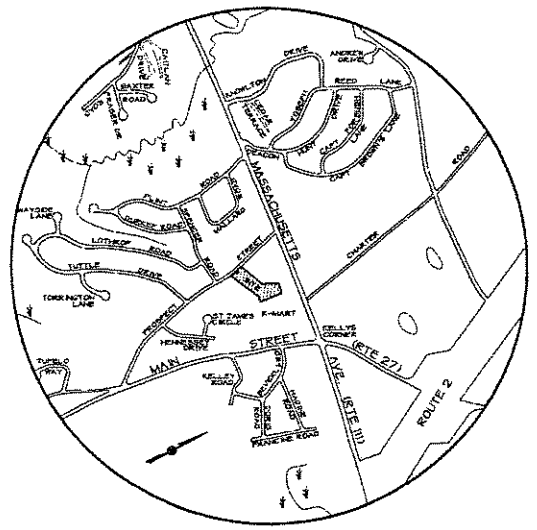
BLANCHARD PLACE

A PROPOSED COMPREHENSIVE PERMIT PROJECT UNDER MGL CHAPTER 40B



LOCUS PLAN
SCALE: 1" = 1,200'

LOCUS PARCEL INFORMATION

139 PROSPECT STREET
ASSESSORS MAP F-2, PARCEL 129

ZONING CLASSIFICATION: R2
AFFORDABLE HOUSING OVERLAY SUB-DISTRICT B

RECORD OWNER:

MARY ELIZABETH SPENCER
C/O ANNE SPENCER NEWEY
9 PATTI LANE
MAYNARD, MA 01754

SEE ALSO:
SPENCER FAMILY IRREVOCABLE TRUST
C/O ANNE SPENCER NEWEY
9 PATTI LANE
MAYNARD, MA 01754

DEED AND PLAN REFERENCE:

MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS
DEED BOOK 42372 PAGE 245
DEED BOOK 35526 PAGE 1
PLAN NO. 164 OF 1981

AREA

TOTAL SITE AREA = 2.9± ACRES

PUBLIC UTILITIES

MUNICIPAL WATER & SEWER

KEYSPAN (GAS)

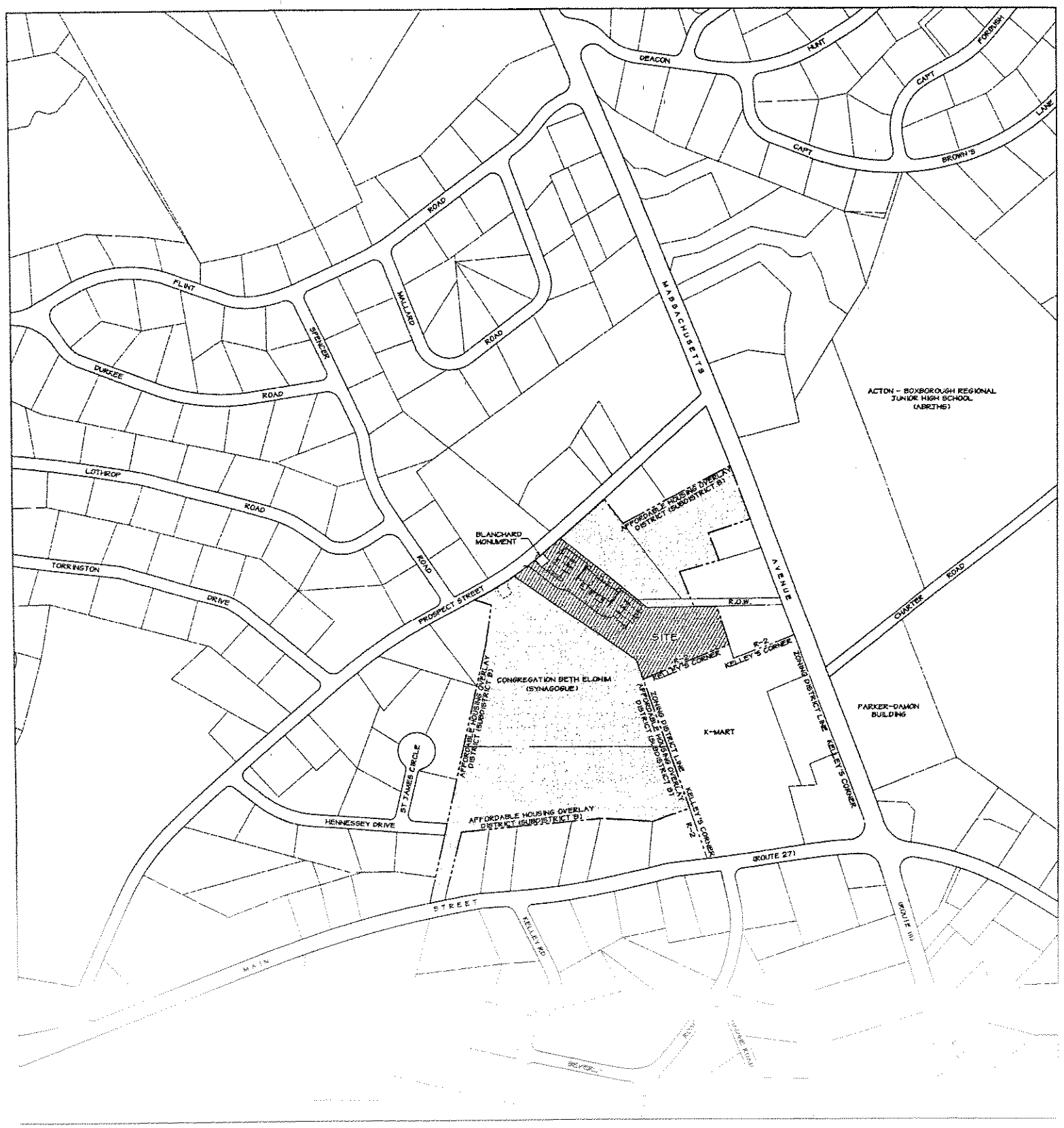
NSTAR (ELECTRIC)

VERIZON (TELEPHONE & INTERNET)

COMCAST (CABLE TV & INTERNET)

ELEVATION DATUM REFERENCE:

NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)
REF.: BOLT ON HYDRANT BY ENTRANCE TO CHURCH AT CORNER OF PROSPECT AND MASSACHUSETTS AVENUE. ELEV. = 220.0



PLAN INDEX

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3 OF 11	RECORD PLAN
4 OF 11	NATURAL FEATURES & EXISTING CONDITIONS PLAN
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7 OF 11	CONSTRUCTION DETAILS 2 OF 2
8 OF 11	LANDSCAPING PLAN 1 OF 2
9 OF 11	LANDSCAPING PLAN 2 OF 2
10 OF 11	EROSION & SEDIMENTATION CONTROL PLAN 1 OF 2
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"BLANCHARD PLACE"
A PROPOSED COMPREHENSIVE PERMIT PROJECT
IN ACTON, MASSACHUSETTS

TITLE SHEET

SHEET 1 OF 11

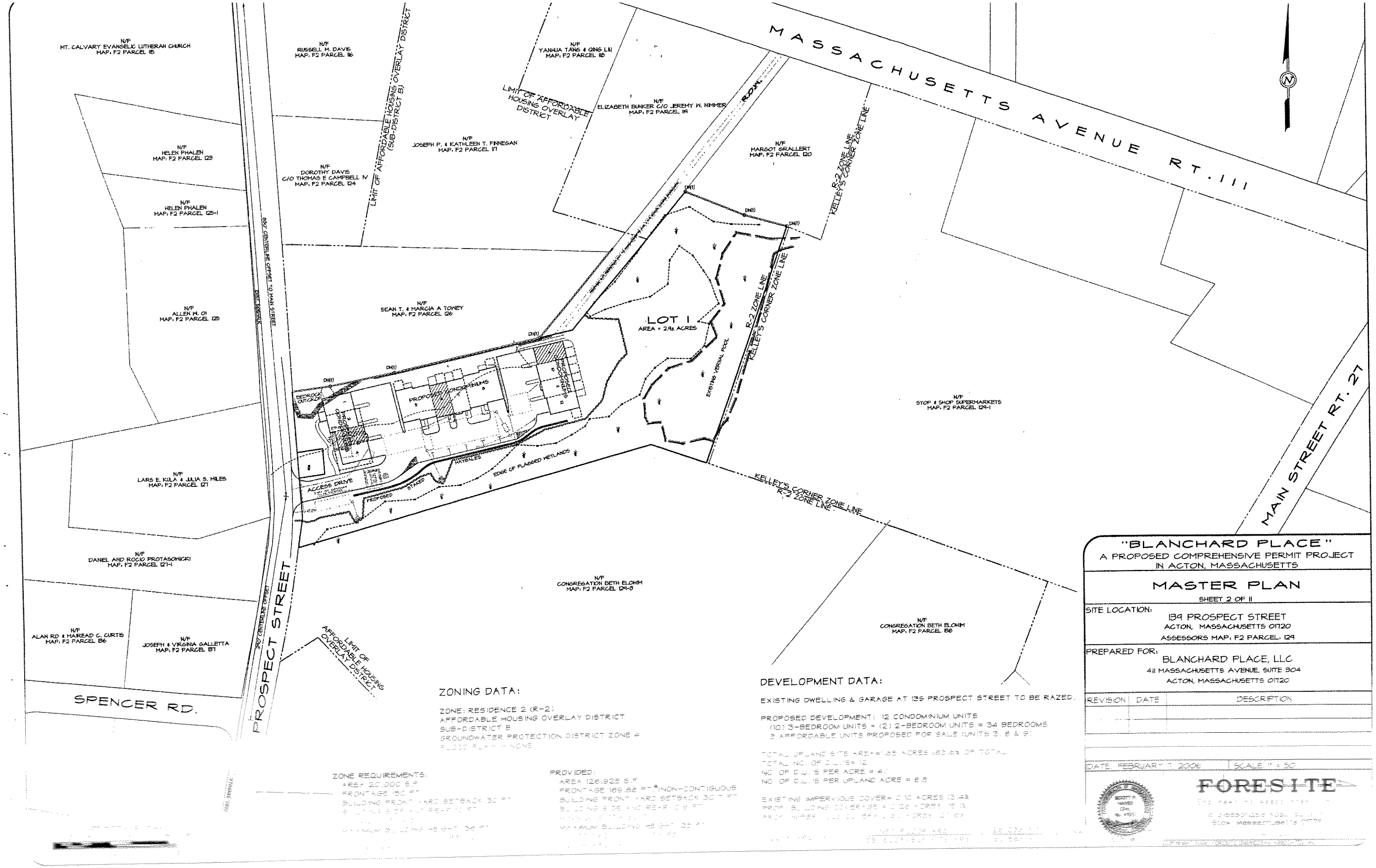
SITE LOCATION:
139 PROSPECT STREET
ACTON, MASSACHUSETTS 01720
ASSESSORS MAP: F2 PARCEL: 129

PREPARED FOR:
BLANCHARD PLACE, LLC
411 MASSACHUSETTS AVENUE, SUITE 304
ACTON, MASSACHUSETTS 01720

REVISION	DATE	DESCRIPTION

DATE: FEBRUARY 7, 2006 | SCALE: 1" = 200'

ENGINEER & LAND SURVEYOR:
FORESITE



ZONING DATA:

ZONE: RESIDENCE 2 (R-2)
AFFORDABLE HOUSING OVERLAY DISTRICT
SUB-DISTRICT B
GROUNDWATER PROTECTION DISTRICT ZONE 4
FLOOD PLAIN - NONE

ZONE REQUIREMENTS:
AREA 20,000 S.F.
FRONTAGE 150 FT
BUILDING FRONT YARD SETBACK 30 FT
[illegible]
MAXIMUM BUILDING HEIGHT 36 FT

PROVIDED:
AREA 126,925 S.F.
FRONTAGE 169.66 FT (NON-CONTIGUOUS
BUILDING FRONT YARD SETBACK 30 FT
[illegible]
MAXIMUM BUILDING HEIGHT 35 FT

DEVELOPMENT DATA:

EXISTING DWELLING & GARAGE AT 139 PROSPECT STREET TO BE RAZED.

PROPOSED DEVELOPMENT: 12 CONDOMINIUM UNITS
(10) 3-BEDROOM UNITS + (2) 2-BEDROOM UNITS = 34 BEDROOMS
3 AFFORDABLE UNITS PROPOSED FOR SALE (UNITS 3, 8 & 9)

TOTAL UPLAND SITE AREA = 1.85 ACRES (63.6% OF TOTAL
TOTAL NO. OF D.U.'S = 12
NO. OF D.U.'S PER ACRE = 4.1
NO. OF D.U.'S PER UPLAND ACRE = 6.5

EXISTING IMPERVIOUS COVER = 0.10 ACRES (3.4%
PROP. BUILDING COVERAGE = 0.28 ACRES (15.1%
PROP. IMPERVIOUS COVERAGE = 0.[illegible] ACRES (21.6%

"BLANCHARD PLACE"

A PROPOSED COMPREHENSIVE PERMIT PROJECT
IN ACTON, MASSACHUSETTS

MASTER PLAN

SHEET 2 OF 11

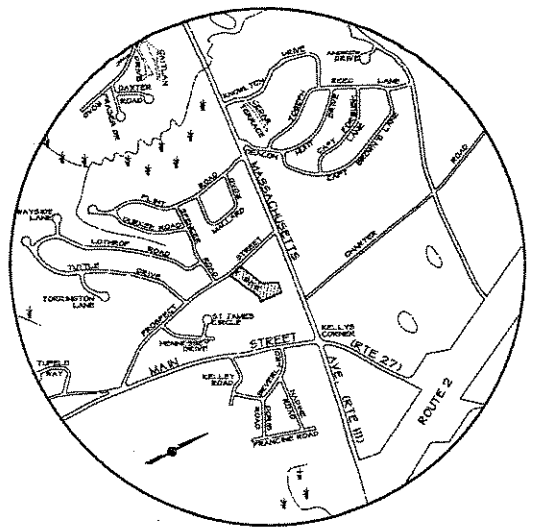
SITE LOCATION:
139 PROSPECT STREET
ACTON, MASSACHUSETTS 01720
ASSESSORS MAP: F2 PARCEL: 129

PREPARED FOR:
BLANCHARD PLACE, LLC
411 MASSACHUSETTS AVENUE, SUITE 304
ACTON, MASSACHUSETTS 01720

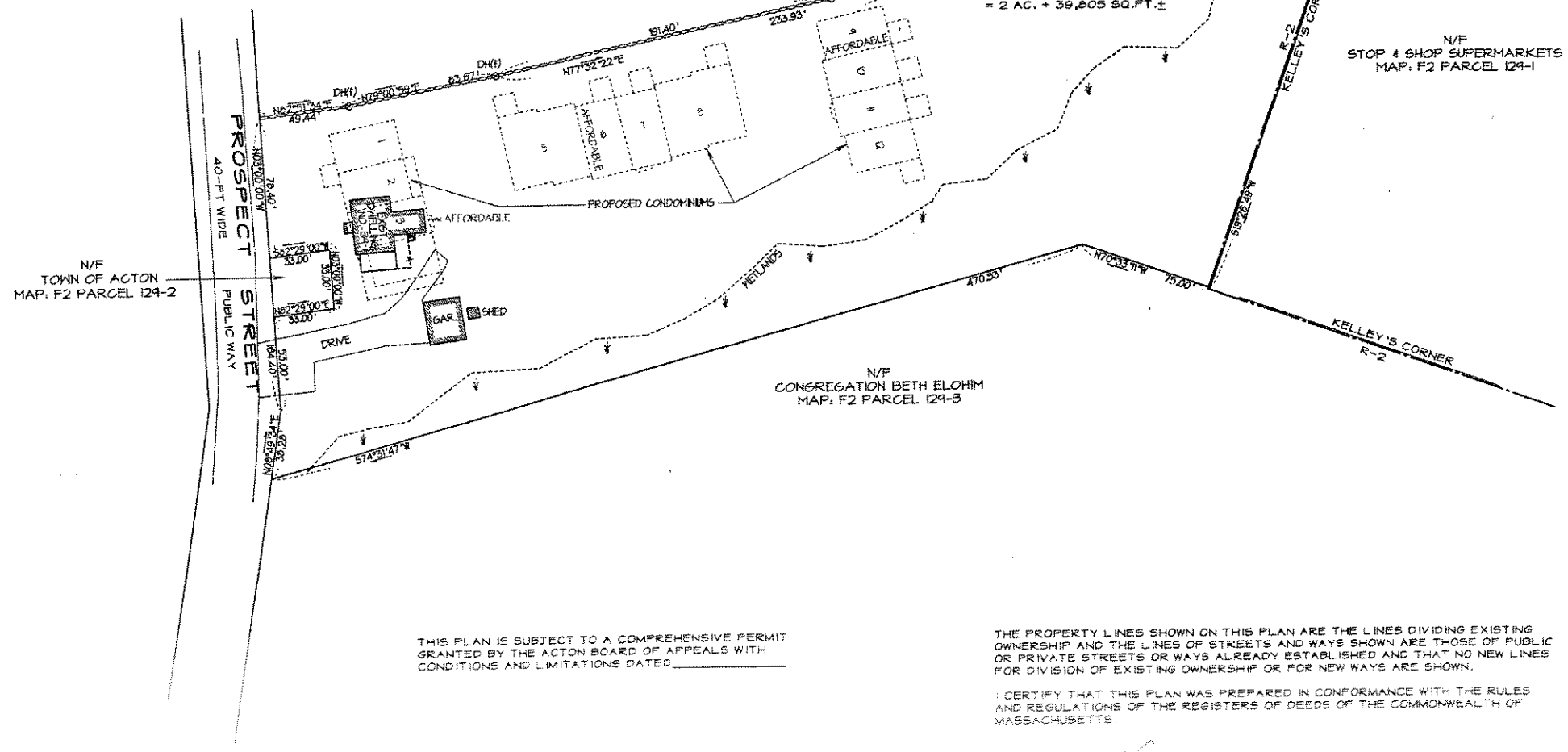
REVISION	DATE	DESCRIPTION

DATE: FEBRUARY 7, 2006 | SCALE: 1" = 50'

FORESITE



LOCUS PLAN
SCALE: 1" = 1,200'



GRAPHIC SCALE

THIS PLAN IS SUBJECT TO A COMPREHENSIVE PERMIT GRANTED BY THE ACTON BOARD OF APPEALS WITH CONDITIONS AND LIMITATIONS DATED _____

THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

_____ 2/7/06
REGISTERED PROFESSIONAL LAND SURVEYOR DATE

(FOR REGISTRY USE)

DEED & PLAN REFERENCES:

MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS

DEED BOOK: 42372 PAGE: 245
DEED BOOK: 35626 PAGE: 1
PLAN NO. 164 OF 1901

RECORD OWNER:

MARY ELIZABETH SPENCER
C/O ANNE SPENCER NEWEY
9 PATTI LANE
MAYNARD, MASSACHUSETTS 01754

SEE ALSO:
SPENCER FAMILY IRREVOCABLE TRUST
C/O ANNE SPENCER NEWEY
9 PATTI LANE
MAYNARD, MA 01754

ASSESSORS REFERENCE:

MAP: F-2 PARCEL: 129

ZONING DISTRICT:

ZONE: R-2

AFFORDABLE HOUSING OVERLAY DISTRICT
SUBDISTRICT B

GROUNWATER PROTECTION DISTRICT: ZONE 4

ENGINEER & LAND SURVEYOR:

FORESITE ENGINEERING ASSOCIATES, INC.
16 GLEASONDALE ROAD, SUITE 1-1
STOW, MASSACHUSETTS 01775

LEGEND:

DH(1) - DENOTES DRILL HOLE FOUND

"BLANCHARD PLACE"

A PROPOSED COMPREHENSIVE PERMIT PROJECT
IN ACTON, MASSACHUSETTS

RECORD PLAN

SHEET 3 OF 11

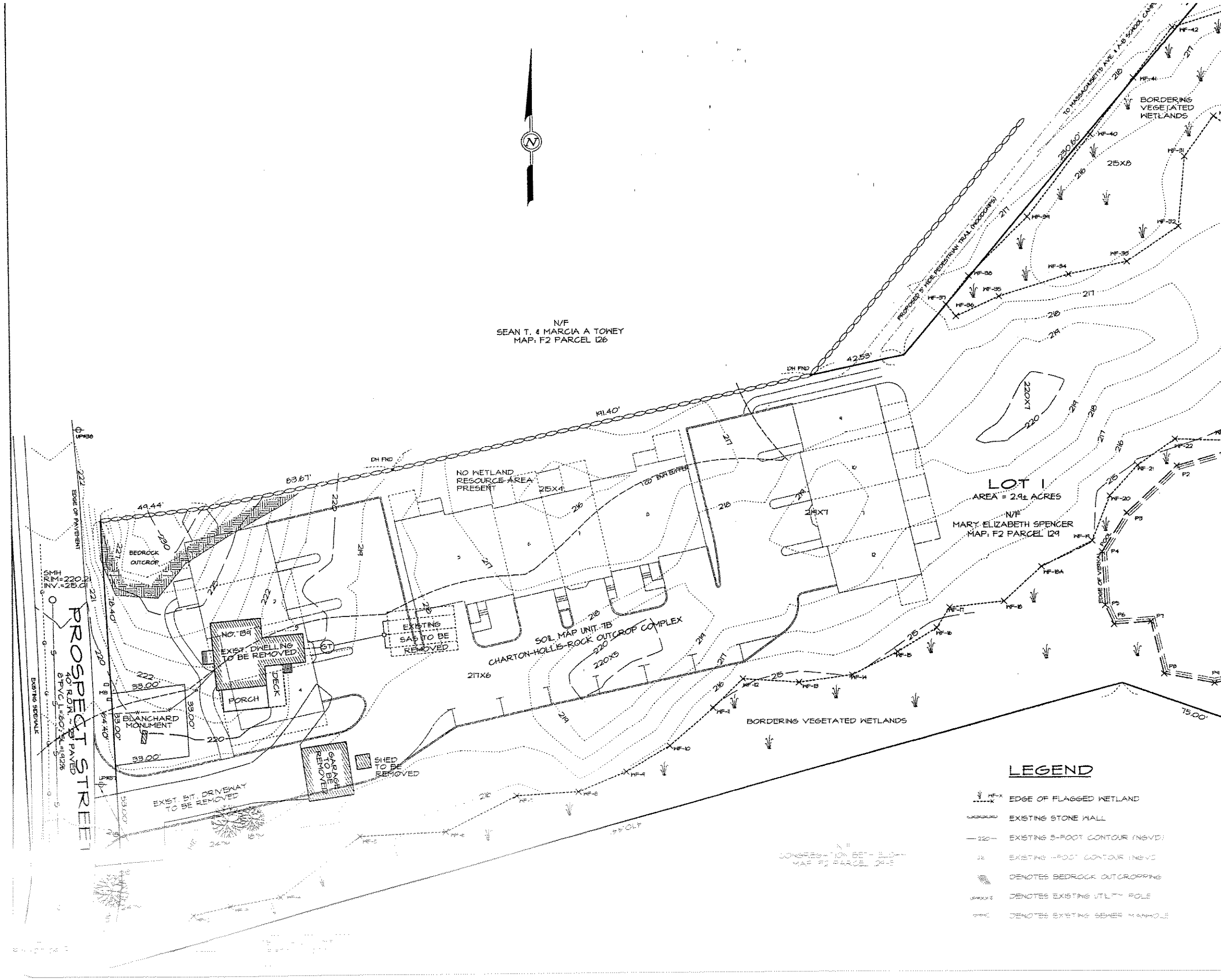
SITE LOCATION:
139 PROSPECT STREET
ACTON, MASSACHUSETTS 01720
ASSESSORS MAP: F2 PARCEL: 129

PREPARED FOR:
BLANCHARD PLACE, LLC
411 MASSACHUSETTS AVENUE, SUITE 304
ACTON, MASSACHUSETTS 01720

REVISION	DATE	DESCRIPTION

DATE: FEBRUARY 7, 2006 SCALE: 1" = 40'

FORESITE



"BLANCHARD PLACE"
A PROPOSED COMPREHENSIVE PERMIT PROJECT
IN ACTON, MASSACHUSETTS

NATURAL FEATURES & EXISTING CONDITIONS PLAN
SHEET 4 OF 11

SITE LOCATION:
139 PROSPECT STREET
ACTON, MASSACHUSETTS 01720
ASSESSORS MAP: F2 PARCEL: 129

PREPARED FOR:
BLANCHARD PLACE, LLC
411 MASSACHUSETTS AVENUE, SUITE 304
ACTON, MASSACHUSETTS 01720

REVISION	DATE	DESCRIPTION

DATE: FEBRUARY 7, 2006 SCALE: 1" = 20'

FORESITE

NOTES:

1. NO FILL CONTAINING HAZARDOUS MATERIALS OR WASTE SHALL BE USED ON SITE.
2. LIMIT OF CLEARING SHALL BE CLEARLY STAKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION AND SHALL BE OBSERVED AS THE LIMIT OF ALL WORK.
3. ALL CATCH BASIN SUMPS AND STORM WATER BASINS SHALL BE CLEANED FOLLOWING CONSTRUCTION AND ANNUALLY THEREAFTER.
4. NO EARTH OR CONSTRUCTION DEBRIS SHALL BE HAULED EXCEPT BETWEEN THE HOURS OF 9 AM AND 4PM ON WEEKDAYS.
5. IMPERVIOUS TRAVELLED SURFACES SHALL BE CONSTRUCTED OF BITUMINOUS ASPHALTIC CONCRETE, TYPE I, LAID IN TWO COURSES. A 2" BINDER COURSE AND A 1" FINISH (TOP) COURSE.
6. ALL STUMPS SHALL EITHER BE GROUND ON SITE WITH A STUMP GRINDER OR REMOVED FROM THE SITE FOR PROPER DISPOSAL.
7. CONTRACTOR SHALL CONTACT DIGSAFE AT (888) 344-7233 AT LEAST 72 HOURS BEFORE EXCAVATING ON PUBLIC OR PRIVATE PROPERTY.
8. THIS SITE LIES WITHIN TOWN OF ACTON GROUNDWATER PROTECTION DISTRICT ZONE 4.
9. NO PORTION OF THE SITE LIES WITHIN THE 100 YEAR FLOODPLAIN. REF. F.I.R.M. 250176 REV. 1/6/86.
10. ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). BENCHMARK TRANSFERRED FROM HYDRANT AT ENTRANCE TO CHURCH AT CORNER OF PROSEPCT STREET AND MASSACHUSETTS AVENUE.
11. ALL PROPOSED WATER MAINS, SERVICES, AND HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE ACTON WATER SUPPLY DISTRICT.
12. PRESSURE TREATED WOOD GUARD RAIL SHALL BE INTALLED ALONG THE TOP OF THE PROPOSED CONCRETE BLOCK RETAINING WALL SHOWN ALONG THE SOUTH EDGE OF THE SITE ACCESS DRIVEWAY (SEE DETAIL).
13. SITE SHALL BE GRADED TO ENSURE RUNOFF AWAY FROM STREETS, BUILDINGS AND ABUTTING PROPERTY AND TO PREVENT POOLING OF DRAINAGE.
14. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON SITE AND NONE ARE PROPOSED AS PART OF THIS DEVELOPMENT.
15. NO DUMPSTER IS PROPOSED; EACH DWELLING UNIT OWNER SHALL BE RESPONSIBLE FOR THAT UNITS TRASH REMOVAL.
16. BORDERING VEGETATED WETLANDS AND VERNAL POOL DELINEATED BY CARR RESEARCH LABORATORY, INC. IN FEBRUARY OF 2002 AND ACCEPTED AS ACCURATE BY THE ACTON CONSERVATION COMMISSION IN AN ORDER OF RESOURCE AREA DELINEATION ISSUED APRIL 10, 2002.
17. VERNAL POOL WAS CERTIFIED BY THE MASSACHUSETTS DEPARTMENT OF FISHERIES & WILDLIFE AS A CERTIFIED VERNAL POOL ON JUNE 21, 2002.
18. SITE DEVELOPMENT PLAN WAS APPROVED BY THE ACTON CONSERVATION COMMISSION IN AN ORDER OF CONDITIONS ISSUED JUNE 15, 2005 AND UPHELD ON APPEAL BY THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION IN A SUPERSEDING ORDER OF CONDITIONS ISSUED BY D.E.P. NOVEMBER 30, 2005 (REF. D.E.P. FILE NO. 85-903.
19. ACCESS DRIVEWAY AND CURB ROUNDINGS PROPOSED ARE SUFFICIENT TO ACCOMODATE, AT A MINIMUM, AN SU-30 DESIGN VEHICLE.

UNIT NO.	GAR. PKG	EXT. PKG	TOTAL
1	1	2	3
2	1	2	3
3	1	2	3
4	1	2	3
5	2	2	4
6	1	2	3
7	1	2	3
8	2	2	4
9	1	2	3
10	1	2	3
11	1	2	3
12	1	2	3
VISITOR	0	6	6
TOTAL	14	30	44

PARKING NOTES:

SECTION 6.3.1.1 OF THE ACTON ZONING BYLAW REQUIRES A MIN. OF TWO PARKING SPACES PER DWELLING UNIT. THREE SPACES PER UNIT ARE PROVIDED FOR UNITS 1-4, 6-7, 9-12; FOUR SPACES PER UNIT ARE PROVIDED FOR UNITS 5 & 8. IN ADDITION TO THESE THERE ARE SIX PARALLEL VISITOR PARKING SPACES PROPOSED.

ALL PROPOSED PARKING SPACES MEET THE DIMENSIONAL REQUIREMENTS FOR STANDARD CAR PARKING SPACES ESTABLISHED IN SECTION 6.5 OF THE ACTON ZONING BYLAW. (SEE DETAIL ON SHEET 7 OF 11).

N/F
SEAN T. & MARCIA A TOWEY
MAP: F2 PARCEL 126

MAP: F2 PARCEL 120

(K-MART)

N/F
STOP & SHOP SUPERMARKETS
MAP: F2 PARCEL 129-1

N/F
CONGREGATION BETH SHOLOM
MAP: F2 PARCEL 126-2

PROSPECT STREET

"BLANCHARD MONUMENT"

LOT 1
AREA = 2.9± ACRES

LEGEND

- PROPOSED PRECAST CONCRETE DRAIN MANHOLE
- PROPOSED PRECAST CONCRETE CATCH BASIN
- PROPOSED PRECAST CONCRETE SEWER MANHOLE
- PROPOSED 8" SDR 35 SANITARY SEWER
- PROPOSED 8" CEMENT LINED DUCTILE IRON WATER MAIN
- PROPOSED GAS SERVICE
- PROPOSED UNDERGROUND ELECTRIC, TELEPHONE & CABLE TELEVISION UTILITIES

"BLANCHARD PLACE"

A PROPOSED COMPREHENSIVE PERMIT PROJECT
IN ACTON, MASSACHUSETTS

SITE DEVELOPMENT PLAN

SHEET 5 OF 11

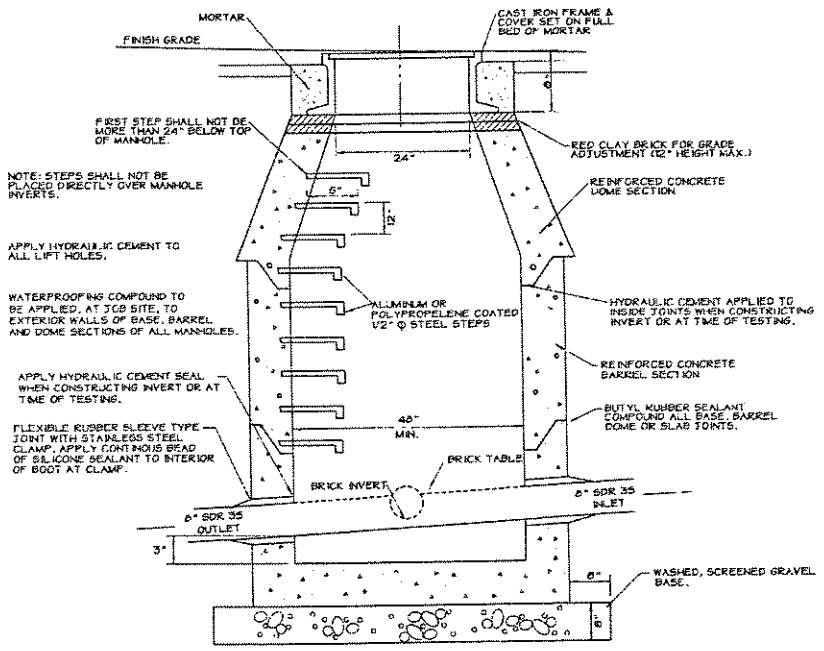
SITE LOCATION:
139 PROSPECT STREET
ACTON, MASSACHUSETTS 01720
ASSESSORS MAP: F2 PARCEL: 129

PREPARED FOR:
BLANCHARD PLACE, LLC
411 MASSACHUSETTS AVENUE, SUITE 304
ACTON, MASSACHUSETTS 01720

REVISION	DATE	DESCRIPTION

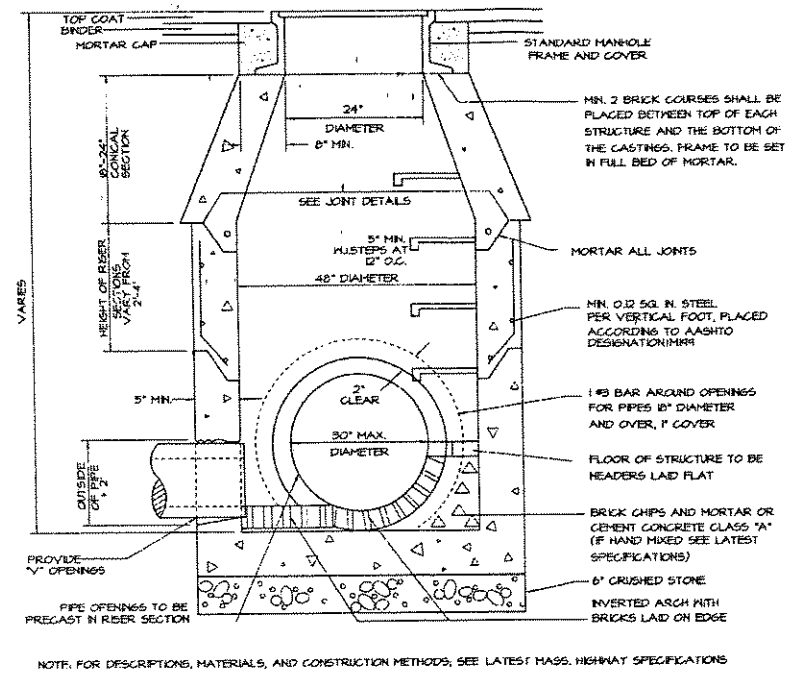
DATE: FEBRUARY 7, 2006 SCALE: 1" = 40'

FORESITE



GRAVITY SANITARY SEWER MANHOLE

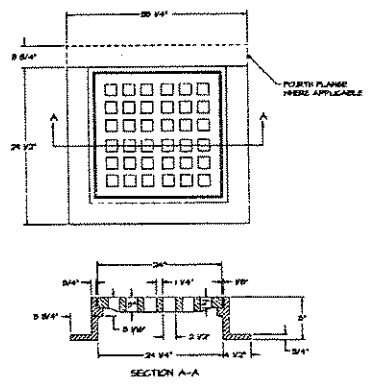
NO SCALE



NOTE: FOR DESCRIPTIONS, MATERIALS, AND CONSTRUCTION METHODS, SEE LATEST MASS. HIGHWAY SPECIFICATIONS

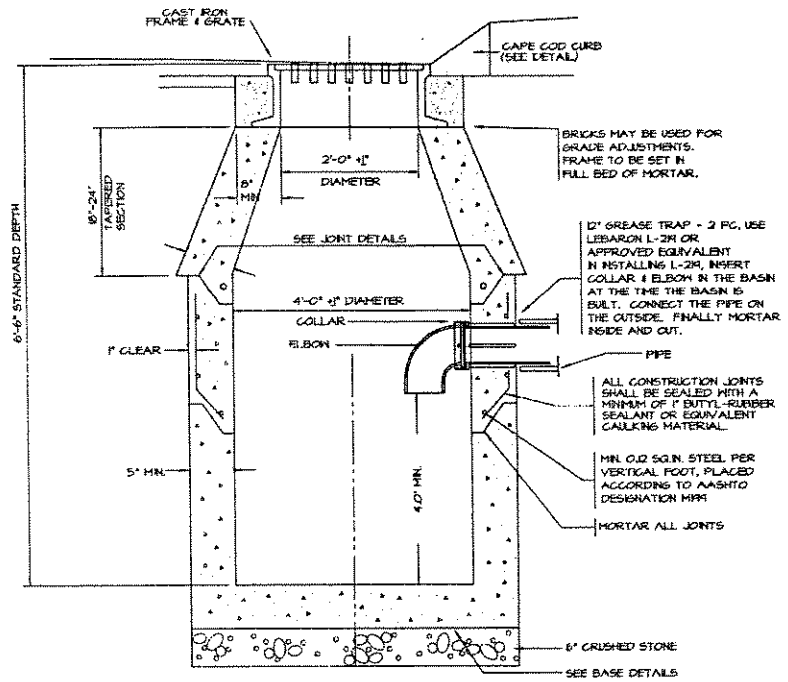
PRECAST CONCRETE DRAIN MANHOLE

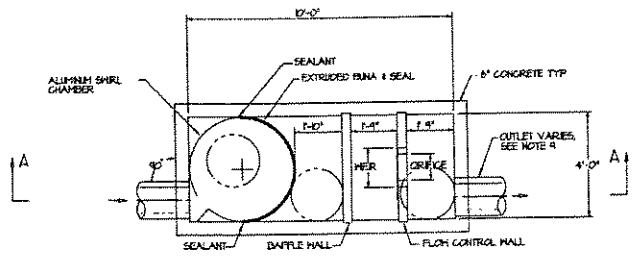
NO SCALE



SQUARE CATCH BASIN FRAME & GRATE LEBARON LV2448-2T

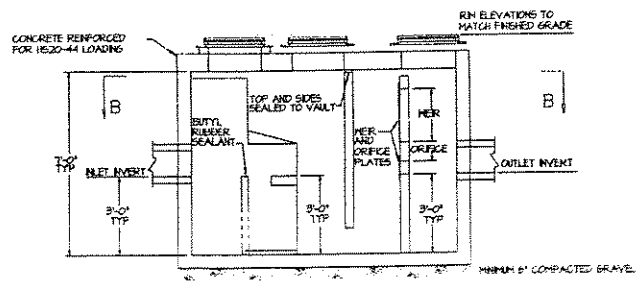
NOT TO SCALE





PLAN VIEW B - B

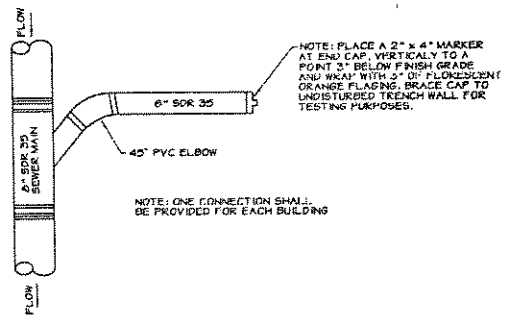
1. STORMWATER TREATMENT SYSTEM (SMTS) SHALL HAVE PEAK TREATMENT CAPACITY: 1.6 CFS SEDIMENT STORAGE: 0.70 CU YD SEDIMENT CHAMBER DIA. 3.0' MIN
2. SMTS SHALL REMOVE 80% OF THE NET ANNUAL TSS LOADING BASED ON A 50 MICRON SIZE PARTICLE.



SECTION A - A

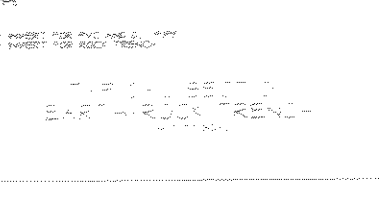
NOTES:

1. STORMWATER TREATMENT SYSTEM (SMTS) SHALL HAVE PEAK TREATMENT CAPACITY: 1.6CFS SEDIMENT STORAGE: 1.25 CU YD SEDIMENT CHAMBER DIA. 3.0' MIN
2. SMTS SHALL BE CONTAINED IN ONE RECTANGULAR STRUCTURE.
3. SMTS SHALL REMOVE 80% OF THE NET ANNUAL TSS LOADING BASED ON A 50 MICRON SIZE PARTICLE.
4. SMTS SHALL RETAIN FLOATABLES AND TRASH'S, DELIVERED UP TO AND INCLUDING PEAK TREATMENT CAPACITY.
5. SMTS INVERTS IN AND OUT SHALL BE AT THE SAME ELEVATION.
6. SMTS SHALL NOT BE COMPROMISED BY EFFECTS OF DOWNSTREAM TAILWATER.
7. SMTS SHALL HAVE NO INTERNAL COMPONENTS THAT OBSTRUCT MAINTENANCE ACCESS
8. INLET PIPE MUST BE PERPENDICULAR TO THE STRUCTURE.
9. PIPE ORIENTATION MAY VARY SEE SITE PLAN FOR SITE SPECIFIC DETAILS
10. FIBERGLASS SHALL NOT BE PERMANENTLY INCORPORATED INTO ANY ASSEMBLY OF SMTS
11. MANHOLE FRAMES AND COVER/GRATE COVERS SHALL BE HEAVY DUTY, NOT BOLTED.
12. SURCHARGER TO PREPARE SPECIFICATION AND PROVIDE CRANE FOR OFF-LOADING / SETTING AT TIME OF DELIVERY.
13. CONTACT MANUFACTURER'S FOR MORE INFORMATION



TYPICAL PVC PIPE SANITARY BUILDING SEWER

NO SCALE

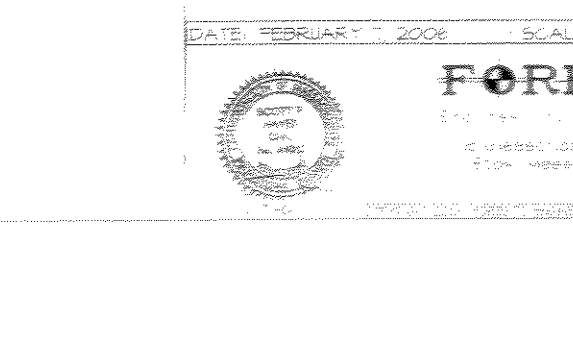


NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. AVAILABLE IN 3' AND 5' SECTIONS.
3. AVAILABLE IN END OR MIDDLE SECTIONS.
4. CONFORMS TO H-20 LOADING.

TRENCH DRAIN DETAIL

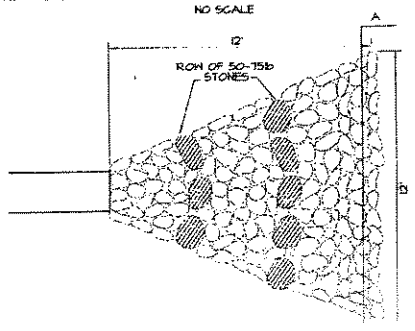
NO SCALE

(SHALL BE INSTALLED ACROSS ACCESS DRIVEWAY AT INTERSECTION WITH WITH PROSPECT STREET - SEE SITE PLAN (SHEET 8 OF 11)



PRECAST CONCRETE DEEP SUMP CATCH BASIN

NO SCALE

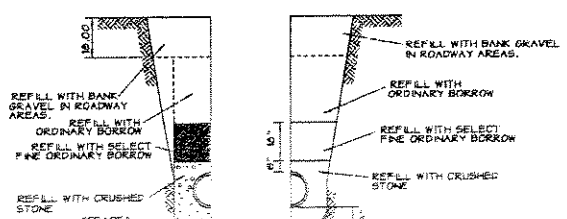


PLAN VIEW

FLOWS OF 100 LB. - 300 LB. STONES FOR VELOCITY REDUCTION WITH 1'-0" SPACING BETWEEN STONES

DRAIN OUTFALL WITH VELOCITY REDUCER

NO SCALE



"BLANCHARD PLACE"

A PROPOSED COMPREHENSIVE PERMIT PROJECT IN ACTON, MASSACHUSETTS

CONSTRUCTION DETAILS 1 OF 2

SHEET 6 OF 11

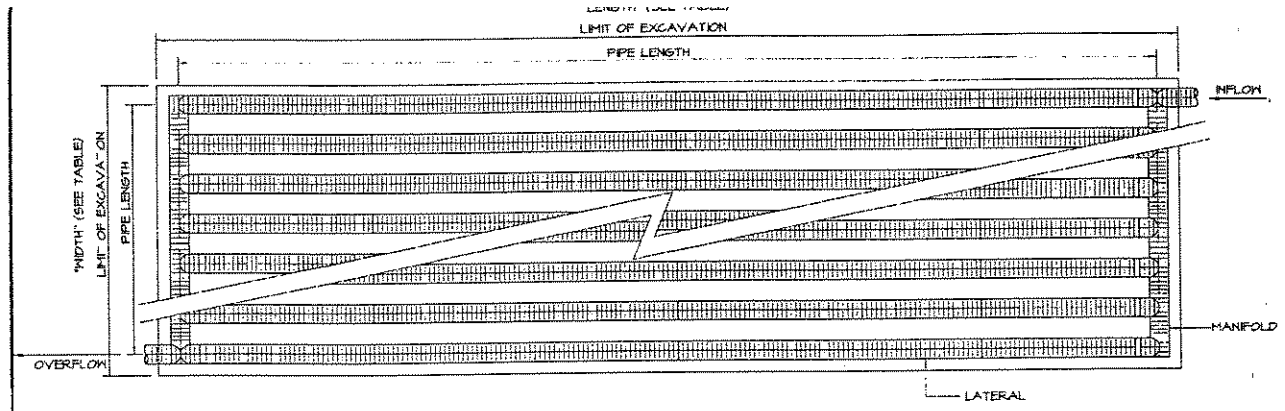
SITE LOCATION:
139 PROSPECT STREET
ACTON, MASSACHUSETTS 01720
ASSESSORS MAP: F2 PARCEL: 129

PREPARED FOR:
BLANCHARD PLACE, LLC
411 MASSACHUSETTS AVENUE, SUITE 304
ACTON, MASSACHUSETTS 01720

REVISION	DATE	DESCRIPTION

DATE: FEBRUARY 7, 2006 SCALE: AS NOTED

FORESITE



TYPICAL ADS RECHARGE BED DETAIL
PLAN VIEW
NO SCALE

BED DIMENSIONS

NOTES:

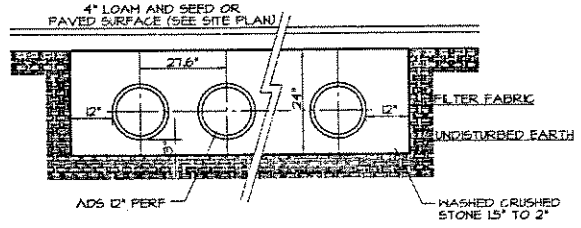
1. ALL PIPES ARE ADS N-12.
2. LATERALS ARE PERFORATED.
3. LENGTHS AND NUMBER OF PIPES VARY. SEE TABLE.

BED #	LIMIT OF EXCAVATION LENGTH	LIMIT OF EXCAVATION WIDTH	PIPE LENGTH LENGTH	PIPE LENGTH WIDTH	PIPE NUMBER LENGTH	PIPE NUMBER WIDTH	TOTAL PIPE LENGTH	ELEVATION AT BED BOTTOM
1	45.3	12.2	42.3	9.2	5	2	229.9	216.0
2	50.3	26.0	47.3	23	11	2	566.3	217.0
3	85.3	30.6	82.3	27.6	15	2	1,125.1	217.0
4	25.3	26.0	22.3	23.0	11	2	241.3	217.0

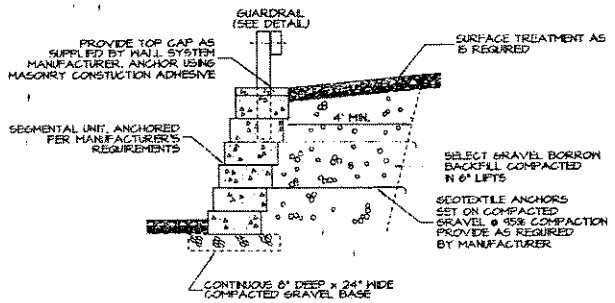
NOTES:

1. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF CLASS I MATERIAL AS DEFINED BY ASTM D2321 "STANDARD PRACTICE FOR INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS" LATEST EDITION. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A WOVEN GEOTEXTILE FABRIC.
2. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I AS REQUIRED IN ASTM 2321 LATEST EDITION. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION.

   UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100-600mm) AND 42"-48" (750-1200mm) CORRUGATED POLYETHYLENE PIPE (CPEP). 6" (150mm) FOR 30"-36" (750-900mm) CPEP.
3. HAUNCHING AND INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.



ADS RECHARGE BED SECTION VIEW
NOT TO SCALE

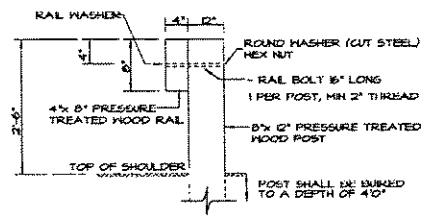


SEGMENTAL UNIT BLOCK WALL DETAIL

THE CONTRACTOR IS TO UTILIZE A SINGLE SEGMENTAL UNIT BLOCK WALL MANUFACTURER FOR ALL WALLS ON SITE. ALL WALLS SHALL BE OF THE SAME STYLE COLOR, AND ASSEMBLY SYSTEM.

WALL MANUFACTURER SHALL SUPPLY TO THE TOWN OF ACTON - IF REQUIRED - A MASSACHUSETTS REGISTERED ENGINEER'S CERTIFICATION & DESIGN AS TO THE APPROPRIATE CONSTRUCTION AND SAFETY REQUIREMENTS FOR THE WALL.

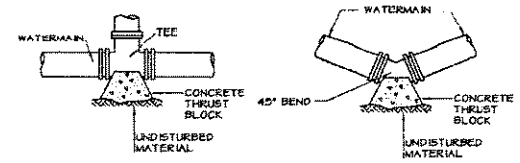
NO WALL SHALL EXCEED 4 FEET IN HEIGHT WITHOUT SUPPLEMENTAL GEOTEXTILE ANCHORS.



GUARD RAIL POSTS SHALL BE SPACED 10' ON CENTER, AND INSTALLED ALONG TOP OF BLOCK RETAINING WALL (SEE ABOVE).

PRESSURE TREATED WOOD GUARD RAIL
NO SCALE

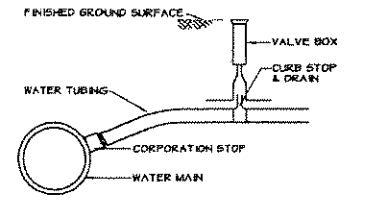
THRUST BLOCK DETAIL



TEE-PLAN
NOT TO SCALE

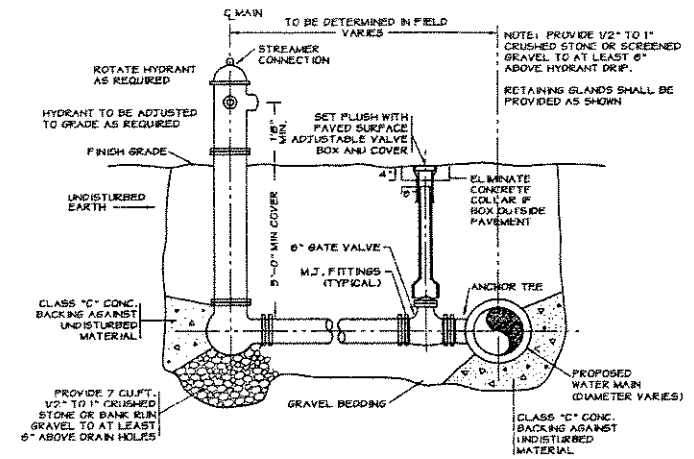
45° PLAN
NOT TO SCALE

1. CONCRETE FOR THRUST BLOCKS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1500 PSI AT 28 DAYS.
2. THRUST BLOCK BEARING AREAS TO BE A MINIMUM AREA OF 85Q.FT. ON SUPPORT SOIL MINIMUM OF 15Q.FT. ON PIPE, 6" MINIMUM THICKNESS.



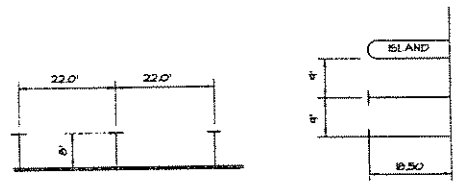
WATER SERVICE CONNECTION DETAIL
NOT TO SCALE

ALL HYDRANTS SHALL BE AVK OR APPROVED EQUAL.



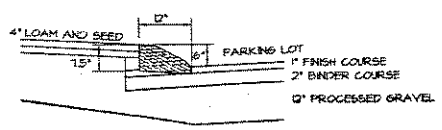
HYDRANT ASSEMBLY & VALVE DETAIL
NO SCALE

NOTE: WATER MAIN INSTALLATION, INCLUDING MAINS, HYDRANTS, AND SERVICES AND THEIR APPERTENANCES SHALL CONFORM TO THE REQUIREMENTS OF THE ACTON WATER DISTRICT AND THE ACTON FIRE DEPARTMENT (WHERE APPLICABLE).



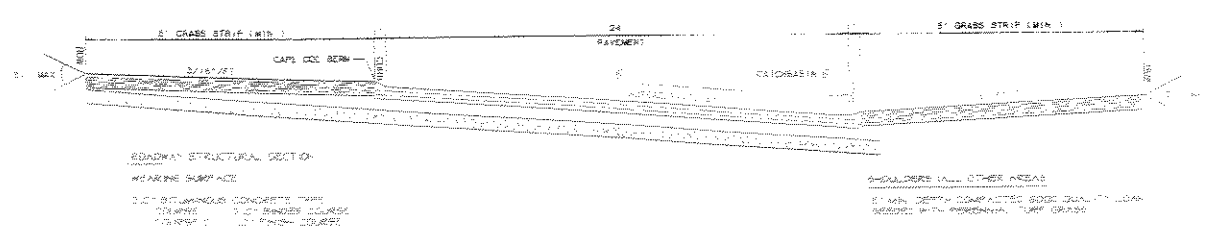
TYPICAL PARKING SPACE DIMENSIONS
NO SCALE

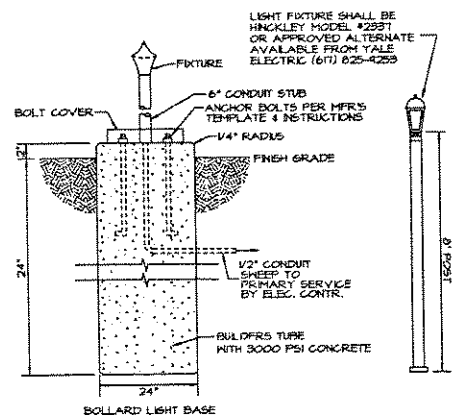
NOTE: ALL DIMENSIONS ARE MINIMUM. ALL EXTERIOR PARKING SPACES TO MEET OR EXCEED THE MINIMUM STANDARDS FOR STANDARD CAR STALLS IN SECTION 6 OF THE ACTON ZONING BYLAW.



CAPE COD CURB DETAIL
NO SCALE

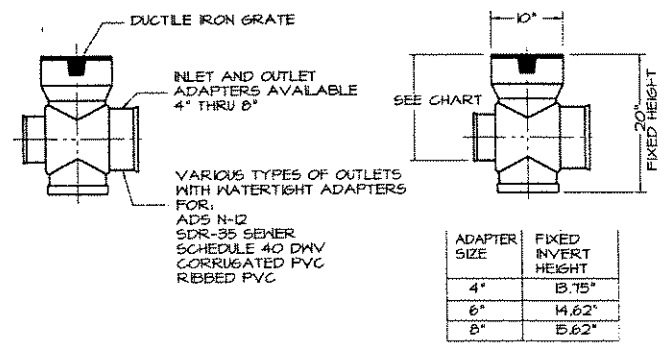
TO BE PLACED ALONG EDGE OF PAVEMENT AT ALL AREAS SHOWN IN PLAN VIEW ON SITE PLAN (SHEET 6 OF 11)



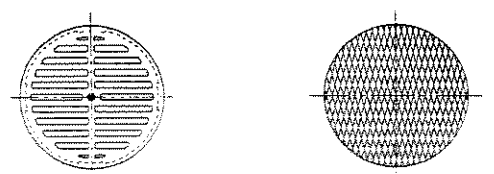


EXTERIOR POST LIGHT DETAIL
NOT TO SCALE

10" STANDARD DRAIN BASIN
SEE SITE PLAN FOR PROPOSED USE LOCATION



ADAPTER SIZE	FIXED INVERT HEIGHT
4"	13.75"
6"	14.62"
8"	15.62"



NYLOPLAST 10" GRATES/COVERS

"BLANCHARD PLACE"
A PROPOSED COMPREHENSIVE PERMIT PROJECT
IN ACTON, MASSACHUSETTS

CONSTRUCTION DETAILS 2 OF 2
SHEET 7 OF 11

SITE LOCATION:
139 PROSPECT STREET
ACTON, MASSACHUSETTS 01720
ASSESSORS MAP: F2 PARCEL: 129

PREPARED FOR:
BLANCHARD PLACE, LLC
411 MASSACHUSETTS AVENUE, SUITE 304
ACTON, MASSACHUSETTS 01720

REVISION	DATE	DESCRIPTION

DATE: FEBRUARY 7 2006 SCALE: AS NOTED

FORESITE

Symbol/Botanical Name	Common Name	No.	Size	Remarks
Trees				
AB/Abies concolor	White Fir	3	6-7'Ht	30-50'H x 15-30'w.
AR/Acer rubrum 'Red Sunset'	Red Sunset Red maple	4	2.5-3"C	40-50'H x 35-40'W
ARG/Acer rubrum	Clump Red maple	1	7-8'Ht	30'-50' x 20-40'W.
AS/Acer saccharum 'Legacy'	Legacy Sugar Maple	2	2-2.5"Cal	50-60'Ht x 35'W
BH/Betula nigra 'Heritage'	Heritage River Birch	3	8-10"Ht	5-vaple trunk; 40-70' x 40-60'W
CC/Cercis Canadensis	Eastern Red Bud	2	2-2.5"C	Single stems 20-30'H x 25-35'W
MS/Malus 'Snowdrift'	Snowdrift Crabapple	2	2.5-3"C	Upright form, matching; 20'H x 20'W
MA/Malus 'Donald Wyman'	Donald Wyman Crabapple	3	2.5-3"C	Upright form, matching; 20' x 20'W
C/Juniperus virginiana	Eastern Redcedar	16	5-6'Ht	4'H x 8-20'W
LT/Liriodendron tulipifera	Tuliptree	1	2.5-3"C	70-90'H x 35-50'W
PI/Pinus resinosa	Red Pine	4	5-6'Ht	75'Ht x 35-40'W
PS/Prunus serrasifera 'Mt. St. Helen's'	Mt. St. Helen's Cherry	3	2-2.5"C	1" branches @5'Ht; 20'H x 15-20'W
PT/Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	5	2-2.5"C	40'H x 18-20'W
UL/Ulmus 'New Harmony'	New Harmony Elm	1	3-3.5" C	Specimen shape; 50-70'H x 50-70'W
Shrubs				
AL/Amelanchier grandiflora 'Robin Hill'	Robin Hill Serviceberry	8	5-6'Ht	Matching, full, multi-trunk
AC/Amelanchier Canadensis	Shadblow Serviuberry	5	3-4'Ht	Matching, full, multi-trunk
CA/Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	14	2-3'Ht	Full, matching
CS/Cornus alba 'Ivory Halo'	Variagated Redtwig Dogwood	21	18-24"Ht	Red stems/winter; green +white lvs
FL/Forsythia 'Lynnwood Gold'	Lynnwood Gold Forsythia	44	3-4'Ht	prune to 4'ht
FO/Fothergilla gardenii	Dwarf Fothergilla	3	#2 pot	Full, matching
IV/Ilex verticillata	Winterberry	9	18-24"Ht	
L/Ligustrum ibtiolium	Privet	14	3-4'Ht	prune to 3'ht
RM/Rhododrendron maximum	Rosebay Rhododendron	16	3-3.5'Ht	Full, matching
RO/Rhododendron 'Olga Mezitt'	Olga Mezitt Rhododendron	10	3-3.5'+Ht	Full, matching
RH/Rhus aromatica	Fragrant Sumac	40	18-24"Ht	Random spacing
SB/Spirea japonica 'Shirobi'	Shirobi Spirea	8	18-24"H	Full, matching
SY/Syringa 'Miss Kim'	Miss Kim Lilac	3	3-4'Ht	Full, matching
VT/Viburnum p. tomentosum 'Shasta'	Shasta Viburnum	11	3-4'Ht	Full, matching
Groundcover/Perennials/Grasses				
Lawn	New crop seed, appropriate for this project. Submit seed mix data for approval.			
Wildflower meadow mix @ monument	New England Wildflower Mix by New England Wetland Plants, Inc. (www.newp.com)			
Y/Achillea 'Fireland'	Red-Pink-Gold Yarrow	5	2 Gal	
D/Leucanthemum x. 'Becky'	Becky's Shasta Daisy	5	2 Gal	
HE/Hemerocallis stella d'oro	Stella D'oro Daylily	5	2 Gal	
KF/Calamagrostis x acutiflora 'Karl Forester'	Karl Foerster Feather Reed Grass		2 Gal	
H/Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass		2 Gal	

N/F
SEAN T. & MARCIA A TOWEY
MAP: F2 PARCEL 126

N/F
CONGREGATION BETH ELOHIM
MAP: F2 PARCEL 124-3

N/F
MAP: F2 PARCEL 120

LOT 1
AREA = 2.9± ACRES

N/F
ANNE SPENCER NEWEY
MAP: F2 PARCEL 129

N/F
STOP & SHOP SUPERMARKETS
MAP: F2 PARCEL 129-1

PROSPECT STREET
40' PUBLIC WAY

EDGE OF PAVEMENT

BEDROCK OUTCROP

PLANCHARD MONUMENT

PROPOSED CONDOMINIUMS
(4 UNITS)

PROPOSED CONDOMINIUMS
(TOWNHOUSE STYLE)

ACCESS DRIVE

INFILTRATION BED

TOOFT "BUFFER" ZONE

50-FT VERNAL POOL OFFSET

EDGE OF FLAGGED WETLANDS

EDGE OF VERNAL POOL

EXISTING VERNAL POOL

TO HARRIMAN-JEWETT HOUSES

EXISTING 5' WIDE PEDESTRIAN TRAIL (WOODCHIPS)

PROPOSED 5' WIDE PEDESTRIAN TRAIL (WOODCHIPS)

APPROX. EDGE OF WOODLAND VEGETATION. DO NOT DISTURB HABITAT WITHIN THIS ZONE.

FLAG WITH TAPE TO BE DETERMINED. CONTACT CONSULTANT TO BE SURE ALL DESIRED AREAS ARE FLAGGED PRIOR TO CONSTRUCTION.

REMOVE INVASIVE PLANT MATERIALS. USE TOOLS APPROPRIATE FOR THE SPECIES. DO NOT USE HEAVY EQUIPMENT.

Note

See "Landscaping Plan 2 of 2" for Planting & General Notes and Details.

Legend

- Proposed Deciduous Tree
- Proposed Evergreen Tree
- Shrub
- Lawn
- Groundcover/Perennials

PROPOSED OUTDOOR LIGHTING SCHEDULE

SYMBOL	QTY	DESCRIPTION
		30 WATT RECESSED LIGHT
		3' WALL SCONCE

KEY NOTES: SEE SHEET 2

"BLANCHARD PLACE"
A PROPOSED COMPREHENSIVE PERMIT PROJECT
IN ACTON, MASSACHUSETTS

LANDSCAPING PLAN 1 OF 2

SHEET 8 OF 11

SITE LOCATION:
139 PROSPECT STREET
ACTON, MASSACHUSETTS 01720
ASSESSORS MAP: F2 PARCEL: 129

PREPARED FOR:
BLANCHARD PLACE, LLC
411 MASSACHUSETTS AVENUE, SUITE 304
ACTON, MASSACHUSETTS 01720

REVISION	DATE	DESCRIPTION

DATE: FEBRUARY 7, 2006 | SCALE: 1" = 20'

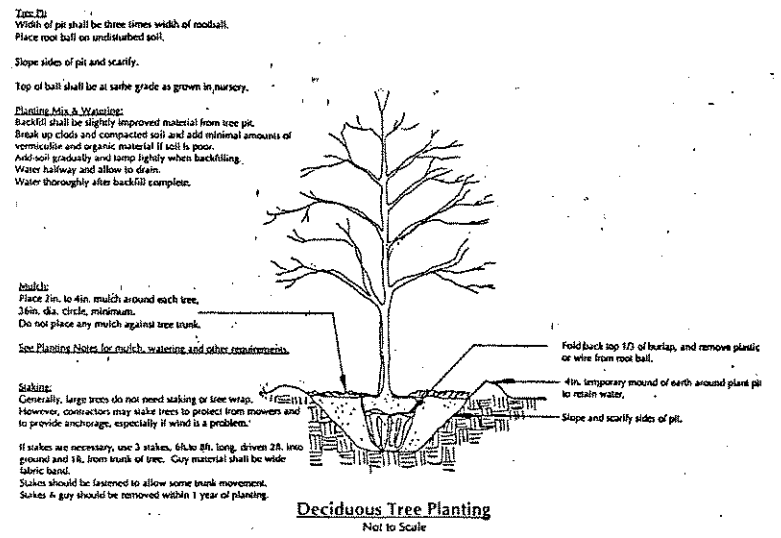
FORESITE

GENERAL NOTES

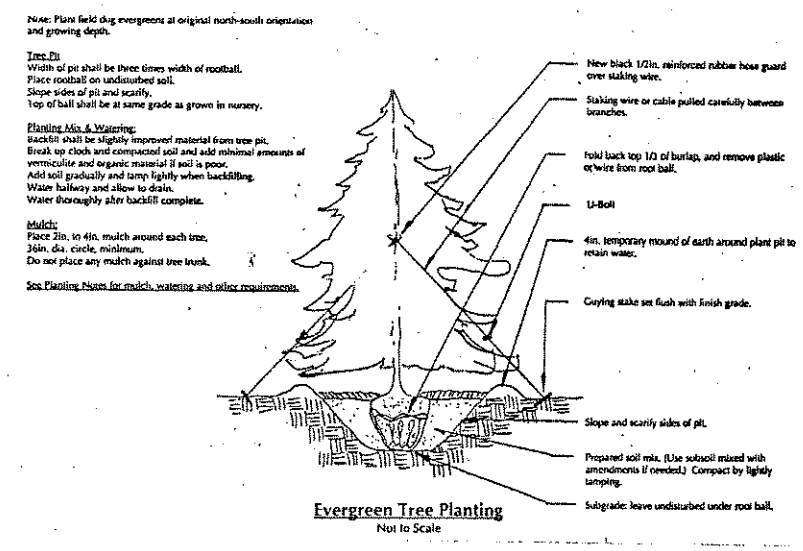
1. Landscape contractor shall follow Town of Acton & State of MA standard specifications for all work in this project.
2. Landscape Contractor shall meet with all relevant Town departments prior to construction to make him/herself aware of all mandated requirements, utilities and other conditions that may be affected by this work. The 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. The Landscape Contractor may scale from the drawing, however final plant and walkway layout shall be worked out on site with the Landscape Architect (LA).
4. See all relevant plans for this project including, but not limited to, Utility Plans, 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. The Landscape Contractor shall take soil tests throughout the site where new plantings will occur. At a minimum, he/she shall grub site and amend with necessary organic material to bring soil to levels required to sustain the plantings shown on the plan.
6. Grading: Landscape Contractor shall grade the site for positive drainage (away from buildings). Acceptance of grading is required before planting can begin.
7. Wetland Area: Prior to construction, Contractor shall meet with L.A. and other relevant parties, to walk the site, locate the "do not disturb areas" and specific locations for planting. Example of invasive plants shall be flagged for removal. *Hand tools only shall be used.*
8. See Planting Notes for additional specifications.
9. Stone Dust Walkways: F & I, 4" (minimum) compacted stone dust over compacted sub-base. Discuss detail and layout with L.A. prior to construction.
10. Play Area: F & I 18" minimum depth of resilient play surface such as Fiber Play Surface or as approved equal. Follow manufacturer's instructions for installation. F & I non-pressure treated timber benches, such as Brittany teak bench by Country Casual (www.country casual.com) . F & I non-pressure treated picnic table such as Permaquid Table (Northern White Cedar) by Walpole Woodworkers (walpolewoodworkers.com).
11. Project Sign shall be granite and post construction, similar to neighboring sign at the Congregation Beth Elohim. Sign shall conform to all local regulations.

PLANTING NOTES

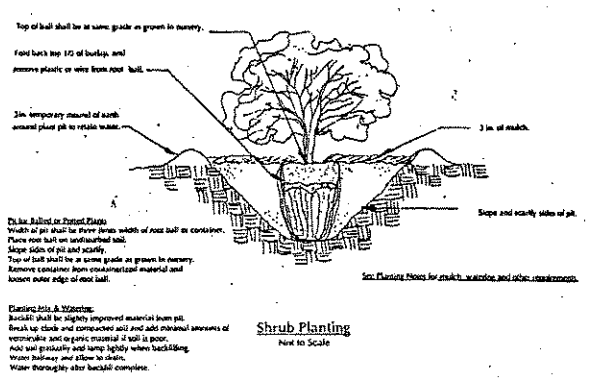
1. The Landscape Contractor shall supply all plant materials in quantities sufficient to complete the planting plan shown on the Drawings.
2. All materials shall conform to the guidelines established by the "American Standard for Nursery Stock", published by the American Association of Nurserymen.
3. 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: Do not prune any plant material unless directed to do so by the L.A. If directed to do so, 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 new 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.
16. Tree Well: Contractor shall have a Certified Arborist meet with the Landscape Architect on site to determine the size and location of tree well and to discuss pruning to balance root loss. Stone tree well shall be dry laid fieldstone; extreme care shall be take to minimize disturbance of tree roots. Mulch shall be kept away from tree trunk.



Deciduous Tree Planting
Not to Scale



Evergreen Tree Planting
Not to Scale



Shrub Planting
Not to Scale

"BLANCHARD PLACE"
A PROPOSED COMPREHENSIVE PERMIT PROJECT
IN ACTON, MASSACHUSETTS

LANDSCAPING PLAN 2 OF 2

SHEET 9 OF 11

SITE LOCATION:
139 PROSPECT STREET
ACTON, MASSACHUSETTS 01720
ASSESSORS MAP: F2 PARCEL: 129

PREPARED FOR:
BLANCHARD PLACE, LLC
411 MASSACHUSETTS AVENUE, SUITE 304
ACTON, MASSACHUSETTS 01720

REVISION	DATE	DESCRIPTION

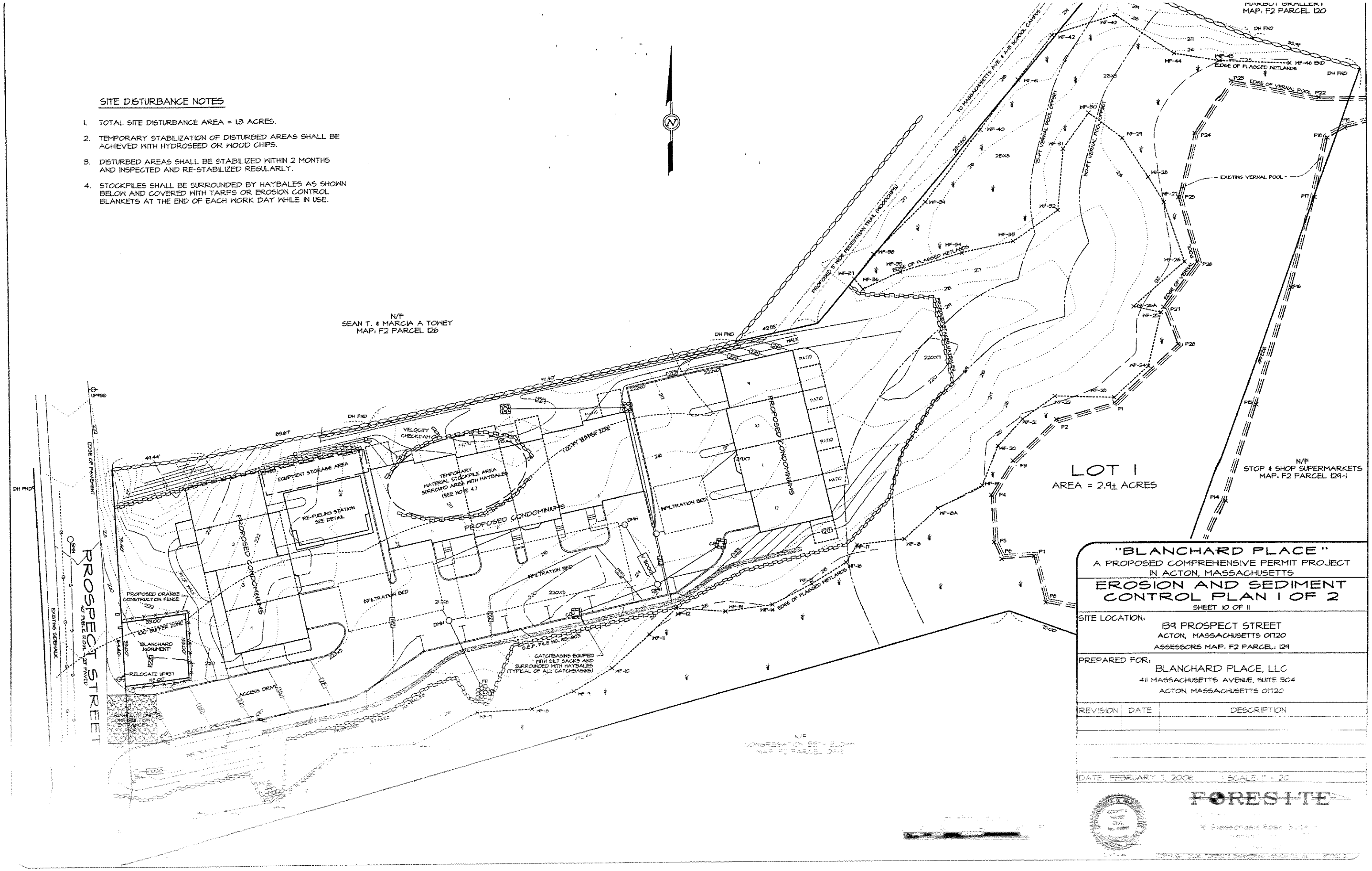
DATE: FEBRUARY 7, 2008 | SCALE: AS NOTED

KIT ANDT, LANDSCAPE ARCHITECT

FORESITE

SITE DISTURBANCE NOTES

1. TOTAL SITE DISTURBANCE AREA = 1.3 ACRES.
2. TEMPORARY STABILIZATION OF DISTURBED AREAS SHALL BE ACHIEVED WITH HYDROSEED OR WOOD CHIPS.
3. DISTURBED AREAS SHALL BE STABILIZED WITHIN 2 MONTHS AND INSPECTED AND RE-STABILIZED REGULARLY.
4. STOCKPILES SHALL BE SURROUNDED BY HAYBALES AS SHOWN BELOW AND COVERED WITH TARPS OR EROSION CONTROL BLANKETS AT THE END OF EACH WORK DAY WHILE IN USE.



"BLANCHARD PLACE"
A PROPOSED COMPREHENSIVE PERMIT PROJECT
IN ACTON, MASSACHUSETTS

EROSION AND SEDIMENT CONTROL PLAN 1 OF 2

SHEET 10 OF 11

SITE LOCATION:
139 PROSPECT STREET
ACTON, MASSACHUSETTS 01720
ASSESSORS MAP: F2 PARCEL: 129

PREPARED FOR:
BLANCHARD PLACE, LLC
411 MASSACHUSETTS AVENUE, SUITE 304
ACTON, MASSACHUSETTS 01720

REVISION	DATE	DESCRIPTION

DATE: FEBRUARY 1, 2006 SCALE: 1" = 20'

FORESITE

OPERATION AND MAINTENANCE PLAN

Inspection and maintenance shall be the responsibility of the developer during the construction of the development. After completion of construction, the homeowners association shall be given notification of the responsibility of these inspection and maintenance requirements.

Developer:
Blanchard Place, LLC
411 Massachusetts Ave, Suite 304
Acton, MA 01720

The effective operation of the infiltration system is dependent on the quality of stormwater entering the system. For the roadway stormwater collection system, maintenance of the Vortechnics units, periodic sweeping of the roads (at least once a year during the spring), and maintenance and cleaning of the deep sump hooded catch basins are required to ensure proper functioning of the drainage system.

Infiltration Bed:
Inspection Procedure
Preventive maintenance entails removal of sediment from pretreatment Vortechnics system, catchbasins, and annual street sweeping (every spring). Vortechnics system and catchbasin sumps shall be inspected after every major rainfall event during construction and annually thereafter.
Once the infiltration bed is online, inspections shall be performed after every major storm for the first few months to ensure proper stabilization and function. Attention should be paid to how long water remains standing in the weir manhole after a storm; standing water within the manhole 48 to 72 hours after a storm indicates that the infiltration capacity may have been compromised. Factors responsible for clogging should be remedied immediately by the developer. Following construction and stabilization of all disturbed areas with proper vegetation, the bed shall be inspected for proper function once per year, preferably 24 hours after a substantial storm event.

Vortechnics Units:
The Vortechs System should be inspected at regular intervals and maintained when necessary to ensure optimum performance. The rate at which the System collects pollutants will depend more heavily on site activities than the size of the unit, e.g., unstable soils or heavy winter sanding will cause the grit chamber to fill more quickly but regular sweeping will slow accumulation.
Inspection Procedure
Vortechnics recommends ongoing quarterly inspections of the accumulated sediment. Pollutant deposition and transport may vary from year to year and quarterly inspections will help insure that Systems are cleaned out at the appropriate time. Inspections should be performed more often in the winter months in climates where sanding operations may lead to rapid accumulations, or in equipment washdown areas. It is very useful to keep a record of each inspection. A simple form for doing so is provided.
The Vortechs System should be cleaned when inspection reveals that the sediment depth has accumulated to within six inches (152 mm) of the dry-weather water surface elevation. This determination can be made by taking 2 measurements with a stadia rod or similar measuring device; one measurement from the manhole opening to the top of the sediment pile and the other from the manhole opening to the water surface. The System should be cleaned out if the difference between the two measurements is six inches (152 mm) or less. Note: to avoid underestimating the volume of sediment in the chamber, the measuring device must be lowered to the top of the sediment pile carefully. Finer, silty particles at the top of the pile typically offer less resistance to the end of the rod than larger particles toward the bottom of the pile.

Maintenance Procedure
Maintaining the Vortechs System is easiest when there is no flow entering the System. For this reason, it is a good idea to schedule the cleanout during dry weather. Cleanout of the Vortechs System with a vacuum truck is generally the most effective and convenient method of excavating pollutants from the System. If such a truck is not available, a clamshell grab may be used, but it is difficult to remove all accumulated pollutants with such devices.
In Vortechs installations where the risk of large petroleum spills is small, liquid contaminants may not accumulate as quickly as sediment. However, an oil or gasoline spill should be cleaned out immediately. Motor oil and other hydrocarbons that accumulate on a more routine basis should be removed when an appreciable layer has been captured. To remove these pollutants, it may be preferable to use adsorbent pads since they are usually cheaper to dispose of than the oil water emulsion that may be created by vacuuming the oily layer. Trash can be netted out if you wish to separate it from the other pollutants.
Accumulated sediment is typically evacuated through the manhole over the grit chamber. Simply remove the cover and insert the vacuum hose into the grit chamber. As water is evacuated, the water level outside of the grit chamber will drop to the same level as the crest of the lower aperture of the grit chamber. It will not drop below this level due to the fact that the bottom and sides of the grit chamber are sealed to the tank floor and walls. This Water Lock feature prevents water from migrating into the grit chamber, exposing the bottom of the baffle wall. Floating pollutants will decant into the grit chamber as the water level there is drawn down. This allows most floating material to be withdrawn from the same access point above the grit chamber.
If maintenance is not performed as recommended, sediment may accumulate outside the grit chamber. If this is the case, it may be necessary to pump out all chambers. It is a good idea to check for accumulation in all chambers during each maintenance event to prevent sediment build up there.
Manhole covers should be securely seated following cleaning activities, to ensure that surface runoff does not leak into the unit from above.

Deep Sump Hooded Catch Basins:
The actual removal of sediments and associated pollutants and trash occurs only when inlets or sumps are cleaned out; therefore, regular maintenance is required. The more frequent the cleaning, the less likely sediments will be re-suspended and subsequently discharged. [illegible]
Inspection Procedure
Inspections should occur after every major storm event for the first few months after construction to ensure the amount of sediment is not exceeding the sump volume. Thereafter the catch basins should be inspected for sediment and trash buildup 4 times a year.
Maintenance Procedure
[illegible]

GENERAL

THE PURPOSE OF THIS PLAN IS TO PROVIDE THE DEVELOPER OR CONTRACTOR WITH A MEANS FOR EROSION AND SEDIMENT CONTROL DURING AND AFTER DEVELOPMENT OF THE SITE.

SITE DEVELOPMENT PLAN WAS APPROVED BY THE ACTON CONSERVATION COMMISSION IN AN ORDER OF CONDITIONS ISSUED JUNE 15, 2005 AND UPHELD ON APPEAL BY THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION IN A SUPERSEDING ORDER OF CONDITIONS ISSUED BY D.E.P. NOVEMBER 30, 2005 (REF. D.E.P. FILE NO. 85-903).

NOTIFY THE ACTON CONSERVATION COMMISSION, IN WRITING, OF INTENT TO BEGIN CONSTRUCTION ACTIVITIES AT LEAST 5 BUSINESS DAYS BEFORE COMMENCING ANY CONSTRUCTION ACTIVITY ON SITE AND RETAIN PROOF OF RECEIPT OF SUCH NOTICE.

EROSION CONTROL NOTES:

1. PRIOR TO THE BEGINNING OF CONSTRUCTION ALL EROSION CONTROL BARRIERS SHALL BE INSTALLED. THE LOCATIONS SHALL BE STAKED IN THE FIELD BY A REGISTERED PROFESSIONAL ENGINEER OR LAND SURVEYOR.
2. NO WORK SHALL BE DONE WITHIN ANY RESOURCE AREA OR BUFFER ZONE WITHOUT FIRST OBTAINING AN ORDER OF CONDITIONS FROM THE ACTON CONSERVATION COMMISSION. THE EROSION CONTROL BARRIER MARKS THE LIMIT OF WORK.
3. SUFFICIENT HAYBALES SHALL BE STACKED ON SITE AND KEPT FOR EMERGENCIES. PROPOSED HAYBALES SHALL BE REPLACED WHEN NECESSARY.
4. A CRUSHED STONE MOUND SHALL BE PLACED THE FULL WIDTH OF THE ENTRANCE WAY, 25 FEET INTO THE SITE AND ONE FOOT DEEP. THIS MOUND SHALL BE MAINTAINED AND REPLACED IF NECESSARY. (SEE DETAIL)
5. EXISTING VEGETATION SHALL BE RETAINED WHERE FEASIBLE.
6. THE EROSION CONTROL BARRIERS SHALL BE INSPECTED AND MAINTAINED REGULARLY.
7. ALL CLEARED AREAS OF THE STREET NOT PLANTED WITH GROUND COVER SHALL BE LOAMED WITH NOT LESS THAN SIX INCES OF COMPACTED, GOOD QUALITY LOAM AND SEEDED WITH TURF GRASS IN ACCORDANCE WITH GOOD PLANTING PRACTICE.

SLOPE STABILIZATION

1. DENUDED SLOPES SHALL NOT BE UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME, SUCH AS THE INACTIVE WINTER SEASON.
2. NO LATER THAN OCTOBER 31 OF EACH CALENDAR YEAR, THE DEVELOPER SHALL STABILIZE ALL EXPOSED SOILS AND OTHER VULNERABLE OR SENSITIVE AREAS IN A MANNER ACCEPTABLE TO THE CONSERVATION COMMISSION. NO ADDITIONAL DISRUPTION MAY OCCUR EXCEPT IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN.
3. TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS.
4. THE SEED MIX SHALL BE INOCULATED WITHIN 24 HOURS BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.

VELOCITY CHECKDAMS

THE CONTRACTOR SHALL PROVIDE VELOCITY CHECKDAMS IN ALL UNPAVED ACCESS DRIVE AREAS AT THE INTERVAL INDICATED BELOW:

GRADE OF ACCESS DRIVE	INTERVALS BETWEEN CHECKDAMS
LESS THAN 4%	100 FT
4%-10%	50 FEET
OVER 10%	25 FEET

THE CONTRACTOR SHALL PROVIDE VELOCITY CHECKDAMS IN ALL UNVEGETATED OR UNPAVED CHANNELS AT INTERVALS INDICATED BELOW:

GRADE OF CHANNEL	INTERVALS BETWEEN CHECKDAMS
LESS THAN 3%	100 FT
3%-6%	50 FEET
OVER 6%	25 FEET

1. CHECKDAMS SHALL BE OF HAYBALES (STAKED IF NECESSARY).
2. CHECKDAMS SHALL BE INSTALLED AT THE END OF EACH WORKING DAY OR BEFORE STOPPAGE DUE TO RAIN.
3. CHECKDAMS SHALL EXTEND COMPLETELY ACROSS GUTTER FLOW LINES AT RIGHT ANGLES TO THE CENTERLINE.

CRUSHED STONE ENTRANCE DETAIL

NOT TO SCALE

SEED MIXTURES

MOWED AREAS (ALL FLATS AND SLOPES EQUAL TO OR LESS THAN 3:1)

MIXTURE	% BY WEIGHT	SEEDING DATES
RED FESCUE	75	APRIL 1 - JUNE 15
KENTUCKY BLUEGRASS	15	AUGUST 15 - OCTOBER 15
COLONIAL BENTGRASS	5	SPRING OR FALL
PERRENIAL RYEGRASS	5	SPRING OR FALL

UNMOWED AREAS (FLAT SLOPES GREATER THAN 3:1)

MIXTURE	% BY WEIGHT	SEEDING DATES
RED FESCUE	75	APRIL 1 - JUNE 15
KENTUCKY BLUEGRASS	5	AUGUST 15 - OCTOBER 15
COLONIAL BENTGRASS	5	SPRING OR FALL
PERRENIAL RYEGRASS	15	SPRING OR FALL

CONSTRUCTION SEQUENCE

DURING THIS SEQUENCE ALL EROSION CONTROL BARRIERS SHALL BE INSPECTED AND MAINTAINED. ALL DISTURBED AREAS SHALL BE STABILIZED BY WOOD CHIPS, MULCH, SEEDING OR SODDING AS SOON AS POSSIBLE AFTER GRADING IS COMPLETE. ALL EROSION CONTROL BARRIERS SHALL BE REMOVED UPON COMPLETION OF ALL SLOPE STABILIZATION. SITE SHALL BE CONSTRUCTED IN ONE PHASE.

1. INSTALL EROSION CONTROL BARRIERS.
2. CLEAR AND GRUB PROPOSED LIMITS OF CLEARING.
3. CONSTRUCT INFILTRATION BEDS AND CRUSHED STONE CONSTRUCTION ENTRANCES.
4. ROUGH GRADE ACCESS ROAD AND AREAS TO BE PAVED.
5. INSTALL VELOCITY CHECKDAMS.
6. INSTALL STORM DRAINS STARTING WITH INFILTRATION BEDS.
7. INSTALL UTILITES WITHIN PAVED AREAS.
8. COMPLETE GRADING AND COMPACTION OF AREAS TO BE PAVED.
9. LAY BINDER COURSE OF PAVEMENT, AND INSTALL CAPE COD BERMS.
10. INSTALL HAYBALES OR FILTER FABRIC AROUND CATCHBASINS.
11. CONSTRUCT DWELLING UNITS.
12. LAY FINISH COURSE OF PAVEMENT.
13. LOAM AND SEED ALL DISTURBED AREAS; COMPLETE SITE LANDSCAPING.
14. FOLLOWING CONSTRUCTION AND AFTER VEGETATION HAS BEEN ESTABLISHED, REMOVE ALL EROSION CONTROL BARRIERS.

RE-FUELING STATION DETAIL

1. RE-FUELING STATION TO BE LOCATED OUTSIDE 100' BVW BUFFER ZONE (SEE PLAN)
2. [illegible]
3. THE SURFACE OF THE RE-FUELING STATION SHALL BE MAINTAINED IN IMPERMIABLE FOR THE PURPOSE OF PREVENTING CHEMICAL INFILTRATION IN THE EVENT OF A SPILL.
4. AT THE COMPLETION OF CONSTRUCTION THE SURFACE OF THE RE-FUELING STATION SHALL BE REMOVED AND HAULED OFF SITE.
5. IN THE EVENT OF A SPILL, DEP SHALL BE NOTIFIED IMMEDIATELY. [illegible]

EROSION CONTROL BARRIER

NOT TO SCALE

STAKED HAYBALE DETAIL

N.T.S.

CATCH BASIN WITH HAYBALES

NOTE: AN APPROVED FILTER SILT SACKS UNDER THE GRATE ARE REQUIRED IN ADDITION TO THE HAYBALES

FILTERED CATCH BASIN INLET

NOT TO SCALE

NOTE: ALL CATCH BASINS SHALL HAVE HAYBALES PLACED AROUND THEM AS SHOWN ON THE 'CATCH BASIN WITH HAYBALES' DETAIL UNTIL ALL CONSTRUCTION IS COMPLETE AND DISTURBED SLOPES ARE STABILIZED. THEY SHOULD BE CLEANED OF SILT AND DEBRIS DURING CONSTRUCTION AS NECESSARY.

"BLANCHARD PLACE"

A PROPOSED COMPREHENSIVE PERMIT PROJECT IN ACTON, MASSACHUSETTS

EROSION & SEDIMENTATION CONTROL PLAN 2 OF 2

SHEET 11 OF 11

SITE LOCATION:
139 PROSPECT STREET
ACTON, MASSACHUSETTS 01720
ASSESSORS MAP: F2 PARCEL: 129

PREPARED FOR:
BLANCHARD PLACE, LLC
411 MASSACHUSETTS AVENUE, SUITE 304
ACTON, MASSACHUSETTS 01720

REVISION	DATE	DESCRIPTION

DATE: FEBRUARY 7, 2006 | SCALE: 1" = 20'

FORESITE