

Stamski and McNary, Inc.
Engineering - Planning - Surveying
1000 Main Street Acton, MA 01720 (978) 263-8585

Notice of Intent

Under the Massachusetts Wetland Protection Act,
G.L. c. 131, s. 40

and

The Town of Acton Wetland Protection Bylaw

for

**294 Main Street
Acton, MA 01720**

Applicant: 294 Main Street LLC.
P.O. Box 2350
Acton, MA 01720

Owner: James L. Press
294 Main Street
Acton, MA 01720

Date: December 20, 2010

SM-4703

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- B. WPA Form 4B – Order of Resource Area Delineation
- C. Massachusetts Natural Heritage Atlas 13th edition, Effective: October 1, 2008
- D. Site Plan (3 Sheets) by Stamski and McNary, Inc. dated: December 21, 2010
- E. Stormwater Report (under separate cover)

Project Narrative

PROJECT NARRATIVE

294 Main Street

Wetland Resources

The potential for regulated wetlands and related areas on the site was investigated in accordance with the Massachusetts Wetlands Protection Act (MGL Ch. 131 s. 40) and its associated regulations (310 CMR 10.00), the Rivers Protection Act (and amendment to the Wetlands Protection Act (WPA) under Chapter 258 of the Acts of 1996), and the Town of Acton Wetland Protection Bylaw. The Acton Conservation Commission issued an Order of Resource Area Delineation on November 17, 2010. While the Bordering Vegetated Wetland is located on an abutting property, the BVW projects a 100 foot Buffer Zone onto the site. There is also a potential Vernal Pool located off property within the BVW that projects a 100 foot Buffer Zone onto the site as well.

Existing Conditions

The site is located at 294 Main Street in Acton, Massachusetts and is approximately 0.74 acres located in the Residence AA zoning district. There is currently a single-family dwelling on the property. There are mature trees located to the west, north and east of the existing dwelling and a pocket of combination tree/lawn located along Main Street. There is a wetland located off the property to the east. The remaining lot coverage is comprised of a dwelling, driveway, lawn and a small gravel area.

Under current conditions, runoff from the entire site runs uncontrolled from the west to the east towards wetland located off site. There is a potential vernal pool located to the east on the abutting lot, within this wetland.

Bordering Vegetated Wetlands

There is a Bordering Vegetated Wetland (BVW) located off the site to the east. The BVW boundary was field delineated by B & C Associates and confirmed by the Acton Conservation Commission in an Order of Resource Delineation dated: November 17, 2010 (attached).

Proposed Site Conditions

The proposed project is the removal of an existing single family dwelling and the construction of three two-family structures. A portion of three of the six units will be within the 100 foot Buffer Zone of a BVW, along with associated shared driveway and utilities.

Runoff from the majority of the driveway will be directed to a Rain Garden for treatment and recharge. Overflow from the Rain Garden, as well as roof runoff from four of the six units will be directed to a sub-surface infiltration trench for further treatment and recharge. There will also be an infiltration trench and drip edge to capture runoff from a small portion of the driveway and roof runoff from unit 6, respectively.

Buffer Zone

The offsite BVW projects a 100 foot Buffer Zone onto the site. A significant portion of the existing dwelling and driveway and all of the existing sewage disposal system is located within the 100 foot Buffer Zone. Three of the units will be located within the 100 foot Buffer Zone, but greater than 75 feet from the BVW. The proposed driveway will be located no closer than existing conditions (66'). There will be no on-site sewage disposal system as the proposed dwellings will be connected to the town sewer system. The existing disturbance nonconformity setback to the potential vernal pool will be maintained as well.

The Town of Acton Wetland Bylaw prohibits certain activities within the Buffer Zone as well as other setback areas. The following outlines the prohibition and the projects respective compliance:

Wetland Protection Bylaw Section 3.2 and Chapter F 8.3 Wetland Setbacks for New Activities

0-foot setback for wetland-dependent structures (drain outfalls, weirs, etc), fences, and structures necessary for upland access where reasonable alternative access is unavailable.

The proposed Rain Garden will be located approximately 35 feet from the BVW at the closest point and greater than 80 feet from the potential vernal pool. The Rain Garden is located in a previously disturbed area where the current sewage disposal system is located. The outfalls of the sub-surface Infiltration Trench and foundation drains will be approximately 65 feet from the BVW and 85 feet from the potential vernal pool.

75-foot no-build setback to the edge of driveways, roadways and structures.

All of the units have been proposed greater than 75 feet from the BVW and greater than 100 feet from the potential vernal pool. Units 5 and 6 are the closest proposed units to the BVW, they are approximately 76 feet from the BVW to the structure and meet separation requirements of the Bylaw. Unit 1 will be approximately 96' from the BVW and units 2, 3, and 4 will be greater than 100 feet from the BVW.

Wetland Protection Bylaw Section 3.3 and Chapter F 8.3 Wetland Setbacks for Existing Structures

No new activity shall be commenced and no new structure shall be located closer to the edge of a Wetland Resource Area than existing non-conforming like Activity or structures...

The existing driveway is located approximately 66 feet from BVW at the closest point, which is at the entrance from Main Street. The driveway is not presently in

compliance with Section 3.2. The proposed driveway will make use of the existing entrance and be expanded away from the BVW. No new activity shall be commenced which will be located closer to the edge of a Wetland Resource Area than existing no-conforming like activities.

Summary

No direct impacts to the Bordering Vegetated Wetland and potential vernal pool are proposed. Work will occur within the 100 foot Buffer Zone of the BVW. All Structures will be located greater than 75 feet from the BVW and proposed driveway will not be located closer the existing like activity.

Notice of Intent - WPA Form 3



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

 MassDEP File Number

 Document Transaction Number
 Acton

 City/Town

Important:
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
 Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

<u>294 Main Street</u>	<u>Acton</u>	<u>01720</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	<u>042d 28'34.8"N</u>	<u>071d 27'10.7"W</u>
	d. Latitude	e. Longitude
<u>F-3</u>	<u>80</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Stephen</u>	<u>Steinberg</u>	
a. First Name	b. Last Name	
<u>294 Main St. LLC.</u>		
c. Organization		
<u>P.O. Box 2350</u>		
d. Street Address		
<u>Acton</u>	<u>MA</u>	<u>01720</u>
e. City/Town	f. State	g. Zip Code
<u>(978) 263-3989</u>	<u>(978) 263-0403</u>	<u>actonmgt@verizon.net</u>
h. Phone Number	i. Fax Number	j. Email Address

3. Property owner (required if different from applicant): Check if more than one owner

<u>James</u>	<u>Press</u>	
a. First Name	b. Last Name	
c. Organization		
<u>294 Main Street</u>		
d. Street Address		
<u>Acton</u>	<u>MA</u>	<u>01720</u>
e. City/Town	f. State	g. Zip Code
<u>(978) 590-5965</u>	<u>(978) 266-1073</u>	<u>jim.press@ntscorp.com</u>
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Benjamin</u>	<u>Ewing</u>	
a. First Name	b. Last Name	
<u>Stamski and McNary, Inc.</u>		
c. Company		
<u>1000 Main Street</u>		
d. Street Address		
<u>Acton</u>	<u>MA</u>	<u>01720</u>
e. City/Town	f. State	g. Zip Code
<u>(978) 263-8585</u>	<u>(978) 263-9883</u>	<u>bre@stamskiandmcnary.com</u>
h. Phone Number	i. Fax Number	j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

<u>\$2,100.00</u>	<u>\$1,037.50</u>	<u>\$1,062.50 (Plus \$420.00 Bylaw)</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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A. General Information (continued)

6. General Project Description:

The Construction of a portion of 2 two family structures and associated driveway and utilities within the 100' Buffer Zone of a Bordering Vegetated Wetland.

7a. Project Type Checklist:

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Limited Project Driveway Crossing
- 4. Commercial/Industrial
- 5. Dock/Pier
- 6. Utilities
- 7. Coastal Engineering Structure
- 8. Agriculture (e.g., cranberries, forestry)
- 9. Transportation
- 10. Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

- 1. Yes No If yes, describe which limited project applies to this project:

2. Limited Project

8. Property recorded at the Registry of Deeds for:

Middlesex South

a. County

28756

c. Book

b. Certificate # (if registered land)

553

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1. Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____ 3. cubic feet of flood storage lost _____	2. square feet _____ 4. cubic feet replaced _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet _____ 2. cubic feet of flood storage lost _____	3. cubic feet replaced _____
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) _____ 2. Width of Riverfront Area (check one): <input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only <input type="checkbox"/> 100 ft. - New agricultural projects only <input type="checkbox"/> 200 ft. - All other projects	
	3. Total area of Riverfront Area on the site of the proposed project:	_____ square feet
	4. Proposed alteration of the Riverfront Area:	
	a. total square feet _____	b. square feet within 100 ft. _____
		c. square feet between 100 ft. and 200 ft. _____
	5. Has an alternatives analysis been done and is it attached to this NOI?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	6. Was the lot where the activity is proposed created prior to August 1, 1996?	<input type="checkbox"/> Yes <input type="checkbox"/> No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____ 2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	a. square feet of BWV	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	a. number of new stream crossings	b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/priority_habitat/online_viewer.htm.

a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
Route 135, North Drive
Westborough, MA 01581

Oct. 1, 2008
b. Date of map



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C. Other Applicable Standards and Requirements (cont'd)

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.C, and include requested materials with this Notice of Intent (NOI); OR complete Section C.1.d, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

1. c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area

_____ percentage/acreage

(b) outside Resource Area

_____ percentage/acreage

2. Assessor's Map or right-of-way plan of site

3. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work ***

(a) Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) Photographs representative of the site

(c) MESA filing fee (fee information available at: http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/esa_fee_schedule.htm).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

(d) Vegetation cover type map of site

(e) Project plans showing Priority & Estimated Habitat boundaries

d. OR Check One of the Following

1. Project is exempt from MESA review.

Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/esa/esa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing.

_____ a. NHESP Tracking #

_____ b. Date submitted to NHESP

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/dfwele/dfw/nhosp/nhosp.htm>, regulatory review tab). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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C. Other Applicable Standards and Requirements (cont'd)

3. Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.
2. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
- a. Not applicable – project is in inland resource area only
- b. Yes No If yes, include proof of mailing or hand delivery of NOI to either:
- | | |
|---|--|
| South Shore - Cohasset to Rhode Island, and the Cape & Islands: | North Shore - Hull to New Hampshire: |
| Division of Marine Fisheries - Southeast Marine Fisheries Station
Attn: Environmental Reviewer
1213 Purchase Street – 3rd Floor
New Bedford, MA 02740-6694 | Division of Marine Fisheries - North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930 |

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

3. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
-
4. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a. Yes No
5. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a. Yes No
6. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. A portion of the site constitutes redevelopment
 3. Proprietary BMPs are included in the Stormwater Management System.
- b. No. Check why the project is exempt:
1. Single-family house

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.



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C. Other Applicable Standards and Requirements (cont'd)

- 2. Emergency road repair
- 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

- 1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.
- 3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
- 4. List the titles and dates for all plans and other materials submitted with this NOI.

Site Plan for Sarah Jane Court

a. Plan Title

Stamski and McNary, Inc.

b. Prepared By

12/21/2010

d. Final Revision Date

Joseph March, P.E., P.L.S.

c. Signed and Stamped by

1"=20'

e. Scale

f. Additional Plan or Document Title

g. Date

- 5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8. Attach NOI Wetland Fee Transmittal Form
- 9. Attach Stormwater Report, if needed.



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E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

1009 (\$1062.50)	1010 (\$420.00)	12/16/2010
2. Municipal Check Number		3. Check date
1008 (\$1039.50)		12/16/2010
4. State Check Number		5. Check date
29A MAIN ST LLC		
6. Payor name on check: First Name		7. Payor name on check: Last Name

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

<i>Stephen P. Platenberg, Mgr.</i>	12/17/10
1. Signature of Applicant	2. Date
<i>James P. New</i>	12/17/10
3. Signature of Property Owner (if different)	4. Date
	6. Date
5. Signature of Representative (if any)	

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

NOI Wetland Fee Transmittal Form



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important:
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Applicant:

a. First Name _____ b. Last Name _____
 c. Organization 294 MAIN ST. LLC.
 P.O. Box 2350
 d. Mailing Address _____
 Acton _____ MA _____ 01720
 e. City/Town _____ f. State _____ g. Zip Code _____
 (978) 263-2989 978 263-0403 ACTON MGT @ VERIZON.NET
 h. Phone Number X2 i. Fax Number _____ j. Email Address _____

2. Property Owner (if different):

a. First Name James b. Last Name Press
 c. Organization _____
 294 Main Street
 d. Mailing Address _____
 Acton _____ MA _____ 01720
 e. City/Town _____ f. State _____ g. Zip Code _____
 978 590 5965 978 266 1073 JIM.PRESS @ NTSCORP.COM
 h. Phone Number _____ i. Fax Number _____ j. Email Address _____

3. Project Location:

a. Street Address 294 Main Street b. City/Town Acton

B. Fees

The fee should be calculated using the following six-step process and worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



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B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Cat. 3(B) Apartment/Condo Bulding	2	\$1,050.00	\$2,100.00

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	\$2,100.00
State share of filing Fee:	\$1,037.50
City/Town share of filling Fee:	\$1,062.50 (plus \$420.00 Bylaw Fee)
	a. Total Fee from Step 5
	b. 1/2 Total Fee less \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

Certified Abutters List / Affidavit / Notice to Abutters



Town of Acton
 472 Main Street
 Acton, MA 01720
 Telephone (978) 264-9622
 Fax (978) 264-9630

Brian McMullen
 Assistant Assessor

Locus: 294 MAIN ST
 Parcel ID: F3-80

Location	Parcel ID	Owner	Co-Owner	Mailing Address	Mailing Address 2	City	ST	Zip
9 CHARTER RD	F3-31	TOWN OF ACTON		472 MAIN ST		ACTON	MA	01720
300 MAIN ST	F3-74	ACTON HISTORICAL SOCIETY INC.		PO BOX 2389		ACTON	MA	01720
295 MAIN ST	F3-89	E&A NORTHEAST LTD PRTN	C/O EDENS & AVENT	900 NATIONAL BANK	1901 MAIN STREET	COLUM	SC	29202
289 MAIN ST	F3-95	CUMBERLAND FARMS INC	ATT: CFI TAX DEPT	100 CROSSING BLVD		FRAMIN	MA	01702
288 MAIN ST #1	F3-88-1	BRAVO BUILDERS COMPANY LLC	C/O FRAMPTON CHARLES & PATTERSON MEREDITH	288 MAIN ST #1		ACTON	MA	01720
288 MAIN ST #2	F3-88-2	BRAVO BUILDERS COMPANY LLC	C/O TROTZ SETH R	288 MAIN ST #2		ACTON	MA	01720
288 MAIN ST #3	F3-88-3	BRAVO BUILDERS COMPANY LLC	C/O TAN ELIZA	288 MAIN ST #3		ACTON	MA	01720
288 MAIN ST #4	F3-88-4	BRAVO BUILDERS COMPANY LLC		288 MAIN ST		ACTON	MA	01720
288 MAIN ST #5	F3-88-5	BRAVO BUILDERS COMPANY LLC		288 MAIN ST		ACTON	MA	01720
285 MAIN ST	F3-94	HOGLE ROBERT M	HOGLE TINA M	285 MAIN ST		ACTON	MA	01720

The owner of land sharing a common boundary or corner with the site of the proposed activity (immediate) in any direction, including land located directly across a street, way, creek, river, stream, brook or canal. The above are as they appear on the most recent applicable taxes.

Kristen Caouette Oct 13 2010

Acton Assessors Office

NOTIFICATION TO ABUTTERS
UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40 you are hereby notified of the following:

The Applicant: 294 Main Street LLC

Address: P.O. Box 2350, Acton, MA 01720 Phone: (978) 263-2989

has filed a Notice of Intent with the Acton Conservation Commission seeking permission to remove, fill, dredge or alter an Area Subject to Protection under the Wetlands Protection Act .

Applicant's Representative: Stamski and McNary, Inc.

Address: 1000 Main Street; Acton MA 01720 Phone: (978) 263-8585

The address of the property where the activity is proposed: 294 Main Street

Town Atlas Plate/Map: F-3 Parcel/Lot: 80

Project Description: The construction of a portion of two duplex building and associated driveway and utilities within the 100 foot Buffer Zone of a Bordering Vegetated Wetland.

Copies of the Notice of Intent may be examined at the Conservation Office, Acton Town Hall, 472 Main Street, Acton. Between the hours of 8:00 A.M. and 4:30 P.M. Monday through Friday. For more information please call the Conservation Office at 978-264-9631.

A Public Hearing will be held at the Acton Town Hall, 472 Main Street, on Wednesday,
January 5, 2011 at 7:30 P.M.
(date)

The notice of the public hearing, will be published at least five (5) days in advance in the *Beacon* newspaper or *Metrowest Daily News*.

NOTE: You may also contact your local conservation commission or the nearest Department of Environmental Protection Regional Office for the information about this application or, the Wetlands Protection Act. Acton is in the Central Region. To contact DEP, call:

***Central Region: 508-792-7650**
Southeast Region: 508-946-2700

Northeast Region: 978-694-3200
Western Region: 413-784-

AFFIDAVIT OF SERVICES
Under the Massachusetts Wetlands Protection Act
(to be submitted to the Massachusetts Department of
Environmental Protection and the Conservation Commission
when filing a Notice of Intent)

I, Benjamin Ewing, hereby certify under the pains and penalties of perjury that on 12/23/10 I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

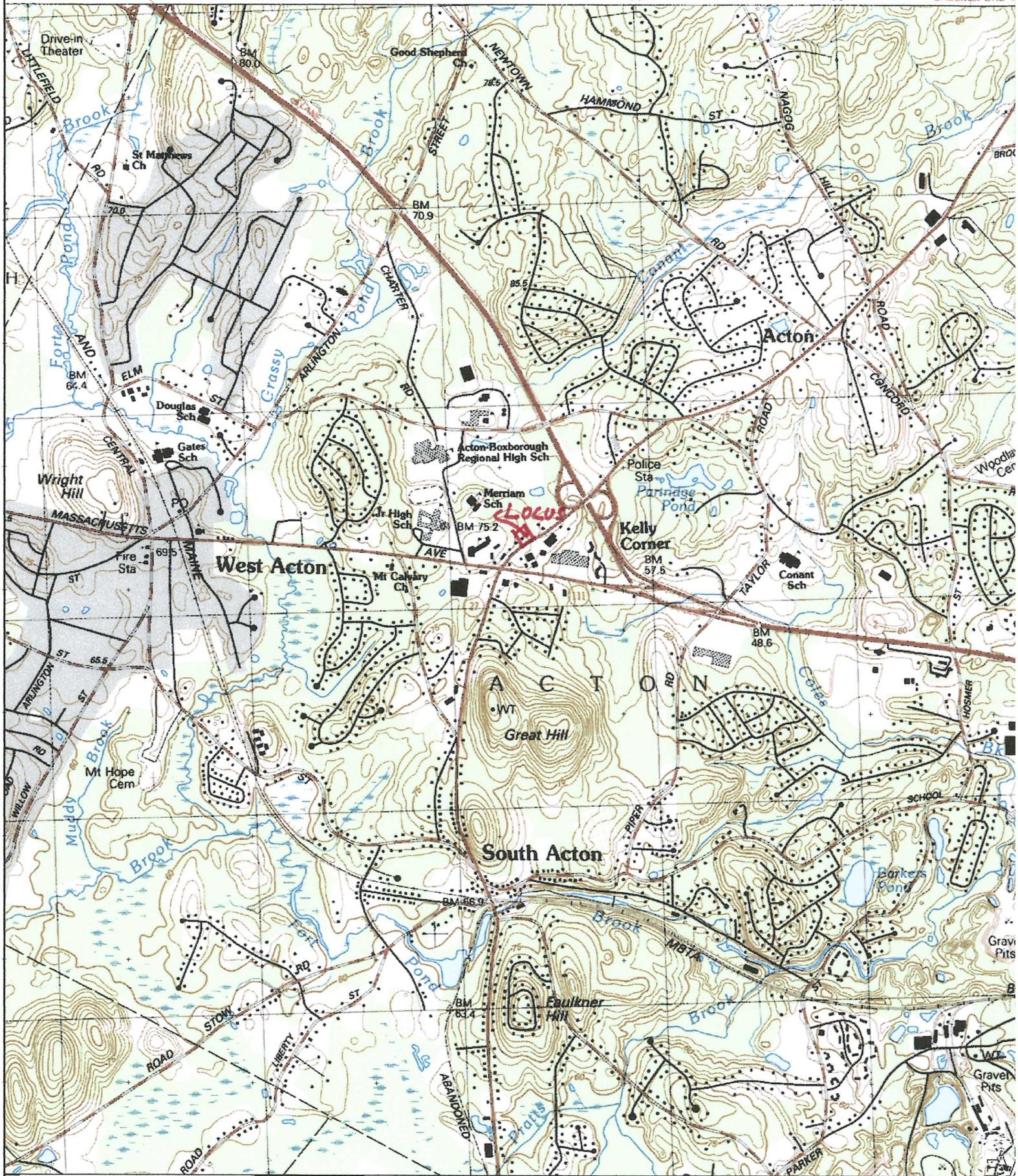
A Notice of Intent filed under the Massachusetts
Wetlands Protection Act by 294 Main Street LLC.
with the Acton Conservation Commission for
property located 294 Main Street.

The form of the notification, and a list of the abutters to whom it was given and their addresses, are attached to this Affidavit of Service.

Name: 

Date: 12/23/10

Attachment A
U.S.G.S. Map



<Default> - 1 Markers, Length = 0 feet

X - 042° 28' 34.8" N, 071° 27' 10.7" W

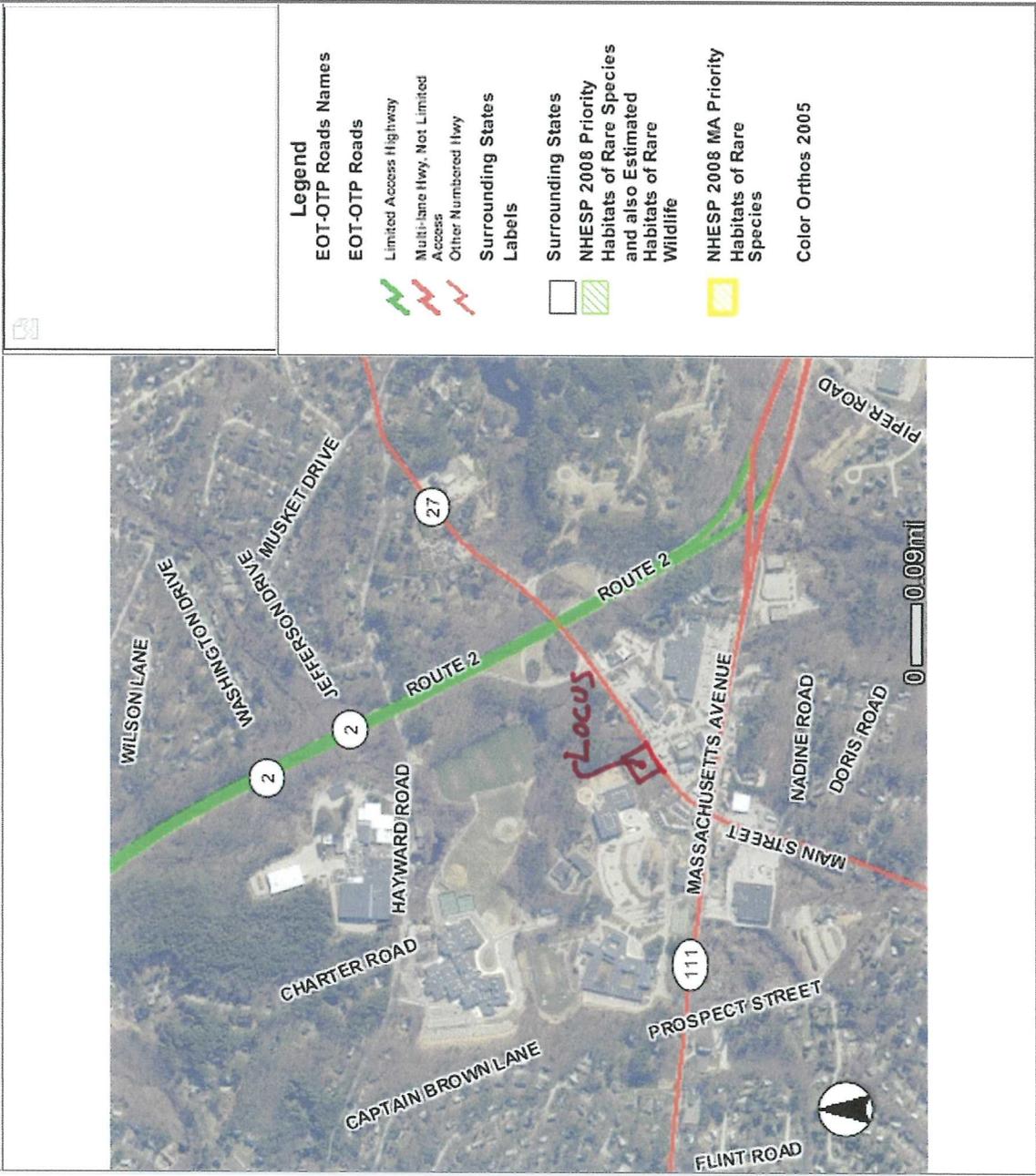
Name: MAYNARD
 Date: 12/15/110
 Scale: 1 inch equals 2003 feet

Location: 042° 28' 28.0" N 071° 27' 13.3" W
 Caption: 294 Main Street
 Acton, MA 01720
 SM-4703

Attachment B
WPA Form 4B – Order of Resource
Area Delineation

Attachment C
Massachusetts Natural Heritage Atlas 13th Edition

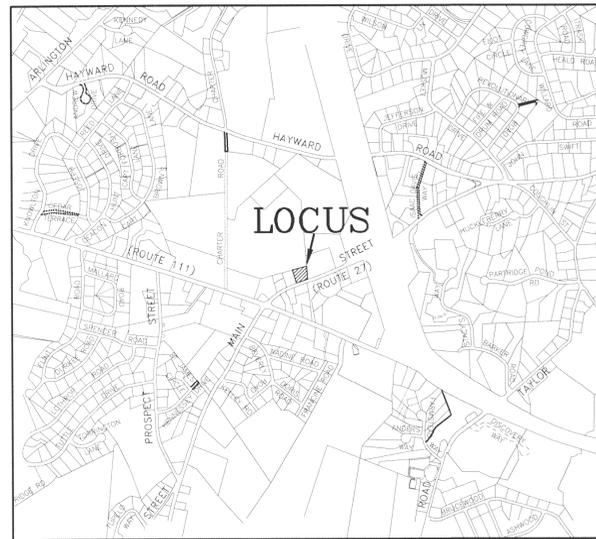
2008 Priority Habitat and Estimated Habitat Natural Heritage & Endangered Species Program



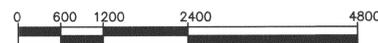
- Legend**
- EOT-OTP Roads Names**
 - EOT-OTP Roads**
 - Limited Access Highway
 - Multi-lane Hwy. Not Limited Access
 - Other Numbered Hwy
 - Surrounding States**
 - Labels**
 - Surrounding States**
 - NHESP 2008 Priority Habitats of Rare Species and also Estimated Habitats of Rare Wildlife**
 - NHESP 2008 MA Priority Habitats of Rare Species**
 - Color Orthos 2005**

Attachment D
Site Plan

SITE PLAN FOR SARAH JANE COURT ACTON, MASSACHUSETTS



LOCUS PLAN
SCALE: 1"=1,200'



INDEX:

- SHEET 1 OF 3 - TITLE SHEET, MASTER PLAN, NATURAL FEATURES AND EXISTING CONDITIONS PLAN
- SHEET 2 OF 3 - SITE DEVELOPMENT, EROSION AND SEDIMENTATION CONTROL PLAN
- SHEET 3 OF 3 - DETAIL SHEET

ZONING DISTRICT:

R-AA (RESIDENCE AA)
GROUNDWATER PROTECTION DISTRICT ZONE 4

APPLICANT:

294 MAIN ST., LLC
P.O. BOX 2350
69 GREAT ROAD
ACTON, MA 01720

REFERENCE

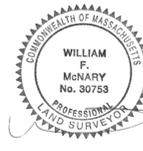
MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 28756 PAGE 553
PLAN No. 1030 OF 1955
TOWN ATLAS - ACTON, MASSACHUSETTS
MAP F-3 PARCEL 80

ENGINEER/SURVEYOR:

STAMSKI AND McNARY, INC.
1000 MAIN STREET
ACTON, MASSACHUSETTS 01720
(978) 263-8585

RECORD OWNER:

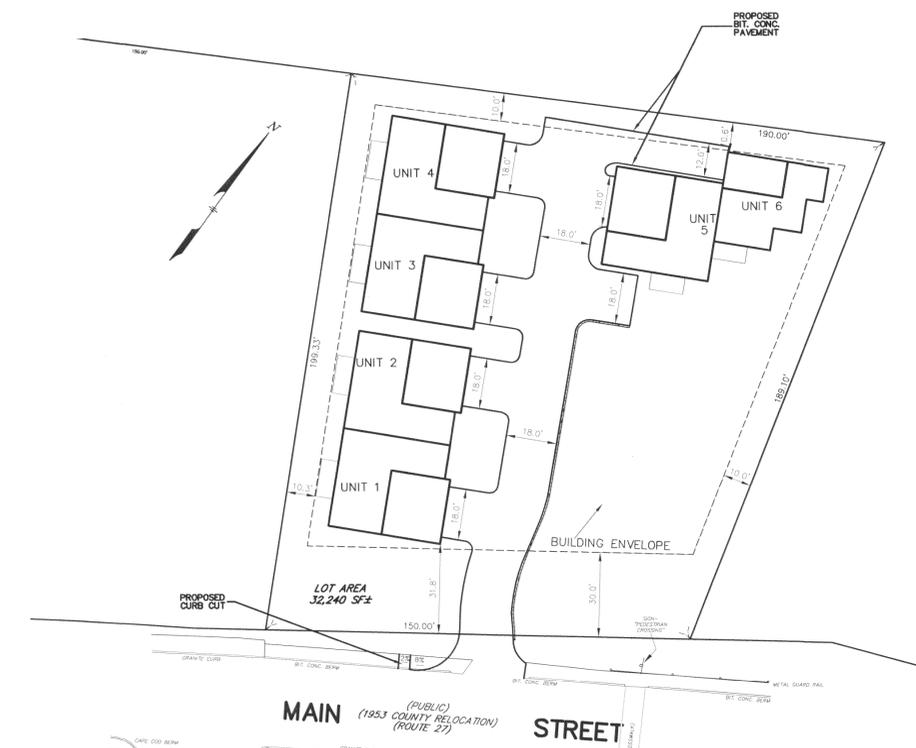
JAMES L. PRESS
294 MAIN STREET
ACTON, MASSACHUSETTS



LAND USE DATA

ZONING REQUIREMENTS (RAA)	PROPOSED	
MIN LOT AREA	10,000 SF	32,240 SF
MIN LOT FRONTAGE	100 FT	150.00 FT
MIN LOT WIDTH	50 FT	> 150 FT
MIN FRONT YARD	30 FT	32 FT
MIN SIDE & REAR YARD	10 FT	11 FT
MIN OPEN SPACE	35% (11,284 SF)	67% (17,290 SF)
MAX FLOOR AREA RATIO	NR	NR
MAX BUILDING HEIGHT	36 FT	< 36 FT
MAX DENSITY	15 UNITS/AC	8 UNITS/AC

PARKING REQUIREMENTS	
RESIDENTIAL: 2 SPACES PER UNIT (6 UNITS)	= 12
TOTAL	= 12+
TOTAL SPACES PROPOSED: 12+	



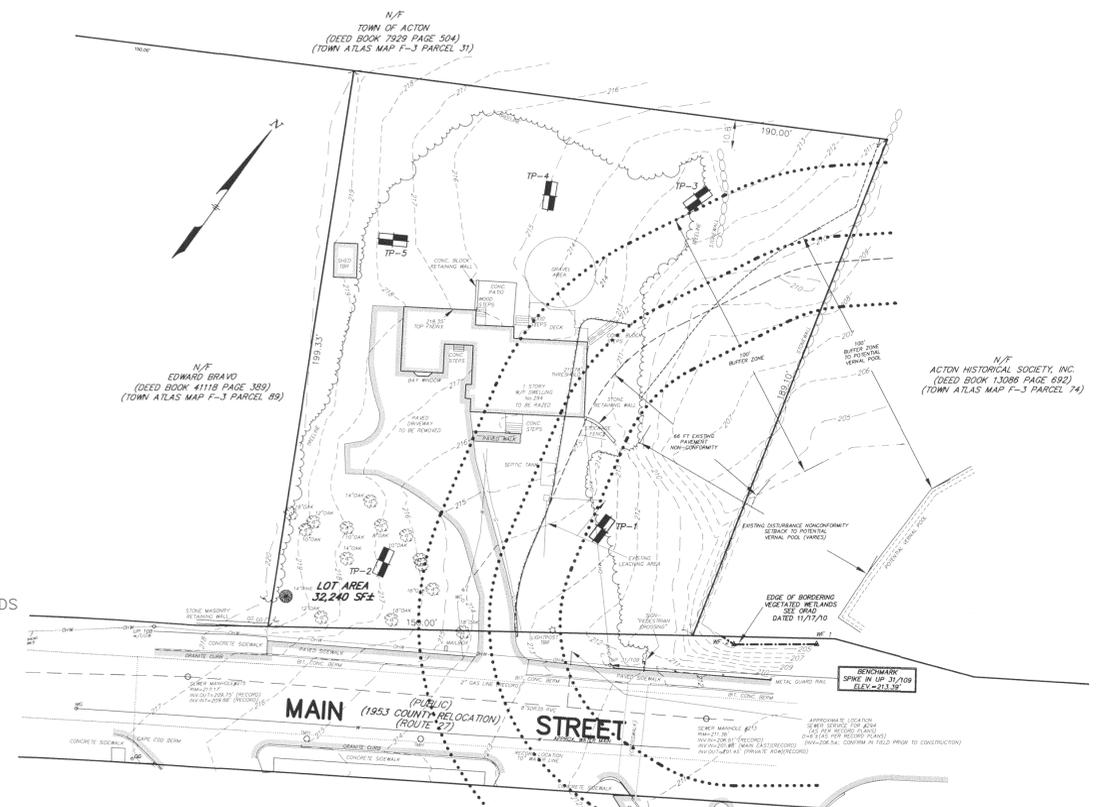
LAYOUT PLAN
SCALE: 1"=30'

LEGEND

- TREELINE
- STONEWALL
- EXISTING CONTOUR
- EDGE OF BORDERING VEGETATED WETLANDS
- WET FLAG
- FENCE
- TREE
- EXISTING UTILITY POLE
- NOW OR FORMERLY

DATUM:

ELEVATIONS SHOWN ON THIS PLAN REFER TO N.G.V.D. OF 1929.
BENCHMARK USED: MONEL RIVET SET IN SOUTHEAST CORNER OF STONE STEP AT THE ENTRANCE TO THE SOUTH SIDE OF MCCARTHY TOWNE SCHOOL.
ELEVATION=241.31.

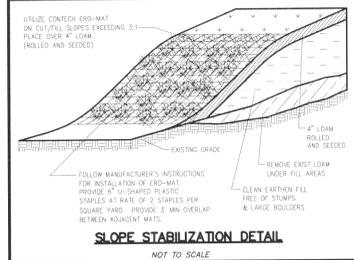
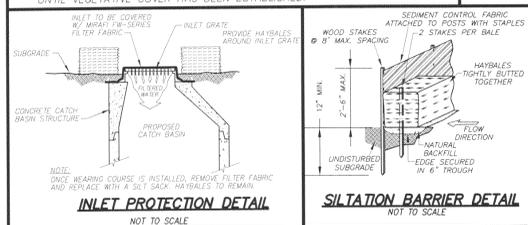


EXISTING CONDITIONS AND DEMOLITION PLAN
SCALE: 1"=30'

DATE: DECEMBER 21, 2010

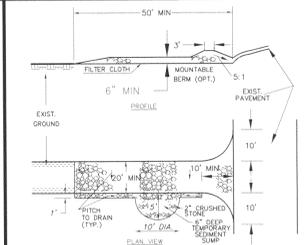
EROSION AND SEDIMENTATION CONTROL NOTES

1. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY CONSTRUCTION ON THE SITE.
2. HAYBALES 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.
3. ALL SOIL STOCKPILES SHALL HAVE EROSION CONTROL MEASURES AROUND THEIR EDGES AT ALL TIMES.
4. TEMPORARY SEDIMENTATION BASINS SHALL BE USED TO CONTROL RUNOFF.
5. 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 COURSE.
6. ALL CUT AND FILL SLOPES SHALL BE IMMEDIATELY COVERED WITH 4" 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 REESTABLISHED.
7. UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL RECEIVE 4" OF LOAM AND BE SEEDED TO PREVENT EROSION.
8. ALL CATCH BASIN SUMPS AND MANHOLES SHALL BE CLEANED OUT AFTER CONSTRUCTION.
9. THE HAYBALES AND SILT FENCE SHALL BE MAINTAINED UNTIL VEGETATIVE COVER HAS BEEN SUITABLY ESTABLISHED, GRADED SLOPES ARE STABLE, AND THE CONSERVATION COMMISSION APPROVES THEIR REMOVAL.
10. ALL SLOPES STEEPER THAN 3:1 SHALL BE COVERED WITH EROSION CONTROL FABRIC.
11. INSPECTION/MAINTENANCE:
12. THE DEVELOPER IS RESPONSIBLE TO CLEAN UP ANY SEDIMENT OR DEBRIS WHICH ERODES FROM THE SITE INTO STREETS OR PRIVATE PROPERTY AND TO REMOVE SEDIMENT OR DEBRIS THAT ENTERS ANY EXISTING DRAINAGE SYSTEM INCLUDING CATCH BASIN SUMPS, PIPE LINES, MANHOLES, AND DITCHES.
13. THE DEVELOPER IS RESPONSIBLE TO CLEAN UP ANY SEDIMENT OR DEBRIS WHICH ERODES FROM THE SITE INTO STREETS OR PRIVATE PROPERTY AND TO REMOVE SEDIMENT OR DEBRIS THAT ENTERS ANY EXISTING DRAINAGE SYSTEM INCLUDING CATCH BASIN SUMPS, PIPE LINES, MANHOLES, AND DITCHES.
14. THE CONTRACTOR SHALL FOLLOW STANDARD PRACTICE AND LOAM AND SEED ALL DISTURBED AREAS FOLLOWING CONSTRUCTION. A MAINTENANCE AND OPERATION PLAN SHALL BE IN PLACE AT ALL TIMES ON THE SITE.
15. 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.
16. THE HAYBALES AND SILT FENCE SHALL REMAIN IN PLACE AND FUNCTIONAL UNTIL VEGETATIVE COVER HAS BEEN ESTABLISHED.

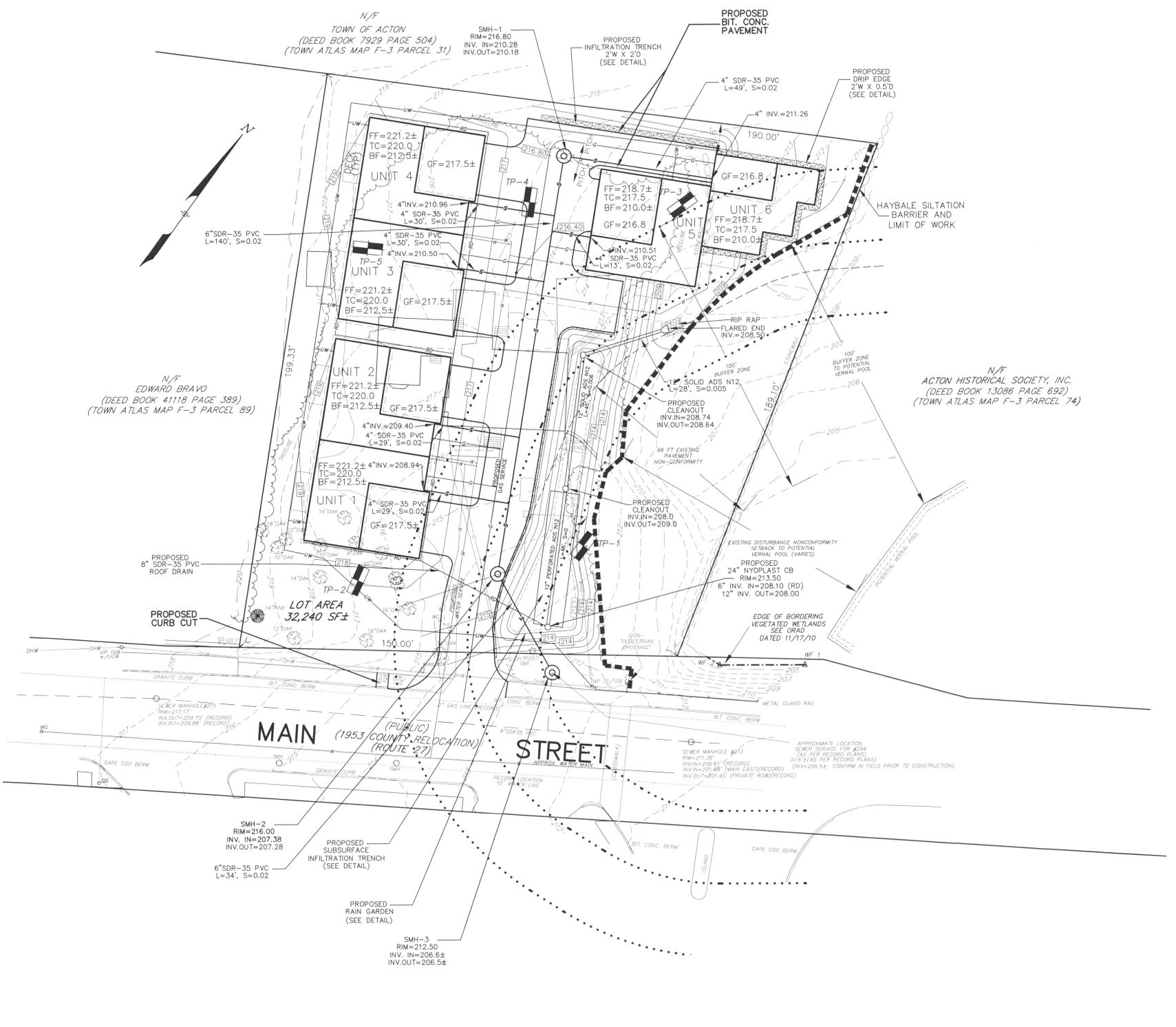


GENERAL NOTES

1. ALL ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. BENCHMARK USED: MONEL RIVET SET IN SOUTHEAST CORNER OF STONE STEP AT THE ENTRANCE TO THE SOUTH SIDE OF MCCARTHY TOWNE SCHOOL. ELEVATION=241.31.
2. ALL UNDERGROUND UTILITIES SHOWN HERE 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 TELL NO. (888) 344-7233.
3. ALL ROOF DRAINAGE FROM UNITS 1 THROUGH 4 SHALL BE PIPED TO THE SUBSURFACE INFILTRATION TRENCH.
4. ALL LIMITS OF WORK SHALL BE LOCATED IN THE FIELD PRIOR TO CONSTRUCTION.
5. ALL STUMPS AND OTHER CONSTRUCTION DEBRIS SHALL BE PROPERLY REMOVED FROM THE SITE.
6. ANY FILL MATERIAL USED SHALL BE FREE OF HAZARDOUS MATERIALS OR WASTE.
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 PIPE WITHIN 10' OF THE BUILDINGS SHALL BE SCH 40 PVC. ALL OTHER SEWER PIPE SHALL BE SDR-35 PVC. ALL 6" SEWER PIPE SHALL BE LAID WITH A MINIMUM SLOPE OF 0.5% AND ALL 4" SEWER PIPE SHALL BE LAID WITH A MINIMUM SLOPE OF 1.0%.
9. THERE ARE NO PROPOSED LOCATIONS FOR UNDERGROUND STORAGE TANKS FOR FUELS OR OTHER CHEMICALS.
10. FINAL BUILDING FOOTPRINT SUBJECT TO BUILDING INSPECTOR REVIEW.
11. WATER LINES THAT CROSS SEWER LINES SHALL BE ENCASED IN CONCRETE FOR 10 FEET ON EITHER SIDE OF CROSSING UNLESS SEWER IS AT LEAST 18 INCHES BELOW WATER LINE.
12. ALL WATER PIPES, HYDRANTS, GATE VALVES AND OTHER APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE ACTON WATER SUPPLY DISTRICT REQUIREMENTS.
13. ALL TRENCHES AND NEW PAVEMENT JOINTS IN ALL PUBLIC WAYS SHALL BE PATCHED USING THE GRIND AND INLAY METHOD SUBJECT TO MORE DETAILED SPECIFICATIONS FROM THE ACTON ENGINEERING DEPARTMENT.
14. ANY PORTIONS OF THE ABANDONED SEPTIC SYSTEM ENCOUNTERED DURING EXCAVATION SHALL BE REMOVED FROM THE SITE.
15. ALL EXISTING MONUMENTS SHALL BE MARKED IN THE FIELD PRIOR TO CONSTRUCTION. ANY SURVEY MONUMENT DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE RESET AND ITS NEW LOCATION CERTIFIED BY A REGISTERED LAND SURVEYOR.



- CONSTRUCTION SPECIFICATIONS**
1. THE ENTRANCE OF THE PROPOSED ROAD SHALL INITIALLY HAVE 6" OF 2" CRUSHED STONE LAID DOWN AS A TRAFFIC SEPARATION CONTROL SURFACE AS SHOWN IN THE STABILIZED CONSTRUCTION ENTRANCE DETAIL. THIS STONE PAD SHALL BE PLACED OVER THE ROADWAY FOR A MINIMUM DISTANCE OF 50 FEET FROM THE EDGE OF PAVEMENT AND SHALL BE REMOVED AND REPLACED WITH ROADWAY GRAVEL PRIOR TO THE PLACEMENT OF PAVEMENT.
 2. STONE SIZE - USE 2" CRUSHED STONE.
 3. WIDTH - TWENTY TWO (22) FEET 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 PROVIDED.
 6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. 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 RIGHTS OF WAY. WHEN WASHING IS DONE IT SHALL BE DONE ON STABILIZED ENTRANCE WITH STONE AND WHICH DRAINS INTO THE SEWERMANHOLE AS SHOWN.
 8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



LEGEND:

- CB CATCH BASIN
- CP CONCRETE PAD
- DMH DRAIN MANHOLE
- D.H. DRILL HOLE
- EMH ELECTRIC MANHOLE
- GG GAS GATE
- G- GAS SERVICE (BURIED)
- GA GUY WIRE ANCHOR
- I.P. IRON PIPE
- LIGHTPOST
- MH MANHOLE
- N/F NOW OR FORMERLY
- OHW- OVERHEAD WIRES
- (REC.) RECORD
- SMH SEWER MANHOLE
- ○ ○ ○ STONE WALL
- TMH TELEPHONE MANHOLE
- T- TELEPHONE SERVICE (BURIED)
- TREE
- ~ (TYP.) TYPICAL
- UGW UNDERGROUND WIRES
- UP UTILITY POLE
- W- WATER GATE
- RD- WATER SERVICE (BURIED)
- FD- ROOF DRAIN
- S- FOUNDATION DRAIN
- UW- SEWER
- UW- UNDERGROUND UTILITIES
- FF = 100.0 FIRST FLOOR ELEVATION
- TC = 100.0 TOP OF CONCRETE ELEVATION
- BF = 100.0 BASEMENT FLOOR ELEVATION
- GF = 100.0 GARAGE FLOOR ELEVATION

SITE PLAN
SARAH JANE COURT
ACTON, MA
(MIDDLESEX COUNTY)

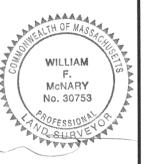
SITE DEVELOPMENT,
EROSION AND SEDIMENTATION
CONTROL PLAN

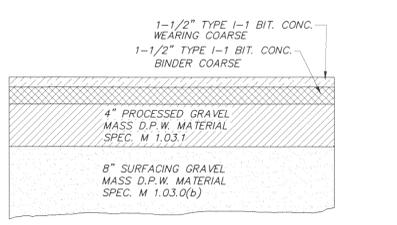
FOR: 294 MAIN ST, LLC
SCALE: 1"=40' JANUARY 21, 2010

STAMSKI AND McNARY, INC.
1000 MAIN STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING
978-263-8585

0 10 20 40 60 80 FT

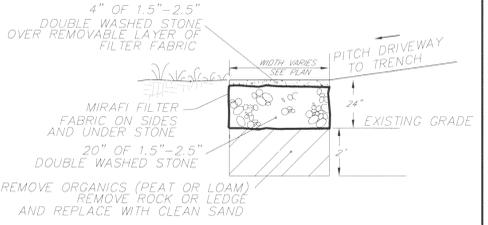
SM-4703 (4703SITEB.DWG) SHEET 2 OF 3



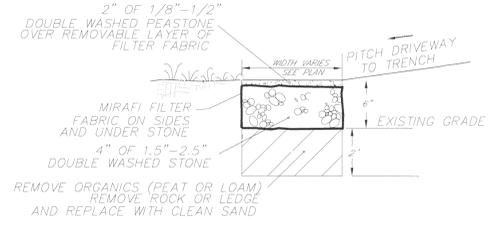


PAVEMENT DETAIL
NOT TO SCALE

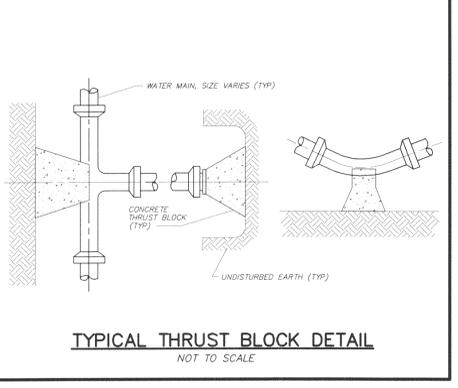
NOTES:
1. ALL GRAVEL IS TO BE COMPACTED TO 95% MAX. DRY DENSITY.
2. AREA UNDER GRAVEL BASE COURSE TO BE FREE OF ORGANIC MATERIAL, TRASH, ECT. FILL WHERE REQUIRED SHALL CONFORM TO MASS. D.P.W. 1.03.c. 6" MAX. STONE.
3. GRAVEL SHALL EXTEND 6" BEYOND ALL EDGE OF PAVEMENT LOCATIONS MATERIAL, TRASH, ECT. FILL WHERE REQUIRED SHALL CONFORM TO MASS. D.P.W. 1.03.c. 6" MAX. STONE



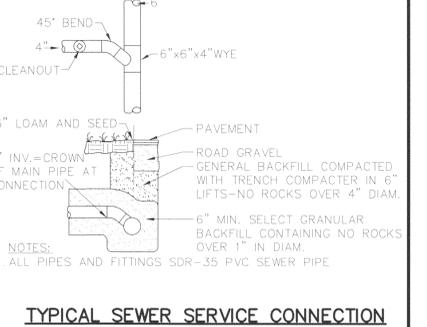
INFILTRATION TRENCH DETAIL
NOT TO SCALE



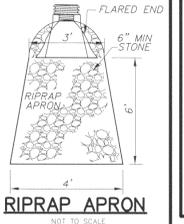
DRIP EDGE DETAIL
NOT TO SCALE



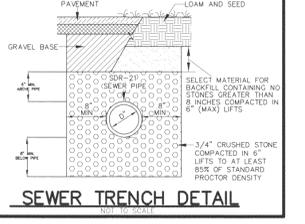
TYPICAL THRUST BLOCK DETAIL
NOT TO SCALE



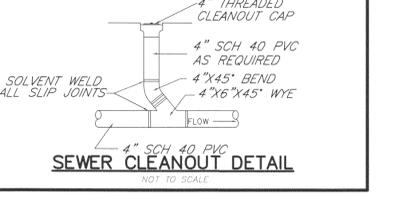
TYPICAL SEWER SERVICE CONNECTION
NOT TO SCALE



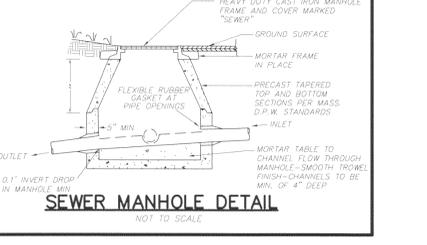
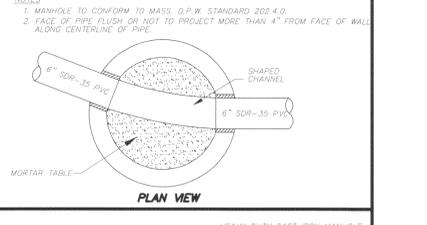
RIPRAP APRON
NOT TO SCALE



SEWER TRENCH DETAIL
NOT TO SCALE



SEWER CLEANOUT DETAIL
NOT TO SCALE



SEWER MANHOLE DETAIL
NOT TO SCALE

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 THE OWNER.

SITE OWNER:
294 MAIN ST, LLC
P.O. BOX 2350
69 GREAT ROAD
ACTON, MA 01720
(OR ANY FUTURE OWNER)

PARTIES RESPONSIBLE FOR LONG TERM OPERATION/MAINTENANCE:
294 MAIN ST, LLC
P.O. BOX 2350
69 GREAT ROAD
ACTON, MA 01720
(OR ANY FUTURE OWNER)

SCHEDULE FOR INSPECTION AND MAINTENANCE:

INFILTRATION TRENCH:
THE INFILTRATION TRENCH SHALL BE INSPECTED ANNUALLY. THE FILTER FABRIC SHALL BE INSPECTED FOR EXCESSIVE SEDIMENT BUILD UP. IF APPRECIABLE AMOUNTS OF SEDIMENT ARE OBSERVED THE TOP LAYER OF STONE SHALL BE MOVED ASIDE AND THE FILTER FABRIC CLEANED OR REPLACED. THE TOP LAYER OF STONE SHALL THEN BE WASHED AND PLACED OVER THE FILTER FABRIC.

STREET SWEEPING:
THE DRIVEWAYS SHALL BE SWEEPED UPON THE COMPLETION OF CONSTRUCTION. DRIVEWAYS SHALL BE SWEEPED AT LEAST TWICE A YEAR, ONCE AT THE BEGINNING OF SPRING AND ONCE AT THE END OF AUTUMN. THE DRIVEWAYS SHALL ALSO BE SWEEPED UPON THE DISCOVERY OF ANY SIGNIFICANT AMOUNTS OF SEDIMENT.

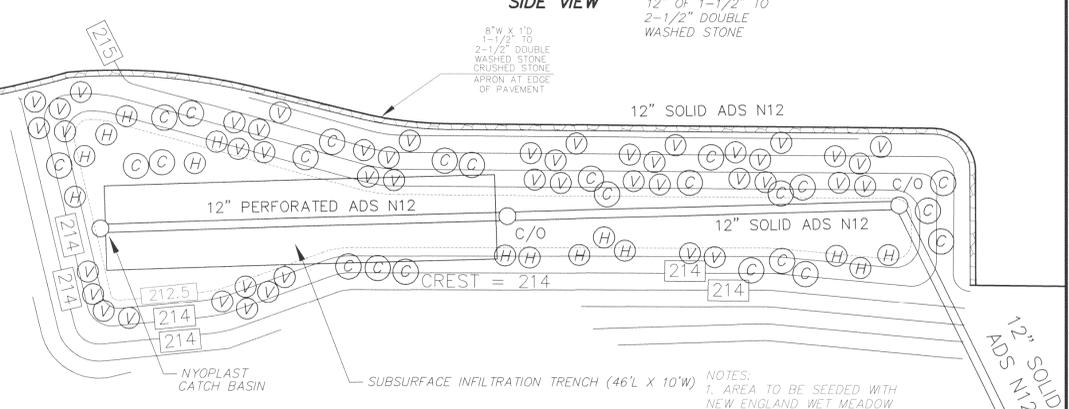
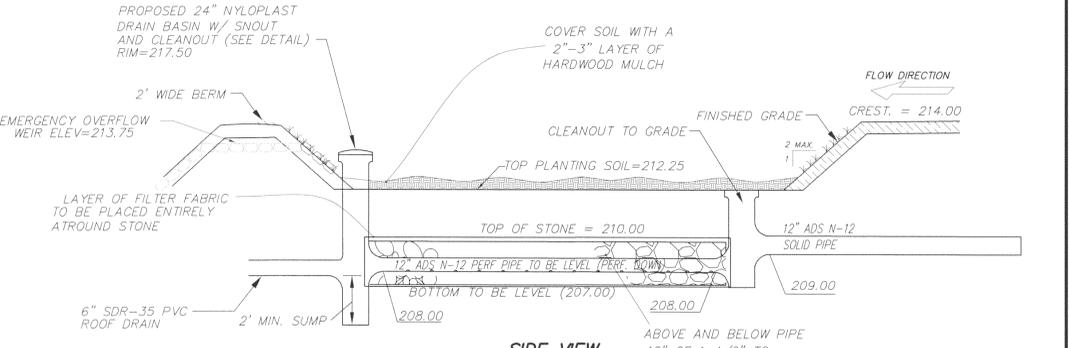
SUBSURFACE RECHARGE AREAS
THE SUBSURFACE RECHARGE AREA SHALL BE OPENED AND INSPECTED ANNUALLY. IF THE WATER LEVEL, AS OBSERVED IN THE INSPECTION PORTS, IS ABOVE THE BOTTOM OF THE INVERT OF THE 12" PIPE, THEN THE PIPE SHALL BE FLUSHED WITH A PRESSURE HOSE. IF AFTER 12 HOURS THE WATER LEVEL HAS NOT DROPPED, 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.

RAIN GARDEN
THE GARDEN SHALL BE INSPECTED AFTER EVERY MAJOR STORM EVENT FOR THE FIRST THREE MONTHS AFTER CONSTRUCTION, AND INSPECTED AS STATED BELOW THEREAFTER. BIORETENTION AREAS REQUIRE CAREFUL ATTENTION WHILE PLANTS ARE BEING ESTABLISHED AND SEASONAL LANDSCAPING MAINTENANCE THEREAFTER.

- SEASONAL LANDSCAPING MAINTENANCE INCLUDES, BUT IS NOT LIMITED TO:
 - INSPECTING AND REMOVING TRASH MONTHLY
 - MULCHING ANNUALLY IN THE SPRING
 - REMOVING DEAD VEGETATION ANNUALLY IN THE SPRING OR FALL
 - REPLACING DEAD VEGETATION ANNUALLY IN THE SPRING
 - PRUNING ANNUALLY IN THE SPRING OR FALL
 - REPLACING ENTIRE MEDIA AND ALL VEGETATION AS NEEDED IN THE LATE SPRING OR EARLY SUMMER
 - RE-MULCH VOID AREAS AS NEEDED
- SIDE SLOPES OF THE CHANNEL SHALL BE INSPECTED FOR EROSION. ALL ERODED AREAS FOUND SHALL RECEIVE 6" OF LOAM AND BE RESEDED PER ORIGINAL DESIGN PLAN. AREAS OF CONTINUED EROSION SHALL BE STABILIZED WITH 3" MINUS RIPRAP.
- IF THERE IS PONDING DUE TO CLOGGING, IMMEDIATELY ADDRESS THE REASONS FOR THE PONDING
- BECAUSE THE SOIL MEDIUM FILTERS CONTAMINANTS FROM THE RUNOFF, THE CATION EXCHANGE CAPACITY OF THE SOIL MEDIA WILL EVENTUALLY BE EXHAUSTED. THUS, IT IS NECESSARY TO REPLACE THE SOIL MEDIA TO PREVENT CONTAMINANTS FROM MIGRATING TO THE GROUNDWATER, AS NECESSARY. USING SMALL SHRUBS AND PLANTS INSTEAD OF LARGER TREES WILL MAKE IT EASIER TO REPLACE THE MEDIA WITH CLEAN MATERIAL WHEN NEEDED.

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 OWNER 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.

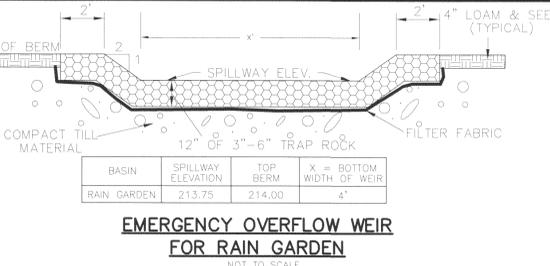


PLANT LIST

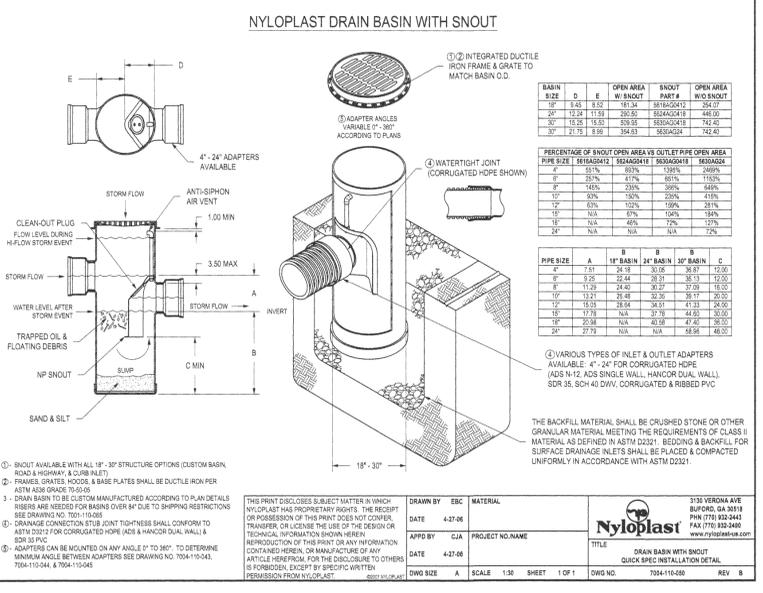
SYMBOL/BOTANICAL NAME	COMMON NAME	NO.	SIZE
H/HAMAMELIS VIRGINIANA	WITCH HAZEL	14	2'-3' HT
V/VINCA MINOR	COMMON PERIWINKLE	44	4"-6" HT
C/CORNUS SERICEA	REDSIOSIER DOGWOOD	24	10'-12' HT

RAIN GARDEN DETAIL
NOT TO SCALE

NOTES:
1. AREA TO BE SEEDED WITH NEW ENGLAND WET MEADOW SEED MIX.
2. PLANTING SOIL SHALL BE LOAMY SAND OR SANDY LOAM TEXTURAL CLASSIFICATION.
3. AVOID COMPACTION OF PARENT MATERIAL DURING CONSTRUCTION. PLACE PLANTING SOIL IN 1-FOOT PLANTING SOIL IN 1-FOOT LIFTS AND COMPACT WITH MINIMAL PRESSURE UNTIL DESIRED ELEVATION IS REACHED.



EMERGENCY OVERFLOW WEIR FOR RAIN GARDEN
NOT TO SCALE



SITE PLAN
SARAH JANE COURT
ACTON, MA
(MIDDLESEX COUNTY)

DETAIL SHEET

FOR: 294 MAIN ST, LLC
SCALE: NTS JANUARY 21, 2010

STAMSKI AND McNARY, INC.
80 HARRIS STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING
978-263-8585

SM-4703 (4703SITEB.DWG) SHEET 30F 3

