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

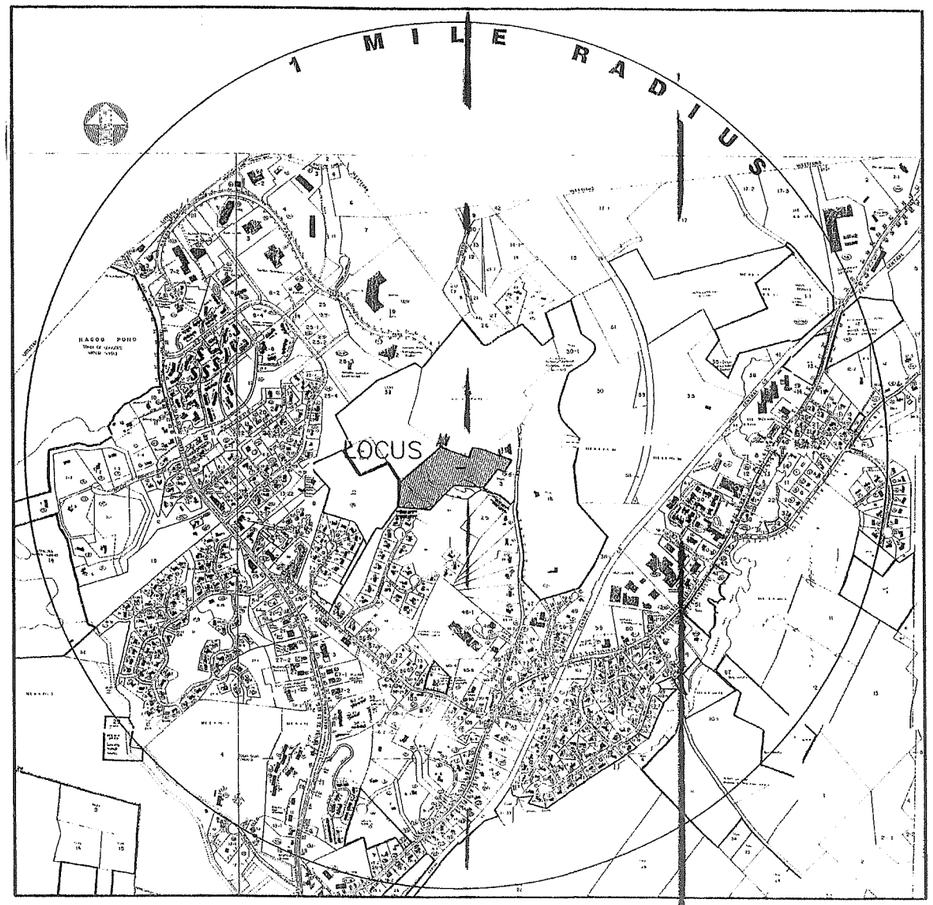
THIS PLAN IS SUBJECT TO A P.C.R.C SPECIAL PERMIT GRANTED BY THE ACTON PLANNING BOARD WITH CONDITIONS AND LIMITATIONS DATED _____

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
ACTON PLANNING BOARD

_____
_____
_____
_____
_____
DATE _____

PCRC PLAN NOTES

1.) THE USE OF FILL CONTAINING HAZARDOUS MATERIALS OR WASTE IS FORBIDEN.
2.) THE LIMITS OF WORK SHALL BE MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.
3.) THE HAULING OF EARTH OR CONSTRUCTION DEBRIS TO OR FROM THE SITE SHALL BE RESTRICTED TO THE HOURS BETWEEN 9:00AM AND 4:00PM ON WEEKDAYS
4.) THE MATERIAL OF ALL IMPERMEABLE SURFACES SHALL BE AS SPECIFIED IN THE CONSTRUCTION DETAILS OF THIS PLAN, IN ACCORDANCE WITH THE RULES AND BYLAWS OF THE TOWN OF ACTON, OR AS DIRECTED BY THE PLANNING BOARD OR ACTON DEPARTMENT OF PUBLIC WORKS.



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 & 17
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
8.) ELEVATIONS REFERENCE NGVD 1929
9.) EXISTING SURVEY MONUMENTS (STONE BOUNDS, IRON PIPES) SHALL BE MARKED IN THE FIELD PRIOR TO CONSTRUCTION. IF SURVEY MONUMENTS ARE DAMAGED OR DESTROYED DURING CONSTRUCTION, THE APPLICANT WILL RETAIN A REGISTERED LAND SURVEYOR TO RESET THE MONUMENTS AND CERTIFY THE NEW LOCATION(S).

INDEX OF SHEETS

SHEET 1 of 3 COVER SHEET
SHEET 2 of 3 APPROVAL NOT REQUIRED PLAN
SHEET 3 of 3 SITE DEVELOPMENT PLAN
SHEET 1 of 4 EXISTING CONDITIONS PLAN
SHEET 2 of 4 DRIVEWAY PROFILE PLAN
SHEET 3 of 4 CONSTRUCTION DETAILS
SHEET 4 of 4 EROSION CONTROL PLAN

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

Thomas P. DiFersio Jr.

THOMAS DIFERSIO JR., P.E.
LICENSE #40077

COMMONWEALTH OF MASSACHUSETTS
THOMAS P. DIFERSIO
No 29564
REGISTERED PROFESSIONAL LAND SURVEYOR

THOMAS DIFERSIO SR., P.L.S.
LICENSE #29564

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

No.	Date	Description
7	08 08 06	DEDICA REF SCALE
6	08 08 06	CB DETAIL
5	08 08 06	GENERAL REV. NOTES
4	07 29 06	PLAN REDRAWN
3	06 06 06	MIN. AREA DRIVEWAY
2	06 29 06	GENERAL REVISIONS
1	06 21 06	GENERAL REVISIONS

Revisions

Prepared for
CRIEGHTON & YIN FEET
157 SCHOOL ST
WAYLAND, MA

Property of
CRIEGHTON & YIN FEET
157 SCHOOL ST
WAYLAND MA

Prepared by
THOMAS LAND SURVEYORS
& Engineering Consultants Inc.
Land Surveyors • Civil Engineers • Planners • Environmental Scientists
[illegible]

Title
COVER SHEET
FEET P.C.R.C. PLAN
of land in
ACTON MA

SCALE	AS NOTED
DRAWN	SR
CHECKED	TD
FIELD BOOK	[illegible]
PROJECT	
PLOT DATE	JUNE 2, 2006
JOB NO	[illegible]

SHEET 1 of 3

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

ACTON PLANNING BOARD

DATE

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

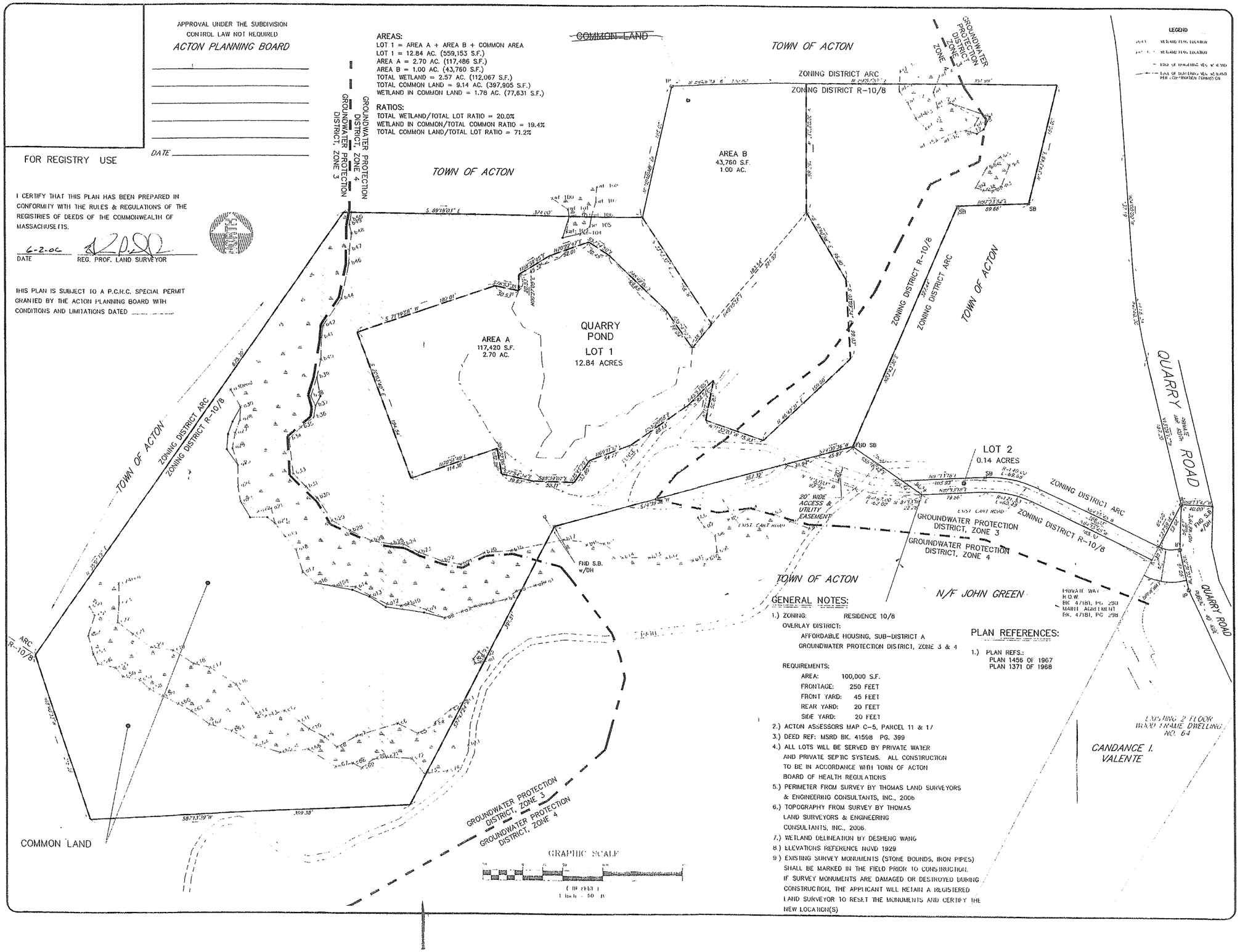
THIS PLAN IS SUBJECT TO A P.C.R.C. SPECIAL PERMIT GRANTED BY THE ACTON PLANNING BOARD WITH CONDITIONS AND LIMITATIONS DATED

AREAS:

LOT 1 = AREA A + AREA B + COMMON AREA
LOT 1 = 12.84 AC. (559,153 S.F.)
AREA A = 2.70 AC. (117,486 S.F.)
AREA B = 1.00 AC. (43,760 S.F.)
TOTAL WETLAND = 2.57 AC. (112,067 S.F.)
TOTAL COMMON LAND = 9.14 AC. (397,905 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 = 19.4%
TOTAL COMMON LAND/TOTAL LOT RATIO = 71.2%



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 & 17
3.) DEED REF: MSRD BK. 41598 PG. 399
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8.) ELEVATIONS REFERENCE NGVD 1929
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PLAN REFERENCES:

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PLAN 1371 OF 1968

THOMAS DIFERSIO JR., P.E.
LICENSE #40077

THOMAS DIFERSIO SR., P.L.S.
LICENSE #29264

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

No.	Date	Revisions
7	06 06 07	REVISE PER PB
6	11 01 06	PER DEP
5	9 18 06	ADDRESS REVISIONS
4	8 29 06	PLAN REVISIONS
3	8 02 06	RE ADDRESS DRIVEWAY
2	7 20 06	ADDRESS REVISIONS
1	6 23 06	ADDRESS REVISIONS

Prepared for
CRESCENTON & VIR PEET
197 SCHOOL ST
WAYLAND, MA

Owner
CRESCENTON & VIR PEET
197 SCHOOL ST
WAYLAND, MA

Prepared By
THOMAS LAND SURVEYORS
& Engineering Consultants, Inc.
Civil Engineers • Land Surveyors • Forensic Engineers
25 Sudbury Road, Suite 11
Fairbanks, Massachusetts
Phone (978) 443-7100
Fax (978) 443-7104

Title
APPROVAL NOT REQUIRED PLAN
OF LAND IN
ACTON MA

SCALE	1" = 50'
DRAWN	BR
CHECKED	TD
FIELD BOOK	PRELIMINARY FIELD BOOK
PLOTTED	
ISSUE DATE	JUNE 2, 2006
JOB NO	1187

SHEET 2 OF 3

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

ACTON PLANNING BOARD

DATE

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PARKING REQUIRED:
RESIDENCE.....2 SPACES
EDUCATION:
CLASS ROOM.....4 SPACES
STUDIO 3450 S.F.....4 SPACES
(TRADE SHOP, EQUIV.)
OFFICE (250 S.F.).....1 SPACE
TOTAL.....11 SPACES REQUIRED

PARKING PROVIDED:
TOTAL.....11 SPACES

AREAS:
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LOT 1 = 12.84 AC. (559,153 S.F.)
AREA A = 2.70 AC. (117,486 S.F.)
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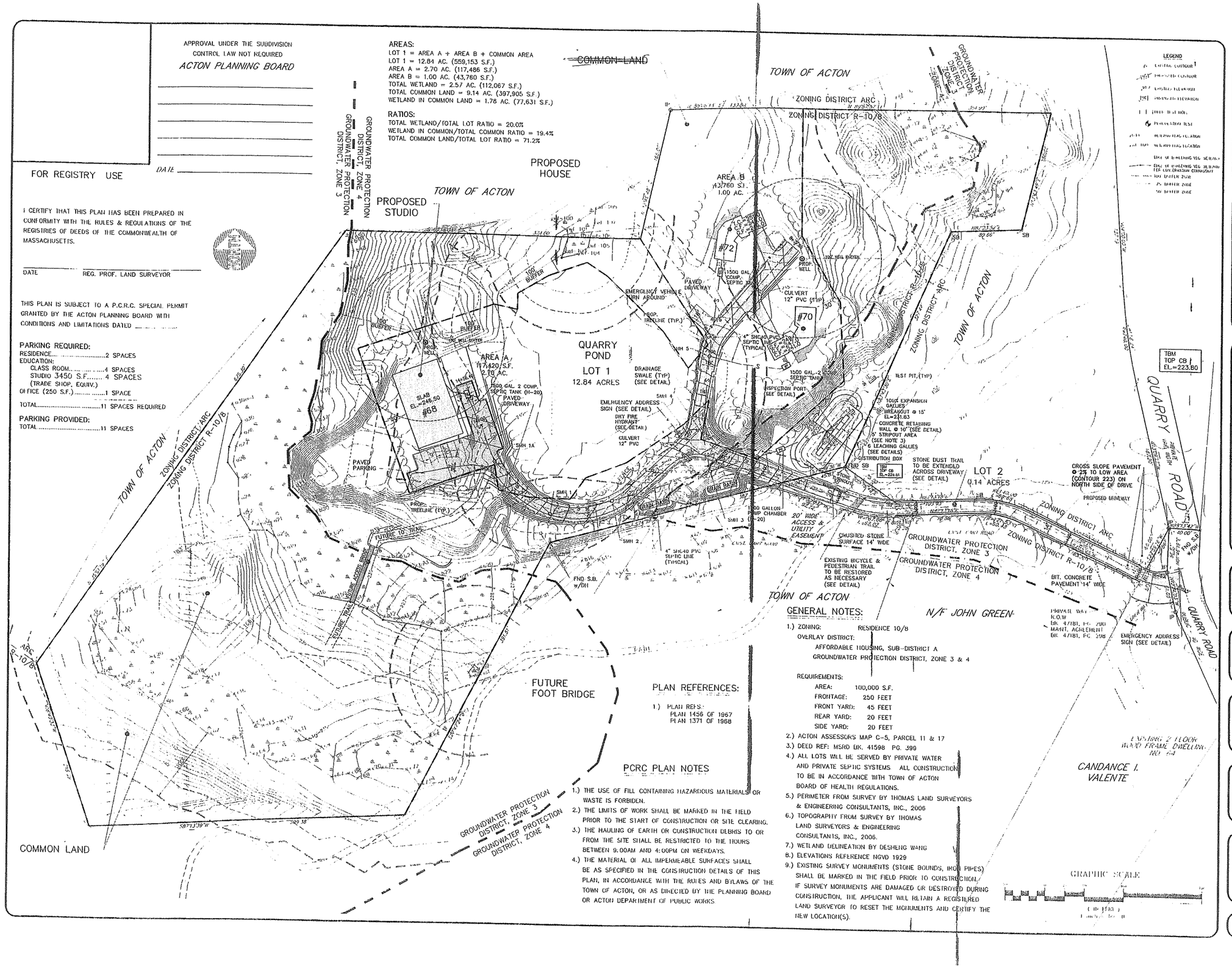
~~COMMON LAND~~



GENERAL NOTES:

1.) ZONING: RESIDENCE 10/8
OVERLAY DISTRICT:
AFFORDABLE HOUSING, SUB-DISTRICT A
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REQUIREMENTS:
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THOMAS DIPERSIO JR., P.E.
LICENSE #10077

THOMAS DIPERSIO SR., P.L.S.
LICENSE #29861

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

No	Date	Revisions
7	06 08 07	REVISE OFFS DRIVE
6	11 02 06	LD DRAINAGE
5	9 19 06	GENERAL REVISIONS
4	8 25 06	PLAN REVISIONS
3	8 07 06	RE MOVE DRIVEWAY
2	7 26 06	GENERAL REVISIONS
1	6 21 06	GENERAL REVISIONS

Prepared for
CRICHTON & VAN PEET
137 SCHOOL ST
WAYLAND, MA

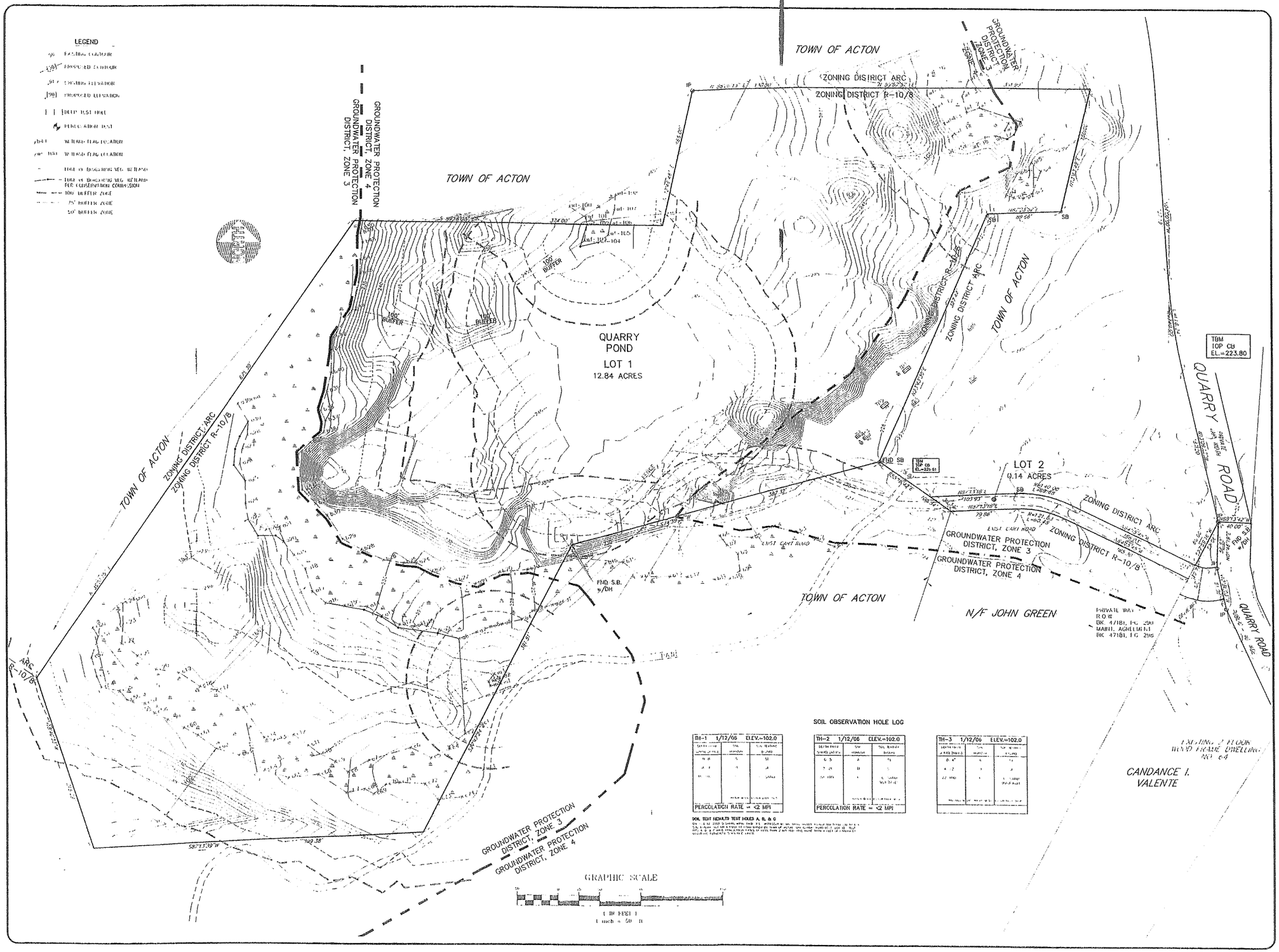
Owner
CRICHTON & VAN PEET
137 SCHOOL ST
WAYLAND, MA

Prepared By
THOMAS LAND SURVEYORS
& Engineering Consultants, Inc.

Title
SITE DEVELOPMENT PLAN
OF LAND IN
ACTON, MA

SCALE	1" = 50'
DRAWN	ML
CHECKED	HD
FILE NAME	
PLOTTED	
LAST DATE	JUNE 2, 2006
JOB NO	1187

SHEET 1 OF 5



SOIL OBSERVATION HOLE LOG

TH-1	1/12/06	ELEV.=102.0
Soil Horizon (Depth in Inches)	Soil Texture (USDA Classification)	Soil Mottling (Depth in Inches)
0-8	[illegible]	51
8-[illegible]	[illegible]	8
[illegible]	[illegible]	[illegible]
PERCOLATION RATE = <2 MPI		

TH-2	1/12/06	ELEV.=102.0
Soil Horizon (Depth in Inches)	Soil Texture (USDA Classification)	Soil Mottling (Depth in Inches)
0-5	[illegible]	[illegible]
5-[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
PERCOLATION RATE = <2 MPI		

TH-3	1/12/06	ELEV.=102.0
Soil Horizon (Depth in Inches)	Soil Texture (USDA Classification)	Soil Mottling (Depth in Inches)
0-4"	[illegible]	[illegible]
4-[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

SOIL TEST RESULTS TEST HOLES A, B, & C

[illegible]

THOMAS DIFERSIO JR., P.E.
LICENSE #[illegible]

THOMAS DIFERSIO SR., P.L.S.
LICENSE #29861

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

No.	Date	Description
7	08 08 07	REVISE OPEN SPACE
6	11 01 06	PER DEP
5	9 18 06	GEOTECH REVISIONS
4	8 29 06	PLAN REVISIONS
3	8 07 06	RE: AREA DRIVEWAY
2	7 20 06	GEOTECH REVISIONS
1	6 23 06	GEOTECH REVISIONS

Revisions

Prepared For
CRICHTON & VIR PEET
167 SCHOOL ST
WAYLAND, MA

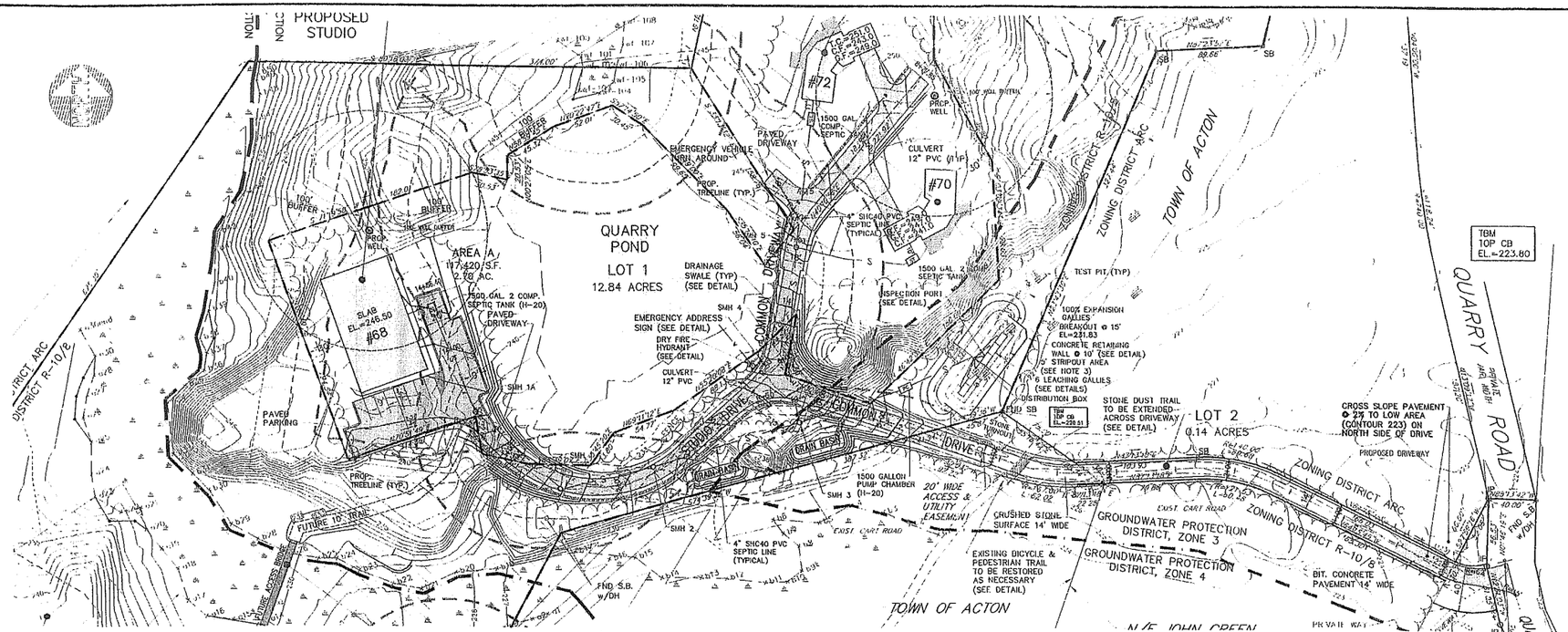
Owner
CRICHTON & VIR PEET
167 SCHOOL ST
WAYLAND, MA

Prepared By
THOMAS LAND SURVEYORS
& Engineering Consultants, Inc.
[illegible]

Title
EXISTING CONDITIONS
PLAN
OF LAND IN
ACTON, MA

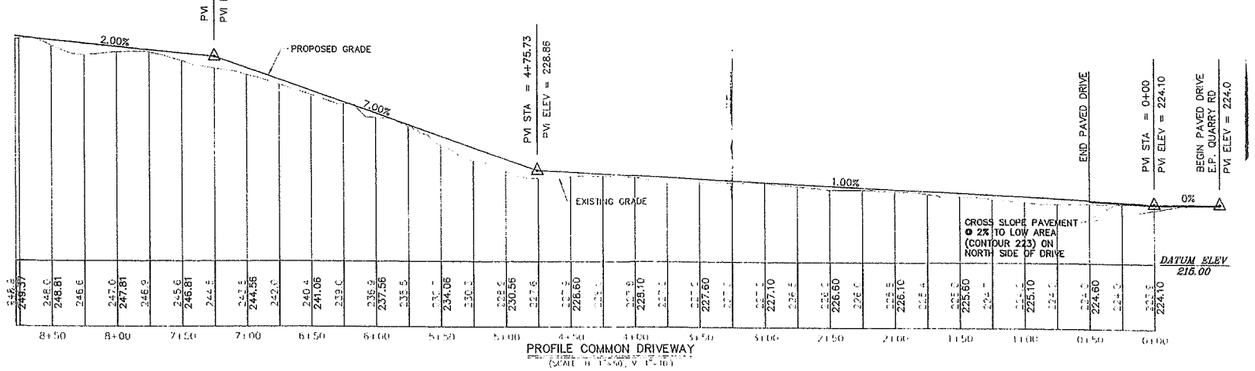
SCALE	1" = 50'
DRAWN	BB.
CHECKED	TD
FILE NAME	[illegible]
PLOTTED	
[illegible] DATE	[illegible]
JOB #:	1167

SHEET 1 OF 1

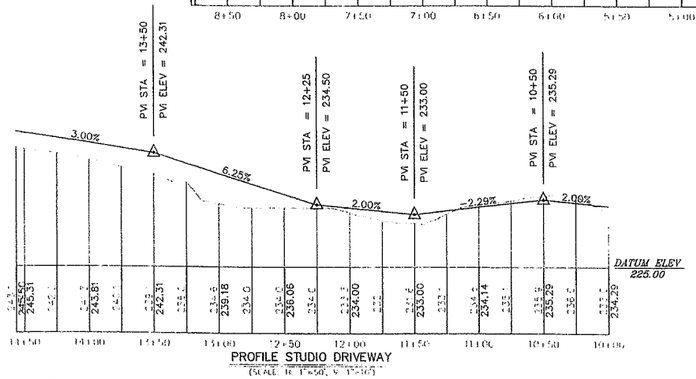


LEGEND

- 245 EXISTING CONTOUR
- 246 PROPOSED CONTOUR
- 247 EXISTING ELEVATION
- 250 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



PROFILE COMMON DRIVEWAY
(SCALE H 1"=50', V 1"=10')



PROFILE STUDIO DRIVEWAY
(SCALE H 1"=50', V 1"=10')

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft. (HORZ.)
1 inch = 10 ft. (VERT.)

THOMAS P. DIPERCIO JR., P.E.
LICENSE #10077

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

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

No.	Date	Description
7	11 08 07	REVISE STUDY AREA
6	11 01 06	PER DEP REVIEW
5	9 18 06	GENERAL REVISIONS
4	8 29 06	PLAN REVISIONS
3	8 07 06	ADJ. SIGN DRIVEWAY
2	7 25 06	GENERAL REVISIONS
1	5 31 06	GENERAL REVISIONS

REVISIONS

Prepared For:
CRESCENTON & YIN PEET
157 SCHOOL ST
WAYLAND, MA

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

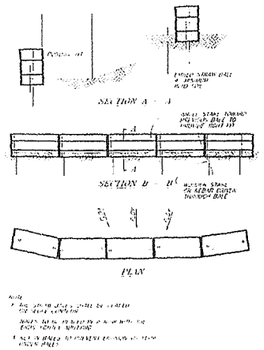
Prepared By:
THOMAS LAND SURVEYORS
& Engineering Consultants, Inc.

Title:
PLAN & PROFILES
OF LAND IN
ACTON, MA

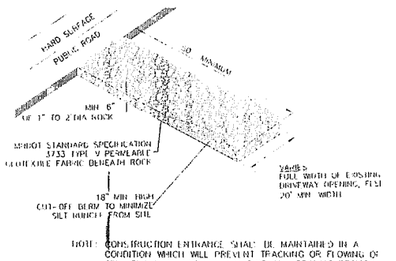
SCALE	1" = 50'(H) & 10'(V)
DRAWN	BB
CHECKED	TD
FIELD BOOK	1167/1169, 1169/1170, 1170/1171
FLOOD	
FLOOD DATE	FEB. 2, 2006
JOB NO.	1487

SHEET 2 OF 1

HAYBALE DETAILS
NOT TO SCALE

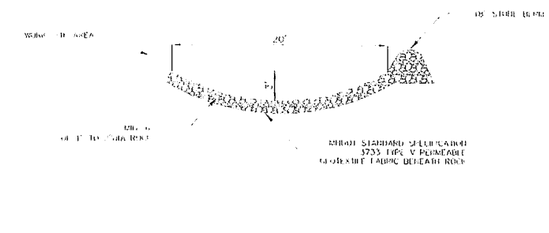


STONE CONSTRUCTION ENTRANCE APRON DETAILS
NOT TO SCALE



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



[illegible]

Runoff should not be directed into any adjacent areas or onto adjacent properties at any time during construction. Temporary swales shall be erected and inspected prior to the commencement of construction.

2. Temporary sediment basins shall be constructed in accordance with these plans. Construction runoff shall be directed to these basins until all slopes are stabilized. The temporary basins shall be constructed through erosion logs.

3. Once all slopes are stable and the driveway is completed, runoff may be directed to the completed infiltration basin. Thereafter, the infiltration basin shall be monitored for excess sediment during the construction process. Excess sediment shall be removed to prevent loss in storage.

4. After the basins are put on line, the project engineer should be notified if drainage problems exist, to identify source of problem and to confirm that the system is functioning properly. Cleanout frequency, the basins or other BMPs should be specified by engineer.

FOR CONSTRUCTION AND FINAL RUNOFF

The following items are intended as a guideline for a proposed manufacturer's stormwater management system. There may be other measures which are appropriate for specific applications under certain circumstances not included herein. Further, the items should supply the plan and engineer [illegible]

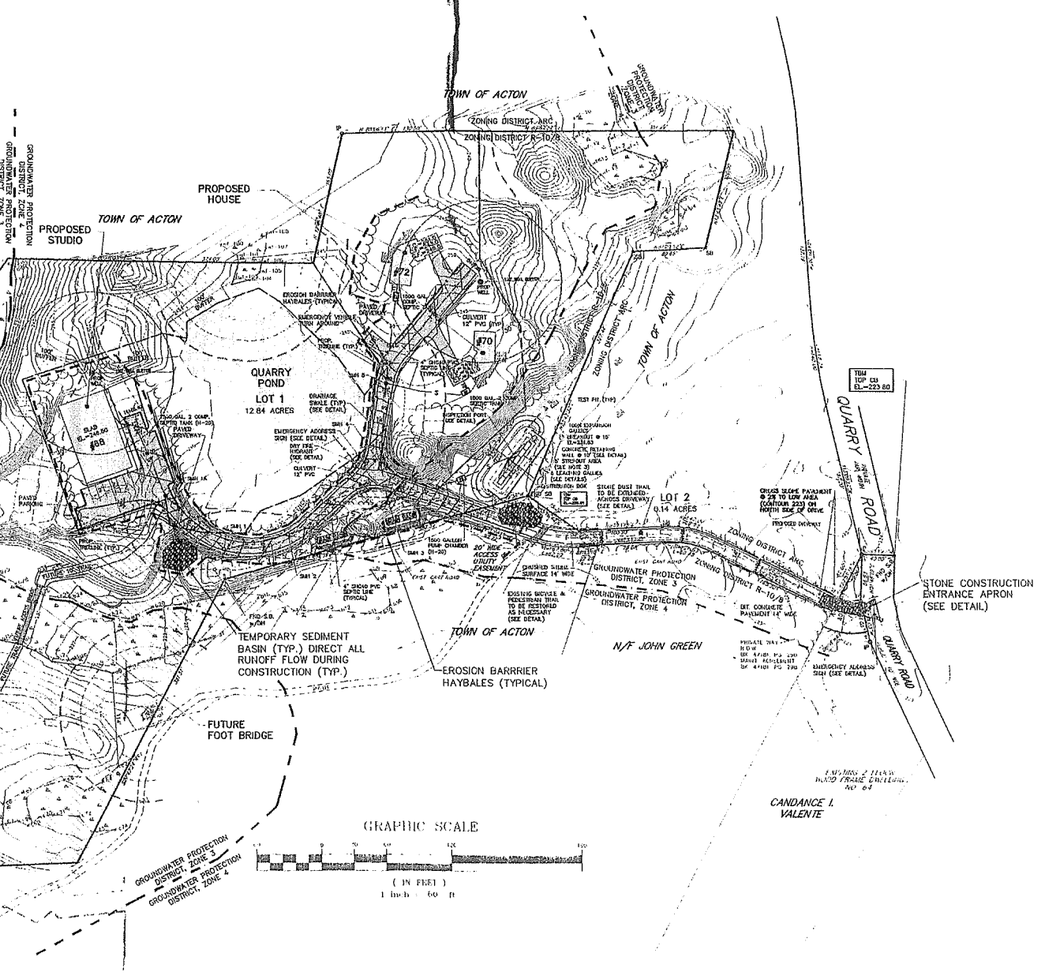
1. The infiltration basin should be sandy soil and properly [illegible] that it is kept free of debris. The basin should be inspected at least twice per year. The grass should not be mowed below four inches. Grass clippings shall be removed from the basins and properly disposed of in a recycling outside of [illegible] zones.

2. Inspection frequency should be conducted monthly and following major storm events during the first year of operation. If the system [illegible] the infiltration surface of the basin should be carefully repaired during non-storm conditions, ensure, such as repetition, salinity, etc. Areas of erosion should be repaired immediately.

3. Sediment accumulation within the basin should be inspected during monthly inspections. Accumulated sediment should be removed from the bottom of the basins as necessary, and disposed of properly outside of any buffer or wetland zones.

4. After the first year of operation, depending on [illegible], all the basins and the infiltration infiltration system should be cleaned at least once per year.

5. No fertilizer shall be applied within 25 feet of the infiltration surface of the basins. Fertilizers applied elsewhere within buffer zone shall be organic in origin and contain no more than 5% nitrogen. No pesticides or herbicides shall be applied within buffer zone without permission from Acton Conservation Commission.



THOMAS DIPERSIO JR., P.E.
LICENSE #30077

THOMAS DIPERSIO JR., P.E.S.
LICENSE #3966

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

7	01 08 07	[illegible]
6	11 01 06	[illegible]
5	9 14 06	[illegible]
4	8 29 06	[illegible]
3	8 07 06	[illegible]
2	7 28 06	[illegible]
1	6 21 06	[illegible]
No.	Date	Description

Revisions

Prepared for
CRIGHTON & YIN PEET
147 SCHOOL ST
WAYLAND, MA

Property of
CRIGHTON & YIN PEET
147 SCHOOL ST
WAYLAND, MA

Prepared By
THOMAS LAND SURVEYORS
& Engineering Consultants, Inc.

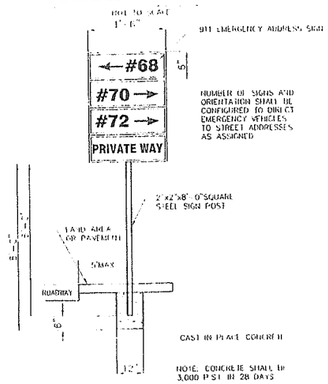
Title
EROSION CONTROL PLAN
OF LAND IN
ACTON, MA

SCALE	1" 60'
DRAWN	[illegible]
CHECKED	[illegible]
FILE NAME	[illegible]
PLOTTED	
LAST MOD	[illegible]
JOB NO	1407

SHEET 3 OF 4

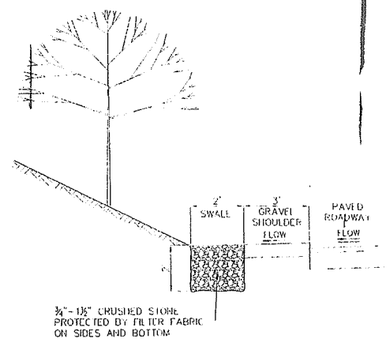
TYPICAL EMERGENCY ADDRESS SIGN DETAIL

NOT TO SCALE



TYPICAL DRAINAGE SWALE SECTION

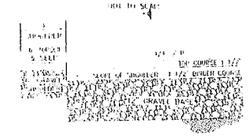
NOT TO SCALE



COMMON DRIVEWAY PAVED SECTION

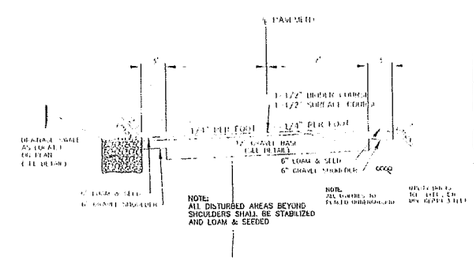
BITUMINOUS CONCRETE SECTION

NOT TO SCALE



TYPICAL COMMON DRIVEWAY SECTION

NOT TO SCALE



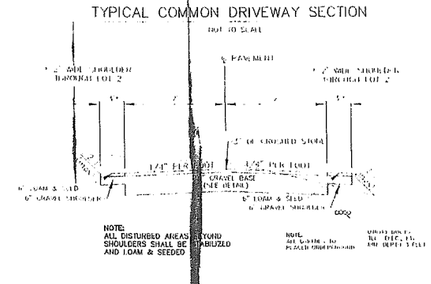
COMMON DRIVEWAY STONE SECTION

CRUSHED STONE SECTION

NOT TO SCALE

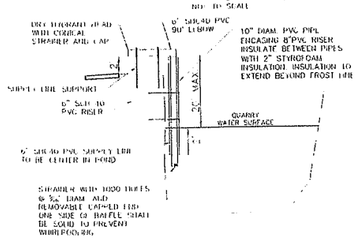
TYPICAL COMMON DRIVEWAY SECTION

NOT TO SCALE



DRY FIRE HYDANT DETAIL

NOT TO SCALE

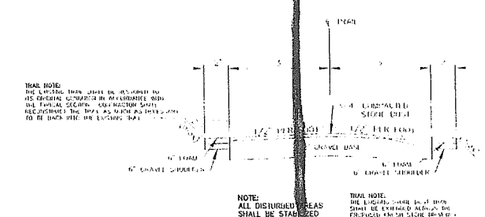


RESOURCE: NFPA 1142 – MAY 2001 ROP

FINAL APPROVAL SHALL BE GRANTED BY THE TOWN OF ACTON FIRE CHIEF.

TYPICAL BICYCLE & PEDESTRIAN TRAIL

NOT TO SCALE

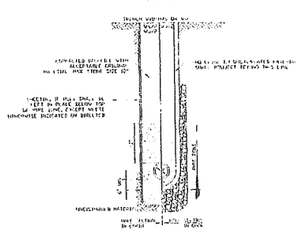


PCRC PLAN NOTES

1.) THE USE OF FILL CONTAINING HAZARDOUS MATERIALS OR WASTE IS FORBIDEN.
2.) THE LIMITS OF WORK SHALL BE MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.
3.) THE HAULING OF EARTH OR CONSTRUCTION DEBRIS TO OR FROM THE SITE SHALL BE RESTRICTED TO THE HOURS BETWEEN 9:00AM AND 4:00PM ON WEEKDAYS.
4.) THE MATERIAL OF ALL IMPERMEABLE SURFACES SHALL BE AS SPECIFIED IN THE CONSTRUCTION DETAILS OF THIS PLAN, IN ACCORDANCE WITH THE RULES AND BYLAWS OF THE TOWN OF ACTON, OR AS DIRECTED BY THE PLANNING BOARD OR ACTON DEPARTMENT OF PUBLIC WORKS.

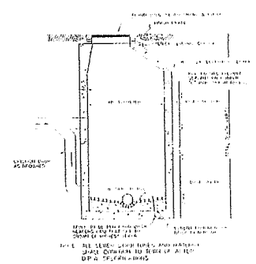
TYPICAL TRENCH SECTION – SEWER

NOT TO SCALE



PRECAST CONCRETE SEWER MANHOLE (W/ EXTERIOR DROP OPTION)

NOT TO SCALE



SOIL OBSERVATION HOLE LOG

IH-1 1/12/06 ELEV.=102.0		
[illegible]	[illegible]	[illegible]
[illegible]	A	[illegible]
[illegible]	B	[illegible]
[illegible]	C	[illegible]
PERCOLATION RATE = <2 MPI		

IH-2 1/12/06 ELEV.=102.0		
[illegible]	[illegible]	[illegible]
[illegible]	A	[illegible]
[illegible]	B	[illegible]
[illegible]	C	[illegible]
PERCOLATION RATE = <2 MPI		

IH-3 1/12/06 ELEV.=102.0		
[illegible]	[illegible]	[illegible]
[illegible]	A	[illegible]
[illegible]	B	[illegible]
[illegible]	C	[illegible]

SOIL TEST RESULTS TEST HOLES A, B, & C

[illegible]

THOMAS P. DIFRISIO JR., P.E.
LICENSE #[illegible]

THOMAS DIFRISIO JR., P.L.S.
LICENSE #29864

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

No	Date	Description
7	04 08 07	[illegible]
6	11 01 06	PER DEP
5	9 16 06	GENERAL REVISIONS
4	8 29 06	PLAN MODIFIED
3	4 07 06	RE MOVE DRIVEWAY
2	7 26 05	GENERAL REVISIONS
1	6 21 05	GENERAL REVISIONS

Revisions

Prepared For
CREIGHTON & VIR PEET
157 SCHOOL ST
WAYLAND, MA

Owner
CREIGHTON & VIR PEET
157 SCHOOL ST
WAYLAND, MA

Prepared By
THOMAS LAND SURVEYORS
& Engineering Consultants Inc.

Title
CONSTRUCTION DETAILS
OF LAND IN
ACTON, MA

SCALE	1" 50
DRAWN	ML
CHECKED	TD
FIELD BOOK	[illegible]
PLOTTED	
ISSUE DATE	[illegible] 2006
JOB NO	1487

SHEET 4 OF 4