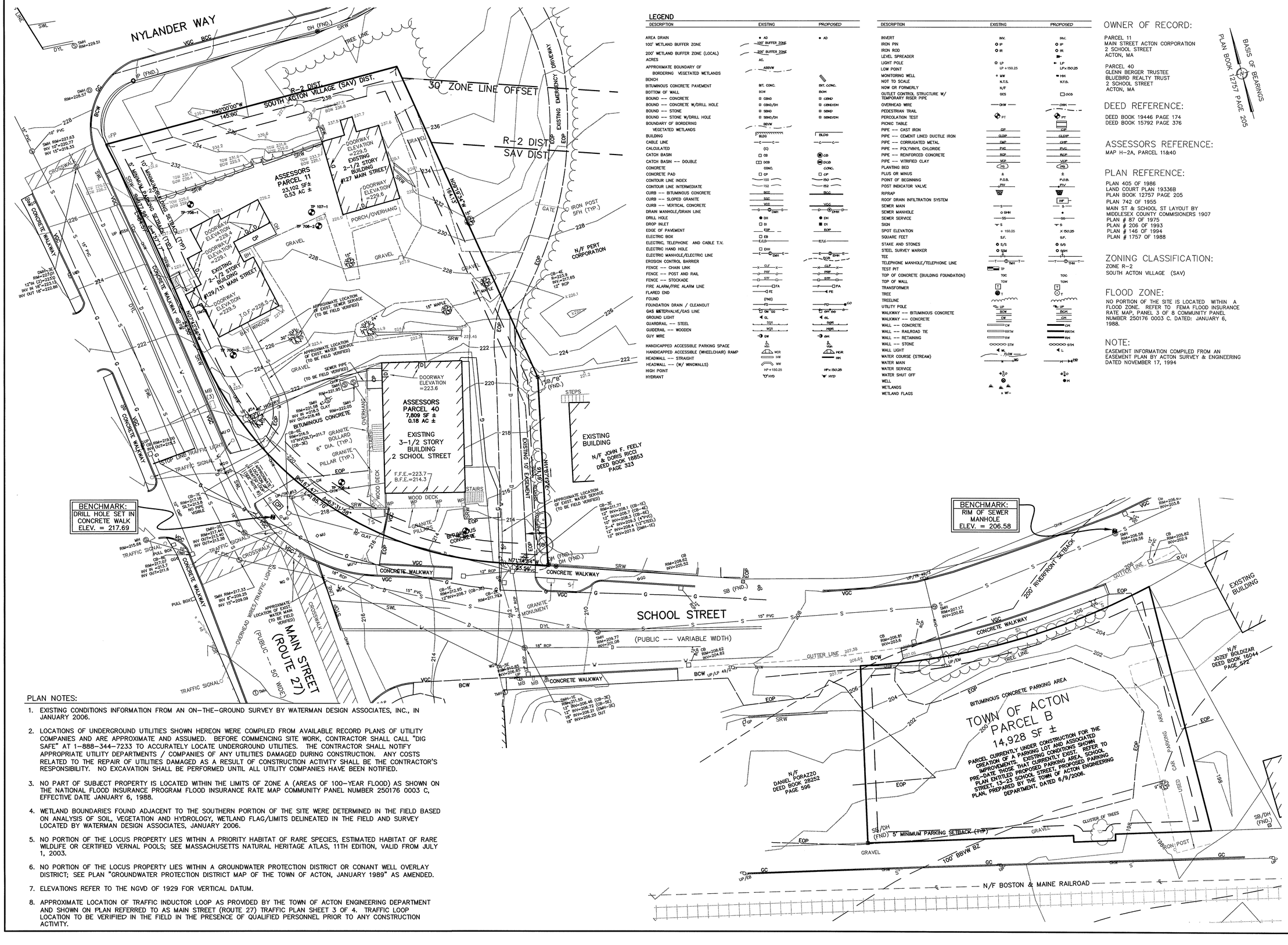

LEGEND

DESCRIPTION	EXISTING	PROPOSED
AREA DRAIN	AD	AD
100' WETLAND BUFFER ZONE	100' BUFFER ZONE	
200' WETLAND BUFFER ZONE (LOCAL)	200' BUFFER ZONE	
ACRES	AC.	
APPROXIMATE BOUNDARY OF BORDERING VEGETATED WETLANDS	ABBVW	
BENCH		
BITUMINOUS CONCRETE PAVEMENT	BIT. CONC.	BIT. CONC.
BOTTOM OF WALL	BOW	BOW
BOUND -- CONCRETE	CBND	CBND
BOUND -- CONCRETE W/DRILL HOLE	CBND/DH	CBND/DH
BOUND -- STONE	SBND	SBND
BOUND -- STONE W/DRILL HOLE	SBND/DH	SBND/DH
BOUNDARY OF BORDERING VEGETATED WETLANDS	BBVW	
BUILDING	BLDG	BLDG
CABLE LINE	C C	C C
CALCULATED	(C)	
CATCH BASIN	CB	CB
CATCH BASIN -- DOUBLE	DCB	DCB
CONCRETE	CONC.	CONC.
CONCRETE PAD	CP	CP
CONTOUR LINE INDEX	150	150
CONTOUR LINE INTERMEDIATE	152	152
CURB -- BITUMINOUS CONCRETE	BCC	BCC
CURB -- SLOPED GRANITE	SGC	
CURB -- VERTICAL CONCRETE	VCC	VCC
DRAIN MANHOLE/DRAIN LINE	DMH	DMH
DRILL HOLE	DH	DH
DROP INLET	DI	DI
EDGE OF PAVEMENT	EOP	EOP
ELECTRIC BOX	EB	
ELECTRIC, TELEPHONE AND CABLE T.V.	E-C-TV	E/T/C
ELECTRIC HAND HOLE	EHH	EHH
ELECTRIC MANHOLE/ELECTRIC LINE	EMH	EMH
EROSION CONTROL BARRIER		
FENCE -- CHAIN LINK	CLF	CLF
FENCE -- POST AND RAIL	PRF	PRF
FENCE -- STOCKADE	STF	STF
FIRE ALARM/FIRE ALARM LINE	FA	FA
FLARED END	FE	FE
FOUND	(FND)	
FOUNDATION DRAIN / CLEANOUT	FD	FD / GO
GAS LINE/TRANSMISSION/GAS LINE	GM / GG	GM / GG
GROUND LIGHT	GL	GL
GUARDRAIL -- STEEL	SGR	SGR
GUIDERAIL -- WOODEN	WGR	WGR
GUY WIRE	GW	GW
HANDICAPPED ACCESSIBLE PARKING SPACE	HC	HC
HANDICAPPED ACCESSIBLE (WHEELCHAIR) RAMP	WCR	HCR
HEADWALL -- STRAIGHT	HW	HW
HEADWALL -- (W/ WINGWALLS)	WW	
HIGH POINT	HP=150.25	HP=150.25
HYDRANT	HYD	HYD

DESCRIPTION	EXISTING	PROPOSED
INVERT	INV.	INV.
IRON PIN	IP	IP
IRON ROD	IR	IR
LEVEL SPREADER		
LIGHT POLE	LP	LP
LOW POINT	LP=150.25	LP=150.25
MONITORING WELL	MW	MW
NOT TO SCALE	N.T.S.	N.T.S.
NOW OR FORMERLY	N/F	
OUTLET CONTROL STRUCTURE W/ TEMPORARY RISER PIPE	OCS	OCS
OVERHEAD WIRE	OHW	OHW
PEDESTRIAN TRAIL		
PERCOLATION TEST	PT	PT
PICNIC TABLE		
PIPE -- CAST IRON	CIP	CIP
PIPE -- CEMENT LINED DUCTILE IRON	CLDIP	CLDIP
PIPE -- CORRUGATED METAL	CMP	CMP
PIPE -- POLYVINYL CHLORIDE	PVC	PVC
PIPE -- REINFORCED CONCRETE	RCP	RCP
PIPE -- VITRIFIED CLAY	VCP	VCP
PLANTING BED	PB	PB
PLUS OR MINUS	±	±
POINT OF BEGINNING	P.O.B.	P.O.B.
POST INDICATOR VALVE	PIV	PIV
RIPRAP		RIP
ROOF DRAIN INFILTRATION SYSTEM		RIP
SEWER MAIN	S	S
SEWER MANHOLE	SMH	
SEWER SERVICE	SS	SS
SIGN	S	S
SPOT ELEVATION	± 150.25	X 150.25
SQUARE FEET	S.F.	S.F.
STAKE AND STONES	S/S	S/S
STEEL SURVEY MARKER	SSM	SSM
TEE	T	T
TELEPHONE MANHOLE/TELEPHONE LINE	TMH	TMH
TEST PIT	TP	
TOP OF CONCRETE (BUILDING FOUNDATION)	TOC	TOC
TOP OF WALL	TOW	TOW
TRANSFORMER	T	T
TREE		
TREELINE		
UTILITY POLE	UP	UP
WALKWAY -- BITUMINOUS CONCRETE	BCW	BCW
WALKWAY -- CONCRETE	CW	CW
WALL -- CONCRETE	CW	CW
WALL -- RAILROAD TIE	RRTW	RRTW
WALL -- RETAINING	RW	RW
WALL -- STONE	STW	STW
WALL LIGHT	WL	L
WATER COURSE (STREAM)	FLOW	
WATER MAIN	W	W
WATER SERVICE		
WATER SHUT OFF		
WELL		W
WETLANDS		
WETLAND FLAGS	WF	

OWNER OF RECORD:

PARCEL 11
MAIN STREET ACTON CORPORATION
2 SCHOOL STREET
ACTON, MA

PARCEL 40
GLENN BERGER TRUSTEE
BLUEBIRD REALTY TRUST
2 SCHOOL STREET
ACTON, MA

DEED REFERENCE:

DEED BOOK 19446 PAGE 174
DEED BOOK 15792 PAGE 376

ASSESSORS REFERENCE:

MAP H-2A, PARCEL 11&40

PLAN REFERENCE:

PLAN 405 OF 1986
LAND COURT PLAN 19336B
PLAN BOOK 12757 PAGE 205
PLAN 742 OF 1955
MAIN ST & SCHOOL ST LAYOUT BY MIDDLESEX COUNTY COMMISIONERS 1907
PLAN # 87 OF 1975
PLAN # 206 OF 1993
PLAN # 146 OF 1994
PLAN # 1757 OF 1988

ZONING CLASSIFICATION:

ZONE R-2
SOUTH ACTON VILLAGE (SAV)

FLOOD ZONE:

NO PORTION OF THE SITE IS LOCATED WITHIN A FLOOD ZONE. REFER TO FEMA FLOOD INSURANCE RATE MAP, PANEL 3 OF 8 COMMUNITY PANEL NUMBER 250176 0003 C. DATED: JANUARY 6, 1988.

NOTE:

EASEMENT INFORMATION COMPILED FROM AN EASEMENT PLAN BY ACTON SURVEY & ENGINEERING DATED NOVEMBER 17, 1994

PLAN NOTES:

1. EXISTING CONDITIONS INFORMATION FROM AN ON-THE-GROUND SURVEY BY WATERMAN DESIGN ASSOCIATES, INC., IN JANUARY 2006.
2. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE AND ASSUMED. 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.
3. NO PART OF SUBJECT PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE A (AREAS OF 100-YEAR FLOOD) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 250176 0003 C, EFFECTIVE DATE JANUARY 6, 1988.
4. WETLAND BOUNDARIES FOUND ADJACENT TO THE SOUTHERN PORTION OF THE SITE WERE DETERMINED IN THE FIELD BASED ON ANALYSIS OF SOIL, VEGETATION AND HYDROLOGY, WETLAND FLAG/LIMITS DELINEATED IN THE FIELD AND SURVEY LOCATED BY WATERMAN DESIGN ASSOCIATES, JANUARY 2006.
5. NO PORTION OF THE LOCUS PROPERTY LIES WITHIN A PRIORITY HABITAT OF RARE SPECIES, ESTIMATED HABITAT OF RARE WILDLIFE OR CERTIFIED VERNAL POOLS; SEE MASSACHUSETTS NATURAL HERITAGE ATLAS, 11TH EDITION, VALID FROM JULY 1, 2003.
6. NO PORTION OF THE LOCUS PROPERTY LIES WITHIN A GROUNDWATER PROTECTION DISTRICT OR CONANT WELL OVERLAY DISTRICT; SEE PLAN "GROUNDWATER PROTECTION DISTRICT MAP OF THE TOWN OF ACTON, JANUARY 1989" AS AMENDED.
7. ELEVATIONS REFER TO THE NGVD OF 1929 FOR VERTICAL DATUM.
8. APPROXIMATE LOCATION OF TRAFFIC INDUCTOR LOOP AS PROVIDED BY THE TOWN OF ACTON ENGINEERING DEPARTMENT AND SHOWN ON PLAN REFERRED TO AS MAIN STREET (ROUTE 27) TRAFFIC PLAN SHEET 3 OF 4. TRAFFIC LOOP LOCATION TO BE VERIFIED IN THE FIELD IN THE PRESENCE OF QUALIFIED PERSONNEL PRIOR TO ANY CONSTRUCTION ACTIVITY.

SITE PLAN SPECIAL PERMIT
APPROVED
ACTON
BOARD OF SELECTMEN

A MAJORITY OF THE BOARD

DATE: _____

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REV.	DATE	DESCRIPTION	INIT.
D	01/11/07	TP 107-1	
C	10/30/06	TOWN REVIEW COMMENTS	
B	08/24/06	INITIAL ISSUE	
A	X	B.O.S. DISCUSSION (PROGRESS)	

COMMONWEALTH OF MASSACHUSETTS
STEPHEN P. CONVERSE
No. 33685
REGISTERED PROFESSIONAL ENGINEER
LAND SURVEYOR
1/10/07

PREPARED BY:
WATERMAN DESIGN ASSOCIATES, INC.
31 East Main Street
Westborough, MA 01581
508.366.6552
508.366.6506 (fax)
watermandesign.com wda@wdassoc.com

OWNER:
MAIN STREET ACTON CORPORATION & BLUEBIRD REALTY TRUST
2 School Street
Acton, MA

APPLICANT:
BLUEBIRD REALTY TRUST
2 School Street
Acton, MA

TITLE:
EXISTING CONDITIONS PLAN

EXCHANGE HALL
Acton, MA
(Middlesex County)

SITE PLAN SPECIAL PERMIT

0 20 40 60

DATE:	06/22/06	SCALE:	1" = 20'
JOB NO.:	JN-197.01	DRAWN BY:	TJC
		CHECK BY:	JRZ
FILE NO.:	0197001	CALC. BY:	PBB
DRAWING NO.:	0197003D	SHEET:	1