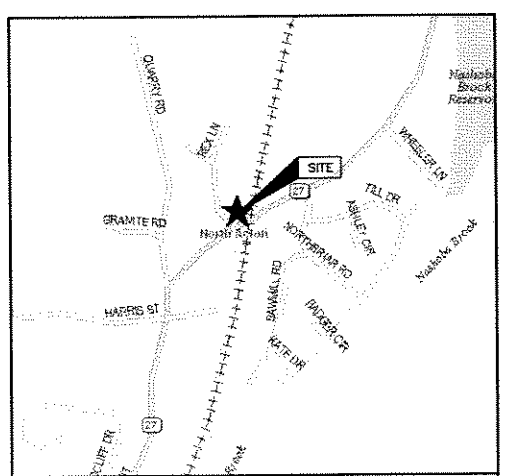
verizon wireless

ACTON NORTH

820 MAIN STREET
ACTON, MA 01720

FOR ZONING



VICINITY MAP — N — NO SCALE

DIRECTIONS TO SITE:
TAKE I-95 SOUTH. MERGE ONTO RTE. 4 NORTH/RTE. 225 VIA EXIT 31B. FOLLOW ROUTE 225 INTO ACTON. TURN LEFT ONTO ACTON ROAD/RTE. 27 ACTON ROAD TURNS INTO MAIN STREET. SITE WILL BE ON YOUR RIGHT.

PROJECT ENGINEER

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FAX (781) 932-9771

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HUNTLEY ASSOCIATES, P.C.
30 INDUSTRIAL DRIVE
NORTHAMPTON, MA 01060
TEL (800) 227-7723
FAX (413) 586-9159

CONSULTANT TEAM

SITE NAME:	ACTON NORTH
SITE ADDRESS:	820 MAIN STREET ACTON, MA 01720
OWNER:	ORLANDO P. CAPIZZI TRUSTEE OR MAIN STREET REALTY TRUST 820 MAIN STREET ACTON, MA 01720
APPLICANT:	VERIZON WIRELESS 400 FRIBERG PARKWAY WESTBOROUGH, MA 01581
TAX ID:	MAP C5 LOT 60

LATITUDE: N 42° 30' 55.38" **LONGITUDE:** W 71° 24' 27.68"

GROUND ELEVATION: 179' ± A.M.S.L.

PROJECT SUMMARY

SHT. NO.	DESCRIPTION
T-1	TITLE SHEET
C-1	EXISTING CONDITIONS PLAN
A-1	LOCUS PLAN
A-2	PLAN & ELEVATION
A-3	SECTIONS & DETAILS

SHEET INDEX

DIG SAFE
3 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 888-DIG-SAFE

UNDERGROUND SERVICE ALERT

PREPARED FOR:
verizon wireless
400 FRIBERG PARKWAY
WESTBOROUGH, MA 01581
(508) 330-3300 TEL

PREPARED BY:
BAY STATE DESIGN
Associates, Inc.
Architects • Engineers
70 Tower Office Park
Woburn, MA 01801
Phone: 781-932-2467
Fax: 781-932-9771
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(As of earliest drawing date)

TITLE SHEET

REV	DATE	DESCRIPTION
0	06/22/06	FOR ZONING
-	08/01/06	REVISED PER COMMENTS

COMMONWEALTH OF MASSACHUSETTS
RONALD J. JACKSON
No. 27127
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY: JS

CHECKED BY: JX

ACTON NORTH
ACTON, MA 01720

T-1

PROJ.# 2112.126

ZONING INFORMATION

DISTRICT:	SMALL MANUFACTURING
MIN. LOT SIZE (S.F.):	40,000
MIN. LOT FRONTAGE (FT):	100
MIN. LOT WIDTH (FT):	50
MIN. FRONT YARD (FT):	50
MIN. SIDE YARD (FT):	30
MIN. REAR YARD (FT):	30
MIN. OPEN SPACE:	35%

WIRELESS COMMUNICATIONS FACILITIES, SECTION 3.10, ACTON BYLAW
TOWN OF ACTON PLANNING BOARD, WCF, RULES AND REGULATIONS, SECTION 3.7 ON PLANS

GENERAL NOTES

1. FIELD SURVEY DATE: MAY 10, 2006
2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83).
4. CENTER OF: PROPOSED 120' MONOPOLE
   LATITUDE: N 42° 30' 55.38"
   LONGITUDE: W 71°24' 27.68"
   GROUND EL = 179'±
5. OWNER: ORLANDO P. CAPIZZI TRUSTEE OF MAIN STREEET REALTY TRUST
   820 MAIN STREET
   ACTON, MA 01718
6. SITE NAME: ACTON NORTH
7. SITE ADDRESS: 820 MAIN STREET
   ACTON, MA 01718
8. APPLICANT: VERIZON WIRELESS
   400 FRIBERG PARKWAY
   WESTBOROUGH, MA 01581
9. JURISDICTION: TOWN OF ACTON
   MIDDLESEX COUNTY, MA
10. TAX ID: MAP C5 LOT 60
11. DEED REFERENCE: REGISTERED BOOK 1105 PAGE 34
12. PLAN REFERENCE: LAND COURT PLAN 6327F
13. ELEVATIONS ARE NAVD 88 AS DERIVED FROM STATIC GPS SURVEY POINTS USING CORS HAMP AND WES2 AS CONTROL.
14. ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WAS DETERMINED FROM SURFACE EVIDENCE AND PLANS OF RECORD. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL DIGSAFE 1-800-322-4844 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.
15. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, PORTIONS OF THIS PROPERTY ARE LOCATED IN AN AREA DESIGNATED AS ZONE X, "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."
    COMMUNITY PANEL NO. 250176 0005 C
    EFFECTIVE DATE: JANUARY 6, 1988
16. BEARING SYSTEM OF THIS PLAN IS BASED ON TRUE NORTH.
17. A TITLE COMMITMENT WAS NOT PROVIDED.
18. **THIS IS NOT A BOUNDARY SURVEY.**
19. ABUTTING PROPERTY LINES, ABUTTING STREET LINES AND ABUTTING BUILDING LOCATIONS ARE COMPILED FROM THE REFERENCE PLAN, THE TOWN OF ACTON ASSESSORS' MAPS AND ARE APPROXIMATE ONLY.
20. PROPERTY LINES, STREET LINES AND SOME BUILDING LOCATIONS ARE AS TAKEN FROM THE REFERENCE PLAN AND FROM THE TOWN OF ACTON ASSESSORS' MAPS AND ARE APPROXIMATE ONLY.
21. **ELEVATIONS ARE NAVD 88 AS DERIVED FROM STATIC GPS SURVEY POINTS USING CORS WES2 AND WOBURN COOP AS CONTROL.**
22. THE PROPERTY IS LOCATED IN ZONE 3 OF THE GROUNDWATER PROTECTION DISTRICT BASED ON DISTRICT MAP DATED JANUARY, 1989

FAA 1A SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THE LATITUDE, LONGITUDE AND ELEVATIONS PRESENTED HEREON MEET THE REQUIREMENTS OF THE FAA WITH THE FOLLOWING ACCURACIES:

± THREE (3) FEET VERTICALLY
± FIFTEEN (15) FEET HORIZONTALLY

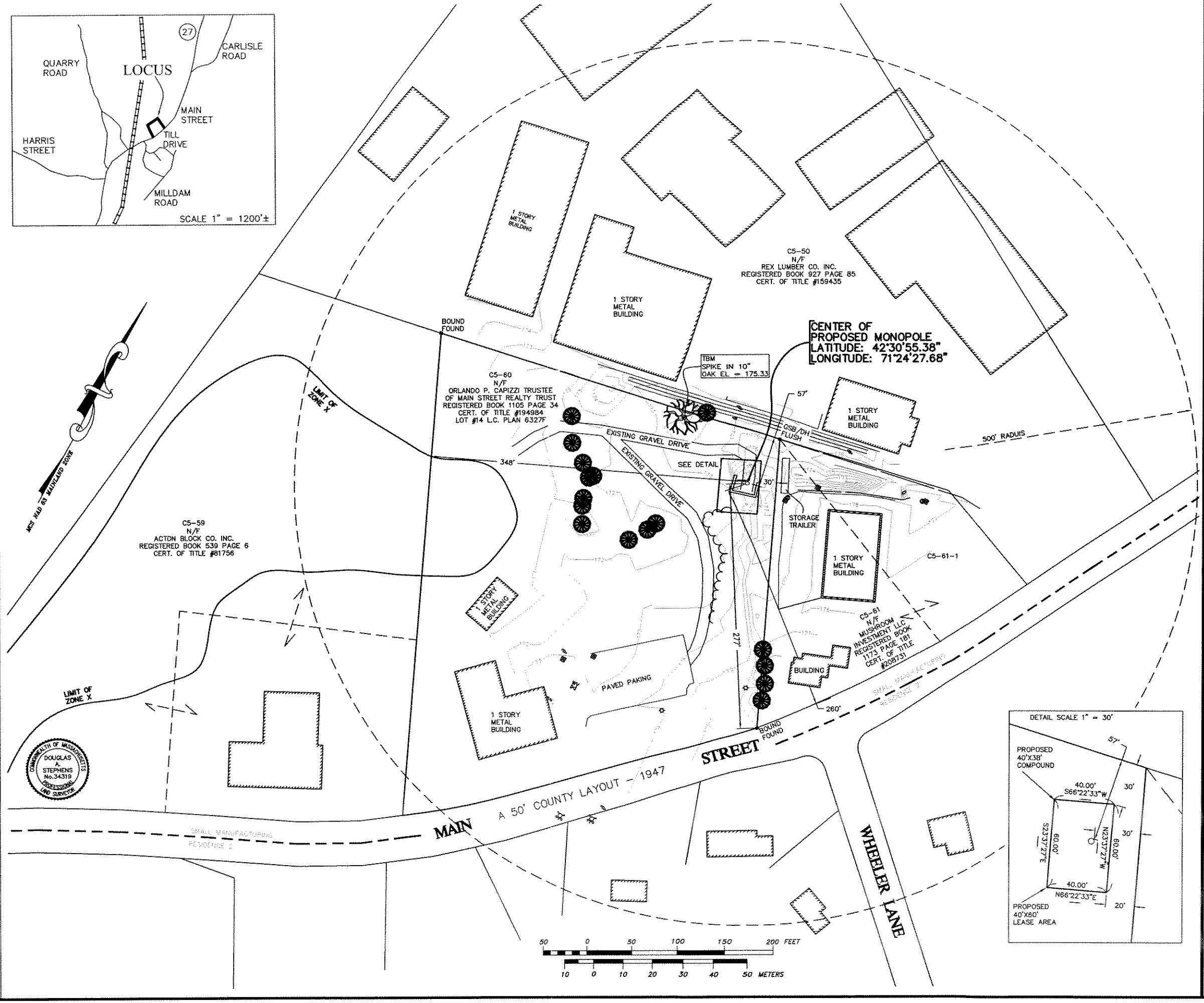
Douglas A. Stephens 06/22/06
DOUGLAS A. STEPHENS, PLS #34319 DATE:
FOR HUNTLEY ASSOCIATES P.C.

COMMONWEALTH OF MASSACHUSETTS DOUGLAS A. STEPHENS No. 34319 PROFESSIONAL LAND SURVEYOR

HUNTLEY
HUNTLEY ASSOCIATES, P.C.
SURVEYORS ENGINEERS LICENSED SITE PROFESSIONALS
30 INDUSTRIAL DRIVE EAST
NORTHAMPTON, MASSACHUSETTS 01060

LEGEND

C5-60	– ASSESSOR'S MAP/BLOCK/LOT
OHW	– OVERHEAD WIRES
	– MANHOLE
	– UTILITY POLE
	– UTILITY POLE
WV	– WATER VALVE
GV	– GAS VALVE
	– CATCH BASIN
	– LIGHT POLE
	– HYDRANT
	– ZONING LINE



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EXISTING CONDITIONS PLAN

REV	DATE	DESCRIPTION
0	06/16/06	ISSUED FOR REVIEW
1	06/22/06	SIGNED & SEALED
2	06/22/06	179' BASE ELEV.

REGISTERED ENGINEER

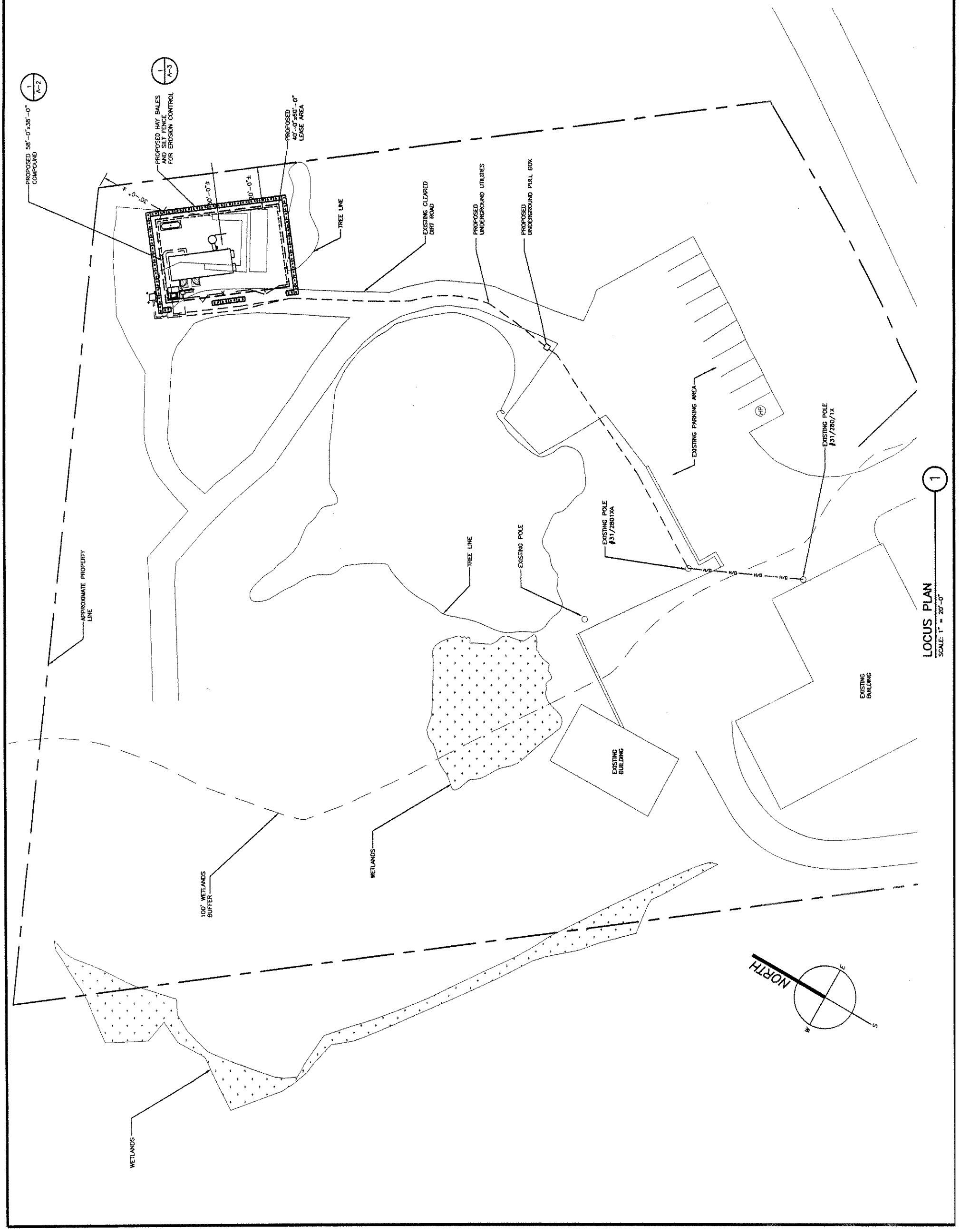
DRAWN BY: JPW (06-098)

CHECKED BY: DAS

ACTON NORTH
ACTON, MA 01720

C-1

PROJ.# 2112.126



FOR ZONING

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LOCUS PLAN

REV	DATE	DESCRIPTION
0	06/22/06	FOR ZONING
1	08/01/06	REVISED PER COMMENTS
2	08/30/06	ADDED PROPANE TANK

COMMONWEALTH OF MASSACHUSETTS
RONALD J. JACKSON
No. 22122
REGISTERED PROFESSIONAL ENGINEER

REGISTERED ENGINEER

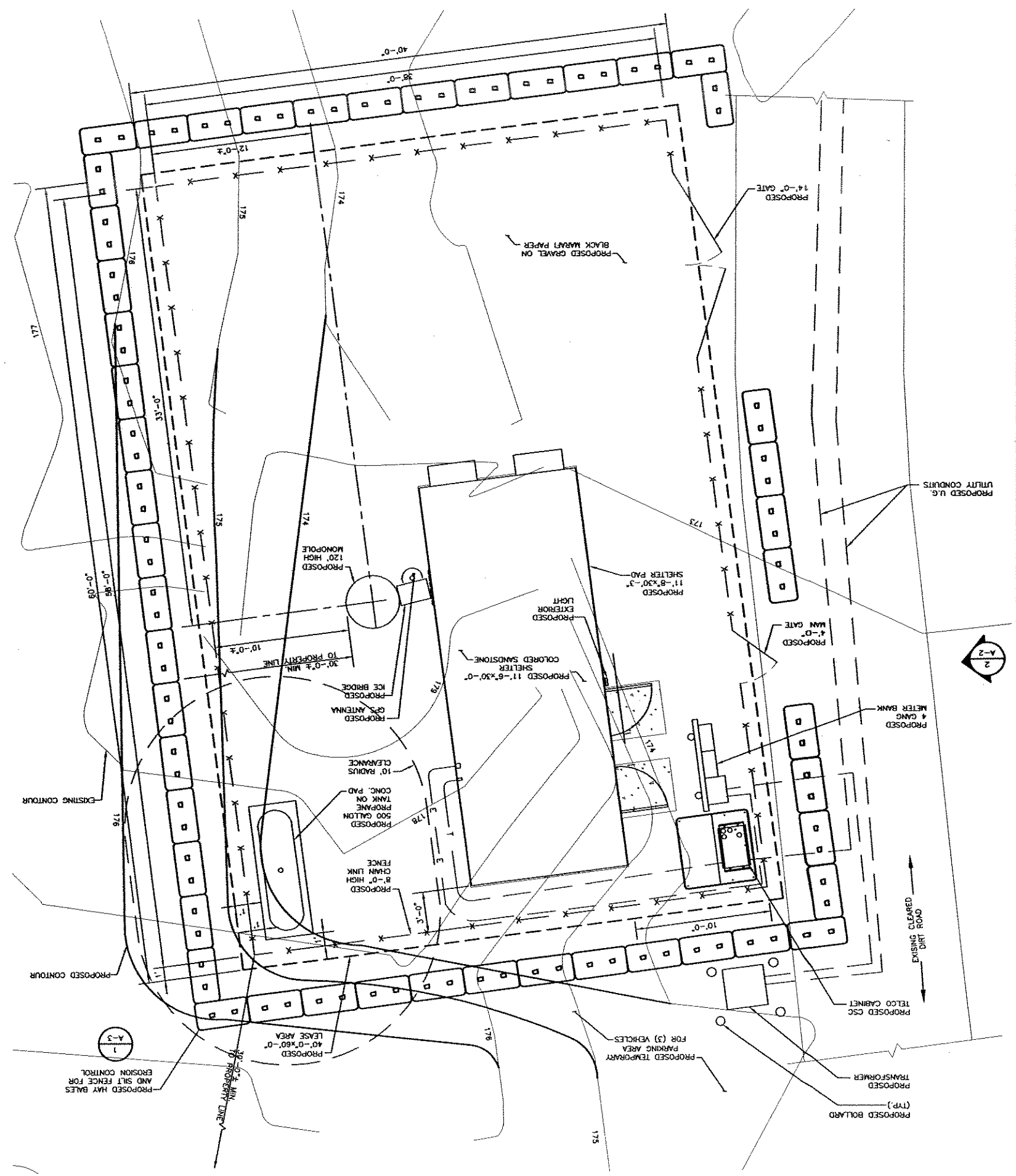
DRAWN BY: JS

CHECKED BY: JX

ACTON NORTH
ACTON, MA 01720

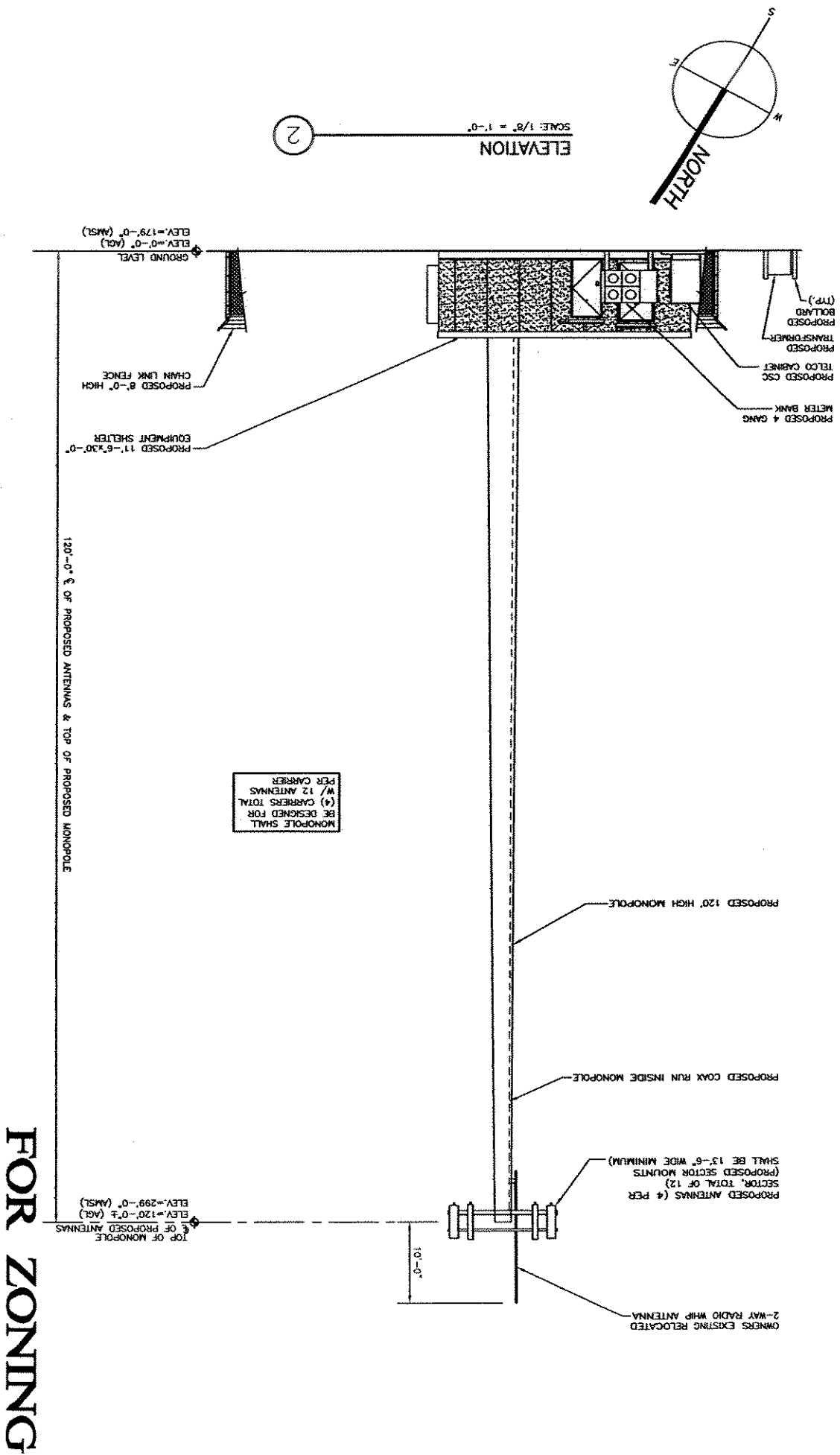
A-1

PROJ.# 2112.126



COMPOUND LAYOUT PLAN
SCALE: 1/4" = 1'-0"

1



ELEVATION
SCALE: 1/8" = 1'-0"

2

FOR ZONING

PREPARED BY:

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PLAN & ELEVATION

REV	DATE	DESCRIPTION
0	08/22/08	FOR ZONING
1	08/01/08	REVISED PER COMMENTS
2	08/30/08	ADDED PROPANE TANK

REGISTERED ENGINEER

DRAWN BY: JS

CHECKED BY: JK

ACTON NORTH
ACTON, MA 01720

A-2

PROJ.# 2112.126

GENERAL CONSTRUCTION SEQUENCE:

THIS IS A GENERAL CONSTRUCTION SEQUENCE OUTLINE SOME ITEMS OF WHICH MAY NOT APPLY TO PARTICULAR SITES.

1) CUT AND STUMP AREAS OF PROPOSED CONSTRUCTION.

2) INSTALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES AS REQUIRED.

3) REMOVE AND STOCKPILE TOPSOIL. STOCKPILE SHALL BE SEEDED TO PREVENT EROSION.

4) CONSTRUCT CLOSED DRAINAGE SYSTEM. PROTECT CULVERT INLETS AND CATCH BASINS WITH SEDIMENTATION BARRIERS.

5) CONSTRUCT ROADWAYS AND PERFORM SITE GRADING, PLACING HAY BALES AND SILTATION FENCES AS REQUIRED TO CONTROL SOIL EROSION.

6) INSTALL UNDERGROUND UTILITIES.

7) BEGIN TEMPORARY AND PERMANENT SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDED OR MULCHED IMMEDIATELY AFTER THEIR CONSTRUCTION. NO AREA SHALL BE LEFT UNSTABILIZED FOR A TIME PERIOD OF MORE THAN 30 DAYS.

8) DAILY, OR AS REQUIRED, CONSTRUCT, INSPECT, AND IF NECESSARY, RECONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT FENCES AND SEDIMENT TRAPS INCLUDING MULCHING AND SEEDING.

9) BEGIN EXCAVATION FOR AND CONSTRUCTION OF TOWERS AND PLATFORMS.

10) FINISH PAVING ALL ROADWAYS, DRIVES, AND PARKING AREAS.

11) COMPLETE PERMANENT SEEDING AND LANDSCAPING.

12) NO FLOW SHALL BE DIVERTED TO ANY WETLANDS UNTIL A HEALTHY STAND OF GRASS HAS BEEN ESTABLISHED IN REGRADED AREAS.

13) AFTER GRASS HAS BEEN FULLY GERMINATED IN ALL SEEDED AREAS, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

EROSION CONTROL MEASURES:

1) DISTURBED AREAS SHALL BE KEPT TO THE MINIMUM AREA NECCESSARY TO CONSTRUCT THE ROADWAYS AND ASSOCIATED DRAINAGE FACILITIES.

2) HAY BALE BARRIERS AND SEDIMENT TRAPS SHALL BE INSTALLED AS REQUIRED. BARRIERS AND TRAPS ARE TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.

3) BALED HAY AND MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE FROM NOXIOUS WEEDS OR WOODY STEMS, AND SHALL BE DRY. NO SALT HAY SHALL BE USED.

4) FILL MATERIAL SHALL BE FREE FROM STUMPS, WOOD, ROOTS, ETC.

5) STOCKPILED MATERIALS SHALL BE PLACED ONLY IN AREAS SHOWN ON THE PLANS. STOCKPILES SHALL BE PROTECTED BY SILTATION FENCE AND SEEDED TO PREVENT EROSION. THESE MEASURES SHALL REMAIN UNTIL ALL MATERIAL HAS BEEN PLACED OR DISPOSED OFF SITE.

6) ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED. A MINIMUM OF 4 INCHES OF LOAM SHALL BE INSTALLED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA.

7) APPLICATION OF GRASS SEED, FERTILIZERS AND MULCH SHALL BE ACCOMPLISHED BY BROADCAST SEEDING OR HYDROSEEDING AT THE RATES OUTLINED BELOW:

LIMESTONE:75–100 LBS./1,000 SQUARE FEET.
FERTILIZER:RATE RECOMMENDED BY MANUFACTURER.
MULCH: HAY MULCH APPROXIMATELY 3 TONS/ACRE UNLESS EROSION CONTROL MATTING IS USED.

SEED MIX (SLOPES LESS THAN 4:1)	LBS./ACRE
CREEPING RED FESCUE	20
TALL FESCUE	20
REDTOP	2
	42

SLOPE MIX (SLOPES GREATER THAN 4:1)	LBS./ACRE
CREEPING RED FESCUE	20
TALL FESCUE	20
BIRDSFOOT TREEFOIL	8
	48

TREATMENT SWALE PLANTING SPECIFICATIONS

TALL FESCUE	20 LBS/ACRE	OR	0.45 LBS/10,000 SF
CREEPING RED FESCUE	20 LBS/ACRE	OR	0.45 LBS/10,000 SF
BIRDSFOOT TREFOIL	8 LBS/ACRE	OR	0.20 LBS/10,000 SF

LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT TIME OF SEEDING AND INCORPORATED INTO THE SOIL. THE FOLLOWING RATES ARE RECOMMENDED:

AGRICULTURAL LIMESTONE	2 TONS/ACRE	OR	100 LBS/1,000 SF
NITROGEN (N)	50 LBS/ACRE	OR	1.1 LBS/10,000 SF
PHOSPHASTE (P205)	100 LBS/ACRE	OR	2.2 LBS/10,000 SF
POTASH (K20)	100 LBS/ACRE	OR	2.2 LBS/10,000 SF

(THIS IS EQUIVALENT TO 500 LBS/ACRE OF 10–20–20 FERTILIZER OR 1,000 LBS/ACRE OF 5–10–10).

8) AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED THE TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED.

9) PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.

10) ALL CATCH BASIN INLETS WILL BE PROTECTED WITH LOW POINT SEDIMENTATION BARRIER.

11) ALL STORM DRAINAGE OUTLETS WILL BE STABILIZE AND CLEANED AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.

12) ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA.

13) NO DISCHARGE SHALL BE DIRECTED TOWARDS ANY PROPOSED DITCHES, SWALES, OR PONDS UNTIL THEY HAVE BEEN PROPERLY STABILIZED.

CONSTRUCTION SPECIFICATIONS – SILT FENCE

1) THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.

2) THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.

3) WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES.

4) FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MID–SECTION AND BOTTOM.

5) WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED.

6) FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 16 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES.

7) MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT BULGES IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.

MAINTENANCE – SILT FENCE

1) SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.

2) IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.

3) SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACHED APPROXIMATELY ONE–HALF THE HEIGHT OF THE BARRIER.

4) SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

5) REMOVE ALL SEDIMENTATION CONTROLS AFTER SOIL IS STABILIZED.

CONSTRUCTION SPECIFICATIONS – STRAW OR HAY BALES

1) BALES SHALL BE PLACED IN A ROW WITH THE ENDS TIGHTLY ADJOINING.

2) EACH BALE SHALL BE EMBEDDED IN THE GROUND A MINIMUM OF 4 INCHES.

3) BALES SHALL BE ANCHORED IN PLACE BY AT LEAST TWO STAKES DRIVEN THROUGH THE BALE. THE STAKES SHALL BE DRIVEN AT LEAST 18 INCHES INTO THE GROUND.

4) BARRIERS SHALL BE INSPECTED AFTER EVERY RAINFALL AND PROMPTLY REPAIRED FOR REPLACED AS NECESSARY.

5) BALES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED OF PROPERLY.

MAINTENANCE – STRAW OR HAY BALES

1) STRAW OR HAY BALES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

2) CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, UNDERCUTTING BENEATH THE BALES, AND FLOW AROUND THE END OF THE BALES.

3) NECESSARY REPAIRS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.

4) SEDIMENT DEPOSITS SHOULD BE CHECKED AFTER EACH RAINFALL. THE DEPOSITS SHOULD BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE–HALF OF THE HEIGHT OF THE TABLE.

5) SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE BARRIER HAS BEEN DISMANTLED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED USING THE APPROPRIATE VEGETATIVE BMP.

6) REMOVE ALL SEDIMENTATION CONTROLS AFTER SOIL IS STABILIZED.

7) RIP RAP CHECK DAMS SHALL BE INSTALLED EVERY FIFTY FEET ALONG THE SWALE. HAYBALE BARRIERS SHALL BE MAINTAINED UNTIL THE SWALES AND CHECK DAMS ARE COMPLETED.

PLAN NOTES:

1.) THE USE OF FILL CONTAINING HAZARDOUS MATERIALS IS FORBIDDEN AS REQUIRED BY THE BYLAW.

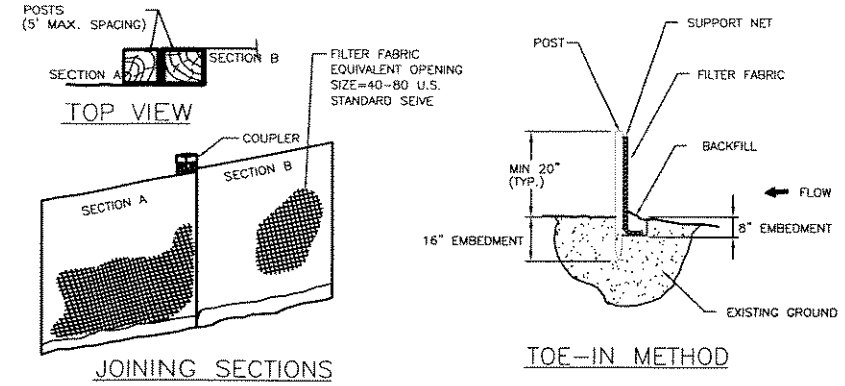
2.) CONTRACTOR MUST MARK THE LIMITS OF WORK IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.

3.) THE CATCH BASIN SUMPS AND STORM WATER BASINS MUST BE CLEANED FOLLOWING CONSTRUCTION AND ANNUALLY THEREAFTER.

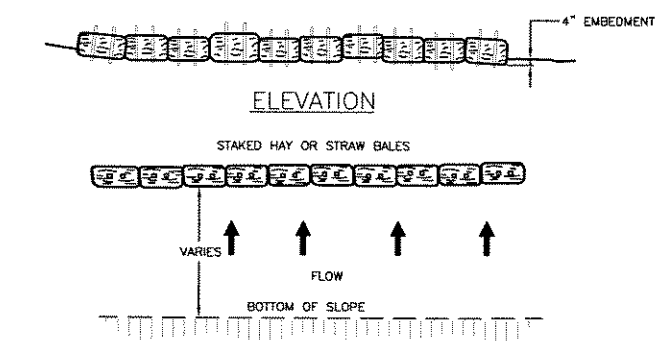
4.) HAULING EARTH TO OR FROM THE SITE IS RESTRICTED TO THE HOURS BETWEEN 9AM AND 4PM ON WEEKDAYS IF EARTH MATERIALS ARE INTENDED TO BE REMOVED FROM OR BROUGHT TO THE SITE.

5.) CONTRACTOR SHALL DESCRIBE THE MATERIALS TO BE USED IN THE CONSTRUCTION OF IMPERMEABLE SURFACES SUCH AS SIDEWALKS AND DRIVEWAYS (AS A MINIMUM, THE BOARD REQUIRES 12" OF GRAVEL AND 3" OF BITUMINOUS CONCRETE PAVING LAID IN TWO COURSES.)

NOTE:
THE DEVELOPER IS REQUIRED TO CLEAN UP ANY SAND, DIRT OR DEBRIS WHICH ERODES FROM THE SITE ONTO ANY PUBLIC STREET OR PRIVATE PROPERTY, AND TO REMOVE SILT OR DEBRIS THAT ENTERS ANY EXISTING DRAINAGE SYSTEM INCLUDING CATCH BASIN SUMPS, PIPE LINES, MANHOLES AND DITCHES.

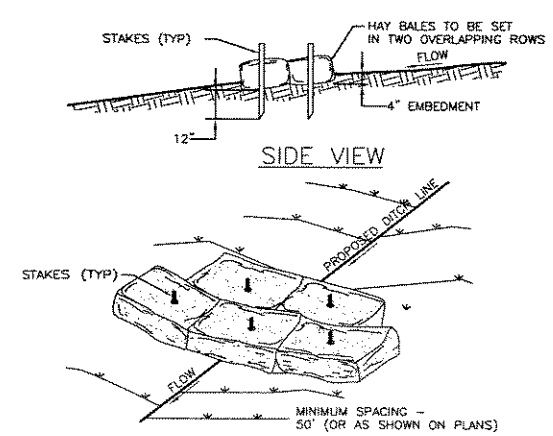


SILTATION FENCE (1)
SCALE: NTS



NOTE: FOR USE WITH NORMAL FLOW AT BOTTOM OF FILL SLOPE.

HAYBALE BARRIER
AT FILL SLOPE (2)
SCALE: NTS



HAYBALE BARRIER
FOR SWALES (3)
SCALE: NTS

FOR ZONING

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verizon wireless
400 FRIBERG PARKWAY
WESTBOROUGH, MA 01581
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Woburn, MA 01801
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SECTIONS & DETAILS

REV	DATE	DESCRIPTION
0	08/22/06	FOR ZONING
1	08/01/06	REVISED PER COMMENTS

COMMONWEALTH OF MASSACHUSETTS
RONALD J. JACKSON
No. 27127
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY: JS
CHECKED BY: JX

ACTON NORTH
ACTON, MA 01720

A-3

PROJ.# 2112.126