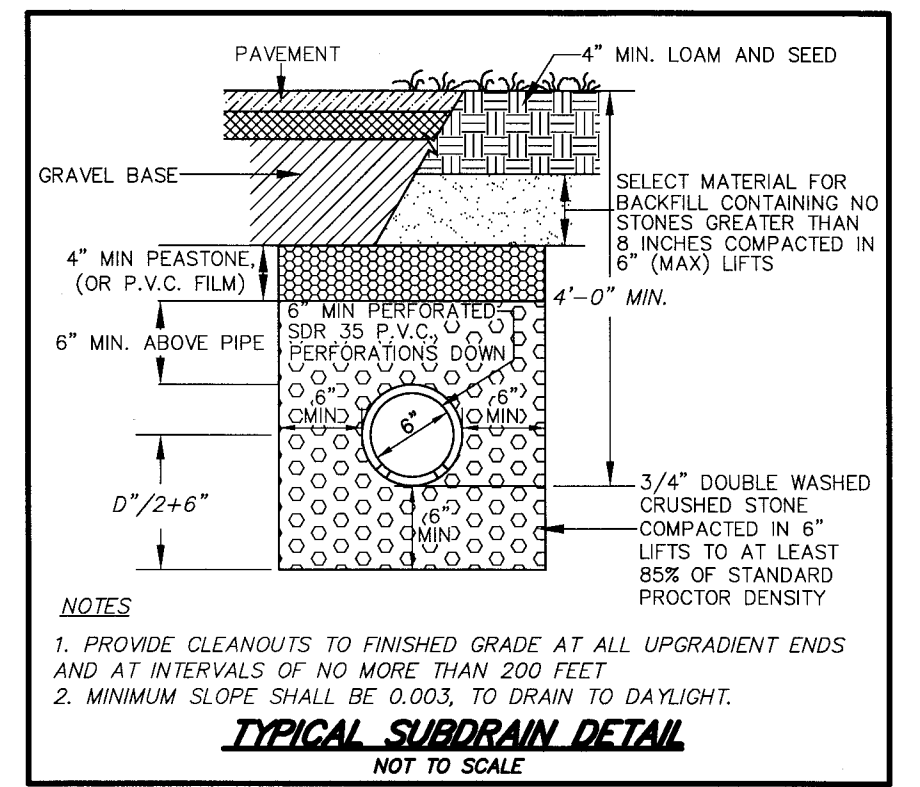
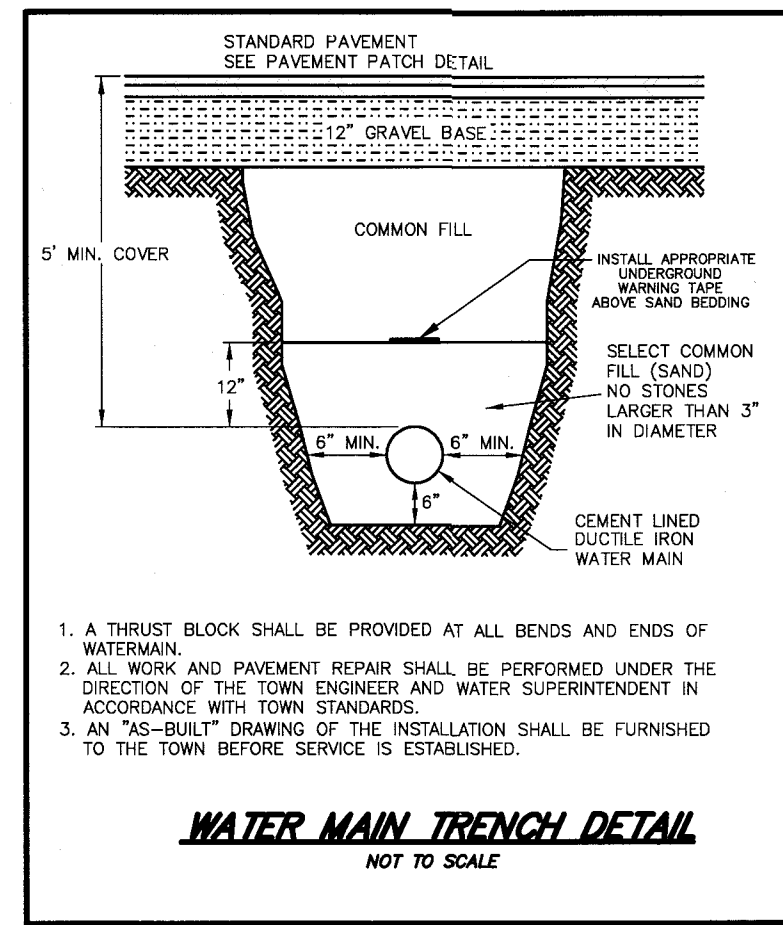
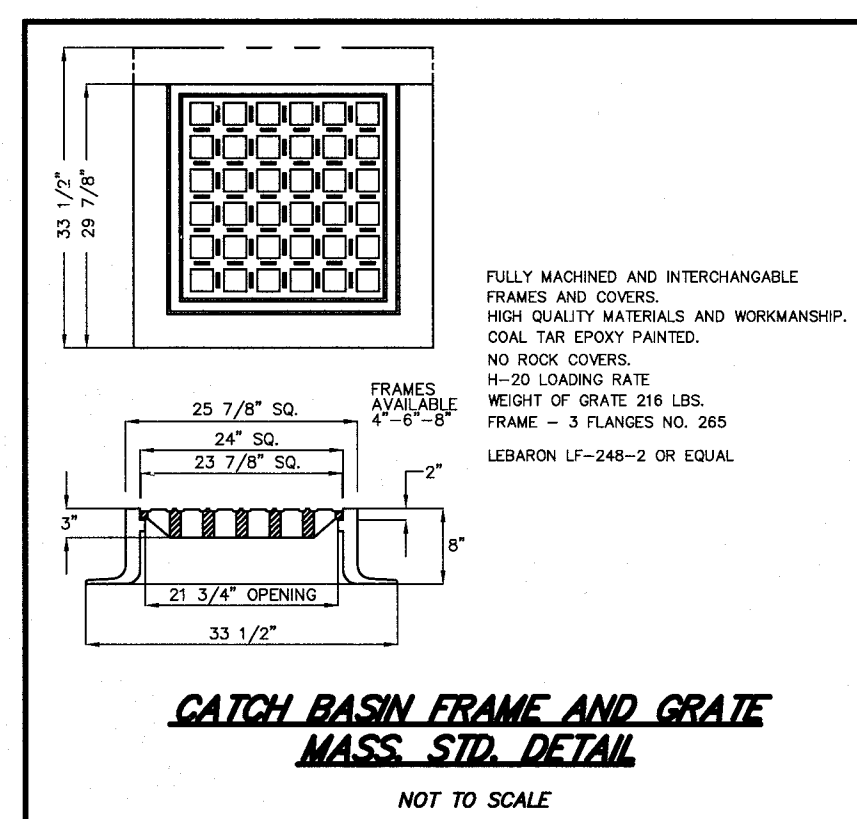
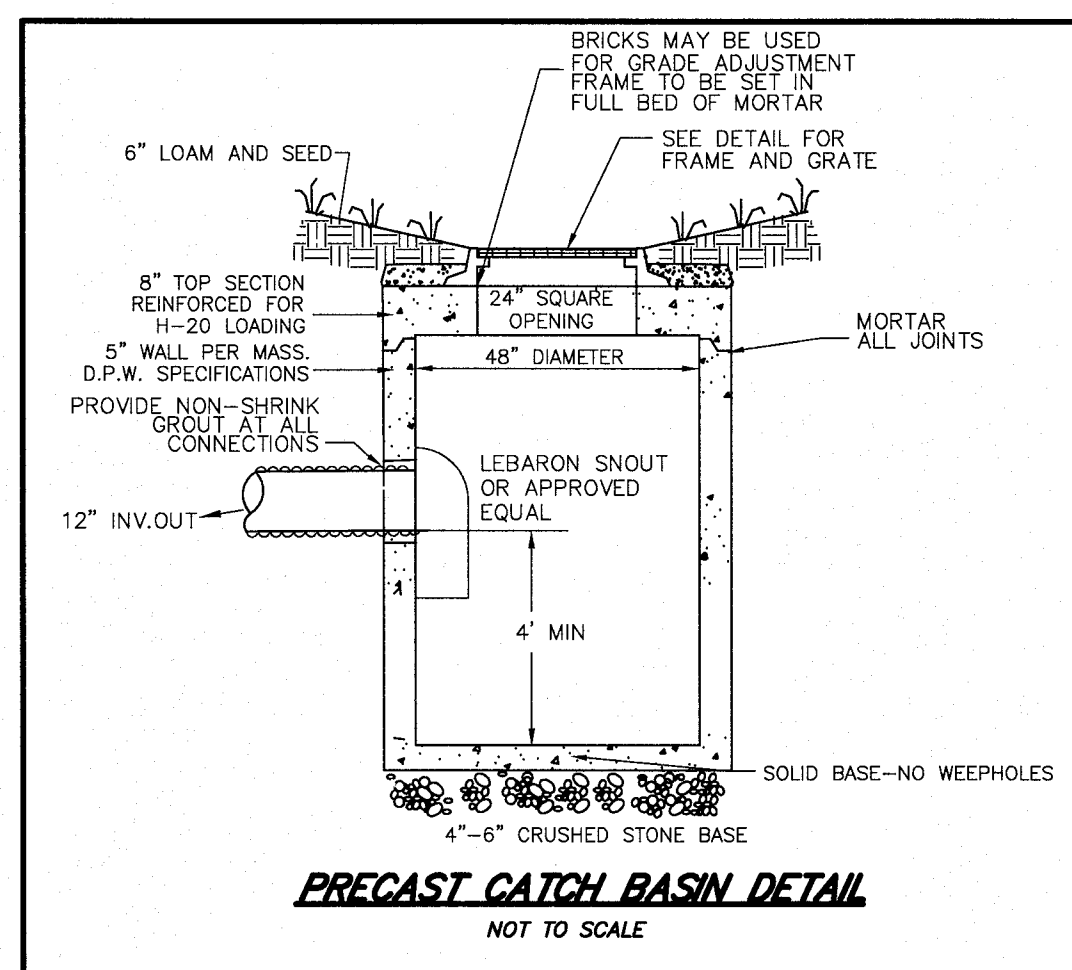
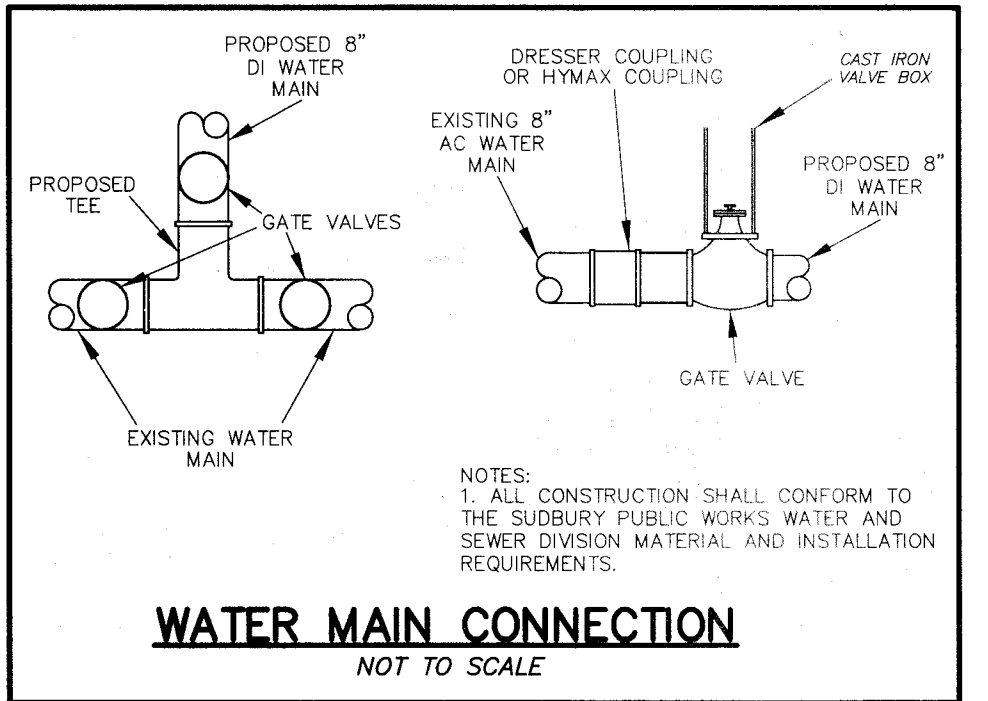
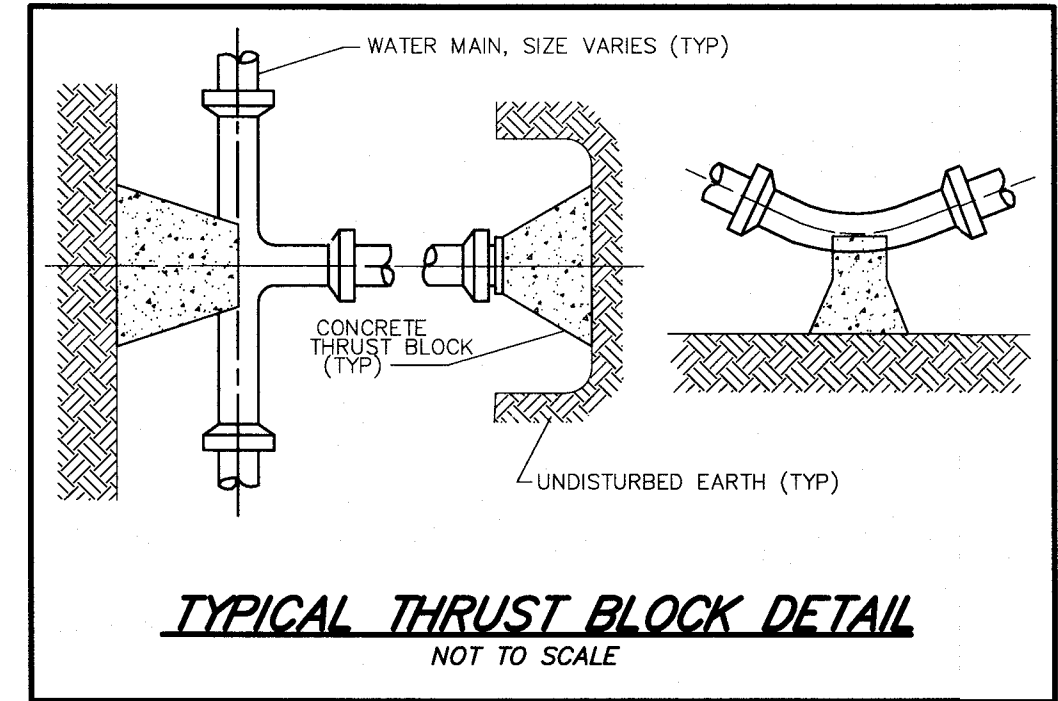
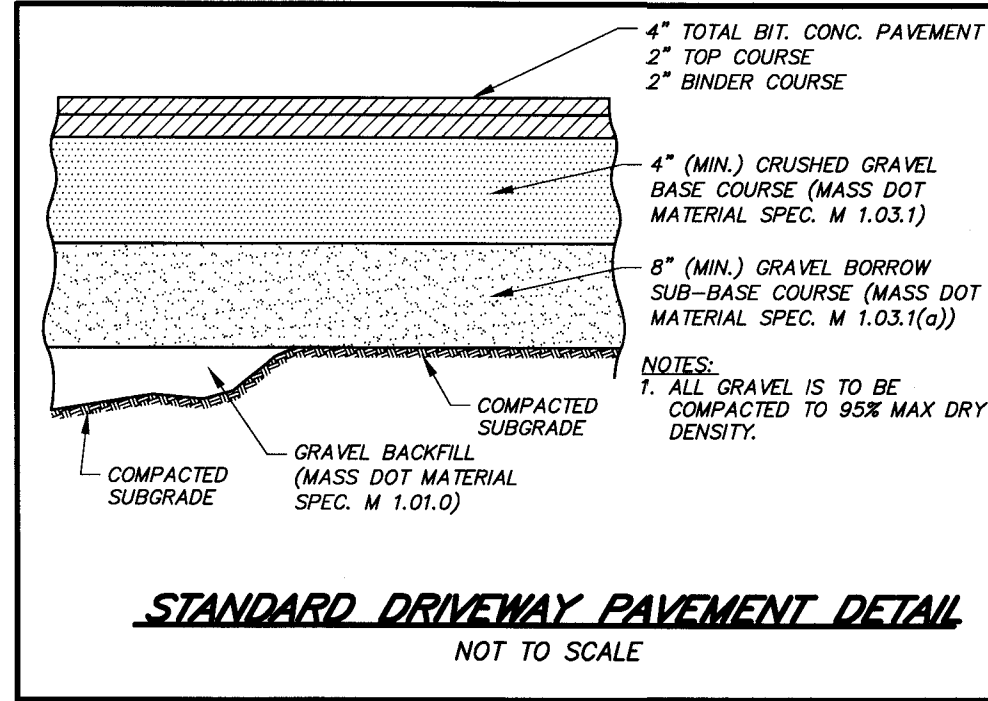
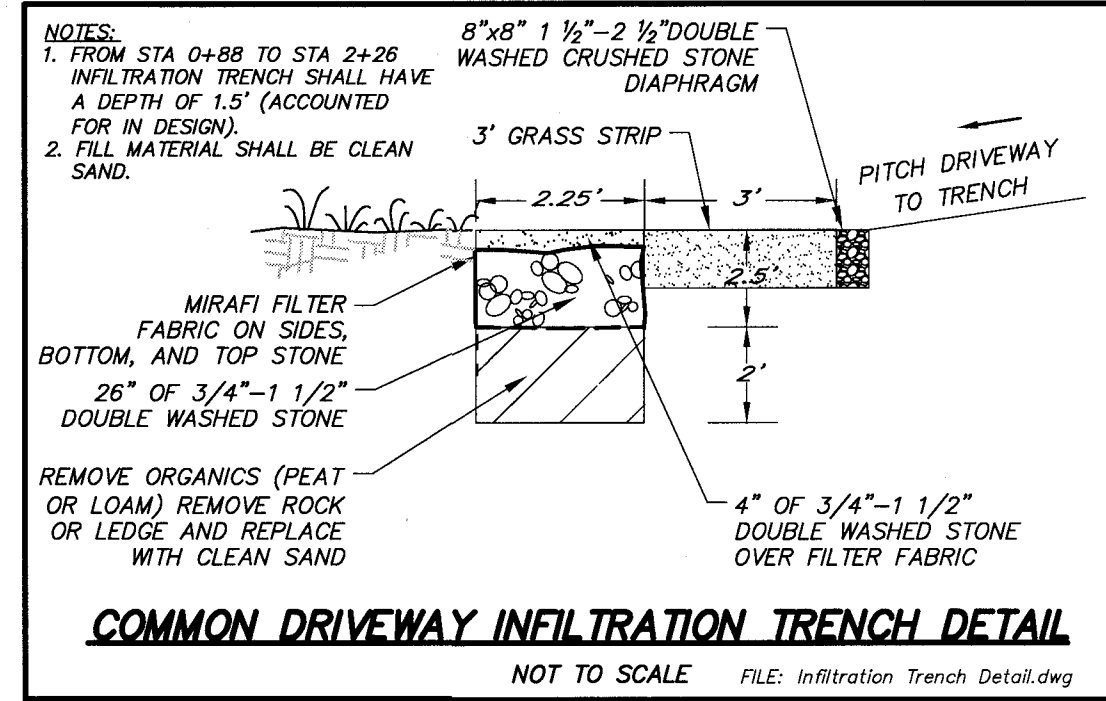
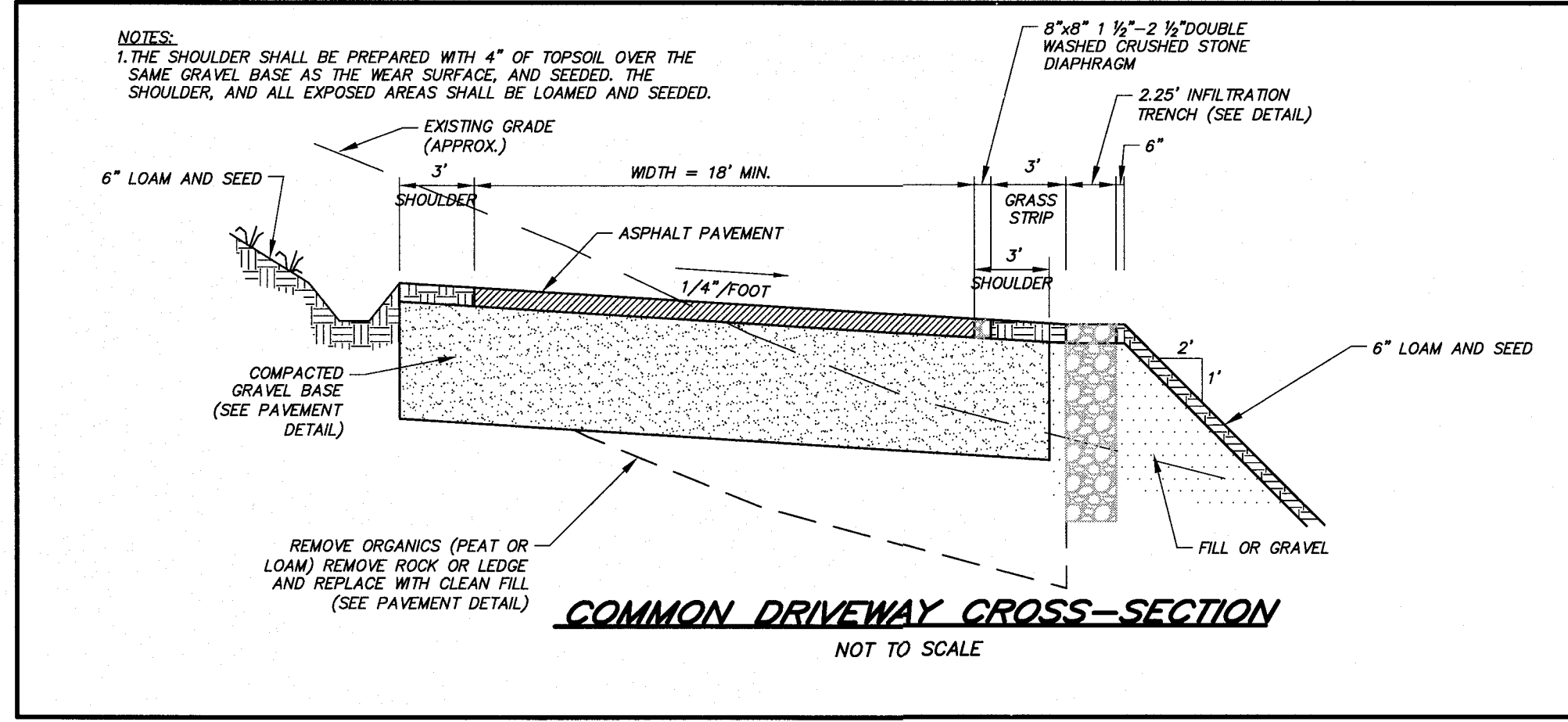
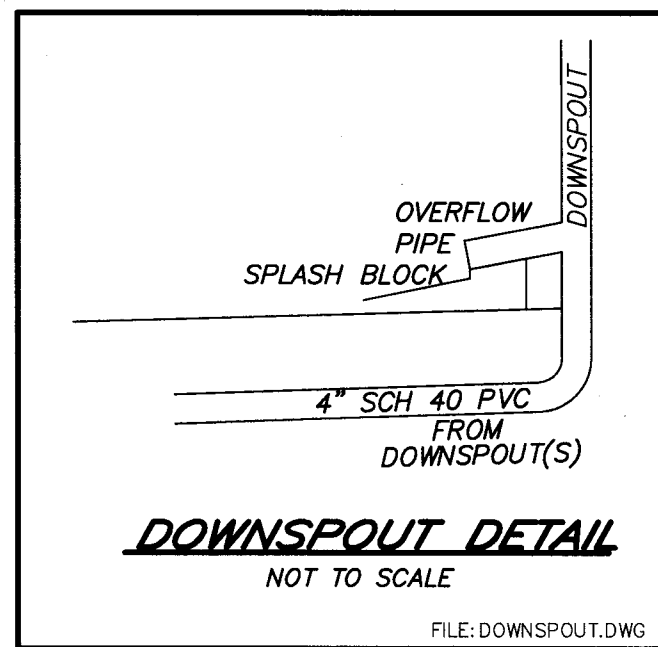
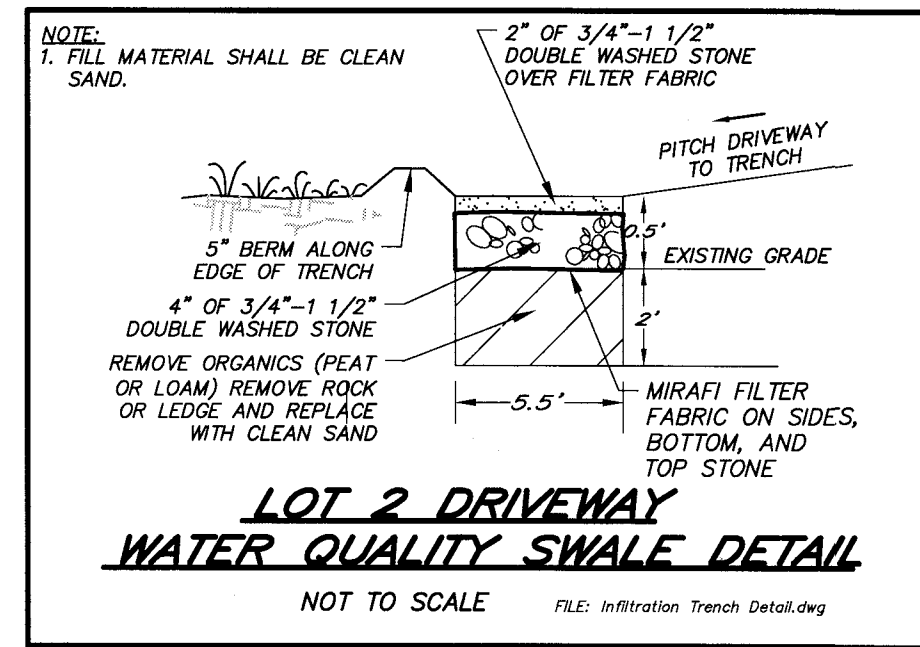
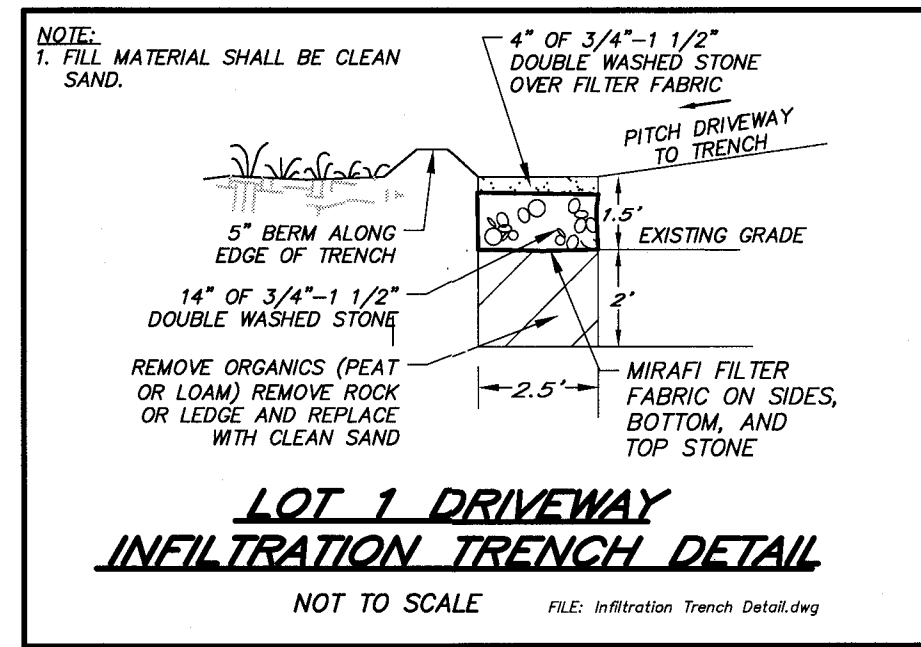
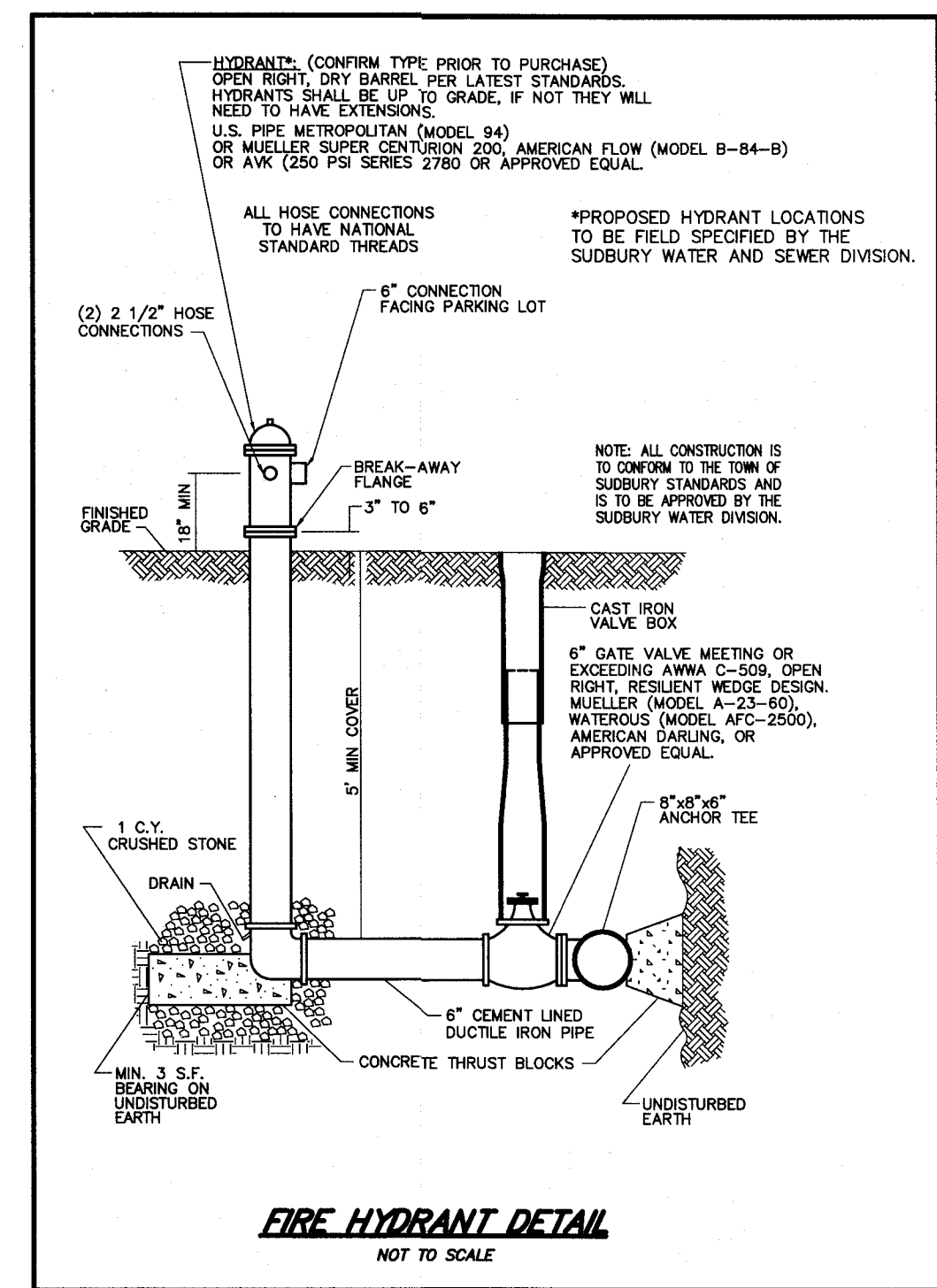
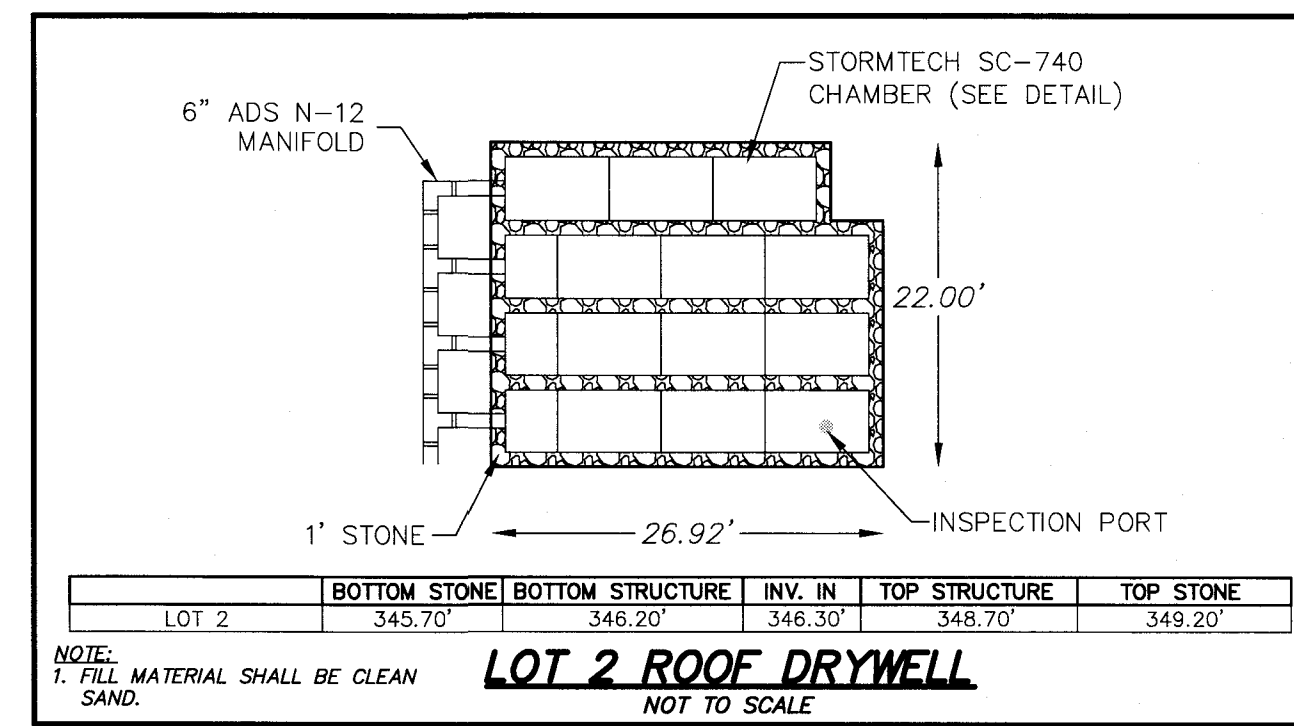
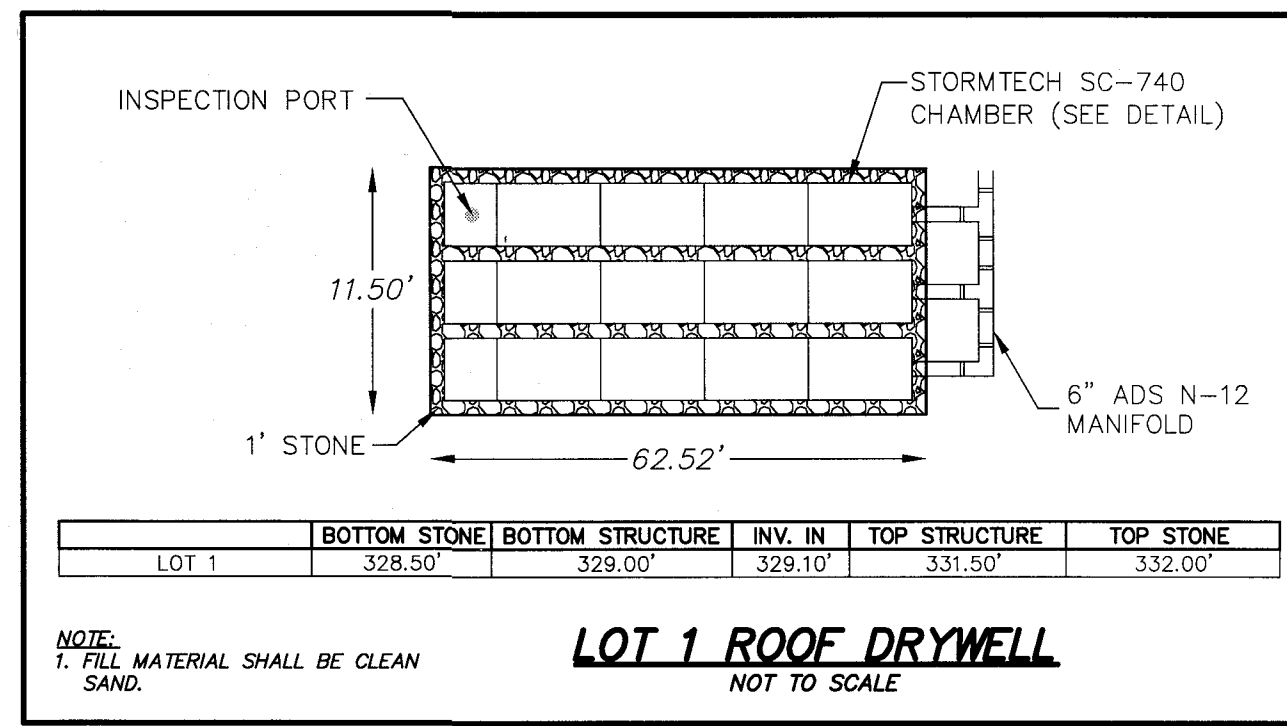
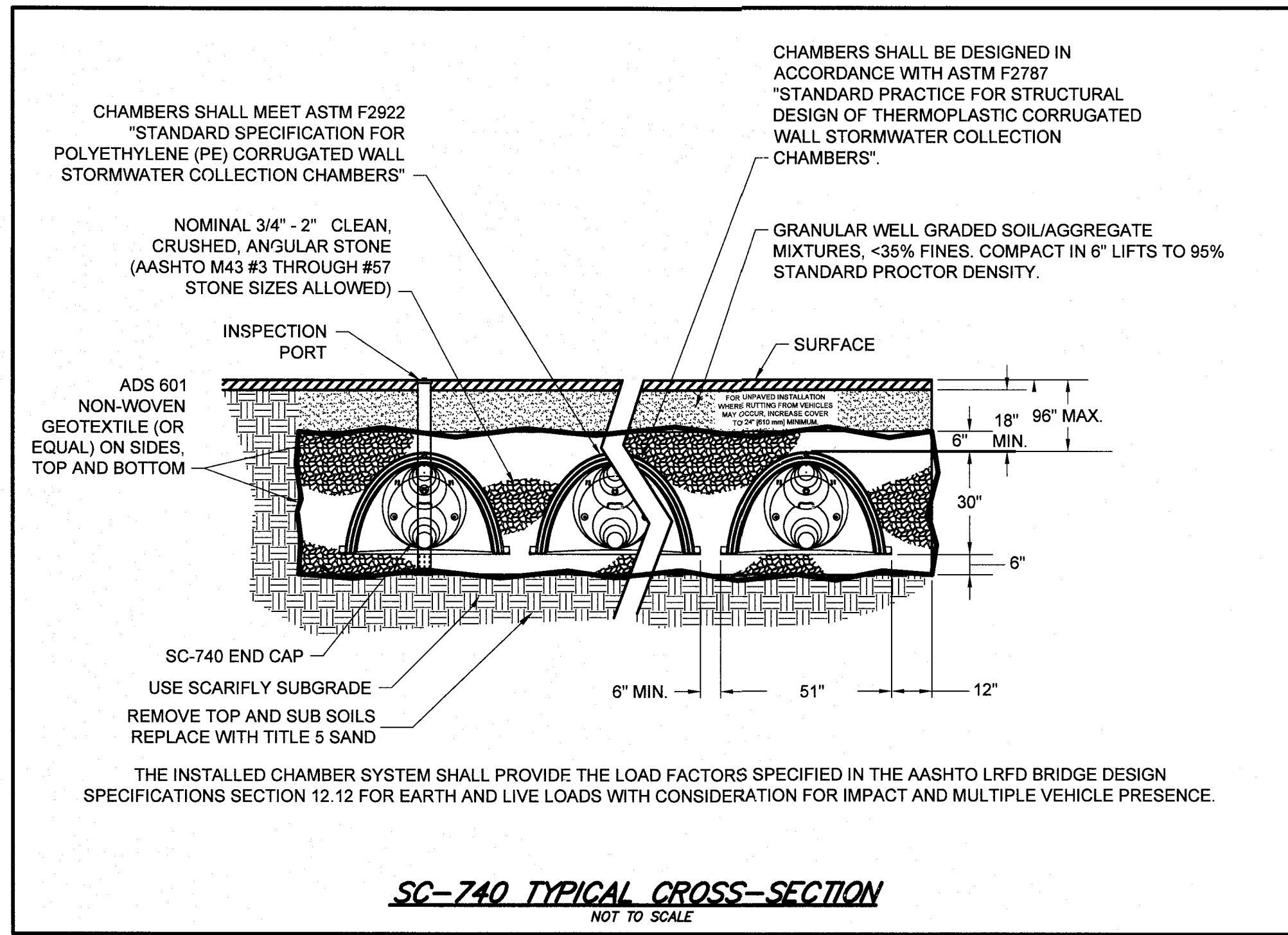
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SM-5126B (5126B SITE.L.DWG) SHEET 7 OF 8

GEORGE DIMANAKOS CIVIL No. 41781 REGISTERED PROFESSIONAL ENGINEER

JOSEPH MARCH #36384 REGISTERED PROFESSIONAL LAND SURVEYOR

- PLANTING NOTES**
1. ALL SLOPES 3:1 OR GREATER SHALL BE SEEDED WITH NEW ENGLAND EROSION CONTROL SEED MIX.
 2. ANY PLANT SPECIES USED ON SITE SHALL BE NATIVE TO MIDDLESEX COUNTY OR CULTIVARS OF THESE NATIVE SPECIES.
 3. ANY MATURE TREES WITHIN LIMIT OR WORK SHALL BE PRESERVED WHERE POSSIBLE.
 4. THE USE OF WILDFLOWER AND MEADOWS AND SHRUBS IS ENCOURAGED.

EROSION CONTROL AND LANDSCAPE PLAN
SCALE: 1"=40'



COMMON DRIVEWAY PLAN
FOR
69-71 BREWSTER ROAD
SUDBURY, MA

CONSTRUCTION DETAILS
FOR SCALE: NTS
APRIL 24, 2017
REV: AUG. 1, 2017; REV: SEPT. 6, 2017
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SM-5126B (5126B SITE.L.DWG) SHEET 8 OF 8

