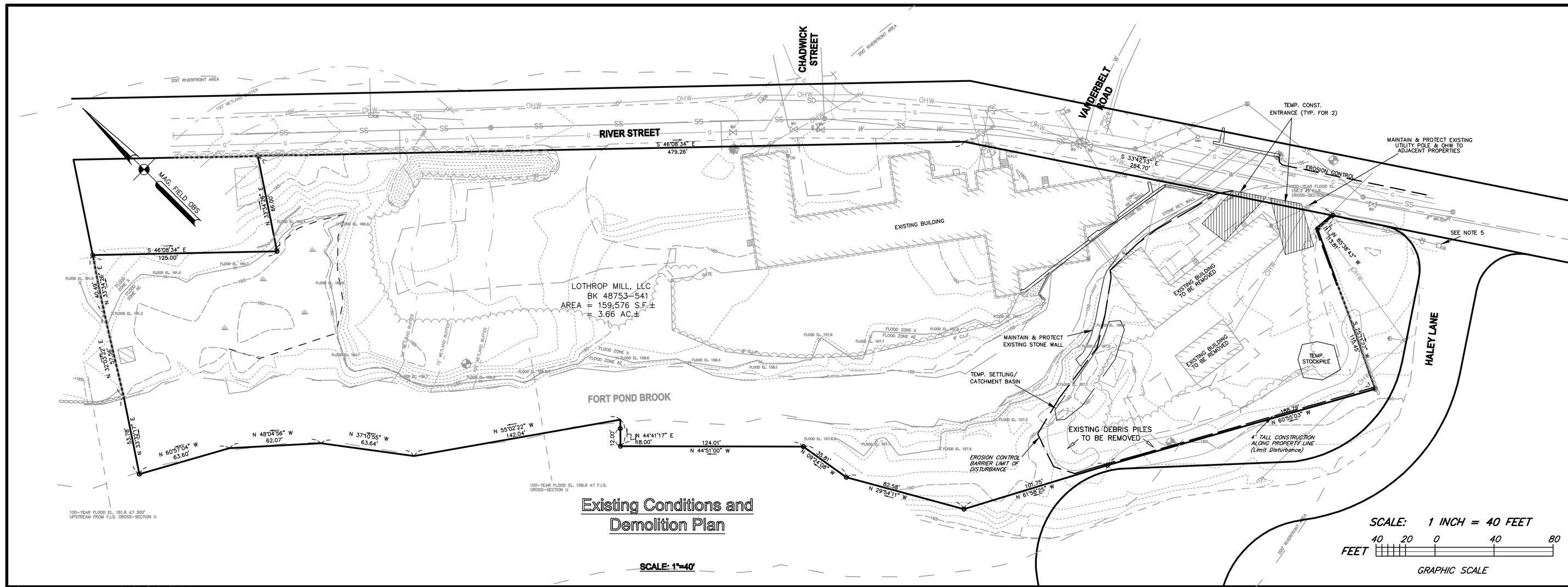
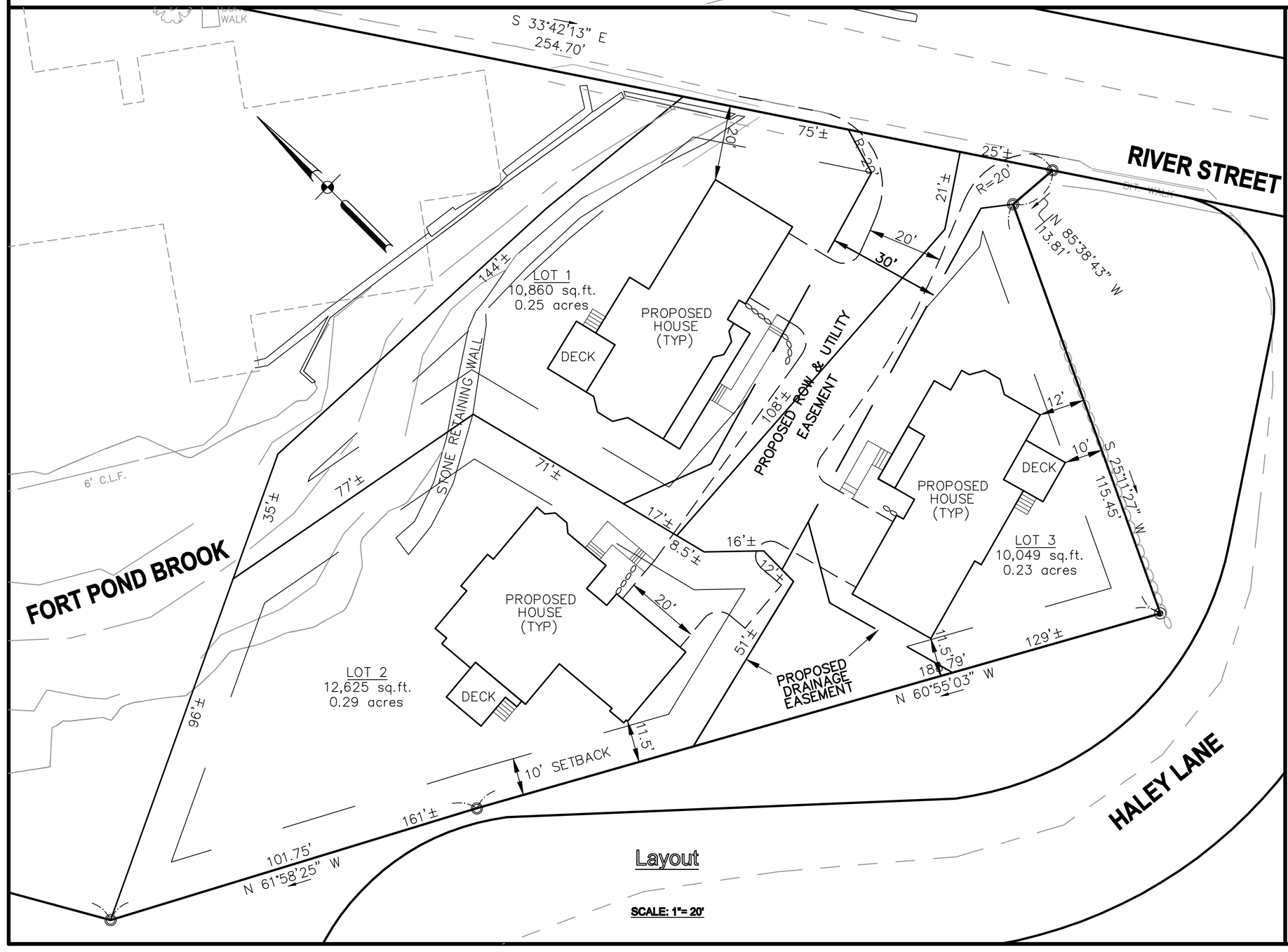


Existing Conditions and Demolition Plan

SCALE: 1"=40'



Layout

SCALE: 1"= 20'

LEGEND

	EXISTING	PROPOSED
CONTOUR LINE	100	100
STONE WALL		
EDGE OF WOODS		
EDGE OF WETLAND		
100' BUFFER		
TREE		
EDGE OF PAVEMENT		
CAPE COD BERM		
SIGN POST		
DRAIN LINE	D	D
DRAIN MANHOLE	D	D
CATCHBASIN		
WATER LINE	W	W
FIRE HYDRANT		
OVERHEAD WIRES	OHW	OHW
UTILITY POLE		
SEWER LINE	S	S

PLAN NOTES:

1. PROPERTY LINE AND TOPOGRAPHY IS FROM A PLAN ENTITLED "TOPOGRAPHY AND BOUNDARY SURVEY PLAN IN ACTON, MA PREPARED FOR NORTHEAST SITE DEVELOPMENT" DATED JAN 26,2007 AS LAST REVISED MAY 31, 2007, JOB # 061098, SHEET 1 OF 1, BY GOLDSMITH, PREST, & RINGWALL. EXISTING CONDITIONS ARE NOT THE RESULT OF AN ON THE GROUND SURVEY BY PLACE SITE CONSULTANTS.

2. THE ANNUAL HIGH WATER MARK DETERMINATION ALONG FORT POND BROOK AND EDGE OF BORDERING VEGETATED WETLANDS WAS FIELD DETERMINED BY OXBOW ASSOCIATES, INC., DEC 2006.

3. SEE EROSION AND SEDIMENTATION CONTROL PLAN FOR MEASURES TO BE UTILIZED BEFORE, DURING AND AFTER CONSTRUCTION TO PREVENT DUST, SEDIMENT AND RUNOFF FROM AFFECTING SURROUNDING AREAS. THESE MEASURES ARE TO BE CONSIDERED THE MINIMUM MEASURES TO BE UTILIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL AT ALL TIMES. EROSION CONTROL BARRIERS, DEVICES, AND METHODOLOGIES SHALL BE IMPLEMENTED, INSTALLED, AND INSPECTED/APPROVED BY AN AGENT OF THE ACTON CONSERVATION COMMISSION PRIOR TO SITE ALTERATIONS OR DEMOLITION.

4. PRIOR TO ANY DISTURBANCES, THE CONTRACTOR SHALL CONTACT DIG-SAFE AND THE APPROPRIATE UTILITY COMPANY TO DISCONTINUE SERVICES TO THE BUILDINGS.

5. PRIOR TO CONSTRUCTION, THE EXISTING CATCH BASINS AND DRAIN LINES ON RIVER STREET SHALL BE CLEANED AND REPAIRED, IF NECESSARY. SILT STAKES SHALL BE INSTALLED IMMEDIATELY AFTER CLEANING/REPAIRING.

6. THE EXISTING STRUCTURES SHALL BE DEMOLISHED/REMOVED FROM SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF ACTON.

7. ALL COMPONENTS OF THE EXISTING SEWAGE DISPOSAL SYSTEM SHALL BE REMOVED FROM SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ACTON BOARD OF HEALTH.

8. THE EXISTING WATER SERVICE SHALL BE DISCONTINUED AT THE MAIN IN ACCORDANCE WITH THE ACTON WATER DISTRICT.

9. NO FILL SHALL BE IMPORTED TO THE SITE OR PLACED ON THE SITE IF IT CONTAINS HAZARDOUS MATERIALS OR WASTE, AS DEFINED BY THE TOWN OF ACTON ZONING BYLAWS AND/OR APPLICABLE ACTON BOARD OF HEALTH REGULATIONS.

10. ANY LOAM OR YIELDING MATERIAL SHALL BE REMOVED FROM AREAS OF PROPOSED WALKWAYS, PARKING OR DRIVEWAYS AND SHALL BE REPLACED WITH SUITABLE FILL.

11. UNLESS NOTED OTHERWISE; EARTH REMOVAL, THE HAULING OF EARTH OR CONSTRUCTION DEBRIS TO AND FROM THE SITE SHALL OCCUR BETWEEN 9 AM TO 4 PM, MONDAY THRU FRIDAY.

12. THE LIMITS OF WORK SHALL BE MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.

13. LANDSCAPING SHALL BE APPROVED BY THE TREE WARDEN. STREET TREES SHALL BE A MINIMUM OF 2" CALIPER, 10' HEIGHT AND SHALL BE ACER RUBRUM (RED MAPLE) OR OTHER SPECIES APPROVED BY THE TREE WARDEN.

14. ALL ELEVATIONS BASED ON NGVD DATUM OF 1929

15. ANY PERIMETER PROPERTY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE RE-ESTABLISHED BY A REGISTERED LAND SURVEYOR AND SHOWN ON THE AS-BUILT CONDOMINIUM PLANS.

16. PRIOR TO ANY SITE DISTURBANCE, CONSTRUCTION OR ALTERATION, PRE-CONSTRUCTION PHOTOGRAPHS AND/OR VIDEOS OF THE SITE, ADJACENT ROADS AND PROPERTIES SHALL BE TAKEN. PHOTOS OR VIDEOS SHALL HAVE A VISIBLE DATE/TIME STAMP. COPIES OF SUCH MATERIALS SHALL BE PROVIDED TO THE PROPERTY OWNER AND SITE ENGINEER.

EXISTING CONDITIONS, DEMOLITION, AND LAYOUT PLAN

Residential Development in
ACTON, MASS

PREPARED FOR:

Lothrop Mill LLC

SCALE: AS SHOWN DATE: June 2007

PLACES
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PROJECT No.: 07-396 PLAN No. 396-NOI-1