



PREPARED FOR:
 RYAN DEVELOPMENT LLC
 4 LAN DRIVE
 WESTFORD, MA

110 GRILL
 256 MAIN STREET
 (ROUTE 27)
 TOWN OF ACTON
 MIDDLESEX COUNTY
 MASSACHUSETTS

REVISIONS:

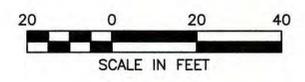
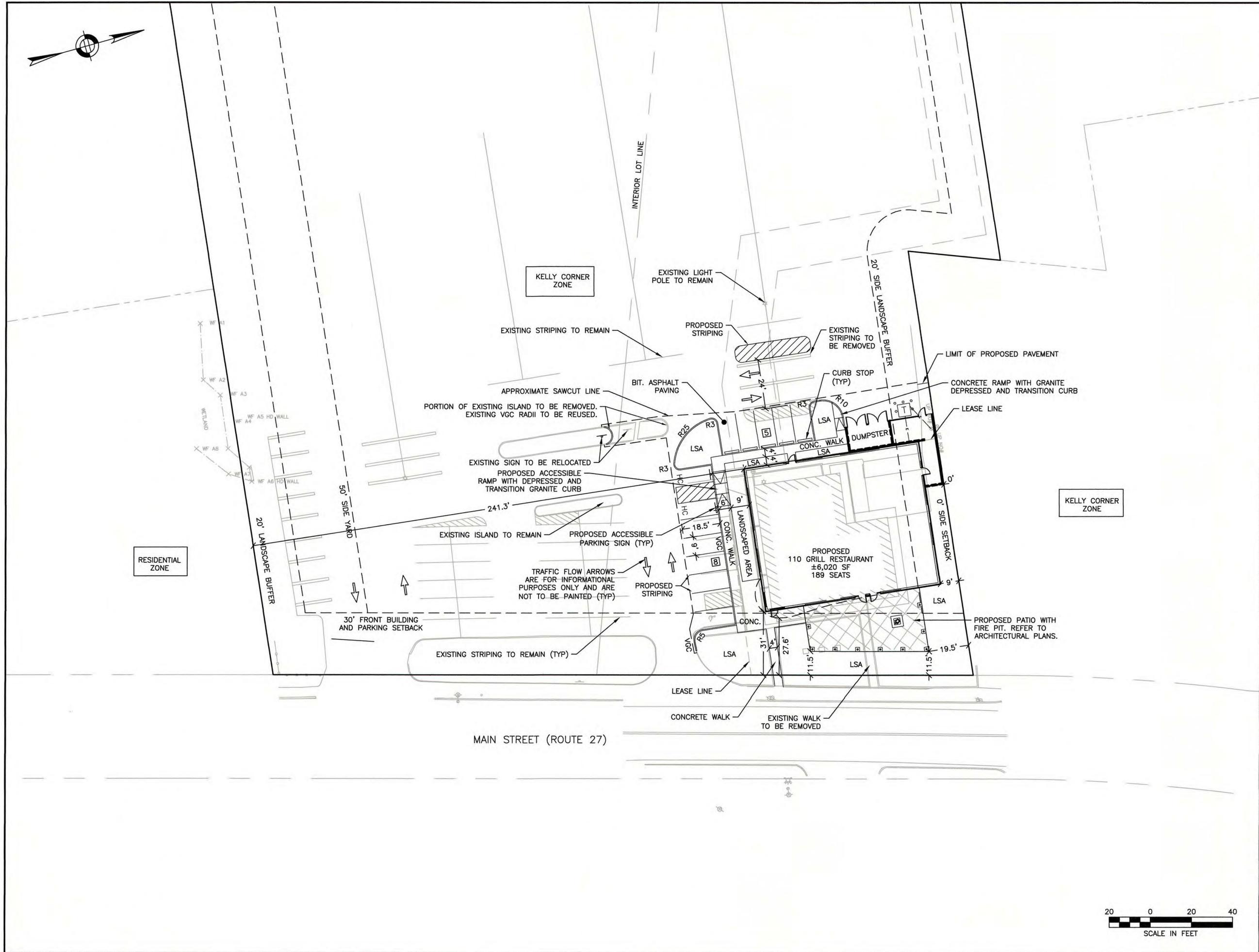
NO	BY	DATE	DESCRIPTION



SITE PLAN

LAYOUT AND MATERIALS PLAN

DATE:	09-09-2015
PROJECT NUMBER:	15095
DESIGNED BY:	DML
DRAWN BY:	HEG/DML
CHECKED BY:	KLE





HOWARD STEIN HUDSON
 114 Turnpike Road, Suite 2C
 Chelmsford, MA 01824
 www.hshassoc.com

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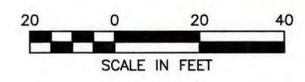
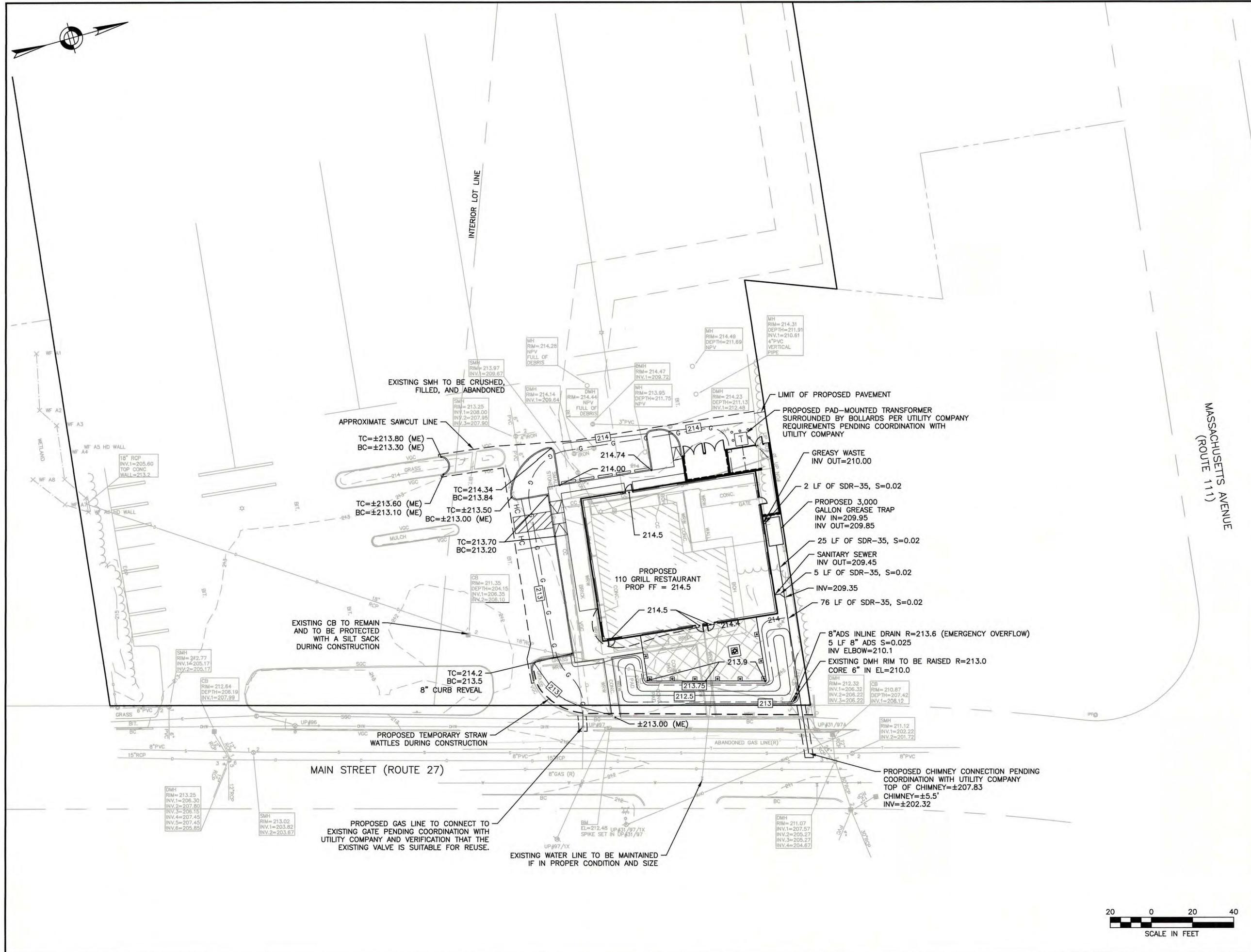
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SITE PLAN

**GRADING,
 DRAINAGE, AND
 UTILITY PLAN**

DATE:	09-09-2015
PROJECT NUMBER:	15095
DESIGNED BY:	DML
DRAWN BY:	HEG/DML
CHECKED BY:	KLE





Lorayne Black ASLA
Landscape Architect

978.302.0448
lorayne@lorayneblack.com
P.O. Box 595, Groton, MA 01450
www.lorayneblack.com



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SITE PLAN

LANDSCAPE PLAN

DATE: 08-06-2015

PROJECT NUMBER: 15095

DESIGNED BY: LB

DRAWN BY: LP

CHECKED BY: LB

L.1

Plant List:

SHADE & ORNAMENTAL TREES (B&B unless otherwise specified) All trees to be tagged by the Landscape Architect

No.	Key	Botanical Name	Common Name	Installation Size	Mature Size
2	GT	Gleditsia t. 'Halka'	Honeylocust	2-2.5" Cal.	35 ft.

SHRUBS

No.	Key	Botanical Name	Common Name	Installation Size	Mature Size
5	HP	Hydrangea paniculata 'Limelight'	Hydrangea	2-3 ft. B&B	6 ft.
10	IC	Ilex crenata 'Helleri'	Heller Holly	#3 pot	3-4 ft.
9	JH	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	#2 15"-18"	6 in.
4	PO	Physocarpus opulifolius 'Center Glow'	Ninebark	#5 pot	8 ft.
3	RO	Rosa 'Knockout'	Red Knock-Out Rose	#5 pot	3 ft.
13	SJ	Spiraea japonica 'Shibori'	Spirea	#3 pot	3 ft.
8	WF	Weigela florida 'Fine Wine'	Weigela	#5 pot	3 ft.

PERENNIALS

No.	Key	Botanical Name	Common Name	Installation Size	Mature Size
70	HM	Hemerocallis 'Happy Returns'	Daylily	#1 pot	18 in.
20	PV	Panicum virgatum 'Shenandoah'	Switchgrass	#2 pot	3 ft.

DO NOT CUT LEADER
TREE WRAP SHALL NOT BE USED
TREE SHALL BE SET PLUMB

WATERING SAUCER SHALL BE FLOODED TWICE
DURING THE FIRST 24 HOURS AFTER PLANTING

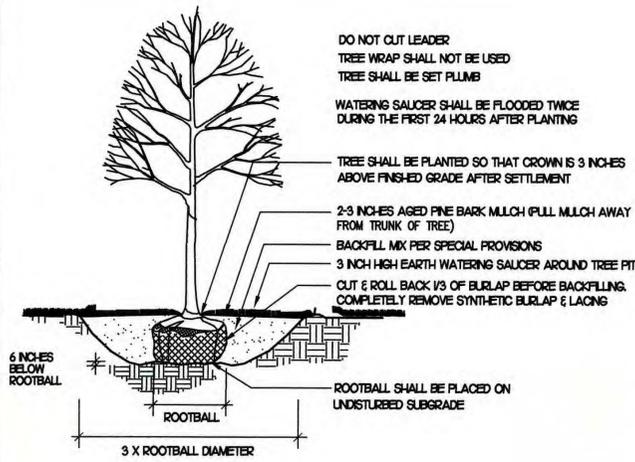
TREE SHALL BE PLANTED SO THAT CROWN IS 3 INCHES
ABOVE FINISHED GRADE AFTER SETTLEMENT

2-3 INCHES AGED PINE BARK MULCH (PULL MULCH AWAY
FROM TRUNK OF TREE)

BACKFILL MIX PER SPECIAL PROVISIONS

3 INCH HIGH EARTH WATERING SAUCER AROUND TREE PIT
CUT & ROLL BACK 1/3 OF BURLAP BEFORE BACKFILLING.
COMPLETELY REMOVE SYNTHETIC BURLAP & LACING

ROOTBALL SHALL BE PLACED ON
UNDISTURBED SUBGRADE



1 Tree Planting Detail

NOT TO SCALE

RAISE AND REPLANT ANY SHRUBS WHICH SETTLE
MORE THAN 2 INCHES AFTER PLANTING & WATERING IN

SHRUBS SHALL BE SET PLUMB

WATER BY FLOODING TWICE IN FIRST TWO HOURS
AFTER PLANTING. WATER & MAINTAIN AS PER
STANDARD SPECIFICATIONS

SHRUB SHALL BE PLANTED SO THAT CROWN
IS 2 INCH MIN ABOVE FINISHED GRADE AFTER SETTLEMENT

2-3 INCH DEPTH AGED PINE BARK MULCH (PULL
AWAY FROM BASE OF SHRUB)

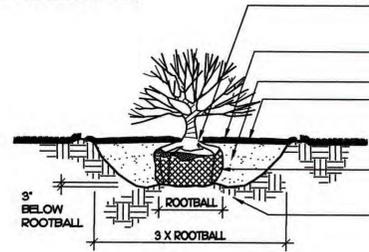
BACKFILL MIX PER SPECIAL PROVISIONS

3 INCH HIGH EARTH WATERING SAUCER
AROUND PIT

COMPLETELY REMOVE SYNTHETIC BURLAP AND
LACING. FOR CONTAINERIZED PLANTS, REMOVE
CONTAINER PRIOR TO PLANTING

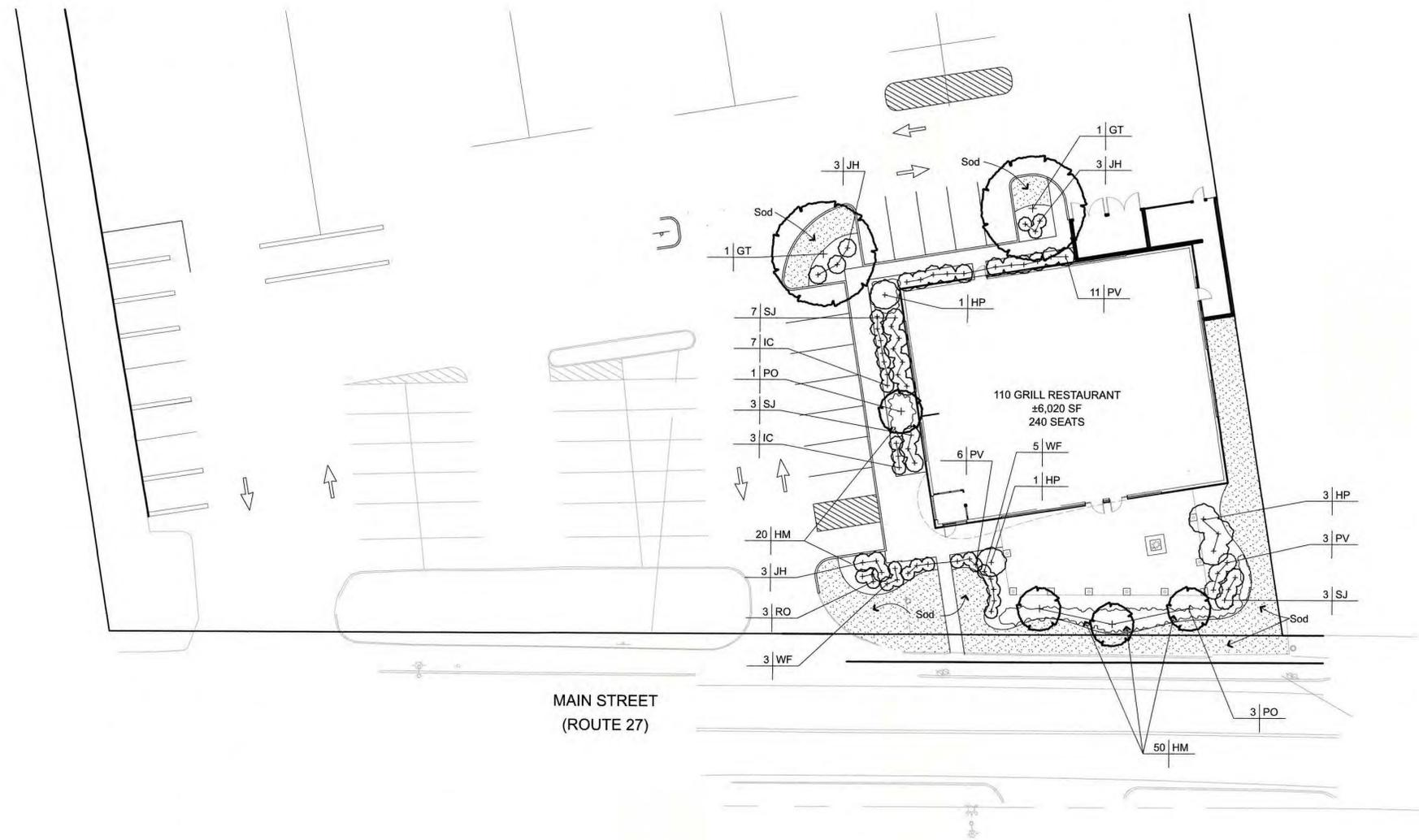
UNDISTURBED SUBGRADE
LOOSE OR CRACKED ROOTBALLS WILL NOT BE
ACCEPTED FOR PLANTING

EXCAVATE TO REQUIRED DEPTH
AND BACKFILL WITH PLANTING MIX



2 Shrub Planting Detail

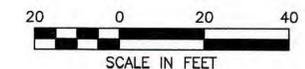
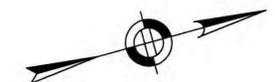
NOT TO SCALE



MAIN STREET
(ROUTE 27)

Plan

SCALE: 1" = 20'





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SITE PLAN

DETAIL SHEET 1

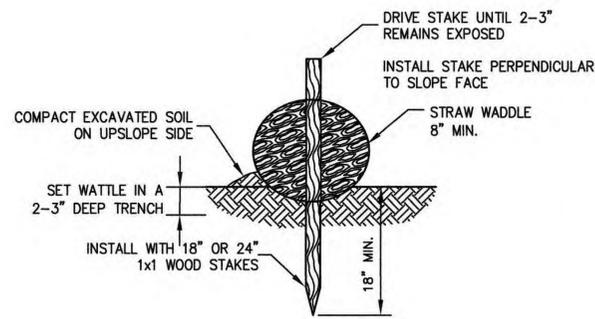
DATE: 09-09-2015

PROJECT NUMBER: 15095

DESIGNED BY: DML

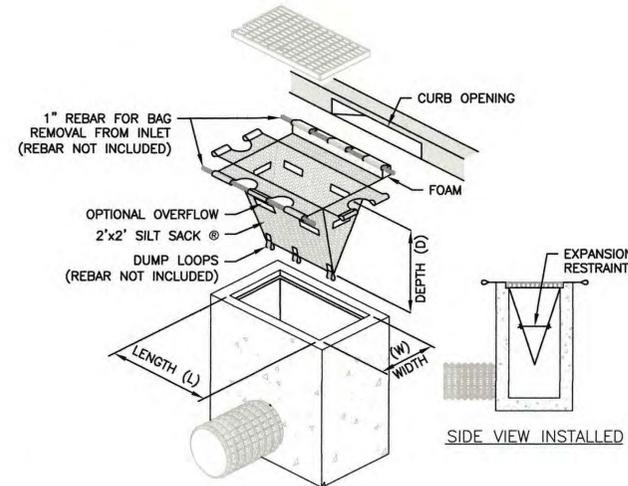
DRAWN BY: HEG/DML

CHECKED BY: KLE

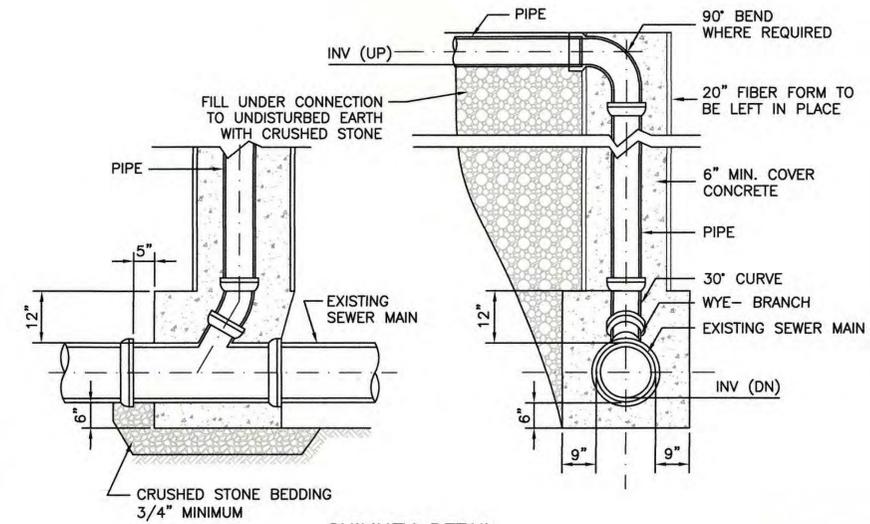


- NOTES:
- BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2-3" (5-7.5 CM) DEEP X 9" (22.9 CM) WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
 - PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
 - SECURE THE WATTLE WITH 18-24" (45.7-61 CM) STAKES EVERY 3-4' (0.9 - 1.2 M) AND WITH A STAKE ON EACH END. (STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2-3" (5-7.5 CM) OF STAKE EXTENDING ABOVE THE WATTLE. STAKES SHOULD BE DRIVEN PERPENDICULAR TO SLOPE FACE.

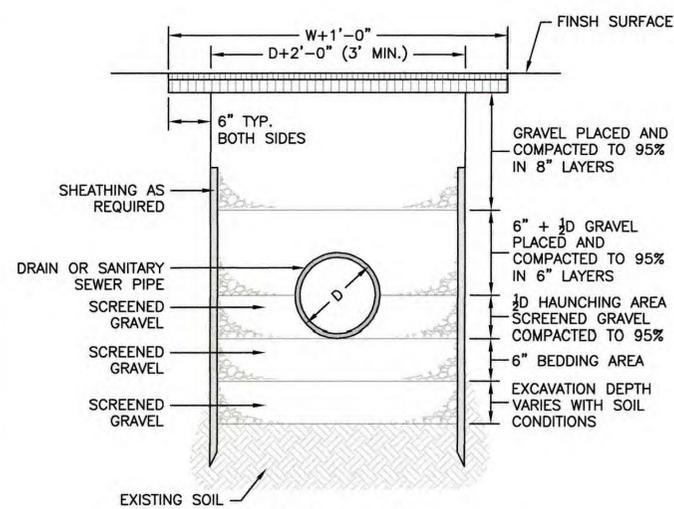
STRAW WADDLE DETAIL
NOT TO SCALE



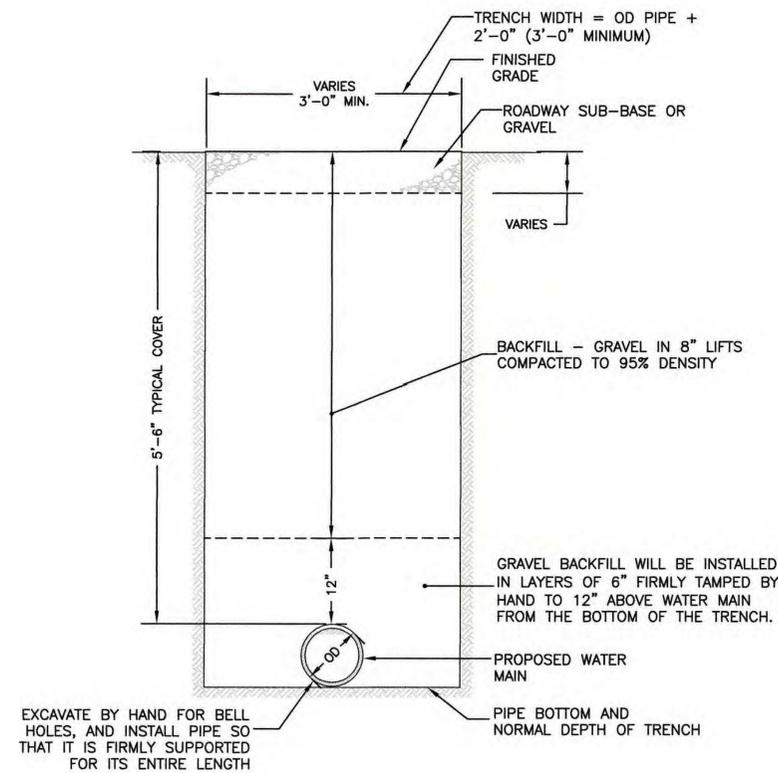
CATCH BASIN FILTER
TEMPORARY INLET PROTECTION
NOT TO SCALE



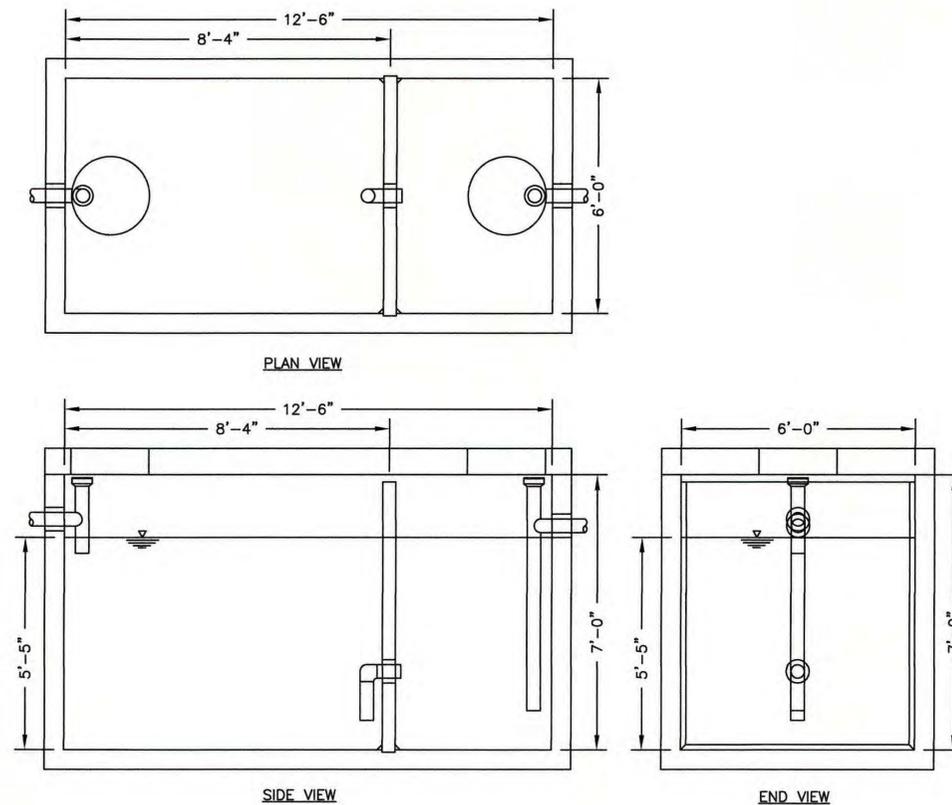
CHIMNEY DETAIL
NOT TO SCALE



TRENCH DETAIL - DRAIN & SANITARY SEWER
NOT TO SCALE



TRENCH DETAIL - WATER MAIN
NOT TO SCALE



SIZING CALCULATIONS PER TITLE V
189 SEATS X 15 GAL/SEAT/DAY = 2,835 GAL

3,000 GALLON GREASE TRAP DETAIL
NOT TO SCALE



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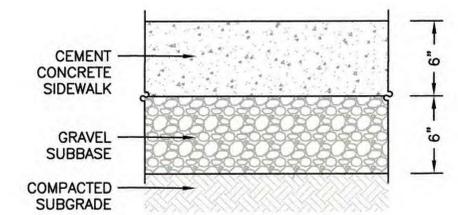
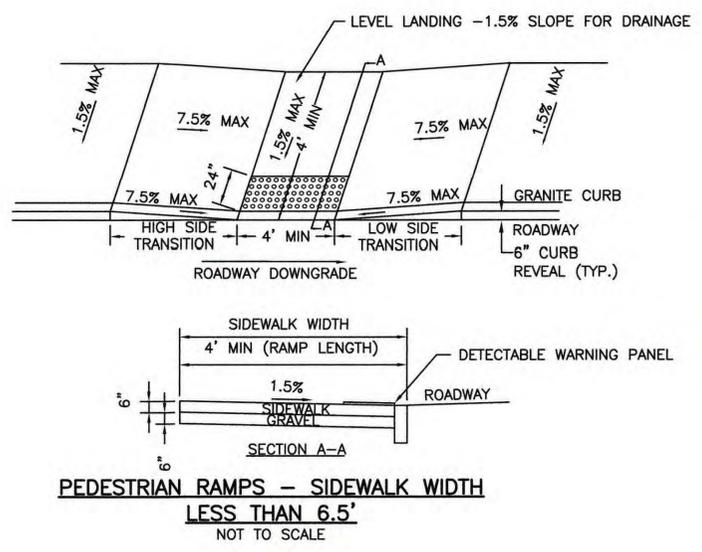
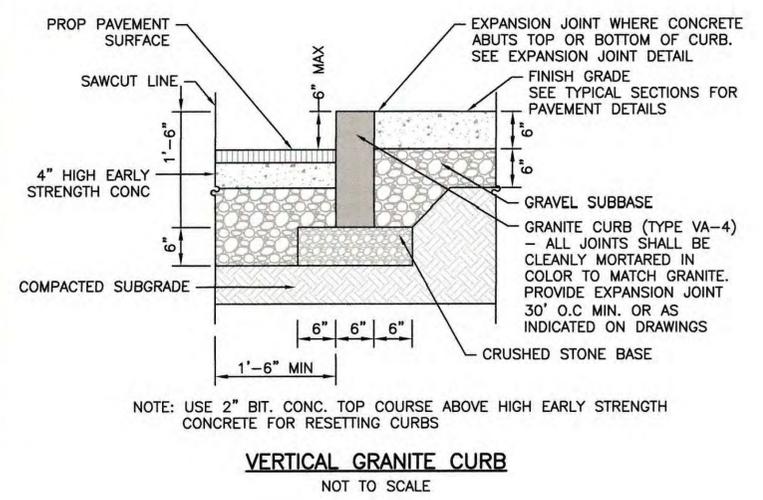
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SITE PLAN

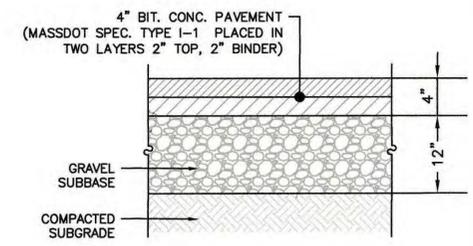
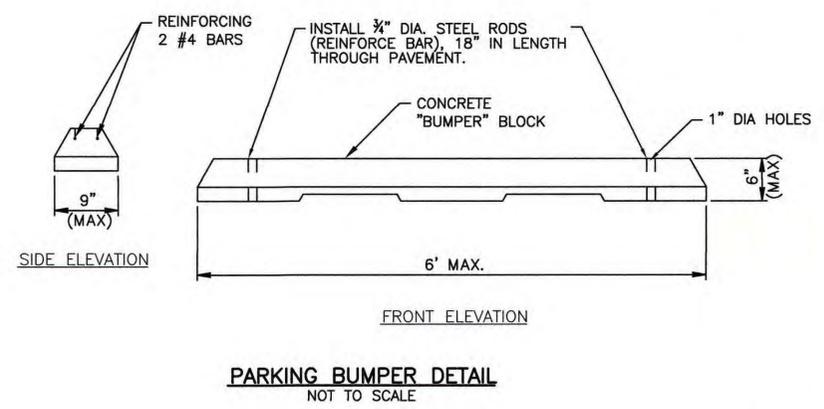
DETAIL SHEET 2

DATE:	09-09-2015
PROJECT NUMBER:	15095
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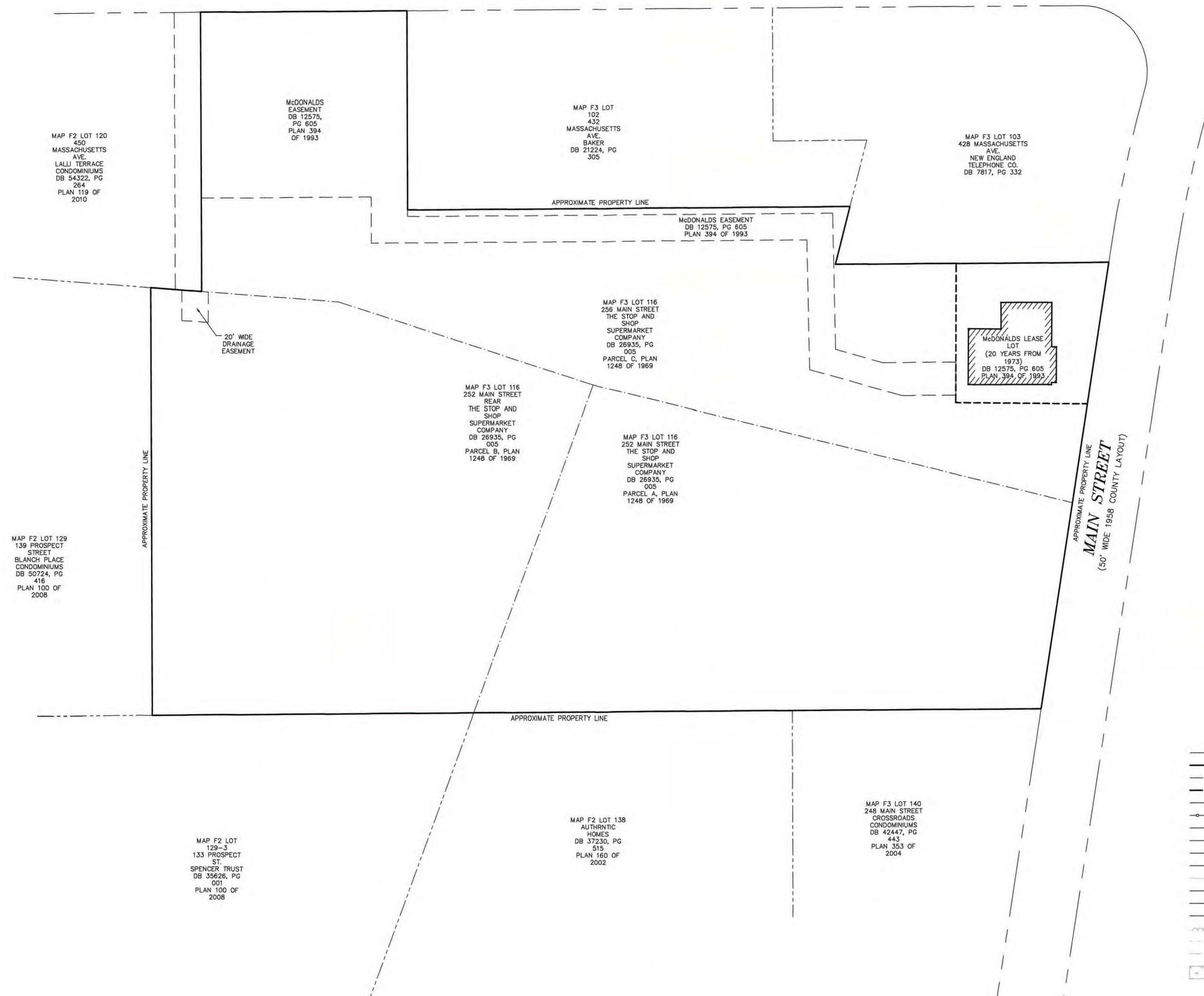
- NOTES:
1. CONCRETE SIDEWALK DETAIL AND NOTES APPLY TO SIDEWALK WITHIN THE RIGHT-OF-WAY.
 2. CONCRETE SHALL BE 4,000 PSI.
 3. SIDEWALKS ARE TO BE RAKED FINISH WITH 3/8 INCH TROWEL JOINTS.

CEM CONC SIDEWALK SECTION DETAIL
NOT TO SCALE





MASSACHUSETTS AVENUE (RT 111)
(60' WIDE 1907 STATE HIGHWAY LAYOUT)



MAP F2 LOT 120
450 MASSACHUSETTS AVE.
LALLI TERRACE CONDOMINIUMS
DB 54322, PG 264
PLAN 119 OF 2010

McDONALDS EASEMENT
DB 12575, PG 605
PLAN 394 OF 1993

MAP F3 LOT 102
432 MASSACHUSETTS AVE.
BAKER
DB 21224, PG 305

MAP F3 LOT 103
428 MASSACHUSETTS AVE.
NEW ENGLAND TELEPHONE CO.
DB 7817, PG 332

McDONALDS EASEMENT
DB 12575, PG 605
PLAN 394 OF 1993

MAP F3 LOT 116
256 MAIN STREET
THE STOP AND SHOP
SUPERMARKET COMPANY
DB 26935, PG 005
PARCEL C, PLAN 1248 OF 1969

McDONALDS LEASE LOT
(20 YEARS FROM 1973)
DB 12575, PG 605
PLAN 394 OF 1993

MAP F3 LOT 116
252 MAIN STREET
REAR THE STOP AND SHOP
SUPERMARKET COMPANY
DB 26935, PG 005
PARCEL B, PLAN 1248 OF 1969

MAP F3 LOT 116
252 MAIN STREET
THE STOP AND SHOP
SUPERMARKET COMPANY
DB 26935, PG 005
PARCEL A, PLAN 1248 OF 1969

MAP F2 LOT 129
139 PROSPECT STREET
BLANCH PLACE CONDOMINIUMS
DB 50724, PG 416
PLAN 100 OF 2008

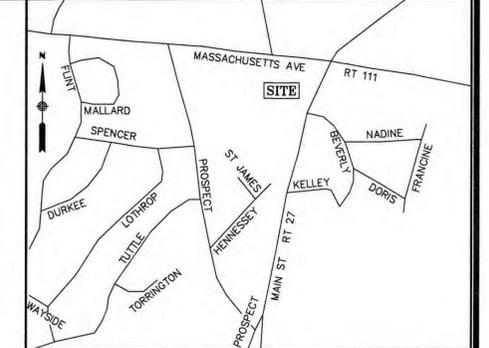
MAP F2 LOT 129-3
133 PROSPECT ST.
SPENCER TRUST
DB 35626, PG 001
PLAN 100 OF 2008

MAP F2 LOT 138
AUTHENTIC HOMES
DB 37230, PG 515
PLAN 160 OF 2002

MAP F3 LOT 140
248 MAIN STREET
CROSSROADS CONDOMINIUMS
DB 42447, PG 443
PLAN 353 OF 2004

- LEGEND**
- BOH BUILDING OVERHANG
 - RCP REINFORCED CONCRETE PIPE
 - PVC POLYVINYL CHLORIDE
 - INV. INVERT
 - BC BITUMINOUS CURB
 - VGC VERTICLE GRANITE CURB
 - SGC SLOPED GRANITE CURB
 - CC CONCRETE CURB
 - WRW WOOD RETAINING WALL
 - BM BENCHMARK
 - DHF@ DRILL HOLE FOUND
 - IPF@ IRON PIPE FOUND
 - IRF@ IRON ROD FOUND
 - @ GAS METER
 - U@ UTILITY POLE WITH LIGHT AND RISER
 - U@ UTILITY POLE WITH RISER
 - U@ UTILITY POLE
 - W@ WATER GATE
 - W@ IRRIGATION CONTROL VALVE
 - F@ FIRE HYDRANT
 - DT DECIDUOUS TREE
 - CT CONIFER TREE
 - SR SHRUB
 - LP LIGHT POLE
 - HP HANDICAP PARKING
 - P@ POST
 - SP SIGN (SINGLE POSTED)
 - EM ELECTRIC MANHOLE
 - DM DRAIN MANHOLE
 - CB CATCH BASIN
 - BO BOULDER
 - N@ NO LABEL MANHOLE
 - SM SEWER MANHOLE

- ABUTTERS LOT LINE
- - - APPROXIMATE PROPERTY LINE
- INTERIOR PROPERTY LINE
- LEASE LINE
- EASEMENT
- VINYL FENCE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- ABANDONED GAS LINE
- UNDERGROUND ELECTRIC
- TELEPHONE LINE
- OVERHEAD WIRES
- TREE LINE
- INTERMEDIATE CONTOURS
- INDEX CONTOURS
- LANDSCAPED AREA



LOCUS MAP (N.T.S.)

NOTES

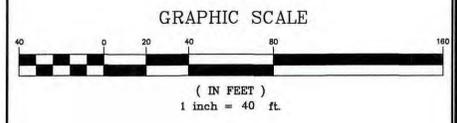
- THIS PLAN WAS PREPARED FROM AN ACTUAL ON THE GROUND FIELD SURVEY CONDUCTED BY WSP BETWEEN JULY 15-17, 2015.
- THE HORIZONTAL DATUM SHOWN HEREON REFERENCES THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NAD83.
- THE VERTICAL DATUM SHOWN HEREON REFERENCES NAVD88.
- THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON LABELED WITH AN (R) ARE FROM RECORD DOCUMENTS. ADDITIONAL FIELD INVESTIGATION WILL BE REQUIRED BY OTHERS TO DETERMINE THE ACTUAL PIPE SIZE(S) AND TYPE(S).

PLAN REFERENCES

- PLAN 1248 OF 1969
- PLAN 507 OF 1958
- PLAN 394 OF 1993

UTILITY STATEMENTS

THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPILED FROM VISIBLE STRUCTURES AND INFORMATION OBTAINED FROM VARIOUS SOURCES. THE ACTUAL LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICES OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

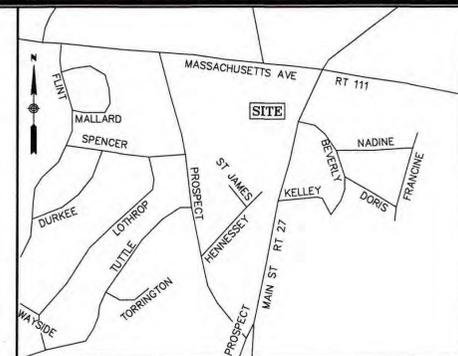
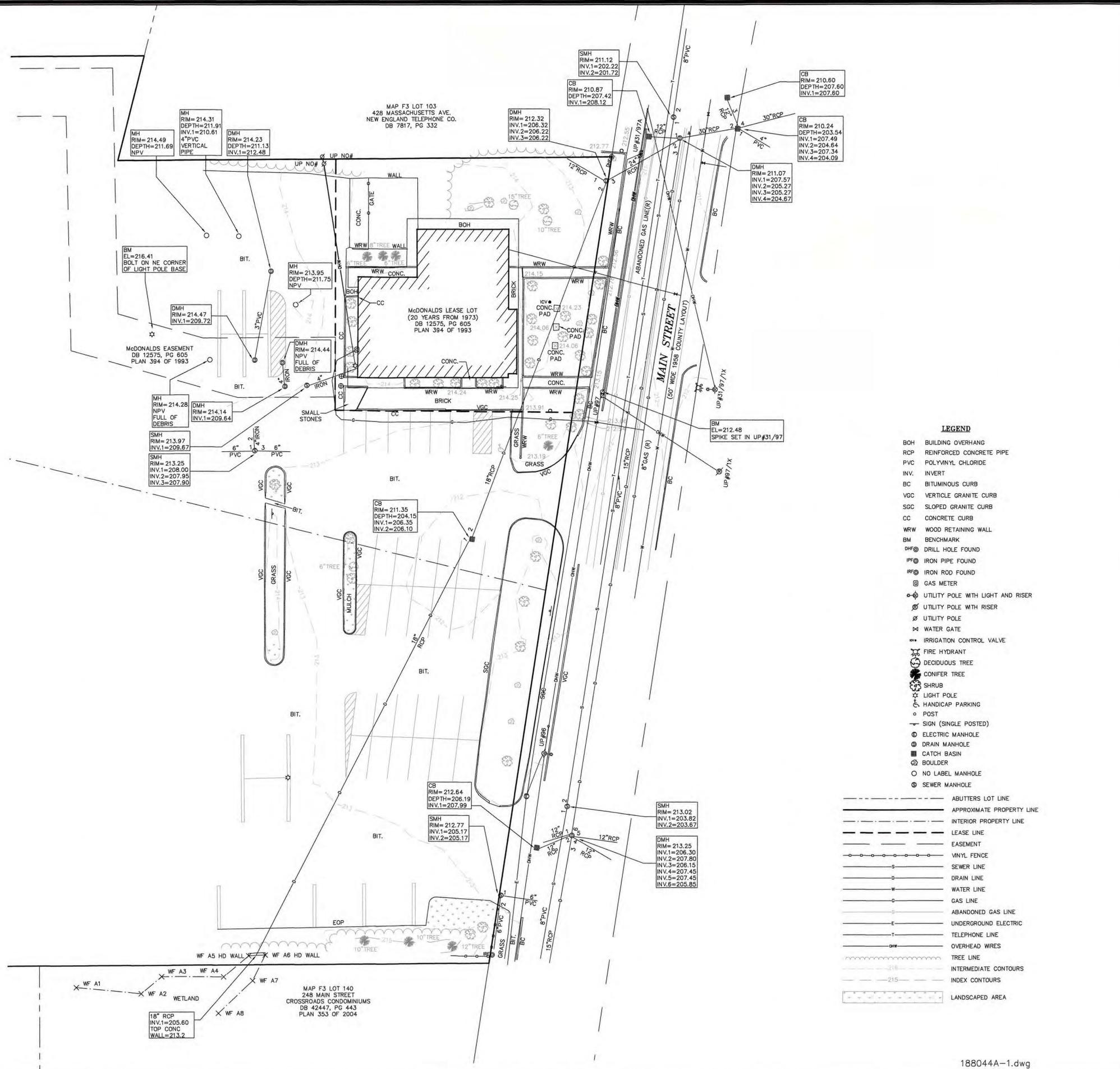


REVISION	DATE	DESCRIPTION

EXISTING CONDITIONS PLAN
256 MAIN STREET
ACTON, MASSACHUSETTS
PREPARED FOR
HOWARD STEIN HUDSON

WSP
Transportation & Infrastructure
155 Main Dunstable Rd. Suites 120 & 125 • Nashua, NH 03060 • 603.595.7900
www.wspgroup.com

Drawn By LA	Date JULY 21, 2015	Job No. 188044A
Surveyed By JO		Sheet No.
Checked By DJH	Scale: 1" = 40'	1 OF 2
Book No. -		



LOCUS MAP (N.T.S.)

NOTES

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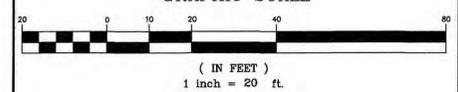
1. PLAN 1248 OF 1969
2. PLAN 507 OF 1958
3. PLAN 394 OF 1993

LEGEND

- BOH BUILDING OVERHANG
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE
- INV. INVERT
- BC BITUMINOUS CURB
- VGC VERTICLE GRANITE CURB
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- UTILITY POLE WITH LIGHT AND RISER
- UTILITY POLE WITH RISER
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- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- DECIDUOUS TREE
- CONIFER TREE
- SHRUB
- LIGHT POLE
- HANDICAP PARKING
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- DRAIN MANHOLE
- CATCH BASIN
- BOULDER
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GRAPHIC SCALE



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Drawn By LA	Date JULY 21, 2015	Job No. 188044A
Surveyed By JO	Scale 1" = 20'	Sheet No. 2 OF 2
Checked By DJH		
Book No. -		