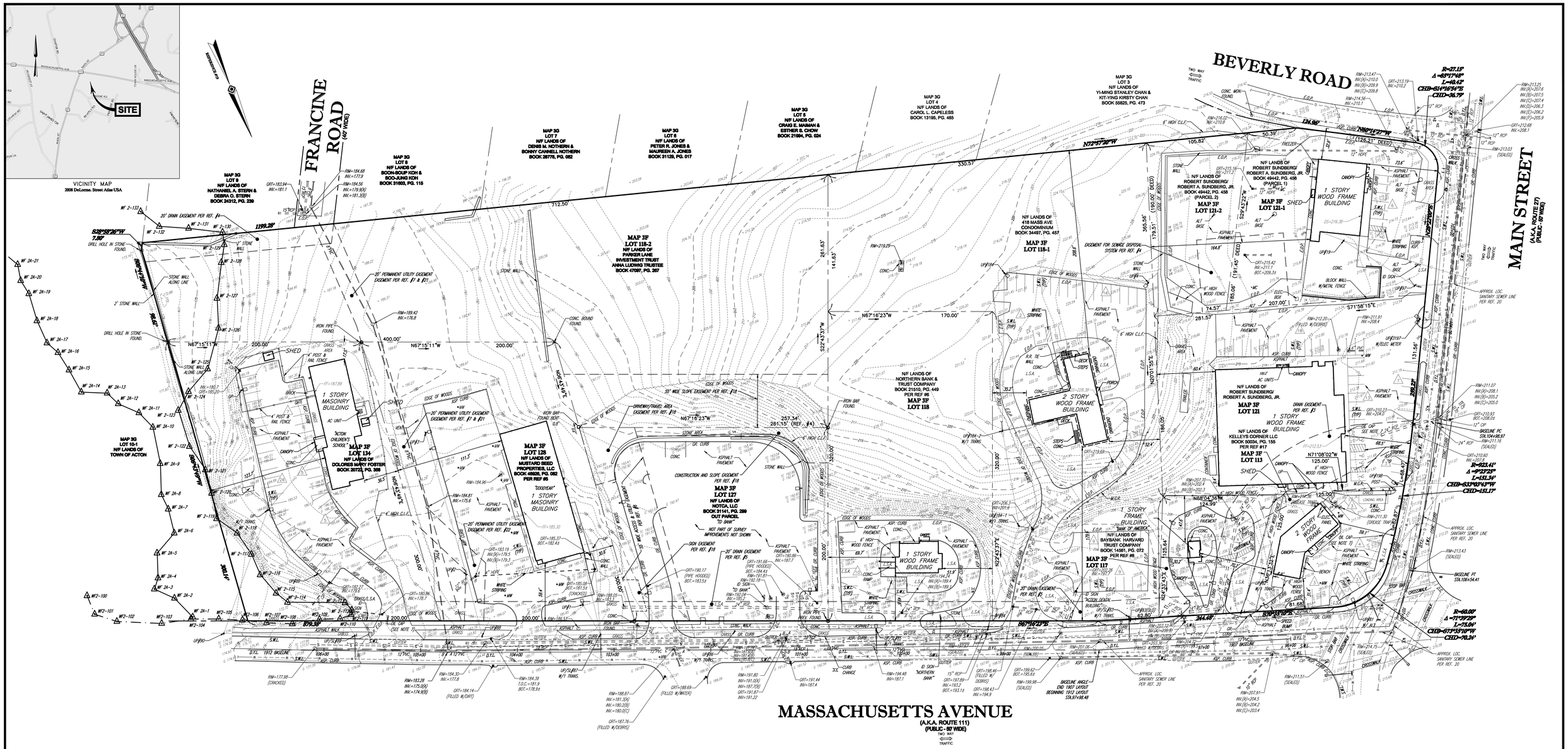

LEGEND

124	EXISTING CONTOUR		METAL GUIDE RAIL
× 123.45	EXISTING SPOT ELEVATION		PAINTED ARROWS
TC 123.45	EXISTING TOP OF CURB ELEVATION	C.L.F.	CHAIN LINK FENCE
G 122.95	EXISTING GUTTER ELEVATION	D.C.	DEPRESSED CURB
TW 123.45	EXISTING TOP OF WALL ELEVATION	E.O.P.	EDGE OF PAVEMENT
BW 122.95	EXISTING BOTTOM OF WALL ELEVATION	L.S.A.	LANDSCAPED AREA
FF 123.45	EXISTING FINISHED FLOOR ELEVATION	MC	METAL COVER
DS 123.45	EXISTING DOOR SILL ELEVATION	(TYP.)	TYPICAL
	HYDRANT	GR.	GRANITE
	WATER VALVE	ASP.	ASPHALT
	GAS VALVE	D.W.P.	DETECTABLE WARNING PAD
G	GAS METER	S.W.L.	SOLID WHITE LINE
E	ELECTRIC METER	S.Y.L.	SOLID YELLOW LINE
OH	OVERHEAD WIRES	D.Y.L.	DOUBLE YELLOW LINE
	UTILITY POLE	T.O.H.	TOP OF HOOD
	UTILITY POLE/LIGHT POLE		DRAINAGE/STORM MANHOLE
	GUY WIRE		SANITARY/SEWER MANHOLE
	TRAFFIC SIGNAL POLE		TELEPHONE MANHOLE
MW	MONITORING WELL		UNKNOWN MANHOLE
	MONITORING WELL ON CONCRETE	G	APPROX. LOC. UNDERGROUND GAS LINE PER REF. 21 & UTILITY MARKOUT (SEE NOTE 3)
	AREA LIGHT	W	APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT (SEE NOTE 3)
C/O	CLEAN OUT	W	APPROX. LOC. UNDERGROUND WATER LINE PER REF. 20 & UTILITY MARKOUT (SEE NOTE 3)
	SIGN	E	APPROX. LOC. UNDERGROUND ELECTRIC LINE PER UTILITY MARKOUT (SEE NOTE 3)
	BOLLARD	S	APPROX. LOC. UNDERGROUND SANITARY FORCE MAIN PER REF. 20 (NOT FIELD VERIFIED, SEE NOTE 3)
WF 2-133	WETLAND FLAG		

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REFERENCES:

1. THE TAX ASSESSOR'S MAP OF THE TOWN OF ACTON, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 352 OF 656", MAP NUMBER 25017C0352E, EFFECTIVE DATE: JUNE 4, 2010.
3. MAP ENTITLED "COMPILED PLAN OF LAND IN ACTON, MASS., OWNED BY: RICHARD T. & ROSE M. KELLY", DATED MARCH 21, 1966, PREPARED BY EVERETT M. BROOKS CO., FILED IN MIDDLESEX COUNTY SOUTH REGISTRY OF DEEDS AS PLAN NUMBER 1160 OF 1967.
4. MAP ENTITLED "COMPILED PLAN OF LAND (SHOWING ESM'T FOR SEWAGE DISPOSAL) IN ACTON, MASS., OWNED BY: RICHARD T. & ROSE M. KELLEY", DATED FEBRUARY 16, 1967, PREPARED BY JOSEPH W. MOORE, INC., FILED IN MIDDLESEX COUNTY SOUTH REGSTRY OF DEEDS AS PLAN NUMBER 318 OF 1967.
5. MAP ENTITLED "PLAN OF LAND IN ACTON, MASS. (SHOWING PROPOSED DRAIN EASEMENT) FOR SILVERSTRONE", DATED JUNE 1, 1974, PREPARED BY JOSEPH W. MOORE, CO., INC., FILED IN MIDDLESEX COUNTY SOUTH REGISTRY OF DEEDS AS PLAN NUMBER 608 OF 1974.
6. MAP ENTITLED "PLAN OF LAND IN ACTON, MASS., OWNED BY: LEXINGTON FEDERAL SAVINGS AND LOAN ASSOCIATION", DATED MAY 24, 1971, PREPARED BY ACTON SURVEY & ENGINEERING, INC., FILED IN MIDDLESEX COUNTY SOUTH REGISTRY OF DEEDS AS PLAN NUMBER 1381 OF 1972.
7. MAP ENTITLED "PLAN OF LAND, 418 MASSACHUSETTS AVENUE, ACTON, MASSACHUSETTS, PREPARED FOR: ALAN BERKO", DATED APRIL, 2001, PREPARED BY ACTON SURVEY & ENGINEERING, INC., FILED IN MIDDLESEX COUNTY SOUTH REGISTRY OF DEEDS AS PLAN NUMBER 12 (1 OF 3) OF 2002.
8. MAP ENTITLED "LAND IN ACTON OWNED BY RICHARD T. KELLEY AND ROSE M. KELLEY", DATED JULY 30, 1963, PREPARED BY HARLAN E. TUTTLE, FILED IN MIDDLESEX COUNTY SOUTH REGISTRY OF DEEDS AS PLAN NUMBER 1219 OF 1963.
9. MAP ENTITLED "PLAN OF LAND IN ACTON, MASSACHUSETTS (MIDDLESEX COUNTY) FOR: 418 MASS. AVE. CONDOMINIUM TRUST", DATED MARCH 6, 2006, PREPARED BY STAMSKI AND MCNARY, INC., FILED IN MIDDLESEX COUNTY SOUTH REGISTRY OF DEEDS AS PLAN NUMBER 272 OF 2006.
10. MASSACHUSETTS HIGHWAY PLAT PLAN OF ROAD IN THE TOWN OF ACTON LAYOUT 1410, SHEET 1 OF 3, DATED 1890..
11. MAP ENTITLED "PLAN OF A PORTION OF UNION TURNPIKE, ACTON, AS ORDERED BY THE COUNTY COMMISSIONERS, 1890", SHEET 1 OF 6.
12. MAP ENTITLED "LAND IN ACTON OWNED BY RICHARD T. KELLEY AND ROSE M. KELLEY", DATED FEBRUARY 24, 1961, PREPARED BY HARLAN E. TUTTLE, FILED IN MIDDLESEX COUNTY SOUTH REGISTRY OF DEEDS AS PLAN NUMBER 1490 OF 1964.
13. MAP ENTITLED "LAND IN ACTON OWNED BY RICHARD T. KELLEY AND ROSE M. KELLEY", DATED JUNE 2, 1958, PREPARED BY HARLAN E. TUTTLE, FILED IN MIDDLESEX COUNTY SOUTH REGISTRY OF DEEDS AS PLAN NUMBER 692 OF 1958.
14. MAP ENTITLED "ACTON MANOR PLAN OF LAND IN ACTON MASS. (SHOWING REVISED LOT LINES), OWNED BY: HERBERT L. & VERNA M. ESTABROOK", DATED NOVEMBER 2, 1959, PREPARED BY JOSEPH W. MOORE, INC., FILED IN MIDDLESEX COUNTY SOUTH REGISTRY OF DEEDS AS PLAN NUMBER 1802 OF 1958.
15. MAP ENTITLED "AS-BUILT PLAN, T.D. BANKNORTH, ACTON, MA, FOR P.C. CONSTRUCTION COMPANY", DATED MAY 3, 2012, PREPARED BY STAMSKI AND MCNARY, INC.
16. MAP ENTITLED "LAND IN ACTON OWNED BY RICHARD T. KELLEY AND ROSE M. KELLEY", DATED JANUARY 4, 1961, PREPARED BY HARLAN E. TUTTLE, FILED IN MIDDLESEX COUNTY SOUTH REGISTRY OF DEEDS AS PLAN NUMBER 256 OF 1961.
17. MAP ENTITLED "PLAN OF LAND IN ACTON, MASS", PREPARED FOR GULF OIL COMPANY, FILED IN THE MIDDLESEX COUNTY SOUTH REGISTRY OF DEEDS AS PLAN NUMBER 1192 (B OF 2) OF 1971.
18. MAP ENTITLED "EASEMENT PLAN OF LAND PREPARED FOR: NOTCA LLC & PARKER LANE INVESTMENT TRUST, 408 MASSACHUSETTS AVENUE, LOT 127, MAP F3, TOWN OF ACTON, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS" DATED MARCH 23, 2011, PREPARED BY CONTROL POINT ASSOCIATES, INC.
19. MAP ENTITLED "ACTON, MAIN STREET, MAP 5060", SHEETS 3 & 4 OF 4.
20. SEWER MAPPING, MAIN STREET AND MASSACHUSETTS AVENUE, PREPARED BY WOODARD AND CURRAN, RECORD DRAWINGS, REVISED MAIN STREET, JUNE 2002, MASSACHUSETTS AVENUE, FEBRUARY 2002.
21. MAP ENTITLED "FRANCINE STREET PLAN AND PROFILE STA. 0+00N TO 5+00S", PREPARED BY WOODARD AND CURRAN, DATED: MARCH 1999, SHEET C-38.
22. MAP ENTITLED "EASEMENT PLAN OF LAND IN ACTON, MASSACHUSETTS", PREPARED BY STAMSKI AND MCNARY, INC., DATED: MARCH 20, 2000, FILED IN MIDDLESEX COUNTY SOUTH REGISTRY OF DEEDS AS PLAN NUMBER 424 OF 2000.
23. GAS MAPPING PROVIDED BY NATIONAL GRID.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY THE MASSACHUSETTS ONE-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 20122106231

UTILITY COMPANY	PHONE NUMBER
AT&T TRANSMISSION	877-760-6108
VERIZON	978-952-2628
NSTAR ELECTRIC	888-633-3797
NATIONAL GRID GAS - BOSTON	800-233-5325
COMCAST	978-263-6033
TENNESSEE GAS PIPELINE CO.	508-435-6812
ON TARGET LOCATING	508-429-1022
INNOVATIVE DATA MANAGEMENT	888-604-5577

THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NOTES:

1. PROPERTY KNOWN AS LOTS 113, 117, 118, 118-1, 118-2, 121, 121-1, 121-2, 127, 128 AND 134 AS SHOWN ON MAP 3F.
2. AREA = 574,910 S.F. OR 13.198 AC.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. **THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.**
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. ELEVATIONS ARE BASED UPON NAVD 1988. REFERENCE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS GEODETIC SURVEY MONUMENT T.B.M. #555, ELEVATION = 241.311' (NGVD 1929), ADJUSTED TO NAVD 88 BY CORPSCON (--0.78').
9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
10. WETLAND FLAGS PLACED BY LUCAS ENVIRONMENTAL, LLC. FIELD LOCATED BY CONTROL POINT ASSOCIATES ON OCTOBER 2, 2012.

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
1	PLAN LAYOUT, WETLAND FLAGS AND SEWER INVERTS	R.S.	R.G.B.	A.J.L.	10-03-12

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL

A. JOHN LLOYD — DATE
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #38385

FIELD DATE	5-25-12
FIELD BOOK NO.	--
FIELD BOOK PG.	--
FIELD CREW	T.M./J.J.
DRAWN:	INDO
REVIEWED:	G.R.E./R.G.B.

BOUNDARY & TOPOGRAPHIC SURVEY
MASSACHUSETTS AVENUE & MAIN STREET
LOTS 113, 117, 118, 118-1, 118-2, 121, 121-1, 121-2, 127, 128, 134, MAP 3F
TOWN OF ACTON, MIDDLESEX COUNTY
MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX
WARREN, NJ 908.668.0099
CHALFONT, PA 215.712.9800

APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
A.J.L.	6-5-2012	1"=40'	CM12034	1 OF 1