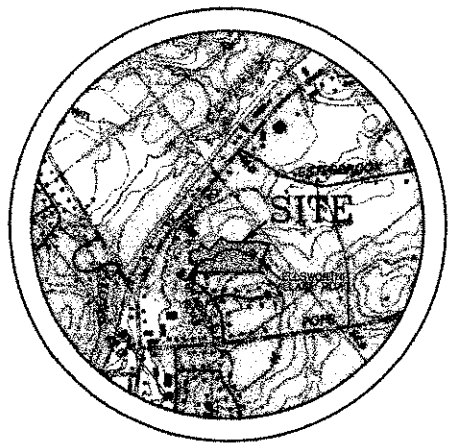
SENIOR RESIDENCE SPECIAL PERMIT PLAN

FOR

ELLSWORTH VILLAGE

BRABROOK ROAD
ACTON, MASSACHUSETTS



LOCUS PLAN
SCALE: 1"=1,200'
0 600 1200 2400 4800

INDEX:

SHEET 1 OF 10– TITLE SHEET AND MASTER PLAN
SHEET 2 OF 10– RECORD PLAN
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SHEET 10 OF 10–BRABROOK ROAD IMPROVEMENTS

ZONING DISTRICT:

RESIDENCE B (R–8)
GROUNDWATER PROTECTION DISTRICT ZONE 4
AFFORDABLE HOUSING OVERLAY DISTRICT
SUB–DISTRICT B (PARCELS 1A–1, 1A–2 AND LOT 1C)

REFERENCE

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 18144 PAGE 70
DEED BOOK 43318 PAGES 277
PLAN No. 466 OF 1956
PLAN No. 408 OF 1987
PLAN No. 234 OF 1992
PLAN No. 497 OF 2004
ACTON, MASS. – TOWN ATLAS
MAP F–4 PARCEL 69 &
MAP F–5 PARCEL 40

RECORD OWNERS:

ROBERT R. MORAN AND
RICHARD B. WARREN, TRUSTEES,
125–135 GREAT ROAD REALTY TRUST
171 GREAT ROAD
ACTON, MASSACHUSETTS

JAMES D. FENTON
3 MILBERY LANE
ACTON, MASSACHUSETTS

MICHAEL J. JEANSON
12 KENNEDY LANE
ACTON, MASSACHUSETTS

APPLICANT:

ELLSWORTH VILLAGE, LLC
P.O. BOX 985
ACTON, MA 01720

ENGINEER/SURVEYOR:

STAMSKI AND MCNARY, INC.
80 HARRIS STREET
ACTON, MASSACHUSETTS 01720
(978) 263–8585

JOSEPH MARCH CIVIL

WILLIAM F. McNARY No. 30763

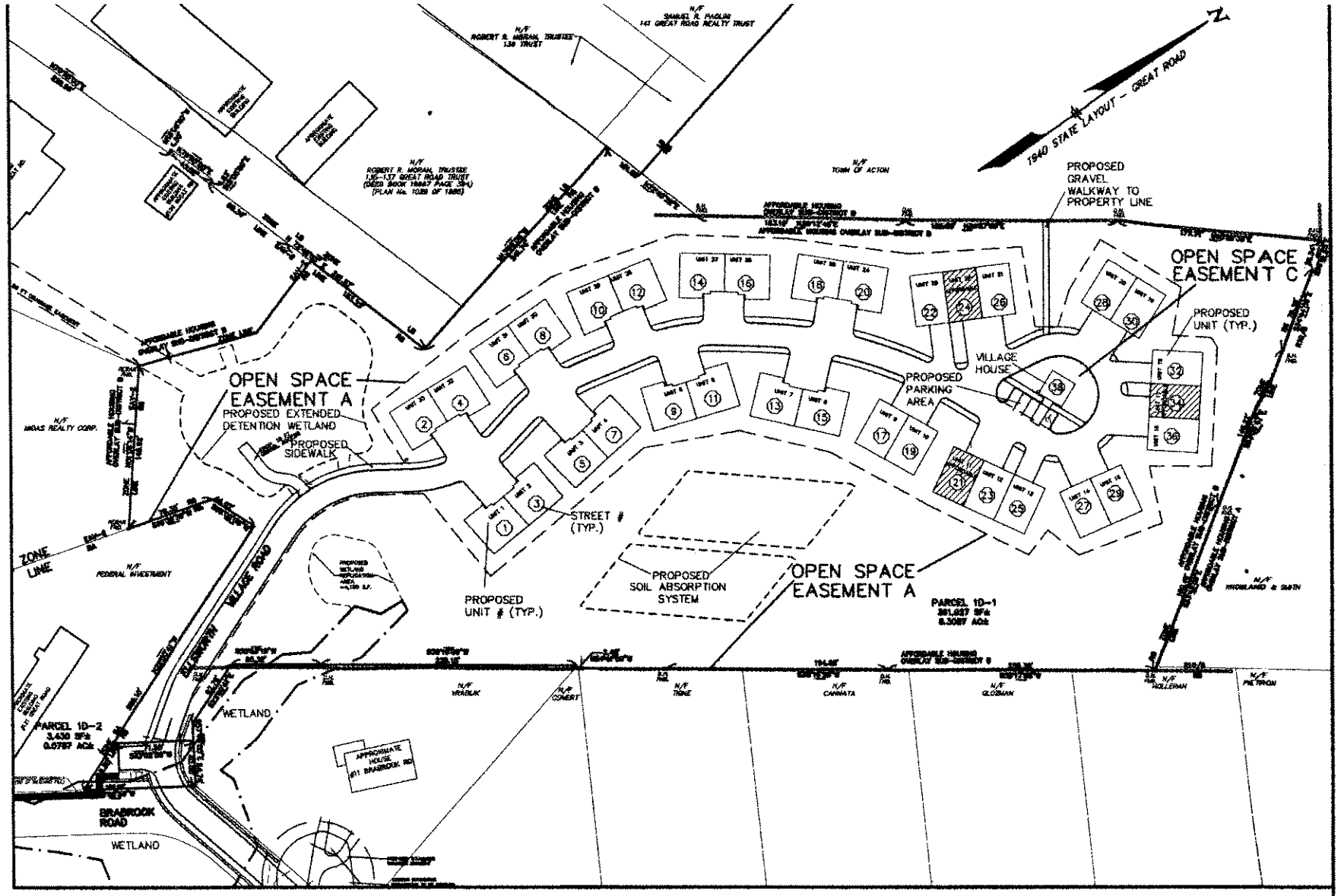
THIS PLAN IS SUBJECT TO A SENIOR RESIDENCE SPECIAL PERMIT GRANTED BY THE BOARD WITH CONDITIONS AND LIMITATIONS, DATED _____.

APPROVED BY:
TOWN OF ACTON
PLANNING BOARD

RECEIVED
MAR 15 2005
TOWN OF ACTON
PLANNING DEPARTMENT

DATE

DATE: NOVEMBER 19, 2004
REV: MARCH 1, 2005



LEGEND:

∿ UP/46/8	EXISTING UTILITY POLE
N/F	NOW OR FORMERLY
– · – · – · –	EDGE OF BORDERING VEGETATED WETLANDS
oooooooooooo	EXISTING STONEWALL
D.H.	DRILL HOLE
FND.	FOUND
LB	LIMITED BUSINESS DISTRICT
RB	RESIDENCE B DISTRICT
R10/8	RESIDENCE 10/8 DISTRICT
RA	RESIDENCE A DISTRICT

GENERAL SITE LAYOUT / MASTER PLAN

SCALE: 1"=60'

LAND USE DATA

DIMENSIONAL REQUIREMENTS UNDER ZONING SECTION 9B (SENIOR RESIDENCE):

ZONING DISTRICT	RESIDENCE B	
	REQUIRED	PROVIDED
TRACT SIZE	8 ACRES	8.3087 ACRES
MAX. DENSITY*	4 UNITS/ACRE	4 UNITS/ACRE
UNITS	33	33
AFFORDABLE UNITS	3	3
MIN. SETBACK FROM EXISTING STREET	45 FT	185 FT
MIN. SETBACK FROM TRACT BOUNDARY	30 FT	31 FT
MIN. SETBACK FROM COMMON LAND	10 FT	11 FT
MIN. SEPARATION OF BUILDINGS (W/DOORS)	20 FT	>20 FT
MIN. SEPARATION OF BUILDINGS (NO DOORS)	10 FT	11 FT
MAX. HEIGHT OF BUILDINGS	36 FT	36 FT
MAX. HORIZONTAL DIMENSION OF A BUILDING	200 FT	90 FT
MAX. HORIZONTAL DIMENSION OF A BUILDING	200 FT	90 FT

*DENSITY BONUS W/10% AFFORDABLE UNITS

PARKING REQUIREMENTS:	REQUIRED	PROVIDED
2 SPACES/DWELLING UNIT	66	70

COMMON LAND REQUIREMENTS:	REQUIRED	PROVIDED
MIN. AREA OF COMMON LAND	4.1544 AC (50%)	4.8601 AC (58.5%)**
WETLAND ON TRACT	---	0.0626 AC (0.75%)
WETLAND ALLOWED ON MIN. COMMON LAND	0.0312 AC (0.75%)	0.1578 AC (3.80%)***
AREA OF DRAINAGE APPERTENANCES	---	0.4645 AC
EFFECTIVE COMMON LAND AREA= (4.8601–0.1578+0.0312–0.4645)	4.1544 AC (50%)	4.2690 AC (51.4%)

**UNADJUSTED
***INCLUDES WETLAND REPLICATION AREA

	REQUIRED	PROVIDED
MIN. AREA OF COMMON LAND LARGE PARCELS	3.8479 AC (90%)	4.7611 AC (98.0%)
MAX. IMPERVIOUS COVER ON COMMON LAND	0.2430 AC (5%)	0.0672 AC (1.4%)

NOTES:

1.) AS PER ZONING SECTION 4.3.2.5, THE TOWN OF ACTON BUILDING COMMISSIONER HAS DETERMINED THAT THE ENTIRETY OF LOT 1C SITE LIES WITHIN ZONE 4 OF THE GROUNDWATER PROTECTION DISTRICT ON THE BASIS OF THE FINDINGS BY GOLDBERG, ZOINO & ASSOCIATES, INC. (SEE PLAN No. 234 OF 1992)

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

14MAR05
DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAN IS SUBJECT TO A SENIOR RESIDENCE SPECIAL PERMIT GRANTED BY THE BOARD WITH CONDITIONS AND LIMITATIONS, DATED _____.

APPROVED BY:
TOWN OF ACTON
PLANNING BOARD

_____
_____
_____
_____
_____
_____
_____
DATE

GREAT ROAD
(1940 STATE HIGHWAY LAYOUT – ROUTE 2A/119)

EXISTING BUILDING No.133 GREAT ROAD

EXISTING BUILDING No.129 GREAT ROAD

LOT 1C

N/F
MIDAS REALTY CORPORATION
(DEED BOOK 21891 PAGE 582)

N/F
135–137 G.R. TRUST
(DEED BOOK 19959 PAGE 278)

N/F
139 TRUST
(DEED BOOK 19967 PAGE 394)

N/F
THE PARCEL 1A ESTERBROOK ROAD LLC
(DEED BOOK 32295 PAGE 510)

PROPOSED 20 FT DRAINAGE EASEMENT

OPEN SPACE EASEMENT C
0.0990 ±AC
4,311 ±S.F.

OPEN SPACE EASEMENT A
207,393 SF±
4.7611 AC±

PARCEL 1D–1
361,827 SF±
8.3087 AC±

PARCEL 1D–2
3,430 SF±
0.0787 AC±

N/F
FEDERAL INVETMENT TRUST No. 1
(DEED BOOK 13919 PAGE 254)

N/F
VRABLIK
LOT 9A

EXISTING DWELLING No. 11

EXISTING FOUNDATION

BORDERING VEGETATED WETLANDS

TEMPORARY TURN–AROUND (AS SHOWN ON PLAN #66 OF 1956)

BRABROOK ROAD

STONE BOUND DRILL HOLE FOUND

N/F
JOHN R. & PAMELA B. COVERT
(DEED BOOK 13634 PAGE 120)

N/F
EAMON T. & NANCY TIGHE
(DEED BOOK 25524 PAGE 458)

N/F
RICHARD J. CANNATA, JR. & SHEILA M. CANNATA
(DEED BOOK 19914 PAGE 402)

N/F
LEVI & ILANA GLOZMAN
(DEED BOOK 19215 PAGE 516)

N/F
DONALD R. & ETHEL C. BURNS
(DEED BOOK 9878 PAGE 511)

N/F
GRAHAM W. KNOWLAND & STEPHANIE A. SMITH
(DEED BOOK 15344 PAGE 91)

ZONE LINE LB R8
ZONE LINE EAV–2 R8
ZONE LINE EAV–2 RA
ZONE LINE RA R8
ZONE LINE R8 R10/8

LEGEND:

D.H.	DRILL HOLE
FND.	FOUND
N/F	NOW OF FORMERLY
LB	LIMITED BUSINESS DISTRICT
R8	RESIDENCE 8 DISTRICT
R10/8	RESIDENCE 10/8 DISTRICT
RA	RESIDENCE A DISTRICT

RECORD OWNER:

ROBERT R. MORAN AND
RICHARD B. WARREN, TRUSTEES,
125–135 GREAT ROAD
REALTY TRUST
171 GREAT ROAD
ACTON, MASSACHUSETTS

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ACTON, MASS. – TOWN ATLAS
PORTIONS OF:
MAP F–4 PARCEL 69 &
MAP F–5 PARCEL 40

ZONING DISTRICT:

RESIDENCE 8 (R–8)
GROUNDWATER PROTECTION DISTRICT
ZONE 4
AFFORDABLE HOUSING OVERLAY DISTRICT
SUB–DISTRICT B

ELLSWORTH VILLAGE
SENIOR RESIDENCE SPECIAL PERMIT
ACTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

RECORD PLAN

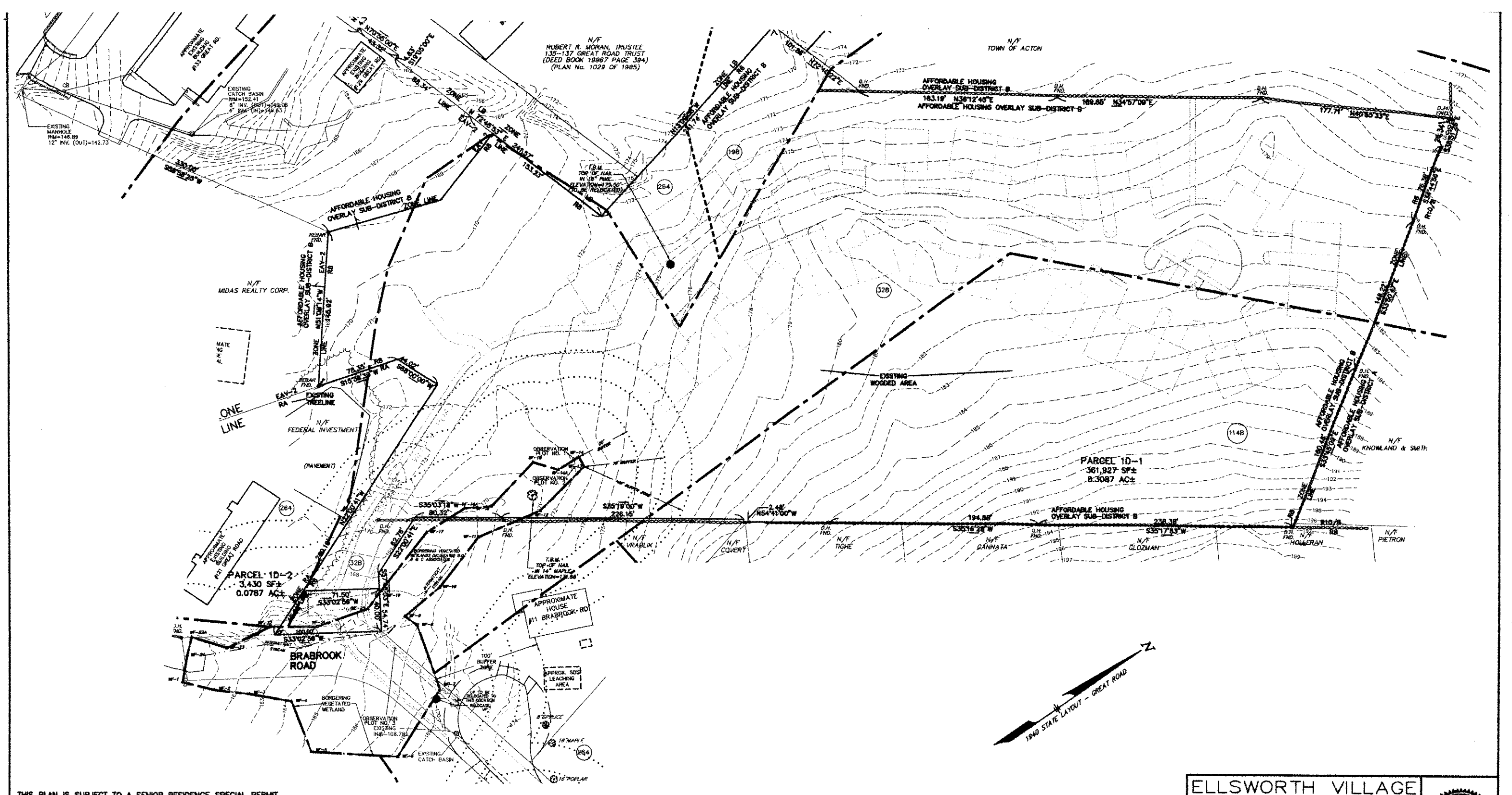
FOR: ELLSWORTH VILAGE LLC
SCALE: 1"=40' NOVEMBER 19, 2004
REV: MARCH 1, 2005

JOSEPH MARCH CIVIL #40472

WILLIAM F. McNARY No. 30793

STAMSKI AND MCNARY, INC.
80 HARRIS STREET ACTON, MASS.
ENGINEERING – PLANNING – SURVEYING
0 20 40 80 120 160 FT

SM–2768 (2768RECORDB.DWG) SHEET 2 OF 10



THIS PLAN IS SUBJECT TO A SENIOR RESIDENCE SPECIAL PERMIT GRANTED BY THE BOARD WITH CONDITIONS AND LIMITATIONS, DATED _____.

APPROVED BY:
TOWN OF ACTON
PLANNING BOARD

_____
_____
_____
_____
_____
_____
_____
_____
DATE

LEGEND:

- EXISTING DRAIN LINE
- EXISTING OVERHEAD WIRES
- EXISTING UTILITY POLE
- N/F NOW OR FORMERLY
- EXISTING TREELINE
- EDGE OF BORDERING VEGETATED WETLANDS
- WETLAND FLAG
- 100' BUFFER ZONE
- 75' BUFFER ZONE
- 50' BUFFER ZONE
- EXISTING STONEWALL
- SOIL TYPE BOUNDARY

SOIL TYPE KEY

MAP SYMBOL	SOIL NAME
198	CHARLTON FINE SANDY LOAM
264	CANTON-CHARLTON-URBAN LAND COMPLEX
328	RIDGEBURY SANDY LOAM
148	CANTON FINE SANDY LOAM
	WETLAND SOIL

NOTES

1. THIS SITE DOES NOT CONTAIN ANY PRIORITY/ESTIMATED HABITATS OF RARE WILDLIFE AS SHOWN IN THE MAYNARD QUADRANGLE OF THE MASSACHUSETTS NATURAL HERITAGE ATLAS, DATED JULY 1, 2003.
2. THIS SITE CONTAINS 0.0908 AC± OF WETLANDS AS DEFINED BY THE WETLANDS PROTECTION ACT, MGL. CHAPTER 131, SECTION 40, AND THE ACTON WETLANDS BYLAW.

ELLSWORTH VILLAGE
SENIOR RESIDENCE SPECIAL PERMIT
ACTON, MASSACHUSETTS

NATURAL FEATURES AND EXISTING CONDITIONS PLAN
FOR: ELLSWORTH VILLAGE, LLC
SCALE: 1"=40' NOVEMBER 19, 2004
REV: MARCH 1, 2005

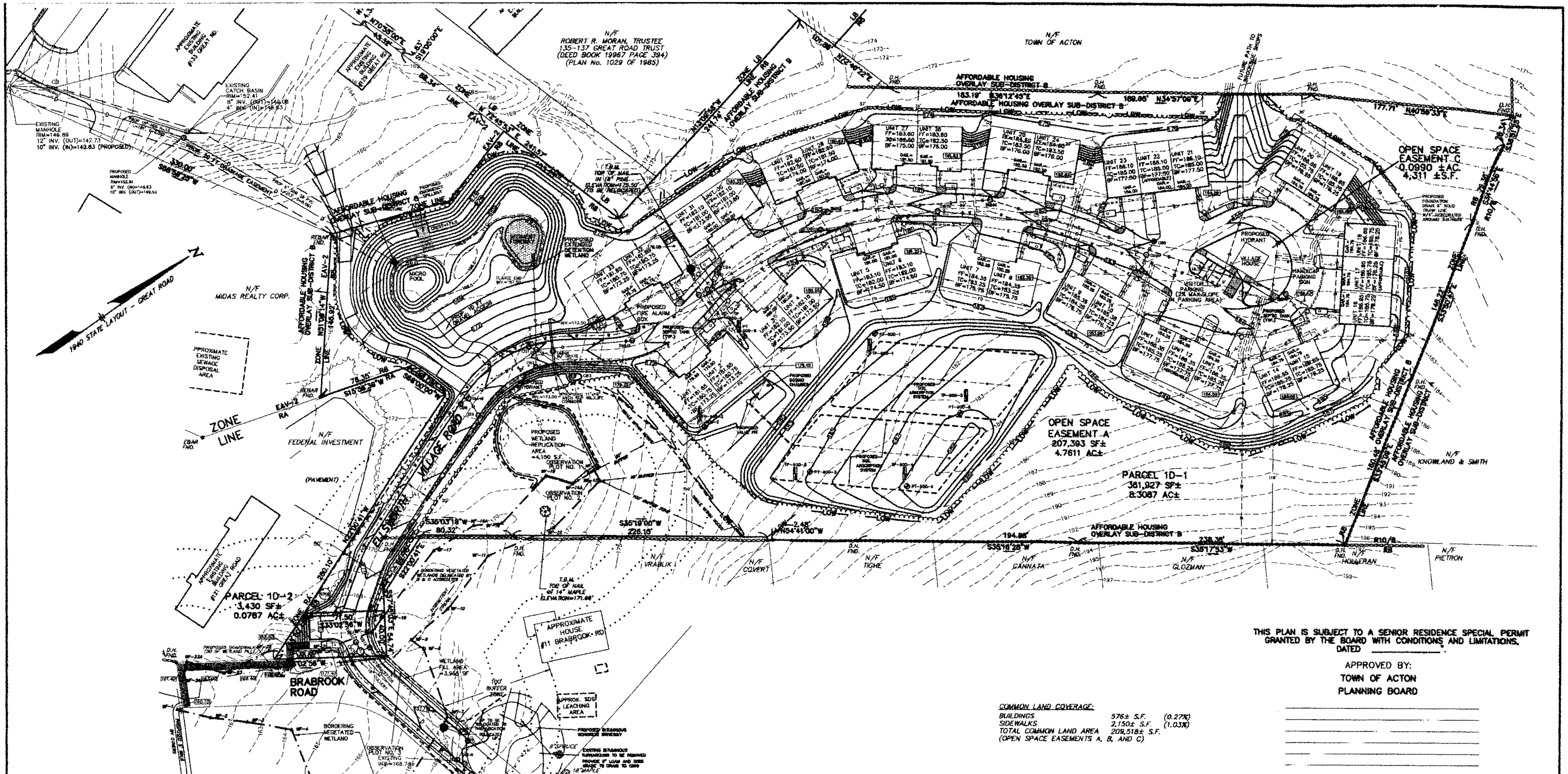
STAMSKI AND MCNARY, INC.
80 HARRIS STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160 FT

SM-2768 (2768SRSPB.DWG) SHEET 3 OF 10

JOSEPH MARCH CIVIL #40472

WILLIAM F. McNARY No. 30753 REGISTERED LAND SURVEYOR



THIS PLAN IS SUBJECT TO A SENIOR RESIDENCE SPECIAL PERMIT GRANTED BY THE BOARD WITH CONDITIONS AND LIMITATIONS. DATED ____________

APPROVED BY:
TOWN OF ACTON
PLANNING BOARD

DATE

COMMON LAND COVERAGE:

BUILDINGS	576± S.F.	(0.27%)
SIDEWALKS	2,150± S.F.	(1.03%)
TOTAL COMMON LAND AREA (OPEN SPACE EASEMENTS A, B, AND C)	209,518± S.F.	

LEGEND:

- EXISTING DRAIN LINE
- EXISTING OVERHEAD WIRES
- UP118/6 EXISTING UTILITY POLE
- N/F NOW OR FORMERLY
- EXISTING TREELINE
- PROPOSED TREELINE
- EDGE OF BORDERING VEGETATED WETLANDS
- WF-# WETLAND FLAG
- 100' BUFFER ZONE
- 75' BUFFER ZONE
- 50' BUFFER ZONE
- WETLAND REPLICATION AREA
- EXISTING STONEWALL
- PROPOSED SILTATION BARRIER/PORTABLE SAFETY FENCE
- LOW PROPOSED LIMIT OF WORK (SILT FENCE)
- D.H. DRILL HOLE
- FND. FOUND
- LB LIMITED BUSINESS DISTRICT
- RB RESIDENCE B DISTRICT
- R10/8 RESIDENCE 10/8 DISTRICT
- RA RESIDENCE A DISTRICT
- PROPOSED UNDERGROUND ELECTRIC, TELEPHONE, AND CABLE
- PROPOSED 8" C.L.D.I. WATER MAIN
- PROPOSED DRAIN LINE
- PROPOSED SEWER
- PROPOSED FOUNDATION DRAIN

NOTES

1. OPEN SPACE EASEMENTS A AND C ARE CONTAINED WITHIN PARCEL 1D, WHICH IS TO BE OWNED BY THE CONDOMINIUM ASSOCIATION FOR ELLSWORTH VILLAGE. THE USE FOR THE OPEN SPACE EASEMENTS IS TO BE PASSIVE RECREATION.
2. THE LARGEST TRUCK TO USE THE SITE IS AN SU-30 VEHICLE.
3. THERE ARE THREE STANDARD PARKING SPACES AND ONE HANDICAP PARKING SPACE AS SHOWN ON THE PLAN. PLEASE SEE DETAILS LOCATED ON CONSTRUCTION DETAIL SHEET 2.
4. THE MAILBOXES FOR THE SITE WILL BE LOCATED IN THE VILLAGE HOUSE.

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 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.

ELLSWORTH VILLAGE
SENIOR RESIDENCE SPECIAL PERMIT
ACTON, MASSACHUSETTS

SITE DEVELOPMENT PLAN

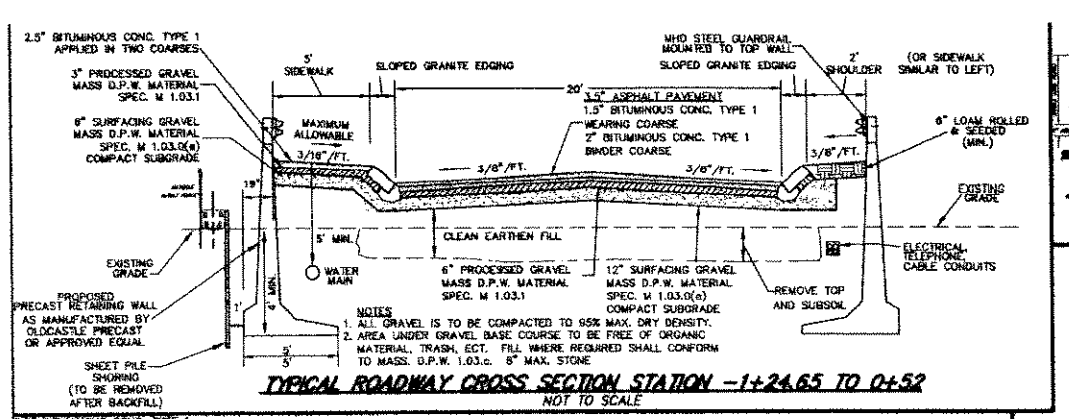
FOR: ELLSWORTH VILLAGE, LLC
SCALE: 1"=40' NOVEMBER 19, 2004
REV: MARCH 1, 2005

STAMSKI AND MCNARY, INC.
80 HARRIS STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160 FT

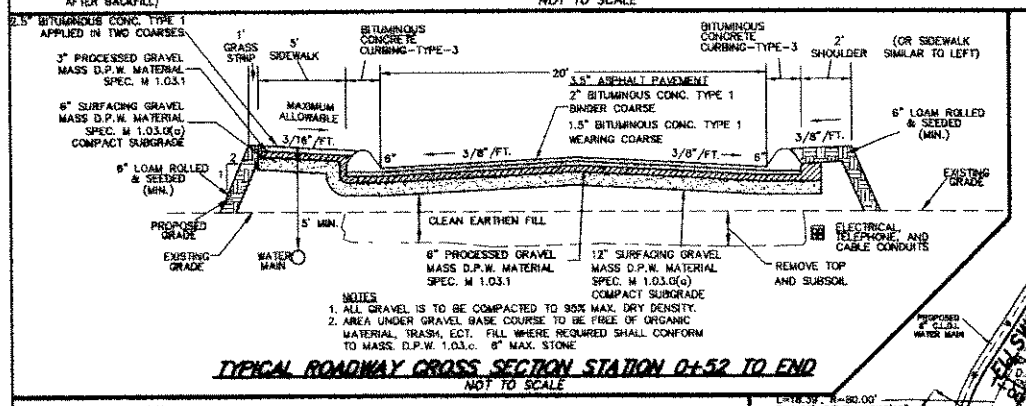
SM-2768 (2768SRSPB.DWG) SHEET 4 OF 10

JOSEPH MARCH CIVIL 840472
WILLIAM F. McNARY No. 30753



TYPICAL ROADWAY CROSS SECTION STATION -1+24.65 TO 0+52

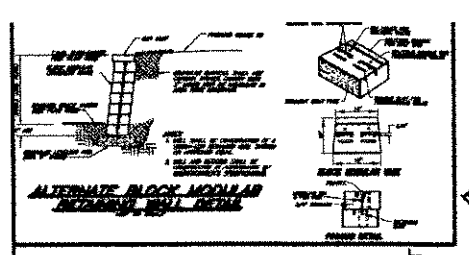
NOT TO SCALE

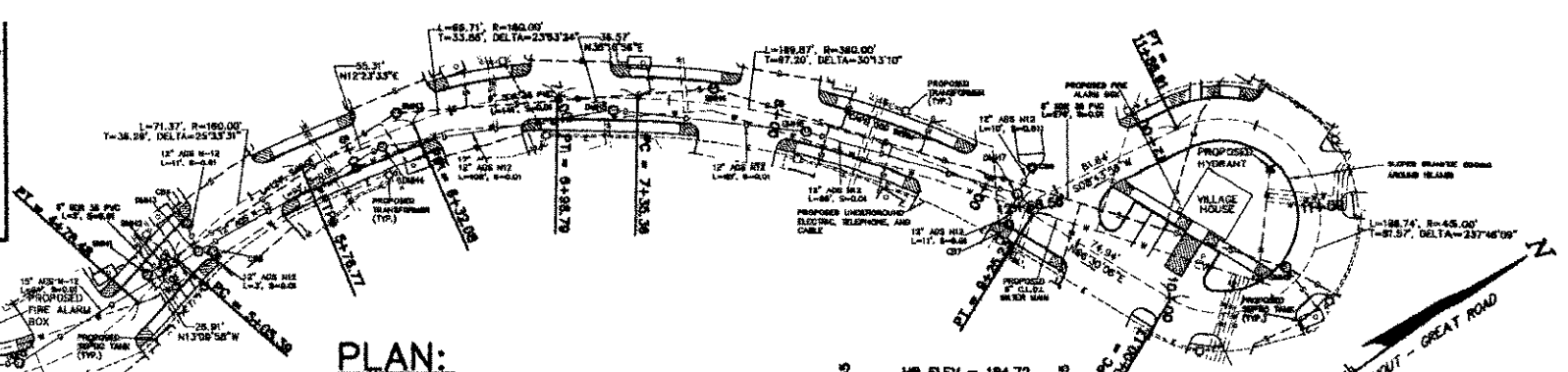


TYPICAL ROADWAY CROSS SECTION STATION 0+52 TO END

NOT TO SCALE

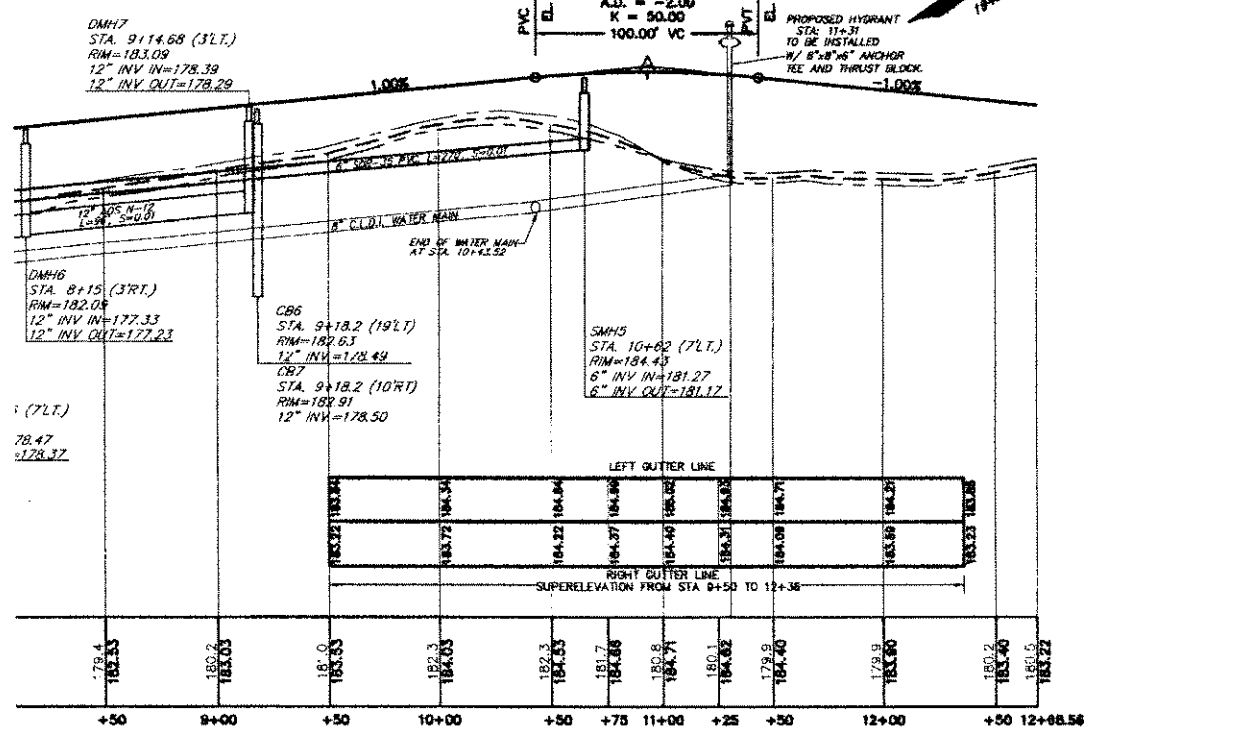
CONSTRUCTION NOTE
1. PRIOR TO THE INSTALLATION OF THE WEARING COURSE, THE BINDER SHALL BE SWEPT CLEAN, DRIED IF NECESSARY, AND TREATED WITH AN ASPHALT EMULSION OR TACK COAT TO ENSURE A SATISFACTORY BOND BETWEEN PAVEMENT COURSES.





PLAN:

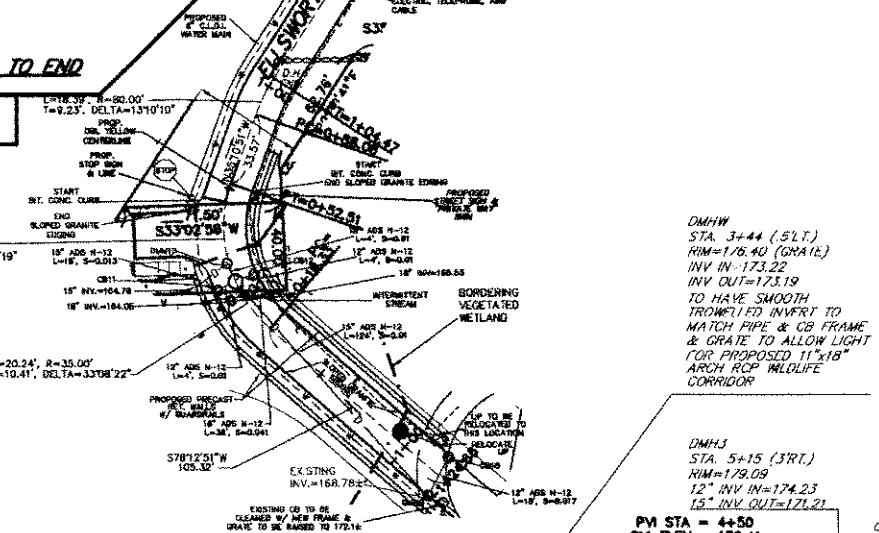
SCALE: 1"=40'

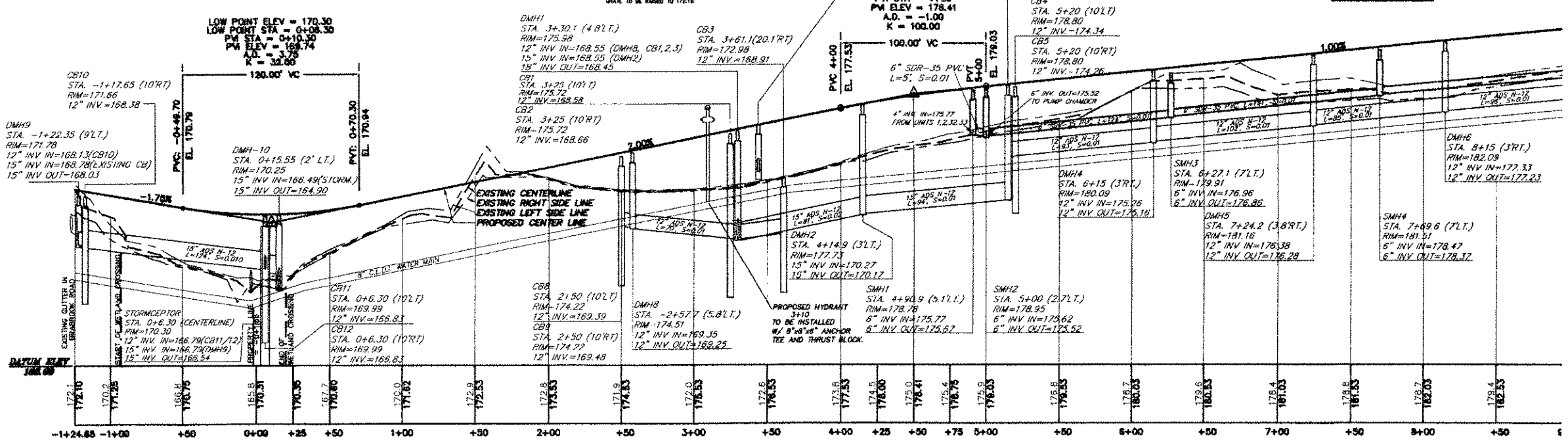


PROFILE SCALE: 1"=40' HORIZ., 1"=4' VERT.

LEGEND:

EXISTING CENTER LINE	
EXISTING RIGHT SIDE LINE	
EXISTING LEFT SIDE LINE	
PROPOSED CENTER LINE	
EXISTING CENTERLINE ELEV.	166.7
PROPOSED CENTERLINE ELEV.	171.99
PROPOSED UNDERGROUND ELECTRIC, TELEPHONE, AND CABLE	
PROPOSED 8" C.L.D.I. WATER MAIN	
PROPOSED DRAIN LINE	
PROPOSED SEWER	





PROFILE

SCALE: 1"=40' HORIZ., 1"=4' VERT.

THIS PLAN IS SUBJECT TO A SENIOR RESIDENCE SPECIAL PERMIT GRANTED BY THE BOARD WITH CONDITIONS AND LIMITATIONS, DATED _____.

APPROVED BY:
TOWN OF ACTON
PLANNING BOARD

_____

_____

_____

_____

_____

_____

DATE

ELLSWORTH VILLAGE
SENIOR RESIDENCE SPECIAL PERMIT
ACTON, MASSACHUSETTS

PLAN AND PROFILE

FOR: ELLSWORTH VILLAGE, LLC
SCALE: 1"=40' NOVEMBER 19, 2004
REV: MARCH 1, 2005

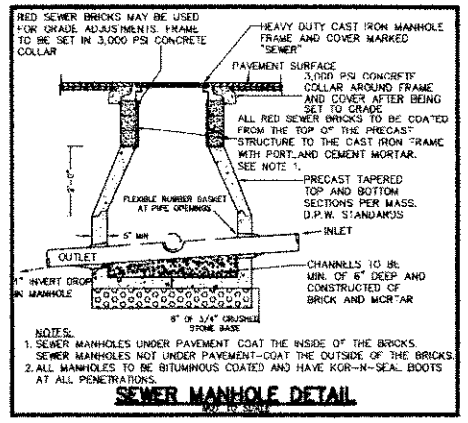
STAMSKI AND MCNARY, INC.
80 HARRIS STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160 FT

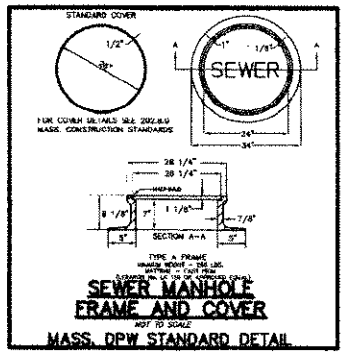
SM-2768 (2768SRSPB.DWG) SHEET 5 OF 10

JOSEPH MARCH CIVIL #40472

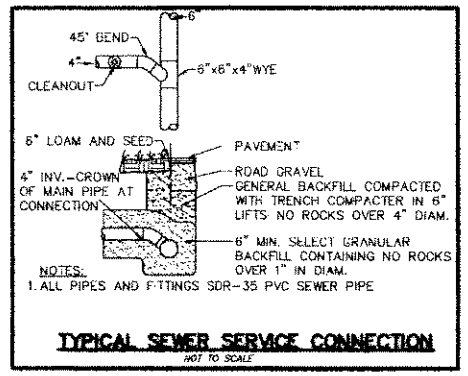
WILLIAM F. McNARY No. 30783 LAND SURVEYOR



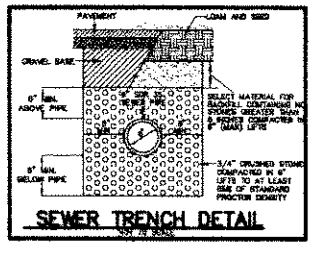
SEWER MANHOLE DETAIL
NOT TO SCALE



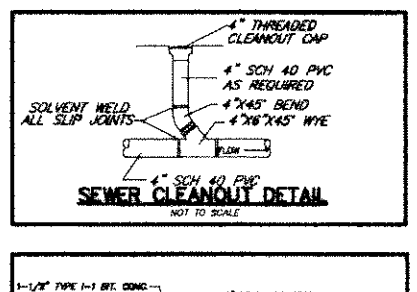
SEWER MANHOLE FRAME AND COVER
NOT TO SCALE
MASS. DPW STANDARD DETAIL



TYPICAL SEWER SERVICE CONNECTION
NOT TO SCALE



SEWER TRENCH DETAIL
NOT TO SCALE



SEWER CLEANOUT DETAIL
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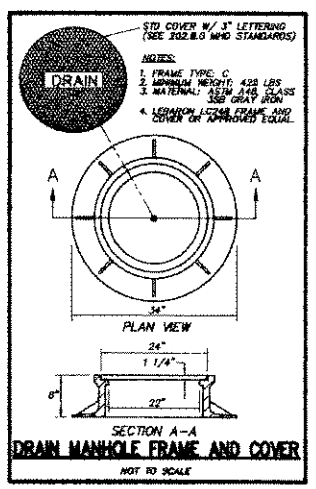
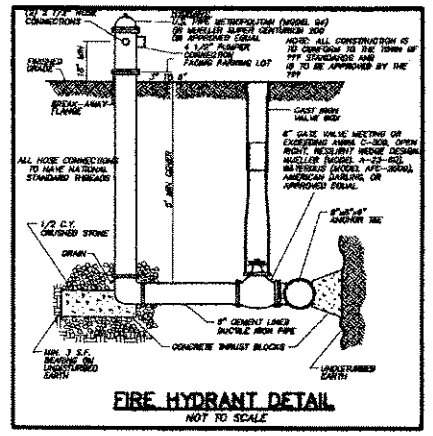


DRAIN MANHOLE FRAME AND COVER
NOT TO SCALE



FIRE HYDRANT DETAIL
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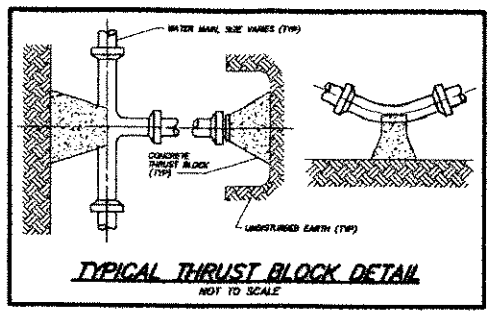

TYPICAL THRUST BLOCK DETAIL
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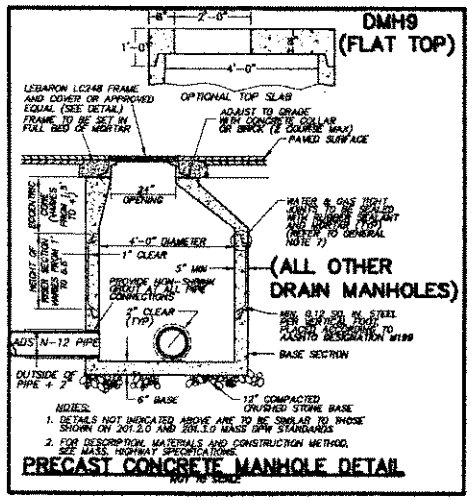
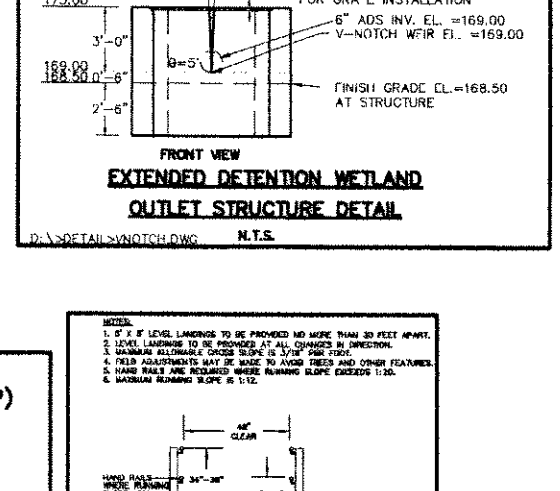
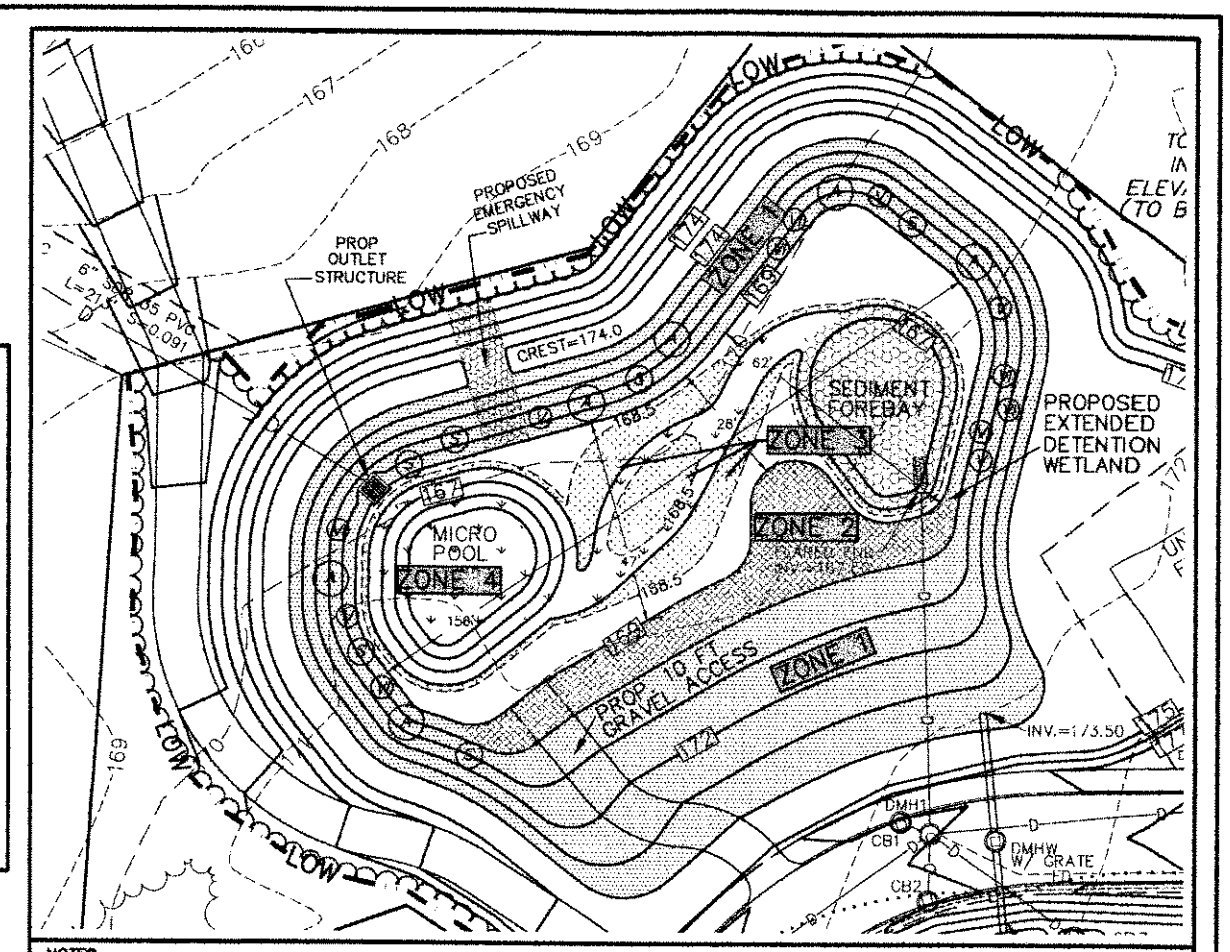
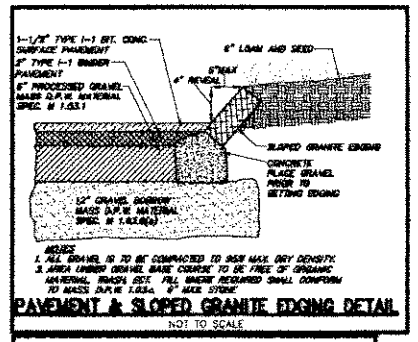


PRECAST CONCRETE MANHOLE DETAIL
NOT TO SCALE

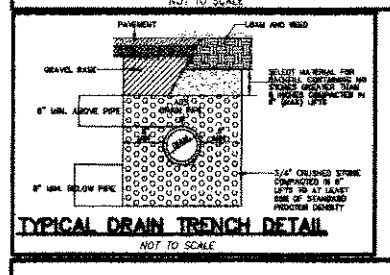


D:\>DETAIL>VNOTCH.DWG
EXTENDED DETENTION WETLAND OUTLET STRUCTURE DETAIL
N.T.S.

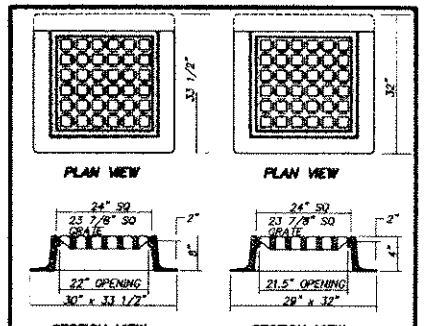




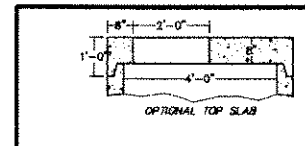
PAVEMENT & SLOPED GRANITE EDGING DETAIL
NOT TO SCALE

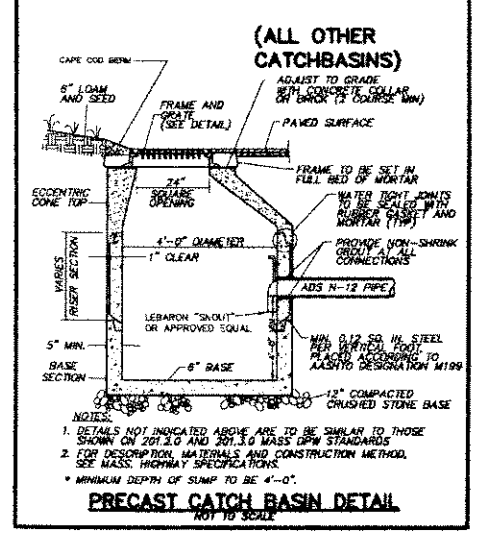


TYPICAL DRAIN TRENCH DETAIL
NOT TO SCALE

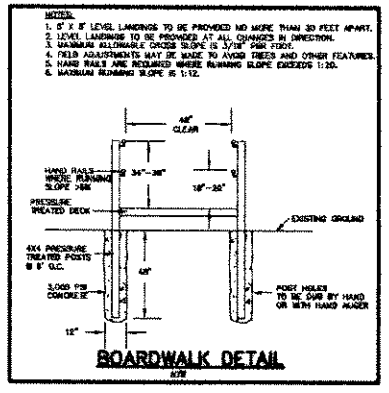


CATCH BASIN FRAME AND GRATE
NOT TO SCALE

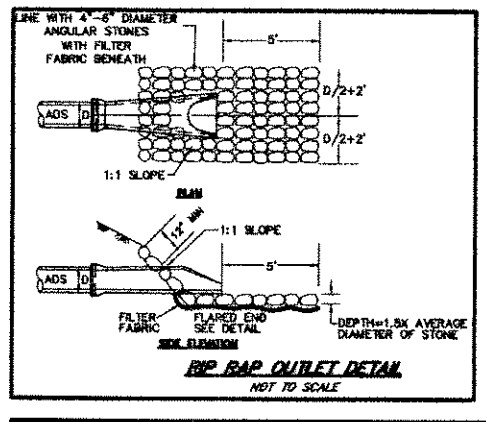




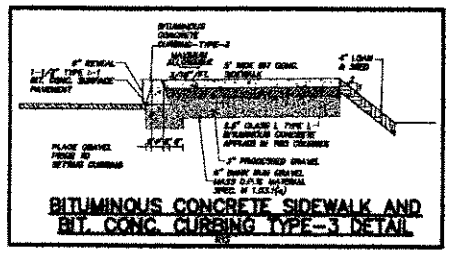
PRECAST CATCH BASIN DETAIL
NOTE TO SCALE



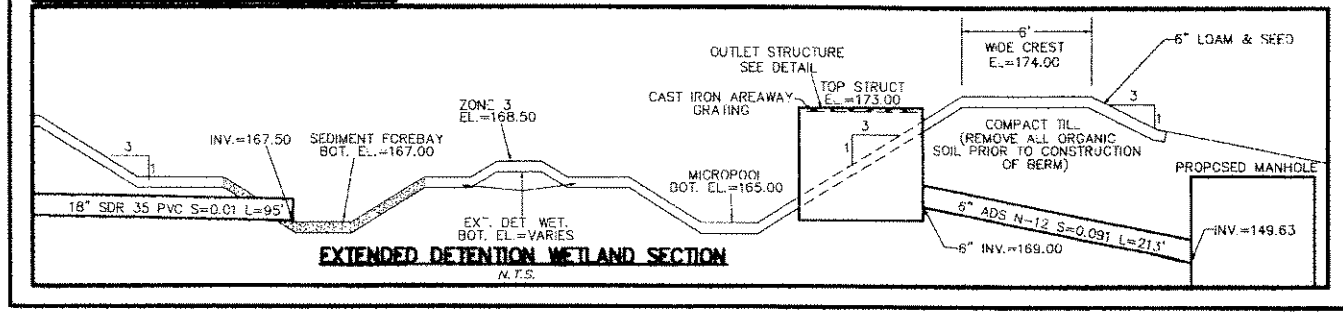
BOARDWALK DETAIL
NOTE



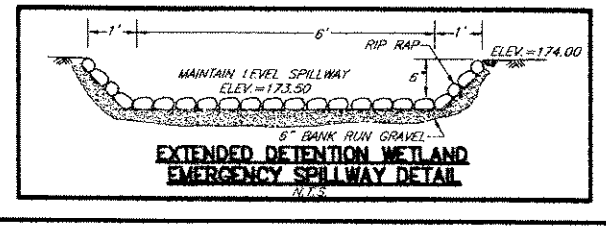
RIP RAP OUTLET DETAIL
NOT TO SCALE



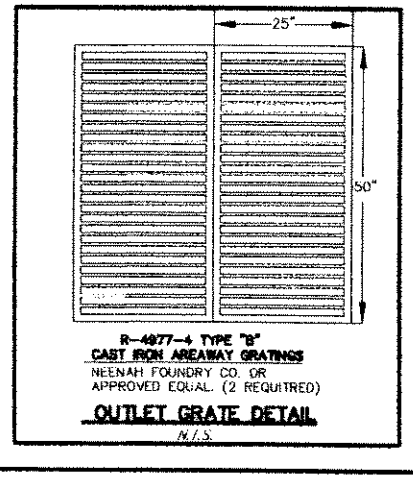
BITUMINOUS CONCRETE SIDEWALK AND BIT. CONC. CURBING TYPE-3 DETAIL
NOTE



EXTENDED DETENTION WETLAND SECTION
N.T.S.



EXTENDED DETENTION WETLAND EMERGENCY SPILLWAY DETAIL
N.T.S.



R-4977-4 TYPE "B" CAST IRON AREAWAY GRATINGS
NEENAH FOUNDRY CO. OR APPROVED EQUAL. (2 REQUIRED)

OUTLET GRATE DETAIL
N.T.S.

NOTES:

1. ZONE 1 – SIDE SLOPES SHALL NOT EXCEED A 3:1 SLOPE AND SHALL BE IMMEDIATELY LOAMED AND SEEDED. IT SHALL THEN BE PLANTED WITH THE NOTED SHRUBS.
2. ZONE 2 – TO BE PLANTED WITH APPROXIMATELY 6 RED MAPLES (ACER RUBRUM) AT SPACING OF THIRTY (30) FEET.
3. ZONE 3 – TO BE PLANTED WITH PICKERAL WEED (PONTEDERIA CORDATA), HARD-STEMMED BULLRUSH (SCIRPUS ACUTUS), AND BUR-REED (SPARGANNUM EURYCARPUN), AT A RATE OF 1 FT. TO 2 FT. ON CENTER.
4. ZONE 4 – TO BE SEEDED WITH ELOBEA (AMACHARIS CANADENSIS), COONTAIL (CERATOPHYLLUM DEMERSUM), AND DUCK'S WEED (SAGGITARIA RIGIDA), AT A RATE OF 1 BUSHELL PER 1,000 S.F.

ZONE 1 PLANT LIST

SYMBOL/BOTANICAL NAME	COMMON NAME	NO.	SIZE
S/AMELANCHIER LAEVIS	SERVICEBERRY	6	4–5' HT.
V/ILEX VERTICILLATA "WINTER RED"	WINTER RED WINTERBERRY	6	3–4' HT.
S/SALIX DISCOLOR	PUSSY WILLOW	6	2–3" HT.
V/VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	6	12–18" HT.

*SEE LANDSCAPE PLAN FOR SHRUB PLANTING PROCEDURE

EXTENDED DETENTION WETLAND LANDSCAPE PLAN
SCALE: 1" = 20'

THIS PLAN IS SUBJECT TO A SENIOR RESIDENCE SPECIAL PERMIT GRANTED BY THE BOARD WITH CONDITIONS AND LIMITATIONS, DATED _____.

APPROVED BY:
TOWN OF ACTON
PLANNING BOARD

_____
_____
_____
_____
_____
_____
DATE

ELLSWORTH VILLAGE
SENIOR RESIDENCE SPECIAL PERMIT
ACTON, MASSACHUSETTS

CONSTRUCTION DETAILS SHEET 1

FOR: ELLSWORTH VILLAGE, LLC
SCALE: 1"=40' NOVEMBER 19, 2004
REV: MARCH 1, 2005

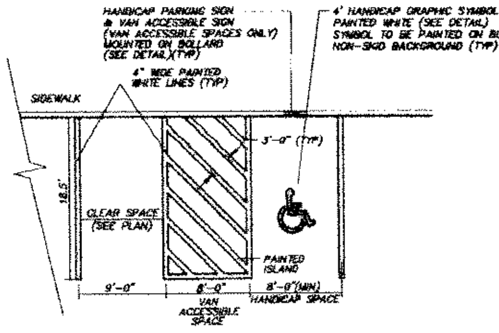
STAMSKI AND MCNARY, INC.
80 HARRIS STREET ACTON, MASS.
ENGINEERING – PLANNING – SURVEYING

0 20 40 80 120 160 FT

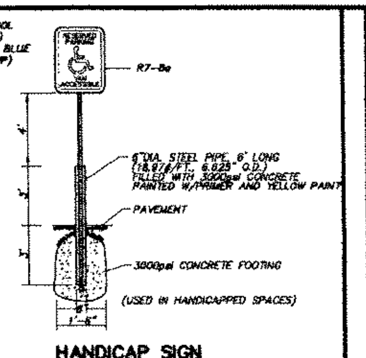
SM-2768 (2768SRSP8.DWG) SHEET 8 OF 10

JOSEPH MARCH CIVIL 40472

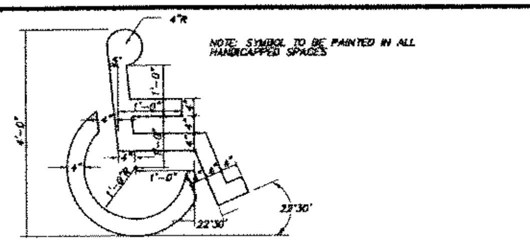
WILLIAM F. MCNARY 30753 LAND SURVEYOR



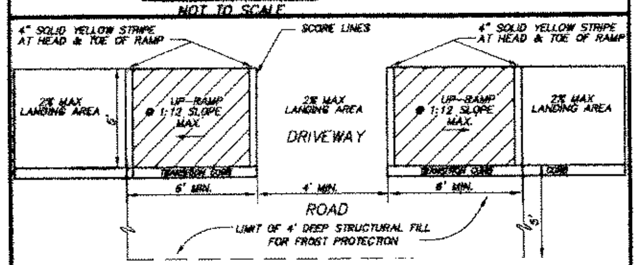
STALL STRIPING
NOT TO SCALE



HANDICAP SIGN AND BOLLARD
NOT TO SCALE

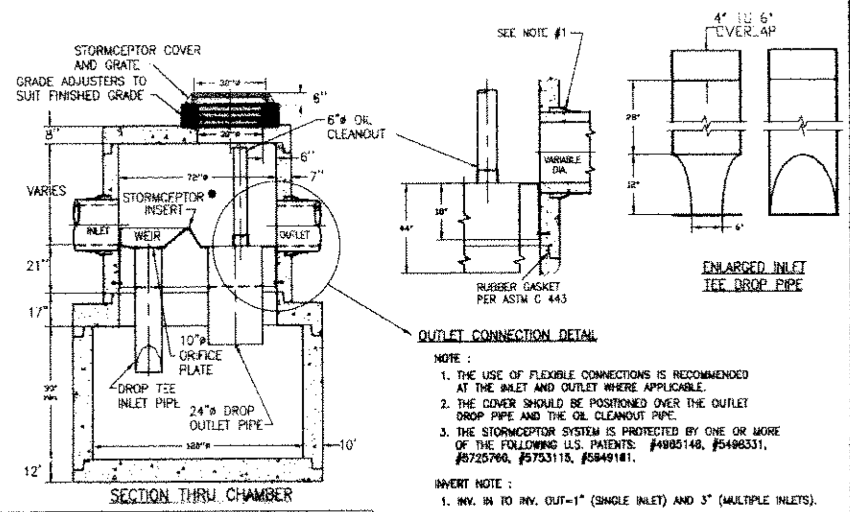


PAINTED HANDICAP SYMBOL
NOT TO SCALE



PARALLEL HANDICAP CURB CUT DETAIL
NOT TO SCALE

CSR	Hydro Conduit	DR. BY:
	STC 4800 Precast Concrete Stormceptor® (4800 US Gallon Capacity)	CK. BY:
	PROJECT	DATE:
	LOCATION	SCALE: N.T.S.
		DWG.#



SECTION THRU CHAMBER

OUTLET CONNECTION DETAIL

ENLARGED INLET TEE DROP PIPE

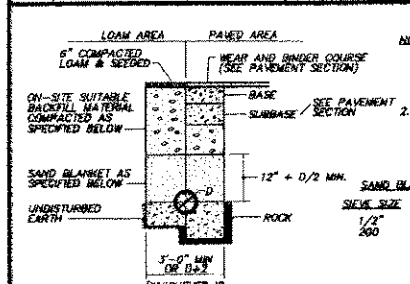
NOTE :

1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
2. THE COVER SHOULD BE POSITIONED OVER THE OUTLET DROP PIPE AND THE OIL CLEANOUT PIPE.
3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181.

INVERT NOTE :

1. INV. IN TO INV. OUT=1" (SINGLE INLET) AND 3" (MULTIPLE INLETS).

REV.	DESCRIPTION	BY	DATE



NOTES:

1. CRUSHED STONE BEDDING AS SPECIFIED BELOW FOR FULL WIDTH OF THE TRENCH UP TO SPRINGLINE OF PIPE, 6" BELOW PIPE IN EARTH AND 12" BELOW PIPE IN ROCK
2. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS BEDDING MATERIAL AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90%

SAND BLANKET & BEDDING

SIEVE SIZE	
1/2"	90 – 100
200	0 – 15

3/4" CRUSHED STONE BEDDING

SIEVE SIZE	% FINER BY WEIGHT
1"	90 – 100
3/4"	20 – 50
1/2"	0 – 20
3/8"	0 – 5
#4	

UTILITY TRENCH
NOT TO SCALE

DRAINAGE SYSTEM OPERATION AND MAINTENANCE PLAN

THE IMPLEMENTATION, INSPECTION, AND REPAIR OF THE EROSION CONTROLS IS THE RESPONSIBILITY OF THE SITE CONTRACTOR DURING CONSTRUCTION.

THE INSPECTION AND OPERATION OF THE STORM WATER MANAGEMENT SYSTEM UPON COMPLETION OF CONSTRUCTION IS THE RESPONSIBILITY OF THE OWNER.

SITE OWNER:
ELLSWORTH VILLAGE, LLC
P.O. BOX 685
ACTON, MA 01720
(OR ANY FUTURE OWNER)

PARTIES RESPONSIBLE FOR LONG TERM OPERATION/MAINTENANCE:
ELLSWORTH VILLAGE, LLC
P.O. BOX 685
ACTON, MA 01720
(OR ANY FUTURE OWNER)

SCHEDULE FOR INSPECTION AND MAINTENANCE:

DEEP SUMP AND HOODED CATCH BASINS

- THE DEEP SUMP FOR THE CATCH BASINS SHALL BE INSPECTED AND CLEANED ANNUALLY. THE CATCH BASINS HAVE A FOUR FOOT DEEP SUMP AND THE WATER LEVEL IS MAINTAINED BY THE DISCHARGE PIPE AT FOUR FEET. THE DISCHARGE PIPE IS HIDDEN FROM VIEW BY A HOODED OUTLET.
  - THE DEPTH OF THE SEDIMENT IN A BASIN SHALL NOT EXCEED A DEPTH OF 18 INCHES AS DETERMINED BY PROBING WITH A STICK. IF THE STICK HITS THE BOTTOM WITHIN 30 INCHES OF THE WATER LEVEL, MORE THAN 18 INCHES OF SEDIMENT HAS ACCUMULATED AND MUST BE REMOVED. LICENSED PERSONS SHOULD REMOVE AND DISPOSE OF THE CONTENTS OF THE SUMP IN ACCORDANCE WITH APPLICABLE REGULATIONS.

SEDIMENT FOREBAY:

- THE SEDIMENT FOREBAY SHALL BE INSPECTED AFTER EVERY MAJOR STORM EVENT FOR THE FIRST THREE MONTHS AFTER CONSTRUCTION. THE SEDIMENT FOREBAY SHALL BE INSPECTED TWICE YEARLY THEREAFTER.
- SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT FOREBAY UPON DISCOVERY OF 2 INCHES OF SEDIMENT ACCUMULATION.
- ERODED OR BARREN SPOTS SHALL BE RECOVERED WITH STONE IMMEDIATELY AFTER INSPECTION TO PREVENT EROSION AND ACCUMULATION OF SEDIMENT.
- SEDIMENT SHALL BE REMOVED FROM THE FOREBAY AS NEEDED, AT LEAST ONCE EVERY 10 YEARS. THIS PROCEDURE SHALL NOT TAKE PLACE UNTIL THE FLOOR OF THE FOREBAY IS THOROUGHLY DRY.

EXTENDED DETENTION WETLAND

- THE SEDIMENT FOREBAY SHOULD BE CLEANED OUT ONCE PER YEAR TO THE DEPTHS SPECIFIED ON THE SENIOR RESIDENCE SPECIAL PERMIT PLANS BY STAMSKI AND MCNARY, INC. DATED NOVEMBER 5, 2004.
- SEDIMENT SHALL BE REMOVED FROM THE EXTENDED DETENTION WETLAND BY HAND ONCE EVERY 10 YEARS TO THE DEPTHS SPECIFIED ON THE SENIOR RESIDENCE SPECIAL PERMIT PLANS BY STAMSKI AND MCNARY, INC. DATED NOVEMBER 5, 2004.
- DURING THE FIRST THREE YEARS AFTER CONSTRUCTION, THE EXTENDED DETENTION WETLAND SYSTEM SHALL BE INSPECTED DURING THE GROWING AND NON-GROWING SEASON TWICE PER YEAR. DATA GATHERED DURING THESE INSPECTIONS SHOULD BE RECORDED, MAPPED AND ASSESSED.
  - MARSH GRASS SPECIFIED IN MARSH ZONE 3 SHALL BE INSPECTED FOR SURVIVAL RATE. ANY BARE AREAS SHALL BE RESEEDED PRIOR TO THE END OF THE GROWING SEASON.
  - RED MAPLE SAPLINGS (ACER RUBRUM) SPECIFIED IN MARSH ZONE 2 SHALL BE INSPECTED FOR SURVIVAL RATE. ALL DEAD SAPLINGS SHALL BE REPLACED PRIOR TO THE END OF THE GROWING SEASON.
  - THE EXTENDED DETENTION WETLAND SHALL BE INSPECTED FOR AREAS OF CONCENTRATED SEDIMENT DEPOSITS. CONCENTRATED SEDIMENT DEPOSITS SHALL BE REMOVED BY HAND AND AREAS BE REPLANTED ACCORDING TO THE SENIOR RESIDENCE SPECIAL PERMIT PLANS BY STAMSKI AND MCNARY, INC. DATED NOVEMBER 5, 2004.
  - SIDESLOPES OF THE EXTENDED DETENTION WETLAND SHALL BE INSPECTED FOR EROSION. ALL ERODED AREAS SHALL RECEIVE 6" OF LOAM AND SEED ACCORDING TO THE SENIOR RESIDENCE SPECIAL PERMIT PLANS BY STAMSKI AND MCNARY, INC. DATED NOVEMBER 5, 2004.

  THE EXTENDED DETENTION WETLAND OUTLET STRUCTURE SHALL BE INSPECTED FOR OBSTRUCTIONS. ALL OBSTRUCTIONS SHALL BE REMOVED UPON INSPECTION. ALL SEDIMENT THAT HAS ACCUMULATED IN THE STRUCTURE SHALL BE REMOVED BY HAND.

STORMCEPTOR:

- INSPECTION AND MAINTENANCE OF THE IN-LINE STORMCEPTOR CAN BE PERFORMED FROM THE SURFACE, WITHOUT ENTRY INTO THE UNIT. PERFORM MAINTENANCE ONCE THE STORED VOLUME REACHES 15% OF THE STORMCEPTOR CAPACITY, OR IMMEDIATELY IN THE EVENT OF A SPILL.
- PERFORM QUARTERLY INSPECTIONS DURING THE FIRST YEAR OF INSTALLATION TO ACCURATELY ESTABLISH THE MAINTENANCE SCHEDULE.
- REMOVE OIL AND SEDIMENT THROUGH THE 24-INCH DIAMETER OUTLET RISER PIPE. ALTERNATIVELY, FLOATABLES AND HYDROCARBONS MAY BE REMOVED THROUGH THE 6-INCH OIL INSPECTION PORT.
- DISPOSAL FROM STORMCEPTOR ARE SIMILAR TO THAT OF ANY OTHER BEST MANAGEMENT PRACTICE (BMP). CONSULT LOCAL GUIDELINES OR YOUR STORMCEPTOR AREA MARKETING MANAGER PRIOR TO DISPOSING THE SEPARATOR CONTENTS.

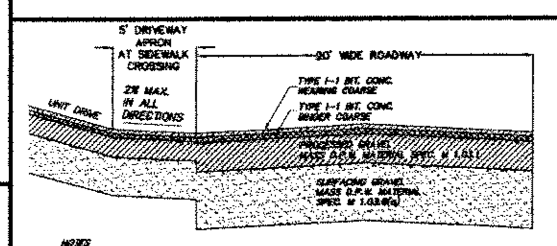
EMERGENCY CONTACTS:
IN THE EVENT OF A HAZARDOUS MATERIALS SPILL ON THE SITE THE FOLLOWING PARTIES SHALL BE CONTACTED:

FIRE DEPARTMENT: PH: 978-264-9645

DISTINCTIVE ACTON HOMES: PH: (978) 266-9751

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 ONSITE AT ALL TIMES.



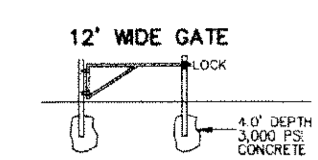
NOTES:
1. THIS DETAIL ONLY APPLIES TO DRIVEWAYS THAT HAVE SIDEWALK CROSSINGS.

DRIVEWAY APRON DETAIL
N.T.S.

EMERGENCY ACCESS GATE:

ALL MATERIALS GALVANIZED STEEL
12' WIDE ENTRANCE
TERMINAL POSTS 6" SCHEDULE 40
3" DIAMETER MINIMUM HORIZONTAL POLE GATE
WITH LOCK MECHANISM
BOX OR IOH HINGE
NO LOCKING MECHANISMS

APPLICANT TO CONTACT ACTON HIGHWAY DEPARTMENT AT TIME OF INSTALLATION TO OBTAIN SIMILAR LOCKING DEVICE AS USED IN TOWN OF ACTON PROPERTIES.



EMERGENCY ACCESS GATE DETAIL
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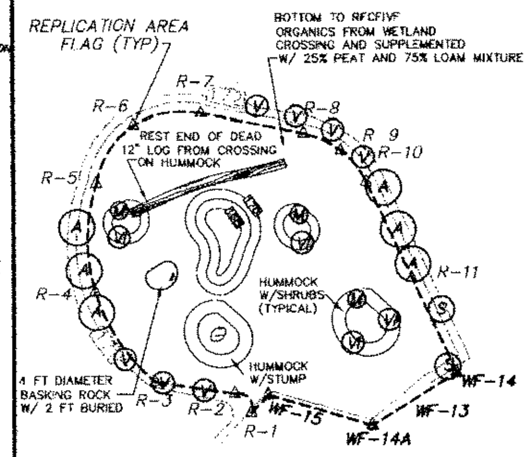
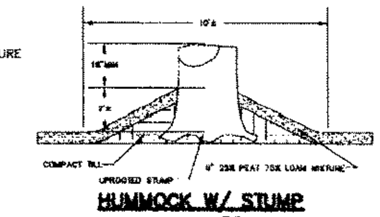


WETLAND REPLICATION PLAN
SCALE: 1"=20'

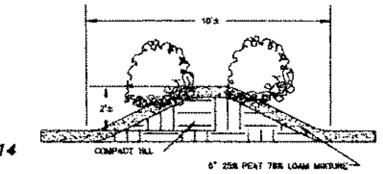
PLANT LIST

SYMBOL/BOTANICAL NAME	COMMON NAME	NO.	SIZE
SHRUBS			
A/AMELANCHIER LAEVIS	SERVICEBERRY	8	4-5' Ht
V/ILEX VERTICILLATA "WINTER RED"	WINTER RED WINTERBERRY	7	3-4' Ht
S/SALIX DISCOLOR	PUSSY WILLOW	2	2-3' Ht
M/MYRICA PENSYLVANICA	NORTHERN BAYBERRY	3	12-18" Ht
W/VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	4	12-18" Ht

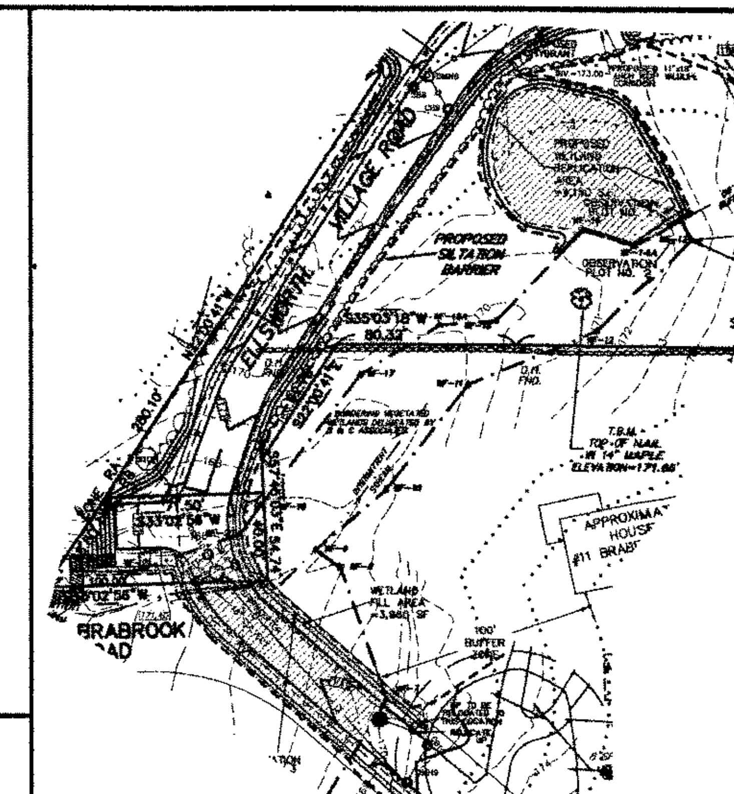
*SEE LANDSCAPE PLAN FOR SHRUB PLANTING PROCEDURE



HUMMOCK W/ STUMP
N.T.S.



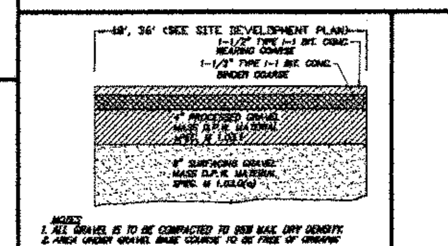
HUMMOCK W/ SHRUBS
N.T.S.



WETLAND CROSSING DETAIL
SCALE: 1" = 40'

GENERAL NOTES

1. ALL ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. BENCHMARK USED: A CHISELED SQUARE IN THE TOP OF A LEDGE OUTCROP LOCATED 176 FEET NORTH OF THE INTERSECTION OF CONCORD ROAD AND THE BOSTON AND MAINE RAILROAD AND 43 FEET EAST OF THE EAST RAIL. ELEVATION=149.81 (MASS D.P.W. - GEODETIC SURVEY - B.M. "B28").
2. 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 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 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.
3. UNLESS OTHERWISE SPECIFIED ON THESE PLANS, ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH SPECIFICATIONS OUTLINED IN THE ACTON ZONING BYLAW.
4. RIP RAP SHALL BE HARD DURABLE STONE, ANGULAR IN SHAPE AND BE GENERALLY WELL GRADED WITHIN A 25 LB. TO 125 LB. RANGE. RIP RAP SHALL BE PLACED OVER FILTER FABRIC. RIP RAP SHOWN SCHEMATICALLY AT DRAINAGE OUTFLOWS SHALL BE PLACED FOR A WIDTH EQUAL TO THE DIAMETER OF THE OUTFLOW PIPE PLUS 2' ON EITHER SIDE AND 5' LENGTH.
6. ALL LIMITS OF WORK SHALL BE LOCATED IN THE FIELD PRIOR TO CONSTRUCTION.
7. ALL STUMPS AND OTHER CONSTRUCTION DEBRIS SHALL BE PROPERLY REMOVED FROM THE SITE.
8. ANY FILL MATERIAL USED SHALL BE FREE OF HAZARDOUS MATERIALS OR WASTE.
9. 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.
10. SEWER PIPE WITHIN 10' OF THE BUILDINGS SHALL BE SCH 40 PVC. ALL OTHER SEWER PIPE SHALL BE SDR-35 PVC. ALL 6" SEWER PIPE SHALL BE LAID WITH A MINIMUM SLOPE OF 0.5% AND ALL 4" SEWER PIPE SHALL BE LAID WITH A MINIMUM SLOPE OF 1.0%.
11. THE SITE SHALL BE SERVICED BY AN ONSITE SEPTIC SYSTEM.
12. ALL DRAIN LINES SHALL BE CORRUGATED SMOOTHWALL ADS N-12 PIPE
13. THERE ARE NO PROPOSED LOCATIONS FOR UNDERGROUND STORAGE TANKS FOR FUELS OR OTHER CHEMICALS.
14. ALL TRAFFIC CONTROL SIGNS SHALL COMPLY WITH STANDARDS IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
15. SNOW SHALL NOT BE STOCKPILED IN LOCATIONS THAT BLOCK SIGHT DISTANCE FOR MOTORISTS OR PEDESTRIANS.
16. ALL PROPOSED SIDEWALKS, CURBCUTS AND RAMPS SHALL BE PROVIDED WITH A MAXIMUM OF 2% CROSS-SLOPE AND SHALL GENERALLY COMPLY WITH THE ARCHITECTURAL ACCESS BOARD REGULATIONS (CMR 521) AND THE AMERICANS WITH DISABILITIES ACT.
17. FINAL BUILDING FOOTPRINT SUBJECT TO BUILDING INSPECTOR REVIEW.
18. WATER LINES THAT CROSS SEWER LINES SHALL BE ENCASED IN CONCRETE FOR 10 FEET ON EITHER SIDE OF CROSSING.
19. THE WATER MAIN WITHIN ELLSWORTH VILLAGE ROAD SHALL BE 8" CEMENT LINED DUCTILE IRON.
20. ALL WATER PIPES, HYDRANTS, GATE VALVES AND OTHER APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE ACTON WATER SUPPLY DISTRICT REQUIREMENTS. ALL WATER MAINS SHALL BE CEMENT LINED DUCTILE IRON (CLDI) PIPE. THE PROPOSED HYDRANTS SHALL BE INSTALLED WITH ANCHOR TEES AND VALVES.
21. THE BINDER COURSE OF PAVEMENT SHALL BE EXPOSED TO ONE WINTER SEASON (NOVEMBER 15 - APRIL 30) PRIOR TO THE APPLICATION OF THE WEARING COURSE.
22. NO PAVING SHALL OCCUR AFTER NOVEMBER 15 OF ANY YEAR.
23. ALL STOP SIGNS SHALL BE SEATED IN CONCRETE.



NOTES:
1. ALL GRAVEL IS TO BE COMPACTED TO 95% MAX. DRY DENSITY.
2. AREA UNDER GRAVEL BASE COURSE TO BE FREE OF ORGANIC MATERIAL, TRASH, ETC. FILL WHERE REQUIRED SHALL CONFORM TO MASS. D.P.W. I.03.0 6" MAX. STONE.

DRIVEWAY DETAIL
NOT TO SCALE

CONSTRUCTION SEQUENCE FOR WETLAND CROSSING

1. INSTALL SILTATION BARRIER PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION AT ALL LOCATIONS SHOWN ON THE PLAN. SET SILTATION BARRIER LINES IN THE LOCATIONS STAKED BY THE DESIGN ENGINEER.
2. NOTIFY CONSERVATION COMMISSION FORTY-EIGHT HOURS (48) HOURS PRIOR TO STARTING DATE OF CONSTRUCTION.
3. CLEAR AND GRUB AREA WITHIN WETLANDS CROSSING AND DESIGNATED AREA FOR WETLANDS REPLICATION.
4. EXCAVATE MATERIAL WITHIN WETLANDS REPLICATION AREA TO ONE (1) FOOT BELOW GRADES SHOWN ON PLAN. STOCKPILE EXCAVATED MATERIAL OUTSIDE OF THE BUFFER ZONE.
5. STRIP ORGANIC MATERIAL FROM AREA WITHIN WETLANDS CROSSING AND SPREAD EXCAVATED ORGANIC MATERIAL OVER WETLANDS REPLICATION AREA TO THE GRADES SHOWN ON THE PLAN. COMPLETE WETLAND REPLICATION AREA IN COMPLIANCE WITH "PROCEDURES FOR CONSTRUCTION OF WETLAND REPLICATION AREA".
6. INSTALL RET-WALLS & CULVERT.
7. PLACE AND COMPACT GRAVEL FILL FOR ELLSWORTH VILLAGE ROAD WITHIN WETLAND CROSSING TO THE GRADES SHOWN ON THE PLAN.
8. STABILIZE SLOPES IN WETLAND FILL AREA WITH 6" OF LOAM AND HYDROSEEDING.
9. INSTALL PROPOSED UNDERGROUND UTILITIES.
10. INSTALL ROADWAY SURFACE TO THE WIDTH SHOWN ON THE PLAN.
11. LOAM AND SEED ALL DISTURBED SURFACES WHICH HAVE NOT BEEN STABILIZED.
12. REMOVE SILTATION BARRIERS AFTER ALL VEGETATION IS ESTABLISHED AND THE APPROVING AUTHORITY HAS ISSUED A CERTIFICATE OF COMPLIANCE.

PROCEDURE FOR CONSTRUCTION OF WETLAND REPLICATION AREA

1. INSTALL AND MAINTAIN SILTATION BARRIERS ON THE EDGE OF THE EXISTING WETLAND ADJACENT TO PROPOSED REPLICATION AREA AND ADJACENT TO THE PROPOSED ROADWAY CROSSING OF WETLAND.
2. EXCAVATE AND GRADE THE REPLICATION AREA TO A DEPTH OF APPROXIMATELY ONE FOOT BELOW THE GRADES SHOWN ON THE REPLICATION AREA PLAN.
3. EXCAVATION OF WETLAND AREA TO BE DISTURBED BY ROADWAY CONSTRUCTION SHALL OCCUR AFTER THE REPLICATION WETLAND HAS BEEN EXCAVATED TO SUBGRADE. THE TOPSOIL OR PEAT FROM THE FILL AREA SHALL BE TRANSFERRED DIRECTLY TO THE REPLICATION AREA. DO NOT REMOVE VEGETATION, SHRUBS, ROOTBALLS OR SMALL TREE STUMPS. TRIM VEGETATION TO MAKE IT WORKABLE. PLACE ALL ROOT CLUSTERS IN REPLICATION AREA. STOCKPILING OF MATERIAL SHALL BE ALLOWED ONLY TEMPORARILY. ADDITIONAL FILL REQUIRED TO BRING REPLICATION AREA TO GRADE SHALL BE COMPOSED OF A 25% PEAT AND 75% LOAM MIXTURE.
4. THE REPLICATION AREA SHOULD BE GRADED TO BE LEVEL WITH THE ADJACENT NATURAL WETLAND. HAND LEVELING AND RAKING SHALL BE USED TO AVOID SOIL COMPACTION. ANY POTHOLES OR DEPRESSIONS SHOULD BE FILLED TO AVOID STAGNANT PUDDLES. ANY BERMS RESULTING BETWEEN THE CREATED AND NATURAL WETLANDS SHOULD BE REMOVED TO ALLOW UNRESTRICTED HYDRAULIC CONNECTION.
5. SIDE SLOPES AT THE REPLICATION AREA SHALL NOT EXCEED A 2:1 SLOPE AND SHALL IMMEDIATELY BE LOAMED AND SEEDED. HUMMOCKS, ROCKS, LOGS, STUMPS, MICROPOOL AND PLANTINGS SHALL THEN BE INSTALLED IN ACCORDANCE WITH THE WETLAND REPLICATION PLAN.
6. AFTER THE REPLICATION AREA HAS BEEN CONSTRUCTED, STAKED HAYBALES SHALL BE PLACED BETWEEN THE REPLICATION AREA AND ANY DISTURBED UPLAND AREAS TO PREVENT SILTATION OF THE REPLICATION AREA.
7. IF AFTER ONE GROWING SEASON, WETLAND VEGETATION HAS NOT BECOME ESTABLISHED ON THE REPLICATION AREA FLOOR BY NATURAL COLONIZATION, A WETLANDS REPLICATION AREA PLANTING PLAN SHALL BE CARRIED OUT UNDER THE SUPERVISION OF THE ACTON CONSERVATION COMMISSION CONSISTING OF THE FOLLOWING :
   A) A 25% PEAT AND 75% LOAM MIXTURE SHALL BE HAND SPREAD THROUGHOUT REPLICATION AREAS TO A 6" THICKNESS.
   B) REPLICATION AREA SHALL THEN BE PLANTED WITH AN EQUAL DISTRIBUTION OF RED MAPLE SAPLINGS, HIGH BUSH BLUEBERRY, SWEET PEPPERBUSH AND CINNAMON FERN, SET AT 5' RANDOM SPACING.
   C) REPLICATION AREA SHALL THEN BE SEEDED WITH A HYDROPHILIC GRASS MIXTURE OF REDTOP, BLUEJOINT AND SWITCHGRASS, AT A RATE OF 1LB. PER 1000 S.F.
8. THE REPLICATION AREA (EITHER VEGETATED NATURALLY OR WITH COMMERCIALLY PURCHASED SUPPLEMENTS) SHOULD BE INSPECTED AT THE END OF THE FIRST AND SECOND GROWING SEASONS. REPLANTING AND REPAIRS SHOULD BE SCHEDULED AS NEEDED TO PROVIDE ADEQUATE COVER.

THIS PLAN IS SUBJECT TO A SENIOR RESIDENCE SPECIAL PERMIT GRANTED BY THE BOARD WITH CONDITIONS AND LIMITATIONS, DATED ____________.

APPROVED BY:
TOWN OF ACTON
PLANNING BOARD

DATE

ELLSWORTH VILLAGE
SENIOR RESIDENCE SPECIAL PERMIT
ACTON, MASSACHUSETTS

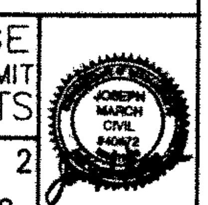
CONSTRUCTION DETAILS SHEET 2

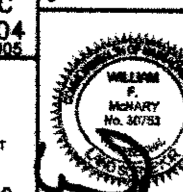
FOR: ELLSWORTH VILLAGE, LLC
SCALE: 1"=40' NOVEMBER 19, 2004
REV. MARCH 1, 2005

STAMSKI AND MCNARY, INC.
80 HARRIS STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160 FT

SM-2768 (2768SRSPB.DWG) SHEET 7 OF 10

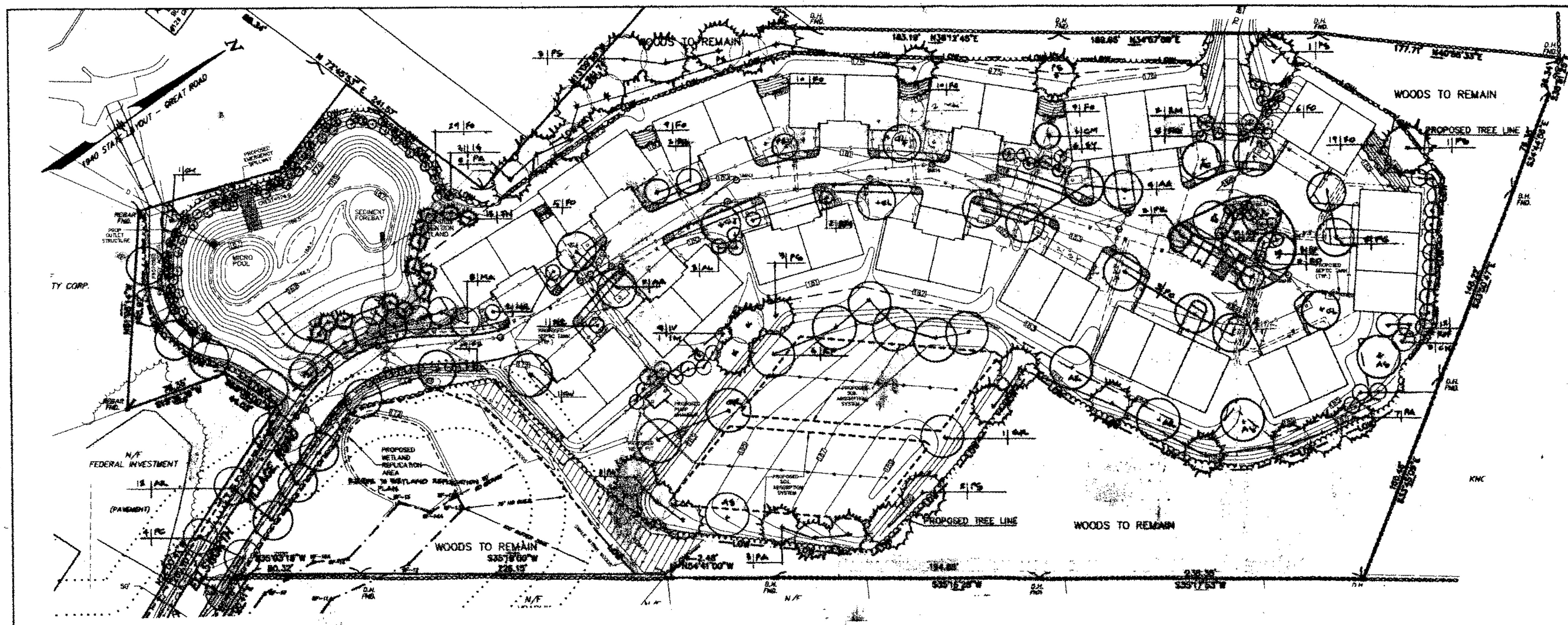




THIS PLAN IS SUBJECT TO A SENIOR RESIDENCE SPECIAL PERMIT GRANTED BY THE BOARD WITH CONDITIONS AND LIMITATIONS, DATED ________

APPROVED BY:
TOWN OF ACTON
PLANNING BOARD

DATE



GENERAL NOTES:

1. SEE GRADING PLAN AND UTILITIES PLAN. LOCATE ALL DRAINPIPES AND TANKS PRIOR TO GRADING AND PLANTING. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY BREAKS OR DISTURBANCES OF THESE SYSTEMS CAUSED BY HIS/HER WORK.

2. THE LANDSCAPE CONTRACTOR SHALL TAKE SOIL TESTS THROUGHOUT THE SITE WHERE NEW PLANTINGS WILL OCCUR. AT A MINIMUM HE/SHE SHALL GRUB SITE AND AMEND WITH NECESSARY ORGANIC MATERIAL TO BRING SOIL TO LEVELS REQUIRED TO SUSTAIN THE PLANTINGS SHOWN ON THE PLAN.

3. GRADING: LANDSCAPE CONTRACTOR SHALL GRADE SITE FOR POSITIVE DRAINAGE. ACCEPTANCE OF GRADING IS REQUIRED BEFORE PLANTING CAN BEGIN.

4. SLOPES SHALL BE STABILIZED WITH A VARIETY OF SHRUBS AND A SEED MIX DESIGNED ESPECIALLY FOR SLOPE STABILIZATION.

5. ALL WORK WITHIN THE ROOT ZONE OF EXISTING TREES TO BE PRESERVED SHALL BE CARRIED OUT UNDER THE DIRECTION AND SUPERVISION OF A CERTIFIED ARBORIST.

6. LANDSCAPE CONTRACTOR SHALL FOLLOW TOWN OF ACTON & STATE OF MA STANDARD SPECIFICATIONS FOR ALL WORK IN THIS PROJECT.

7. LANDSCAPE CONTRACTOR SHALL MEET WITH ALL APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION TO MAKE HIM/HERSELF AWARE OF ALL UTILITIES AND OTHER CONDITIONS AFFECTED BY THIS WORK. LANDSCAPE CONTRACTOR SHALL COORDINATE DIG SAFE AND BE RESPONSIBLE FOR ANY NECESSARY PERMITTING & INSURANCE FOR THIS PROJECT.

8. THIS LANDSCAPE PLAN IS FOR DESIGN INTENT ONLY. LANDSCAPE CONTRACTOR MAY SCALE FROM THE DRAWING, HOWEVER FINAL PLANT LAYOUTSHALL BE WORKED OUT ON SITE WITH LANDSCAPE ARCHITECT (L.A.)

PLANTING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING PLAN SHOWN ON THE DRAWINGS.

2. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

3. ALL PLANTS SHALL BE BALLED IN BURLAP UNLESS SPECIFIED OTHERWISE. NO ROOT BOUND CONTAINER STOCK WILL BE ACCEPTED. ALL PLASTIC ROOT WRAPPING AND METAL WIRE BASKETS SHALL BE REMOVED AT THE TIME OF PLANTING, EXCEPT THAT WIRE WHICH IS DIRECTLY UNDER THE ROOT BALL.

4. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO ORIGINAL GRADE BEFORE DIGGING.

5. THE LANDSCAPE CONTRACTOR SHALL BLEND THE NEW EARTHWORK SMOOTHLY WITH EXISTING CONTOURS.

6. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE REQUIRED LOAM/PLANTING MIX.

7. THIS LANDSCAPING PLAN IS FOR DESIGN INTENT ONLY. LANDSCAPE CONTRACTOR MAY SCALE FROM THE DRAWING; HOWEVER, FINAL PLANT LAYOUT SHALL BE WORKED OUT ON SITE WITH LANDSCAPE ARCHITECT (L.A.). LANDSCAPE CONTRACTOR SHALL SET OUT PLANTS ON GRADE GENERALLY AS SHOWN ON THE PLAN FOR APPROVAL BY L.A. L.A. MAY DIRECT LANDSCAPE CONTRACTOR TO RELOCATE PLANTS UNTIL DESIGN INTENT IS ACCOMPLISHED AS DETERMINED BY L.A.

8. CARE SHALL BE TAKEN NOT TO DISTURB EXISTING PLANT MATERIALS. WHEN DIGGING NEAR THE BASE OF EXISTING MATERIALS, NO ROOTS SHALL BE DISTURBED. USE ONLY HAND TOOLS FOR EXCAVATION WORK. ANY PLANT INJURED OR DESTROYED SHALL BE REPLACED WITH A PLANT OF EQUAL OR GREATER SIZE AT THE LANDSCAPE CONTRACTORS EXPENSE.

9. LANDSCAPE CONTRACTOR SHALL WATER THE PLANTS THOROUGHLY AT THE TIME OF PLANTING AND TWICE DURING THE FIRST 24 HOURS AFTER PLANTING. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE PLANTS UNTIL FROST FOLLOWING INSTALLATION, UNLESS ANOTHER ARRANGEMENT IS MADE WITH THE OWNERS APPROVAL.

10. THE LANDSCAPE CONTRACTOR SHALL FERTILIZE NEW PLANTS WITH 10-10-10 FERTILIZER ACCORDING TO MANUFACTURER'S INSTRUCTIONS, ONLY AFTER DISCUSSIONS WITH THE LANDSCAPE ARCHITECT.

11. PRUNING: LIGHTLY PRUNE ALL WOODY PLANTS ONLY IF DIRECTED BY L.A.. A PERSON QUALIFIED AND EXPERIENCED IN THIS WORK SHALL DO THE PRUNING. DO NOT REMOVE ALL TERMINAL BUDS. ALL TREES SHALL HAVE A SINGLE LEADER UNLESS SPECIFIED BY THE LANDSCAPE ARCHITECT. TREE LEADERS SHALL NOT BE PRUNED BY THE LANDSCAPE CONTRACTOR OR THE NURSERY/GROWER. LANDSCAPE ARCHITECT RETAINS THE RIGHT TO REJECT ANY TREES WITH PRUNED LEADERS AND THE LANDSCAPE CONTRACTOR SHALL REPLACE SUCH MATERIAL AT HIS/HER OWN EXPENSE.

12. ALL PLANTS SHALL BE SPRAYED WITH AN ANTI-DESSICANT WITHIN 24 HOURS AFTER PLANTING, AND AGAIN THE FIRST WEEK OF NOVEMBER THE FIRST FALL AFTER PLANTING.

13. MULCH: TWO TO THREE INCHES OF VERY DARK BROWN SHREDDED PINE BARK MULCH SHALL BE SPREAD THROUGHOUT ALL PLANTING BEDS. KEEP MULCH AWAY FROM TREE TRUNKS. SUBMIT SAMPLE OF MULCH TO LANDSCAPE ARCHITECT FOR APPROVAL.

14. ALL PLANTING BEDS SHALL BE CLEARLY AND SHARPLY EDGED.

15. ALL PLANTS SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF PLANTING BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL REPLACE, AT HIS/HER EXPENSE, ANY DEAD OR DISEASED PLANTS, OR ANY PLANT MATERIAL DEEMED BY THE LANDSCAPE ARCHITECT TO BE IN POOR CONDITION.

16. PLANTING MANAGEMENT MANUAL, IF REQUIRED, SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR AT COMPLETION OF THE PROJECT.

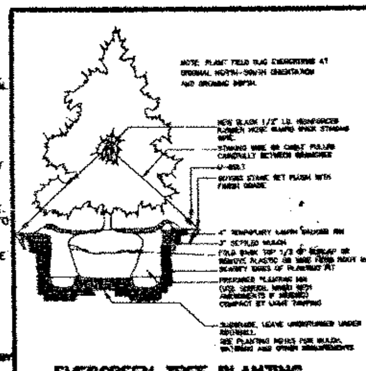
UTILITY NOTE:

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 INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELE. NO. 1-888-344-7233.

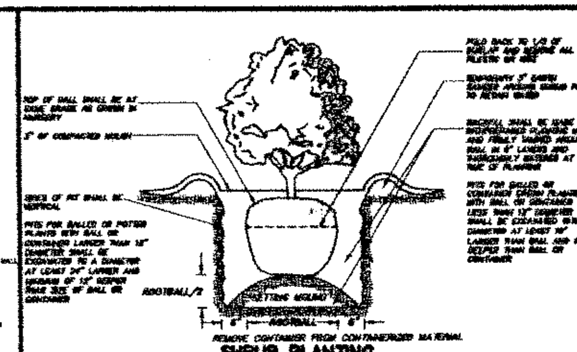
PLANT LIST

Symbol/Botanical Name	Common Name	No.	Size	Remarks
Deciduous Trees				
AA/Acer rubrum 'Autumn Blaze'	Autumn Blaze Red Maple	6	2-2.5"C	Matching, single trunk
AR/Acer rubrum 'October Glory'	October Glory Red Maple	4	2-2.5"C	Matching, single trunk
AS/Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	3	1.5-2"C	
BP/Betula nigra 'Heritage'	Heritage River Birch (Clump)	3	6-8'Ht (Clump)	
CJ/Cercidiphyllum japonica	Katsura Tree	2	6-8'Ht	
CL/Cladrastus lutea	Yellowwood	3	1.5-2"	
MA/Malus 'Snowdrift'	Snowdrift Crabapple	8	2-2.5"C	
PC/Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	11	2-2.5"C	Matching, 1" branches @ 5'Ht, min.
QR/Quercus rubra	Red Oak	3	2-2.5"C	Fall hazard/plant in spring only
PR/Prunus cerisefera 'Thundercloud'	Thundercloud Flowering Cherry	3	1.5-2"C	
PS/Prunus cerisefera subhirtella	Autumn Higan Cherry	2	1.5-2"C	
RP/Robinia pseudoacacia	Black Locust	6	5-6'Ht	
Coniferous Trees				
PA/Picea abies	Norway Spruce	21	7-8'Ht	
PS/Pinus strobus	White Pine	11	7-8'Ht	
TN/Thuja nigra	Dark American Arborvitae	13	6-7'Ht	

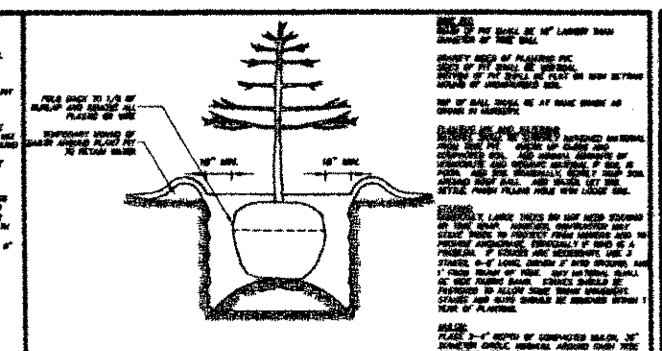
Symbol/Botanical Name	Common Name	No.	Size	Remarks
Shrubs				
AL/Alemanchier alnifolia 'Regent'	Regent Serviceberry	3	3-3.5'Ht	
CM/Cornus mas	Cornelian Cherry	5	4-5'Ht	
FS/Forsythia x intermedia 'Lynwood Gold'	Lynnwood Gold Forsythia	19	3-4'Ht	CG acceptable
FO/Forsythia 'Arnold Dwarf'	Arnold Dwarf Forsythia	97	3-4'Ht	CG acceptable
FG/Fothergilla gardenii	Dwarf Fothergilla	5	2 Gal	Matching
HR/Hibiscus syriacus 'Redheart'	Redheart Rose of Sharon	3	4-5'Ht	
IC/Ilex glabra 'Shamrock'	Shamrock Inkberry	31	2-2.5'Ht	Full
IM/Ilex verticillata 'Jim Dandy'	Dwarf Male Winterberry	1	18-24"Ht	CG acceptable
IV/Ilex verticillata 'Sparkleberry'	Sparkleberry Winterberry	9	3-4'Ht	CG acceptable
RM/Rhododendron maximum	Rosebay Rhododendron	18	3-3.5'Ht	
RO/Rhododendron 'Olga Mezzit'	Olga Mezzit Rhododendron	10	2.5-3'Ht	
Sy/Syringa vulgaris	Common Purple Lilac	6	4-5'Ht	
Grass Seed Mixes by New England Wetland Plants, Inc. (Phone: 413-548-8000) Follow supplier's recommendations for rates, time & method of application				
SLOPES: Slope stabilizing seed mix-	NE Roadside Matrix Upland Seed Mix	Spring & Summer seeding only		



EVERGREEN TREE PLANTING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE
BALLED AND BURLAPPED OR CONTAINER GROWN PLANTS



DECIDUOUS TREE PLANTING
NOT TO SCALE

ELLSWORTH VILLAGE

SENIOR RESIDENCE SPECIAL PERMIT
ACTON, MASSACHUSETTS

LANDSCAPE PLAN

FOR: ELLSWORTH VILLAGE, LLC
SCALE: 1"=40' NOVEMBER 19, 2004
REV: MARCH 1, 2005

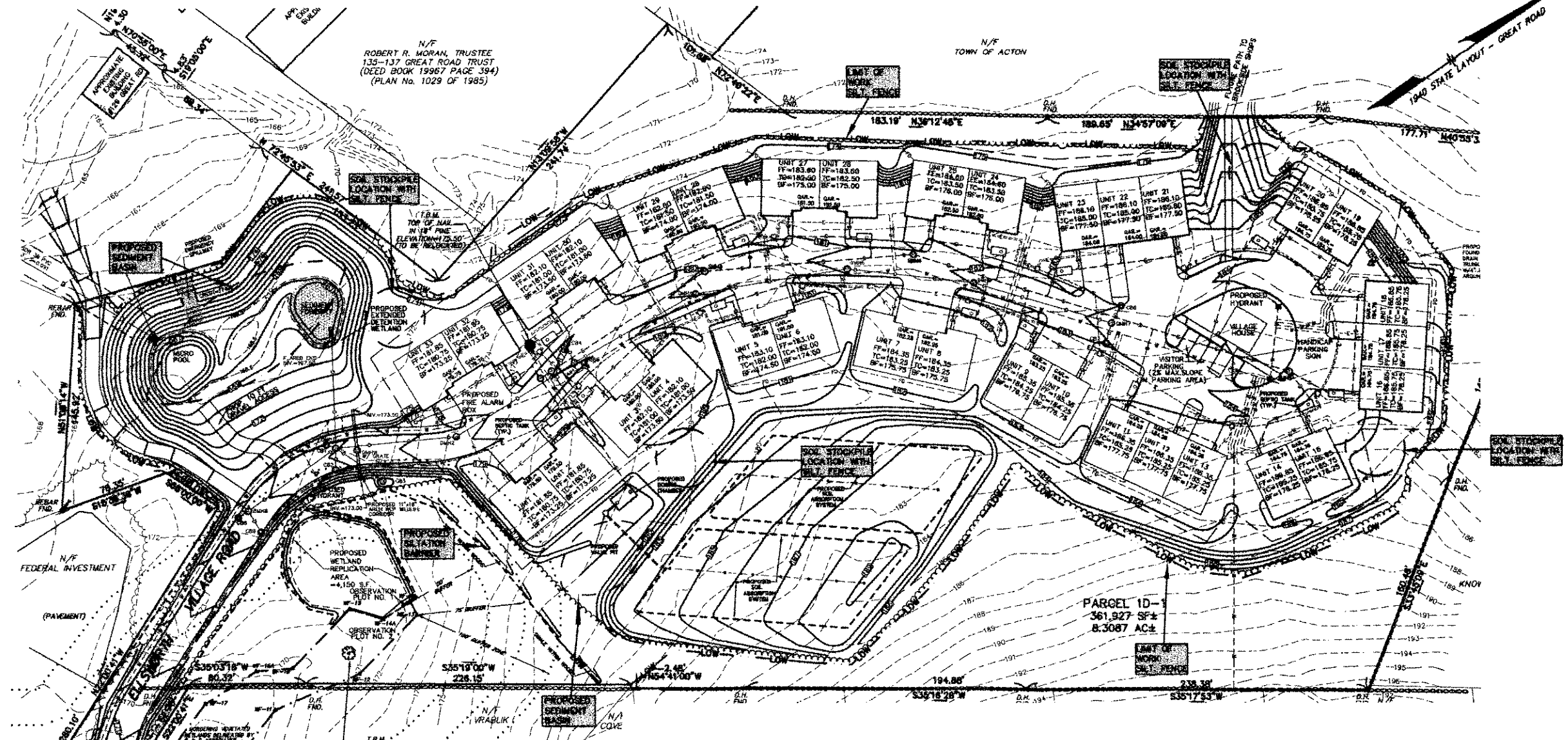
KIM AHERN LANDSCAPE ARCHITECTS
40 FOSTER STREET - LITTLETON, MASSACHUSETTS
PHONE: (978) 486-0040

STAMSKI AND MCNARY, INC.
80 HARRIS STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160 FT

SM-2768 (2768LANDB.DWG) SHEET 8 OF 10

KIM AHERN NO. 7__ REGISTERED LANDSCAPE ARCHITECT MASSACHUSETTS


N/F
ROBERT R. MORAN, TRUSTEE
135-137 GREAT ROAD TRUST
(DEED BOOK 19967 PAGE 394)
(PLAN No. 1029 OF 1985)
N/F
TOWN OF ACTON
1940 STATE LAYOUT - GREAT ROAD
LIMIT OF WORK SILT FENCE
SOIL STOCKPILE LOCATION WITH SILT FENCE
PROPOSED SEDIMENT BASIN
PROPOSED EXTENDED DETENTION WETLAND
PROPOSED HYDRANT
HANDICAP PARKING SIGN
PROPOSED 4-TIRE ALARM BOX
PROPOSED SILTATION BARRIER
PROPOSED WETLAND REPLICATION AREA
OBSERVATION PLOT NO. 1
OBSERVATION PLOT NO. 2
OBSERVATION PLOT NO. 3
PROPOSED SEDIMENT BASIN
N/F
FEDERAL INVESTMENT
(PAVEMENT)
VILLAGE ROAD
ELLSWORTH
BRABROOK ROAD
N/F
VRABLIK
N/F
COVE
APPROXIMATE HOUSE #11 BRABROOK RD
WETLAND FILL AREA 3,065 SF
120' BUFFER ZONE
APPROX. SDS LEACHING AREA
PROPOSED STAINED CONCRETE DRIVEWAY
STABILIZED CONSTR. ENTRANCE
EXISTING CATCH BASIN
BORDERING VEGETATED WETLAND
OBSERVATION PLOT NO. 3
EXISTING INV=168.18±
8" SPRUCE
18" MAPLE
16" POPLAR
EXISTING STRUCTURE TO BE DEMOLISHED
PROVIDE 6" LOAM GRADE TO DRAIN
PROPOSED EDGE OF PAVEMENT
T.B.M. TOP OF NAIL IN 14" MAPLE ELEVATION=171.66'
T.B.M. TOP OF NAIL IN 18" PINE ELEVATION=174.50' (TO BE RELOCATED)
APPROXIMATE CENTERLINE OF EXISTING DRIVEWAY TO BE ABANDONED
APPROXIMATE LIMIT OF EXISTING GRAVEL
PARCEL 1D-1
361,927 SF±
8.3087 AC±
N36°12'48"E 183.19'
N34°57'09"E 189.65'
N40°59'33"E 177.71'
N13°06'52"W 244.14'
N76°46'57"E 249.57'
N15°08'14"W 1845.82'
S61°08'14"E 100.00'
S35°03'18"W 80.32'
S35°19'02"W 228.15'
S35°16'28"W 194.86'
S35°17'53"W 238.38'
N54°41'06"W 2.45'
N36°58'10"W 46.34'
S15°01'50"W 46.34'
S33°01'50"W 46.34'
S15°01'50"W 100.00'
S61°08'14"E 100.00'
UNIT 1 FF=183.10 TC=182.00 BF=174.50
UNIT 2 FF=183.10 TC=182.00 BF=174.50
UNIT 3 FF=183.10 TC=182.00 BF=174.50
UNIT 4 FF=182.90 TC=181.80 BF=173.90
UNIT 5 FF=183.10 TC=182.00 BF=174.50
UNIT 6 FF=183.10 TC=182.00 BF=174.50
UNIT 7 FF=184.35 TC=183.25 BF=175.75
UNIT 8 FF=184.35 TC=183.25 BF=175.75
UNIT 9 FF=184.35 TC=183.25 BF=175.75
UNIT 10 FF=184.35 TC=183.25 BF=175.75
UNIT 11 FF=184.35 TC=183.25 BF=175.75
UNIT 12 FF=184.35 TC=183.25 BF=175.75
UNIT 13 FF=184.35 TC=183.25 BF=175.75
UNIT 14 FF=186.85 TC=185.75 BF=178.25
UNIT 15 FF=186.85 TC=185.75 BF=178.25
UNIT 16 FF=186.85 TC=185.75 BF=178.25
UNIT 17 FF=186.85 TC=185.75 BF=178.25
UNIT 18 FF=186.85 TC=185.75 BF=178.25
UNIT 19 FF=186.85 TC=185.75 BF=178.25
UNIT 20 FF=182.10 TC=181.00 BF=173.40
UNIT 21 FF=186.10 TC=185.00 BF=177.50
UNIT 22 FF=186.10 TC=185.00 BF=177.50
UNIT 23 FF=186.10 TC=185.00 BF=177.50
UNIT 24 FF=184.60 TC=183.50 BF=176.00
UNIT 25 FF=184.60 TC=183.50 BF=176.00
UNIT 26 FF=183.60 TC=182.50 BF=175.00
UNIT 27 FF=183.60 TC=182.50 BF=175.00
UNIT 28 FF=183.60 TC=182.50 BF=175.00
UNIT 29 FF=182.60 TC=181.50 BF=174.00
UNIT 30 FF=182.60 TC=181.50 BF=174.00
UNIT 31 FF=182.10 TC=181.00 BF=173.40
UNIT 32 FF=181.85 TC=180.75 BF=173.25
UNIT 33 FF=181.85 TC=180.75 BF=173.25
UNIT 34 FF=181.85 TC=180.75 BF=173.25
UNIT 35 FF=181.85 TC=180.75 BF=173.25
UNIT 36 FF=182.10 TC=181.00 BF=173.40
UNIT 37 FF=182.10 TC=181.00 BF=173.40
UNIT 38 FF=182.10 TC=181.00 BF=173.40
UNIT 39 FF=182.10 TC=181.00 BF=173.40
UNIT 40 FF=182.10 TC=181.00 BF=173.40
UNIT 41 FF=182.10 TC=181.00 BF=173.40
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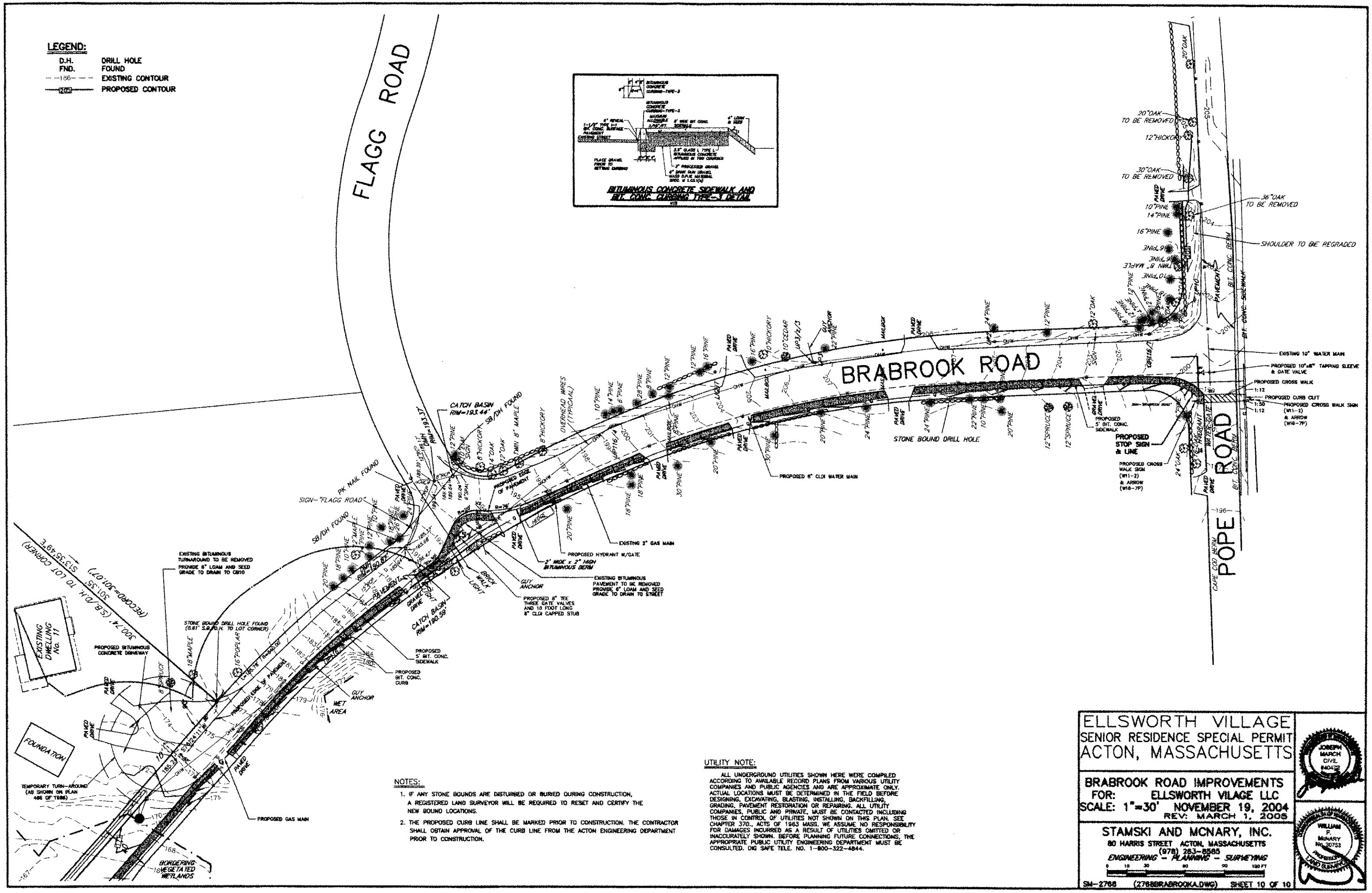
UNIT 43 FF=182.10 TC=181.00 BF=173.40
UNIT



NOTES:

1. IF ANY STONE BOUNDS ARE DISTURBED OR BURIED DURING CONSTRUCTION, A REGISTERED LAND SURVEYOR WILL BE REQUIRED TO RESET AND CERTIFY THE NEW BOUND LOCATIONS.
2. THE PROPOSED CURB LINE SHALL BE MARKED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN APPROVAL OF THE CURB LINE FROM THE ACTON ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

UTILITY NOTE:

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ELLSWORTH VILLAGE
SENIOR RESIDENCE SPECIAL PERMIT
ACTON, MASSACHUSETTS

BRABROOK ROAD IMPROVEMENTS
FOR: ELLSWORTH VILAGE LLC
SCALE: 1"=30' NOVEMBER 19, 2004
REV: MARCH 1, 2005

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