

SITE PLAN

FOR

429 GREAT ROAD

ACTON, MASSACHUSETTS

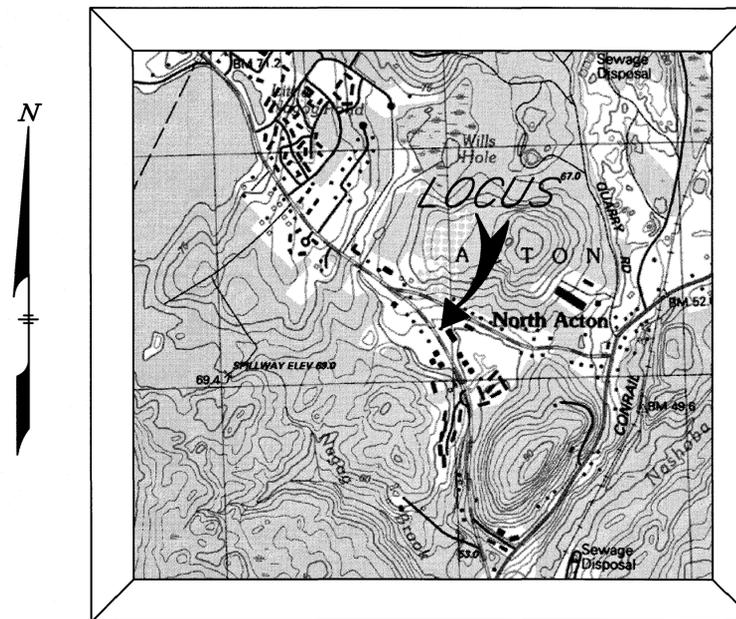
APRIL 22, 2016

REVISED: JUNE 22, 2016

REVISED: JULY 25, 2016

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LOCUS MAP
SCALE: 1"=1200'

RECORD OWNERS:

COUNTRY PROPERTIES, LLC
6 PROCTOR STREET
ACTON, MA 01720

APPLICANT:

COUNTRY PROPERTIES, LLC
6 PROCTOR STREET
ACTON, MA 01720

ZONING DISTRICT:

LIMITED BUSINESS
GROUNDWATER PROTECTION DISTRICT ZONE 3 AND 4

REFERENCE:

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 60540, PAGE 404
TOWN ATLAS MAP C-5, PARCEL 67



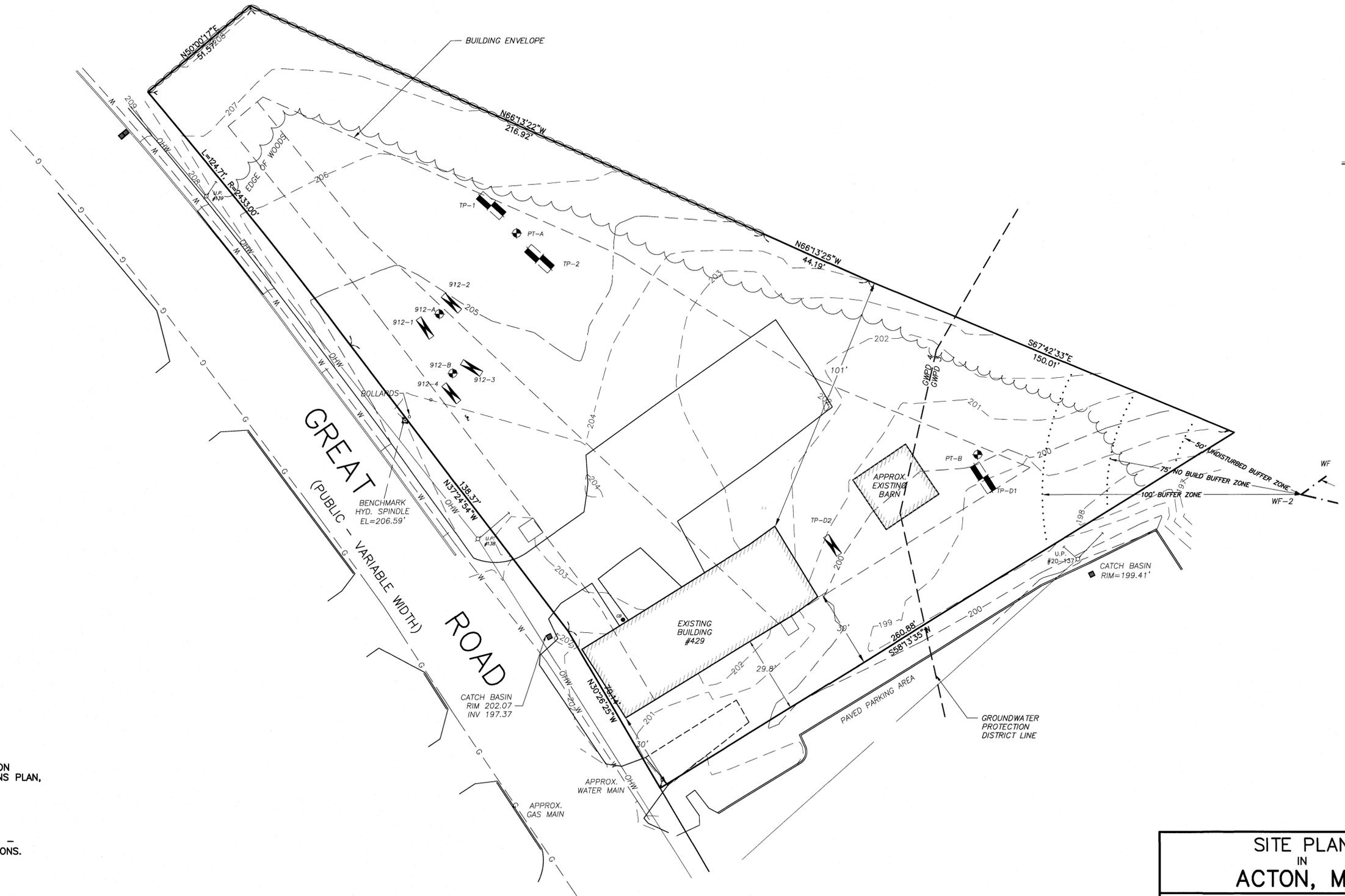
ENGINEER/SURVEYOR

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



LEGEND:

- N/F OVER OR FORMERLY OVERHEAD WIRES
- TREE
- TREE LINE
- UP UTILITY POLE
- GG• GAS GATE
- G GAS SERVICE (BURIED)
- WG• WATER GATE
- W WATER SERVICE (BURIED)
- DMH DRAIN MANHOLE
- D SUB-SURFACE DRAIN LINE
- SS EXISTING CONTOUR
- SS EXISTING CONTOUR
- ☆ LIGHTPOLE
- △ WETLAND FLAG
- 134.5 SPOT ELEVATION
- ○ ○ ○ ○ STONE WALL
- EDGE OF PAVEMENT



NOTE

EXISTING CONDITIONS WERE TAKEN FROM ACTON SURVEY AND ENGINEERING EXISTING CONDITIONS PLAN, DATED NOVEMBER 6, 2013.

DATUM

ELEVATIONS SHOWN REFER TO NAVD OF 1988 — ADD 0.81 TO GET TO NGVD OF 1929 ELEVATIONS. BENCHMARK SET: SEE PLAN.

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, MA.**

EXISTING CONDITIONS PLAN
FOR: COUNTRY PROPERTIES, LLC
SCALE: 1"=20'
APRIL 22, 2016
REVISD: JUNE 22, 2016
REVISD: JULY 25, 2016

STAMSKI AND McNARY, INC.
1000 MAIN STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING

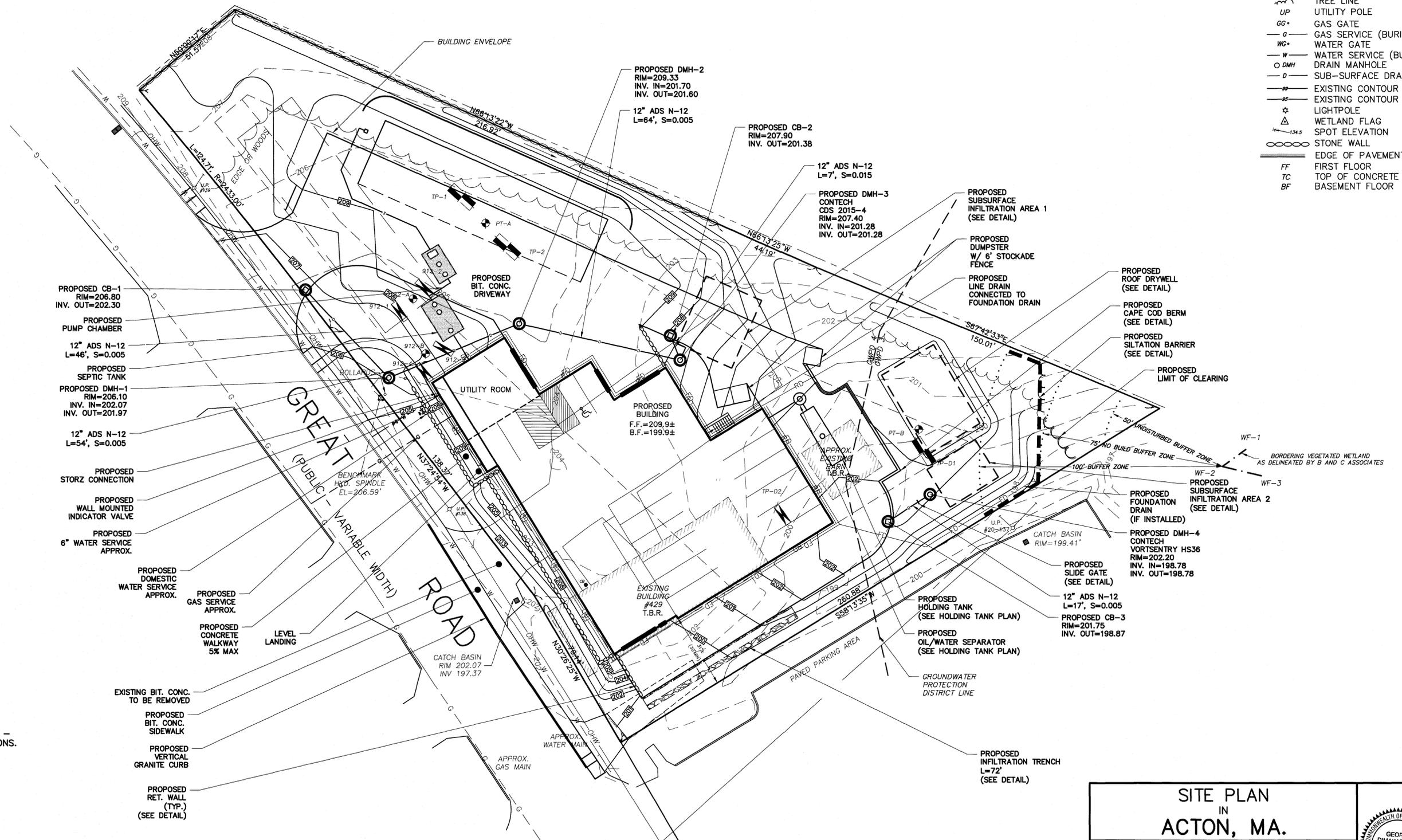
SM-5369 (5369 SITE 6.dwg) SHEET 2 OF 6





LEGEND:

- N/F NOW OR FORMERLY OVERHEAD WIRES
- TREE TREE
- UP UTILITY POLE
- GG• GAS GATE
- WG• WATER GATE
- W WATER SERVICE (BURIED)
- DMH DRAIN MANHOLE
- D SUB-SURFACE DRAIN LINE
- EXISTING CONTOUR
- EXISTING CONTOUR
- ☆ LIGHTPOLE
- WETLAND FLAG
- SPOT ELEVATION
- STONE WALL
- EDGE OF PAVEMENT
- FF FIRST FLOOR
- TC TOP OF CONCRETE
- BF BASEMENT FLOOR



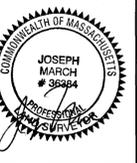
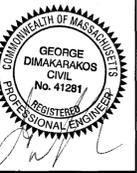
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SITE PLAN IN ACTON, MA.	
GRADING AND DRAINAGE PLAN	
FOR: COUNTRY PROPERTIES, LLC	
SCALE: 1"=20' APRIL 22, 2016	
REVISED: JUNE 22, 2016	
REVISED: JULY 25, 2016	
STAMSKI AND McNARY, INC.	
1000 MAIN STREET ACTON, MASS.	
ENGINEERING - PLANNING - SURVEYING	
SM-5369 (5369 SITE 6.dwg) SHEET 3 OF 6	

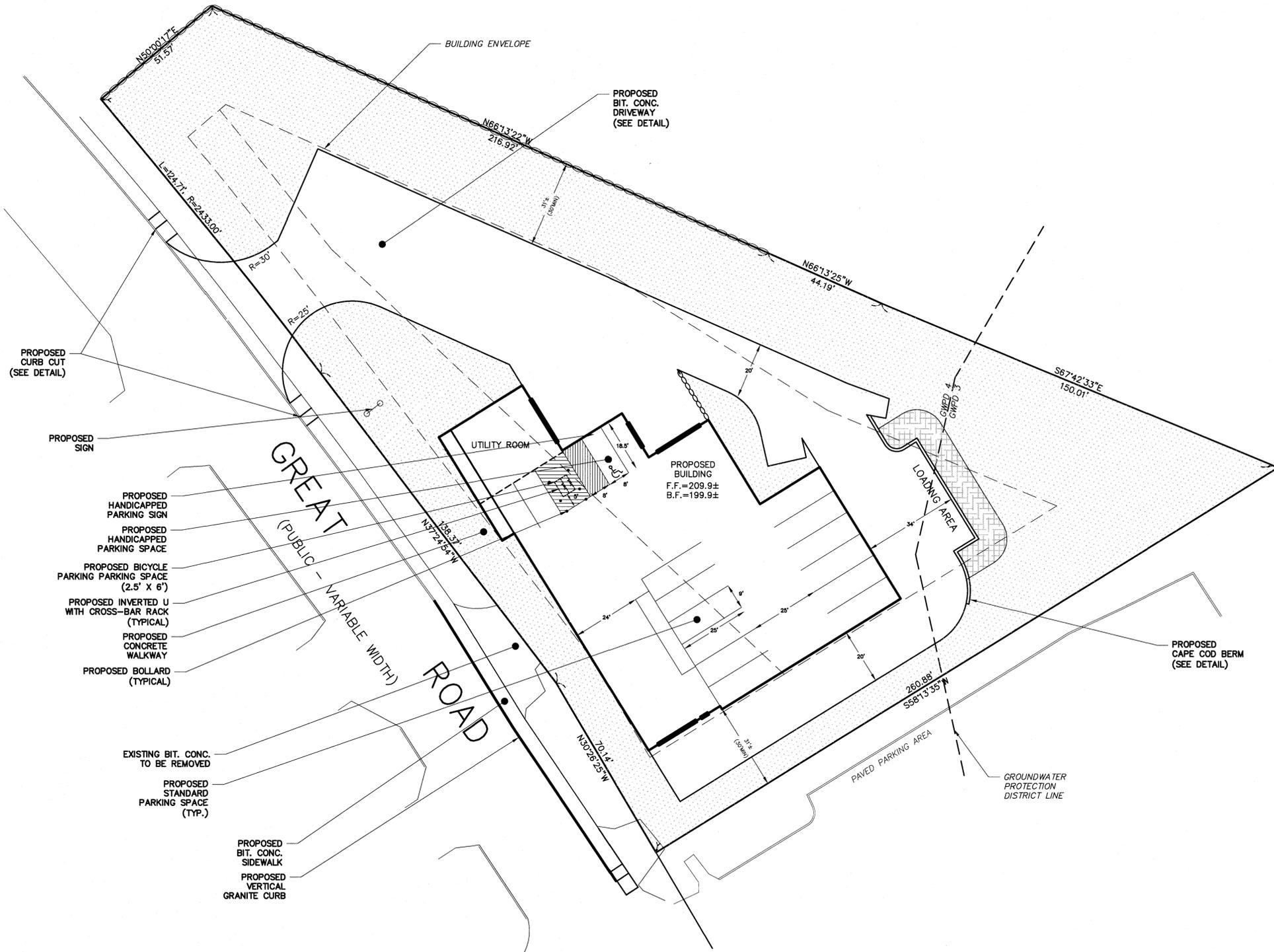


N



LEGEND:

- N/F NOW OR FORMERLY OVERHEAD WIRES
- TREE TREE
- TREE LINE TREE LINE
- UP UTILITY POLE
- GG GAS GATE
- G GAS SERVICE (BURIED)
- WG WATER GATE
- W WATER SERVICE (BURIED)
- DMH DRAIN MANHOLE
- D SUB-SURFACE DRAIN LINE
- EXISTING CONTOUR
- EXISTING CONTOUR
- LIGHTPOLE
- WETLAND FLAG
- SPOT ELEVATION
- STONE WALL
- EDGE OF PAVEMENT
- PERIMETER LANDSCAPING
- OPEN SPACE



LAND USE DATA		
ZONING REQUIREMENTS		
ZONING DISTRICT:	LIMITED BUSINESS (LB)	
MIN LOT AREA:	REQUIRED: 20,000 SF	PROVIDED: 50,747 SF
MIN LOT FRONTAGE:	REQUIRED: 200 FT	PROVIDED: 333.2 FT
MIN LOT WIDTH:	REQUIRED: 50 FT	PROVIDED: >> 50 FT
MIN FRONT YARD:	REQUIRED: 75 FT	PROVIDED: 15.3 FT*
MIN SIDE & REAR YARD:	REQUIRED: 30 FT	PROVIDED: 31 FT
MIN OPEN SPACE:	REQUIRED: 50% (25,374 SF)	PROVIDED: 50.4% (25,581)
MIN OPEN SPACE: LOT AREA IN ZONE 3:	REQUIRED: 7,599 SF	PROVIDED: 90% (6,815)
*VARIANCE GRANTED BY ZBA		
FLOOR AREA REQUIREMENTS		
LOT AREA =		50,747 SF
DEVELOPABLE SITE AREA (DSA) =		50,747 SF
MAX NET FLOOR AREA ALLOWED: 0.2 x 50,747 =		10,149 SF
PROPOSED NET FLOOR AREA =		8,856 SF
PROPOSED NET FLOOR AREA RATIO =		0.175
PARKING REQUIREMENTS: (FROM SECTION 5.4.6.2)		
MAXIMUM # PARKING SPACES:		
1 SPACE / 3,000 SF OF DSA X 50,747 SF =		16 SPACES
(FROM SECTION 6.3.1)		
RETAIL USE:		
1 SPACE / 300 SF OF NFA X 600 SF =		2 SPACES
VEHICLE SERVICE STATION:		
2 SPACES + 3 SPACES / BAY 3 X 4 BAYS =		14 SPACES
NUMBER OF SPACES REQ'D =		16 SPACES
NUMBER OF SPACES PROVIDED =		16 SPACES
STANDARD SIZE = 15 AND HANDICAPPED SPACE(S) = 1		
SEWAGE FLOW:		
600 SF RETAIL X 50 GPD/1000 SF =		30 GPD (RETAIL)
4 SERVICE BAYS X 150 GPD/BAY =		600 GPD (SERVICE)
TOTAL = 630 GPD (1,999 GPD PROVIDED)		

**SITE PLAN
IN
ACTON, MA.**

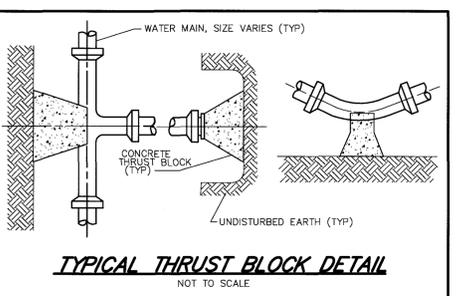
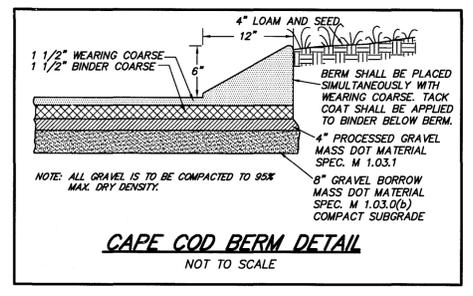
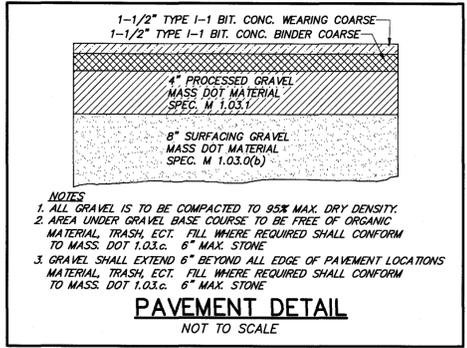
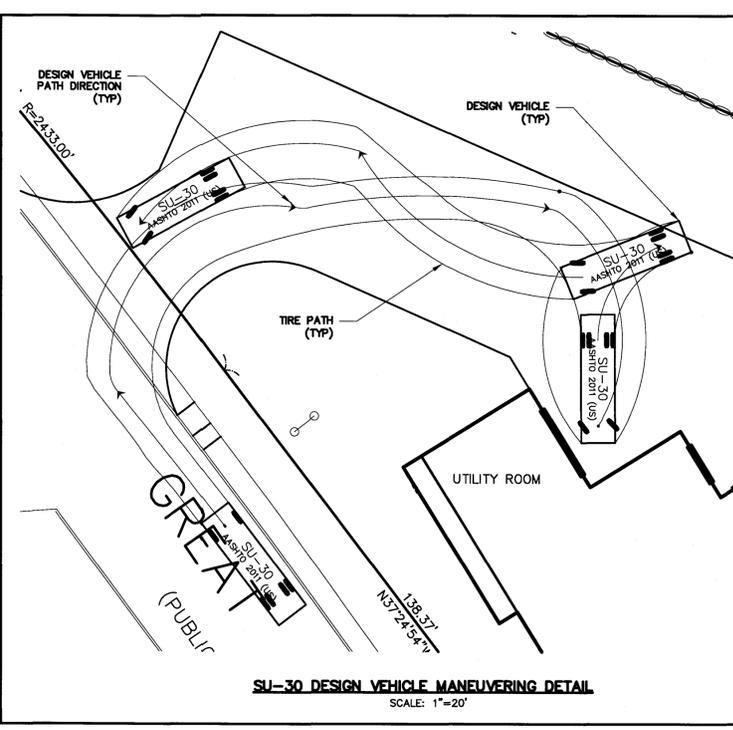
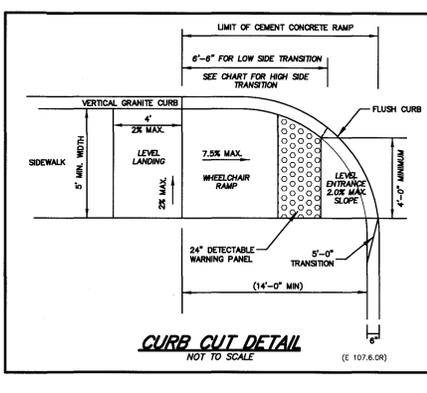
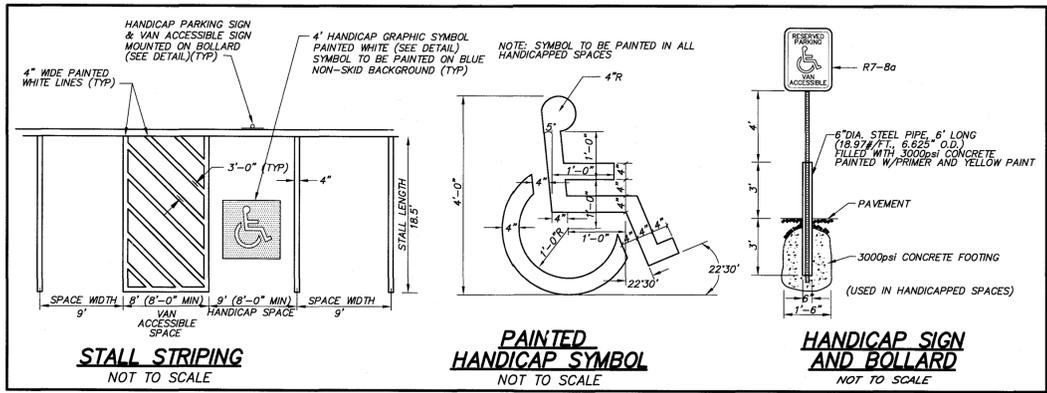
LAYOUT PLAN

FOR: COUNTRY PROPERTIES, LLC
SCALE: 1"=20' APRIL 22, 2016
REVISED: JUNE 22, 2016
REVISED: JULY 25, 2016

STAMSKI AND McNARY, INC.
1000 MAIN STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING

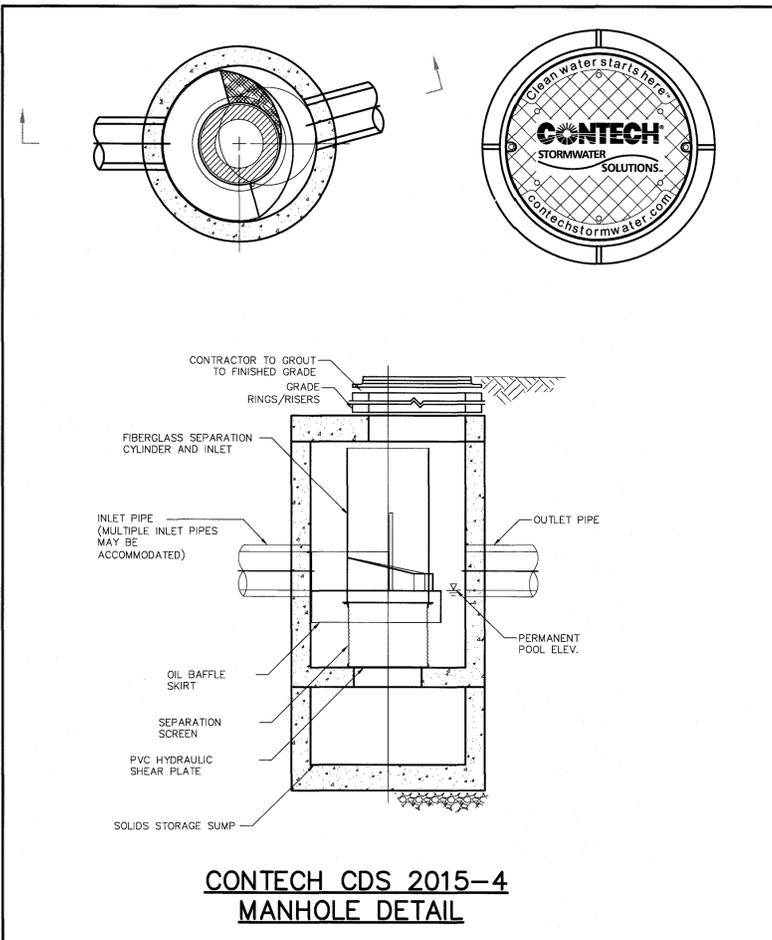
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- GENERAL NOTES**
- ALL UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATING, 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.
 - UNLESS OTHERWISE SPECIFIED ON THESE PLANS, ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH SPECIFICATIONS OUTLINED IN THE ACTON ZONING BYLAW AND THE ACTON RULES AND REGULATIONS FOR SITE PLAN SPECIAL PERMITS.
 - ALL LIMITS OF WORK SHALL BE LOCATED IN THE FIELD PRIOR TO CONSTRUCTION OR SITE CLEARING.
 - ALL WATER PIPES, HYDRANTS, GATE VALVES AND OTHER APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE ACTON WATER SUPPLY DISTRICT REQUIREMENTS.
 - ALL STUMPS AND OTHER CONSTRUCTION DEBRIS SHALL BE PROPERLY REMOVED ANY FILL MATERIAL USED SHALL BE FREE OF HAZARDOUS MATERIALS OR WASTE.
 - ALL DRAIN PIPES SHALL BE ADS N-12 UNLESS OTHERWISE SHOWN.
 - 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.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH 521 CMR - ARCHITECTURAL ACCESS BOARD REGULATIONS. ALL PROPOSED SIDEWALKS SHALL HAVE A MAX. CROSS SLOPE OF 2%. THE PROPOSED HANDICAP PARKING STALLS AND ADJACENT AREAS SHALL HAVE A MAX. SLOPE OF 2% IN ALL DIRECTIONS.
 - IF AN EXISTING SEPTIC TANKS, SOIL ABSORPTION SYSTEM, AND WATER LINE WILL BE ENCOUNTERED DURING CONSTRUCTION, THE EXISTING ON-SITE SOIL ABSORPTION SYSTEM AND ASSOCIATED TANKS SHALL BE ABANDONED PURSUANT TO 310CMR 15.354 ABANDONMENT OF SYSTEMS OR REMOVED FROM SITE.
 - TURNING RADIUS HAS BEEN DESIGNED TO ACCOMMODATE A SU-30 VEHICLE.
 - ANY FILL MATERIAL USED SHALL BE FREE OF HAZARDOUS MATERIALS OR WASTE.
 - THE DEVELOPER IS RESPONSIBLE FOR CLEAN UP OF ANY SAND, DIRT OR DEBRIS WHICH ERODES FROM THE SITE ONTO GREAT ROAD AND TO REMOVE SILT OR DEBRIS THAT ENTERS ANY EXISTING DRAINAGE SYSTEM INCLUDING, BUT NOT LIMITED TO, CATCH BASIN SUMPS, PIPES, LINES, MANHOLES, AND DITCHES IMMEDIATELY UPON DISCOVERY.
 - SIGNAGE LOCATION AND PERMIT SUBJECT TO TOWN APPROVAL.

- DRAINAGE SYSTEM OPERATION AND MAINTENANCE PLAN**
- BMP OWNER: COUNTRY PROPERTIES, LLC
6 PROCTOR STREET
ACTON, MA 01720
 - PARTIES RESPONSIBLE FOR MAINTENANCE: SAME AS ABOVE
 - SCHEDULE FOR INSPECTION AND MAINTENANCE:
DEEP SUMP AND HOODED CATCH BASIN:
THE DEEP SUMP FOR THE CATCH BASINS SHALL BE INSPECTED AND CLEANED QUARTERLY. THE CATCH BASIN SHALL BE FLUSHED WITH A PRESSURE HOSE, AND IF AFTER 24 HOURS THE WATER LEVEL HAS NOT DROPPED, THE INFILTRATION BED MAY HAVE TO BE REPLACED. (NOTE: THE RELATIVE ELEVATIONS OF CLEANOUT RIMS AND THE BOTTOM OF STONE SHALL BE TAKEN FROM THE SITE PLAN AS-BUILT. THIS INSPECTION SHOULD NOT BE DONE WITHIN 72 HOURS OF A RAIN EVENT.)



VORTSENTRY HS DESIGN NOTES

FOR RATED TREATMENT CAPACITY IS SHOWN IN THE TABLE BELOW. SEE LOCAL REGULATIONS. 3000MM HYDRAULIC INTERNAL BYPASS CAPACITY VARIES. CONTACT YOUR CONTECH REPRESENTATIVE FOR ADDITIONAL INFORMATION.

THE STANDARD RIGID COVER CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW.

VORTSENTRY HS GENERAL INFORMATION											
Model	Manhole Diameter (ID)	Total Treatment Capacity (GPD)	Typical Total Distance Rim to Outside Bottom	Typical Depth (Outside Rim to Invert)	Typical Depth (Inside Rim to Invert)	Approximate Minimum Distance Rim to Invert	Maximum Pipe Diameter (ID)				
Model	mm	GPD	FT.	FT.	FT.	FT.	IN.				
H046	3	900	10.6	5.31	4.26	5.58	170				
H048	4	1200	12.5	6.24	5.20	6.75	207				
H050	5	1600	15.2	7.43	6.30	7.96	240				
H052	6	1800	17.4	8.66	7.53	9.18	276				
H054	7	2100	19.8	9.91	8.78	10.38	316				
H056	8	2400	22.6	11.30	10.17	11.84	358				

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	
WATER QUALITY FLOW RATE (GPD)	*
PEAK FLOW RATE (GPD)	*
RETURN PERIOD OF PEAK FLOW (YRS)	*
PIPE DATA	
INLET PIPE	TYPE MATERIAL DIAMETER
OUTLET PIPE	" " " "
RIM ELEVATION	
ANTI-FLOUTATION BALLAST	WEIGHT HEIGHT
NOTES/SPECIAL REQUIREMENTS	
* PER ENGINEER OF RECORD	

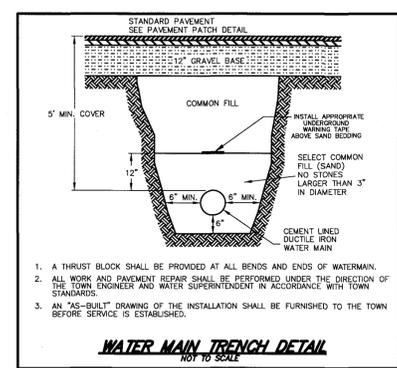
GENERAL NOTES

- CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
- FOR PERMITS AND DIMENSIONS, CONTACT YOUR LOCAL REGULATIONS. CONTACT YOUR CONTECH REPRESENTATIVE FOR ADDITIONAL INFORMATION.
- CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE: WWW.CONTECHES.COM
- CONTECH ENGINEERED SOLUTIONS LLC SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THE DRAWING.
- STRUCTURE SHALL MEET AASHTO H193 AND CASTINGS SHALL MEET AASHTO M240 LOAD RATING ASSEMBLY GROUP ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.

INSTALLATION NOTES

- MINIMUM 18" DEPTH ABOVE ANTI-FLOUTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE PROVIDED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE VORTSENTRY HS MANHOLE STRUCTURE, SETTING CUTTERS PROVIDED.
- CONTRACTOR TO INSTALL AND SEAL ALL JOINTS BETWEEN STRUCTURE SECTIONS AND ASSEMBLY STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO AVOID UNIT (B) WATER TIGHT HOLDING WATER TO FLOWING INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.conteches.com
1020 Curtis Parkway, Suite 400, Wallingford, CT 06495
TEL: 860-291-1000 FAX: 860-291-1001



SITE PLAN IN ACTON, MA.

CONSTRUCTION DETAILS

FOR: COUNTRY PROPERTIES, LLC
SCALE: 1"=20' APRIL 22, 2016
REVISED: JUNE 22, 2016
REVISED: JULY 25, 2016

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SM-5369 (5369 SITE 6.dwg) SHEET 6 OF 6