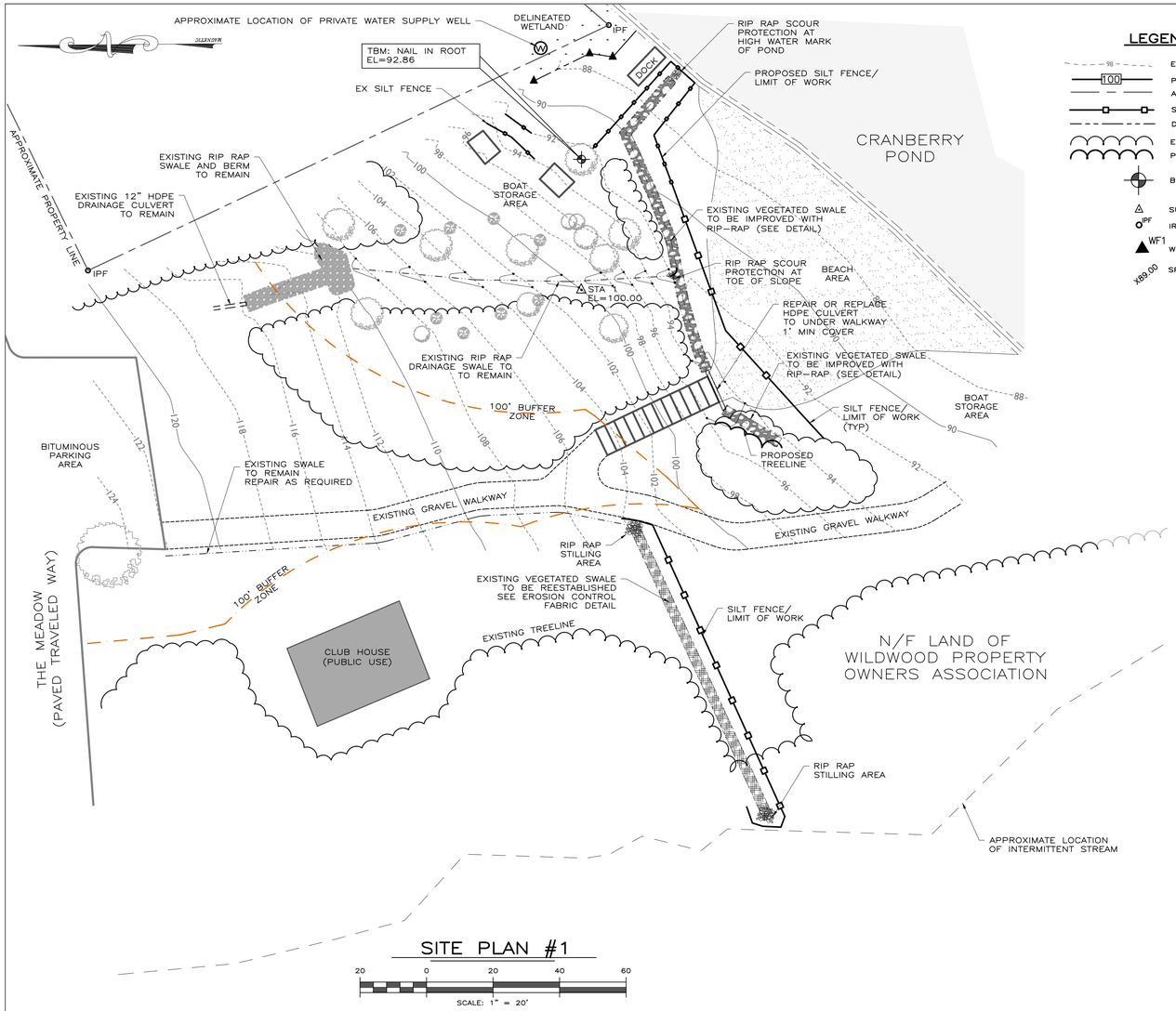


SITE PLAN #1

20 0 20 40 60

SCALE: 1" = 20'

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- APPROXIMATE PROPERTY LINE
- SILTFENCE/LIMIT OF WORK LINE
- DELINEATED WETLAND
- EXISTING TREE LINE
- PROPOSED TREE LINE
- BENCHMARK ELEVATION
- SURVEY CONTROL POINT
- IPF IRON PIN FOUND
- WF1 WETLAND FLAGGING STATION
- X89.00 SPOT GRADE ELEVATION

GENERAL NOTES:

CONTOUR INTERVAL IS 2' REFERENCED TO A LOCAL ARBITRARY DATUM.

CONTRACTOR TO NOTIFY ENGINEER BEFORE PROCEEDING IF SUBSURFACE CONDITIONS DIFFER FROM THOSE INDICATED ON THIS PLAN.

ALL UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE TO NOTIFY DIG-SAFE PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL TRANSFER BENCHMARK TO SUITABLE PERMANENT LOCATION AWAY FROM DISRUPTION UPON COMMENCEMENT OF WORK IS NECESSARY.

ALL PROPOSED WORK SHALL BE IN COMPLIANCE WITH MASSACHUSETTS SANITARY, PLUMBING, BUILDING, AND FIRE CODE REQUIREMENTS.

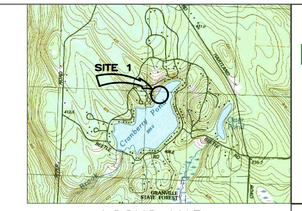
THIS PLAN IS NOT THE RESULT OF A PROPERTY BOUNDARY SURVEY. ALL PROPERTY LINES SHOWN ARE APPROXIMATE. PROPERTY LINE INFORMATION IS BASED ON FIELD RECOVERED MONUMENTATION, INFORMATION PROVIDED BY THE LAND OWNER AND ASSESSORS OFFICE.

TOPOGRAPHIC AND WETLAND MAPPING PERFORMED BY BERKSHIRE ENGINEERING, INC. PLAN DEPICTS CONDITIONS AS RECORDED IN THE FIELD, OCTOBER 2007.

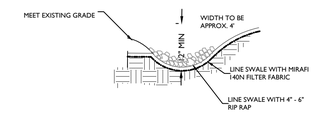
THIS PROJECT DOES NOT FALL WITHIN THE 100-YR FLOODPLAIN.

THIS PROJECT FALLS UNDER THE JURISDICTION OF THE LOCAL CONSERVATION COMMISSION. OWNER/CONTRACTOR IS RESPONSIBLE TO OBTAIN AND ABIDE BY ALL NECESSARY PERMITS ISSUED BY THE COMMISSION.

ALL DISTURBED AREAS SHALL RECIEVE TOPSOIL, SEED AND MULCH AT THE COMPLETION OF WORK.



LOCUS MAP



OVERLAND RUNOFF SWALE DETAIL

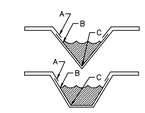
N.T.S.

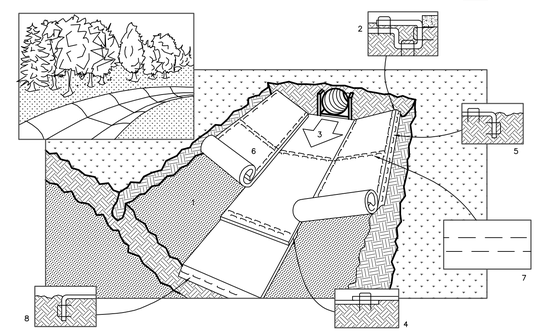
NOTE: HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE RECOMMENDATIONS FOR CHANNELS.

CRITICAL POINTS

A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES





1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW ON BOTTOM OF CHANNEL.
4. PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. BLANKETS ON SIDE SLOPES MUST BE OVERLAPPED 4" OVER THE CENTER BLANKET AND STAPLED (2" FOR C350 MATTING).
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

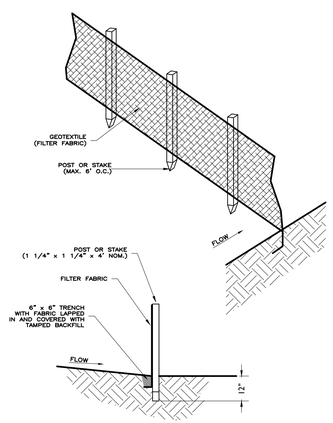
VEGETATED SWALE EROSION CONTROL DETAIL

N.T.S.

DISTURBANCE CALCULATIONS

TOTAL RIVERFRONT AREA OF PARCEL: 0 SF
10% DISTURBANCE THRESHOLD: N/A
OUTER RIPARIAN ZONE: N/A

BANK: NO DISTURBANCE
BORDERING LAND SUBJECT TO FLOODING: 0 SF
BORDERING VEGETATED WETLAND: 0 SF
100' BUFFER ZONE: 1944 SF-SITE #1
500 SF-SITE #2
2444 SF TOTAL
PROJECT DISTANCE TO RESOURCE AREA (BVW): 23 LF-SITE #1
PROJECT DISTANCE TO REASOURCE AREA (BANK): 10 LF-SITE #2



SILT FENCE INSTALL DETAIL

N.T.S.

Berkshire Engineering, Inc.
157 COLUMBIA STREET
LEE, MASSACHUSETTS 01238
PHONE (413) 243-3780
FAX 413.243.3784
info@berkshireengineering.com
CIVIL & ENVIRONMENTAL ENGINEERS
LAND CONSULTANTS

REV	DESCRIPTION	DR'N	CK'D.	DATE
01				

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PREPARED FOR: WILDWOOD PROPERTY OWNERS ASSOCIATION

DRAWING TITLE

SURFACE DRAINAGE IMPROVEMENT PLAN
MEADOW BEACH AREA
WILDWOOD SUBDIVISION
TOLLAND, MASSACHUSETTS

DRAWN BY	AMB
DATE DRAWN	10/17/07
SCALE	1:20
APV'D BY	MSK

PROJECT DESCRIPTION:

SITE DRAINAGE PLAN
MEADOW BEACH AREA
FOR
WILDWOOD PROPERTY OWNERS ASSOC
CRANBERRY LAKE, AKA LAKE CHAMONIX
TOLLAND, MA 01034

DRAWING NUMBER	REV.
22-11-01 WILDWOOD	0