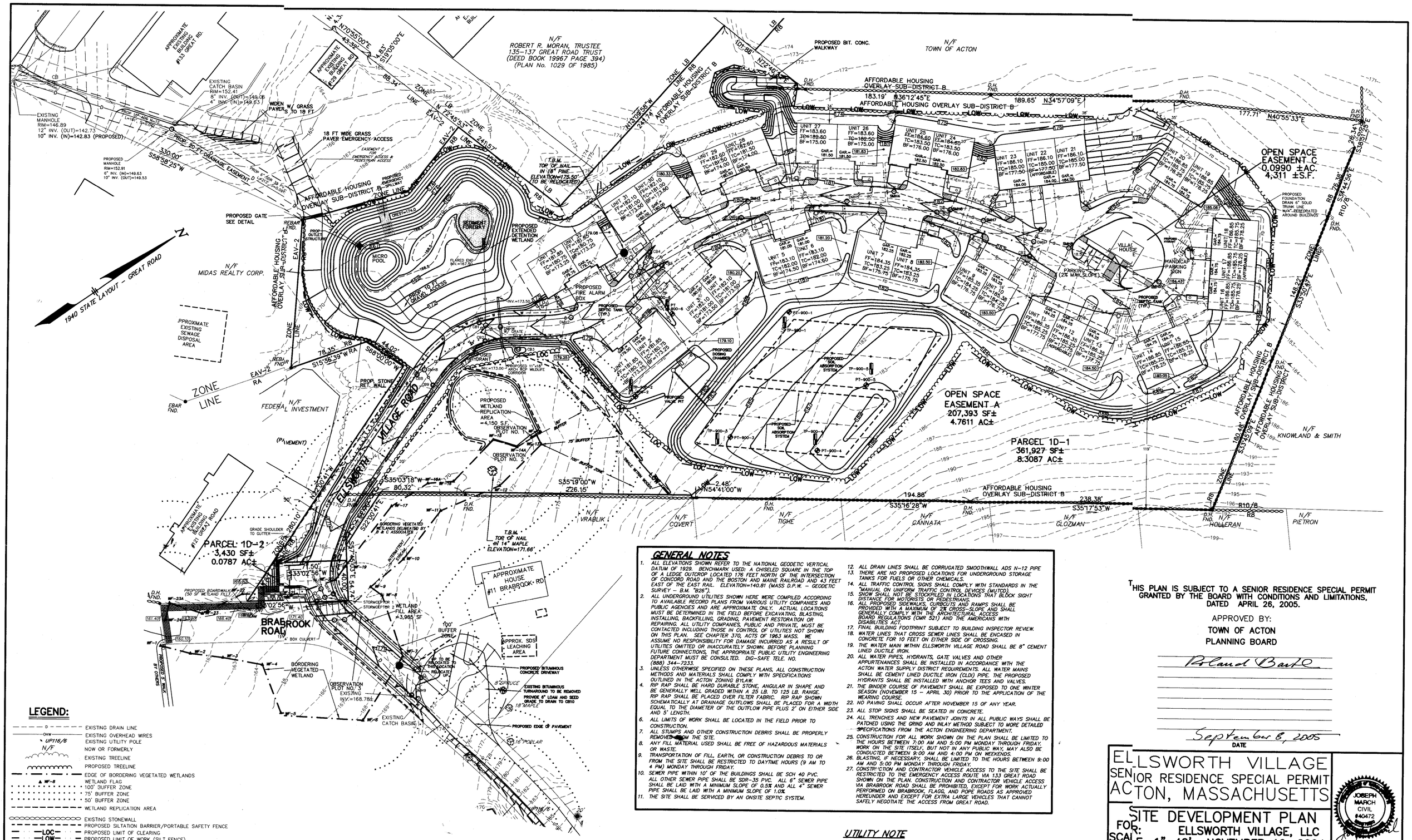

GENERAL NOTES

1. ALL ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. BENCHMARK USED: A CHISELED SQUARE IN THE TOP OF A LEDGE OUTCROP LOCATED 176 FEET NORTH OF THE INTERSECTION OF CONCORD ROAD AND THE BOSTON AND MAINE RAILROAD AND 43 FEET EAST OF THE EAST RAIL. ELEVATION=140.81 (MASS D.P.W. – GEODETIC SURVEY – B.M. "B26").
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 TELE. NO. (888) 344-7233.
3. UNLESS OTHERWISE SPECIFIED ON THESE PLANS, ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH SPECIFICATIONS OUTLINED IN THE ACTON ZONING BYLAW.
4. RIP RAP SHALL BE HARD DURABLE STONE, ANGULAR IN SHAPE AND BE GENERALLY WELL GRADED WITHIN A 25 LB. TO 125 LB. RANGE. RIP RAP SHALL BE PLACED OVER FILTER FABRIC. RIP RAP SHOWN SCHEMATICALLY AT DRAINAGE OUTFLOWS SHALL BE PLACED FOR A WIDTH EQUAL TO THE DIAMETER OF THE OUTFLOW PIPE PLUS 2' ON EITHER SIDE AND 5' LENGTH.
6. ALL LIMITS OF WORK SHALL BE LOCATED IN THE FIELD PRIOR TO CONSTRUCTION.
7. ALL STUMPS AND OTHER CONSTRUCTION DEBRIS SHALL BE PROPERLY REMOVED FROM THE SITE.
8. ANY FILL MATERIAL USED SHALL BE FREE OF HAZARDOUS MATERIALS OR WASTE.
9. 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.
10. 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%
11. THE SITE SHALL BE SERVICED BY AN ONSITE SEPTIC SYSTEM.
12. ALL DRAIN LINES SHALL BE CORRUGATED SMOOTHWALL ADS N-12 PIPE
13. THERE ARE NO PROPOSED LOCATIONS FOR UNDERGROUND STORAGE TANKS FOR FUELS OR OTHER CHEMICALS.
14. ALL TRAFFIC CONTROL SIGNS SHALL COMPLY WITH STANDARDS IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
15. SNOW SHALL NOT BE STOCKPILED IN LOCATIONS THAT BLOCK SIGHT DISTANCE FOR MOTORISTS OR PEDESTRIANS.
16. ALL PROPOSED SIDEWALKS, CURBCUTS AND RAMPS SHALL BE PROVIDED WITH A MAXIMUM OF 2% CROSS-SLOPE AND SHALL GENERALLY COMPLY WITH THE ARCHITECTURAL ACCESS BOARD REGULATIONS (CMR 521) AND THE AMERICANS WITH DISABILITIES ACT.
17. FINAL BUILDING FOOTPRINT SUBJECT TO BUILDING INSPECTOR REVIEW.
18. WATER LINES THAT CROSS SEWER LINES SHALL BE ENCASED IN CONCRETE FOR 10 FEET ON EITHER SIDE OF CROSSING.
19. THE WATER MAIN WITHIN ELLSWORTH VILLAGE ROAD SHALL BE 8" CEMENT LINED DUCTILE IRON.
20. ALL WATER PIPES, HYDRANTS, GATE VALVES AND OTHER APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE ACTON WATER SUPPLY DISTRICT REQUIREMENTS. ALL WATER MAINS SHALL BE CEMENT LINED DUCTILE IRON (CLDI) PIPE. THE PROPOSED HYDRANTS SHALL BE INSTALLED WITH ANCHOR TEES AND VALVES.
21. THE BINDER COURSE OF PAVEMENT SHALL BE EXPOSED TO ONE WINTER SEASON (NOVEMBER 15 – APRIL 30) PRIOR TO THE APPLICATION OF THE WEARING COURSE.
22. NO PAVING SHALL OCCUR AFTER NOVEMBER 15 OF ANY YEAR.
23. ALL STOP SIGNS SHALL BE SEATED IN CONCRETE.
24. 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.
25. CONSTRUCTION FOR ALL WORK SHOWN ON THE PLAN SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 AM AND 5:00 PM MONDAY THROUGH FRIDAY. WORK ON THE SITE ITSELF, BUT NOT IN ANY PUBLIC WAY, MAY ALSO BE CONDUCTED BETWEEN 9:00 AM AND 4:00 PM ON WEEKENDS.
26. BLASTING, IF NECESSARY, SHALL BE LIMITED TO THE HOURS BETWEEN 9:00 AM AND 5:00 PM MONDAY THROUGH FRIDAY.
27. CONSTRUCTION AND CONTRACTOR VEHICLE ACCESS TO THE SITE SHALL BE RESTRICTED TO THE EMERGENCY ACCESS ROUTE VIA 133 GREAT ROAD SHOWN ON THE PLAN. CONSTRUCTION AND CONTRACTOR VEHICLE ACCESS VIA BRABROOK ROAD SHALL BE PROHIBITED, EXCEPT FOR WORK ACTUALLY PERFORMED ON BRABROOK, FLAGG, AND POPE ROADS AS APPROVED HEREUNDER AND EXCEPT FOR EXTRA LARGE VEHICLES THAT CANNOT SAFELY NEGOTIATE THE ACCESS FROM GREAT ROAD.

THIS PLAN IS SUBJECT TO A SENIOR RESIDENCE SPECIAL PERMIT GRANTED BY THE BOARD WITH CONDITIONS AND LIMITATIONS, DATED APRIL 26, 2005.

APPROVED BY:
TOWN OF ACTON
PLANNING BOARD

Roland Bartl

September 8, 2005
DATE

LEGEND:

- EXISTING DRAIN LINE
- EXISTING OVERHEAD WIRES
- EXISTING UTILITY POLE
- NOW OR FORMERLY
- EXISTING TREELINE
- PROPOSED TREELINE
- EDGE OF BORDERING VEGETATED WETLANDS
- WETLAND FLAG
- 100' BUFFER ZONE
- 75' BUFFER ZONE
- 50' BUFFER ZONE
- WETLAND REPLICATION AREA
- EXISTING STONEWALL
- PROPOSED SILTATION BARRIER/PORTABLE SAFETY FENCE
- PROPOSED LIMIT OF CLEARING
- PROPOSED LIMIT OF WORK (SILT FENCE)
- D.H. DRILL HOLE
- FND. FOUND
- LB LIMITED BUSINESS DISTRICT
- RB RESIDENCE 8 DISTRICT
- R10/8 RESIDENCE 10/8 DISTRICT
- RA RESIDENCE A DISTRICT
- PROPOSED UNDERGROUND ELECTRIC, TELEPHONE, AND CABLE
- PROPOSED 8" C.L.D.I. WATER MAIN
- PROPOSED DRAIN LINE
- PROPOSED SEWER
- PROPOSED FOUNDATION DRAIN

COMMON LAND COVERAGE:

BUILDINGS	576± S.F.	(0.27%)
SIDEWALKS/PAVED	1,896± S.F.	(0.90%)
TOTAL COMMON LAND AREA	211,704± S.F.	
(OPEN SPACE EASEMENTS A AND C)		

NOTES

1. OPEN SPACE EASEMENTS A AND C ARE CONTAINED WITHIN PARCEL 1D-1, WHICH IS TO BE OWNED BY THE CONDOMINIUM ASSOCIATION FOR ELLSWORTH VILLAGE. THE USE FOR THE OPEN SPACE EASEMENTS IS TO BE PASSIVE RECREATION.
2. THE LARGEST TRUCK TO USE THE SITE IS AN SU-30 VEHICLE.
3. THERE ARE THREE STANDARD PARKING SPACES AND ONE HANDICAP PARKING SPACE AS SHOWN ON THE PLAN. PLEASE SEE DETAILS LOCATED ON CONSTRUCTION DETAIL SHEET 2.
4. THE MAILBOXES FOR THE SITE WILL BE LOCATED IN THE VILLAGE HOUSE.

UTILITY NOTE

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 DESIGNING, 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 TELE. NO. (888) 344-7233.

ELLSWORTH VILLAGE
SENIOR RESIDENCE SPECIAL PERMIT
ACTON, MASSACHUSETTS

SITE DEVELOPMENT PLAN

FOR: ELLSWORTH VILLAGE, LLC

SCALE: 1"=40' NOVEMBER 19, 2004

REV: MARCH 1, 2005

REV: AUGUST 1, 2005 REV: AUGUST 24, 2005

STAMSKI AND MCNARY, INC.
80 HARRIS STREET ACTON, MASS.
ENGINEERING – PLANNING – SURVEYING

0 20 40 80 120 160 FT

SM-2768 (2768SRSPD.DWG) SHEET 4 OF 10

COMMONWEALTH OF MASSACHUSETTS JOSEPH MARCH CIVIL #40472

COMMONWEALTH OF MASSACHUSETTS JOSEPH MARCH # 36384 PROFESSIONAL LAND SURVEYOR