

SITE PLAN FOR ACTON MANAGEMENT, INC. 267 GREAT ROAD ACTON, MASSACHUSETTS

DATE: JUNE 27, 2014
 REVISED: OCTOBER 10, 2014 REVISED: NOVEMBER 3, 2014
 REVISED: OCTOBER 16, 2015
 REVISED: FEBRUARY 3, 2016

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- SHEET 1 TITLE SHEET
- SHEET 2 EXISTING CONDITIONS PLAN
- SHEET 3 GRADING & DRAINAGE PLAN
- SHEET 4 LAYOUT PLAN
- SHEET 5-6 CONSTRUCTION DETAILS



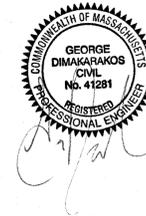
LOCUS PLAN

RECORD OWNER:
SPS-ACTON, LLC

ZONING DISTRICT:
LIMITED BUSINESS
GROUNDWATER PROTECTION DISTRICTS
ZONES 2 AND 3

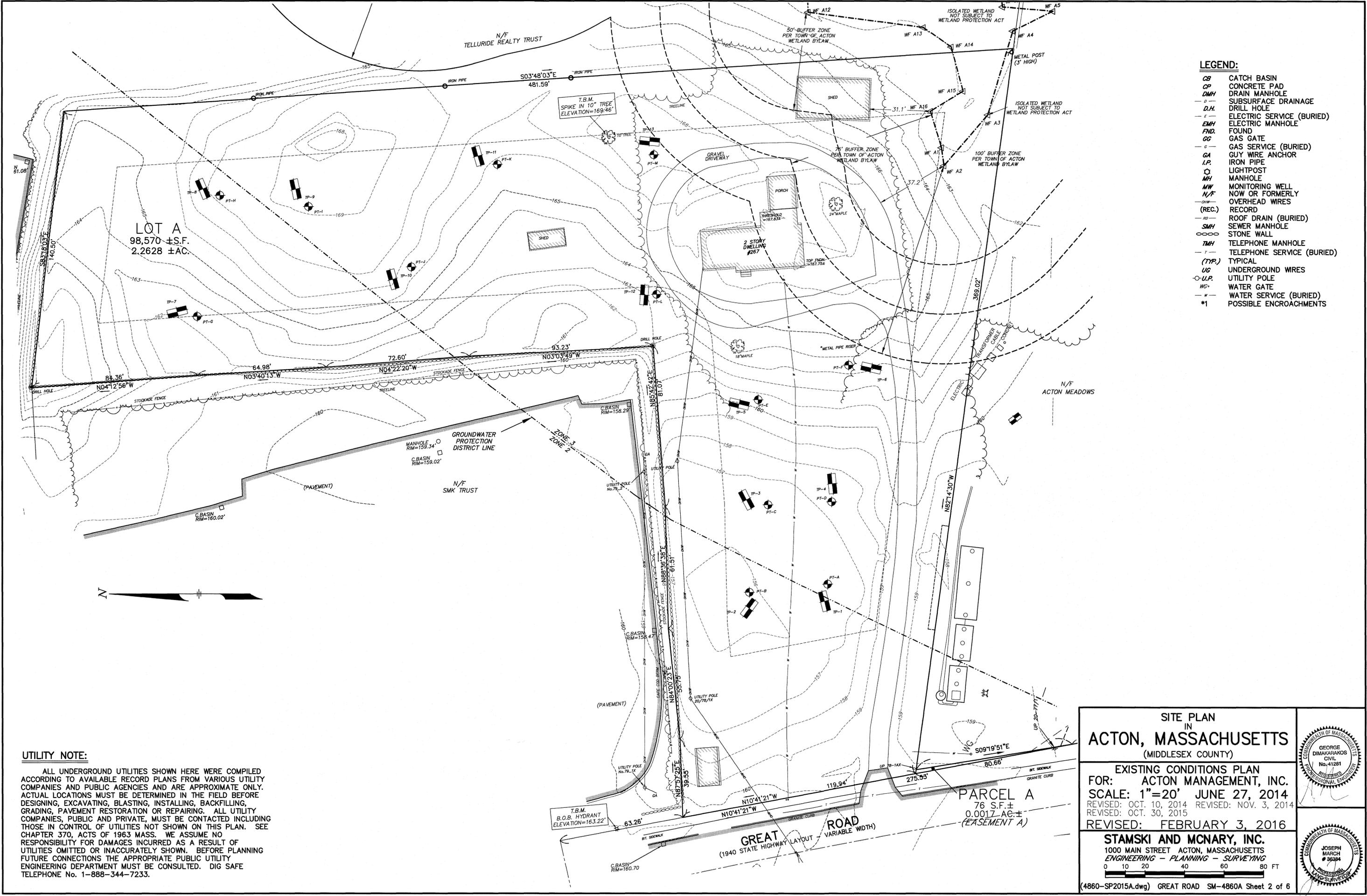
REFERENCES:
MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
TOWN MAP E5 PARCEL 13
DEED BOOK 59933 PAGE 547
DEED BOOK 60658 PAGE 414
PLAN No. 269 OF 1933
PLAN No. 878 OF 2012

APPLICANT:
ACTON MANAGEMENT, INC.
P.O. BOX 2350, 69 GREAT ROAD
ACTON, MA



ENGINEER/SURVEYOR
STAMSKI AND MCNARY, INC
1000 MAIN STREET
ACTON, MASSACHUSETTS 01720
(978) 263-8585



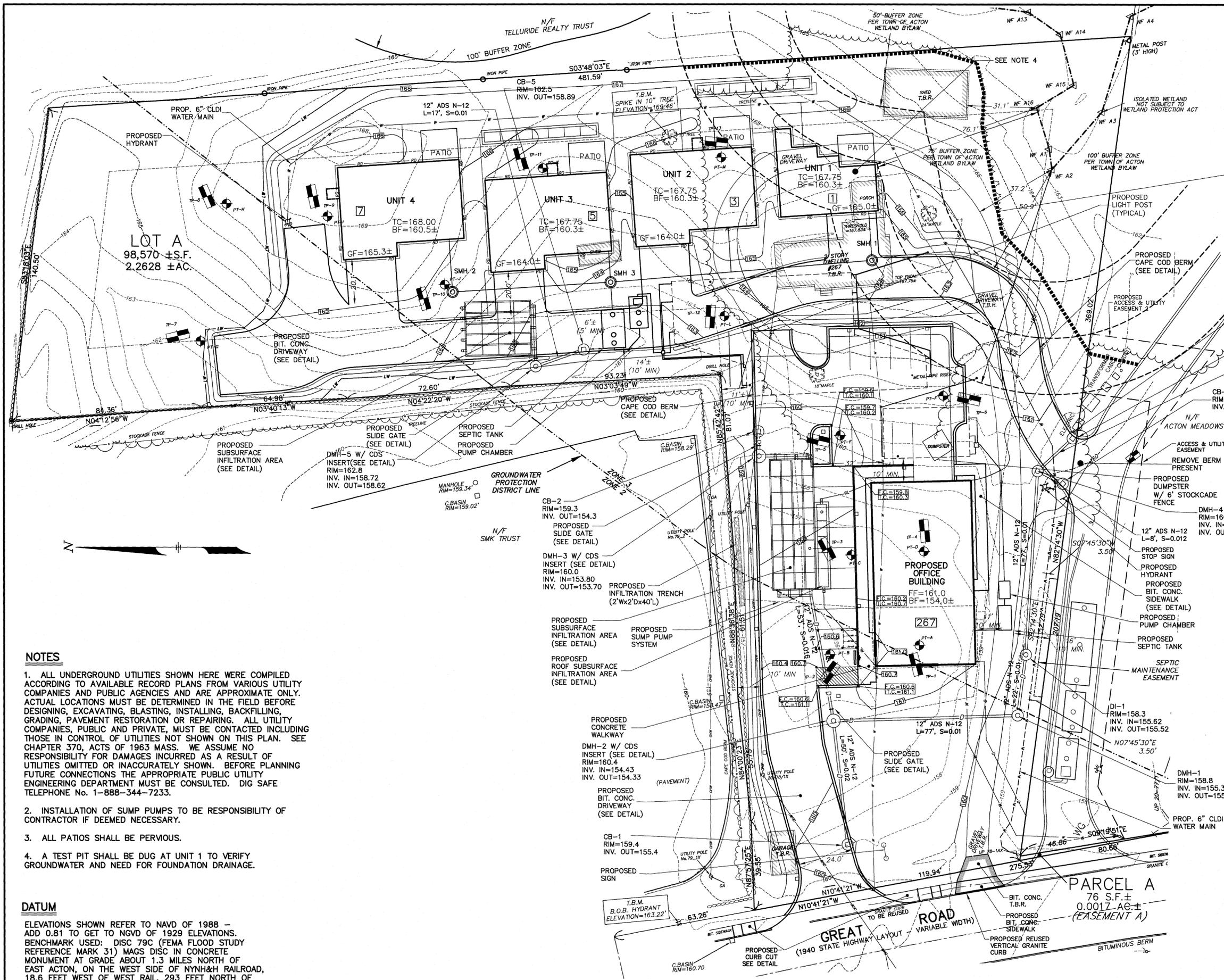


- LEGEND:**
- CB CATCH BASIN
 - CP CONCRETE PAD
 - DMH DRAIN MANHOLE
 - S SUBSURFACE DRAINAGE
 - D.H. DRILL HOLE
 - E ELECTRIC SERVICE (BURIED)
 - EMH ELECTRIC MANHOLE
 - FND FOUND
 - GG GAS GATE
 - G GAS SERVICE (BURIED)
 - GA GUY WIRE ANCHOR
 - I.P. IRON PIPE
 - LIGHTPOST
 - MH MANHOLE
 - MW MONITORING WELL
 - N/F NOW OR FORMERLY
 - OW OVERHEAD WIRES
 - (REC.) RECORD
 - RD ROOF DRAIN (BURIED)
 - SMH SEWER MANHOLE
 - STONE WALL
 - TMH TELEPHONE MANHOLE
 - T TELEPHONE SERVICE (BURIED)
 - (TYP.) TYPICAL
 - UG UNDERGROUND WIRES
 - U.P. UTILITY POLE
 - WC WATER GATE
 - W WATER SERVICE (BURIED)
 - *1 POSSIBLE ENCROACHMENTS

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 TELEPHONE No. 1-888-344-7233.

SITE PLAN IN ACTON, MASSACHUSETTS (MIDDLESEX COUNTY)		
EXISTING CONDITIONS PLAN FOR: ACTON MANAGEMENT, INC. SCALE: 1"=20' JUNE 27, 2014 REVISED: OCT. 10, 2014 REVISED: NOV. 3, 2014 REVISED: OCT. 30, 2015 REVISED: FEBRUARY 3, 2016		
PARCEL A 76 S.F. ± 0.0017 AC. ± (EASEMENT A)		
STAMSKI AND McNARY, INC. 1000 MAIN STREET ACTON, MASSACHUSETTS ENGINEERING - PLANNING - SURVEYING 0 10 20 40 60 80 FT (4860-SP2015A.dwg) GREAT ROAD SM-4860A Sheet 2 of 6		



LEGEND:

CB	CATCH BASIN
CP	CONCRETE PAD
DMH	DRAIN MANHOLE
D	SUBSURFACE DRAINAGE
D.H.	DRILL HOLE
E	ELECTRIC SERVICE (BURIED)
EMH	ELECTRIC MANHOLE
FND.	FOUND
GG	GAS GATE
G	GAS SERVICE (BURIED)
GA	GUY WIRE ANCHOR
I.P.	IRON PIPE
LP	LIGHTPOST
MH	MANHOLE
MW	MONITORING WELL
N/F	NOW OR FORMERLY
(REC.)	RECORD
RD	ROOF DRAIN (BURIED)
SMH	SEWER MANHOLE
SW	STONE WALL
TMH	TELEPHONE MANHOLE
T	TELEPHONE SERVICE (BURIED)
(TYP.)	TYPICAL
UG	UNDERGROUND WIRES
U.P.	UTILITY POLE
WG	WATER GATE
W	WATER SERVICE (BURIED)
*1	POSSIBLE ENCROACHMENTS

NOTES

1. 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 TELEPHONE No. 1-888-344-7233.
2. INSTALLATION OF SUMP PUMPS TO BE RESPONSIBILITY OF CONTRACTOR IF DEEMED NECESSARY.
3. ALL PATIOS SHALL BE PERVIOUS.
4. A TEST PIT SHALL BE DUG AT UNIT 1 TO VERIFY GROUNDWATER AND NEED FOR FOUNDATION DRAINAGE.

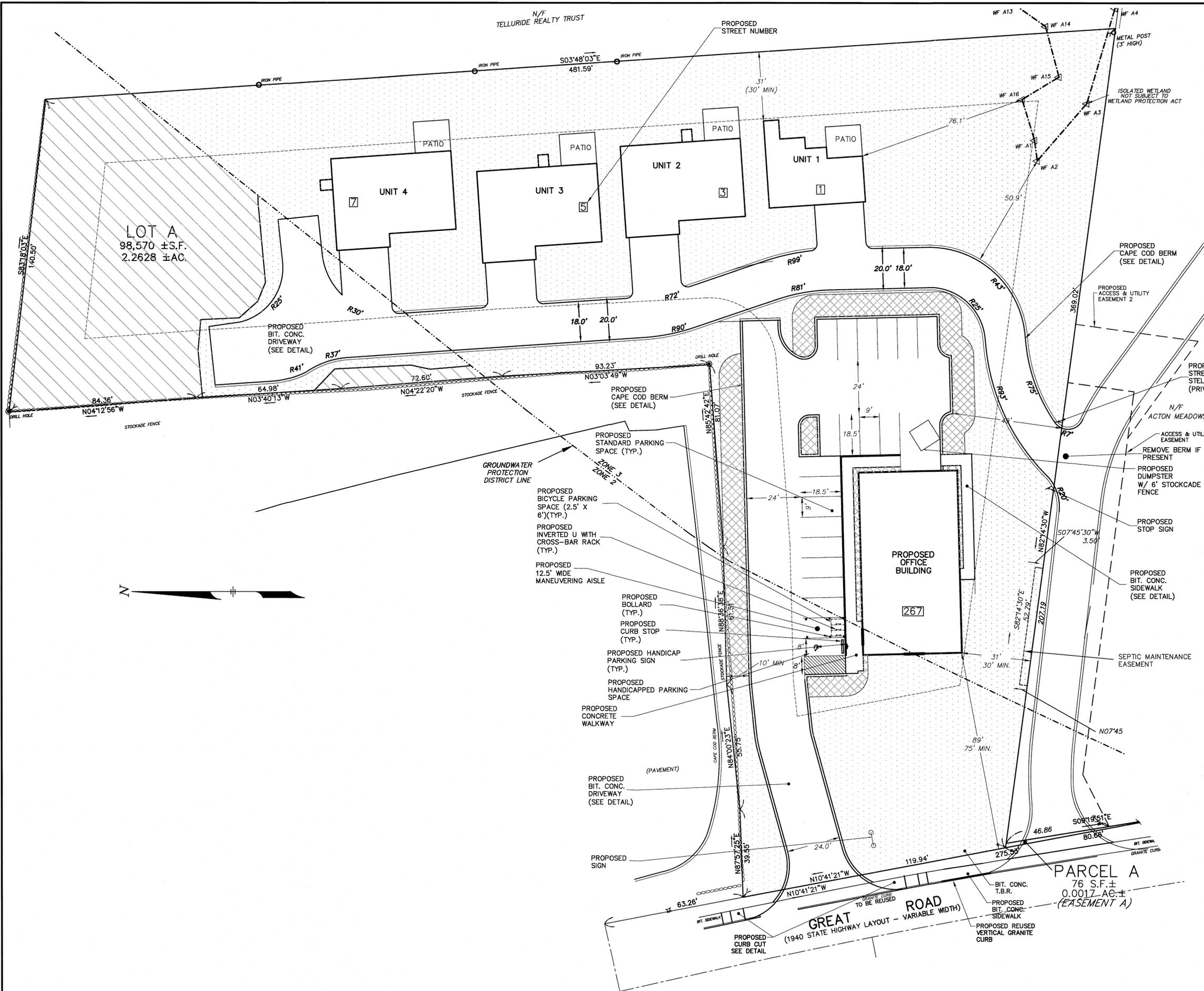
DATUM

ELEVATIONS SHOWN REFER TO NAVD OF 1988 - ADD 0.81 TO GET TO NGVD OF 1929 ELEVATIONS. BENCHMARK USED: DISC 79C (FEMA FLOOD STUDY REFERENCE MARK 31) MAGS DISC IN CONCRETE MONUMENT AT GRADE ABOUT 1.3 MILES NORTH OF EAST ACTON, ON THE WEST SIDE OF NYNH&H RAILROAD, 18.6 FEET WEST OF WEST RAIL, 293 FEET NORTH OF THE CENTER OF BROOK STREET. ELEVATION=145.52. BENCHMARK SET: SEE PLAN.

SITE PLAN
IN
ACTON, MASSACHUSETTS
(MIDDLESEX COUNTY)
GRADING AND DRAINAGE PLAN
FOR: **ACTON MANAGEMENT, INC.**
SCALE: 1"=20' **JUNE 27, 2014**
REVISED: OCT. 10, 2014 REVISED: NOV. 3, 2014
REVISED: OCT. 30, 2015
REVISED: **FEBRUARY 3, 2016**

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING
0 10 20 40 60 80 FT





- LEGEND:**
- CB CATCH BASIN
 - CP CONCRETE PAD
 - DMH DRAIN MANHOLE
 - D — SUBSURFACE DRAINAGE
 - D.H. DRILL HOLE
 - E — ELECTRIC SERVICE (BURIED)
 - EMH ELECTRIC MANHOLE
 - FND. FOUND
 - GC GAS GATE
 - G — GAS SERVICE (BURIED)
 - GA GUY WIRE ANCHOR
 - I.P. IRON PIPE
 - ⊙ LIGHTPOST
 - M/H MANHOLE
 - MW MONITORING WELL
 - N/F NOW OR FORMERLY
 - OW — OVERHEAD WIRES
 - (REC.) RECORD
 - RD — ROOF DRAIN (BURIED)
 - SMH SEWER MANHOLE
 - SW — STONE WALL
 - TMH TELEPHONE MANHOLE
 - T — TELEPHONE SERVICE (BURIED)
 - (TYP.) TYPICAL
 - UG UNDERGROUND WIRES
 - U.P. — UTILITY POLE
 - WG+ WATER GATE
 - W — WATER SERVICE (BURIED)
 - ▨ PERIMETER LANDSCAPING
 - OPEN SPACE
 - ▨ UNDISTURBED OPEN SPACE
 - 1 PROPOSED STREET NUMBER

LAND USE DATA

ZONING REQUIREMENTS

ZONING DISTRICT:	LIMITED BUSINESS (LB) REQUIRED:	PROVIDED:
MIN LOT AREA:	20,000 SF	98,646 SF
MIN LOT FRONTAGE:	200 FT	200.6 FT
MIN LOT WIDTH:	50 FT	> 50 FT
MIN FRONT YARD:	75 FT	> 75 FT
MIN SIDE & REAR YARD:	30 FT	31 FT
MIN OPEN SPACE:	LOT AREA IN ZONE 2: 31,067 SF	LOT AREA IN ZONE 3: 67,579 SF
GWPD ZONE 2:	70% (21,747 SF)	72% (22,261)
GWPD ZONE 3:	50% (33,790 SF)	53% (35,475)
MIN UNDISTURBED OPEN SPACE:	GWPD ZONE 2: 40% (12,427 SF)	41% (12,565)
MAX. IMPERVIOUS COVERAGE:	GWPD ZONE 2: 30% (9,320 SF)	26% (7,968)

FLOOR AREA REQUIREMENTS

LOT AREA =	(ROW) (NET)	98,646 SF
DEVELOPABLE SITE AREA (DSA) =	98,646 - 76 - 1,086 =	97,484 SF
MAX NET FLOOR AREA ALLOWED : 0.2 x 97,484 =		19,496 SF
PROPOSED NET FLOOR AREA =		17,891 SF
PROPOSED OFFICE NET FLOOR AREA =		3,183 SF
PROPOSED DWELLING NET FLOOR AREA =		14,708 SF
PROPOSED NET FLOOR AREA RATIO =		0.184

PARKING REQUIREMENTS:
(FROM SECTION 5.4.6.2)

MAXIMUM # PARKING SPACES:		
1 SPACE / 3,000 SF OF DSA X 97,484 SF =		32 SPACES
(FROM SECTION 6.3.1)		
OFFICE USE :		
1 SPACE / 250 SF OF NFA x 3,183 SF =		13 SPACES
RESIDENTIAL USE :		
2 SPACE / DWELLING UNIT =		8 SPACES
NUMBER OF SPACES REQ'D =		21 SPACES
NUMBER OF SPACES PROVIDED =		27 SPACES*
*STANDARD SIZE = 26 AND HANDICAPPED SPACE(S) = 1		

SEWAGE FLOW:

3,183 SF OFFICE X 75 GPD/1000 SF =	239 GPD (OFFICE)
16 BEDROOMS X 110 GPD/BDRM =	1,760 GPD (RESIDENTIAL)
TOTAL =	1,999 GPD

SITE PLAN
IN
ACTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

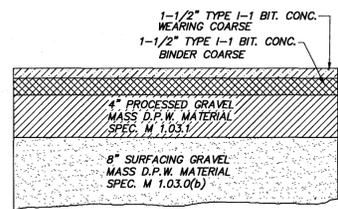
LAYOUT PLAN
FOR: **ACTON MANAGEMENT, INC.**
SCALE: 1"=20' JUNE 27, 2014
REVISED: OCT. 10, 2014 REVISED: NOV. 3, 2014
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STAMSKI AND McNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 10 20 40 60 80 FT

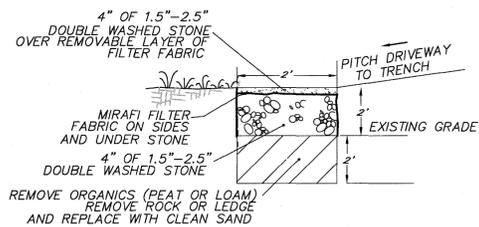
(4860-SP2015.dwg) GREAT ROAD SM-4860A Sheet 4 of 6



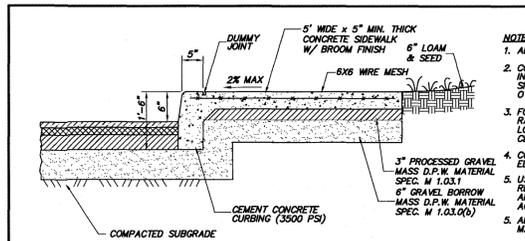


- NOTES**
1. ALL GRAVEL IS TO BE COMPACTED TO 95% MAX. DRY DENSITY.
 2. AREA UNDER GRAVEL BASE COURSE TO BE FREE OF ORGANIC MATERIAL, TRASH, ECT. FILL WHERE REQUIRED SHALL CONFORM TO MASS. D.P.W. 1.03.c. 6" MAX. STONE.
 3. GRAVEL SHALL EXTEND 6" BEYOND ALL EDGE OF PAVEMENT LOCATIONS MATERIAL, TRASH, ECT. FILL WHERE REQUIRED SHALL CONFORM TO MASS. D.P.W. 1.03.c. 6" MAX. STONE.

PAVEMENT DETAIL
NOT TO SCALE

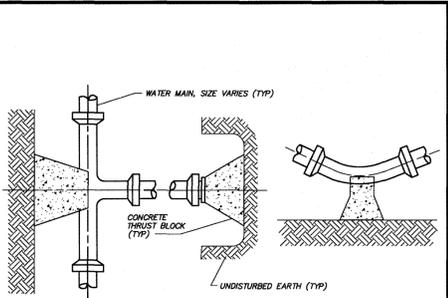


INFILTRATION TRENCH DETAIL
NOT TO SCALE

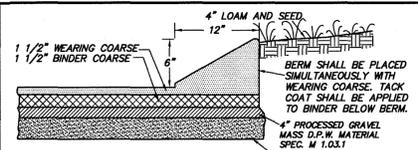


CONCRETE SIDEWALK W/ CURB DETAIL
NTS

- NOTES**
1. ALL SIDEWALKS SHALL BE 5" THICK.
 2. CONSTRUCTION JOINTS SHALL BE SPACED AT INTERVALS EQUAL TO SIDEWALK WIDTH FOR SIDEWALKS LESS THAN 10'-0" WIDE UNLESS OTHERWISE NOTED.
 3. FOR 10' OR WIDER SIDEWALKS SPACE CONTRACTION JOINTS AT 5'-0" INTERVALS AND A LONGITUDINAL CONTRACTION JOINT IN THE CENTER OF THE SIDEWALK.
 4. CONTRACTION JOINTS SHALL BE 1" DEEP AND EDGED WITH A 1/8" RADIUS.
 5. USE 1" EXPANSION MATERIAL WHERE CONCRETE SIDEWALK ABUTS CONCRETE STRUCTURE AND NOT MORE THAN 20 FEET LONGITUDINALLY ACROSS THE WALK.
 6. ALL GRAVEL IS TO BE COMPACTED TO 95% MAX. DRY DENSITY.

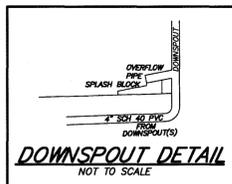


TYPICAL THRUST BLOCK DETAIL
NOT TO SCALE

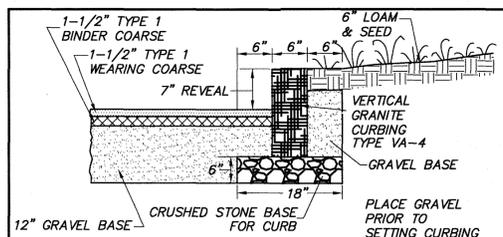


- NOTES**
1. ALL GRAVEL IS TO BE COMPACTED TO 95% MAX. DRY DENSITY.

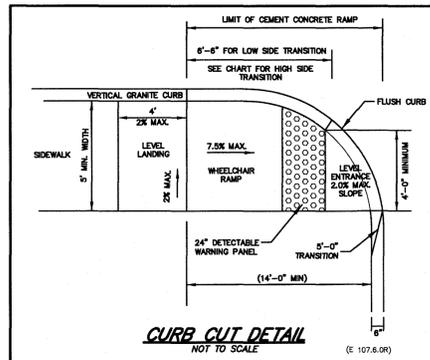
CAPE COD BERM DETAIL
NTS



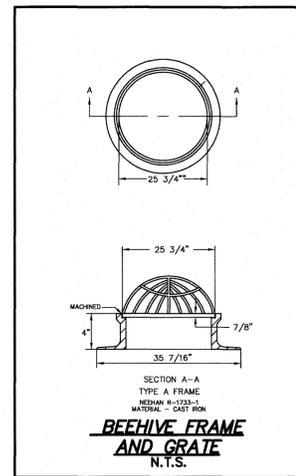
DOWNSPOUT DETAIL
NOT TO SCALE



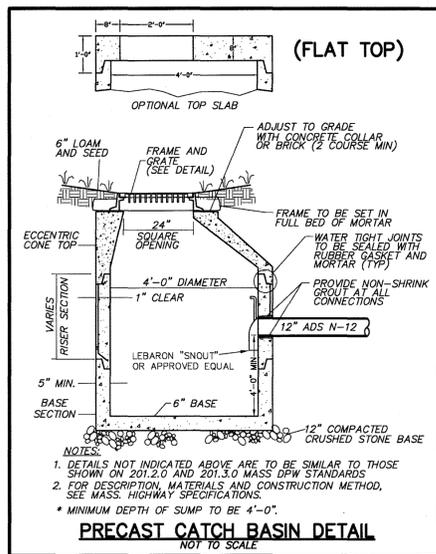
VERTICAL GRANITE CURBING DETAIL
NOT TO SCALE



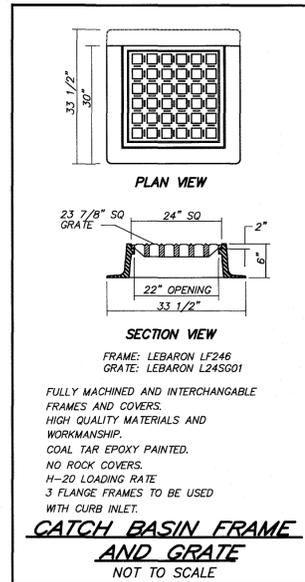
CURB CUT DETAIL
NOT TO SCALE



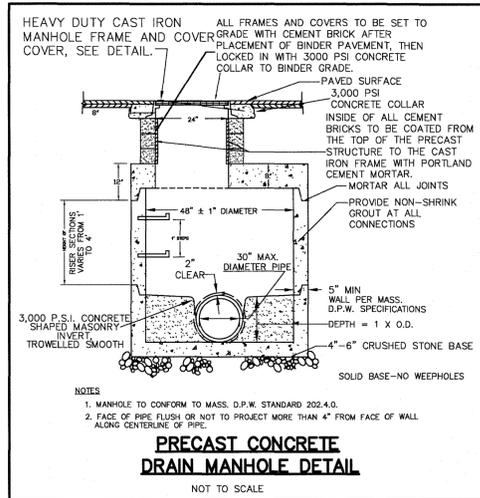
BEEHIVE FRAME AND GRATE
N.T.S.



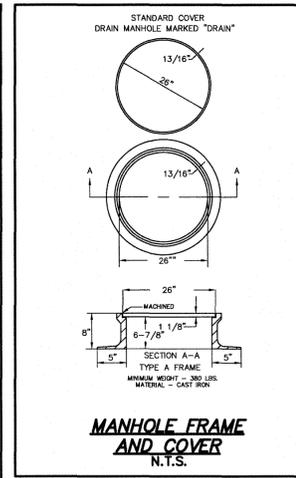
PRECAST CATCH BASIN DETAIL
NOT TO SCALE



CATCH BASIN FRAME AND GRATE
NOT TO SCALE



PRECAST CONCRETE DRAIN MANHOLE DETAIL
NOT TO SCALE



MANHOLE FRAME AND COVER
N.T.S.

CDS2015-4-C DESIGN NOTES

THE FOLLOWING SUBSTITUTIONS OR EQUIVALENTS, ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION	REMARKS
GRADED INLET ONLY (NO INLET PIPE)	
GRADED INLET WITH INLET PIPE OR PIPES	
CURB INLET ONLY (NO INLET PIPE)	
CURB INLET WITH INLET PIPE OR PIPES	

(DMH-2, DMH-3 & DMH-5)

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	WATER QUALITY FLOW RATE (GFS)	PEAK FLOW RATE (GFS)	RETURN PERIOD OF PEAK FLOW (YRS)	SCREEN APERTURE (25% OR 47%)

GENERAL NOTES

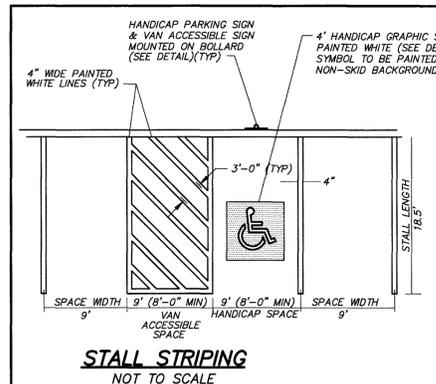
1. CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH DIMENSIONAL SYMBOLS ARE NOMINAL. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DIMENSIONS WITH DIMENSIONAL SYMBOLS AND WEIGHTS PLEASE CONTACT YOUR CONTECH CONSTRUCTION PRODUCTS REPRESENTATIVE. VARIATIONS ARE NOTED.
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL BE SET TO THE DESIGN ELEVATION AND SHALL BE SET TO THE DESIGN ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES

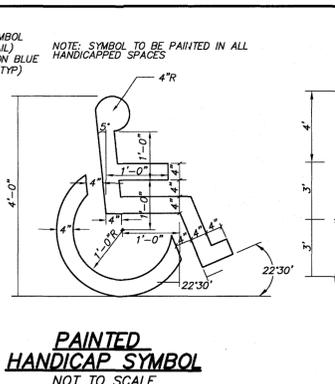
1. ANY SUSCEPTIBLE BACKFILL DEPTH AND/OR ANTI-FILTRATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
3. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLY STRUCTURE.
4. CONTRACTOR TO PROVIDE DETAIL AND DROUGHT PIPES. MATCH PIPES INVERTS TO WITH ELEVATION SHOWN.
5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO AVOID LEAKS IN WATER TIGHT, HOLDING WATER TO HOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW INVERT BE WATER TIGHT.

CONTECH CONSTRUCTION PRODUCTS

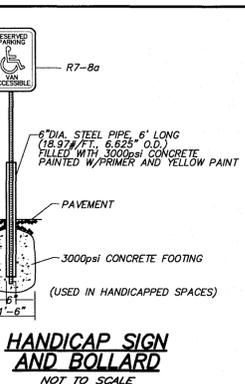
CDS2015-4-C CDS INLINE STANDARD DETAIL



STALL STRIPING
NOT TO SCALE



PAINTED HANDICAP SYMBOL
NOT TO SCALE



HANDICAP SIGN AND BOLLARD
NOT TO SCALE

SITE PLAN
IN
ACTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

CONSTRUCTION DETAILS
FOR: **ACTON MANAGEMENT, INC.**
SCALE: 1"=20' JUNE 27, 2014
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ENGINEERING - PLANNING - SURVEYING
0 10 20 40 60 80 FT

(4860-SP2015.dwg) GREAT ROAD SM-4860A Sheet 5 of 6



