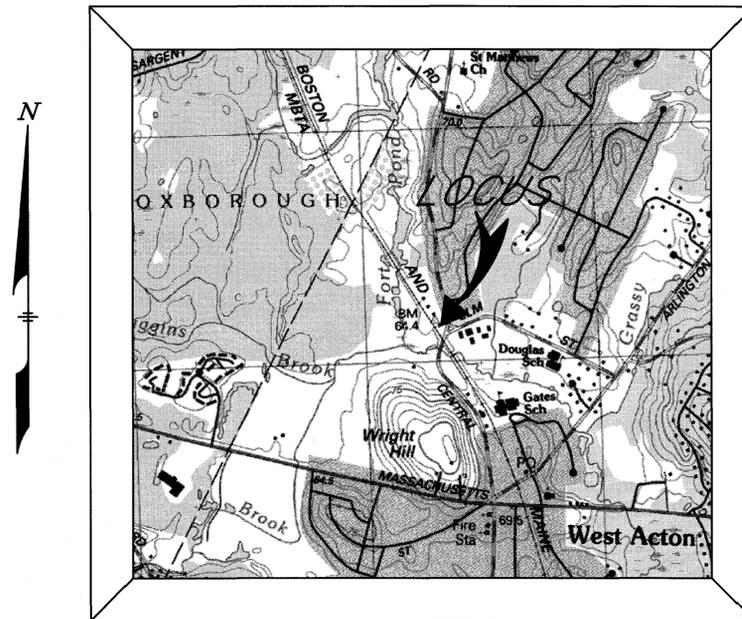


# SITE PLAN

FOR  
**IDYLWILDE FARM**  
**362 - 366 CENTRAL STREET**  
**ACTON, MASSACHUSETTS**  
 AUGUST 23, 2016

PLAN INDEX

- SHEET 1      COVER SHEET
- SHEET 2      EXISTING CONDITIONS PLAN
- SHEET 3      GRADING AND DRAINAGE PLAN
- SHEET 4      LAYOUT PLAN
- SHEET 5      CONSTRUCTION DETAILS



LOCUS MAP  
 SCALE: 1"=1200'

RECORD OWNERS:

SPRING RIVER FARM, LLC  
 366 CENTRAL STREET  
 ACTON, MA 01720

APPLICANT:

IDYLWILDE FARM, INC.  
 366 CENTRAL STREET  
 ACTON, MA 01720

ZONING DISTRICT:

WEST ACTON VILLAGE  
 GROUNDWATER PROTECTION DISTRICT ZONE 3

REFERENCE:

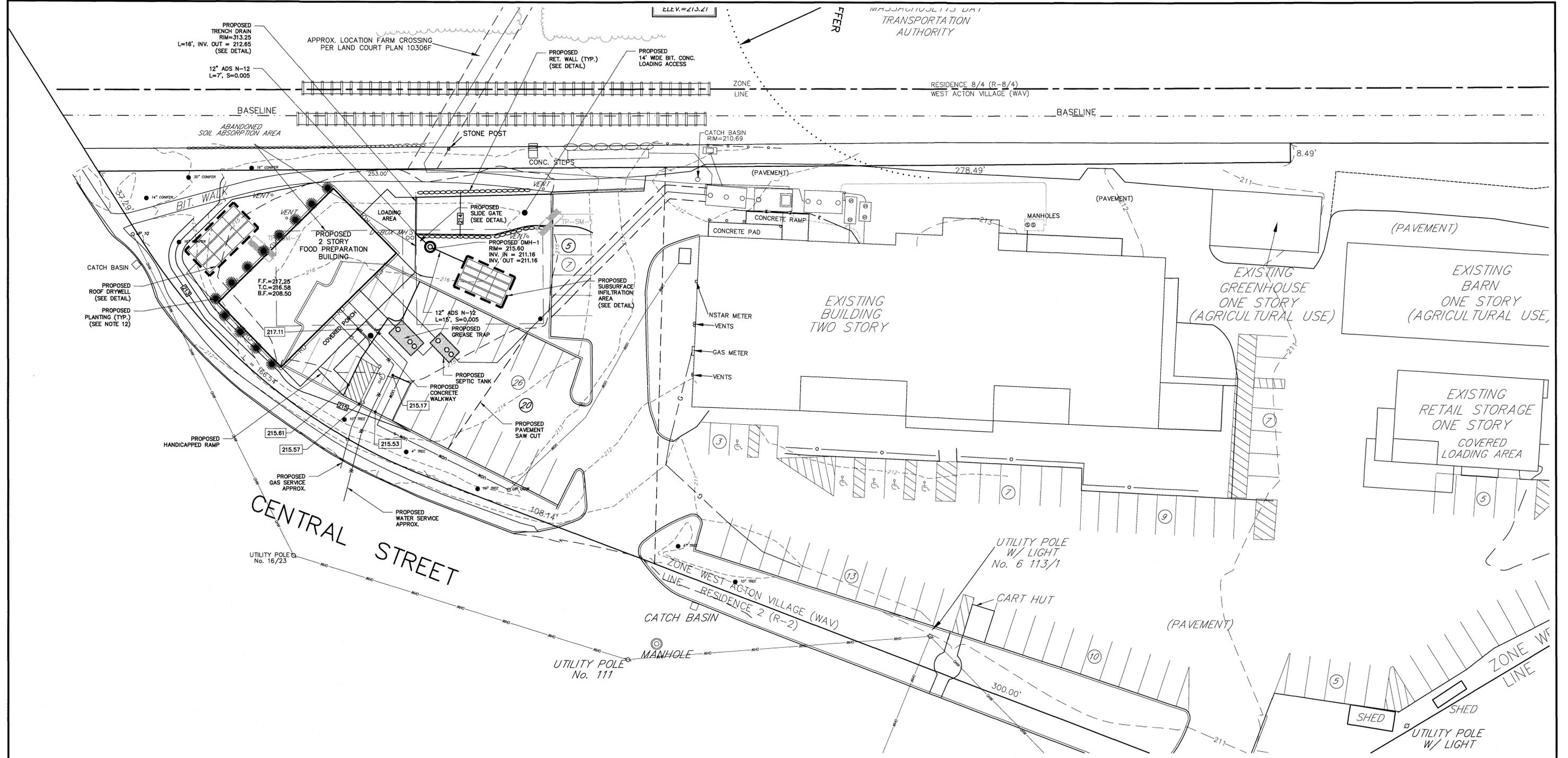
MIDDLESEX REGISTRY OF DEEDS  
 SOUTH DISTRICT  
 DEED BOOK 01391, PAGE 33  
 DEED BOOK 01391, PAGE 35  
 DEED BOOK 01391, PAGE 34  
 TOWN ATLAS MAP E-2, PARCELS 143, 187-1 AND 187

ENGINEER/SURVEYOR

STAMSKI AND MCNARY, INC.  
 1000 MAIN STREET  
 ACTON, MASSACHUSETTS 01720  
 (978) 263-8585







**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 INACURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELEPHONE No. 1-888-344-7233.

- LEGEND:**
- N/F NOW OR FORMERLY OVERHEAD WIRES
  - TREE
  - TREE LINE
  - UP UTILITY POLE
  - GG GAS GATE
  - G GAS SERVICE (BURIED)
  - WG WATER GATE
  - W WATER SERVICE (BURIED)
  - DMH DRAIN MANHOLE
  - D SUB-SURFACE DRAIN LINE
  - EXISTING CONTOUR
  - - - EXISTING CONTOUR
  - ☆ LIGHTPOLE
  - △ WETLAND FLAG
  - 99X9 SPOT ELEVATION
  - ○ ○ ○ STONE WALL
  - ===== EDGE OF PAVEMENT

**SITE PLAN  
IN  
ACTON, MA.**

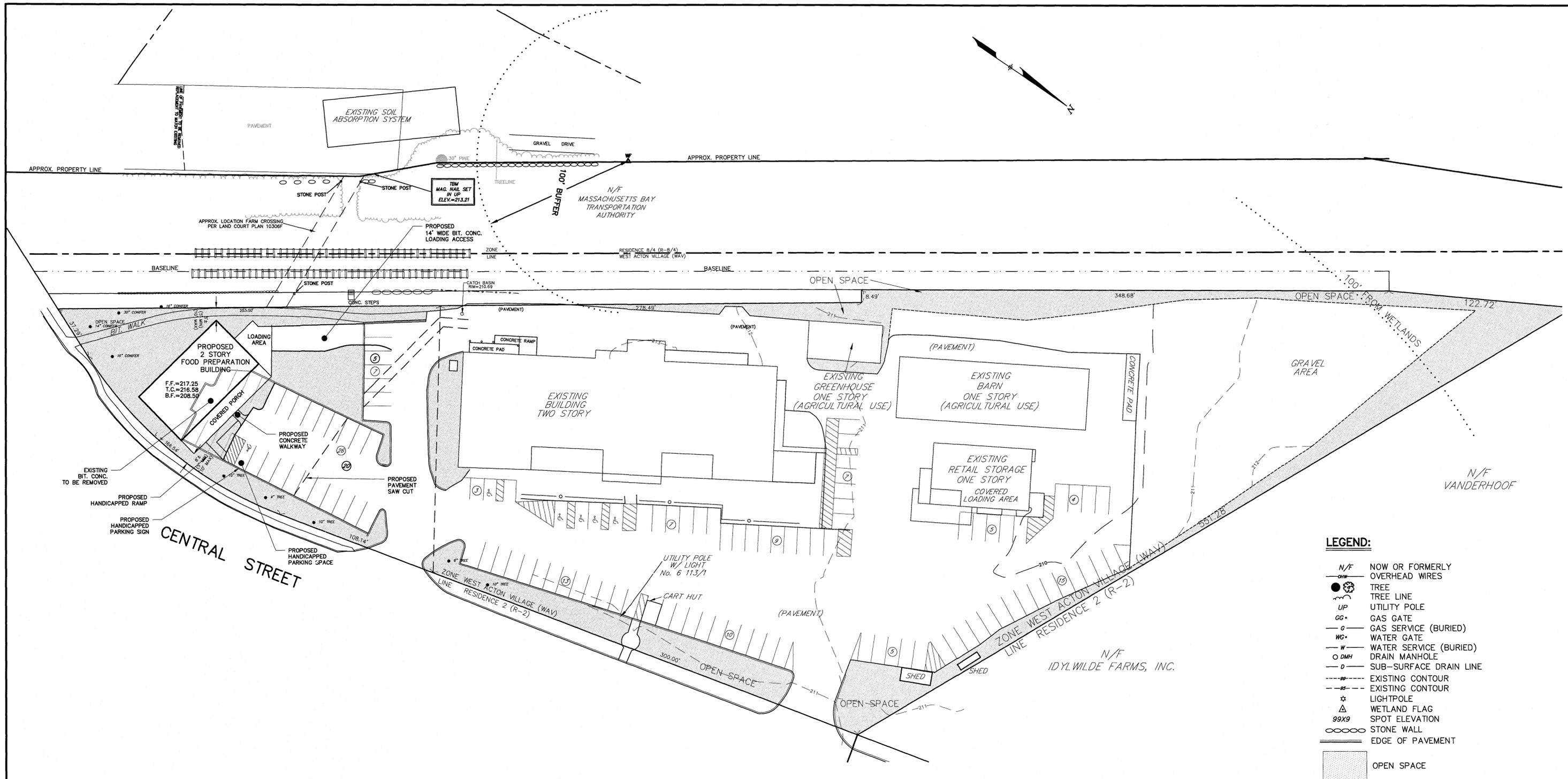
**GRADING AND DRAINAGE PLAN**

FOR: IDYLWILDE FARM, INC.  
SCALE: 1"=20' AUGUST 23, 2016

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

0 15 30 60 90 120

SM-92 (92 SITE1.dwg) SHEET 3 OF 5



- LEGEND:**
- N/F NOW OR FORMERLY OVERHEAD WIRES
  - OHV TREE
  - TREE LINE
  - UP UTILITY POLE
  - GG+ GAS GATE
  - G GAS SERVICE (BURIED)
  - WG+ WATER GATE
  - W WATER SERVICE (BURIED)
  - DMH DRAIN MANHOLE
  - D SUB-SURFACE DRAIN LINE
  - EXISTING CONTOUR
  - - - EXISTING CONTOUR
  - ☆ LIGHTPOLE
  - △ WETLAND FLAG
  - 99X9 SPOT ELEVATION
  - ○ ○ ○ ○ STONE WALL
  - — — EDGE OF PAVEMENT
  - OPEN SPACE

**UTILITY NOTE:**  
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LAND USE DATA			
		NET FLOOR AREA SUMMARY	
		EXISTING	PROPOSED
<b>ZONING REQUIREMENTS FOR THE WEST ACTON VILLAGE DISTRICT</b>			
MIN LOT AREA	NR		
MIN FRONTAGE	NR		
MIN LOT WIDTH	NR		
MIN FRONT YARD	NR		
MIN SIDE AND REAR YARD	NR (20' FROM RES)		
MIN OPEN SPACE	NR		
MAX NET FLOOR AREA RATIO	0.4 (.7 W/RES)		
MAX BUILDING HEIGHT	36 FT(20'MIN)		
<b>FLOOR AREA REQUIREMENTS</b>			
TOTAL AREA IN WAV DISTRICT	164,122 S.F.		
DEVELOPABLE SITE AREA (DSA)	164,122 S.F.		
NET FLOOR AREA ALLOWED (COM=0.4 x 164,122 S.F.)	65,648 S.F.		
NET FLOOR AREA EXISTING	32,475 S.F.		
NET FLOOR AREA PROPOSED	37,427 S.F.		
PROPOSED F.A.R.	0.23		
<b>MANUFACTURING</b>			
PROPOSED TWO STORY FOOD PREPARATION			4,892 S.F.
<b>RETAIL</b>			
TWO STORY RETAIL	23,607 S.F.		
ONE STORY RETAIL STORAGE	2,432 S.F.		
SHED	178 S.F.		
TOTAL RETAIL USE	26,217 S.F.		
<b>AGRICULTURAL</b>			
GREENHOUSE	1,200 S.F.		
BARN	5,058 S.F.		
TOTAL AGRICULTURAL USE	6,258 S.F.		
TOTAL ALL EXISTING RETAIL USES	=32,475 S.F.		
TOTAL PROPOSED ALL USES	=37,427 S.F.		
<b>PARKING</b>			
REQUIRED PARKING RETAIL:	1 SPACE/300 S.F. NET FLOOR AREA = 32,475 S.F./300 S.F./SPACE= 108		
REQUIRED PARKING MANUFACTURING:	1 SPACE/EMPLOYEE (MAX. SHIFT) = 1 SPACE X 10 EMPLOYEES = 10		
REQUIRED SPACES IN WAV =	.7 x 128 = 90		
<b>EXISTING PARKING:</b>			
HANDICAPPED SPACES	6	6%	
TOTAL PROPOSED STANDARD SPACES	100	94%	
TOTAL SPACES PROPOSED	106	100.0%	
<b>SEWAGE FLOW</b>			
EXISTING SEWAGE FLOW		=2343	
PROPOSED USE: MANUFACTURING	15 GPD/EMPLOYEE X 43 EMPLOYEES MAX	=645	
TOTAL DAILY FLOW		=2988	

**SITE PLAN**  
 IN  
**ACTON, MA.**

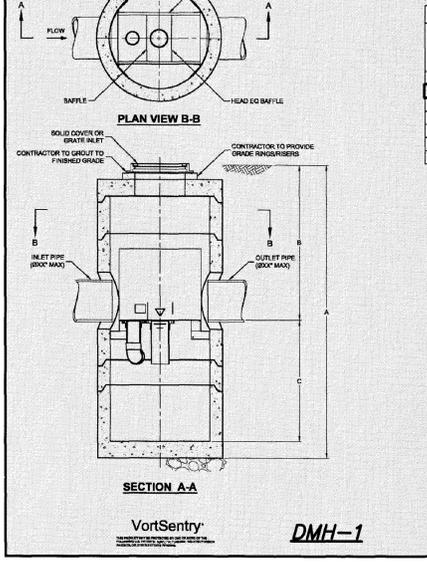
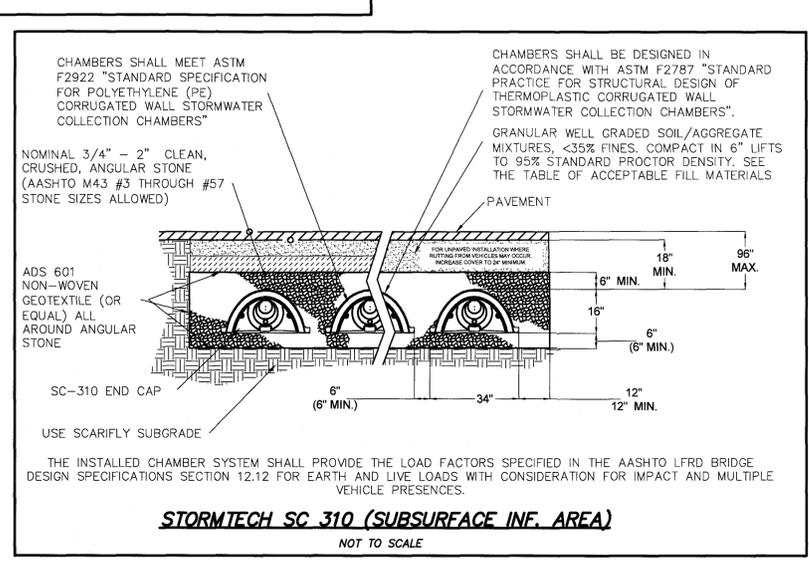
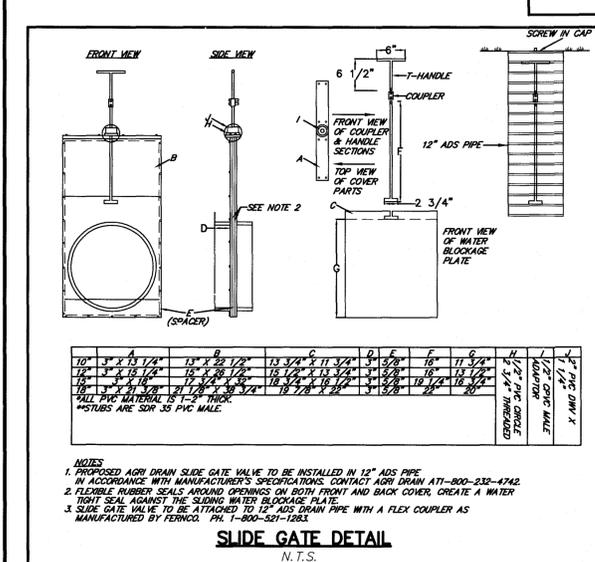
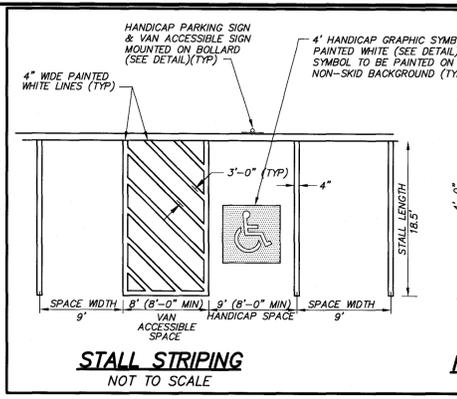
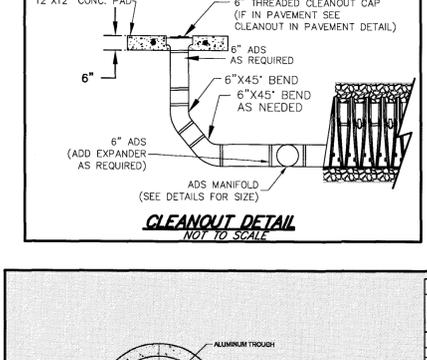
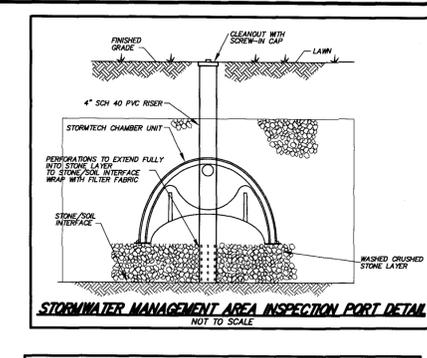
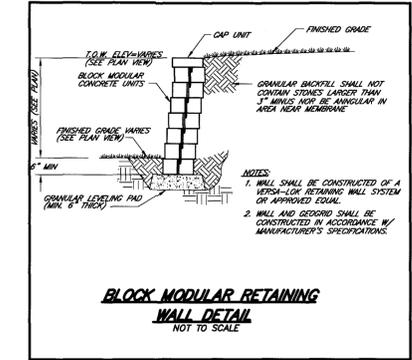
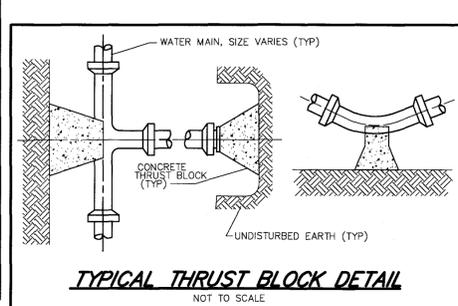
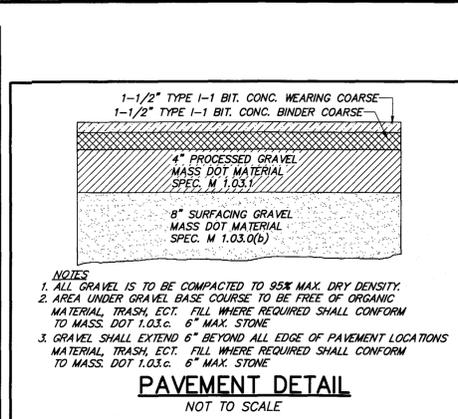
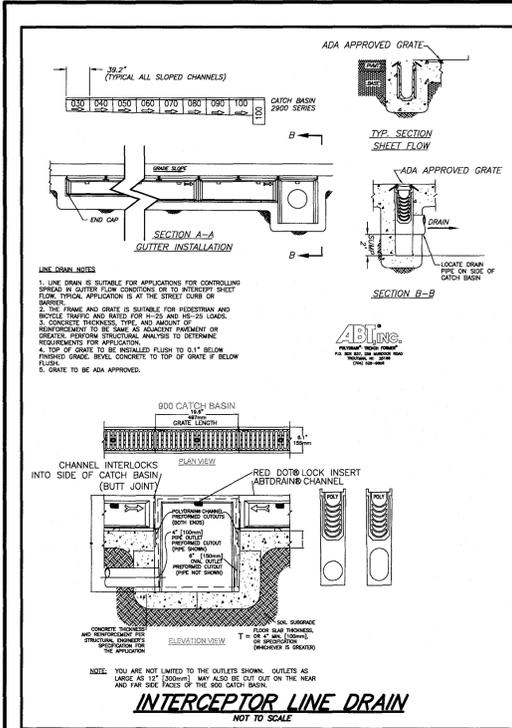
**LAYOUT PLAN**

FOR: IDYLWILDE FARM, INC.  
 SCALE: 1"=30' AUGUST 23, 2016

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

0 15 30 60 90 120

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**VORTSENTRY HS DESIGN NOTES**

VHS RATED TREATMENT CAPACITY IS SHOWN IN THE TABLE BELOW. BEYOND THESE CAPACITIES, VARIATIONS IN FLOW CHARACTERISTICS, HARMFUL BYPRODUCTS, AND/OR EXCESSIVE CAPACITY VARIATIONS, CONTACT YOUR CONTROL REPRESENTATIVE FOR ADDITIONAL INFORMATION.

THE STANDARD HOLD COVER CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW.

Model	Manhole Diameter (ft)	Total Treatment Flow Rate (MGD)	Typical Total Distance Rim to Outlets Bottom (ft)	Typical Depth Below Invert (ft)	Approximate Minimum Distance Rim to Invert (ft)	Maximum Pipe Diameter (ft)
1026	3	200	15.16	3.10	4.06	1.24
1048	4	1200	19.20	3.42	4.04	1.53
1060	5	1900	22.83	3.63	4.61	1.89
1072	6	2800	27.00	3.84	5.18	2.26
1084	7	3700	30.75	4.05	5.75	2.63
1096	8	4600	34.50	4.26	6.32	3.00

**VORTSENTRY HS GENERAL INFORMATION**

**CONTECH**  
ENGINEERED SOLUTIONS LLC

**VORTSENTRY HS STANDARD DETAIL**

- GENERAL NOTES**
- ALL UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS 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 1983 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.
  - 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.
  - ANY FILL MATERIAL USED SHALL BE FREE OF HAZARDOUS MATERIALS OR WASTE.
  - THE DEVELOPER IS RESPONSIBLE FOR CLEAN UP OF ANY SAND, DIRT OR DEBRIS WHICH ERODES FROM THE SITE ON CENTRAL STREET 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.
  - PLANTINGS SHALL INCLUDE RHODODENDRON AND FORSYTHIA OR EQUIVALENT SHRUBS.

- DRAINAGE SYSTEM OPERATION AND MAINTENANCE PLAN**
- BMP OWNER: IDYLWILDE FARM, INC. 366 CENTRAL STREET ACTON, MA 01720
  - PARTIES RESPONSIBLE FOR MAINTENANCE: SAME AS ABOVE
  - SCHEDULE FOR INSPECTION AND MAINTENANCE:  
 VORTSENTRY/CDS 2015-4 UNITS  
 INSPECTION AND MAINTENANCE OF THE UNITS CAN BE PERFORMED FROM THE SURFACE, WITHOUT ENTRY INTO THE UNITS. PERFORM MAINTENANCE A MINIMUM OF TWICE PER YEAR. THE UNITS 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 UNITS ARE SIMILAR TO THAT OF ANY CONTECH 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 IF 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.)
- SLIDE GATES:**  
 SLIDE GATES FUNCTION TO PREVENT THE FLOW OF WATER IN THE EVENT OF A SPILL OF HAZARDOUS MATERIALS. THE NORMAL OPERATING POSITION IS OPEN. SLIDE GATES ARE TO BE CLOSED IN THE EVENT OF A SPILL. 1 SLIDE GATE IS LOCATED ON THE SITE.
- 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, MA.**

**CONSTRUCTION DETAILS**

FOR: IDYLWILDE FARM, INC.  
SCALE: 1"=20' AUGUST 23, 2016

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

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GEORGE DIMAKARAKOS CIVIL No. 41281 REGISTERED PROFESSIONAL ENGINEER

JOSEPH MARCH #3634 REGISTERED PROFESSIONAL SURVEYOR