

LEGEND

DESCRIPTION	EXISTING
ACRES	AC
BITUMINOUS CONCRETE WALKWAY	BCW
BOUNDARY OF BORDERING VEGETATED WETLANDS	BEVW
BUILDING	BH
BULKHEAD	CB
CATCH BASIN	CB
CHAIN LINK FENCE	CLF
CLEANOUT	CO
CONCRETE	CONC.
CONCRETE PAD	CP
CONCRETE RETAINING WALL	CRW
CONIFEROUS TREE	CT
CONTOUR LINE	200
CORRUGATED METAL PIPE	CMP
DECIDUOUS TREE	DT
DOUBLE YELLOW LINE	DYL
DRILL HOLE	DH
EDGE OF PAVEMENT	EP
ELECTRIC BOX	EB
ELECTRIC METER	EM
FEET HIGH/FEET WIDE	FH/FW
FLAGSTONE	FS
FOUND	(FND.)
GAS VALVE/GAS LINE	GV
GROUND LIGHT	GL
GUY WIRE	GW
HYDRANT	H
INVERT	INV.
LIGHT POLE	LP
MAIL BOX	MB
NOT TO SCALE	N.T.S.
NOW OR FORMERLY	N/F
OVERHEAD WIRE	OW
PLUS OR MINUS	±
POLYVINYL CHLORIDE PIPE	PVC
POST AND RAIL FENCE	PRF
SEWER MANHOLE/SEWER LINE	SM
SIGN	S
SLOPED GRANITE CURB	SGC
SPOT ELEVATION	X 150.25
SQUARE FEET	S.F.
STEEL GUARDRAIL	SQR
STONE BOUND	SB
STONE BOUND W/DRILL HOLE	SB/DH
STONE RETAINING WALL	SRW
STONE WALL	STW
TREELINE	TL
UTILITY POLE	UP
WATER VALVE/WATER LINE	WV
WATER SHUT OFF	WSO
WETLANDS	W
WETLANDS 100' BUFFER ZONE	100' BVW BZ

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REV.	DATE	DESCRIPTION	APP'D.
A		INITIAL ISSUE	

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- JACQUELYNE A. EVANS**
 26 Converse Road
 Marion, MA 02738
- ALFRED F. MURRAY**
 39 Martin Street
 Acton, MA 01720
- NICHOLAS C. ZAVOLAS & SUSAN V. DAY**
 45 Martin Street
 Acton, MA 01720



TITLE:
EXISTING CONDITIONS PLAN
31-45 MARTIN STREET
 Acton, MA
 (Middlesex County)

DATE:	03/04/16	SCALE:	1" = 40'
JOB NO.:	0895	RSCH. BY:	SPC
FILE NO.:	0895001	FIELD BY:	SPC/RPW
DRAWING NO.:	0895002A	CALC. BY:	SPC
		DWN. BY:	JRZ
		CHK'D. BY:	SPC
		SHEET:	1

OWNERS OF RECORD:

- 31 MARTIN STREET:
 JACQUELYNE A. EVANS
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- 45 MARTIN STREET:
 NICHOLAS C. ZAVOLAS & SUSAN V. DAY
 45 MARTIN STREET
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ASSESSORS MAP REFERENCES:

- 31 MARTIN STREET:
 MAP H2 PARCEL 11
- 39 MARTIN STREET:
 MAP H2 PARCEL 20
- 45 MARTIN STREET:
 MAP H2 PARCEL 25

DEED REFERENCES:

- 31 MARTIN STREET:
 DEED BOOK 18180 PAGE 314
- 39 MARTIN STREET:
 DEED BOOK 10942 PAGE 386
- 45 MARTIN STREET:
 DEED BOOK 31273 PAGE 207

PLAN REFERENCES:

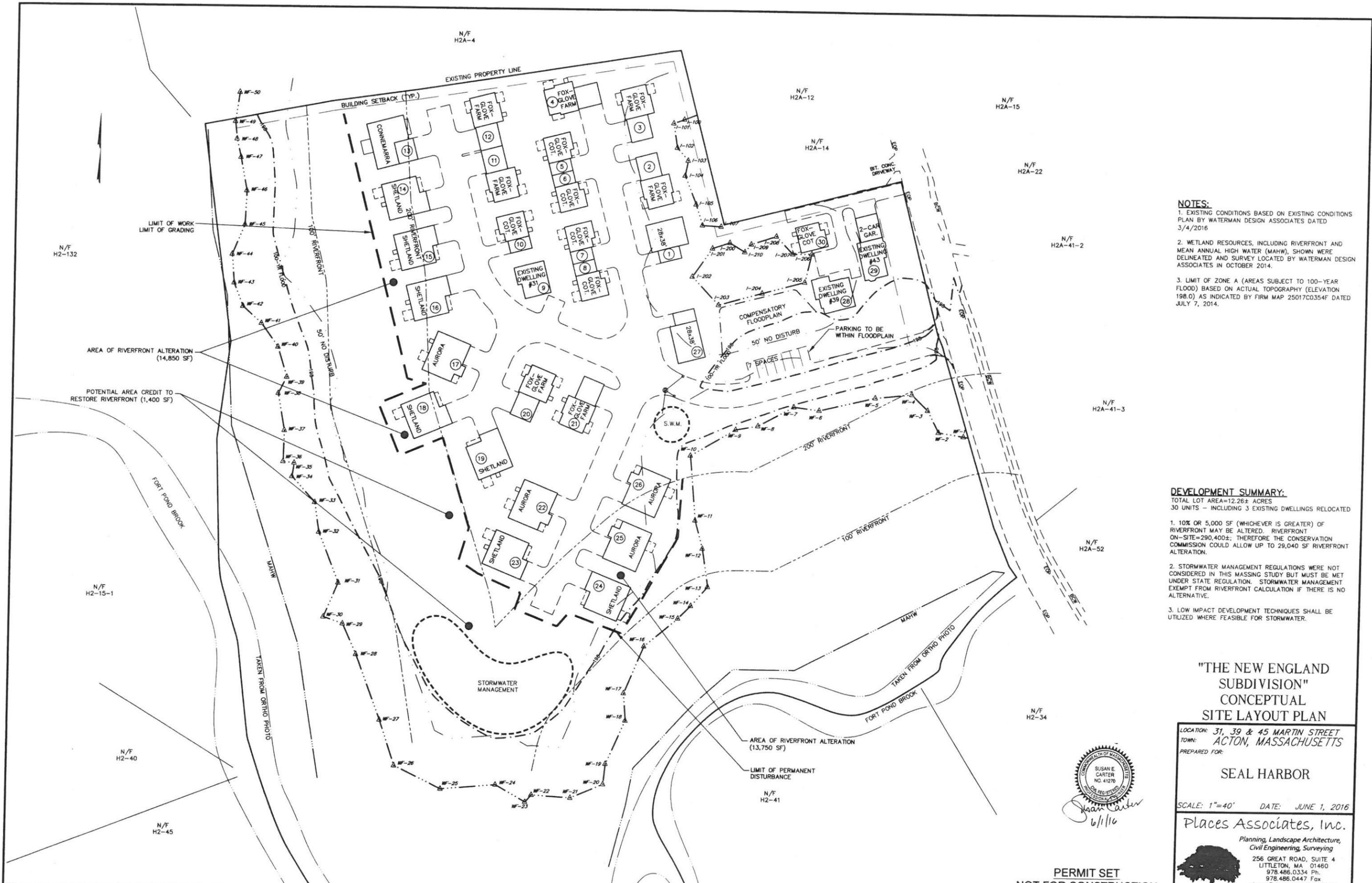
- PLAN 1625 OF 1949
 PLAN 115 OF 1967
 PLAN 770 OF 1982
 PLAN 347 OF 1992
 UNRECORDED PLAN ENTITLED, "LAND IN ACTON, MASS. SURVEYED FOR NICHOLAS C. ZAVOLAS & SUSAN V. DAY DATED AUGUST 2001 BY DAVID E. ROSS & ASSOCIATES UNRECORDED PLAN ENTITLED, "CERTIFIED PLOT PLAN IN ACTON, MASSACHUSETTS" DATED JUNE 27, 2003, STAMPED BY ROBERT J. PARENTE

FIRM CLASSIFICATION:

FLOOD INSURANCE RATE MAP
 25017C 0354F
 EFFECTIVE JULY 7, 2014

NOTES:

- EXISTING CONDITIONS INFORMATION FROM AN ON-THE-GROUND SURVEY BY WATERMAN DESIGN ASSOCIATES, INC., IN OCTOBER, 2014. CHANGES IN CONDITIONS AFTER OCTOBER 2014 WOULD NOT BE REFLECTED ON THIS PLAN. ELEVATIONS REFER TO NAVD 1988.
- WETLAND BOUNDARIES WERE DETERMINED IN THE FIELD BASED ON ANALYSIS OF SOIL VEGETATION AND HYDROLOGY. WETLAND FLAGS/LIMITS DELINEATED IN THE FIELD AND SURVEY LOCATED BY WATERMAN DESIGN ASSOCIATES IN OCTOBER, 2014.
- LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE AND ASSUMED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES PRESENT AT THE SITE THAT ARE NOT DEPICTED HEREON. BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-7233 TO ACCURATELY LOCATE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY DEPARTMENTS / COMPANIES OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. ANY COSTS RELATED TO THE REPAIR OF UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED.
- LIMIT OF ZONE A (AREAS OF 100-YEAR FLOOD) WERE DETERMINED BASED ON ACTUAL TOPOGRAPHY (ELEVATION 198.0') AS DELINEATED ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 25017C 0354F, EFFECTIVE DATE JULY 7, 2014.



NOTES:
 1. EXISTING CONDITIONS BASED ON EXISTING CONDITIONS PLAN BY WATERMAN DESIGN ASSOCIATES DATED 3/4/2016
 2. WETLAND RESOURCES, INCLUDING RIVERFRONT AND MEAN ANNUAL HIGH WATER (MAHW), SHOWN WERE DELINEATED AND SURVEY LOCATED BY WATERMAN DESIGN ASSOCIATES IN OCTOBER 2014.
 3. LIMIT OF ZONE A (AREAS SUBJECT TO 100-YEAR FLOOD) BASED ON ACTUAL TOPOGRAPHY (ELEVATION 198.0) AS INDICATED BY FIRM MAP 25017C0354F DATED JULY 7, 2014.

DEVELOPMENT SUMMARY:
 TOTAL LOT AREA=12.26± ACRES
 30 UNITS - INCLUDING 3 EXISTING DWELLINGS RELOCATED
 1. 10% OR 5,000 SF (WHICHEVER IS GREATER) OF RIVERFRONT MAY BE ALTERED. RIVERFRONT ON-SITE=290,400±; THEREFORE THE CONSERVATION COMMISSION COULD ALLOW UP TO 29,040 SF RIVERFRONT ALTERATION.
 2. STORMWATER MANAGEMENT REGULATIONS WERE NOT CONSIDERED IN THIS MASSING STUDY BUT MUST BE MET UNDER STATE REGULATION. STORMWATER MANAGEMENT EXEMPT FROM RIVERFRONT CALCULATION IF THERE IS NO ALTERNATIVE.
 3. LOW IMPACT DEVELOPMENT TECHNIQUES SHALL BE UTILIZED WHERE FEASIBLE FOR STORMWATER.

"THE NEW ENGLAND SUBDIVISION" CONCEPTUAL SITE LAYOUT PLAN

LOCATION: 31, 39 & 45 MARTIN STREET
 TOWN: ACTON, MASSACHUSETTS
 PREPARED FOR:

SEAL HARBOR

SCALE: 1"=40' DATE: JUNE 1, 2016

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 PROJECT No.: 15-5182 PLAN No. 5182 CP-3



PERMIT SET
 NOT FOR CONSTRUCTION



- NOTES:**
1. EXISTING CONDITIONS BASED ON EXISTING CONDITIONS PLAN BY WATERMAN DESIGN ASSOCIATES DATED 3/4/2016
 2. WETLAND RESOURCES, INCLUDING RIVERFRONT AND MEAN ANNUAL HIGH WATER (MAHW), SHOWN WERE DELINEATED AND SURVEY LOCATED BY WATERMAN DESIGN ASSOCIATES IN OCTOBER 2014.
 3. LIMIT OF ZONE A (AREAS SUBJECT TO 100-YEAR FLOOD) BASED ON ACTUAL TOPOGRAPHY (ELEVATION 198.0) AS INDICATED BY FIRM MAP 25017C0354F DATED JULY 7, 2014.

**"THE NEW ENGLAND
SUBDIVISION"
CONCEPTUAL
LAYOUT & UTILITY PLAN**

LOCATION: 31, 39 & 45 MARTIN STREET
TOWN: ACTON, MASSACHUSETTS
PREPARED FOR:

SEAL HARBOR

SCALE: 1"=40' DATE: JUNE 1, 2016

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**PERMIT SET
NOT FOR CONSTRUCTION**

PROJECT No.: 15-5182 PLAN No. 5182 CP-4



- NOTES:**
1. EXISTING CONDITIONS BASED ON EXISTING CONDITIONS PLAN BY WATERMAN DESIGN ASSOCIATES DATED 3/4/2016
 2. WETLAND RESOURCES, INCLUDING RIVERFRONT AND MEAN ANNUAL HIGH WATER (MAHW), SHOWN WERE DELINEATED AND SURVEY LOCATED BY WATERMAN DESIGN ASSOCIATES IN OCTOBER 2014.
 3. LIMIT OF ZONE A (AREAS SUBJECT TO 100-YEAR FLOOD) BASED ON ACTUAL TOPOGRAPHY (ELEVATION 198.0) AS INDICATED BY FIRM MAP 25017C0354F DATED JULY 7, 2014.

**"THE NEW ENGLAND
SUBDIVISION"
CONCEPTUAL
GRADING & DRAINAGE PLAN**

LOCATION: 31, 39 & 45 MARTIN STREET
TOWN: ACTON, MASSACHUSETTS
PREPARED FOR:

SEAL HARBOR

SCALE: 1"=40' DATE: JUNE 1, 2016

Places Associates, Inc.
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PROJECT No.: 15-5182 PLAN No. 5182 CP-5



**PERMIT SET
NOT FOR CONSTRUCTION**