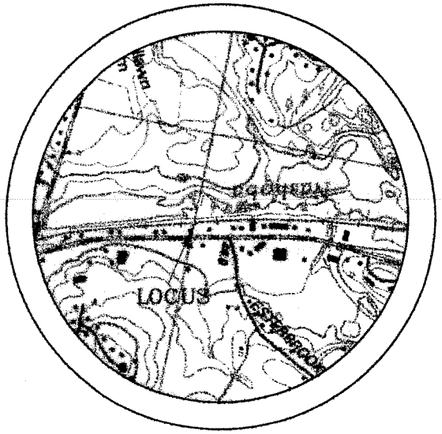
SITE PLAN
FOR
144 GREAT ROAD
ACTON, MASSACHUSETTS



LOCUS PLAN
SCALE: 1"=1200'
0 600 1200 2400 4800

INDEX:

SHEET 1 OF 3 – TITLE SHEET, EXISTING CONDITIONS PLAN & LAYOUT PLAN
SHEET 2 OF 3 – GRADING, DRAINAGE AND UTILITIES PLAN
SHEET 3 OF 3 – DETAIL SHEET

APPLICANT:

BRAVERY REALTY TRUST
P.O. BOX 2385
ACTON, MA 01720

ENGINEER/SURVEYOR:

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

JOSEPH MARCH CIVIL 34077

WILLIAM F. McNARY No. 30755

RECORD OWNER:

KIMBERLY A. POWERS, TRUSTEE
THE BRAVERY REALTY TRUST
7 WILSON LANE
ACTON, MA 01720

ZONING DISTRICT:

LIMITED BUISNESS (LB)
GROUNDWATER PROTECTION DISTRICT
ZONE 3 – AQUIFER PROTECTION AREA

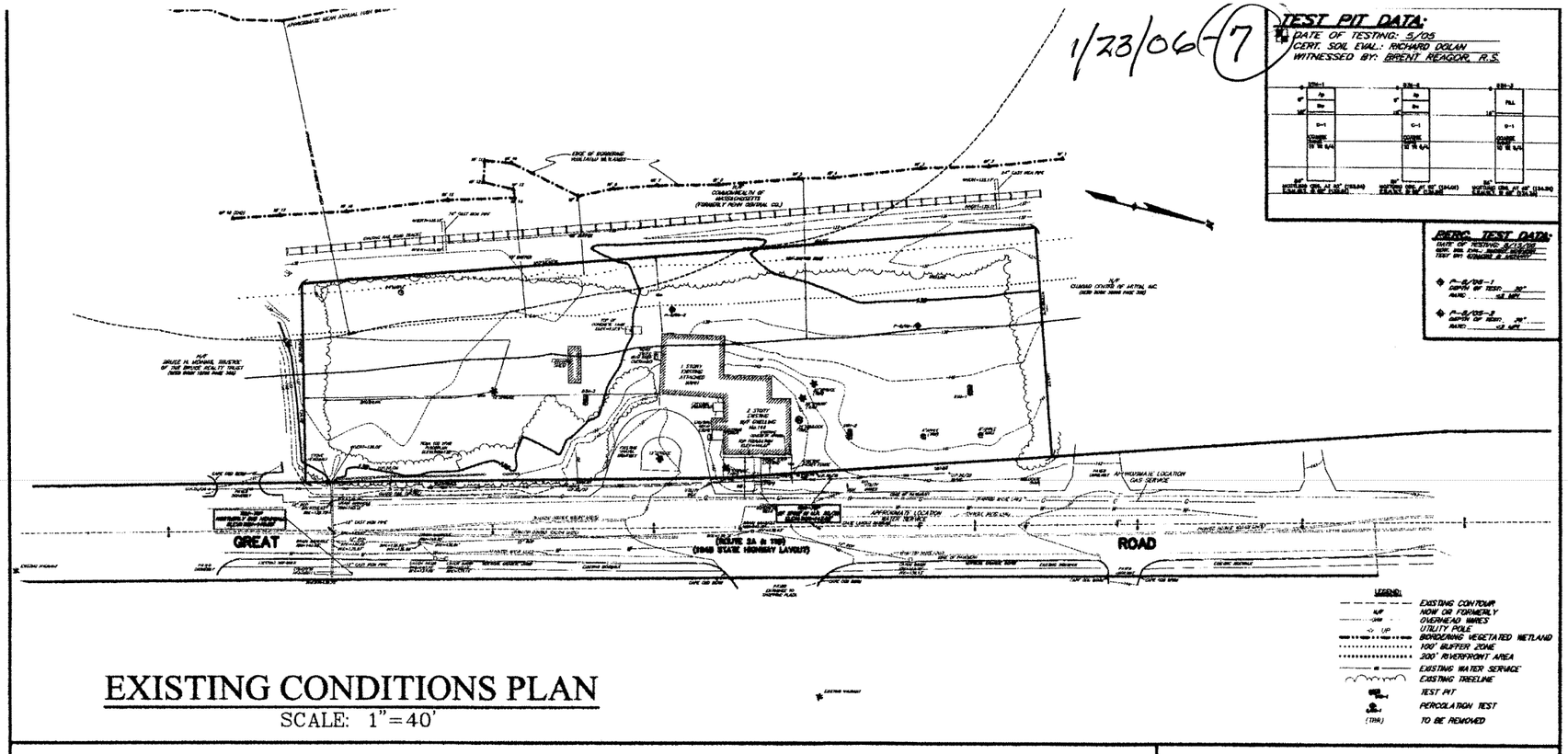
REFERENCE:

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
BOOK 46106 PAGE 68
BOOK 8516 PAGE END
PLAN 1313 (B OF 2) OF 1955

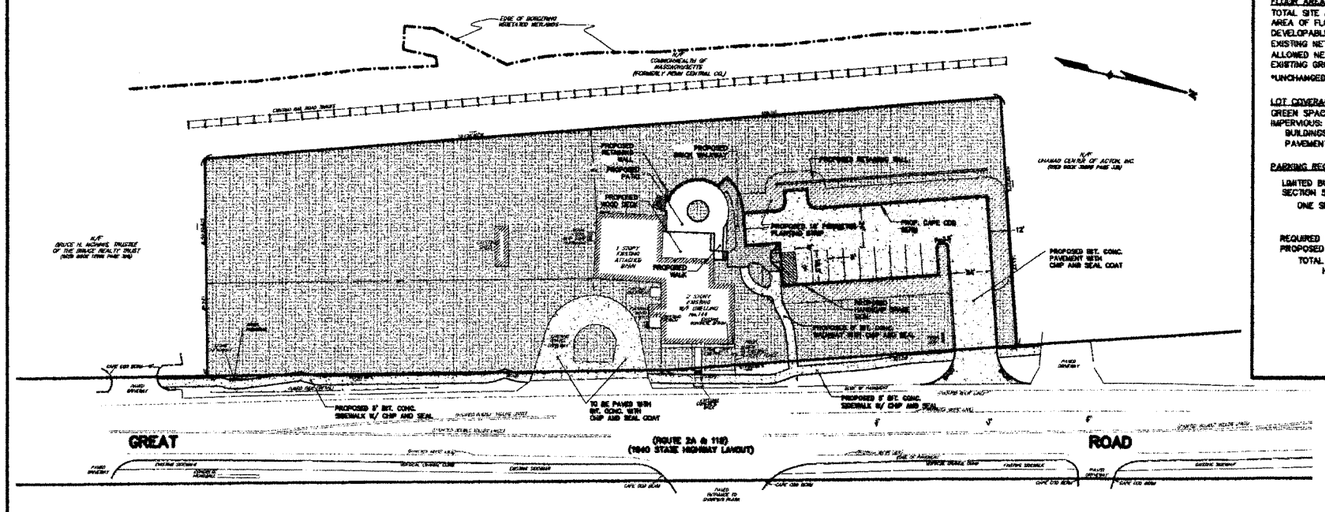
TOWN ATLAS – ACTON, MASSACHUSETTS
MAP F-4 PARCEL 35-2

DATE: OCTOBER 3, 2005
REV: JANUARY 10, 2006

1/23/06 (7)



EXISTING CONDITIONS PLAN
SCALE: 1"=40'



NOTE: TRASH CONTAINERS WILL BE LOCATED INSIDE GARAGE

LAYOUT PLAN
SCALE: 1"=40'

LAND USE DATA

ZONING REQUIREMENTS		EXISTING	PROVIDED
MIN LOT AREA	20,000 SF	82,940 SF	82,940 SF*
MIN LOT FRONTAGE	200 FT	463.34 FT	463.34 FT*
MIN LOT WIDTH	50 FT	>50 FT	>50 FT*
MIN FRONT YARD	43 FT (30% LOT DEPTH)	12 FT	12 FT*
MIN SIDE & REAR YARD	30 FT	48 FT	48 FT*
MIN OPEN SPACE	50%	92% (57,812 SF)	71% (44,830 SF)
MAX FLOOR AREA RATIO	0.2	0.11±	0.11±*
MAX BUILDING HEIGHT	36 FT	< 36 FT	< 36 FT*

FLOOR AREA REQUIREMENTS	
TOTAL SITE AREA	82,940 SF
AREA OF FLOOD PLAIN	29,145 SF (46%)
DEVELOPABLE SITE AREA (DSA)	82,940 – 29,145 = 53,795± SF
EXISTING NET FLOOR AREA	3,773± SF
ALLOWED NET FLOOR AREA (0.02 X 53,795)	6,759± SF
EXISTING GROSS FLOOR AREA	5,637± SF

*UNCHANGED

LOT COVERAGE	EXISTING	PROPOSED
GREEN SPACE:	57,612± SF(91%)	48,955± SF (77%)
IMPERVIOUS:		
BUILDINGS	3,588± SF (6%)	3,588± SF (5%)
PAVEMENT, WALKWAYS, ETC.	1,738± SF (3%)	10,909± SF (18%)

PARKING REQUIREMENTS

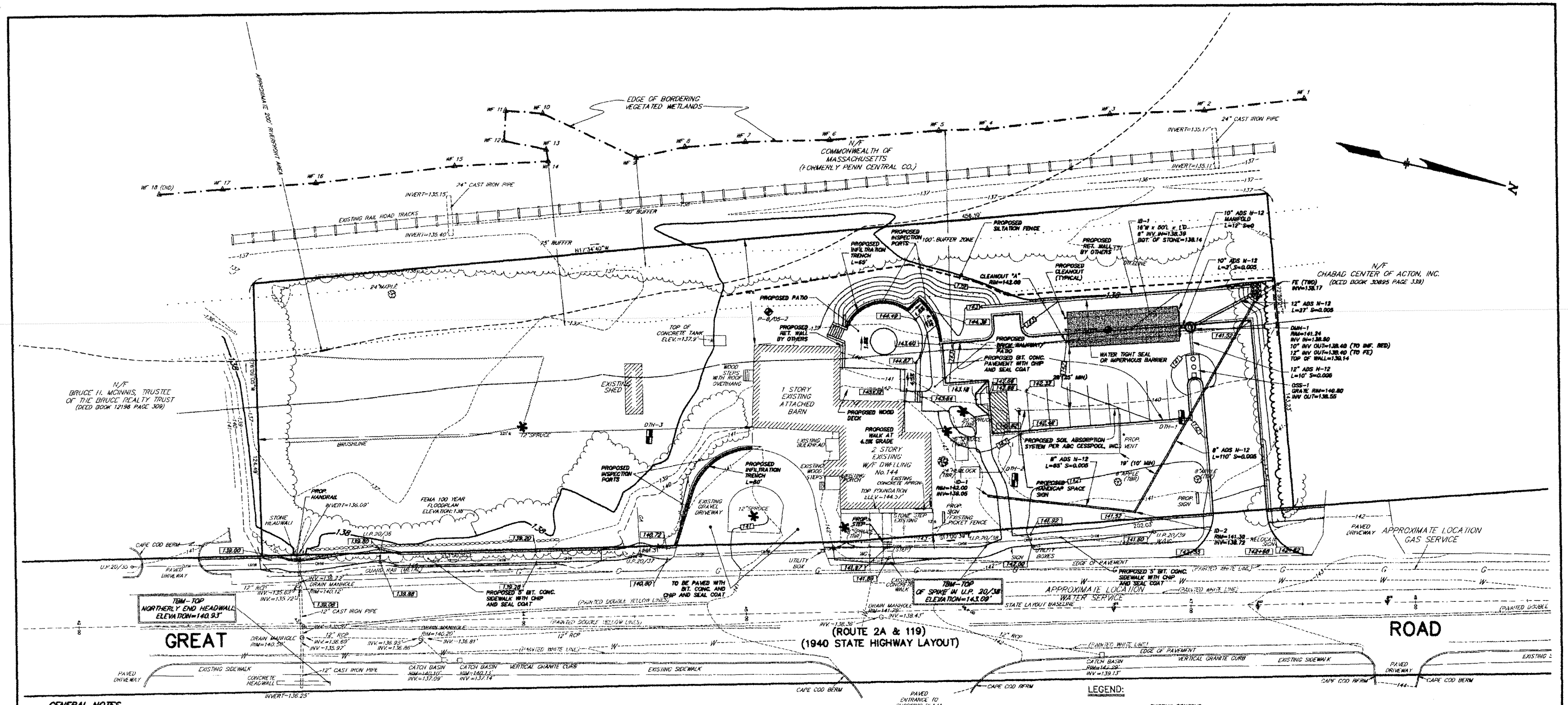
LIMITED BUISNESS ZONING DISTRICT
SECTION 5.4.6.2
ONE SPACE PER 3,000 SF OF DEVELOPABLE SITE AREA = 11 MAX

REQUIRED HANDICAP SPACES: 0
PROPOSED PARKING:
TOTAL SPACES: 11
HANDICAP SPACES: 1 (VAN ACCESSIBLE)

LEGEND:

- BIT. CONC. SIDEWALK/ WALKWAY WITH CHIP AND SEAL
- PERIMETER LANDSCAPING
- OPEN SPACE
- PROPOSED BRICK PAVERS

(3684SITEA.DWG) SHEET 1 OF 3 SM-3684



GENERAL NOTES

1. ALL ELEVATIONS REFER TO NGVD OF 1929. STARTING BENCHMARK: U.S.G.S. BENCH MARK 26 IN EAST ACTON, 176 FEET NORTH OF INTERSECTION OF CONCORD ROAD (FORMERLY ACTON CENTER ROAD AND N.Y.N.H. & H. R.R. (BOSTON DIV.)) AND 43 FEET EAST OF EAST RAIL. A CHISELED SQUARE IN THE TOP LEDGE OUTCROUP.
2. 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 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 DAMAGE 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 TELE. NO. (888) 344-7233.
3. UNLESS OTHERWISE SPECIFIED ON THESE PLANS, ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH SPECIFICATIONS OUTLINED IN THE ACTON ZONING BYLAW AND THE ACTON RULES AND REGULATIONS FOR SITE PLAN SPECIAL PERMITS.
4. ALL LIMITS OF WORK SHALL BE LOCATED IN THE FIELD PRIOR TO CONSTRUCTION OR SITE CLEARING.
5. ALL WATER PIPES, HYDRANTS, GATE VALVES AND OTHER APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE ACTON WATER SUPPLY DISTRICT REQUIREMENTS.
6. ALL STUMPS AND OTHER CONSTRUCTION DEBRIS SHALL BE PROPERLY REMOVED
7. ANY FILL MATERIAL USED SHALL BE FREE OF HAZARDOUS MATERIALS OR WASTE.
8. ALL DRAIN PIPES SHALL BE ADS N-12 UNLESS OTHERWISE SHOWN.
9. TRANSPORTATION OF FILL, EARTH, OR CONSTRUCTION DEBRIS TO OR FROM THE SITE SHALL BE RESTRICTED TO DAYTIME HOURS (9 AM TO 4 PM) MONDAY THROUGH FRIDAY.
10. CONSTRUCTION SHALL BE IN ACCORDANCE WITH 521 CMR ARCHITECTURAL ACCESS BOARD REGULATIONS. ALL PROPOSED SIDEWALKS SHALL HAVE A MAX. CROSS SLOPE OF 2%. THE PROPOSED HANDICAP PARKING SPOT AND ADJACENT STRIPED AREA SHALL HAVE A MAX. SLOPE OF 2% IN ALL DIRECTIONS. A HANDICAP ACCESSIBLE ROUTE SHALL BE PROVIDED BETWEEN THE PROPOSED HANDICAP SPACE AND THE BUILDING. THIS ROUTE SHALL HAVE A MAX. RUNNING SLOPE OF 5% AND A MAXIMUM CROSS SLOPE OF 2%. OR SHALL BE CONSTRUCTED AS A "RAMP" IN ACCORDANCE WITH THE REGULATIONS.
11. LOCATIONS OF THE EXISTING SEPTIC TANKS, SOIL ABSORPTION SYSTEM, AND WATER LINE ARE APPROXIMATE PER ACTON B.O.H. RECORDS, AND ACTON TOWN ENGINEER RECORDS.
12. ANY ROAD BOUNDS LOCATED ON GREAT ROAD WHICH ARE DISTURBED DURING CONSTURCTION SHALL BE RESTORED TO THEIR ORIGINAL LOCATION.

EROSION AND SEDIMENTATION CONTROL NOTES

1. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY CONSTRUCTION ON THE SITE.
2. SILT FENCE SHALL BE PLACED IN ALL AREAS AS SHOWN ON ALL THE PLANS AND IN ANY OTHER AREAS AS DETERMINED NECESSARY DURING CONSTRUCTION.
3. ALL SOIL STOCKPILES SHALL HAVE EROSION CONTROL MEASURES AROUND THEIR EDGES AT ALL TIMES.
4. THE DRAINAGE SYSTEM SHALL ALSO BE CONSTRUCTED DURING THE EARLIEST OF THE PROJECT IN ORDER TO DIRECT RUNOFF AND SEDIMENT FOR TREATMENT. THE BMP'S SHALL BE PROPERLY CLEANED AND GRADED TO MINIMIZE THE AMOUNT OF SEDIMENT REMAINING IN IT AFTER THE SITE IS STABILIZED.
5. THE CATCH BASIN GRATES SHALL BE COVERED WITH SILTATION FABRIC DURING CONSTRUCTION. CATCH BASIN RIMS ARE TO BE SET AT BINDER GRADE UNTIL IT IS TIME TO APPLY THE PAVEMENT WEARING COURSE. THE SEDIMENT AND OIL SEPARATORS SHALL BE CLEANED FOLLOWING COMPLETION OF CONSTRUCTION AND ANNUALLY THEREAFTER.
6. ALL CUT AND FILL SLOPES SHALL BE IMMEDIATELY COVERED WITH 4" OF LOAM AND SEEDED DURING THE GROWING SEASON (APRIL 1 TO NOVEMBER 1) OR COVERED WITH HAYMULCH DURING THE NON-GROWING SEASON (NOVEMBER 1 TO APRIL 1). IN AREAS SUBJECT TO THE WETLANDS PROTECTION ACT, THE HAYMULCH AND/OR REQUIRED MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT VEGETATION IS REESTABLISHED. SLOPES STEEPER THAN 2:1 SHALL BE RIP RAPPED.
7. SLOPES STEEPER THAN 3:1 SHALL BE LOAMED, SEEDED, ROLLED AND STABILIZED WITH "CONTECH ERO-MAT" EROSION MAT, INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
8. UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL RECEIVE 4" OF LOAM AND BE SEEDED TO PREVENT EROSION.
9. THE SILT FENCE SHALL BE MAINTAINED UNTIL VEGETATIVE COVER HAS BEEN SUITABLY ESTABLISHED, GRADED SLOPES ARE STABLE, AND A CERTIFICATE OF COMPLIANCE HAS BEEN ISSUED FROM THE ACTON CONSERVATION COMMISSION.

INSPECTION/MAINTAINENCE:

10. THE CONTRACTER IS RESPONSIBLE TO CLEAN UP ANY SEDIMENT OR DEBRIS WHICH ERODES FROM THE SITE INTO THE WETLANDS IMMEDIATELY UPON DISCOVERY.
11. THE CONTRACTER IS RESPONSIBLE TO CLEAN UP ANY SEDIMENT OR DEBRIS WHICH ERODES FROM THE SITE ONTO PUBLIC ROADS AND PRIVATE PROPERTY AND TO REMOVE SEDIMENT OR DEBRIS THAT ENTERS ANY EXISTING DRAINAGE SYSTEM INCLUDING CATCH BASIN SUMPS, PIPE LINES, MANHOLES, AND DITCHES.
12. 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.
13. OPERATOR PERSONNEL MUST INSPECT THE CONSTRUCTION SITE AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5 INCHES OR MORE. DISTURBED AREAS THAT HAVE BEEN STABILIZED MUST BE INSPECTED AT LEAST ONCE PER MONTH.
14. THE HAYBALES SHALL REMAIN IN PLACE UNTIL A VEGETATIVE COVER HAS BEEN ESTABLISHED.
15. THE CATCH BASIN SUMP, SEDIMENT AND OIL SEPARATOR, AND MANHOLES SHALL BE CLEANED OUT AFTER CONSTRUCTION.

LEGEND:

	EXISTING CONTOUR
N/F	NOW OR FORMERLY
OHW	OVERHEAD WIRES
UP	UTILITY POLE
	BORDERING VEGETATED WETLAND
	100' BUFFER ZONE
	200' RIVERFRONT AREA
	PROPOSED TREELINE
275	PROPOSED CONTOUR
287.62	PROPOSED SPOT GRADE
	PROPOSED SILTATION FENCE & LIMIT OF WORK
DMH	DRAIN MANHOLE
OSS	OIL/SEDIMENT SEPARATOR
ID	INLINE DRAIN
IB	INFILTRATION BED
(TBR)	TO BE REMOVED
	EXISTING HYDRANT

144 GREAT ROAD SITE PLAN
ACTON, MASSACHUSETTS

GRADING, DRAINAGE, UTILTIES PLAN

FOR: 144 GREAT ROAD

SCALE: 1"=20' OCTOBER 3, 2005

REV: JANUARY 10, 2005

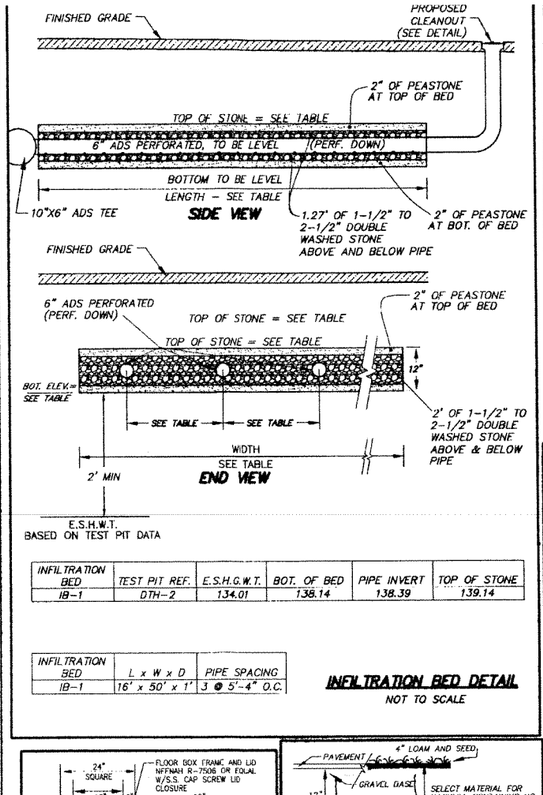
STAMSKI AND MCNARY, INC.
80 HARRIS STREET ACTON, MASSACHUSETTS
(978) 263-8585
ENGINEERING - PLANNING - SURVEYING

0 10 20 40 60 80 FT

(3684SITEA.DWG) SHEET 2 OF 3 SM-3684

COMMONWEALTH OF MASSACHUSETTS JOSEPH MARCH CIVIL #40472 REGISTERED PROFESSIONAL ENGINEER

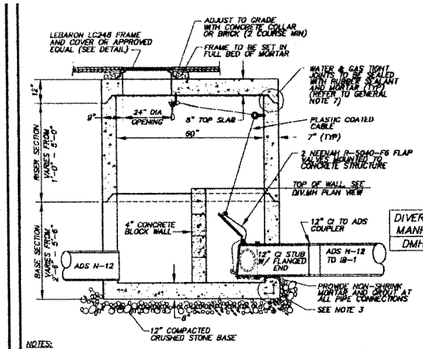
COMMONWEALTH OF MASSACHUSETTS WILLIAM F. MCNARY No. 30755 REGISTERED PROFESSIONAL LAND SURVEYOR



INFILTRATION BED	TEST PIT REF.	E.S.H.G.W.T.	BOT. OF BED	PIPE INVERT	TOP OF STONE
IB–1	DTH–2	134.01	138.14	138.39	139.14

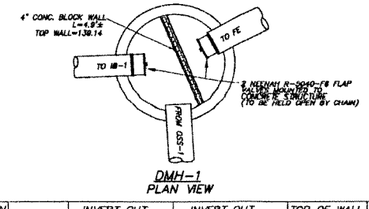
INFILTRATION BED	L x W x D	PIPE SPACING
IB–1	16' x 50' x 1'	3 @ 5'-4" O.C.

INFILTRATION BED DETAIL
NOT TO SCALE



NOTES:
1. STRUCTURE AS MANUFACTURED BY SHEA CONCRETE (978) 658-2645 OR APPROVED EQUAL
2. CONCRETE: 4,000 P.S.I. MIN. AFTER 28 DAYS.
3. REINFORCED STEEL CONFORMS TO LATEST A.S.T.M. A185 SPEC. 0.18 SQ. IN./LINEAL FT. AND 0.18 SQ. IN. (BOTH WAYS) BASE BOTTOM.
4. H-20 DESIGN LOADING PER AASHTO. HS-20-44; ASTM C478 SPEC. FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."
5. BUTYL RESIN SECTION JOINT CONFORMS TO LATEST ASTM C443 SPEC.

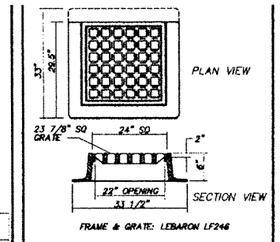
LEGEND:
DMH = DRAIN MANHOLE



DMH–1
PLAN VIEW

DIVERSION MANHOLE	INVERT IN	INVERT OUT TO IB–1	INVERT OUT OVERFLOW	TOP OF WALL ELEVATION	RIM ELEV.
DMH–1	138.50	138.40	138.40	139.14	141.24

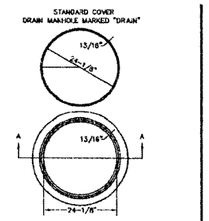
PRECAST CONCRETE DIVERSION MANHOLE DETAIL (DMH–1)
NOT TO SCALE



FRAME & GRATE: LEBARON LF246

FULLY MACHINED AND INTERCHANGABLE FRAMES AND COVERS.
HIGH QUALITY MATERIALS AND WORKMANSHIP
COAL TAR EPOXY PAINTED.
NO ROCK COVERS.
H-20 LOADING RATE

CATCH BASIN FRAME AND GRATE
NOT TO SCALE



MANHOLE FRAME AND COVER
N.T.S.

MODIFIED STORM WATER OPERATIONAL AND MAINTENANCE PLAN

1. BMP OWNER: KIMBERLY A. POWERS, TRUSTEE
THE BRAVERY REALTY TRUST
7 WILSON LANE
ACTON, MA 01720
2. PARTIES RESPONSIBLE FOR MAINTENANCE: SAME AS ABOVE
3. SCHEDULE FOR INSPECTION AND MAINTENANCE:

STREET SWEEPING:
•THE PARKING LOT SHALL BE SWEPT OF ALL SEDIMENT ONCE IN THE SPRING AND ONCE IN THE FALL.

SEDIMENT AND OIL SEPARATOR:
•THE DEEP SUMP FOR THE SEDIMENT AND OIL SEPARATOR SHALL BE INSPECTED AND CLEANED ANNUALLY. THE SEDIMENT AND OIL SEPARATOR HAS A 48 INCH DEEP SUMP AND THE WATER LEVEL IS MAINTAINED BY THE DISCHARGE PIPE AT 46 INCHES.
– THE DEPTH OF SEDIMENT SHALL BE OBSERVED AT THE MANHOLE. THE DEPTH OF THE SEDIMENT IN THE STRUCTURE SHALL NOT EXCEED A DEPTH OF 18 INCHES AS DETERMINED BY PROBING WITH A STICK. IF THE STICK HITS THE BOTTOM WITHIN 28 INCHES OF THE WATER LEVEL, MORE THAN 18 INCHES OF SEDIMENT HAS ACCUMULATED AND MUST BE REMOVED. ALL THREE COMPARTMENTS OF THE STRUCTURE SHALL BE CLEANED. LICENSED PERSONS SHOULD REMOVE AND DISPOSE OF THE CONTENTS OF THE SUMP IN ACCORDANCE WITH APPLICABLE REGULATIONS

INFILTRATION TRENCHES
THE INFILTRATION TRENCHES SHALL BE INSPECTED ANNUALLY. THE FILTER FABRIC SHALL BE CHECKED FOR EXCESSIVE SEDIMENT BUILD UP. IF APPRECIABLE AMOUNTS OF SEDIMENT ARE OBSERVED THE PEASTONE SHALL BE MOVED ASIDE AND THE FILTER FABRIC REPLACED. THE PEASTONE SHALL THEN BE WASHED AND PLACED OVER THE NEW FILTER FABRIC IN A 3 INCH LAYER AS SHOWN ON THE DETAIL.
THE INSPECTION PORTS SHALL BE OPENED AND INSPECTED ANNUALLY. IF THE WATER LEVEL IS LESS THAN 6 INCHES FROM THE TOP OF THE TRENCH, THE TRENCHWAY HAVE TO BE REPLACED. THIS INSPECTION SHOULD NOT BE DONE WITHIN 72 HOURS OF A RAIN EVENT.

INFILTRATION BED
•THE INFILTRATION BED CLEANOUTS SHALL BE OPENED AND INSPECTED ANNUALLY. IF THE WATER LEVEL IS LESS THAN THE AMOUNT INDICATED IN THE "DEPTH TO WATER COLUMN" IN THE TABLE BELOW, THE PIPES SHALL BE FLUSHED WITH A PRESSURE HOSE. IF AFTER 24 HOURS THE WATER LEVEL HAS NOT DROPPED, THE INFILTRATION BED MAY HAVE TO BE REPLACED. (NOTE: THE RIM ELEVATION OF INDICATED CLEANOUT MUST BE CONFIRMED. THE DEPTH TO WATER WILL VARY OTHERWISE.)
THIS INSPECTION SHOULD NOT BE DONE WITHIN 72 HOURS OF A RAIN EVENT.
•IN THE EVENT OF AN EMERGENCY SPILL OR POSSIBLE CONTAMINATION OF THE INFILTRATION BEDS, THE FLAP VALVE IN DMH–1 MUST BE CLOSED.

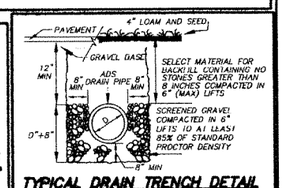
CLEANOUT	RIM ELEVATION	DEPTH TO WATER*
A	142.00	35"

*DISTANCE FROM CLEANOUT RIM TO 1"± BELOW TOP OF STONE IN INFILTRATION BEDS

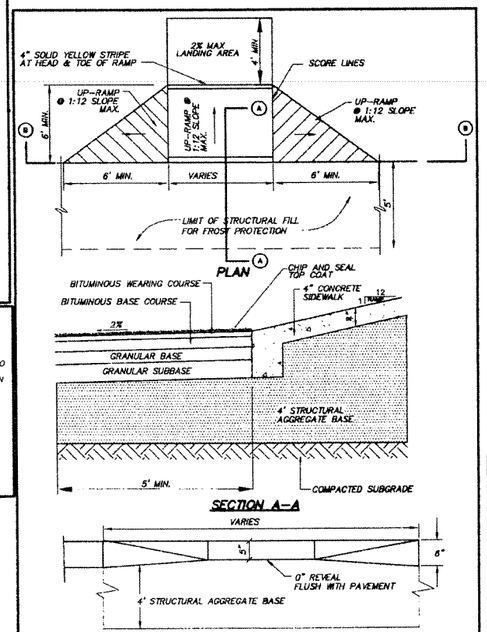
FLAP VALVES
THE PURPOSE OF THE FLAP VALVES IS TO PREVENT CONTAMINATION OF THE GROUNDWATER THROUGH THROUGH THE INFILTRATION BED BY PROVIDING A MECHANISM THAT BLOCKS THE FLOW OF STORMWATER INTO THE INFILTRATION BED AND GROUND SURFACE IN THE EVENT OF A HAZARDOUS SPILL.
IN THE EVENT OF A HAZARDOUS SPILL THE OPERATOR OF THE FLAP VALVES SHALL RELEASE THE SUPPORT CHAIN ATTACHED TO THE FLAP IS IN THE CLOSED POSITION. WHEN THE THREAT OF CONTAMINATION HAS BEEN REMOVED, THE FLAPS SHALL BE REOPENED FOR NORMAL OPERATION.

THE FLAP VALVES AND CHAINS SHALL BE INSPECTED FOR PROPER OPERATION ANNUALLY.

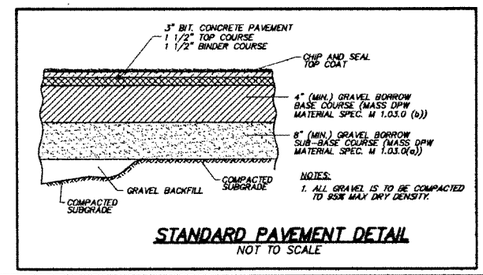
DRAINAGE CLEANOUT DETAIL
N.T.S.



TYPICAL DRAIN TRENCH DETAIL
NOT TO SCALE

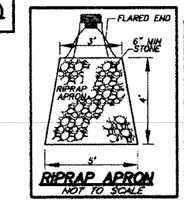


HANDICAP CURB CUT DETAIL
NOT TO SCALE

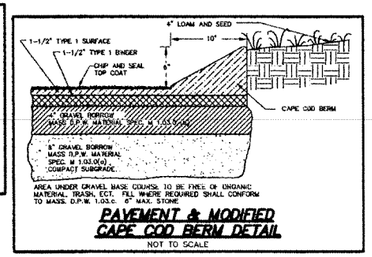


NOTES:
1. ALL GRAVEL IS TO BE COMPACTED TO 95% MAX DRY DENSITY.

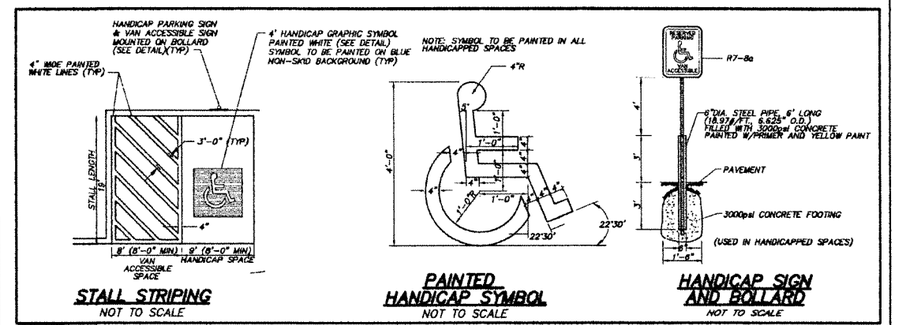
STANDARD PAVEMENT DETAIL
NOT TO SCALE



RIPRAP APRON
NOT TO SCALE



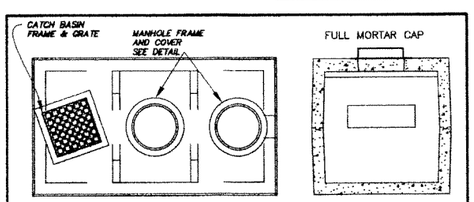
PAVEMENT & MODIFIED CAPE COD BERM DETAIL
NOT TO SCALE

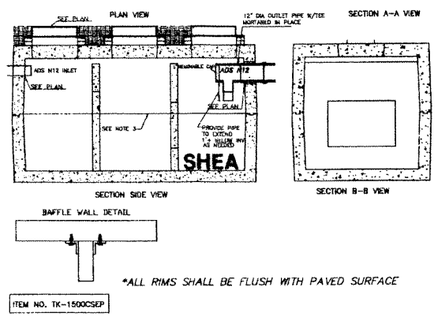


STALL STRIPING
NOT TO SCALE

PAINTED HANDICAP SYMBOL
NOT TO SCALE

HANDICAP SIGN AND BOLLARD
NOT TO SCALE



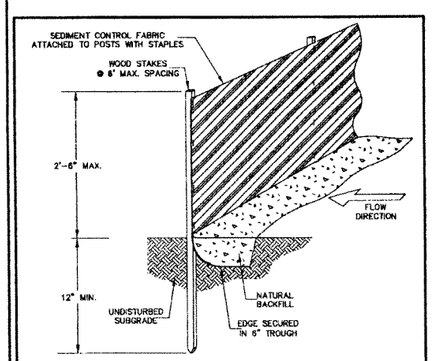


*ALL RIMS SHALL BE FLUSH WITH PAVED SURFACE

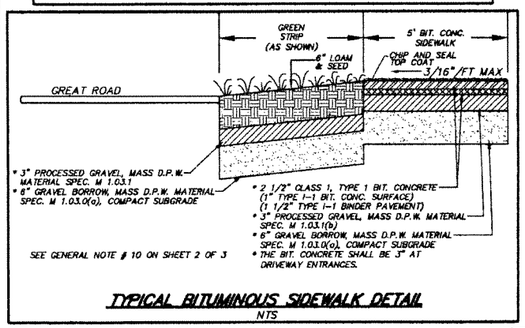
ITEM NO. TK-1500CSEP

NOTES:
1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGNED FOR H-20 LOADING.
ALSO AVAILABLE IN H-10 LOADING WITH 3" WALL.
3. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN.
4. TEE SHOULD BE LOCATED AS CLOSE AS POSSIBLE TO SIDEWALL AND NOT DIRECTLY UNDER OPENING

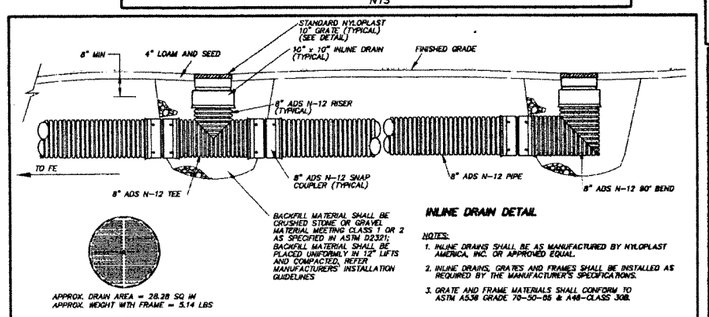
SEDIMENT & OIL SEPARATOR
NOT TO SCALE



SILTATION FENCE DETAIL
N.T.S.



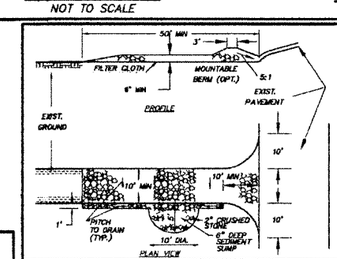
TYPICAL BITUMINOUS SIDEWALK DETAIL
NTS



INLINE DRAIN DETAIL

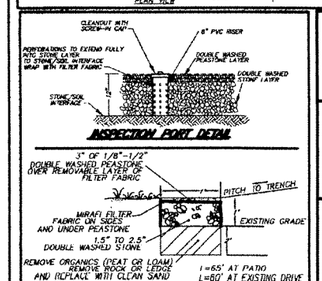
NOTES:
1. INLINE DRAINS SHALL BE AS MANUFACTURED BY NYLOPLAST AMERICA, INC. OR APPROVED EQUAL.
2. INLINE DRAINS, GRATES AND FRAMES SHALL BE INSTALLED AS REQUIRED BY THE MANUFACTURER'S SPECIFICATIONS.
3. GRATE AND FRAME MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05 & A48-CLASS 30B.

AREA DRAIN DETAIL (AD–1 THROUGH AD–2)
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS
1. THE ENTRANCE OF THE PROPOSED DRIVE SHALL INITIALLY HAVE 6" OF 2" CRUSHED STONE LAID DOWN AS A TRAFFIC SEDIMENT CONTROL STRUCTURE AS SURFACE IN THE STABILIZED CONSTRUCTION ENTRANCE DETAIL. THIS STONE PACK SHALL BE PLACED OVER THE ROADWAY FOR A MINIMUM DISTANCE OF 50 FEET FROM THE EDGE OF PAVEMENT AND SHALL BE REMOVED AND REPLACED WITH ROADWAY GRAVEL PRIOR TO THE PLACEMENT OF PAVEMENT.
2. STONE SIZE – USE 2" CRUSHED STONE.
3. WIDTH – TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL 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 DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
7. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO 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.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



NOT TO SCALE

144 GREAT ROAD
SITE PLAN
ACTON, MASSACHUSETTS

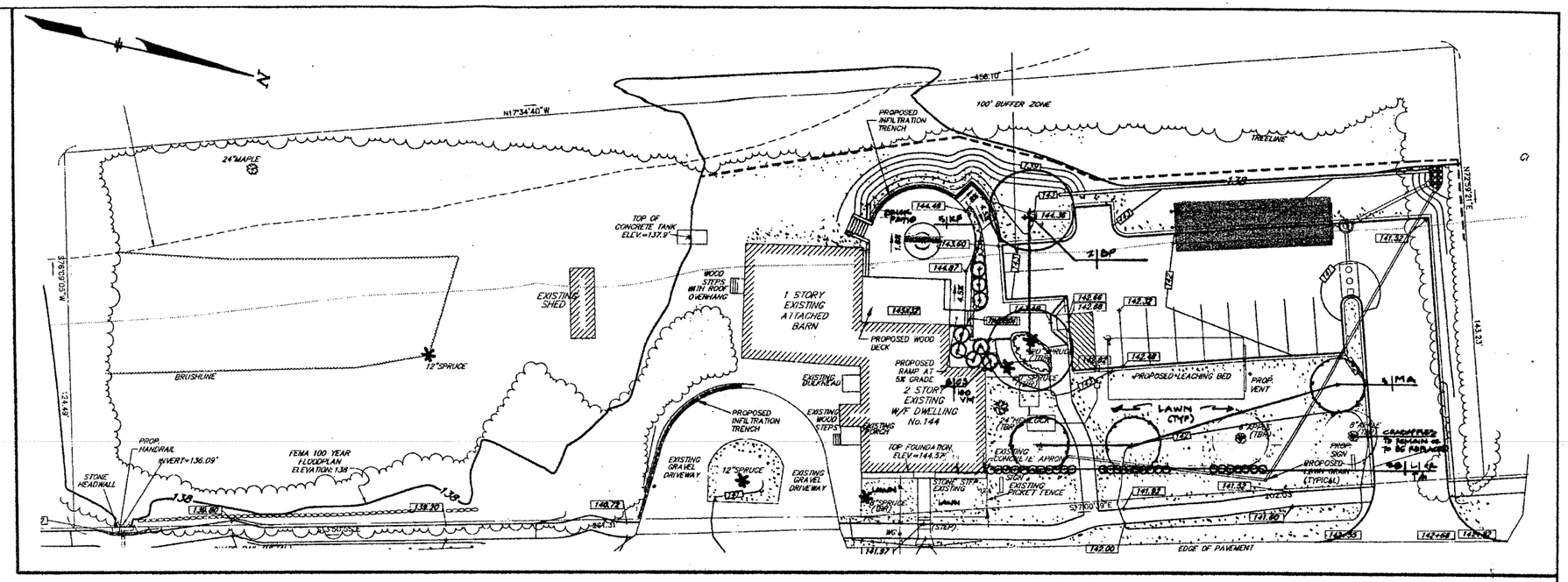
DETAIL SHEET
FOR: LAWRENCE POWERS
SCALE: AS SHOWN OCTOBER 3, 2005
REV: JANUARY 10, 2005

STAMSKI AND MCNARY, INC.
80 HARRIS STREET ACTON, MASSACHUSETTS
(978) 263-8585
ENGINEERING – PLANNING – SURVEYING

COMMONWEALTH OF MASSACHUSETTS JOSEPH MARCH CIVIL #40472 REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH OF MASSACHUSETTS WILLIAM F. McNARY No. 30753 REGISTERED PROFESSIONAL LAND SURVEYOR

(3684SITEA.DWG) SHEET 3 OF 3 SM–3684

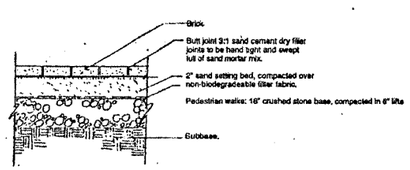


GENERAL NOTES

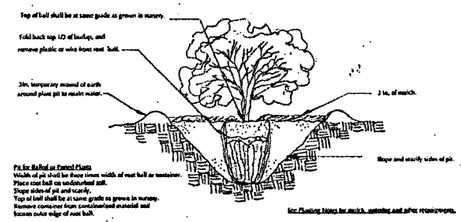
1. Landscape contractor shall follow Town of Acton & State of MA standard specifications for all work in this project.
2. Landscape Contractor shall meet with all appropriate Town departments prior to construction to make him/herself aware of all utilities and other conditions affected by this work. Landscape Contractor shall coordinate Dig Safe and be responsible for any necessary permitting & insurance for this project.
3. This Landscape Plan is for design intent only. Landscape Contractor may scale from the drawing, however final plant and stone oval layout shall be worked out on site with the Landscape Architect (L.A.).
4. See all relevant plans for this project including, but not limited to, Utility and Grading Plans and Architectural drawings. Locate and flag all utilities and tanks prior to grading & planting. The Landscape Contractor shall be held responsible for any breaks or disturbances of these systems caused by his/her work.
5. Grading: Landscape Contractor shall grade site for positive drainage away from structures. Acceptance of grading is required before planting can begin.

PLANTING NOTES

1. The Landscape Contractor shall supply all plant materials in quantities sufficient to complete the planting plan shown on the drawings.
2. All materials shall conform to the guidelines established by the "American Standard for Nursery Stock", published by the American Association of Nurserymen.
3. All plants shall be balled in burlap unless specified otherwise. No root bound container stock will be accepted. All plastic root wrapping and metal wire baskets shall be removed at the time of planting, except that wire which is directly under the root ball.
4. All plants shall bear the same relationship to finished grade as to original grade before digging.
5. The Landscape Contractor shall blend the new earthwork smoothly with existing contours.
6. The Landscape Contractor is responsible for providing the required loam/planting mix.
7. This Landscape Plan is for design intent only. Landscape Contractor may scale from the drawing; however, final plant layout shall be worked out on site with the Landscape Architect (L.A.). Landscape Contractor shall set out plants on grade generally as shown on the plan for approval by L.A. L.A. may direct landscape contractor to relocate plants until design intent is accomplished as determined by L.A.
8. Care shall be taken not to disturb existing plant materials. When digging near the base of existing materials, no roots shall be disturbed. Use only hand tools for excavation work. Any plant injured or destroyed shall be replaced with a plant of equal or greater size at the Landscape Contractor's expense.
9. Landscape Contractor shall water the plants thoroughly at the time of planting and twice during the first 24 hours after planting. The Landscape Contractor shall maintain the plants until frost following installation, unless another arrangement is made with the owner's approval.
10. The Landscape Contractor shall fertilize new plants with 10-10-10 fertilizer according to manufacturer's instructions, only after discussions with the Landscape Architect.
11. Pruning: Lightly prune all woody plants ONLY if directed by L.A. A person qualified and experienced in this work shall do the pruning. Do not remove all terminal buds. All trees shall have a single leader unless specified by the Landscape Architect. Tree leaders shall not be pruned by the Landscape Contractor or the nursery/grower. Landscape Architect retains the right to reject any trees with pruned leaders and the Landscape Contractor shall replace such material at his/her own expense.
12. All plants shall be sprayed with an anti-dessicant within 24 hours after planting, an again the first week of November the first fall after planting.
13. Mulch: Two to three inches of very dark brown shredded pine bark mulch shall be spread throughout all planting beds. Keep mulch away from tree trunks. Submit sample of mulch to Landscape Architect for approval.
14. All planting beds shall be clearly and sharply edged.
15. All plants shall be guaranteed for a minimum of one year from the date of final acceptance of planting by the Landscape Architect. Landscape Contractor shall replace, at his/her own expense, any dead or diseased plants, or any plant material deemed by the Landscape Architect to be in poor condition.



Brick Paving
Not to Scale



Pit for Balled or Panel Plants
Width of pit shall be three times width of root ball or container.
Place root ball on undisturbed soil.
Slope sides of pit and scarify.
Top of ball shall be at same grade as grown in nursery.
Remove container from container material and loosen outer edge of root ball.

Planting Mix & Watering:
Backfill shall be slightly improved material from pit.
Break up clods and compacted soil and add minimal amounts of vermiculite and organic material if soil is poor.
Add soil gradually and tamp lightly when backfilling.
Water halfway and allow to drain.
Water thoroughly after backfill complete.

See Planting Notes for mulch, watering and other requirements.

Shrub Planting
Not to Scale

Tree Pit
Width of pit shall be three times width of rootball.
Place root ball on undisturbed soil.

Slope sides of pit and scarify.

Top of ball shall be at same grade as grown in nursery.

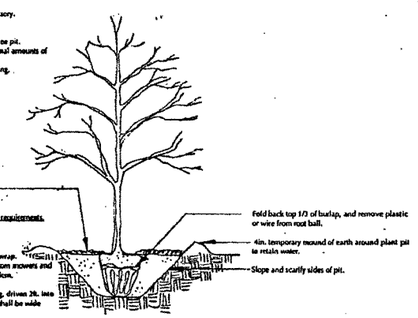
Planting Mix & Watering:
Backfill shall be slightly improved material from tree pit.
Break up clods and compacted soil and add minimal amounts of vermiculite and organic material if soil is poor.
Add soil gradually and tamp lightly when backfilling.
Water halfway and allow to drain.
Water thoroughly after backfill complete.

Mulch:
Place 2in. to 4in. mulch around each tree, 36in. dia. circle, minimum.
Do not place any mulch against tree trunk.

See Planting Notes for mulch, watering and other requirements.

Staking:
Generally, large trees do not need staking or tree wrap. However, contractors may stake trees to protect from mowers and to provide anchorage, especially if wind is a problem.

If stakes are necessary, use 3 stakes, 6ft.to 8ft. long, driven 2ft. into ground and 1ft. from trunk of tree. Guy material shall be wide fabric band.
Stakes should be fastened to allow some trunk movement.
Stakes & guy should be removed within 1 year of planting.



Deciduous Tree Planting
Not to Scale

PLANT LIST Note: Contractor shall use this list as a guide only. Supply plants to complete intent shown on the Landscape Plan.

Symbol/Botanical Name	Common Name	No.	Size	Remarks
Trees				
BP/Betula papyrifera 'Heritage'	Heritage Paper Birch	2	8-10'ht/Clump	
MA/Malus 'Donald Wyman'	Donald Wyman Crabapple	3	1.5-2"C	Full, matching
Shrubs/Grasses/Groundcover				
CS/Cornus alba 'Argenteo-marginata'	Variegated Redtwig Dogwood	8	2-2.5'ht	Red stems/winter; green & white leaves
LI/Ligustrum x ibolium	Ibolium Privet	30	3-4'ht	Prune to 3' under direction of Landscape Architect
TA/Taxus cuspidata 'Greenwave'	*Greenwave Yew*	*15*	*2-2.5'ht*	*Matching, full specimens, B&B only (sub. for privet)*
VM/Vinca minor	Myrtle	100	from flats	Random spacing
KF/Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	5	2 Gal	
Lawn—Seed mixes for sunny & slope areas—Contractor shall submit data for approval				

144 GREAT ROAD
ACTON, MA
(MIDDLESEX COUNTY)

LANDSCAPE PLAN AND DETAILS

FOR: LAWRENCE POWERS
SCALE: 1"=20' DATE: OCTOBER 3, 2005
REV: JANUARY 10, 2006

KIM AHERN LANDSCAPE ARCHITECTS
40 FOSTER STREET – LITTLETON, MASSACHUSETTS
PHONE: (978) 486-0040

MASSACHUSETTS REGISTERED LANDSCAPE ARCHITECT NO. 742

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