

“JEFFERSON MILL”

SITE PLAN DRAWINGS

1665 MAIN STREET
HOLDEN, MASSACHUSETTS 01520

JUNE 28, 2005

REVISED: AUGUST 16, 2005

REVISED: NOVEMBER 17, 2005

REVISED: DECEMBER 6, 2005

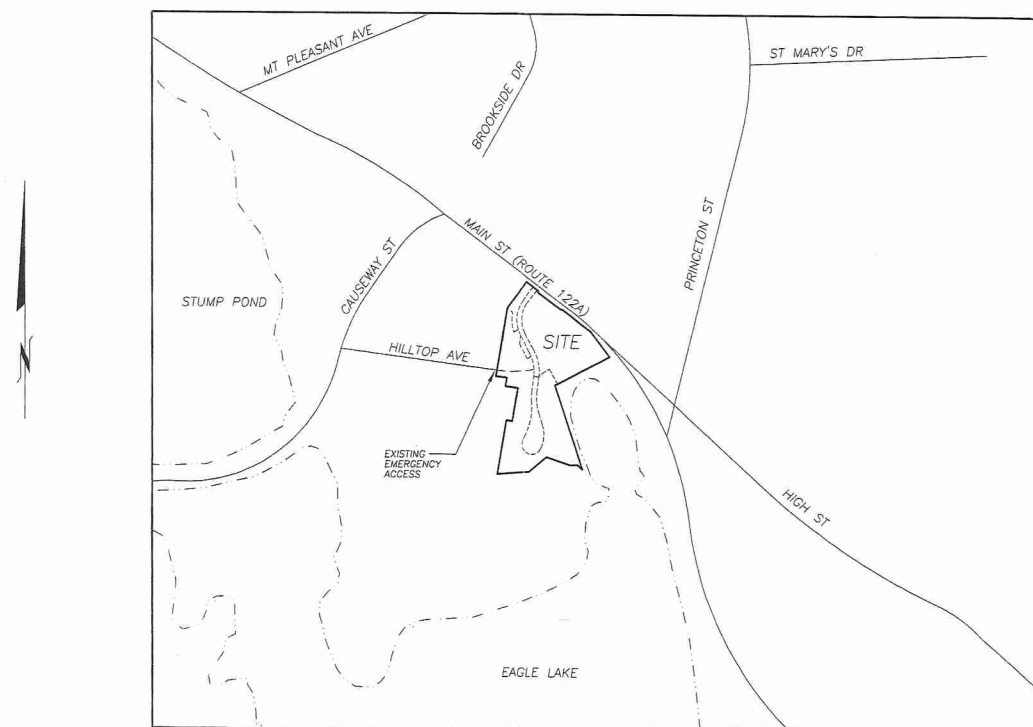
REVISED: FEBRUARY 21, 2006

REVISED: SEPTEMBER 5, 2012

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HOLDEN, MA

APPLICANT

PAUL ROIFF, TRUSTEE
MILL POND REALTY TRUST
74 CLARENDON STREET, SUITE A
BOSTON, MA 02116



LOCUS MAP

Scale: 1" = 400 ft.

SHEET INDEX

- 1 Existing Conditions Plan
- 2 Site Plan
- 3 Utility Site Plan
- 4 Landscape & Lighting Plan
- 5-6 Site Details
- 7 Erosion & Sedimentation Control Plan

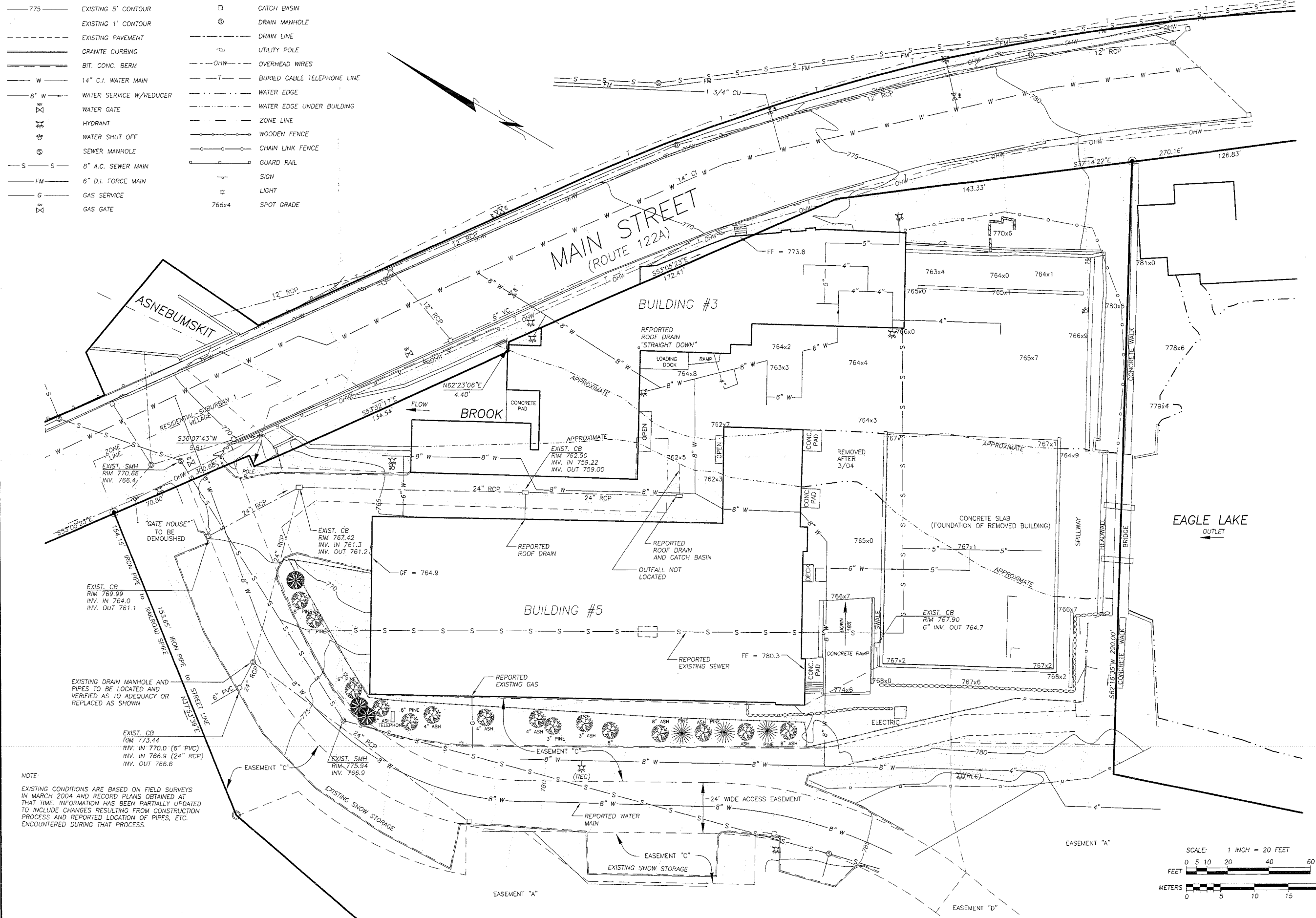
ANDRYSICK LAND SURVEYING
AN OFFICE OF ACTON SURVEY & ENGINEERING, INC.

Civil Engineers • Land Surveyors • Environmental Scientists

206 Worcester Road P.O. Box 97 Princeton, Massachusetts 01541
Phone: (978) 464-5890 Fax: (978) 464-5383

LEGEND

775	EXISTING 5' CONTOUR	□	CATCH BASIN
---	EXISTING 1' CONTOUR	⊙	DRAIN MANHOLE
---	EXISTING PAVEMENT	---	DRAIN LINE
---	GRANITE CURBING	---	UTILITY POLE
---	BIT. CONC. BERM	---	OVERHEAD WIRES
W	14" C.I. WATER MAIN	---	BURIED CABLE TELEPHONE LINE
8" W	WATER SERVICE W/REDUCER	---	WATER EDGE
⊗	WATER GATE	---	WATER EDGE UNDER BUILDING
⊗	HYDRANT	---	ZONE LINE
⊗	WATER SHUT OFF	---	WOODEN FENCE
⊙	SEWER MANHOLE	---	CHAIN LINK FENCE
S	8" A.C. SEWER MAIN	---	GUARD RAIL
FM	6" D.I. FORCE MAIN	---	SIGN
G	GAS SERVICE	---	LIGHT
X	GAS GATE	---	SPOT GRADE



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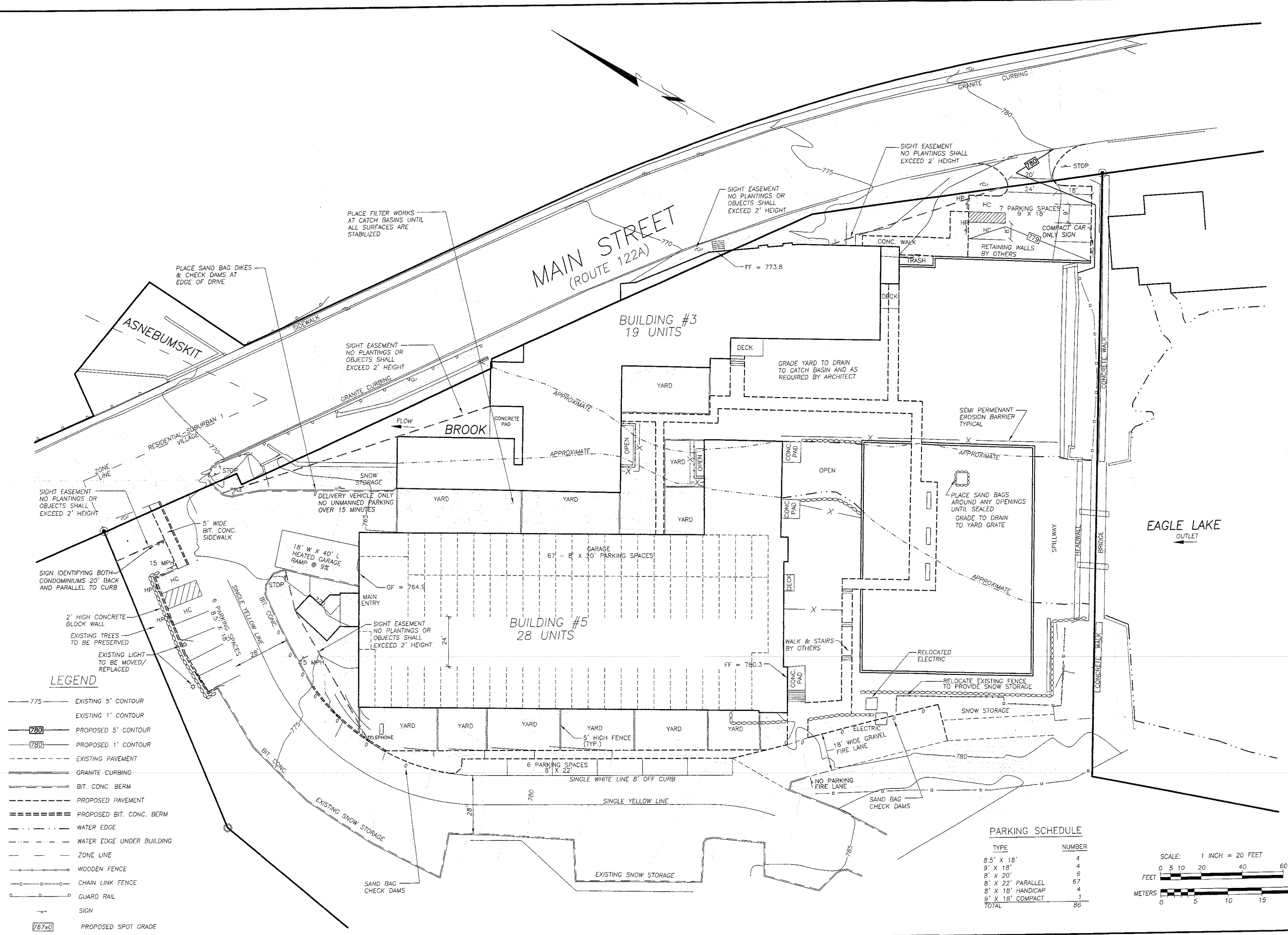
DATE	DESCRIPTION	REVISIONS
5/9/12	UPDATE APPLICANT INFO	
4/12/10	DCR COMMENTS	
3/12/06	REVISE UPPER PARKING	
2/11/05	DCR COMMENTS	
1/18/05	TOWN COMMENTS	

PREPARED FOR:
MILL POND REALTY TRUST
74 CLARENDON ST, SUITE A
BOSTON, MA 02116

EXISTING CONDITIONS PLAN
SITE PLAN
1665 MAIN STREET
HOLDEN, MASSACHUSETTS

SCALE: 1" = 20'

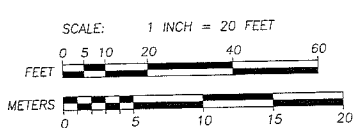
JUNE 28, 2005



- LEGEND**
- 775 ——— EXISTING 5' CONTOUR
 - 780 ——— EXISTING 1' CONTOUR
 - 780 ——— PROPOSED 5' CONTOUR
 - 780 ——— PROPOSED 1' CONTOUR
 - — — EXISTING PAVEMENT
 - — — GRANITE CURBING
 - — — BIT. CONC. BERM
 - — — PROPOSED PAVEMENT
 - — — PROPOSED BIT. CONC. BERM
 - — — WATER EDGE
 - — — WATER EDGE UNDER BUILDING
 - — — ZONE LINE
 - — — WOODEN FENCE
 - — — CHAIN LINK FENCE
 - — — GUARD RAIL
 - — — SIGN
 - 767x0 ——— PROPOSED SPOT GRADE

PARKING SCHEDULE

TYPE	NUMBER
8.5' x 18'	4
9' x 18'	4
8' x 20'	6
8' x 22' PARALLEL	67
8' x 18' HANDICAP	4
9' x 18' COMPACT	1
TOTAL	86



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UPDATE APPLICANT INFO		REVISIONS	
5/9/5/12	DCR COMMENTS	NO.	DATE
4/2/21/06	REVISE UPPER PARKING		
3/12/06/05	DCR COMMENTS		
2/11/17/05	TOWN COMMENTS		
1/8/16/05	DESCRIPTION		

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MILL POND REALTY TRUST
74 CLARENDON ST., SUITE A
BOSTON, MA 02116

SITE PLAN

SCALE: 1"=20'

"JEFFERSON MILL"
SITE PLAN
1665 MAIN STREET
HOLDEN, MASSACHUSETTS

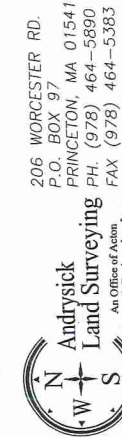
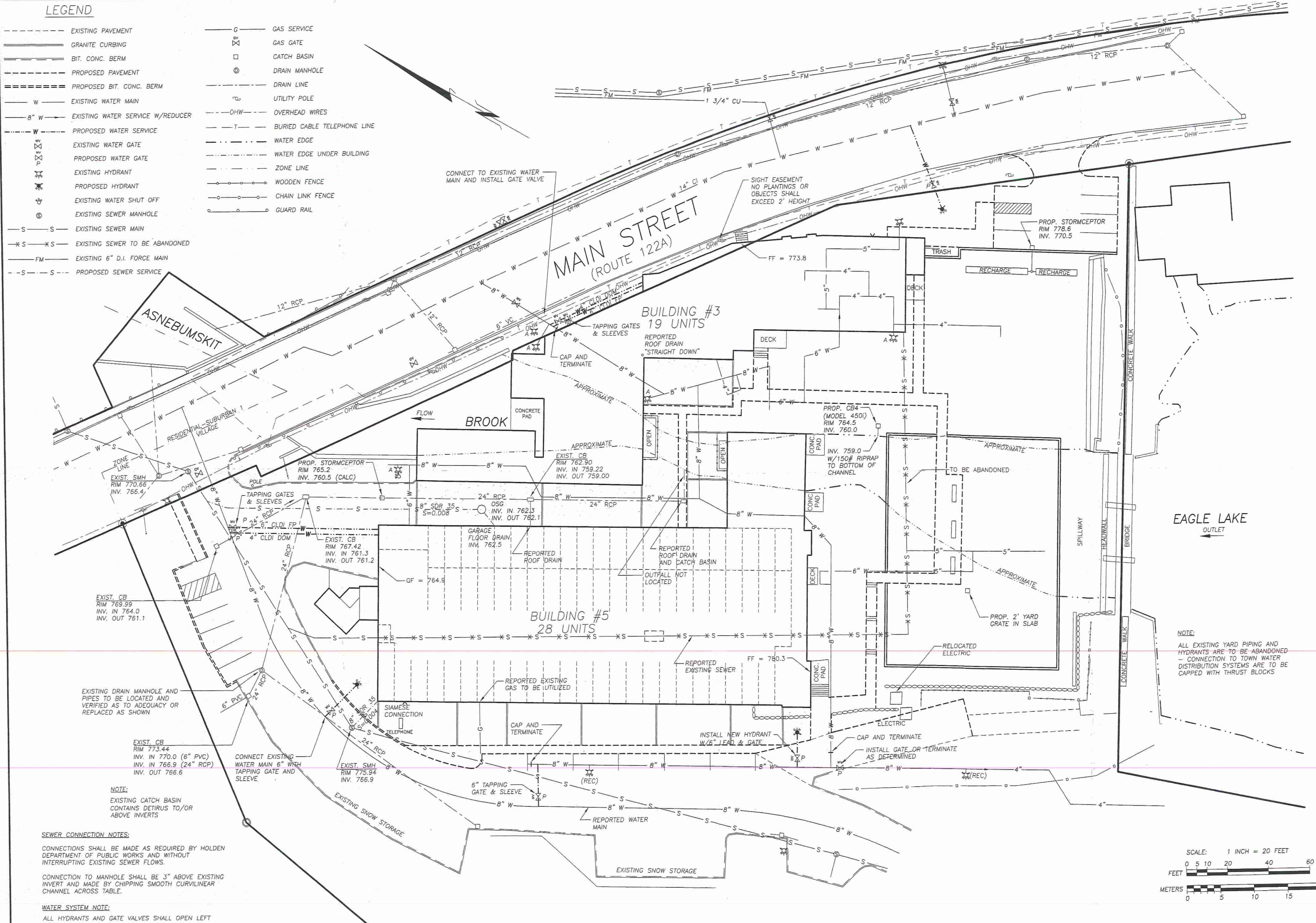
SITE PLAN

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JUNE 28, 2005

LEGEND

- EXISTING PAVEMENT
- GRANITE CURBING
- BIT. CONC. BERM
- PROPOSED PAVEMENT
- PROPOSED BIT. CONC. BERM
- EXISTING WATER MAIN
- EXISTING WATER SERVICE W/REDUCER
- PROPOSED WATER SERVICE
- EXISTING WATER GATE
- PROPOSED WATER GATE
- EXISTING HYDRANT
- PROPOSED HYDRANT
- EXISTING WATER SHUT OFF
- EXISTING SEWER MANHOLE
- EXISTING SEWER MAIN
- EXISTING SEWER TO BE ABANDONED
- EXISTING 6" D.I. FORCE MAIN
- PROPOSED SEWER SERVICE
- GAS SERVICE
- GAS GATE
- CATCH BASIN
- DRAIN MANHOLE
- DRAIN LINE
- UTILITY POLE
- OVERHEAD WIRES
- BURIED CABLE TELEPHONE LINE
- WATER EDGE
- WATER EDGE UNDER BUILDING
- ZONE LINE
- WOODEN FENCE
- CHAIN LINK FENCE
- GUARD RAIL



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1/8/16/05	TOWN COMMENTS	

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UTILITY SITE PLAN
 SCALE: 1"=20'



"JEFFERSON MILL"
 SITE PLAN
 1665 MAIN STREET
 HOLDEN, MASSACHUSETTS

UTILITY PLAN
 8248 - 3/7

JUNE 28, 2005

LEGEND

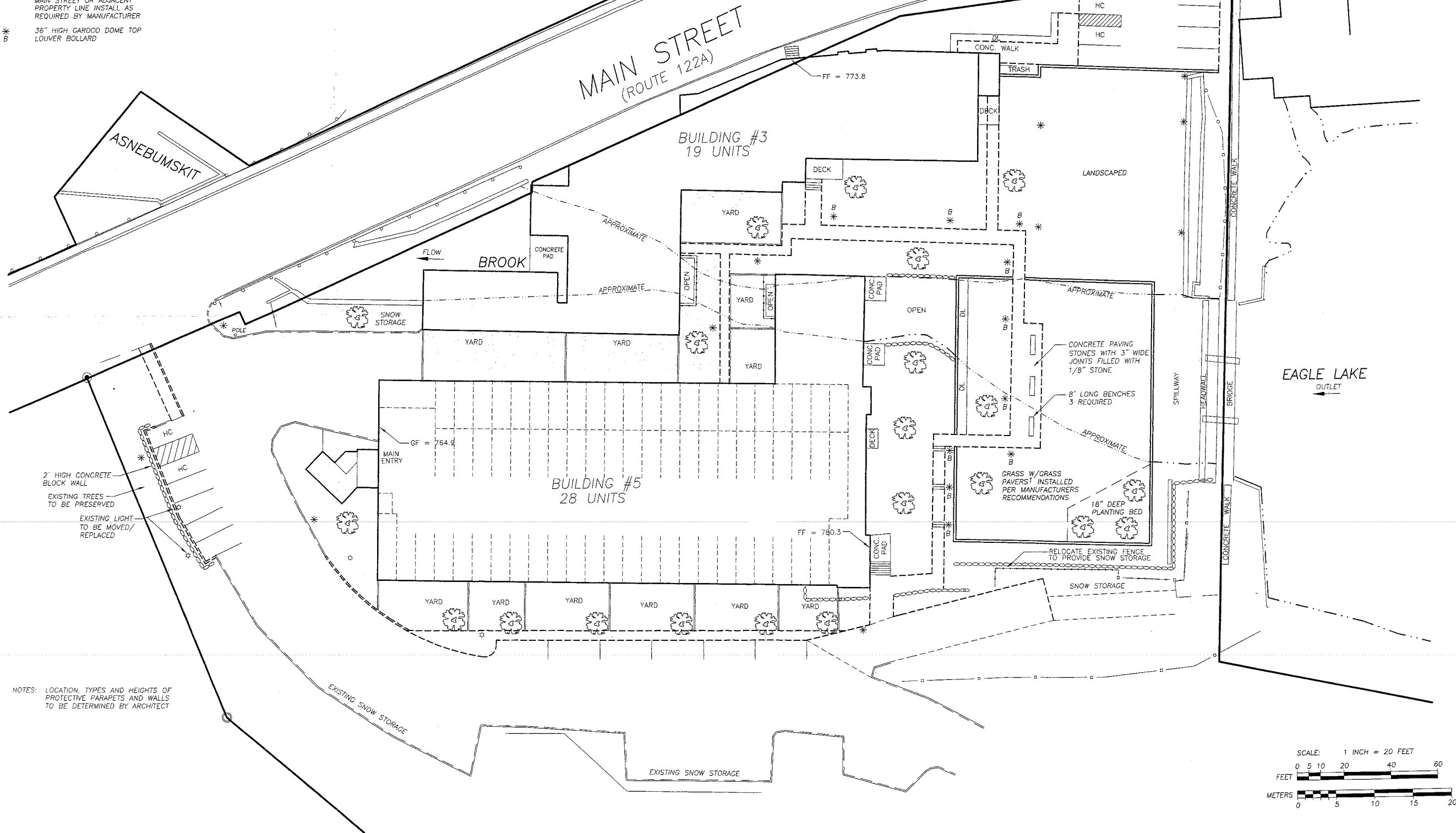
2 1/2" CALIPER SHADEMASTER
HONEY LOCUST

DL STELLA DORO DAYLILIES
12" ON STAGGERED CENTERS
3" BARK BULCH REQUIRED

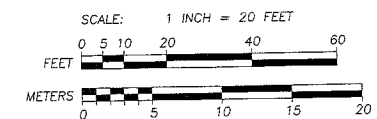
ALL LANDSCAPED SURFACES, EXCEPT FOR
LILLY BEDS, SHALL BE 4" LOAM AND SEED
18" PLANTING BED SHALL CONTAIN A GROUND
COVER OF PACHYSANDRA OR MYRTLE

* 20' HIGH POLE MOUNTED GULLWING
G18 250HPS OR OTHER SHOEBOX
LIGHTS WITH FULL CUTOFF TOWARD
MAIN STREET OR ADJACENT
PROPERTY LINE INSTALL AS
REQUIRED BY MANUFACTURER

* 36" HIGH GARDCO DOME TOP
LOUVER BOLLARD



NOTES: LOCATION, TYPES AND HEIGHTS OF
PROTECTIVE PARAPETS AND WALLS
TO BE DETERMINED BY ARCHITECT



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LANDSCAPE & LIGHTING PLAN

"JEFFERSON MILL"
SITE PLAN
1665 MAIN STREET
HOLDEN, MASSACHUSETTS

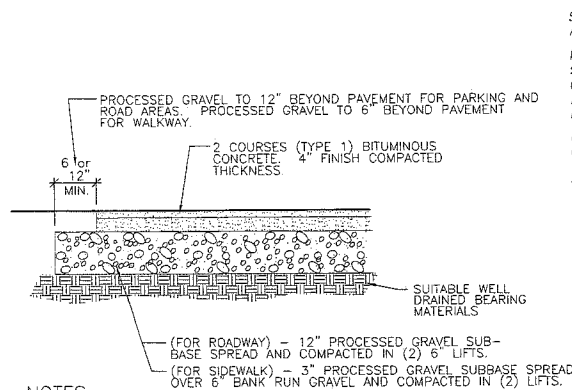


SCALE: 1"=20'

JUNE 28, 2005

LANDSCAPE PLAN

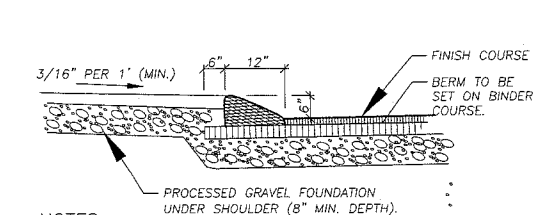
8248 - 4/7



- NOTES:**
1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE MASS. HIGHWAY DEPARTMENT SPECIFICATIONS AND REGULATIONS UNLESS APPROVED OTHERWISE, IN WRITING BY THE ENGINEER.
 2. PAVEMENT SHALL BE CLASS 1 BITUMINOUS CONCRETE LAID IN 2 COURSES TO A FINISH DEPTH OF 4" (2 1/2" BINDER WITH A 1 1/2" WEARING COURSE ABOVE).
 3. GRAVEL SUBBASE SHALL CONTAIN NO STONES GREATER THAN 3" AND BE INSTALLED TO A MIN. DEPTH OF 12" (FOR ROADWAY) & 9" (FOR SIDEWALK). COMPACT IN 6" (MAX.) LIFTS. REMOVE ALL ORGANIC SILTS & UNSUITABLE MATERIALS BENEATH.

BITUMINOUS CONCRETE PAVEMENT DETAIL (FOR WALKWAY AND DRIVEWAY)

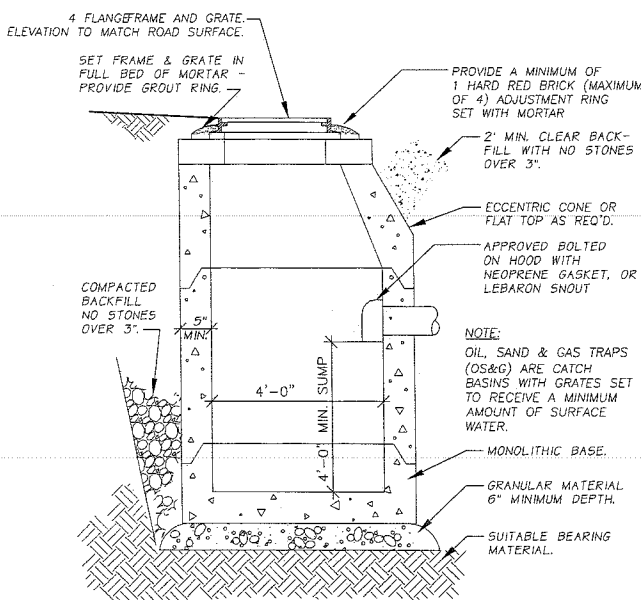
N.T.S.



- NOTES:**
1. EXTRUDED 6" HIGH X 12" WIDE, BIT. CONC. BERMS SHALL BE INSTALLED ALONG ALL ROADWAY AS SHOWN ON THE SITE PLANS.
 2. SHOULDERS SHALL BE PITCHED AT 3/16 INCH PER 1 FOOT TOWARDS THE BITUMINOUS CONCRETE BERM AND SHALL HAVE AN 8 INCH GRAVEL FOUNDATION.

CAPE COD BERM DETAIL

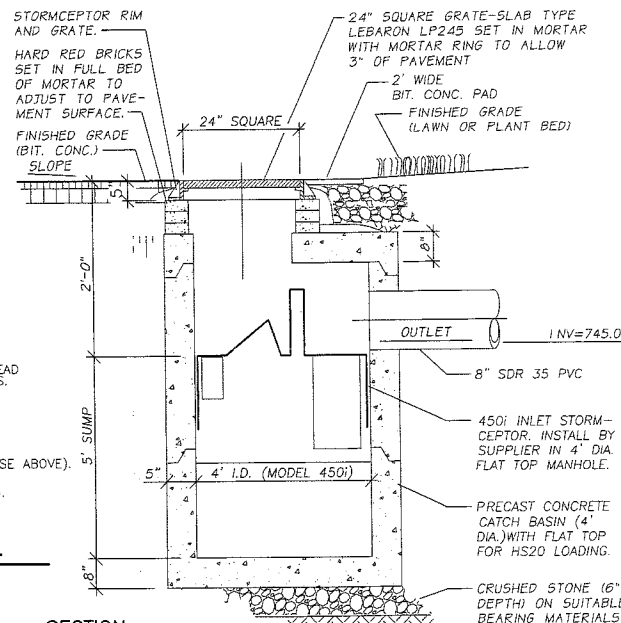
N.T.S.



- NOTES:**
1. MANHOLES SHALL BE HS 20 LOAD COMPLIANT.
 2. FRAME AND COVER SHALL BE LK 110 OR APPROVED EQUAL.
 3. ALL CONSTRUCTION JOINTS SHALL BE MORTARED.
 4. FLAT TOPS AND SHALLOW BASIN GRATES MAY BE REQUIRED.

CATCH BASIN

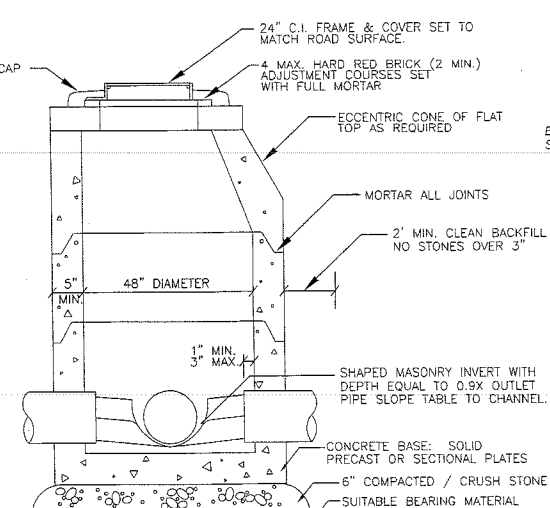
N.T.S.



- NOTES:**
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS (SHOWING TYPE OF UNIT, CONNECTIONS, SIZING, ETC.) TO ENGINEER FOR APPROVAL.
 2. ALL CONSTRUCTION JOINTS SHALL BE SEALED WITH A MINIMUM OF A 1" BUTYL-RUBBER SEALANT CAULKING MATERIAL OR EQUIVALENT.
 3. LOCATE STORMCEPTOR (PH. 1.800.909.7763) AT LOCATIONS MARKED

INLET STORMCEPTOR 450i DETAIL

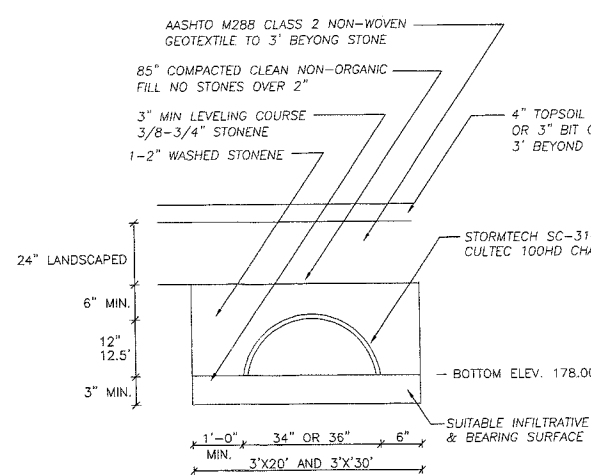
N.T.S.



- NOTES:**
1. MANHOLES SHALL BE FOR HS 20 LOADING.
 2. FRAME AND COVER SHALL BE LK 110 OR APPROVED EQUAL WITH 3" CAST LETTERS "DRAIN" OR "SEWER".
 3. STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEPS SHALL CONFORM TO LATEST ASTM C478 SPEC.

PRECAST CONCRETE MANHOLE

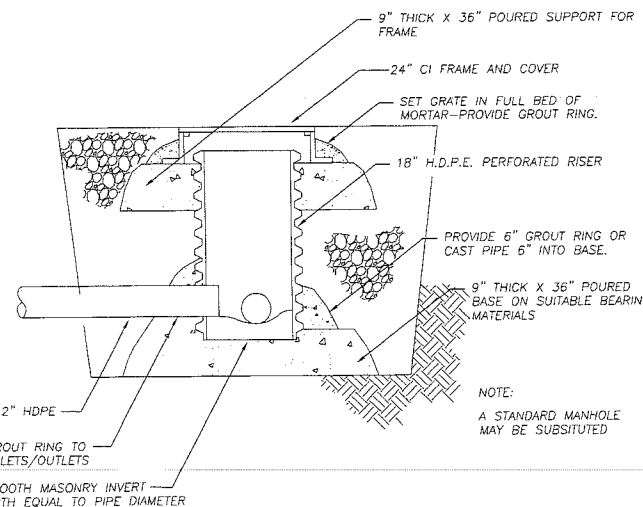
N.T.S.



GROUNDWATER RECHARGE SYSTEM

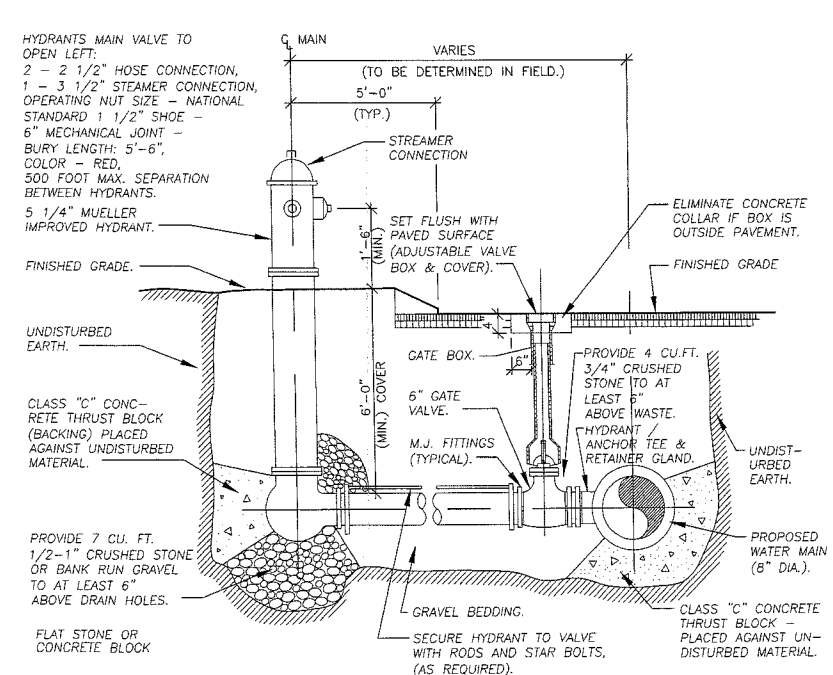
N.T.S.

- NOTES:**
1. SYSTEM COMPONENTS SHALL BE AS MANUFACTURED BY CULTEC 1-800-4-CULTEC OR STORMTECH 888-892-2644 OR APPROVED EQUAL.
 2. CONNECTION TO CULTEC SYSTEM SHALL BE BY 12" HEADER WITH 3 8" CONNECTIONS. STORMTECH ALLOWS DIRECT 12" CONNECTION.
 3. SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
 4. SYSTEM SHALL BE PROTECTED FROM PRODUCTS OF EROSION DURING CONSTRUCTION AND SILT LADEN STORMWATER SHALL NOT BE ALLOWED TO ENTER SYSTEM.



DRAIN CLEANOUT DETAIL

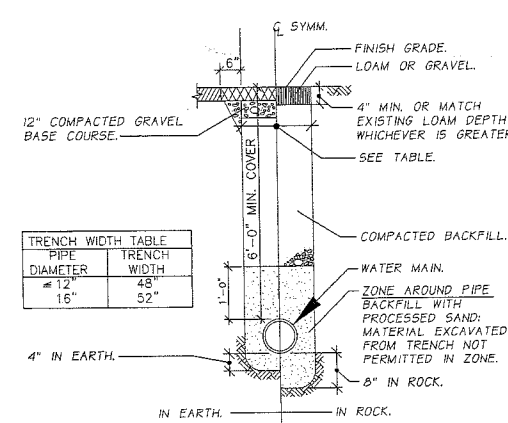
N.T.S.



- NOTES:**
1. ALL HYDRANTS SHALL BE EDDY BRAND BY CLOW VALVE COMPANY, MODEL F-2640 WITH DRAIN, OR AS REQUIRED BY THE TOWN OF HOLDEN. ADJUST HYDRANT TO FINISH GRADE AS REQUIRED.
 2. PROVIDE 1/2" TO 1" CRUSHED STONE OR SCREENED GRAVEL TO AT LEAST 6" ABOVE HYDRANT DRIP.
 3. ROTATE HYDRANT (AS REQ'D.), SO PUMPER CONNECTION FACES TOWARD ROAD.
 4. ALL HYDRANTS AND WATER GATE VALVES SHALL OPEN LEFT.
 5. RETAINING GLANDS SHALL BE PROVIDED AS SHOWN.

HYDRANT ASSEMBLY & VALVE DETAIL

N.T.S.



- NOTE:**
1. ALL BENDS AND TEES SHALL HAVE POURED CONCRETE THRUST BLOCKS WITH A BEARING SURFACE OF 3 S.F. ON SUITABLE UNDISTURBED SOIL

WATER MAIN TRENCH DETAIL

N.T.S.

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DATE	DESCRIPTION	REVISIONS
5/9/12	UPDATE APPLICANT INFO	
4/22/06	DCR COMMENTS	
3/12/06	REVISE UPPER PARKING	
2/17/06	DCR COMMENTS	
1/17/06	TOWN COMMENTS	
1/8/06	DATE	

PREPARED FOR:
MILL POND REALTY TRUST
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SITE DETAILS
SHEET 1 OF 2



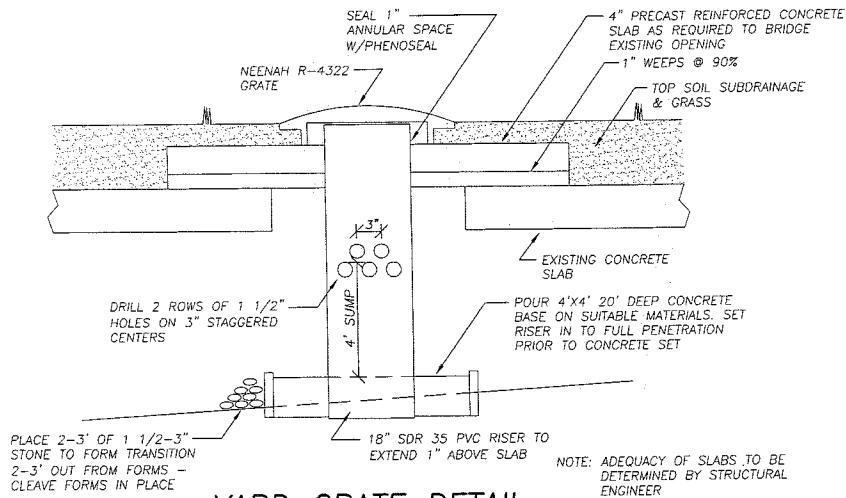
"JEFFERSON MILL"
SITE PLAN
1665 MAIN STREET
HOLDEN, MASSACHUSETTS

JUNE 28, 2005

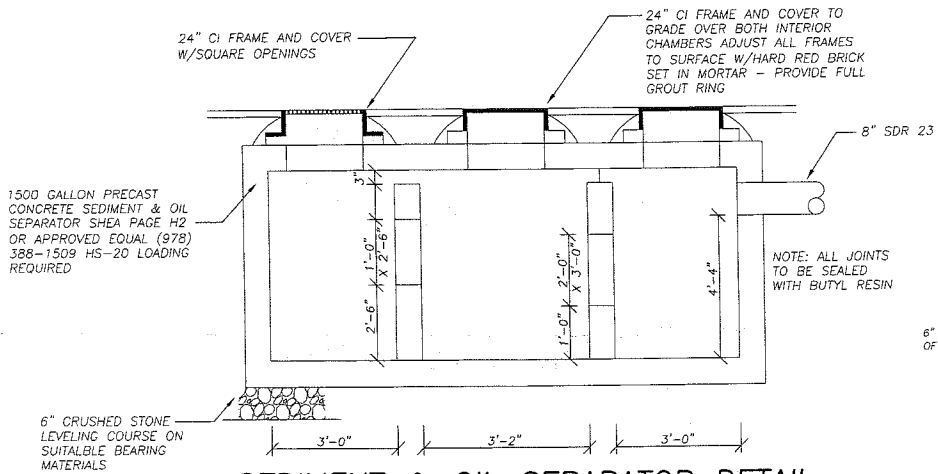
SCALE: AS SHOWN

SITE DETAILS 1/2

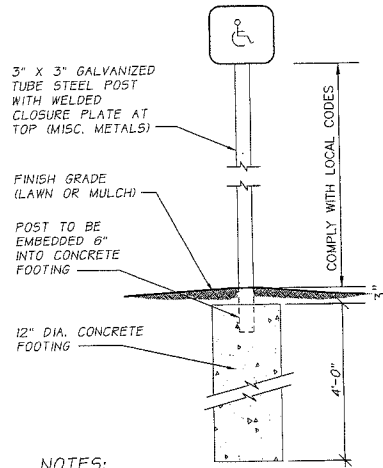
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YARD GRATE DETAIL
N.T.S.

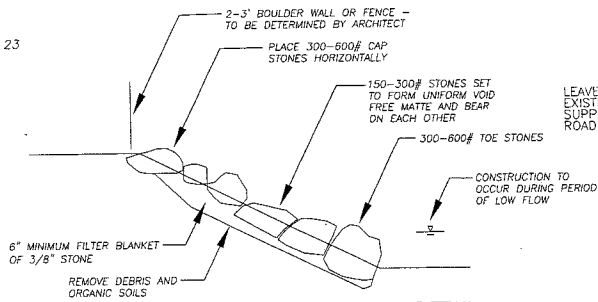


SEDIMENT & OIL SEPARATOR DETAIL
N.T.S.

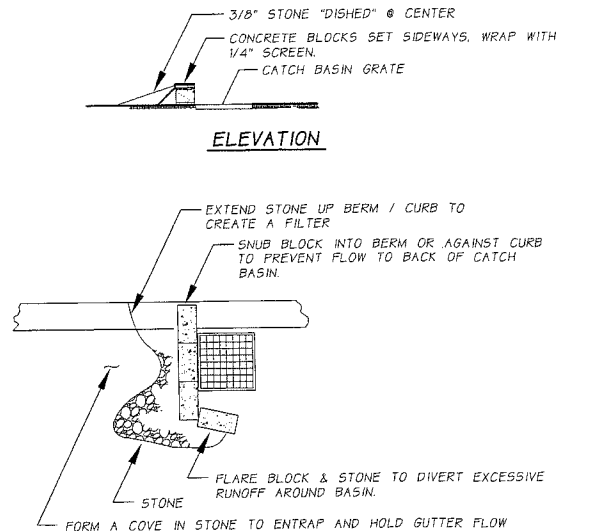


- NOTES:**
1. SHOP DRAWINGS TO BE SUBMITTED TO TOWN OF CONCORD AND ENGINEER FOR APPROVAL.
 2. SIGN SIZE, HEIGHT, ETC. SHALL COMPLY WITH ALL LOCAL, STATE & FEDERAL REGULATIONS.

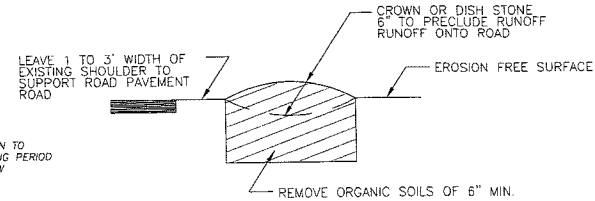
TRAFFIC SIGN
N.T.S.



BROOK BANK STABILIZATION DETAIL
N.T.S.



BLOCK AND PEA STONE CATCH BASIN FILTER
N.T.S.

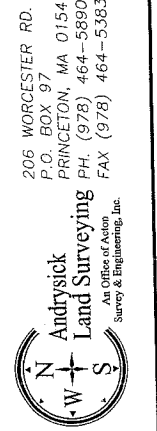


- NOTES:**
1. STONE SHALL BE 1-3" IN SIZE AND INSTALLED TO REMOVE AND ENTRAP MATERIALS FROM TIRES AND NOT BE TRANSPORTED TO ROAD.
 2. STONE SHALL EXTEND ACROSS FULL WIDTH OF ENTRANCE AND BE OF SUFFICIENT LENGTH TO PRECLUDE MUD FROM REACHING ROAD.
 3. STONE SHALL BE REPLACED AS REQUIRED TO INSURE MUD REMOVAL.

TEMPORARY CONSTRUCTION ENTRANCE
N.T.S.

GENERAL NOTES:

1. Plans were prepared for named client and project. Reproduction in whole, in part or by adaptation for other purposes is expressly prohibited.
2. Drawings shall not be scaled. If clarification of intent is REQUIRED, contractor shall obtain prompt clarification prior to continuing work.
3. Contractor shall visit site prior to initiation of work and shall notify ACTON SURVEY & ENGINEERING, INC. and owner of any discrepancies with site conditions, or proposed construction, on date discovered.
4. Contractor shall be responsible for coordinating proposed construction with existing conditions.
5. Contractor shall notify Dig-Safe [1-888-344-7233] and verify all underground utilities prior to construction.
6. Contractor shall be responsible for obtaining all necessary permits and licenses.
7. All work shall conform to all local and state regulatory agencies and utility company requirements.
8. Upon entering the SITE, the contractor shall become responsible for all erosion control, dewatering and shall undertake all measures to protect wetlands, the drainage system and streets from siltation and dust.
9. Contractor shall be responsible for repairing any damage caused to roads, walks, utilities, site improvements [existing or proposed] both inside and outside the limit of work if damage due to work directly associated with this project.
10. Existing utilities shall be maintained in service as required by the use of site and adjacent properties. Relocate utility lines as required.
11. The drainage system shall be maintained and functional during construction and all catch basins, manholes & pipes shall be cleaned after the completion of the project.
12. The "site plan" is based on topographic survey showing all visually apparent features of the site on the date(s) that surface explorations and topography were completed.
13. No attempt was made, in preparing the plans, to ascertain the location of non-visually apparent subsurface utilities and structures, or conditions.
14. The limit of work shall be as designated and / or the edge of the proposed grading and / or the property lines, if not indicated.
15. Materials imported to the site shall be free of hazardous waste and noxious materials, stored as designated and shall not hamper the site activities.
16. Materials exported from the site shall become the property of the contractor and be disposed of in a legal manner.
17. All existing and new utility structures shall be adjusted to finished grades. Setting of rims temporarily at binder course may be required.
18. All water mains, water services and force mains shall have a five (5') foot minimum cover.
19. All pavements shall be cut to a vertical face outside limits of prior disturbance and prior to installing adjacent new pavements. All new pavements shall be installed in a manner that is uniform, with watertight joints resulting.
20. The project shall be complete when the site is found to be litter/debris free, erosion resistant, all erosion barriers are removed and pavements, catch basins, manholes and pipes are clean.
21. The contractor shall clearly mark the limits of work in the field prior to the start of construction.
22. Hauling of earth to or from the site shall be done between the hours of 9:00 a.m. and 4:00 p.m. on weekdays only.
23. See Notice of Intent and NPDES Plans for erosion details.



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SITE DETAILS
SHEET 2 OF 2



"JEFFERSON MILL"
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HOLDEN, MASSACHUSETTS

SITE DETAILS 2/2

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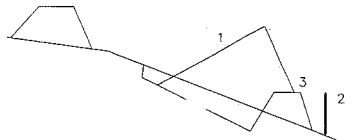
JUNE 28, 2005

SCALE: AS SHOWN

FILL SEQUENCE

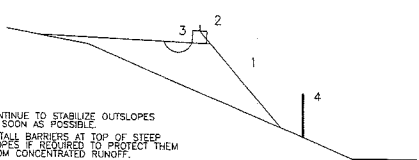
1. DEMARCAT LIMITS OF WORK.
2. CLEAR AREA TO BE COMPLETED DURING CONSTRUCTION.
3. CRUB AND STRIP AREA TO BE FILLED IN IMMEDIATE FUTURE.
4. INSURE LOW POINTS WITH CONCENTRATED RUNOFF DO NOT OCCUR.
5. FORM A FLAT BERM AT TOE OF PROPOSED FILL.

PHASE 1



1. PLACE FILL WITH SLOPE AWAY FROM WETLANDS AND AREAS TRIBUTARY TO WETLANDS.
2. INSPECT BARRIERS, REPLACE AS REQUIRED, REMOVE PRODUCTS OF EROSION AND REPAIR THEIR SOURCE.
3. STABILIZE OUTSLOPES AS SOON AS POSSIBLE. TRACK SLOPES WITH PROUSERS PRIOR TO AND AFTER PLACEMENT OF LOAM.

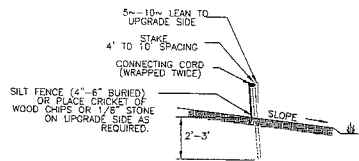
PHASE 2



1. CONTINUE TO STABILIZE OUTSLOPES AS SOON AS POSSIBLE.
2. INSTALL BARRIERS AT TOP OF STEEP SLOPES IF REQUIRED TO PROTECT THEM FROM CONCENTRATED RUNOFF.
3. PROVIDE TEMPORARY SETTLING BASINS TO RETAIN WATER AWAY FROM SLOPES OR INSTALL DIVERSION DIKES.
4. REMOVE EROSION BARRIERS AND PRODUCTS OF EROSION AS SOON AS POSSIBLE.

PHASE 3

EXCAVATION AND FILL SEQUENCE

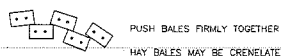
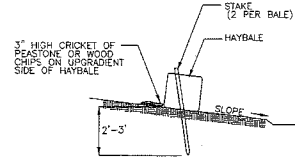


NOTES:

1. FENCES SHALL BE LOCATED AT LIMIT OF WORK, OR AS SHOWN ON PLANS.
2. PENETRATE OR "SNUG" GROUND WITH BOTTOM FOR ENTIRE LENGTH.
3. DO NOT INSTALL IN A MANNER WHICH WILL CONCENTRATE RUNOFF.
4. BACK FENCE WITH STAKED HAYBALES IN HIGH RISK AREAS.
5. MAINTAIN AND REMOVE FENCE AS REQUIRED.
6. REMOVE PRODUCTS OF EROSION FREQUENTLY.

EROSION CONTROL BARRIER

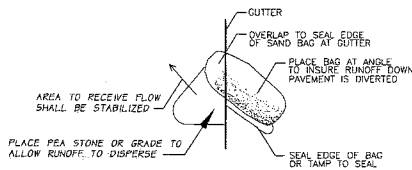
(TWO ALTERNATIVES)
N.T.S.



PUSH BALES FIRMLY TOGETHER
HAY BALES MAY BE ORIENTATED FOR ADDITIONAL BONDING, AS ON CURVES - OVERLAP 3"

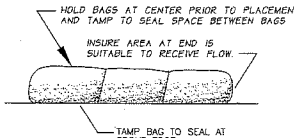
SAND BAG CHECK DAM DETAIL

N.T.S.



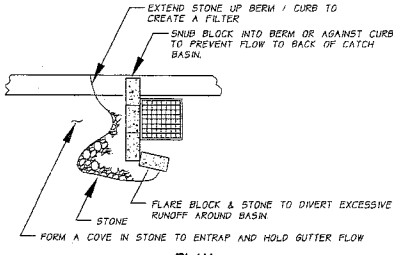
SAND BAG DIKE DETAIL

N.T.S.



BLOCK AND PEA STONE CATCH BASIN FILTER

N.T.S.



ELEVATION

3/8" STONE "DISHED" @ CENTER
CONCRETE BLOCKS SET SIDEWAYS, WRAP WITH 1/4" SCREEN.
CATCH BASIN GRATE

PLAN

EROSION CONTROL

GENERAL

A rapid well-organized redevelopment process leading to the stabilization of surfaces as soon as possible shall be the primary erosion control measure utilized during the construction of this site.

Considerable areas of the site consist of impervious surfaces, which drain to Asnebumskit Brook, either directly or via the storm drainage system. Care must be taken to keep these surfaces clean as small amounts of runoff could "wash" materials to the brook.

Other areas of the site consist of surfaces that are not presently erosion resistant and/or will be disturbed due to construction activities occurring in confined spaces. Care must be taken to isolate disturbed areas from the Brook.

The site shall be kept litter and debris free at all times and waste containers shall be available, emptied when filled and not be used for the disposal of liquids and hazardous materials.

RESPONSIBLE PARTIES

The Conservation Commission shall be notified of the persons charged with the control of the site and contact telephone numbers that will allow for communications on a seven-day a week basis.

Copies of the Order of Conditions and all plans referenced by the Orders shall be kept on site.

EROSION BARRIERS

Erosion barrier locations have been shown on the plans in areas that were chosen as obvious places that will block routes of transport of materials to the brook. Other less obvious routes are probably present and include holes in floors and foundation walls and abandoned pipe openings. Care must be taken to block all possible routes and certain passages should be permanently sealed.

Erosion barriers shall be maintained and any products of erosion entrap by the barriers shall be removed and the source of the products of erosion abated.

Periodic replacement of the barriers may be necessary and if construction is to continue during the winter months barriers shall be replaced prior to frozen ground or snow precluding their proper installation.

Care shall be taken to insure that barriers do not divert runoff and cause it to be concentrated at a point in which erosion or other damage could result.

The bottom of barriers shall be properly sealed by the placement of crushed stone, bricks and other erosion resistant materials. This is especially true for barriers placed on pavements.

The Contractor shall be responsible for selecting barriers that best fit site conditions.

MAIN STREET (ROUTE 122A)

The surface of Main Street drains to catch basins that are tributary to the brook. Any materials dropped or tracked onto Main Street could be carried by runoff to the brook.

The surface of Main Street shall be kept clean at all times and a broom, shovel and bucket shall be kept on site to aid in the removal of materials from Main Street.

CHECK DAMS & DIVERSION DIKES

Sand bag check dams and dikes are an effective means of decreasing the velocity and concentration of runoff. The installation of these facilities should be considered as being temporary measures and are to be installed on an "as needed basis" by the contractor.

A sand bag dike is shown across the garage entrance driveway to divert runoff from the driveway away from the driveway during construction in this area. Care must be taken to insure the diverted flow does not result in erosion. The dike shall only be in place when areas downhill are disturbed.

CATCH BASINS

During the construction process catch basins and other openings allowing runoff to enter the brook must be protected from the entrance of silt-laden runoff. Erosion barriers, including crush stone/ concrete block barriers or manufactured devices, such as silt sacks, may be utilized.

Any erosion device will result in a rise and possible diversion of runoff, which must be considered prior to the obstruction of the inlet.

It is most important that catch basins be kept clean during the periods in which tributary areas could result in high amounts of suspended solids being transported to the basins. If adequate storage is not available the solids could be carried out of the basin to the brook or clog downstream pipes.

Monitoring of the basins, as described under the stormwater management operating and maintenance procedures is recommended.

IMPERVIOUS SURFACES

Dirt and debris can be easily transported off impervious surfaces by runoff and care must be taken to keep these surfaces clean.

If soil or other materials that could be wash to the brook must be stored on the surfaces sand bag dikes should be used to divert runoff around the materials and/or a means of isolating the runoff from the brook must be installed.

MAIN STREET PARKING LOT

The construction of the Main Street Parking Lot will require changes in the present land surface and result in disturbed soils being exposed for a length of time.

The fill sequence, shown on this plan, with the resulting maintaining of slopes that will entrap water to the greatest extent possible should be utilized, until the retaining wall is in place.

Runoff from Main Street into the parking lot area shall be precluded.

It is important that the construction of the parking lot be well organized and result in the placement of the pavement shortly after the construction is initiated to limit the potential erosion.

Care must be taken to protect the Stormceptor from silt laden waters, which will require its cleaning on a frequent basis. Protective measures should be placed around the inlet, but the prompt stabilization of the parking lot will serve to eliminate the cost of these protections and protect the brook.

LANDSCAPE SURFACES

Topsoil has higher erosion potential than gravel and the placement of topsoil shall only be done in anticipation of planting.

Planting shall be scheduled for the optimum growing seasons, which are, generally, between 4/30 & 6/15 or 8/15 & 10/15.

In areas directly adjacent to the brook or those with high erosion potential, such as steep slopes should be mulched with weed free straw, hydroseeded or otherwise made more erosion resistant.

Runoff should be diverted away from landscape areas; until they are stabilized and care should be taken that runoff from roofs is carried by roof drains and does not fall onto earthen surfaces.

DUST

Care shall be taken to limit wind blown materials, including dust, being carried to the brook and Eagle Lake. A source of water for irrigating dry services should be available.

ASNEBUMSKIT BROOK

The transport of materials to Asnebumskit Brook shall be considered as being a failure to meet the requirements of this plan and the Conservation Commission shall be notified and procedures be undertaken to immediately remove the materials deposited and to insure that other materials do not reach the brook.

REMOVAL OF BARRIERS

Erosion Barriers shall be removed as soon as possible or appropriate and the project will not be considered as being complete until all barriers are removed.

ABSORBENT MATERIALS

The presence of impervious and semi-impervious surfaces that could drain directly to Asnebumskit Brook requires that oil absorbent materials be store on site to be used in the case of spills or leakages

The proposed parking garage and/or a construction trailer/office are the logical storage areas. At a 25 pound bag of loose [oil-dri] shall be kept on site along with sufficient sock or pillow shaped continued absorbents to encompass a spill for a length 10 feet.s, suc

Stain materials shall be place in sealed containers for offsite disposal.

LIQUID WASTES

Liquid wastes, such as paints, solvents and lubricants shall not be placed in solid wastes containers. They shall be placed in sealed containers and transported off site for proper disposal.

STORMWATER MANAGEMENT OPERATION AND MAINTENANCE

GENERAL

Redevelopment of the site required that portions of the existing storm drainage system be retained and utilized. During the reconstruction process rehabilitation of visually apparent and other deficiencies were carried out. It is recommended that existing drain outfalls be observed during periods in which the flow of Asnebumskit Brook is low to determine if the discharges contain only stormwater.

If the discharges are observed to contain materials other than clarified stormwater, the Halden Board of Health and Conservation Commission shall be notified and investigations shall be made by qualified individuals to determine the source and means of abating the entrance of the suspected materials.

MAINTENANCE OF SURFACES

Of primary importance at this site is the removal of materials from surfaces prior to their being carried to the stormwater collection system. This will reduce the cost of maintaining the system and insure that it will function as designed.

Impervious surfaces shall be swept when accumulations of sand used for ice control accumulate. Of special concern is the driveway serving the condominiums behind Jefferson Mills. Any excessive sanding of this surface will result in the transport of materials and require the Stormceptor to be cleaned more often than normal.

Gross accumulations of solids should be removed by use of a broom and shovel. These materials can be reused for localize ice control.

When excessive sand accumulates the driveway should be swept by a commercial sweeping firm. The use of vacuum sweepers is recommended.

Maintenance of other impervious surfaces is also of importance and the removal of gross accumulations and periodic sweeping of surfaces is recommended.

Water and other materials dripping from cars in the garage are collected by the garage drains and flow to an oil and sand separator located outside the building. Removal of materials from the garage floor will decrease the need to clean the oil and sand separator.

Landscape surfaces shall be maintained litter-free and grass clippings shall be picked up.

All landscape surfaces shall be erosion resistant and if a portion of a garden bed is found to be subject to erosion, the surface shall be flattened by the use of stone ribs or the surface should be hardened by placing crushed stone on the surface.

CATCH BASINS

The existing catch basins along the entrance driveway were retained due to expected construction constraints. The depth of the catch basins below the inverts varies and the actual depth should be recorded upon first cleaning. The basins shall be cleaned whenever the depth of sediment exceeds one foot in depth and locking measurements of the actual depth of sumps they should be cleaned whenever sediment extends to two feet below the water level.

Measurements shall be by dipstick and the dipstick surface shall be observed for hydrocarbons. Any detection of hydrocarbons shall cause their removal and their source shall be determined and abated.

It cannot be over emphasized that the removal of sand and other materials from the surface of the driveway will decrease the need for catch basin cleaning.

Two catch basins are located after the Stormceptor and they should be observed and maintained, as described above. These catch basins should not have excessive sediments and the presence of sediment may be an indication that the Stormceptor is not functioning as required.

A catch basin is located in the grass patio near the Eagle Lake dam. This catch basin is made of polyethylene and should only be cleaned by hand. The basin has a four foot deep sump and should be cleaned when one foot of sediment accumulates or the water depth is three feet, or less.

STORMCEPTORS

There are two Stormceptors installed at the site. One is located near the entrance to the garage and the other is at the end of the parking lot off Main Street.

Stormceptors are manufactured devices set in precast concrete catch basins to enhance the removal of solids and floating materials such as hydrocarbons [oils, etc.]. As their purpose is to accumulate solids they are required to be cleaned periodically and at a minimum on a yearly basis.

Cleaning shall only be performed by a licensed firm familiar with Stormceptor technology.

The depth of sediment collected in the Stormceptors shall be observed on a quarterly basis, unless experience dictates more frequent monitoring is warranted. Observations are made by lowering a dipstick through the grate and measuring the depth of water. When there is no sediment the depth will be five feet. The Stormceptor should be cleaned when the depth is four feet or less, or when there is over a foot of sediment retained.

When the dipstick is removed the surface should be examined for the presence of hydrocarbons. If any are found to be present, their source shall be abated and the Stormceptor cleaned.

The Stormceptor near the garage discharge via the catch basins located between buildings 5 and 3 and the one at the Main Street Parking Lot discharges to a recharge system at the bottom of the wall. The surface over the recharge system should not be moist and if the surface appears moist the design engineer should be contacted so the remedial measures can be planned.

OIL AND SAND SEPARATOR

Drainage from the garage flows to an oil and sand separator located between buildings 5 and 3. The separator has three cast iron manholes, to grade, located over each of the three separator compartments. The separator discharges to the Town of Halden sewer system.

The separator shall be cleaned at the same time as the Stormceptors and should be observed at the same time the Stormceptors are.

The depth of water in the separator is four feet-four inches when empty and the separator shall be cleaned when the depth of water in the southerly compartment [away from the entrance drive] is three feet, or less, when measured with a dipstick.

Any observable accumulation of hydrocarbons shall be cause for the separator to be cleaned.

The cost of cleaning the separator will be decreased if the garage is properly maintained, including sweeping the floor to remove accumulations of sand and using oil absorbents [Speedi-dri] to remove oil and other hydrocarbons that could drip from vehicles. The floor should be inspected for leakages from vehicles and the owner's notified so that leakages can be abated.

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Andrysiak
Land Surveying
An Office of Ardon
Survey & Engineering, Inc.

REVISIONS	
No	DATE DESCRIPTION
1	8/16/05 TOWN COMMENTS
2	11/17/05 DCR COMMENTS
3	12/06/05 REVISE UPPER PARKING
4	2/21/06 DCR COMMENTS
5	9/5/12 NOTES & APPLICANT INFO

PREPARED FOR:
MILL POND REALTY TRUST
74 CLARENDON ST. SUITE A
BOSTON, MA 02116

EROSION & SEDIMENTATION
CONTROL PLAN

at 6-12

"JEFFERSON MILL"
SITE PLAN
1665 MAIN STREET
HOLDEN, MASSACHUSETTS

SCALE: AS SHOWN

JUNE 28, 2005

EROSION CONTROL

8248 - 7/7