Stamski and McNary, Inc.
Engineering - Planning – Surveying
1000 Main Street Acton, MA 01720 (978) 263-8585

Site Plan Special Permit Application

for

267 Great Road
Map E-5, Parcel 13
Acton, MA 01720

Applicant: Acton Management, Inc.
69 Great Road
Acton, MA 01720

Date: November 6, 2015

SM-4860A

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STAMSKI AND MCNARY, INC.
1000 Main Street
Acton, Massachusetts 01720
(978) 263-8585
FAX (978) 263-9883

JOSEPH MARCH, P.E., P.L.S.
GEORGE DIMAKARAKOS, P.E.

November 6, 2015

Acton Town Clerk
472 Main Street
Acton, MA 01720

Re: 267 Great Road

Dear Town Clerk,

On behalf of our client, Acton Management, Inc., we hereby submit the enclosed information for a *Site Plan Special Permit* pursuant to the Board of Selectmen's *Rules and Regulations for Site Plan Special Permits* and the *Town of Acton Zoning Bylaw* for the referenced site.

Very truly yours,

Stamski and McNary, Inc.

James Melvin, E.I.T.

George Dimakarakos, P.E.

STAMSKI AND MCNARY, INC.
1000 Main Street
Acton, Massachusetts 01720
(978) 263-8585
FAX (978) 263-9883

JOSEPH MARCH, P.E., P.L.S.
GEORGE DIMAKARAKOS, P.E.

November 6, 2015

Acton Board of Selectmen
472 Main Street
Acton, MA 01720

Re: 267 Great Road

Members of the Board,

On behalf of our client, Acton Management, Inc., we hereby submit the enclosed information for a *Site Plan Special Permit* pursuant to the Board of Selectmen's *Rules and Regulations for Site Plan Special Permits* and the *Town of Acton Zoning Bylaw* for the referenced site.

Very truly yours,

Stamski and McNary, Inc.

James Melvin, E.I.T.

George Dimakarakos, P.E.

3.1
APPLICATION
FOR A
SITE PLAN SPECIAL PERMIT

Appendix B

TOWN OF ACTON
APPLICATION FOR SITE PLAN SPECIAL PERMIT

For 267 Great Road
Under Zoning Bylaw Section 10.4

Refer to the "Rules and Regulations for Site Plan Special Permits" available from the Building Department or the Planning Department for details on the information and fees required for this application. Contact the Planning Department at 978-929-6631 or Building Department at 978-929-6633 with any questions concerning the Rules. Incomplete applications may be denied.

Please type or print your application.

1. Location and Street Address of Site 267 Great Road

2. Applicant's Name Acton Management, Inc.
   Address P.O. Box 2350, 69 Great Road Acton, MA 01720
   Telephone (978) 263 2989 Email Actonmgt@verizon.net

3. Record Owner's Name SPS-Acton, LLC
   Address
   Telephone Email

4. Town Atlas Map(s)/Parcel Number(s) Map E-5, Parcel 13

5. Zoning District (s) of Parcel(s) Limited Business, Groundwater Protection Zone 2 & 3

Description: Construct four single family dwellings with associated private drive.

If any site plans have been filed previously for this site give file numbers: #07/03/14-451

The undersigned hereby apply to the Board of Selectmen for a public hearing and a site plan special permit under Section 10.4 of the Zoning Bylaw approving the attached site plan.

The undersigned hereby certify that the information on this application and plans submitted herewith is correct, and that all applicable provisions of Statutes, Regulations, and Bylaws will be complied with. The above is subscribed to and executed by the undersigned under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws of the Commonwealth of Massachusetts.

Date | Signature of Petitioner(s) | Signature of Petitioner(s)

RECORD OWNER'S KNOWLEDGE AND CONSENT

I hereby assert that I have knowledge of and give my consent to the application presented above.

Date | Signature of Record Owner(s) | Signature of Record Owner(s)

3.2
CERTIFIED ABUTTERS LIST

Town of Acton
472 Main Street
Acton, MA 01720
Telephone (978) 929-6621
Fax (978) 929-6340

Brian McMullen
Assessor

Locus: 267 Great Rd
Parcel: E5-13

Parcel ID	LOCATION	Owner	Co-Owner	Mailing Address	City ST Zip
E4-15	276 GREAT RD	274 ASSOC REAL ESTATE TRUST	C/O ALPINE PROPERTY MANAGEMENT	12 DAMONMILL SQUARE #EB-2S	CONCORD, MA 01742
E4-27	254 GREAT RD	NAGOG KNOLL LLC		260 GREAT RD	ACTON, MA 01720
E5-11	272 GREAT RD	KELMAN JONATHAN L TRUSTEE	THREE SISTERS REALTY TRUST	272 GREAT RD	ACTON, MA 01720
E5-11-1	274 GREAT RD	274 ASSOCIATES ETAL ESTATE TR	C/O ALPINE PROPERTY MANAGEMENT	12 DAMONMILL SQUARE #EB-2S	CONCORD, MA 01742
E5-12	271 GREAT RD	STEINBERG STEPHEN P TRUSTEE	S M K TRUST	PO BOX 2350	ACTON, MA 01720
E5-14	279 GREAT RD	FRIZZELL ALBERT TRUSTEE	TELLURIDE REALTY TRUST	PO BOX 393	BEDFORD, MA 01730
E5-14-11	11 LADY SLIPPER LN	STRAWBERRY HILL FARMS	HOMEOWNERS ASSOCIATION, INC.	7 LADY SLIPPER LANE	ACTON, MA 01720
E5-17	255 GREAT RD	BELLI AR REALTY LLC		271 NEVADA ST	NEWTONVILLE, MA 2460
E5-18	1 GABRIEL LANE	BEGGS ANDREW		1 GABRIEL LANE	ACTON, MA 01720
E5-5	289 GREAT RD	CAMPANELLI TRIGATE CHELMSFORD		ONE CAMPANELLI DR	BRAINTREE, MA 02185
E5-8	275 GREAT RD	FRIZZELL ALBERT T TRUSTEE	TELLURIDE REALTY TRUST	PO BOX 393	BEDFORD, MA 01730

Abutters and owners of land directly opposite on any public or private street or way and abutters to the abutters within three hundred feet of the property line all as they appear on the most recent applicable tax list.

HEARING NOTICES FOR ALL SPECIAL PERMITS MUST BE SENT TO THE PLANNING BOARD, TOWN HALL IN THE FOLLOWING TOWNS:

Boxborough, MA 01729
Carlisle, MA 01741
Maynard, MA 01754
Stow, MA 01775
Concord, MA 01742
Westford, MA 01886
Littleton, MA 01460
Sudbury, MA 01776

Marty Abbott
Acton Assessors Office

7/15/2014

3.3 USE DESCRIPTION

The existing use of the site is SINGLE FAMILY DWELLING. The proposed use of the site is for OFFICE and SINGLE FAMILY.

There will be no storage, generation or use of hazardous materials or wastes on the site.

3.4 OTHER PERMITS AND VARIANCES

PERMITTING BODY	REQUIRED
Acton Board of Health	Disposal Works Construction Permit Aquifer Permit
Acton Conservation Commission	Order of Conditions (Acton Wetland Bylaw)
Mass Highway	Curb Cut Permit (Issued)
EPA	NPDES Construction General Permit

3.5
RECORDED PLANS

Total Pages = 2

Fiduciary Deed

NANCY K. BERNIER, EXECUTOR OF THE WILL OF JOHN A. C KIMBALL, JR., late of Acton, Middlesex County, Massachusetts, Middlesex County Probate Docket No. 11P4951EA, under Power of Sale which power is conferred by the Will of the Deceased Owner, **with *Fiduciary covenants***

for consideration paid and in full consideration of
FOUR HUNDRED FIFTY THOUSAND AND 00/100 ($450,000.00) DOLLARS

grant to **SPS-ACTON, LLC,** a Massachusetts limited liability company with a principal office c/o Acton Management, Inc., 69 Great Road, Acton, Massachusetts 01720

For Registry Use

A certain parcel of land, with the building(s) and improvements thereon, situated in Acton, on the Easterly side of the State Highway leading from Concord to Littleton, bounded and described as follows:

BEGINNING at the Northwesterly corner thereof at land now or formerly of E.A. Mayell and said State Highway and running

THENCE by a stone wall by said land now or formerly of said Mayell SOUTH 78° 34' EAST two hundred thirty-seven and 50/100 (237.50) feet and by a stone wall NORTH 11° 56' EAST three hundred and sixteen (316) feet to a corner of stone walls at land of Baxter, hereinafter mentioned;

THENCE by land of said Baxter by a stone wall SOUTH 67° 34' EAST one hundred forty and 5/10 (140.5) feet and SOUTH 11° 56' WEST four hundred eighty-four and 75/100 (484.75) feet to a bound at land now or formerly of Ellice;

THENCE by said State Highway NORTH 4° 44' EAST one hundred seventeen and 8/10 (117.8) feet to the corner first mentioned;

CONTAINING two and 25/100 (2.25) acres, more or less.

See plan of land in Acton surveyed for Alpheus T. Baxter by Horace F. Tuttle, May 20, 1933, recorded with Middlesex South District Registry of Deeds with deed of Alpheus T. Baxter, dated June 15, 1933, recorded with said Deeds in Book 5726, Page 397, these being all of the premises described in said deed.

Subject to easements, rights, restrictions and covenants of record if they affect the locus and are in full force and effect, expressly not intending nor meaning to extend the same in the event that they have expired by operation of law or otherwise.

Meaning and intending to convey the same premises as conveyed by virtue of deed of John A. Kimball and Alice W. Kimball to John A. C. Kimball, Jr. dated May 1, 1968, and recorded with the Middlesex South District Registry of Deeds at Book 11798, Page 633. John A. C. Kimball, Jr. died on August 9, 2011. See Middlesex Probate Docket No. 11P4851EA.

Property Address: 267 Great Road, Acton, MA 01720

Witness my hand and seal this 5th day of September, 2012.

Nancy K. Bernier

Nancy K. Bernier, Executrix of the
Will of John A. C. Kimball, Jr.

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

On this 5th day of September, 2012, before me, the undersigned notary public, personally appeared Nancy Bernier, as Executrix of the Will of John A. C. Kimball, Jr., proved to me through satisfactory evidence of identification, which was ☒ driver's license, ☐ passport, ☐ employee ID card, ☐ personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Notary public:
My commission expires:

MARK L. SCHEIER
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
May 06, 2016

BONGIORNO ASSOCIATES (BK. 14654 - 107)

KEYSTONE ASSOCIATES (BK. 12874 - 555)

KEYSTONE ASSOCIATES (BK. 12874 - 555)

S 50°-08'-0" E 24.19'

S 51°-11'-50" E 70.64'

S 55°-36'-14" E 97.06'

S 52°-51'-55" E 109.47'

S 52°-38'-53" E 269.65'

S 53°-44'-15" E 161.95'

S 54°-19'-30" E 242.16'

S 53°-26'-25" E 225.45'

S 54°-26'-35" E 266.81'

204.93'

61.88'

57.35'

ROAD

1,242.55' TOTAL

PART OF COMMON LAND
PARCEL "B"

N 2°-54'-04" E 527.27'

RBS REALTY TRUST (BK. 13954 - 301)

S 21°-57'-12" W 138.22'

S 19°-16'-36" E 80.20'

DRAINAGE EASEMENT (VARIABLE WIDTH)

N 30°-15'-16" W 108.00'

449.38'

222.97'

359.62'

MATCH LINE "A-A" (SEE SHEETS 283)

MATCH LINE "B-B" (SEE SHEETS 283)

LOT 1
1.3 ACRES

291.00'

288.41'

N 36°-33'-35" E

PARCEL 8-A
11,500 SQ. FT.

PARCEL 7-A
13,800 SQ. FT.

PARCEL 3-A
12,000 SQ. FT.

PARCEL 1-A
12,800 SQ. FT.

PARCEL 9-A
11,500 SQ. FT.

PARCEL 6-A
13,800 SQ. FT.

PARCEL 5-A
6,750 SQ. FT.

PARCEL 4-A
6,750 SQ. FT.

PARCEL 2-A
14,400 SQ. FT.

220.00' 120.00' 100.00' S 68°-02'-48" E

310.00' 150.00' 160.00' S 68°-02'-48" E

115.00' N 21°-57'-12" W

60.00' S 21°-57'-12" W

80.00' S 21°-57'-12" W

90.00' S 21°-57'-12" W

120.00' S 68°-02'-48" E

75.00' S 68°-02'-48" E

100.00' S 68°-02'-48" E

N 68°-02'-48" W 120.00'

534.88'

SEWAGE LINE EASEMENT (VARIABLE WIDTH)

S 40°-52'-02" E 151.65'

N 45°-00'-00" W 58.00'

N 34°-52'-05" E 41.49'

MADE OK.

S 55°-10'-13" E 205.22'

SEWAGE LINE EASEMENT

N 55°-10'-13" W 265.90'

133.48' S 55°-10'-13" E 9.24'

143.00' S 55°-10'-13" E 73.48'

235.74' S 55°-10'-13" E

S 39°-22'-34" E 83.96'

SEWAGE LINE EASEMENT

DRAINAGE EASEMENT

N 55°-10'-13" W 190.18'

337.77'

S 39°-22'-34" E 188.21'

30.08'

S 29°-06'-30" E 245.41'

SEWAGE LINE

N 29°-06'-30" W

PARCEL "B"
9.55 ACRES
COMMON LAND

LOT 2
1.52 ACRES

265.96' 20' 301.80' S 29°-06'-30" E

EASEMENT

N 24°-06'-30" W 149.91'

N 85°-49'-28" E 138.38'

S 24°-06'-30" E 138.75'

22.36' RADIAL

N 24°-06'-30" W 120.84'

LOT 3

N 39°-52'-39" E 108.18'

TOTAL 226.62'

N 53°-21'-39" W 159.89'

128.32'

MATCH LINE "C-C" (SEE SHEETS 283)

383.30' 142.53'

N 63°-30'-35" E 217.73'

MATCH LINE "A-A" (SEE SHEETS 283)

N 41°-25'-01" E 361.00' TOTAL

290.28'

N 53°-47'-52" W 357.01'

ARTHUR J. & CAROLYN J. PATTERSON (BK. 8687 - 594)

GEORGE & NICHOLAS KERAMARIS (BK. 14923 - 539)

JEFFREY S. BULL & MARGARET B. HURD (BK. 15047 - 387)

MARK S. & LAURA CARR TRUMBULL (BK. 14798 - 311)

September 17 1984
DATE

I, Lydia R. Pearson CLERK OF THE TOWN OF ACTON, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

Lydia R. Pearson
TOWN CLERK

ALL SUPPLEMENTARY DATA SUBMITTED UNDER THE RULES AND REGULATIONS OF THE TOWN OF ACTON ARE AN INTEGRAL PART OF THE DEFINITIVE PLAN AND THAT NON-COMPLIANCE WITH THE SHOWN PROPOSED PROFILES, UTILITIES, LAYOUTS AND RESTRICTIVE COVENANTS WILL VOID THE APPROVAL STATUS; UNLESS A VARIANCE IS SPECIFICALLY APPROVED BY THE BOARD IN WRITING.

PARCELS "A" AND "B" ARE TO BE DEDICATED AS COMMON AREA.

ALL LOTS AND PARCELS HAVING FRONTAGE ON LADYSLIPPER LANE ARE SUBJECT TO A 10' WIDE EASEMENT ALONG THE ENTIRE SUCH FRONTAGE. SAID EASEMENTS ARE FOR THE PURPOSE OF SLOPING, DRAINAGE, UTILITIES AND OTHER ACTIVITIES INCIDENTAL TO THE CONSTRUCTION AND MAINTENANCE OF LADYSLIPPER LANE.

THIS SUBDIVISION PLAN AND APPROVAL IS SUBJECT TO A SPECIAL PERMIT FOR A CLUSTER DEVELOPMENT RECORDED HEREWITH.

NO BUILDING OR STRUCTURE SHALL BE PLACED OR CONSTRUCTED ON ANY AREA DESIGNATED AS COMMON AREA AND NO ALTERATION TO THE COMMON AREAS (PARCEL "A" & "B") WHICH IS INCONSISTANT WITH ITS OPEN SPACE AND LANDSCAPE BUFFER USE SHALL BE PERMITTED WITHOUT THE EXPRESS AUTHORIZATION OF THE ACTON PLANNING BOARD.

PARCELS 1-A THROUGH 9-A AND PARCELS "A" AND "B" ARE NOT BUILDING LOTS.

NO BUILDING OR STRUCTURE SHALL BE BUILT OR PLACED ON ANY LOT WITHOUT THE CONSENT OF THE BOARD OF HEALTH.

□ .....INDICATES PERMANENT MONUMENT TO BE SET.

○ .....INDICATES PROPOSED HOUSE NUMBERS.

PERMANENT MONUMENTS WILL BE INSTALLED AT ALL STREET INTERSECTIONS, AT ALL POINTS OF CHANGE IN DIRECTION OR CURVATURE OF STREETS OR ANY OTHER LOCATION AS SHOWN ON THIS PLAN. SUCH MONUMENTS SHALL BE OF GRANITE 6 INCHES SQUARE BY 4 FEET IN LENGTH AND SHALL BE SET FLUSH WITH THE FINISHED GRADE

LOTS SHOWN ON THIS PLAN ARE CREATED PER THE TOWN OF ACTON ZONING BYLAW SECTION 4.2 "CLUSTER DEVELOPMENTS," AND SHALL NOT BE FURTHER SUBDIVIDED TO CREATE ADDITIONAL BUILDING LOTS.

ZONING CLASSIFICATION:
RESIDENCE B.

GENERAL REVISION 7-25-84.
FINAL REVISION 9-4-84.

ACTON PLANNING BOARD	
DATE OF APPROVAL:	7-30-84
DATE OF ENDORSEMENT:	9-24-84
	James W. Wood
	Morison
	Jane D. Hewett
	Paul Gilbert

Pge. 7500 By E.J.K.
Middlesex Registry of Deeds
Southern District
Cambridge, Massachusetts
Plan No. 1252 (A OF 3) of 1984
Rec'd 10/24 1984
at 11 h 07 m A.M. Doc No. 183
Rec'd, Bk. 15844 Pg. 195
Attest John F. Zingarelli
Register

BK. 15243-506 (BK. 6595-269)

SURV: M.M.	CALC: G.D.L.	TRACED: P.J.T.	CK'D: G.D.L.	NB. 559-34	DEED: BK. 12442-68	REF:

0 20 40 60 80 100 120 FEET
1"=40'
0 5 10 15 20 25 30 35 METERS

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Sept. 8, 1984
DATE

EDWARD J. DONOVAN No. 9439 REGISTERED LAND SURVEYOR

SURVEYOR

DEFINITIVE SUBDIVISION OF LAND IN
ACTON, MASS.
SURVEYED FOR
B & G CONSTRUCTION CORP.

SCALE: 1"=40' MAY, 1984

CHARLES A. PERKINS CO., INC.
CIVIL ENGINEERS & SURVEYORS
P.O. BOX 234 - CLINTON, MASS. 01510

JOB NO. 12893 PLAN NO. 5383-1/8

1252 A-3

1252-1

1252-2

1252 OF 1984

September 19 1984

I, Lydia A Lauer CLERK OF THE TOWN OF ACTON HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

Lydia A Lauer
TOWN CLERK

KEYSTONE ASSOCIATES
(BK. 12674 555)

KEYSTONE ASSOCIATES
(BK. 12674 - 555)

S 53°-26'-25" E 266.81'
204.93'
61.88'
48.52'
110.40' TOTAL
S 54°-25'-35" E
285.83'
334.35'
MADE D.H.
S 53°-17'-41" E
245.93'
531.76' TOTAL
293.93'
MADE D.H.
48.00'
S 51°-39'-32" E
79.07'
S 54°-16'-02" E 111.93'
FND. D.H.
S 52°-44'-13" E
106.22'
425.22' TOTAL

MATCH LINE "A-A"
(SEE SHEETS 1&3)

291.00'
288.41'
N 36°-33'-35" E

MATCH LINE "B-B"
(SEE SHEETS 1&3)

S 12°-37'-23" W
308.67'

LOT 9
2.00 ACRES
STREET NO. 7

S 53°-17'-41" E
211.71'
242.02'
31.11'
559.53'
119.40'

LOT 1
1.30 ACRES
STREET NO. 9

LOT 8
1.00 ACRE
STREET NO. 5

217.41'
187.08'
S 64°-27'-19" W
324.55'
404.69'
382.89'

S 55°-10'-13" E
9.84'
133.48'
S 39°-22'-34" E
743.60'
N 36°-22'-34" W
74.78'
S 55°-10'-13" E
236.74'
S 55°-10'-13" E
75.86'
SEWAGE LINE EASEMENT
DRAINAGE EASEMENT
N 55°-10'-13" W
162.85'
S 39°-22'-34" E
265.90'
30.68'
331.77'
130.61'
194.77'
337.47'
198.21'
303.30'
149.53'
N 62°-30'-10" E
ARC=10.65
ARC=144.33'
ARC=327.94'
ARC=76.91'
ARC=39.27'
R=75.00'
ARC=72.72'
TOTAL 135.74'
R=175.00'
ARC=39.27'
ARC=60.06'
TOTAL 318.63'
S 31°-50'-16" E
223.58'
ARC=60.06'
N 31°-50'-16" W
155.00'
365.00'
160.00'
S 76°-27'-19" W
128.73'
119.94'
48.85'
440.13'
S 36°-42'-19" W

LOT 2
LOT 4
LOT 5
LOT 7
1.58 ACRES
STREET NO. 3

(SEE SHEETS 1&3)
MATCH LINE "C-C"

LADYSLIPPER LANE

PARCEL "A"
5.48 ACRES
COMMON LAND

S 41°-00'-02" W 128.26'
(SEE DETAIL)
FND. D.H.
TOTAL 329.39'
197.13'
S 40°-17'-11" W

E. & ROSEMARY NICHOLSON
(BK. 14288 197)

EDGE OF STONE WALL
PROPERTY LINE & STONE WALL
3.2' N 82°-28'-22" W
6' WIDE WALL
N 82°-28'-22" W 3.00'
D.H. FND.
DETAIL NOT TO SCALE

FND. I.R. 0.24'
NOT TO SCALE
13.55'
N 81°-47'-49" W 100.00'
GEORGE H. & EVELYN HODGSON
(BK. 8965 - 532)

FRANK

GENERAL REVISION 7-25-84.
FINAL REVISION 9-4-84.
SEE NOTES ON SHEET 1/8.

"STRAWBERRY HILL FARMS"

ACTON PLANNING BOARD
DATE OF APPROVAL: 7-30-84
DATE OF ENDORSEMENT: 9-24-84
Duncan W. Ward
[illegible]
[illegible]
[illegible]

PLAN RECORDED 12 OF 31 OF 1984
RECORDED BOOK 15844 PAGE 195

SURV: M.M. | CALC: G.D.L. | TRACED: P.J.T. | CK'D: G.D.L. | NB. 559 34 | DEED: BK. 12442 - 68 | REF:
PR 15243-505 (BK 6595-269)

0 20 40 60 80 100 120
FEET
1"=40'
0 5 10 15 20 25 30 35
METERS

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

8/1/84
DATE

SURVEYOR # 27423

DEFINITIVE SUBDIVISION OF LAND IN
ACTON, MASS.
SURVEYED FOR
B & G CONSTRUCTION CORP.

SCALE: 1"= 40' MAY, 1984

CHARLES A. PERKINS CO., INC.
CIVIL ENGINEERS & SURVEYORS
P.O.BOX 234 - CLINTON, MASS. 01510

JOB NO. 12893 PLAN NO. 5363-3/8

1252 13

1252-2

MATCH LINE "B-B" (SEE SHEET 1&2)

LOT 1
1.30 ACRES
STREET NO. 9

LOT 9
2.00 ACRES
STREET NO. 7

LOT 8
1.00 ACRE
STREET NO. 5

PARCEL "A"
5.48 ACRES
COMMON LAND

PARCEL "B"

PARCEL "B"
COMMON LAND

MATCH LINE "A-A" (SEE SHEETS 1&2)

MATCH LINE C-C (SEE SHEETS 1&2)

LOT 7
1.58 ACRES
STREET NO. 3

LOT 2
1.52 ACRES
STREET NO. 10

LOT 3
37,199 SQ. FT.
STREET NO. 8

LOT 4
39,859 SQ. FT.
STREET NO. 6

LOT 5
35,080 SQ. FT.
STREET NO. 4

LOT 6
1.49 ACRES
STREET NO. 2

LADYSLIPPER LANE

STRAWBERRY HILL ROAD (VARIABLE WIDTH) 2,300'± TO POPE ROAD

DRAINAGE EASEMENT

SEWAGE LINE EASEMENT

SEWAGE LINE EASEMENT

SEWAGE LINE EASEMENT

MARK S. & LAURA TRUMBULL CARR (BK. 14798 - 311)

MARK S. & LAURA TRUMBULL CARR (BK. 14798 - 311)

JON C. MAZUY (BK. 13290 - 60)

FRANK E. & ROSEMARY NICHOLSON (BK. 14288 - 187)

GEORGE H. & EVELYN HODGSON (BK. 8965 - 532)

EDNA H. FLAGG (BK. 3361Z - 952)

606'± TO ESTERBROOK RD.

SEE NOTES ON SHEET 1/8.

I, Lydia R. Leavis, 9 January 19 1984 (DATE) CLERK OF THE TOWN OF ACTON HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

Lydia R. Leavis
TOWN CLERK

GENERAL REVISION 7-25-84.
FINAL REVISION 9-4-84.

ACTON PLANNING BOARD
DATE OF APPROVAL: 7-30-84
DATE OF ENDORSEMENT: 9-24-84
Duncan W. Wood
Marion
Anne D. Haraty
Walter M. Foster

PLAN NUMBER 125,2(C OF 3) OF 1984
RECORDED BOOK 15844 PAGE 195

SURV: M.M. | CALC: G.D.L. | TRACED: P.I.T. | CK'D: G.D.L. | NB. 559 - 34 | DEED: BK. 12442-68 | REF: Bk. 15243 - 506 (BK. 6595-269)

"STRAWBERRY HILL FARMS"

1"= 40'
0 20 40 60 80 100 120 FEET
0 5 10 15 20 25 30 35 METERS

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

May 8, 1984 (DATE)

EDWARD K. DOWNING No. 29123 REGISTERED LAND SURVEYOR

SURVEYOR

DEFINITIVE SUBDIVISION OF LAND IN
ACTON, MASS.
SURVEYED FOR
B & G CONSTRUCTION CORP.

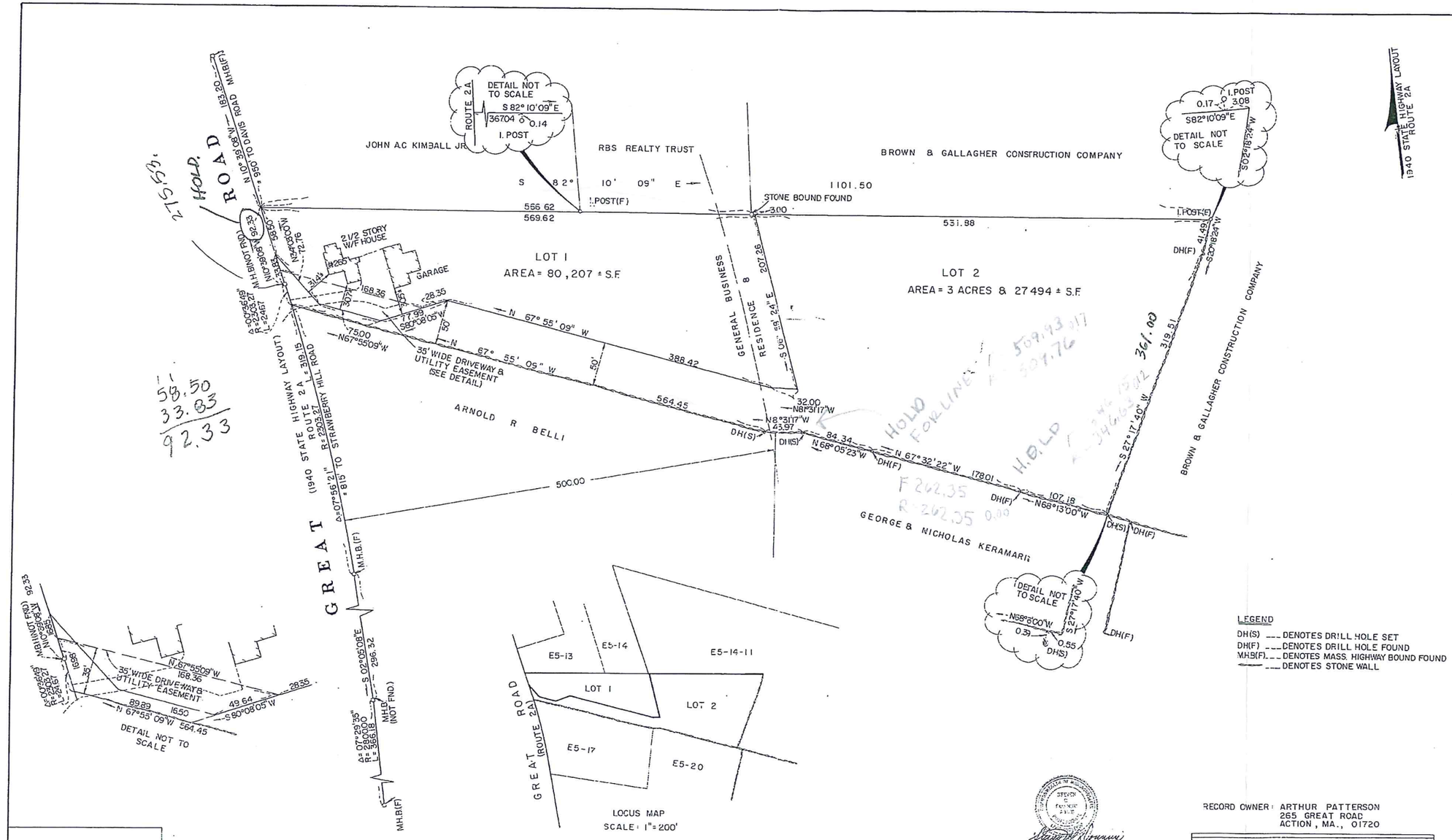
SCALE: 1"= 40' MAY, 1984

CHARLES A. PERKINS CO., INC.
CIVIL ENGINEERS & SURVEYORS
P.O. BOX 234 - CLINTON, MASS. 01510

JOB NO. 12893 PLAN NO. 5383-3/8

1252 C

1252-3



Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 1081 of 1988
Rec'd 8-15 1988
at 12h 58m P.m Doc No 467
Rec'd, Bk 19266 Page 363
Attest
Register

RESEARCH BY: RJM
FIELD CHIEF: RJM
COMPUTED BY: SGD
DRAFTED BY: DAE
CHECKED BY: SGD
APPROVED BY: SGD

ASSESSORS MAP: E5 PARCEL: 18
ZONING DISTRICT: GENERAL BUSINESS RESIDENCE 8

Reference: Board of Appeals Decision June 9, 1988.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.
ACTON PLANNING BOARD.
Peter C. Gourd
Assistant Town Planner
DATE: June 27, 1988

"I CERTIFY THAT THE PREPARATION OF THIS PLAN RULES AND REGULATIONS OF THE REGISTERS OF DEEDS, DATED JANUARY 1, 1976.
Steven E. Donnini 1/6/88
PROFESSIONAL LAND SURVEYOR DATE

RECORD OWNER: ARTHUR PATTERSON
265 GREAT ROAD
ACTION, MA., 01720

PLAN OF LAND IN
ACTON, MASS.
PREPARED FOR: ARTHUR PATTERSON
SCALE: 1"=50' JANUARY 6, 1988
SCHOFIELD BROTHERS INC
PROFESSIONAL LAND SURVEYORS & ENGINEERS
626 MAIN STREET — BOLTON, MASS., 01740

0 25 50 100 200 FEET
0 5 10 20 40 60 METERS

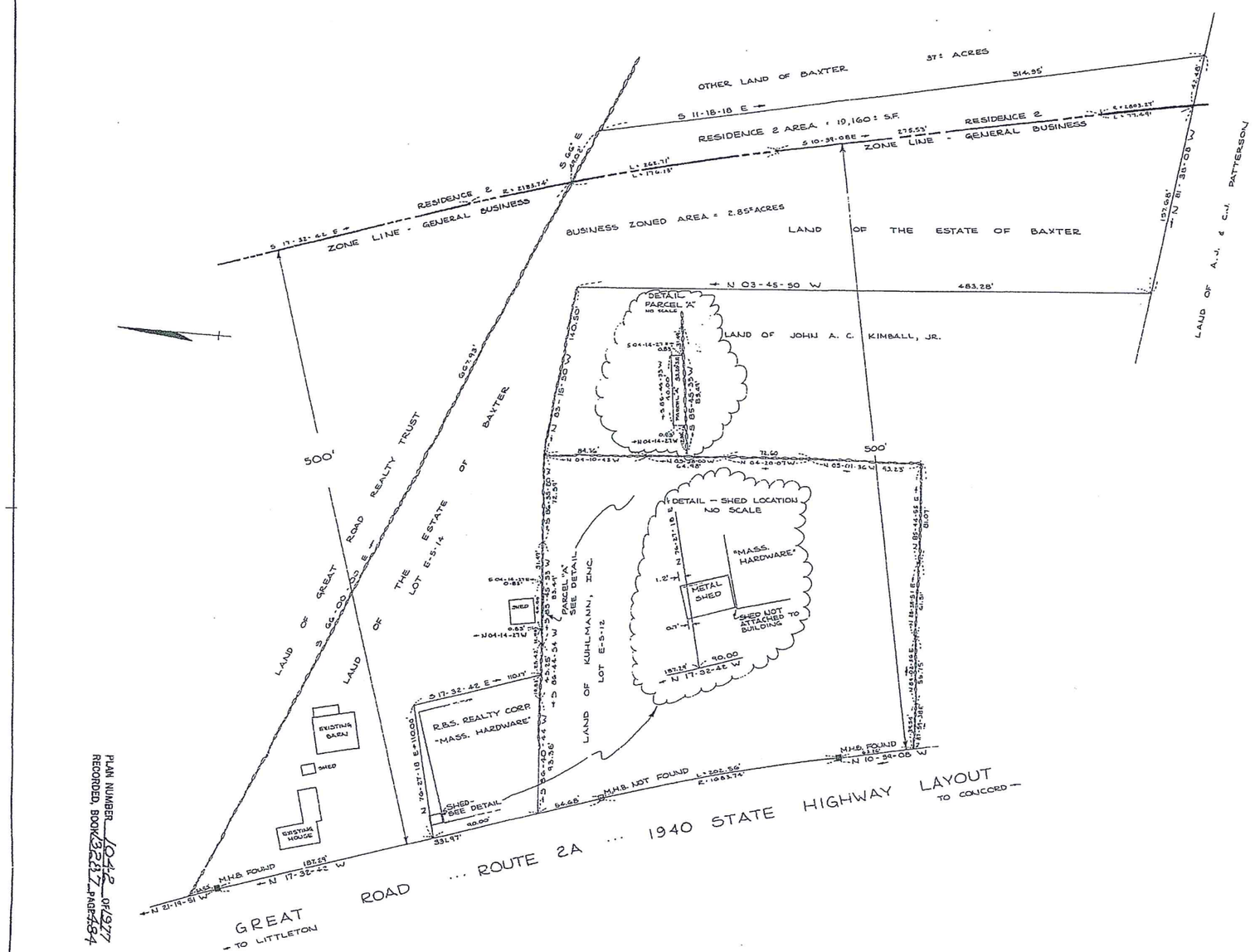
B-1272

Tm 1081

B-1272

10-41-21
1883
2981

1081 of 1988



SEE ASSESSORS SHEET #E-5, LOTS #12 AND #14.

PLAN REFERENCE: SEE PLAN OF LAND IN ACTON, MASSACHUSETTS, OWNED BY: THE ESTATE OF BAXTER, R.H NELSON CIVIL ENGINEERS, 144 SUDBURY RD., CONCORD, MASS., SCALE 1" = 40', MARCH 24, 1977.

PARCEL "A" TO BE CONVEYED TO THE OWNER OF LOT E-5-12.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.
ACTON PLANNING BOARD

Doris V. Sherman

DATE: September 12, 1977

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JUNE 19, 1975.

Henry E. Thomas Jr. REG. LAND SURVEYOR

DATE: September 12, 1977

SCALE: 1" = 40'

0 20 40 80 160 FEET
0 5 10 20 40 METERS

COMPILED PLAN OF LAND IN
ACTON, MASS.
SCALE: 1" = 40' SEPTEMBER 12, 1977
SCHOFIELD BROTHERS, INC.
REGISTERED LAND SURVEYORS
1071 WORCESTER RD., FRAMINGHAM, MASS.

FEE 20.00
BY. R.

Middlesex Registry of Deeds, So. Dist.
CAMBRIDGE, MASS.
Plan Number 1042 of 1977
Rec'd SEPT. 16, 1977 at 9 h 42 m A.M.
With DEED Doc. No. 666
MARTHA ANDREWS, EXTRX.
KUHLMANN, INC.
Recorded, Book 13287 Page 484
Attest: John F. Fitzgerald
Register

PLAN NUMBER 1042 OF 1977
RECORDED, BOOK 13287 PAGE 484

E-1347

E-1347

1042 of 1977

STRAWBERRY HILL ROAD

N68-58-32W 209.93

404.70 N69-30-13W 249.47

(459.40 TOTAL)

DRILL HOLE (FOUND)

155.23

LOT B
33,357 S.F.

shed

wood house

garage and shed to be removed

N19-52-57E 149.23

N73-03-47W 259.37

power to be removed

LOT A
9.434 ACRES

N. OR F. HARRINGTON MOORE, JR. & GRACE S. MOORE

497.00 S7-37-16W

GREAT ROAD (RTE. 2A)

(928.11 TOTAL)

N 68-46-58 W 249.54

296.32

BROOK ST.

DRILL HOLE IN CEMENT BOUND (FOUND)

DRILL HOLE IN CEMENT BOUND (FOUND)

PLAN AND DEED REFERENCES:

BOOK 5310 PAGE 3 PLAN BY H.E. TUTTLE, DATED MAY 1902
BOOK 8141 PAGE 337 " " M.A. BROWN, DATED SEPT 15, 1953
BOOK 10039 PAGE 254 " " H.E. TUTTLE, DATED APRIL 20, 1962
BOOK 6402 PAGE 1 - SHEETS 11 & 12 STATE HIGHWAY LAYOUT
BOOK 11638 PAGE 470 DEED- MOORE TO STRAWBERRY HILL REALTY TR.

FEE 5.00 BY P.

Middlesex Registry of Deeds, So. Dist.
CAMBRIDGE, MASS.
Plan Number 792 (Bof3) of 1969
Rec'd AUG. 1 1969 at 10:45 A.m.
With DEED Doc. No. 123
WILLIAM MONSEN, JR. ET AL, TRS.
& DAVID DELOURY JR. TR.
Recorded, Book 11718 Page 1
Attest: [signature] REGISTER

N. OR F. RICHARD MOORE & GLORIA MOORE

(451.05 TOTAL)

71.60 S71-34-44E

101.63 S73-49-38E

175.59 S74-17-28E

102.23 S74-17-44E

S. 68-46-58 E 249.54

46.78

DRILL HOLE (FOUND)

DRILL HOLE (FOUND)

DRILL HOLE (FOUND)

DRILL HOLE (FOUND)

N. OR F. RICHARD MOORE & GLORIA MOORE

N 19-52-57E 294.15

N68-15-37W 99.22

N68-30-37W 70.95

(159.41 TOTAL)

DRILL HOLE (FOUND)

N68-15-37W 87.11

(SHALL BE THE SAME)

DRILL HOLE (FOUND)

DRILL HOLE (FOUND)

N68-15-37W 221.28

N. OR F. RICHARD MOORE & GLORIA MOORE

DRILL HOLE (FOUND)

194.69 S87-06-55E

(457.7 TOTAL)

177.00 S71-30-00E

43.92 S69-03-15E

43.00 S71-06-48E

N. OR F. CHARLES G. BAXTER

N. OR F. ARTHUR L. PATTERSON

N. OR F. CHARLES W. PATTERSON

ACTON PLANNING BOARD
"APPROVAL UNDER THE SUBDIVISION CONTROL LAW, NOT REQUIRED."
DATE: May 28, 1969
Beatrice C. Peters
David Cole
Lyle Quisling
Edward A. Chambers

PLAN OF LAND
IN
ACTON, MASS.
OWNED BY: STRAWBERRY HILL REALTY TRUST

SCALE: 1 INCH = 40 FEET MAY 19, 1969

ACTON SURVEY & ENGINEERING, INC.
277 CENTRAL ST. ACTON, MASS.

JOHN H. DOHERTY JR. REGISTERED LAND SURVEYOR

PLAN NUMBER 792 (Cof3) of 1969
RECORDED, BOOK 11718 PAGE 1

PLAN NUMBER 792 (Bof3) of 1969
BOOK 11718 PAGE 4

FILE NO. 14[illegible]

792

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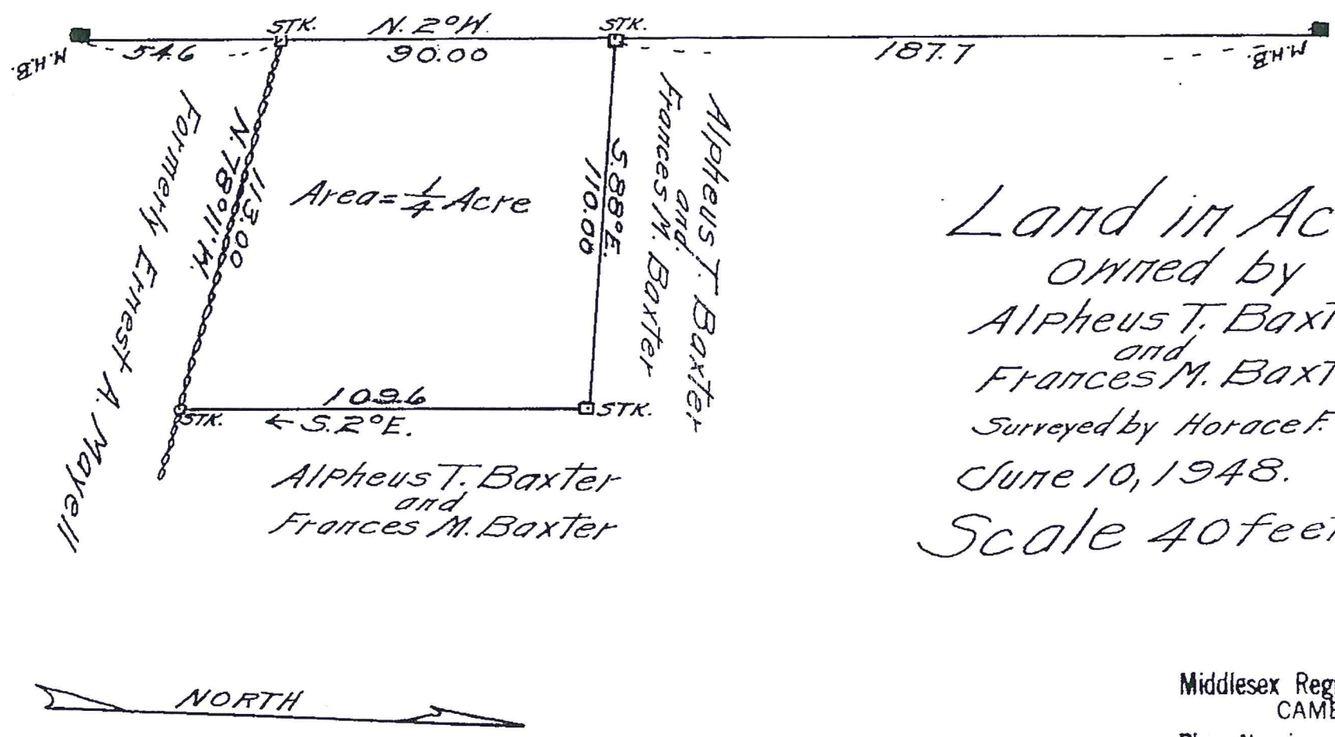
←To Concord — GREAT ROAD — To Littleton→



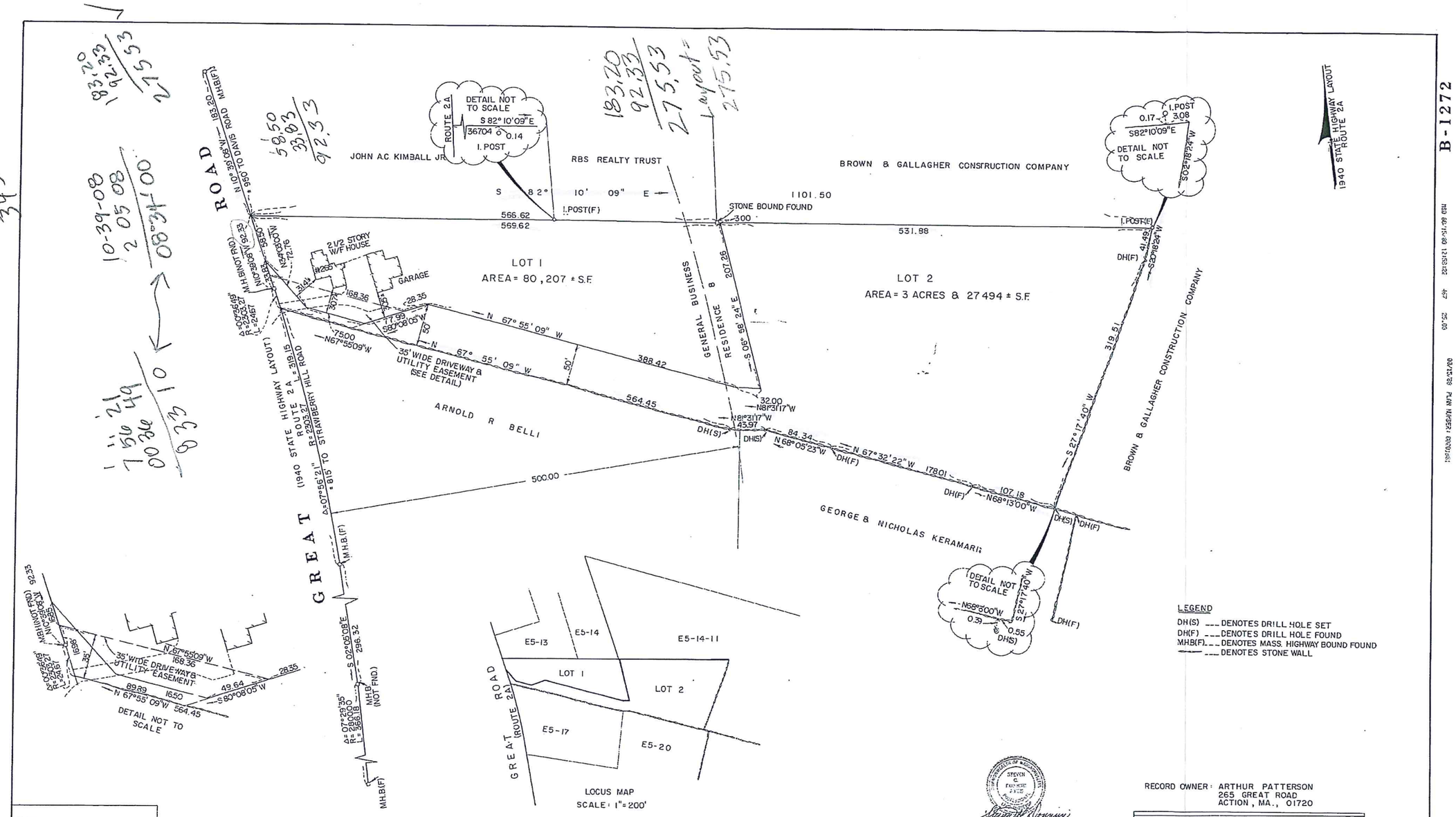
NORTH

Land in Acton
owned by
Alpheus T. Baxter
and
Frances M. Baxter
Surveyed by Horace F. Tuttle
June 10, 1948.
Scale 40 feet = 1 inch

Middlesex Registry of Deeds, So. Dist.
CAMBRIDGE, MASS.
Plan Number 883 of 1948
Rec'd July 13 1948 at 8 h 30 m A m
With Deeds Doc. No. 10
Alpheus T. Baxter Trs
William W. Bursaw Trs
Recorded, Book 7309 Page 337
Attest: Albert T. Guthrie REGISTER

Plan Number 883 of 1948
Recorded, Bk. 7309 Pg. 337

883 of 1948



B-1272

Middlesex Registry of Deeds
Southern District
Cambridge, Massachusetts
Plan No. 1081 of 1988
Rec'd. 8-15 1988
at 12h 58m P.m Doc No. 467
Rec'd, Bk 19266 Page 363
Attest: Register

RESEARCH BY: RJM
FIELD CHIEF: RJM
COMPUTED BY: SGD
DRAFTED BY: DAE
CHECKED BY: SGD
APPROVED BY: SGD

ASSESSORS MAP: E5 PARCEL: 16
ZONING DISTRICT: GENERAL BUSINESS RESIDENCE B

Reference: Boards Appeals Decision June 9, 1988.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.
ACTON PLANNING BOARD.
Peter C. Lovell
Assistant Town Planner
DATE: June 27, 1988

"I CERTIFY THAT THE PREPARATION OF THIS PLAN RULES AND REGULATIONS OF THE REGISTERS OF DEEDS, DATED JANUARY 1, 1976.
Steven C. Formini 1/6/88
PROFESSIONAL LAND SURVEYOR DATE

RECORD OWNER: ARTHUR PATTERSON
265 GREAT ROAD
ACTON, MA., 01720

PLAN OF LAND IN
ACTON, MASS.
PREPARED FOR: ARTHUR PATTERSON
SCALE: 1"=50' JANUARY 6, 1988
SCHOFIELD BROTHERS INC
PROFESSIONAL LAND SURVEYORS & ENGINEERS
626 MAIN STREET — BOLTON, MASS., 01740

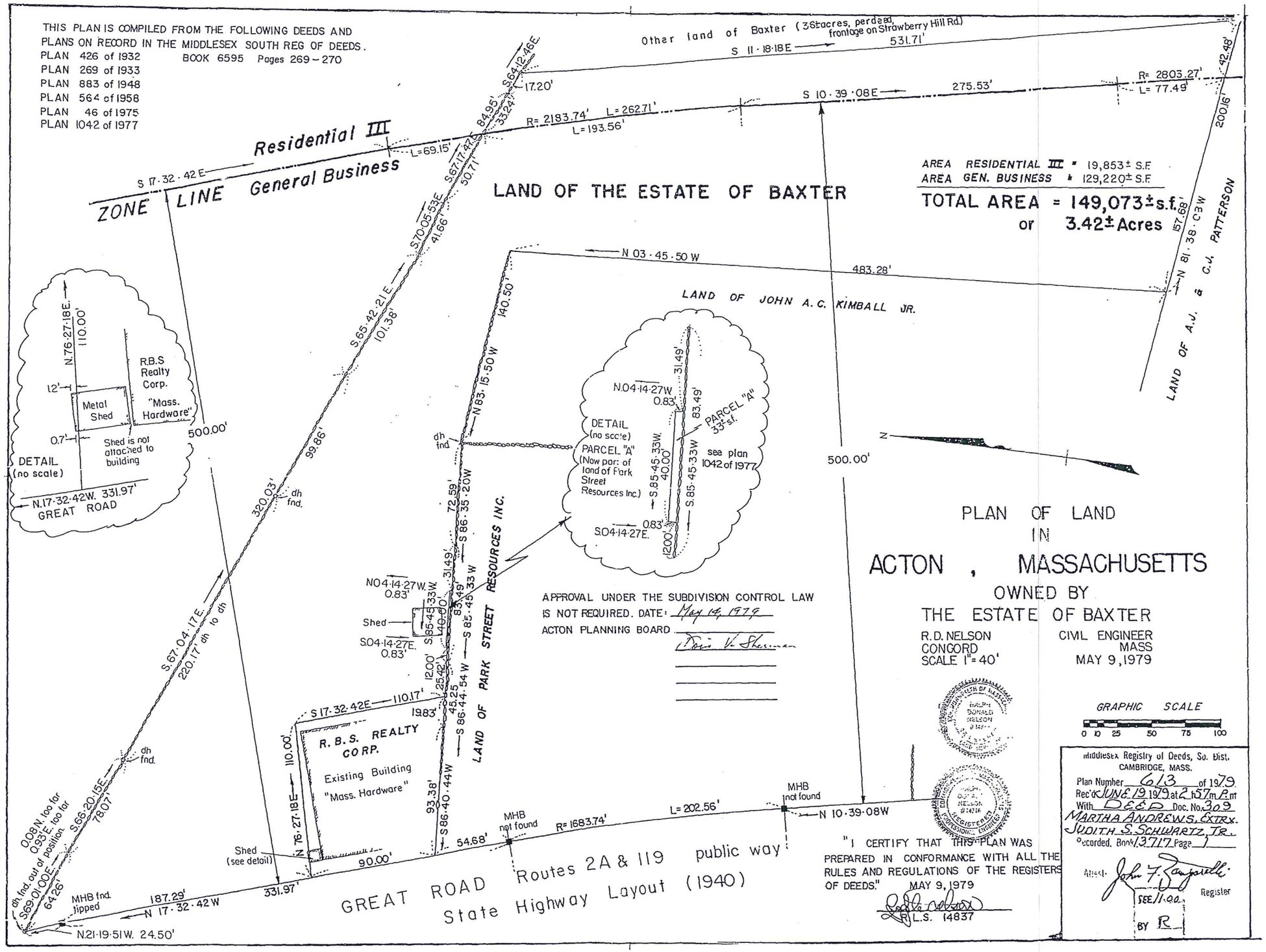
0 25 50 100 200 FEET
0 5 10 20 40 60 METERS

1m

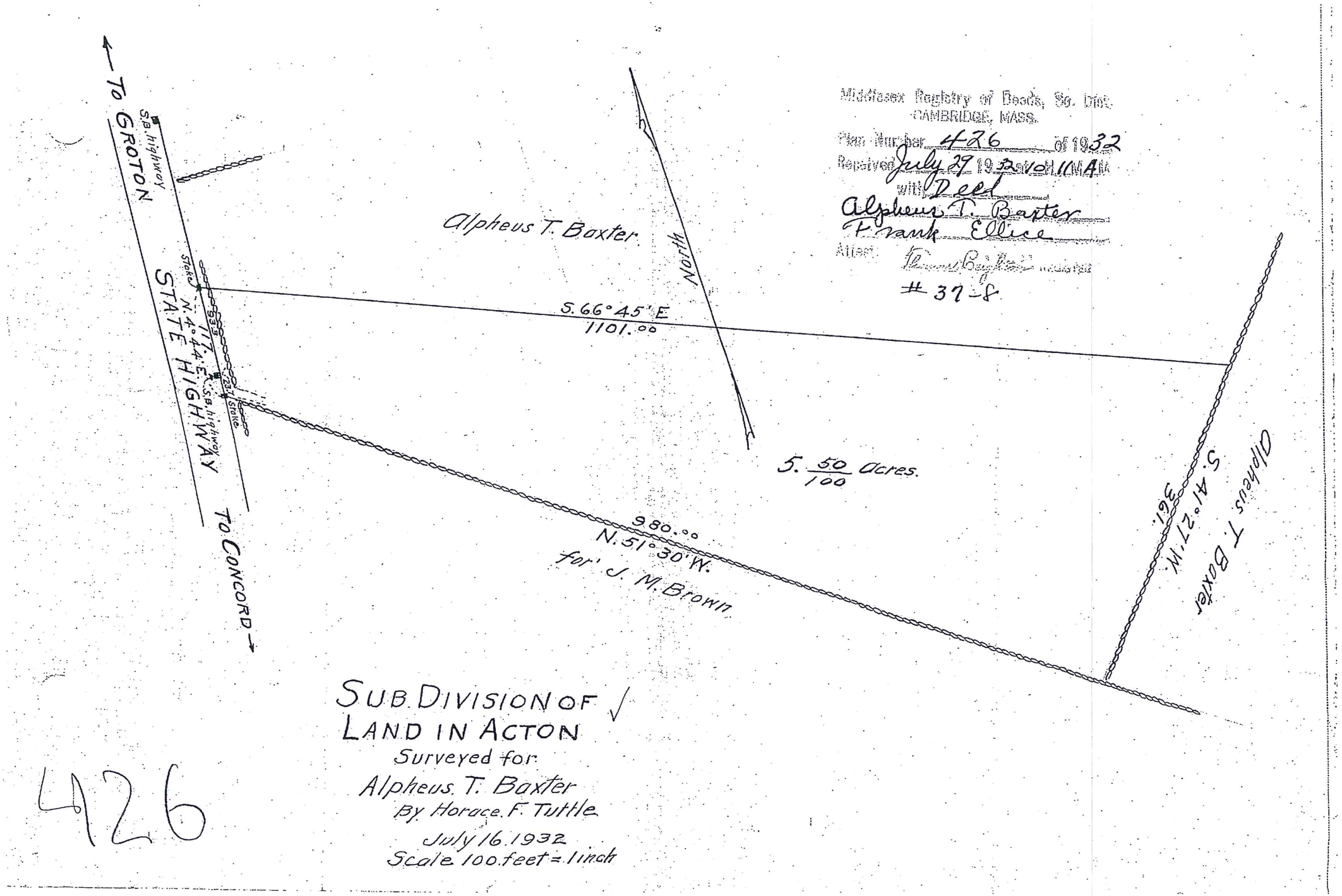
1081

B-1272

1081 of 88

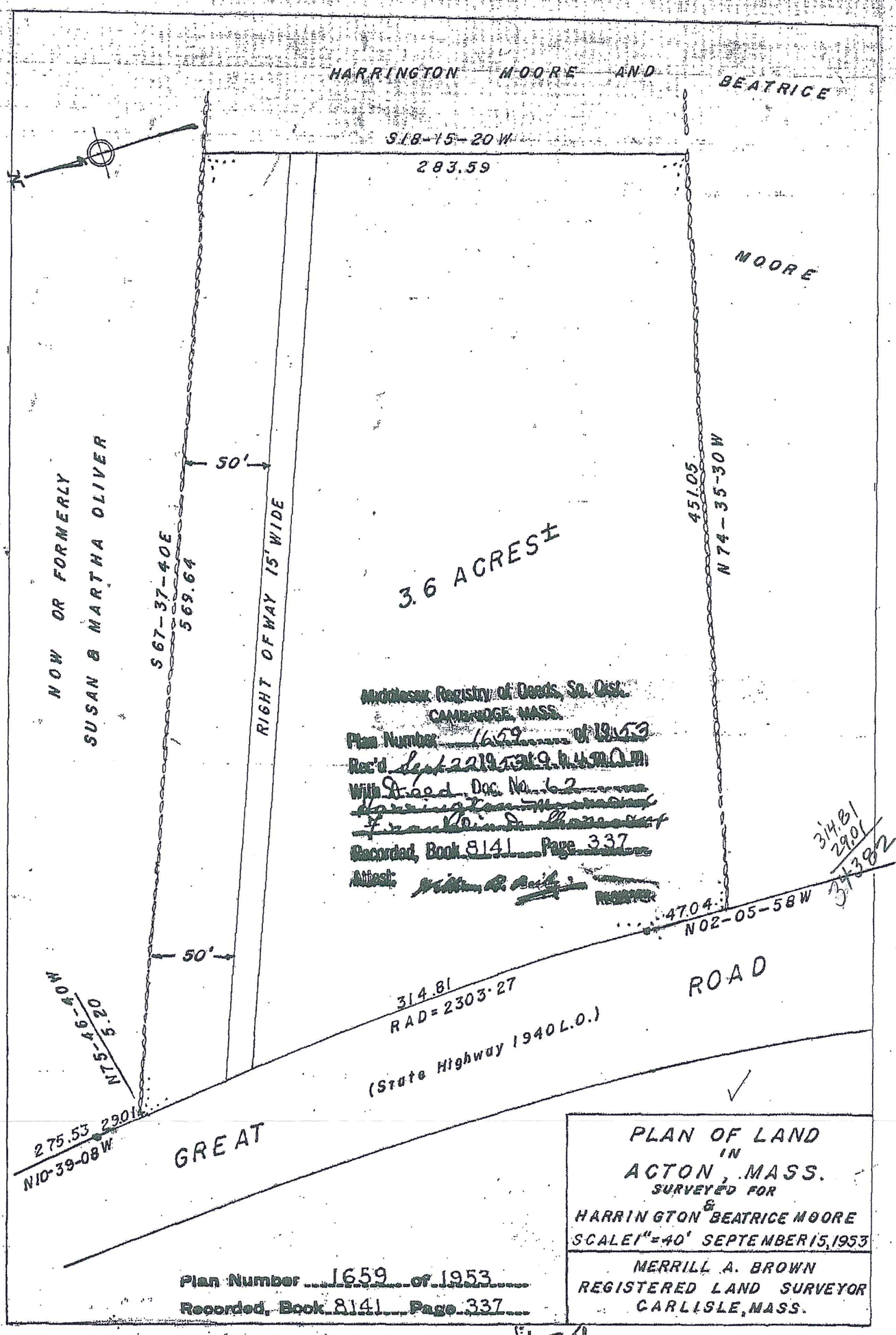

THIS PLAN IS COMPILED FROM THE FOLLOWING DEEDS AND PLANS ON RECORD IN THE MIDDLESEX SOUTH REG OF DEEDS.
PLAN 426 of 1932 BOOK 6595 Pages 269 – 270
PLAN 269 of 1933
PLAN 883 of 1948
PLAN 564 of 1958
PLAN 46 of 1975
PLAN 1042 of 1977
Other land of Baxter (36±acres, per deed, frontage on Strawberry Hill Rd.)
S 11·18·18E 531.71'
S 10·39·08E 275.53'
R= 2803.27' L= 77.49'
R= 2183.74' L= 262.71' L= 193.56'
Residential III
ZONE LINE General Business
S 17·32·42E
L=69.15'
LAND OF THE ESTATE OF BAXTER
AREA RESIDENTIAL III = 19,853± S.F.
AREA GEN. BUSINESS = 129,220± S.F.
TOTAL AREA = 149,073±s.f. or 3.42± Acres
N 03·45·50 W 483.28'
LAND OF JOHN A.C. KIMBALL JR.
LAND OF A.J. & C.J. PATTERSON
N 81·38·03W 157.68'
200.16'
42.48'
S.64·12·46E. 17.20'
S.67·17·47E. 84.95' 33.24'
S.70·05·53E. 41.66' 50.71'
S.65·42·21E. 101.38'
99.86'
320.03'
dh fnd.
N.76·27·18E. 110.00'
R.B.S Realty Corp.
"Mass. Hardware"
Metal Shed
Shed is not attached to building
DETAIL (no scale)
N.17·32·42W. 331.97'
GREAT ROAD
500.00'
N.83·15·50W 140.50'
dh fnd.
72.59'
S 86·35·20W
N04·14·27W 0.83'
Shed
S04·14·27E. 0.83'
S.85·45·33W. 40.00'
S 85·45·33 W
83.49'
31.49'
PARCEL "A" 33±s.f.
see plan 1042 of 1977
DETAIL (no scale)
PARCEL "A" (Now part of land of Park Street Resources Inc.)
S.85·45·33W. 40.00'
S.85·45·33W
0.83'
S04·14·27E.
12.00'
LAND OF PARK STREET RESOURCES INC.
S.67·04·17E. 220.17' dh to dh
S 17·32·42E 110.17'
19.83'
R.B.S. REALTY CORP.
Existing Building "Mass. Hardware"
110.00'
N 76·27·18E
93.38'
S 86·40·44W
S 86·44·54 W
45.25
25.42'
12.00'
Shed (see detail)
90.00'
54.68'
MHB not found
R= 1683.74'
L= 202.56'
MHB not found
N 10·39·08W
0.08N. too far
0.93E. too far
dh fnd. out of position
S.66·20·15E. 78.07'
S69·01·00E. 64.26'
MHB fnd. tipped
187.29'
N 17·32·42W
331.97'
N.21·19·51W. 24.50'
GREAT ROAD Routes 2A & 119 public way
State Highway Layout (1940)
APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED. DATE: May 14, 1979
ACTON PLANNING BOARD
PLAN OF LAND IN ACTON, MASSACHUSETTS
OWNED BY THE ESTATE OF BAXTER
R.D. NELSON CONCORD SCALE 1"=40'
CIVIL ENGINEER MASS MAY 9, 1979
GRAPHIC SCALE
0 10 25 50 75 100
"I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH ALL THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS." MAY 9, 1979
R.L.S. 14837
Middlesex Registry of Deeds, So. Dist. CAMBRIDGE, MASS.
Plan Number 613 of 1979
Rec'd JUNE 19 1979 at 2 h 57 m P.m
With DEED Doc. No. 309
MARTHA ANDREWS, EXTRX.
JUDITH S. SCHWARTZ, TR.
Recorded, Book 13717 Page 1
Attest: John F. Zamparelli Register
SEE 11.00
BY R
PLAN NUMBER 613 OF 1979
RECORDED, BOOK 13717 PAGE 1

613 of 79



Middlesex Registry of Deeds, So. Dist.
CAMBRIDGE, MASS.
Plan Number 426 of 1932
Received July 29 1932 at 10 H 11 M A M
with Deed
Alpheus T. Baxter
Frank Ellice
Attest:
37-8
To GROTON
S.B. highway
STATE HIGHWAY
Stake
N. 4° 44' E.
117.
S.B. highway
23.7
Stake
To CONCORD
Alpheus T. Baxter
North
S. 66° 45' E
1101.00
5. 50/100 Acres.
980.00
N. 51° 30' W.
for J. M. Brown
S. 41° 27' W.
361.
Alpheus T. Baxter
SUB. DIVISION OF
LAND IN ACTON
Surveyed for
Alpheus T. Baxter
By Horace F. Tuttle
July 16. 1932
Scale 100 feet = 1 inch
426

426 of 32



1659 OF 53

1659

3.6 DRAINAGE CALCULATIONS
for
267 Great Road
Acton, MA

PREPARED FOR:

Acton Management, Inc.
69 Great Road
Acton, MA 01720

PREPARED BY:

Stamski and McNary, Inc.
1000 Main Street
Acton, MA 01720

Engineering-Planning-Surveying

Table of Contents

Narrative

Pre-Development Hydrology

Post-Development Hydrology

Water Quality Volume Calculations

Groundwater Recharge Calculations

TSS Removal Calculations

Storm Sewer Design

Soil Evaluation

Operation and Maintenance Manual

Drainage Maps

Narrative

STORMWATER MANAGEMENT

The site is located at 267 Great Road in Acton, Massachusetts and is approximately 2.26 acres in size and has been previously developed. There is an existing dwelling with a gravel loop driveway, two sheds, and a detached garage located on the site. The Natural Resource Conservation Service (N.R.C.S.) soil survey report for Middlesex County and associated soil map for Acton indicates that soils located on the site are Merrimac-Urban Land Complex and Hinckley Loamy Sand. Merrimac-Urban Land Complex and Hinckley Loamy Sand are in Hydrologic Group A.

Pre-Development

The site is comprised of 4 separate subcatchments. Subcatchment E1 is located to the southeast and contains a portion of the existing dwelling, a shed, and a portion of the existing gravel driveway. This subcatchment drains to the Isolated Wetland on-site. Subcatchment E2 is an entirely wooded area located to the northeast that drains off-site to the east. Subcatchment E3 is located in the northern portion of the site and contains a large area of woods and a portion of the existing dwelling and gravel driveway. This subcatchment drains off-site to the west. Subcatchment E4 contains a portion of the existing dwelling and gravel driveway and lawn and wooded areas. This subcatchment drains to a depression on-site where it is infiltrated. The subcatchments can be seen on the attached drainage maps.

Post-Development

The fully developed site will consist of the proposed office building, paved driveway, paved parking lot, walkways, four single family dwellings, pervious patios, and private driveway. The post-development site has been divided into five subcatchments. Subcatchment P1 remains largely unchanged with the exception of the removal of the existing dwelling and a reduction in area. The subcatchment drains to the Isolated Wetland located in the southeast corner of the site. Subcatchment P2 is similar to subcatchment E2 with a reduction in the drainage area. Subcatchment P3 will drain in the same direction as E3. P3 is similar to E3 with the exception of a large portion of the subcatchment being removed. Subcatchment P4 contains the proposed office building, parking lot, driveway, landscaping, and a portion of the driveway serving the single family dwellings. The runoff in this subcatchment will flow to 4 deep sump hooded catch basins and a deep sump hooded drop inlet before flowing to Contech CDS2015-4 units for pretreatment. The runoff will then be infiltrated in subsurface infiltration chambers. Subcatchment P5 contains a large portion of the driveway serving the single family dwellings and landscaping around the dwellings. The runoff is collected by a deep sump hooded catch basin, directed into a Contech CDS2015-4 unit for pretreatment and infiltrated through the subsurface infiltration area. All roof runoff from the dwellings will be collected and infiltrated in roof drywells.

This project would qualify as a "Redevelopment Project" as defined by the Stormwater Management Standards but all standards have been met. The following describes the drainage system and the projects compliance with the Stormwater Management Standards.

Standard #1 Untreated direct discharge of Stormwater:

No new direct discharges of untreated stormwater are proposed. The overland discharge to the east, west, and southeast will remain and any additional runoff will be treated and infiltrated.

Standard #2 Post-Development Peak Discharge:

The Stormwater Management Policy requires that peak discharge rates for the 2-year and 10-year storm events not be increased from pre-development conditions. Furthermore, the 100-year storm event will not increase flooding impacts offsite.

Attenuation of peak discharge rates will be accomplished by using infiltration.

The following table summarizes the peak runoff rates to the overland flow discharge points.

Discharge Summary Table

E1 Compared to P1

2-Year Storm		10-year Storm		100-year Storm	
Pre(cfs)	Post(cfs)	Pre(cfs)	Post(cfs)	Pre(cfs)	Post(cfs)
0.001	0.000	0.018	0.001	0.162	0.019

E2 Compared to P2

2-Year Storm		10-year Storm		100-year Storm	
Pre(cfs)	Post(cfs)	Pre(cfs)	Post(cfs)	Pre(cfs)	Post(cfs)
0.000	0.000	0.000	0.000	0.003	0.001

E3 Compared to P3 and P5

2-Year Storm		10-year Storm		100-year Storm	
Pre(cfs)	Post(cfs)	Pre(cfs)	Post(cfs)	Pre(cfs)	Post(cfs)
0.000	0.000	0.002	0.000	0.035	0.007

E4 Compared to P4

2-Year Storm		10-year Storm		100-year Storm	
Pre(cfs)	Post(cfs)	Pre(cfs)	Post(cfs)	Pre(cfs)	Post(cfs)
0.000	0.000	0.000	0.000	0.000	0.000

Detailed Calculations are attached.

Standard #3 Recharge to Groundwater:

This standard prescribes the stormwater volume that must be recharged to groundwater based on the existing site soil conditions. The Natural Resources Conservation Service (N.R.C.S.) Middlesex Soil Survey map indicates that the site contains soils in hydrologic group A. The stormwater management Policy requires 0.6 inches of runoff over the total impervious area to be recharged in areas with the respective soil groups. Furthermore the town's regulations require that the annual water budget is balanced to preserve groundwater supply. Detailed "Water Balance Calculations" showing compliance with this standard are attached.

Standard #4 80% TSS Removal:

According to the guidelines provided in the Stormwater Management Standards 80% Total Suspended Solids (TSS) removal is required for the total increase in impervious area associated with the project. This standard requires 1.0 inches of runoff from impervious surfaces to be treated when not in a critical

area. Town Standards require 1.0 inch of runoff from impervious areas to be treated. The proposed catch basins, Contech CDS2015-4 inserts and subsurface infiltration structures will treat the water quality volume of 1.0 inch over the proposed impervious area. See "Water Quality Volume Calculation" attached. The combination will also remove 99% (P4) and 98% (P5) of TSS. See "TSS Removal Calculations".

Standard #5 Higher Potential Pollutant Loads:

The site is not considered to have a "Higher Potential Pollutant Load" as defined in the Stormwater Management Policy.

Standard #6 Protection of Critical Areas:

A portion of the site is located within a Zone II. The proposed BMPs will provide 44% TSS removal and treat the water quality volume prior to infiltration. The proposed BMPs have been determined by MassDEP to be suitable for use within a Zone II per Table CA 3.

Standard #7 Redevelopment Projects:

Although the existing site is developed and has been disturbed, the project has been designed to meet new construction standards. This standard would require that the Stormwater Management Standards be met to the extent practicable. The project has been designed to meet all of the standards.

Standard #8 Erosion/Sediment Control:

Erosion and sediment controls are incorporated into the project design to prevent erosion, control sediment movement, and stabilize exposed and disturbed soils during construction. Temporary erosion and sedimentation controls during construction include minimizing areas of exposed soil, directing and controlling runoff, and rapidly stabilizing exposed areas. Soils left exposed for extended periods will be mulched and seeded for temporary vegetative cover. Following construction, exposed areas will be permanently vegetated with appropriate ground cover. Erosion and sedimentation control measures will be maintained throughout all phases of construction. Inspections will be made regularly and after rainfalls exceeding 0.5 inches in a 24-hour period during construction. The contractor will be required to inspect erosion and sedimentation control measures at the end of each workday, when precipitation is forecasted, and after each rainfall. All measures will be inspected prior to each weekend. The contractor will replace and repair any malfunctioning or damaged control measures including vegetative stabilization.

Long term erosion and sedimentation control will be realized using the Best Management Practices described previously. Areas where soils have been disturbed will be loamed and vegetated with lawn, trees, and shrubs.

Standard #9 Operation and Maintenance Plan:

An Operation and Maintenance plan has been prepared and is shown on the plan set.

Standard #10 Illicit Discharges to Drainage System:

No known illicit discharges exist and none are proposed.