DEFINITIVE SUBDIVISION PLAN
DUGGAN FARM
Residential Compound

314 Arlington Street
for
Comfort Homes Inc.

August 22, 2011

ASSESSORS:

PROPERTY ID: F2A-123

ZONING:

RESIDENCE 2
GROUNDWATER PROTECTION DISTRICTS 3 & 4
AFFORDABLE HOUSING OVERLAY DISTRICT, SUB-DISTRICT B

REFERENCES:

DEED BOOK 57250, PAGE 552
PLAN NUMBER 1138 OF 1968
1887 & 1892 COUNTY LAYOUT OF ARLINGTON STREET
PLAN NUMBER 766 OF 1958

RECORD OWNER:

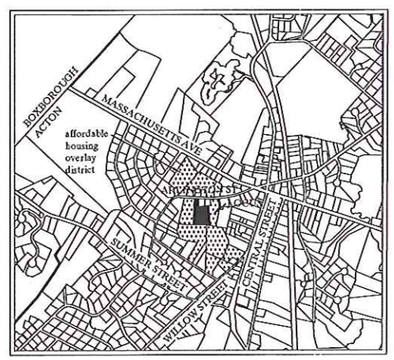
HOBBYHORSE LLC
2100 LAKEVIEW AVE
DRACUT, MA 01826

DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROVIDED LOT 1	PROVIDED LOT 2	PROVIDED LOT 3
LOT AREA	20,000 SF	26,109SF	25,986SF	30,648SF
FRONTAGE	150 FT	357 FT	150 FT	232 FT
LOT WIDTH	50' MINIMUM	50'	57'	51'
FRONT YARD	30 FT			
SIDE YARD	10 FT			
REAR YARD	10 FT			

NOTES:

1. THE PROPOSED STREET IS TO REMAIN A PRIVATE WAY.
2. ALL SUPPLEMENTARY DATA SUBMITTED UNDER THE RULES ARE AN INTEGRAL PART OF THE DEFINITIVE PLAN AND NONCOMPLIANCE WITH THE PLAN PROFILES, UTILITIES, LAYOUTS AND RESTRICTIVE COVENANTS WILL VOID THE APPROVAL STATUS, UNLESS A WAIVER IS SPECIFICALLY APPROVED BY THE PLANNING BOARD IN WRITING.
3. THE DEVELOPER IS REQUIRED TO CLEAN UP ANY SAND, DIRT OR DEBRIS WHICH ENTERS ONTO ANY PUBLIC STREET, PRIVATE PROPERTY, AND REMOVE SILT OR DEBRIS THAT ENTERS ANY EXISTING DRAINAGE SYSTEM INCLUDING CATCH BASIN SUMPS. PIPE LINES, MANHOLES AND DITCHES.
4. THE ENTIRE AREA OF THE COMMON DRIVEWAY INCLUDING THE SHOULDERS SHALL BE CLEARED OF ALL STUMPS, BRUSH, ROOTS, BOULDERS, AND LIKE MATERIALS.
5. ALL LOAM AND YIELDING MATERIAL SHALL BE REMOVED FROM THE AREA OF THE COMMON DRIVEWAY AND SHOULDERS AND REPLACED WITH SUITABLE MATERIAL.
6. PROVISIONS SHALL BE MADE FOR DUST CONTROL.
7. NO PAVING MAY TAKE PLACE AFTER NOVEMBER 15TH OF ANY YEAR.
8. ALL FILL MATERIAL SHALL BE FREE OF HAZARDOUS MATERIAL AND FREE FROM CONSTRUCTION DEBRIS.
9. SUB-DRAINS SHALL BE INSTALLED AT THE EDGE OF THE AREA TO BE PAVED WHEN DEEMED NECESSARY BY THE PLANNING BOARD.
10. CONTRACTOR SHALL NOTIFY DIGSAFE AND/OR PUBLIC UTILITY COMPANIES AT LEAST 72 HOURS BEFORE THE START OF CONSTRUCTION ACTIVITIES.
11. NO PERMANENT MONUMENTS SHALL BE INSTALLED UNTIL ALL CONSTRUCTION WHICH WOULD DESTROY OR DISTURB THE MONUMENTS IS COMPLETED.
12. A STREET SIGN SHALL BE INSTALLED AT THE INTERSECTION OF THE PROPOSED ROAD AND ARLINGTON STREET PRIOR TO THE CONSTRUCTION OF THE FIRST HOUSE AND SHALL MEET THE SPECIFICATIONS OF THE HIGHWAY DEPARTMENT. THE SIGN SHALL ALSO DESIGNATE THE PROPOSED ROAD AS A "PRIVATE WAY". STREET SIGN POSTS SHALL BE SET IN CONCRETE.
13. ALL CUT AND FILL SLOPES WITHIN OR CONTIGUOUS TO THE RIGHT OF WAY SHALL BE PLANTED WITH SUITABLE, WELL-ROOTED, LOW GROWING PLANTS MATERIALS AS DETERMINED BY THE PLANNING BOARD. WOOD CHIPS, MULCH, SEEDING OR SOD.
14. WRITTEN NOTICE SHALL BE SENT BY CERTIFIED MAIL TO THE BOARD ADVISING THE THAT CONSTRUCTION WITHIN AN APPROVED SUBDIVISION SHALL COMMENCE NOT SOONER THAN SEVEN DAYS FROM THE DATE THAT SUCH NOTICE IS MAILED TO THE BOARD. SUCH NOTICE SHALL BE SIGNED BY THE APPLICANT, SUBDIVIDER, DEVELOPER OR OTHER AUTHORIZED REPRESENTATIVE OF THE RECORD OWNER OF THE SUBDIVISION.



VICINITY MAP
1"=1200'

OWNER:
HOBBYHORSE LLC
2100 LAKEVIEW AVE
DRACUT, MA 01826

APPLICANT:
COMFORT HOMES INC.
2100 LAKEVIEW AVE
DRACUT, MA 01826

SHEET INDEX

SHEET 1 ..... TITLE SHEET
SHEET 2 ..... EXISTING CONDITIONS PLAN
SHEET 3 ..... RECORD PLAN
SHEET 4 ..... PROOF PLAN
SHEET 5 ..... SITE LAYOUT AND GRADING PLAN
SHEET 6 ..... PLAN AND PROFILE
SHEET 7 ..... EROSION AND SEDIMENTATION PLAN
SHEET 8,9 ..... SITE DETAILS SHEETS

ACTON SUBDIVISION RULES AND REGULATIONS
SECTION 10 – OPTIONAL RESIDENTIAL COMPOUND PLAN

10.1 THE PURPOSE OF THIS RULE IS TO PERMIT SMALL-SCALE RESIDENTIAL SUBDIVISIONS IN A MANNER WHICH MINIMIZES OWN MAINTENANCE RESPONSIBILITY AND COST, WHILE SIMULTANEOUSLY PRESERVING THE RURAL CHARACTER OF THE TOWN.

10.1.1 THE BOARD MAY WAIVE COMPLIANCE WITH SOME OR ALL OF THE DESIGN AND IMPROVEMENT REQUIREMENTS OF SECTION 8 AND SECTION 9, WHERE SUCH ACTION IS IN THE PUBLIC INTEREST AND NOT INCONSISTENT WITH THE INTENT AND PURPOSES OF THE SUBDIVISION CONTROL LAW....

10.1.3 AS A GENERAL RULE, THE DESIGN AND CONSTRUCTION STANDARDS SET FORTH IN THE RULES REGULATIONS FOR COMMON DRIVEWAY SPECIAL PERMITS, AS AMENDED SHALL BE APPLIED TO RESIDENTIAL COMPOUNDS.

Approved by the

ACTON PLANNING BOARD

_____ Chairman

_____

_____

_____

_____

Application Filed _____

Hearing Date _____

Plan Approved _____

Duggan Farm
Definitive
Subdivision
Residential
Compound

314 Arlington Street
Acton, Massachusetts

Prepared for:

Comfort Homes Inc.

2100 Lakeview Avenue
Dracut, Massachusetts 01826

HANCOCK
ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

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

NO	BY	APP	DATE	ISSUE/REV. DESCRIPTION

DATE: 8/22/11	DRAWN BY: JEB
SCALE: AS NOTED	CHECK BY: JP

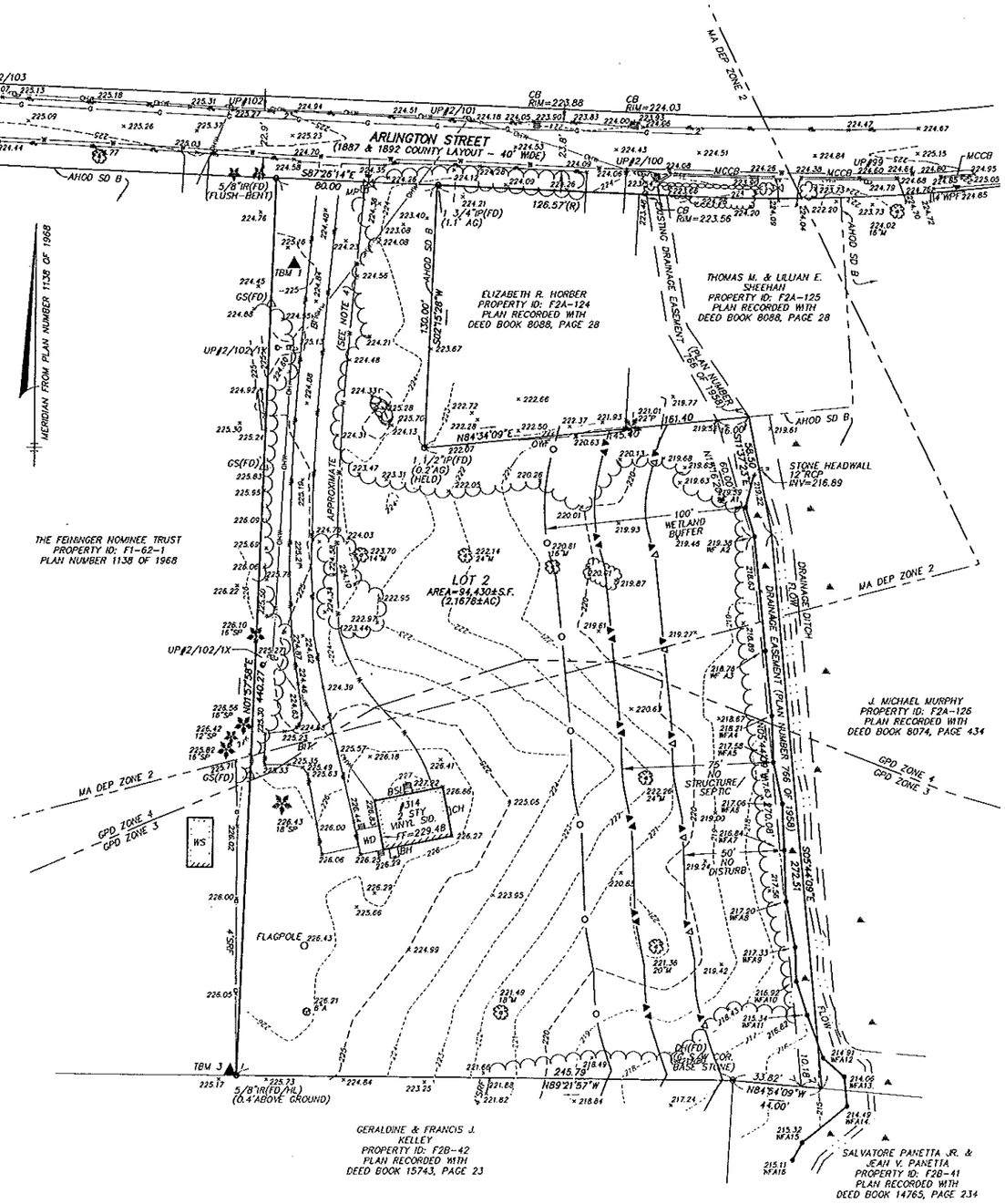
TITLE SHEET

PLOT DATE: Aug 24, 2011 8:48 am
PATH: J:\Land Projects PZ\16431\dwg\16431-\

DWG: 16431dwg7 SUBMITTED 8-24-11.dwg
LAYOUT: TS
SHEET: 1 OF 9

1

PROJECT NO.: 16431



LEGEND

234	SURFACE CONTOUR
	EDGE OF PAVEMENT
4'SRF	WOOD FENCE WITH HEIGHT & TYPE
99.22	CURB WITH BOTTOM CURB ELEVATION
	EDGE OF WOODED AREA
	STONE RETAINING WALL
	HEDGE LINE, SHRUB, OR GARDEN
	STONE/BOULDER
	EDGE OF DRAINAGE DITCH
94.22 WFA2	LIMIT OF BORDERING VEGETATED WETLAND WITH FLAG NUMBER & ELEVATION
	LIMIT OF 100-FOOT WETLAND BUFFER ZONE
	75' NO STRUCTURE/SEPTIC BUFFER
	50' NO DISTURB BUFFER
W 6"DI	WATER MAIN WITH SIZE, TYPE GATE VALVE & FIRE HYDRANT
G 10"DI	GAS MAIN WITH SIZE, TYPE & GATE VALVE
UP#104 OHW	EXISTING UTILITY POLE WITH DESIGNATION, OVERHEAD WIRES & GUY POLE
	STONEWALL
98.22 12"M	PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE & SPECIES
97.22 18"SP	PROMINENT CONIFEROUS TREE WITH ELEVATION, SIZE & SPECIES
× 99.22	SPOT ELEVATION
AC	ACRE
A	APPLE
AHOD SDB	AFFORDABLE HOUSING OVERLAY DISTRICT SUB-DISTRICT B
TBM	BENCHMARK
BIT.	BITUMINOUS
BSL	BRICK/SLATE LANDING
BH	WOOD BULKHEAD
CB	CATCH BASIN
CH	BRICK CHIMNEY
DH	DRILL HOLE
DHSB	DRILL HOLE IN STONE BOUND
	FLAGPOLE
FF	FIRST FLOOR ELEVATION ON WOOD THRESHOLD
(FD)	FOUND
(FD/H)	FOUND AND HELD
(FD/HL)	FOUND AND HELD ON LINE
GPD	GROUNDWATER PROTECTION DISTRICT
GS	GRADE STAKE FOUND
INV=	INVERT ELEVATION
IP	IRON PIPE
IR	IRON ROD
M	MAPLE
MA DEP	MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION
MCCB	MODIFIED CAPE COD BERM
MP	WATER METER PIT
OWF	OLD WIRE FENCE
P	PINE
(R)	RECORD
RIM=	RIM ELEVATION
RCP	REINFORCED CONCRETE PIPE
	SIGN
SRF	SPLIT RAIL FENCE
SP	SPRUCE
S.F.	SQUARE FEET
STY	STORY
T 511-1 99.22	TEST PIT WITH ELEVATION & NUMBER
WD	WOOD DECK
WPF	WOOD PICKET FENCE
WS	WOOD SHED

ELEVATION BENCH MARKS DATUM: SEE NOTE 1		
NO.	DESCRIPTION	ELEV.
1	SQUARE CUT SET IN LEDGE OUTCROP	225.24
2	HYDRANT BOLT OVER MAIN OUT	226.91
3	TOP OF 5/8" IRON ROD	226.16

ASSESSORS:

PROPERTY ID: F2A-123

ZONING:

RESIDENCE 2
GROUNDWATER PROTECTION DISTRICTS 3 & 4
AFFORDABLE HOUSING OVERLAY DISTRICT, SUB-DISTRICT B

REFERENCES:

DEED BOOK 57250, PAGE 552
PLAN NUMBER 1138 OF 1968
1887 & 1892 COUNTY LAYOUT OF ARLINGTON STREET
PLAN NUMBER 766 OF 1958

RECORD OWNER:

HOBBYHORSE LLC
2100 LAKEVIEW AVE
DRACUT, MA 01826

NOTES:

1) THE PROJECT SOURCE BENCHMARK IS THE SOUTHERLY INVERT OF A 30" RCP AS SHOWN ON A PLAN ENTITLED "TOWN OF ACTON ENGINEERING DEPT., PROPOSED CULVERT REPLACEMENT AT 359-361 ARLINGTON ST." AND DATED JANUARY 28, 2011. THE ELEVATION OF SAID INVERT IS 212.63 AND IS PURPORTED TO BE ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).

2) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE TOWN ENGINEERING OFFICES, TOWN D.P.W., MASS HIGHWAY DEPT. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.

3) UNDERGROUND DRAINAGE INFORMATION WAS NOT INCLUDED WITHIN THE SCOPE OF THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UNDERGROUND DRAINAGE LINES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.

4) THE LOCATION OF THE WATER LINE, FROM THE WATER METER PIT TO THE HOUSE AT #314, IS UNKNOWN. TIE CARDS, PROVIDED BY THE ACTON WATER DISTRICT, SHOW ONLY THAT THE METER PIT IS, IN FACT, CONNECTED TO THE HOUSE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ANY UNDERGROUND WATER LINES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.

5) THE LOCATION OF UNDERGROUND STORAGE TANKS, IF ANY, ARE UNKNOWN.

6) THIS TOPOGRAPHIC SURVEY WAS PREPARED TO MEET NATIONAL MAP ACCURACY STANDARDS AT A SCALE OF 1"=30' HORIZONTALLY AND A 1 FOOT CONTOUR INTERVAL VERTICALLY. ANY REPRODUCTIONS OR RE-SCALING MAY EFFECT THE MAP ACCURACY.

7) THIS PLAN IS BASED ON THE REFERENCED PLANS, DEEDS, AND RESULTS OF AN ON THE GROUND SURVEY. THE CERTIFICATION SHOWN HEREON IS NOT INTENDED TO BE A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY OR TO THE EXISTENCE OF UNRECORDED EASEMENTS. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSORS RECORDS. THIS PLAN IS NOT TO BE CONSIDERED AN ALTA/ACSM LAND TITLE SURVEY.

8) WETLANDS SHOWN HEREON WERE FLAGGED BY NORSE ENVIRONMENTAL SERVICES, INC.

9) MA DEP ZONE 2 EXISTS TO THE NORTH AND WEST OF THE LINE SHOWN HEREON. THE LOCATION OF SAID LINE IS APPROXIMATE AND IS BASED ON INFORMATION GATHERED FROM MassGIS (http://www.mass.gov/mgis/).

10) THE LOCATION OF THE LINE DIVIDING GROUNDWATER PROTECTION DISTRICTS 3 AND 4, SHOWN HEREON, IS APPROXIMATE AND IS BASED ON INFORMATION GATHERED FROM THE TOWN OF ACTON GEOGRAPHIC INFORMATION SYSTEM.

Approved by the

ACTON PLANNING BOARD

_____ Chairman

_____

_____

_____

_____

_____

Application Filed _____

Hearing Date _____

Plan Approved _____

Duggan Farm Definitive Subdivision Residential Compound

314 Arlington Street
Acton, Massachusetts

Prepared for:

Comfort Homes Inc.

2100 Lakeview Avenue
Dracut, Massachusetts 01826

HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

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

NO	BY	APP	DATE	ISSUE/REV. DESCRIPTION

DATE:	5/22/11	DRAWN BY:	GG
SCALE:	1"=30'	CHECK BY:	SJ

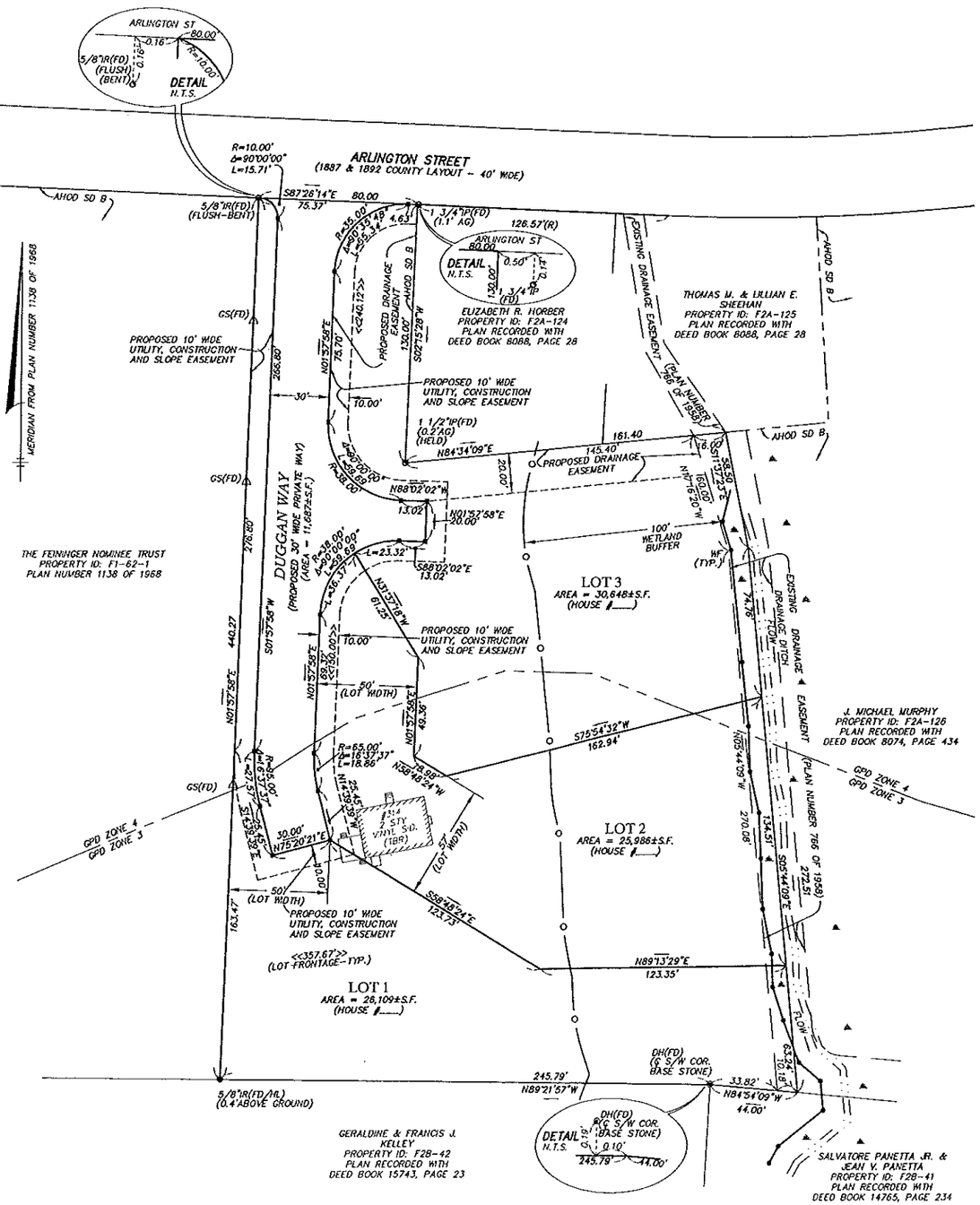
EXISTING CONDITIONS PLAN

PLOT DATE: Aug 22, 2011 5:35 pm
FILE: G:\16431-Comfort Homes-Acton\16431\dwg\

DWG: 16431.dwg
LAYOUT: EC
SHEET: 2 OF 9

2

PROJECT NO.: 16431



LEGEND

WFA2	LIMIT OF BORDERING VEGETATED WETLAND WITH FLAG NUMBER & ELEVATION
	LIMIT OF 100-FOOT WETLAND BUFFER ZONE
AG	ABOVE GROUND
AHOD SDB	AFFORDABLE HOUSING OVERLAY DISTRICT SUB-DISTRICT B
■	STONE BOUND TO BE SET
● DH	DRILL HOLE
◘ DHSB	DRILL HOLE IN STONE BOUND FOUND
(FD)	FOUND
(FD/H)	FOUND AND HELD
(FD/HL)	FOUND AND HELD ON LINE
GPD	GROUNDWATER PROTECTION DISTRICT
△ GS	GRADE STAKE FOUND
○ IP	IRON PIPE
○ IR	IRON ROD
(R)	RECORD
S.F.	SQUARE FEET
STY	STORY
S/W	SOUTHWEST
TBR	TO BE REMOVED
TYP.	TYPICAL
WF	WETLAND FLAG

ASSESSORS:

PROPERTY ID: F2A-123

ZONING:

RESIDENCE 2
GROUNDWATER PROTECTION DISTRICTS 3 & 4
AFFORDABLE HOUSING OVERLAY DISTRICT, SUB-DISTRICT B

REFERENCES:

DEED BOOK 57250, PAGE 552
PLAN NUMBER 1138 OF 1968
1887 & 1892 COUNTY LAYOUT OF ARLINGTON STREET
PLAN NUMBER 766 OF 1958

RECORD OWNER:

HOBBYHORSE LLC
2100 LAKEVIEW AVE
DRACUT, MA 01826

NOTES:

1. IN ACCORDANCE WITH SECTION 10.1.1.6 OPTIONAL RESIDENTIAL COMPOUND OF THE ACTON SUBDIVISION RULES AND REGULATIONS THE PLAN IS CONDITIONED THAT:

   A) THERE SHALL BE NO FURTHER DIVISION OF THE TRACT OR LOTS CONTAINED HEREIN.

   B) DEVELOPMENT OF THE LAND IS PERMITTED ONLY IN ACCORDANCE WITH THE LAND USES INDICATED HEREON.

   C) THE COVENANTS OF THE DEVELOPER REGARDING OWNERSHIP, MAINTENANCE AND UTILIZATION OF STREETS, EASEMENTS AND DRAINAGE SYSTEM, CONTINUE TO BE COMPLIED WITH.

2. THIS PLAN IS BASED ON THE REFERENCED PLANS, DEEDS, AND RESULTS OF AN ON THE GROUND SURVEY. THE CERTIFICATION SHOWN HEREON IS NOT INTENDED TO BE A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY OR TO THE EXISTENCE OF UNRECORDED EASEMENTS. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSORS RECORDS. THIS PLAN IS NOT TO BE CONSIDERED AN ALTA/ACSM LAND TITLE SURVEY.

3. WETLANDS SHOWN HEREON WERE FLAGGED BY NORSE ENVIRONMENTAL SERVICES, INC.

4. THE LOCATION OF THE LINE DIVIDING GROUNDWATER PROTECTION DISTRICTS 3 AND 4, SHOWN HEREON, IS APPROXIMATE AND IS BASED ON INFORMATION GATHERED FROM THE TOWN OF ACTON GEOGRAPHIC INFORMATION SYSTEM.

ZONING REQUIREMENTS:

(AS AMENDED TO APRIL 2011)

	REQUIRED	PROVIDED LOT 1	PROVIDED LOT 2	PROVIDED LOT 3
LOT AREA	20,000 SF	26,109SF	25,988SF	30,648SF
FRONTAGE	150'	357.67'	150.00'	232.42'
LOT WIDTH	50' MINIMUM	50'	57'	51'
FRONT YARD	30'			
SIDE YARD	10'			
REAR YARD	10'			

SCALE: 1" = 30'

0 30 60 120

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

8/22/11 DATE

PROFESSIONAL LAND SURVEYOR

FOR REGISTRY USE

Approved by the

ACTON PLANNING BOARD

_____ Chairman

_____

_____

_____

_____

Application Filed _____

Hearing Date _____

Plan Approved _____

NOTE: PLANNING BOARD ENDORSEMENT DOES NOT IMPLY CONFORMANCE WITH ZONING BYLAWS.

Duggan Farm Definitive Subdivision Residential Compound

314 Arlington Street
Acton, Massachusetts

Prepared for:

Comfort Homes Inc.

2100 Lakeview Avenue
Dracut, Massachusetts 01826

HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

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

COMMONWEALTH OF MASSACHUSETTS SCOTT R. JALBERT No. 46707 PROFESSIONAL LAND SURVEYOR

8/22/11

NO.	BY	APP	DATE	ISSUE/REV. DESCRIPTION

DATE: 8/22/11	DRAWN BY: GGG/KAK
SCALE: 1"=30'	CHECK BY: SRJ

PLAN OF LAND IN ACTON, MA

PLOT DATE: Aug 22, 2011 1:32 pm
PATH: G:\16431-Comfort Homes-Acton\16431\dwg\

DWG: 16431.dwg

LAYOUT: ANR

SHEET: 2 OF 9

3

PROJECT NO.: 16431

Duggan Farm Definitive Subdivision Residential Compound

314 Arlington Street
Acton, Massachusetts

Prepared for:

Comfort Homes Inc.

2100 Lakeview Avenue
Dracut, Massachusetts 01826

HANCOCK ASSOCIATES

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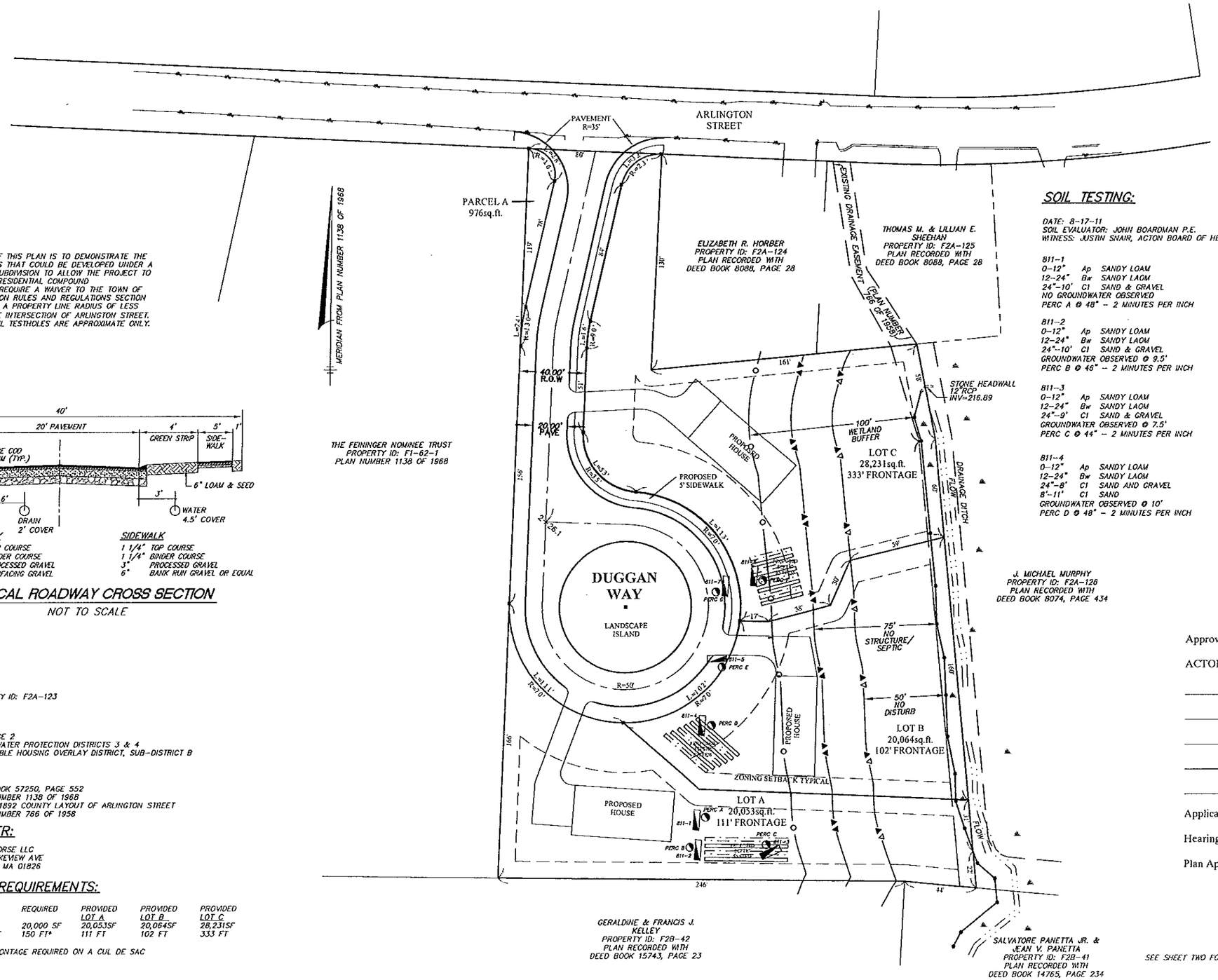
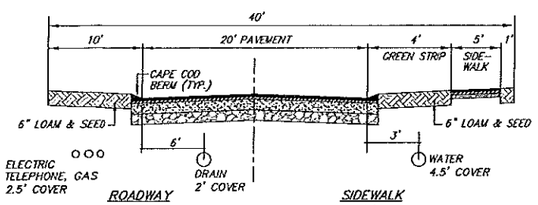


NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE THE NUMBER OF LOTS THAT COULD BE DEVELOPED UNDER A CONVENTIONAL SUBDIVISION TO ALLOW THE PROJECT TO BE BUILT AS A RESIDENTIAL COMPOUND.
2. THIS PLAN WILL REQUIRE A WAIVER TO THE TOWN OF ACTON SUBDIVISION RULES AND REGULATIONS SECTION 8.1.10 TO ALLOW A PROPERTY LINE RADIUS OF LESS THAN 25' AT THE INTERSECTION OF ARLINGTON STREET.
3. LOCATION OF SOIL TESTHOLES ARE APPROXIMATE ONLY.



ROADWAY

1 1/2"	TOP COURSE
2"	BINDER COURSE
6"	PROCESSED GRAVEL
12"	SURFACING GRAVEL

SIDEWALK

1 1/4"	TOP COURSE
1 1/4"	BINDER COURSE
3"	PROCESSED GRAVEL
6"	BANK RUN GRAVEL OR EQUAL

TYPICAL ROADWAY CROSS SECTION
NOT TO SCALE

ASSESSORS:

PROPERTY ID: F2A-123

ZONING:

RESIDENCE 2
GROUNDWATER PROTECTION DISTRICTS 3 & 4
AFFORDABLE HOUSING OVERLAY DISTRICT, SUB-DISTRICT B

REFERENCES:

DEED BOOK 57250, PAGE 552
PLAN NUMBER 1138 OF 1968
1887 & 1892 COUNTY LAYOUT OF ARLINGTON STREET
PLAN NUMBER 766 OF 1958

RECORD OWNER:

HOBBYHORSE LLC
2100 LAKEVIEW AVE
DRACUT, MA 01826

DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROVIDED LOT A	PROVIDED LOT B	PROVIDED LOT C
LOT AREA	20,000 SF	20,053SF	20,064SF	28,231SF
FRONTAGE	150 FT*	111 FT	102 FT	333 FT

* 100' FRONTAGE REQUIRED ON A CUL DE SAC

SOIL TESTING:

DATE: 8-17-11
SOIL EVALUATOR: JOHN BOARDMAN P.E.
WITNESS: JUSTIN SNAIR, ACTON BOARD OF HEALTH

811-1
0-12" Ap SANDY LOAM
12-24" Bw SANDY LAOM
24"-10' C1 SAND & GRAVEL
NO GROUNDWATER OBSERVED
PERC A @ 48" - 2 MINUTES PER INCH

811-2
0-12" Ap SANDY LOAM
12-24" Bw SANDY LAOM
24"-10' C1 SAND & GRAVEL
GROUNDWATER OBSERVED @ 9.5'
PERC B @ 46" - 2 MINUTES PER INCH

811-3
0-12" Ap SANDY LOAM
12-24" Bw SANDY LAOM
24"-9' C1 SAND & GRAVEL
GROUNDWATER OBSERVED @ 7.5'
PERC C @ 44" - 2 MINUTES PER INCH

811-4
0-12" Ap SANDY LOAM
12-24" Bw SANDY LAOM
24"-8' C1 SAND AND GRAVEL
8'-11' C1 SAND
GROUNDWATER OBSERVED @ 10'
PERC D @ 48" - 2 MINUTES PER INCH

811-5
0-12" Ap SANDY LOAM
12-24" Bw SANDY LAOM
24"-7' C1 SAND & GRAVEL
7-12' C2 SAND
GROUNDWATER OBSERVED @ 11'
PERC E @ 50" - 2 MINUTES PER INCH

811-6
0-6" Ap SANDY LOAM
6-12" Bw SANDY LAOM
12"-5' C1 SAND & GRAVEL
5-10' C2 SAND
GROUNDWATER OBSERVED @ 10'
PERC F @ 46" - 2 MINUTES PER INCH

811-7
0-6" Ap SANDY LOAM
6-12" Bw SANDY LAOM
12"-4' C1 SAND & GRAVEL
4-8' C2 SAND
GROUNDWATER OBSERVED @ 8'
PERC G @ 42" - 2 MINUTES PER INCH

Approved by the

ACTON PLANNING BOARD

_____ Chairman

_____

_____

_____

_____

Application Filed _____

Hearing Date _____

Plan Approved _____

LEGEND

SEE SHEET TWO FOR LEGEND OF EXISTING CONDITIONS

- PROPOSED GRANITE BOUND
- PROPOSED ZONING SETBACK

▲	ELEVATION BENCH MARKS DATUM: SEE NOTE 1	
NO.	DESCRIPTION	ELEV.
1	SQUARE CUT SET IN LEDGE OUTCROP	225.24
2	HYDRANT BOLT OVER MAIN OUT	226.91
3	TOP OF 5/8" IRON ROD	226.16

NO	BY	APP	DATE	ISSUE/REV. DESCRIPTION

DATE:	8/22/11	DRAWN BY:	JEB
SCALE:	1"=30'	CHECK BY:	JP

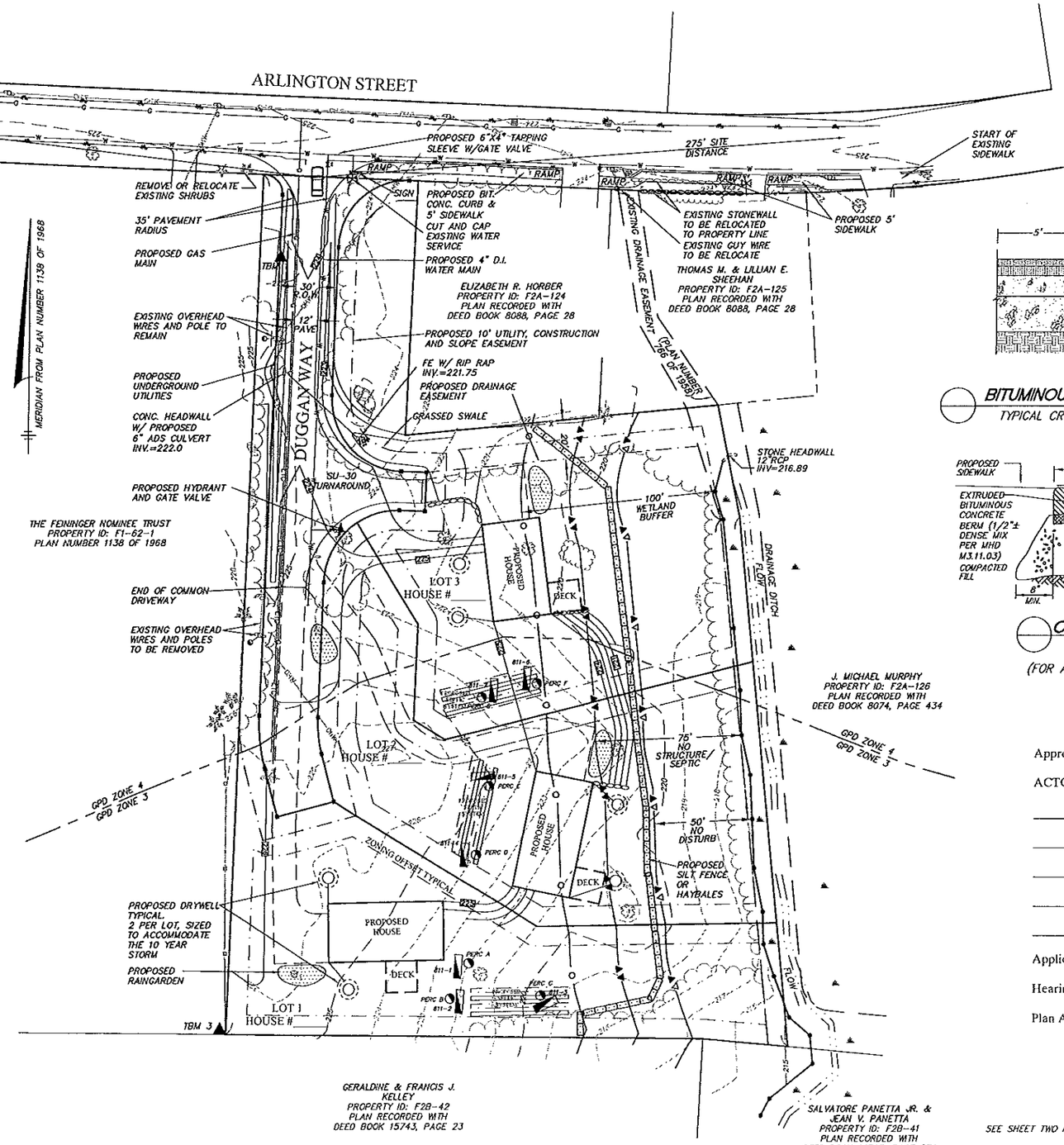
PROOF PLAN

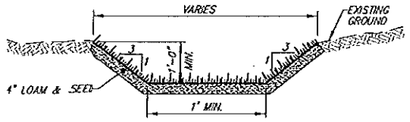
PLOT DATE: Aug 22, 2011 2:53 pm
PATH J:\Land Projects 82\0043\dwg\dwg\

DWG: 16431.dwg
LAYOUT: PROOF
SHEET: 4 OF 9

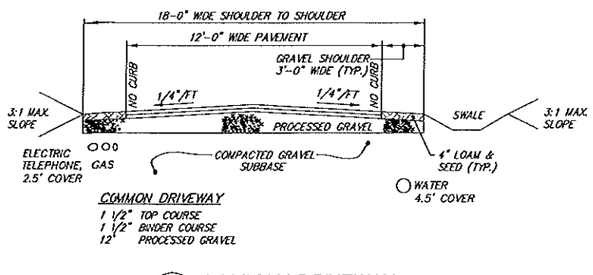
4

PROJECT NO.: 16431

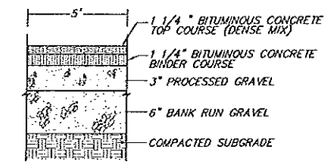




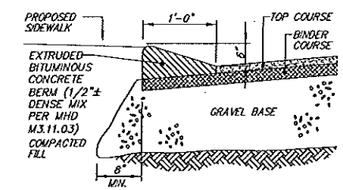
GRASS DRAINAGE SWALE
NOT TO SCALE



COMMON DRIVEWAY
CROSS SECTION
NOT TO SCALE



BITUMINOUS CONCRETE WALKWAY
TYPICAL CROSS SECTION – NOT TO SCALE



CAPE COD BERM
CROSS SECTION
NOT TO SCALE
(FOR ARLINGTON STREET ONLY)

NOTES:

1. HYDRANT TYPE, CONNECTION TYPE, AND FINAL LOCATION TO BE APPROVED BY THE TOWN OF ACTON FIRE DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
2. ALL WATER LINES, SERVICES AND CONNECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH THE ACTON WATER DEPARTMENT REQUIREMENTS.
3. PROPOSED HOUSE LOCATION, FOOTPRINT, AND ELEVATIONS ARE SUGGESTIONS ONLY AND FINAL CONFIGURATION MAY VARY.
4. BASED ON DISCUSSIONS WITH THE PLANNING DEPARTMENT THIS PROJECT PROPOSES TO CONSTRUCT A SIDEWALK FROM THE PROPOSED COMMON DRIVEWAY EASTWARD TO CONNECT TO THE EXISTING SIDEWALK ON ARLINGTON STREET.
5. LOCATION OF SOIL TESTHOELS ARE APPROXIMATE ONLY.

▲ ELEVATION BENCH MARKS DATUM: SEE NOTE 1		
NO.	DESCRIPTION	ELEV.
1	SQUARE CUT SET IN LEDGE OUTCROP	225.24
2	HYDRANT BOLT OVER MAIN OUT	226.91
3	TOP OF 5/8" IRON ROD	226.16

SCALE: 1" = 30'
0 30 60 120

Approved by the

ACTON PLANNING BOARD

_____ Chairman

_____

_____

_____

_____

Application Filed _____

Hearing Date _____

Plan Approved _____

LEGEND

SEE SHEET TWO FOR LEGEND OF EXISTING CONDITIONS

- PROPOSED RAINGARDEN
- PROPOSED DRYWELL
- PROPOSED GRANITE BOUND
- PROPOSED ZONING SETBACK
- 178 PROPOSED CONTOUR
- PROPOSED HAYBALES

Duggan Farm Definitive Subdivision Residential Compound

314 Arlington Street
Acton, Massachusetts

Prepared for:

Comfort Homes Inc.

2100 Lakeview Avenue
Dracut, Massachusetts 01826

HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

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

NO	BY	APP	DATE	ISSUE/REV. DESCRIPTION

DATE:	8/22/11	DRAWN BY:	JEB
SCALE:	1"=30'	CHECK BY:	JP

SITE LAYOUT AND GRADING

PLOT DATE: Aug 24, 2011 7:57 am
PATH: J:\Land Projects PZ\16431\dwg\dwh-rlpn\

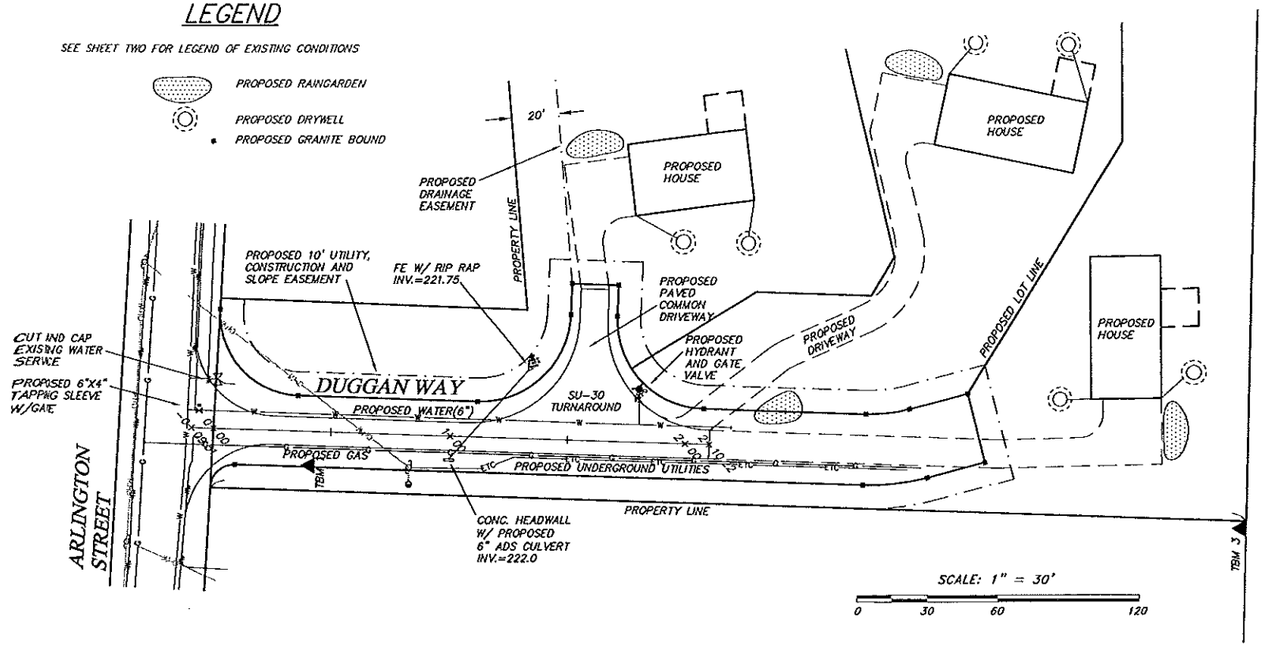
DWG: WITHDRAWN SUBMITTED 8-24-11.dwg

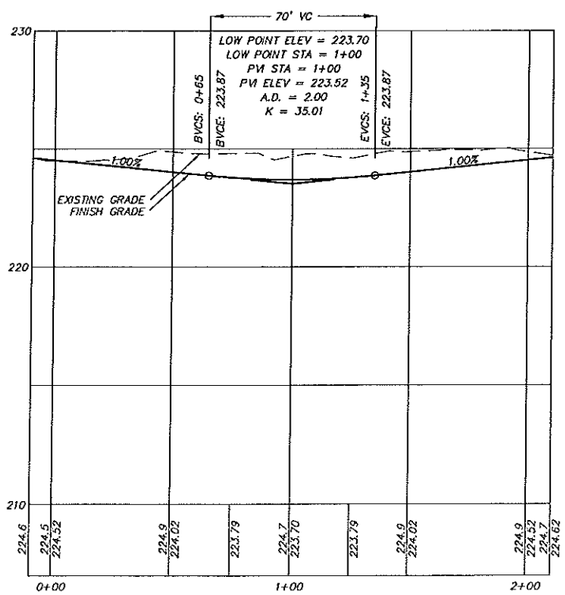
LAYOUT: GDU

SHEET: 5 OF 9

5

PROJECT NO.: 16431





SCALE: 1" = 30' HORIZONTAL; 1"=3' VERTICAL

▲	ELEVATION BENCH MARKS DATUM: SEE NOTE 1	
NO.	DESCRIPTION	ELEV.
1	SQUARE CUT SET IN LEDGE OUTCROP	225.24
2	HYDRANT BOLT OVER MAIN OUT	226.91
3	TOP OF 5/8" IRON ROD	226.16

Approved by the

ACTON PLANNING BOARD

_____ Chairman

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NO	BY	APP	DATE	ISSUE/REV. DESCRIPTION

DATE: 8/22/11	DRAWN BY: JEB
SCALE: AS NOTED	CHECK BY: JP

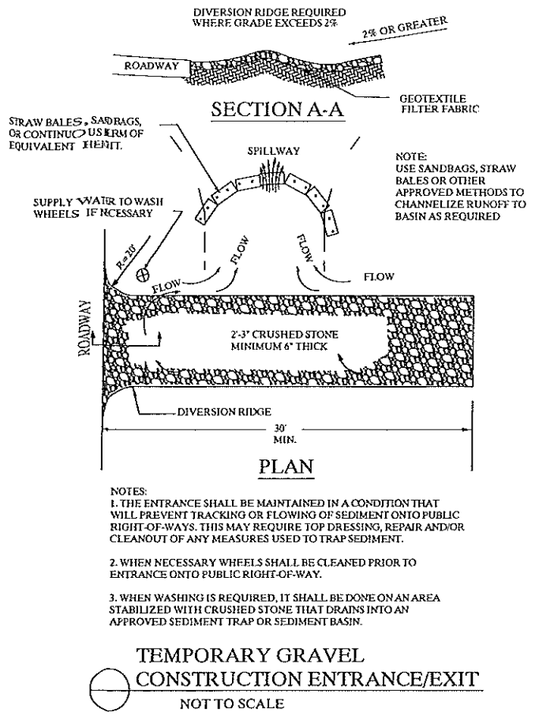
PLAN AND PROFILE

PLOT DATE: Aug 23, 2011 2:53 pm
PATH: J:\Land Projects R2\16431\dwg\dwg\16431\

DWG: 16431-dwg
LAYOUT: P&P
SHEET: 6 OF 9

6

PROJECT NO: 16431



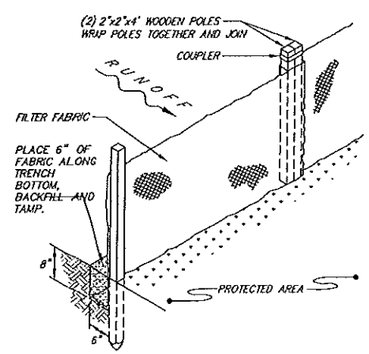
NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

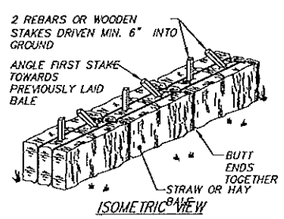
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

NOT TO SCALE



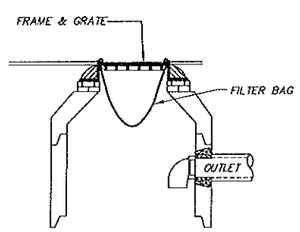
SILT FENCE BARRIER

ISOMETRIC VIEW
NOT TO SCALE



HAY BALE BARRIER

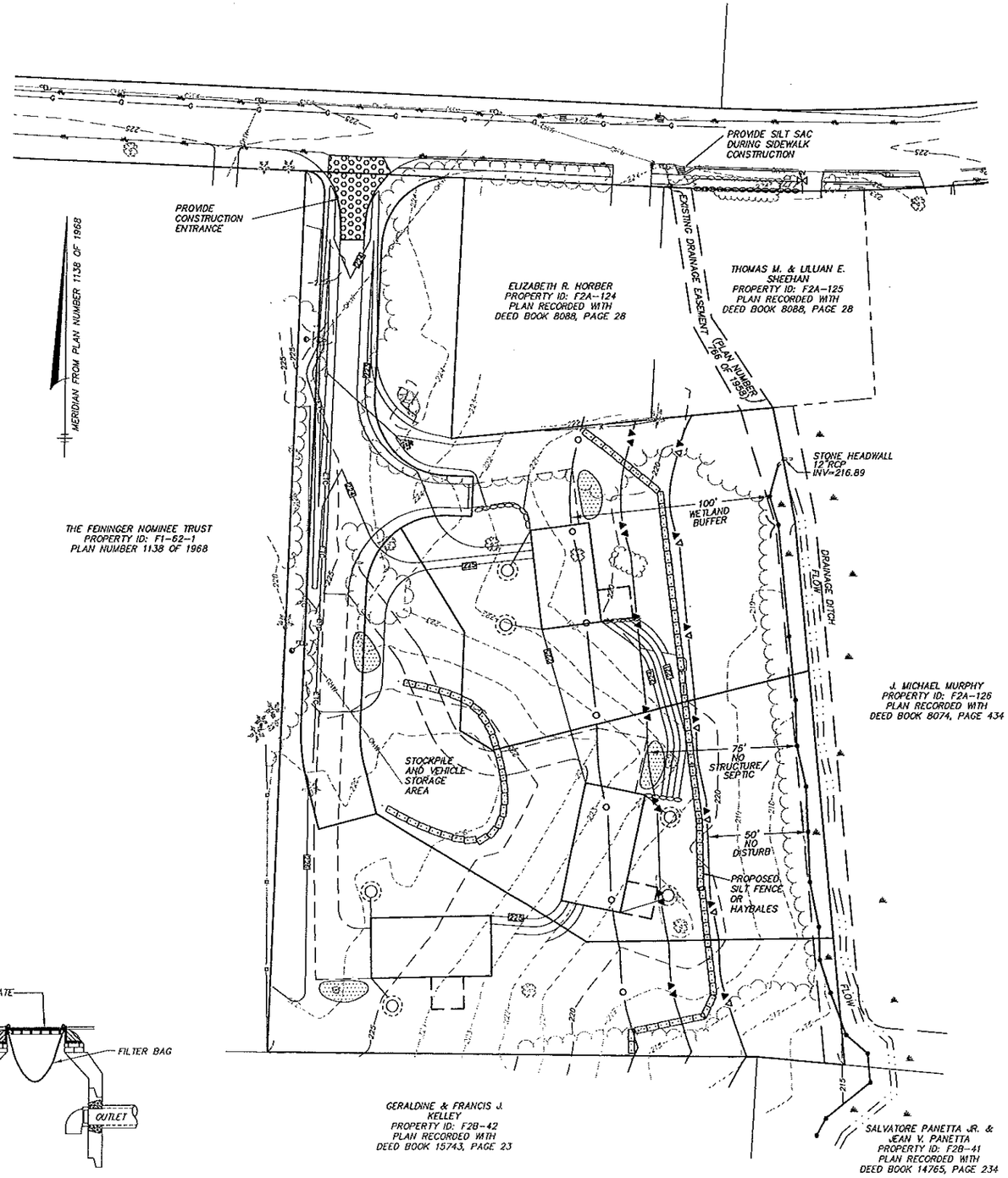
NOT TO SCALE



CATCH BASIN FILTER BAG

TYPICAL CROSS SECTION - NOT TO SCALE

FILTER BAG TO BE INSTALLED AND MAINTAINED DURING CONSTRUCTION PERIOD IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS



SCALE: 1" = 30'

0 30 60 120

EROSION AND SEDIMENTATION PLAN

BEST MANAGEMENT PRACTICES (BMP) FOR EROSION AND SEDIMENTATION CONTROL ARE STAKED STRAW BALES, FILTER FENCES, HYDRO SEEDING, AND PHASED DEVELOPMENT. MANY STORMWATER BMP TECHNOLOGIES (E.G., INFILTRATION TECHNOLOGIES) ARE NOT DESIGNED TO HANDLE THE HIGH CONCENTRATIONS OF SEDIMENTS TYPICALLY FOUND IN CONSTRUCTION RUNOFF AND MUST BE PROTECTED FROM CONSTRUCTION-RELATED SEDIMENT LOADINGS. CONSTRUCTION BMP'S MUST BE MAINTAINED.

IN DEVELOPING THE PROPOSED PROJECT CERTAIN MEASURES WILL BE IMPLEMENTED TO MINIMIZE IMPACTS EROSION AND SEDIMENTATION COULD HAVE ON SURROUNDING AREAS. THIS SECTION ADDRESSES ITEMS THAT INVOLVE PROPER CONSTRUCTION TECHNIQUES, CLOSE SURVEILLANCE OF WORKMANSHIP, AND IMMEDIATE RESPONSE TO EMERGENCY SITUATIONS. THE DEVELOPER MUST BE PREPARED TO PROVIDE WHATEVER REASONABLE MEASURES ARE NECESSARY TO PROTECT THE ENVIRONMENT DURING CONSTRUCTION AND TO STABILIZE ALL DISTURBED AREAS AS SOON AS CONSTRUCTION ENDS.

PRE-CONSTRUCTION

1. THE CONTRACTOR SHALL HAVE A STOCKPILE OF MATERIALS REQUIRED TO CONTROL EROSION ON-SITE TO BE USED TO SUPPLEMENT OR REPAIR EROSION CONTROL DEVICES. THESE MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO STRAW BALES, SILT FENCE AND CRUSHED STONE.
2. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON SITE AND SHALL UTILIZE EROSION CONTROL MEASURES WHERE NEEDED, REGARDLESS OF WHETHER THE MEASURES ARE SPECIFIED ON THE PLAN OR IN THE ORDER OF CONDITIONS.

PRELIMINARY SITE WORK

1. EXCAVATED MATERIALS SHOULD BE STOCKPILED, SEPARATING THE TOPSOIL FOR FUTURE USE ON THE SITE. EROSION CONTROL SHALL BE UTILIZED ALONG THE DOWN SLOPE SIDE OF THE PILES AND SIDE SLOPES SHALL NOT EXCEED 2:1.
2. IF INTENSE RAINFALL IS ANTICIPATED, THE INSTALLATION OF SUPPLEMENTAL STRAW BALE DIKES, SILT FENCES, OR ARMORED DIKES SHALL BE CONSIDERED.

LANDSCAPING

1. LANDSCAPING SHALL OCCUR AS SOON AS POSSIBLE TO PROVIDE PERMANENT STABILIZATION OF DISTURBED SURFACES.
2. IF THE SEASON OR ADVERSE WATHER CONDITIONS DO NOT ALLOW THE ESTABLISHMENT OF VEGETATION, TEMPORARY MULCHING WITH STRAW, WOOD CHIPS WEIGHTED WITH SNOW FENCE OR BRANCHES, OR OTHER METHODS SHALL BE PROVIDED.
3. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE PLACED AND ITS SURFACE SMOOTHED TO THE SPECIFIED GRADES.
4. THE USE OF HERBICIDES IS STRONGLY DISCOURAGED.
5. HYDRO SEEDING IS ENCOURAGED FOR STEEP SLOPES. APPLICATION RATES ON SLOPES GREATER THAN 3:1 SHALL HAVE A MINIMUM SEEDING RATE OF 5 LBS/1000 SF. A LATEX OR FIBER TACKIFIER SHALL BE USED ON THESE SLOPES AT A MINIMUM RATE OF 50 LBS. OF TACKIFIER PER 500 GALLONS OF WATER USED.

CONSTRUCTION SEQUENCE

THE PROJECT SHALL BE CONSTRUCTED ON A LOT BY LOT BASIS. TYPICAL CONSTRUCTION SEQUENCE FOR INDIVIDUAL LOTS IS AS FOLLOWS:

1. INSTALL EROSION CONTROL AND SILT SACKS
2. STRIP AND STOCKPILE TOPSOIL.
3. CONSTRUCT COMMON DRIVEWAY TO BINDER COAT.
4. EXCAVATE FOUNDATION AND INSTALL FOUNDATION.
5. BACK FILL FOUNDATION AND ROUGH GRADE SITE.
6. HOUSE CONSTRUCTION.
7. FINAL GRADING, DRIVEWAY INSTALLATION, LOAM AND SEED.
8. RAIN GARDEN AND DRIP TRENCH INSTALLATION AFTER UPSTREAM STABILIZATION.
9. REMOVAL OF EROSION CONTROL AND SILT SACKS ONCE FULLY STABILIZED.
10. FINISH PAVE COMMON DRIVEWAY.

Approved by the

ACTON PLANNING BOARD

_____ Chairman

_____

_____

_____

_____

Application Filed _____

Hearing Date _____

Plan Approved _____

LEGEND

SEE SHEET TWO FOR LEGEND OF EXISTING CONDITIONS

- PROPOSED RAINGARDEN
- PROPOSED DRYWELL
- PROPOSED GRANITE BOUND
- PROPOSED ZONING SETBACK
- 178 PROPOSED CONTOUR
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Duggan Farm Definitive Subdivision Residential Compound

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DATE:	8/22/11	DRAWN BY:	JEB
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EROSION AND SEDIMENTATION PLAN

PLOT DATE: Aug 23, 2011 2:54 pm
PATH: Z:\Land Projects\F2\16431\dwg\16431-EP.dwg

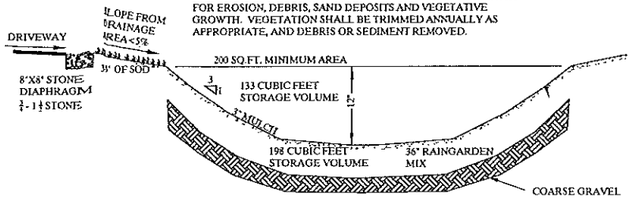
DWG: 16431-EP.dwg	7
LAYOUT: S&E	
SHEET: 7 OF 9	
PROJECT NO.: 16431	

NOTES:
RAINGARDEN MIX:
50% SAND
30% LOAM
20% SHREDDED MULCH

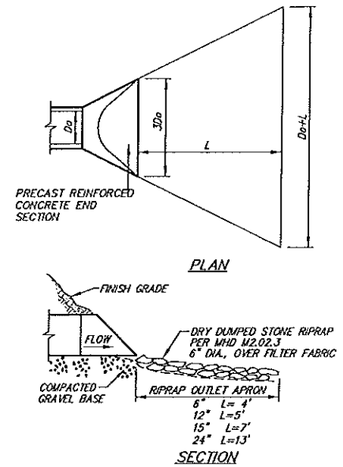
PLANTINGS SHALL BE AS NOTED ON THE LANDSCAPE PLAN PREPARED BY OTHERS. SHAPE AND LOCATION SHALL BE FIELD ADJUSTED PER THE DIRECTION OF THE DEVELOPER'S REPRESENTATIVE.

RAIN GARDENS TO BE CONSTRUCTED AFTER ALL UPSTREAM AREAS HAVE BEEN FULLY STABILIZED.

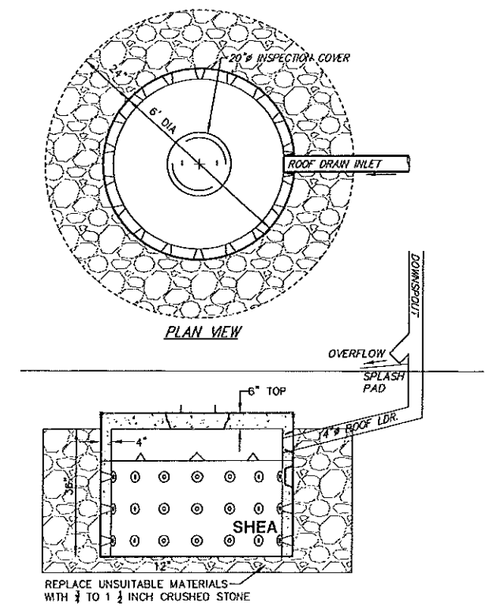
RAIN GARDENS TO BE INSPECTED A MINIMUM OF BIANNUALLY FOR EROSION, DEBRIS, SAND DEPOSITS AND VEGETATIVE GROWTH. VEGETATION SHALL BE TRIMMED ANNUALLY AS APPROPRIATE, AND DEBRIS OR SEDIMENT REMOVED.



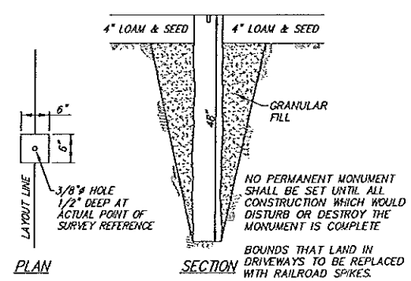
RAIN GARDEN
NOT TO SCALE



DRAIN OUTLET AND APRON
TYPICAL CROSS SECTION
NOT TO SCALE



CONCRETE CYLINDRICAL DRY WELL
FROM E.F. SHEA'S
NEW ENGLAND CONCRETE PRODUCTS, INC.
NOT TO SCALE



STONE BOUND
CROSS SECTION
NOT TO SCALE

Duggan Farm
Definitive
Subdivision
Residential
Compound

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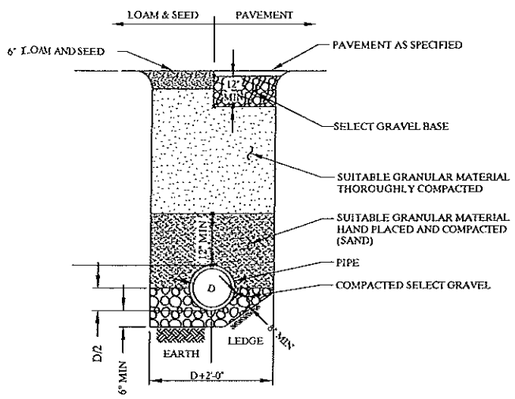
EROSION AND SEDIMENTATION PLAN

PLOT DATE: Aug 22, 2011 2:54 pm
FILE: J:\Land Projects PZ\16431\dwg\det1.dwg

DWG: 16431det1.dwg	8
LAYOUT: DET1	
SHEET: 8 OF 9	
PROJECT NO.:	16431



TYPICAL TRENCH DETAIL
NOT TO SCALE

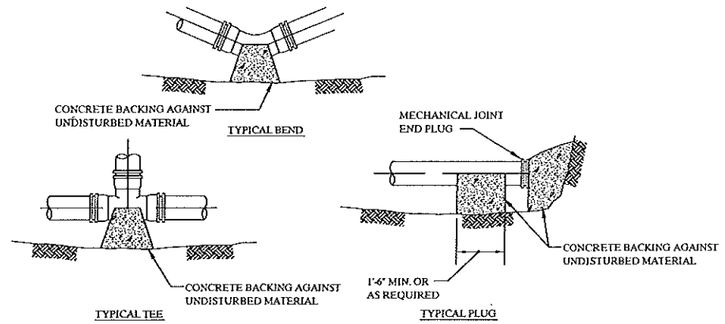
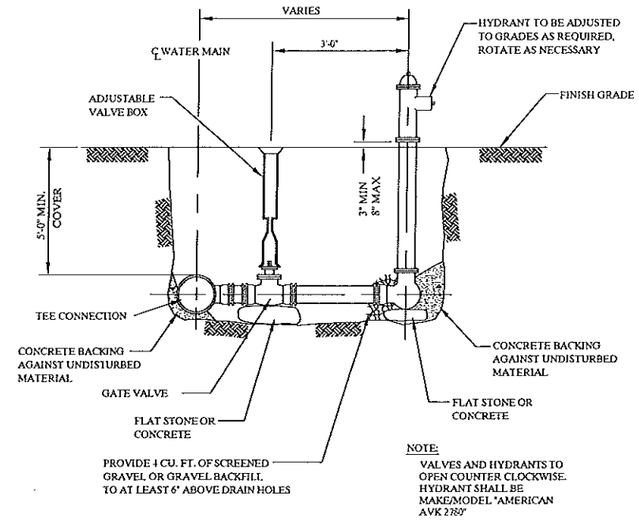


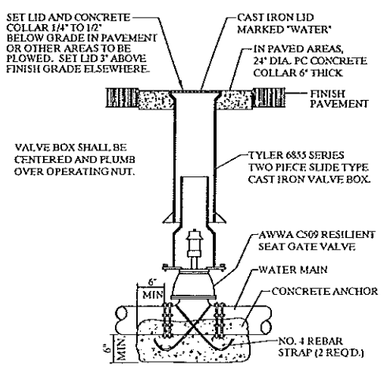
TABLE OF BEARING AREAS IN SQUARE FEET AGAINST UNDISTURBED MATERIAL FOR WATER MAIN FITTINGS			
SIZE OF MAIN (INCHES)	45° BEND	TEES AND PLUGS	22 1/2° BEND
8" OR LESS	8	10	8
10" & 12"	22	16	13

TYPICAL CONCRETE THRUST BLOCKING FOR WATER PIPE
NOT TO SCALE

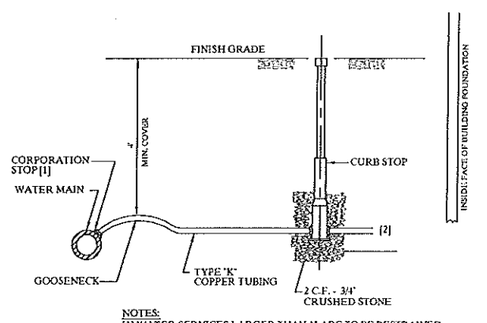


NOTE:
VALVES AND HYDRANTS TO OPEN COUNTER CLOCKWISE. HYDRANT SHALL BE MAKE/MODEL "AMERICAN AVK 2780"

TYPICAL HYDRANT AND VALVE DETAIL (RESTRAINED JOINT HYDRANT TEE
NOT TO SCALE



GATE VALVE
TYPICAL CROSS SECTION
NOT TO SCALE



NOTES:
[1] WATER SERVICES LARGER THAN 1" ARE TO BE RESTRAINED TO MAIN WITH APPROVED SADDLE.
[2] COORDINATE BUILDING CONNECTION WITH PLUMBING DRAWINGS.

WATER SERVICE
TYPICAL PROFILE

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PLOT DATE: Aug 23, 2011 2:34 pm
PATH: J:\Land Projects R2\16431\dwg\definitive\

DWG: 16431-det7.dwg
LAYOUT: DET2
SHEET: 9 OF 9

9

PROJECT NO.: 16431