

DEFINITIVE SUBDIVISION PLAN

MICHELE CIRCLE 348, 350, 352 MAIN STREET

Acton, MA. 01720

FOR
Walker Realty, LLC



SITE ADDRESS:

Michele Circle

348, 350 & 352 Main Street
Acton, Massachusetts 01720

PREPARED FOR/OWNER/APPLICANT:

Walker
Realty, LLC

2 Lan Drive
Westford, Massachusetts 01886

**HANCOCK
ASSOCIATES**

Civil Engineers

Land Surveyors

Geotechnical

Environmental

Consultants

315 Elm Street, Marlborough, MA 01752
Voice (508) 460-1111, Fax (508) 460-1121
www.hancockassociates.com

ASSESSORS:
MAP 3, LOTS 51 & 61, 61-1
ZONING:
RESIDENCE 2, R-2
USE:
SINGLE FAMILY RESIDENTIAL
OVERLAY DISTRICTS:
UNKNOWN OVERLAY DISTRICTS

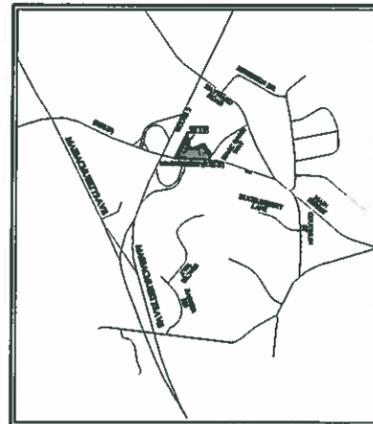
REFERENCES:
DEED BOOK 50746, PAGE 581
DEED BOOK 46680, PAGE 285 (PARCEL 61)
DEED BOOK 42632, PAGE 11 (PARCEL 61)
DEED BOOK 22173, PAGE 308 (PARCEL 54)
DEED BOOK 6562, PAGE 329
DEED BOOK 5658, PAGE 104
PLAN 108 OF 2008
PLAN 646 OF 2006 (PARCEL 61)
PLAN 420 OF 1932
PLAN 1276 OF 1941
1954 COUNTY LAYOUT FOR MAIN STREET
1950 STATE HIGHWAY LAYOUT NOS. 3713 & 3781
SANITARY SEWER SKETCHES FROM ACTON BOARD OF HEALTH

DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROVIDED	PROVIDED
		LOT 1	LOT 2
LOT AREA	20,000 SF	24,877 SF	58,670 SF
FRONTAGE	150 FT	209 FT	172 FT
MINIMUM LOT WIDTH	50 FT	211 FT	50 FT
FRONT YARD	30 FT	33 FT	111 FT
SIDE YARD	10 FT	35 FT	30 FT
REAR YARD	10 FT	N.A.	N.A.
MAXIMUM BUILDING HEIGHT	36 FT	24 FT	24 FT
MAXIMUM F.A.R.	N.R.	N.R.	N.R.
MAXIMUM NET FLOOR AREA	N.R.	N.R.	N.R.
MINIMUM OPEN SPACE	N.R.	N.R.	N.R.

NOTES:

- WETLANDS WERE DELINEATED BY OTHERS. FLAGS WERE LOCATED BY HANCOCK ASSOCIATES ON FEBRUARY 20, 2008. WETLAND FLAGS WERE APPROVED UNDER ORDER OF CONDITIONS ISSUED IN DEP FILE NO. 89-951 RECORDED IN BOOK 48338, PAGE 519. FLAGS B-1 THROUGH B-3 PLACED AND LOCATED BY HANCOCK ASSOCIATES 4-20-09.
- EXISTING CONDITIONS SHOWN FROM ON THE GROUND SURVEY BY HANCOCK ASSOCIATES 2008.
- LOCATION OF HOUSE AT #6 ISAAC DAVIS WAY SHOWN FROM PLAN OF LAND MAIN STREET & ISAAC DAVIS ROAD, ACTON, MASSACHUSETTS BY ACTON SURVEY AND ENGINEERING, INC. DATED 4-25-06. MSDRD PLAN 646 OF 2006.



VICINITY MAP

SCALE: 1"=120'

OWNER/APPLICANT:

WALKER REALTY, LLC
2 LAN DRIVE
WESTFORD, MA 01886

SHEET INDEX

- SHEET 1.....TITLE SHEET
- SHEET 2.....PLAN OF LAND
- SHEET 3.....DEFINITIVE SUBDIVISION PLAN
- SHEET 4.....PLAN AND PROFILE-DETAILS
- SHEET 5.....DETAIL SHEET

GENERAL NOTES

- LOCATIONS OF EXISTING UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS SHOWN HEREON ARE APPROXIMATE ONLY. ALL UTILITIES/OBSTRUCTIONS/SYSTEMS MAY NOT BE SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS, WHETHER OR NOT SHOWN HEREON.
- UNLESS OTHERWISE SHOWN, ALL NEW UTILITIES SHALL BE UNDERGROUND.
- CONTRACTOR SHALL FURNISH CONSTRUCTION LAYOUT OF BUILDING AND SITE IMPROVEMENTS. THIS WORK SHALL BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR.
- SAFETY MEASURES, CONSTRUCTION METHODS AND CONTROL OF WORK SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION THAT ARE NOT DESIGNATED FOR DEMOLITION AND / OR REMOVAL HEREON. DAMAGED IMPROVEMENTS SHALL BE REPAIRED TO THE SATISFACTION OF THEIR RESPECTIVE OWNERS.
- THIS PLAN IS NOT INTENDED TO SHOW AN ENGINEERED BUILDING FOUNDATION DESIGN, WHICH WOULD INCLUDE DETAILS AND FINAL ELEVATIONS OF FOOTINGS, WALLS AND SUBSURFACE DRAINAGE TO PREVENT INTERIOR FLOODING. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS.
- ANY INTENDED REVISION OF THE HORIZONTAL AND/OR VERTICAL LOCATION OF IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO IMPLEMENTATION.
- RIM ELEVATIONS SHOWN FOR NEW STRUCTURES ARE APPROXIMATE AND ARE PROVIDED TO ASSIST CONTRACTOR WITH MATERIAL TAKEOFFS. FINISH RIM ELEVATIONS SHOULD MATCH PAVEMENT, GRADING OR LANDSCAPING, UNLESS SPECIFICALLY INDICATED OTHERWISE.
- WHERE EXISTING UTILITY LINES/STRUCTURES ARE TO BE CUT/BROKEN DOWN/ABANDONED, LINES/STRUCTURES SHALL BE PLUGGED/CAPPED/FILLED IN ACCORDANCE WITH OWNER REQUIREMENTS.
- CONTRACTOR SHALL VERIFY THE LOCATION AND RELATIVE ELEVATION OF BENCH MARKS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
- PROPOSED BUILDING FOUNDATION CONFIGURATION AND LOCATION ON THE LOT AS SHOWN HEREON ARE CONCEPTUAL AND SHALL BE VERIFIED AS TO CONFORMANCE WITH FINAL ARCHITECTURAL PLANS AND ZONING ORDINANCES PRIOR TO CONSTRUCTION.
- SILT FENCE SHOWN HEREON SHALL BE INSTALLED BEFORE EARTH DISTURBANCE OCCURS WITHIN BUFFER ZONE, AND SHALL SERVE AS THE LIMIT OF WORK.
- CONTRACTOR SHALL INSTALL ALL PARKING AREAS AND WALKWAYS/SIDEWALKS IN ACCORDANCE WITH APPLICABLE ADA AND MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (MAAB) REQUIREMENTS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: HANDICAPPED SPACES AND STRIPED AREA SLOPES SHALL NOT EXCEED 2% IN ANY DIRECTION, 1.5% IS DESIRED TO ALLOW FOR CONSTRUCTION TOLERANCES; HANDICAP RAMP SHALL NOT EXCEED 8% FOR A MAXIMUM VERTICAL DISTANCE OF 6-INCHES, 7.5% IS DESIRED TO ALLOW FOR CONSTRUCTION TOLERANCES; SIDEWALK SHALL HAVE A MAXIMUM SLOPE IN THE PATH OF TRAVEL OF 5% AND MAXIMUM CROSS SLOPE OF 2%. CONTRACTOR SHOULD NOT LAYOUT SLOPES EXCEEDING 4.5% AND 1.5% RESPECTIVELY TO ALLOW FOR CONSTRUCTION TOLERANCES. GRADES SHALL BE VERIFIED USING A 2-FOOT PROPERLY CALIBRATED DIGITAL LEVEL. IF THE CONTRACTOR DETERMINES THAT THE REQUIRED SLOPES CANNOT BE ACHIEVED THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING THE INFORMATION TO THE ENGINEER FOR RESOLUTION.

REGULATORY NOTES

- CONTRACTOR SHALL CONTACT DIG-SAFE FOR UNDERGROUND UTILITY MARKING AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
- CONTRACTOR SHALL MAKE HIMSELF AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS, AND LIMITATIONS IMPOSED BY PERMITS AND APPROVALS ISSUED BY REGULATORY AUTHORITIES PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
- ALL WORK OUTSIDE OF BUILDING THAT IS LESS THAN 10 FEET FROM THE INSIDE FACE OF BUILDING FOUNDATIONS SHALL CONFORM WITH THE UNIFORM STATE PLUMBING CODE OF MASSACHUSETTS, 248 CMR 2.00.

**NOTE REQUIRED BY SUBDIVISION
RULES AND REGULATIONS**

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 ALL APPROVAL STATUS, UNLESS, A WAIVER IS SPECIFICALLY APPROVED BY THE BOARD IN WRITING.

Approved by the
ACTON PLANNING BOARD
_____ Chairman

Application Filed _____
Hearing Date _____
Plan Approved _____

DATE	ISSUE/REVISION DESCRIPTION
5-16-09 <td>DESIGN BY: KLE </td>	DESIGN BY: KLE
1"-30" <td>DRAWN BY: KLE </td>	DRAWN BY: KLE
	CHECK BY: JDP

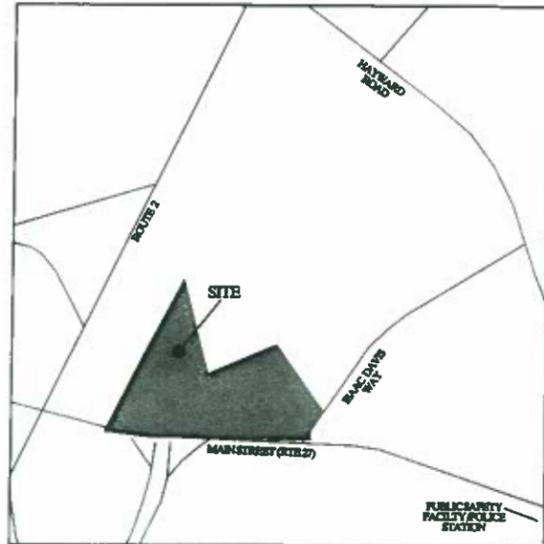
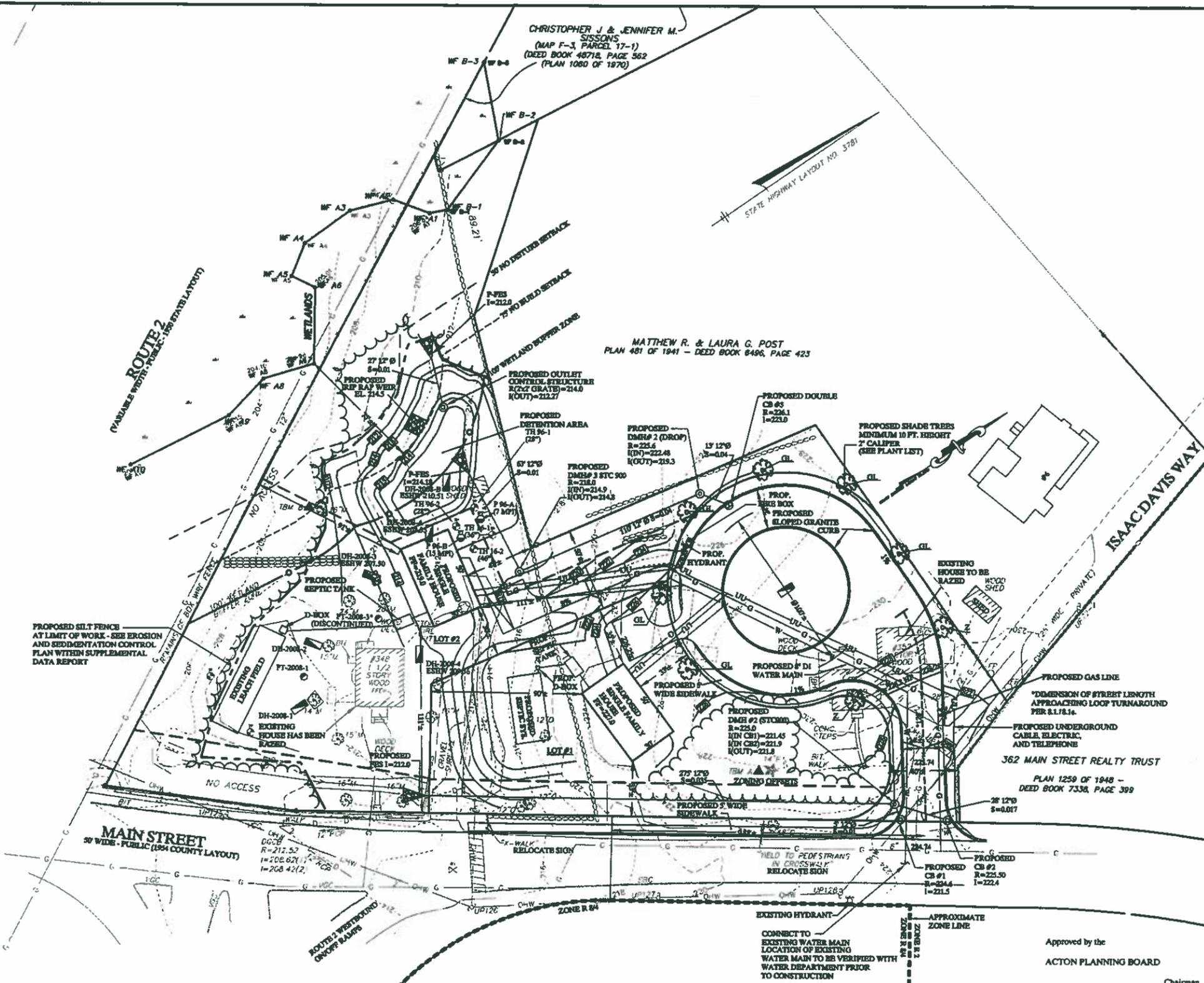
**DEFINITIVE
SUBDIVISION
PLAN**

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DWG: 1418-sub-Div.dwg
LAYOUT: TS
SHEET: 1 OF 5
JOB NO.: 1418

LEGEND

EXISTING		PROPOSED	
	DOMESTIC WELL		WATER SERVICE
	SEWER LINE AND MANHOLE SIZE MATERIAL & FLOW DIRECTION		DRAINAGE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCH BASIN, MANHOLE & ROUND CATCH BASIN
	ROOF DRAIN AND DOWNSPOUT		PERFORATED UNDERDRAIN
	FOUNDATION DRAIN		WATER MAIN AND VALVE
	NATURAL GAS LINE AND VALVE		PROPERTY LINE
	EASEMENT LINE		ELEVATION BENCH MARK
	FENCE		STONE WALL
	EDGE OF GRAVEL OR DIRT ROAD		EDGE OF PAVEMENT
	CURB (see abbreviations)		SPOT ELEVATION
	ELEVATION CONTOUR		INTERMITTENT STREAM, DRAINAGE DITCH, OR EDGE OF SEASONAL PONDING AREA
	SHORE LINE (see abbreviations)		MEAN ANNUAL HIGH WATER
	LIMIT OF BORDERING VEGETATED WETLAND (WITH FLAG NUMBER)		EDGE OF WOODS OR BRUSH (DRIP LINE)
	PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE AND SPECIES		PROMINENT CONIFEROUS TREE WITH ELEVATION, SIZE AND SPECIES
	STONE RIP-RAP		LIMIT OF 100-FOOT WETLAND BUFFER ZONE
	LIMIT OF 200-FOOT RIVERFRONT AREA		LIMIT OF 100-YEAR FLOODPLAIN (B.L.S.F.)
	LIMIT OF 30' B.V.W. NO-DISTURB ZONE		SILTY FENCE (SET AT LIMIT OF WORK)
	HAYBALES		SURFACE RUNOFF DIRECTION
	WATERCOURSE FLOW		PIPE FLOW
	TEST PIT WITH ELEVATION		PERCULATION TEST
	BUILDING, LIGHT, STEPS & OVERHANG		



LOCUS MAP
SCALE: 1"=200'

PLANT LISTING:
 2- Zelkova serrata (Zelkova) 2-2.5" caliper 10 ft. height minimum - 2 Trees
 1- Thuja occidentalis (Greenery) (Greenery Linden) 2-2.5" cal. 10 ft. height min. - 5 Trees

NOTES:
 1) PROJECT SOURCE BENCHMARK IS BASED ON A MAG NAIL FOUND 2' UP A 16" MAPLE TREE. SAID BENCHMARK IS SHOWN ON A PLAN ENTITLED "PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM" DATED SEPTEMBER 18, 2006 BY ACTON SURVEY & ENGINEERING, INC. SAID BENCHMARK IS ON AN ASSUMED DATUM.
 2) ALL EXISTING STRUCTURES HAVE BEEN RAZED SINCE COMPLETION OF EXISTING CONDITIONS PLAN. UTILITIES TO BE CUT AND CAPPED AT THE PROPERTY LINE. SEPTIC SYSTEM LOCATED AT #352 MAIN STREET TO BE ABANDONED AND COMPONENTS REMOVED AS NECESSARY AS REQUIRED BY THE NEW CONSTRUCTION, TITLE 5 AND THE LOCAL BOARD OF HEALTH.
 3) HOUSE NUMBERS TO BE ASSIGNED AND ADDED TO THE PLAN PER THE TOWN ENGINEER.
 4) NO STUMPS OR OTHER CONSTRUCTION DEBRIS TO BE BURIED ON-SITE.
 5) SEDIMENTATION AND EROSION CONTROL PLAN CONTAINED WITHIN SUPPLEMENTAL DATA REPORT.

ELEVATION BENCH MARKS		
DATUM: (SEE NOTE 1)		
NO.	DESCRIPTION	ELEV.
A.	MAG NAIL FOUND 0.9' UP A 14" PINE TREE	228.38
B.	MAG NAIL FOUND 2' UP A 16" MAPLE TREE	209.94



Approved by the
 ACTON PLANNING BOARD
 _____ Chairman

Application Filed _____
 Hearing Date _____
 Plan Approved _____

SITE ADDRESS:
 Michele Circle

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 Acton, Massachusetts 01720

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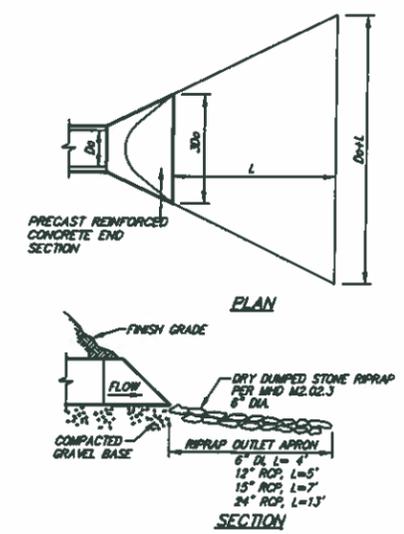
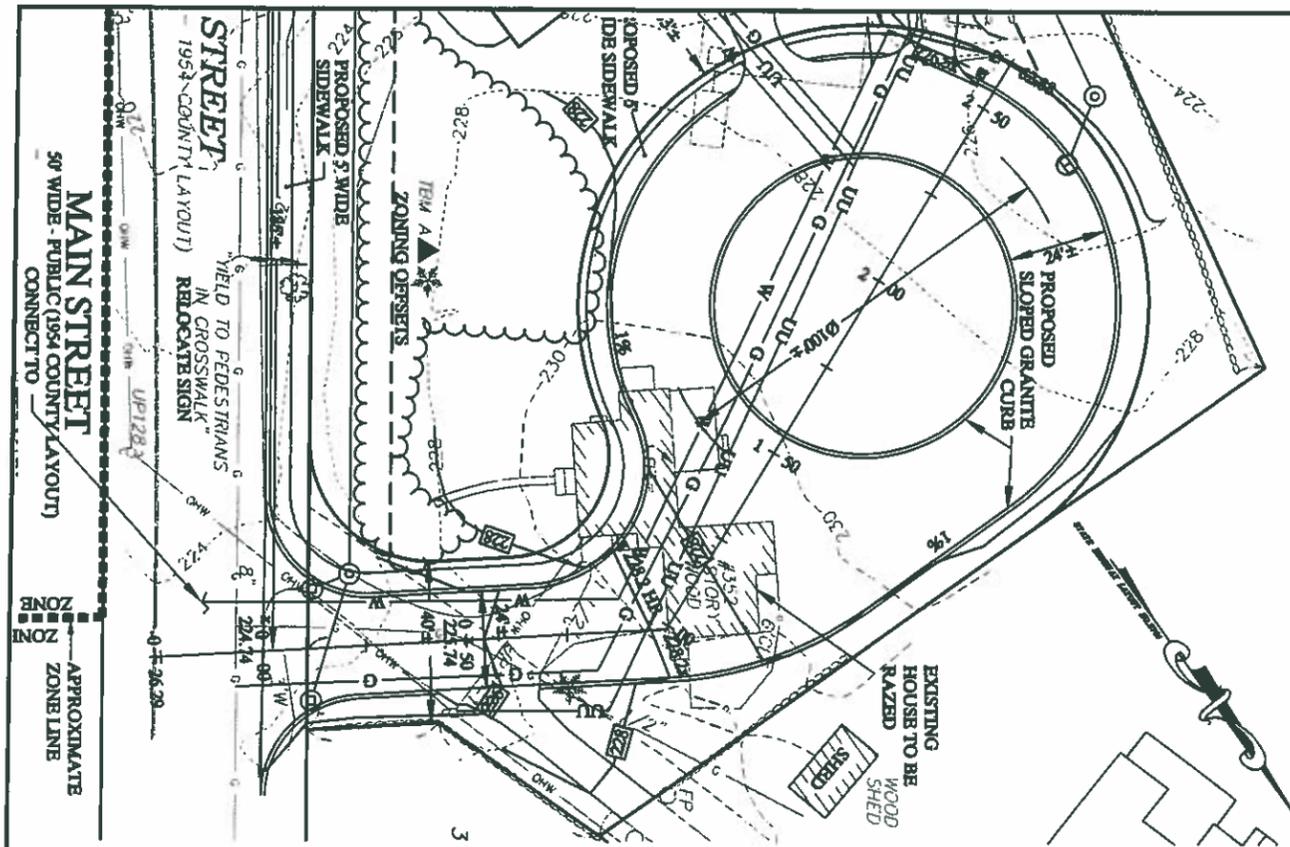
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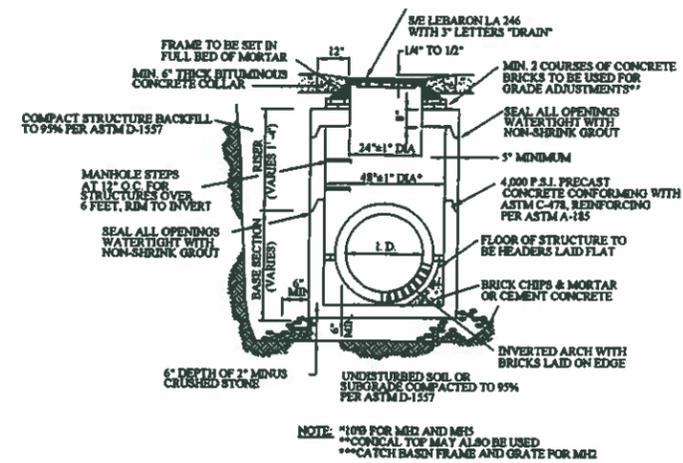
NO.	BY	DATE	REVISION DESCRIPTION

DEFINITIVE SUBDIVISION PLAN

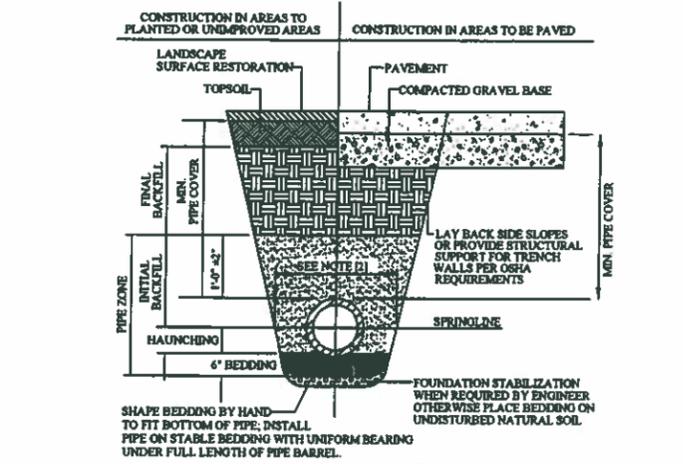
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 LAYOUT: 000
 SHEET: 3 OF 3
 JOB NO.: 14118



DRAIN OUTLET AND APRON
TYPICAL CROSS SECTION NOT TO SCALE



DRAIN MANHOLE
TYPICAL CROSS SECTION NOT TO SCALE



FOUNDATION, BEDDING, & BACKFILL MATERIALS

PIPE MATERIAL	HDP, PVC	RC, DI
FOUNDATION STABILIZATION	[6]	[6]
BEDDING	[1]	[1]
HAUNCHING	[1]	[1]
INITIAL BACKFILL	[1]	[1]
FINAL BACKFILL	[4]	[4]
MIN. PIPE COVER	[5]	[5]

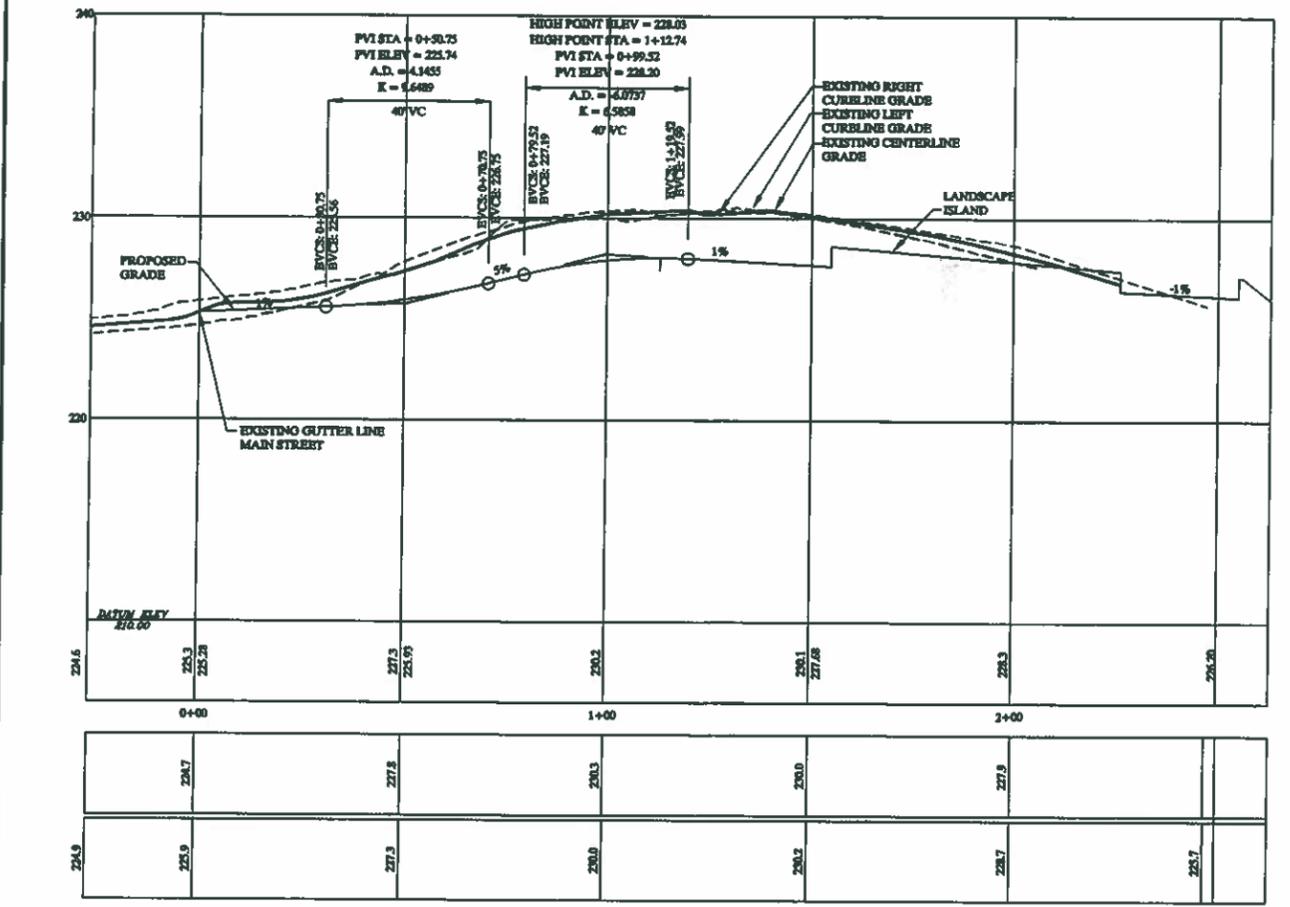
NOTES:

- PLACE 3/4" GRADED GRANULAR BACKFILL AT OPTIMUM MOISTURE IN HORIZONTAL 8" DEEP, LOOSE LAYERS, COMPACT TO 95% PER ASTM D-1557.
- MINIMUM WIDTH OF TRENCH MEASURED AT THE SPRINGLINE OF THE PIPE, INCLUDING ANY NECESSARY SHEATHING:

PIPE I.D.	WIDTH
LESS THAN 21"	O.D. + 12"
21" TO 42"	O.D. + 24"
GREATER THAN 42"	O.D. + 30"

[6] FOR FOUNDATION STABILIZATION, USE 2% CRUSHED STONE.

PIPE TRENCH
TYPICAL CROSS SECTION NOT TO SCALE



MICHELE CIRCLE PROFILE
HORIZ. SCALE: 1"=20'
VERT. SCALE 1"=4'

ELEVATION BENCH MARKS
DATUM: (SEE NOTE 1)

NO.	DESCRIPTION	ELEV.
A.	MAG NAIL FOUND 0.9'± UP A 14" PINE TREE	228.38
B.	MAG NAIL FOUND 2'± UP A 16" MAPLE TREE	209.94

SCALE: 1" = 30'

SITE ADDRESS:
Michele Circle

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Acton, Massachusetts 01720

PREPARED FOR/OWNER/APPLICANT:
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NO.	BY	APP	DATE	SUBDIVISION	DESCRIPTION
DATE:	5-16-09	DESIGN BY:	KLE		
SCALE:	1"=30'	DRAWN BY:	KLE		
		CHECK BY:	JDP		

PLAN AND PROFILE-DETAILS

PLOT DATE: Dec 14, 2009 4:29 pm
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DWG: 141891.dwg
LAYOUT: PL-PRO
SHEET: 1 OF 1
JOB NO.: 14189

