DEFINITIVE SUBDIVISION - PLANNED RESIDENTIAL DEVELOPMENT

"HOSMER MEADOW SUBDIVISION"

KEUKA ROAD
CONCORD, MA

LOCUS

ASSESSORS MAP F09
PARCELS 3825, 3838, 3842-2, 3849, 3850, 3851
MIDDLESEX SOUTH REGISTRY OF DEEDS
DEED REFERENCES:
B27293 P285, B42034 P435
B64600 P74, B66846 P486, B66846 P488
PLAN BOOK 217 PLAN 3

OWNER/APPLICANT

KEUKA ROAD, LLC
653 MAIN STREET
CONCORD, MA 01742

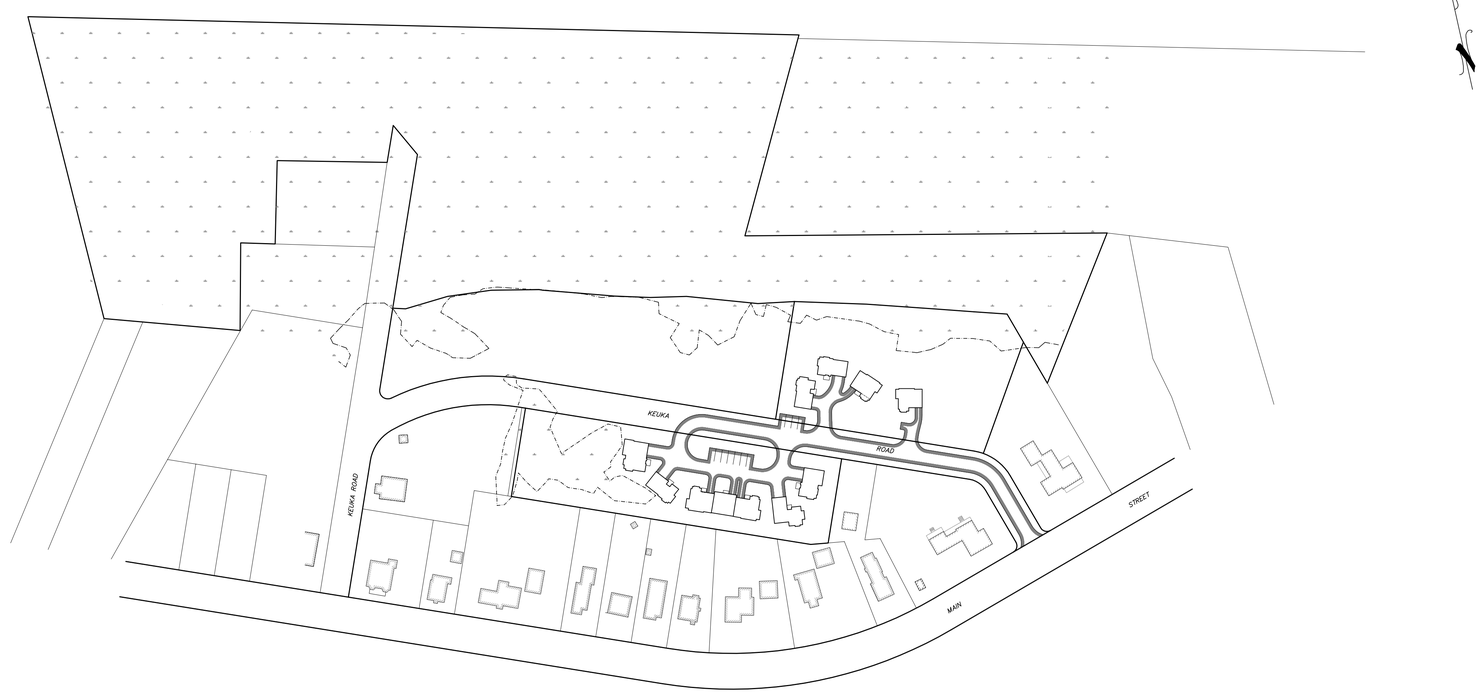
ZONING INFO

RESIDENCE B
SEE LOCUS MAP BELOW FOR
WETLANDS & FLOODPLAIN CONSERVANCY DISTRICTS

DIMENSIONAL REQUIREMENTS

MIN LOT AREA	N/A
MIN LOT FRONTAGE	N/A
MIN FRONT YARD	N/A
MIN SIDE & REAR YARD	N/A

NO BUILDING SHALL BE ERECTED WITHIN 20'
OF PUBLIC WAY OR BOUNDARY LINE OF PRD



LOCUS LAYOUT SCALE: 1" = 100'

LOCUS MAP
SCALE: 1" = 200'

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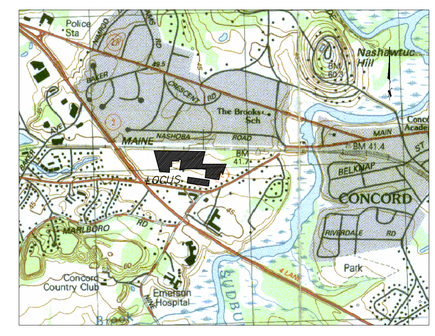

USGS LOCUS MAP
SCALE: 1=1200'

#	DATE	REVISION COMMENT

DATE: 04/03/2017

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COMMONWEALTH OF MASSACHUSETTS JAYA RUBIN CIVIL No. 35358 REGISTERED PROFESSIONAL ENGINEER
4-3-17

TITLE:
COVER SHEET
KEUKA ROAD
CONCORD, MASSACHUSETTS

APPLICANT:
KEUKA ROAD, LLC
653 MAIN STREET
CONCORD, MASSACHUSETTS

360 MASSACHUSETTS AVE, SUITE 202
ACTON, MASSACHUSETTS 01720
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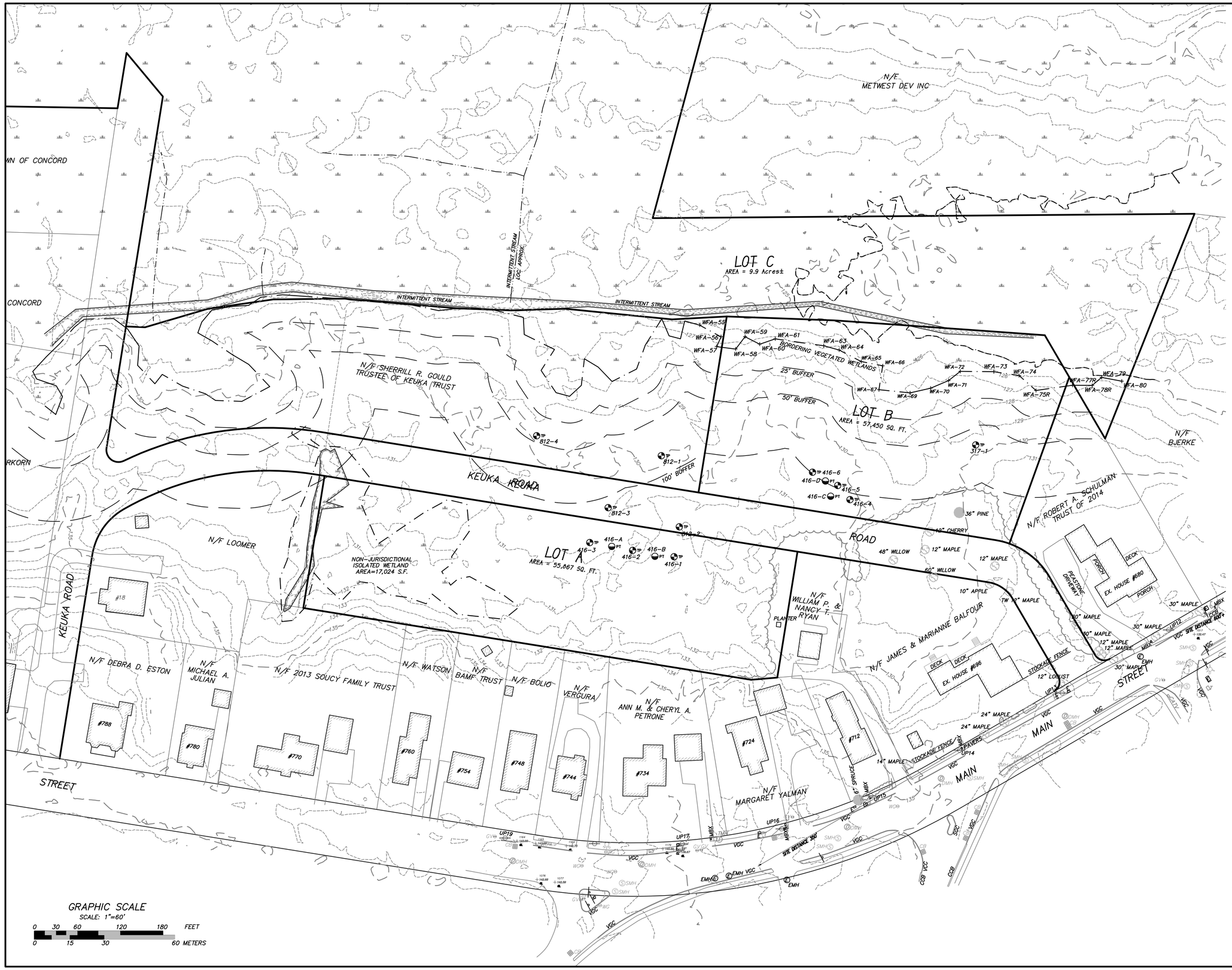
CO

JOB# 5004



LEGEND

EXISTING 1' CONTOUR	
EXISTING 5' CONTOUR	200
EXISTING WETLANDS	
EXISTING WETLAND BUFFER	
EXISTING SPOT GRADE	195x0
EXISTING EDGE OF WOODS	
EXISTING WATER MAIN	W
EXISTING GAS MAIN	G
EXISTING OVERHEAD WIRES	OHW
EXISTING DRAIN MANHOLE	DMH
EXISTING CATCH BASIN	CB
EXISTING SEWER MANHOLE	SMH
EXISTING FIRE HYDRANT	
EXISTING WATER GATE	WG
EXISTING UTILITY POLE	UP
EXISTING TEST PIT LOCATION	TP
EXISTING PERC TEST LOCATION	PT
EXISTING TREE	20"WILLOW

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
CONCORD PLANNING BOARD

DATE _____

#	DATE	REVISION COMMENT

DATE: 4/03/2017

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COMMONWEALTH OF MASSACHUSETTS JAYM. RUBIN CIVIL No. 33798 REGISTERED PROFESSIONAL ENGINEER
4-3-17

EXISTING CONDITIONS PLAN

KEUKA ROAD
CONCORD, MASSACHUSETTS

CLIENT:
KEUKA ROAD, LLC
653 MAIN STREET
CONCORD, MASSACHUSETTS

360 MASSACHUSETTS AVE. SUITE 202
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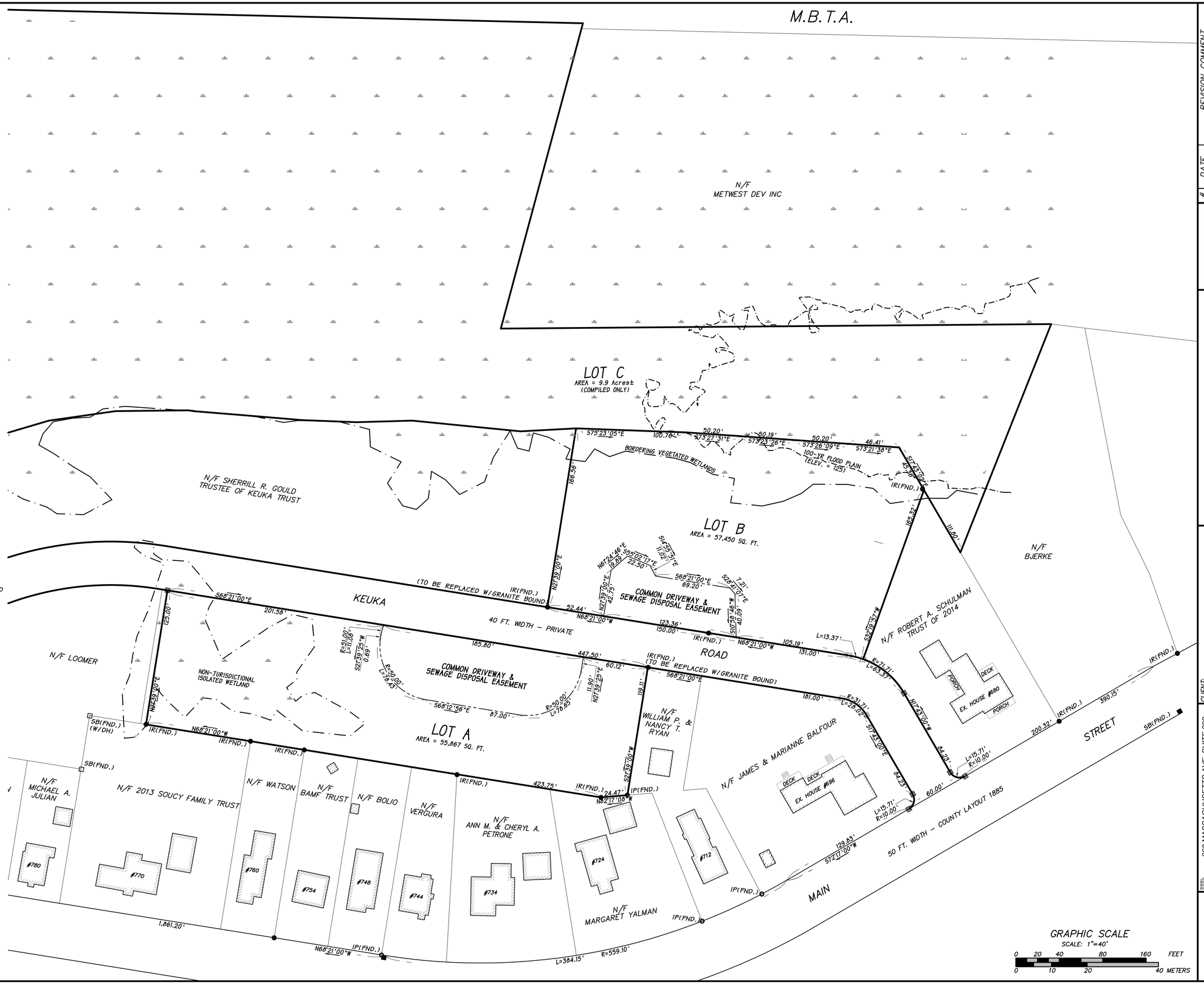

PLAN & DEED REFERENCES:
PLAN BOOK 217 PLAN 3 (RECORDED OCT 2, 1913)
MAIN STREET COUNTY LAYOUT 1885
DEED BOOK PAGE 27293 PAGE 285
DEED BOOK PAGE 42034 PAGE 435
DEED BOOK PAGE 64600 PAGE 73
DEED BOOK PAGE 66846 PAGE 485
DEED BOOK PAGE 66846 PAGE 488
DEED BOOK PAGE 66846 PAGE 491

NOTE:
PARCELS 3825, 3838, 3842-2, 3849, 3850, 3851

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Alfred M. Berry 4/3/17
PROFESSIONAL LAND SURVEYOR DATE

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

TOWN CLERK DATE

APPROVAL UNDER SUBDIVISION
CONTROL LAW REQUIRED
CONCORD PLANNING BOARD

DATE

LEGEND

STONE BOUND FOUND	■ SB(FND.)
SB(FND.) WITH DRILL HOLE	■ SB(FND.)(W/DH)
IRON PIPE FOUND	○ IP(FND.)
IRON ROD FOUND	● IR(FND.)
PROPOSED GRANITE BOUND (6"x6"x48") WITH DRILL HOLE	▣

GRAPHIC SCALE
SCALE: 1"=40'
0 20 40 80 160 FEET
0 10 20 40 METERS

#	DATE	REVISION COMMENT

DATE: 04/03/17
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COMMONWEALTH OF MASSACHUSETTS
ALFRED M. BERRY
No. 38587
PROFESSIONAL LAND SURVEYOR
4/3/17

DEFINITIVE SUBDIVISION
LAYOUT PLAN 1
KEUKA ROAD
CONCORD, MASSACHUSETTS

CLIENT:
KEUKA ROAD, LLC
653 MAIN STREET
CONCORD, MASSACHUSETTS

360 MASSACHUSETTS AVE, SUITE 202
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SHEET 3 OF 12

JOB# 5004

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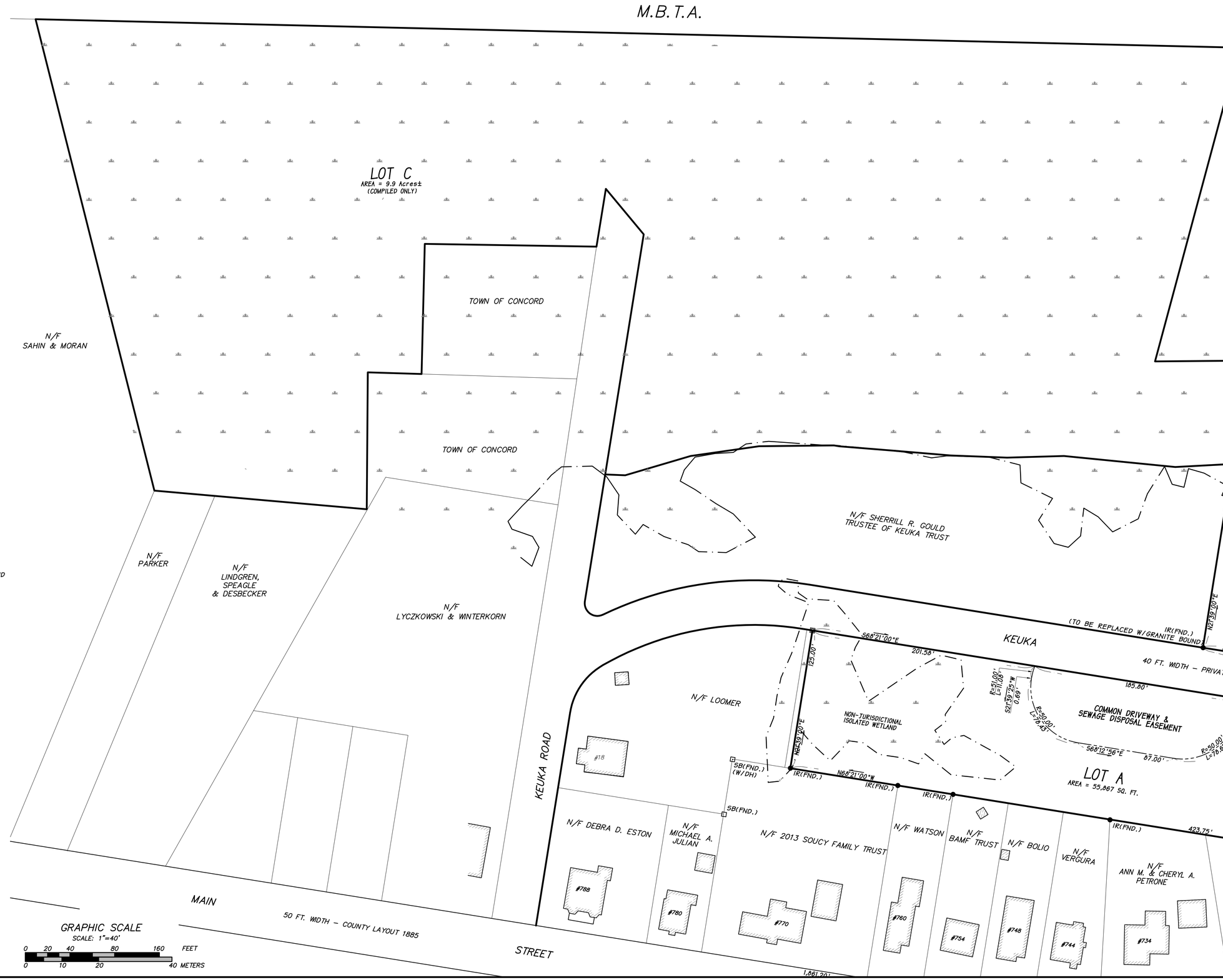

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NOTE:
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Alfred M. Berry 4/3/17
PROFESSIONAL LAND SURVEYOR DATE

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

TOWN CLERK DATE

APPROVAL UNDER SUBDIVISION
CONTROL LAW REQUIRED
CONCORD PLANNING BOARD

DATE

LEGEND

STONE BOUND FOUND	SB(FND.)
SB(FND.) WITH DRILL HOLE	SB(FND.)(W/DH)
IRON PIPE FOUND	IP(FND.)
IRON ROD FOUND	IR(FND.)
PROPOSED GRANITE BOUND (6"x6"x48") WITH DRILL HOLE	

GRAPHIC SCALE
SCALE: 1"=40'
0 20 40 80 160 FEET
0 10 20 40 METERS

#	DATE	REVISION COMMENT

DATE: 04/038/17

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COMMONWEALTH OF MASSACHUSETTS HOUSE OF REPRESENTATIVES
ALFRED M. BERRY
No. 36837
PROFESSIONAL LAND SURVEYOR
4/3/17

DEFINITIVE SUBDIVISION
LAYOUT PLAN 2
KEUKA ROAD
CONCORD, MASSACHUSETTS

CLIENT:
KEUKA ROAD, LLC
653 MAIN STREET
CONCORD, MASSACHUSETTS

360 MASSACHUSETTS AVE, SUITE 202
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JOB# 5004

LEGEND

PROPOSED 1' CONTOUR	
PROPOSED 5' CONTOUR	195
EXISTING 2' CONTOUR	
EXISTING 10' CONTOUR	200
EXISTING WETLANDS	
EXISTING WETLAND BUFFER	
PROPOSED SET-BACK	
PROPOSED EASEMENT	
EXISTING SPOT GRADE	195x0
PROPOSED SPOT GRADE	195x0
EXISTING EDGE OF WOODS	
PROPOSED EDGE OF WOODS	
PROPOSED SILTATION BARRIER	
PROPOSED WATER MAIN	W
PROPOSED GAS MAIN	G
PROPOSED ELEC., COMMUNICATIONS	E,COM
EXISTING DRAIN MANHOLE	DMH
EXISTING CATCH BASIN	CB
PROPOSED DRAIN MANHOLE	DMH
STORMCEPTOR UNIT	SC
EXISTING SEWER MANHOLE	SMH
PROPOSED CATCH BASIN	CB
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	
EXISTING WATER GATE	WG
EXISTING UTILITY POLE	UP
EXISTING TEST PIT LOCATION	TP
EXISTING PERC TEST LOCATION	PT

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
CONCORD PLANNING BOARD

DATE _____

#	DATE	REVISION COMMENT

DATE: 4/03/2017

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COMMONWEALTH OF MASSACHUSETTS JAY M. RUBIN CIVIL No. 33798 REGISTERED PROFESSIONAL ENGINEER
4-3-17

SITE PLAN
KEUKA ROAD
CONCORD, MASSACHUSETTS

CLIENT:
KEUKA ROAD, LLC
653 MAIN STREET
CONCORD, MASSACHUSETTS

360 MASSACHUSETTS AVE, SUITE 202
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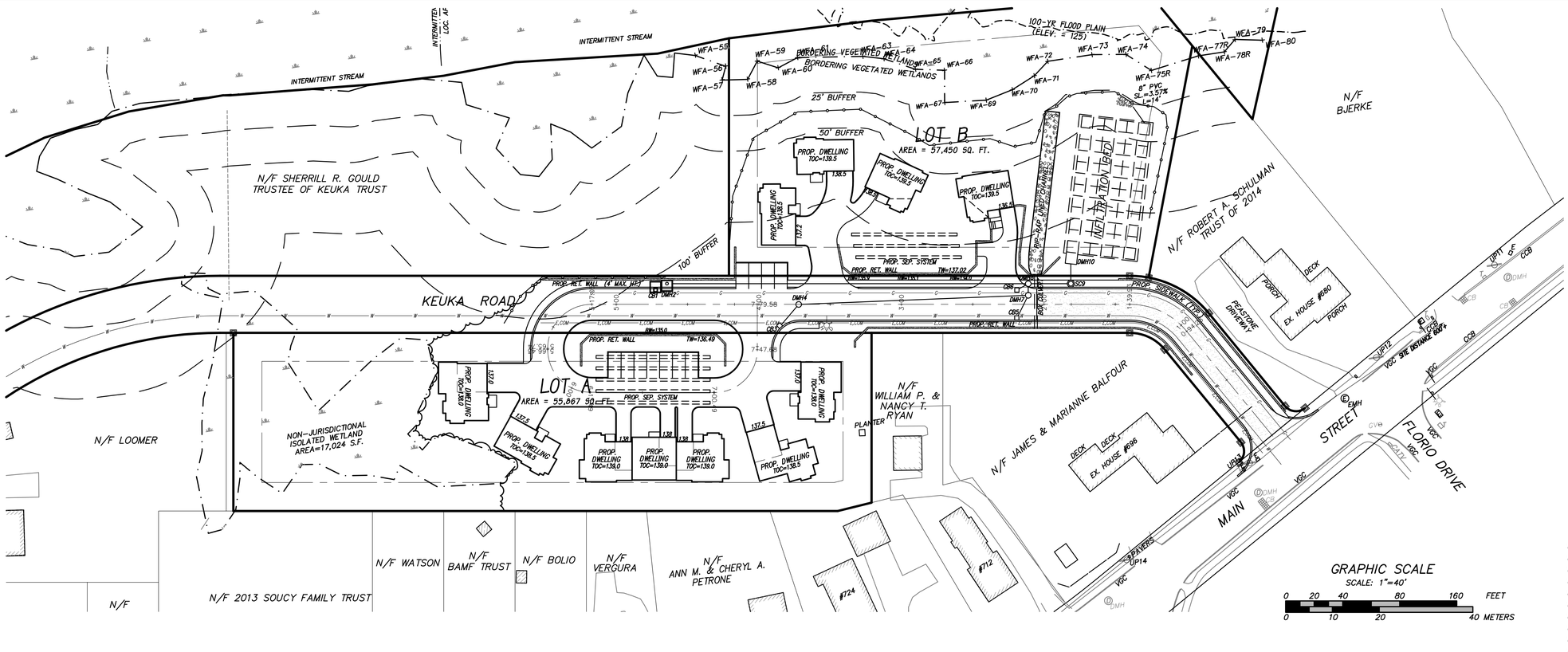
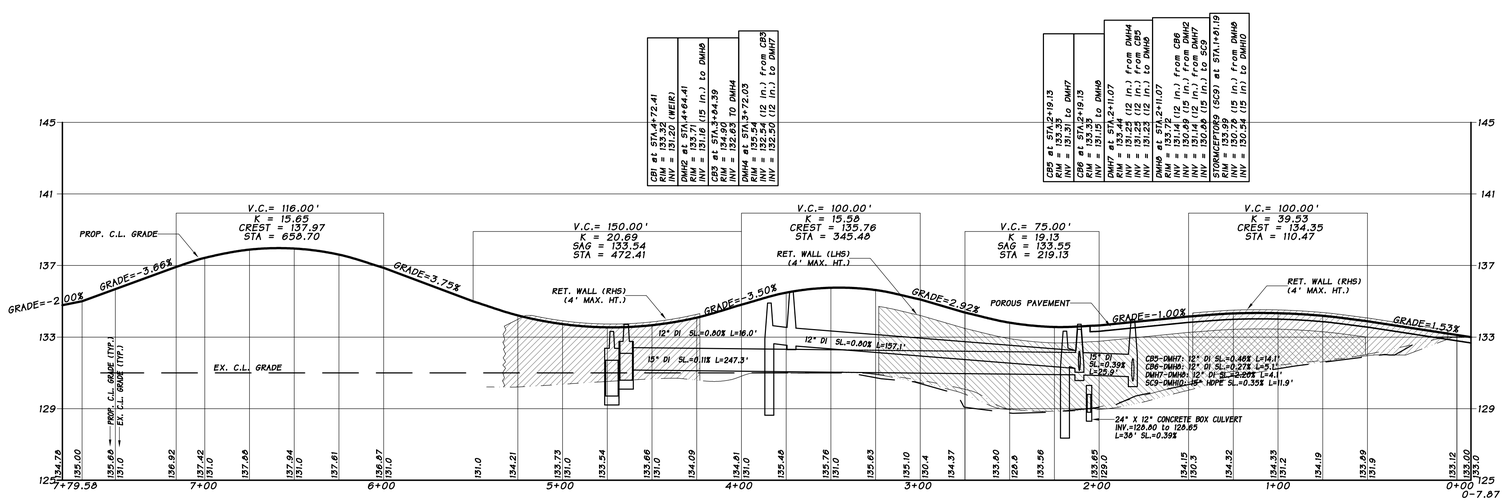


LEGEND

EXISTING WETLANDS	
EXISTING WETLAND BUFFER	
PROPOSED SET-BACK	
PROPOSED EASEMENT	
EXISTING SPOT GRADE	195x0
PROPOSED SPOT GRADE	195x0
EXISTING EDGE OF WOODS	
PROPOSED EDGE OF WOODS	
PROPOSED SILTATION BARRIER	
PROPOSED WATER MAIN	W
PROPOSED GAS MAIN	G
PROPOSED ELEC., COMMUNICATIONS	E,COM
EXISTING DRAIN MANHOLE	DMH
EXISTING CATCH BASIN	CB
PROPOSED DRAIN MANHOLE	DMH
STORMCEPTOR UNIT	SC
EXISTING SEWER MANHOLE	SMH
PROPOSED CATCH BASIN	CB
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	
EXISTING WATER GATE	WG
EXISTING UTILITY POLE	UP
EXISTING TEST PIT LOCATION	TP
EXISTING PERC TEST LOCATION	PT



ROAD PROFILE

HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=4'

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
CONCORD PLANNING BOARD

DATE _____

#	DATE	REVISION COMMENT

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COMMONWEALTH OF MASSACHUSETTS JOHN H. RUBIN CIVIL No. 33782 REGISTERED PROFESSIONAL ENGINEER
4-3-17

ROAD PLAN & PROFILE

KEUKA ROAD
CONCORD, MASSACHUSETTS

CLIENT:
KEUKA ROAD, LLC
653 MAIN STREET
CONCORD, MASSACHUSETTS

360 MASSACHUSETTS AVE, SUITE 202
ACTON, MASSACHUSETTS 01720
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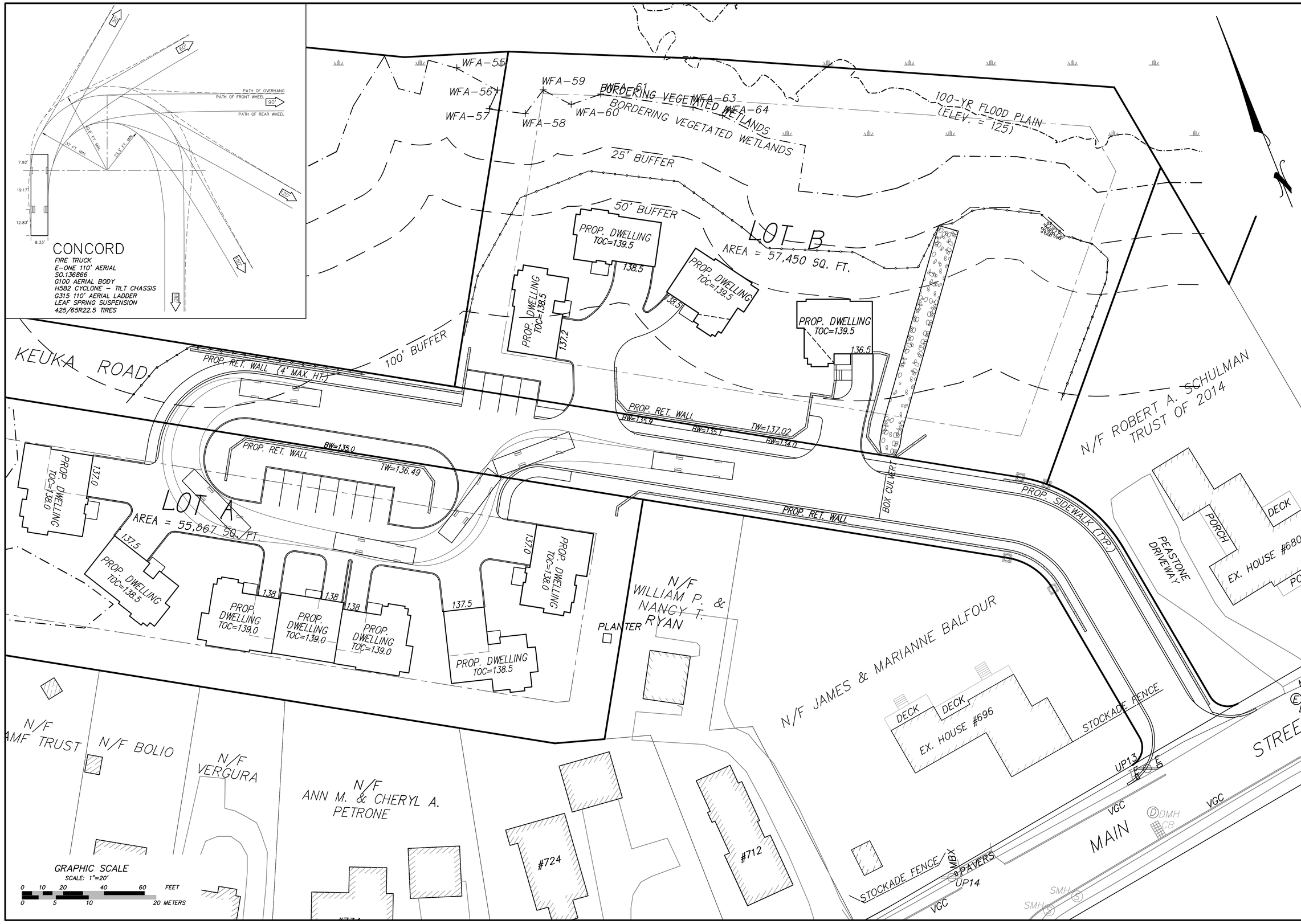
JOB# 5004



#	DATE	REVISION COMMENT

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COMMONWEALTH OF MASSACHUSETTS
JAY M. RUBIN
CIVIL
No. 33958
REGISTERED PROFESSIONAL ENGINEER
4-3-17

DEFINITIVE SUBDIVISION
FIRE TRUCK PLAN
KEUKA ROAD
CONCORD, MASSACHUSETTS

CLIENT:
KEUKA ROAD, LLC
653 MAIN STREET
CONCORD, MASSACHUSETTS

360 MASSACHUSETTS AVE, SUITE 202
ACTON, MASSACHUSETTS 01720
P(978) 264-4600 F(978) 263-0447
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CIVIL ENGINEERING

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SHEET 7 OF 12

JOB# 5004

N/F METWEST DEV INC

N/F SHERRILL R. GOULD TRUSTEE OF KEUKA TRUST

N/F LOOMER

N/F DEBRA D. ESTON

N/F MICHAEL A. JULIAN

N/F 2013 SOUCY FAMILY TRUST

N/F WATSON

N/F BAMF TRUST

N/F BOLIO

N/F VERGURA

N/F ANN M. & CHERYL A. PETRONE

N/F MARGARET YALMAN

N/F JAMES & MARIANNE BALFOUR

N/F WILLIAM P. & NANCY T. RYAN

N/F ROBERT A. SCHULMAN TRUST OF 2014

N/F BJERKE

KEUKA ROAD

KEUKA ROAD

MAIN STREET

INTERMITTENT STREAM

INTERMITTENT STREAM LOC. APPROX.

100-YR FLOOD PLAIN (ELEV. = 125)

BORDERING VEGETATED WETLANDS

25' BUFFER

50' BUFFER

100' BUFFER

NON-JURISDICTIONAL ISOLATED WETLAND AREA=17,024 S.F.

PROPOSED STOCKPILE AREA

PROPOSED STRAW WATTLES

PROP. RET. WALL

PROP. SEP. SYSTEM

PLANTER

EX. HOUSE #680

EX. HOUSE #696

DECK

PORCH

FIELDSTONE DRIVEWAY

STOCKADE FENCE

PAVERS

#18

#788

#780

#770

#760

#754

#748

#744

#734

#724

#712

LEGEND

PROPOSED 2' CONTOUR	
PROPOSED 10' CONTOUR	195
EXISTING 2' CONTOUR	200
EXISTING 10' CONTOUR	
EXISTING WETLANDS	
EXISTING WETLAND BUFFER	
PROPOSED SET-BACK	
PROPOSED EASEMENT	
EXISTING SPOT GRADE	195x0
PROPOSED SPOT GRADE	195x0
EXISTING EDGE OF WOODS	
PROPOSED EDGE OF WOODS	
EXISTING STONE WALL	
PROPOSED SILTATION BARRIER	S
PROPOSED SEWER LINE	S
EXISTING WATER MAIN	W
PROPOSED WATER SERVICE	WS
EXISTING GAS MAIN	G
PROPOSED GAS MAIN	G
EXISTING OVERHEAD WIRES	OHW
PROPOSED ELEC., COMMUNICATIONS	E,COM
EXISTING DRAIN MANHOLE	DMH
EXISTING CATCH BASIN	CB
PROPOSED DRAIN MANHOLE	DMH
PROPOSED CATCH BASIN	CB
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	
EXISTING WATER GATE	WG
EXISTING UTILITY POLE	UP
EXISTING TEST PIT LOCATION	TP
EXISTING PERC TEST LOCATION	PT

GRAPHIC SCALE
SCALE: 1"=40'
0 20 40 80 160 FEET
0 10 20 40 METERS

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
CONCORD PLANNING BOARD

DATE _____

#	DATE	REVISION COMMENT

DATE: 4/03/2017

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COMMONWEALTH OF MASSACHUSETTS
REGISTERED PROFESSIONAL ENGINEER
DAVID A. RUBIN
CIVIL
No. 33132
4-3-17

EROSION & SEDIMENT CONTROL PLAN

KEUKA ROAD
CONCORD, MASSACHUSETTS

CLIENT:
KEUKA ROAD, LLC
653 MAIN STREET
CONCORD, MASSACHUSETTS

360 MASSACHUSETTS AVE, SUITE 202
ACTON, MASSACHUSETTS 01720
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SHEET 8 OF 12

JOB# 5004

EROSION CONTROL AND SEDIMENTATION NOTES:

1. STRAW WATTLE SILTATION BARRIER: THE SILTATION BARRIER WILL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. AN ADDITIONAL SUPPLY OF STRAW WATTLES SHALL BE KEPT ON SITE TO REPLACE ANY WATTLES THAT ARE DISTURBED. ON A WEEKLY BASIS, AND AFTER EVERY STORM EVENT, THE CONTRACTOR SHALL VERIFY THAT ALL EROSION CONTROL AND STABILIZING MEASURES ARE STILL IN PLACE AND INTACT. ANY BREAKS IN STRAW WATTLES WILL BE CORRECTED IMMEDIATELY.

2. CONSTRUCT "TEMPORARY CONSTRUCTION ENTRANCE" AS SHOWN ON DETAIL PLAN PRIOR TO THE BEGINNING OF CONSTRUCTION ACTIVITIES. ALL CONSTRUCTION VEHICLES SHALL EXIT THE SITE OVER THIS "TEMPORARY CONSTRUCTION ENTRANCE". THE CONTRACTOR SHALL USE THIS AREA TO REMOVE SOIL FROM THE TIRES OF CONSTRUCTION VEHICLES. "TEMPORARY CONSTRUCTION ENTRANCE" SHALL CONSIST OF SIX TO TWELVE INCHES OF TWO TO THREE INCH STONE.

3. THE SURFACE OF ALL DISTURBED AREAS SHALL BE STABILIZED DURING AND AFTER CONSTRUCTION. TEMPORARY MEASURES SHALL BE TAKEN DURING CONSTRUCTION TO PREVENT EROSION AND SILTATION. TEMPORARY EROSION CONTROL MEASURES SHALL CONFORM WITH THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES URBAN AND SUBURBAN AREAS" DATED MARCH 1997 AND SHALL BE APPROVED BY THE ENGINEER. ALL DISTURBED SLOPES WILL BE STABILIZED WITH A 4 TO 6 INCHES OF TOP–SOIL AND A PERMANENT VEGETATIVE COVER. SOME OR ALL OF THE FOLLOWING MEASURES WILL BE UTILIZED ON THIS PROJECT.
A. TEMPORARY SEEDING
B. TEMPORARY MULCHING (STRAW)
C. PERMANENT SEEDING
D. PLACEMENT OF SOD
E. HYDROSEEDING
F. PLACEMENT OF HAY (WINTER MONTHS)
G. PLACEMENT OF JUTE NETTING

4. DUST CONTROL: IF DUST IS GENERATED DURING CONSTRUCTION, ACTIVITIES THEN THE USE OF WATER TRUCKS OR WATER SPRINKLING WILL BE IMPLEMENTED.

5. DEBRIS AND LITTER REMOVAL: DEBRIS AND LITTER SHALL BE KEPT TO A MINIMUM AT ALL TIMES.

6. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING ANY SAND, DIRT, OR DEBRIS WHICH ERODES FROM ROAD CONSTRUCTION THAT MAY REDUCE THE EFFICIENCY OF THE PROTECTIVE MEASURES (SILT BARRIERS, SWALES, PONDS, CHECK DAMS) AND TO PREVENT TRANSPORTING OF SILT OR DEBRIS ONTO PRIVATE PROPERTY OR AREAS BEYOND THE LIMIT OF WORK BOUNDARIES.

7. IF A DRAINAGE OR RUN–OFF PROBLEM OCCURS DURING CONSTRUCTION, THE APPLICANT SHALL TAKE IMMEDIATE CORRECTIVE MEASURES.

8. ANY SILT OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE ACCESS ROAD (MAIN STREET) AND REMOVED FROM EXISTING DRAINAGE SYSTEM INCLUDING CATCH BASIN SUMPS, PIPELINES, MANHOLES, AND DITCHES IMMEDIATELY UPON DISCOVERY, OR WITHIN 24–HOURS OF BEING NOTED BY THE TOWN. THE STREET SHALL BE SWEPT AS APPROPRIATE FOR DUST CONTROL.

9. ALL STUMPS SHALL BE EITHER GROUND ON SITE WITH A STUMP GRINDER OR REMOVED FROM SITE FOR PROPER DISPOSAL. NO STUMPS SHALL BE BURIED ON SITE.

10. ALL STOCKPILES SHALL HAVE EROSION CONTROL MEASURES AROUND THE PERIMETER AT ALL TIMES. STOCKPILES SHALL BE LOCATED ONLY WITHIN THE LIMIT OF WORK BOUNDARIES.

11. AT ALL TIMES DURING AND AFTER CONSTRUCTION, COMPACTION OF SOILS IN DESIGNATED RECHARGE AREAS MUST BE MINIMIZED.

12. CATCH BASIN INLET PROTECTION: A SILT SACK SHALL BE PLACED IN CATCH BASINS ONCE INTSALLED. THESE WILL REQUIRE A MINIMUM OF WEEKLY MAINTENANCE AND REPLACEMENT IF NECESSARY.

13. AT THE COMPLETION OF THE PROJECT ALL DISTURBED AREAS ARE TO BE PERMANENTLY LOAMED AND SEEDED OR PERMANENTLY STABILIZED WITH OTHER SUITABLE GROUND COVER APPROVED BY THE ENGINEER.

14. AFTER THE VEGETATION IS ESTABLISHED AND THE GRADED SLOPES ARE STABILIZED, THE CONTRACTOR WILL REMOVE ALL THE TEMPORARY EROSION CONTROL MEASURES.

CONSTRUCTION SEQUENCE:

DURING CONSTRUCTION, CONTRACTOR SHALL MAINTAIN EROSION CONTROL BARRIERS. CONTRACTOR SHALL KEEP SPARE EROSION CONTROL SUPPLIES ON SITE CONSISTING OF HAYBALES, STRAW WATTLES AND SILT FENCE TO MAINTAIN AREAS AS NECESSARY. ALL DISTURBED AREAS SHALL BE TREATED WITH HYDROSEED, BONDED FIBER MATRIX, WOOD CHIPS, OR JUTE NET AS SOON AS POSSIBLE FOLLOWING GRADING. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL SUBSTANTIAL VEGETATION HAS BEEN ESTABLISHED AND THE ENGINEER HAS INSPECTED THE SITE.

1. STAKE OUT LIMIT OF CLEARING, AND INSTALL EROSION CONTROL AS SHOWN ON THE PLANS.

2. ENGINEER SHALL INSPECT AND APPROVE THE EROSION CONTROL MEASURES PRIOR TO ANY DISTURBANCE.

3. REMOVE TREES, CLEAR AND STUMP SITE. STOCKPILE STUMPS AS SHOWN IN THE STOCKPILE AREAS. PROTECT STOCKPILES FROM EROSION AS SHOWN.

4. INSTALL CONSTRUCTION ENTRANCE.

5. REMOVE STUMPS FROM SITE OR GRIND STUMPS ON SITE WITH STUMP GRINDER. NO STUMPS SHALL BE BURIED ON SITE.

6. INSTALL CULVERT, SWALE AND INSTALL CHECKDAMS AS SHOWN ON PLAN. INSTALL RIP RAP SWALE.

7. ROUGH GRADE ROAD BASE AND INSTALL RETAINING WALLS TO ELEVATIONS SHOWN ON PLANS.

8. REMOVE TOPSOIL IN AREA OF DRAINAGE BED AND STOCKPILE ON SITE. INSTALL INFILTRATION BED. DIRECT STORMWATER TO PREVIOUSLY INSTALLED RIP RAP SWALE DURING CONSTRUCTION OF INFILTRATION BED.

9. INSTALL ALL DRAINAGE INFRASTRUCTURE, AND INSTALL SEDIMENT CONTROL FOR INLETS AS DETAILED ON THIS SHEET.

10. INSTALL UTILITIES STRUCTURES WITHIN THE ROADWAY.

11. PREPARE ROADWAY SUBBASE, COMPACT AND LAY BINDER COURSE OF PAVEMENT.

12. STOCKPILE REMAINING SITE TOPSOILS.

13. IMPORT SITE FILL MATERIAL AND ROUGH GRADE. ENSURE RUNOFF REMAINS CONTROLLED INSIDE OF BERM AND INFILTRATION BASIN.

14. INSTALL SEWAGE COLLECTION SYSTEM, AND SEPTIC SYSTEMS.

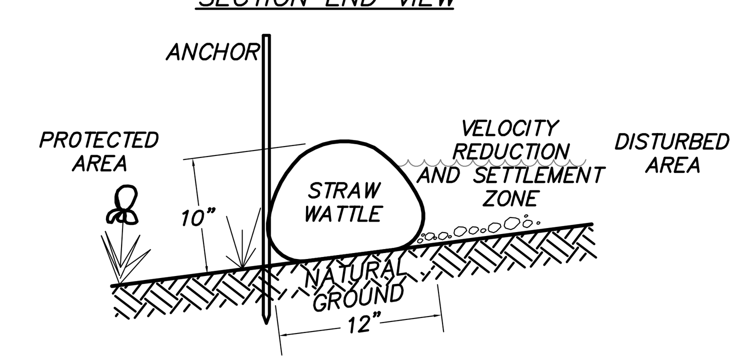
15. PREPARE FINAL COVER OF LOTS, FIRST COMPLETING ALL SITE REQUIREMENTS (UTILITIES, PAVED DRIVEWAY, SEWER LINES, FINAL GRADING AND LANDSCAPING),

16. LAY FINISH COURSE OF PAVEMENT.

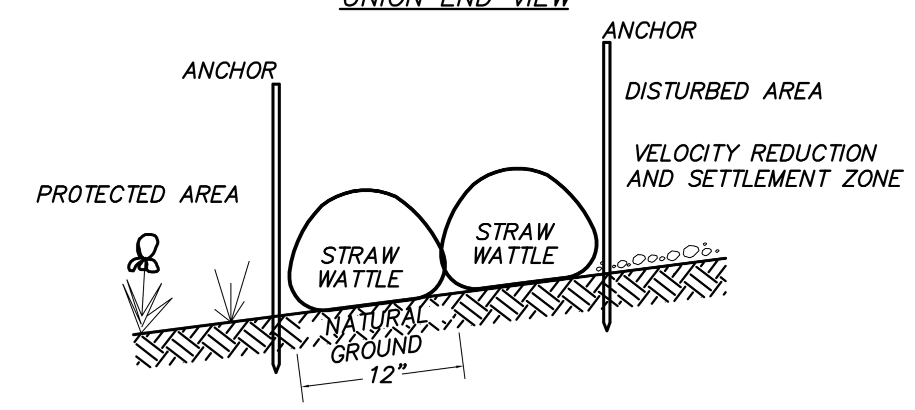
17. UPON FINAL INSPECTION AND APPROVAL AFTER VEGETATION ON DISTURBED AREAS HAS BEEN ESTABLISHED, REMOVE EROSION CONTROL MEASURES.

18. AFTER VEGETATION HAS BEEN ESTABLISHED, CLEAN AND REMOVE SEDIMENT FROM BASINS AND PERFORM FINAL INSPECTION.

SECTION END VIEW



UNION END VIEW



STRAW WATTLE DETAIL
NO SCALE

1. WATTLES SHALL BE CONSTRUCTED OF BIODEGRADEABLE TUBULAR PLASTIC OR SIMILAR MATERIAL, AND SHALL BE FILLED WITH STRAW OR MULCH.

2. INSTALL WATTLES IN LOCATIONS SHOWN ON THE PLAN.

3. INSTALL THE WATTLES SNUGLY INTO A 3–5" DEEP TRENCH AND OVERLAP AS SHOWN IN THE DETAIL.

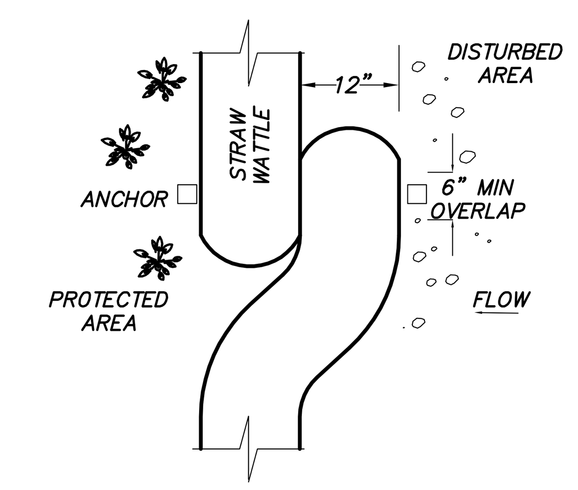
4. INSTALL ANCHOR STAKES ON DOWNHILL SIDE OF THE WATTLES, AND AT 5' SPACING ALONG THE LENGTH OF THE WATTLE.

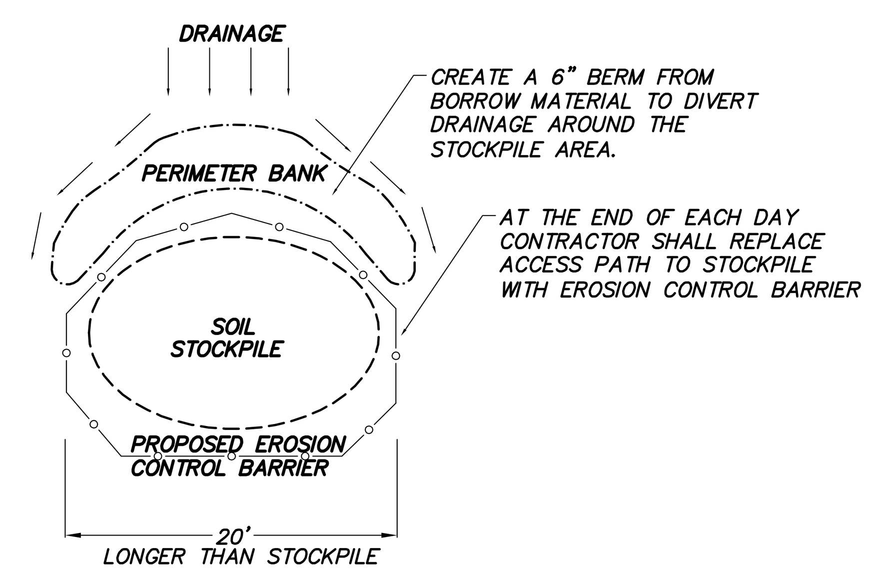
5. AT A MINIMUM, ANCHOR STAKES SHALL BE 3/4" SQUARE BY 24" LONG. EXISTING VEGETATION GREATER THAN 2" DIAMETER MAY BE USED AS ANCHORS.

6. INSPECT WATTLES AFTER RAINFALL EVENTS TO ENSURE THEY ARE IN CONTACT WITH THE SOIL AND THOROUGHLY ENTRENCHED, AND REPAIR AS NEEDED.

7. INSPECT DOWNGRADIENT SLOPE AFTER SIGNIFICANT RAINFALL EVENTS TO ENSURE SCOUR IS NOT OCCURRING UNDER THE WATTLES, AND REPAIR AS NECESSARY.

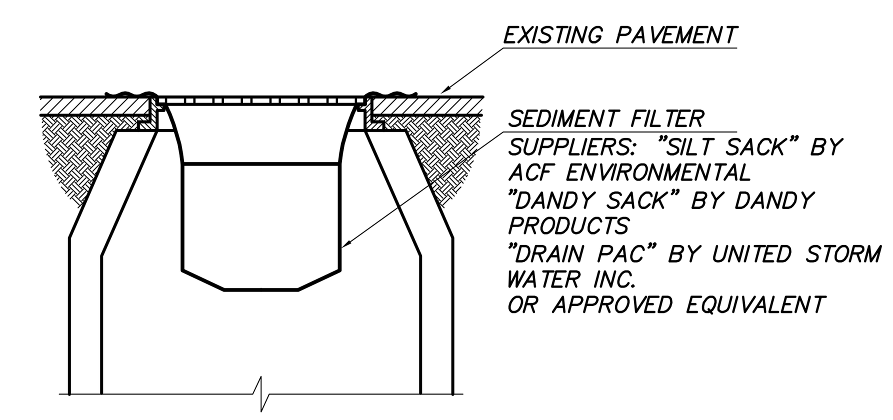
UNION TOP VIEW





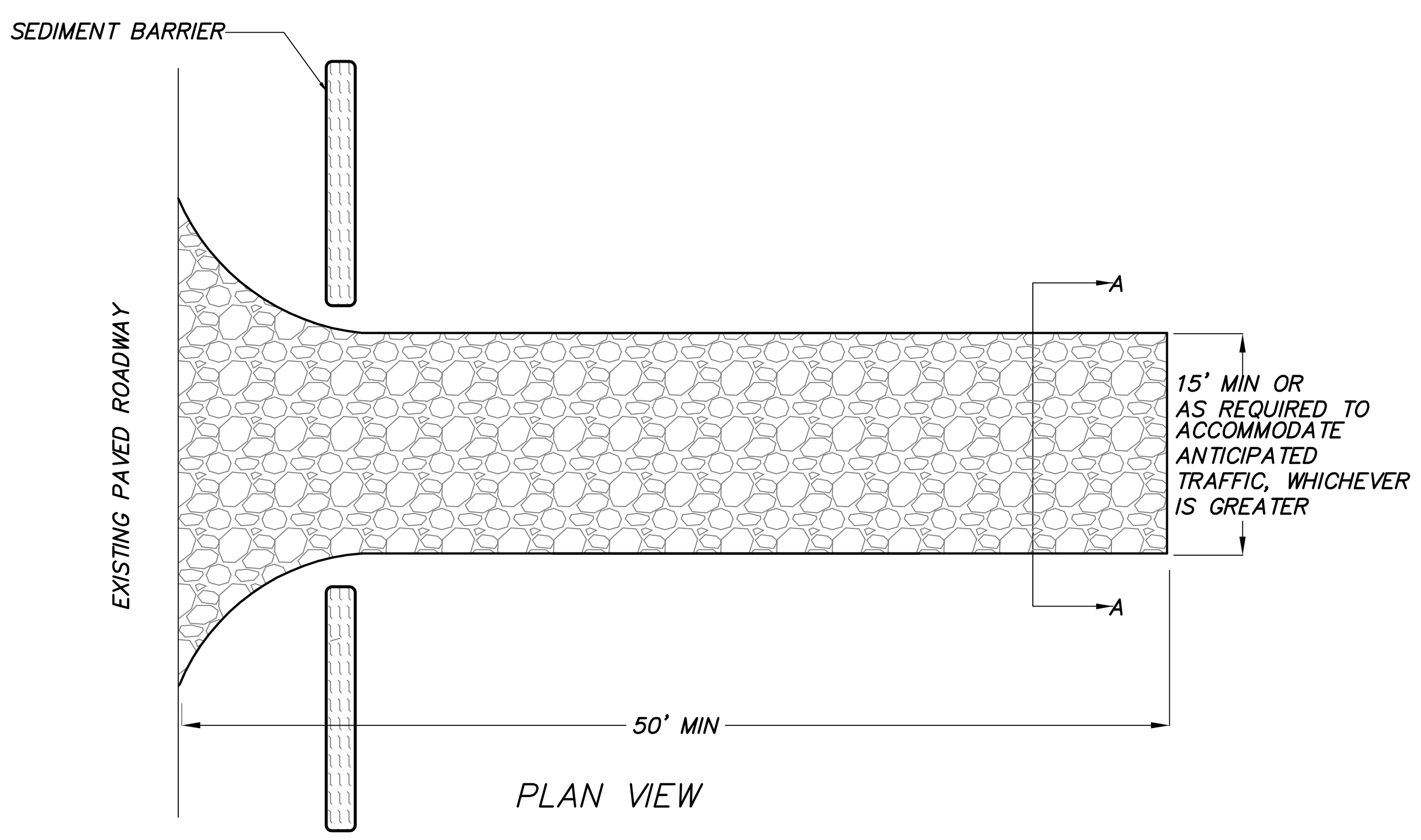
SOIL STOCKPILE DETAIL

1. SEE SITE PLAN FOR LOCATIONS OF STOCKPILES.
2. DO NOT PLACE SOIL STOCKPILE WITHIN 100' OF A WETLAND OR OTHER CONSERVATION JURISDICTIONAL AREA.
3. STOCKPLIES SHALL NOT BE LEFT MORE THAN 6 MONTHS WITHOUT VEGETATIVE OR IMPERVIOUS COVER.

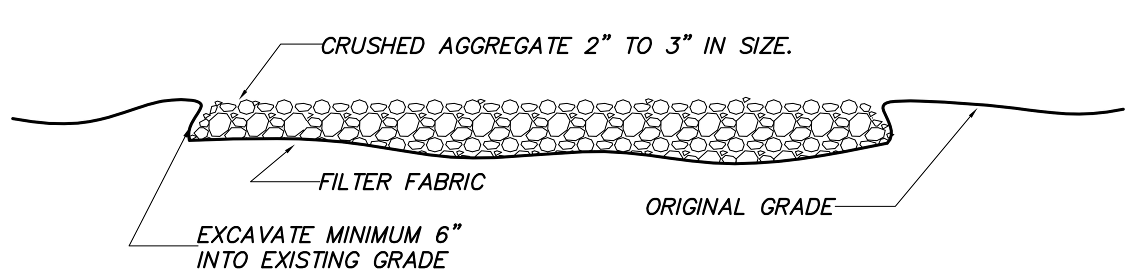


NOTE:
SEDIMENT FILTER SHALL BE PLACED IN ALL CATCH BASINS BEFORE THE DRAINAGE SYSTEM BEGINS IN OPERATION. THE FILTER SHALL REQUIRE WEEKLY MAINTENANCE, OR AS REQUIRED, AND REPLACED IF NECESSARY.

SEDIMENT FILTER INLET PROTECTION
NO SCALE

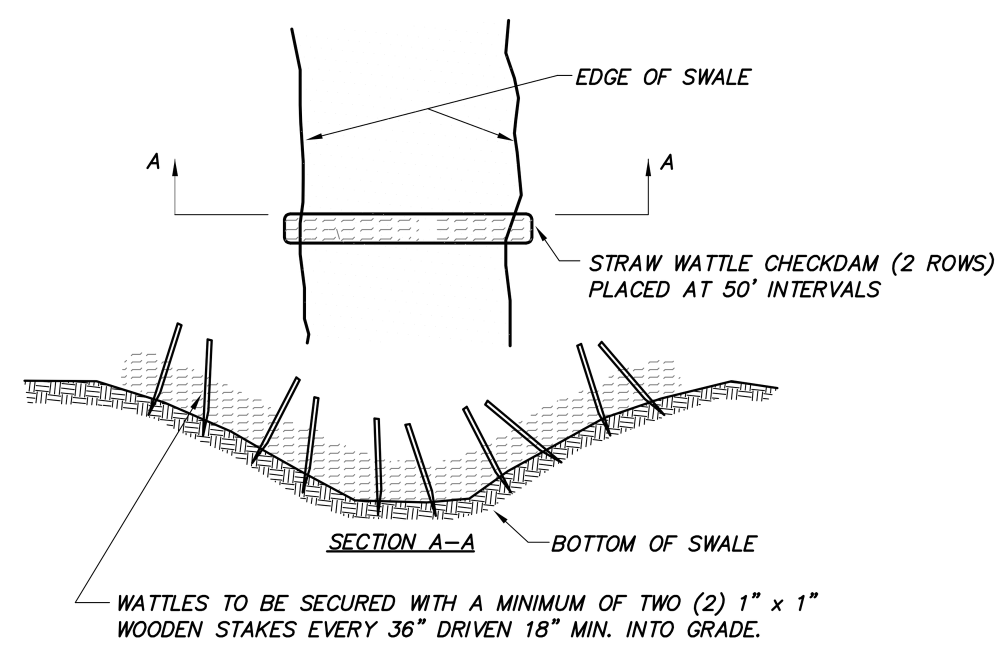


PLAN VIEW



SECTION A–A

CONSTRUCTION ENTRANCE DETAIL



1. WATTLES SHALL BE LAID IN A ROW – PERPENDICULAR TO FLOW PATH
2. WATTLES SHALL BE SECURELY ANCHORED IN PLACE BY (2) WOODEN STAKES (SEE DETAIL) DRIVEN THROUGH EACH BALE – EVERY 36"
3. INSPECTIONS SHALL BE WEEKLY AND FOLLOWING STORMS, REPAIR AND/OR REPLACE AS REQUIRED.
4. WATTLES & STAKES SHALL BE REMOVED ONCE A PERMANENT VEGETATIVE GROUND COVER HAS BEEN ESTABLISHED OR WHEN DIRECTED BY THE DESIGN ENGINEER.

STRAW WATTLE CHECKDAM
(NOT TO SCALE)

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
CONCORD PLANNING BOARD

DATE ____________

#	DATE	REVISION COMMENT

DATE: 4/03/17

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EROSION & SEDIMENT CONTROL PLAN
KEUKA ROAD
CONCORD, MASSACHUSETTS

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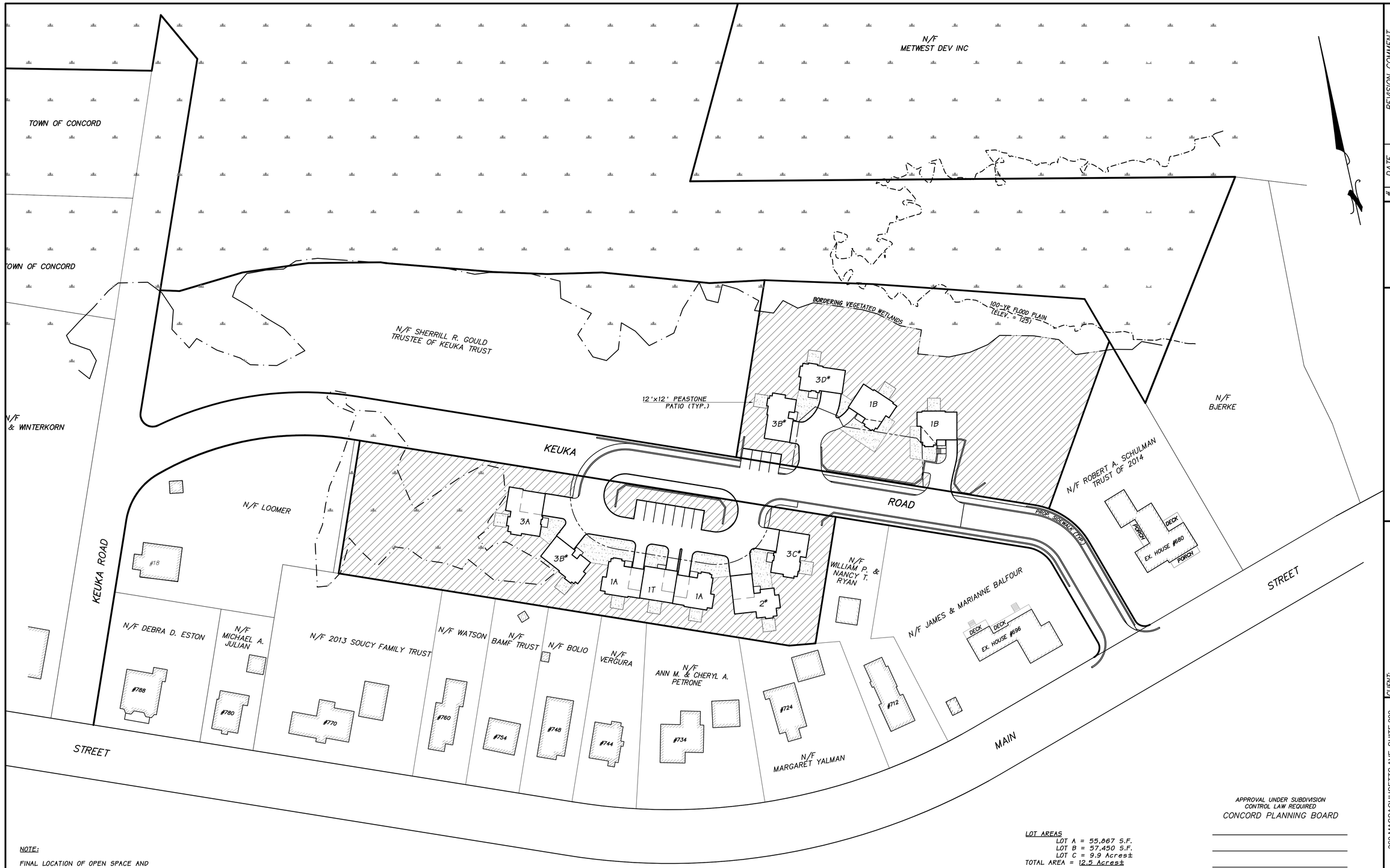

NOTE:

FINAL LOCATION OF OPEN SPACE AND EXCLUSIVE USE AREAS SHALL BE MEASURED AFTER COMPLETION OF PROJECT.

GRAPHIC SCALE
SCALE: 1"=40'
0 20 40 80 160 FEET
0 10 20 40 METERS

OPEN SPACE UPLANDS
TOTAL AREA = 69,538 S.F.

EXCLUSIVE USE AREA
TOTAL AREA = 5,119 S.F.

UNIT NUMBER	DESCRIPTION	NO.	BEDROOMS BATHS	FLOOR AREA (Sq. Ft.)	GROUND COVER (Sq. Ft.)
1A	TH, 1-CAR GAR, 2ND FL. MASTER	2	2BR+STUDY/2.5 BATH	2,455	1,063
1T	TH, 1-CAR GAR, 2ND FL. MASTER	1	2BR+STUDY/2.5 BATH	2,427	930
1B	SF, 1-CAR GAR, 1ST FL. MASTER	2	3BR/2.5 BATH	2,317	1,009
2*	SF, 2-CAR GAR, 2ND FL. MASTER	1	3BR/2.5 BATH	2,240	1,270
3A	SF, 2-CAR GAR, 1ST FL. MASTER	1	3BR/2.5 BATH	2,400	1,350
3B*	SF, 2-CAR GAR, 2ND FL. MASTER	2	2BR+STUDY/2.5 BATH	1,644	992
3C*	SF, 2-CAR GAR, 2ND FL. MASTER	1	2BR+STUDY/2.5 BATH	1,720	1,092
3D*	SF, 2-CAR GAR, 2ND FL. MASTER	1	2BR+STUDY/2.5 BATH	1,702	957
TOTAL		11		16,905	8,663

*INDICATES POTENTIAL 1ST FL. MASTER WITH 1-CAR GARAGE IN LIEU OF 2-CAR GARAGE.

LOT AREAS
LOT A = 55,867 S.F.
LOT B = 57,450 S.F.
LOT C = 9.9 Acres±
TOTAL AREA = 12.5 Acres±

UPLAND AREAS
LOT A = 55,867 S.F.
LOT B = 44,781 S.F.
TOTAL UPLANDS = 100,648 S.F.

OPEN SPACE MIN. TOTAL
= 25% OF 12.5 Acres±
= 136,125 S.F.±
OPEN SPACE MIN. UPLANDS
= 50% OF 136,125 S.F.±
= 68,063 S.F.±
OPEN SPACE UPLANDS (SEE PLAN)
= 69,538 S.F.

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
CONCORD PLANNING BOARD

DATE _____

#	DATE	REVISION COMMENT

DATE: 04/03/17
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COMMONWEALTH OF MASSACHUSETTS JAY M. RUBIN CIVIL No. 33795 REGISTERED PROFESSIONAL ENGINEER
4-3-17

DEFINITIVE SUBDIVISION
AREA PLAN
KEUKA ROAD
CONCORD, MASSACHUSETTS

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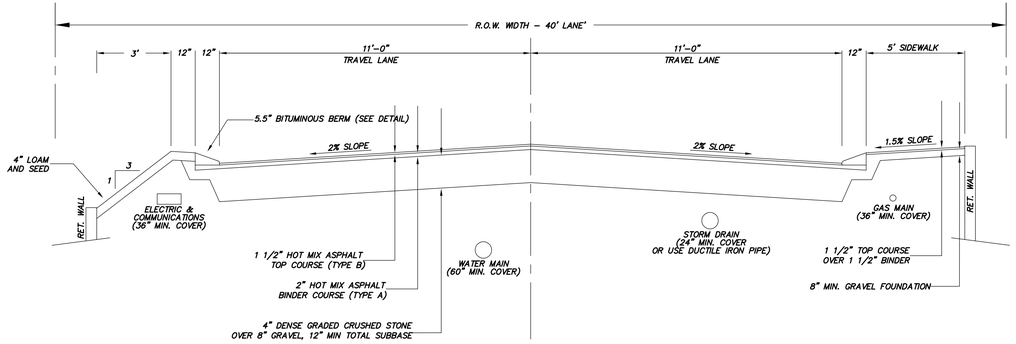
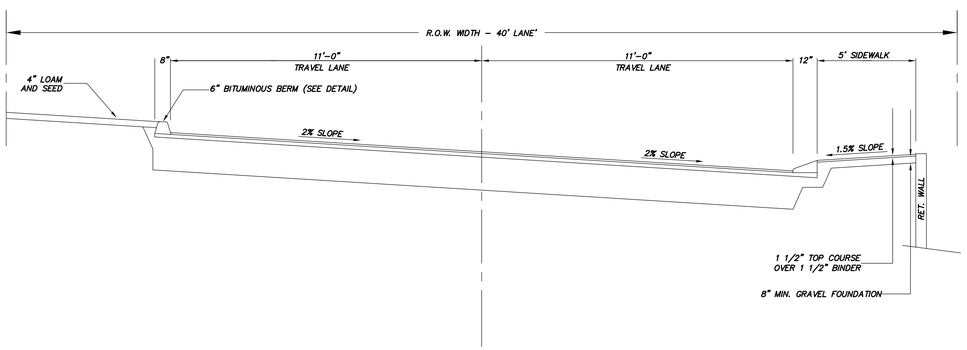


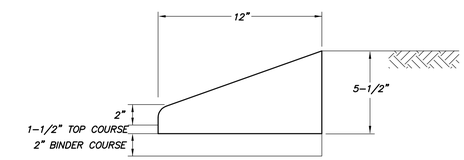
TYPICAL ROAD SECTION–TO STA. 4+00±
(NOT TO SCALE)



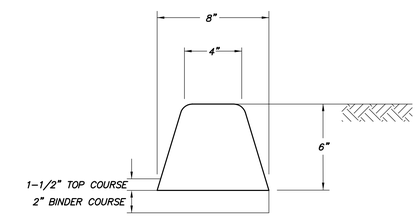
TYPICAL ROAD SECTION–AFTER STA. 4+00±
(NOT TO SCALE)

UNDERGROUND UTILITY NOTES

1. PRIMARY ELECTRIC: INSTALL 2–1/2" PVC SCHED. 40 CONDUIT FOR PRIMARY CABLE (UNDER ROADS & DRIVEWAYS – SCHED. 80 PVC CONDUIT) UNLESS DIRECTED OTHERWISE BY L.E.L.D.
2. SECONDARY ELECTRIC: INSTALL 2–1/2" PVC SCHED. 40 CONDUIT FOR SINGLE SERVICE OR 4" PVC SCHED. 40 CONDUIT FOR PARALLEL SERVICES (UNDER ROADS & DRIVEWAYS – SCHED. 80 PVC CONDUIT) UNLESS DIRECTED OTHERWISE BY L.E.L.D.
3. TRANSFORMER, SWITCHGEAR, AND BOXES SHALL BE LOCATED PER L.E.L.D. REQUIREMENTS.
4. INSTALL 2–1/2" AND 4" PVC SWEEPS AT ALL TRANSFORMER PADS, HAND HOLE BOXES, SWITCH CABINETS, AND UTILITY POLE LOCATIONS.
5. INSTALL 2–1/2" AND 4" GALVANIZED PIPE MINIMUM 10' UP RISER POLE (MATCH PIPE SIZE TO PVC CONDUIT).
6. ELECTRIC CONDUIT FOR STREET LIGHTING SHALL BE INSTALLED TO LIGHT POLE LOCATIONS. LIGHTING SHALL BE DIRECTED BY L.E.L.D.
7. TELEPHONE: INSTALL 4" PVC SCHED. 40 CONDUIT (UNDER ROADS & DRIVEWAYS – SCHED. 80 PVC CONDUIT). INSTALLATION SHALL COMPLY WITH VERIZON SPECIFICATIONS.
8. C.A.T.V.: INSTALL 2" PVC SCHED. 80 CONDUIT FOR ALL ROAD AND DRIVEWAY CROSSINGS PER CABLE COMPANY REQUIREMENTS. OTHER LOCATIONS SHALL BE DIRECT BURIAL BY THE CABLE COMPANY.
9. INSTALL NYLON STRINGS IN ALL CONDUITS FOR PULL–THROUGH OF CABLES.
10. BACKFILL AND COMPACT WITH GRANULAR MATERIALS FREE OF ROCKS LARGER THAN 2" DIAMETER.

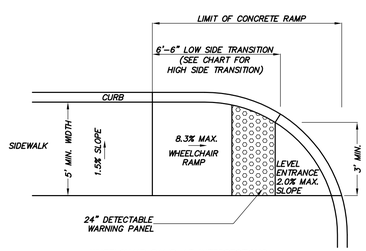


5.5" BITUMINOUS BERM

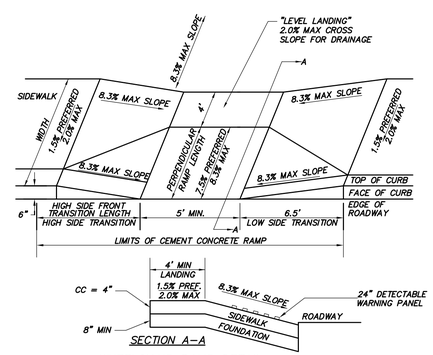


6" BITUMINOUS BERM

BITUMINOUS BERM DETAILS
(NOT TO SCALE)



WHEELCHAIR RAMP AT INTERSECTIONS
(NO SCALE)



SECTION A–A

WHEELCHAIR RAMP DETAIL
(NOT TO SCALE)

APPROVAL UNDER SUBDIVISION
CONTROL LAW REQUIRED
CONCORD PLANNING BOARD

DATE _____

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COMMONWEALTH OF MASSACHUSETTS
JAY M. RUBIN
CIVIL
No. 33795
Registered Professional Engineer
4-3-17

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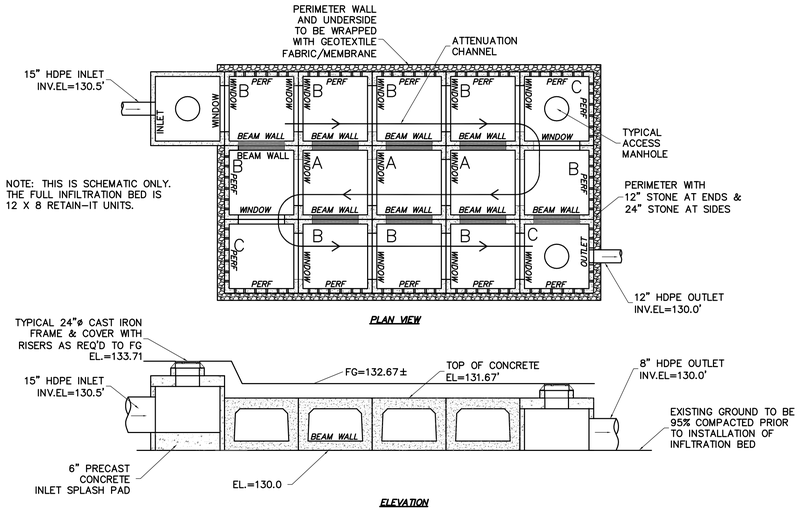
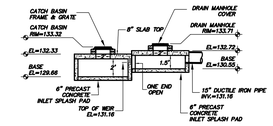


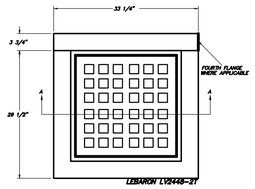
INFILTRATION BED DETAIL

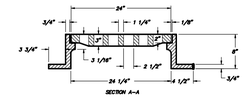
(NO SCALE)



"RETAIN-IT" CB & DMH DETAILS

SCALE: 1" = 5'

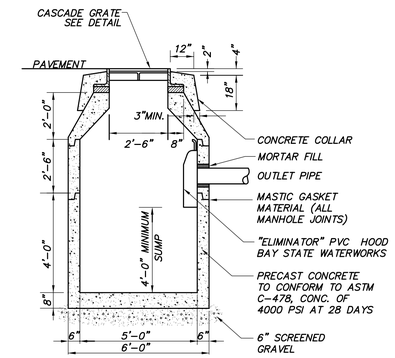




SQUARE CATCH BASIN FRAME AND GRATE

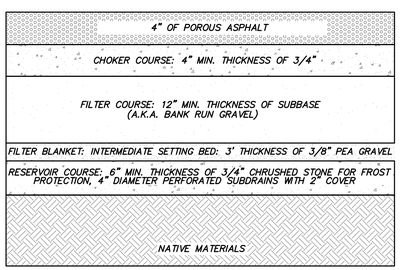
(NOT TO SCALE)

SPECIFICATIONS:
CONCRETE STRENGTH
4000 P.S.I. AT 28 DAYS
REINFORCING STEEL CONFORMS TO ASTM A185-79
MANHOLE DESIGN SPECIFICATIONS
CONFORM TO ASTM C 487-84
ONE POUR MONOLITHIC BASE



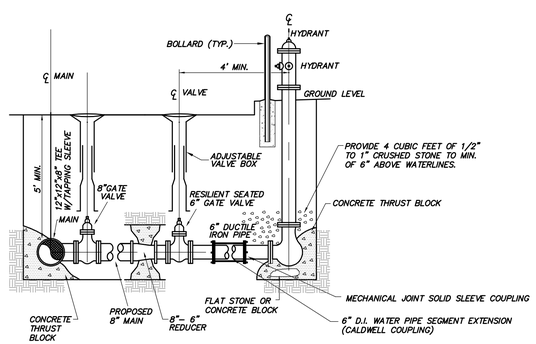
CATCH BASIN WITH OIL/GREASE TRAP

(NOT TO SCALE)



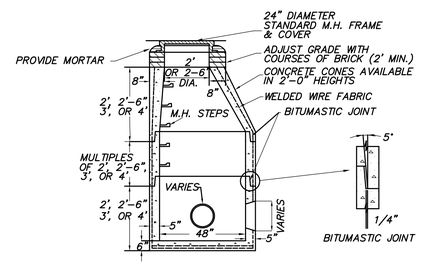
POROUS PAVEMENT SECTION

NOTES
1. NO COMPACTED FILL SHOULD BE USED ON NATIVE MATERIAL.
2. MAXIMUM SURFACE GRADE 5%
3. POST SIGNS IDENTIFYING POROUS PAVEMENT AREAS.
4. MINIMIZE SALT USE DURING WINTER MONTHS.
5. NO WINTER SANDING IS ALLOWED.
6. KEEP LANDSCAPED AREAS WELL MAINTAINED TO PREVENT SOIL FROM BEING TRANSPORTED ONTO THE PAVEMENT.
7. CLEAN THE SURFACE USING VACUUM SWEEPING MACHINES MONTHLY.
8. REGULARLY MONITOR THE PAVING SURFACE TO MAKE SURE IT DRAINS PROPERLY AFTER STORMS.
9. NEVER RESEAL OR REPAVE WITH IMPERMEABLE MATERIALS.
10. INSPECT THE SURFACE ANNUALLY FOR DETERIORATION OR SPALLING.



WATER MAIN, HYDRANT AND GATE VALVE DETAIL

(NOT TO SCALE)



NOTES:
1. MANHOLE DESIGN TO LATEST ASTM C478.
2. REINFORCING STEEL CONFORMS TO LATEST ASTM A 185.
3. CONCRETE COMPRESSIVE STRENGTH – 4,000 PSI @ 28 DAYS.
4. ONE POUR MONOLITHIC BASE.
5. WHEN SPECIFIED, MANHOLES WATERPROOF COATED.
6. STEPS – STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTICS (PS2-PFSL M.A. INDUSTRIES, INC.) CONFORMS TO LATEST ASTM C478 PARA-12.
7. BITUMASTIC BUTYL RUBBER FOR JOINTS CONFORM TO LATEST ASTM C443 AND FED SS-S-201A SPEC.

DRAIN MANHOLE DETAIL

(NOT TO SCALE)

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
CONCORD PLANNING BOARD

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4-3-17

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