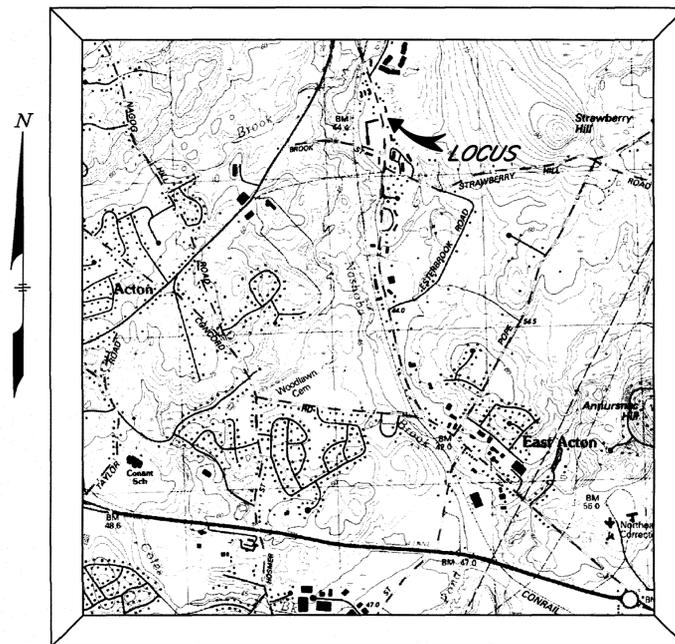


# SITE PLAN FOR ACTON MANAGEMENT, INC. 267 GREAT ROAD ACTON, MASSACHUSETTS

DATE: JUNE 27, 2014  
 REVISED: OCTOBER 10, 2014    REVISED: NOVEMBER 3, 2014  
 REVISED: OCTOBER 16, 2015  
 REVISED: DECEMBER 30, 2015

**INDEX**

- SHEET 1    TITLE SHEET
- SHEET 2    EXISTING CONDITIONS PLAN
- SHEET 3    GRADING & DRAINAGE PLAN
- SHEET 4    LAYOUT PLAN
- SHEET 5-6    CONSTRUCTION DETAILS



LOCUS PLAN

**RECORD OWNER:**  
SPS-ACTON, LLC

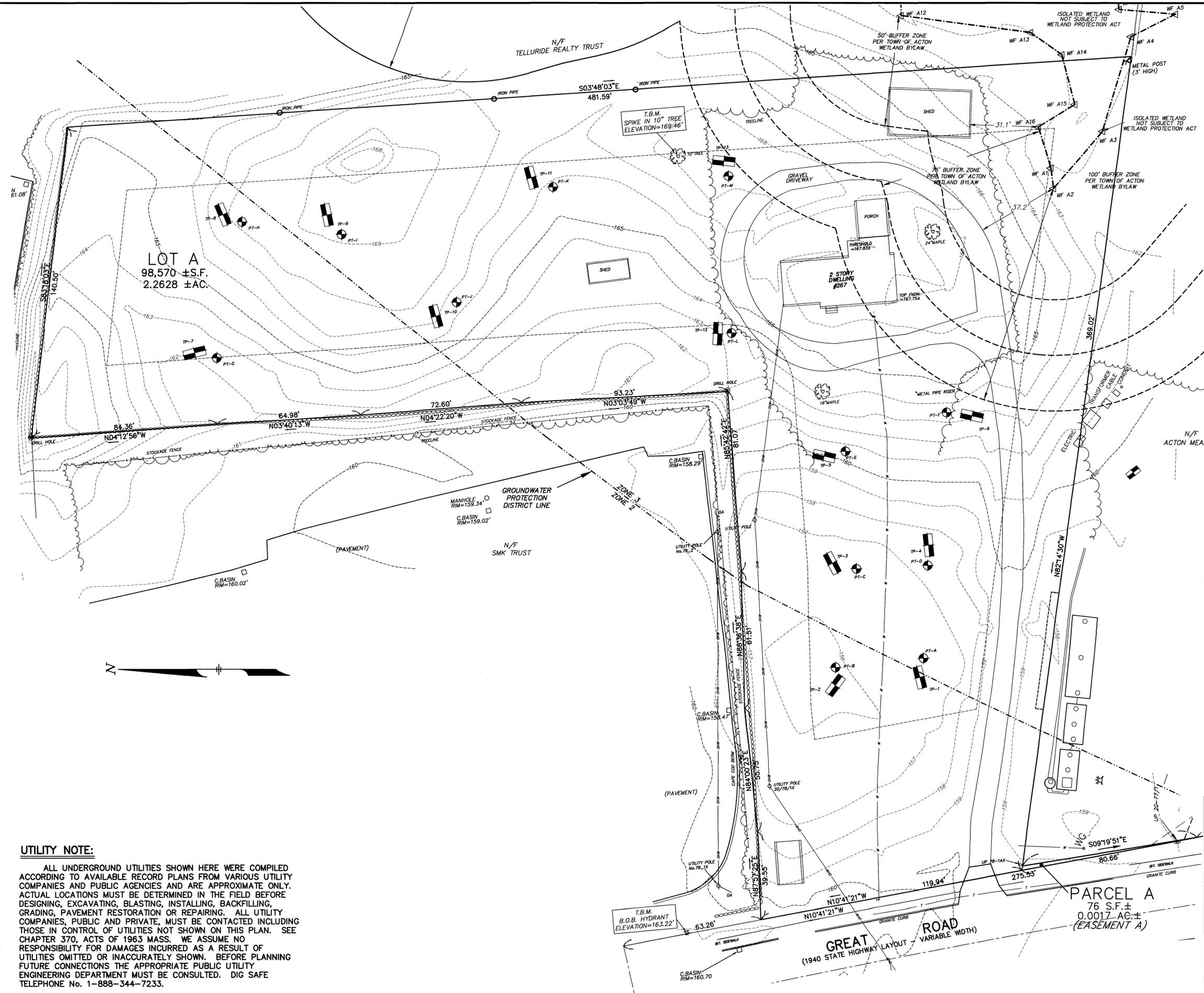
**ZONING DISTRICT:**  
LIMITED BUSINESS  
GROUNDWATER PROTECTION DISTRICTS  
ZONES 2 AND 3

**REFERENCES:**  
MIDDLESEX REGISTRY OF DEEDS  
SOUTH DISTRICT  
TOWN MAP E5 PARCEL 13  
DEED BOOK 59933 PAGE 547  
DEED BOOK 60658 PAGE 414  
PLAN No. 269 OF 1933  
PLAN No. 878 OF 2012

**ENGINEER/SURVEYOR**  
STAMSKI AND McNARY, INC  
1000 MAIN STREET  
ACTON, MASSACHUSETTS 01720  
(978) 263-8585

**APPLICANT:**  
ACTON MANAGEMENT, INC.  
P.O. BOX 2350, 69 GREAT ROAD  
ACTON, MA





**LEGEND:**

CB	CATCH BASIN
CP	CONCRETE PAD
DMH	DRAIN MANHOLE
D.S.	SUBSURFACE DRAINAGE
D.H.	DRILL HOLE
E	ELECTRIC SERVICE (BURIED)
EMH	ELECTRIC MANHOLE
FND.	FOUND
GG	GAS GATE
G	GAS SERVICE (BURIED)
GA	GUY WIRE ANCHOR
I.P.	IRON PIPE
LP	LIGHTPOST
MH	MANHOLE
MW	MONITORING WELL
N/F	NOW OR FORMERLY
OW	OVERHEAD WIRES
(REC.)	RECORD
RD	ROOF DRAIN (BURIED)
SMH	SEWER MANHOLE
SW	STONE WALL
TMH	TELEPHONE MANHOLE
T	TELEPHONE SERVICE (BURIED)
(TYP.)	TYPICAL
UG	UNDERGROUND WIRES
U.P.	UTILITY POLE
WG	WATER GATE
W	WATER SERVICE (BURIED)
*1	POSSIBLE ENCROACHMENTS

**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 DAMAGES 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 TELEPHONE No. 1-888-344-7233.

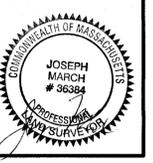
**SITE PLAN**  
**IN**  
**ACTON, MASSACHUSETTS**  
 (MIDDLESEX COUNTY)

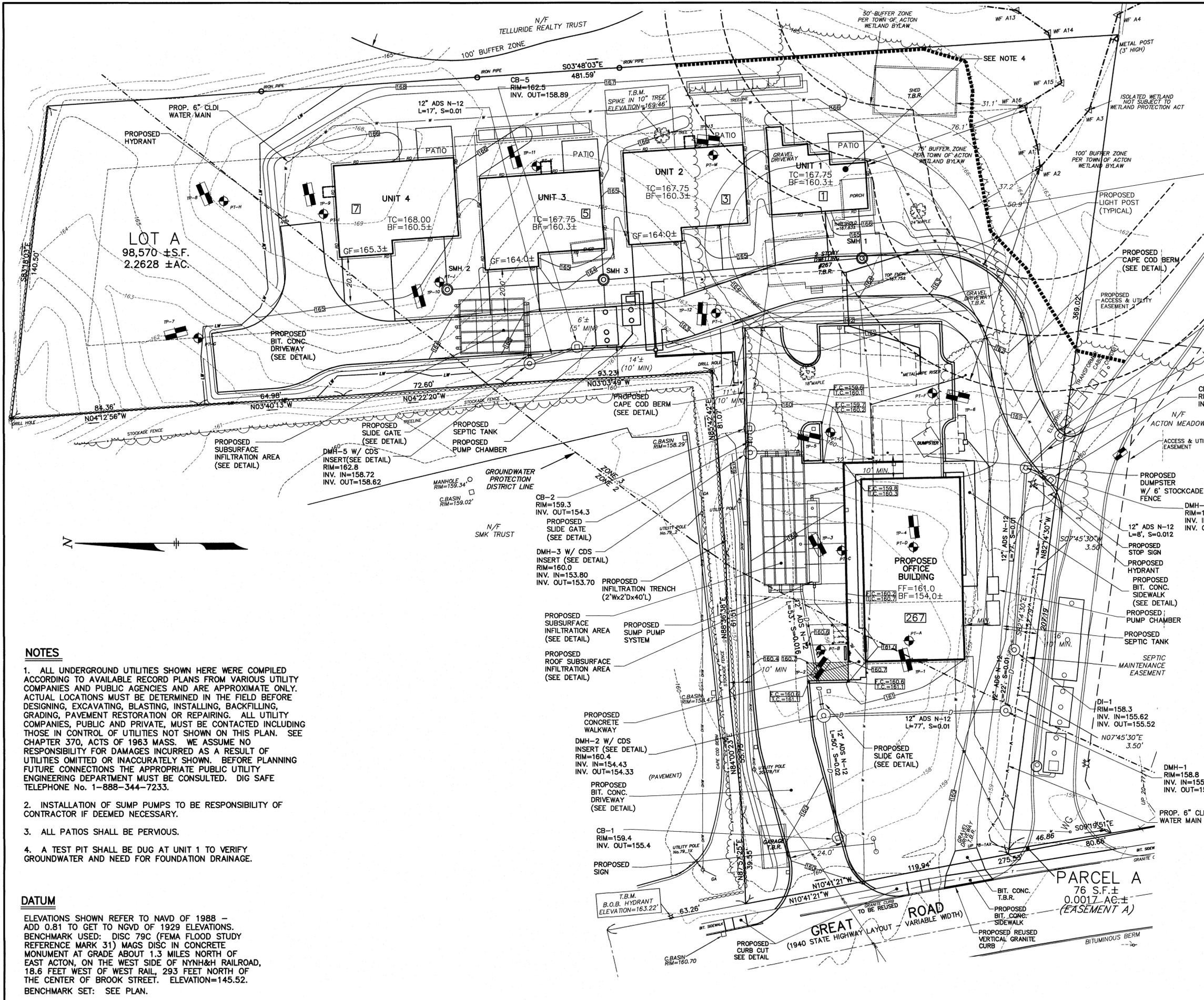
**EXISTING CONDITIONS PLAN**  
 FOR: **ACTON MANAGEMENT, INC.**  
**SCALE: 1"=20'** JUNE 27, 2014  
 REVISED: OCT. 10, 2014 REVISED: NOV. 3, 2014  
 REVISED: OCT. 30, 2015  
 REVISED: **DECEMBER 30, 2015**

**STAMSKI AND McNARY, INC.**  
 1000 MAIN STREET ACTON, MASSACHUSETTS  
 ENGINEERING - PLANNING - SURVEYING

0 10 20 40 60 80 FT

(4860-SP2015A.dwg) GREAT ROAD SM-4860A Sheet 2 of 6





**LEGEND:**

- CB CATCH BASIN
- CP CONCRETE PAD
- DMH DRAIN MANHOLE
- D SUBSURFACE DRAINAGE
- D.H. DRILL HOLE
- E ELECTRIC SERVICE (BURIED)
- EMH ELECTRIC MANHOLE
- FND FOUND
- GG GAS GATE
- G GAS SERVICE (BURIED)
- GA I.P. IRON PIPE
- I.P. IRON PIPE
- LIGHTPOST
- MH MANHOLE
- MW MONITORING WELL
- N/F NOW OR FORMERLY
- (REC.) RECORD
- (TYP.) TYPICAL
- UG UNDERGROUND WIRES
- U.P. UTILITY POLE
- WG+ WATER GATE
- W- WATER SERVICE (BURIED)
- \*1 POSSIBLE ENCROACHMENTS

**NOTES**

- 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 DAMAGES 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 TELEPHONE No. 1-888-344-7233.
- INSTALLATION OF SUMP PUMPS TO BE RESPONSIBILITY OF CONTRACTOR IF DEEMED NECESSARY.
- ALL PATIOS SHALL BE PERVIOUS.
- A TEST PIT SHALL BE DUG AT UNIT 1 TO VERIFY GROUNDWATER AND NEED FOR FOUNDATION DRAINAGE.

**DATUM**  
 ELEVATIONS SHOWN REFER TO NAVD OF 1988 - ADD 0.81 TO GET TO NGVD OF 1929 ELEVATIONS.  
 BENCHMARK USED: DISC 79C (FEMA FLOOD STUDY REFERENCE MARK 31) MAGS DISC IN CONCRETE MONUMENT AT GRADE ABOUT 1.3 MILES NORTH OF EAST ACTON, ON THE WEST SIDE OF NYNH&H RAILROAD, 18.6 FEET WEST OF WEST RAIL, 293 FEET NORTH OF THE CENTER OF BROOK STREET. ELEVATION=145.52. BENCHMARK SET: SEE PLAN.

**SITE PLAN**  
 IN  
**ACTON, MASSACHUSETTS**  
 (MIDDLESEX COUNTY)

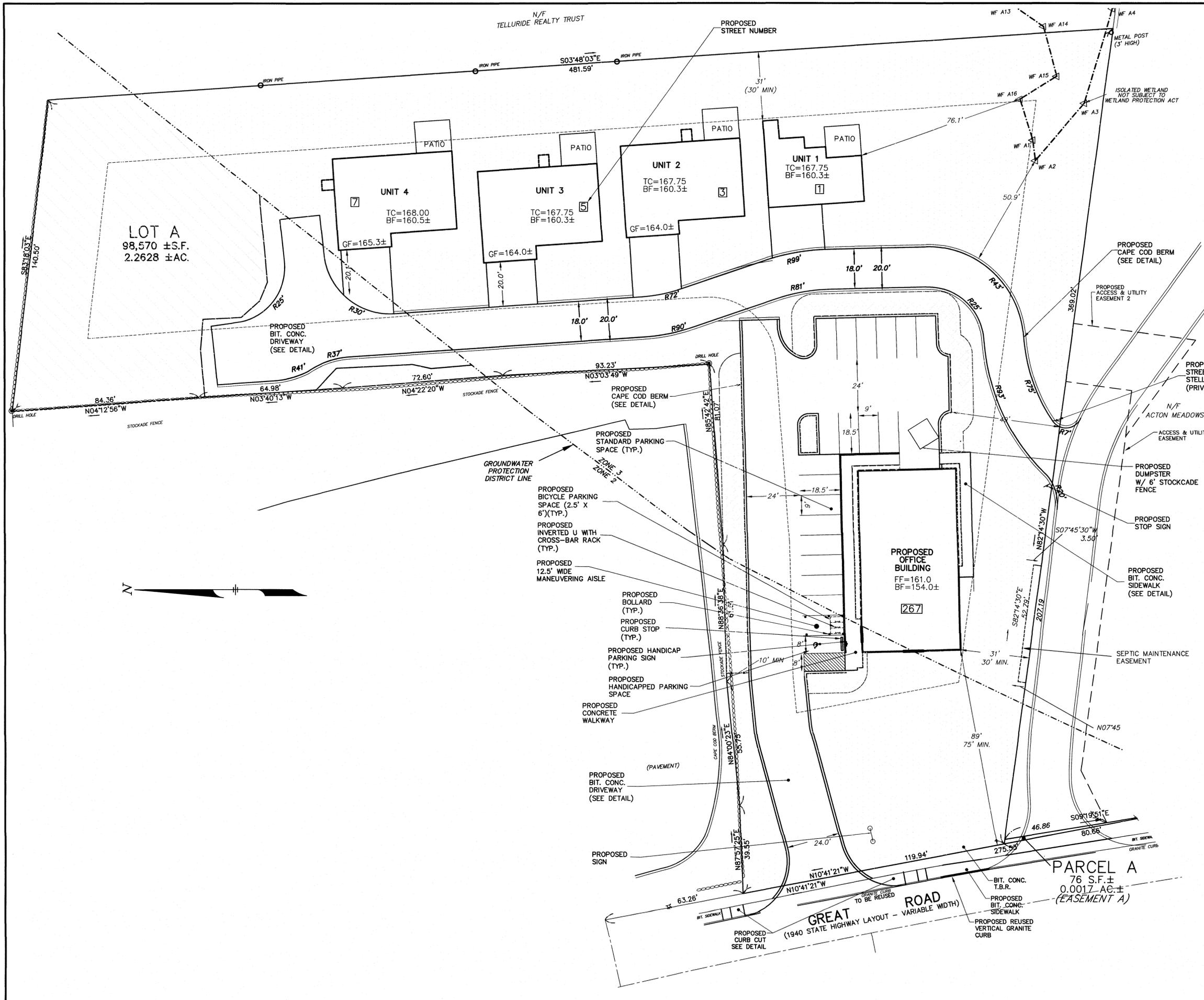
**GRADING AND DRAINAGE PLAN**  
 FOR: **ACTON MANAGEMENT, INC.**  
 SCALE: 1"=20' JUNE 27, 2014  
 REVISED: OCT. 10, 2014 REVISED: NOV. 3, 2014  
 REVISED: OCT. 30, 2015  
 REVISED: DECEMBER 30, 2015

**STAMSKI AND McNARY, INC.**  
 1000 MAIN STREET ACTON, MASSACHUSETTS  
 ENGINEERING - PLANNING - SURVEYING

0 10 20 40 60 80 FT

(4860-SP2015.dwg) GREAT ROAD SM-4860A Sheet 3 of 6





- LEGEND:**
- CB CATCH BASIN
  - CP CONCRETE PAD
  - DMH DRAIN MANHOLE
  - SUBSURFACE DRAINAGE
  - D.H. DRILL HOLE
  - ELECTRIC SERVICE (BURIED)
  - EMH ELECTRIC MANHOLE
  - FND FOUND
  - GG GAS GATE
  - GAS SERVICE (BURIED)
  - GA GUY WIRE ANCHOR
  - I.P. IRON PIPE
  - LIGHTPOST
  - MH MANHOLE
  - MW MONITORING WELL
  - N/O NOW OR FORMERLY
  - OVERHEAD WIRES
  - (REC.) RECORD
  - RD ROOF DRAIN (BURIED)
  - SMH SEWER MANHOLE
  - STONE WALL
  - TMH TELEPHONE MANHOLE
  - TELEPHONE SERVICE (BURIED)
  - (TYP.) TYPICAL
  - UG UNDERGROUND WIRES
  - U.P. UTILITY POLE
  - WG WATER GATE
  - WATER SERVICE (BURIED)
  - PERIMETER LANDSCAPING
  - OPEN SPACE
  - UNDISTURBED OPEN SPACE
  - 1 PROPOSED STREET NUMBER

**LAND USE DATA**

ZONING REQUIREMENTS		
ZONING DISTRICT:	LIMITED BUSINESS (LB)	REQUIRED / PROVIDED:
MIN LOT AREA:	20,000 SF	98,646 SF
MIN LOT FRONTAGE:	200 FT	200.6 FT
MIN LOT WIDTH:	50 FT	> 50 FT
MIN FRONT YARD:	75 FT	> 75 FT
MIN SIDE & REAR YARD:	30 FT	31 FT
MIN OPEN SPACE:	LOT AREA IN ZONE 2: 31,067 SF	
	LOT AREA IN ZONE 3: 67,579 SF	
GWPD ZONE 2:	70% (21,747 SF)	72% (22,261)
GWPD ZONE 3:	50% (33,790 SF)	53% (35,475)
MIN UNDISTURBED OPEN SPACE:		
GWPD ZONE 2:	40% (12,427 SF)	41% (12,565)
MAX. IMPERVIOUS COVERAGE:		
GWPD ZONE 2:	30% (9,320 SF)	26% (7,968)

FLOOR AREA REQUIREMENTS		
LOT AREA =	(ROW) (NET)	98,646 SF
DEVELOPABLE SITE AREA (DSA) =	98,646 - 76 - 1,086 =	97,484 SF
MAX NET FLOOR AREA ALLOWED :	0.2 x 97,484 =	19,496 SF
PROPOSED NET FLOOR AREA =		17,891 SF
PROPOSED OFFICE NET FLOOR AREA =		3,183 SF
PROPOSED DWELLING NET FLOOR AREA =		14,708 SF
PROPOSED NET FLOOR AREA RATIO =		0.184

PARKING REQUIREMENTS:		
(FROM SECTION 5.4.6.2)		
MAXIMUM # PARKING SPACES:		
1 SPACE / 3,000 SF OF DSA X 97,484 SF =		32 SPACES
(FROM SECTION 6.3.1)		
OFFICE USE :		
1 SPACE / 250 SF OF NFA x 3,183 SF =		13 SPACES
RESIDENTIAL USE :		
2 SPACE / DWELLING UNIT =		8 SPACES
NUMBER OF SPACES REQ'D =		21 SPACES
NUMBER OF SPACES PROVIDED =		27 SPACES*
*STANDARD SIZE = 26 AND HANDICAPPED SPACE(S) = 1		

SEWAGE FLOW:		
3,183 SF OFFICE X 75 GPD/1000 SF =		239 GPD (OFFICE)
16 BEDROOMS X 110 GPD/BDRM =		1,760 GPD (RESIDENTIAL)
		TOTAL = 1,999 GPD

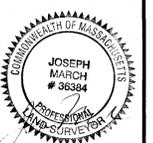
**SITE PLAN**  
IN  
**ACTON, MASSACHUSETTS**  
(MIDDLESEX COUNTY)

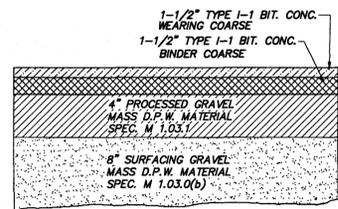
**LAYOUT PLAN**  
FOR: **ACTON MANAGEMENT, INC.**  
SCALE: 1"=20' JUNE 27, 2014  
REVISED: OCT. 10, 2014 REVISED: NOV. 3, 2014  
REVISED: OCT. 30, 2015  
REVISED: DECEMBER 30, 2015

**STAMSKI AND McNARY, INC.**  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING

0 10 20 40 60 80 FT

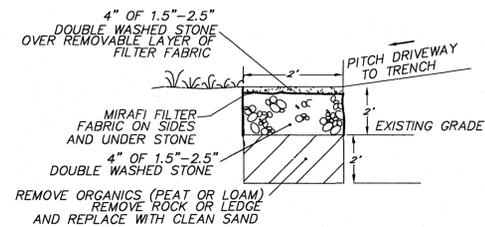
(4860-SP2015.dwg) GREAT ROAD SM-4860A Sheet 4 of 6



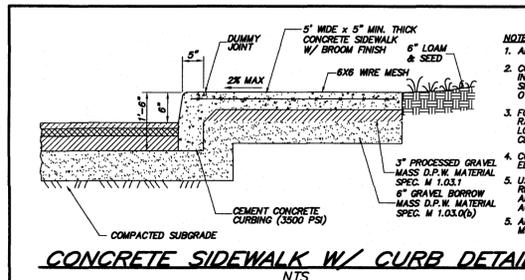


- NOTES**
1. ALL GRAVEL IS TO BE COMPACTED TO 95% MAX. DRY DENSITY.
  2. AREA UNDER GRAVEL BASE COURSE TO BE FREE OF ORGANIC MATERIAL, TRASH, ECT. FILL WHERE REQUIRED SHALL CONFORM TO MASS. D.P.W. 1.03.c. 6" MAX. STONE.
  3. GRAVEL SHALL EXTEND 6" BEYOND ALL EDGE OF PAVEMENT LOCATIONS MATERIAL, TRASH,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

**PAVEMENT DETAIL**  
NOT TO SCALE

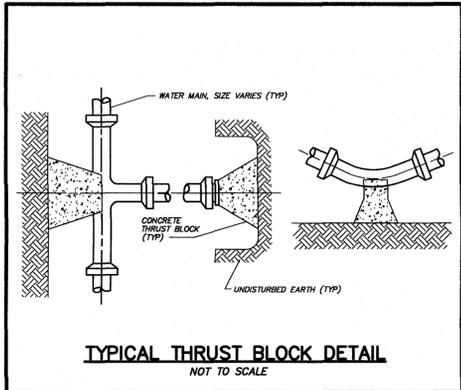


**INFILTRATION TRENCH DETAIL**  
NOT TO SCALE

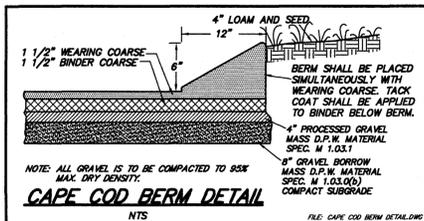


- NOTES**
1. ALL SIDEWALKS SHALL BE 5" THICK.
  2. CONSTRUCTION JOINTS SHALL BE SPACED AT INTERVALS EQUAL TO SIDEWALK WIDTH FOR SIDEWALKS LESS THAN 10'-0" WIDE UNLESS OTHERWISE NOTED.
  3. FOR 10' OR WIDER SIDEWALKS SPACE CONTRACTION JOINTS AT 5'-0" INTERVALS AND A LONGITUDINAL CONTRACTION JOINT IN THE CENTER OF THE SIDEWALK.
  4. CONTRACTION JOINTS SHALL BE 1" DEEP AND EDGED WITH A 1/8" RADIUS.
  5. USE 1" EXPANSION MATERIAL WHERE CONCRETE SIDEWALK ABUTS CONCRETE STRUCTURE AND NOT MORE THAN 20 FEET LONGITUDINALLY ACROSS THE WEAK.
  6. ALL GRAVEL IS TO BE COMPACTED TO 95% MAX. DRY DENSITY.

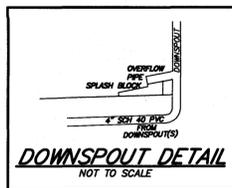
**CONCRETE SIDEWALK W/ CURB DETAIL**  
NTS



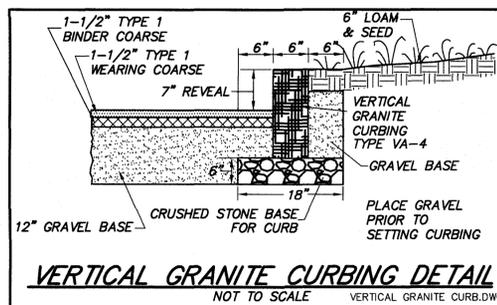
**TYPICAL THRUST BLOCK DETAIL**  
NOT TO SCALE



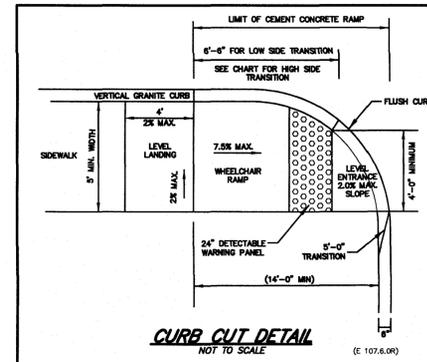
**CAPE COD BERM DETAIL**  
NTS



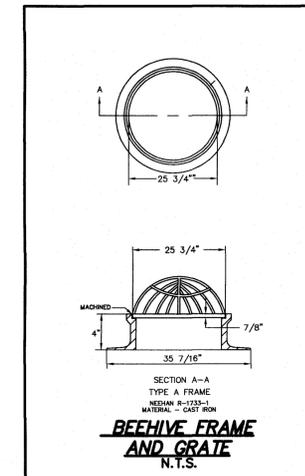
**DOWNSPOUT DETAIL**  
NOT TO SCALE



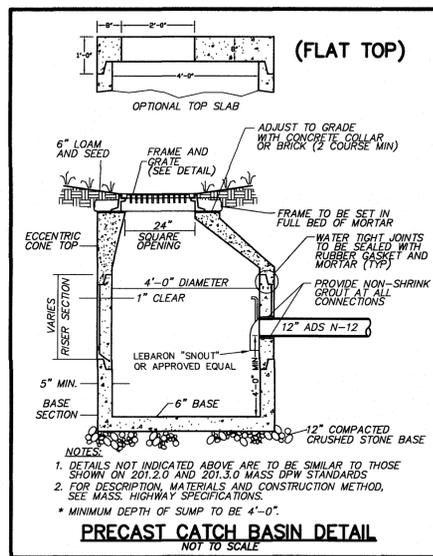
**VERTICAL GRANITE CURBING DETAIL**  
NOT TO SCALE



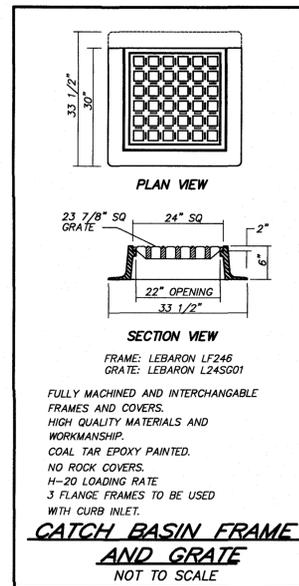
**CURB CUT DETAIL**  
NOT TO SCALE



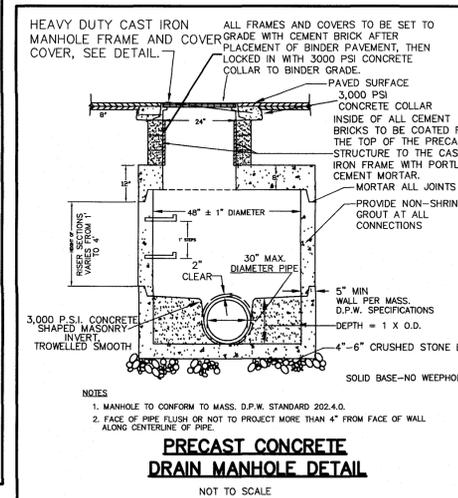
**BEEHIVE FRAME AND GRADE**  
N.T.S.



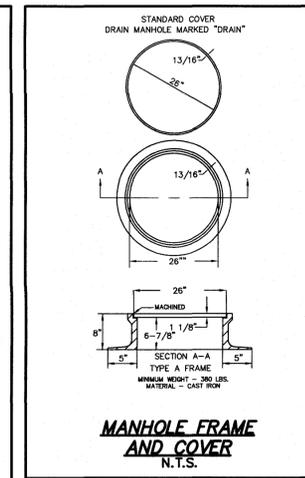
**PRECAST CATCH BASIN DETAIL**  
NOT TO SCALE



**CATCH BASIN FRAME AND GRATE**  
NOT TO SCALE



**PRECAST CONCRETE DRAIN MANHOLE DETAIL**  
NOT TO SCALE



**MANHOLE FRAME AND COVER**  
N.T.S.

**CDS2015-4-C DESIGN NOTES**

5002215-4-C RATED TREATMENT CAPACITY IS 4 CFS. SEE LOCAL REGULATIONS. THE STANDARD (5002215-4-C) CONFIGURATION IS 30" DIAM. ALL OTHER CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SEE CONFIGURATIONS FOR MORE INFORMATION.

**CONFIGURATION DESCRIPTION**

GRAVEL INLET ONLY (NO PIPES)

GRAVEL INLET WITH INLET PIPE OR PIPE

CURB INLET ONLY (NO PIPES)

CURB INLET WITH INLET PIPE OR PIPES

**NOTES**

1. DETAILS NOT INDICATED ABOVE ARE TO BE SIMILAR TO THOSE SHOWN ON 2012.0 AND 2013.0 MASS D.W. STANDARDS.
2. FOR DESCRIPTION, MATERIALS AND CONSTRUCTION METHOD, SEE MASS. HIGHWAY SPECIFICATIONS.
3. MINIMUM DEPTH OF SUMP TO BE 4'-0".

**SITE SPECIFIC DATA REQUIREMENTS**

ITEM NO.	ITEM	MATERIAL	DIAMETER
1	INLET PIPE 2		
2	OUTLET PIPE		
3	INLET PIPE		
4	OUTLET PIPE		
5	INLET PIPE		
6	OUTLET PIPE		

**GENERAL NOTES**

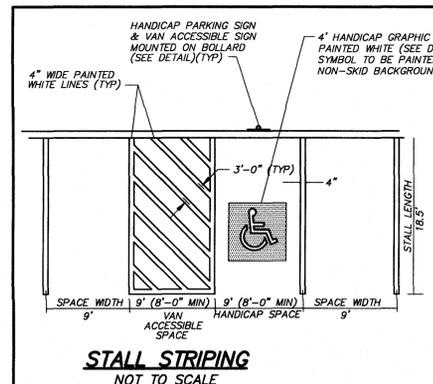
1. CONTRACTOR PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS UNLESS NOTED OTHERWISE. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION, DIMENSIONS WITH GRATE SHALL FOLLOW CURBING AND WEIGHTS. PLEASE CONTACT YOUR CONTECH CONSTRUCTION REPRESENTATIVE FOR DETAILS.
4. CDD WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN, DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL BE MADE OF PRECAST CONCRETE. SHALL BE CASTED WITH CURBING AND WEIGHTS. SHALL BE CASTED WITH CURBING AND WEIGHTS. SHALL BE CASTED WITH CURBING AND WEIGHTS. SHALL BE CASTED WITH CURBING AND WEIGHTS.
6. ALL HYDRAULIC SHOW PLATE IS PLACED ON DRAIN AT BOTTOM OF CURBING. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

**INSTALLATION NOTES**

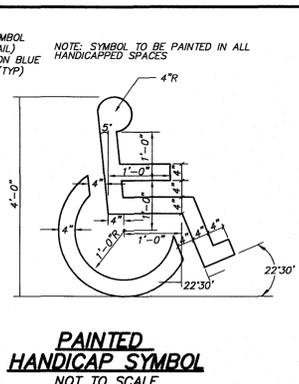
1. AND EXISTING GRAVEL DEPTH AND/OR INSTALLATION INCLUDES ARE STA-DRAWING. SEE DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY BUYER OR BY RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT BY THE CONTRACTOR TO LIFT AND SET THE CDD MANHOLE STRUCTURE. LIFTING SLIT-ICE PROVIDED.
3. CONTRACTOR TO TAKE CARE TO BEAT ALL STRUCTURE DIMENSIONS AND ASSEMBLY DIMENSIONS.
4. CONTRACTOR TO PROVIDE, INSTALL AND GRIND PIPES. MATCH PIPE INVERTS WITH EXISTING SHOW.
5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE THE WATER TIGHT AND PROTECTIVE TO FLOW AND INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

**CONTECH CONSTRUCTION PRODUCTS**

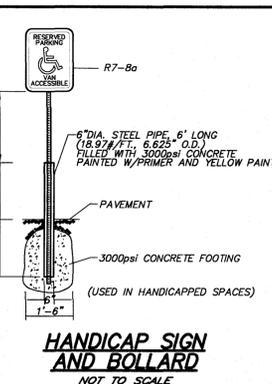
CDS2015-4-C CDS INLINE STANDARD DETAIL



**STALL STRIPING**  
NOT TO SCALE



**PAINTED HANDICAP SYMBOL**  
NOT TO SCALE



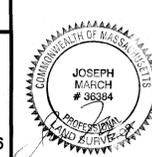
**HANDICAP SIGN AND BOLLARD**  
NOT TO SCALE

**SITE PLAN**  
IN  
**ACTON, MASSACHUSETTS**  
(MIDDLESEX COUNTY)

**CONSTRUCTION DETAILS**  
FOR: **ACTON MANAGEMENT, INC.**  
SCALE: 1"=20' JUNE 27, 2014  
REVISED: OCT. 10, 2014 REVISED: NOV. 3, 2014  
REVISED: OCT. 30, 2015  
REVISED: DECEMBER 30, 2015

**STAMSKI AND MCNARY, INC.**  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING  
0 10 20 40 60 80 FT

(4860-SP2015.dwg) GREAT ROAD SM-4860A Sheet 5 of 6



**GENERAL NOTES**

- ALL UNDERGROUND UTILITIES SHOWN HEREON 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.
- UNLESS OTHERWISE SPECIFIED ON THESE PLANS, ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH SPECIFICATIONS OUTLINED IN THE ACTON ZONING BYLAW AND THE ACTON RULES AND REGULATIONS FOR SITE PLAN SPECIAL PERMITS.
- ALL LIMITS OF WORK SHALL BE LOCATED IN THE FIELD PRIOR TO CONSTRUCTION OR SITE CLEARING.
- ALL WATER PIPES, HYDRANTS, GATE VALVES AND OTHER APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE ACTON WATER SUPPLY DISTRICT REQUIREMENTS.
- ALL STUMPS AND OTHER CONSTRUCTION DEBRIS SHALL BE PROPERLY REMOVED ANY FILL MATERIAL USED SHALL BE FREE OF HAZARDOUS MATERIALS OR WASTE.
- ALL DRAIN PIPES SHALL BE ADS N-12 UNLESS OTHERWISE SHOWN.
- 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.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH 521 CMR - ARCHITECTURAL ACCESS BOARD REGULATIONS. ALL PROPOSED SIDEWALKS SHALL HAVE A MAX. CROSS SLOPE OF 2% THE PROPOSED HANDICAP PARKING STALLS AND ADJACENT AREAS SHALL HAVE A MAX. SLOPE OF 2% IN ALL DIRECTIONS. A WAIVER TO THE REGULATIONS MAY BE NEEDED FOR HANDICAPPED PARKING SPACE LOCATIONS AND MUST BE CONFIRMED BY OWNER OR ARCHITECT.
- IT IS ANTICIPATED THE EXISTING SEPTIC TANKS, SOIL ABSORPTION SYSTEM, AND WATER LINE WILL BE ENCOUNTERED DURING CONSTRUCTION. THE EXISTING ON-SITE SOIL ABSORPTION SYSTEM AND ASSOCIATED TANKS SHALL BE ABANDONED PURSUANT TO 310CMR 15.354 ABANDONMENT OF SYSTEMS OR REMOVED FROM SITE.
- TURNING RADIUS HAS BEEN DESIGNED TO ACCOMMODATE A SU-30 VEHICLE.
- ANY FILL MATERIAL USED SHALL BE FREE OF HAZARDOUS MATERIALS OR WASTE.
- USE THE EXISTING GRANITE CURBING AT THE PROPOSED ENTRANCE TO FILL IN THE EXISTING ENTRANCE.
- THE DEVELOPER IS RESPONSIBLE FOR CLEAN UP OF ANY SAND, DIRT OR DEBRIS WHICH ERODES FROM THE SITE ONTO GREAT ROAD AND TO REMOVE SILT OR DEBRIS THAT ENTERS ANY EXISTING DRAINAGE SYSTEM INCLUDING, BUT NOT LIMITED TO, CATCH BASIN SUMPS, PIPE LINES, MANHOLES, AND DITCHES IMMEDIATELY UPON DISCOVERY.
- SIGNAGE LOCATION AND PERMIT SUBJECT TO TOWN APPROVAL.

**DRAINAGE SYSTEM OPERATION AND MAINTENANCE PLAN**

- BMP OWNER:
  - OFFICE: ACTON MANAGEMENT, INC. 69 GREAT ROAD ACTON, MA 01720
  - RESIDENTIAL: HOMEOWNER'S ASSOCIATION
- PARTIES RESPONSIBLE FOR MAINTENANCE: SAME AS ABOVE
- SCHEDULE FOR INSPECTION AND MAINTENANCE:
  - DEEP SUMP AND HOODED CATCH BASIN: THE DEEP SUMPS FOR THE CATCH BASINS SHALL BE INSPECTED AND CLEANED QUARTERLY. THE CATCH BASINS HAVE A FOUR FOOT DEEP SUMP AND THE WATER LEVEL IS MAINTAINED BY THE DISCHARGE PIPE AT FOUR FEET. THE DISCHARGE PIPE IS HIDDEN FROM VIEW BY A HOODED OUTLET. THE DEPTH OF THE SEDIMENT IN THE BASIN SHALL NOT EXCEED A DEPTH OF 18 INCHES AS DETERMINED BY PROBING WITH A STICK. IF THE STICK HITS THE BOTTOM WITHIN 30 INCHES OF THE WATER LEVEL, MORE THAN 18 INCHES OF SEDIMENT HAS ACCUMULATED AND MUST BE REMOVED. LICENSED PERSONS SHOULD REMOVE AND DISPOSE OF THE CONTENTS OF THE SUMP IN ACCORDANCE WITH APPLICABLE REGULATIONS.
  - VORTISENTRY HS: INSPECTION AND MAINTENANCE OF THE VORTISENTRY HS CAN BE PERFORMED FROM THE SURFACE, WITHOUT ENTRY INTO THE UNIT. PERFORM MAINTENANCE A MINIMUM OF TWICE PER YEAR. THE VORTISENTRY HS SHOULD BE CLEANED ONCE THE SEDIMENT HAS REACHED A DEPTH OF TWO FEET IN THE CHAMBER. PERFORM FREQUENT INSPECTIONS DURING THE FIRST YEAR OF INSTALLATION TO ACCURATELY ESTABLISH THE MAINTENANCE SCHEDULE. REMOVE OIL AND SEDIMENT THROUGH THE MANHOLE COVER WITH THE USE OF A VACUUM TRUCK.
  - DISPOSAL FROM THE VORTISENTRY HS ARE SIMILAR TO THAT OF ANY OTHER BEST MANAGEMENT PRACTICE (BMP). CONSULT LOCAL GUIDELINES OR YOUR VORTISENTRY HS AREA MARKETING MANAGER PRIOR TO DISPOSING THE SEPARATOR CONTENTS.

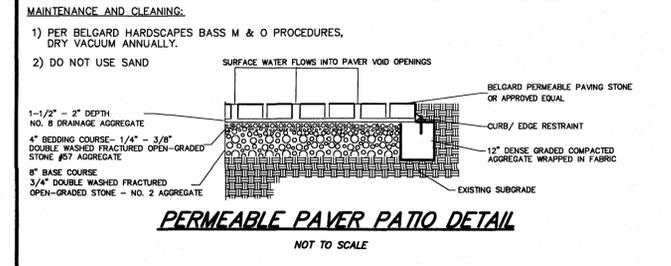
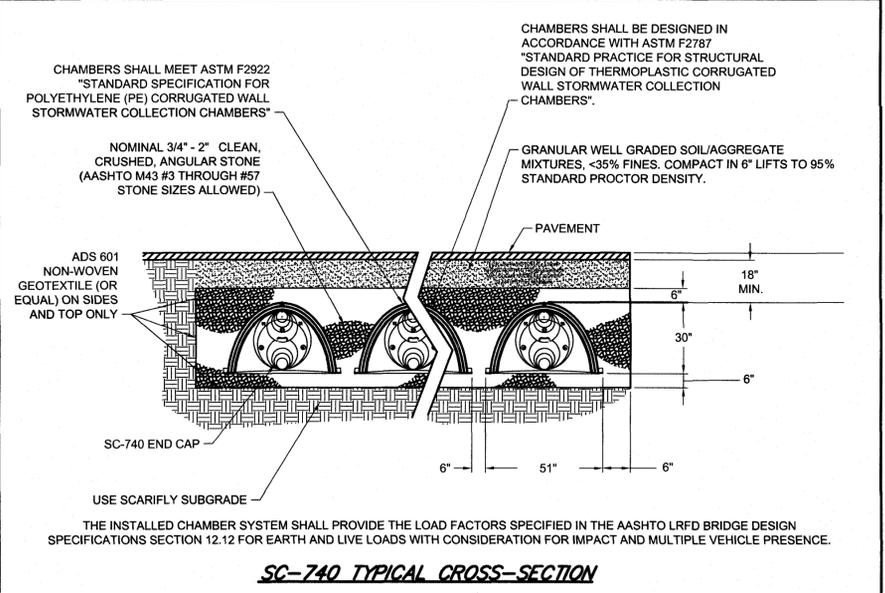
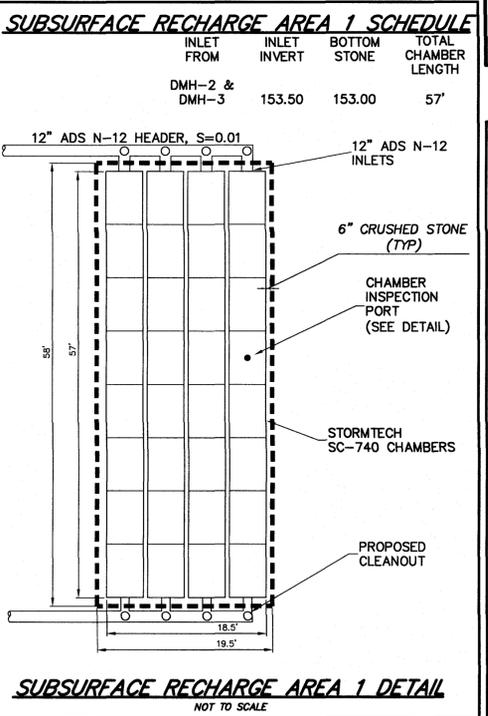
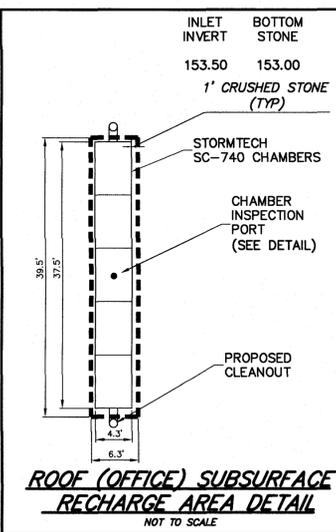
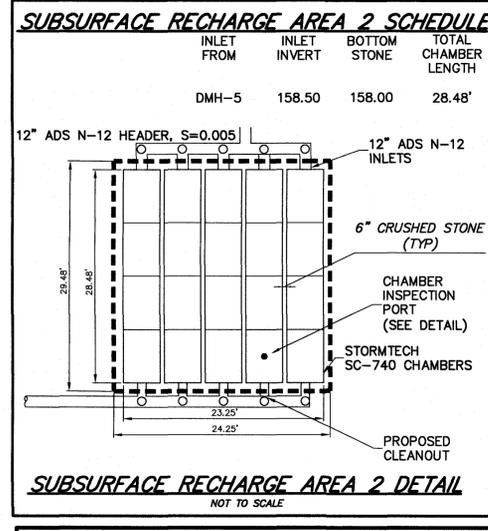
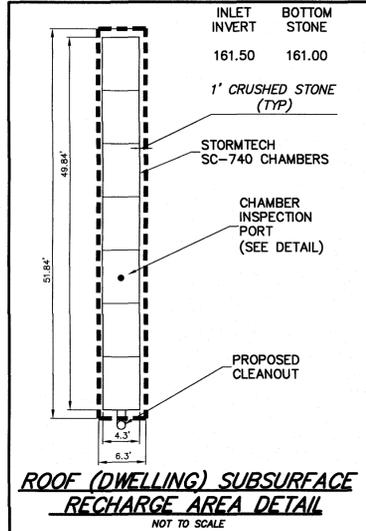
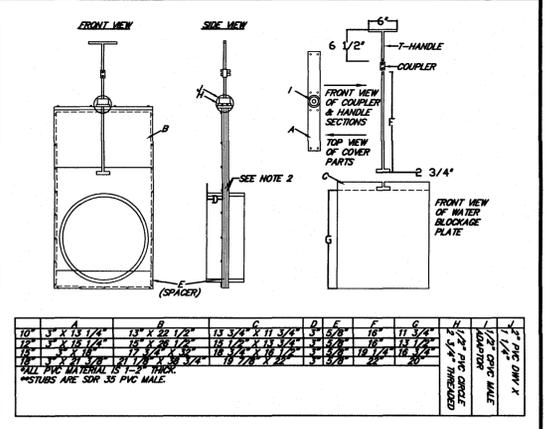
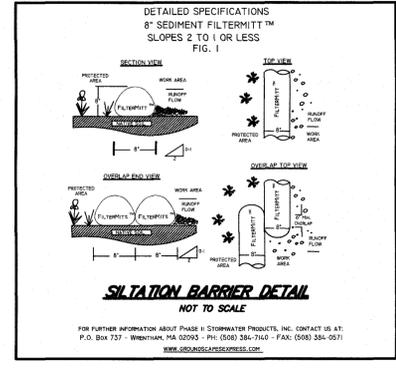
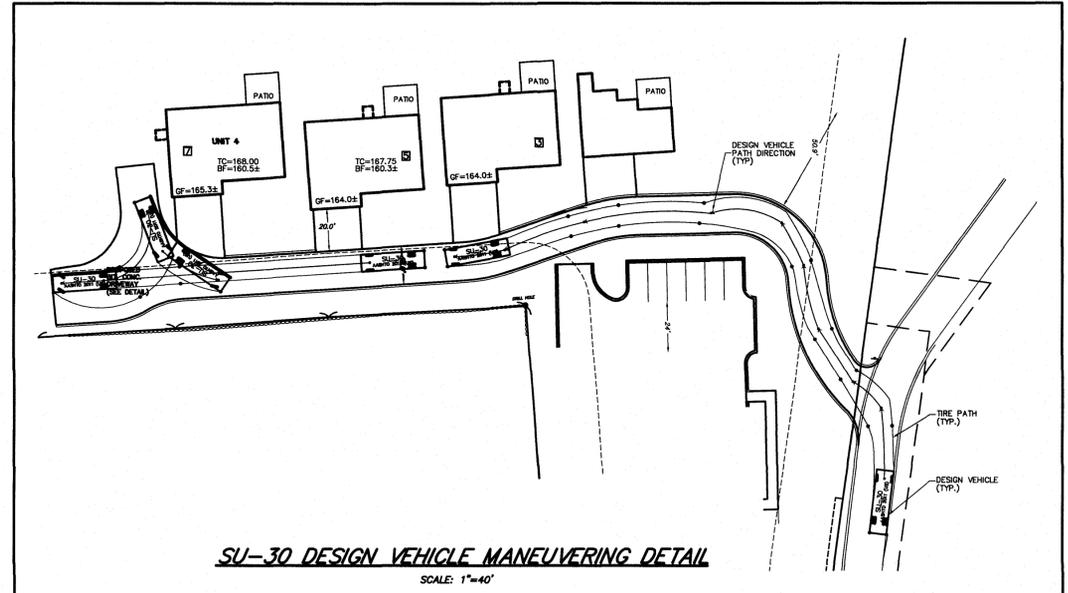
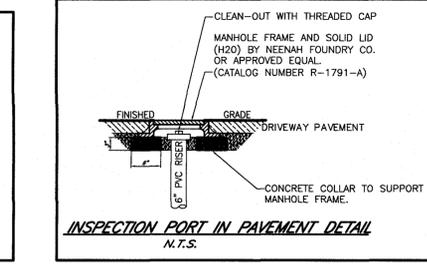
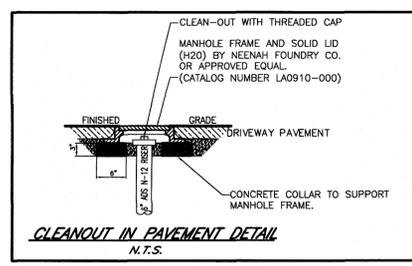
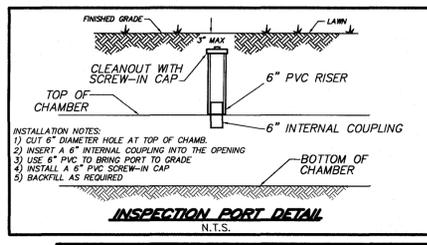
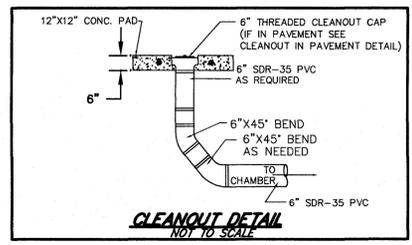
**SUBSURFACE RECHARGE AREAS:**

THE INFILTRATION BED CLEANOUTS SHALL BE OPENED AND INSPECTED ANNUALLY. IF THE WATER LEVEL IS MORE THAN 24 INCHES ABOVE THE BOTTOM OF STONE ELEVATION, THE CHAMBERS SHALL BE FLUSHED WITH A PRESSURE HOSE. AND AFTER 24 HOURS THE WATER LEVEL HAS NOT DROPPED, THE INFILTRATION BED MAY HAVE TO BE REPLACED. (NOTE: THE RELATIVE ELEVATIONS OF CLEANOUT RIMS AND THE BOTTOM OF STONE SHALL BE TAKEN FROM THE SITE PLAN AS-BUILT. THIS INSPECTION SHOULD NOT BE DONE WITHIN 72 HOURS OF A RAIN EVENT.)

**POROUS PATIO:** CLEAN THE PAVERS EACH SPRING WITH A COARSE BRISTLE BROOM. APPLY WEED PREVENTATIVE AS NEEDED. BE CAREFUL USING A POWER WASHER AS IT MAY EXPOSE THE AGGREGATE ON THE PAVER'S SURFACE.

**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 ON-SITE AT ALL TIMES.



**SITE PLAN**  
IN  
**ACTON, MASSACHUSETTS**  
(MIDDLESEX COUNTY)

**CONSTRUCTION DETAILS**  
FOR: ACTON MANAGEMENT, INC.  
SCALE: 1"=20' JUNE 27, 2014  
REVISED: OCT. 10, 2014 REVISED: NOV. 3, 2014  
REVISED: OCT. 30, 2015  
REVISED: DECEMBER 30, 2015

**STAMSKI AND McNARY, INC.**  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING  
0 10 20 40 60 80 FT  
(4860-SP2015.dwg) GREAT ROAD SM-4860A Sheet 6 of 6

