

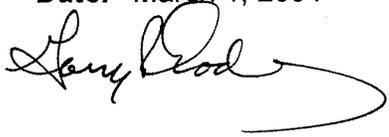
3/8 (7)

TOWN OF ACTON

Building Department

INTERDEPARTMENTAL COMMUNICATION

To: Board of Selectmen Date: March 1, 2004

From: Garry A. Rhodes, Building Commissioner 

Subject: Site Plan Special Permit #12/09/03-395
498 Great Road Integrity Building & Design (Ashton)

The hearing was continued from February 9 until March 8 at 8:15. The hearing was continued to allow time for staff to review the plan.

The plans have been revised to address Engineering concerns. Additional landscaping was added to the western boundary adjacent to # 2 Breezy Point Road.

The landscape boundary between 2 Breezy Point Road and this site is only ten feet wide. The vehicles from the site parking in this area would be pointed directly at the residential neighbor. I would recommend in addition to the increased landscaping a six foot tall stockade fence be added adjacent to 2 Breezy Point Road.

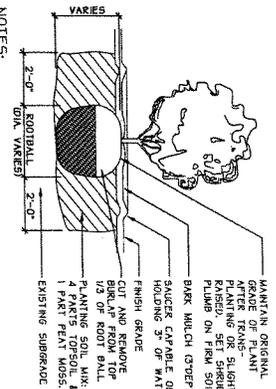
The applicant has a short sidewalk along their Great Road frontage. They do not have a sidewalk along Breezy Point Road. There is 217 feet of frontage along Breezy Point Road. The Board could require a sidewalk along Breezy Point Road but staff feels it would be more beneficial along Great Road. The Board has generally accepted either a cash gift (\$30. x 217 = \$6510) or construction of an equivalent length of sidewalk. This is a fairly small project. The Board needs to decide if they want to waive the sidewalk requirement, construct the sidewalk along Breezy Point Road, accept a gift or build a equivalent length of sidewalk along Great Road. I would recommend they talk to the applicant on the night of the hearing.

As recommended by the Board I have attached reduced plans.

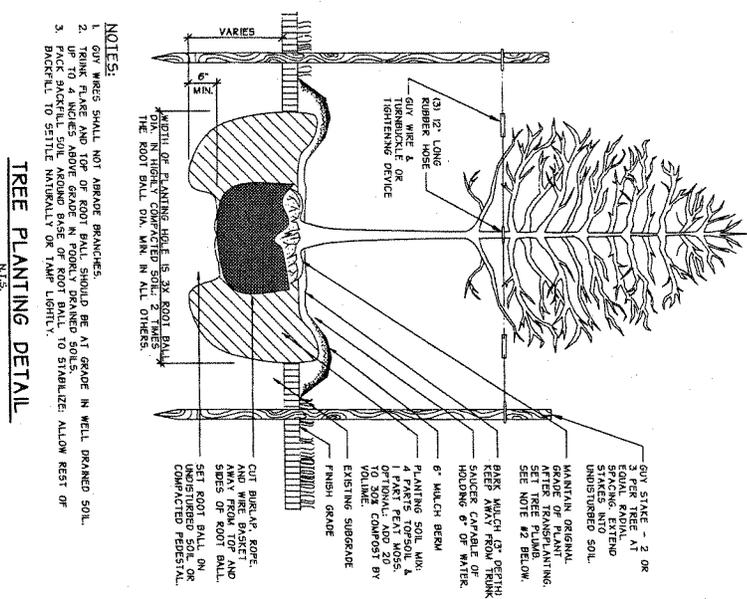
PLANTING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION.
2. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTING SHOWN ON THE DRAWING BY THE ARCHITECT.
3. ALL PLANT MATERIALS TO BE CONFORM TO SPECIFICATIONS SET FORTH IN THE AMERICAN STANDARD FOR TREE SPECIFICATIONS (ANSI Z60.1-2002).
4. ALL PLANT MATERIALS TO BE SELECTED BY THE LANDSCAPE CONTRACTOR AT THE NURSERY. IF THE PLANT LIST DOES NOT AGREE WITH THE PLANTING PLAN, THE PLAN SHALL BE FOLLOWED.
5. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) YEAR FOLLOWING INSTALLATION.
6. ALL PLANT BEDS TO RECEIVE THREE INCHES (3") OF SHREDED BARK MULCH. MULCH SUPPLY SHALL BE FOR APPROVAL OF OWNER.
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11. ALL PLANT BEDS TO RECEIVE THREE INCHES (3") OF SHREDED BARK MULCH. MULCH SUPPLY SHALL BE FOR APPROVAL OF OWNER.
12. ALL PLANT MATERIALS AND LAWN AREAS SHALL BE MAINTAINED MOST TO INSURE PLANT HEALTH AND GROWTH.

SHRUB PLANTING DETAIL



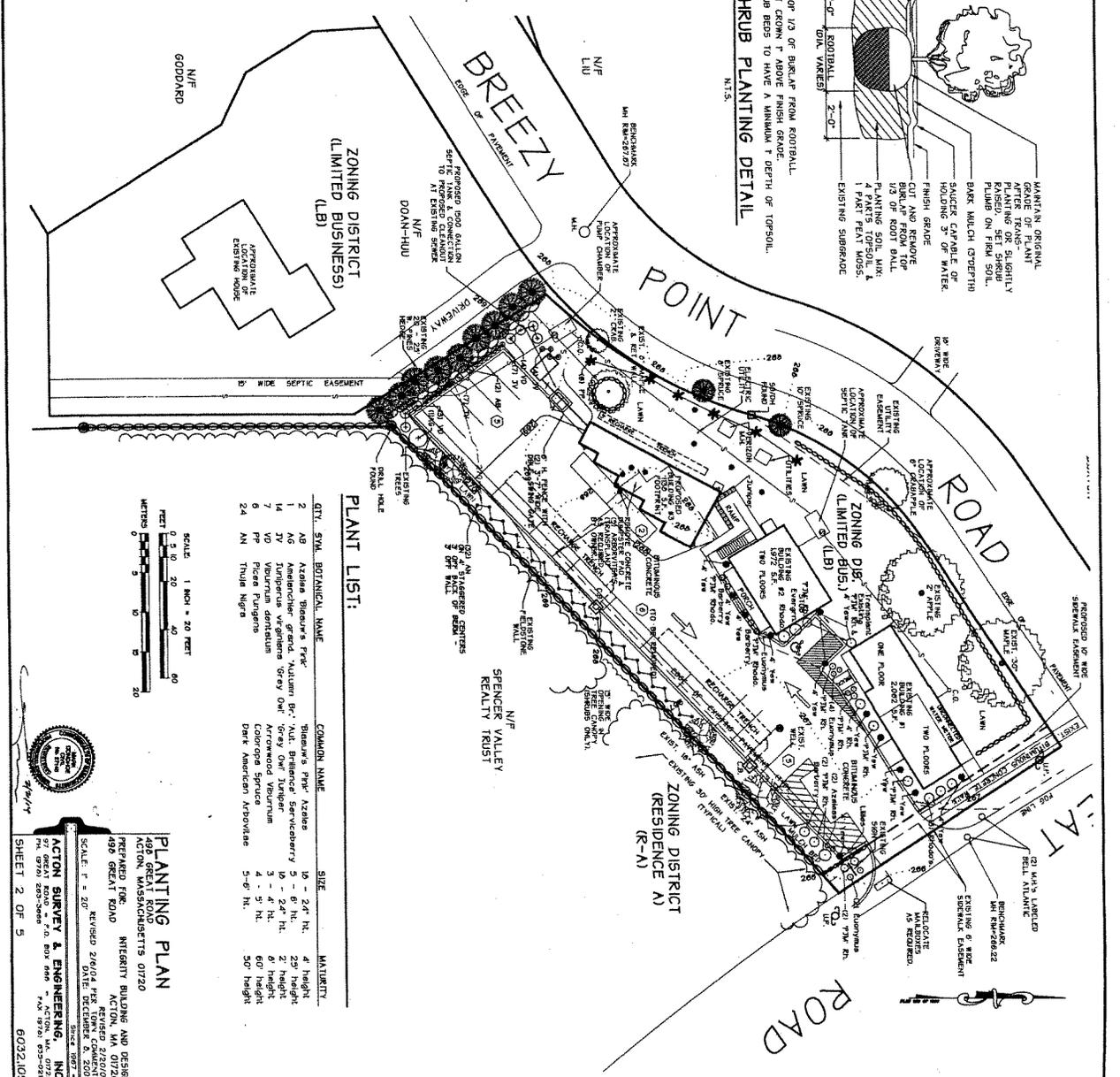
- NOTES:**
1. REMOVE TOP 1/3 OF BURLAP FROM ROOTBALL.
 2. SET ROOT CROWN 1" ABOVE FINISH GRADE.
 3. NEW SHRUB BEDS TO HAVE A MINIMUM 1" DEPTH OF TOPSOIL.



TREE PLANTING DETAIL

N.T.S.

- NOTES:**
1. BRANCHES SHALL NOT EXCEED BRANCHES.
 2. PLANT PLAST AND TOP OF ROOT BALL SHOULD BE AT GRADE IN WELL DRAINED SOIL.
 3. PLANT PLAST AND TOP OF ROOT BALL SHOULD BE AT GRADE IN WELL DRAINED SOIL.



PLANT LIST:

QTY.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURITY
2	AB	Azara Broward Tree	Shrub	16 - 24" H.	4 height
1	AD	Azara Broward Tree	Shrub	5 - 6" H.	25 height
1	AE	Azara Broward Tree	Shrub	16 - 24" H.	2 height
1	AF	Azara Broward Tree	Shrub	5 - 6" H.	2 height
1	AG	Azara Broward Tree	Shrub	16 - 24" H.	2 height
1	AH	Azara Broward Tree	Shrub	5 - 6" H.	2 height
1	AI	Azara Broward Tree	Shrub	16 - 24" H.	2 height
1	AJ	Azara Broward Tree	Shrub	5 - 6" H.	2 height
1	AK	Azara Broward Tree	Shrub	16 - 24" H.	2 height
1	AL	Azara Broward Tree	Shrub	5 - 6" H.	2 height
1	AM	Azara Broward Tree	Shrub	16 - 24" H.	2 height
1	AN	Azara Broward Tree	Shrub	5 - 6" H.	2 height

PLANTING PLAN

REVISIONS:

NO.	DATE	DESCRIPTION
1	12/14/04	REVISED 24/04 PER ACTION, MA 01720
2	12/14/04	REVISED 24/04 PER ACTION, MA 01720
3	12/14/04	REVISED 24/04 PER ACTION, MA 01720

SCALE: 1" = 20'

ACTION SURVEY & ENGINEERING, INC.

97 GREEN ROAD, F.O. BOX 646, ACTON, MA 01720

6032105

SHEET 2 OF 5