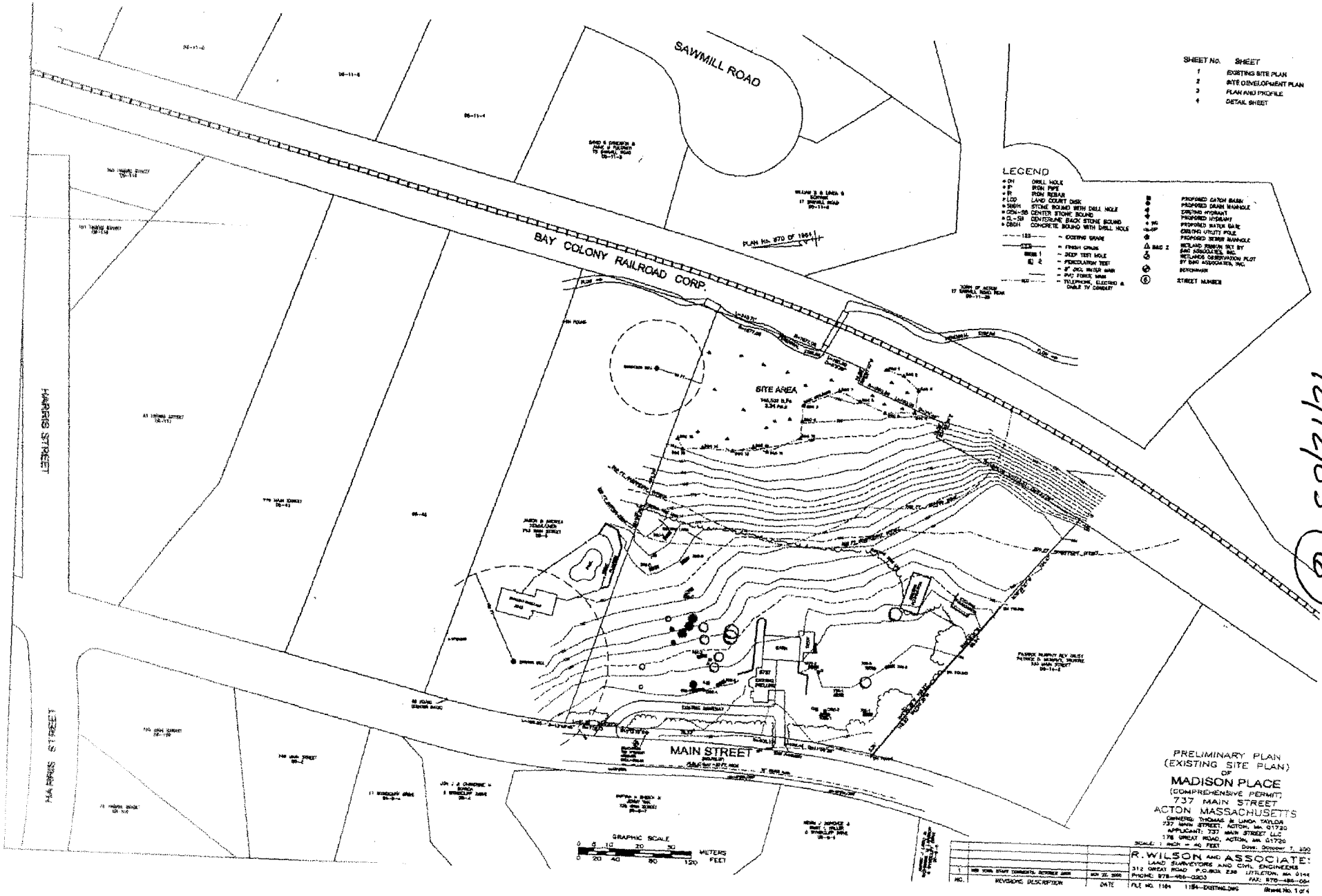
SAWMILL ROAD
BAY COLONY RAILROAD CORP.
HARRIS STREET
HARRIS STREET
MAIN STREET
SITE AREA
PLAN No. 870 OF 1961
SHEET No. SHEET
1 EXISTING SITE PLAN
2 SITE DEVELOPMENT PLAN
3 PLAN AND PROFILE
4 DETAIL SHEET
LEGEND
GRAPHIC SCALE
METERS
FEET
PRELIMINARY PLAN
(EXISTING SITE PLAN)
OF
MADISON PLACE
(COMPREHENSIVE PERMIT)
737 MAIN STREET
ACTON MASSACHUSETTS
R. WILSON AND ASSOCIATES
LAND SURVEYORS AND CIVIL ENGINEERS
312 GREAT ROAD P.O.BOX 238 LITTLETON, MA 0144
PHONE: 978-486-0203 FAX: 978-486-0841
NO. REVISIONS DESCRIPTION DATE
FILE NO. 1164 1164-EXISTING.DWG
Sheet No. 1 of 4

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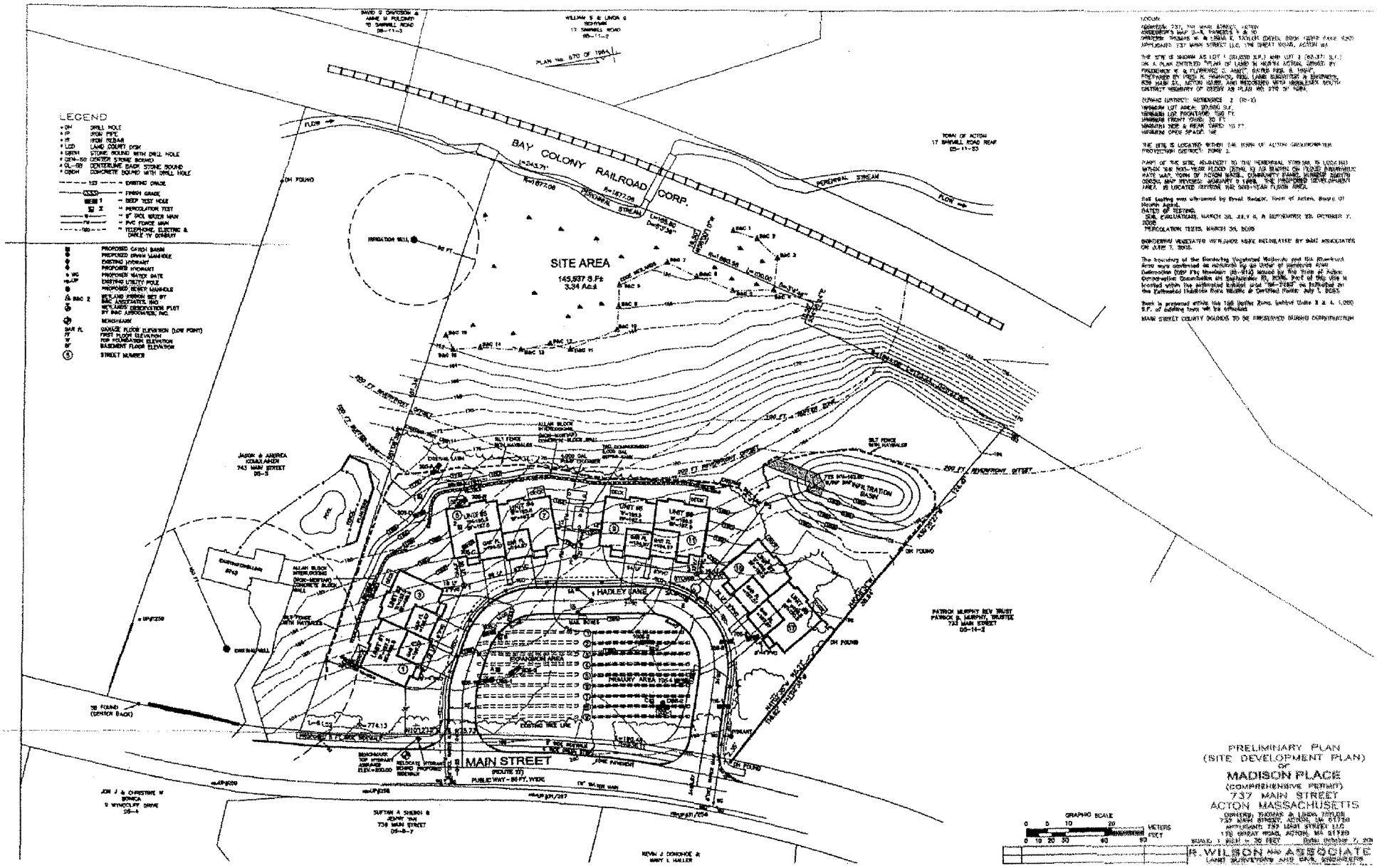
LEGEND
BAY COLONY RAILROAD CORP.
SITE AREA
145,537 S.Ft
3.34 Ac.±
MAIN STREET
HADLEY LANE
INFILTRATION BASIN
EXPANSION AREA
PRIMARY AREA
TOWN OF ACTON
17 BARNELL ROAD REAR
05-11-53
JASON & ANDREA
743 MAIN STREET
05-5
PATRICK MURPHY REV TRUST
PATRICK B. MURPHY, TRUSTEE
733 MAIN STREET
05-14-2
GRAPHIC SCALE
METERS
FEET
PRELIMINARY PLAN
(SITE DEVELOPMENT PLAN)
OF
MADISON PLACE
(COMPREHENSIVE PERMIT)
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OPERATION AND MAINTENANCE PLAN – Stormwater Management System

During construction 737 MAIN STREET LLC shall be responsible for maintenance of the site. After site development the proposed stormwater management structures will be maintained and monitored by the future Madison Place Condominium Association.

1. Run-off from surface impervious surfaces (roads, drives & roofs) will be captured by drain-grate catch basins (sign sediment traps) and/or 12" Durapaint connected to deep-sump catch basins (with gas-off traps).

The following shall be done bi-annually after spring snow melt and in late autumn.

a. Street sweeping to remove sediments before it enters into the catch basins.

b. Cleanup of catch basins and 12" Durapaint to remove accumulated silt, sediment and floatable products.

2. Stormwater unit:

Storm-F will be anti-floated by an oil/sediment separator (Nilex-Stormwater Basin STC600) that has an internal high flow by-pass that prevents the scour and resuspension of previously trapped sediment during high flow discharge.

a. Clean with a vacuum truck, when the sediment volume reaches 10% of capacity or immediately in the event of a spill.

b. Perform monthly inspections during the first year of installation to establish a maintenance schedule (at least semi-annually afterwards, after spring snow melt and in late autumn).

c. Remove oil and sediment through the 24-inch diameter riser pipe. Floatables and hydrocarbons may be removed through the 8-inch inspection port.

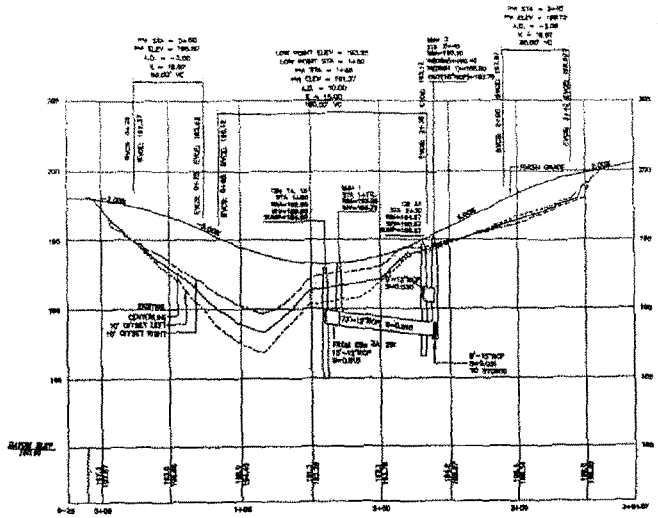
3. Oil stormwater quality drain on individual basis, to separate. The monthly units will be functional, are up-stream and are down-gradient of the system. To control monitoring of runoff water quality a baseline survey will be taken prior to construction and semi-annually after the site is completed.

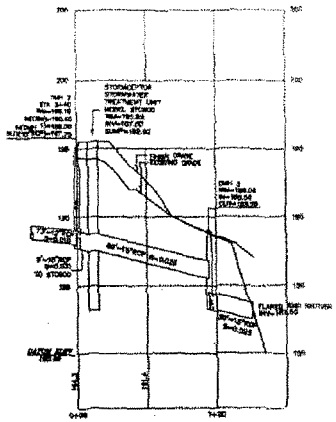
4. Maintenance shall also include preservation of the structural integrity of the stormwater system including yearly inspection of all stormwater commercial including the maintenance ports. Structures shall be repaired and/or replaced as needed.

5. Broken control shall be maintained and shall include any required re-grading, re-vegetation and/or replacing of re-rip.

The following shall be done bi-annually after spring snow melt and in late autumn.

1. Street sweeping to remove sediments before it enters into the catch basins and floatables.
2. Cleaning of catch basins and the Stormwater unit to remove accumulated sediment and floatable products.
3. Replacement Manufacturer after a sequence break.
4. Weekly monitoring during construction.
5. Monthly monitoring for the first year of new installation.





PROFILE SCALE
Horizontal: 1"=40'
Vertical: 1"=4'

EROSION AND SEDIMENTATION CONTROL PLAN:

The purpose of this plan is to 1. Keep disturbed areas small, 2. Divert and protect undisturbed areas as soon as feasible, 3. Keep storm runoff velocities low, 4. Protect disturbed areas from storm water runoff, and 5. Retain sediment with the site area and from adversely impacting the surface receiving area.

Best Management Practices (BMPs)

Non-Structural BMP
1. Minimal disturbance
2. Preserve natural vegetation

Erosion Controls (to keep soil from leaving site or entering watercourse)
1. Temporary cover
2. Seed, grass, vegetation, gas-mulch

Sediment Controls (detaining, trapping soil particles from leaving water after disturbance)
1. Inspection construction entrance/exit.
The minimum length of the gravel pad should be 50 feet. The trail should extend the full width of the construction access roadway. Regardless of vegetation and other disturbance material from the stabilized area, the entire area should be bounded by the perimeter drainage. A stabilized area should be placed between the drains to give the work vehicles before the 1 to 2-inch stone should be placed at least 6 inches thick, topped with coarse/fine gravel quality and after heavy rains or heavy use. Inspection/repair and as needed for drainage and runoff control.
2. Silt fence leading to hay bales
3. Sediment trap/basins
a. Silt fence (sediment trap/basin) should be installed on a minimum of 50 feet from the top of the slope or at the toe and at least 10 feet from the toe of the slope. Silt fence should be placed parallel to the contours and the ends of the fence should be turned uphill to prevent water from flowing around the end of the fence.
b. Hay bales (sediment trap/basin) should be installed on a minimum of 50 feet from the top of the slope or at the toe and at least 10 feet from the toe of the slope. Hay bales should be placed parallel to the contours and the ends of the bales should be turned uphill to prevent water from flowing around the end of the bales.
c. Hay bales (sediment trap/basin) should be installed on a minimum of 50 feet from the top of the slope or at the toe and at least 10 feet from the toe of the slope. Hay bales should be placed parallel to the contours and the ends of the bales should be turned uphill to prevent water from flowing around the end of the bales.
4. Sediment basin (sediment trap/basin) should be installed on a minimum of 50 feet from the top of the slope or at the toe and at least 10 feet from the toe of the slope. Sediment basin should be placed parallel to the contours and the ends of the basin should be turned uphill to prevent water from flowing around the end of the basin.
5. Temporary swales and sediment basins installed shall be removed when the area after site stabilization is completed or when the temporary swales are no longer needed. Removed sediment shall be disposed in accordance with site approved and other consulting from approval shall be permanently stabilized.

CONSTRUCTION SCHEDULE

1. Install two sediment/erosion controls/silt at both ends of the proposed road at main street.
2. Install detention basins and stormwater catchment to surface runoff and other property lines as shown on plan.
3. Remove topsoil, place silt fence/hay/hold around bldg, provide dust protection as needed.
4. Clear and grub site, cut and dispose of trees and stumps. Place topsoil from the proposed building area and roadway area in a stockpile. Place silt fence around the stockpile. Place silt fence around the building area. Place silt fence around the stockpile.
5. Construct building pad.
6. Install utilities (water, sewer, electric, telephone, gas, cable TV) and complete the building pad.
7. Install drainage system and for detention and the hydrolic line connection. Provide water and sewer to the building. Install the building foundation and complete the building pad.
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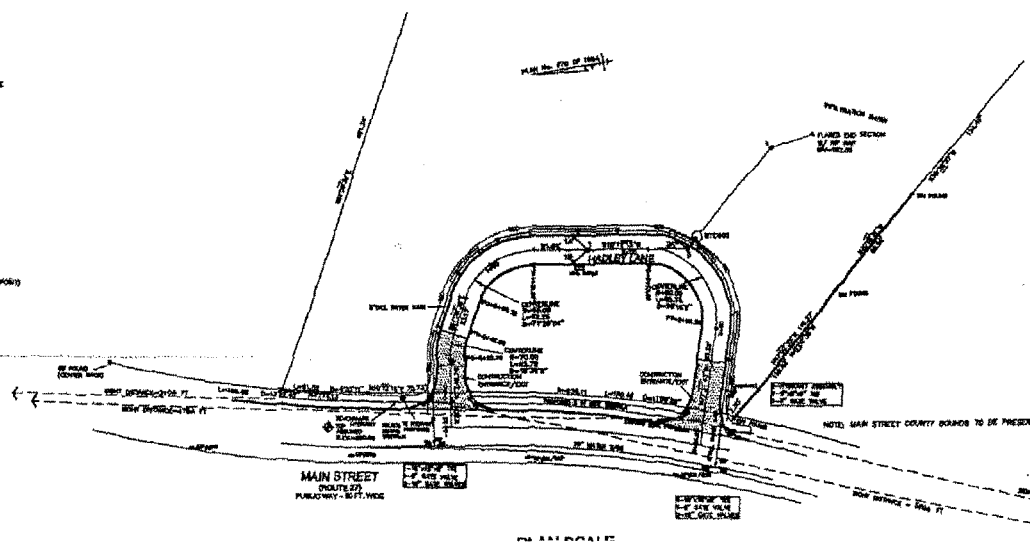
LEGEND

- DH — DRILL HOLE
- IP — IRON PIPE
- IR — IRON REBAR
- LCD — LAND COURT DISK
- SBDH — STONE BOUND WITH DRILL HOLE
- CSB—SB — CENTER STONE BOUND
- CL—SB — CENTERLINE BACK STONE BOUND
- CBDH — CONCRETE BOUND WITH DRILL HOLE
- 123 — EXISTING GRADE
- 123 — FINISH GRADE
- BORE 1 — DEEP TEST HOLE
- PC — PERCOLATION TEST
- — 4" GAS MAIN WITH
- — 4" FIRE FORCE MAIN
- — TELEPHONE, ELECTRIC & CABLE TV CONDUIT
- — PROPOSED CATCH BASIN
- — PROPOSED DRAIN MANHOLE
- — EXISTING HYDRANT
- — PROPOSED HYDRANT
- — PROPOSED WATER GATE
- — EXISTING UTILITY POLE
- — PROPOSED SEWER MANHOLE
- BMP 3 — WETLANDS FILTRATION BED BY TIME ENGINEERING INC.
- — WETLANDS CONSERVATION PLAN BY TIME ENGINEERING, INC.
- — BENCHMARK
- Elev. FL — EXISTING FLOOR ELEVATION (ELEV FOR FOR)
- FF — FIRST FLOOR ELEVATION
- TF — TOP FOUNDATION ELEVATION
- BF — BASEMENT FLOOR ELEVATION
- — STREET NUMBER

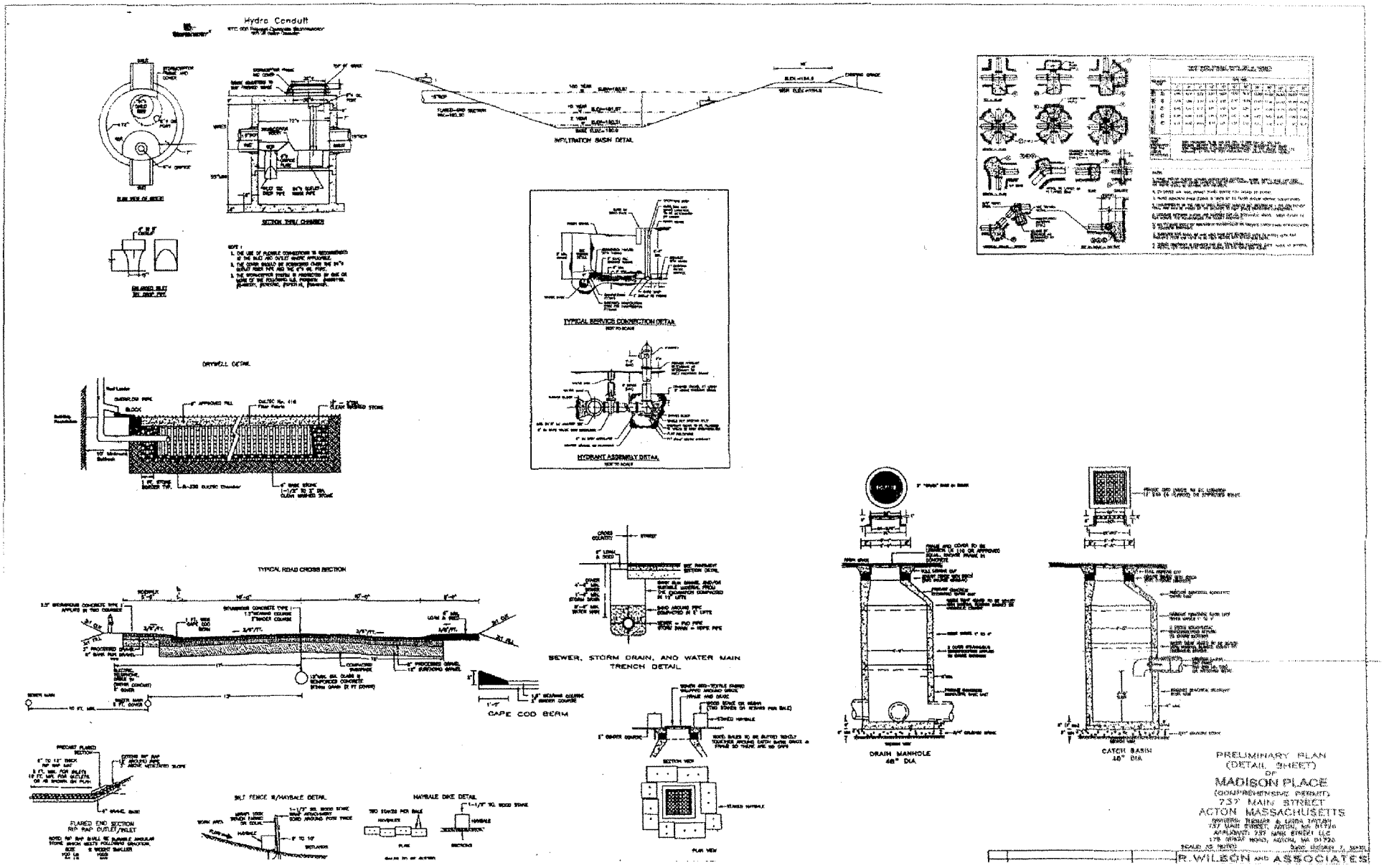


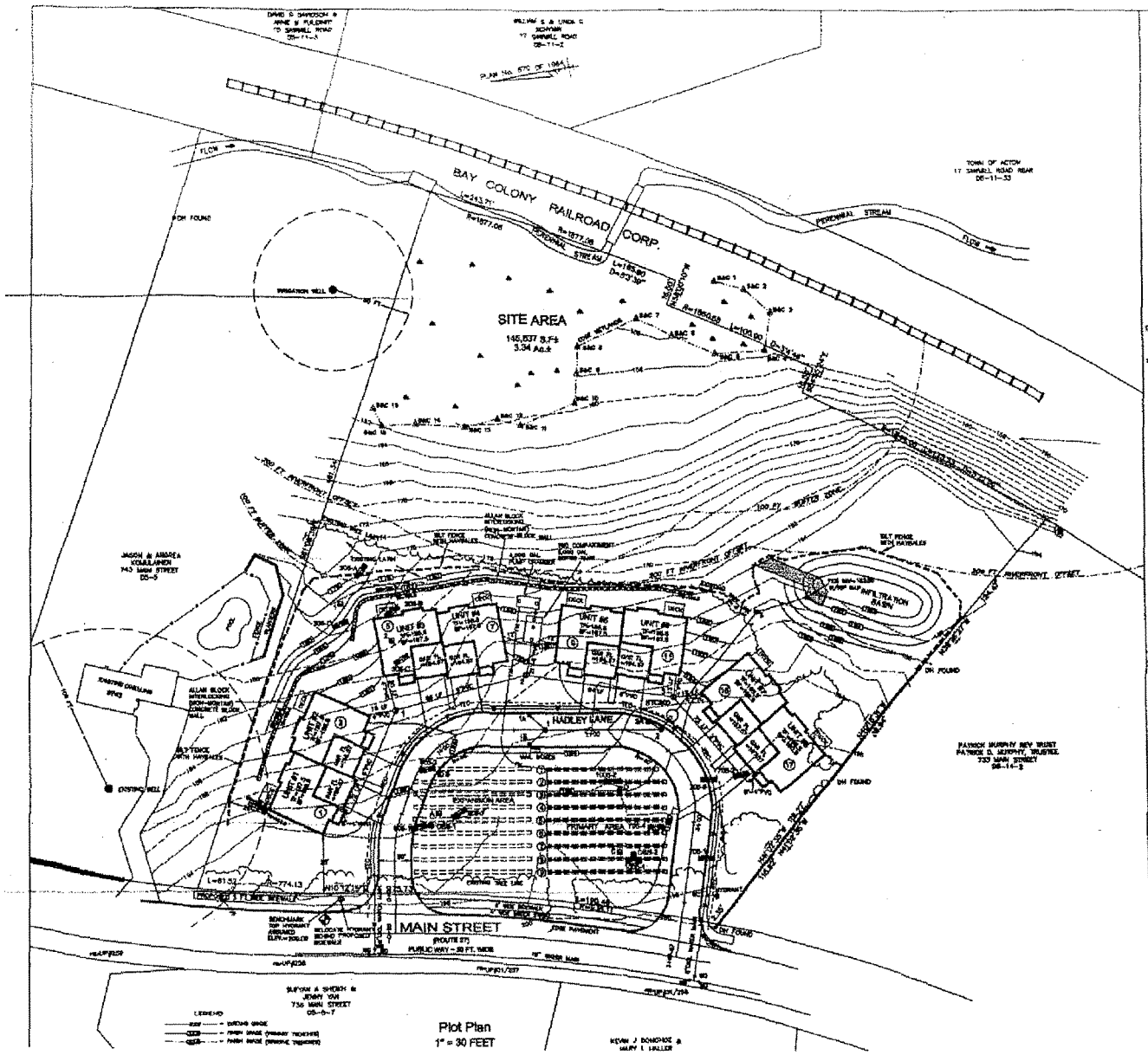
NOTE: MAIN STREET COUNTY BOUNDS TO BE PRESERVED DURING CONSTRUCTION

PLAN SCALE

PRELIMINARY PLAN
(PLAN AND PROFILE)
OF
MADISON PLACE
(COMPREHENSIVE PERMIT)
737 MAIN STREET
ACTON, MASSACHUSETTS

R. WILSON AND ASSOCIATE


Hydro Conduit
SECTION THRU CHAMBER
INFILTRATION BASIN DETAIL
TYPICAL SERVICE CONNECTION DETAIL
HYDRANT ASSEMBLY DETAIL
DRYWELL DETAIL
TYPICAL ROAD CROSS SECTION
CAPE COD BERM
SEWER, STORM DRAIN, AND WATER MAIN TRENCH DETAIL
DRAIN MANHOLE 48" DIA
CATCH BASIN 48" DIA
FLARED END SECTION RIP RAP OUTLET/INLET
SILT FENCE W/HAYBALE DETAIL
HAYBALE DIKE DETAIL
PRELIMINARY PLAN
(DETAIL SHEET)
OF
MADISON PLACE
(COMPREHENSIVE PERMIT)
737 MAIN STREET
ACTON MASSACHUSETTS
R. WILSON AND ASSOCIATES



Plot Plan
1" = 30 FEET

LOCUS

PROPERTY: 737, 739 MAIN STREET, ACTON
REFERENCE: PLANS 6-4, 5 PLACES 1 & 10
OWNERS: PATRICK D. & LINDA C. MURPHY (DEED: BOOK 10973 PAGE 309)
APPLICANT: 737 MAIN STREET LLC, 179 GREAT ROAD, ACTON, MA

THE SITE IS SHOWN AS LOT 1 (81,220 S.F.) AND LOT 2 (63,417 S.F.) ON A PLAN ENTITLED "PLAN OF LAND IN NORTH ACTON, OWNED BY: FREDERICK W. & FLORENCE C. ABBOT" DATED FEB. 6, 1967, PREPARED BY FRED K. HANNON, REG. LAND SURVEYOR & ENGINEER, 520 MAIN ST., ACTON MASS. AND RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN NO. 970 OF 1967.

SURROUNDING VEGETATED WETLANDS WERE DELINEATED BY B&C ASSOCIATES ON JUNE 2, 2006.

The boundary of the Bordering Vegetated Wetlands and the Riverfront Area were determined as indicated by an Order of Resource Area Delineation (ORD) File Number 96-912 issued by the Town of Acton Conservation Commission on September 21, 2006. Part of this site is located within the authorized bordeaux area "RA1-Area" as defined in the Terrestrial Habitat Rare Species & Certified Vernal Pool Data, 2001.

Work is proposed within the 100 Buffer Zone, located Units 3 & 4. 1,000 S.F. of existing lawn will be affected.

THE PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE REQUIREMENTS OF TITLE 5, THE STATE ENVIRONMENTAL CODE, AND THE TOWN OF ACTON BOARD OF HEALTH REQUIREMENTS.

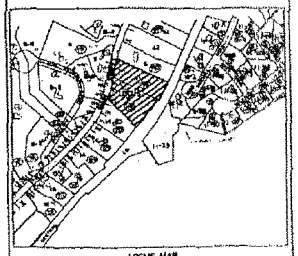
THE PROPOSED SYSTEM IS DESIGNED FOR EIGHT CONDOMINIUM UNITS (3 BEDROOM EACH).

GROUNDWATER PROTECTION DISTRICT: ZONE 3
6 FT GROUNDWATER OFFSET (WITH USE OF PUMP CHAMBER)

DESIGN FLOW:
NO GARBAGE DISPOSALS
MULTI-FAMILY DWELLINGS - 8 UNITS, 3 BEDROOMS EACH
8 x 3 = 24 BEDROOMS x 110 GPD = 2,640 GPD

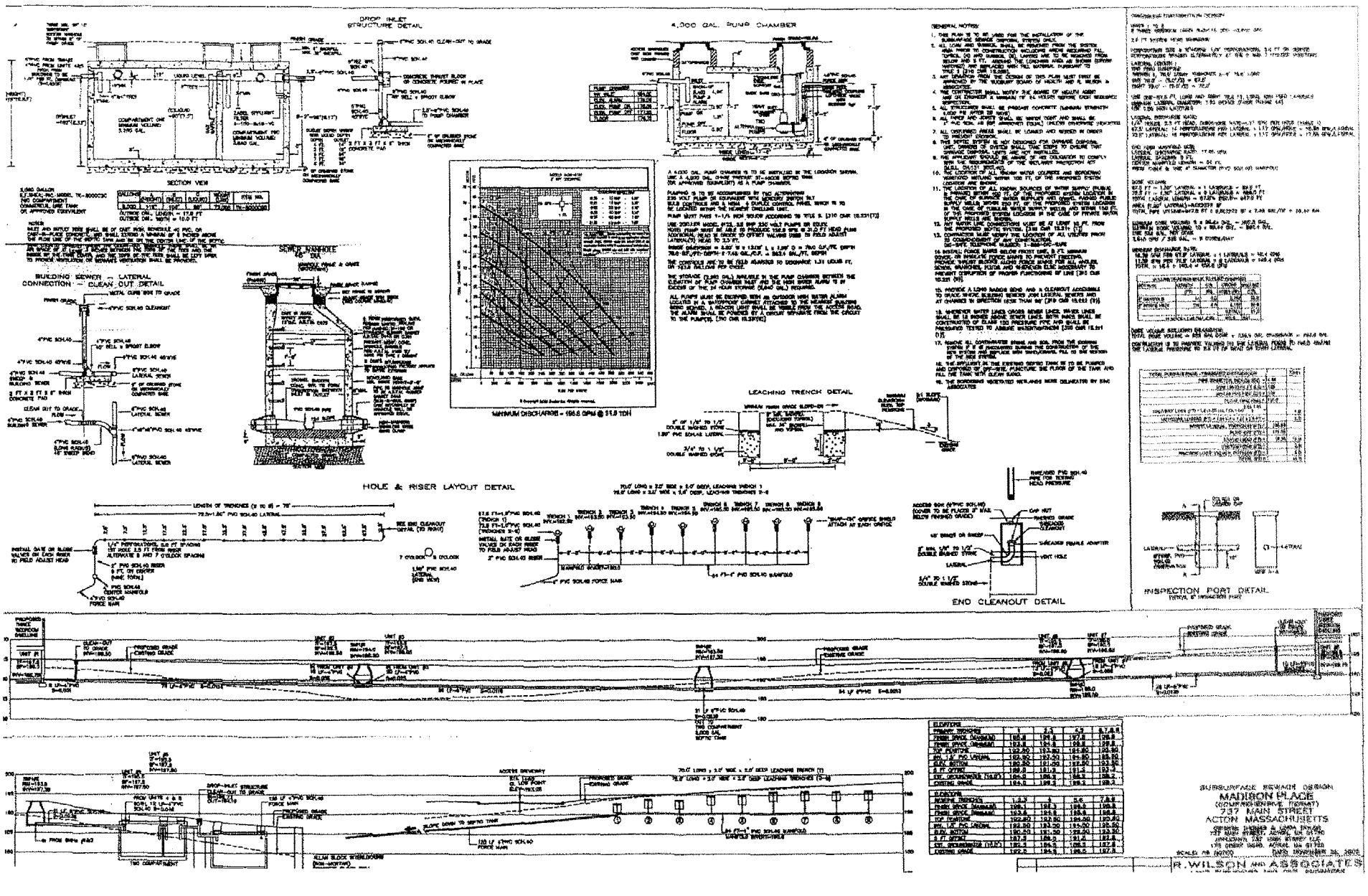
SEPTIC TANK:
TWO COMPARTMENT TANK REQUIRED (310 CMR 15.223 (1) (b))
1ST COMPARTMENT 100% = 2,640 GPD = 5,280 GAL
2ND COMPARTMENT 100% = 2,640 GPD = 2,640 GAL
USE 8,000 GAL. TWO-COMPARTMENT (8,000/2,667) TEPCO TANK

LEACHING TRENCHES DESIGN:
PERCOLATION RATE: 2 MIN/INCH
SOIL CLASS: 1
DESIGN CAPACITY = 2,640 GPD
5 TRENCHES 75 LF EACH, 5 x 75 LF = 600 LF
1 TRENCHES 70 LF
TOTAL LINEAR FT. OF TRENCHES = 600 + 70 = 670 LF
CAPACITY (ACTON REG. 11-5.3)
LEACHING TRENCH WIDTH: 2 FT
LEACHING TRENCH DEPTH: 5 FT
SIDEWALL: 0.34 GPD/SF x 3 FT= 1.02 GPD/ LF
BOTTOM: 0.31 GPD/SF x 2 FT= 0.62 GPD/ LF
TOTAL CAPACITY/LF= 1.02 + 0.62 = 1.64 GPD/LF
TOTAL CAPACITY = 1.64 GPD/LF x 670 LF = 1,099 GPD



SUBSURFACE SEWAGE DESIGN
MADISON PLACE
(CONDOMINIUM PROJECT)
737 MAIN STREET
ACTON MASSACHUSETTS

R. WILSON AND ASSOCIATES
LAND SURVEYORS AND CIVIL ENGINEERS


DROP INLET STRUCTURE DETAIL
SECTION VIEW
4,000 GAL. PUMP CHAMBER
GENERAL NOTES:
BUILDING SEWER — LATERAL CONNECTION — CLEAN OUT DETAIL
SEWER MANHOLE
MINIMUM DISCHARGE = 196.6 GPM @ 51.8 TDH
LEACHING TRENCH DETAIL
HOLE & RISER LAYOUT DETAIL
END CLEANOUT DETAIL
INSPECTION PORT DETAIL
SUBSURFACE REMAIN DESIGN
MADISON PLACE
737 MAIN STREET
ACTON MASSACHUSETTS
R. WILSON AND ASSOCIATES