

BEACON COURT

A PROPOSED RESIDENTIAL COMPOUND DEFINITIVE SUBDIVISION PLAN



LOCUS PLAN
Scale: 1" = 1200'

SITE DATA

57 ROBBINS STREET
ASSESSORS MAP H-2 PARCEL 7-2
ZONING CLASSIFICATION: RESIDENCE 2 (R-2)
GROUNDWATER PROTECTION DISTRICT: ZONE 4

RECORD OWNER

JAMES & TERESA STELLAR
57 ROBBINS STREET
ACTON, MASSACHUSETTS 01720

DEED & PLAN REFERENCES

MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS
DEED BOOK 17152 PAGE 528
PLAN NO. 82 OF 1965

AREA

SITE AREA = 88,384 S.F. ±

PUBLIC UTILITIES

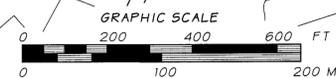
MUNICIPAL WATER (ACTON WATER DISTRICT)
KEYSPAN (GAS)
NSTAR ELECTRIC
VERIZON (TELECOM)
COMCAST (TELECOM)

ELEVATION DATUM REFERENCE

NATIONAL GEODETIC VERTICAL DATUM
OF 1929 (NGVD29)
REFERENCE: HERON VIEW DEFINITIVE SUBDIVISION PLAN
PK NAIL IN UTILITY POLE #10 IN ROBBINS STREET
ELEVATION = 201.16 (NGVD29)



VICINITY PLAN
SCALE: 1" = 200'



NOTES

1. SITE IS WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP FOR ACTON MASSACHUSETTS (AREAS OF MINIMAL FLOODING), REF. F.I.R.M. COMMUNITY PANEL NO. 25017C0353E DATED JUNE 4, 2010.
2. THE SITE IS WITHIN AN ESTIMATED HABITAT OF RARE OR ENDANGERED SPECIES AS DEFINED BY THE NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM.
3. THE SITE IS NOT WITHIN A MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION DEFINED "ZONE II" OR INTERIM WELLHEAD PROTECTION AREA (IWPA) OF A PUBLIC WATER SUPPLY (REF. MASSGIS 3/20/09).
4. SITE IS WITHIN TOWN OF ACTON ZONING DISTRICT RESIDENCE 2 (R-2).
5. SITE IS WITHIN TOWN OF ACTON GROUNDWATER PROTECTION DISTRICT ZONE 4.

PLAN INDEX

- | | |
|--------|---------------------------------------|
| 1 OF 6 | TITLE SHEET |
| 2 OF 6 | CONVENTIONAL SUBDIVISION 'PROOF PLAN' |
| 3 OF 6 | RECORD PLAN |
| 4 OF 6 | SITE DEVELOPMENT PLAN & ROAD PROFILE |
| 5 OF 6 | EROSION & SEDIMENTATION CONTROL PLAN |
| 6 OF 6 | CONSTRUCTION DETAILS |

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED
ACTON PLANNING BOARD

DATE APPROVED: _____
DATE ENDORSED: _____



" BEACON COURT "

DEFINITIVE SUBDIVISION / RESIDENTIAL COMPOUND PLAN

TITLE SHEET

SHEET 1 OF 6

SITE LOCATION: 57 ROBBINS STREET
ACTON, MASSACHUSETTS 01720
ASSESSORS MAP: H-2 PARCEL 7-2

PREPARED FOR: CENTENNIAL HOMES, LLC
P.O. BOX 2170
ACTON, MASSACHUSETTS 01720

DATE: SEPTEMBER 20, 2010 SCALE: AS NOTED

ENGINEERING
SURVEYING
PLANNING



16 Gleasondale Road Suite 1-1
SLOW, MASSACHUSETTS 01775

Phone: (978) 461-2350
Fax: (978) 841-4102

www.foresitel.com

PLAN NO. 1227 OF 1987



N/F
ANITA A. SUTHERLAND, TRUSTEE
OF THE ANITA A. SUTHERLAND
REALTY TRUST
MAP H-2 PARCEL 7-1

N/F
JOHN G. KILPATRICK, III
AND
MICHELLE T. KILPATRICK
MAP H-2 PARCEL 7

N/F
JOHN G. KILPATRICK, III
AND
MICHELLE T. KILPATRICK
MAP H-2 PARCEL 7

LOCUS PARCEL INFORMATION
ASSESSORS MAP H-2, PARCEL 7-2
ZONING CLASSIFICATION: RESIDENCE 2 (R2)
GROUNDWATER PROTECTION DISTRICT: ZONE 4

RECORD OWNER:
JAMES & TERESA STELLAR
57 ROBBINS STREET
ACTON, MASSACHUSETTS 01720

DEED & PLAN REFERENCES:
MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS
DEED BOOK 17152 PAGE 528
PLAN NO. 82 OF 1965

TREE CANOPY SHOWN IS APPROXIMATE,
DIGITIZED FROM MASS GIS IMAGERY.

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED
ACTON PLANNING BOARD

DATE APPROVED: _____
DATE ENDORSED: _____

" BEACON COURT "
DEFINITIVE SUBDIVISION / RESIDENTIAL COMPOUND PLAN

**CONVENTIONAL SUBDIVISION
PROOF PLAN**
SHEET 2 OF 6

SITE LOCATION:
57 ROBBINS STREET
ACTON, MASSACHUSETTS 01720
ASSESSORS MAP: H-2 PARCEL 7-2

PREPARED FOR:
CENTENNIAL HOMES, LLC
P.O. BOX 2170
ACTON, MASSACHUSETTS 01720

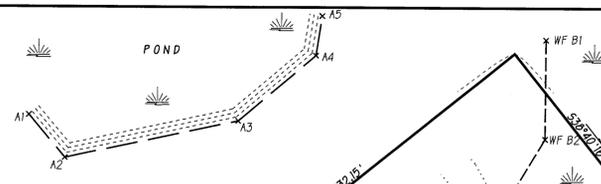
DATE: SEPTEMBER 20, 2010 SCALE: 1"=20'

Phone: (978) 461-2350
Fax: (978) 841-4102

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**FORESITE
ENGINEERING**
16 Gleasondale Road Suite 1-1
Stow, Massachusetts 01775

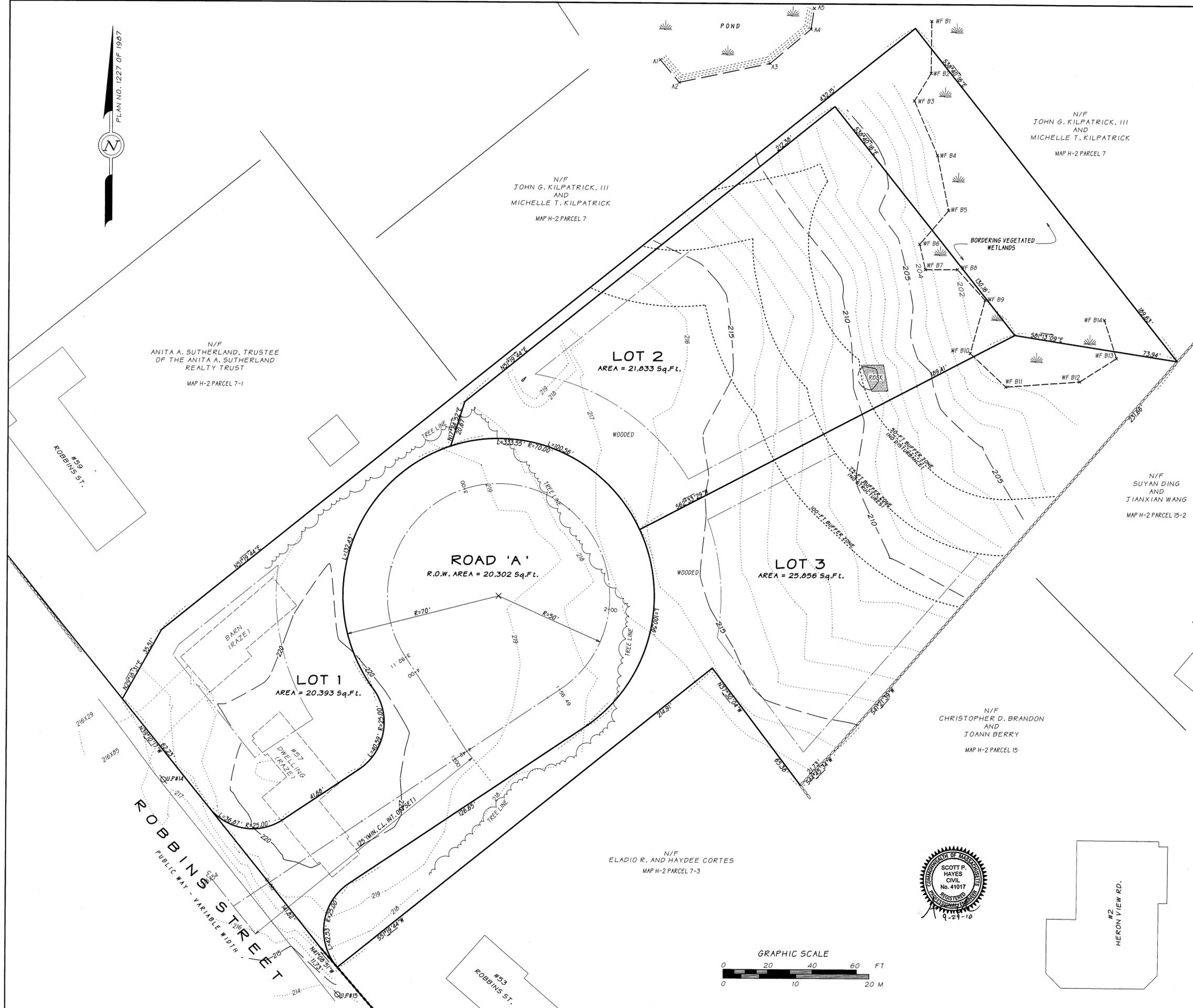
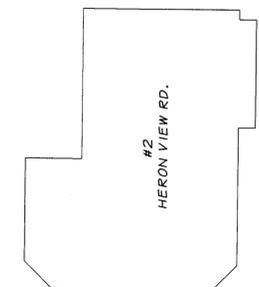


LOT 2
AREA = 21,833 Sq.Ft.

LOT 3
AREA = 25,856 Sq.Ft.

ROAD 'A'
R.O.W. AREA = 20,302 Sq.Ft.

LOT 1
AREA = 20,393 Sq.Ft.



FOR REGISTRY USE

PRESCOTT ROAD
(PUBLIC - 50' WIDE)



N/F
MICHAEL A. PARATORE
AND
KRISTEN SUNDRA
(DEED BOOK 22534 PAGE 271)
(LOT 2C ON PLAN NO. 860 OF 1992)

N/F
JOHN G. KILPATRICK, III
AND
MICHELLE T. KILPATRICK
(DEED BOOK 23921 PAGE 40)
(LOT 2B ON PLAN NO. 860 OF 1992)

N/F
JAMES T. KELLY, JR.
AND
SUSAN L. KELLY
(DEED BOOK 22508 PAGE 439)
(LOT 1B ON PLAN NO. 878 OF 1992)

N/F
JOHN G. KILPATRICK, III
AND
MICHELLE T. KILPATRICK
(DEED BOOK 23921 PAGE 40)
(LOT 2B ON PLAN NO. 860 OF 1992)

N/F
ANITA A. SUTHERLAND, TRUSTEE
OF THE ANITA A. SUTHERLAND
REALTY TRUST
(DEED BOOK 48844 PAGE 294)
(LOT A ON PLAN NO. 82 OF 1965)

LOT 2
AREA = 28,166 Sq.Ft.

LOT 3
AREA = 28,783 Sq.Ft.

BEACON COURT
PROPOSED PRIVATE WAY
R.O.W. AREA = 11,375 Sq.Ft.

LOT 1
AREA = 20,060 Sq.Ft.

LOCUS PARCEL INFORMATION
ASSESSORS MAP H-2, PARCEL 7-2
ZONING CLASSIFICATION: RESIDENCE 2 (R2)
GROUNDWATER PROTECTION DISTRICT: ZONE 4

RECORD OWNER:
JAMES & TERESA STELLAR
57 ROBBINS STREET
ACTON, MASSACHUSETTS 01720

DEED & PLAN REFERENCES:
MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS
DEED BOOK 17152 PAGE 528
PLAN NO. 82 OF 1965
PLAN NO. 878 OF 1992
PLAN NO. 860 OF 1992
PLAN NO. 1227 OF 1997

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMITY WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS OF
THE COMMONWEALTH OF MASSACHUSETTS.
Susan E. Sullivan 9-29-10
PROFESSIONAL LAND SURVEYOR DATE



ROBBINS STREET
PUBLIC WAY - VARIABLE WIDTH

I, CLERK OF THE TOWN OF ACTON, MASSACHUSETTS
HEREBY CERTIFY THE NOTICE OF THE APPROVAL OF
THIS PLAN BY THE TOWN OF ACTON PLANNING BOARD HAS
BEEN RECEIVED AND RECORDED AT THIS OFFICE
AND NO APPEAL WAS RECEIVED DURING THE TWENTY
DAYS NEXT AFTER SUCH RECEIPT AND RECORDING
OF SAID NOTICE.

DATE _____
TOWN CLERK _____



LEGEND

- I.R.O DENOTES 3/4" DIA. X 3-FT LONG IRON ROD TO BE SET
- SBDH(F) DENOTES STONE BOUND WITH DRILL HOLE (FOUND)
- DH(F) DENOTES DRILL HOLE (FOUND)
- DENOTES EXISTING STONE WALL
- WETLANDS DENOTES WETLANDS

N:0.25 DENOTES MONUMENT FOUND 0.25' NORTH OF RECORD POSITION
E:0.13 DENOTES MONUMENT FOUND 0.25' EAST OF RECORD POSITION

N/F DENOTES NOW OR FORMERLY AND REPRESENTS ALONG OR NEAR
REPRESENTS ALONG OR NEAR THE ABUTTERS NAMES AS SHOWN
AND THEY ARE NOT TO BE CONSIDERED RECORD MONUMENTS

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED
ACTON PLANNING BOARD

DATE APPROVED: _____
DATE ENDORSED: _____

NOTE: ON COMPLETION OF CONSTRUCTION OF THE STREET, MAG NAILS ARE
TO BE SET IN THE CENTERLINE OF THE ROADWAY LAYOUT AT ALL CHANGES
IN DIRECTION OF THE STREET PER ACTON SUBDIVISION RULES AND
REGULATIONS REQUIREMENTS.

" BEACON COURT "
DEFINITIVE SUBDIVISION / RESIDENTIAL COMPOUND PLAN

RECORD PLAN
SHEET 3 OF 6

SITE LOCATION: **57 ROBBINS STREET**
ACTON, MASSACHUSETTS 01720
ASSESSORS MAP: H-2 PARCEL 7-2

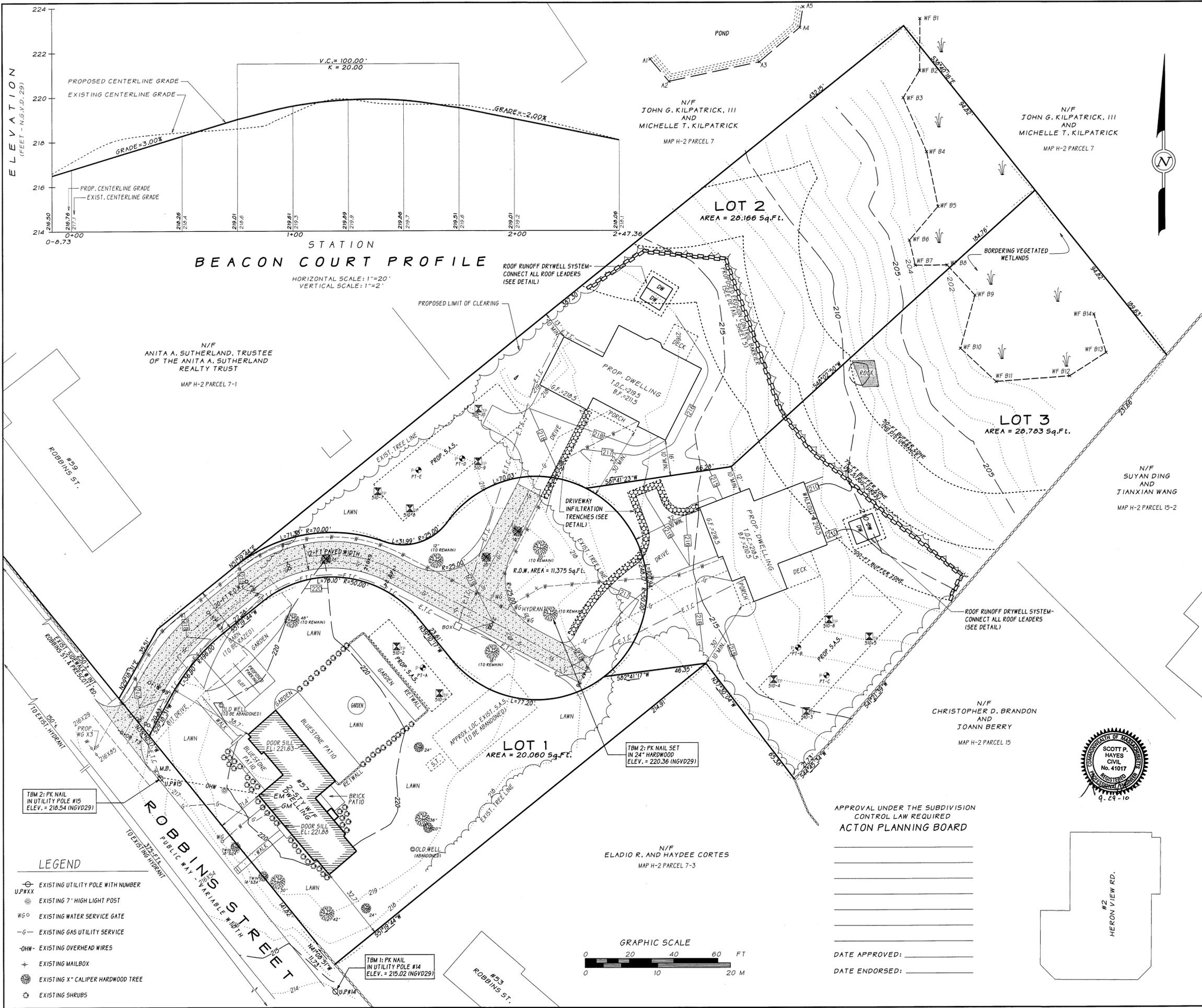
PREPARED FOR: **CENTENNIAL HOMES, LLC**
P.O. BOX 2170
ACTON, MASSACHUSETTS 01720

DATE: SEPTEMBER 20, 2010 SCALE: 1 INCH = 20 FEET

ENGINEERING
SURVEYING
PLANNING

FORESITE ENGINEERING
16 Gleasondale Road Suite 1-1
Stow, Massachusetts 01775
www.foresite1.com

Phone: (978) 461-2350
Fax: (978) 841-4102
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NOTES:

1. NO FILL CONTAINING HAZARDOUS MATERIALS OR WASTE SHALL BE USED ON SITE.
2. LIMIT OF CLEARING SHALL BE CLEARLY STAKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION AND SHALL BE OBSERVED AS THE LIMIT OF ALL WORK.
3. NO EARTH OR CONSTRUCTION DEBRIS SHALL BE HAULED EXCEPT BETWEEN THE HOURS OF 9 AM AND 4PM ON WEEKDAYS.
4. ALL STUMPS SHALL BE EITHER GROUND ON SITE WITH A STUMP GRINDER OR REMOVED FROM THE SITE FOR PROPER DISPOSAL.
5. CONTRACTOR SHALL CONTACT DIGSAFE AT (888) 344-7233 AT LEAST 72 HOURS BEFORE EXCAVATING ON PUBLIC OR PRIVATE PROPERTY.
6. THIS SITE LIES WITHIN TOWN OF ACTON GROUNDWATER PROTECTION DISTRICT ZONE 3.
7. NO PORTION OF THE SITE LIES WITHIN THE 100 YEAR FLOODPLAIN. REF. F.I.R.M. 25017C0353E EFFECTIVE JUNE 4, 2010.
8. ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). BENCHMARK TRANSFERRED FROM PK NAIL IN UTILITY POLE #10 NORTH OF INTERSECTION OF ROBBINS STREET AND HERON VIEW DRIVE (ELEV. = 201.16).
9. ALL PROPOSED WATER MAINS, SERVICES, AND HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE ACTON WATER SUPPLY DISTRICT.
10. SITE SHALL BE GRADED TO ENSURE RUNOFF AWAY FROM STREETS, BUILDINGS AND ADJUTING PROPERTY AND TO PREVENT POOLING OF DRAINAGE.
11. BORDERING VEGETATED WETLANDS WERE DELINEATED BY CHARLES E. CARON ENVIRONMENTAL CONSULTING IN JULY OF 2009.
12. ALL EXISTING SURVEY MONUMENTS SHALL BE MARKED IN THE FIELD PRIOR TO CONSTRUCTION, AND SHALL BE REPAIRED OR REPLACED IF ANY DAMAGE OCCURS DURING CONSTRUCTION.

LOCUS PARCEL INFORMATION

ASSESSORS MAP H-2, PARCEL 7-2
 ZONING CLASSIFICATION: RESIDENCE 2 (R2)
 GROUNDWATER PROTECTION DISTRICT: ZONE 4

RECORD OWNER:

JAMES & TERESA STELLAR
 57 ROBBINS STREET
 ACTON, MASSACHUSETTS 01720

DEED & PLAN REFERENCES:

MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS
 DEED BOOK 17152 PAGE 528
 PLAN NO. 92 OF 1965
 PLAN NO. 1227 OF 1987

" BEACON COURT "
 DEFINITIVE SUBDIVISION / RESIDENTIAL COMPOUND PLAN

SITE DEVELOPMENT PLAN & ROAD PROFILE
 SHEET 4 OF 6

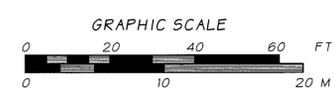
SITE LOCATION:		57 ROBBINS STREET ACTON, MASSACHUSETTS 01720 ASSESSORS MAP: H-2 PARCEL 7-2	
PREPARED FOR:		CENTENNIAL HOMES, LLC P.O. BOX 2170 ACTON, MASSACHUSETTS 01720	
DATE: SEPTEMBER 20, 2010	SCALE: 1"=20'	Phone: (978) 461-2350 Fax: (978) 841-4102	
ENGINEERING		FORESITE ENGINEERING 16 Gleasondale Road Suite 1-1 Stow, Massachusetts 01775 www.foresite1.com	
SURVEYING			
PLANNING			
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APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED
 ACTON PLANNING BOARD

DATE APPROVED: _____

DATE ENDORSED: _____



- LEGEND**
- EXISTING UTILITY POLE WITH NUMBER
 - EXISTING 7' HIGH LIGHT POST
 - EXISTING WATER SERVICE GATE
 - EXISTING GAS UTILITY SERVICE
 - EXISTING OVERHEAD WIRES
 - EXISTING MAILBOX
 - EXISTING X" CALIPER HARDWOOD TREE
 - EXISTING SHRUBS

OPERATION AND MAINTANACE PLAN

Inspection and maintenance shall be the responsibility of the owner or site contractor during the construction of the development. After completion of construction the inspection and maintenance of the drainage system shall be the responsibility of the Beacon Court Homeowner Association.

Current Responsible Party:

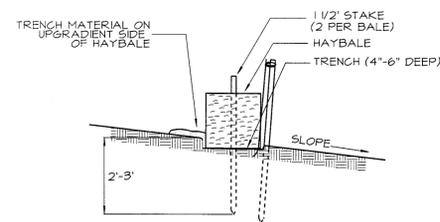
Centennial Homes, LLC
P.O. Box 2170
Acton, MA 01720

The effective functioning of the proposed drainage system is dependent upon periodic inspection and maintenance. All components of the system shall be inspected and maintained regularly as outlined below for each system component.

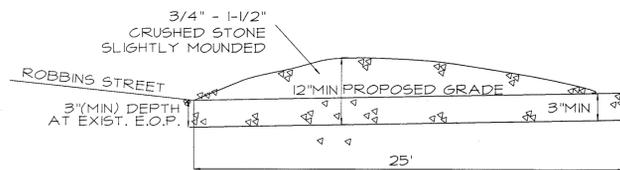
BMP Inspection & Maintenance Procedures:

Porous Asphalt Pavement System

1. Inspect asphalt on a regular basis after installation, once a month for about 4-6 months after installation. After this period, inspect the asphalt annually, particularly after there has been heavy rain or storms, for this is the time when the drainage voids can become clogged with organic debris and sediments.
2. Sweep and vacuum porous asphalt a minimum of once a year, preferably in the spring after snowmelt utilizing street sweepers with vacuum brushes. This will clean out the voids in the paver system and restore permeability.
3. Maintain planted areas adjacent to pavement annually. Immediately clean any soil deposited on pavement. DO NOT allow construction staging, soil/mulch storage, etc. on unprotected pavement surface.
4. Porous pavement systems generally perform better and require less treatment than standard pavements. DO NOT apply abrasives such as sand or cinders on or adjacent to porous pavement.
5. Application of salt or other more environmentally benign de-icers is acceptable, apply only when necessary.
5. Porous pavement surface should NEVER be seal coated.



**HAYBALE WITH SILT FENCE
EROSION CONTROL BARRIER**
NO SCALE



TEMPORARY CRUSHED STONE ENTRANCE DETAIL
NOT TO SCALE

NOTE: PURPOSE IS TO REMOVE MUD FROM TIRES AND PREVENT ANY EROSION ONTO ROBBINS STREET DURING CONSTRUCTION

GENERAL

THE PURPOSE OF THIS PLAN IS TO PROVIDE THE SITE CONTRACTOR WITH A MEANS FOR EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION.

EROSION CONTROL NOTES

1. PRIOR TO THE BEGINNING OF CONSTRUCTION ALL EROSION CONTROL BARRIERS SHALL BE INSTALLED. THE LOCATIONS SHALL BE STAKED IN THE FIELD BY A REGISTERED PROFESSIONAL ENGINEER OR LAND SURVEYOR.
2. PRIOR TO THE BEGINNING OF CONSTRUCTION THE CRUSHED STONE CONSTRUCTION ENTRANCE MOUND SHALL BE INSTALLED THE FULL WIDTH OF THE CONSTRUCTION ENTRANCES (SEE DETAIL).
3. THE EROSION CONTROL BARRIERS SHALL BE INSPECTED AND MAINTAINED REGULARLY.
4. SUFFICIENT HAYBALES SHALL BE STACKED ON SITE FOR EMERGENCY EROSION CONTROL PURPOSES. STACKED BALES SHALL BE COVERED WITH A SUITABLE TARP FOR PROTECTION FROM THE ELEMENTS.
5. NO SITE ALTERATION SHALL BE DONE WITHIN ANY RESOURCE AREA OR BUFFER ZONE WITHOUT FIRST OBTAINING AN ORDER OF CONDITIONS FROM THE ACTON CONSERVATION COMMISSION.
6. EXISTING VEGETATION SHALL BE RETAINED WHERE FEASIBLE.

SLOPE STABILIZATION

1. DENUDED SLOPES SHALL NOT BE UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME, SUCH AS THE INACTIVE WINTER SEASON.
2. NO LATER THAN OCTOBER 31 OF EACH CALENDAR YEAR, THE DEVELOPER SHALL STABILIZE ALL EXPOSED SOILS AND OTHER VULNERABLE OR SENSITIVE AREAS IN A MANNER ACCEPTABLE TO THE DESIGN ENGINEER AND/OR PLANNING BOARD. NO ADDITIONAL DISRUPTION MAY OCCUR EXCEPT IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN.
3. TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS.
4. THE SEED MIX SHALL BE INOCULATED WITHIN 24 HOURS BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.

SEED MIXTURES

MOWED AREAS (ALL FLATS AND SLOPES EQUAL TO OR LESS THAN 3:1)

MIXTURE	% BY WEIGHT	SEEDING DATES
RED FESCUE	75	APRIL 1 - JUNE 15
KENTUCKY BLUEGRASS	15	AUGUST 15 - OCTOBER 15
COLONIAL BENTGRASS	5	SPRING OR FALL
PERRENIAL RYEGRASS	5	SPRING OR FALL

UNMOWED AREAS (FLAT SLOPES GREATER THAN 3:1)

MIXTURE	% BY WEIGHT	SEEDING DATES
RED FESCUE	75	APRIL 1 - JUNE 15
KENTUCKY BLUEGRASS	5	AUGUST 15 - OCTOBER 15
COLONIAL BENTGRASS	5	SPRING OR FALL
PERRENIAL RYEGRASS	15	SPRING OR FALL

VELOCITY CHECKDAMS

THE CONTRACTOR SHALL PROVIDE VELOCITY CHECKDAMS ACROSS ALL UNPAVED ROADWAY AREAS AT THE INTERVAL INDICATED BELOW:

GRADE OF LOT	INTERVALS BETWEEN CHECKDAMS
LESS THAN 4%	100 FT
4%-10%	50 FEET
OVER 10%	25 FEET

THE CONTRACTOR SHALL PROVIDE VELOCITY CHECKDAMS IN ALL UNVEGETATED OR UNPAVED CHANNELS AT INTERVALS INDICATED BELOW:

GRADE OF CHANNEL	INTERVALS BETWEEN CHECKDAMS
LESS THAN 3%	100 FT
3%-6%	50 FEET
OVER 6%	25 FEET

1. CHECKDAMS SHALL BE OF HAYBALES (STAKED IF NECESSARY).
2. CHECKDAMS SHALL BE INSTALLED AT THE END OF EACH WORKING DAY OR BEFORE STOPPAGE DUE TO RAIN.
3. CHECKDAMS SHALL EXTEND COMPLETELY ACROSS GUTTER FLOW LINES AT RIGHT ANGLES TO THE CENTERLINE.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED
ACTON PLANNING BOARD

DATE APPROVED: _____
DATE ENDORSED: _____

CONSTRUCTION SEQUENCE

DURING THIS SEQUENCE ALL EROSION CONTROL BARRIERS SHALL BE INSPECTED AND MAINTAINED REGULARLY. ALL DISTURBED AREAS SHALL BE STABILIZED BY WOOD CHIPS, MULCH, SEEDING OR SODDING AS SOON AS POSSIBLE AFTER GRADING IS COMPLETE. ALL EROSION CONTROL BARRIERS SHALL BE REMOVED UPON SATISFACTORY PERMANENT STABILIZATION OF SLOPES. THE SITE SHALL BE CONSTRUCTED IN ONE PHASE AS FOLLOWS:

1. INSTALL EROSION CONTROL BARRIERS.
2. CLEAR AND GRUB PROPOSED LIMITS OF WORK.
3. INSTALL CRUSHED STONE CONSTRUCTION ENTRANCE.
4. GRADE ROADWAY TO SUBGRADE ELEVATION.
5. INSTALL WATER UTILITIES, SERVICE STOPS AND HYDRANT.
6. EXTEND UNDERGROUND UTILITIES INTO SITE, CAP & WITNESS.
7. EXTEND GAS UTILITIES INTO SITE, CAP AND WITNESS SERVICE GATES.
8. INSTALL ROADWAY BASE LAYERS PER ROADWAY STRUCTURAL SECTION DETAILS.
9. INSTALL BINDER COURSE OF PAVEMENT (ROADWAY & DRIVEWAYS).
10. INSTALL VELOCITY CHECKDAMS AS NECESSARY.
11. EXCAVATE, CONSTRUCT AND BACKFILL FOUNDATIONS.
12. INSTALL SEWAGE DISPOSAL SYSTEMS.
13. CONSTRUCT BUILDINGS, CONNECT ALL UTILITY SERVICES.
14. LOAM AND SEED ALL DISTURBED AREAS; COMPLETE SITE LANDSCAPING.
15. PLACE FINISH COURSE OF PAVEMENT.
16. UPON COMPLETION OF ALL SITE WORK AND CONSTRUCTION ACTIVITIES AND AFTER FULL STABILIZATION OF ALL ALTERED SITE AREAS, VACUUM SWEEP ALL PAVEMENTS.



" BEACON COURT "
DEFINITIVE SUBDIVISION / RESIDENTIAL COMPOUND PLAN

EROSION & SEDIMENTATION CONTROL PLAN
SHEET 5 OF 6

SITE LOCATION:
57 ROBBINS STREET
ACTON, MASSACHUSETTS 01720
ASSESSORS MAP: H-2 PARCEL 7-2

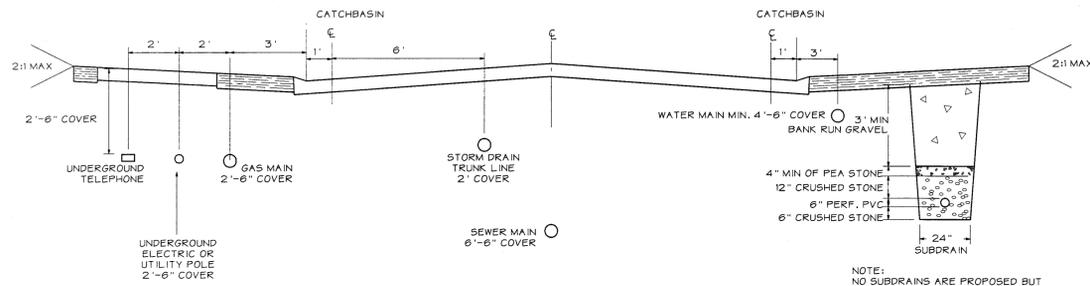
PREPARED FOR:
CENTENNIAL HOMES, LLC
P.O. BOX 2170
ACTON, MASSACHUSETTS 01720

DATE: SEPTEMBER 20, 2010 **SCALE:** 1"=20'

Phone: (978) 461-2350
Fax: (978) 841-4102

ENGINEERING
SURVEYING
PLANNING

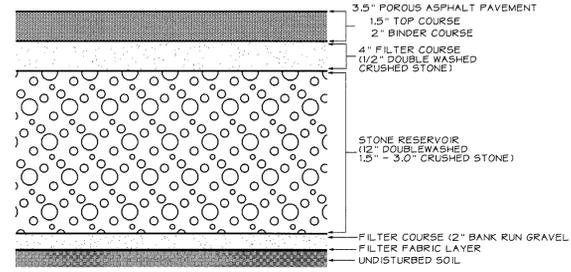
FORESITE ENGINEERING
16 Gleasondale Road Suite 1-1
Stow, Massachusetts 01775
www.foresite1.com



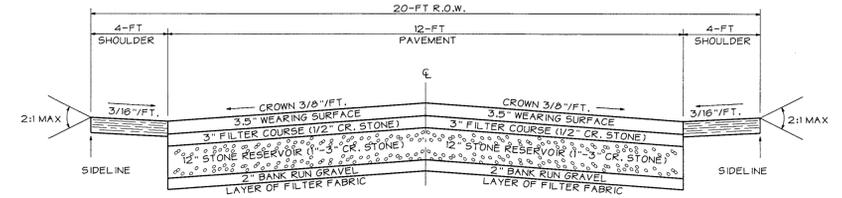
TYPICAL TOWN OF ACTON UTILITY SECTION
NOT TO SCALE

NOTE: CONTRACTOR SHALL NOTIFY PUBLIC UTILITY COMPANIES AT LEAST 72 HOURS BEFORE DIGGING OR EXCAVATING ON PUBLIC OR PRIVATE PROPERTY. THE PHONE NUMBER FOR "DIGSAFE" IS 1-800-322-4844.

NOTE: NO SUBDRAINS ARE PROPOSED BUT SHALL BE INSTALLED AS REQUIRED BY THE ACTON ENGINEERING DEPT. IF FIELD CONDITIONS WARRANT

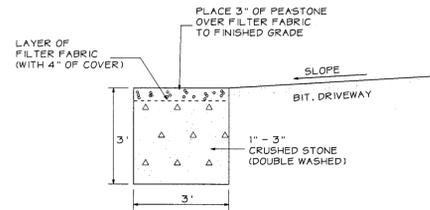


POROUS ASPHALT PAVEMENT SECTION DETAIL
NOT TO SCALE



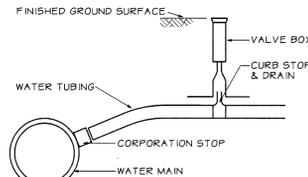
TYPICAL ROADWAY STRUCTURAL SECTION
NOT TO SCALE

ROADWAY STRUCTURAL SECTION SHOULDERS (ALL OTHER AREAS)
3.5" BITUMINOUS CONCRETE TYPE I
2" BINDER COURSE
1.5" WEARING COURSE
3" FILTER COURSE 1/2" DOUBLE WASHED CRUSHED STONE
12" STONE RESERVOIR 1.5"-3.0" DOUBLE WASHED CRUSHED STONE
2" BANK RUN GRAVEL
LAYER OF FILTER FABRIC
6" MIN. LOAM & SEED

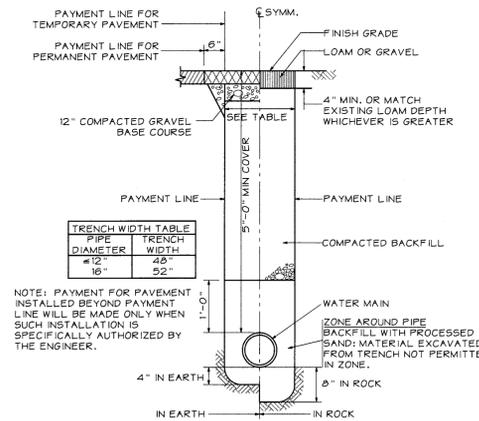


TYPICAL DRIVEWAY INFILTRATION TRENCH
NOT TO SCALE

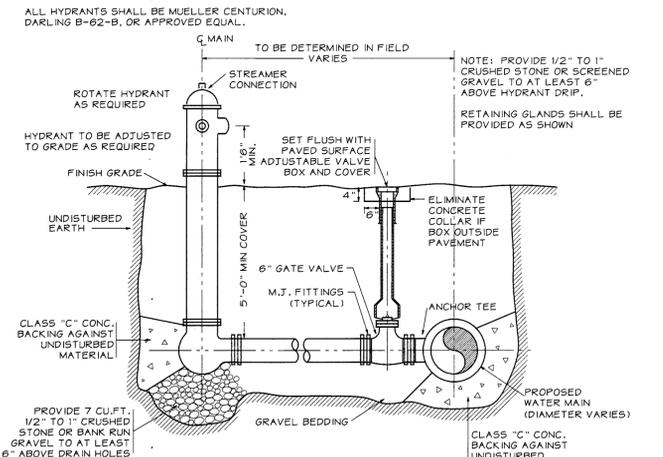
(TO BE INSTALLED ON DOWN GRADIENT SIDE OF CROSS SLOPED DRIVEWAYS ON LOT 2 AND LOT 3)



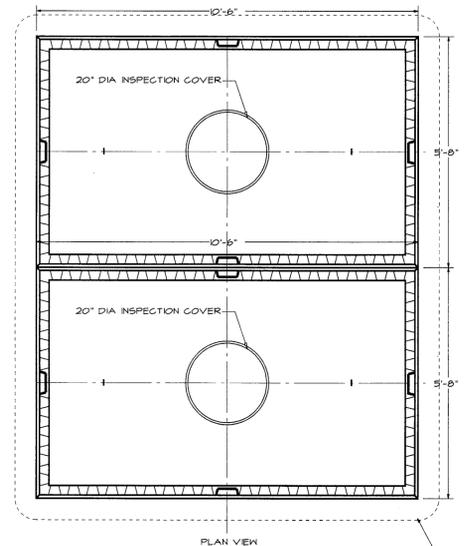
TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE



TRENCH DETAIL
NOT TO SCALE

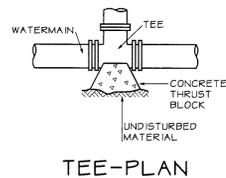


HYDRANT ASSEMBLY & VALVE DETAIL
NOT TO SCALE

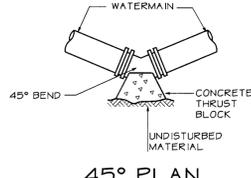


TYPICAL ROOF DRYWELL SYSTEM
NOT TO SCALE

SHEA CONCRETE PRODUCTS, INC. 1000 GALLON DRYWELL JUMBO OR APPROVED EQUAL.



TEE-PLAN



45° PLAN

THRUST BLOCK DETAILS
NOT TO SCALE

1. CONCRETE FOR THRUST BLOCKS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1500 PSI AT 28 DAYS.
2. THRUST BLOCK BEARING AREAS TO BE A MINIMUM AREA OF 69 SQ. FT. ON SUPPORT SOIL MINIMUM OF 150 SQ. FT. ON PIPE. 6" MINIMUM THICKNESS.



APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED
ACTON PLANNING BOARD

DATE APPROVED: _____
DATE ENDORSED: _____

" BEACON COURT " DEFINITIVE SUBDIVISION / RESIDENTIAL COMPOUND PLAN

CONSTRUCTION DETAILS

SHEET 6 OF 6

SITE LOCATION: 57 ROBBINS STREET
ACTON, MASSACHUSETTS 01720
ASSESSORS MAP: H-2 PARCEL 7-2

PREPARED FOR: CENTENNIAL HOMES, LLC
P.O. BOX 2170
ACTON, MASSACHUSETTS 01720

DATE: SEPTEMBER 20, 2010 SCALE: 1 INCH = 20 FEET

ENGINEERING
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