FOR REGISTRY OF DEEDS USE ONLY

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LANCASTER ZONING BOARD OF APPEALS WAS RECIEVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECIEVED DURING THE 20 DAYS NEXT AFTER SUCH RECIEPT OF RECORDING OF SAID NOTICE.

TOWN CLERK _____ DATE _____

APPROVAL UNDER THE SUBDIVISION CONTROL LAW
LANCASTER BOARD OF APPEALS

_____

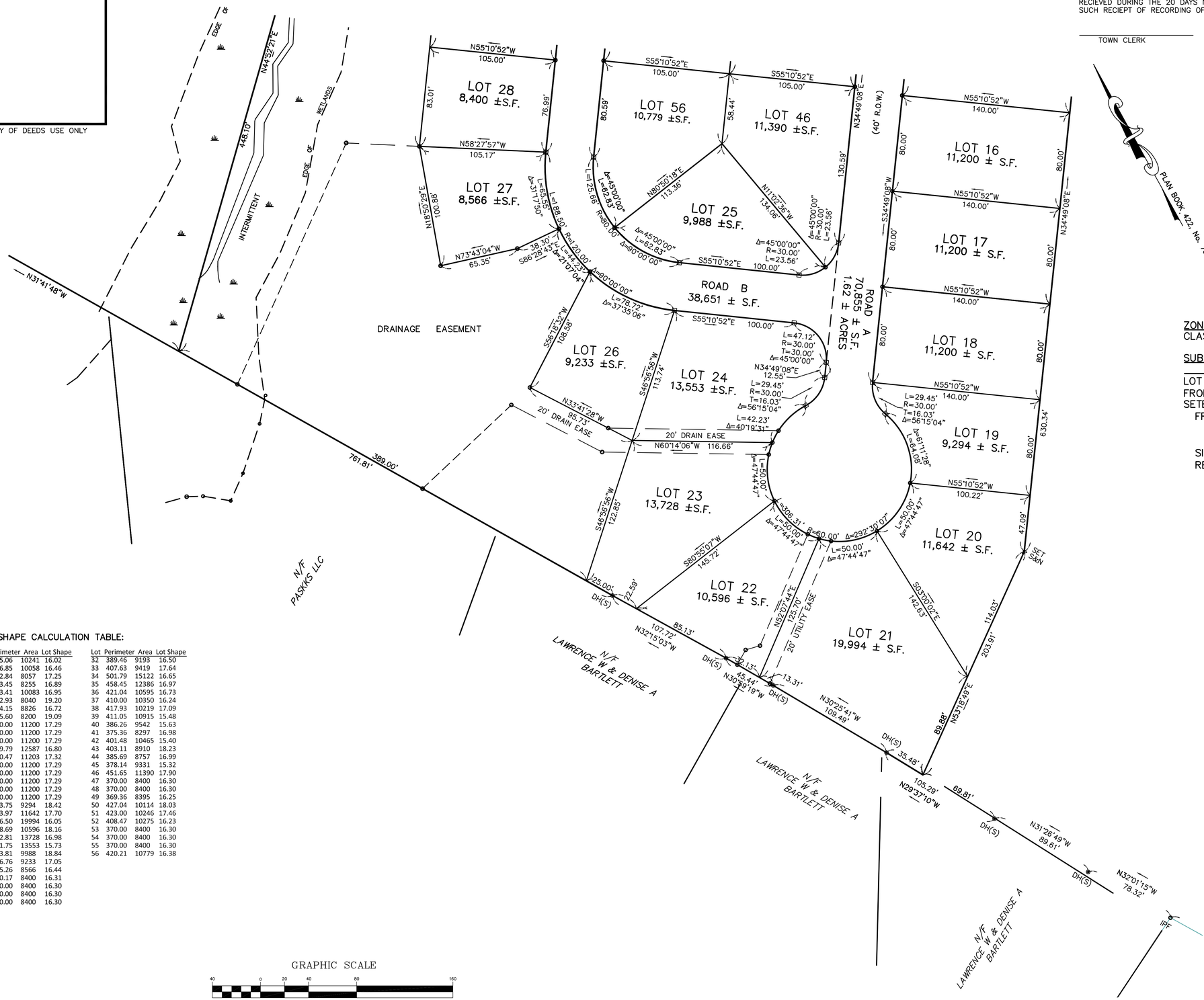
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_____

_____

DATE : _____




ZONING TABLE
CLASSIFICATION: RESIDENTIAL

SUBDIVISION SCHEDULE:

| | REQUIRED | PROPOSED |
|---|---|---|
| LOT AREA: | 2.0 Acres | 8,000 s.f. (Min) |
| FRONTAGE: | 225 Feet | 50 Feet (Min) |
| SETBACKS: | | |
| FRONT: | 74 Feet (Arterial) | 20 Feet (Min) |
| | 60 Feet (Collector) | |
| | 55 Feet (Minor) | |
| SIDE: | 20 Feet | 10 Feet (Min) |
| REAR: | 20 Feet | 20 Feet (Min) |

LOT SHAPE CALCULATION TABLE:

| Lot | Perimeter | Area | Lot Shape |
|---|---|---|---|
| 1 | 405.06 | 10241 | 16.02 |
| 2 | 406.85 | 10058 | 16.46 |
| 3 | 372.84 | 8057 | 17.25 |
| 4 | 373.45 | 8255 | 16.89 |
| 5 | 413.41 | 10083 | 16.95 |
| 6 | 392.93 | 8040 | 19.20 |
| 7 | 384.15 | 8826 | 16.72 |
| 8 | 395.60 | 8200 | 19.09 |
| 9 | 440.00 | 11200 | 17.29 |
| 10 | 440.00 | 11200 | 17.29 |
| 11 | 440.00 | 11200 | 17.29 |
| 12 | 459.79 | 12587 | 16.80 |
| 13 | 440.47 | 11203 | 17.32 |
| 14 | 440.00 | 11200 | 17.29 |
| 15 | 440.00 | 11200 | 17.29 |
| 16 | 440.00 | 11200 | 17.29 |
| 17 | 440.00 | 11200 | 17.29 |
| 18 | 440.00 | 11200 | 17.29 |
| 19 | 413.75 | 9294 | 18.42 |
| 20 | 453.97 | 11642 | 17.70 |
| 21 | 566.50 | 19994 | 16.05 |
| 22 | 438.69 | 10596 | 18.16 |
| 23 | 482.81 | 13728 | 16.98 |
| 24 | 461.75 | 13553 | 15.73 |
| 25 | 433.81 | 9988 | 18.84 |
| 26 | 396.76 | 9233 | 17.05 |
| 27 | 375.26 | 8566 | 16.44 |
| 28 | 370.17 | 8400 | 16.31 |
| 29 | 370.00 | 8400 | 16.30 |
| 30 | 370.00 | 8400 | 16.30 |
| 31 | 370.00 | 8400 | 16.30 |
| 32 | 389.46 | 9193 | 16.50 |
| 33 | 407.63 | 9419 | 17.64 |
| 34 | 501.79 | 15122 | 16.65 |
| 35 | 458.45 | 12386 | 16.97 |
| 36 | 421.04 | 10595 | 16.73 |
| 37 | 410.00 | 10350 | 16.24 |
| 38 | 417.93 | 10219 | 17.09 |
| 39 | 411.05 | 10915 | 15.48 |
| 40 | 386.26 | 9542 | 15.63 |
| 41 | 375.36 | 8297 | 16.98 |
| 42 | 401.48 | 10465 | 15.40 |
| 43 | 403.11 | 8910 | 18.23 |
| 44 | 385.69 | 8757 | 16.99 |
| 45 | 378.14 | 9331 | 15.32 |
| 46 | 451.65 | 11390 | 17.90 |
| 47 | 370.00 | 8400 | 16.30 |
| 48 | 370.00 | 8400 | 16.30 |
| 49 | 369.36 | 8395 | 16.25 |
| 50 | 427.04 | 10114 | 18.03 |
| 51 | 423.00 | 10246 | 17.46 |
| 52 | 408.47 | 10275 | 16.23 |
| 53 | 370.00 | 8400 | 16.30 |
| 54 | 370.00 | 8400 | 16.30 |
| 55 | 370.00 | 8400 | 16.30 |
| 56 | 420.21 | 10779 | 16.38 |

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

OWNER REFERENCE:
GLADY C KILBOURN
PO BOX 275
SO LANCASTER, MA

DEED REFERENCE:
REGISTRY OF DEEDS
BOOK 2922, PAGE 341

TOWN OF LANCASTER ASSESSOR'S REFERENCE

MAP 41, LOT 34B

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

_____
JOYCE E. HASTINGS , P.L.S. DATE

LOT LAYOUT 4 OF 4

| REVISIONS | | |
|---|---|---|
| No. | DATE | DESCRIPTION |
| 1 | 04/10/18 | APARTMENTS 136 UNITS |
| 2 | 07/06/18 | PLAN LAYOUT & DRAINAGE |
| 3 | 07/25/18 | WATER SYSTEM COMMENTS |
| 4 | 09/18/18 | ENGINEERING COMMENTS |
| 5 | 11/06/18 | ENGINEERING COMMENTS |
| 6 | 12/27/18 | ENGINEERING COMMENTS |
| 7 | 2/13/19 | FIRE ACCESS |
| 8 | 2/19/19 | COMMENTS & LANDSCAPE |

# SITE DEVELOPMENT PLAN
# "GOODRIDGE BROOK ESTATES"
## Multi Unit & Single Family Subdivision Layout
## LANCASTER, MASSACHUSETTS

PREPARED FOR:
CRESCENT BUILDERS, INC.
94 NORTH MAIN STREET
BOYLSTON MA 01583


GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com


DRW.: RST

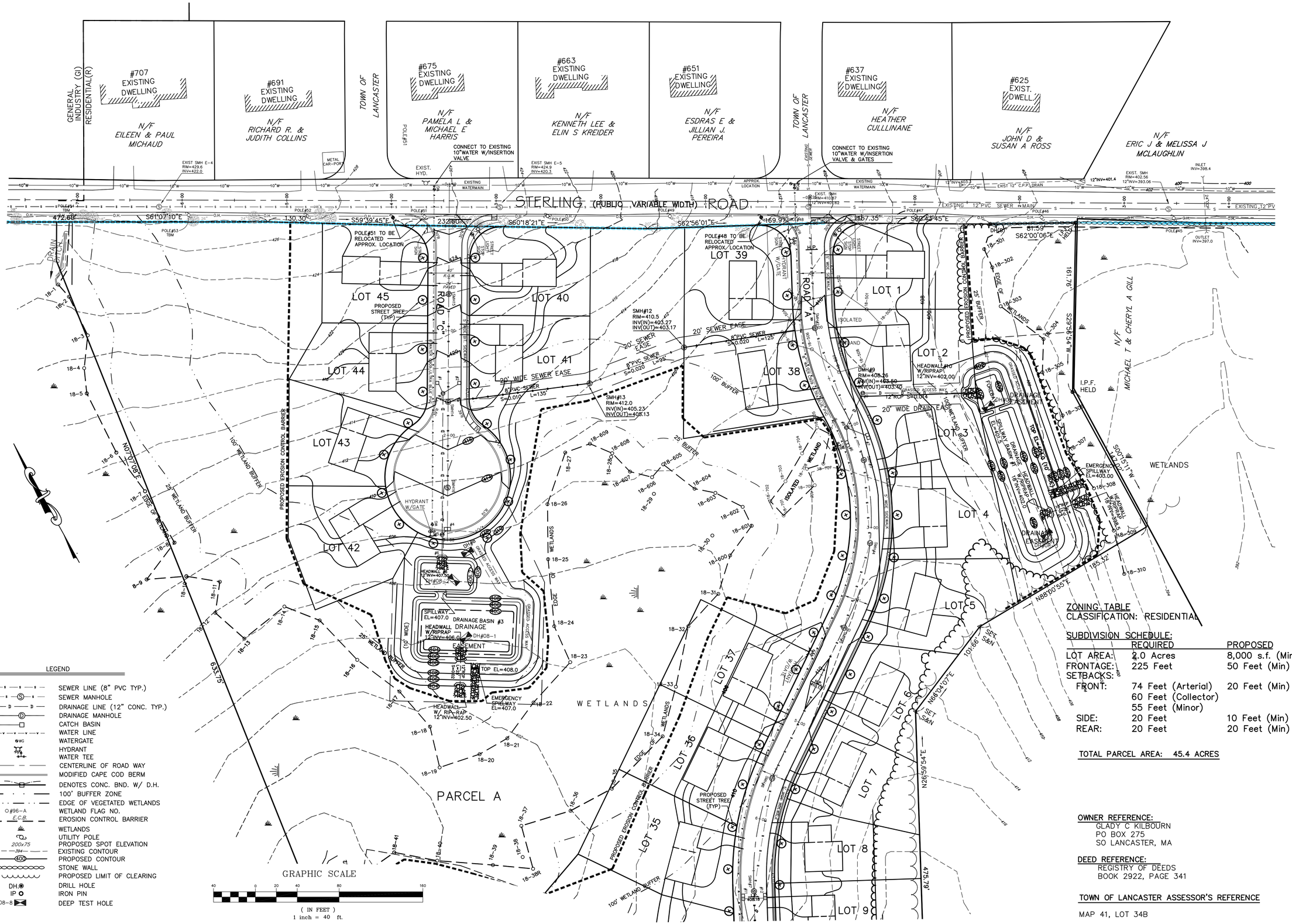
JOB No. 12,274

DATE: FEBRUARY 8, 2018

SCALE: 1"= 40'

SHEET: 11 of 27

PLAN #: 27,147




LEGEND

- SEWER LINE (8" PVC TYP.)
- SEWER MANHOLE
- DRAINAGE LINE (12" CONC. TYP.)
- DRAINAGE MANHOLE
- CATCH BASIN
- WATER LINE
- WATERGATE
- HYDRANT
- WATER TEE
- CENTERLINE OF ROAD WAY
- MODIFIED CAPE COD BERM
- DENOTES CONC. BND. W/ D.H.
- 100' BUFFER ZONE
- EDGE OF VEGETATED WETLANDS
- #96-A WETLAND FLAG NO.
- E.C.B. EROSION CONTROL BARRIER
- WETLANDS
- UTILITY POLE
- 200x75 PROPOSED SPOT ELEVATION
- 394 EXISTING CONTOUR
- 400 PROPOSED CONTOUR
- STONE WALL
- PROPOSED LIMIT OF CLEARING
- DH. DRILL HOLE
- IP IRON PIN
- DH#08-8 DEEP TEST HOLE

ZONING TABLE
CLASSIFICATION: RESIDENTIAL

SUBDIVISION SCHEDULE:

| | REQUIRED | PROPOSED |
|---|---|---|
| LOT AREA: | 2.0 Acres | 8,000 s.f. (Min) |
| FRONTAGE: | 225 Feet | 50 Feet (Min) |
| SETBACKS: | | |
| FRONT: | 74 Feet (Arterial) | 20 Feet (Min) |
| | 60 Feet (Collector) | |
| | 55 Feet (Minor) | |
| SIDE: | 20 Feet | 10 Feet (Min) |
| REAR: | 20 Feet | 20 Feet (Min) |

TOTAL PARCEL AREA: 45.4 ACRES

OWNER REFERENCE:
GLADY C KILBOURN
PO BOX 275
SO LANCASTER, MA

DEED REFERENCE:
REGISTRY OF DEEDS
BOOK 2922, PAGE 341

TOWN OF LANCASTER ASSESSOR'S REFERENCE

MAP 41, LOT 34B

SINGLE FAMILY - LAYOUT & GRADING

REVISIONS

| No. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04/10/18 | APARTMENTS 136 UNITS |
| 2 | 07/06/18 | PLAN LAYOUT & DRAINAGE |
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| 6 | 12/27/18 | ENGINEERING COMMENTS |
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| 8 | 2/19/19 | COMMENTS & LANDSCAPE |

# SITE DEVELOPMENT PLAN "GOODRIDGE BROOK ESTATES" Multi Unit & Single Family Subdivision Layout LANCASTER, MASSACHUSETTS

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HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

DRW.: RST

JOB No. 12,274

DATE: FEBRUARY 8, 2018

SCALE: 1"= 40'

SHEET: 12 of 27

PLAN #: 27,147

TOTAL PARCEL AREA: 45.4 ACRES

**OWNER REFERENCE:**
GLADY C KILBOURN
PO BOX 275
SO LANCASTER, MA

**DEED REFERENCE:**
REGISTRY OF DEEDS
BOOK 2922, PAGE 341

**TOWN OF LANCASTER ASSESSOR'S REFERENCE**

MAP 41, LOT 34B

**PLAN REFERENCE:**
WORCESTER COUNTY REGISTRY
1) PLAN BOOK 466, PLAN No. 69
2) PLAN BOOK 422, PLAN No. 76
3) PLAN BOOK 539, PLAN No. 80
4) PLAN BOOK 763, PLAN No. 63

**ZONING TABLE**
CLASSIFICATION: RESIDENTIAL

**SUBDIVISION SCHEDULE:**

| | REQUIRED | PROPOSED |
|---|---|---|
| LOT AREA: | 2.0 Acres | 8,000 s.f. (Min) |
| FRONTAGE: | 225 Feet | 50 Feet (Min) |
| SETBACKS: | | |
| FRONT: | 74 Feet (Arterial)<br>60 Feet (Collector)<br>55 Feet (Minor) | 20 Feet (Min) |
| SIDE: | 20 Feet | 10 Feet (Min) |
| REAR: | 20 Feet | 20 Feet (Min) |

LEGEND

- SEWER LINE (8" PVC TYP.)
- SEWER MANHOLE
- DRAINAGE LINE (12" CONC. TYP.)
- DRAINAGE MANHOLE
- CATCH BASIN
- WATER LINE
- WATERGATE
- HYDRANT
- WATER TEE
- CENTERLINE OF ROAD WAY
- MODIFIED CAPE COD BERM
- DENOTES CONC. BND. W/ D.H.
- 100' BUFFER ZONE
- EDGE OF VEGETATED WETLANDS
- WETLAND FLAG NO.
- EROSION CONTROL BARRIER
- WETLANDS
- UTILITY POLE
- PROPOSED SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- STONE WALL
- PROPOSED LIMIT OF CLEARING
- DRILL HOLE
- IRON PIN
- DEEP TEST HOLE

GRAPHIC SCALE
40 0 20 40 80 160
( IN FEET )
1 inch = 40 ft.

SINGLE FAMILY - LAYOUT & GRADING

| No. | DATE | REVISIONS DESCRIPTION |
|---|---|---|
| 1 | 04/10/18 | APARTMENTS 136 UNITS |
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# SITE DEVELOPMENT PLAN
# "GOODRIDGE BROOK ESTATES"
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## LANCASTER, MASSACHUSETTS

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P: 508-429-1100
F: 508-429-7160
www.GLMengineering.com

DRW.: RST
JOB No. 12,274
DATE: FEBRUARY 8, 2018
SCALE: 1"= 40'
SHEET: 13 of 27
PLAN #: 27,147

TOTAL PARCEL AREA: 45.4 ACRES

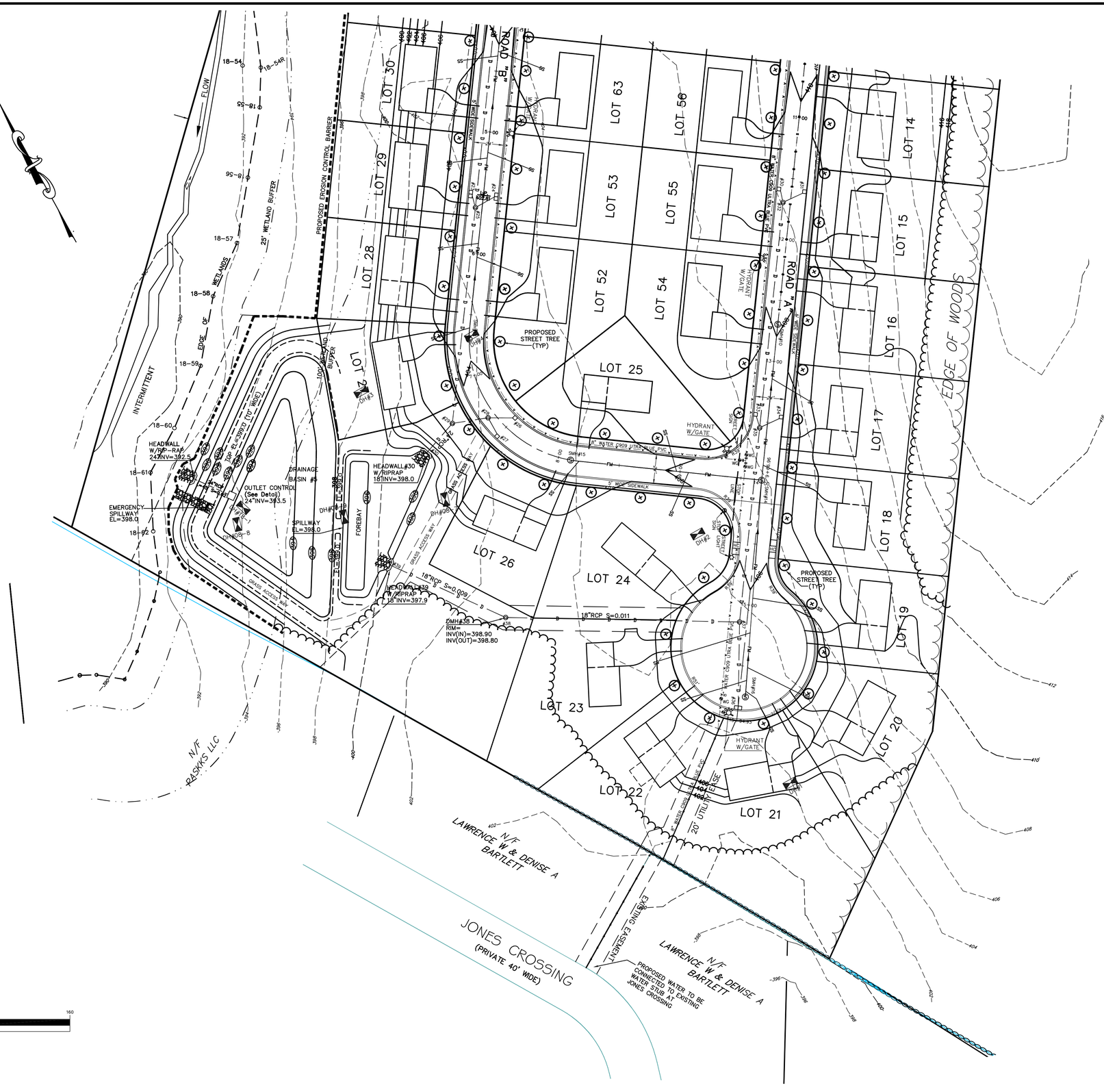
**OWNER REFERENCE:**
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SO LANCASTER, MA

**DEED REFERENCE:**
REGISTRY OF DEEDS
BOOK 2922, PAGE 341

**TOWN OF LANCASTER ASSESSOR'S REFERENCE**

MAP 41, LOT 34B

**PLAN REFERENCE:**
WORCESTER COUNTY REGISTRY
1) PLAN BOOK 466, PLAN No. 69
2) PLAN BOOK 422, PLAN No. 76
3) PLAN BOOK 539, PLAN No. 80
4) PLAN BOOK 763, PLAN No. 63




LEGEND

- SEWER LINE (8" PVC TYP.)
- SEWER MANHOLE
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- IRON PIN
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GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

SINGLE FAMILY - LAYOUT & GRADING

REVISIONS

| No. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04/10/18 | APARTMENTS 136 UNITS |
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| 3 | 07/25/18 | WATER SYSTEM COMMENTS |
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# SITE DEVELOPMENT PLAN
# "GOODRIDGE BROOK ESTATES"
## Multi Unit & Single Family Subdivision Layout
## LANCASTER, MASSACHUSETTS

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www.GLMengineering.com


DRW.: RST

JOB No. 12,274

DATE: FEBRUARY 8, 2018

SCALE: 1"= 40'

SHEET: 14 of 27

PLAN #: 27,147

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

PLAN BOOK 422, No. 76

PARCEL B

N/F JOHN D & SUSAN A ROSS

N/F HEATHER CULLINANE

N/F ANDRAS E & JILLIAN J. PEREIRA

TOWN OF LANCASTER

DRAINAGE EASEMENT

FOREBAY

TOP EL=404.0 (10' WIDE)

DRAINAGE SPILL-WAY BASIN #1 EL=401.5

HEADWALL W/RIPRAP 18"INV=402.0

HEADWALL W/RIPRAP 18"INV=396.5

EMERGENCY SPILL-WAY EL=403.00

DRAINAGE EASEMENT

HEADWALL #10 W/RIPRAP 12"INV=402.00

DMH#9 RIM=408.26 INV(IN)=403.50 INV(OUT)=403.40 12"RCP S=0.010

20' WIDE DRAIN EASE

CONNECT TO EXISTING 10"WATER W/INSERTION VALVE & GATES

EXISTING WATERMAIN

EXIST. DMH RIM=410.87 INV(OUT)=394.77

APPROX. LOCATION

POLE #48 TO BE RELOCATED APPROX. LOCATION

20' SEWER EASE

8"PVC SEWER S=0.050 L=125

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14.

LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39

LOT 48 LOT 49 LOT 50 LOT 51

5' WIDE SIDEWALK

ROAD "A"

BLUE ARC

STREET SIGN

STOP SIGN

STREET LIGHT

HYDRANT W/GATE

SMH#1 SMH#2 SMH#3 SMH#4 SMH#5 SMH#6 SMH#7 SMH#8 SMH#9

CB#1 CB#2 CB#3 CB#4 CB#5 CB#6 CB#7 CB#8 CB#9 CB#10 CB#11 CB#12 CB#13 CB#14 CB#15 CB#16 CB#17

DBL. GRATE CB#6 & 7 INV=404.60

DBL. GRATE CB#8 & 9 INV=404.85

DBL. GRATE CB#15 & 16 INV=405.50

DROP INLET SMH#12 RIM=409.78 INV(#1)=400.73 INV(#2)=400.85 INV(OUT)=395.58

PROP. SMH#1 RIM=410.87

EXIST. 12"INV IN=401.62
PROP. 8"INV IN=395.0
PROP. 12"INV OUT=394.77

NOTE: EXISTING SMH TO BE REMOVED AND REPLACED.

H.P. ELEV = 411.03
H.P. STA = 0+25
PVI STA = 0+25
PVI ELEV = 411.28
A.D. = −4.00
K = 12.50
50.00' VC
END ETW −0+09 ELEV: 410.60
PVC: 0+00 ELEV: 410.78
PVT: 0+50 ELEV: 410.78

L.P. ELEV = 408.08
L.P. STA = 2+15
PVI STA = 2+00
PVI ELEV = 407.78
A.D. = 3.00
K = 30.00
90.00' VC
PVC: 1+55 ELEV: 408.68
PVT: 2+45 ELEV: 408.23

H.P. ELEV = 410.13
H.P. STA = 4+50
PVI STA = 4+50
PVI ELEV = 410.28
A.D. = −2.00
K = 30.00
60.00' VC
PVC: 4+20 ELEV: 409.98
PVT: 4+80 ELEV: 409.98

L.P. ELEV = 408.18
L.P. STA = 6+75
PVI STA = 6+75
PVI ELEV = 408.03
A.D. = 2.00
K = 30.00
60.00' VC
PVC: 6+45 ELEV: 408.33
PVT: 7+05 ELEV: 408.33

CL ROAD B STA. 7+80.8 EL=409.09

H.P. ELEV = 410.98
H.P. STA = 9+85
PVI STA = 9+85
PVI ELEV = 411.13
A.D. = −2.00
K = 30.00
60.00' VC
PVC: 9+55 ELEV: 410.83
PVT: 10+15 ELEV: 410.83

2.00% −2.00% −2.00% −1.00% 1.00%

12"RCP S=0.015
CB#6 S=0.040
CB#7 S=0.026
12"RCP 15"RCP S=0.010
CB#11 S=0.014
CB#12 S=0.012
12"RCP S=0.020
12"RCP CB#15 S=0.075 CB#14 S=0.040

8"PVC SEWER SDR-35 S=0.005

DATUM ELEV 390.00

410 400

0+00 1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00 9+00 10+00

SCALE: Horiz: 1"=40'; Vert: 1"=4'

SINGLE FAMILY - PLAN & PROFILE ROAD A

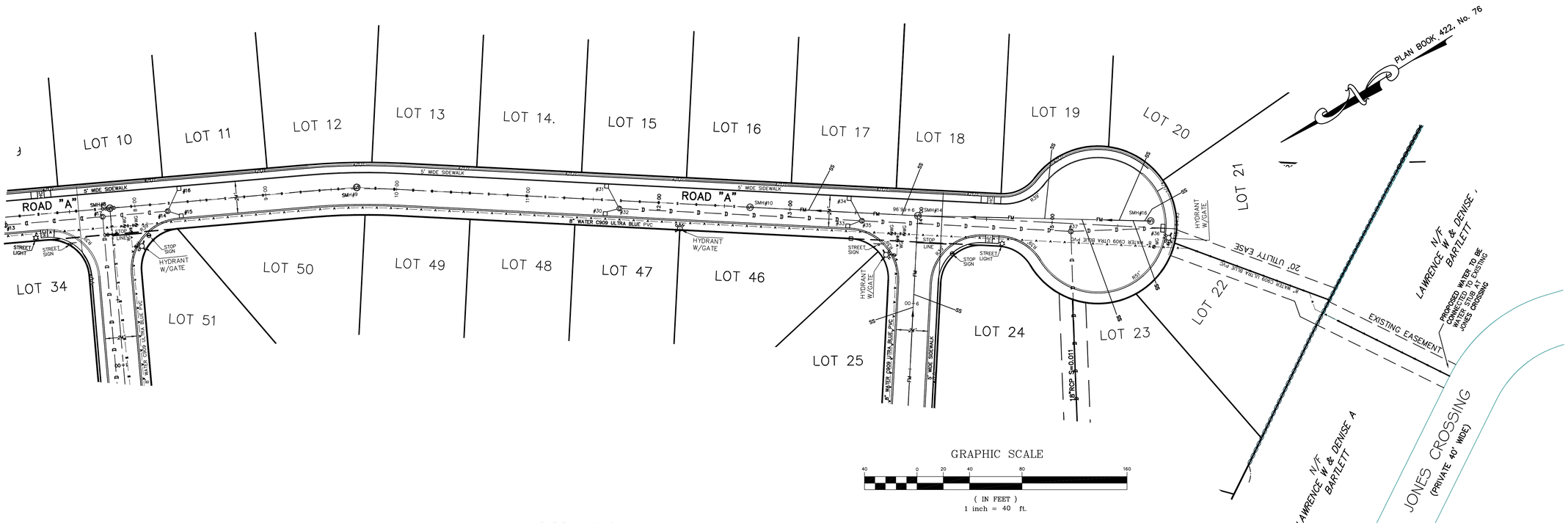
| No. | DATE | REVISIONS DESCRIPTION |
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# SITE DEVELOPMENT PLAN
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## Multi Unit & Single Family Subdivision Layout
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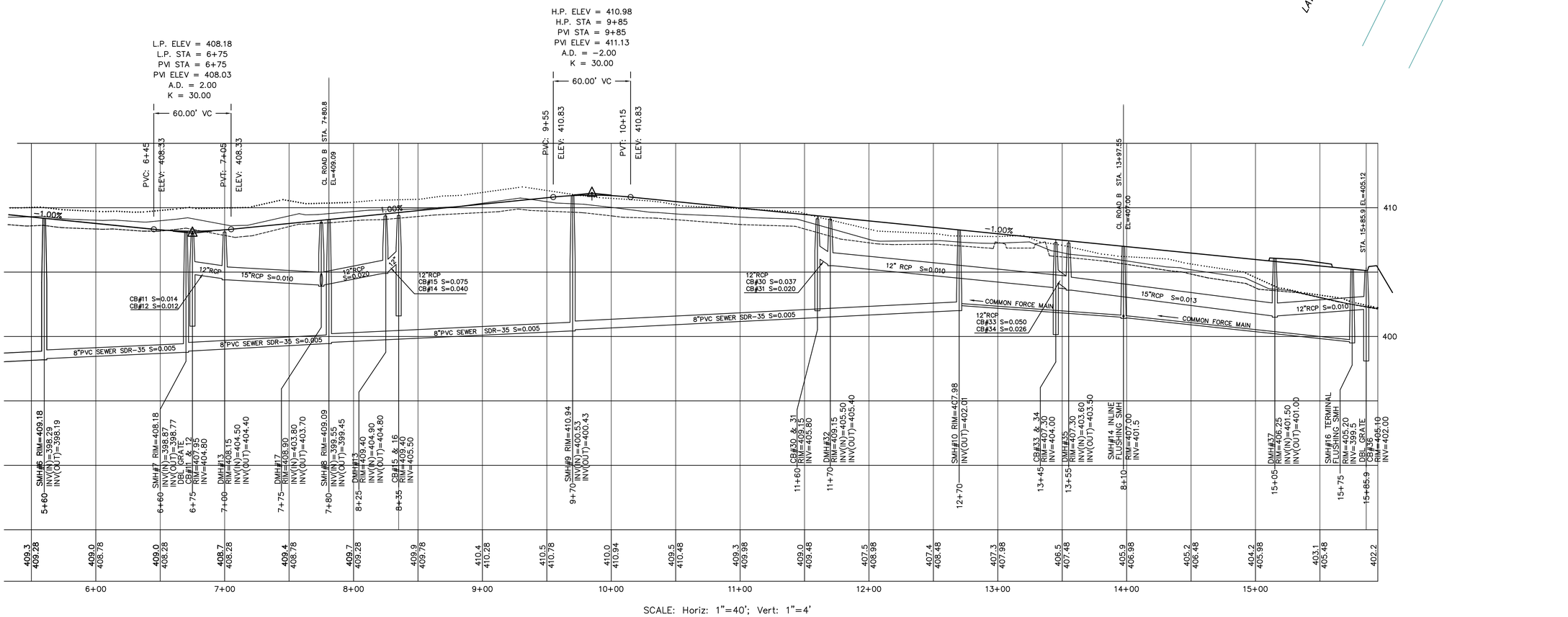
| | |
|---|---|
| DRW.: | RST |
| JOB No. | 12,274 |
| DATE: | FEBRUARY 8, 2018 |
| SCALE: | 1"= 40' |
| SHEET: | 15 of 27 |
| PLAN #: | 27,147 |




GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.




SCALE: Horiz: 1"=40'; Vert: 1"=4'

SINGLE FAMILY - PLAN & PROFILE ROAD A

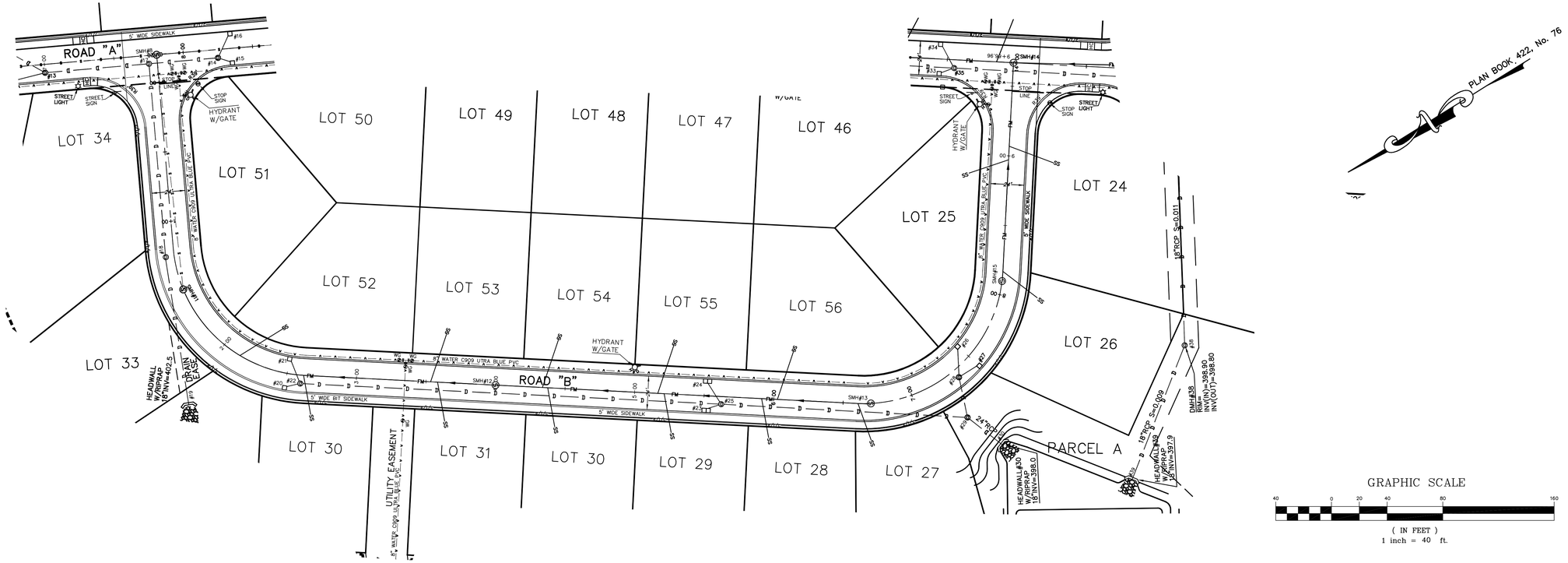
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| | |
|---|---|
| DRW.: | RST |
| JOB No. | 12,274 |
| DATE: | FEBRUARY 8, 2018 |
| SCALE: | 1"= 40' |
| SHEET: | 16 of 27 |
| PLAN #: | 27,147 |




PLAN BOOK 422, No. 76




SCALE: Horiz: 1"=40'; Vert: 1"=4'

SINGLE FAMILY - PLAN & PROFILE ROAD B

| No. | DATE | REVISIONS DESCRIPTION |
|---|---|---|
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DRW.: RST

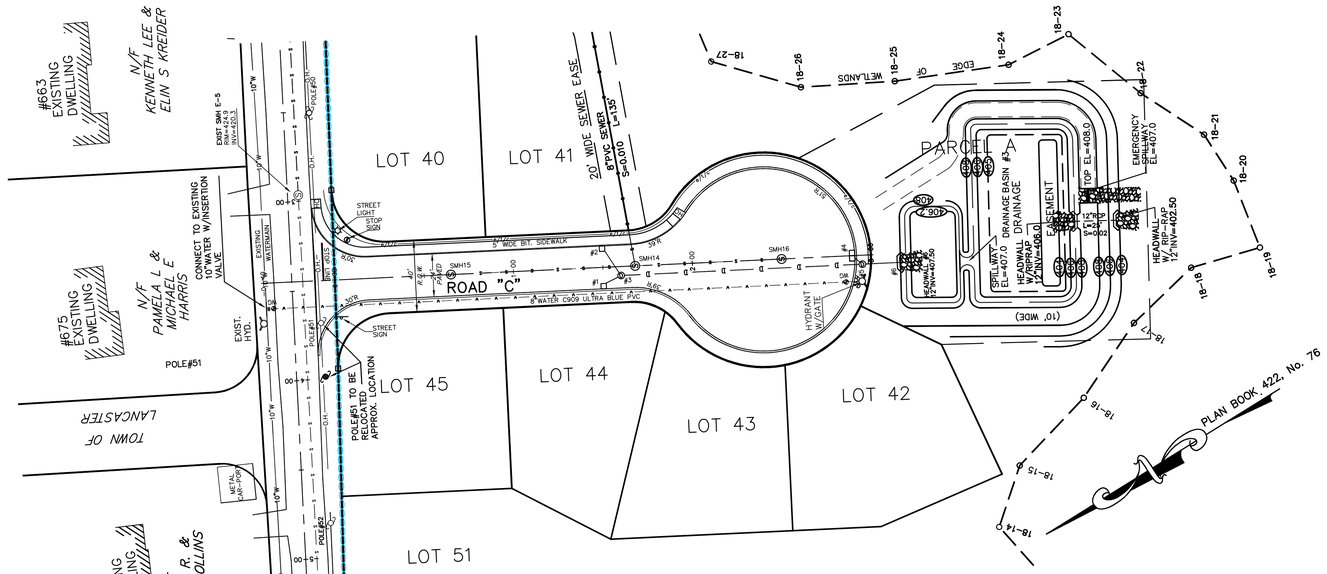
JOB No. 12,274

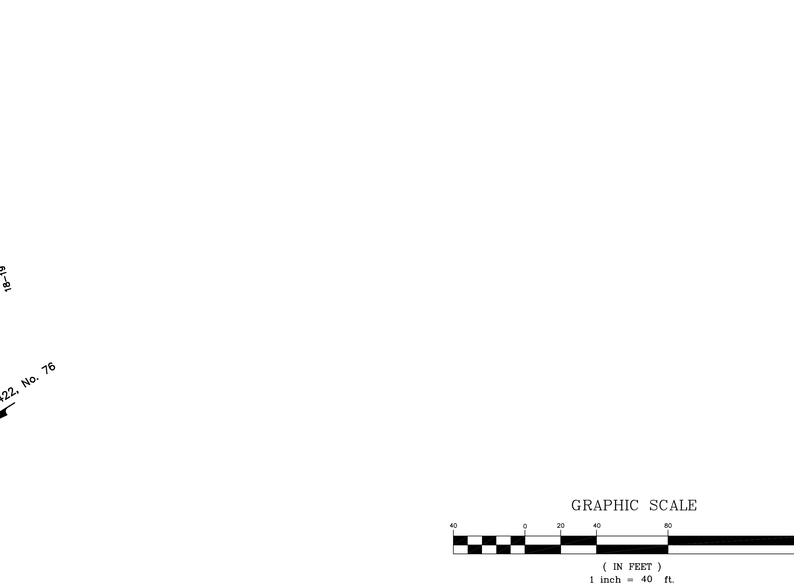
DATE: FEBRUARY 8, 2018

SCALE: 1"= 40'

SHEET: 17 of 27

PLAN #: 27,147

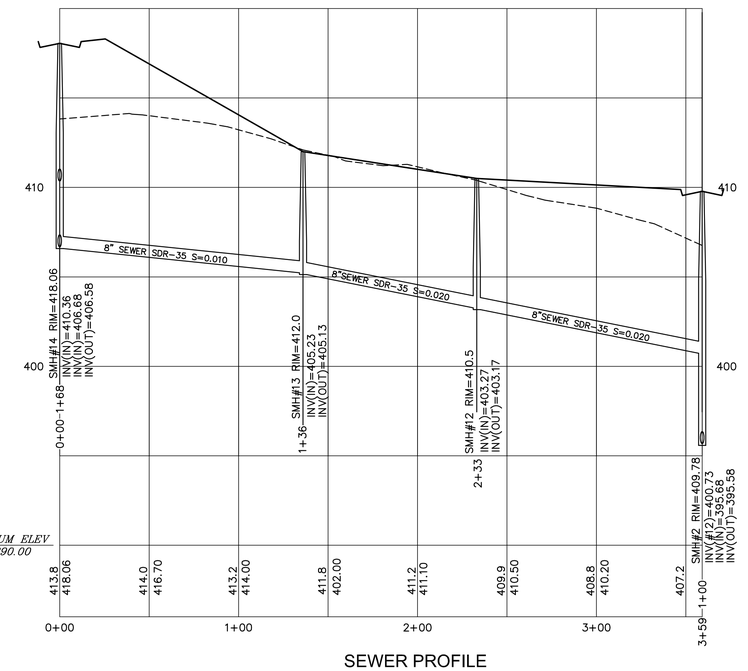



GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.




SEWER PROFILE

SINGLE FAMILY - PLAN & PROFILE ROAD C

| REVISIONS | | |
|---|---|---|
| No. | DATE | DESCRIPTION |
| 1 | 04/10/18 | APARTMENTS 136 UNITS |
| 2 | 07/06/18 | PLAN LAYOUT & DRAINAGE |
| 3 | 07/25/18 | WATER SYSTEM COMMENTS |
| 4 | 09/18/18 | ENGINEERING COMMENTS |
| 5 | 11/06/18 | ENGINEERING COMMENTS |
| 6 | 12/27/18 | ENGINEERING COMMENTS |
| 7 | 2/13/19 | FIRE ACCESS |
| 8 | 2/19/19 | COMMENTS & LANDSCAPE |

# SITE DEVELOPMENT PLAN "GOODRIDGE BROOK ESTATES" Multi Unit & Single Family Subdivision Layout LANCASTER, MASSACHUSETTS

PREPARED FOR:
CRESCENT BUILDERS, INC.
94 NORTH MAIN STREET
BOYLSTON MA 01583

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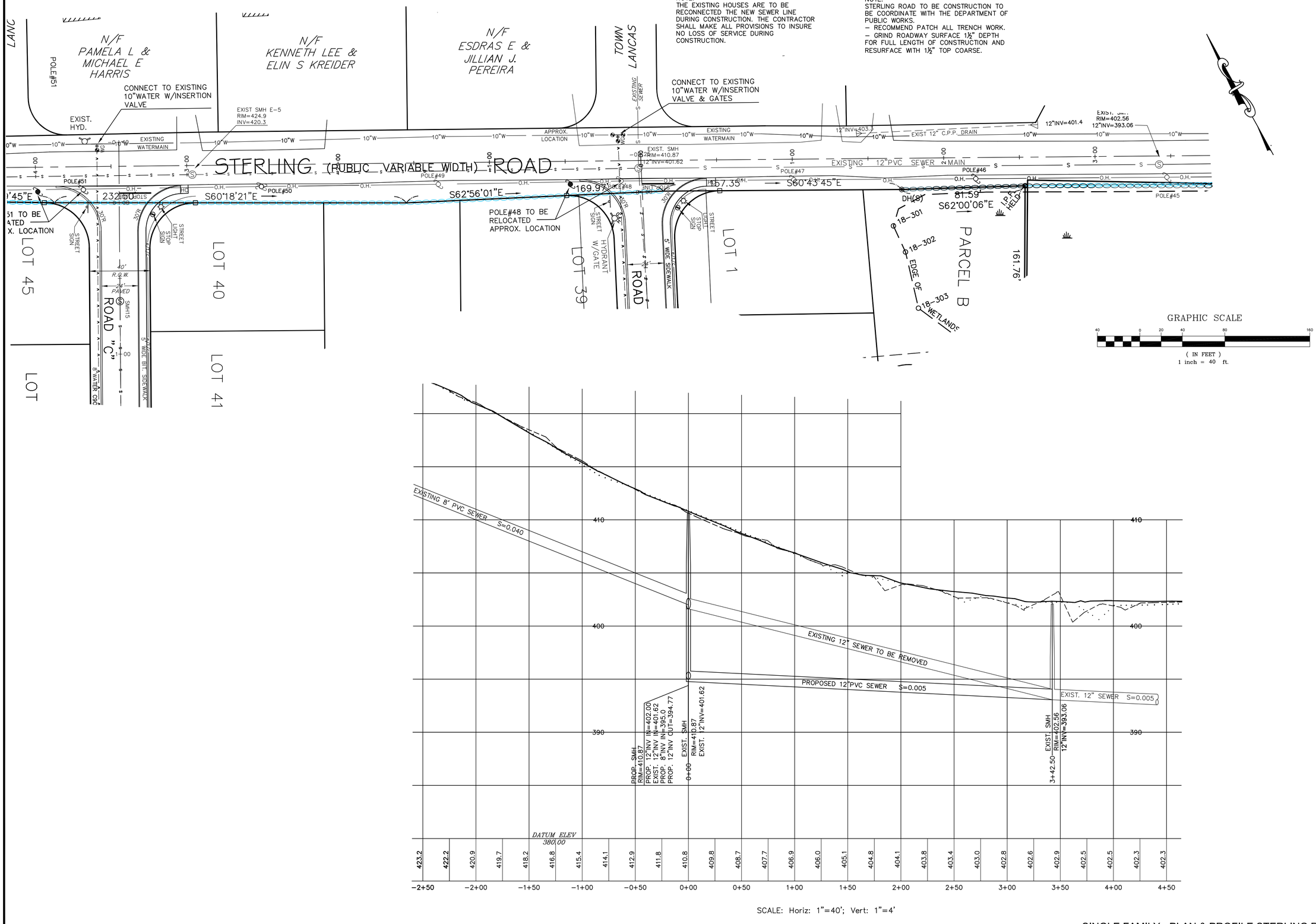
SCALE: 1"= 40'

SHEET: 18 of 27

PLAN #: 27,147

NOTE:
THE EXISTING HOUSES ARE TO BE RECONNECTED THE NEW SEWER LINE DURING CONSTRUCTION. THE CONTRACTOR SHALL MAKE ALL PROVISIONS TO INSURE NO LOSS OF SERVICE DURING CONSTRUCTION.

NOTE:
STERLING ROAD TO BE CONSTRUCTION TO BE COORDINATE WITH THE DEPARTMENT OF PUBLIC WORKS.
- RECOMMEND PATCH ALL TRENCH WORK.
- GRIND ROADWAY SURFACE 1½" DEPTH FOR FULL LENGTH OF CONSTRUCTION AND RESURFACE WITH 1½" TOP COARSE.







SCALE: Horiz: 1"=40'; Vert: 1"=4'

SINGLE FAMILY - PLAN & PROFILE STERLING ROAD

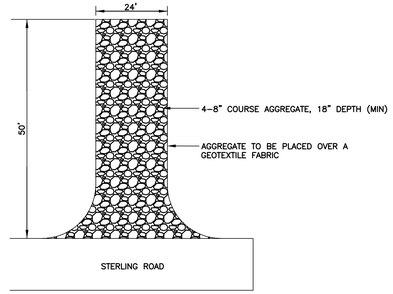
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# SITE DEVELOPMENT PLAN
# "GOODRIDGE BROOK ESTATES"
## Multi Unit & Single Family Subdivision Layout
## LANCASTER, MASSACHUSETTS

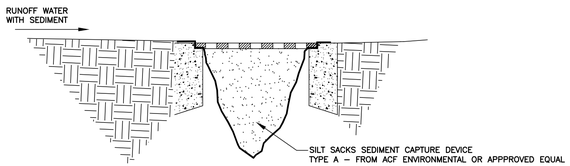
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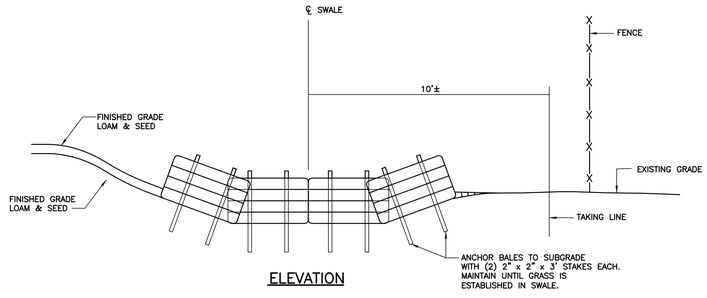
DRW.: RST
JOB No. 12,274
DATE: FEBRUARY 8, 2018
SCALE: 1"= 40'
SHEET: 19 of 27
PLAN #: 27,147



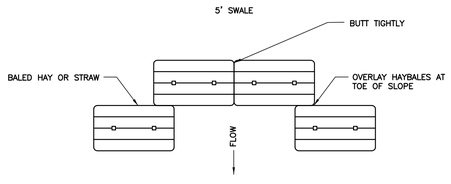

TRAP ROCK APRON
CONSTRUCTION ENTRANCE
NOT TO SCALE




SILT SACK CATCH BASIN INLET
NOT TO SCALE




ELEVATION




PLAN

SEDIMENT CHECK DAM DETAIL
N.T.S.

*EROSION CONTROL MAINTENANCE:*

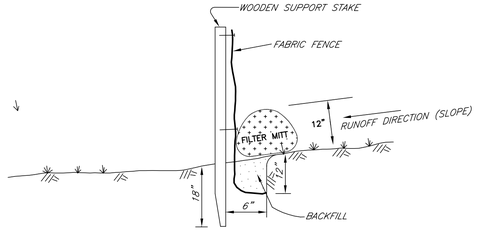
*THE CONTRACTOR SHALL HAVE ON THE SITE, AN ADEQUATE QUANITY OF SUPPLEMENTAL FILTER MITT AND STAKES TO BE USED FOR CONTROL OF EMERGENCY EROSION PROBLEMS. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER A STORM EVENT OF 1" INCH OR GREATER.*

*DEWATERING:*

*PUMPING AND DEWATERING SHALL BE DONE IN A MANNER WHICH WILL NOT DISCHARGE ANY SILT AND SEDIMENT INTO A RESOURCE AREA. DISCHARGES FROM A DEWATERING CONSTRUCTION PROCEDURE WILL BE FILTERED THROUGH A SILTATION BASIN CONSTRUCTED UPLAND FROM THE WORK SITE. THE SILTATION BASIN SHALL BE A DEPRESSION SURROUNDED BY A HAYBALE DIKE OR SILT FENCE. OVERFLOW FROM THE BASIN SHALL BE PLANNED TO BE LOCATED OVER THICKLY AND NATURALLY MULCHED UPLAND AREA. ALL BASINS SHALL BE LOCATED AT LEAST 100 FEET UPSLOPE FROM ANY WETLAND RESOURCE AREA.*

*STOCKPILING:*

*ALL STOCKPILES AREAS SHALL BE SECURED AROUND THE PERIMETER WITH FILTER MITT BARRIER.*




EROSION CONTROL BARRIER
WITH FILTER MITT
TO BE USED IN AREAS WITHIN 25' OF WETLAND DELINEATION

*EROSION AND SEDIMENTATION CONTROL:*

*1. PRIOR TO ANY DISTURBANCE OR ALTERATIONS ON ANY AREA ON THE SITE. THE FILTER MITT SEDIMENT BARRIER SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE SITE PLAN.*

*2. BARRIERS SHALL BE CONSTRUCTED AS SHOWN ON THE FILTER MITT DETAIL WITH CONSTRUCTION FENCE DETAIL ABOVE.*

*3. ONCE INSTALLED, THE FILTER MITT SEDIMENT BARRIERS SHALL BE MAINTAINED IN PLACE UNTIL ALL AREAS UPGRADIENT FROM THE BARRIERS HAVE BEEN STABILIZED AS SPECIFIED HEREIN. UPON COMPLETION AND STABILIZATION OF THE PROJECT, THE FILTER MITT AND FENCE SHALL BE REMOVED.*

*4. THE SILT FENCE IS INTENDED TO ACT AS A LIMIT OF DISTURBANCE. ANY LAND DOWN GRADIENT FROM THE FENCE ACCIDENTALLY DISTURBED SHALL BE IMMEDIATELY REPAIRED AND RESTORED TO ORIGINAL CONDITION.*

*5. EROSION CONTROL MEASURES SHALL BE MONITORED ON A DAILY BASIS, OR AS NEEDED, AND BE REINFORCED, REPAIRED, OR REPLACED WHEN NEEDED, PER JUDGEMENT OF THE SITE FOREMAN AND/OR TOWN OF LANCASTER REPRESENTATIVE.*

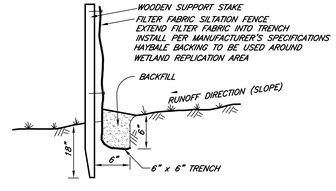
*6. TEMPORARY VEGETATION COVER SHALL BE ESTABLISHED ON ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES TEMPORARILY CEASE FOR AT LEAST 30 DAYS. AREAS SHALL BE STABILIZED WITH TEMPORARY SEED. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A VEGETATIVE COVER, DISTURBED AREAS SHALL BE MULCHED AND THEN SEEDED WHEN WEATHER CONDITIONS ALLOW.*

*7. THE FIRST ONE–HUNDRED (100) FEET OF THE PROPOSED DRIVEWAY ENTRANCE AT STERLING ROAD SHALL BE COVERED WITH TWELVE (12) INCHES OF 4 – 8 INCH CRUSHED STONE TO STABILIZE THE AREA.*

*8. WATER SPRAYING SHALL BE UTILIZED ON ALL DISTURBED AREAS DURING DRY WEATHER TO PREVENT DUST. A WATER TRUCK SHALL BE KEPT ON SITE AT ALL TIMES DURING THE DURING THE SUMMER MONTHS OF CONSTRUCTION.*

*9. FOLLOWING CONSTRUCTION OF THE CATCH BASIN STRUCTURES, A SILT SACK SHALL BE PLACE IN EACH STRUCTURE TO PREVENT SEDIMENT FROM ENTERING THE DRAINAGE SYSTEM. (SEE DETAIL)*

NOTE:
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF LANCASTER CONSTRUCTION STANDARDS AND SPECIFICATIONS.




EROSION CONTROL BARRIER
WITHOUT FILTER MITT
TO BE USED IN AREAS OUTSIDE OF 25'

EROSION CONTROL DETAILS

REVISIONS

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SCALE: nts
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