ROAD IMPROVEMENT PLAN
" MAIN STREET "
ACTON, MASSACHUSETTS

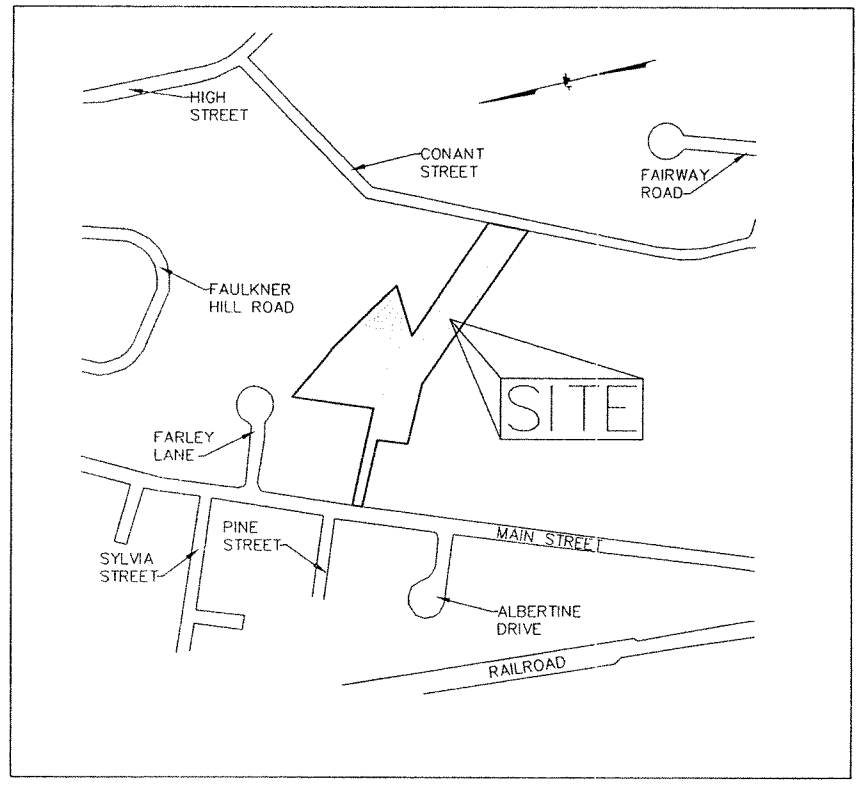
RECEIVED
AUG - 1 2006
TOWN OF ACTON
PLANNING DEPARTMENT

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. A PORTION OF THE SUBJECT PARCEL LIES IN ZONE A (NO BASE FLOOD ELEVATION DETERMINED) 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. SEE CONSTRUCTION PLAN (CP-1) FOR LEGEND.



LOCUS MAP

0 300 600 900
SCALE IN FEET

ISSUE DATE: APRIL 26, 2006
REVISED: JULY 31, 2006

PLAN INDEX

1) TITLE SHEET	(TS-1)
2) EXISTING CONDITIONS PLAN	(EX-1)
3) CONSTRUCTION PLAN	(CP-1)
4) EROSION CONTROL PLAN	(EC-1)
5) DETAIL SHEETS	(DS-1)
6) STORMWATER POLLUTION PREVENTION PLAN	(SWPPP)

APPLICANT

RENWICK S. TWEEDY, JR.
P.O. BOX 1645
ACTON, MA 01720

RECORD OWNER

RENWICK S. TWEEDY, JR.
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LANDTECH
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Civil Engineers, Land Surveyors, Project Management
484 Groton Road, Unit #1
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(978) 692-6100

COMMONWEALTH OF MASSACHUSETTS
MATTHEW A. WATERMAN
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No. 45686
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7-31-06

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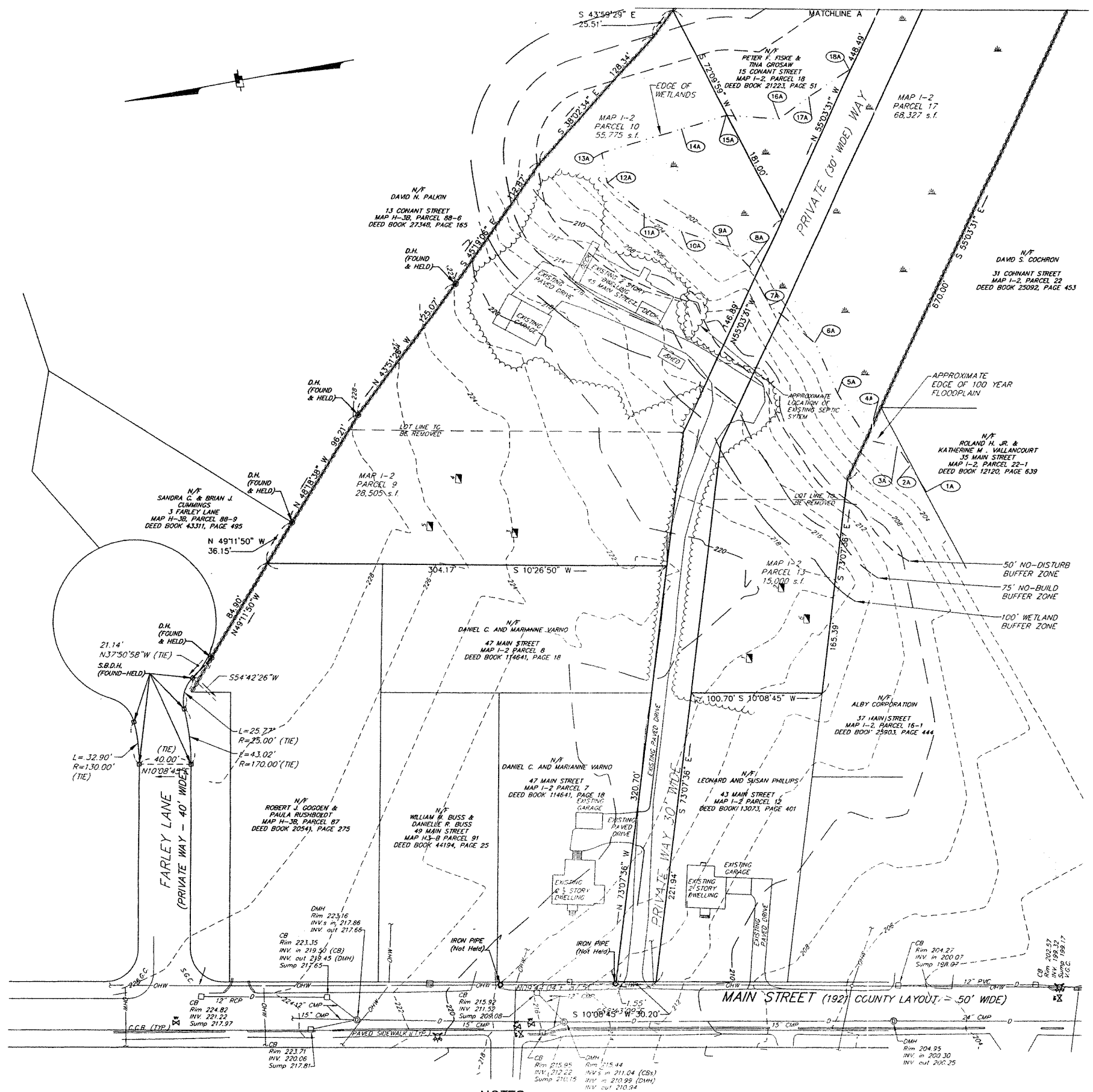
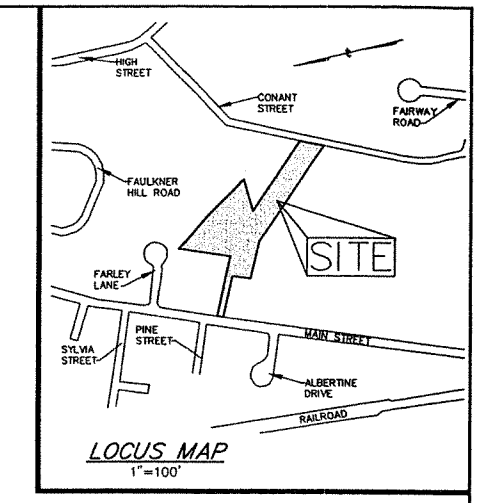
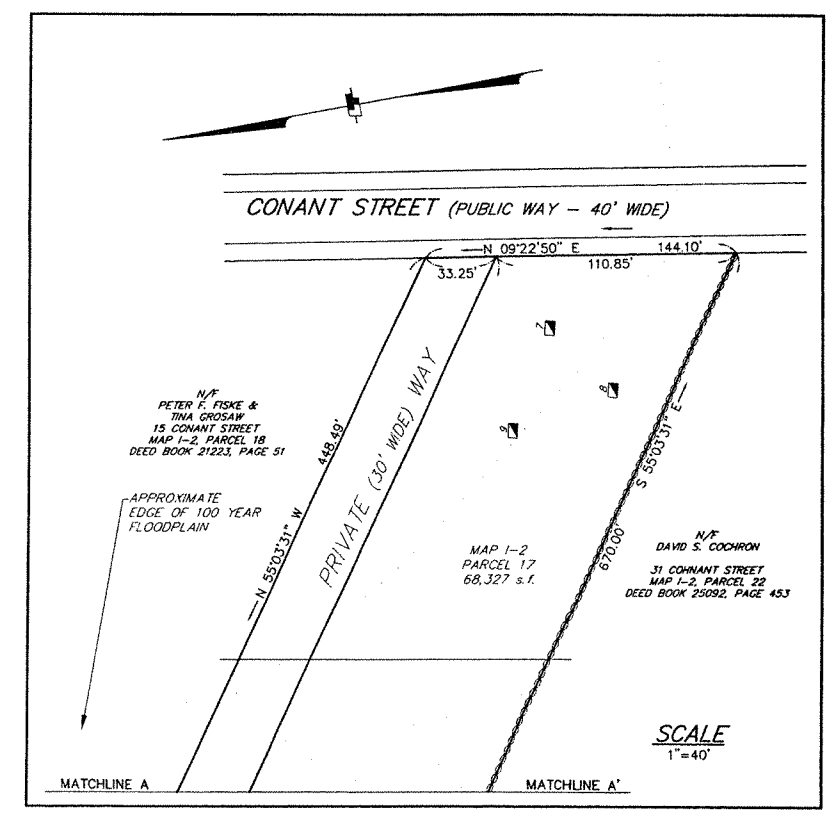




LOCUS MAP
1"=100'



SCALE
1"=40'

NOTES

1. SEE CONSTRUCTION PLAN (CP-1) FOR LEGEND.

DATE	REVISION	BY
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ROAD IMPROVEMENT PLAN
EXISTING CONDITIONS PLAN

Scale: 1"= 40' APRIL 26, 2006

45 MAIN STREET
ACTON, MA

Prepared for: RENWICK S. TWEEDY JR.
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COMMONWEALTH OF MASSACHUSETTS
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Sheet	EX-1
Dwg. No.	8275

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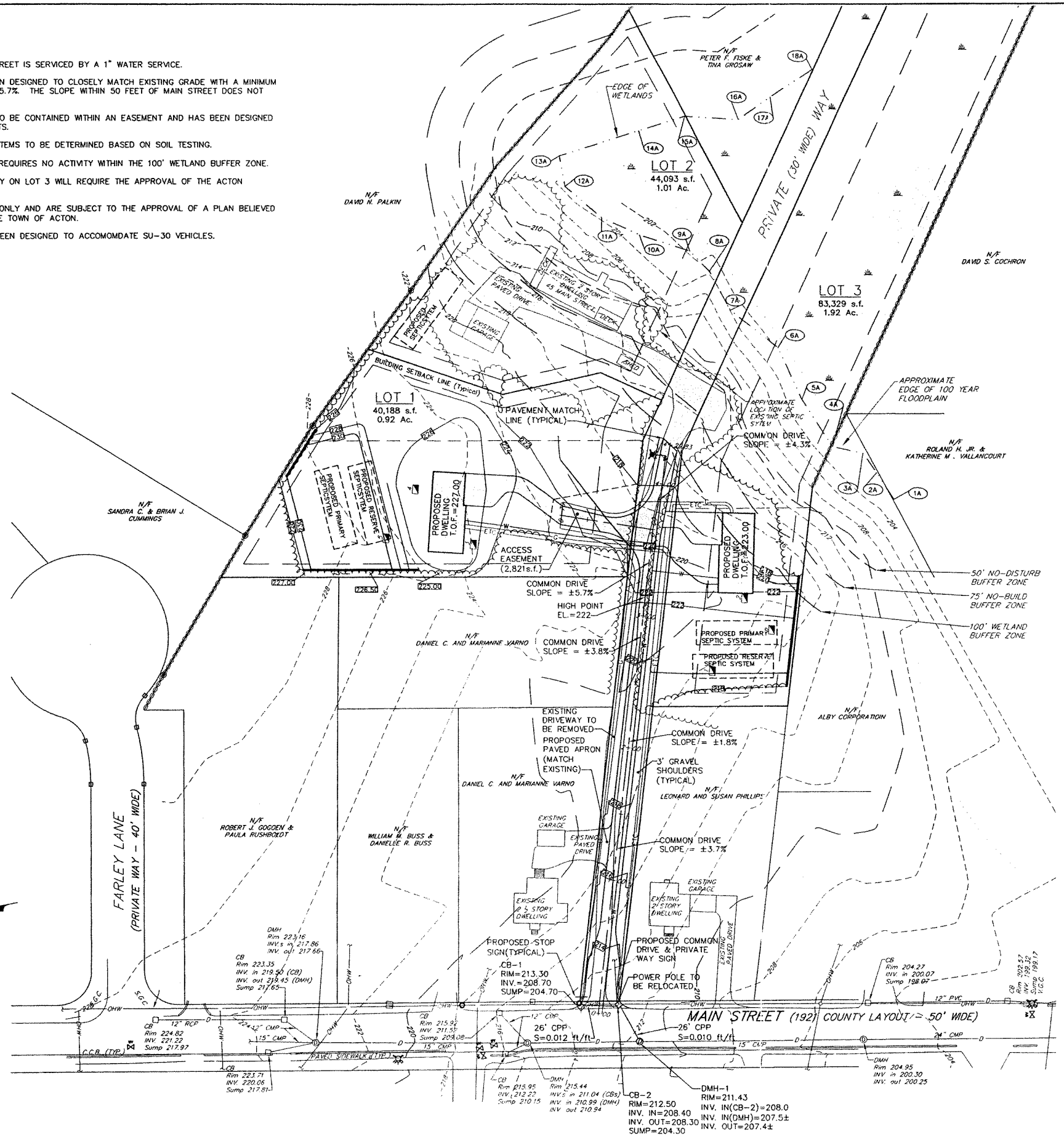
NOTES

1. EXISTING DWELLING LOCATED AT 45 MAIN STREET IS SERVICED BY A 1" WATER SERVICE.
2. THE PROPOSED COMMON DRIVEWAY HAS BEEN DESIGNED TO CLOSELY MATCH EXISTING GRADE WITH A MINIMUM SLOPE OF 3.7% AND A MAXIMUM SLOPE OF 5.7%. THE SLOPE WITHIN 50 FEET OF MAIN STREET DOES NOT EXCEED 5%.
3. THE PROPOSED TURNAROUND ON LOT 1 IS TO BE CONTAINED WITHIN AN EASEMENT AND HAS BEEN DESIGNED ACCORDING TO SU-30 VEHICLE REQUIREMENTS.
4. FINAL LOCATION AND DESIGN OF SEPTIC SYSTEMS TO BE DETERMINED BASED ON SOIL TESTING.
5. THE CONSTRUCTION OF THE COMMON DRIVE REQUIRES NO ACTIVITY WITHIN THE 100' WETLAND BUFFER ZONE.
6. THE CONSTRUCTION OF HOUSE AND DRIVEWAY ON LOT 3 WILL REQUIRE THE APPROVAL OF THE ACTON CONSERVATION COMMISSION.
7. LOT LINES ON THIS PLAN ARE PRELIMINARY ONLY AND ARE SUBJECT TO THE APPROVAL OF A PLAN BELIEVED NOT TO REQUIRE APPROVAL "ANR" PLAN THE TOWN OF ACTON.
8. THE INTERSECTION WITH MAIN STREET HAS BEEN DESIGNED TO ACCOMOMDATE SU-30 VEHICLES.



LEGEND

	PROPOSED	EXISTING
BUILDING SETBACK LINE		
CONTOUR	150	
EDGE OF WETLANDS		
WETLAND FLAG		17A
WETLAND SYMBOL		
100' WETLAND BUFFER		
40' NO-BUILD BUFFER ZONE		
25' NO-DISTURB BUFFER ZONE		
EDGE OF PAVEMENT		
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	

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COMMONWEALTH OF MASSACHUSETTS
MATTHEW A. WATERMAN
CIVIL
No. 45666
REGISTERED PROFESSIONAL ENGINEER
7-31-06

ROAD IMPROVEMENT PLAN
CONSTRUCTION PLAN

Scale: 1"= 40' APRIL 26, 2006

45 MAIN STREET
ACTON, MA

Prepared for: RENWICK S. TWEEDY JR.
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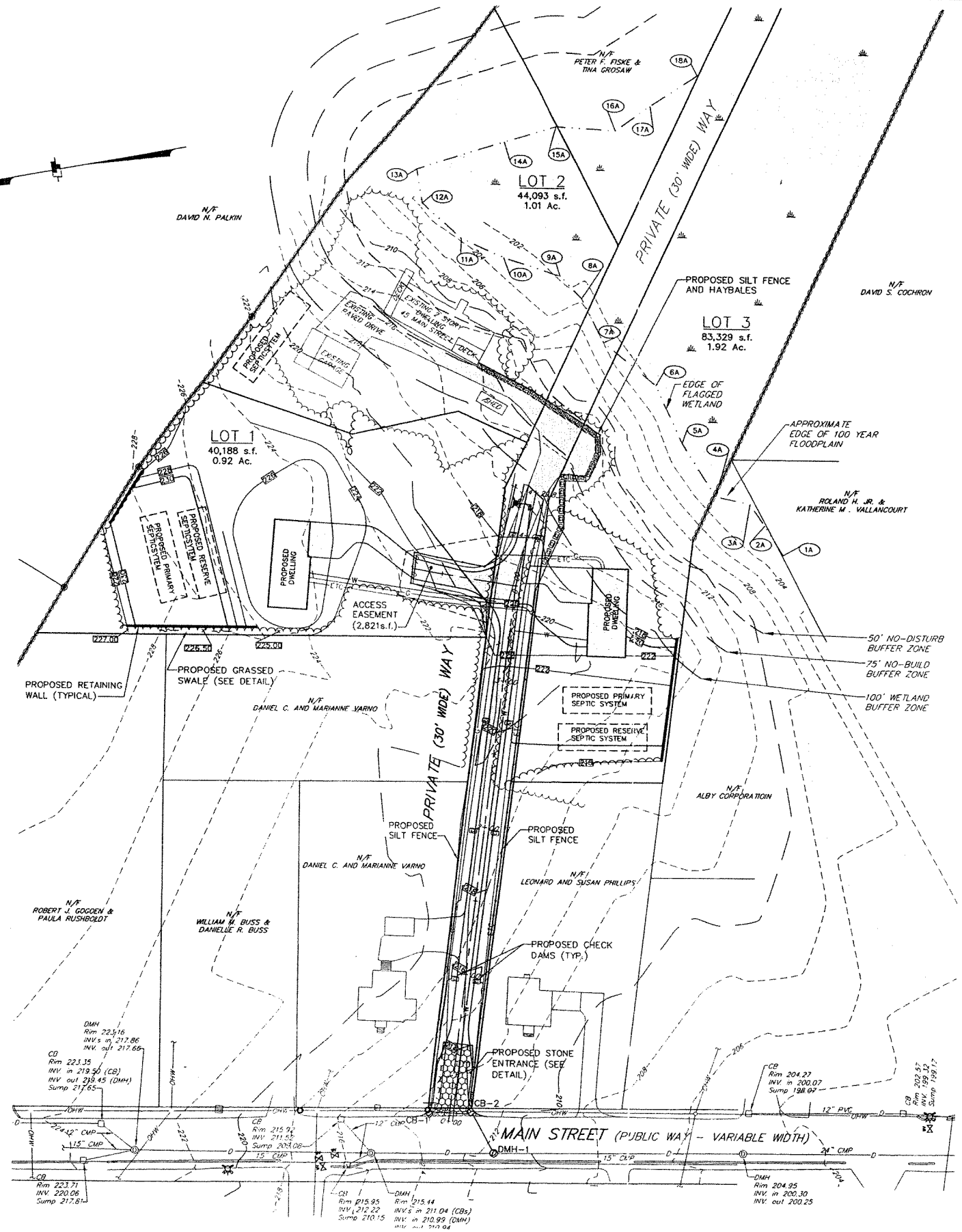
EROSION CONTROL NOTES

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. TEMPORARY 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.
5. 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.
6. 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.
7. 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.
8. FOR THE STAKED HAY BALES AND SILT FENCING DETAILS SEE SWPPP SHEET.
9. THE EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION ON THE SITE.
10. ALL STOCKPILES SHALL HAVE EROSION CONTROL MEASURES AROUND THE PERIMETER AT ALL TIMES.
11. UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL BE IMMEDIATELY STABILIZED WITH A SIX INCH LAYER OF LOAM & SEED.
12. IF A DRAINAGE OR RUNOFF PROBLEM OCCURS DURING CONSTRUCTION, THE APPLICANT SHALL TAKE IMMEDIATE CORRECTIVE MEASURES.
13. ANY SILT, CONSTRUCTION DEBRIS, ETC. SHALL BE REMOVED FROM HIGH STREET IMMEDIATELY UPON DISCOVERY.
14. AFTER THE VEGETATION IS ESTABLISHED AND THE GRADED SLOPES ARE STABLE, THE CONTRACTOR WILL REMOVE ALL THE TEMPORARY EROSION CONTROL BARRIERS.
15. 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.
16. SEE CONSTRUCTION PLAN (CP-1) FOR LEGEND, TITLE SHEET (TS-1) AND DETAIL SHEET (DS-1) FOR ADDITIONAL NOTES.
17. PRIOR TO ANY WORK ON LOT 3 WITHIN THE 100 FOOT BUFFER ZONE A NOTICE OF INTENT MUST BE FILED WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE ACTON CONSERVATION COMMISSION.



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LEGEND

	PROPOSED	EXISTING
BUILDING SETBACK LINE		
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WETLAND FLAG		11E
WETLAND SYMBOL		
100' WETLAND BUFFER		
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EDGE OF PAVEMENT		S.G.C.
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EROSION CONTROL PLAN

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