ROAD IMPROVEMENT PLAN
" MAIN STREET "
ACTON, MASSACHUSETTS

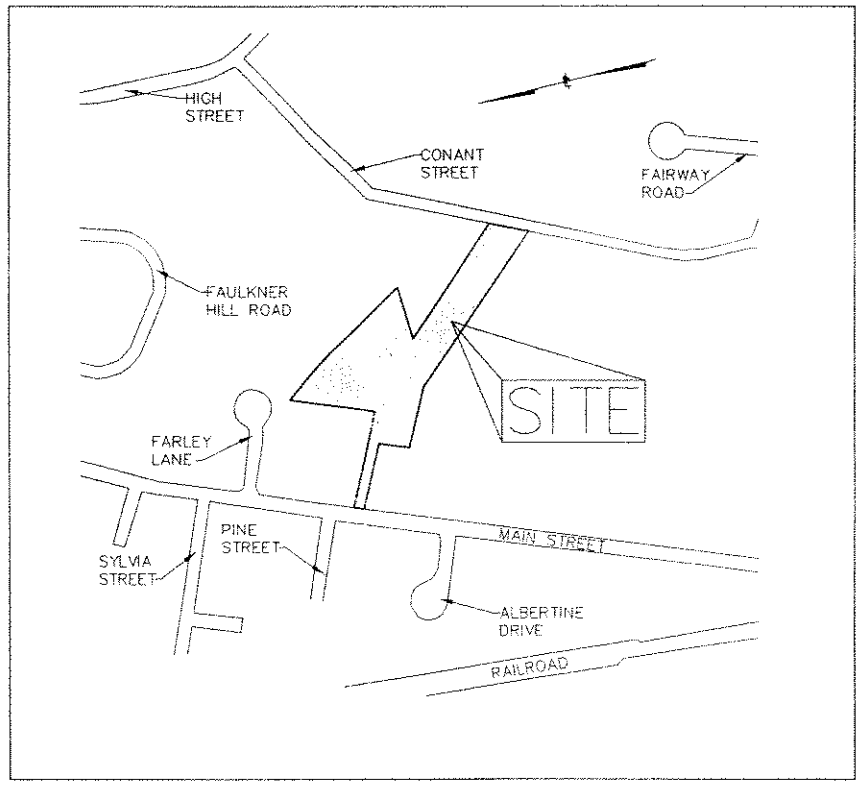
RECEIVED
APR 28 2006

NOTES

1. WETLANDS DELINEATED BY BASBANES AND ASSOCIATES IN APRIL 2003 AND FIELD LOCATED BY LANDTECH CONSULTANTS, INC.
2. TOPOGRAPHIC INFORMATION FROM A GROUND SURVEY PERFORMED BY LANDTECH CONSULTANTS, INC. IN APRIL 2003.
3. PROPERTY LINE INFORMATION IS THE RESULT OF A BOUNDARY SURVEY PERFORMED BY LANDTECH CONSULTANTS, INC.
4. THE SUBJECT PARCEL LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 250176 0003 C, EFFECTIVE DATE JANUARY 6, 1988.
5. PARCEL IS SUBJECT TO THE REQUIREMENTS OF A RESIDENTIAL-2 (R2) ZONING DISTRICT OF THE CURRENT ZONING BY-LAWS:

MINIMUM LOT AREA:	20,000 S.F.	
MINIMUM FRONTAGE:	150 Ft.	
MINIMUM BUILDING SETBACKS:	FRONT	30 Ft.
	SIDE	10 Ft.
	REAR	10 Ft.
	WIDTH	50 Ft.

6. SUBJECT PARCEL IS LOCATED IN A ZONE 4 AS DELINEATED ON THE "GROUNDWATER PROTECTION DISTRICT MAP OF THE TOWN OF ACTON MASSACHUSETTS MAP No. 3A" DATED JANUARY 1989, ON FILE AT THE TOWN OF ACTON PLANNING BOARD OFFICE.
7. DRAINAGE REPORT PREPARED BY LANDTECH CONSULTANTS INC. DATED 4/25 DEFINITIVE PLAN AN THAT NON-COMPLIANCE WITH THE PLAN PROFILES, UTILITIES, LAYOUTS AND RESTRICTIVE COVENANTS WILL VOID THE APPROVAL STATUS; UNLESS A WAIVER IS SPECIFICALLY APPROVED BY THE BOARD IN WRITING.
8. SEE CONSTRUCTION PLAN (CP-1) FOR LEGEND, EROSION CONTROL PLAN (EC-1) AND DETAIL SHEET (DS-1) FOR ADDITIONAL NOTES



LOCUS MAP

0 300 600 900

SCALE IN FEET

ISSUE DATE: APRIL 26, 2006

PLAN INDEX

1) TITLE SHEET	(TS-1)
2)EXISTING CONDITIONS PLAN	(EX-1)
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6)EROSION CONTROL PLAN	(EC-1)
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10)STORMWATER POLLUTION PREVENTION PLAN	(SWPP-1)
11)PRE DRAINAGE PLAN	(PRE-1)
12)POST DRAINAGE PLAN	(POST-1)

APPLICANT

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ACTON, MA 01720

RECORD OWNER

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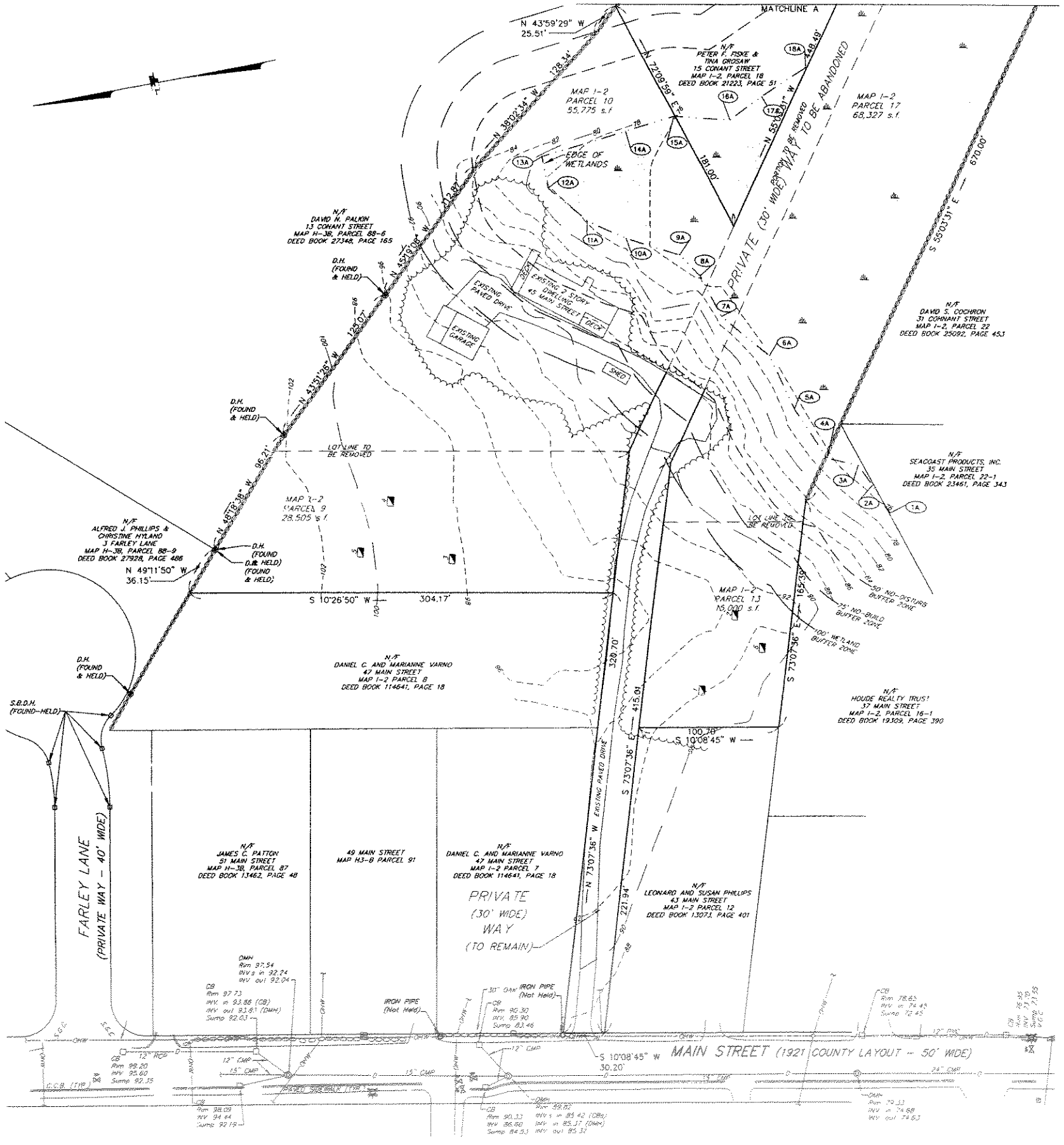
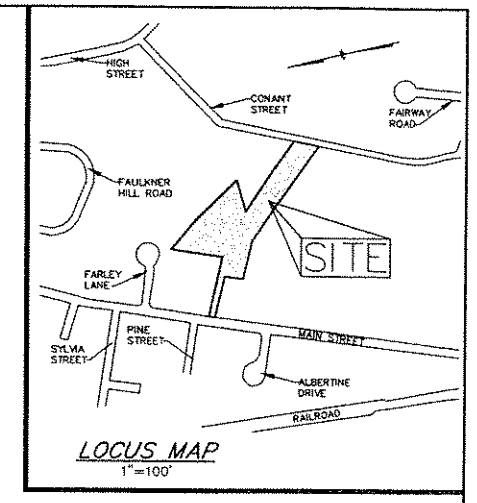
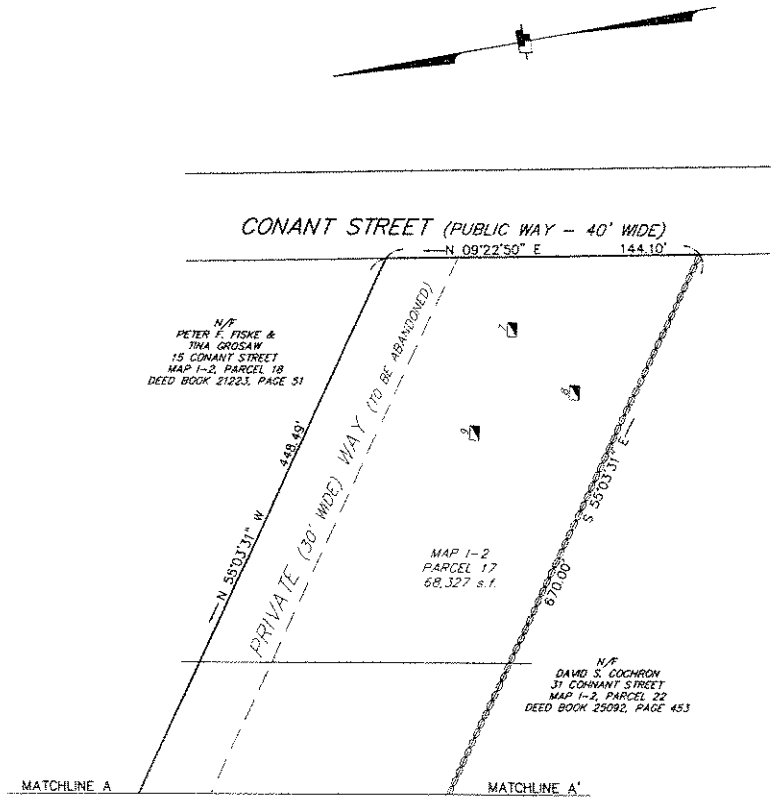
484 Groton Road, Unit #1
Westford, MA 01886
(978) 692-6100

COMMONWEALTH OF MASSACHUSETTS
MATTHEW A. WATERMAN
CIVIL
No. 43660
REGISTERED PROFESSIONAL ENGINEER

JOB No. 03-106D DRAWING No. 8275







NOTES

1. SEE CONSTRUCTION PLAN (CP-1) FOR LEGEND, EROSION CONTROL PLAN (EC-1), DETAIL SHEET (DS-1) AND TITLE SHEET (TS-1) FOR ADDITIONAL NOTES.

0 40' 80' 120'
SCALE IN FEET

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DATE	REVISION	BY

ROAD IMPROVEMENT PLAN
EXISTING CONDITIONS PLAN

Scale: 1"= 40' APRIL 26, 2006

45 MAIN STREET
ACTON, MA

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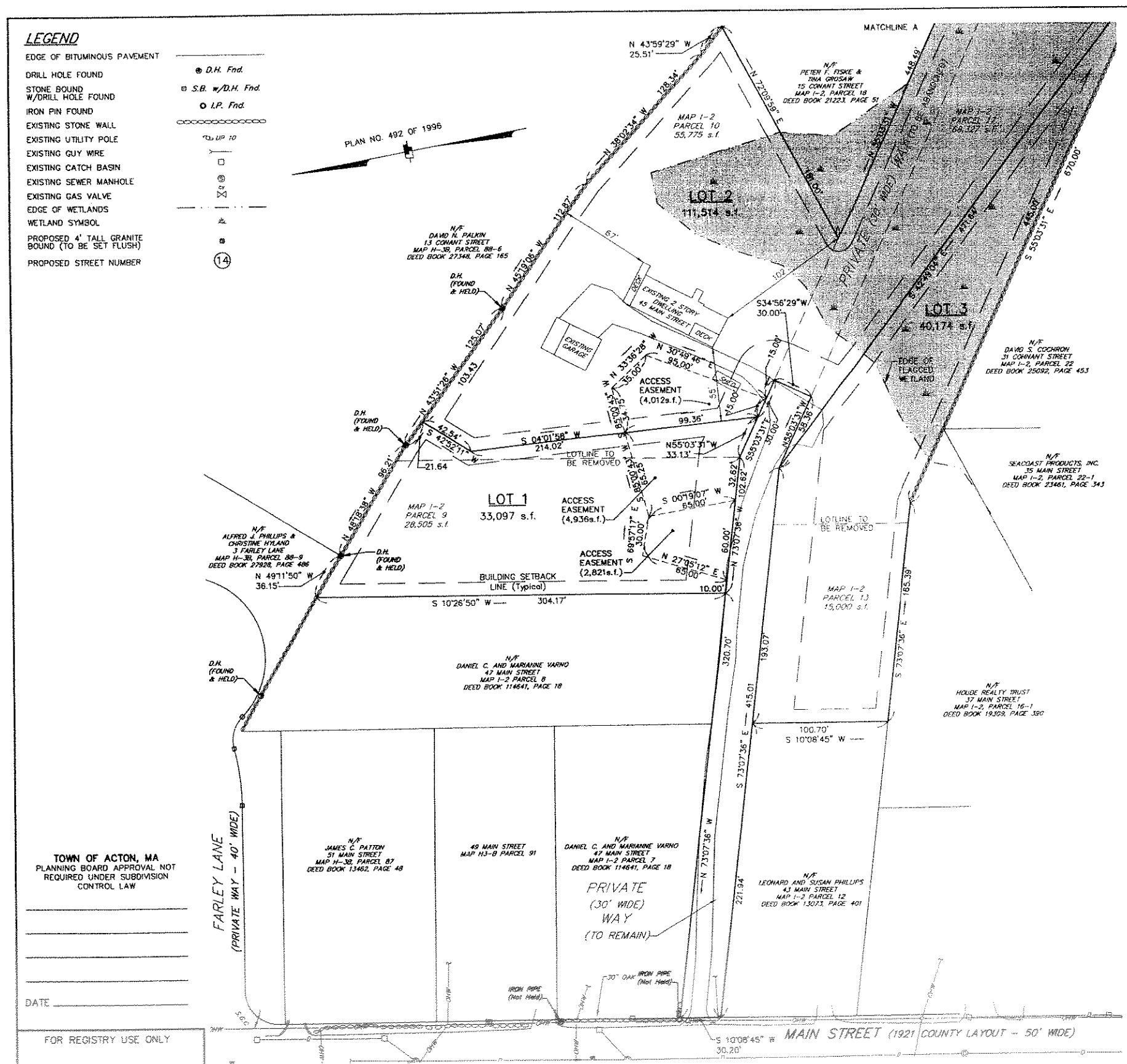
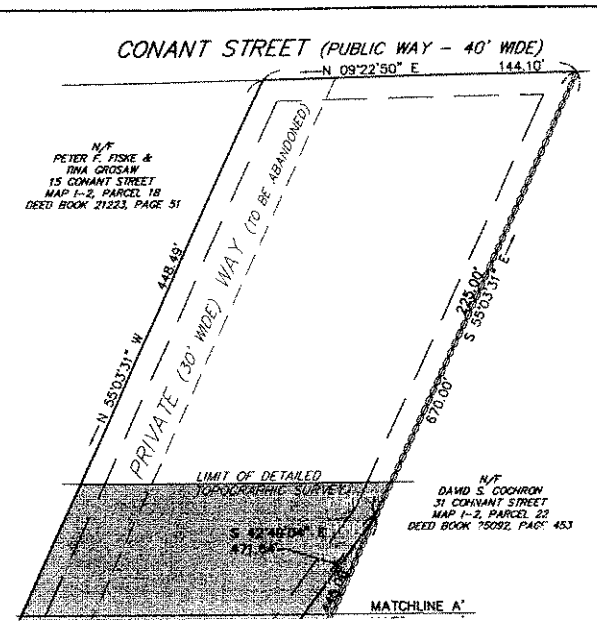
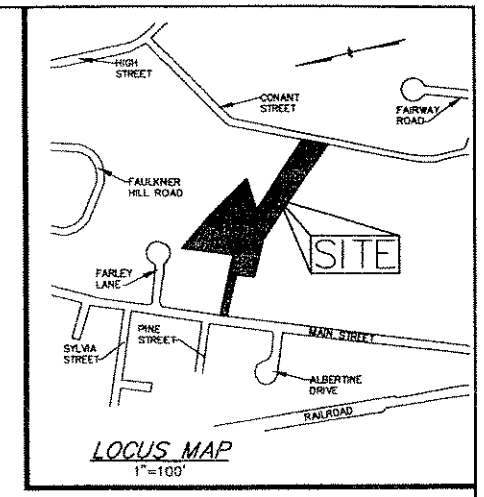
Design	JCV
Draft	JCV
Check	CML
Job. No.	03-106D
Sheet	EX-1
Dwg. No.	3275

LEGEND

EDGE OF BITUMINOUS PAVEMENT	
DRILL HOLE FOUND	● D.H. Fnd.
STONE BOUND W/DRILL HOLE FOUND	⊡ S.B. w/D.H. Fnd.
IRON PIN FOUND	○ I.P. Fnd.
EXISTING STONE WALL	
EXISTING UTILITY POLE	UP 10
EXISTING GUY WIRE	
EXISTING CATCH BASIN	□
EXISTING SEWER MANHOLE	Ⓢ
EXISTING GAS VALVE	⋈
EDGE OF WETLANDS	
WETLAND SYMBOL	
PROPOSED 4' TALL GRANITE BOUND (TO BE SET FLUSH)	■
PROPOSED STREET NUMBER	(14)







LOCUS MAP
1"=100'

PLAN REFERENCES

1. PLAN ENTITLED: "LAND IN ACTON" SURVEYED FOR ELMINA A. GLINES BY H. F. TUTTLE, DATED NOVEMBER 1920 AND RECORDED IN THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS IN PLAN BOOK 402 AS PLAN NUMBER 39.
2. PLAN ENTITLED: "LAND IN ACTON" OWNED BY GORDON E. AND BLANCHE SHAW, DATED APRIL 29, 1955 AND PREPARED BY HORACE F. TUTTLE C.E., RECORDED IN THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN NUMBER 884 OF 1955.
3. PLAN ENTITLED: "PLAN OF LAND IN ACTON MASS" OWNED BY FRANSISCO & LINDA S. MELON, PREPARED BY ACTON SURVEY & ENGINEERING, INC. DATED OCTOBER 31, 1978 AND RECORDED IN THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN NUMBER 1250 OF 1978.
4. PLAN ENTITLED: "PLAN OF LAND IN ACTON MASS" OWNED BY FRANSISCO AND LINDA MELON, PREPARED BY R. WILSON AND ASSOCIATES, DATED FEBRUARY 16, 1993 AND RECORDED IN THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN NUMBER 149 OF 1993.
5. PLAN ENTITLED: "PLAN OF LAND IN ACTON MASS" OWNED BY FRANSISCO & LINDA MELON, PREPARED BY R. WILSON AND ASSOCIATES, DATED SEPTEMBER 28, 1993 AND RECORDED IN THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN NUMBER 655 OF 1994.
6. PLAN ENTITLED: "DEFINITIVE PLAN OF FARLEY LANE IN ACTON, MASS." PREPARED BY R. WILSON AND ASSOCIATES, DATED DECEMBER 19, 1995 AND REVISED THROUGH APRIL 3, 1996 AND RECORDED IN THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN NUMBER 492 OF 1996.

NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM AN ON THE GROUND SURVEY PERFORMED BY DIVERSIFIED CIVIL ENGINEERING IN LANDTECH CONSULTANTS, INC. IN APRIL 2003.
2. WETLANDS SHOWN HEREON WERE DELINEATED BY BASBANES AND ASSOCIATES IN APRIL 2003, AND FIELD LOCATED BY DIVERSIFIED CIVIL ENGINEERING.
3. THE SUBJECT PARCEL LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 250 176 0003 C, EFFECTIVE DATE JANUARY 6, 1988.
3. SUBJECT PROPERTY IS LOCATED IN A RESIDENTIAL-2 ZONING DISTRICT, (ZONE R-2), AND SUBJECT TO THE REQUIREMENTS OF THE CURRENT ZONING BY-LAWS FOR THE TOWN OF ACTON:

DIMENSION	REQUIREMENT	LOT 1	LOT 2	LOT 3
MINIMUM LOT AREA	20,000 s.f.	33,097 s.f.	111,514 s.f.	40,174 s.f.
MINIMUM FRONTAGE	150 Feet*	108 Feet*	118.36 Feet*	193.07 Feet*
MINIMUM LOT WIDTH	50 Feet	136 Feet	117 Feet	193 Feet
MINIMUM FRONT YARD SETBACK	30 Feet	30 Feet	30 Feet	30 Feet
MINIMUM SIDE YARD SETBACK	10 Feet	10 Feet	10 Feet	10 Feet
MINIMUM REAR YARD SETBACK	10 Feet	10 Feet	10 Feet	10 Feet

*FRONTAGE MAY BE REDUCED BY FIFTY (50) FEET IF THE MINIMUM REQUIRED LOT AREA IS DOUBLED.

4. SUBJECT PARCEL IS LOCATED IN A ZONE 4 AS DELINEATED ON THE "GROUNDWATER PROTECTION DISTRICT MAP OF THE TOWN OF ACTON MASSACHUSETTS MAP NO. 3A" DATED JANUARY 1989, ON FILE AT THE TOWN OF ACTON PLANNING BOARD OFFICE.
5. THE PURPOSE OF THIS PLAN IS TO CREATE LOTS 1, 2, AND 3 FROM EXISTING PARCELS 9, 10, 13 AND 17.
6. THE EASTERN PORTION OF THE EXISTING PRIVATE WAY, IS TO BE ABANDONED AND MADE PART OF LOT 2.
7. SEE CONSTRUCTION PLAN (CP-1) FOR LEGEND, EROSION CONTROL PLAN (EC-1) AND TITLE SHEET (TS-1) FOR ADDITIONAL NOTES.

0 40 80 120
SCALE IN FEET

TOWN OF ACTON, MA
PLANNING BOARD APPROVAL NOT REQUIRED UNDER SUBDIVISION CONTROL LAW

DATE _____

FOR REGISTRY USE ONLY

CERTIFICATION

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEED'S OF THE COMMONWEALTH OF MASSACHUSETTS.

4/19/06
DATE

MASSACHUSETTS PROFESSIONAL LAND SURVEYOR
(MASSACHUSETTS REGISTRATION NUMBER 32893)

APPLICANT

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P.O. BOX 1545
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RECORD OWNERS

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ASSESSOR'S REFERENCES

TAX MAP 1-2, PARCEL 9
TAX MAP 1-2, PARCEL 10
TAX MAP 1-2, PARCEL 13
TAX MAP 1-2, PARCEL 17

DEED REFERENCES

DEED BOOK 13072, PAGE 538, M.S.D.R.D.
DEED BOOK 18050, PAGE 496, M.S.D.R.D.

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DATE	REVISION	BY

ROAD IMPROVEMENT PLAN PLAN OF LAND

SCALE: 1" = 40' APRIL 19, 2006

45 MAIN STREET
ACTON, MA

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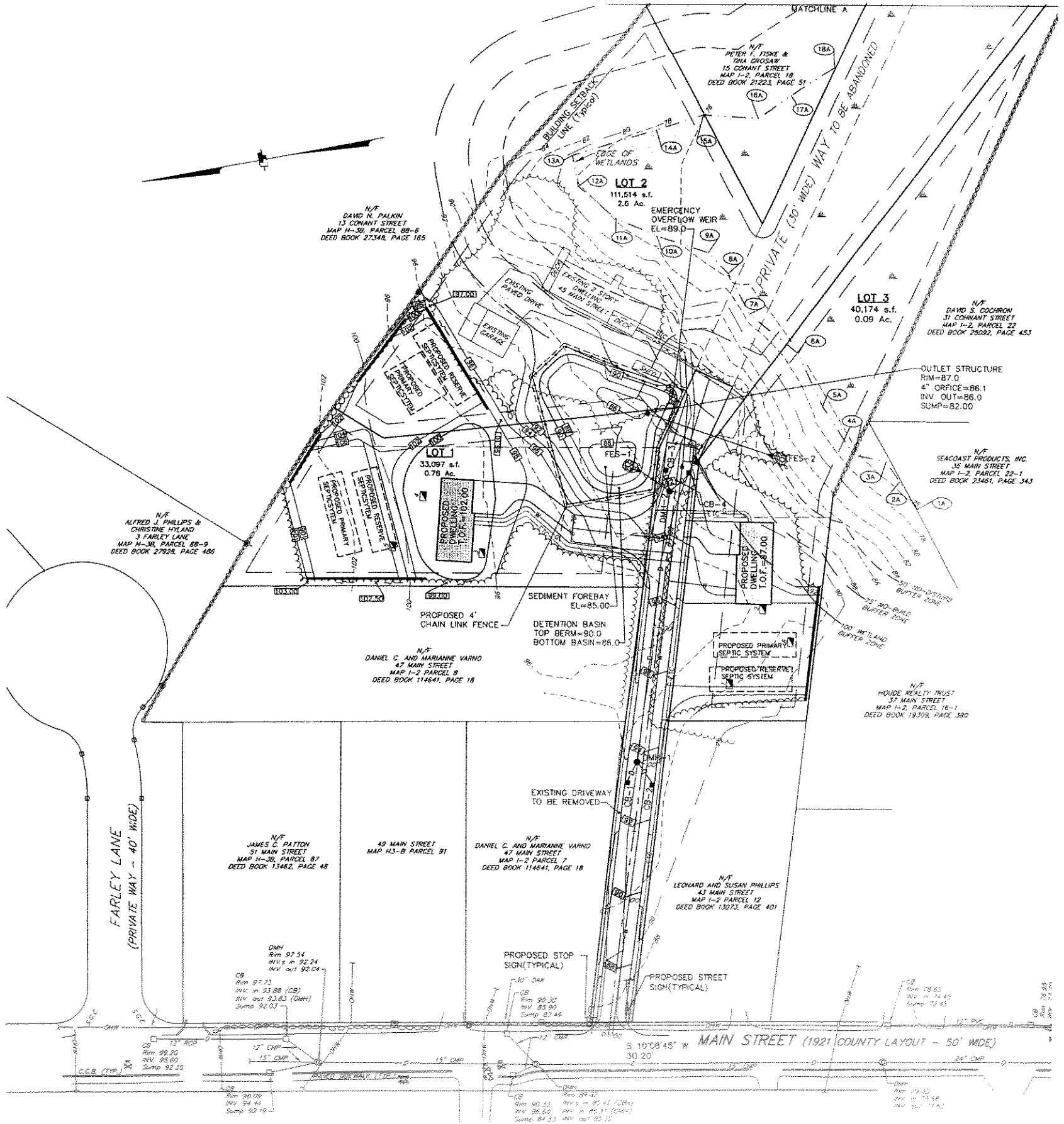
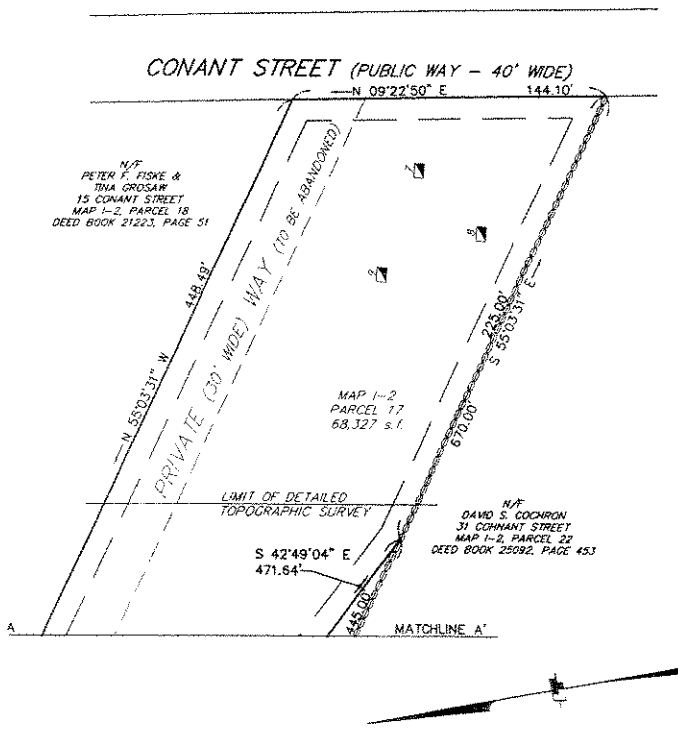
Design JCV
Draft JCV
Check WFD
Job. No. 03106-D
Sheet PL-1
Dwg. No. 8275





LEGEND	PROPOSED	EXISTING
BUILDING SETBACK LINE		
CONTOUR	150	232
EDGE OF WETLANDS		
WETLAND FLAG		17A
WETLAND SYMBOL		
100' WETLAND BUFFER		
40' NO-BUILD BUFFER ZONE		
25' NO-DISTURB BUFFER ZONE		
EDGE OF PAVEMENT		S.G.C.
CAPE COD BERM		C.C.B.
TREELINE		
STONE WALL		
FIRE HYDRANT		
WATER VALVE		
WATER LINE	W	W
GAS LINE	G	G
SEWER LINE	S	S
SEWER MANHOLE		
STORM DRAIN LINE	D	
DRAIN MANHOLE		
CATCHBASIN		
FLARED END SECTION		
RIP-RAP		
DRAINAGE FLOW ARROW		
UTILITY POLE		
UNDERGROUND ELECTRIC, TELEPHONE & CABLE	ETC	
STREET LIGHT		
SIGN		
TOP FOUNDATION ELEVATION	T.O.F.=100.0	
SEWER PIPE INVERT ELEVATION (6" SCH-40 PVC)	INV.=100.0	

NOTES

1. SEE EROSION CONTROL PLAN (EC-1), DETAIL SHEET (DS-1) AND TITLE SHEET (TS-1) FOR ADDITIONAL NOTES.

0 40' 80' 120'
SCALE IN FEET

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ROAD IMPROVEMENT PLAN
CONSTRUCTION PLAN

Scale: 1"= 40' APRIL 26, 2006

45 MAIN STREET
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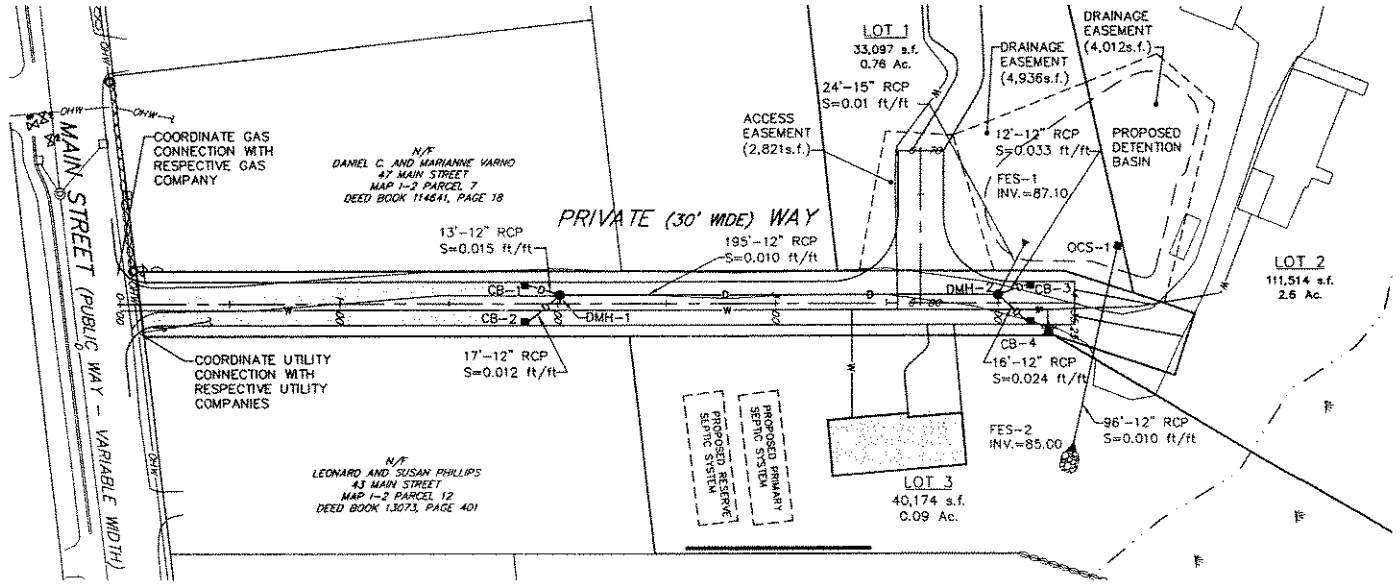
Draft	JCV
Check	CWL
Job. No.	03-106D
Sheet	CP-1
Dwg. No.	8275

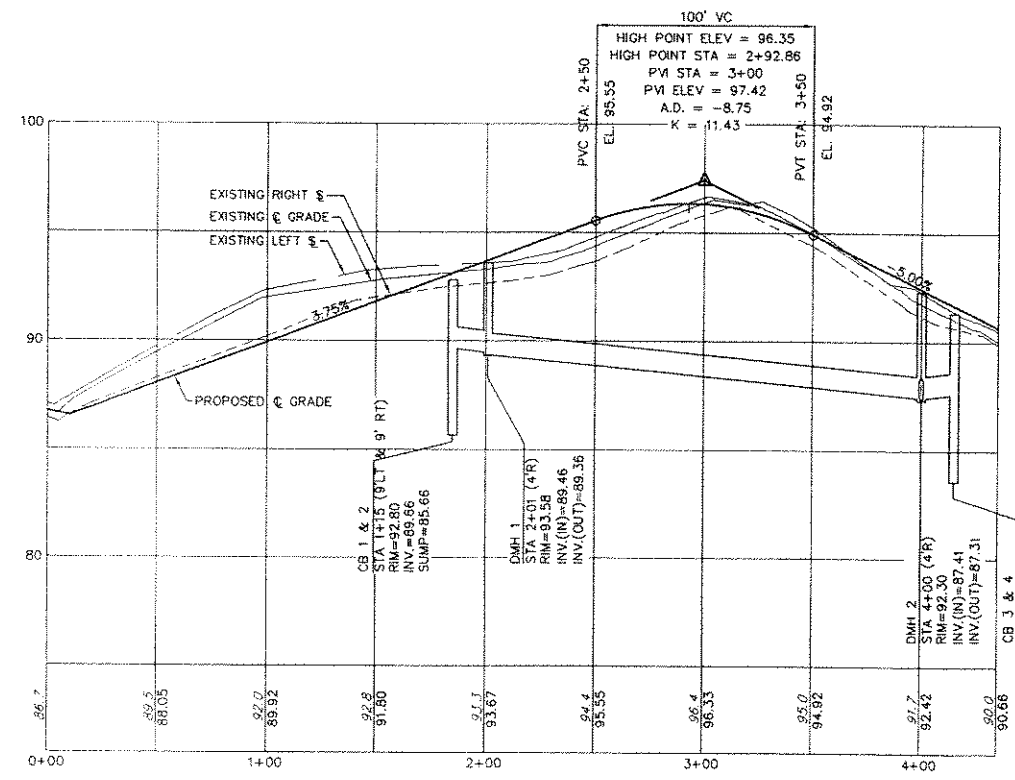
NOTES

1. SEE CONSTRUCTION PLAN (CP-1) FOR LEGEND, EROSION CONTROL PLAN (EC-1) AND TITLE SHEET (TS-1) FOR ADDITIONAL NOTES.



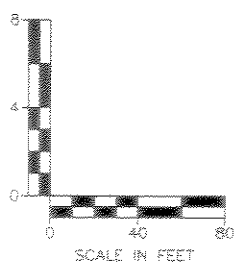
30' WIDE RIGHT OF WAY PLAN

SCALE: 1" = 40'



PROFILE

SCALE: 1" = 40' HORIZ.
1" = 4' VERT.



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ROAD IMPROVEMENT PLAN
PLAN & PROFILE

Scale: 1"= 40' APRIL 26, 2006

45 MAIN STREET
ACTON, MA

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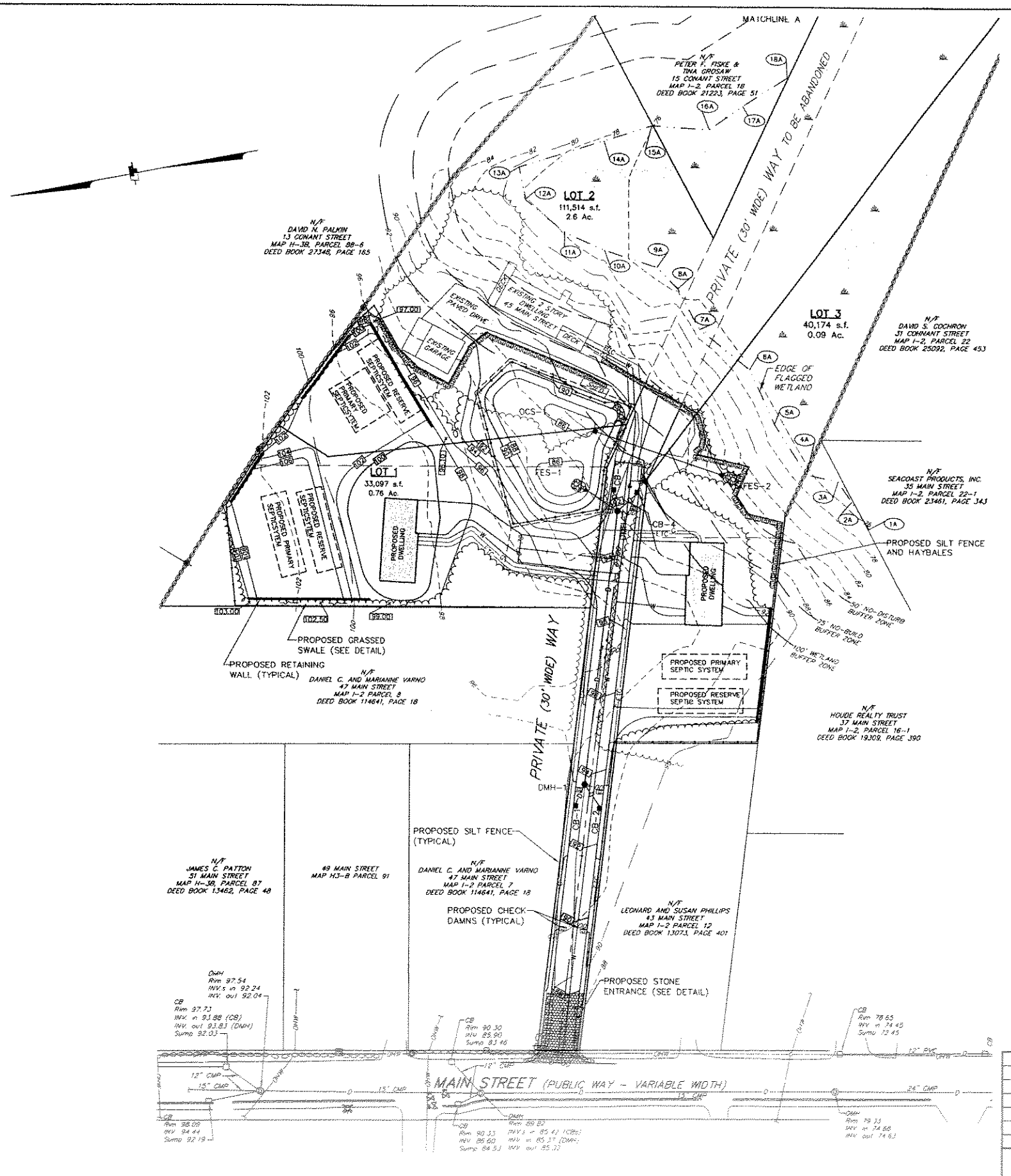
Draft	JCV
Check	CML
Job. No.	03-106D
Sheet	PP-1
Dwg. No.	8275

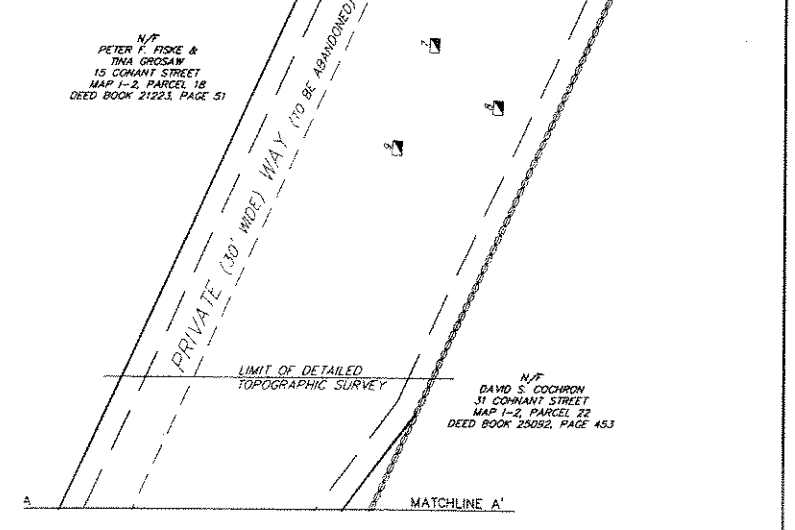
EROSION CONTROL NOTES

1. THE INTENT OF THIS PLAN IS TO SHOW THE LAYOUT OF EROSION CONTROL DEVICES DURING CONSTRUCTION ONLY. INFORMATION REGARDING ENTIRE SITE LAYOUT AND SPECIFICATIONS IS INCLUDED IN THE OTHER PLANS IN THIS SET.
2. STAKED HAY BALES AND SILTATION FENCING ARE TO BE INSPECTED WEEKLY AND REPAIRED AS NECESSARY.
3. HAY MULCHING IS REQUIRED IF SEEDING OCCURS BEFORE APRIL 15 OR AFTER SEPTEMBER 15.
4. THE DETENTION AND RETENTION BASINS WILL BE INITIALLY CONSTRUCTED AS TEMPORARY SEDIMENT BASINS IN ORDER TO HELP COLLECT SEDIMENT DURING CONSTRUCTION.
5. SEDIMENT BASINS SHALL BE INSTALLED IN CONJUNCTION WITH THE INITIAL GRADING OPERATIONS AND MAINTAINED THROUGH THE DEVELOPMENT PROCESS TO REMOVE SEDIMENT FROM RUNOFF WATERS DRAINING FROM LAND UNDERGOING DEVELOPMENT.
6. THE DEVELOPER IS REQUIRED TO CLEAN UP ANY SAND, DIRT, OR DEBRIS WHICH ERODES FROM THE SUBDIVISION ONTO ANY PUBLIC STREET OR PRIVATE PROPERTY, AND REMOVE SILT OR DEBRIS THAT ENTERS ANY DRAINAGE SYSTEM, INCLUDING CATCH BASIN SUMPS, PIPE LINES, MANHOLES, DITCHES AND DETENTION BASIN.
7. FILTER FABRIC IS TO BE INSTALLED BETWEEN THE FRAME AND GRATE OF ALL CATCH BASINS IMMEDIATELY AFTER INSTALLATION. FILTER FABRIC IS TO BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT AND SHALL BE REPLACED AS NECESSARY.
8. THE DEVELOPER SHALL PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED STREET AREAS AT INTERVALS OF 100 FEET FOR GRADES LESS THAN 4% AND AT INTERVALS OF 50 FEET FOR ALL GRADES GREATER THAN 4%, BUT LESS THAN 10%. THE DAMS ARE TO BE INSTALLED AT THE END OF EACH WORKING DAY, AND IN THE EVENT OF RAINFALL BEING PREDICTED. THE HAY BALES SHOULD BE SECURELY STAKED TO PREVENT OVERTURNING, FLOATATION, OR DISPLACEMENT. ALL CHECK DAMS SHALL BE CLEANED OF ALL DEBRIS AND SILT PERIODICALLY.
9. FOR THE STAKED HAY BALES AND SILT FENCING DETAILS SEE DETAIL SHEET 3 (DS-4).
10. THE EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION ON THE SITE.
11. ALL STOCKPILES SHALL HAVE EROSION CONTROL MEASURES AROUND THE PERIMETER AT ALL TIMES.
12. UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL BE IMMEDIATELY STABILIZED WITH A SIX INCH LAYER OF LOAM & SEED.
13. IF A DRAINAGE OR RUNOFF PROBLEM OCCURS DURING CONSTRUCTION, THE APPLICANT SHALL TAKE IMMEDIATE CORRECTIVE MEASURES.
14. ANY SILT, CONSTRUCTION DEBRIS, ETC. SHALL BE REMOVED FROM HIGH STREET IMMEDIATELY UPON DISCOVERY.
15. AFTER THE VEGETATION IS ESTABLISHED AND THE GRADED SLOPES ARE STABLE, THE CONTRACTOR WILL REMOVE ALL THE TEMPORARY EROSION CONTROL BARRIERS.
16. THE CATCH BASIN GRATES SHALL BE SET AT BINDER GRADE UNTIL IT IS TIME TO APPLY THE WEARING COURSE OF PAVEMENT. THIS WILL HELP TO COLLECT THE RUNOFF DRAINING TOWARD MAIN STREET.
17. SEE CONSTRUCTION PLAN (CP-1) FOR LEGEND, TITLE SHEET (TS-1) AND DETAIL SHEET (DS-1) FOR ADDITIONAL NOTES.



LEGEND

	PROPOSED	EXISTING
BUILDING SETBACK LINE		
CONTOUR	150	232
EDGE OF WETLANDS		
WETLAND FLAG		11E
WETLAND SYMBOL		
100' WETLAND BUFFER		
40' NO-BUILD BUFFER ZONE		
25' NO-DISTURB BUFFER ZONE		
EDGE OF PAVEMENT		S.G.C.
CAPE COD BERM		C.C.B.
TREELINE		
STONE WALL		
FIRE HYDRANT		
WATER VALVE		
WATER LINE	W	W
GAS LINE	G	G
SEWER LINE	S	S
SEWER MANHOLE		
STORM DRAIN LINE	D	
DRAIN MANHOLE		
CATCHBASIN		
FLARED END SECTION		
RIP-RAP		
DRAINAGE FLOW ARROW		
UTILITY POLE		
UNDERGROUND ELECTRIC, TELEPHONE & CABLE	ETC	
STREET LIGHT		
SIGN		
TOP FOUNDATION ELEVATION	T.O.F.=100.0	
SEWER PIPE INVERT ELEVATION (6" SCH-40 PVC)	INV.=100.0	



DATE	REVISION	BY

ROAD IMPROVEMENT PLAN
EROSION CONTROL PLAN
Scale: 1" = 40' APRIL 26, 2006

45 MAIN STREET
ACTON, MA

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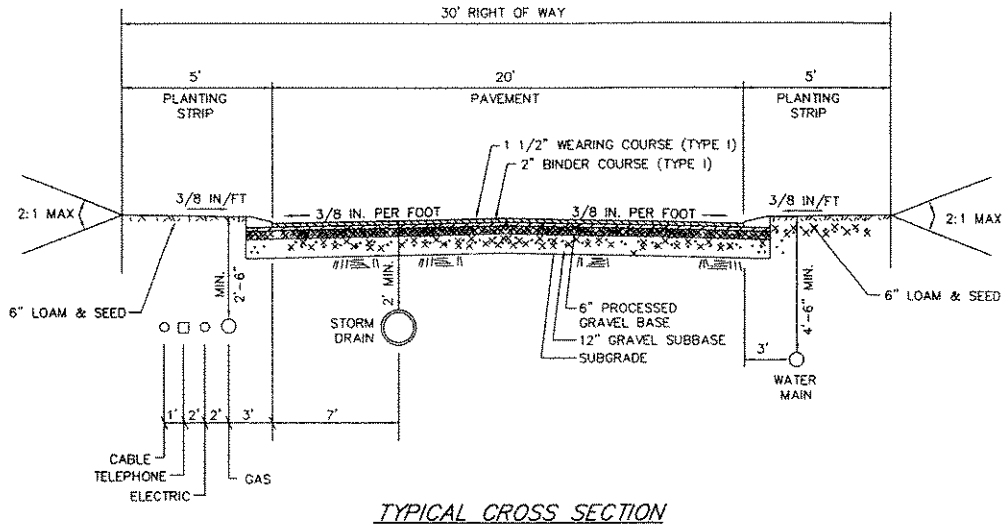
Design	JCV
Draft	JCV
Check	CWL
Job. No.	03-106D
Sheet	EC-1
Dwg. No.	8275

NOTES

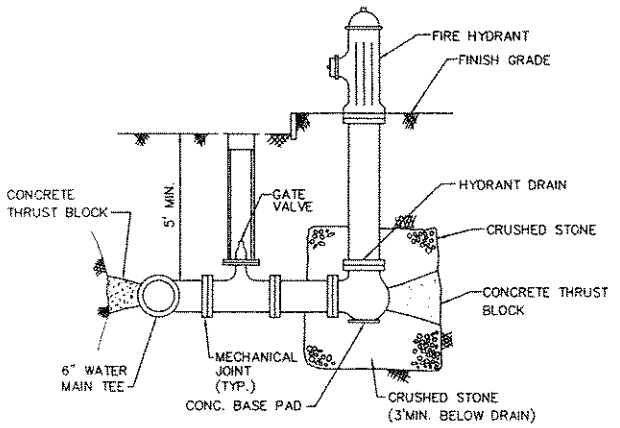
1. LOCATION OF EXISTING UTILITIES TAKEN FROM A FIELD SURVEY BY LANDTECH CONSULTANTS, INC.
2. HOUSES ARE TO BE SERVICED BY MUNICIPAL WATER SERVICE AND INDIVIDUAL SEPTIC SYSTEMS.
3. LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY DIGSAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
4. FINAL LOCATION, SIZE AND DEPTH OF PRIVATE UTILITIES ARE SUBJECT TO THE APPROVAL OF THE RESPECTIVE UTILITY COMPANY.
5. ALL BOUNDS SHALL BE 5"X5"X4" GRANITE WITH A 3/8" DRILL HOLE IN CENTER AND SET FLUSH WITH FINISH GRADE, NO PERMANENT MONUMENTS SHALL BE SET UNTIL ALL CONSTRUCTION THAT WOULD DISTURB OR DESTROY THEM IS COMPLETE.
6. SUBDRAINS SHALL BE INSTALLED IN CUT SECTIONS OF THE ROADWAY WHERE GROUNDWATER IS ENCOUNTERED OR EXPECTED.
7. BINDER COURSE OF PAVEMENT MUST SIT THROUGH ONE WINTER SEASON (NOVEMBER 15TH TO APRIL 30TH) PRIOR TO INSTALLATION OF WEARING COURSE.
8. MONUMENTS SHALL BE INSTALLED AT ALL STREET INTERSECTIONS AT ALL POINTS OF CHANGE IN DIRECTION OR CURVATURE OF STREETS. MONUMENTS SHALL BE OF GRANITE 6"X6"X4' LONG AND SHALL BE SET FLUSH WITH THE FINISH GRADE. NO MONUMENTS SHALL BE INSTALLED UNTIL ALL CONSTRUCTION WHICH WOULD DESTROY OR DISTURB THE MONUMENTS IS COMPLETED.
9. THE CENTERLINE OF ALL STREETS SHALL BE MONUMENTED AT ALL POINTS OF CURVATURE AND TANGENCY AND AT THE CENTERLINE INTERSECTION OF INTERSECTING STREETS USING MAGNETIZED MASONRY NAILS IN THE WEARING COURSE.
10. ALL WATER LINES, HYDRANTS, VALVES AND SERVICE CONNECTIONS SHALL MEET ALL SPECIFICATIONS OF THE ACTON WATER DISTRICT.
11. NO STUMP DISPOSAL AREA SHALL BE LOCATED WITHIN THE SUBDIVISION.
12. ALL DISTURBED AREAS SHALL RECEIVE 6" OF LOAM & SEED.
13. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON SITE AND SHALL IMMEDIATELY REPORT ANY DISCREPANCIES OR DEVIATIONS FROM THE CONSTRUCTION PLANS TO THE ENGINEER, ALSO REPORT ANY CONDITIONS UNCOVERED IN THE WORK WHICH ARE NOT REFLECTED WITHIN THE PLANS. LIMITS OF WORK SHALL BE MARKED IN THE FIELD PRIOR TO CONSTRUCTION.
14. ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH THE SPECIFICATIONS OUTLINED IN THIS SET OF PLANS AND SUPPLEMENTAL DOCUMENTS, WITH THE TOWN OF ACTON SUBDIVISION RULES AND REGULATIONS AS MOST RECENTLY AMENDED PRIOR TO THIS PLAN AND WITH THE APPLICABLE PORTIONS OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES, DEPARTMENT OF PUBLIC WORKS, COMMONWEALTH OF MASSACHUSETTS, 1988, AS AMENDED.
15. THE ACTON TREE WARDEN SHALL INSPECT THE SITE AFTER INITIAL PAVEMENT IS COMPLETED. THE TREE WARDEN AT THAT TIME DETERMINES THE NEED FOR ADDITIONAL TREE PLANTINGS TO BRING THE SUBDIVISION INTO COMPLIANCE WITH THE SUBDIVISION REGULATION 9.8. GENERALLY, TREES SHALL BE PLANTED 10 FEET FROM THE STREET LINE AT 50 FOOT INTERVALS WHERE REQUIRED, TREES SHALL BE NURSERY GROWN STOCK (REFER TO SUBDIVISION RULES AND REGULATIONS FOR FURTHER INFORMATION.)
16. NO FILL USED ON SITE SHALL CONTAIN CONSTRUCTION DEBRIS OR HAZARDOUS MATERIAL. HAULING OF FILL OR CONSTRUCTION DEBRIS IS RESTRICTED TO THE HOURS OF 9 A.M. AND 4 P.M. ON WEEKDAYS
17. HANDICAPPED RAMPS SHALL BE INSTALLED AT ALL DRIVEWAYS AND AT THE CROSSWALK IN ACCORDANCE WITH THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD.
18. THE DEVELOPER IS RESPONSIBLE FOR CLEANING ANY SAND, DIRT OR DEBRIS THAT ERODES FROM THEIR SITE ONTO MAIN STREET OR ANY PRIVATE PROPERTY AND WILL REMOVE ANY SILT OR DEBRIS THAT ENTERS ANY EXISTING DRAINAGE SYSTEM, INCLUDING CATCH BASIN SUMPS, PIPE LINES, MANHOLES AND DITCHES.
19. THE STREET NAME SIGN SHALL BE OF THE SAME TYPE NOW EXISTING IN THE TOWN, AND SHALL MEET THE SPECIFICATIONS OF THE ACTON HIGHWAY DEPARTMENT. THE SIGN SHALL BE ERECTED PRIOR TO CONSTRUCTION OF THE FIRST HOUSE ON THE STREET.
20. FROM THE TIME OF THE GRADING UNTIL SUCH TIME AS RENWICK WAY IS ACCEPTED AS A PUBLIC WAY, THE SIGN POST SHALL HAVE AFFIXED THERE TO A SIGN DESIGNATING THE STREET AS A PRIVATE STREET.
21. THE PROPOSED DWELLING LOCATIONS AND TREE LINES ARE ONLY REPRESENTATIONAL. THE ACTUAL DWELLING LOCATIONS MAY VARY WITHIN THE ALLOWABLE BUILDING ENVELOPE, AND ADDITIONAL TREES MAY BE REMOVED.
22. THE PROPOSED HOUSES, DRIVEWAYS AND GRADING ON LOTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, EXCEPT AS NECESSARY TO COMPLY WITH SECTION 8.18.1C OF THE ACTON SUBDIVISION RULES AND REGULATIONS OR ANY OTHER CONDITIONS OF APPROVAL. ACTUAL LOCATIONS MAY VARY FROM WHAT IS SHOWN. NO DRIVEWAYS SHALL BE LOCATED ON ANY BOUND MARKERS.
23. THERE WILL BE A MINIMUM STOPPING SIGHT DISTANCE OF 325 FEET.
24. ALL AREAS DISTURBED BY CONSTRUCTION NOT PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE LOAMED AND HYDROSEEDED. LOAM DEPTH SHALL BE 4", USING EXISTING TOPSOIL IF AVAILABLE, STONES AND OTHER DELETERIOUS MATERIAL.

CREEPING RED FESCUE	30 LB/Ac.
PERENNIAL RYEGRASS	20 LB/Ac.
KENTUCKY BLUEGRASS	25 LB/Ac.
REDTOP	5 LB/Ac.

25. ALL TREES, SHRUBS AND SEEDING SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR AFTER ACCEPTANCE.
26. SEE CONSTRUCTION PLAN (CP-1) FOR LEGEND, EROSION CONTROL PLAN (EC-1) AND TITLE SHEET (TS-1) FOR ADDITIONAL NOTES.



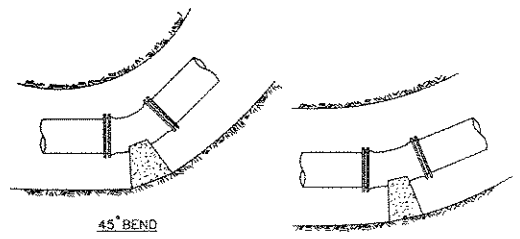
TYPICAL CROSS SECTION



HYDRANTS TO BE PAINTED WITH LUMINOUS PAINT AS SPECIFIED BY THE ACTON FIRE CHIEF

FIRE HYDRANT DETAIL

NOT TO SCALE

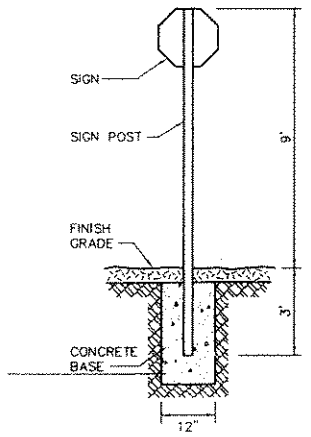


PIPE SIZE	MIN. SURFACE AREA (S.F.)OF CONC. AGAINST UNDISTURBED EARTH		
	45°	22 1/2°	TEE
6"	1.5	1.0	2.5
8"	2.0	3.0	4.0
10"	2.5	5.0	6.0
12"	3.5	7.0	9.0

THRUST BLOCK DETAILS

NOT TO SCALE

(SEE NOTE 32 ON SHEET CP-1)



SIGN DETAIL

NOT TO SCALE

DATE	REVISION	BY

ROAD IMPROVEMENT PLAN DETAILS & SECTIONS

Scale: AS NOTED APRIL 26, 2006

DUNHAM PARK
ACTON, MA

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Design	JCV
Draft	JCV
Check	MAS
Job. No.	03-106D
Sheet	DS-1
Dwg. No.	8275

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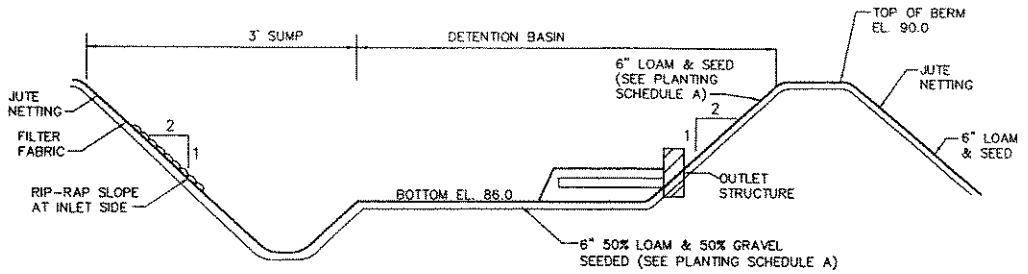
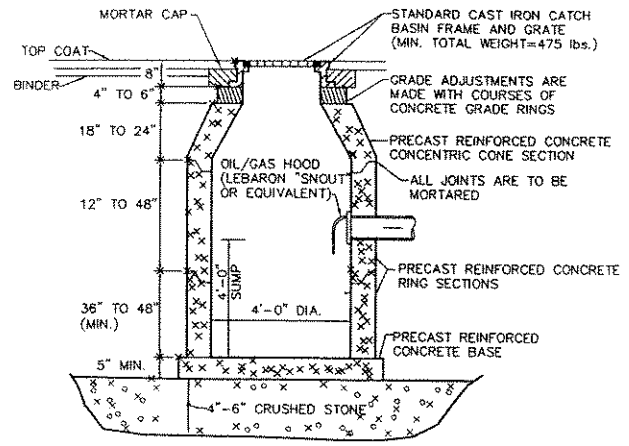


DETENTION BASIN

NOT TO SCALE

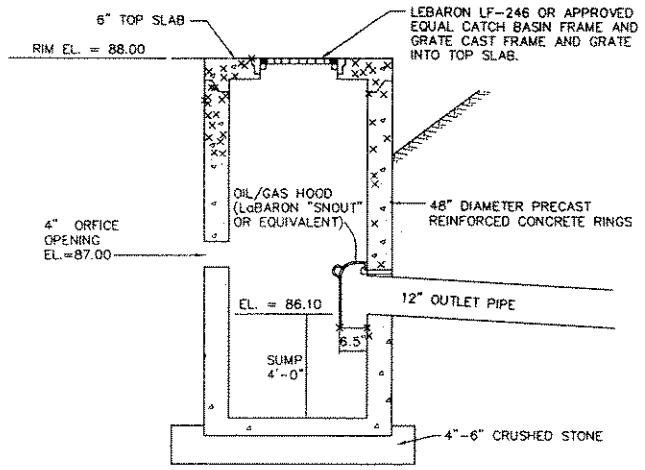
PLANTING SCHEDULE A:
BOTTOM OF BASIN AND GRASS SWALES

- 20% PERRENIAL RYE GRASS
- 10% ANNUAL RYE GRASS
- 10% SWITCH GRASS
- 5% LADINA CLOVER
- 5% RED TOP



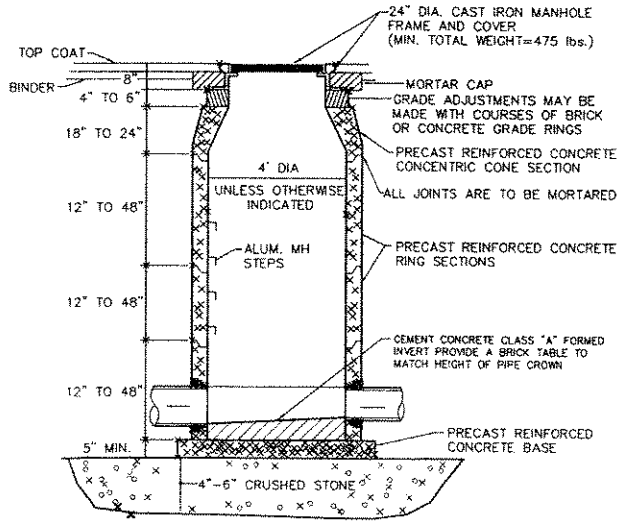
TYPICAL CATCH BASIN

NOT TO SCALE



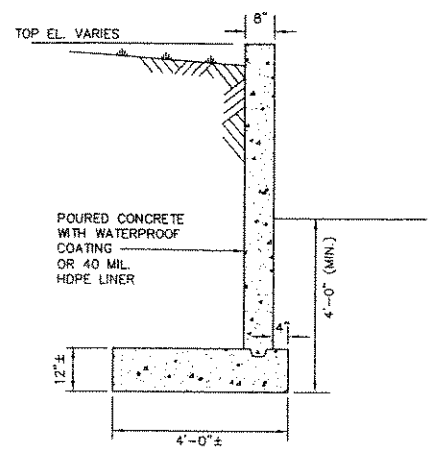
OUTLET STRUCTURE

NOT TO SCALE



TYPICAL DRAIN MANHOLE

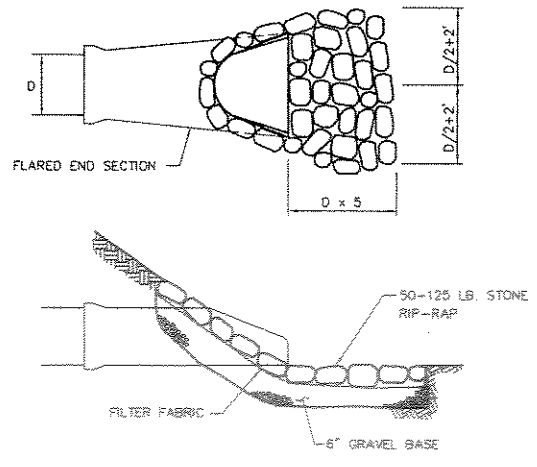
NOT TO SCALE



NOTE: STRUCTURAL DESIGN BY OTHERS.

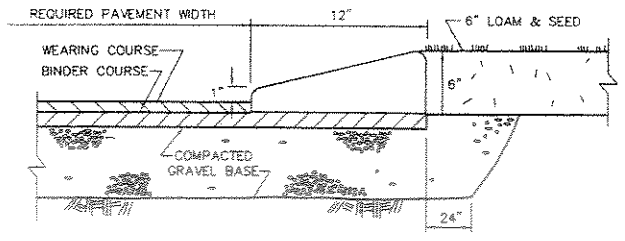
IMPERVIOUS RETAINING WALL DETAIL

NOT TO SCALE



FLARED END SECTION RIP-RAP

NOT TO SCALE



CAPE COD BERM

NOT TO SCALE

(TO BE USED IN ALL AREAS WHERE SLOPED GRANITE CURB IS NOT SPECIFIED.)

DATE	REVISION	BY

ROAD IMPROVEMENT PLAN
DETAILS & SECTIONS

Scale: AS NOTED — APRIL 26, 2006

DUNHAM PARK
ACTON, MA

Design: JCV
Draft: JCV
Check: MAS

Prepared for: RENWICK S. TWEEDY JR.
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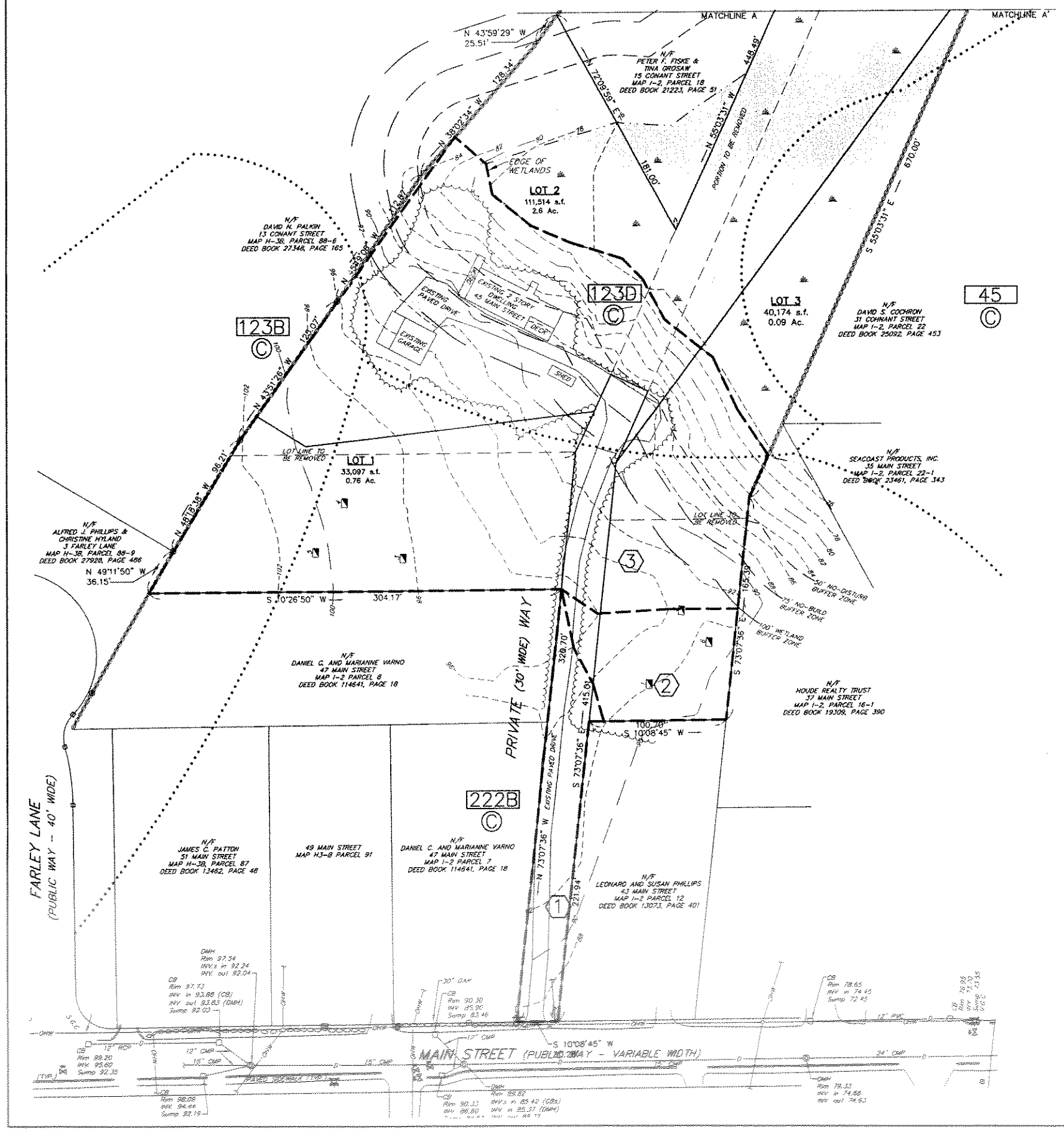


LEGEND

DRAINAGE AREA BOUNDARY

DRAINAGE AREA (2)

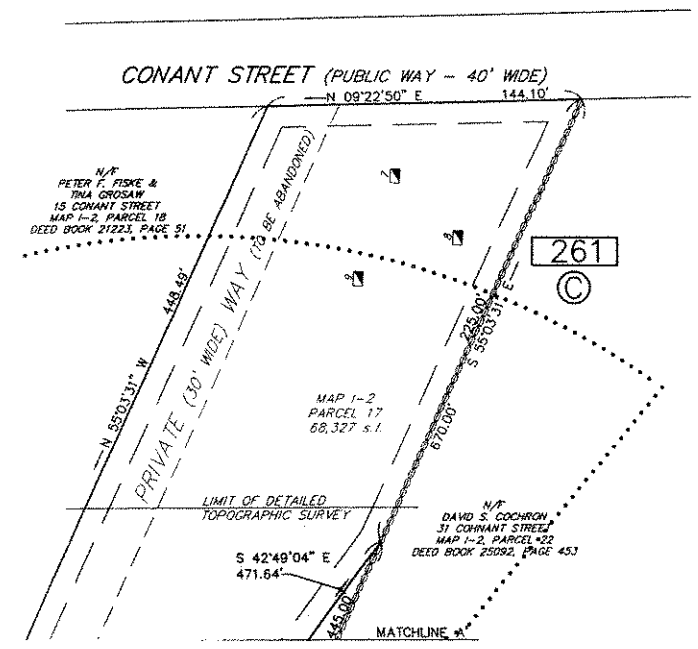
SOIL BOUNDARY

HYDROLOGIC SOIL GROUP (C)

NRCS SOIL TYPE [45]

SOILS TABLE

SOIL TYPE	DESCRIPTION	HYDROLOGIC GROUP
261	MERRIMAC-URBAN LAND COMPLEX	C
222	MONTAUK SANDY LOAM	C
45	SWANSEA MUCK	D
123	PAXTON SANDY LOAM	C



DATE	REVISION	BY

ROAD IMPROVEMENT PLAN
PRE DEVELOPMENT
DRAINAGE MAP

Scale: 1"= 40' APRIL 26, 2006

45 MAIN STREET
ACTON, MA

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Job. No.	03-105D
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LEGEND

DRAINAGE AREA BOUNDARY

DRAINAGE AREA (2)

SOIL BOUNDARY

HYDROLOGIC SOIL GROUP (C)

NRCS SOIL TYPE 45

SOILS TABLE

SOIL TYPE	DESCRIPTION	HYDROLOGIC GROUP
261	MERRIMAC–URBAN LAND COMPLEX	C
222B	MONTAUK SANDY LOAM	C
45	SWANSEA MUCK	C
123D	PAXTON SANDY LOAM	C
123B	PAXTON SANDY LOAM	C

MATCHLINE A

MATCHLINE A'

N/F
PETER F. FISKE &
TINA GROSAW
15 CONANT STREET
MAP 1-2, PARCEL 18
DEED BOOK 21223, PAGE 51

EDGE OF WETLANDS

LOT 2
111,514 s.f.
2.6 Ac.

N/F
DAVID N. PALKIN
13 CONANT STREET
MAP H-38, PARCEL 88-6
DEED BOOK 27348, PAGE 185

EXISTING 2 STORY DWELLING
45 MAIN STREET

EXISTING PAVED DRIVE

EXISTING GARAGE

DECIP

123D (C)

LOT 3
40,174 s.f.
0.09 Ac.

N/F
DAVID S. COCHRON
31 CONANT STREET
MAP 1-2, PARCEL 22
DEED BOOK 25092, PAGE 453

45 (C)

123B (C)

LOT 1
33,097 s.f.
0.76 Ac.

N/F
SEACOAST PRODUCTS, INC.
35 MAIN STREET
MAP 1-2, PARCEL 22-1
DEED BOOK 23461, PAGE 343

FES-1

FES-2

CB-3

CB-4

DMH-2

N/F
ALFRED J. PHILLIPS &
CHRISTINE HYLAND
3 FARLEY LANE
MAP H-38, PARCEL 88-9
DEED BOOK 27938, PAGE 486

N/F
DANIEL C. AND MARIANNE VARNO
47 MAIN STREET
MAP 1-2 PARCEL 8
DEED BOOK 114641, PAGE 18

50' NO-DISTURB BUFFER ZONE

75' NO-BUILD BUFFER ZONE

100' WETLAND BUFFER ZONE

N/F
HOUDE REALTY TRUST
37 MAIN STREET
MAP 1-2, PARCEL 16-1
DEED BOOK 19309, PAGE 390

DMH-1

CB-1

CB-2

222B (C)

N/F
JAMES C. PATTON
51 MAIN STREET
MAP H-38, PARCEL 87
DEED BOOK 13452, PAGE 48

49 MAIN STREET
MAP H3-B PARCEL 91

N/F
DANIEL C. AND MARIANNE VARNO
47 MAIN STREET
MAP 1-2 PARCEL 7
DEED BOOK 114641, PAGE 18

N/F
LEONARD AND SUSAN PHILLIPS
43 MAIN STREET
MAP 1-2 PARCEL 12
DEED BOOK 13073, PAGE 401

DMH
Rim 97.54
INV.s in 92.24
INV. out 92.04

CB
Rim 97.73
INV. in 93.86 (CB)
INV. out 93.83 (DMH)
Sump 92.03

CB
Rim 98.20
INV. 95.60
Sump 92.35

CB
Rim 98.09
INV. 94.44
Sump 92.19

CB
Rim 90.30
INV. 85.90
Sump 83.46

DMH
Rim 89.82
INV.s in 83.42 (CBs)
INV. in 85.37 (DMH)
INV. out 80.32

CB
Rim 78.65
INV. in 74.45
Sump 72.43

DMH
Rim 78.53
INV. in 74.68
INV. out 74.63

S 10°08'45" W
30.20'

CONANT STREET (PUBLIC WAY – 40' WIDE)

N 09°22'50" E 144.10'

N/F
PETER F. FISKE &
TINA GROSAW
15 CONANT STREET
MAP 1-2, PARCEL 18
DEED BOOK 21223, PAGE 51

PRIVATE (30' WIDE) WAY (TO BE ABANDONED)

N 55°03'31" W 439.49'

MAP 1-2
PARCEL 17
68,327 s.f.

S 55°03'31" E 229.00'

670.00'

LIMIT OF DETAILED TOPOGRAPHIC SURVEY

261 (C)

N/F
DAVID S. COCHRON
31 CONANT STREET
MAP 1-2, PARCEL 22
DEED BOOK 25092, PAGE 453

S 42°49'04" E
471.64'

545.00'

MATCHLINE A'

0 40' 80' 120'

SCALE IN FEET

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ROAD IMPROVEMENT PLAN
POST DEVELOPMENT DRAINAGE MAP

Scale: 1"= 40' APRIL 26, 2006

45 MAIN STREET
ACTON, MA

DATE	REVISION	BY

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