

# SPRUCE CORNER

## SITE PLAN SPECIAL PERMIT APPLICATION



LOCUS PLAN  
Scale: 1" = 1200'

232 ARLINGTON STREET  
ASSESSORS MAP F-2A PARCELS 70, 71 & 83  
ZONING CLASSIFICATION: WEST ACTON VILLAGE (WAV)

RECORD OWNER  
WEST ACTON TRIO, LLC  
44 BELCHER DRIVE  
SUDBURY, MASSACHUSETTS 01776

DEED & PLAN REFERENCES  
MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS  
DEED BOOK 51261 PAGE 503  
PLAN NO. 426 OF 2008

AREA  
TOTAL SITE AREA = 36,794 SQ.FT.±

PUBLIC UTILITIES  
MUNICIPAL WATER (ACTON WATER DISTRICT)  
KEYSPAN (GAS)  
NSTAR ELECTRIC  
VERIZON (TELECOM)  
COMCAST (TELECOM)

ELEVATION DATUM REFERENCE  
NATIONAL GEODETIC VERTICAL DATUM  
OF 1929 (NGVD29)  
REFERENCE: F.I.R.M. RM 3 TOP OF CENTERLINE UPSTREAM  
HEADWALL OF RT. 111 BRIDGE OVER FORT POND BROOK  
ELEVATION = 202.76 (NGVD29)



VICINITY PLAN  
SCALE: 1" = 100'

### NOTES

1. SITE IS WITHIN ZONE C OF THE FLOOD INSURANCE RATE MAP FOR ACTON MASSACHUSETTS (AREAS OF MINIMAL FLOODING). REF. F.I.R.M. COMMUNITY PANEL NO. 25016 005 C REVISED JANUARY 6, 1988.
2. THE SITE IS NOT WITHIN AN ESTIMATED HABITAT OF RARE OR ENDANGERED SPECIES AS DEFINED BY THE NATIONAL HERITAGE AND ENDANGERED SPECIES PROGRAM (REF. MASSGIS 3/20/08).
3. THE SITE IS NOT WITHIN A MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION DEFINED 'ZONE II' OR INTERIM WELLHEAD PROTECTION AREA (IWPA) OF A PUBLIC WATER SUPPLY (REF. MASSGIS 3/20/09).
4. SITE IS WITHIN TOWN OF ACTON ZONING DISTRICT WEST ACTON VILLAGE (WAV).
5. SITE IS WITHIN TOWN OF ACTON GROUNDWATER PROTECTION DISTRICT ZONES 3 & 4.

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"SPRUCE CORNER"  
ARLINGTON STREET & SPRUCE STREET  
WEST ACTON, MASSACHUSETTS

TITLE SHEET  
SHEET 01 OF 11

SITE LOCATION:  
232 ARLINGTON STREET  
ACTON, MASSACHUSETTS 01720  
ASSESSORS MAP: F-2A PARCELS 70, 71 & 83

PREPARED FOR:  
WEST ACTON TRIO, LLC  
P.O. BOX 401012  
CAMBRIDGE, MASSACHUSETTS 02140

DATE: JULY 6, 2010 SCALE: AS NOTED

ENGINEERING  
SURVEYING  
PLANNING



Phone: (978) 461-2350  
Fax: (978) 841-4102

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1495COV.20



**PARKING SCHEDULE**

UNIT NO.	GAR. PKG	EXT. PKG	TOTAL
1	0	1	1
2	0	1	1
3	0	1	1
4	1	1	2
5	1	1	2
6	1	1	2
7	1	1	2
RETAIL	0	6	6
<b>TOTAL</b>	<b>4</b>	<b>13</b>	<b>17</b>

**PARKING NOTES:**

SECTION 6.3.11 OF THE ACTON ZONING BYLAW REQUIRES A MIN. OF TWO PARKING SPACES PER SINGLE FAMILY DWELLING UNIT. ALL PROPOSED PARKING SPACES MEET THE DIMENSIONAL REQUIREMENTS FOR STANDARD CAR PARKING SPACES ESTABLISHED IN SECTION 6.5 OF THE ACTON ZONING BYLAW. (SEE DETAIL ON SHEET 6).

N/F LR PROPERTIES, LLC  
MAP F-2A PARCEL 61  
(241 ARLINGTON STREET)

**ZONING DATA**

ZONE: WEST ACTON VILLAGE

GROUNDWATER PROTECTION DISTRICT ZONE 3 & 4  
FLOOD PLAIN - NONE

**DEVELOPMENT DATA:**

EXISTING SITE: 2 SINGLE FAMILY DWELLINGS  
PROPOSED DEVELOPMENT: 4 DWELLING UNITS (2 DUPLEXES)  
3 APARTMENTS  
4,396 S.F. COMMERCIAL (RETAIL OR OFFICE)

**SEWAGE FLOW:**

(4) 3-BEDROOM UNITS + (3) 2-BEDROOM UNITS = 18 BEDROOMS  
21 BEDROOMS @ 110 GAL/DAY/BEDROOM = 1,980 GAL/DAY  
2,100 S.F. OFFICE @ 75 GAL/DAY/1,000 S.F. = 158 GAL/DAY  
TOTAL DAILY SEWAGE DESIGN FLOW = 1,980 + 158 = 2,138 GAL/DAY

**IMPERVIOUS COVER:**

EXISTING IMPERVIOUS COVER = 2,646 S.F. (7.19%)  
PROP. BUILDING COVERAGE = 7,002 S.F. (19.02%)  
PROP. IMPERVIOUS PAVING AND WALKS = 4,926 S.F. (13.4%)  
TOTAL PROPOSED IMPERVIOUS COVER = 11,923 S.F. (32.4%)

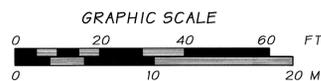
**FLOOR AREA RATIO**

TOTAL SITE AREA: 36,794 SQ.FT.  
AREA OF WETLANDS: -1,085 SQ.FT.  
DEVELOPABLE SITE AREA: 35,709 SQ.FT.  
NET FLOOR AREA PROPOSED: 19,068 SQ.FT.

FLOOR AREA RATIO =  $\frac{\text{NET FLOOR AREA}}{\text{DEVELOPABLE SITE AREA}} < 0.40$

FLOOR AREA RATIO =  $\frac{20,295 \text{ S.F.}}{35,709 \text{ S.F.}} = 0.568$

NOTE: ALL FLOOR AREA ABOVE F.A.R. OF 0.4 IS RESIDENTIAL FLOOR AREA MEETING THE PROVISION OF FOOTNOTE 12 IN THE TABLE OF STANDARD DIMENSIONAL REQUIREMENTS (ZBL SEC. 5) FOR INCREASE OF THE F.A.R. TO A MAX. OF 0.7



**NOTES:**

- NO FILL CONTAINING HAZARDOUS MATERIALS OR WASTE SHALL BE USED ON SITE.
- LIMIT OF CLEARING SHALL BE CLEARLY STAKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION AND SHALL BE OBSERVED AS THE LIMIT OF ALL WORK.
- ALL CATCH BASIN SUMPS AND STORM WATER BASINS SHALL BE CLEANED FOLLOWING CONSTRUCTION AND ANNUALLY THEREAFTER.
- NO EARTH OR CONSTRUCTION DEBRIS SHALL BE HAULED EXCEPT BETWEEN THE HOURS OF 9 AM AND 4 PM ON WEEKDAYS.
- TRAVELLED IMPERVIOUS SURFACES SHALL BE CONSTRUCTED OF BITUMINOUS ASPHALTIC CONCRETE, TYPE 1, LAID IN TWO COURSES, A 2" BINDER COURSE AND A 1" FINISH (TOP) COURSE. EXCEPT WHERE ECO-STONE PERMEABLE PAVERS ARE PROPOSED.
- ALL STUMPS SHALL BE EITHER GROUND ON SITE WITH A STUMP GRINDER OR REMOVED FROM THE SITE FOR PROPER DISPOSAL.
- CONTRACTOR SHALL CONTACT DIGSAFE AT (888) 344-7233 AT LEAST 72 HOURS BEFORE EXCAVATING ON PUBLIC OR PRIVATE PROPERTY.
- THIS SITE LIES WITHIN TOWN OF ACTON GROUNDWATER PROTECTION DISTRICT ZONES 3 & 4.
- NO PORTION OF THE SITE LIES WITHIN THE 100 YEAR FLOODPLAIN. REF. F.I.R.M. 250176 REV. 1/6/88.
- ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). BENCHMARK TRANSFERRED FROM RM 3 TOP CENTERLINE UPSTREAM HEADWALL OF RT. 111 BRIDGE OVER FORT POND BROOK (ELEV. = 202.76).
- ALL PROPOSED WATER MAINS, SERVICES, AND HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE ACTON WATER SUPPLY DISTRICT.
- PRESSURE TREATED WOOD GUARD RAIL SHALL BE INSTALLED ALONG THE TOP OF THE PROPOSED CONCRETE BLOCK RETAINING WALL SHOWN ALONG THE SOUTH EDGE OF THE SITE ACCESS DRIVEWAY (SEE DETAIL).
- SITE SHALL BE GRADED TO ENSURE RUNOFF AWAY FROM STREETS, BUILDINGS AND ABUTTING PROPERTY AND TO PREVENT POOLING OF DRAINAGE.
- THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON SITE AND NONE ARE PROPOSED AS PART OF THIS DEVELOPMENT.
- NO DUMPSTER IS PROPOSED; EACH DWELLING UNIT OWNER SHALL BE RESPONSIBLE FOR THAT UNIT'S TRASH REMOVAL.
- BORDERING VEGETATED WETLANDS WERE DELINEATED BY CARR RESEARCH LABORATORY, INC. IN SEPTEMBER OF 2008.
- ACCESS DRIVEWAY AND CURB ROUNDINGS PROPOSED ARE SUFFICIENT TO ACCOMMODATE, AT A MINIMUM, AN SU-30 DESIGN VEHICLE.
- ALL FOUND SURVEY MONUMENTS SHALL BE MARKED IN THE FIELD PRIOR TO CONSTRUCTION, AND SHALL BE REPAIRED OR REPLACED IF ANY DAMAGE OCCURS DURING CONSTRUCTION.
- ROOF DRAIN LEADERS FROM UNITS 1-3 ARE TO BE PIPED TO ECO-STONE PAVEMENT BED IN MAIN ACCESS DRIVE. ROOF DRAIN LEADERS FROM UNITS 4-5 ARE TO BE PIPED TO ECO-STONE PAVEMENT BED IN UNIT 4-5 DRIVE.
- ROOF DRAIN LEADERS FROM UNITS 6-7 ARE TO DISCHARGE TO RETENTION BASIN.

ZONING REQUIREMENTS	MIN. OR MAX.	PROVIDED
MINIMUM LOT AREA:	NR	36,794 S.F.
MINIMUM LOT FRONTAGE:	NR	183.93' (ARLINGTON ST.) 93.00' (SPRUCE ST.)
MINIMUM LOT WIDTH:	NR	113' ±
MINIMUM FRONT YARD:	5-FT	5-FT
MINIMUM SIDE & REAR YARD:	NR	3.5-FT
MINIMUM OPEN SPACE:	NR	23,236 S.F. ± (63%)
MAXIMUM FLOOR AREA RATIO:	0.40*	0.568
MAXIMUM BUILDING HEIGHT:	36-FT	33'-2"

\* FLOOR AREA RATIO MAY BE INCREASED TO 0.70 PROVIDED THAT FOR EVERY 1,000 S.F. OF NON-RESIDENTIAL NET FLOOR AREA ABOVE A FLOOR AREA RATIO OF 0.40 AN AT LEAST EQUAL AMOUNT OF RESIDENTIAL NET FLOOR AREA IS PROVIDED SIMULTANEOUSLY. THE PROPOSED DEVELOPMENT MEETS THIS CRITERIA.

**"SPRUCE CORNER"**  
ARLINGTON STREET & SPRUCE STREET  
WEST ACTON, MASSACHUSETTS

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**SITE DEVELOPMENT PLAN**  
SHEET 03 OF 11

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SITE LOCATION: **232 ARLINGTON STREET**  
ACTON, MASSACHUSETTS 01720  
ASSESSORS MAP: F-2A PARCELS 70, 71 & 83

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PREPARED FOR: **WEST ACTON TRIO, LLC**  
P.O. BOX 401012  
CAMBRIDGE, MASSACHUSETTS 02140

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DATE: JULY 6, 2010 SCALE: 1" = 20'

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ENGINEERING SURVEYING PLANNING



**FORESITE ENGINEERING**  
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Stow, Massachusetts 01775  
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**OPERATION AND MAINTANACE PLAN**

Inspection and maintenance shall be the responsibility of the owner or site contractor during the construction of the development. After completion of construction the inspection and maintenance of the drainage system shall be the responsibility of the drainage system within the right of way will become the sole responsibility of the site owner.

Current Owner:  
West Acton Trio, LLC  
P.O. Box 401012  
Cambridge, MA 02140

The effective functioning of the proposed drainage system is dependent upon periodic inspection and maintenance. All components of the system shall be inspected and maintained regularly as outlined below for each system component.

**BMP Inspection & Maintenance Procedures:**

**Stormceptor STC 4501 Catch Bash:**

Stormceptor should be maintained annually, when sized correctly, after a spill event or if, oil and sediment levels exceed maintenance volumes, as below. Maintenance should be part of Standard Operating Procedure.

**Inspection Procedure**  
Determine the length of sampler required, consult the owner's manual or contact the local manufacturing representative for this information. Assemble the sampler sections (top, middle, and bottom) to the correct length. Locate the 6" (50mm) oil port visible from surface, usually located near the outlet riser pipe. Lower the Sludge Judge to the bottom of the tank. The float valve opens allowing materials to flow in. When the bottom has been reached and the pipe has been filled to the surface level, tug slightly on the rope as the Sludge Judge is raised. This sets the check valve trapping the mixture inside. When the sampler has been raised the amount of oil and sediment can be read using the 1-ft. increments marked on the pipe sections. To release the material in the Sludge Judge? touch the pin extending from the bottom section against a hard surface such as a pail. This will open the check valve to drain the sample. Maintenance should be performed once the oil and sediment reach the recommended depths. Maintenance should be the sediment depth exceeds eight inches (8").

**Maintenance Procedure**  
Maintenance is performed using a vacuum truck. A catch basin vacuum truck is not recommended for maintenance. Remove cover from unit from grade, lower hose through by-pass chamber and into treatment chamber. Vacuum trucks are able to remove material from a maximum distance of 32 feet below grade - additional charges may apply if installation is deeper. In the event of a spill or excessive buildup of oil or other hydrocarbons, a hazmat pumper must be used to remove the layer of chemicals on the top of the water level.

**Detention Basin:**

**Inspection Procedure**  
Preventive maintenance should be performed at least twice a year, and ideally sediment should be removed from pretreatment BMP's after every major storm event during construction. Once the bash has been online, inspections should occur after every major storm event for the first to ensure proper stabilization and function. Attention should be paid to how long water remains standing in the basin after a storm; standing water within the basin 48 to 72 hours after a storm indicates that the infiltration capacity may have been compromised. Factors responsible for clogging (such as upland sediment erosion, excessive compaction of soils and low spots should be repaired immediately. Thereafter, the detention basin should be inspected at least twice per year. Important items to check for include: differential settlement, cracking, erosion, leakage, tree growth on the embankments, condition of rip-rap, sediment accumulations and the health of the turf.

**Maintenance Procedure**  
At least twice a year, the buffer area, side slopes and basin bottom should be mowed. Grass clippings and accumulated organic matter should be removed to prevent the formation of an impervious organic mat. Trash and debris should also be removed at this time. Deep tilling can be used to break up a clogged surface area. Any tilled areas should be re-vegetated immediately. Sediments should be removed from the basin as necessary. Removal procedures should not take place until the floor of the basin is thoroughly dry. Light equipment which will not compact the underlying soil should be used to remove the top layer. The remaining soil should be deeply tilled and re-vegetated as soon as possible. Pretreatment devices associated with basins should be inspected and cleaned as necessary, at least twice per year.

**Permeable Pavers:**

- Inspect permeable pavers on a regular basis after installation, once a month for about 4-6 months after installation. After this period, inspect the pavers annually, particularly after there has been heavy rain or storms, for this is the time when the drainage voids can become clogged with organic debris.
- Sweep and vacuum permeable pavers a minimum of once a year, preferably in the spring after snowmelt utilizing street sweepers with vacuum brushes. This will clean out the voids in the paver system and restore permeability.
- Apply high pressure hosing to the pavers after sweeping and vacuuming. Check that the voids are still filled with manufacturer approved jointing aggregate, and, if not, re-fill the joints with aggregate as necessary.
- Repair or replace damaged or broken pavers found during each inspection as necessary.

**GENERAL**

THE PURPOSE OF THIS PLAN IS TO PROVIDE THE SITE CONTRACTOR WITH A MEANS FOR EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION.

**EROSION CONTROL NOTES:**

- PRIOR TO THE BEGINNING OF CONSTRUCTION ALL EROSION CONTROL BARRIERS SHALL BE INSTALLED. THE LOCATIONS SHALL BE STAKED IN THE FIELD BY A REGISTERED PROFESSIONAL ENGINEER OR LAND SURVEYOR.
- PRIOR TO THE BEGINNING OF CONSTRUCTION THE CRUSHED STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED THE FULL WIDTH OF THE CONSTRUCTION ENTRANCES (SEE DETAIL).
- MAINTAINED REGULARLY.
- SUFFICIENT HAYBALES SHALL BE STACKED ON SITE AND KEPT THE EROSION CONTROL BARRIERS SHALL BE INSPECTED AND WHEN NECESSARY.
- NO SITE ALTERATION SHALL BE DONE WITHIN ANY RESOURCE AREA OR BUFFER ZONE WITHOUT FIRST OBTAINING AN ORDER OF CONDITIONS FROM THE ACTON CONSERVATION COMMISSION.
- EXISTING VEGETATION SHALL BE RETAINED WHERE FEASIBLE. FOR EMERGENCIES. PROPOSED HAYBALES SHALL BE REPLACED

**SLOPE STABILIZATION**

- DENUDED SLOPES SHALL NOT BE UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME, SUCH AS THE INACTIVE WINTER SEASON.
- NO LATER THAN OCTOBER 31 OF EACH CALENDAR YEAR, THE DEVELOPER SHALL STABILIZE ALL EXPOSED SOILS AND OTHER VULNERABLE OR SENSITIVE AREAS IN A MANNER ACCEPTABLE TO THE DESIGN ENGINEER AND/OR PLANNING BOARD. NO ADDITIONAL DISRUPTION MAY OCCUR EXCEPT IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN.
- TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS.
- THE SEED MIX SHALL BE INOCULATED WITHIN 24 HOURS BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.

**SEED MIXTURES**

MOWED AREAS (ALL FLATS AND SLOPES EQUAL TO OR LESS THAN 3:1)

MIXTURE	% BY WEIGHT	SEEDING DATES
RED FESCUE	75	APRIL 1 - JUNE 15
KENTUCKY BLUEGRASS	15	AUGUST 15 - OCTOBER 15
COLONIAL BENTGRASS	5	SPRING OR FALL
PERRENNIAL RYEGRASS	5	SPRING OR FALL

UNMOWED AREAS (FLAT SLOPES GREATER THAN 3:1)

MIXTURE	% BY WEIGHT	SEEDING DATES
RED FESCUE	75	APRIL 1 - JUNE 15
KENTUCKY BLUEGRASS	5	AUGUST 15 - OCTOBER 15
COLONIAL BENTGRASS	5	SPRING OR FALL
PERRENNIAL RYEGRASS	15	SPRING OR FALL

**VELOCITY CHECKDAMS**

THE CONTRACTOR SHALL PROVIDE VELOCITY CHECKDAMS ACROSS ALL UNPAVED PARKING LOT AREAS AT THE INTERVAL INDICATED BELOW:

GRADE OF LOT	INTERVALS BETWEEN CHECKDAMS
LESS THAN 4%	100 FT
4%-10%	50 FEET
OVER 10%	25 FEET

THE CONTRACTOR SHALL PROVIDE VELOCITY CHECKDAMS IN ALL UNVEGETATED OR UNPAVED CHANNELS AT INTERVALS INDICATED BELOW:

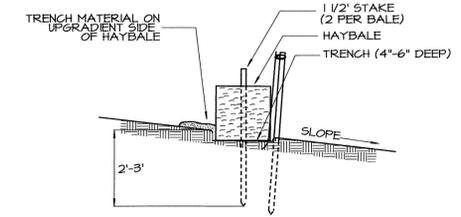
GRADE OF CHANNEL	INTERVALS BETWEEN CHECKDAMS
LESS THAN 3%	100 FT
3%-6%	50 FEET
OVER 6%	25 FEET

- CHECKDAMS SHALL BE OF HAYBALES (STAKED IF NECESSARY).
- CHECKDAMS SHALL BE INSTALLED AT THE END OF EACH WORKING DAY OR BEFORE STOPPAGE DUE TO RAIN.
- CHECKDAMS SHALL EXTEND COMPLETELY ACROSS GUTTER FLOW LINES AT RIGHT ANGLES TO THE CENTERLINE.

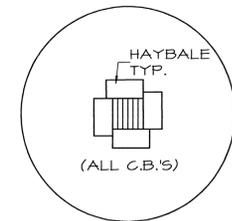
**CONSTRUCTION SEQUENCE**

DURING THIS SEQUENCE ALL EROSION CONTROL BARRIERS SHALL BE INSPECTED AND MAINTAINED REGULARLY. ALL DISTURBED AREAS SHALL BE STABILIZED BY WOOD CHIPS, MULCH, SEEDING OR SODDING AS SOON AS POSSIBLE AFTER GRADING IS COMPLETE. ALL EROSION CONTROL BARRIERS SHALL BE REMOVED UPON SATISFACTORY PERMANENT STABILIZATION OF SLOPES. THE SITE SHALL BE CONSTRUCTED IN ONE PHASE.

- INSTALL EROSION CONTROL BARRIERS.
- CLEAR AND GRUB PROPOSED LIMITS OF WORK.
- INSTALL CRUSHED STONE CONSTRUCTION ENTRANCE.
- ROUGH GRADE DETENTION BASIN AND UTILIZE FOR TEMPORARY SEDIMENTATION BASIN.
- INSTALL STORMCEPTOR 4501 CATCH BASIN AND OUTLET TO BASIN.
- INSTALL SEWAGE DISPOSAL SYSTEMS.
- INSTALL WATER UTILITIES AND FLUSHING HYDRANT.
- EXTEND UNDERGROUND UTILITIES INTO SITE, CAP & WITNESS.
- INSTALL VELOCITY CHECKDAMS AS NECESSARY.
- EXCAVATE, CONSTRUCT AND BACKFILL FOUNDATIONS.
- CONSTRUCT BUILDINGS, CONNECT ALL UTILITIES.
- COMPLETE GRADING AND COMPACTION OF AREAS TO BE PAVED.
- INSTALL BINDER COURSE OF PAVEMENT, AND INSTALL BERMS.
- INSTALL HAYBALES AROUND CATCHBASINS; INSTALL FILTER FABRIC UNDER GRATES.
- LOAM AND SEED ALL DISTURBED AREAS; COMPLETE SITE LANDSCAPING. PLACE FINISH COURSE OF PAVEMENT.
- SWEEP PAVEMENT AND REMOVE SEDIMENT AND SILT FROM CATCH BASINS AND SEDIMENT TRAP.
- STABILIZE ANY AND ALL REMAINING DISTURBED AREAS WITH LOAM & SEED.
- FOLLOWING CONSTRUCTION AND AFTER VEGETATION HAS BEEN WELL ESTABLISHED, REQUEST CONSERVATION COMMISSION APPROVAL TO REMOVE EROSION CONTROL BARRIERS FROM SITE.
- REQUEST CERTIFICATE OF COMPLIANCE FROM ACTON CONSERVATION COMMISSION.

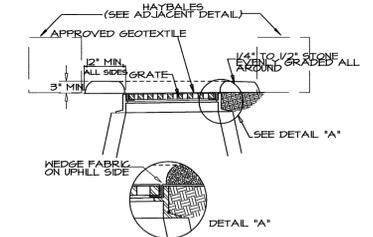
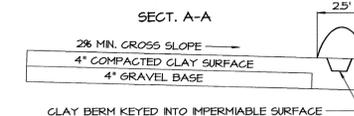
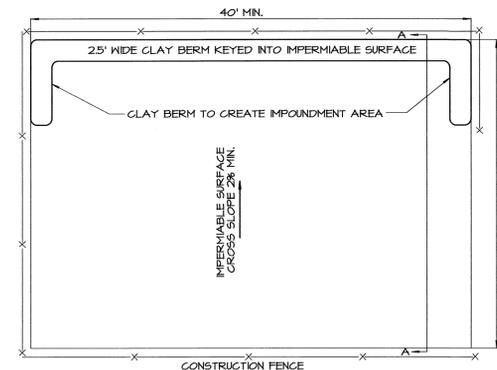


**HAYBALE WITH SILT FENCE  
EROSION CONTROL BARRIER**  
NO SCALE



**CATCHBASIN WITH HAYBALES**

NOTE: AN APPROVED FILTER FABRIC SHALL BE PLACED UNDER ALL CATCH BASIN GRATES DURING CONSTRUCTION

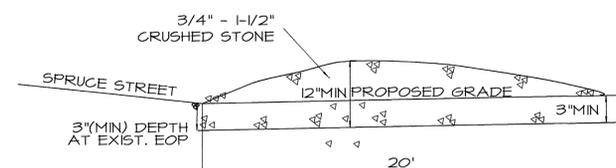


**FILTERED CATCHBASIN  
INLET**  
NOT TO SCALE

NOTE: ALL CATCHBASINS SHALL HAVE HAYBALES PLACED AROUND THEM AS SHOWN ON THE CATCHBASINS WITH HAYBALES DETAIL UNTIL ALL CONSTRUCTION IS COMPLETE AND DISTURBED SLOPES ARE STABILIZED.

**RE-FUELING STATION DETAIL**

- RE-FUELING STATION TO BE LOCATED OUTSIDE 100' BVN BUFFER ZONE
- RE-FUELING AND MAINTANAGE OF ALL VEHICLES SHALL BE LIMITED TO THE RE-FUELING STATION.
- THE SURFACE OF THE RE-FUELING STATION SHALL BE MAINTAINED AS IMPERMEABLE FOR THE PURPOSE OF PREVENTING CHEMICAL INFILTRATION IN THE EVENT OF A SPILL.
- AT THE COMPLETION OF CONSTRUCTION, THE SURFACE OF THE RE-FUELING STATION SHALL BE REMOVED AND HAULED OFF SITE.
- IN THE EVENT OF A SPILL, DEP SHALL BE NOTIFIED IMMEDIATELY. DEP SPILL HOTLINE 1-888-304-1833



**TEMPORARY CRUSHED STONE ENTRANCE DETAIL**

NOTE: PURPOSE IS TO REMOVE MUD FROM TIRES AND PREVENT ANY EROSION ONTO SPRUCE STREET DURING CONSTRUCTION

**"SPRUCE CORNER"**  
ARLINGTON STREET & SPRUCE STREET  
WEST ACTON, MASSACHUSETTS

**EROSION & SEDIMENTATION  
CONTROL PLAN**  
SHEET 04 OF 11

**SITE LOCATION:**  
232 ARLINGTON STREET  
ACTON, MASSACHUSETTS 01720  
ASSESSORS MAP: F-2A PARCELS 70, 71 & 83

**PREPARED FOR:**  
WEST ACTON TRIO, LLC  
P.O. BOX 401012  
CAMBRIDGE, MASSACHUSETTS 02140

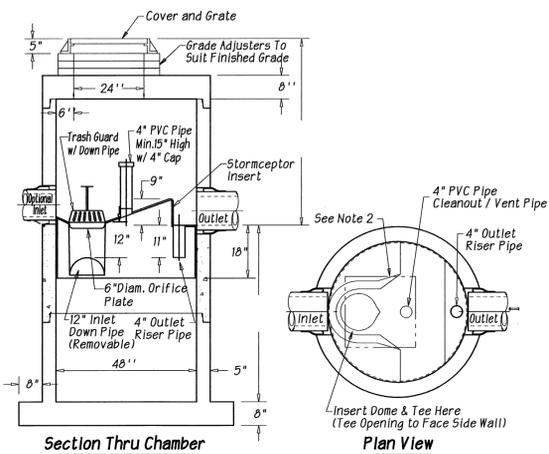
**DATE: JULY 6, 2010** **SCALE: AS NOTED**

Phone: (978) 461-2350  
Fax: (978) 841-4102

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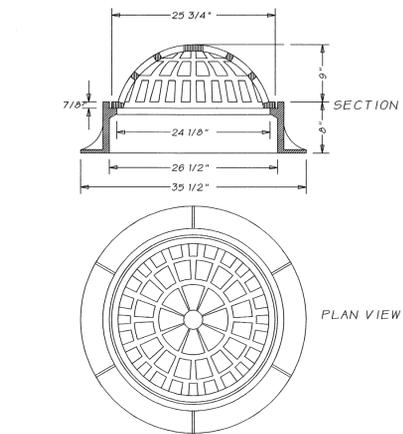


**Section Thru Chamber**  
**Plan View**

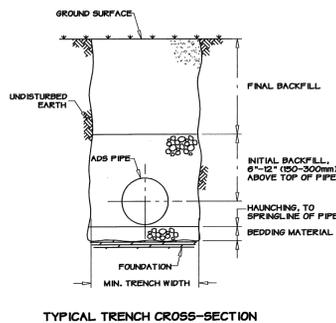
Notes:  
 1. The use of a Flexible Connection is recommended at the Inlet and Outlet Pipe.  
 2. The Cover should be positioned over the Inlet Drop Pipe and the Vent Pipe.  
 3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849101, #6068765, #6371690.  
 4. Contact a Hydro Conduit representative for further details not listed on this sheet.

SUPPLIER: CEMEX USA, WESTFIELD, MA (413) 562-3647.

**STORMCEPTOR MODEL STC 450 CATCH BASIN**  
 (450 U.S. Gallon Capacity)  
 NOT TO SCALE



**FRAME FOR BEEHIVE GRATE**  
 NEENAH CATALOG NO. R-2560-E6  
 OR EQUIVILANT  
 NOT TO SCALE



**TYPICAL TRENCH CROSS-SECTION**

**TYPICAL HDPE DRAIN PIPE INSTALLATION**  
 NOT TO SCALE

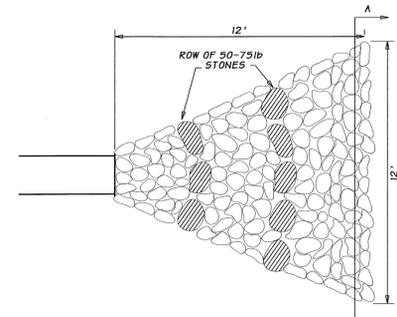
NOTES:  
 1. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL ENCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D2321, "STANDARD PRACTICE FOR INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS," LATEST EDITION AS AN ALTERNATIVE AND AT THE DISCRETION OF THE ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A WOVEN GEOTEXTILE FABRIC.  
 2. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100-600mm) CORRUGATED POLYETHYLENE PIPE (CPEP); 6" (150mm) FOR 30"-60" (750-1500mm) CPEP.  
 3. HAUNCHING AND INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.  
 4. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM TRENCH WIDTHS SHALL BE AS FOLLOWS:

NOMINAL IN (mm)	MIN. RECOMMENDED TRENCH WIDTH, IN (mm)
4 (100)	21 (530)
6 (150)	23 (590)
8 (200)	25 (650)
10 (250)	28 (710)
12 (300)	31 (790)
15 (375)	34 (860)
18 (450)	39 (990)
24 (600)	49 (1250)
30 (750)	59 (1500)
36 (900)	74 (1880)
42 (1050)	83 (2100)
48 (1200)	98 (2500)
60 (1500)	102 (2590)

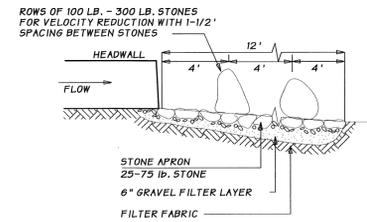
5. MINIMUM COVER: MINIMUM RECOMMENDED DEPTHS OF COVER FOR VARIOUS LIVE LOADING CONDITIONS ARE SUMMARIZED IN THE FOLLOWING TABLE. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TAKEN FROM THE TOP OF PIPE TO THE GROUND SURFACE.

SURFACE LIVE LOADING CONDITION	MINIMUM RECOMMENDED COVER, IN (mm)
H25 (FLEXIBLE PAVEMENT)	12 (300)
H25 (RIGID PAVEMENT)	12 (300)
H25 (RAILWAY)	24 (600)
HEAVY CONSTRUCTION	48 (1200)

\*TOP OF PIPE TO BOTTOM OF BITUMINOUS PAVEMENT SECTION

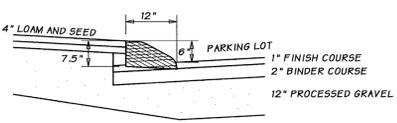


**PLAN VIEW**



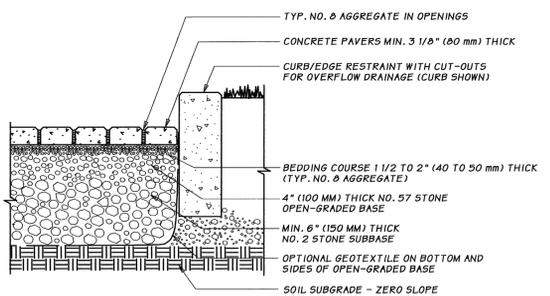
**CROSS-SECTION**

**DRAIN OUTFALL WITH VELOCITY REDUCER**  
 NOT TO SCALE



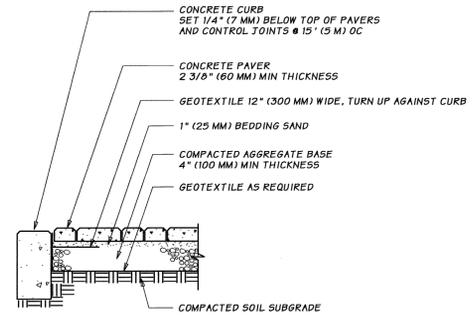
**CAPE COD CURB DETAIL**  
 NO SCALE

TO BE PLACED ALONG EDGE OF PAVEMENT OF PARKING LOT AS SHOWN ON PLAN VIEW



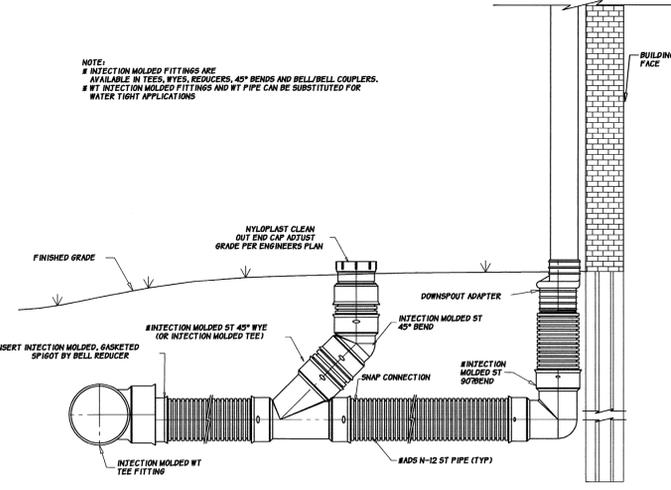
**ECO-STONE PERMEABLE PAVER DETAIL**  
 NOT TO SCALE

NOTES:  
 1. 2 3/8" (60 MM) THICK PAVERS MAY BE USED IN PEDESTRIAN APPLICATIONS.  
 2. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.



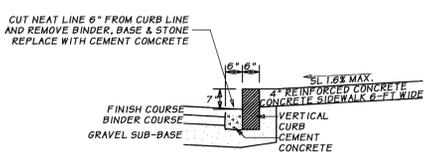
**PATIO / SIDEWALK / PLAZA ON COMPACTED AGGREGATE BASE**

NOTES:  
 1. THICKNESS OF BASE WILL VARY WITH SUBGRADE CONDITIONS AND CLIMATE. COLDER CLIMATES MAY REQUIRE THICKER BASES.  
 2. CONSULT ICPI TECH SPEC 2 FOR GUIDELINES ON SPECIFICATIONS FOR BASE MATERIALS, SUBGRADE SOIL AND BASE COMPACTION.



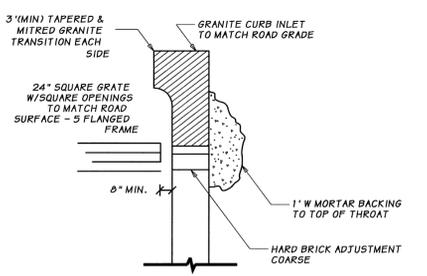
**ROOF DRAIN DETAIL WITH CLEANOUT**  
 NOT TO SCALE

NOTES:  
 # INJECTION MOLDED FITTINGS ARE AVAILABLE IN TEES, WYES, REDUCERS, 45° BENDS AND BELL/BELL COUPLERS.  
 # WT INJECTION MOLDED FITTINGS AND WT PIPE CAN BE SUBSTITUTED FOR WATER TIGHT APPLICATIONS.



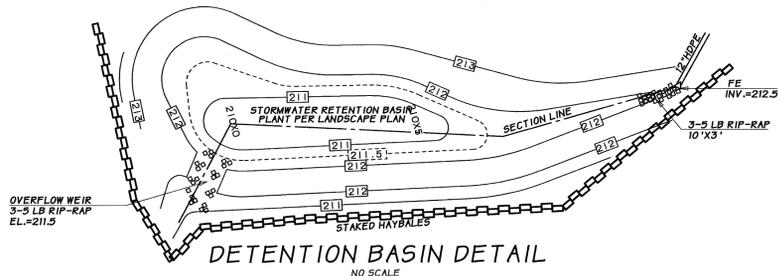
**VERTICAL GRANITE CURB DETAIL**  
 NOT TO SCALE

TO BE PLACED ALONG THE PAVED EDGE OF SPRUCE STREET AND ARLINGTON STREET AS SHOWN ON PLAN VIEW

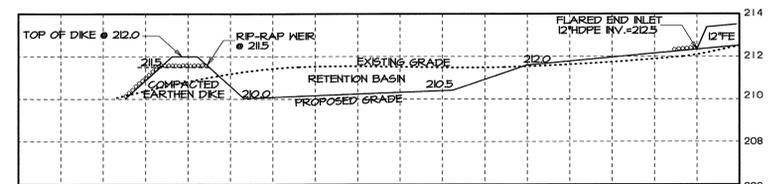


**GRANITE CURB INLET DETAIL**  
 NOT TO SCALE

TO BE INSTALLED AT EXISTING CATCH BASIN IN SPRUCE STREET



**DETENTION BASIN DETAIL**  
 NO SCALE



**DETENTION BASIN SECTION A-A**

HORIZONTAL SCALE: 1"=20'  
 VERTICAL SCALE: 1"=4'



**"SPRUCE CORNER"**  
 ARLINGTON STREET & SPRUCE STREET  
 WEST ACTON, MASSACHUSETTS

**CONSTRUCTION DETAILS 1**  
 SHEET 05 OF 11

SITE LOCATION:  
**232 ARLINGTON STREET**  
 ACTON, MASSACHUSETTS 01720  
 ASSESSORS MAP: F-2A PARCELS 70, 71 & 83

PREPARED FOR:  
**WEST ACTON TRIO, LLC**  
 P.O. BOX 401012  
 CAMBRIDGE, MASSACHUSETTS 02140

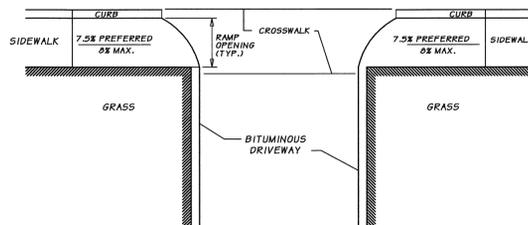
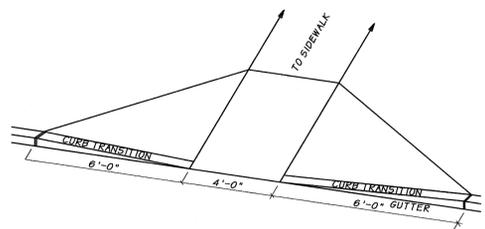
DATE: JULY 6, 2010 SCALE: AS NOTED

Phone: (978) 461-2350  
 Fax: (978) 841-4102

ENGINEERING  
 SURVEYING  
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**FORESITE ENGINEERING**  
 16 Gleasondale Road Suite 1-1  
 Stow, Massachusetts 01775  
 www.foresite1.com

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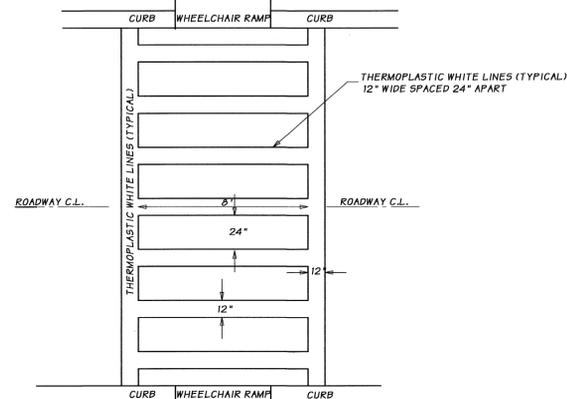


**WHEELCHAIR RAMP AT DRIVEWAY**  
NO SCALE

R = REVEAL IN FT  
G = ROADWAY PROFILE GRADE (% OR DECIMAL: FT)  
TS = TRANSITION SLOPE (% OR DECIMAL: FT)  
HSL = HIGH SIDE TRANSITION LENGTH (FT)

ROADWAY PROFILE GRADE	HIGH SIDE TRANSITION LENGTH ROUNDED LENGTH (0.33)	
	7.5% DESIGN SLOPE	8.0% DESIGN SLOPE
% G	HIGH SIDE SLOPE LENGTH	HIGH SIDE SLOPE LENGTH
0 0.00	6.96'	6.23'
1 0.01	7.55'	6.89'
2 0.02	8.96'	8.20'
3 0.03	10.83'	9.84'
4 0.04	13.12' Max.	12.47'
5 0.05#	15.0' Max.	16.40' Max.

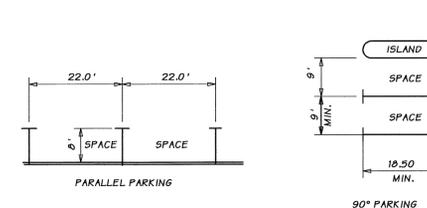
HSL = (R/3200.00 FT) / (TS-G) ACTUAL SLOPE FOR ROUNDED LENGTH = (R/3200.00 FT)/HSL+G  
R = .492



**TYPICAL CROSSWALK**  
NO SCALE

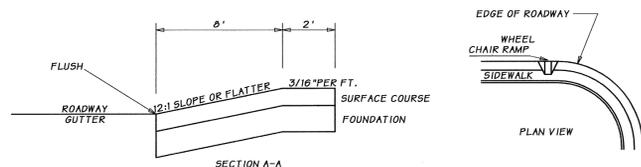
NOTE: ALL PAVEMENT MARKINGS FOR CROSSWALKS AND STOP LINES SHALL BE THERMOPLASTIC MARKINGS.

THERMOPLASTIC STOP LINE SHALL BE A MINIMUM OF 12" WIDE AND BE SET BACK A MINIMUM OF 2 FEET FROM CROSSWALK.



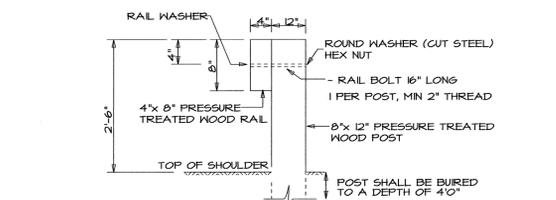
**TYPICAL PARKING SPACE DIMENSIONS**  
NO SCALE

NOTE: ALL DIMENSIONS ARE MINIMUM. ALL EXTERIOR PARKING SPACES TO MEET OR EXCEED THE MINIMUM STANDARDS FOR STANDARD CAR STALLS IN SECTION 8 OF THE ACTON ZONING BY-LAW.



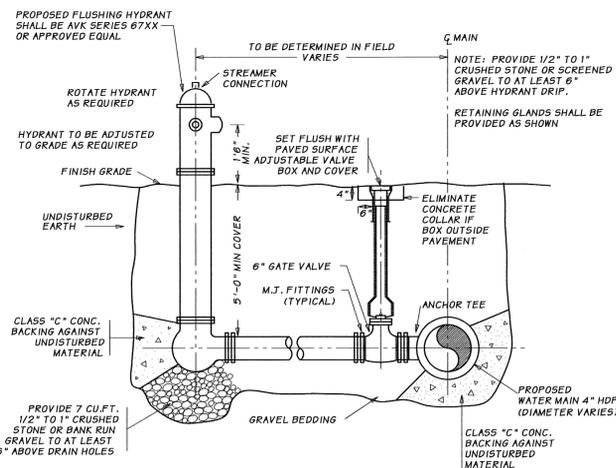
**WHEEL CHAIR RAMP**  
NO SCALE

RAMPS ARE REQUIRED AT THE BEGINNING AND END OF SIDEWALKS, AND AT ALL DRIVES AND CURB CROSSINGS.



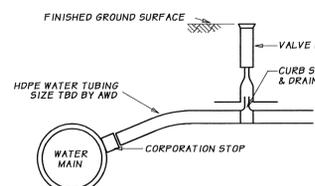
**PRESSURE TREATED WOOD GUARD RAIL**  
NO SCALE

GUARD RAIL POSTS SHALL BE SPACED 10' ON CENTER, AND INSTALLED ALONG TOP OF BLOCK RETAINING WALL (SEE ABOVE).

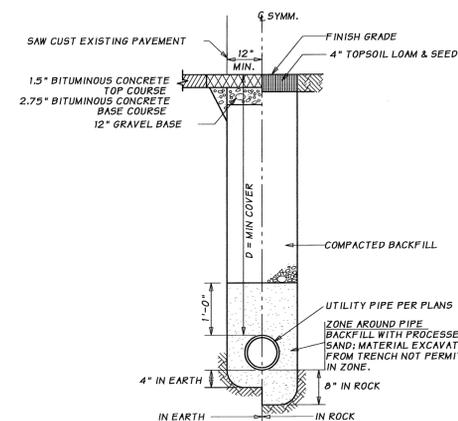


**FLUSHING HYDRANT ASSEMBLY & VALVE DETAIL**  
NOT TO SCALE

NOTE: WATER MAIN INSTALLATION, INCLUDING MAINS, HYDRANTS, AND SERVICES AND THEIR APERTANCES SHALL CONFORM TO THE REQUIREMENTS OF THE ACTON WATER DISTRICT.



**WATER SERVICE CONNECTION DETAIL**  
NOT TO SCALE

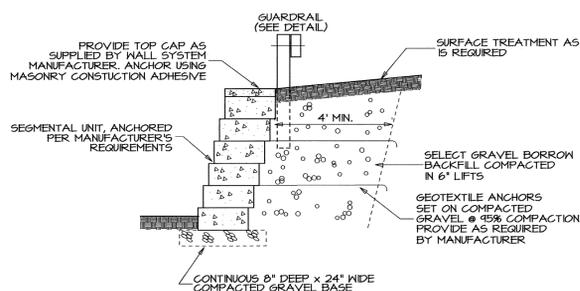


UTILITY CONDUIT	TRENCH DEPTH
ELECTRIC CONDUIT	2'
TELEPHONE, CABLE CONDUIT	2'
GAS LINE	3'
DRAIN LINE	3'

**UTILITY TRENCH DETAIL**  
NOT TO SCALE

**UTILITY NOTES**

PRIMARY ELECTRIC: INSTALL 2-1/2" PVC SCHED. 40 CONDUIT FOR PRIMARY CABLE (UNDER ROADS & DRIVEWAYS-SCHED 80/PVC CONDUIT) UNLESS DIRECTED OTHERWISE BY ELECTRIC COMPANY.  
SECONDARY ELECTRIC: INSTALL 2-1/2" PVC SCHED 40 CONDUIT FOR SINGLE SERVICE OR 4" PVC SCHED 40 CONDUIT FOR PARALLEL SERVICES UNLESS OTHERWISE DIRECTED BY THE ELECTRIC COMPANY.  
TRANSFORMER, SWITCHGEAR, AND HANDEL BOXES SHALL BE LOCATED PER ELECTRIC COMPANY REQUIREMENTS.  
INSTALL 2-1/2" AND 4" PVC SWEEPS AT ALL TRANSFORMER PAD, HAND HOLE BOX, SWITCH CABINET, AND UTILITY POLE LOCATIONS.  
INSTALL 2-1/2" AND 4" GALVANIZED PIPE MINIMUM 10' UP RISER POLE (MATCH PIPE SIZE TO PVC CONDUIT)  
ELECTRICAL CONDUIT FOR EXTERIOR LIGHT POLES SHALL BE INSTALLED TO LIGHT POLE LOCATIONS. FIXTURES SHALL BE INTERNATIONAL DARK-SKY ASSOCIATION (IDA) APPROVED.  
TELEPHONE: INSTALL 4" PVC SCHED 40 CONDUIT (SCHED 80 UNDER ROADS & DRIVEWAYS). INSTALLATION TO COMPLY WITH VERIZON REQUIREMENTS.  
C.A.T.V.: INSTALL 2" PVC SCHED 80 CONDUIT FOR ALL ROAD AND DRIVEWAY CROSSINGS PER CABLE COMPANY REQUIREMENTS. OTHER LOCATIONS SHALL BE DIRECT BURIAL BY THE CABLE COMPANY.  
INSTALL NYLON STRING IN ALL CONDUIT FOR PULL THROUGH OF CABLES.  
BACKFILL AND COMPACT WITH GRANULAR MATERIALS FREE OF ROCKS LARGER THAN 2"

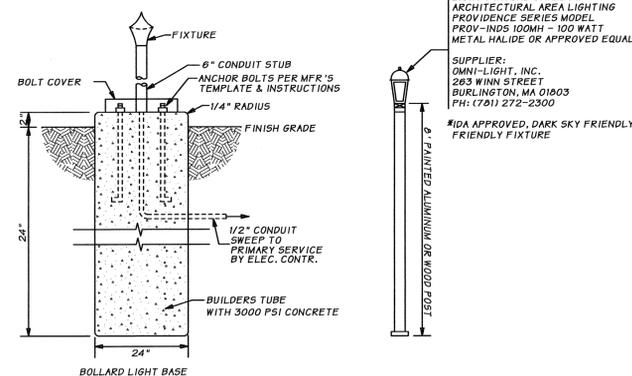


**SEGMENTAL UNIT BLOCK WALL DETAIL**

THE CONTRACTOR IS TO UTILIZE A SINGLE SEGMENTAL UNIT BLOCK WALL MANUFACTURER FOR ALL WALLS ON SITE. ALL WALLS SHALL BE OF THE SAME STYLE COLOR, AND ASSEMBLY SYSTEM.

WALL MANUFACTURER SHALL SUPPLY TO THE TOWN OF ACTON - IF REQUIRED - A MASSACHUSETTS REGISTERED ENGINEER'S CERTIFICATION & DESIGN AS TO THE APPROPRIATE CONSTRUCTION AND SAFETY REQUIREMENTS FOR THE WALL.

NO WALL SHALL EXCEED 4 FEET IN HEIGHT WITHOUT SUPPLEMENTAL GEOTEXTILE ANCHORS.



**EXTERIOR POST LIGHT DETAIL**  
NOT TO SCALE

LIGHT FIXTURE SHALL BE ARCHITECTURAL AREA LIGHTING PROVIDENCE SERIES MODEL PROV-INDS 100MB - 100 WATT METAL HALIDE OR APPROVED EQUAL  
SUPPLIER: OMNI-LIGHT, INC. 263 WINN STREET BURLINGTON, MA 01803 PH: (781) 272-2300  
IDA APPROVED, DARK SKY FRIENDLY FRIENDLY FIXTURE

**"SPRUCE CORNER"**  
ARLINGTON STREET & SPRUCE STREET  
WEST ACTON, MASSACHUSETTS

**CONSTRUCTION DETAILS 2**  
SHEET 06 OF 11

SITE LOCATION:  
**232 ARLINGTON STREET**  
ACTON, MASSACHUSETTS 01720  
ASSESSORS MAP: F-2A PARCELS 70, 71 & 83

PREPARED FOR:  
**WEST ACTON TRIO, LLC**  
P.O. BOX 401012  
CAMBRIDGE, MASSACHUSETTS 02140

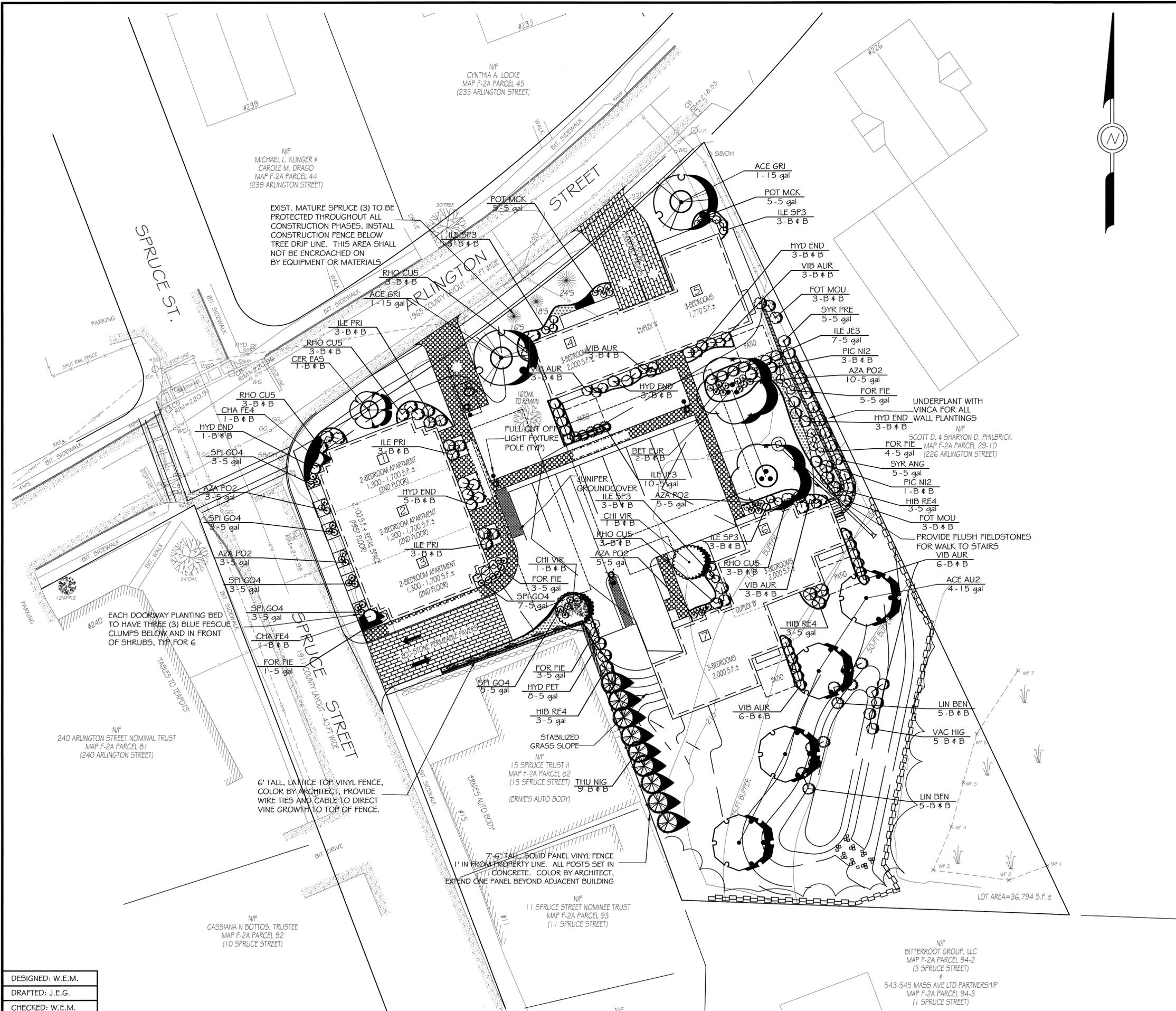
DATE: JULY 6, 2010 SCALE: AS NOTED

Phone: (978) 461-2350  
Fax: (978) 841-4102

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**FORESITE ENGINEERING**  
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Stow, Massachusetts 01775  
www.foresite1.com

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- PLAN NOTES:**
- PLANTS SHALL NOT BE INSTALLED UNTIL SELECTED AND APPROVED BY LANDSCAPE ARCHITECT.
  - IN THE CASE OF A CONFLICT BETWEEN THE PLANTING SCHEDULE AND THE LANDSCAPE PLAN, THE GREATER NUMBER OF PLANTS EITHER DEPICTED OR SPECIFIED SHALL BE ADHERED TO.
  - REFER TO CIVIL SITE PLANS FOR INFORMATION REGARDING STRUCTURAL LOCATIONS, UNDERGROUND UTILITIES (PROPOSED AND EXISTING), AND OTHER CONSTRUCTION ITEMS.
  - LOCATION OF INDIVIDUAL PLANTS AND PLANT GROUPINGS SHALL BE MODIFIED IN THE FIELD TO ENSURE EQUAL SPACING AND THE CORRECT PLANT SPACING. PLANT SPACING SHALL BE EVENLY SPACED IN STAGGERED ROWS OR RADIAL ARCS. PRIOR TO PERMANENT PLACING, SPACING, ALIGNMENT AND FACING FIELD LOCATION OF TREES AND SHRUBS SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT.
  - THE SPECIES AND VARIETIES LISTED SHALL BE ADHERED TO IN ALL CASES. WHERE SUBSTITUTIONS ARE PROPOSED, THE CONTRACTOR SHALL PROVIDE THE OWNER A LISTING OF PRICE DIFFERENTIALS AND ALL SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
  - ALL PLANTS AND PLANTING METHODS SHALL BE IN CONFORMANCE WITH THE RECOMMENDED STANDARD SPECIFICATIONS FOR PLANTINGS AS COMPILED AND ISSUED BY THE ASSOCIATED LANDSCAPE CONTRACTORS OF MASSACHUSETTS INC.
  - ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 6" SCREENED LOAM AND A MINIMUM OF 4" OF SHREDDED BARK MULCH.
  - ALL PLANTS SHALL BE WARRANTED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF COMPLETION OF THE PROJECT. SHOULD ANY PLANTS DIE OR PRESENT UNDESIRABLE DIE-BACK OR DISEASE DAMAGE, THEY SHOULD BE REPLACED AT NO ADDITIONAL COST TO THE OWNER, WITH THE REPLACEMENT PLANTS MEETING THE ORIGINAL SPECIFICATIONS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WATER FOR A MINIMUM OF SIX WEEKS AFTER THE COMPLETION OF CONSTRUCTION.
  - THE CALIPER OF THE TREE SHALL BE MEASURED ONE FOOT ABOVE THE ROOTBALL OR GROUND LINE WHICHEVER IS GREATER.
  - PLANTING SEASON:  
 SPRING PLANTING SHALL OCCUR BETWEEN APRIL 1ST AND JULY 1ST  
 FALL PLANTING FOR ALL DECIDUOUS TREES, SHRUBS, AND GROUND COVER SHALL OCCUR BETWEEN AUGUST 15TH AND OCTOBER 30TH, PROVIDED THAT ADEQUATE WATER IS PROVIDED.  
 FALL PLANTING FOR ALL EVERGREEN TREES, SHRUBS AND GROUND COVER SHALL OCCUR BETWEEN AUGUST 15TH AND NOVEMBER 15TH.
  - CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING FOUNDATION, STRUCTURES, AND PLANTING BEDS.
  - DO NOT INSTALL ANY PLANTINGS UNTIL ADJACENT CONSTRUCTION WHICH MAY DAMAGE OR DISTURB OR OTHERWISE HAVE DELETERIOUS EFFECTS ON THE PLANTS HAS BEEN COMPLETED.
  - EXISTING SPRUCE TREES AND 16" OAK TO REMAIN, SHALL BE PROTECTED THROUGHOUT ALL CONSTRUCTION PHASES. INSTALL CONSTRUCTION FENCE BELOW EACH TREE'S DRIPLINE. NO INTRUSION BY MEN, EQUIPMENT OR MATERIALS SHALL BE PERMITTED INSIDE THE FENCED AREA.



LANDSCAPE PLAN  
 ACTON, MASSACHUSETTS  
 PREPARED FOR  
**WEST ACTON TRIO, LLC.**  
 232 ARLINGTON STREET  
 ACTON, MA 01720  
 SCALE: 1/16" = 1' - 0"    DATE: JULY, 2010

PREPARED BY  
**PLACES**  
*Site Consultants, Inc.*  
 PLANNING - LANDSCAPE ARCHITECTURE  
 CIVIL ENGINEERING - SURVEYING  
 694 MAIN STREET, SUITE 3  
 HOLDEN, MA 01520-1862  
 508.829.0333 Fax 508.829.0904  
 EMAIL [places@verizon.net](mailto:places@verizon.net)  
 PROJECT NO. 10-620    PLAN NO. 10-620-LA-1

DESIGNED: W.E.M.  
 DRAFTED: J.E.G.  
 CHECKED: W.E.M.

NF  
 BITTERROOT GROUP, LLC  
 MAP F-2A PARCEL 94-2  
 (3 SPRUCE STREET)  
 &  
 543-545 MASS AVE LTD PARTNERSHIP  
 MAP F-2A PARCEL 94-3  
 (1 SPRUCE STREET)

NF  
 CASSIANA N BOTTOS, TRUSTEE  
 MAP F-2A PARCEL 92  
 (110 SPRUCE STREET)

NF  
 11 SPRUCE STREET NOMINEE TRUST  
 MAP F-2A PARCEL 93  
 (11 SPRUCE STREET)

NF  
 15 SPRUCE TRUST II  
 MAP F-2A PARCEL 82  
 (15 SPRUCE STREET)  
 (ERNIE'S AUTO BODY)

NF  
 240 ARLINGTON STREET NOMINAL TRUST  
 MAP F-2A PARCEL 81  
 (240 ARLINGTON STREET)

6' TALL, LATTICE TOP VINYL FENCE,  
 COLOR BY ARCHITECT, PROVIDE  
 WIRE TIES AND CABLE TO DIRECT  
 VINE GROWTH TO TOP OF FENCE.

EACH DOORWAY PLANTING BED  
 TO HAVE THREE (3) BLUE FESCUE  
 CLUMPS BELOW AND IN FRONT  
 OF SHRUBS, TYP FOR 6

EXIST. MATURE SPRUCE (3) TO BE  
 PROTECTED THROUGHOUT ALL  
 CONSTRUCTION PHASES. INSTALL  
 CONSTRUCTION FENCE BELOW  
 TREE DRIP LINE. THIS AREA SHALL  
 NOT BE ENCLOSED ON  
 BY EQUIPMENT OR MATERIALS

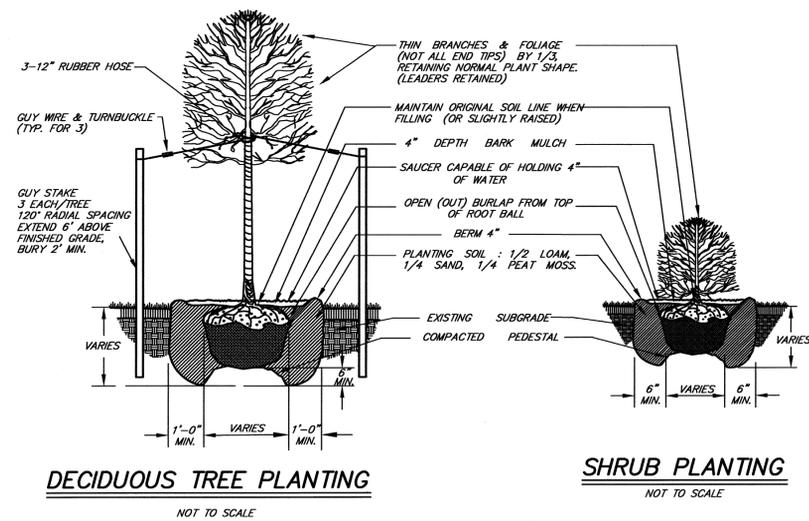
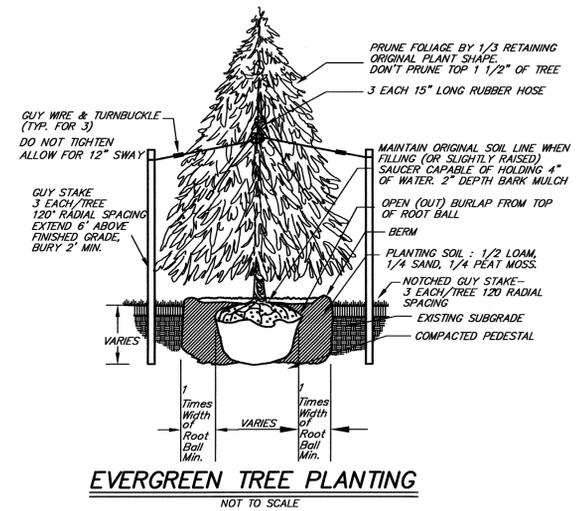
NF  
 MICHAEL L. KLINGER &  
 CAROLE M. DRAGO  
 MAP F-2A PARCEL 44  
 (239 ARLINGTON STREET)

NF  
 CYNTHIA A. LOCKE  
 MAP F-2A PARCEL 45  
 (235 ARLINGTON STREET)

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE	FIELD4	REMARKS
	ACE AU2	4	Autumn Blaze Maple / <i>Acer freemanii</i> 'Autumn Blaze'	15 gal	2"Cal	12-15' H		
	ACE GRI	2	Paperbark Maple / <i>Acer gnseum</i>	15 gal	1.75"Cal	12-15' H		
	BET EUR	2	Multi-Trunk European White Birch / <i>Betula pendula</i>	B # B	Truple Stem	8' - 10' Ht		
	CER EAS	1	Eastern Redbud Multi-trunk / <i>Cercis canadensis</i>	B # B	Truple Stem	8' - 10' Ht	MULTI-STEM SPECIMEN	
	CHA FE4	2	Fernspray Gold Hinoki False Cypress / <i>Chamaecypans obtusa</i> 'Fernspray Gold'	B # B		6' - 8' Ht.		
	CHI VIR	2	White Fnngetree / <i>Chionanthus virginicus</i>	B # B	2"Cal	8' - 10' Ht	6-8' spread	
	THU NIG	9	Nigra Cedar / <i>Thuja occidentalis</i> 'Nigra'	B # B		8' - 10' Ht	BUFFER/SCREEN	
SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	REMARKS			
	AZA PO2	26	Popcom Azalea / <i>Azalea arborescens</i> Popcom	5 gal	Yellow summer flowering			
	FOR FIE	13	Fiesta Forsythia / <i>Forsythia x intermedia</i> 'Fiesta'	5 gal	Wide, compact with variegated leaves			
	FOT MOU	6	Mountain Witchalder / <i>Fothergilla major</i>	B # B				
	HIB RE4	9	Red Heart Rose-of-Sharon / <i>Hibiscus synacus</i> 'Red Heart'	5 gal				
	HYD PET	8	Climbing Hydrangea / <i>Hydrangea anomala petiolans</i> 'Miranda'	5 gal				
	HYD END	15	Endless Summer / <i>Hydrangea macrophylla</i> 'Balmer' TM	B # B				
	ILE JE3	17	Columnar Japanese Holly / <i>Ilex crenata</i> 'Jersey Pinnacle'	5 gal	Upright to form hedge			
	ILE SP3	12	Winterberry / <i>Ilex verticillata</i> 'Sparkleberry'	B # B	Uniform, multistem			
	ILE PRI	9	Blue Pnnce Holly / <i>Ilex x meserveae</i> 'Blue Pnnce' TM	B # B				
	LIN BEN	10	Spicebush / <i>Lindera benzoin</i>	B # B				
	PIC NI2	4	Nest Spruce / <i>Picea abies</i> 'Nidiformis'	B # B	Blue color emphasis			
	POT MCK	10	McKay's White Bush Cinquefoil / <i>Potentilla fruticosa</i> 'McKay's White'	5 gal				
	RHO CU5	15	Catawba Rhododendron / <i>Rhododendron catawbiense</i> 'Cunningham White'	B # B	4' Ht # Spr.			
	SPI GO4	19	Goldflame Spirea / <i>Spiraea x bumalda</i> 'Goldflame'	5 gal				
	SYR ANG	5	Common Lilac / <i>Syringa vulgaris</i> 'Angel White'	5 gal				
	SYR PRE	5	Donald Wyman Lilac / <i>Syringa x prestoniae</i> 'Donald Wyman'	5 gal				
	VAC HIG	5	Highbush Blueberry / <i>Vaccinium corymbosum</i>	B # B				
	VIB AUR	24	Korean Spice Viburnum / <i>Viburnum carlesii</i> 'Aurora'	B # B	3' Ht # Spr.			

GROUND COVERS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	FIELD2	FIELD3	REMARKS
	HEM DAR	100 sf	Daylily / <i>Heemerocallis</i> x 'Dark Eyed Magic' TM	flat @ 12" oc			
	HOS MON	19 sf	Hosta / <i>Hosta montana</i> 'Aureomarginata'	1 gal@ 18" oc			
	JUN PRI	194 sf	Pnnce Of Wales Juniper / <i>Juniperus horizontalis</i> 'Pnnce of Wales'	1 gal@ 12" oc			



GRASS AND SLOPE COVER SPECIFICATIONS

- All disturbed areas, including slopes and the detention basin, shall be graded and stabilized by planting or other method as shown or specified on the plans.
- A minimum of 6" of loam shall be applied to all surfaces to be seeded. Loam shall be uniformly applied, shaped and smoothed.
- Loam acidity shall be checked and adjusted to a pH of 6.5, apply lime at a minimum rate of 50 lbs per 1,000 square feet, if necessary. (If permitted by the Orders of Conditions only).
- Organic-slow release fertilizer of a type 5-2-2 applied at a rate of 50 lbs per 500 square feet. (If permitted by the Orders of Conditions only).
- Rake a seed bed using a york rake or hand raking to a minimum depth of 3" thoroughly incorporating lime and fertilizer.
- Seeding may be performed by hand, mechanical or tractor mounted spreader. Hydroseeding is recommended.
- Seeding before April 15 or after November 1, shall be reapplied between these dates if a minimum germination of 90%, determined by surface area coverage, has not occurred or if the surface area has eroded or become un-stabilized.
- SEEDING:
  - HAND SEEDING:
    - Seed shall be applied by hand or broadcast spreader to provide a uniform distribution of seed.
    - Seed shall be lightly raked into a depth of 1/2"-1", with all raking to be perpendicular to the slope.
    - Seed is to be rolled with a water ballast roller to insure contact of seed with soil, do not compact soil.
    - Area shall be mulched using seed-free straw to adequately cover the area to a depth of 1/2"-1", insuring a uniform cover of 75% of the surface area.
    - Mulch shall be secured by means of secured landscape fabric, erosion control netting (3/4" - 1" mesh), or other biodegradable material which will insure adequate cover until the surface has grown to 90% germination, or according to the manufacturer's instructions.
  - HYDROSEEDING:
    - Hydroseeding is encouraged for all areas, especially for large areas and steep slopes.
    - Hydroseeding shall be performed in a single uniform layer.
    - A track equipped machine shall travel perpendicular to any slope to provide compacted surface depressions for hydroseeding to catch. Such tracks shall be a minimum of three (3') feet on center for the total length of the slope.
    - Application rates on slopes greater than 3:1 (horizontal to vertical) or greater shall have a minimum seeding rate of 4lbs/1000sf.
    - A latex or fiber tackifier shall be used on all areas at the rate recommended by the manufacturer and on all slopes identified above (No. 4), a minimum rate of 50 lbs. of tackifier per 500 gals of water shall be used.
    - Fertilizer and lime may be incorporated into the hydroseed mixture in the quantities and type identified previously. (If permitted by the Orders of Conditions only).

- SEED MIXTURE
    - All seed shall be of the previous year's crop and shall have a quantified mixture analysis attached. No more than 1.0% of total mixture shall consist of weed seed species.
    - SEED MIXTURE TYPE "A": Seed mixtures for lawn areas shall consist of a standard lawn mix containing a minimum of 80% perennial species, and shall conform to the following standards: Minimums (by total weight of mix):
      - 40% Kentucky Bluegrass
      - 20% Chewings Fescue
      - 20% Perennial Ryegrass
      - 20% Annual Rye or other annual species
- \*\* No more than 20% of the total mix, by weight, shall consist of annual rye or other annual species. Apply at a rate of 4 lbs per 1,000 square feet, or 170 lbs. per acre.

LANDSCAPE PLAN  
ACTON, MASSACHUSETTS  
PREPARED FOR  
WEST ACTON TRIO, LLC.  
232 ARLINGTON STREET  
ACTON, MA 01720

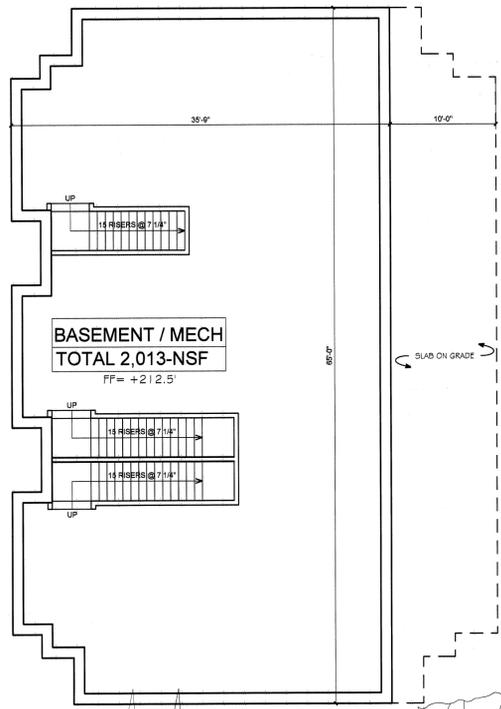
SCALE: 1/16" = 1' - 0" DATE: JULY, 2010  
PREPARED BY

**PLACES**  
Site Consultants, Inc.

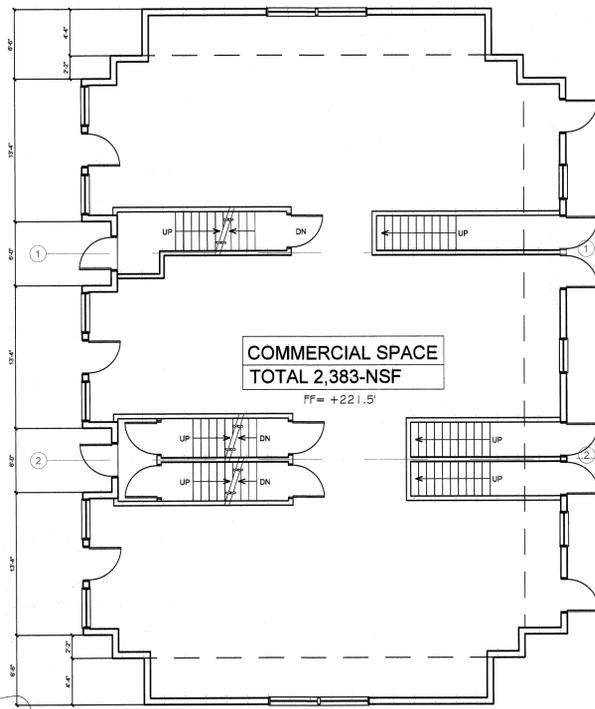
PLANNING - LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING - SURVEYING  
694 MAIN STREET, SUITE 3  
HOLDEN, MA 01520-1862  
508.829.0333 Fax 508.829.0904  
EMAIL places@verizon.net  
PROJECT NO. 10-620 PLAN NO. 10-620-LA-2



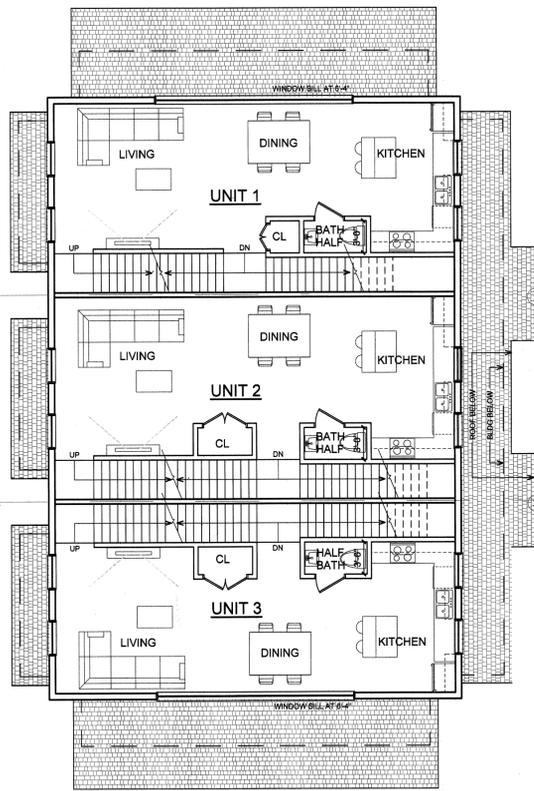
DESIGNED: W.E.M.  
DRAFTED: J.E.G.  
CHECKED: W.E.M.



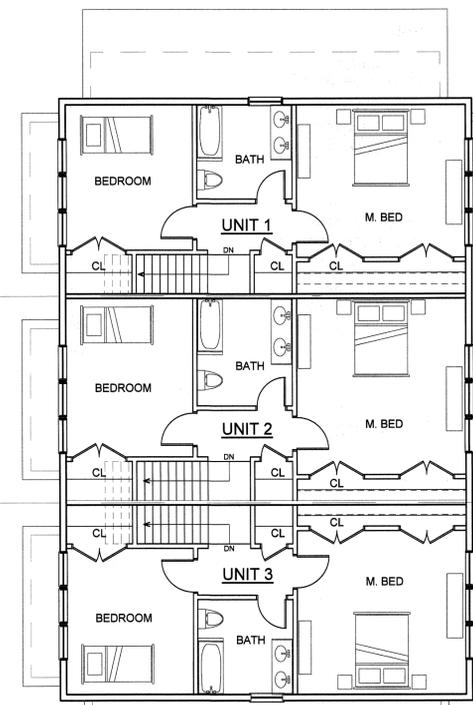
BASEMENT FLOOR PLAN - UNITS 1-3  
SCALE 1/8" = 1'-0"



1ST FLOOR PLAN - UNITS 1-3  
SCALE 1/8" = 1'-0"



2ND FLOOR PLAN - UNITS 1-3  
SCALE 1/8" = 1'-0"



3RD FLOOR PLAN - UNITS 1-3  
SCALE 1/8" = 1'-0"

**COMMERCIAL**

FLOOR AREA (EXCLUDING STAIRS)	
B	2,013-SF
1	2,383-SF
<b>TOTAL</b>	<b>4,396-SF</b>

**UNIT 1**

FLOOR AREA PER ZONING BY LAW	
1	141-SF
2	721-SF
3	721-SF
<b>TOTAL</b>	<b>1,583-SF</b>

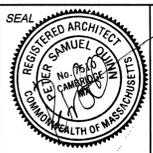
**UNIT 2**

FLOOR AREA PER ZONING BY LAW	
1	125-SF
2	754-SF
3	754-SF
<b>TOTAL</b>	<b>1,633-SF</b>

**UNIT 3**

FLOOR AREA PER ZONING BY LAW	
1	125-SF
2	721-SF
3	721-SF
<b>TOTAL</b>	<b>1,567-SF</b>

**PETER QUINN ARCHITECTS**  
ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN  
PETER QUINN ARCHITECTS LLC  
1955 MASS AVE, SUITE 4  
CAMBRIDGE, MA 02140  
PH 617-354-3989 FAX 617-868-0280



CONSULTANT

PROJECT  
**232 ARLINGTON ST**  
ACTON, MA 01720

PREPARED FOR  
**WEST ACTON TRIO, LLC**

DRAWING TITLE  
**UNITS 1-3:  
PLANS &  
ELEVATIONS  
(CORNER BLDG)**

SCALE AS NOTED  
REVISION / ISSUE DATE

SP SUBMISSION 6 JULY 2010

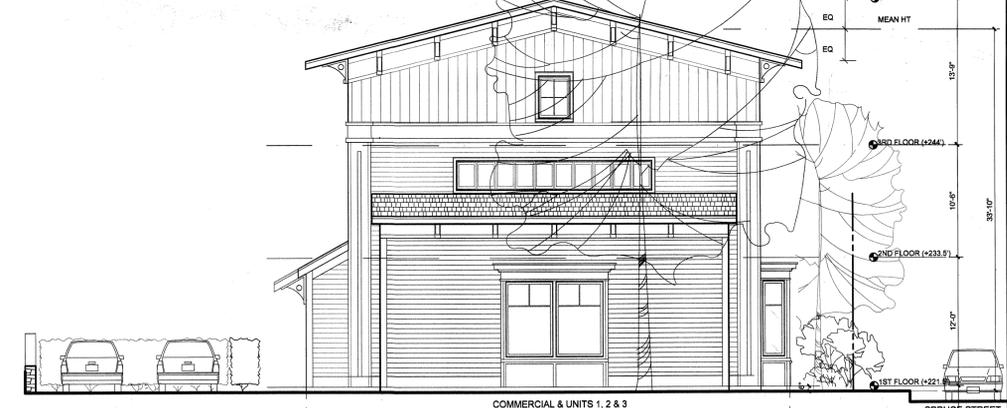
DRAWN BY SH REVIEWED BY PQ

SHEET

**A-1**



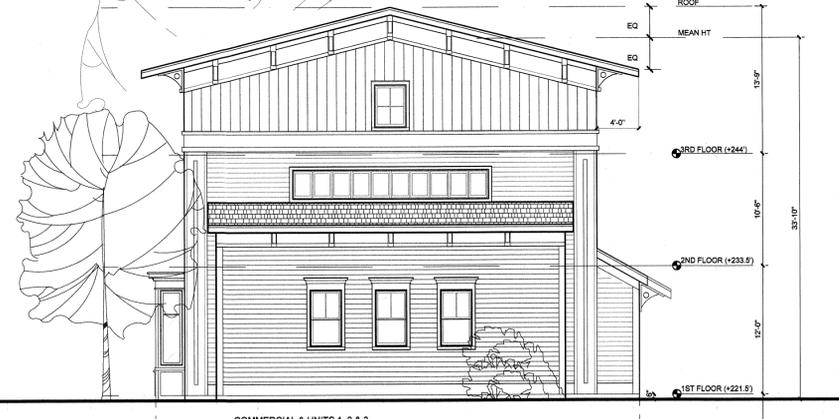
SPRUCE STREET ELEVATION (WEST)  
SCALE 1/8" = 1'-0"



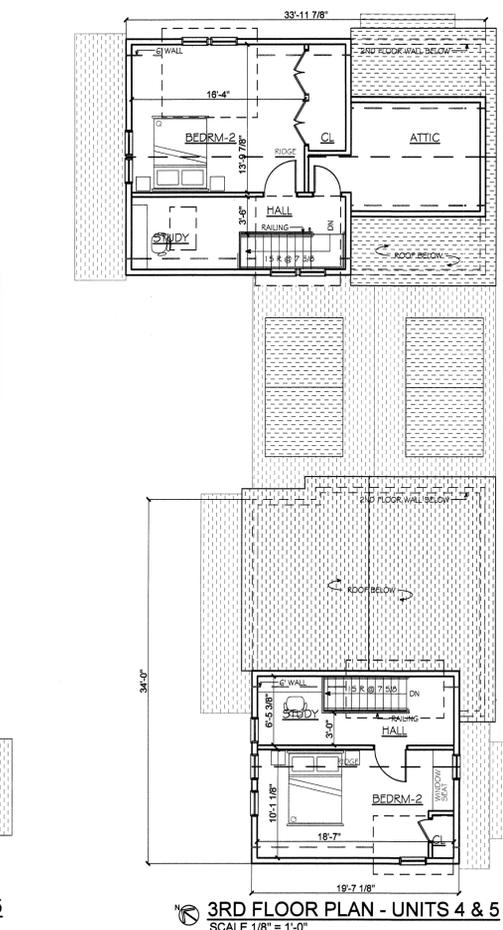
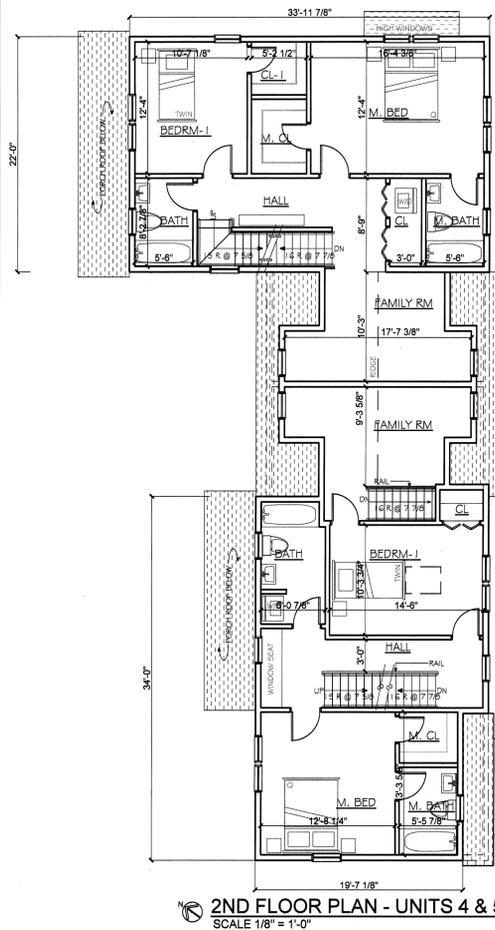
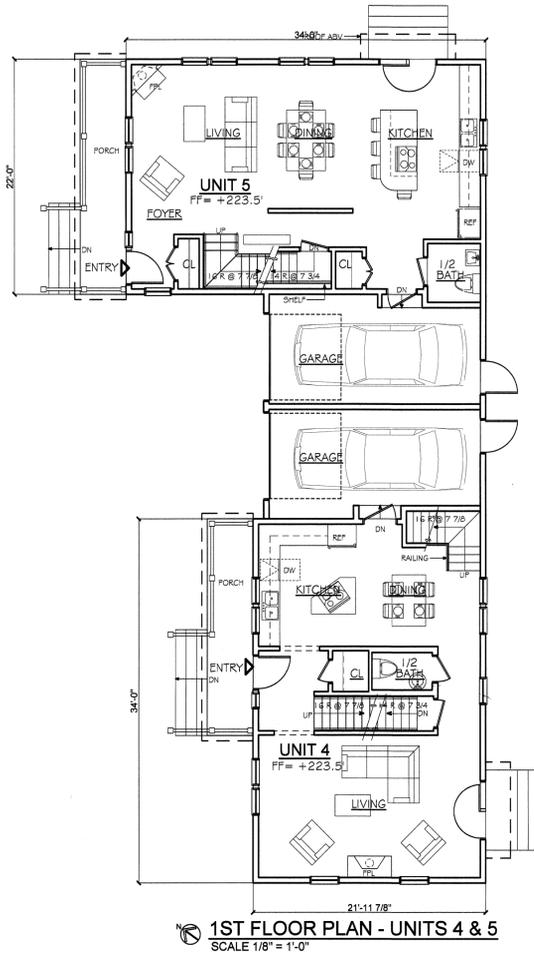
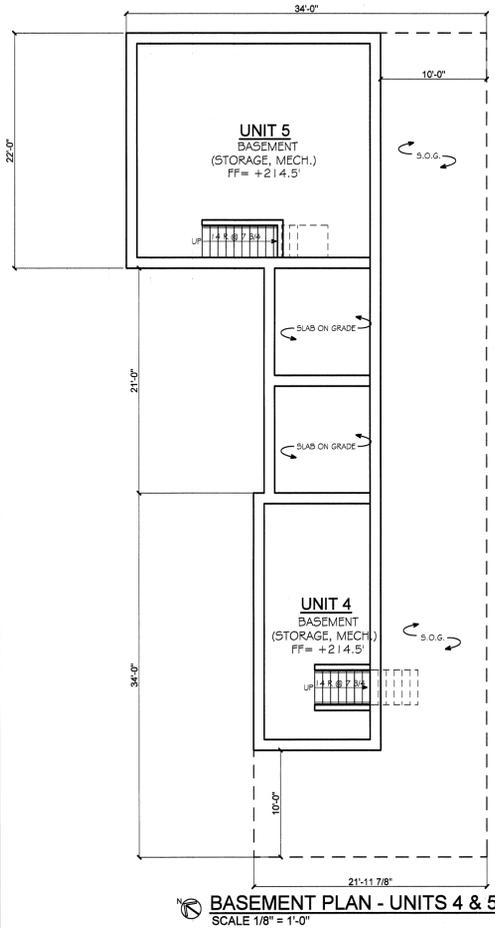
ARLINGTON STREET ELEVATION (NORTH)  
SCALE 1/8" = 1'-0"



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



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



**UNIT 4**

	FLOOR AREA PER ZONING BY LAW	HABITABLE FLOOR AREA (6' WALL)
B	288-SF	
1	757-SF	757-SF
2	883-SF	883-SF
3	352-SF	318-SF
TOTAL	2,280-SF	1,958-SF

**UNIT 5**

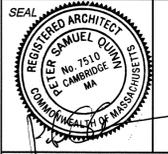
	FLOOR AREA PER ZONING BY LAW	HABITABLE FLOOR AREA (6' WALL)
B	534-SF	
1	755-SF	755-SF
2	912-SF	912-SF
3	609-SF	544-SF
TOTAL	2,810-SF	2,211-SF



**PETER QUINN ARCHITECTS**

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
1955 MASS AVE, SUITE 4  
CAMBRIDGE, MA 02140  
PH 617-354-3989 FAX 617-868-0280



CONSULTANT

PROJECT

**232 ARLINGTON ST**  
ACTON, MA 01720

PREPARED FOR

**WEST ACTON TRIO, LLC**

DRAWING TITLE

**UNITS 4 & 5:  
PLANS &  
ELEVATIONS**

SCALE AS NOTED

REVISION / ISSUE DATE

SP SUBMISSION 6 JULY 2010

DRAWN BY SH REVIEWED BY PQ

SHEET

**A-2**

