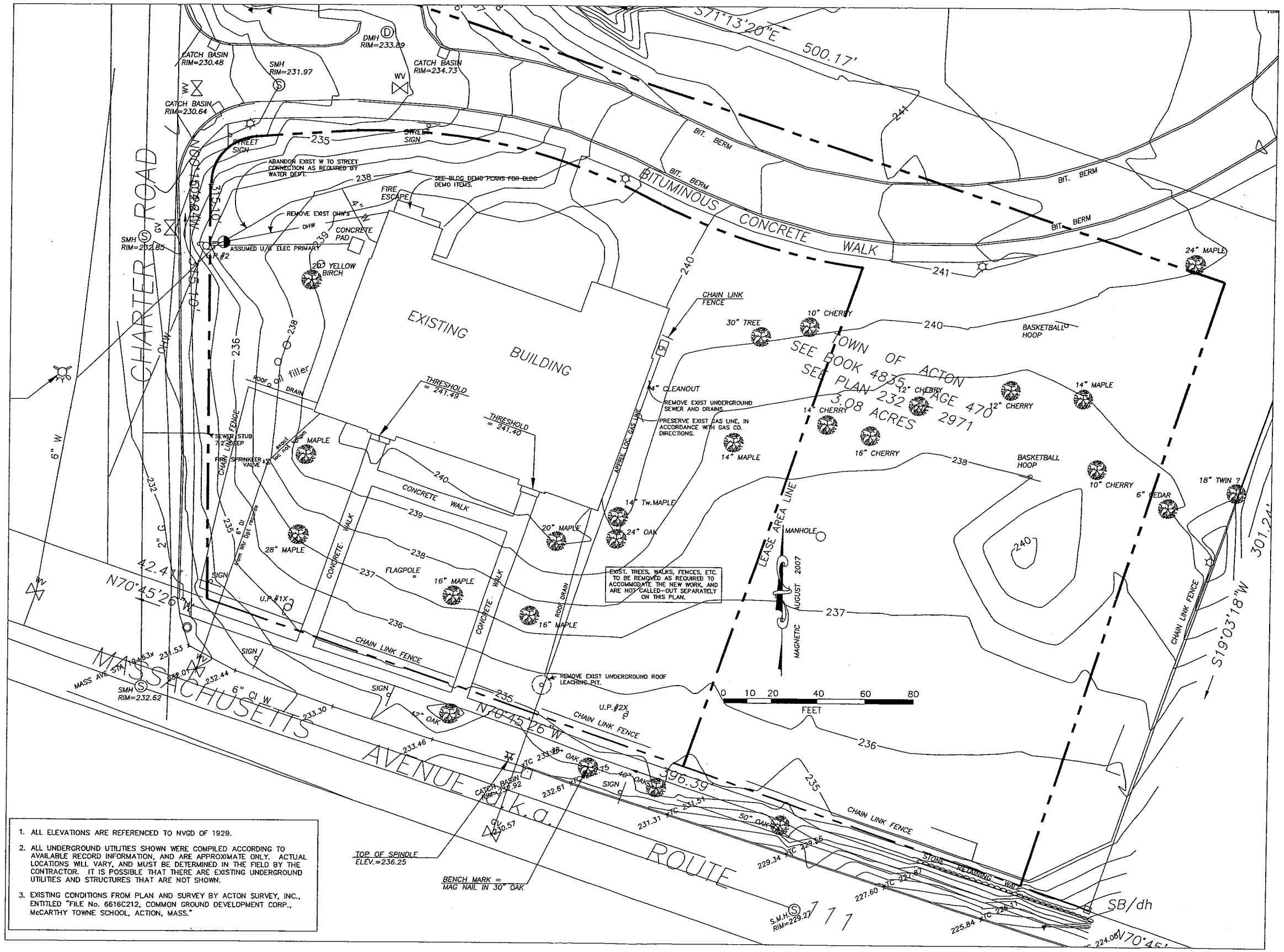


1. ALL ELEVATIONS ARE REFERENCED TO NVGD OF 1929.
2. ALL UNDERGROUND UTILITIES SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORD INFORMATION, AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS WILL VARY, AND MUST BE DETERMINED IN THE FIELD BY THE CONTRACTOR. IT IS POSSIBLE THAT THERE ARE EXISTING UNDERGROUND UTILITIES AND STRUCTURES THAT ARE NOT SHOWN.
3. EXISTING CONDITIONS FROM PLAN AND SURVEY BY ACTON SURVEY, INC., ENTITLED "FILE No. 6616C212, COMMON GROUND DEVELOPMENT CORP., McCARTHY TOWNE SCHOOL, ACTION, MASS."

MAY 28, 2008

OLD HIGH SCHOOL COMMONS
ACTON, MASSACHUSETTS
COMMON GROUND DEVELOPMENT CORP.

NATURAL FEATURES & EXISTING CONDITIONS & SITE DEMOLITION PLAN
Scale 1" = 20'-0"

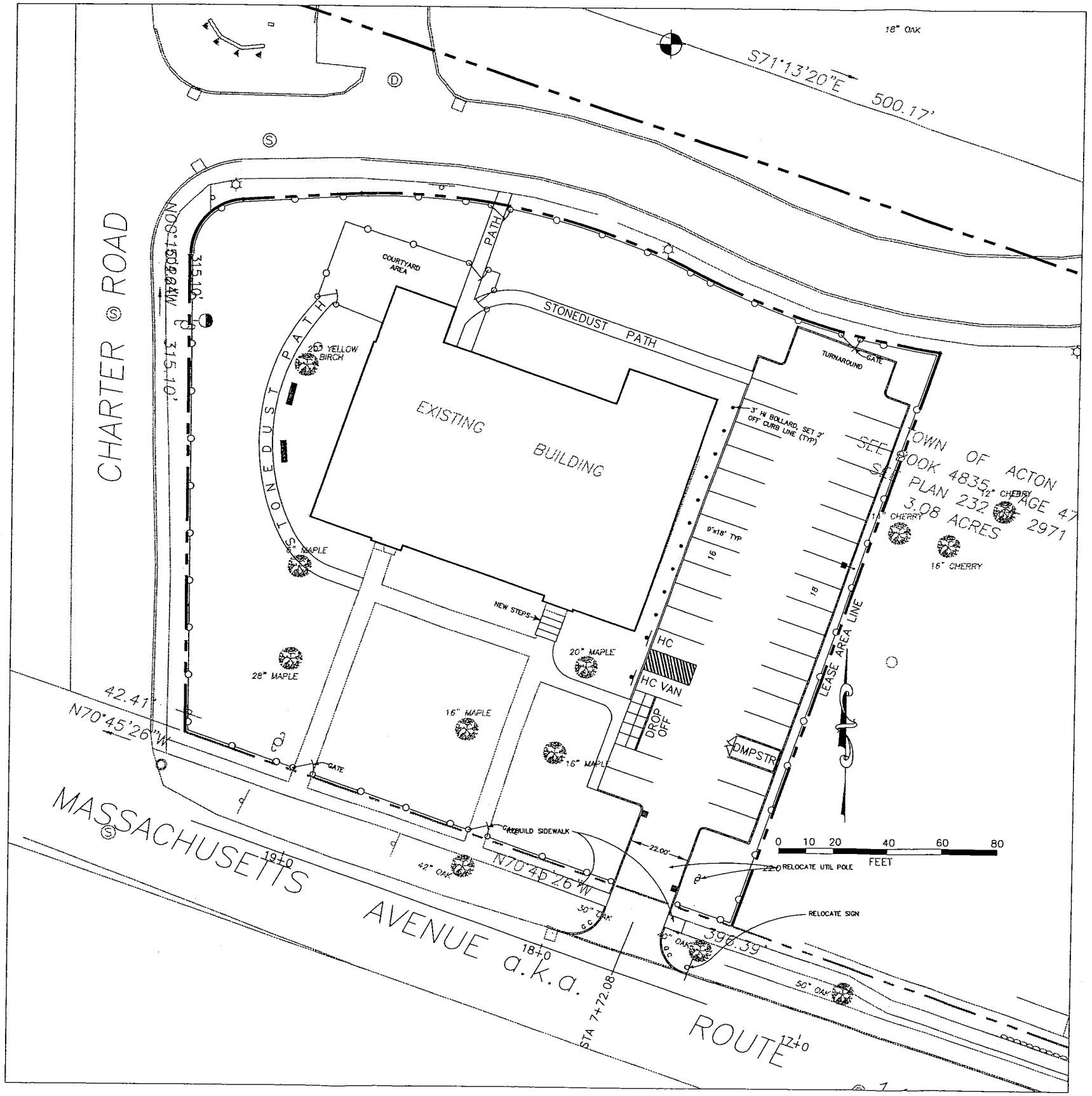
C-0

NOTES:

1. ALL ELEVATIONS ARE REFERENCED TO NVGD OF 1929.
2. ALL UNDERGROUND UTILITIES SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORD INFORMATION, AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS WILL VARY, AND MUST BE DETERMINED IN THE FIELD BY THE CONTRACTOR. IT IS POSSIBLE THAT THERE ARE EXISTING UNDERGROUND UTILITIES AND STRUCTURES THAT ARE NOT SHOWN.
3. BEFORE EXCAVATIONS, ALL UILITIES MUST BE NOTIFIED (SEE MGL CHAPT. 82, SEC. 40). CONTRACTOR TO NOTIFY "DIG SAFE" AT 1-888-344-7233 BEFORE BEGINNING WORK.
4. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY WESTCOTT SITE SERVICES.
5. WESTCOTT SITE SERVICES IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION, NOR FOR THE SAFETY OF THE CONTRACTOR'S WORKERS AND THE PUBLIC, NOR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM WITHOUT THE CONSENT OF WESTCOTT SITE SERVICES. EXCEPT THAT ANY REGULATORY AUTHORITY MAY REPRODUCE AND DISTRIBUTE COPIES AS REQUIRED IN THEIR OFFICIAL FUNCTION.
7. ANY MODIFICATIONS TO THIS DRAWING WITHOUT THE APPROVAL OF WESTCOTT SITE SERVICES SHALL RENDER IT VOID AND UNUSABLE.
8. AT ALL LOCATIONS WHERE NEW PAVEMENT WILL MEET EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE CUT-BACK TO A CLEAN, UNBROKEN LINE. THE NEW EDGE SHALL BE PAINTED WITH BITUMEN, AND A SMOOTH MATCH SHALL BE MADE.
9. UNLESS WHERE NOTED OTHERWISE, THE SITE SHALL BE GRADED TO ELIMINATE POCKETS OF STANDING WATER. ALL AREAS SHALL BE GRADED TO DRAIN.
10. ALL RIMS AND COVERS, BOTH EXISTING AND PROPOSED, SHALL BE ADJUSTED TO BE FLUSH TO GRADE, UNLESS SPECIFICALLY NOTED OTHERWISE.
11. THE CONTRACTOR SHALL PROVIDE PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION AS NEEDED.
12. ALL DIMENSION LINES ARE PARALLEL OR PERPENDICULAR TO THE STRUCTURES THEY IDENTIFY. DIMENSIONS OF PARKING SPACES AND DRIVEWAYS ARE FROM FACE OF CURB TO FACE OF CURB.
13. ACCESSIBLE RAMPS SHALL MEET THE REQUIREMENTS OF BOTH THE MASSACHUSETTS STATE CODE AND THE FEDERAL ADA GUIDELINES.
14. THE CONTRACTOR SHALL ENGAGE A LAND SURVEYOR OR CIVIL ENGINEER REGISTERED IN THE COMMONWEALTH OF MASSACHUSETTS TO CONTROL THE SETTING OF CONSTRUCTION CONTROL STAKES.
15. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT INFORMATION OF ALL WORK, WITH ADDED DETAIL FOR UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, AND CONNECTIONS. SUCH INFORMATION SHALL INCLUDE APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR OTHER METHOD OF ESTABLISHING THE AS-BUILT LOCATION.

LEGEND:

- 164 — PROPOSED FINISHED GRADE CONTOUR
- 191.89+ — PROPOSED SPOT FINISH GRADE
- PROPOSED DRAIN
- CB — PROPOSED CATCHBASIN
- GC — PROPOSED GRANITE CURB
- PROPOSED WATER OR GAS GATE



MAY 28, 2008

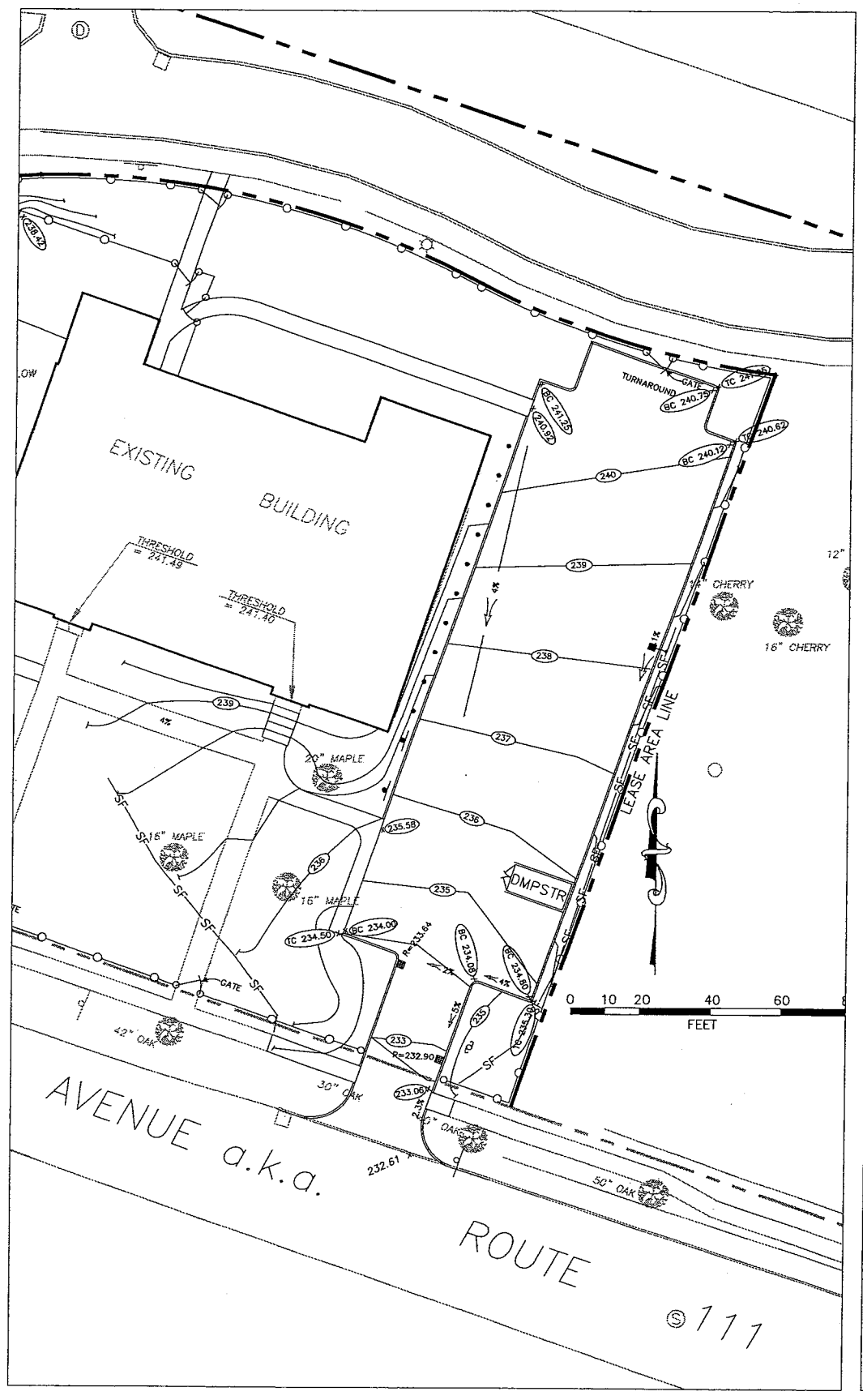
OLD HIGH SCHOOL COMMONS
ACTON, MASSACHUSETTS
COMMON GROUND DEVELOPMENT CORP.

WESTCOTT SITE SERVICES
PLANNERS AND ENGINEERS
60 Prospect Street, Wellesley MA Ph. 781-647-0082 Fax 781-647-1341
westcottsite.com

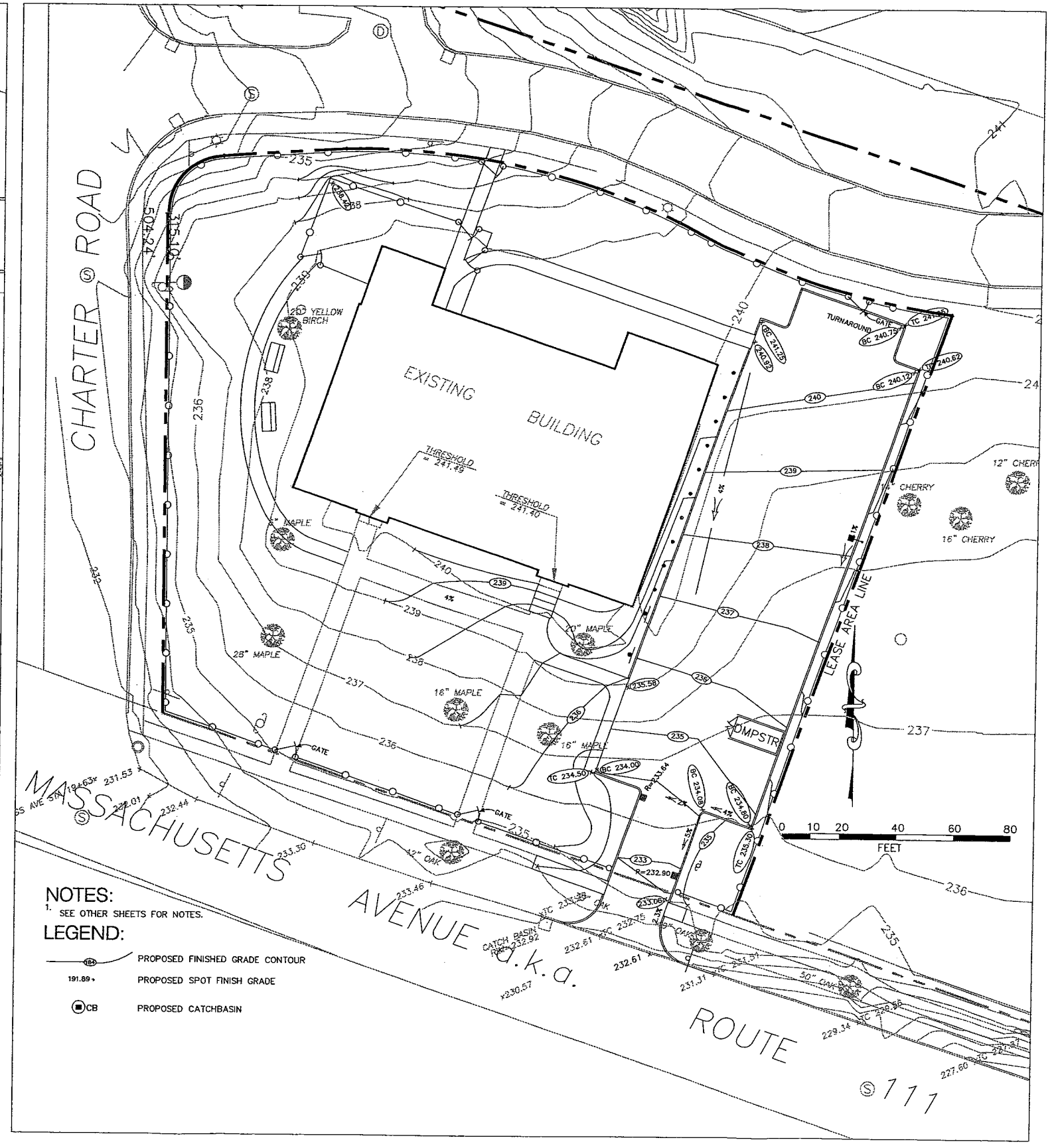
SITE PLAN

Scale 1" = 20'-0"

C-1



EROSION CONTROL PLAN



GRADING PLAN

NOTES:

1. SEE OTHER SHEETS FOR NOTES.

LEGEND:

100	PROPOSED FINISHED GRADE CONTOUR
191.89 +	PROPOSED SPOT FINISH GRADE
CB	PROPOSED CATCHBASIN

MAY 29, 2008

TOWNE SCHOOL RESIDENCES
ACTON, MASSACHUSETTS
COMMON GROUND DEVELOPMENT CORP.

WESTCOTT SITE SERVICES
PLANNERS AND ENGINEERS
60 Prospect Street, Waltham MA Ph 781-647-0062 Fax 781-647-1341
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GRADING & EROSION CONTROL PLAN

Scale 1" = 20'-0"

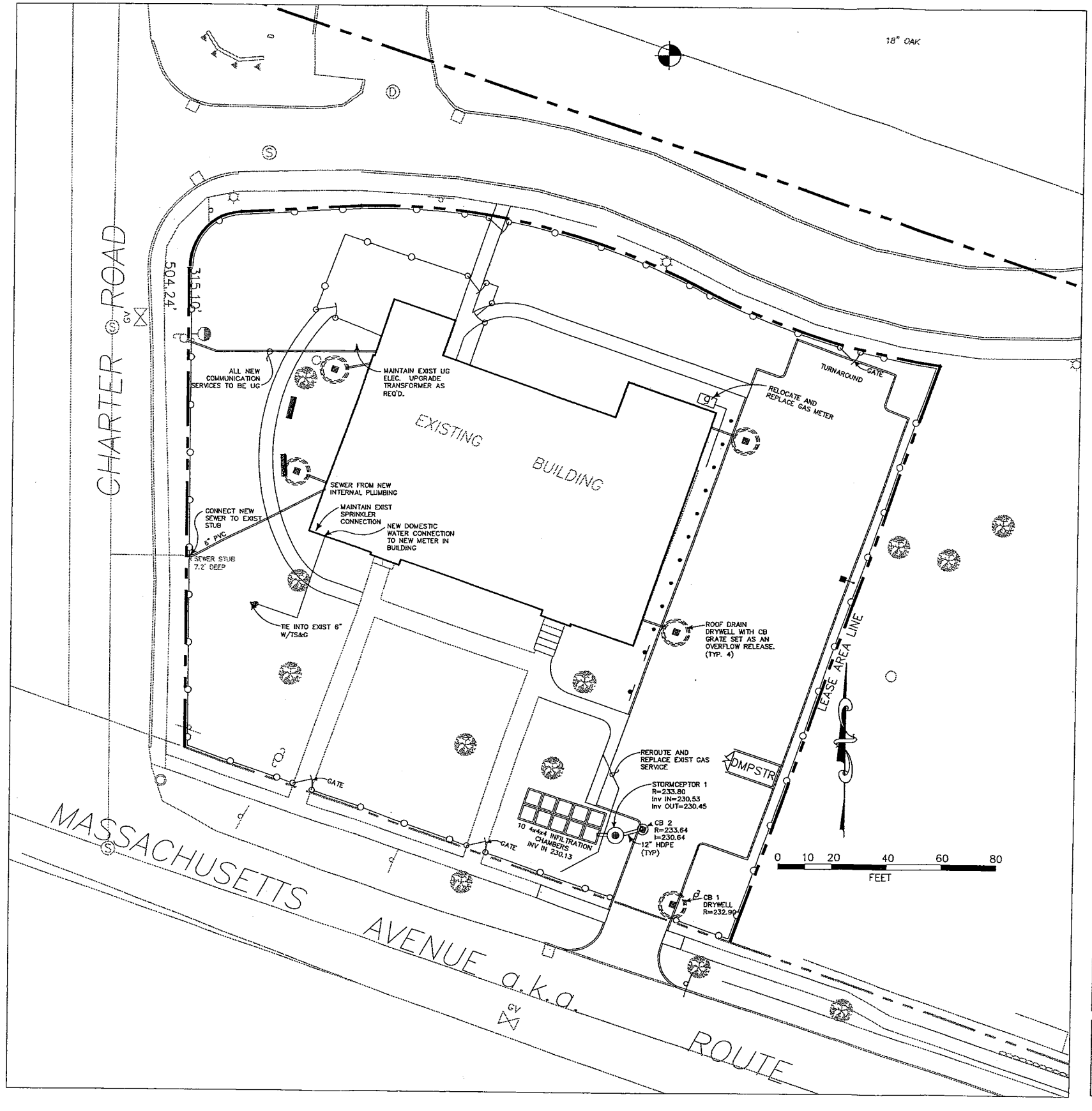
C-2

NOTES:

1. ALL ELEVATIONS ARE REFERENCED TO NVGD OF 1929.
2. ALL UNDERGROUND UTILITIES SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORD INFORMATION, AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS WILL VARY, AND MUST BE DETERMINED IN THE FIELD BY THE CONTRACTOR. IT IS POSSIBLE THAT THERE ARE EXISTING UNDERGROUND UTILITIES AND STRUCTURES THAT ARE NOT SHOWN.
3. BEFORE EXCAVATIONS, ALL UILITIES MUST BE NOTIFIED (SEE MGL CHAPT. 82, SEC. 40). CONTRACTOR TO NOTIFY "DIG SAFE" AT 1-888-344-7233 BEFORE BEGINNING WORK.
4. ALL UTILITY WORK SHALL MEET THE APPROVAL OF THE UTILITY PROVIDER. NO UTILITY IS TO BE INTERRUPTED WITHOUT THE UTILITY OWNER'S PERMISSION.
5. ALL DRAIN PIPE TO BE HDPE, BELL AND SPIGOT, UNLESS SPECIFICALLY NOTED OTHERWISE.
6. ALL SEWER PIPE TO BE PVC, ASTM D3034, SDR 35, WITH GASKETED JOINTS, UNLESS SPECIFICALLY NOTED OTHERWISE.
7. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY WESTCOTT SITE SERVICES.
8. WESTCOTT SITE SERVICES IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION, NOR FOR THE SAFETY OF THE CONTRACTOR'S WORKERS AND THE PUBLIC, NOR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
9. NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM WITHOUT THE CONSENT OF WESTCOTT SITE SERVICES, EXCEPT THAT ANY REGULATORY AUTHORITY MAY REPRODUCE AND DISTRIBUTE COPIES AS REQUIRED IN THEIR OFFICIAL FUNCTION.
10. ANY MODIFICATIONS TO THIS DRAWING WITHOUT THE APPROVAL OF WESTCOTT SITE SERVICES SHALL RENDER IT VOID AND UNUSABLE.
11. ALL RIMS AND COVERS, BOTH EXISTING AND PROPOSED, SHALL BE ADJUSTED TO BE FLUSH TO GRADE, UNLESS SPECIFICALLY NOTED OTHERWISE.
12. THE CONTRACTOR SHALL PROVIDE PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION AS NEEDED.
13. THE CONTRACTOR SHALL ENGAGE A LAND SURVEYOR OR CIVIL ENGINEER REGISTERED IN THE COMMONWEALTH OF MASSACHUSETTS TO CONTROL THE SETTING OF CONSTRUCTION CONTROL STAKES.
14. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT INFORMATION OF ALL WORK, WITH ADDED DETAIL FOR UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, AND CONNECTIONS. SUCH INFORMATION SHALL INCLUDE APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR OTHER METHOD OF ESTABLISHING THE AS-BUILT LOCATION.

LEGEND:

- 188 — PROPOSED FINISHED GRADE CONTOUR
- 191.89 • — PROPOSED SPOT FINISH GRADE
- PROPOSED DRAIN
- CB — PROPOSED CATCHBASIN
- GC — PROPOSED GRANITE CURB
- PROPOSED WATER OR GAS GATE



MAY 28, 2008

OLD HIGH SCHOOL COMMONS
ACTON, MASSACHUSETTS
COMMON GROUND DEVELOPMENT CORP.

WESTCOTT SITE SERVICES
PLANNERS AND ENGINEERS
60 Prospect Street, Waltham MA, Ph 781-647-0062 Fax 781-647-1341
westcottsites.com

SITE DEVELOPMENT PLAN
SITE UTILITIES

Scale 1" = 20'-0"

C-3

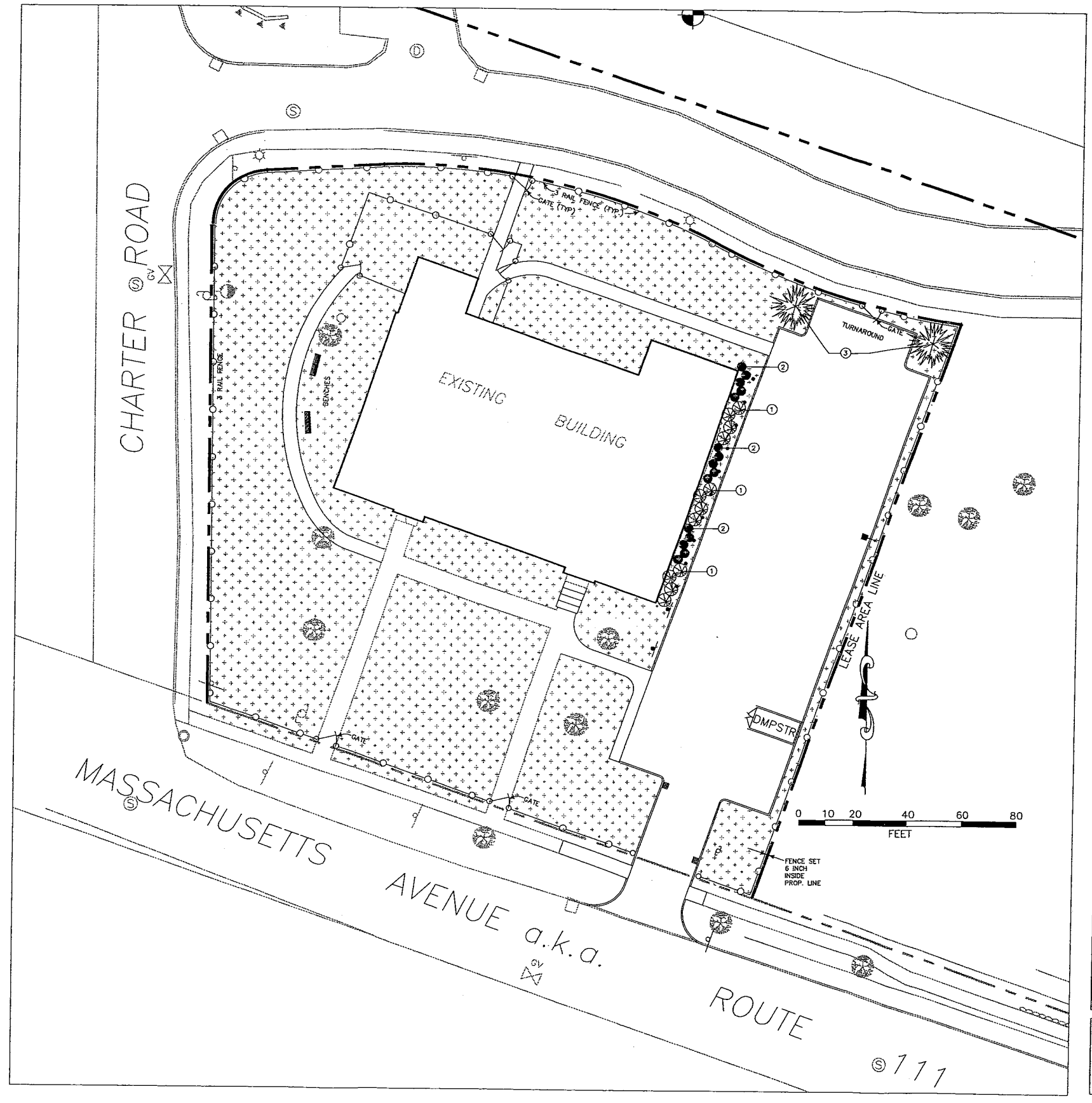
LEGEND

- EXISTING SAVED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS SHRUB
- PROPOSED EVERGREEN SHRUB
- (1) PLANT KEY
- PROPOSED GRASS
- PROPOSED BENCH

ALL AREAS NOT SHOWN FOR GRASS SHALL BE BARK MULCHED

PLANTING LIST:

Key	Qty	Common Name	Latin Name	Size	Condition
1	15	American Cranberry Bush	Viburnum trilobum	#3 pot	
2	15	Dwarf Blue Scotch Pine	Pinus sylvestris 'Compact'	#3 pot	
3	2	White Pine	Pinus strobus	2-2-1/2" caliper	b&b



MAY 28, 2008

OLD HIGH SCHOOL COMMONS
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COMMON GROUND DEVELOPMENT CORP.

WESTCOTT SITE SERVICES
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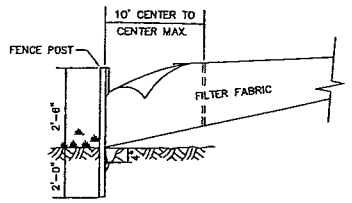
LANDSCAPING PLAN

Scale 1" = 20'-0"

C-4

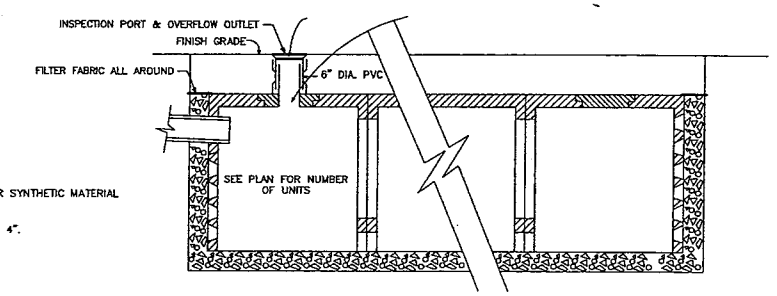


CONSTRUCTION SPECIFICATIONS

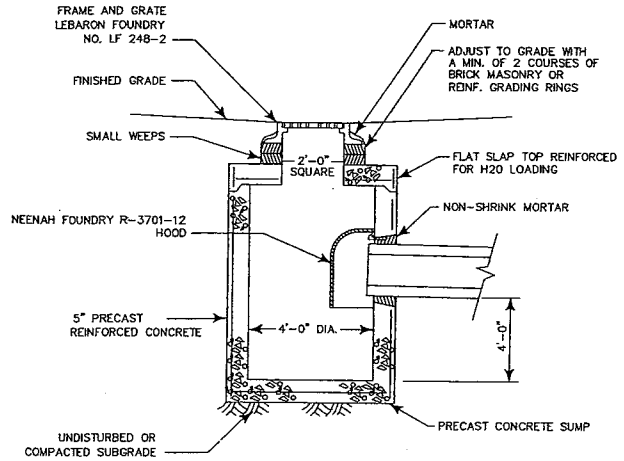
FILTER FABRIC SHALL BE A CLOSELY WOVEN PLASTIC, NYLON, OR OTHER SYNTHETIC MATERIAL SPECIFICALLY DESIGNED TO FILTER SILT-SIZED PARTICLES.
FILTER FABRIC SHALL BE TIED TO METAL OR WOODEN POSTS.
TOE OF FILTER FABRIC SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".

SILT FENCE DETAIL

NTS

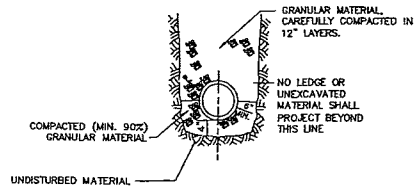


CHAMBERS ARE "LEACHING GALLEYS" MADE BY AMERICAN CONCRETE INDUSTRIES, AUBURN, MAINE. 207-784-1388.
EACH SET OF CHAMBERS SHALL HAVE AT LEAST ONE INSPECTION PORT & OVERFLOW OUTLET



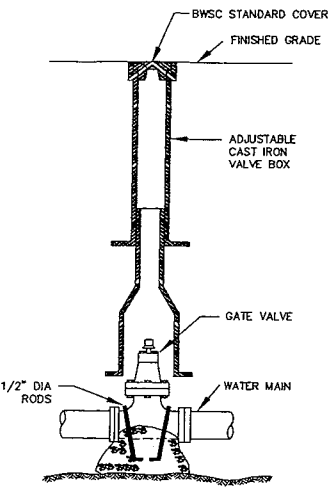
CATCHBASIN WITH OIL TRAP HOOD

NTS



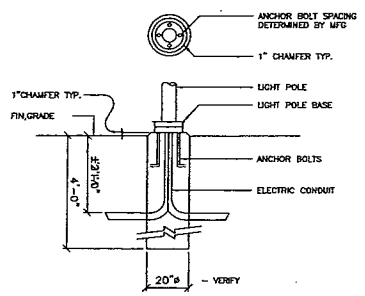
TRENCH - PVC & HDPE

NTS



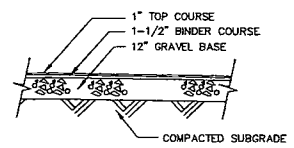
GATE VALVE AND BOX

N.T.S.



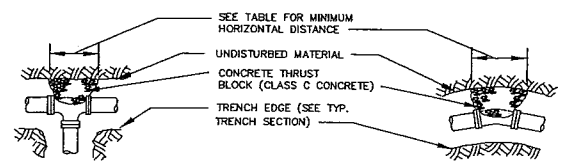
CAST-IN-PLACE LIGHT POLE BASE

NTS



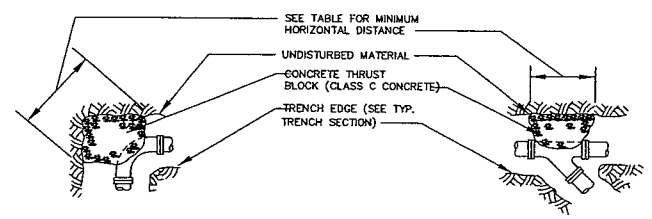
TYPICAL BIT. CONC. PAVEMENT SECTION

NTS



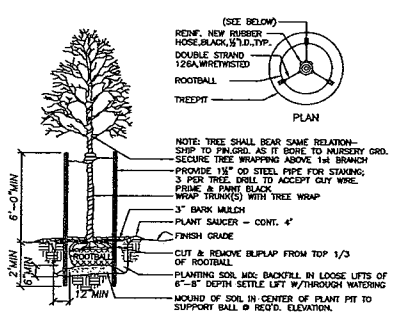
THRUST BLOCK - STANDARD TEE

THRUST BLOCK - STANDARD BEND



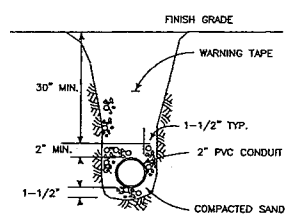
THRUST BLOCK - 90 ELBOW

THRUST BLOCK - "Y" BRANCH



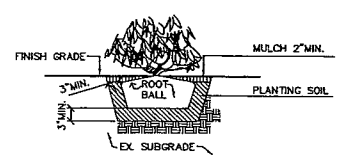
TREE PLANTING DETAIL

NTS



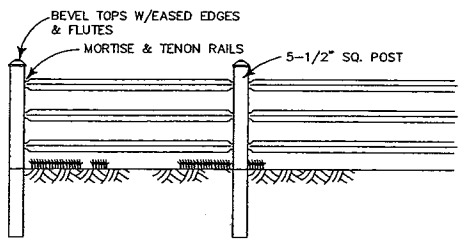
CONDUIT TRENCH

NTS



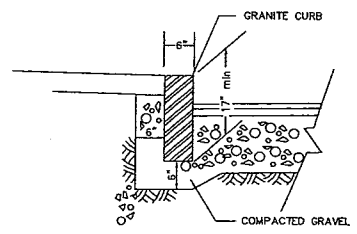
SHRUB PLANTING DETAIL

NTS



3-RAIL WOOD FENCE

FENCE SHALL BE "MANCHESTER" AS MANUFACTURED BY WALPOLE WOODWORKERS, OR AN APPROVED EQUAL.
FENCE SHALL BE STAINED WHITE.



GRANITE CURB DETAIL

NTS

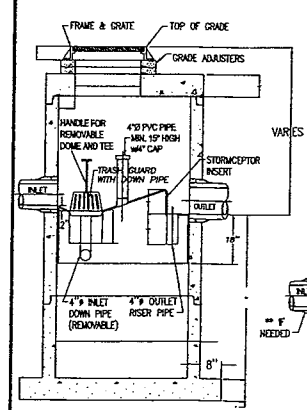
THRUST BLOCK TABLE

SIZE	TYPE	HORIZ. & VERT DIST	SIZE	TYPE	HORIZ. & VERT DIST
4"	TEE & "Y" BRANCHES	2'-0"	10"	TEE & "Y" BRANCHES	3'-0"
	90 BEND	2'-0"		90 BEND	4'-0"
	45 BEND	1'-0"		45 BEND	3'-0"
	22-1/2 BEND	1'-0"		22-1/2 BEND	2'-0 "
6"	TEE & "Y" BRANCHES	2'-0"	12"	TEE & "Y" BRANCES	3'-0"
	90 BEND	2'-0"		90 BEND	4'-0"
	45 BEND	2'-0"		45 BEND	3'-0"
	22-1/2 BEND	2'-0"		22-1/2 BEND	2'-0"
8"	TEE & "Y" BRANCHES	2'-0"	16"	TEE & "Y" BRANCHES	4'-0"
	90 BEND	3'-0"		90 BEND	5'-0"
	45 BEND	2'-0"		45 BEND	4'-0"
	22-1/2 BEND	2'-0"		22-1/2 BEND	3'-0"

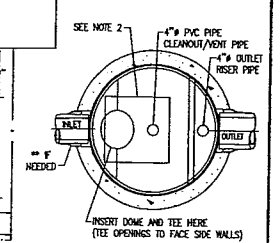
THRUST BLOCKS

Stormceptor®

Hydro Conduit	DR. BY:
STC 450i Precast Concrete Stormceptor (450 US Gallon Capacity)	CK. BY:
PROJECT:	DATE:
LOCATION:	SCALE: N.T.S.
	DWG.:



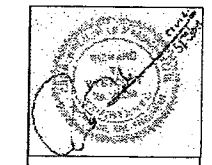
SECTION THRU CHAMBER



SECTION THRU PLAN VIEW

NOTE :
1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE OUTLET WHERE APPLICABLE.
2. THE COVER SHOULD BE POSITIONED OVER THE 4"Ø CLEANOUT/VENT PIPE AND THE 4"Ø INLET DOWN PIPE.
3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #6085148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.

MAY 28, 2008



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PLANNERS AND ENGINEERS
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westcottsite.com

SITE CONSTRUCTION DETAILS PLAN

NTS

C-5