QUARRY WOODS
PLANNED CONSERVATION RESIDENTIAL COMMUNITY
(P.C.R.C.)

IN

ACTON, MASSACHUSETTS
JUNE 2, 2006

FOR REGISTRY USE

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES & REGULATIONS OF THE REGISTRIES OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

6-2-06
DATE — REG. PROF. LAND SURVEYOR

THIS PLAN IS SUBJECT TO A P.C.R.C. SPECIAL PERMIT GRANTED BY THE ACTON PLANNING BOARD WITH CONDITIONS AND LIMITATIONS DATED _____

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

ACTON PLANNING BOARD

_____

_____

_____

_____

_____

DATE _____

LOCUS MAP

SCALE: 1"=800'

PLAN REFERENCES:

1.) PLAN REFS.:
PLAN 1456 OF 1967
PLAN 1371 OF 1968

GENERAL NOTES:

1.) ZONING: RESIDENCE 10/8
OVERLAY DISTRICT:
AFFORDABLE HOUSING, SUB-DISTRICT A
GROUNDWATER PROTECTION DISTRICT, ZONE 3 & 4

REQUIREMENTS:

AREA:	100,000 S.F.
FRONTAGE:	250 FEET
FRONT YARD:	45 FEET
REAR YARD:	20 FEET
SIDE YARD:	20 FEET

2.) ACTON ASSESSORS MAP C-5, PARCEL 11
3.) DEED REF: MSRD BK. 41598 PG. 399
4.) ALL LOTS WILL BE SERVED BY PRIVATE WATER AND PRIVATE SEPTIC SYSTEMS. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH TOWN OF ACTON BOARD OF HEALTH REGULATIONS.
5.) PERIMETER FROM SURVEY BY THOMAS LAND SURVEYORS & ENGINEERING CONSULTANTS, INC., 2006
6.) TOPOGRAPHY FROM SURVEY BY THOMAS LAND SURVEYORS & ENGINEERING CONSULTANTS, INC., 2006.
7.) WETLAND DELINEATION BY DESHENG WANG

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SHEET 3 of 4 CONSTRUCTION DETAILS
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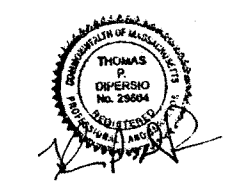
THOMAS DIPERSIO JR., P.E.
LICENSE #40077



THOMAS DIPERSIO SR., P.L.S.
LICENSE #29864

QUARRY WOODS
P.C.R.C. PLAN
ACTON, MA

No.	Date	Description
1	6-21-06	GENERAL REVISIONS

Revisions

Prepared for:
CRIEGHTON & YIN PEET
157 SCHOOL ST
WAYLAND, MA.

Property of:
CRIEGHTON & YIN PEET
157 SCHOOL ST
WAYLAND, MA

Prepared By:
THOMAS LAND SURVEYORS
& Engineering Consultants, Inc.

Title:
COVER SHEET
PEET P.C.R.C. PLAN
OF LAND IN
ACTON, MA

SCALE	AS NOTED
DRAWN	TH
CHECKED	TD
FILE NAME	1487\DWG\SHEPLAN PCRC.DWG
PLOTTED	
ISSUE DATE	JUNE 2, 2006
JOB NO	1487

SHEET 1 of 3

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
ACTON PLANNING BOARD

_____

_____

_____

_____

_____

DATE _____

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6-2-06
DATE REG. PROF. LAND SURVEYOR

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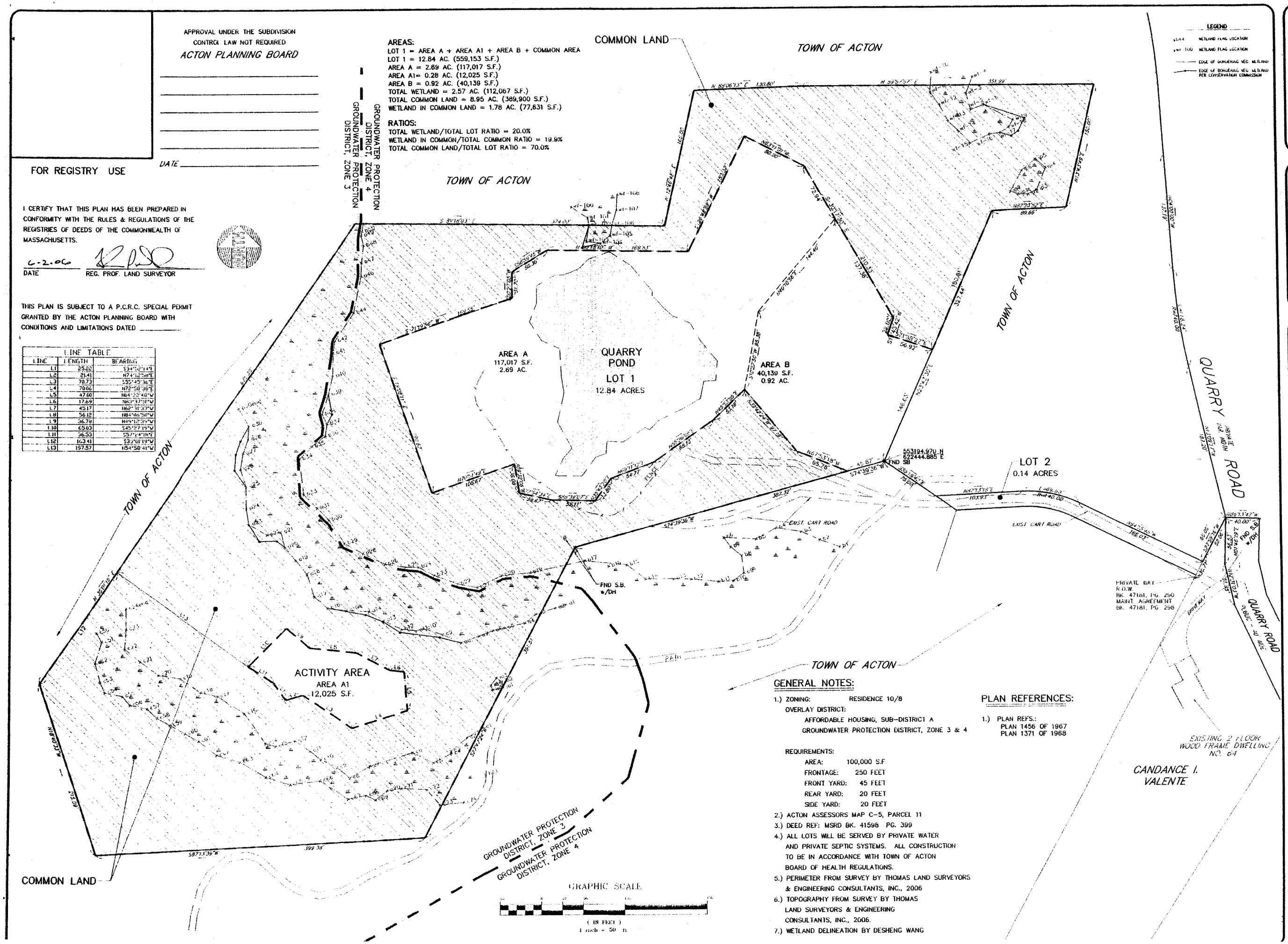
AREAS:
LOT 1 = AREA A + AREA A1 + AREA B + COMMON AREA
LOT 1 = 12.84 AC. (559,153 S.F.)
AREA A = 2.69 AC. (117,017 S.F.)
AREA A1= 0.28 AC. (12,025 S.F.)
AREA B = 0.92 AC. (40,139 S.F.)
TOTAL WETLAND = 2.57 AC. (112,067 S.F.)
TOTAL COMMON LAND = 8.95 AC. (389,900 S.F.)
WETLAND IN COMMON LAND = 1.78 AC. (77,631 S.F.)

RATIOS:
TOTAL WETLAND/TOTAL LOT RATIO = 20.0%
WETLAND IN COMMON/TOTAL COMMON RATIO = 19.9%
TOTAL COMMON LAND/TOTAL LOT RATIO = 70.0%

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.82	S34°52'14"E
L2	21.41	N74°12'58"E
L3	70.73	S55°45'36"E
L4	70.66	N72°58'36"E
L5	47.60	N84°22'46"W
L6	17.69	N63°37'01"W
L7	45.17	N62°31'33"W
L8	56.12	N84°06'50"W
L9	36.78	N49°12'05"W
L10	65.63	S45°27'19"W
L11	36.53	S57°24'18"E
L12	163.41	S39°01'19"W
L13	197.57	N54°58'41"W



GENERAL NOTES:

1.) ZONING: RESIDENCE 10/8
OVERLAY DISTRICT:
AFFORDABLE HOUSING, SUB-DISTRICT A
GROUNDWATER PROTECTION DISTRICT, ZONE 3 & 4

REQUIREMENTS:
AREA: 100,000 S.F
FRONTAGE: 250 FEET
FRONT YARD: 45 FEET
REAR YARD: 20 FEET
SIDE YARD: 20 FEET

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6.) TOPOGRAPHY FROM SURVEY BY THOMAS LAND SURVEYORS & ENGINEERING CONSULTANTS, INC., 2006.
7.) WETLAND DELINEATION BY DESHENG WANG

PLAN REFERENCES:

1.) PLAN REFS.:
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PLAN 1371 OF 1968

LEGEND
WF-44 WETLAND FLAG LOCATION
WF-100 WETLAND FLAG LOCATION
EDGE OF BORDERING VEG. WETLAND
EDGE OF BORDERING VEG. WETLAND PER CONSERVATION COMMISSION

COMMONWEALTH OF MASSACHUSETTS THOMAS P. DIPERSIO JR. Civil No. 40577 REGISTERED PROFESSIONAL ENGINEER

THOMAS DIPERSIO JR. P.E
LICENSE #40577

COMMONWEALTH OF MASSACHUSETTS THOMAS P. DIPERSIO No. 29864 REGISTERED PROFESSIONAL LAND SURVEYOR

THOMAS DIPERSIO SR. P.L.S
LICENSE #29864

QUARRY WOODS P.C.R.C. PLAN ACTON, MA

No.	Date	Description
1	6-21-06	GENERAL REVISIONS

Revisions

Prepared For
CRIEGHTON & YIN PEET
157 SCHOOL ST
WAYLAND, MA

Owner
CRIEGHTON & YIN PEET
157 SCHOOL ST
WAYLAND, MA

Prepared By
THOMAS LAND SURVEYORS
& Engineering Consultants, Inc

Title
APPROVAL NOT REQUIRED PLAN
OF LAND IN
ACTON, MA

SCALE	1" = 50'
DRAWN	RL
CHECKED	TD
FILE NAME	1467.DWG/SITEPLAN PARCEL
PLOTTED	
ISSUE DATE	JUNE 2, 2006
JOB NO	1467

SHEET 2 OF 3

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

ACTON PLANNING BOARD

DATE

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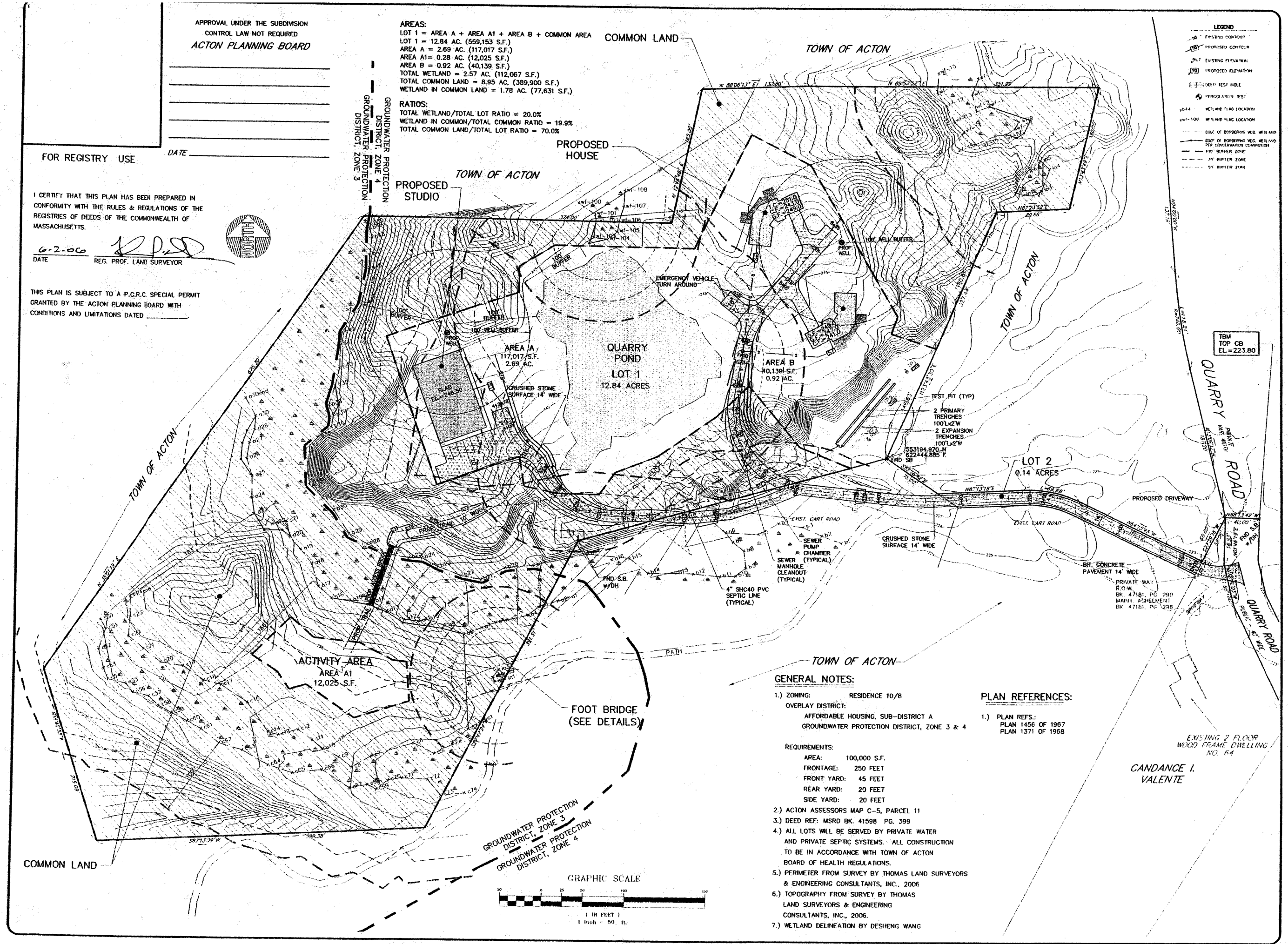

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING ELEVATION
- PROPOSED ELEVATION
- DEEP TEST HOLE
- PERCOLATION TEST
- WETLAND FLAG LOCATION
- WETLAND FLAG LOCATION
- EDGE OF BORDERING VEG. WETLAND
- EDGE OF BORDERING VEG. WETLAND PER CONSERVATION COMMISSION
- 100' BUFFER ZONE
- 75' BUFFER ZONE
- 50' BUFFER ZONE

GENERAL NOTES:

1.) ZONING: RESIDENCE 10/8
OVERLAY DISTRICT:
AFFORDABLE HOUSING, SUB-DISTRICT A
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QUARRY WOODS P.C.R.C. PLAN ACTON, MA

No	Date	Description
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CRIECHTON & YIN PEET
157 SCHOOL ST
WAYLAND, MA

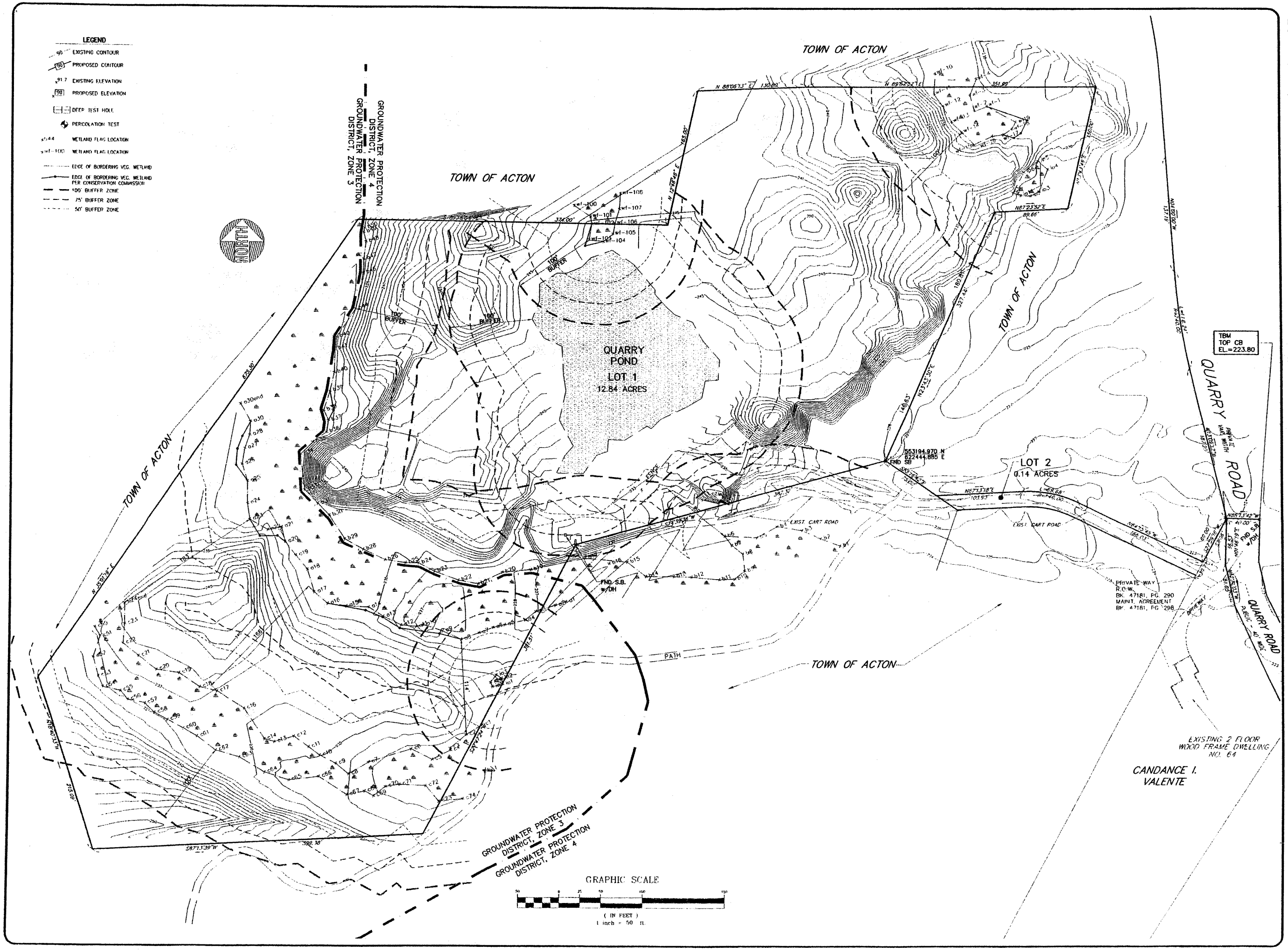
Owner
CRIECHTON & YIN PEET
157 SCHOOL ST
WAYLAND, MA

Prepared By
THOMAS LAND SURVEYORS
& Engineering Consultants, Inc
Land Surveyors Civil & Environmental Engineers Planning Consultants
205 WASHINGTON STREET HUDSON, MA 01749
PHONE (978) 562-7887 FAX (978) 568-9481

Title
SITE DEVELOPMENT PLAN
OF LAND IN
ACTON, MA

SCALE	1" = 50'
DRAWN	ML
CHECKED	TD
FILE NAME	1487\DWG\SITEPLAN PERM DWG
PLOTTED	
ISSUE DATE	JUNE 2, 2006
JOB NO.	1487

SHEET 3 OF 3



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LICENSE #29864

QUARRY WOODS P.C.R.C. PLAN ACTON, MA

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WAYLAND, MA.

Owner
CRIECHTON & YIN PEET
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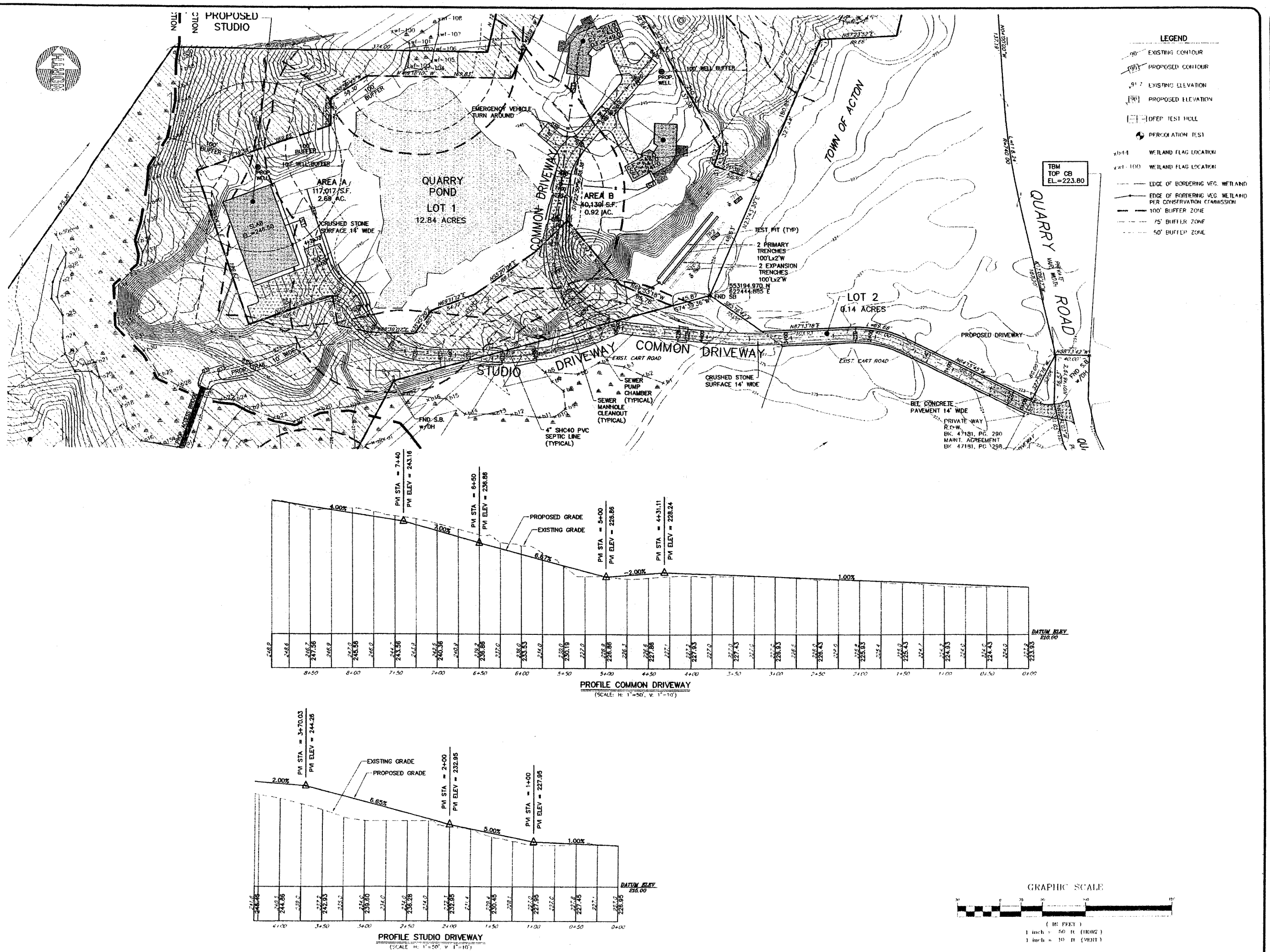
WAYLAND, MA

Prepared By:
THOMAS LAND SURVEYORS
& Engineering Consultants, Inc.
Land Surveyors, Civil & Environmental Engineers, Planning Consultants
265 WASHINGTON STREET
PHONE: (978) 565-3093
HUDSON, MA 01749
FAX: (978) 564-8094

Title
EXISTING CONDITIONS PLAN
OF LAND IN
ACTON, MA

SCALE	1" = 50'
DRAWN	ML
CHECKED	TD
FILE NAME	1487\DWG\SITEPLAN PCRC.DWG
PLOTTED	
ISSUE DATE	JUNE 2, 2006
JOB NO	1487

SHEET 1 OF 4



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Owner:
CRIEGHTON & YIN PEET
157 SCHOOL ST
WAYLAND, MA

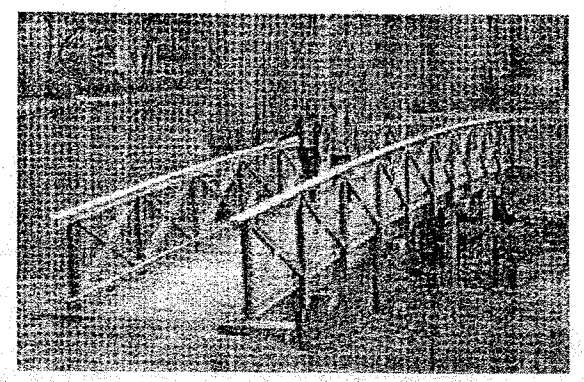
Prepared By:
THOMAS LAND SURVEYORS
& Engineering Consultants, Inc

Title:
PLAN & PROFILES
OF LAND IN
ACTON, MA

SCALE	1" = 50'(H) & 10'(V)
DRAWN	ML
CHECKED	TD
FILE NAME	1487\DWG\SITEPLAN PCRC.DWG
PLOTTED	
ISSUE DATE	JUNE 2, 2006
JOB NO	1487

SHEET 2 OF 4

TIMBER FOOT BRIDGE

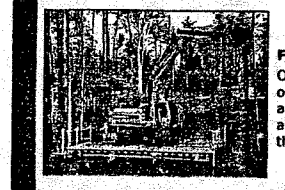


YORK BRIDGE CONCEPTS
The Professional Bridge Company

Deck Level Construction Through Wetlands

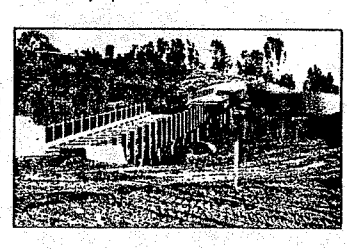
Pre-construction Preparations
The pre-construction preparations are similar whether the bridge is built over the wetlands or over water. The crew will layout the centerline of the bridge by using stakes and string to determine the flow and location of the structure. The workmen will not necessarily need access to the wetlands floor for this. All lumber is staged at the end of the bridge, out of the wetlands, and accessed by a track hoe, which travels back and forth on the bridge.

Abutment
The abutment is generally located a minimum of ten feet behind the wetlands limit. This will help to assure that any digging or ground disturbance will not occur in the wetlands. A small trench is dug to allow the bottom of the abutment to be located underground. Once the wall is constructed, fill is placed in front of the wall. The backside of the wall is then backfilled, which allows the backhoe to get onto the bridge deck without causing damage to the bridge end.



First Section
Once the abutment is constructed, the boom of the track hoe reaches out, carrying a piling to its approximate location 10 feet from the abutment. A crewman guides the piling to its correct location and alignment. The track hoe operator uses a vibratory hammer to vibrate the piling into the ground to the proper rate of refusal.

Construction Continues
Once the first two sets of pilings are installed, the undersupports and stringers are framed in and decking is installed. At this point, the structure just completed will support the weight of a track hoe. With the first section serving as a platform for the track hoe to drive on, the following sections of bridge can be constructed in the same way.



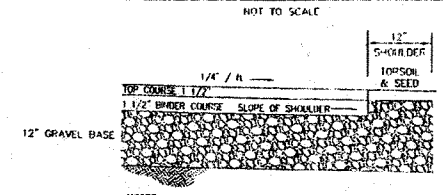
Scaffolding
If the bridge being constructed is more than six feet off the ground, temporary scaffolding may be added to give the crewmen a platform from which to work. Temporary scaffolding consists of a timber structure attached to and cantilevered from the pilings and framing of the previously constructed section of bridge.

1.800.226.4178 www.ybc.com
© York Bridge Concepts, Inc. - 1419 W. Waters Ave. Suite 116 - Tampa, FL 33604

COMMON DRIVEWAY PAVED SECTION

BITUMINOUS CONCRETE SECTION

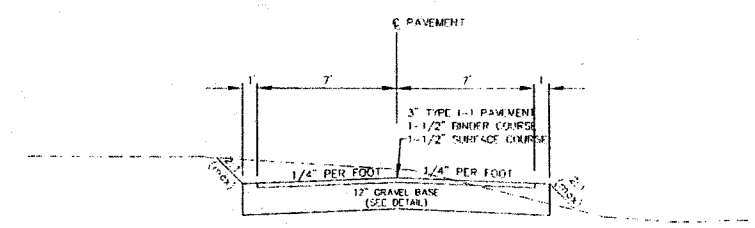
NOT TO SCALE



NOTES:
1.) BITUMINOUS CONCRETE SURFACE SHALL BE TOWN OF ACTON DPW SPEC., INSTALLED IN ACCORDANCE WITH TOWN STANDARDS.

TYPICAL COMMON DRIVEWAY SECTION

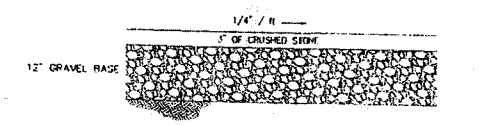
NOT TO SCALE



COMMON DRIVEWAY STONE SECTION

CRUSHED STONE SECTION

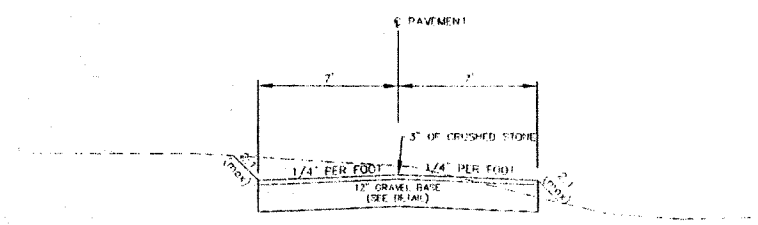
NOT TO SCALE



NOTES:
1.) CRUSHED STONE SHALL BE 3/4" GREY GRANITE BASE DRIVEWAY STONE OR EQUAL APPROVED BY DESIGN ENGINEER

TYPICAL COMMON DRIVEWAY SECTION

NOT TO SCALE



SOIL OBSERVATION HOLE LOG

TH-1	1/12/06	ELEV.=102.0
DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)
0-8"	A	SL
8-16"	B	SL
16-102"	C	C. SAND
	WATER @ 66"	ESHGW ELEV. 96.5
PERCOLATION RATE = <2 MPI		

TH-1	1/12/06	ELEV.=102.0
DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)
0-5"	A	SL
5-20"	B	SL
20-105"	C	C. SAND W/GRAVEL
	WATER @ 95"	ESHGW ELEV. 97.0
PERCOLATION RATE = <2 MPI		

TH-1	1/12/06	ELEV.=102.0
DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)
0-4"	A	SL
4-22"	B	SL
22-100"	C	C. SAND W/GRAVEL
NOTES @ 50', WATER @ 5.5'		ESHGW ELEV. 97.5

THOMAS DIPERSIO JR., P.E.
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QUARRY WOODS P.C.R.C. PLAN ACTON, MA

No.	Date	Description
1	6-21-06	GENERAL REVISIONS

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Prepared By
THOMAS LAND SURVEYORS
& Engineering Consultants, Inc.
Land Surveyors, Civil & Environmental Engineers, Planning Consultants
266 WASHINGTON STREET NORTON, MA 02766
PHONE (508) 285-3091 FAX (508) 564-8754

Title
CONSTRUCTION DETAILS
OF LAND IN
ACTON, MA

SCALE	1" = 50'
DRAWN	ML
CHECKED	TD
FILE NAME	1487\DWG\SITEPLAN PCRC.DWG
PLOTTED	
ISSUE DATE	JUNE 2, 2006
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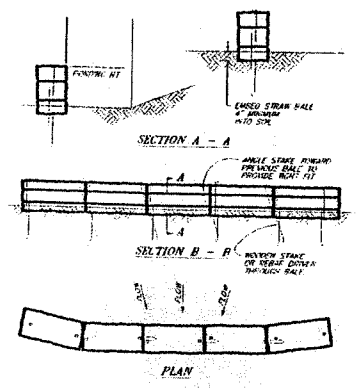
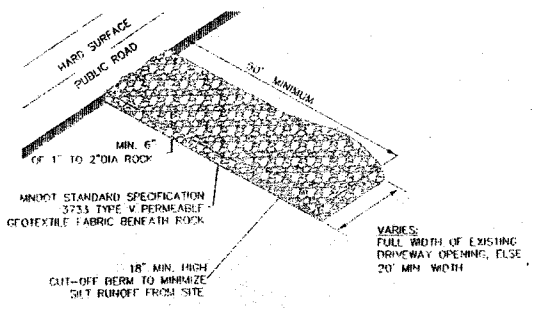
SHEET 3 OF 4

HAYBALE DETAILS
NOT TO SCALE



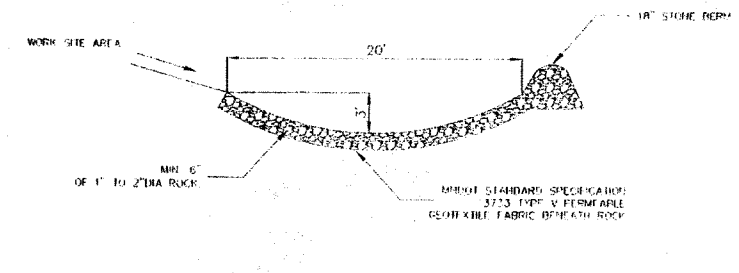
NOTES
1. BALE STRAW BALES SHALL BE PLACED ON SLOPE CONTOUR
2. BALES TO BE PLACED IN A ROW WITH THE ENDS TIGHTLY CONTACTING
3. USE BALES TO PREVENT EROSION OR FLOW UNDER BALES

STONE CONSTRUCTION ENTRANCE APRON DETAILS
NOT TO SCALE



NOTE: CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS NEEDED, AND REPAIR AND/OR CLEANOUT TRACKED ONTO PUBLIC WAY SHALL BE REMOVED IMMEDIATELY

TEMPORARY SEDIMENT BASIN DETAILS
NOT TO SCALE



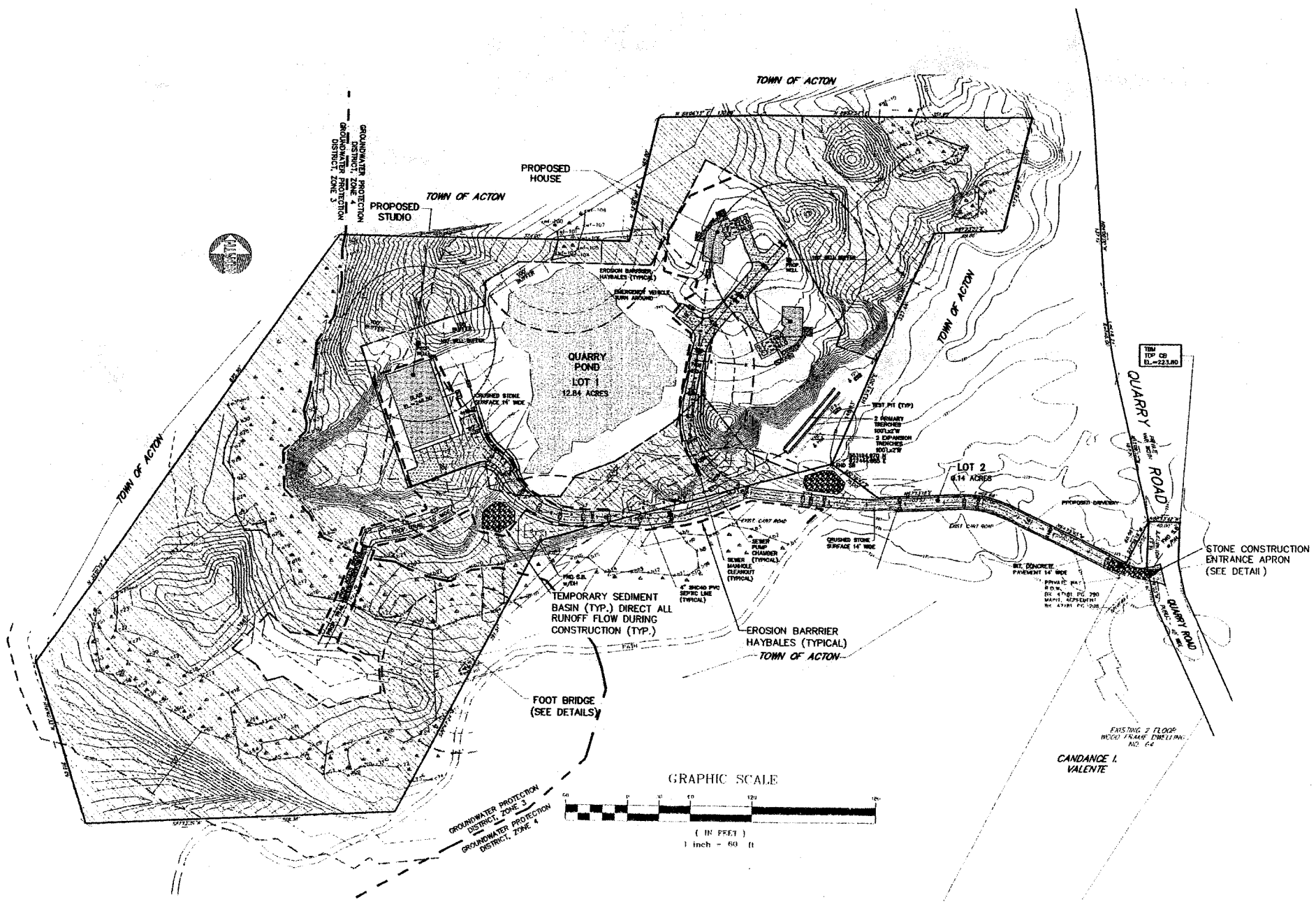
CONSTRUCTION PHASE DRAIN

Runoff which occurs during the construction of the project typically contains significantly more suspended solids and large particulates than that which occurs after site areas have been established with vegetation. For this reason, maintenance during project construction is critical for the long-term retention of the system.
The following items should be followed during project construction:

1. Runoff should not be directed into any wetland areas or onto adjacent properties at any time during construction. Erosion controls shall be erected and inspected prior to the commencement of construction.
2. Temporary sediment basins shall be constructed in accordance with the details on this plan. Construction runoff shall be directed to these basins until all slopes are stabilized. The temporary basins shall be maintained throughout construction.

TOWN OF ACTON PLANNING BOARD
STANDARD EROSION CONTROL NOTES AND REQUIREMENTS
(to be added where applicable)

1) Before construction begins, all erosion control measures must be in place, as per plan and/or Acton DPW.
2) Failure to maintain satisfactory erosion control at the site may result in an immediate stop work order, as well as a freeze on any occupancy permits and building permits.
3) During the beginning phases of any clearing, proper erosion control is to be in place to control runoff on to the public way.
4) Hay bales or a silt fence are to be placed along the front of each lot to prevent any runoff from leaving the lot. If a silt fence is used, it is expected that the bottom portion is to be turned in a trench 3" deep and covered with soil to control erosion. Hay bales are to be properly staked into the ground.
5) Either hay bales or a silt fence shall be installed in a continuous manner along both sides of the road, until the end of the driveway.
6) Any soil runoff reaching a public way shall be removed by a street sweeper within 48 hours.
7) Steps shall be taken to ensure that established properties and wetland areas are fully protected from any runoff from the site.
8) Where there is a stockpile of earth, either hay bales or a silt fence to keep runoff from the pile moving onto the roadway shall be installed.
9) During the fall season, soil stabilization for all disturbed areas, via hydroseeding or any other suitable approved means, shall be installed.
10) Stockpiles of haybales, silt fence, 1 1/2" stone must be on site for emergency use (48 bales (24# silt fence, 20 haybales, 50 lin stone min.)
11) The developer will designate an inspector a person or entity different from the road contractor. The inspector must be accessible seven days per week and be responsible for inspecting and coordinating maintenance and repair of all erosion control systems on site.
12) Inspections of all erosion control systems shall be conducted by the inspector at least once each week until the completion of construction of the subdivision. In case any noted breach or failure, the inspector shall immediately make appropriate repairs.
13) In addition, inspections shall be made before, during, and after any storm event reaching on the following thresholds:
   a) Any storm in which rain is predicted to last for 12 consecutive hours or more.
   b) Any storm for which a flash flood watch or warning is issued.
   c) Any single storm predicted to have a cumulative rainfall greater than 1/2"
   d) Any storm not meeting the previous 3 thresholds but which would mark a third consecutive
      day of rain.



THOMAS P. DIPERSIO JR. CIVIL No. 40077 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

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LICENSE #40077

THOMAS P. DIPERSIO No. 29864 REGISTERED PROFESSIONAL LAND SURVEYOR COMMONWEALTH OF MASSACHUSETTS

THOMAS DIPERSIO SR. P.L.S
LICENSE #29864

QUARRY WOODS P.C.R.C. PLAN ACTON, MA

No.	Date	Description
1	6-21-06	GENERAL REVISIONS

Revisions

Prepared for:
CRIEGHTON & YIN PEET
157 SCHOOL ST
WAYLAND, MA.

Property of:
CRIEGHTON & YIN PEET
157 SCHOOL ST
WAYLAND, MA

Prepared By:
THOMAS LAND SURVEYORS
& Engineering Consultants, Inc.
Land Surveyors · Civil & Environmental Engineers · Planning Consultants
265 WASHINGTON STREET
MIDDLETON, MA 01949
PHONE: (978) 50[illegible]
FAX: (978) 50[illegible]

Title:
EROSION CONTROL PLAN
OF LAND IN
ACTON, MA

SCALE	1"=60'
DRAWN	ML
CHECKED	TD
FILE NAME	1487-DWG-SHEET4-PCRC.DWG
PLOTTED	
ISSUE DATE	JUNE 2, 2006
JOB NO	1487

SHEET 4 OF 4