

SITE PLAN NOTES

1. Site is under construction and Plans have been prepared to allow review of recent and proposed changes. On-the-ground surveys have not been performed since 2004±.
2. All proposed alterations within 100 feet of wetland resource areas are as allowed by DEP 85-1004 & 1006. See Order of Conditions and associated plans for erosion control and other requirements.
3. With the exception of the subtraction of 1129 SF of land area from Wetherbee Plaza there are no proposed changes to that property and an amendment to Site Plan Special Permit 11/07/03 for: the driveway, relocation of dumpster and additional vacuum spaces shown on this plan will not be required. Any other alterations may require the filing of a new site plan.
4. Location of buried utilities [cable, water, gas, etc.] are based on contractor ties and were not field located by Acton Survey & Engineering.
5. Landscape plants in environs of 115 have not been altered since time of occupancy.
6. DEP 85-1004 pertains to removal of invasive species and improving vegetation in environs of wetlands.
7. Landscape elements at rear of site will remain unchanged and will be established at completion of construction.
8. Winter conditions preclude location of landscape plants at 107.
9. Existing conditions were last updated by instrument field surveys on August 20, 2008.
10. Three catch basins in the front portion of the site are Stormceptors (denoted SC).

LANDSCAPE NOTES

1. Landscape plantings for buildings #107 and #115 have been installed.
2. Grading for wetlands plantings is nearing completion and has been delayed due to excessive periods and amounts of rain during June 2009.
3. Landscape plantings for building #113 were installed 7-07-09 and will be shown on Landscape Plan endorsed by Randall Clemence, LA.
4. Herbaceous annual and perennial plantings will be determined by owner.

PARKING ANALYSIS
 REQUIRED PARKING - WITH 0.7 REDUCTION
 Building 107, Retail - 6,123 SF 20 Spaces Required
 Building 115, Retail - 1,850 SF 7 Spaces Required
 Building 113, 1st Floor Trade Shop, 2,850 SF 3 Spaces Required
 Building 113, 2nd Floor Apartment, 2 Spaces Required
 TOTAL REQUIRED 33 Spaces. *20 spaces required for 113, 10 for 107, 3 for 115*

WINDMILL - Not a habitable structure - service space provided
 PARKING PROVIDED 30 Spaces including 2 Accessible.

ZONING ANALYSIS:
 For purposes of this Plan the Site is considered as being governed by the applicable Zoning Bylaw in effect prior to the zoning changes made in the Fall of 2003.

Site is located in the East Acton Village District and is contained in Groundwater protection District Zone 4.

The property has an area of 106,972 SF, which will be increased by the addition of the property from Wetherbee Plaza required to achieve the required 10,000 foot side yard set back from the rear stairs of building 107.

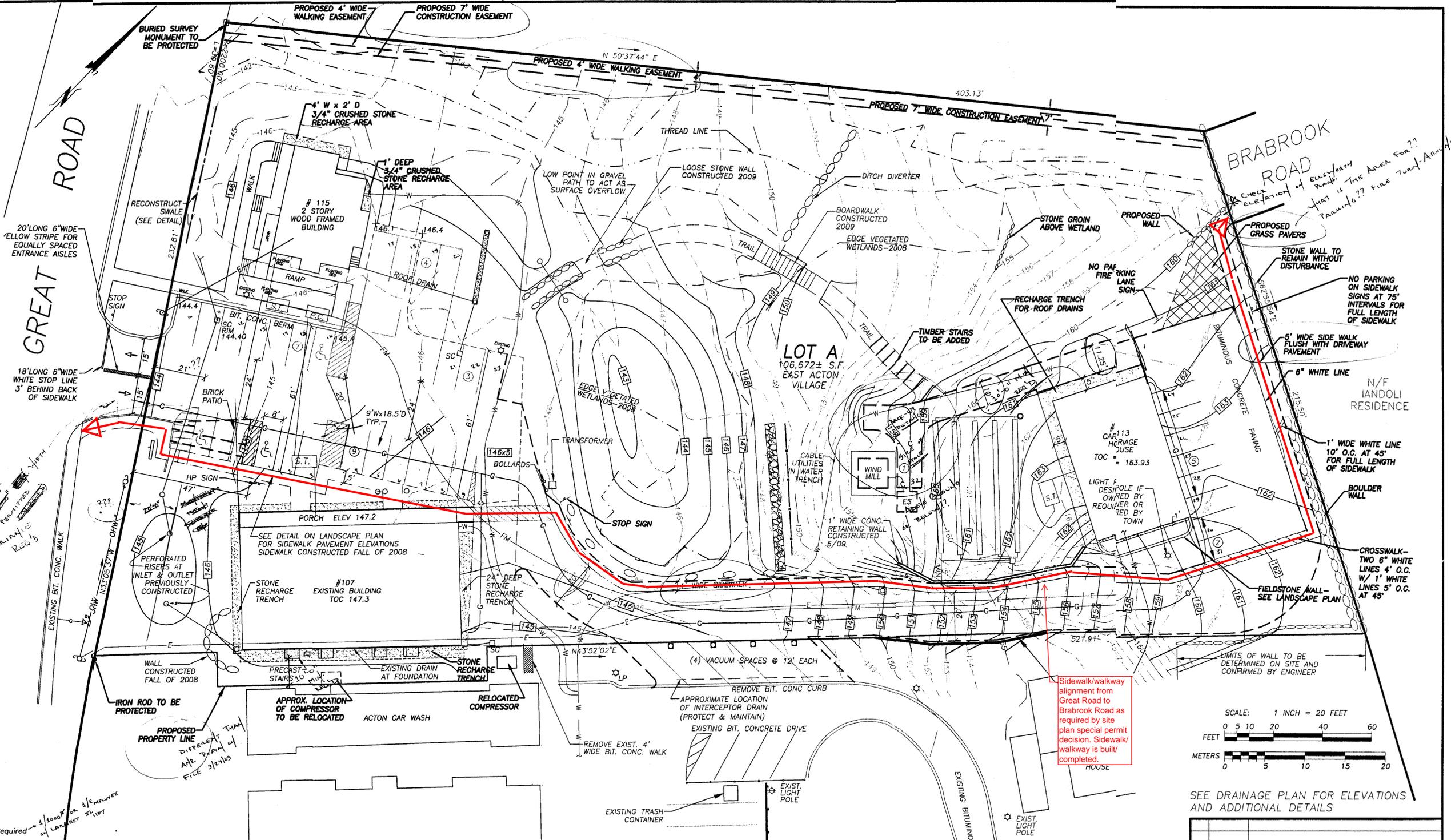
All other front, side and rear yards meet the requirements of the Zoning Bylaw.

The Lot frontage is 263.41 feet.

The Floor Area Ratio is 0.12 and the Open Space Provided exceeds 50 percent.

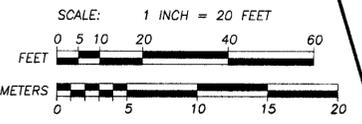
All buildings, except for the energy storage enclosure [ES] are existing and were constructed under building permits.

The blades of the Windmill will not exceed 45 feet.



GENERAL NOTES:

1. Plans were prepared for named client and project. Reproduction in whole, in part or by adaptation for other purposes is expressly prohibited.
2. Drawings shall not be scaled. If clarification of intent is REQUIRED, contractor shall obtain prompt clarification prior to continuing work.
3. Contractor shall visit site prior to initiation of work and shall notify ACTON SURVEY & ENGINEERING, INC. and owner of any discrepancies with site conditions, or proposed construction, on date discovered.
4. Contractor shall be responsible for coordinating proposed construction with existing conditions.
5. Contractor shall notify Dig-Safe [1-888-344-7233] and verify all underground utilities prior to construction.
6. Contractor shall be responsible for obtaining all necessary permits and licenses.
7. All work shall conform to all local and state regulatory agencies and utility company requirements.
8. Upon entering the site, the contractor shall become responsible for all erosion control, dewatering and shall undertake all measures to protect wetlands, the drainage system and streets from siltation and dust.
9. Contractor shall be responsible for repairing any damage caused to roads, walks, utilities, site improvements [existing or proposed] both inside and outside the limit of work if damage due to work directly associated with this project.
10. Existing utilities shall be maintained in service as required by the use of site and adjacent properties. Relocate utility lines as required. Coordinate all connections with Town of Acton Agencies - Water District, Board of Health, etc.
11. The drainage system shall be maintained and functional during construction and all catch basins, manholes & pipes shall be cleaned after the completion of the project.
12. The "site plan" is based on topographic survey showing all visually apparent features of the site on the date(s) of topography.
13. No attempt was made, in preparing the plans, to ascertain the location of non-visually apparent subsurface utilities and structures, or conditions.
14. The limit of work shall be as designated and / or the edge of the proposed grading and / or the property lines, if not indicated.
15. Materials imported to the site shall be free of hazardous waste and noxious materials, stored as designated and shall not hamper the site activities.
16. Materials exported from the site shall become the property of the contractor and be disposed of in a legal manner.
17. All existing and new utility structures shall be adjusted to finished grades. Setting of rims temporarily at binder course may be required.
18. All water mains, water services and force mains shall have a five (5') foot minimum cover.
19. All pavements shall be cut to a vertical face outside limits of prior disturbance and prior to installing adjacent new pavements. All new pavements shall be installed in a manner that is uniform, with watertight joints resulting.
20. The project shall be complete when the site is found to be litter/debris free, erosion resistant, all erosion barriers are removed and pavements, catch basins, manholes and pipes are clean.
21. The contractor shall clearly mark the limits of work in the field prior to the start of construction.
22. Site is within groundwater protection district #4
23. Benchmark elevations refer to N.G.V.D. 1929.



SEE DRAINAGE PLAN FOR ELEVATIONS AND ADDITIONAL DETAILS

No.	DATE	DESCRIPTION
2	7/21/09	REVISE #113 DRIVEWAY/PAVED AREAS
1	4/9/09	IDC COMMENTS

SITE PLAN
WETHERBEE PLAZA EXTENSION
 107-115 GREAT ROAD
 ACTON, MASSACHUSETTS
 PREPARED FOR:
 WETHERBEE PLAZA, LLC
 6 PROCTOR STREET
 ACTON, MA 01720
 SCALE: 1"=20' DATE: JANUARY 23, 2009

Acton Survey & Engineering, Inc.
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