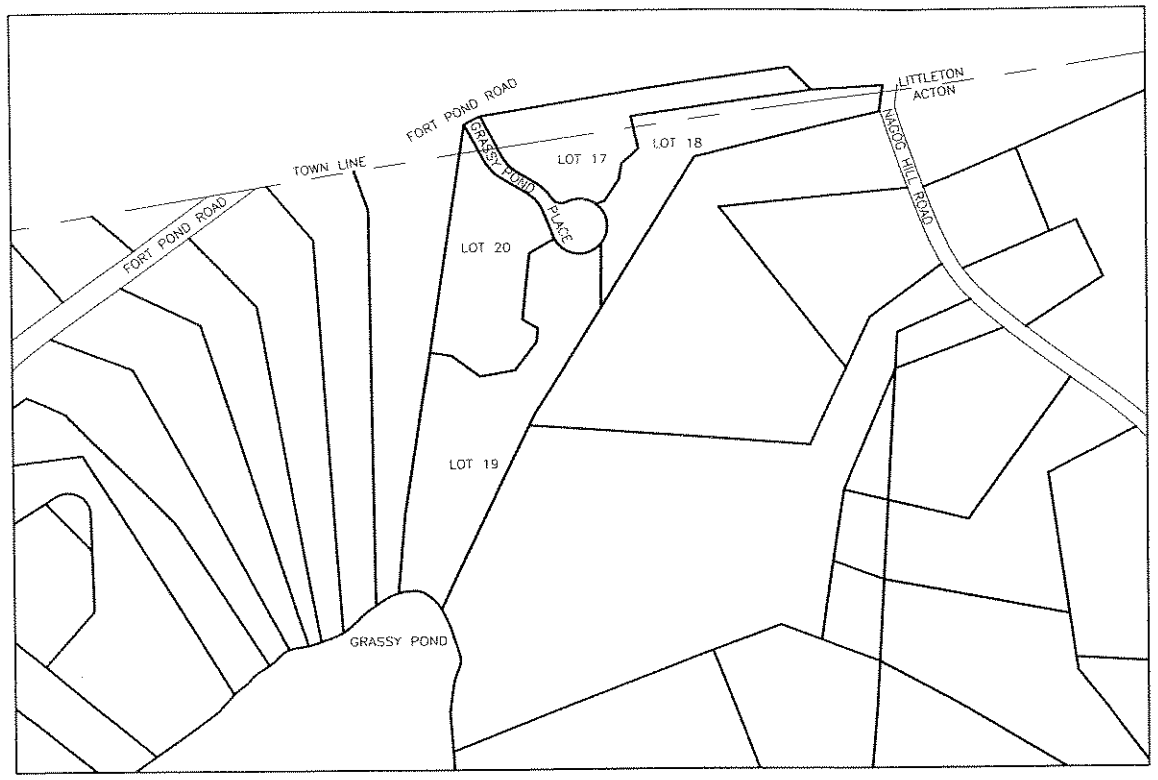
DEFINITIVE SUBDIVISION PLAN
FOR
GRASSY POND PLACE
A RESIDENTIAL COMPOUND
ACTON, MASSACHUSETTS
DECEMBER 15, 2006

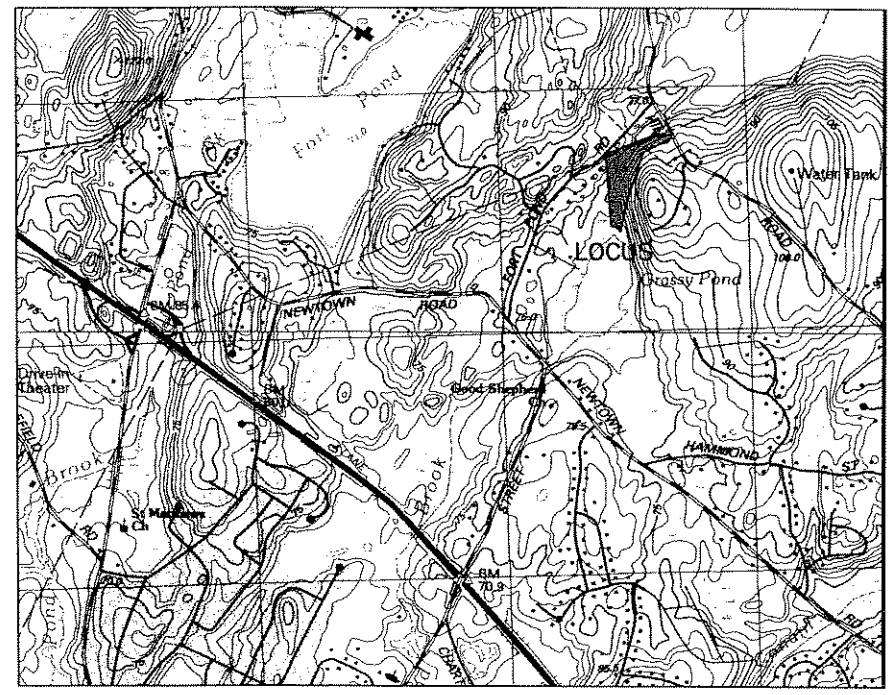
DEC 15 2006



LOCUS PLAN
SCALE: 1"=200'

PLAN INDEX

SHEET 1	TITLE SHEET
SHEET 2	SITE DEVELOPMENT AND GRADING PLAN
SHEET 3	GRASSY POND PLACE PLAN AND PROFILE
SHEET 4	CONSTRUCTION DETAILS PLAN
SHEET 5	EROSION & SEDIMENTATION CONTROL PLAN



LOCUS MAP
SCALE: 1"=1200'

RECORD OWNERS:

GUSTAVUS J. & CATHERINE M. ESSELEN
3900 GRAPEVINE MILLS PARKWAY #623
GRAPEVINE, TX 76051

ZONING DISTRICT:

R-8 (RESIDENCE 8)
GROUNDWATER PROTECTION DISTRICT ZONE 4
FLOOD PLAIN OVERLAY DISTRICT

APPLICANT:

GUSTAVUS J. & CATHERINE M. ESSELEN
3900 GRAPEVINE MILLS PARKWAY #623
GRAPEVINE, TX 76051

REFERENCE:

CERTIFICATE OF TITLE 168402
TOWN ATLAS MAP C3 PARCEL 6-1

I, CLERK OF THE TOWN OF ACTON, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE ACTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK

ACTON PLANNING BOARD

DATE:

COMMONWEALTH OF MASSACHUSETTS
JOSEPH MARCH
CIVIL
#40172
REGISTERED PROFESSIONAL ENGINEER

ENGINEER/SURVEYOR

STAMSKI AND MCNARY, INC.
80 HARRIS STREET
ACTON, MASSACHUSETTS 01720
(978) 263-8585

COMMONWEALTH OF MASSACHUSETTS
WILLIAM F. McNARY No. 30758
REGISTERED LAND SURVEYOR

LEGEND:

PROPOSED

TC=268.5'	PROPOSED TOP OF CONCRETE
BF=261.0'±	PROPOSED BASEMENT FLOOR
GF=268.0'±	PROPOSED GARAGE FLOOR
225.00±0	PROPOSED SPOTGRADE
260	PROPOSED CONTOUR
	PROPOSED CATCH BASIN
	PROPOSED DRAIN MANHOLE
	PROPOSED TREELINE
	PROPOSED RETAINING WALL
(51)	PROPOSED STREET ADDRESS

EXISTING

N/F	NOW OR FORMERLY
259	EXISTING CONTOUR (INTERMEDIATE)
260	EXISTING CONTOUR (INDEX)
D	EXISTING CULVERT
OHW	EXISTING OVERHEAD WIRES
UP 14	EXISTING UTILITY POLE
	EXISTING TREELINE
	EXISTING STONEWALL
	TEST PIT
	PERC TEST
TBR	TO BE REMOVED

FORT POND ROAD
1898 COUNTY LAYOUT
PUBLIC - 50 FEET, WIDE

TBM
NAIL IN UP 14
ELEV.=268.77

N/F BERMONT

455'± SIGHT DISTANCE

410'± SIGHT DISTANCE

TOWN LINE

N/F MICHAEL A. GIANETTO AND MEGHAN B. DUFFY

N/F THOMAS DEGEORGE AND MICHELE DEGEORGE

N/F LITTLETON CONSERVATION TRUST

LIMIT OF ZONE B WATER SUPPLY PROTECTION AREA (NAGOG POND)

PROPOSED SIGN "47 49 51 53 FORT POND ROAD PRIVATE WAY"

PROPOSED SOIL ABSORPTION SYSTEM

PROPOSED RETAINING WALL L=190' TOW=260 SEE GENERAL NOTE 9

PROPOSED RETAINING WALL L=56' TOW=260 SEE GENERAL NOTE 9

POLY BARRIER SEE DETAIL

PROPOSED UNDERGROUND ELECTRIC, TELEPHONE SERVICE

PROPOSED WELL

EDGE OF BORDERING VEGETATED WETLANDS AS DELINEATED BY B & C ASSOCIATES ACTON ORAD 85-908

EDGE OF BORDERING VEGETATED WETLANDS AS DELINEATED BY B & C ASSOCIATES LITTLETON ORAD 204-586

LOT 17

LOT 18

LOT 19

LOT 20

17A

17B

18A

18B

19A

19B

PROPOSED DRIVEWAY

PROPOSED SUBSURFACE DRAINAGE AREA

PROPOSED ROOF DRAIN DRYWELL (TYP) SEE DETAIL

PROPOSED 3' HIGH POST AND RAIL FENCE OR STONEWALL L=40'±

REPLACE 8" CULVERT INV=250.13 WITH 24" RCP CULVERT INV=250.13

REPLACE 8" CULVERT INV=250.38 WITH RCP CULVERT INV=250.38

EXISTING DRIVEWAY TO BE REMOVED

EXIST. DRIVEWAY

PROPOSED SOIL ABSORPTION SYSTEM

APPROXIMATE LOCATION OF EXISTING SAS

#53 EXISTING DWELLING

EXISTING GARAGE

DWELLING

PAVED DRIVEWAY

DECK

STEPS

WELL

TBM
HUB AND TACK
ELEV.=283.99

PROPOSED WELL
EXISTING WELL

100' WELL RADIUS TYPY

50' BUFFER ZONE

75' BUFFER ZONE

100' BUFFER ZONE

LITTLETON
ACTON

NAGOG HILL ROAD
PUBLIC VARIABLE WIDTH

FLOOD PLAIN DISTRICT (ZONE A SHOWN ON FEMA COMMUNITY PANEL NO. 250176 0002C JAN. 5, 1998)

N/F HOWELL T. AND ANN T. EVANS

N/F CARL J. AND MARY B. YOUNG

APPROXIMATE LOCATION OF EXISTING DWELLING

APPROXIMATE LOCATION OF SEPTIC SYSTEM

100'± TO APPROXIMATE LOCATION OF WELL

LOC 204098

DATUM

ELEVATIONS ARE BASED ON THE MEAN SEA LEVEL DATUM OF 1929 STARTING BENCHMARK: M.D.P.W. BENCHMARK 68D-16, A MONEL METAL PLUG IN THE NORTHERN CENTRAL PART OF ACTON, AT THE SOUTHERN ARM OF NAGOG POND, ON THE TOP OF CONCRETE OUTLET DAM AND NORTH OF GATE HOUSE DOOR. ELEVATION= 227.74'

ACTON PLANNING BOARD

DATE:

I, CLERK OF THE TOWN OF ACTON, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE ACTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

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TOWN CLERK

DEFINITIVE PLAN
FOR
GRASSY POND PLACE
IN
ACTON, MA

SITE DEVELOPMENT & GRADING PLAN

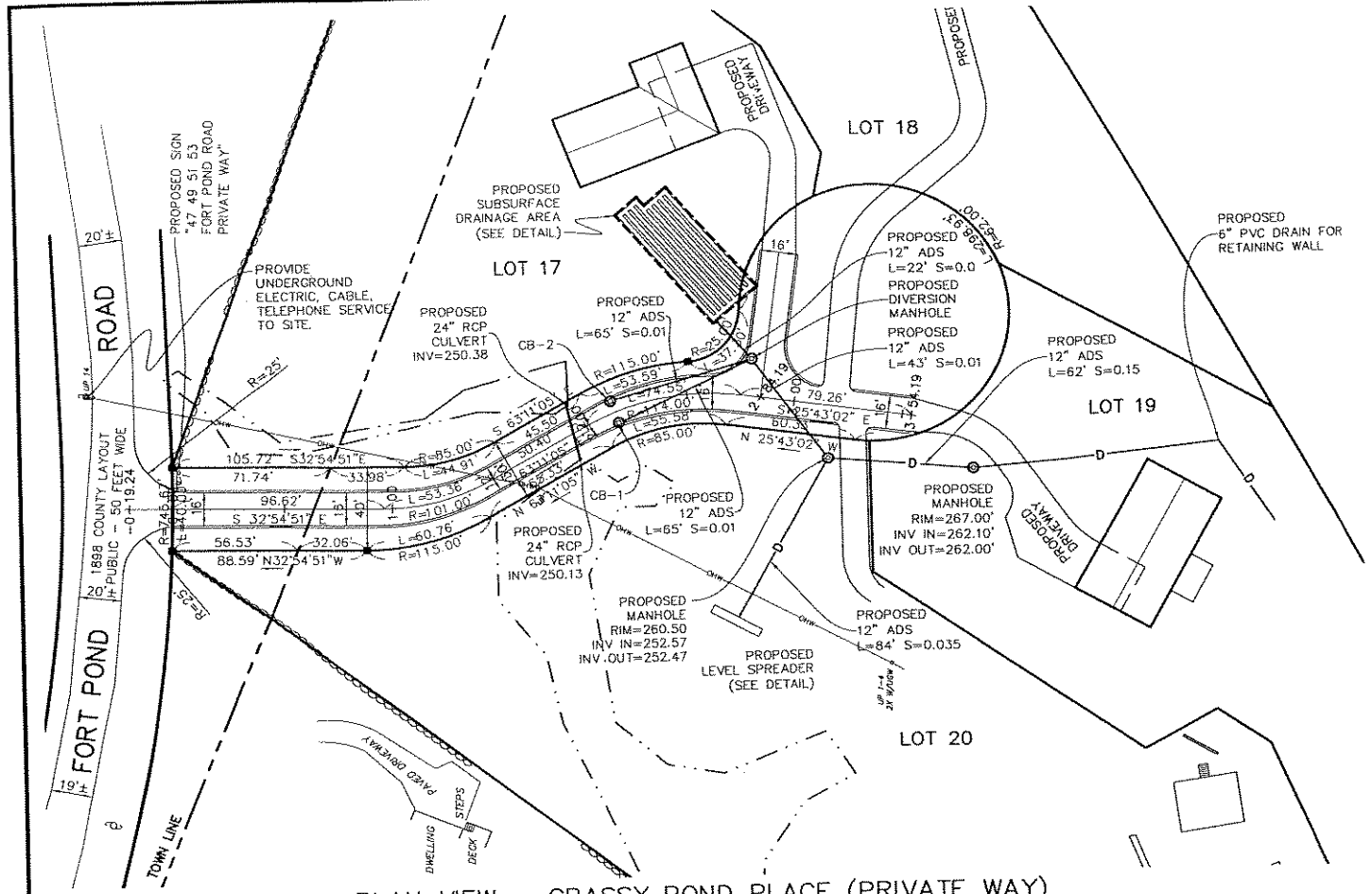
FOR: ESSELEN
SCALE: 1"=40' DECEMBER 15, 2006

STAMSKI AND McNARY, INC.
80 HARRIS STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING

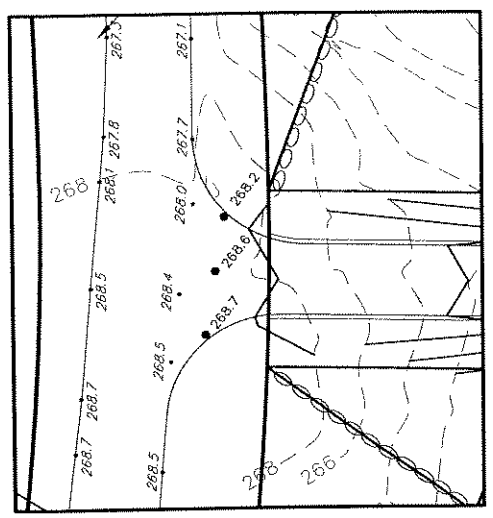
0 20 40 80 160

COMMONWEALTH OF MASSACHUSETTS WILLIAM F. McNARY No. 30758 REGISTERED LAND SURVEYOR

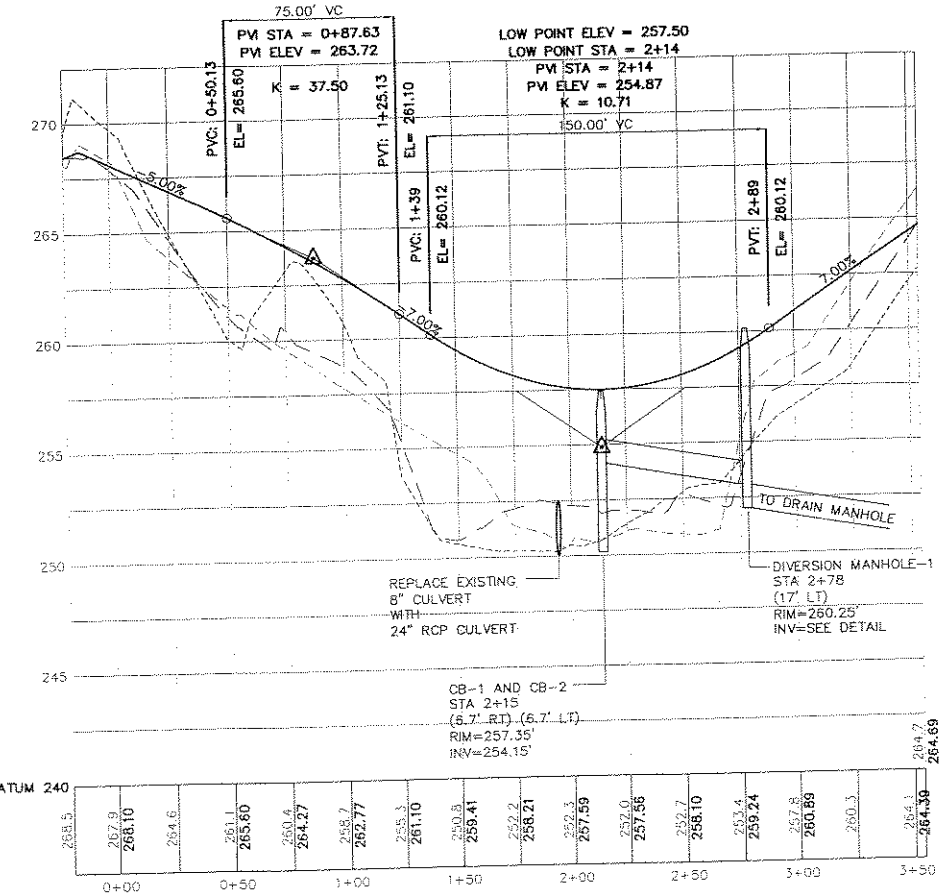
COMMONWEALTH OF MASSACHUSETTS JOSEPH MARCH CIVIL 54047 REGISTERED PROFESSIONAL ENGINEER



PLAN VIEW – GRASSY POND PLACE (PRIVATE WAY)
SCALE: 1"=40'



GRASSY POND PLACE
ENTRANCE GRADING
DETAIL



PROFILE
GRASSY POND PLACE
(PRIVATE WAY)
SCALE: 1"=4' VERTICAL
SCALE: 1"=40' HORIZONTAL

LEGEND:

PROPOSED

CB-1	PROPOSED CATCH BASIN
DMH-1	PROPOSED DRAIN MANHOLE
	PROPOSED DRAIN PIPE
E.T.CTV	PROPOSED ELECTRIC, TELEPHONE, & CABLE T.V.
G	PROPOSED GAS MAIN
GS	PROPOSED GAS SERVICE
■	STONE BOUND TO BE SET
● 268.5	PROPOSED SPOT GRADE

EXISTING

	EXISTING CULVERT
OHW	EXISTING OVERHEAD WIRES
UP 14	EXISTING UTILITY POLE
	EXISTING STONEWALL
• 268.5	

DATUM

ELEVATIONS ARE BASED ON THE MEAN SEA LEVEL DATUM OF 1929 STARTING BENCHMARK: M.D.P.W. BENCHMARK 68D–16, A MONEL METAL PLUG IN THE NORTHERN CENTRAL PART OF ACTON, AT THE SOUTHERN ARM OF NAGOG POND, ON THE TOP OF CONCRETE OUTLET DAM AND NORTH OF GATE HOUSE DOOR. ELEVATION= 227.74'

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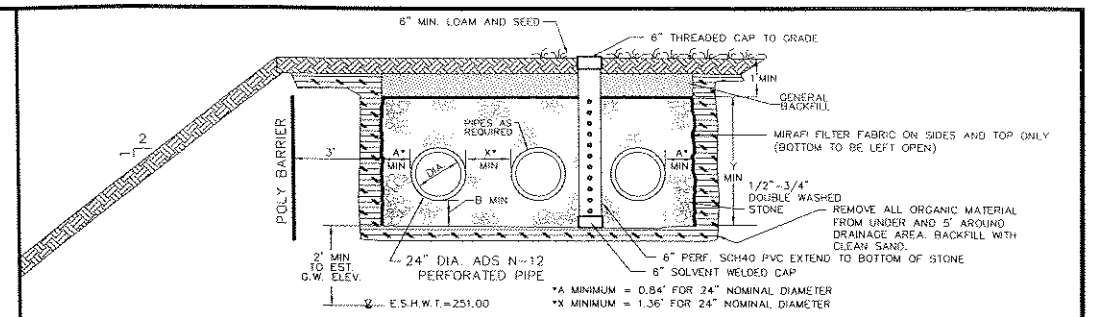
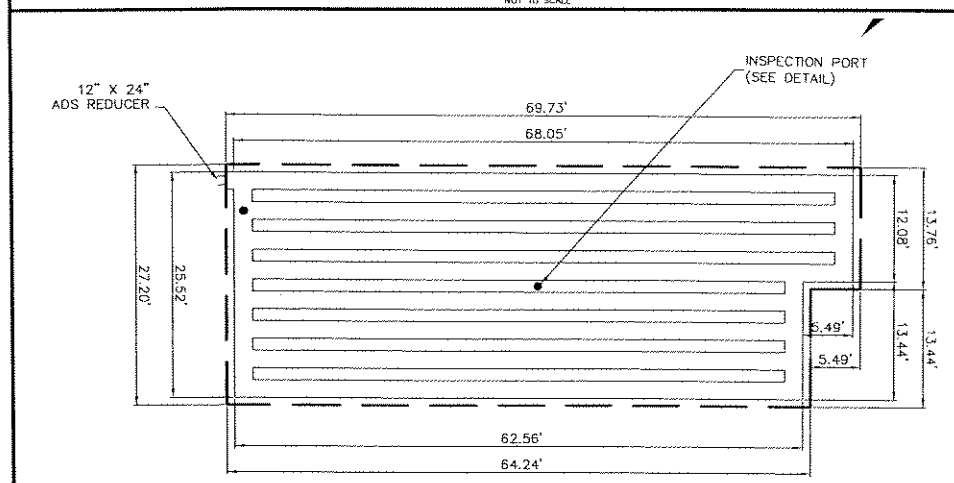
TOWN CLERK

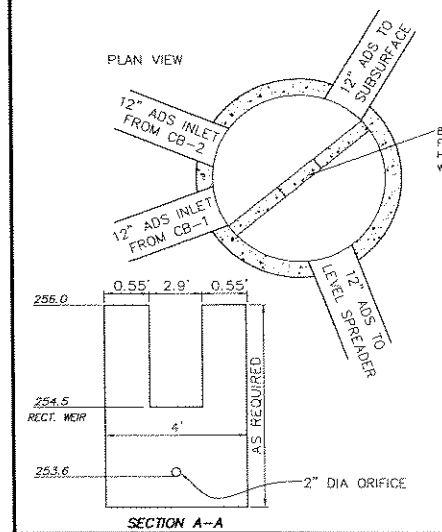


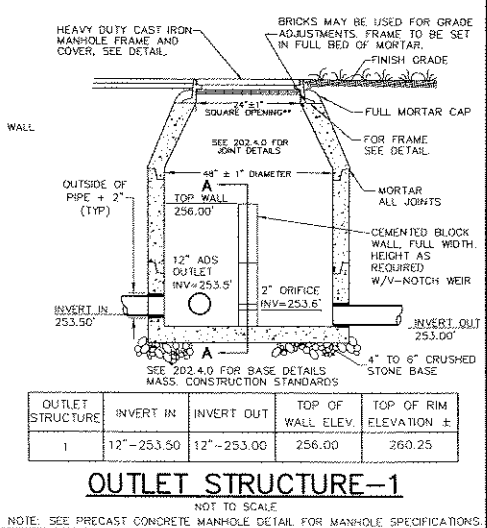
DIA (IN)	BOTTOM AREA (±SF)	LENGTH OF PIPE (±FT)	EST. HIGH G.W. ELEV.	BOTTOM OF STONE EL.	PIPE INVERT	TOP OF STONE EL.	MIN. COVER	B (FT)	Y (FT)
24	1823	542	251.00	253.00	253.50	256.00	257.00	0.5	3

SUBSURFACE DRAINAGE AREA DETAIL
NOT TO SCALE



SUBSURFACE DRAINAGE AREA





OUTLET STRUCTURE	INVERT IN	INVERT OUT	TOP OF WALL ELEV.	TOP OF RIM ELEVATION ±
1	12"-253.50	12"-253.00	256.00	260.25

OUTLET STRUCTURE–1
NOT TO SCALE
NOTE: SEE PRECAST CONCRETE MANHOLE DETAIL FOR MANHOLE SPECIFICATIONS

ACTON PLANNING BOARD

DATE:

DEFINITIVE PLAN
FOR
GRASSY POND PLACE
IN
ACTON, MA

GRASSY POND PLACE
PLAN AND PROFILE
FOR: ESSELEN
SCALE: 1"=40' DECEMBER 15, 2006

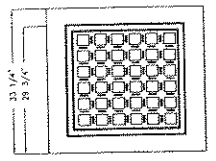
STAMSKI AND McNARY, INC.
80 HARRIS STREET ACTON, MASS.
ENGINEERING – PLANNING – SURVEYING

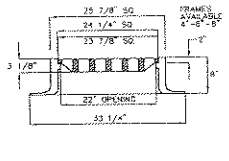
0 20 40 80 160

SM-3618 (3618 DEF SUB.DWG) SHEET 3 OF 5

WILLIAM E. McNARY No. 30788 REGISTERED LAND SURVEYOR
COMMONWEALTH OF MASSACHUSETTS

JOSEPH MARCH CIVIL 30047 REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS



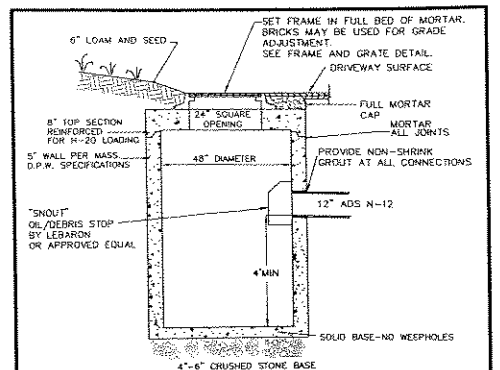


FULLY MACHINED AND INTERCHANGABLE FRAMES AND COVERS.
HIGH QUALITY MATERIALS AND WORKMANSHIP.
NO ROCK COVERS.
H-20 LOADING RATE
WEIGHT OF GRATE 215 LBS.
GRATE - 1 (EA) TYPE F GRATE
FRAME - LF248-2 (4 FLANGE)
BY LEBARON OR APPROVED EQUAL

CATCH BASIN FRAME AND GRATE DETAIL

NOT TO SCALE

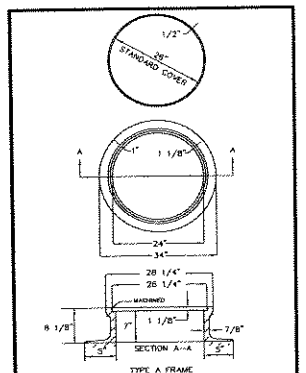
NOTES
1. FRAME AND GRATE TO CONFORM TO MASS HIGHWAY CONSTRUCTION STANDARDS (SEE DETAIL 201.6.0)



PRECAST FLAT TOP CATCH BASIN DETAIL

NOT TO SCALE

NOTE:
1. CONSTRUCTION JOINTS AND GAS TRAPS TO BE SEALED WITH A ONE-INCH BUTYL-RUBBER GAS TYPE SEALANT.

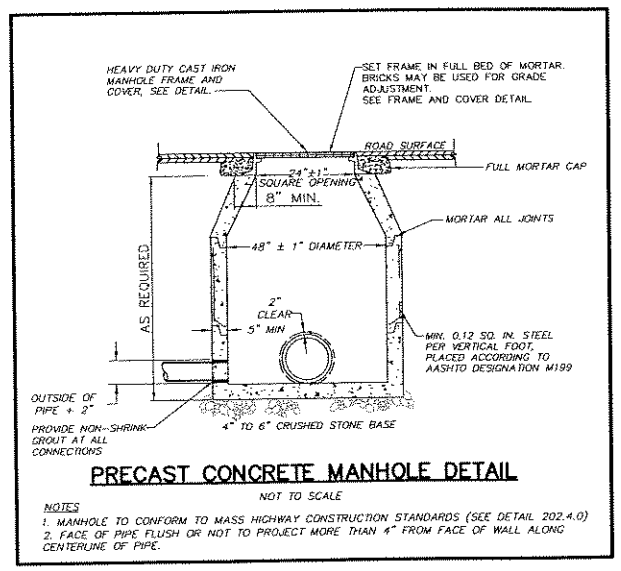


TYPE A FRAME
MINIMUM WEIGHT - 265 LBS.
MATERIAL - CAST IRON
(LEBARON No. LF 110 OR APPROVED EQUAL)

FRAME AND COVER SHALL CONFORM TO MASS. HIGHWAY CONSTRUCTION STANDARDS (DETAIL 202.6.0 - 202.8.0)

MANHOLE FRAME AND COVER

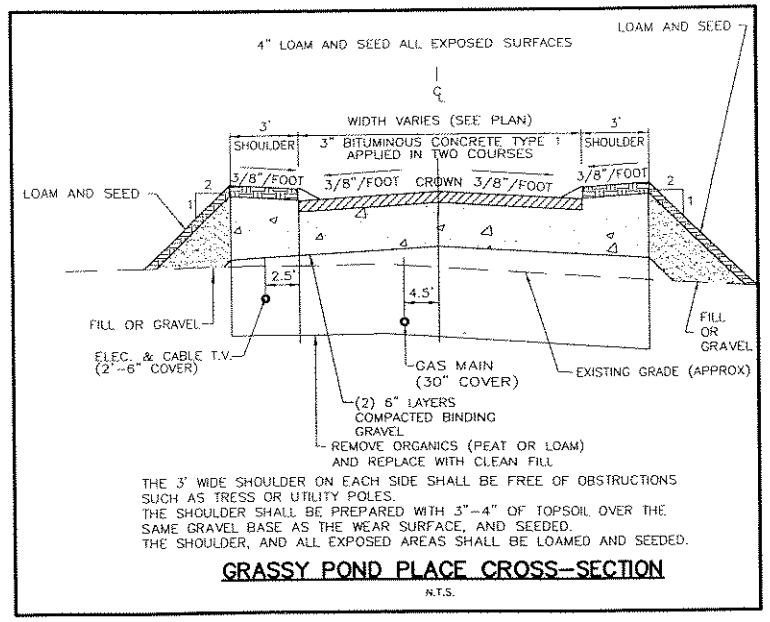
NOT TO SCALE



PRECAST CONCRETE MANHOLE DETAIL

NOT TO SCALE

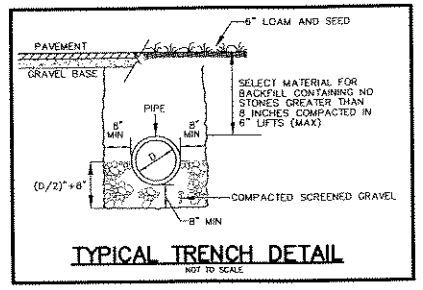
NOTES
1. MANHOLE TO CONFORM TO MASS HIGHWAY CONSTRUCTION STANDARDS (SEE DETAIL 202.4.0)
2. FACE OF PIPE FLUSH OR NOT TO PROJECT MORE THAN 4" FROM FACE OF WALL ALONG CENTERLINE OF PIPE.



THE 3' WIDE SHOULDER ON EACH SIDE SHALL BE FREE OF OBSTRUCTIONS SUCH AS TRESS OR UTILITY POLES.
THE SHOULDER SHALL BE PREPARED WITH 3"-4" OF TOPSOIL OVER THE SAME GRAVEL BASE AS THE WEAR SURFACE, AND SEEDED.
THE SHOULDER, AND ALL EXPOSED AREAS SHALL BE LOAMED AND SEEDED.

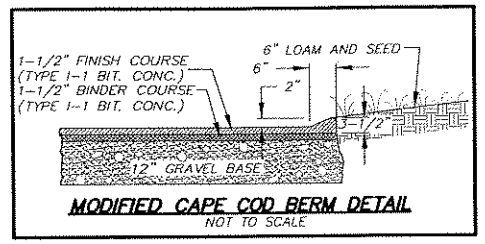
GRASSY POND PLACE CROSS-SECTION

N.T.S.



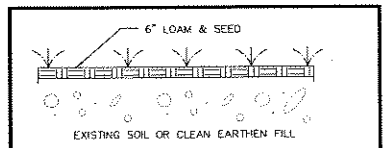
TYPICAL TRENCH DETAIL

NOT TO SCALE



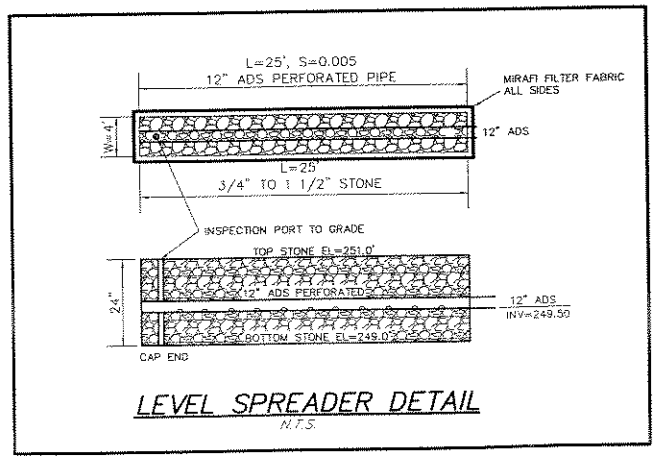
MODIFIED CAPE COD BERM DETAIL

NOT TO SCALE



GENERAL LOAM & SEED AREAS

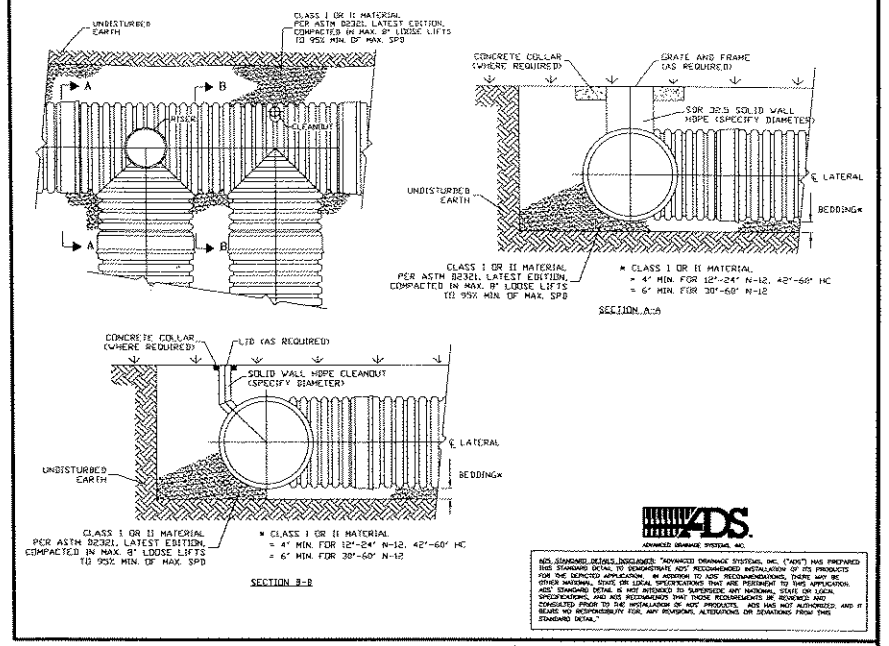
NOT TO SCALE



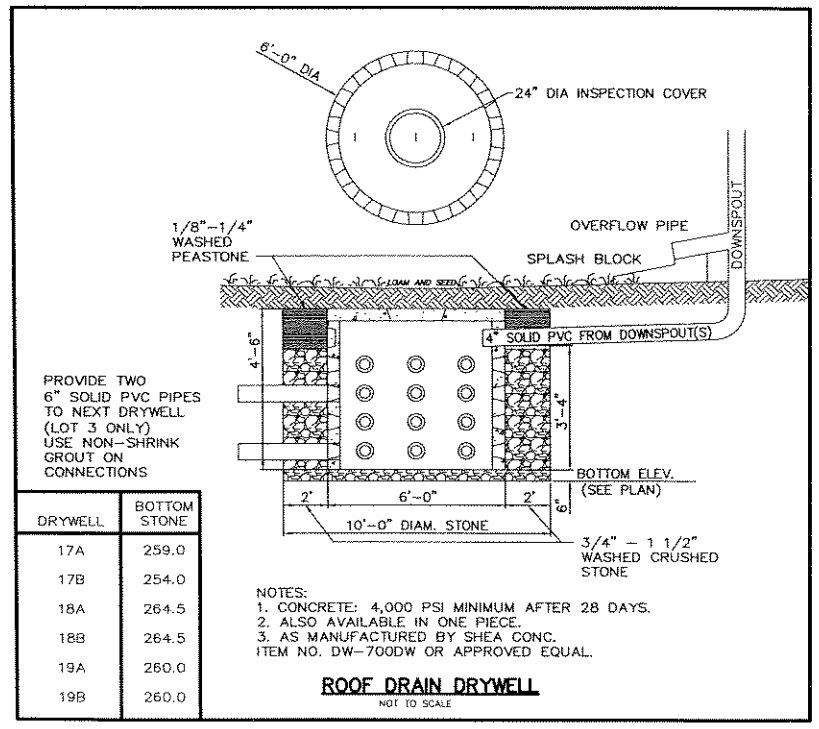
LEVEL SPREADER DETAIL

N.T.S.

TYPICAL RISER AND CLEANOUT DETAILS



ADS STANDARD DETAILS DISCLAIMER: "ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS STANDARD DETAIL TO DEMONSTRATE ADS' RECOMMENDED INSTALLATION OF ITS PRODUCTS FOR THE DEPICTED APPLICATION. IN ADDITION TO ADS' RECOMMENDATIONS, THERE MAY BE OTHER MATERIAL, STATE OR LOCAL SPECIFICATIONS THAT ARE PERTINENT TO THIS APPLICATION. THIS STANDARD DETAIL IS NOT INTENDED TO SUPERCEDE ANY MATERIAL, STATE OR LOCAL SPECIFICATIONS. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO REVIEW ALL DOCUMENTS CONCERNED PRIOR TO THE INSTALLATION OF ADS' PRODUCTS, AND ANY NON-CONFORMANCE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. ADS ASSUMES NO RESPONSIBILITY FOR, AND PROVIDING, ALTERATIONS OR DEVIATIONS FROM THIS STANDARD DETAIL."



PROVIDE TWO 6" SOLID PVC PIPES TO NEXT DRYWELL (LOT 3 ONLY)
USE NON-SHRINK GROUT ON CONNECTIONS

DRYWELL	BOTTOM STONE
17A	259.0
17B	254.0
18A	264.5
18B	264.5
19A	260.0
19B	260.0

NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. ALSO AVAILABLE IN ONE PIECE.
3. AS MANUFACTURED BY SHEA CONC.
ITEM NO. DW-700DW OR APPROVED EQUAL.

ROOF DRAIN DRYWELL

NOT TO SCALE

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TOWN CLERK

ACTON PLANNING BOARD

DATE:

DEFINITIVE PLAN
FOR
GRASSY POND PLACE
IN
ACTON, MA

CONSTRUCTION DETAILS

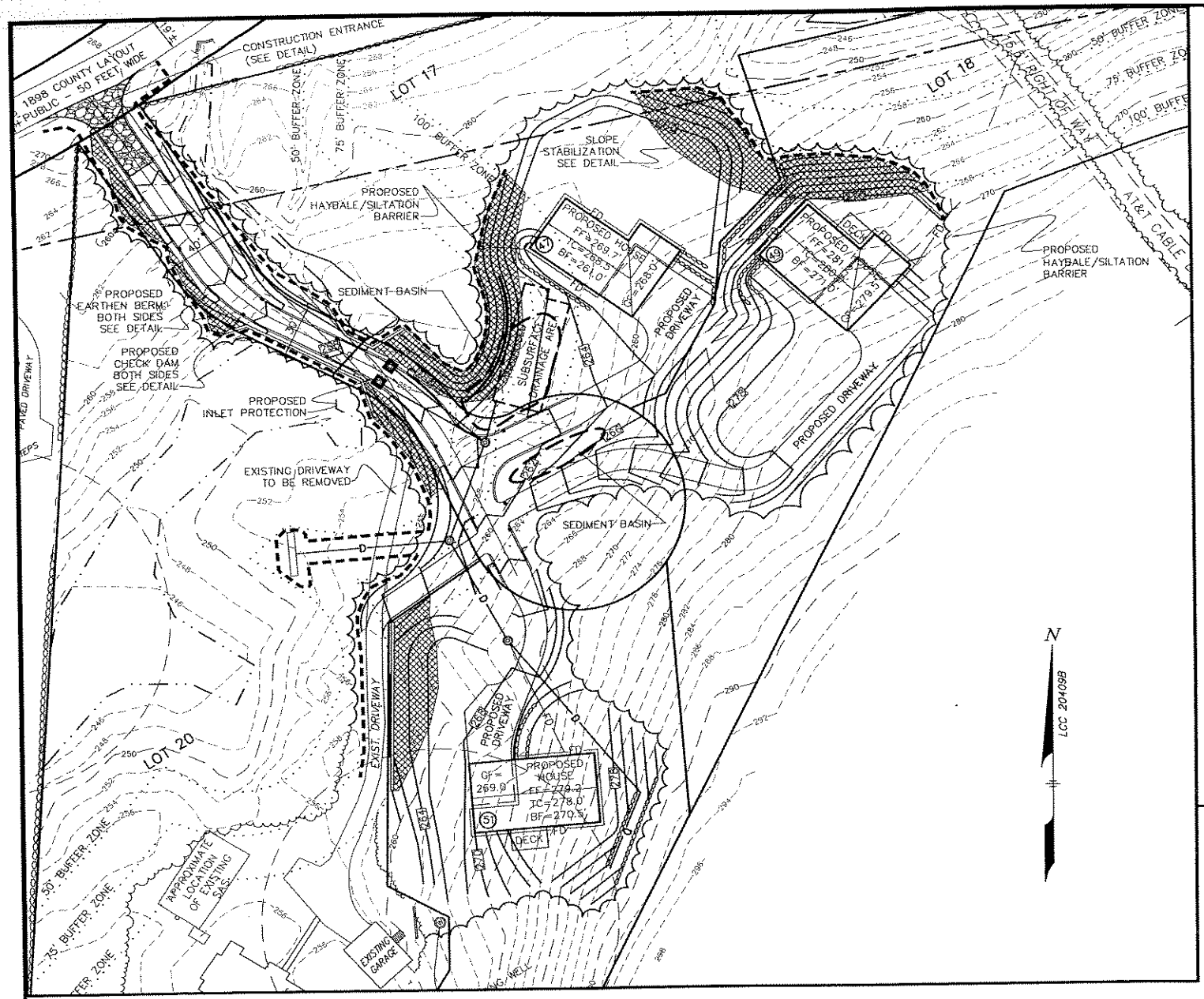
FOR: ESSELEN

DECEMBER 15, 2006

STAMSKI AND McNARY, INC.
80 HARRIS STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING

WILLIAM F. McNARY No. 30753 PROFESSIONAL LAND SURVEYOR

JOSEPH MARCH CIVIL #40473 REGISTERED PROFESSIONAL ENGINEER



EROSION AND SEDIMENTATION CONTROL PLAN

GENERAL NOTES

1. ALL UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGE INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG-SAFE TELE. NO. (888) 344-7233.
2. RIP RAP SHALL BE HARD DURABLE STONE, ANGULAR IN SHAPE AND BE GENERALLY WELL GRADED WITHIN A 25 LB. TO 125 LB. RANGE. RIP RAP SHALL BE PLACED OVER A 1' COARSE BANK RUN GRAVEL MATTE. RIP RAP SHOWN SCHEMATICALLY AT DRAINAGE OUTFLOWS SHALL BE PLACED FOR A 3' WIDTH AND 6' LENGTH.
3. ALL LIMITS OF WORK SHALL BE LOCATED IN THE FIELD PRIOR TO CONSTRUCTION. (SEE EROSION AND SEDIMENTATION CONTROL PLAN)
4. ALL STUMPS AND OTHER CONSTRUCTION DEBRIS SHALL BE PROPERLY REMOVED FROM THE SITE.
5. ANY FILL MATERIAL USED SHALL BE FREE OF HAZARDOUS MATERIALS OR WASTE
6. ALL DRAIN PIPES SHALL BE ADS N-12 DRAIN PIPE .
7. TRANSPORTATION OF FILL, EARTH, OR CONSTRUCTION DEBRIS TO OR FROM THE SITE SHALL BE RESTRICTED TO DAYTIME HOURS (9 AM TO 4 PM) MONDAY THROUGH FRIDAY.
8. SEWER PIPES WITHIN 10' OF THE BUILDINGS SHALL BE SCH 40 PVC. (SEE SEWAGE DISPOSAL PLANS FOR LOCATIONS AND SPECIFICATIONS).
9. RETAINING WALLS SHALL BE DESIGNED BY OTHERS.
10. TRAFFIC CONTROL SIGNS SHALL COMPLY WITH STANDARDS IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
11. FINAL BUILDING FOOTPRINT SUBJECT TO BUILDING INSPECTOR REVIEW.
12. CONSTRUCTION VEHICLES SHALL BE PROHIBITED FROM PARKING ON OR ALONG FORT POND ROAD.
13. AN AS-BUILT PLAN, SHOWING ALL PAVEMENT, DRAINAGE AND UTILITIES, SHALL BE REQUIRED AT THE CONCLUSION OF CONSTRUCTION.
14. ELEVATIONS BASED ON N.G.V.D. DATUM: NAIL IN UP 14, EL=268.77'
15. SUPPLEMENTARY DATA SUBMITTED UNDER THE RULES ARE AN INTEGRAL PART OF THE DEFINITIVE PLAN AND 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.
16. IF ALTERATIONS (REMOVAL OF VEGETATION, GRADING, EXCAVATIONS, ETC.) ARE TO BE MADE WITHIN 100 FEET OF WETLAND AREAS (PONDS, BROOKS, SWAMPS, ETC.) OR WITHIN RIVERFRONT AREAS, A REQUEST FOR DETERMINATION OF APPLICABILITY OF THE WETLANDS PROTECTION ACT (G.L. ch.40A) SHOULD BE FILED WITH THE TOWN'S CONSERVATION COMMISSION. THE FILING OF A NOTICE OF INTENT MAY BE REQUIRED AND LOCAL BYLAWS MAY APPLY.
17. THERE ARE NO PROPOSED LOCATIONS FOR UNDERGROUND STORAGE TANKS FOR FUELS OR OTHER CHEMICALS.
18. THE DRIVEWAY SHALL BE BROUGHT TO FINISH GRADE WITH AT LEAST THE TOP 12 INCHES CONSISTING OF TWO SIX-INCH LAYERS OF WELL- COMPACTED BINDING GRAVEL. THREE FEET WIDER ON EACH SIDE THAN REQUIRED PAVEMENT. (SEE GRASSY POND PLACE CROSS SECTION)
19. THE COMPLETED GRAVEL SURFACE SHALL BE TREATED FOR THE FULL WIDTH OF THE DRIVEWAY WITH 1 1/2 INCHES OF TYPE 1, BITUMINOUS CONCRETE PAVEMENT APPLIED AS A BINDER COURSE. THE BINDER COURSE OF PAVEMENT SHALL BE EXPOSED TO ONE WINTER SEASON (NOV. 15 - APR. 30) PRIOR TO THE APPLICATION OF THE WEARING COURSE.
20. THE BINDER COURSE SHALL BE TREATED FOR THE FULL WIDTH OF THE DRIVEWAY WITH A WEARING SURFACE OF 1 1/2 INCHES OF TYPE 1, BITUMINOUS CONCRETE PAVEMENT APPLIED IN ONE COURSE. PRIOR TO INSTALLATION OF THE WEARING SURFACE ON THE DRIVEWAY, THE BINDER COURSE SHALL BE SWEPT CLEAN, DRIED IF NECESSARY, PATCHED AND TREATED WITH AN ASPHALT EMULSION OR TACK COAT TO ENSURE A SATISFACTORY BOND BETWEEN THE PAVEMENT COURSES. IN ORDER TO MINIMIZE DAMAGE TO THE WEARING SURFACE, THE WEARING COURSE SHOULD NOT BE APPLIED UNTIL ALL CONSTRUCTION ON THE BUILDINGS SERVED BY THE PROPOSED DRIVEWAY IS COMPLETED OR SUBSTANTIALLY COMPLETED.
21. NO PAVING MAY TAKE PLACE AFTER NOVEMBER 15TH OF ANY YEAR.
22. MONUMENTS SHALL BE SET.
23. IF NECESSARY, THE CONTRACTOR SHALL APPLY FOR AND OBTAIN A BLASTING PERMIT FROM THE ACTON FIRE DEPARTMENT PRIOR TO THE REMOVAL OF ANY LEDGE WHICH REQUIRES BLASTING IN ACCORDANCE WITH THE MASSACHUSETTS FIRE PREVENTION REGULATIONS AS AMENDED.
24. THE CONTRACTOR SHALL APPLY FOR A PERMIT TO CONSTRUCT WITHIN A PUBLIC WAY FOR ALL WORK WITHIN THE FORT POND ROAD RIGHT OF WAY.
25. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE MASSACHUSETTS HIGHWAY DEPARTMENT CONSTRUCTION STANDARDS.
26. THE 8" DRAIN PIPE UNDER THE EXISTING DRIVEWAY SHALL BE REPLACED WITH A 24" RCP CULVERT.
27. THE PRIVATE WAY SHALL ONLY SERVE THE LOTS SHOWN ON THE PLAN.
28. PROPOSED HOUSES AND DRIVEWAYS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
29. THE LIMITS OF CLEARING SHOWN ON THIS PLAN ARE NOT REQUIRED UNDER THE SUBDIVISION APPROVAL AND ANY TREE PLANTINGS OR LANDSCAPING SHOWN ON THE PLAN ARE NOT REQUIRED UNDER THE SUBDIVISION APPROVAL.
30. EXISTING SURVEY MONUMENTS SHALL BE MARKED IN THE FIELD PRIOR TO CONSTRUCTION. IF EXISTING SURVEY MONUMENTS ARE DAMAGED OR DESTROYED DURING CONSTRUCTION, THE APPLICANT SHALL BE REQUIRED TO HIRE A REGISTERED LAND SURVEYOR TO RESET THE MONUMENTS AND CERTIFY THE NEW LOCATIONS.
31. THE STONE BOUNDS SHALL BE MADE OF GRANITE AND BE 6" SQUARE AND 4' IN LENGTH AND SET FLUSH WITH FINISHED GRADE. NO PERMANENT MONUMENTS SHALL BE INSTALLED UNTIL ALL CONSTRUCTION THAT WOULD DESTROY OR DISTURB THE MONUMENTS IS COMPLETED. THE APPLICANT SHALL SUBMIT A CERTIFICATE (FORM C8) BY A REGISTERED LAND SURVEYOR AT THE APPLICANTS EXPENSE, INDICATING THAT THESE PERMANENT MONUMENTS ARE IN PLACE AND ARE ACCURATELY LOCATED, INCLUDING EVIDENCE THAT THE BOUND TRAVERSE HAD AN "ERROR OF CLOSURE" RATIO OF 1:15,000 OR BETTER.
32. THE STREET NAME SIGN SHALL BE SET IN CONCRETE AND BE OF THE SAME TYPE THAT EXISTS IN THE TOWN OF ACTON. THE SIGN SHALL BE ERECTED PRIOR TO CONSTRUCTION OF THE FIRST HOUSE ON THE STREET. THE SIGNPOST SHALL HAVE AFFIXED THERETO A SIGN DESIGNATING THE STREET AS A PRIVATE WAY.

DRAINAGE SYSTEM OPERATION AND MAINTENANCE PLAN

THE IMPLEMENTATION, INSPECTION, AND REPAIR OF THE EROSION CONTROLS IS THE RESPONSIBILITY OF THE SITE CONTRACTOR DURING CONSTRUCTION.

THE INSPECTION AND OPERATION OF THE STORM WATER MANAGEMENT SYSTEM UPON COMPLETION OF CONSTRUCTION IS THE RESPONSIBILITY OF:

DURING CONSTRUCTION: GUSTAVUS J. & CATHERINE M. ESSELEN
3900 GRAPEVINE MILLS PARKWAY #623
GRAPEVINE, TX 76051

PARTIES RESPONSIBLE FOR LONG TERM OPERATION/MAINTENANCE:

HOME OWNERS OF LOTS SERVED BY PRIVATE WAY "GRASSY POND PLACE". SEE LEGAL DOCUMENTS FOR FURTHER INFORMATION.

SCHEDULE FOR INSPECTION AND MAINTENANCE:

STREET SWEEPING:
THE PAVEMENT SHALL BE SWEPT OF ALL SEDIMENT ONCE IN THE SPRING AND ONCE IN THE FALL.

DEEP SUMP AND HOODED CATCH BASINS
THE DEEP SUMP FOR THE CATCH BASINS SHALL BE INSPECTED AND CLEANED ANNUALLY. THE CATCH BASINS SHALL HAVE A FOUR FOOT DEEP SUMP AND THE WATER LEVEL IS MAINTAINED BY THE DISCHARGE PIPE AT FOUR FEET. THE DISCHARGE PIPE IS HIDDEN FROM VIEW BY A HOODED OUTLET.

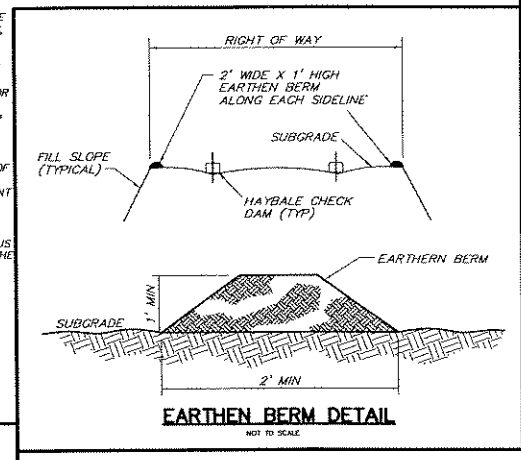
- THE DEPTH OF THE SEDIMENT IN A BASIN SHALL NOT EXCEED A DEPTH OF 18 INCHES AS DETERMINED BY PROBING WITH A STICK. IF THE STICK HITS THE BOTTOM WITHIN 30 INCHES OF THE WATER LEVEL, MORE THAN 18 INCHES OF SEDIMENT HAS ACCUMULATED AND MUST BE REMOVED. LICENSED PERSONS SHOULD REMOVE AND DISPOSE OF THE CONTENTS OF THE SUMP IN ACCORDANCE WITH APPLICABLE REGULATIONS.

SUBSURFACE RECHARGE AREAS
THE SUBSURFACE RECHARGE AREAS SHALL BE OPENED AND INSPECTED ANNUALLY. IF THE WATER LEVEL, AS OBSERVED IN THE INSPECTION PORTS, IS MORE THAN 3" ABOVE THE BOTTOM OF THE PIPES, THEN THE PIPES SHALL BE FLUSHED WITH A PRESSURE HOSE. IF AFTER 12 HOURS THE WATER LEVEL HAS NOT DROPPED, THEN CHECK THE OUTLET STRUCTURE FOR CLOGGING. THE SYSTEMS MAY NEED TO BE REPLACED. THIS INSPECTION SHOULD NOT BE DONE WITHIN 72 HOURS OF A RAIN EVENT.

EMERGENCY CONTACTS:
IN THE EVENT OF A HAZARDOUS MATERIALS SPILL ON THE SITE THE FOLLOWING PARTIES SHALL BE CONTACTED:

FIRE DEPARTMENT: PH: 978-264-9645

RECORDS:
THE HOMEOWNERS SHALL MAINTAIN AN INSPECTION LOG OF ALL ELEMENTS OF THE STORM WATER MANAGEMENT PLAN. THE OWNER SHALL MAINTAIN A MAINTENANCE LOG DOCUMENTING THE INSPECTION AND MAINTENANCE OF THE DRAINAGE STRUCTURES UNDER HIS CONTROL. A COPY OF THE EROSION CONTROL AND STORM WATER MAINTENANCE PLAN AND INSPECTION LOGS SHALL BE KEPT ONSITE AT ALL TIMES.



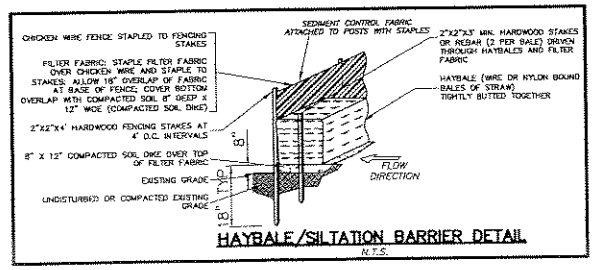
EARTHEN BERM DETAIL
NOT TO SCALE

EROSION AND SEDIMENTATION CONTROL NOTES

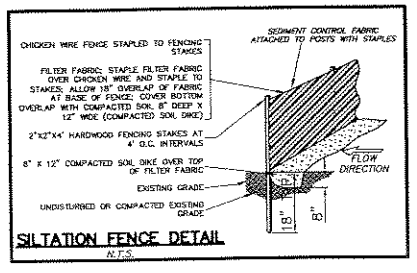
1. THE LIMITS OF WORK SHALL BE MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.
2. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY CONSTRUCTION ON THE SITE.
3. SILTATION BARRIER AND SILT FENCE SHALL BE PLACED IN ALL AREAS AS SHOWN ON ALL THE PLANS AND IN ANY OTHER AREAS AS DETERMINED NECESSARY DURING CONSTRUCTION.
4. ALL SOIL STOCKPILES SHALL HAVE EROSION CONTROL MEASURES AROUND THEIR EDGES AT ALL TIMES. SOIL STOCKPILES SHALL BE COVERED WITH TEMPORARY VEGETATION OR FASTENED TAUPAULIN SHEETS.
5. THE DRAINAGE SYSTEM SHALL BE CONSTRUCTED DURING THE EARLIEST STAGES OF THE PROJECT IN ORDER TO COLLECT RUNOFF AND SEDIMENT.
6. ALL CATCH BASINS SHALL BE COVERED WITH SILTATION FABRIC DURING CONSTRUCTION. CATCH BASIN RIMS ARE TO BE SET AT BINDER GRADE UNTIL IT IS TIME TO APPLY THE PAVEMENT WEARING COARSE.
7. ALL CUT AND FILL SLOPES SHALL BE IMMEDIATELY COVERED WITH 6" OF LOAM AND SEEDED DURING THE GROWING SEASON (APRIL 1 TO NOVEMBER 1) OR COVERED WITH HAYMULCH DURING THE NON-GROWING SEASON (NOVEMBER 1 TO APRIL 1). IN AREAS SUBJECT TO THE WETLANDS PROTECTION ACT, THE HAYMULCH AND/OR REQUIRED MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT VEGETATION IS ESTABLISHED.
8. UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL RECEIVE 6" OF LOAM AND BE SEEDED TO PREVENT EROSION.
9. THE SILTATION BARRIER SHALL BE MAINTAINED UNTIL VEGETATIVE COVER HAS BEEN SUITABLY ESTABLISHED AND GRADED SLOPES ARE STABLE.

INSPECTION/MAINTAINENCE:

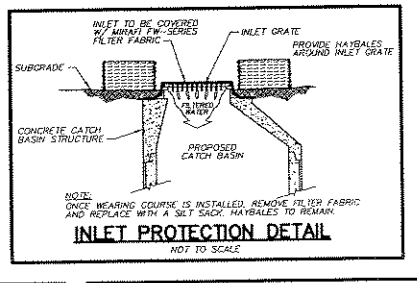
10. THE SITE CONTRACTOR IS RESPONSIBLE TO CLEAN UP ANY SEDIMENT WHICH ERODES FROM THE SITE INTO FORT POND ROAD OR ABUTTING PROPERTY IMMEDIATELY UPON DISCOVERY.
11. THE SITE CONTRACTOR IS RESPONSIBLE TO CLEAN UP ANY SEDIMENT WHICH ERODES FROM THE SITE ONTO PRIVATE PROPERTY AND TO REMOVE SEDIMENT OR DEBRIS THAT ENTERS ANY EXISTING DRAINAGE SYSTEM INCLUDING CATCH BASIN SUMPS, PIPE LINES, MANHOLES, AND DITCHES.
12. THE CONTRACTOR SHALL FOLLOW STANDARD PRACTICE AND LOAM AND SEED ALL DISTURBED AREAS FOLLOWING CONSTRUCTION.
13. OPERATOR PERSONNEL MUST INSPECT THE CONSTRUCTION SITE AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5 INCHES OR MORE. DISTURBED AREAS THAT HAVE BEEN STABILIZED MUST BE INSPECTED AT LEAST ONCE PER MONTH.
14. THE SILTATION BARRIER SHALL BE MAINTAINED UNTIL VEGETATIVE COVER HAS BEEN SUITABLY ESTABLISHED, GRADED SLOPES ARE STABLE.
15. ALL CATCH BASIN SUMPS AND MANHOLES SHALL BE CLEANED OUT AFTER CONSTRUCTION AND ANNUALLY THEREAFTER.
16. DURING CONSTRUCTION, THE CONTRACTOR SHALL SPRAY DOWN THE SITE WITH A WATER TRUCK AS NEEDED FOR DUST CONTROL.
17. DURING CONSTRUCTION THE CONTRACTOR SHALL INSPECT FORT POND ROAD AND SWEEP AS NECESSARY.
18. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL STRUCTURES AND DEVICES THROUGHOUT CONSTRUCTION. ANY EROSION CONTROL DEVICES FOUND TO NO LONGER TO BE SERVICEABLE SHALL BE REMOVED AND REPLACED. ALL ACCUMULATED SEDIMENTS MUST BE REMOVED WHEN DEPOSITS REACH NO MORE THAN ONE HALF THE HEIGHT OF THE SILTATION BARRIER.
19. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING (7 DAYS IF WITH 100 FEET OF A STREAM, POND OR WETLAND) AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL.
20. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT THE SITE FROM SPRING RUNOFF PROBLEMS. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TEMPORARY MULCH OR OTHER METHODS APPROVED BY THE ENGINEER SHALL BE EMPLOYED TO PROTECT THE SITE.
21. A STOCKPILE OF ADDITIONAL SILT FENCE AND HAYBALES SHALL BE KEPT ONSITE IN ORDER TO BE ABLE TO IMMEDIATELY RESPOND TO ISSUES WHICH MIGHT DEVELOP DURING CONSTRUCTION.



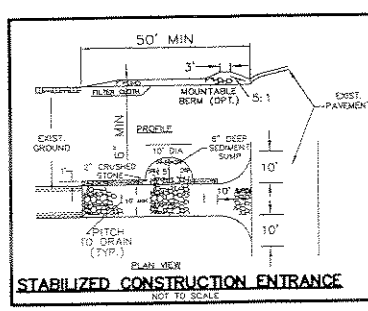
HAYBALE/SILTATION BARRIER DETAIL
N.T.S.



SILTATION FENCE DETAIL
N.T.S.



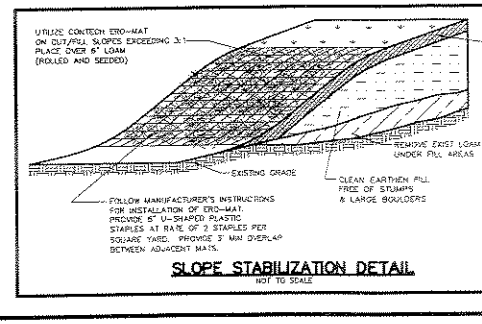
INLET PROTECTION DETAIL
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. THE ENTRANCE OF THE PROPOSED DRIVEWAY SHALL INITIALLY HAVE 6" OF 2" CRUSHED STONE LAID DOWN AS A TRAFFIC SEDIMENT CONTROL SURFACE AS SHOWN IN THE STABILIZED CONSTRUCTION ENTRANCE DETAIL. THIS STONE PACK SHALL BE PLACED OVER THE DRIVEWAY FOR A MINIMUM DISTANCE OF 50 FEET FROM THE EDGE OF PAVEMENT AND SHALL BE REMOVED AND REPLACED WITH ROADWAY GRAVEL IMMEDIATELY PRIOR TO THE PLACEMENT OF PAVEMENT.
2. STONE SIZE - USE 2" CRUSHED STONE, LARGER STONE MAY BE REQUIRED AND IS TO BE INSTALLED IF CONDITIONS ARE SUCH THAT THE 2-INCH STONE IS NOT PERFORMING AS REQUIRED.
3. WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS OF INGRESS OR EGRESS.
4. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACEMENT OF STONE.
5. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED NEAR CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
7. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS DONE IT SHALL BE DONE ON STABILIZED ENTRANCE WITH STONE AND WHICH DRAINS INTO THE SEDIMENT SUMP AS SHOWN.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



SLOPE STABILIZATION DETAIL
NOT TO SCALE

I, CLERK OF THE TOWN OF ACTON, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE ACTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK

ACTON PLANNING BOARD

DATE:

DEFINITIVE PLAN
FOR
GRASSY POND PLACE
IN
ACTON, MA

EROSION AND SEDIMENTATION CONTROL PLAN

FOR: ESSELEN
SCALE: 1"=40' DECEMBER 15, 2006

STAMSKI AND McNARY, INC.
80 HARRIS STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 160

SM-3618 (3618 DEF SUB.DWG) SHEET 5 OF 5

COMMONWEALTH OF MASSACHUSETTS
WILLIAM P. McNARY No. 30753 REGISTERED LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS
JOSEPH MARCH CIVIL

I, CLERK OF THE TOWN OF ACTON, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF THE APPROVAL OF THIS PLAN BY THE ACTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK

"I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY."

DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS — WILLIAM F. McNARY No. 30753 — PROFESSIONAL LAND SURVEYOR

"I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN NOVEMBER 8, 2004 AND MARCH 9, 2005."

DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

NOTES:

1.) ALL TRAVERSE LINES WERE MEASURED WITH AN ELECTRONIC MEASURING INSTRUMENT. (ACCURACY = 5mm + 5ppm)

2.) PRECISION = 1 : 15,891
CLOSURE ERROR = 0.208' ERROR DIRECTION = N76°30'40"E

3.) PORTION OF LOT 16 IN LITTLETON DOES NOT CONSTITUTE A LEGAL BUILDING LOT.

4.) PORTION OF LOT 17 IN LITTLETON DOES NOT CONSTITUTE A LEGAL BUILDING LOT.

5.) PORTION OF LOT 18 IN LITTLETON DOES NOT CONSTITUTE A LEGAL BUILDING LOT.

6.) PORTION OF LOT 20 IN LITTLETON DOES NOT CONSTITUTE A LEGAL BUILDING LOT.

7.) ALL SUPPLEMENTARY DATA SUBMITTED UNDER THE RULES ARE AN INTEGRAL PART OF THE DEFINITIVE PLAN AND 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.) LOTS 16–20 ARE SUBJECT TO A COMMON DRIVEWAY COVENANT AND A PRIVATE DRIVEWAY MAINTENANCE AGREEMENT TO BE RECORDED HEREWITH.

9.) GRASSY POND PLACE SHALL REMAIN A PRIVATE WAY.

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED
LITTLETON PLANNING BOARD

DATE

APPROVED BY:
ACTON PLANNING BOARD

DATE

FORT POND ROAD WAS FORMERLY KNOWN AS CASH ROAD (SEE 1898 COUNTY LAYOUT)

HATCHED AREA IS NOT PART OF LOT 16

FORT POND ROAD (PUBLIC)

APPROXIMATE TOWN LINE

(PROPERTY MAPS–LITTLETON, MASSACHUSETTS MAP R2 PARCEL 17)

SEE DETAIL

LOT 17 — 47 — 80,006 S.F.± 1.8367 AC.± (ACTON = 34,865 S.F.±) (LITTLETON = 45,140 S.F.±)

LOT 18 — 49 — 80,836 S.F.± 1.8557 AC.± (ACTON = 66,914 S.F.±) (LITTLETON = 13,922 S.F.±)

LOT 20 — 53 — 89,595 S.F.± 2.0568 AC.± (ACTON = 88,671 S.F.±) (LITTLETON = 924 S.F.±)

LOT 16 — 22,294 S.F.± 0.5118 AC.± (ACTON = 19,736 S.F.) (LITTLETON = 2,558 S.F.)

LOT 19 — 51 — 135,185 S.F.± 3.1034 AC.±

(ABUTTER AS SHOWN ON LAND COURT PLAN 20409A = FANNY C. KNAPP)

(ABUTTER AS SHOWN ON LAND COURT PLAN 20409A = CARRIE E. KIMBALL)

GRASSY POND PLACE (PRIVATE WAY)

DRAINAGE & ACCESS EASEMENT

AMERICAN TELEPHONE & TELEGRAPH COMPANY CABLE EASEMENT (RECORD LOCATION)

STONE BOUND W/DRILL HOLE TO BE SET (TYP.)

STREET ADDRESS (TYP.)

PAVED DRIVEWAY

EXISTING GARAGE

EXISTING DWELLING No. 53 FORT POND ROAD

CONCRETE BOUND NOT FOUND

FLOOD PLAIN OVERLAY DISTRICT

(140'± AS PER L.C. PETITIONERS PLAN 20409B)

(ACTON TOWN ATLAS MAP C-3 PARCEL 6)

N/F
MICHAEL A. GIANNITTO & MEGHAN B. DUFFY
(DEED BOOK 43323 PAGE 274)
(ACTON TOWN ATLAS MAP C-3 PARCEL 20-9)

N/F
HOWELL T. EVANS, Jr. & ANN T. EVANS
(CERTIFICATE 198459
LAND REG. BOOK 1122 PAGE 109)
(LOT 7 ON LAND COURT DECREE PLAN 20409B)

N/F
MARY B. YOUNG
(CERTIFICATE 155551
LAND REG. BOOK 908 PAGE 001)
(LOT 9 ON LAND COURT DECREE PLAN 20409B)
(ACTON TOWN ATLAS MAP C-3 PARCEL 6-2)

N/F
DEBORAH R. CHRISTIAN
(CERTIFICATE 224149
LAND REG. BOOK 1250 PAGE 199)
(LOT 8 ON LAND COURT DECREE PLAN 20409B)
(ACTON TOWN ATLAS MAP C-3 PARCEL 6-3)

N/F
LITTLETON CONSERVATION TRUST

LITTLETON
ACTON

ROAD

HILL (PUBLIC)

NAGOG

NOW/FORMERLY (TYPICAL)

N
LAND COURT PLAN 20409B

GRASSY POND
(AS PER LAND COURT DECREE PLAN 20409B – "A GREAT POND")

DETAIL
SCALE: 1"=20'

LOT 20 | LOT 16 | LOT 17

LOCUS MAP
NOT TO SCALE

LITTLETON, ACTON, SARAH INDIAN WAY, FORT POND ROAD, NEWTOWN ROAD, GRASSY POND, LOCUS, NAGOG POND, ACTON, LITTLETON, NAGOG HILL ROAD

RECORD OWNER:

GUSTAVUS J. & CATHERINE M. ESSELEN
3900 GRAPEVINE MILLS PARKWAY #623
GRAPEVINE, TEXAS 76051

ZONING DISTRICT:

ACTON
R–8 (RESIDENCE 8)
GROUNDWATER PROTECTION DISTRICT ZONE 4
FLOOD PLAIN OVERLAY DISTRICT

LITTLETON
RESIDENTIAL

REFERENCE:

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
LAND COURT CERTIFCATE 168402
(LAND REG. BOOK 972 PAGE 52)
LAND COURT DOCUMENT 397839 (EASEMENT)
LAND COURT DOCUMENT 578860 (EASEMENT)
LAND COURT DOCUMENT 572912 (RESTRICTIONS)
LAND COURT DOCUMENT 594201 (VARIANCE)
LAND COURT CASE 20409

TOWN ATLAS – ACTON, MASSACHUSETTS
MAP C–3 PARCEL 6–1

PROPERTY MAPS – LITTLETON, MASSACHUSETTS
MAP R2 PARCEL 16

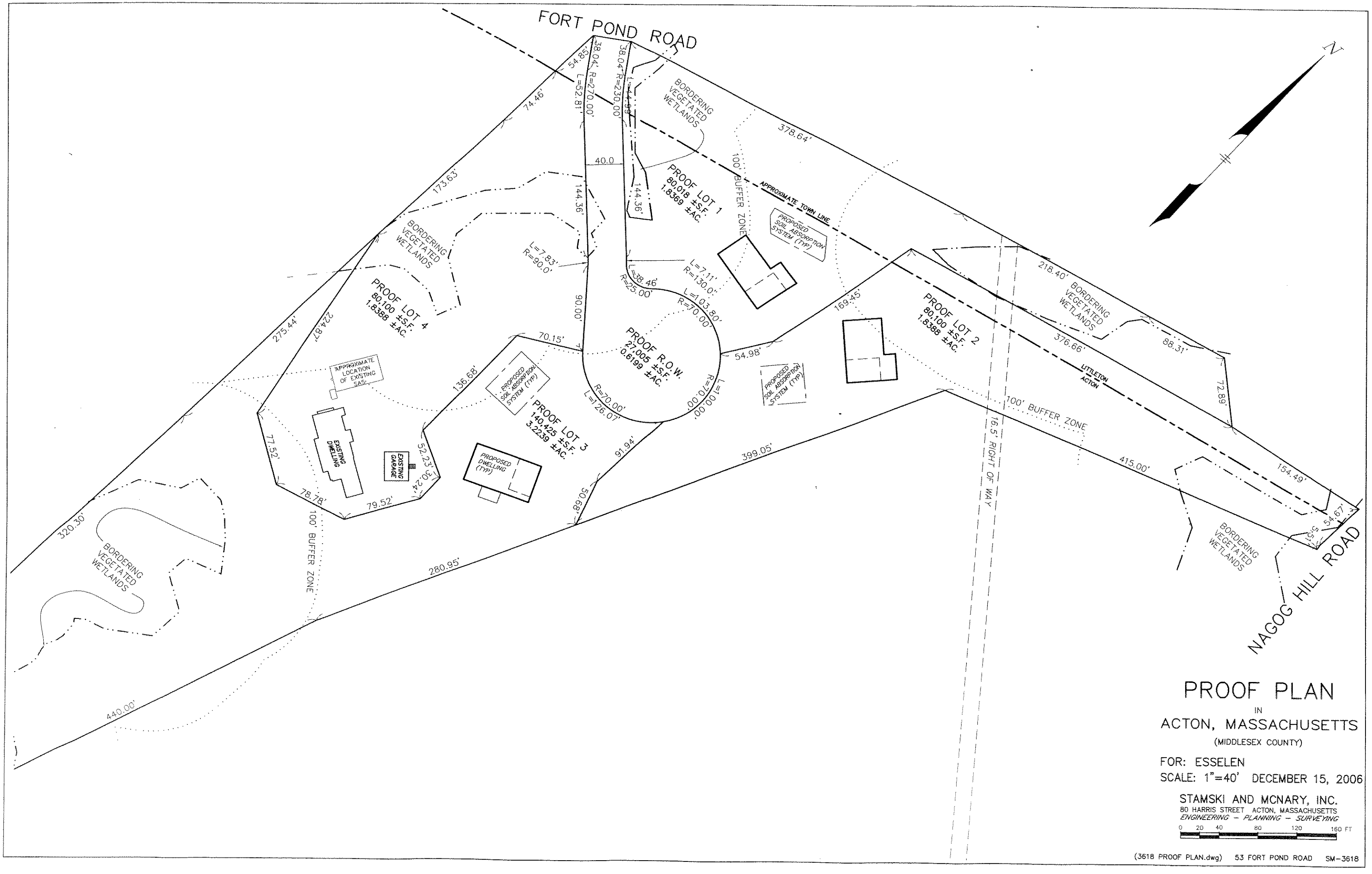
PLAN OF LAND
IN
ACTON & LITTLETON
MASSACHUSETTS
(MIDDLESEX COUNTY)
No. 54 FORT POND ROAD
BEING A DIVISION OF LOT 10
SHOWN ON L.C. PLAN 20409B
(CREATING 5 LOTS)
SCALE: 1" = 50' DATE: DECEMBER 15, 2006

STAMSKI AND McNARY, INC.
80 HARRIS STREET – ACTON, MASS. 01720
ENGINEERING – PLANNING – SURVEYING
TELE. NO. (978)–263–8585
RESPONSIBLE SURVEYOR – WILLIAM F. MCNARY No. 30753

0 25 50 100 150 200 FEET

(3618LANDCOURT.3.dwg/LCPET.3)

SM–3618



PROOF PLAN

IN

ACTON, MASSACHUSETTS

(MIDDLESEX COUNTY)

FOR: ESSELEN

SCALE: 1"=40' DECEMBER 15, 2006

STAMSKI AND MCNARY, INC.

80 HARRIS STREET ACTON, MASSACHUSETTS

ENGINEERING – PLANNING – SURVEYING

0 20 40 80 120 160 FT

(3618 PROOF PLAN.dwg) 53 FORT POND ROAD SM-3618