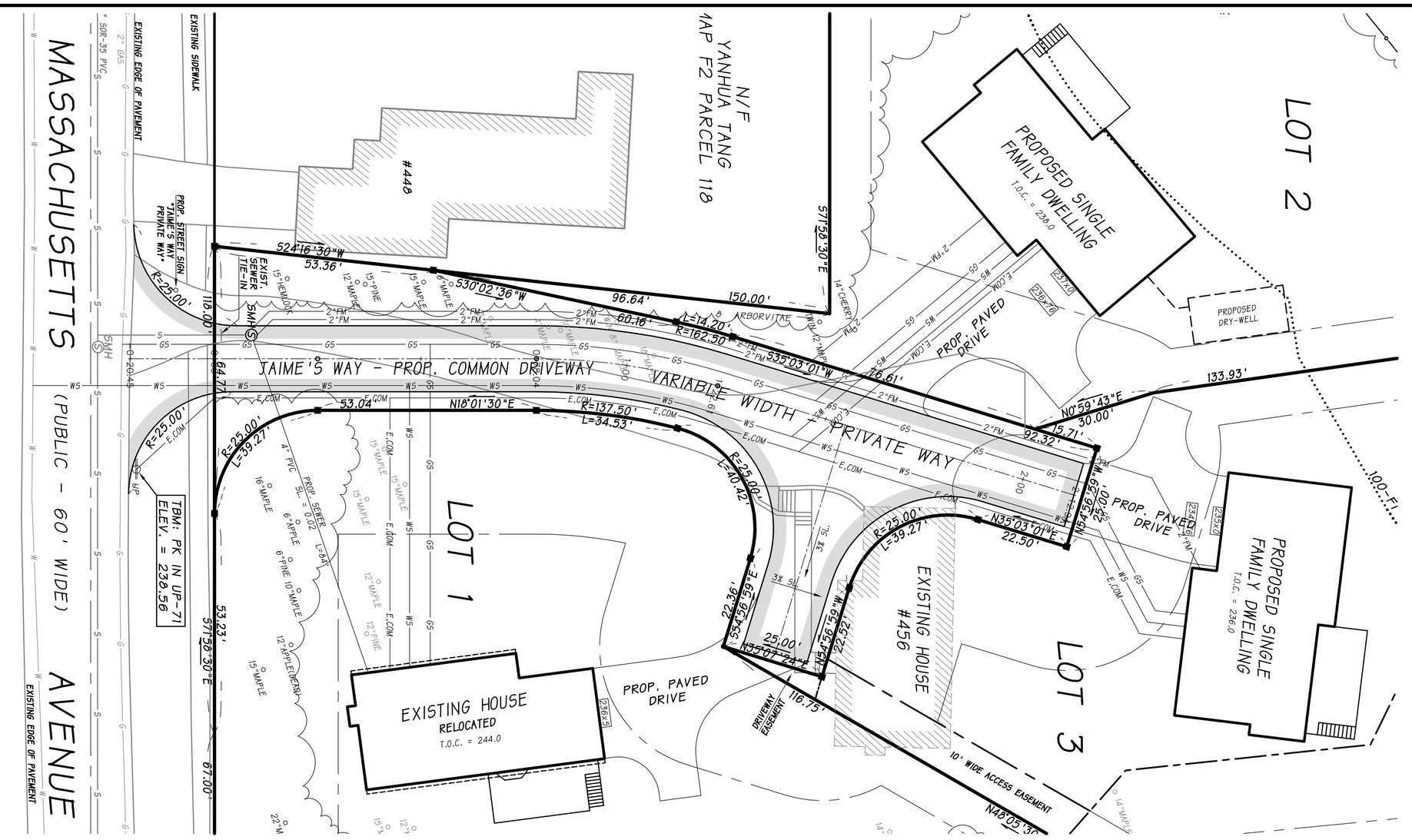
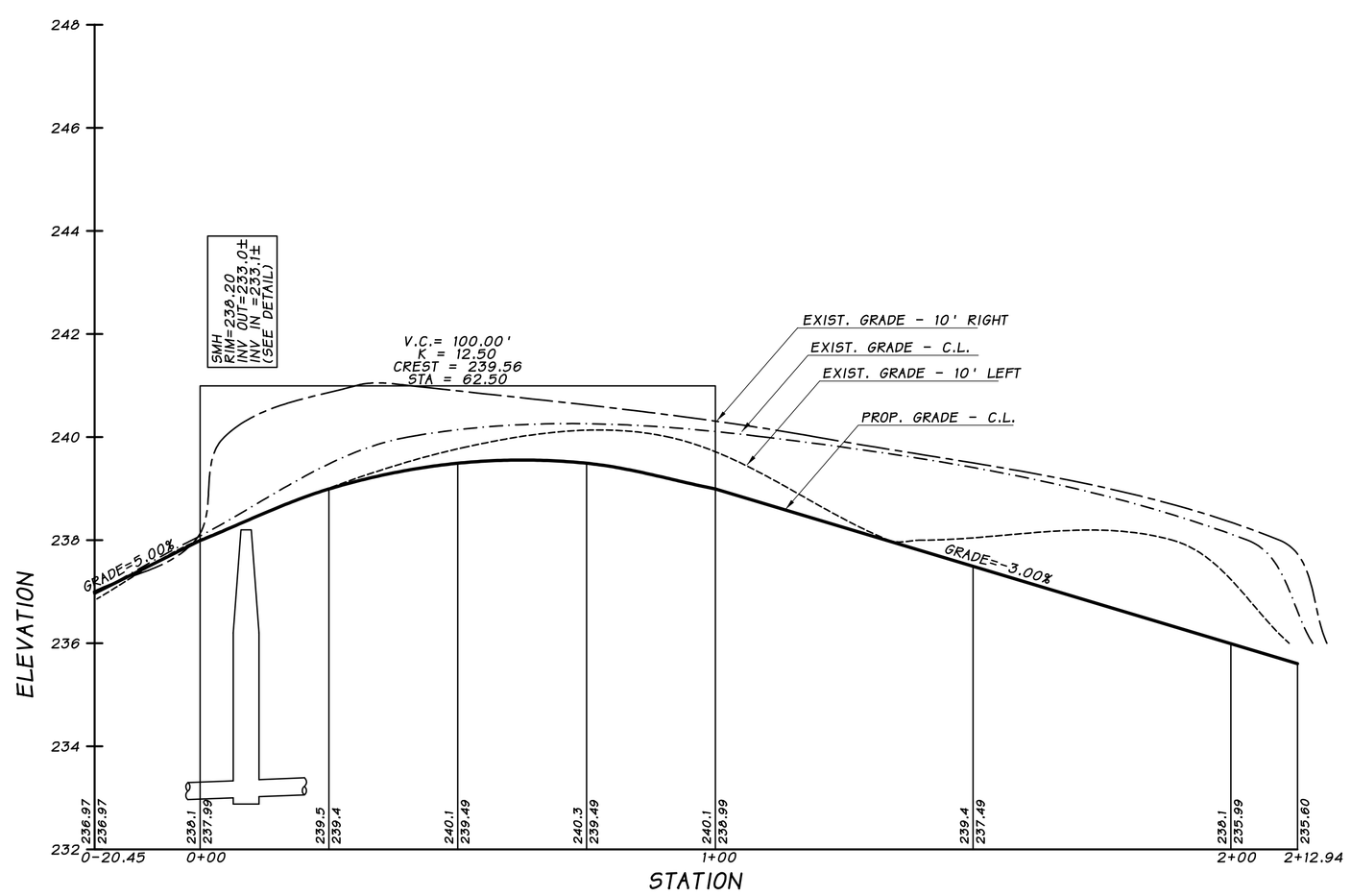
LEGEND

EXISTING SPOT GRADE	195x0
PROPOSED SPOT GRADE	195x0
EXISTING EDGE OF WOODS	
PROPOSED EDGE OF WOODS	
EXISTING TREES	15"MAPLE
EXISTING TREES (TO BE REMOVED)	15"MAPLE
EXISTING STONE WALL	
PROPOSED SILTATION BARRIER	
EXISTING STORM DRAIN	D
EXISTING SEWER LINE	S
PROPOSED 2" FORCE MAIN	2"FM
EXISTING WATER MAIN	W
PROPOSED WATER SERVICE	WS
EXISTING GAS MAIN	G
PROPOSED GAS SERVICE	GS
EXISTING OVERHEAD WIRES	OHW
PROPOSED ELEC., COMMUNICATIONS	E,COM
EXISTING SEWER MANHOLE	SMH
PROPOSED SEWER MANHOLE	SMH
EXISTING FIRE HYDRANT	
EXISTING WATER GATE	WG
EXISTING UTILITY POLE	UP
PROPOSED CONCRETE BOUND (5"x5"x3") WITH DRILL HOLE	
PROPOSED MAG. NAIL	



PLAN

SCALE: 1" = 20'



PROFILE

HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 2'

GENERAL NOTES

1. ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
2. BENCHMARK REFERENCE: TOP OF SPINDLE OF HYDRANT OPPOSITE 432 MASSACHUSETTS AVENUE (BAKER OIL).
3. ISOLATED WETLAND DELINEATION WAS DONE BY GODDARD CONSULTING, INC., IN SEPTEMBER 2014.
4. LIMIT OF CLEARING, WHICH IS THE SAME AS LIMIT OF WORK BOUNDARY, SHALL BE STAKED IN THE FIELD PRIOR TO CONSTRUCTION.
5. ADDITIONAL STREET TREES AS DEFINED IN THE ACTON SUBDIVISION RULES AND REGULATIONS SHALL BE PLANTED AS SCREENING ALONG THE PROPERTY LINES ADJOINING DAVIS PLACE AND 448 MASSACHUSETTS AVENUE – SEE PLANTING PLAN.
6. BOTH SEWER UTILITIES AND WATER SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS FROM THE TOWN OF ACTON BOARD OF HEALTH AND WATER SUPPLY DISTRICTS.
7. AS NO SIDEWALKS ARE PROPOSED ON THESE PLANS, A CONTRIBUTION IS REQUESTED BY THE SIDEWALK COMMITTEE TO THE SIDEWALK FUND USING THE ESTABLISHED FORMULA.
8. ALL WORK WITHIN THE 100-FT. BUFFER ZONE IS UNDER THE JURISDICTION OF THE WETLAND PROTECTION ACT. APPROVAL IS REQUIRED FROM THE CONSERVATION COMMISSION BEFORE ANY WORK WITHIN THE 100-FT. BUFFER ZONE CAN COMMENCE.
9. HOUSES AND DRIVEWAYS PROPOSED ON LOTS 2 AND 3 ARE FOR REPRESENTATION PURPOSES ONLY. FINAL DESIGNS SHALL BE SHOWN ON PLANS AND SHALL REQUIRE APPROVAL FROM CONSERVATION COMMISSION SPECIFICALLY REAR YARD GRADING AND SEEDING.
10. THE DOWNSPOUTS FROM ROOF GUTTERS FOR HOUSES ON LOTS 1 AND 3 SHALL BE PLACED ONLY ON SIDES TO ENSURE THAT ALL ROOF RUNOFF IS DIRECTED TOWARDS THE RETENTION POND.
11. CONTACT DIG-SAFE AT (888)344-7233 AT LEAST 72 HOURS PRIOR TO ON-SITE CONSTRUCTION.
12. NO PERMANENT MONUMENTS SHALL BE INSTALLED UNTIL ALL CONSTRUCTION IS COMPLETED.
13. MAGNETIZED MASONRY NAILS SHALL BE PLACED IN THE FINAL COURSE OF PAVEMENT.
14. STREET SIGN SHALL BE MUTCD COMPLIANT.
15. NO PAVING SHALL TAKE PLACE DURING THE WINTER SEASON (AFTER NOVEMBER 15TH).
16. THE FINAL COURSE OF PAVEMENT SHALL BE PLACED AFTER THE BINDER HAS BEEN EXPOSED TO ONE WINTER SEASON.
17. ANY FILL MATERIAL USED SHALL BE FREE OF HAZARDOUS MATERIAL AND FREE OF CONSTRUCTION DEBRIS. USING THE EXISTING LEACHING BED SOILS AS FILL IS ALLOWABLE PROVIDED THIS MATERIAL IS COVERED WITH AT LEAST 9 INCHES OF SOIL.
18. A MASSDOT ACCESS PERMIT IS REQUIRED PRIOR TO A BUILDING PERMIT BEING RELEASED.
19. SIGHT DISTANCE AT THE INTERSECTION OF JAIME'S WAY AND MASSACHUSETTS AVENUE IS GREATER THAN 500 FEET IN BOTH DIRECTIONS TO ONCOMING TRAFFIC.

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
ACTON PLANNING BOARD

DATE _____

GRAPHIC SCALE
SCALE: 1"=20'
0 10 20 40 60 FEET
0 5 10 20 METERS

#	DATE	REVISION COMMENT

DATE: 02/02/15

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COMMONWEALTH OF MASSACHUSETTS IAN M. WORKMAN CIVIL No. 37366 REGISTERED PROFESSIONAL ENGINEER 2-2-15

TITLE:
DEFINITIVE SUBDIVISION PLAN & PROFILE
456 MASSACHUSETTS AVE
ACTON, MASSACHUSETTS

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SHEET 6 OF 10

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