

SITE PLAN

FOR

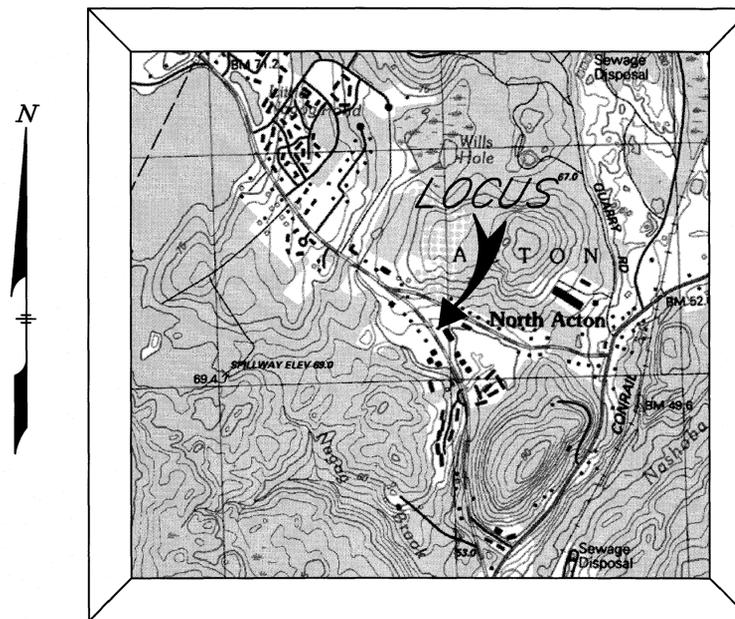
429 GREAT ROAD

ACTON, MASSACHUSETTS

APRIL 22, 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

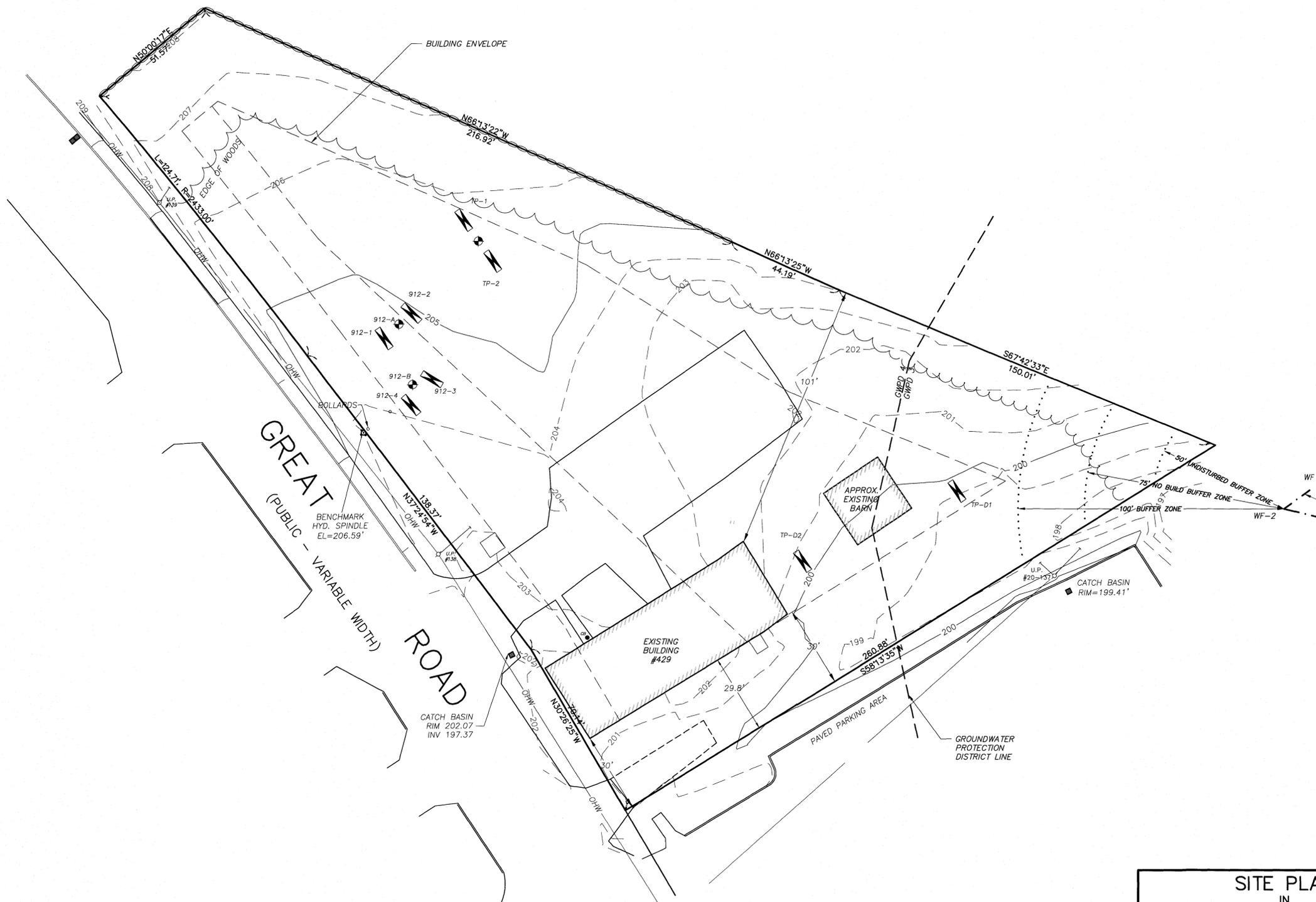
STAMSKI AND MCNARY, INC.
1000 MAIN STREET
ACTON, MASSACHUSETTS 01720
(978) 263-8585





LEGEND:

- N/F NOW OR FORMERLY
- OHW — 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
- EXISTING CONTOUR
- 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.

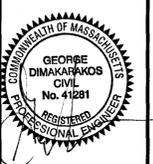
UTILITY NOTE:

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

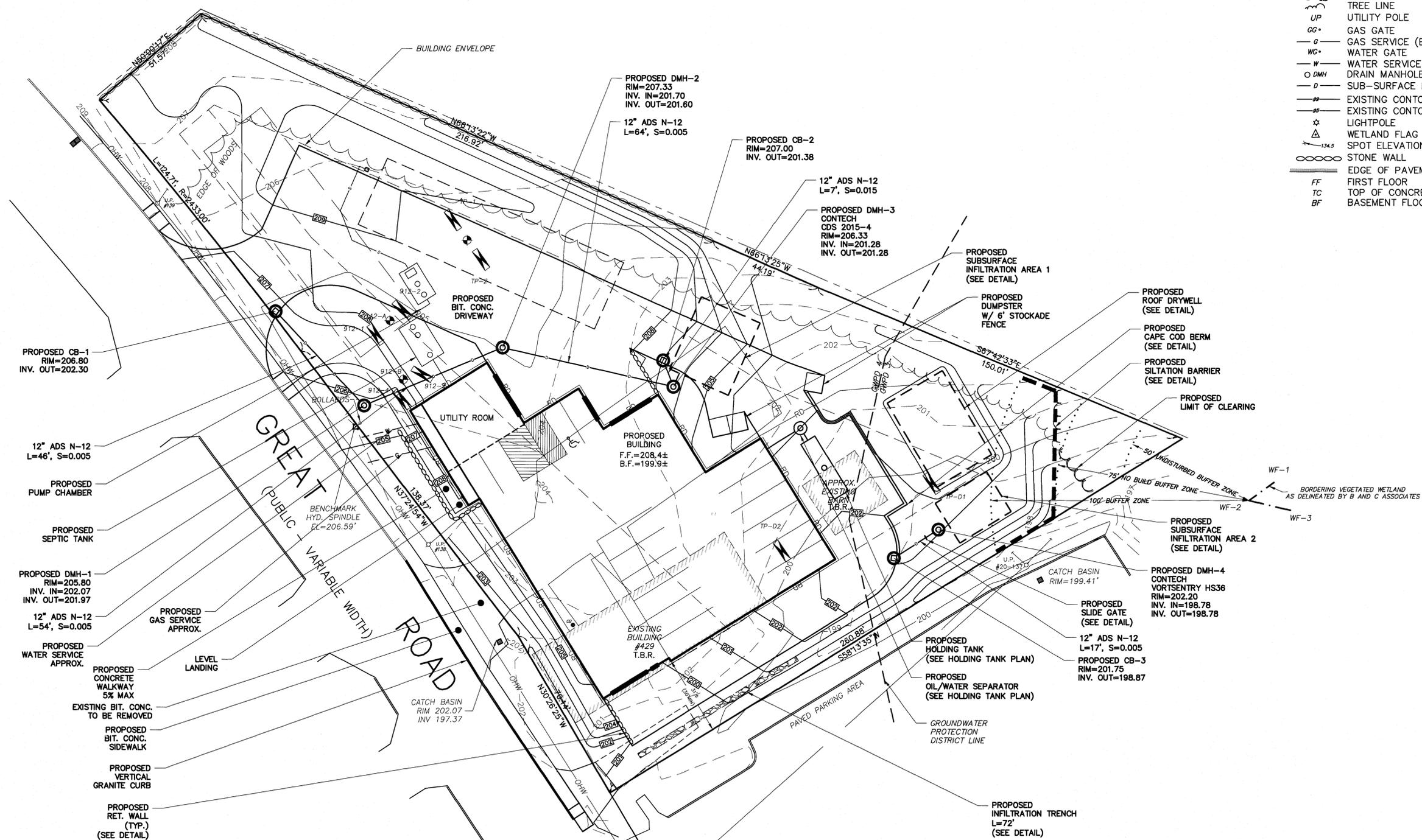
STAMSKI AND McNARY, INC.
1000 MAIN STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING
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SM-5369 (5369 SITE 4.dwg) SHEET 2 OF 6



N

LEGEND:

- N/F NOW 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
- EXISTING CONTOUR
- EXISTING CONTOUR
- ☆ LIGHTPOLE
- △ WETLAND FLAG
- 134.5 SPOT ELEVATION
- ○ ○ ○ ○ STONE WALL
- EDGE OF PAVEMENT
- FF FIRST FLOOR
- TC TOP OF CONCRETE
- BF BASEMENT FLOOR



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
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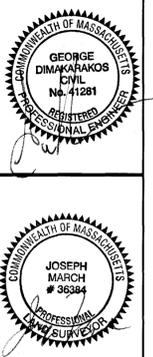
**SITE PLAN
 IN
 ACTON, MA.**

GRADING AND DRAINAGE PLAN
 FOR: COUNTRY PROPERTIES, LLC
 SCALE: 1"=20' APRIL 22, 2016

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

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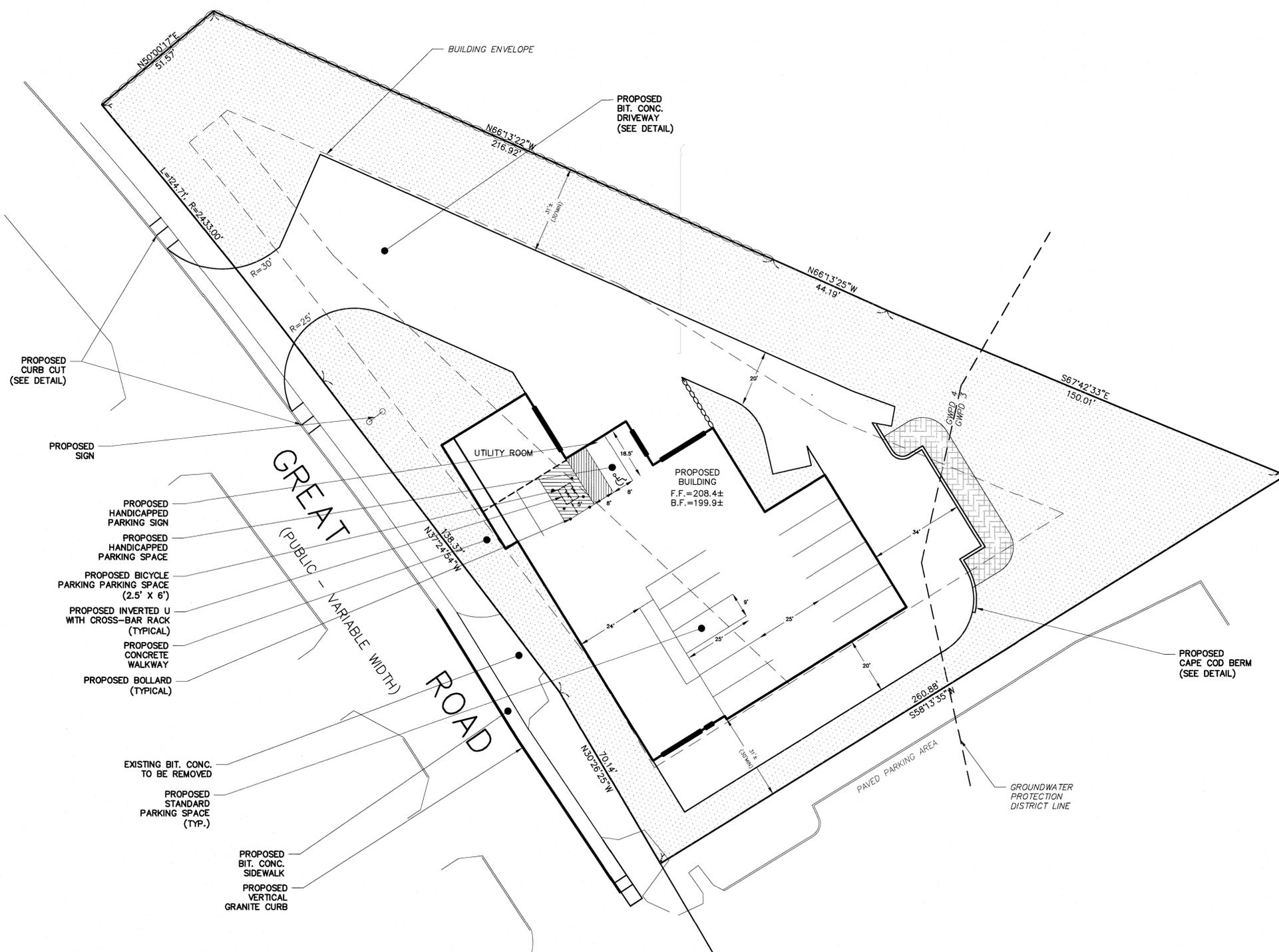
SM-5369 (5369 SITE 4.dwg) SHEET 3 OF 6



N

LEGEND:

- N/F NOW OR FORMERLY OVERHEAD WIRES
- TREE TREE
- 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



- PROPOSED CURB CUT (SEE DETAIL)
- PROPOSED SIGN
- PROPOSED HANDICAPPED PARKING SIGN
- PROPOSED HANDICAPPED PARKING SPACE
- PROPOSED BICYCLE PARKING SPACE (2.5' X 6')
- PROPOSED INVERTED U WITH CROSS-BAR RACK (TYPICAL)
- PROPOSED CONCRETE WALKWAY
- PROPOSED BOLLARD (TYPICAL)
- EXISTING BIT. CONC. TO BE REMOVED
- PROPOSED STANDARD PARKING SPACE (TYP.)
- PROPOSED BIT. CONC. SIDEWALK
- PROPOSED VERTICAL GRANITE CURB

ZONING REQUIREMENTS		LAND USE DATA	
ZONING DISTRICT:	LIMITED BUSINESS (LB)	REQUIRED:	PROVIDED:
MIN LOT AREA:	20,000 SF	50,747 SF	50,747 SF
MIN LOT FRONTAGE:	200 FT	333.2 FT	333.2 FT
MIN LOT WIDTH:	50 FT	>> 50 FT	>> 50 FT
MIN FRONT YARD:	75 FT	15.3 FT*	15.3 FT*
MIN SIDE & REAR YARD:	30 FT	31 FT	31 FT
MIN OPEN SPACE:	50% (25,374 SF)	50.4% (25,581)	50.4% (25,581)
MIN OPEN SPACE: LOT AREA IN ZONE 3:	7,599 SF		
GWPD ZONE 3:	50% (3,800 SF)	90% (6,815)	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)			

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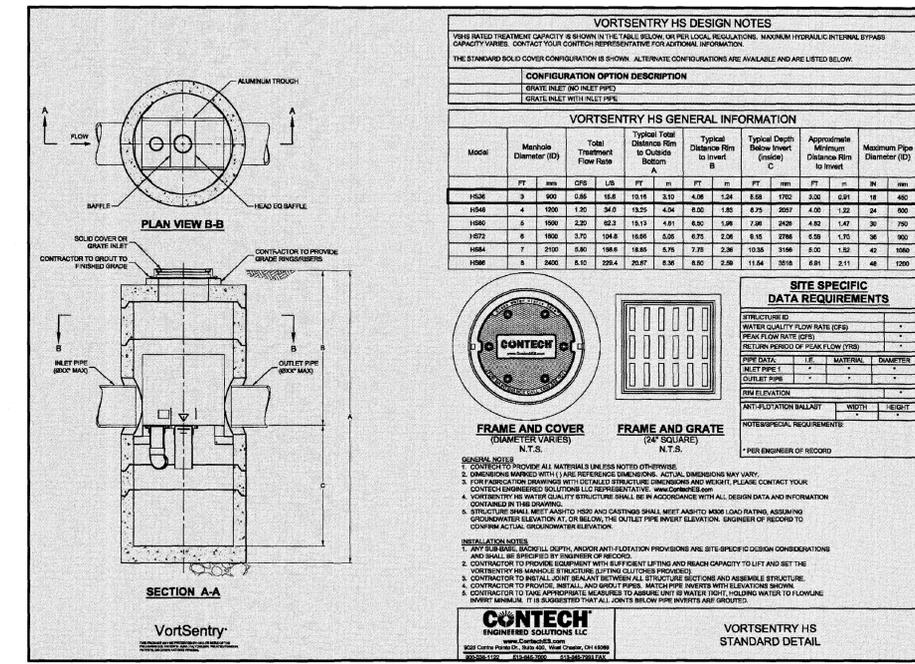
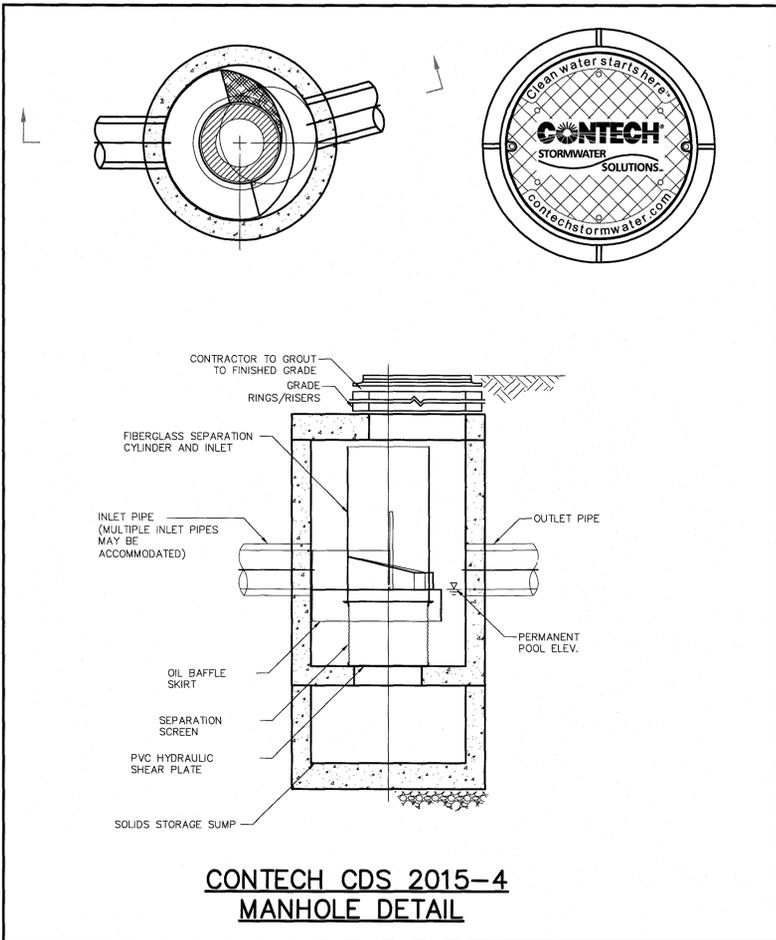
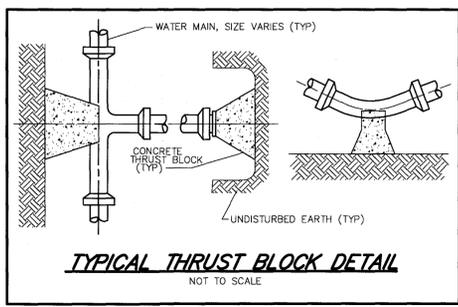
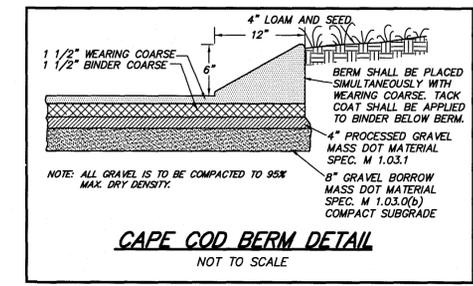
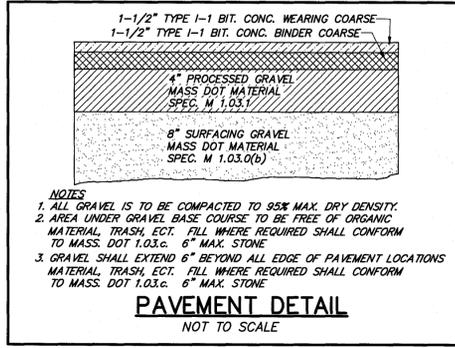
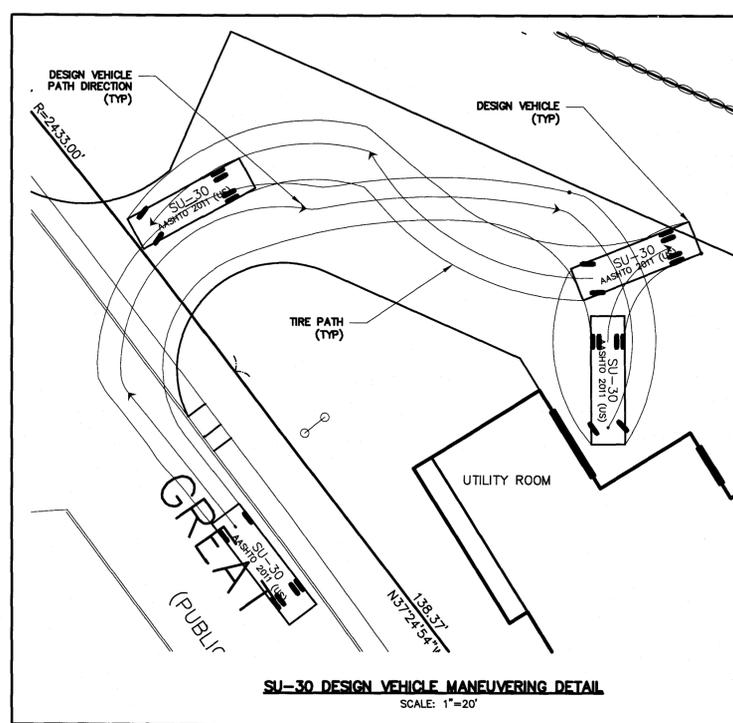
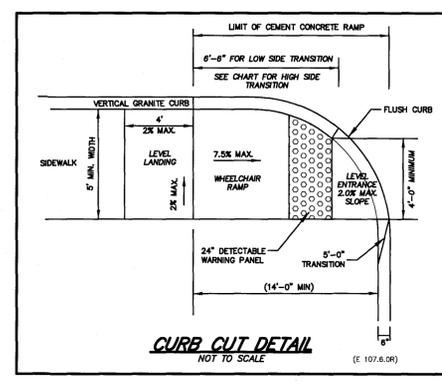
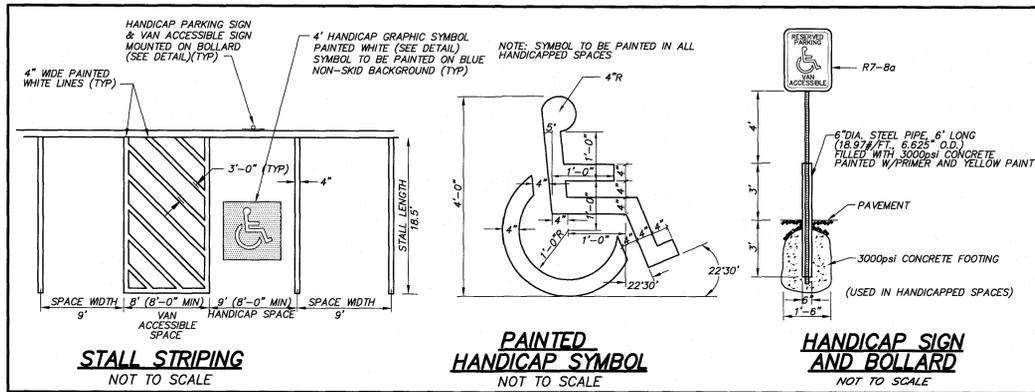
LAYOUT PLAN

FOR: COUNTRY PROPERTIES, LLC
SCALE: 1"=20' APRIL 22, 2016

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

0 10 20 40 60 80

SM-5369 (5369 SITE 4.dwg) SHEET 4 OF 6



- GENERAL NOTES**
1. 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 1983 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.
 2. 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.
 3. ALL LIMITS OF WORK SHALL BE LOCATED IN THE FIELD PRIOR TO CONSTRUCTION OR SITE CLEARING.
 4. ALL WATER PIPES, HYDRANTS, GATE VALVES AND OTHER APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE CONCORD WATER SUPPLY DISTRICT REQUIREMENTS.
 5. ALL STUMPS AND OTHER CONSTRUCTION DEBRIS SHALL BE PROPERLY REMOVED ANY FILL MATERIAL USED SHALL BE FREE OF HAZARDOUS MATERIALS OR WASTE.
 6. ALL DRAINAGE SHALL BE ADS N-12 UNLESS OTHERWISE SHOWN.
 7. 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.
 8. 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.
 9. IT IS ANTICIPATED THE EXISTING SEPTIC TANKS, SOIL ABSORPTION SYSTEM, AND WATER LINE WILL BE ENCOUNTERED DURING CONSTRUCTION. THE EXISTING ONSITE SOIL ABSORPTION SYSTEM AND ASSOCIATED TANKS SHALL BE ABANDONED PURSUANT TO 310CMR 15.354 ABANDONMENT OF SYSTEMS OR REMOVED FROM SITE.
 10. TURNING RADII HAS BEEN DESIGNED TO ACCOMMODATE A SU-30 VEHICLE.
 11. ANY FILL MATERIAL USED SHALL BE FREE OF HAZARDOUS MATERIALS OR WASTE.
 12. THE DEVELOPER IS RESPONSIBLE FOR CLEAN UP OF ANY SAND, DIRT OR DEBRIS WHICH ENTERS ANY EXISTING DRAINAGE SYSTEM INCLUDING, BUT NOT LIMITED TO, CATCH BASIN SUMPS, PIPE LINES, MANHOLES, AND DITCHES IMMEDIATELY UPON DISCOVERY.
 13. SIGNAGE LOCATION AND PERMIT SUBJECT TO TOWN APPROVAL.

- DRAINAGE SYSTEM OPERATION AND MAINTENANCE PLAN**
1. BMP OWNER: COUNTRY PROPERTIES, LLC
6 PROCTOR STREET
ACTON, MA 01720
 2. PARTIES RESPONSIBLE FOR MAINTENANCE: SAME AS ABOVE
 3. SCHEDULE FOR INSPECTION AND MAINTENANCE:
DEEP SUMP AND HOODED CATCH BASIN:
THE DEEP SUMPS FOR THE CATCH BASINS SHALL BE INSPECTED AND CLEANED QUARTERLY. 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 THE 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.

- INFILTRATION TRENCH:**
INFILTRATION TRENCH SHALL BE INSPECTED ANNUALLY. THE FILTER FABRIC SHALL BE INSPECTED FOR EXCESSIVE SEDIMENT BUILD UP. IF APPRECIABLE AMOUNTS OF SEDIMENT ARE OBSERVED THE TOP LAYER OF STONE SHALL BE MOVED ASIDE AND THE FILTER FABRIC CLEANED OR REPLACED. THE TOP LAYER OF STONE SHALL THEN BE WASHED AND PLACED OVER THE FILTER FABRIC.
- SUBSURFACE RECHARGE AREAS:**
THE INFILTRATION BED CLEANOUTS SHALL BE OPENED AND INSPECTED ANNUALLY. IF THE WATER LEVEL IS MORE THAN 24 INCHES ABOVE THE BOTTOM OF STONE ELEVATION, THE CHAMBERS 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.)
- SLIDE GATES:**
SLIDE GATES FUNCTION TO PREVENT THE FLOW OF WATER IN THE EVENT OF A SPILL OF HAZARDOUS MATERIALS. THE NORMAL OPERATING POSITION IS OPEN. SLIDE GATES ARE TO BE CLOSED IN THE EVENT OF A SPILL. 1 SLIDE GATE IS LOCATED ON THE SITE.
- 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
- RECORDS:**
THE OWNER SHALL MAINTAIN AN INSPECTION LOG OF ALL ELEMENTS OF THE STORM WATER MANAGEMENT PLAN. THE OWNER SHALL MAINTAIN A 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.

SITE PLAN
IN
ACTON, MA.

CONSTRUCTION DETAILS

FOR: COUNTRY PROPERTIES, LLC
SCALE: 1"=20' APRIL 22, 2016

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

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SM-5369 (5369 SITE 4.dwg) SHEET 6 OF 6

GEORGE DIMAKARAKOS
CIVIL
No. 41281
REGISTERED PROFESSIONAL ENGINEER

JOSEPH MARCH
No. 36384
REGISTERED PROFESSIONAL LAND SURVEYOR