WATERSIDE COMMONS

A PLANNED RESIDENTIAL DEVELOPMENT
1651-1657 MAIN STREET
CONCORD, MASSACHUSETTS

FEBRUARY 28, 2020
REVISED: MAY 12, 2020

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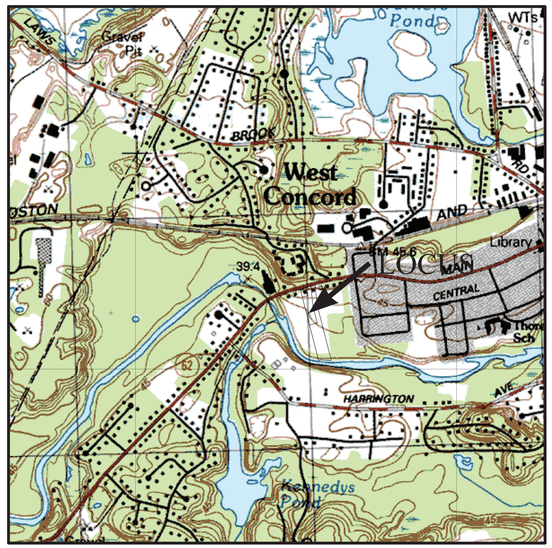
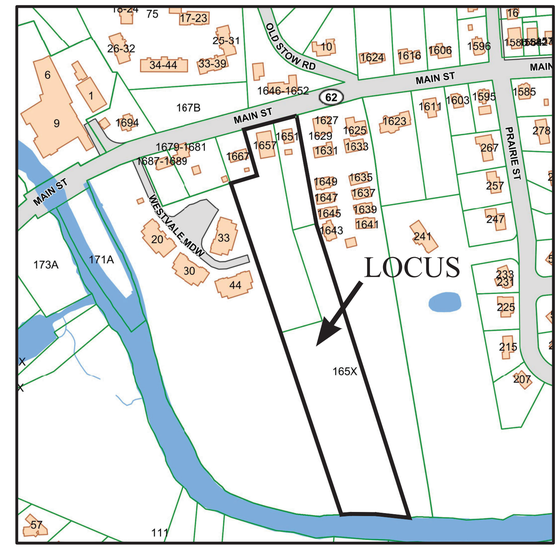


LOCUS
SCALE: 1"=1,000'



LOCUS
SCALE: 1"=200'

RECORD OWNER

TOWN MAP C10 PARCELS 2686 & 2687
NOW CONCORD MAIN LLC
336 BAKER AVE, SUITE 2–4
CONCORD, MA

TOWN MAP C10 PARCEL 2685
JAMES A. MACAULAY
SARA H. G. MACAULAY
1651 MAIN STREET
CONCORD, MA

ZONING DISTRICT

RESIDENCE C
FLOODPLAIN CONSERVANCY DISTRICT
WETLANDS CONSERVANCY DISTRICT

REFERENCE

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 73568 PAGE 485
DEED BOOK 23955 PAGE 549
PLAN No. 908 OF 1945
PLAN No. 100 OF 1977

PROJECT LOCATION

1651–1657 MAIN STREET
TOWN MAP 10C PARCELS 2685, 2686, 2687

CONCORD
ZONING BOARD OF APPEALS

APPROVAL DATE:
ENDORSEMENT DATE:

I, CLERK OF THE TOWN OF CONCORD, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE CONCORD ZONING BOARD OF APPEALS 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.

DATE

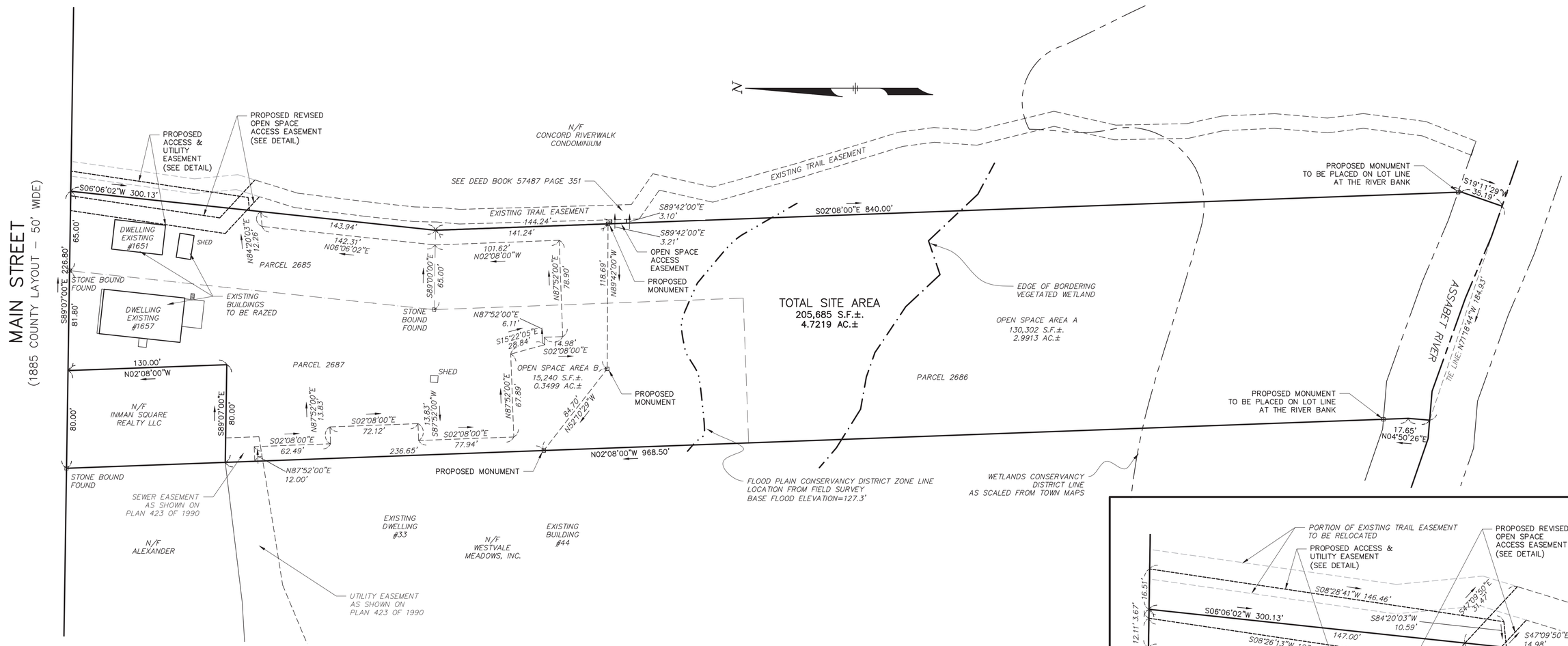
TOWN CLERK

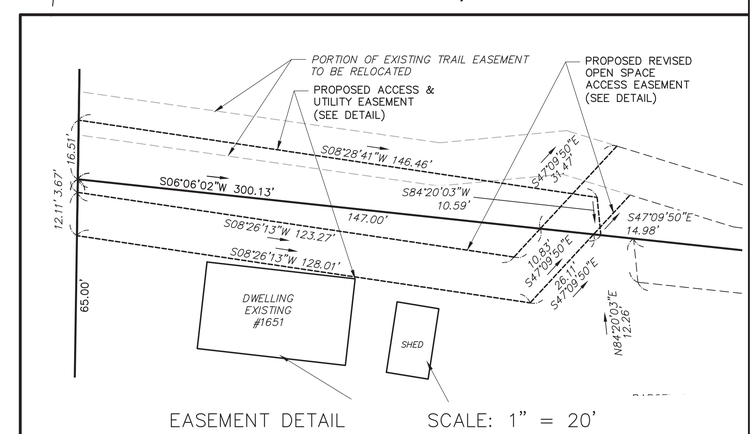
ENGINEER/SURVEYOR

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

COMMONWEALTH OF MASSACHUSETTS
GEORGE DIMAKARAKOS
CIVIL
No. 41281
REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH OF MASSACHUSETTS
JOSEPH MARCH
36384
PROFESSIONAL LAND SURVEYOR





EASEMENT DETAIL SCALE: 1" = 20'

NOTES:

1) THIS PLAN IS BASED ON THE REFERENCED PLANS AND AN ON THE GROUND SURVEY. THE CERTIFICATION HEREON IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS ONLY, AND IS NOT CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN, OR AS TO THE EXISTENCE OF UNRECORDED EASEMENTS. OWNERSHIP OF ABUTTING PROPERTIES ARE FROM CURRENT ASSESSOR'S RECORDS.

2) THE LAND SHOWN HEREON, REGISTERED IN MIDDLESEX REGISTRY OF DEEDS SOUTH DISTRICT DEED BOOK 73568 PAGE 485 AND DEED BOOK 23955 PAGE 549, LIES WITHIN A PLANNED RESIDENTIAL DEVELOPMENT UNDER SECTION 10.2.5 OF THE TOWN OF CONCORD ZONING BYLAW AND SHALL NOT BE FURTHER SUBDIVIDED.

3) SEE SPECIAL PERMIT GRANTED BY THE TOWN OF CONCORD ZONING BOARD OF APPEALS AND RECORDED WITH THE MIDDLESEX SOUTHERN DISTRICT REGISTRY OF DEEDS IN DEED BOOK XXXXX PAGE XXX.

4) AN ANR PLAN SHOWING THE COMBINATION OF THE LAND SHOWN HEREON INTO ONE LOT SHALL BE SUBMTTED TO THE PLANNING BOARD FOR ENDORSEMENT AFTER APPROVAL OF THE PRD.

RECORD OWNER

TOWN MAP C10 PARCELS 2686 & 2687
NOW CONCORD MAIN LLC
336 BAKER AVE, SUITE 2–4
CONCORD, MA

TOWN MAP C10 PARCEL 2685
JAMES A. MACAULAY
SARA H. G. MACAULAY
1651 MAIN STREET
CONCORD, MA

REFERENCE

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 73568 PAGE 485
DEED BOOK 23955 PAGE 549
PLAN No. 908 OF 1945
PLAN No. 100 OF 1977

ZONING DISTRICT

RESIDENCE C
FLOODPLAIN CONSERVANCY DISTRICT
WETLANDS CONSERVANCY DISTRICT

DATUM

N.A.V.D OF 1988.

CONCORD
ZONING BOARD OF APPEALS

APPROVAL DATE:

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DATE

TOWN CLERK

WATERSIDE COMMONS

A PLANNED RESIDENTIAL DEVELOPMENT

CONCORD, MASSACHUSETTS

RECORD PLAN

FOR: NOW COMMUNITES, LLC.
SCALE: 1"=40' FEBRUARY 28, 2020
REV. MAY 12, 2020

COMMONWEALTH OF MASSACHUSETTS
GEORGE DIMAKARAKOS
CIVIL
No. 41281
REGISTERED PROFESSIONAL ENGINEER

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

0 20 40 80 160

COMMONWEALTH OF MASSACHUSETTS
JOSEPH MARCH
36384
PROFESSIONAL LAND SURVEYOR

SM–2763B (2763B PRD4.REC.dwg) SHEET 2 OF 8

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.

CONCORD
ZONING BOARD OF APPEALS

APPROVAL DATE:

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DATE

TOWN CLERK

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
95	EXISTING CONTOUR
	LIGHTPOLE
	WETLAND FLAG
99X9	SPOT ELEVATION

WATERSIDE COMMONS

A PLANNED RESIDENTIAL DEVELOPMENT

CONCORD, MASSACHUSETTS

EXISTING CONDITIONS PLAN

FOR: NOW COMMUNITES, LLC.
SCALE: 1"=20' FEBRUARY 28, 2020
REV. MAY 12, 2020

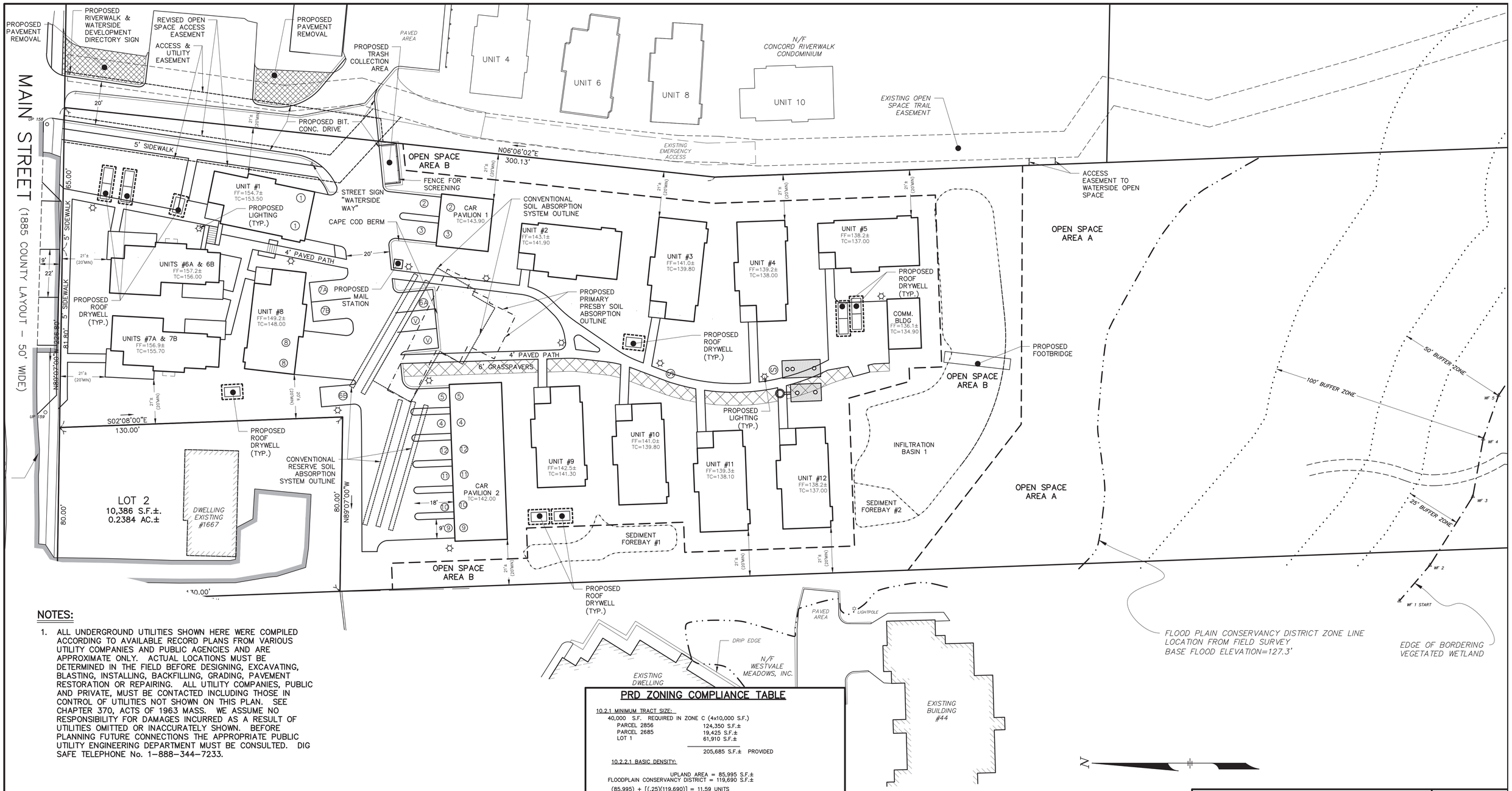
STAMSKI AND McNARY, INC.
1000 MAIN STREET ACTON, MASS.
ENGINEERING – PLANNING – SURVEYING

0 10 20 40 80

SM–2763B (2763B PRD7.dwg) SHEET 3 OF 8

COMMONWEALTH OF MASSACHUSETTS
GEORGE DIMAKARAKOS
CIVIL
No. 41281
REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH OF MASSACHUSETTS
JOSEPH MARCH
36384
PROFESSIONAL LAND SURVEYOR



NOTES:

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PRD ZONING COMPLIANCE TABLE

10.2.1 MINIMUM TRACT SIZE:
40,000 S.F. REQUIRED IN ZONE C (4x10,000 S.F.)

PARCEL 2856	124,350 S.F.±
PARCEL 2685	19,425 S.F.±
LOT 1	61,910 S.F.±
	205,685 S.F.± PROVIDED

10.2.2.1 BASIC DENSITY:

UPLAND AREA = 85,995 S.F.±
FLOODPLAIN CONSERVANCY DISTRICT = 119,690 S.F.±

$\frac{(85{,}995) + [(.25)(119{,}690)]}{10{,}000 \text{ S.F.}} = 11.59$ UNITS

BASIC DENSITY = 12 UNITS

10.2.2 MAXIMUM PERMISSIBLE DENSITY:
MAXIMUM PERMISSIBLE DENSITY WITHIN PRD SHALL NOT EXCEED TWO TIMES THE BASIC DENSITY: (2 X 12 = 24 UNITS MAXIMUM)

MINIMUM REQUIREMENT: 5,000 S.F. OF UPLAND PER DWELLING UNIT
5,000 S.F. x 14 UNITS=70,000 SF REQUIRED; 85,995 S.F.± PROVIDED.

10.2.5 LOT AREA, FRONTAGE AND YARD REQUIREMENTS:
LOT AREA & FRONTAGE – NO MINIMUM
YARD SETBACKS – NO MINIMUM, EXCEPT FOR
(20) TWENTY FEET IN ZONE C TO PUBLIC WAY OR BOUNDARY LINE OF PRD

10.2.9 COMMON OPEN SPACE:
MUST EQUAL AT LEAST TWENTY FIVE (25) % OF TOTAL AREA
205,685 S.F. x 25% = 51,421 S.F.± (145,540 S.F.± O.K.)
FIFTY (50) % OF REQUIRED COMMON OPEN SPACE TO BE UPLAND
51,421± S.F. x 50% = 25,711 S.F. (25,850 S.F.± O.K.)

SEWAGE FLOW
SEPTIC: 1,320 GPD (12 BEDROOMS: 5 UNITS)

TOWN SEWER: 1,980 GPD (18 BEDROOMS: 9 UNITS)

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
95	EXISTING CONTOUR
	LIGHTPOLE
	WETLAND FLAG
99X9	SPOT ELEVATION

CONCORD
ZONING BOARD OF APPEALS

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TOWN CLERK

WATERSIDE COMMONS

A PLANNED RESIDENTIAL DEVELOPMENT

CONCORD, MASSACHUSETTS

MASTER PLAN

FOR: NOW COMMUNITES, LLC.
SCALE: 1"=20' FEBRUARY 28, 2020
REV. MAY 12, 2020

STAMSKI AND McNARY, INC.
1000 MAIN STREET ACTON, MASS.
ENGINEERING – PLANNING – SURVEYING
0 10 20 40 80

SM–2763B (2763B PRD.dwg) SHEET 4 OF 8

COMMONWEALTH OF MASSACHUSETTS GEORGE DIMAKARAKOS CIVIL No. 41281 REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH OF MASSACHUSETTS JOSEPH MARCH # 36384 PROFESSIONAL LAND SURVEYOR

LEGEND:

N/F	NOW OR FORMERLY
OHW	OVERHEAD WIRES
	TREE
	TREE LINE
UP	UTILITY POLE
CG*	GAS GATE
G	GAS SERVICE (BURIED)
WG*	WATER GATE
W	WATER SERVICE (BURIED)
DMH	DRAIN MANHOLE
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UTILITY NOTE:

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CONCORD
ZONING BOARD OF APPEALS

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DATE

TOWN CLERK

NOTES:

1. REFER TO LANDSCAPE PLAN PREPARED BY GOOD ROOTS LANDSCAPE AND DESIGN FOR PLANTING LOCATIONS AND DETAILS.

2. FINAL HYDRANT LOCATION WILL BE DETERMINED BY CONCORD WATER AND SEWER DIVISION AND THE FIRE DEPARTMENT.

WATERSIDE COMMONS

A PLANNED RESIDENTIAL DEVELOPMENT

CONCORD, MASSACHUSETTS

SITE DEVELOPMENT PLAN

FOR: NOW COMMUNITES, LLC.
SCALE: 1"=20' FEBRUARY 28, 2020
REV. MAY 12, 2020

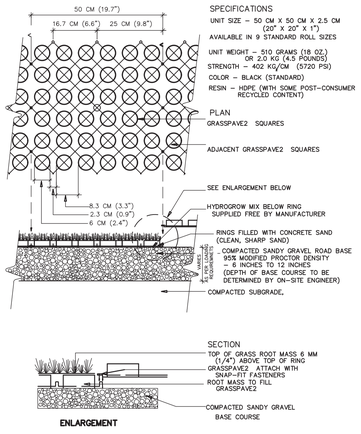
STAMSKI AND McNARY, INC.
1000 MAIN STREET ACTON, MASS.
ENGINEERING – PLANNING – SURVEYING

0 10 20 40 80

SM–2763B (2763B PRD7.dwg) SHEET 5 OF 8

COMMONWEALTH OF MASSACHUSETTS
GEORGE DIMAKARAKOS
CIVIL
No. 41281
REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH OF MASSACHUSETTS
JOSEPH MARCH
36384
PROFESSIONAL LAND SURVEYOR



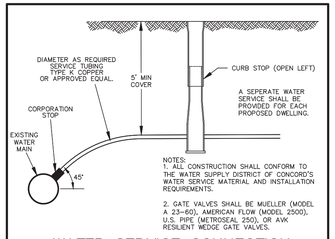
NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.

TYPICAL GRASSPAVE2 DETAIL

CHOOSE THIS PRODUCT FOR REINFORCING GRASS WEARING SURFACES

NOT TO SCALE
Invisible Structures, Inc.
GPDET.DWG

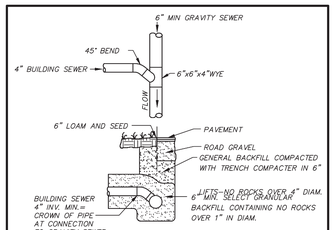
1600 Jackson St., Ste. 310
GOLDEN, COLORADO 80401
800-233-1510 OR 303-233-8383
FAX: 800-233-1522 OR 303-233-8282
www.invisiblestructures.com
rev. 10/05



NOTES:
1. ALL CONSTRUCTION SHALL CONFORM TO THE WATER SUPPLY DISTRICT OF CONCORD'S WATER SERVICE MATERIAL AND INSTALLATION REQUIREMENTS.
2. GATE VALVES SHALL BE MUELLER (MODEL A 23-60), AMERICAN FLOW (MODEL 2500), U.S. PIPE (METROSEAL 250), OR AVK RESILIENT WEDGE GATE VALVES.

WATER SERVICE CONNECTION

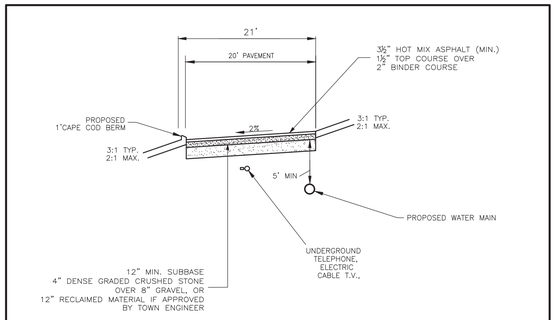
NOT TO SCALE



NOTE: ALL PIPES AND FITTINGS SDR-35 PVC SEWER PIPE

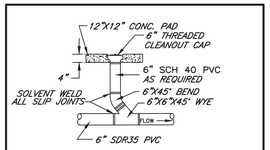
TYPICAL SEWER CONNECTION

NOT TO SCALE



PRIVATE DRIVE CROSS SECTION

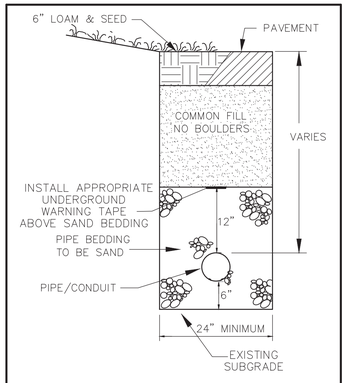
NOT TO SCALE



CLEANOUT DETAIL FOR SEWER

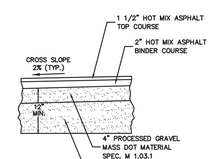
N.T.S.

FILE: CLEANOUT.DWG



PIPE TRENCH DETAIL

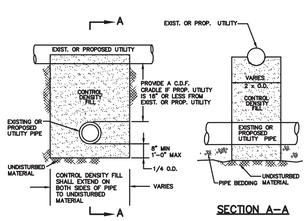
NOT TO SCALE



NOTES:
1. MINIMUM PAVEMENT THICKNESS SHOWN IS FOR RESIDENTIAL STREETS, PROPOSED PAVEMENT DESIGNS FOR OTHER ROADWAYS TO BE APPROVED BY TOWN ENGINEER.
2. RECLAIMED ASPHALT PAVEMENT MATERIAL MAY BE SUBSTITUTED FOR DENSE GRADED CRUSHED STONE AND GRAVEL SUB-BASE IF APPROVED BY TOWN ENGINEER.

TYPICAL PAVEMENT SECTION

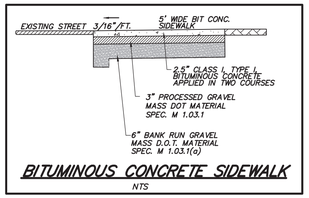
NOT TO SCALE (RS-1)



SECTION A–A

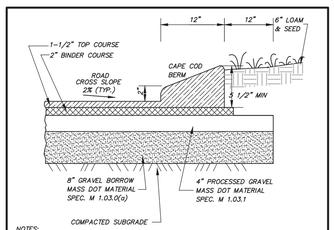
UTILITY SUPPORT DETAIL

NOT TO SCALE (DR-9)



BITUMINOUS CONCRETE SIDEWALK

NTS



NOTES:
1. MINIMUM PAVEMENT THICKNESS SHOWN IS FOR RESIDENTIAL STREETS, PROPOSED PAVEMENT DESIGNS FOR OTHER ROADWAYS TO BE APPROVED BY TOWN ENGINEER.
2. RECLAIMED ASPHALT PAVEMENT MATERIAL MAY BE SUBSTITUTED FOR DENSE GRADED CRUSHED STONE AND GRAVEL SUB-BASE IF APPROVED BY TOWN ENGINEER.
3. ALL GRAVEL IS TO BE COMPACTED TO 95% MAX. DRY DENSITY.

CAPE COD BERM DETAIL

NOT TO SCALE

GENERAL NOTES:

1. 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 BEFORE EXCAVATING, BLASTING, INSTALLING, BACK FILLING, GRADING OR PAVEMENT RESTORATION OR REPAIR. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE MUST BE CONTACTED, INCLUDING THOSE IN CONTROL OF UTILITIES. 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 UTILITY ENGINEERING DEPT. MUST BE CONSULTED. THE CONTRACTOR SHALL NOTIFY PUBLIC UTILITY COMPANIES AT LEAST 72 HOURS PRIOR TO DIGGING OR EXCAVATING ON PUBLIC OR PRIVATE PROPERTY. DIG SAFE TEL. NO. 1-888-344-7233
2. ALL WATER LINE VALVES, ETC. SHALL MEET ALL SPECIFICATIONS OF THE TOWN OF CONCORD WATER & SEWER DIVISION. THE TYPE OF CONNECTION AT THE EXISTING WATER MAIN IS TO BE DETERMINED BY THE CONCORD PUBLIC WORKS.
3. ALL STUMPS AND OTHER CONSTRUCTION DEBRIS SHALL BE PROPERLY REMOVED FROM THE SITE.
4. ANY FILL MATERIAL USED SHALL BE FREE OF HAZARDOUS MATERIALS, WASTE, AND CONSTRUCTION DEBRIS.
5. RIP RAP SHALL CONSIST OF HARD DURABLE STONE, ANGULAR IN SHAPE, THAT IS WELL GRADED WITHIN THE 25# TO 125# RANGE. THE RIP RAP SHALL BE PLACED OVER A 12" BASE OF COARSE BANK RUN GRAVEL. RIP RAP SHOWN SCHEMATICALLY AT DRAINAGE OUTFALLS SHALL BE PLACED FOR A 3' WIDTH AND 6' LENGTH UNLESS OTHERWISE SPEC'D.
6. THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING PER THE STORMWATER POLLUTION PREVENTION PLAN.
7. EXISTING TOPSOIL SHALL BE STRIPPED, STOCKPILED, SCREENED AND SPREAD TO REQUIRED DEPTHS SHOWN ON THE PLAN.
8. THE ENTIRE WORK AREA SHALL BE CLEARED OF BUILDINGS TO BE RAZED, PAVEMENT, DEBRIS, BOULDERS, BRUSH, TREES, STUMPS, UNSUITABLE MATERIALS AND LIKE MATERIAL.
9. ALL TOP AND SUBSOIL WITHIN WORK AREA SHALL BE REMOVED AND STOCKPILED ON SITE AS DIRECTED BY THE OWNER. LOAM SHALL BE SCREENED AND STOCKPILED ON-SITE FOR RE-USE IN AREAS OF GENERAL LOAM AND SEED.
10. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE CONDITION THROUGHOUT THE CONTRACT PERIOD. THE CONTRACTOR SHALL FULLY COMPLY WITH ALL STATE, FEDERAL, AND LOCAL REGULATIONS PERTAINING TO SAFETY.
11. PLANTINGS – PROVIDE PER LANDSCAPE PLAN SPECIFICATIONS.
12. THE PROPOSED SIGNS SHALL BE DESIGNED AND INSTALLED IN CONFORMANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009 EDITION FOR STREETS AND HIGHWAYS OR AS MOST RECENTLY AMENDED. EXISTING SIGNS TO BE RELOCATED WHERE NECESSARY.
13. THE ELECTRICAL POWER DISTRIBUTION SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CONCORD MUNICIPAL LIGHT PLANT IN EFFECT AT THE TIME. ELECTRICAL REQUIREMENTS AND LOCATION TO BE DETEREMINED BY OTHERS AND CONFIRMED WITH OWNER.
14. SEE SEWAGE DISPOSAL PLAN FOR UTILITY CROSSING SLEEVE LOCATIONS AND ELEVATIONS.
15. ALL CONSTRUCTION METHODS SHALL CONFORM TO THE REQUIREMENTS CONTAINED IN THE LATEST VERSION OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION – HIGHWAY DIVISION (MASSDOT), STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES AND CONSTRUCTION AND TRAFFIC STANDARD DETAILS.
16. ROOF DRYWELL LOCATIONS SHALL BE STAKED PRIOR TO CONSTRUCTION TO PREVENT STOCKPILING OF MATERIALS AND VEHICULAR PARKING ON ROOF DRYWELL LOCATIONS.

WATERSIDE COMMONS

A PLANNED RESIDENTIAL DEVELOPMENT

CONCORD, MASSACHUSETTS

CONSTRUCTION DETAILS

FOR: NOW COMMUNITES, LLC.
SCALE: 1"=20' FEBRUARY 28, 2020
REV. MAY 12, 2020

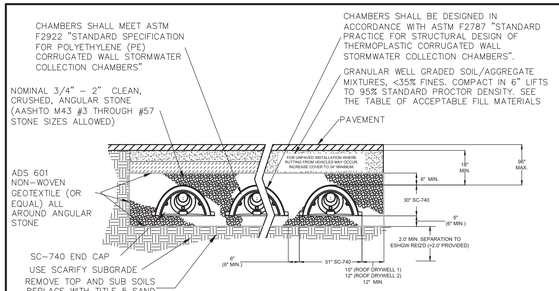
COMMONWEALTH OF MASSACHUSETTS
GEORGE DIMAKARAKOS
CIVIL
No. 41281
REGISTERED PROFESSIONAL ENGINEER

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

0 10 20 40 80

COMMONWEALTH OF MASSACHUSETTS
JOSEPH MARCH
36384
PROFESSIONAL LAND SURVEYOR

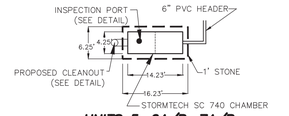
SM-2763B (2763B PRD7.dwg) SHEET 6 OF 8



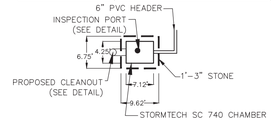
THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE THE LOAD FACTORS SPECIFIED IN THE AASHTO LFRD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.

STORMTECH SC 740

NOT TO SCALE



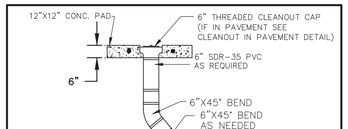
UNITS 5, 6A/B, 7A/B, COMM. BLDG (ROOF DRYWELL 2 & 3)



UNITS 1, 3, 8, 9, 10 (ROOF DRYWELL 1)

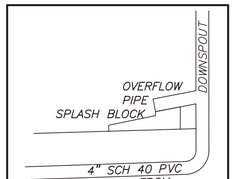
NOT TO SCALE

UNIT	BOTTOM STONE	BOTTOM STRUCTURE	INV. IN	TOP STRUCTURE	TOP STONE
1	148.90'	149.40'	149.50'	151.90'	152.40'
3	133.80'	134.30'	134.40'	136.80'	137.30'
5	130.10'	130.60'	130.70'	133.10'	133.60'
6	150.10'	150.60'	150.70'	153.10'	153.60'
7	150.50'	151.00'	151.10'	153.50'	154.00'
8	139.90'	140.40'	140.50'	142.90'	143.40'
9	129.50'	130.00'	130.10'	132.50'	133.00'
10	129.50'	130.00'	130.10'	132.50'	133.00'
COMM. BLDG.	130.10'	130.60'	130.70'	133.10'	133.60'



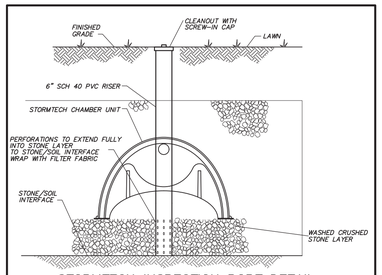
CLEANOUT FOR ROOF DRYWELL DETAIL

NOT TO SCALE



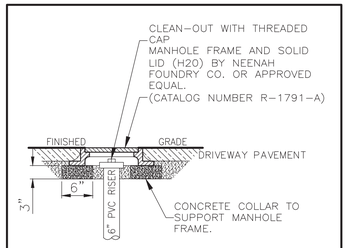
DOWNSPOUT DETAIL

NOT TO SCALE



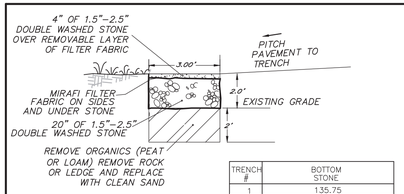
STORMTECH INSPECTION PORT DETAIL

NOT TO SCALE



INSPECTION PORT IN PAVEMENT FOR ROOF DRYWELL DETAIL

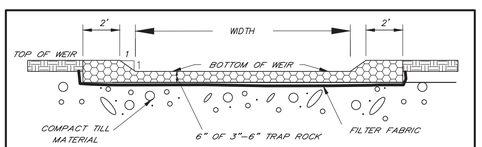
N.T.S.



TRENCH #	BOTTOM STONE
1	135.75

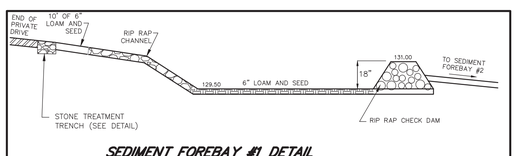
STONE TREATMENT TRENCH DETAIL

NOT TO SCALE



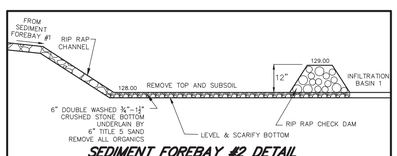
EMERGENCY OVERFLOW WEIR

NOT TO SCALE



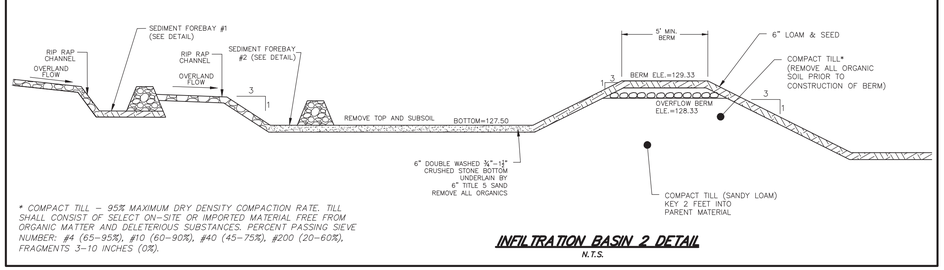
SEDIMENT FOREBAY #1 DETAIL

NOT TO SCALE



SEDIMENT FOREBAY #2 DETAIL

NOT TO SCALE



* COMPACT TILL – 95% MAXIMUM DRY DENSITY COMPACTION RATE. TILL SHALL CONSIST OF SELECT ON-SITE OR IMPORTED MATERIAL FREE FROM ORGANIC MATTER AND DELETERIOUS SUBSTANCES. PERCENT PASSING SIEVE NUMBER: #4 (65–95%), #10 (60–90%), #40 (45–75%), #200 (20–60%), FRAGMENTS 3–10 INCHES (0%).

INFILTRATION BASIN 2 DETAIL

N.T.S.

WATERSIDE COMMONS

A PLANNED RESIDENTIAL DEVELOPMENT

CONCORD, MASSACHUSETTS

CONSTRUCTION DETAILS

FOR: NOW COMMUNITES, LLC.

SCALE: 1"=20' FEBRUARY 28, 2020

REV. MAY 12, 2020

STAMSKI AND McNARY, INC.

1000 MAIN STREET ACTON, MASS.

ENGINEERING – PLANNING – SURVEYING

0 10 20 40 80

SM-2763B (2763B PRD7.dwg) SHEET 7 OF 8

COMMONWEALTH OF MASSACHUSETTS GEORGE DIMAKARAKOS CIVIL No. 41281 REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH OF MASSACHUSETTS JOSEPH MARCH # 36384 PROFESSIONAL LAND SURVEYOR

EROSION AND SEDIMENTATION CONTROL NOTES

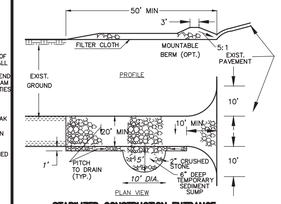
1. THE LIMIT OF WORK LINE SHALL BE CLEARLY MARKED IN THE FIELD BY FIELD SURVEY PRIOR TO CONSTRUCTION WITHIN DESIGNATED AREA. LIMIT OF WORK LINE SHALL NOT EXCEED THE LINE SHOWN.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED FOR EACH PHASE PRIOR TO ANY CONSTRUCTION ON THE SITE. CONTRACTOR IS ENCOURAGED TO USE "FILTERMITT" IN LIEU OF STRAW BALE/SILTATION BARRIER.
3. DURING DEVELOPMENT AND CONSTRUCTION, ADEQUATE PROTECTIVE MEASURES SHALL BE PROVIDED TO MINIMIZE DAMAGE FROM SURFACE WATER TO THE CUT FACE OF EXCAVATIONS OR THE SLOPING SURFACE OF FILLS.
4. LAND SHALL BE DEVELOPED IN INCREMENTS OF WORKABLE SIZE WHICH CAN BE COMPLETED DURING A SINGLE CONSTRUCTION SEASON. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH THE SEQUENCE OF GRADING, DEVELOPMENT, AND CONSTRUCTION, OPERATIONS. CONTROL MEASURES SUCH AS HYDROSEEDING, BERMS, INTERCEPTION DITCHES, TERRACES, AND SEDIMENT TRAPS SHALL BE PUT INTO EFFECT PRIOR TO THE COMMENCEMENT OF EACH INCREMENT OF THE DEVELOPMENT/CONSTRUCTION PROCESS.
5. THE CONTRACTOR SHALL INSPECT AND REPAIR ALL EROSION CONTROL DEVICES, WHEN INTENSE RAINFALL IS PREDICTED. THE CONTRACTOR'S REPRESENTATIVE SHALL INSPECT THE CONSTRUCTION SITE AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5 INCHES OR MORE. AREAS WITH SITES THAT HAVE BEEN FINALLY STABILIZED MUST BE INSPECTED AT LEAST ONCE A MONTH.
6. STOCK PILES SHALL BE SET BACK A MINIMUM OF 5 FEET FROM THE EDGE OF PAVEMENT. ALL STOCK PILES SHALL BE CONTAINED WITH SILT FENCES OR STRAW BALES TO PREVENT EROSION FROM ENTERING THE STREET DRAINAGE. NPDES PERMITS REQUIRE THE STOCKPILES TO BE STABILIZED WITH SEED OR MULCH IF NOT BEING USED WITHIN 21 DAYS. SOIL STOCK PILES SHALL BE COVERED WITH TEMPORARY VEGETATION OR FASTENED WITH TARPAULIN SHEETS. STOCKPILES SHALL AVOID ALL SOIL ABSORPTION AREAS.
7. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN A ONE FOOT HIGH BY TWO FOOT WIDE EARTHEN BERM ALONG THE EDGES OF THE DRIVEWAY TO DIVERT RUNOFF TO SEDIMENT BASINS. STRAW BALES MAY BE UTILIZED TO DIVERT RUNOFF FROM THE DRIVEWAY LOW POINTS TO THE SEDIMENT BASIN DURING CONSTRUCTION UNTIL THE DRAINAGE SYSTEM IS INSTALLED (SEE EARTHEN BERM DETAIL.)
8. ALL CATCH BASIN AND MANHOLE RIMS SHALL BE COVERED WITH SILT SACK DURING CONSTRUCTION. CATCH BASIN GRATES ARE TO BE SET AT BINDER GRADE UNTIL IT IS TIME TO APPLY THE PAVEMENT WEARING COURSE. SEE INLET PROTECTION DETAIL.
9. ALL CATCH BASIN SUMPS AND DRAINAGE BASINS SHALL BE CLEANED DURING AND FOLLOWING CONSTRUCTION. THEREAFTER REFER TO THE STORMWATER MANAGEMENT SYSTEM OPERATION AND MAINTENANCE PLAN.
10. SEDIMENT BASINS (DEBRIS, BASINS, DE-SILTING BASINS, OR SILT TRAPS) SHALL BE INSTALLED IN CONJUNCTION WITH THE INITIAL GRADING OPERATIONS AND MAINTAINED THROUGH THE DEVELOPMENT PROCESS TO REMOVE SEDIMENT FROM RUNOFF WATERS DRAINING FROM LAND UNDERGOING DEVELOPMENT. SEDIMENT BASINS SHALL BE INSTALLED OUTSIDE OF INFILTRATION PORTION OF INFILTRATION BASINS AND PROPOSED SEPTIC LEACHING AREAS.
11. THE DEVELOPER IS REQUIRED TO CLEAN UP ANY SAND, DIRT, OR DEBRIS WHICH ERODES FROM THE SITE ONTO ANY PUBLIC STREET OR PRIVATE PROPERTY, AND TO REMOVE SILT OR DEBRIS THAT ENTERS ANY EXISTING DRAINAGE SYSTEM INCLUDING CATCH BASIN SUMPS, PIPE LINES, MANHOLES AND DITCHES.
12. VELOCITY CHECK DAMS – STRAW BALES WILL BE USED AROUND THE CATCH BASINS ON THE PROPOSED ROAD TO PROTECT THEM FROM THE ERODING SOILS AND PROVIDE A CHECK DAMP TO SLOW THE RUNOFF DURING THE CONSTRUCTION. THE DEVELOPER SHALL PROVIDE VELOCITY CHECK DAMS* IN ALL UNPAVED STREET AREAS AT THE INTERVALS INDICATED BELOW:

GRADE OF THE ROAD...	INTERVALS BETWEEN CHECKDAMS
LESS THAN 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

*CHECK DAMS IN UNPAVED DRIVES AND UN-VEGETATED OR UNPAVED GRADED CHANNELS SHALL BE CONSTRUCTED OF STAKED STRAW BALES OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE BOARD. THE CHECK DAMS SHALL BE INSTALLED AT THE END OF EACH WORKING DAY, AND IN THE EVENT OF RAINFALL BEING PREDICTED. THE STRAW BALES SHOULD BE SECURELY STAKED TO PREVENT OVERTURNING, FLOATATION, OR DISPLACEMENT. THEY SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. ALSO, A VELOCITY CHECK DAM SHALL BE PROVIDED ALONG THE ENTRANCE OF THE LOT TO PROTECT THE PUBLIC STREETS AND ADJACENT PROPERTIES FROM THE HAZARDS OF EROSION. ALL CHECK DAMS SHALL BE CLEANED OF DEBRIS AND SILT PERIODICALLY.
13. ALL CUT AND FILL SLOPES SHALL BE IMMEDIATELY COVERED WITH 6" LOAM AND SEEDED DURING THE GROWING SEASON (MARCH THROUGH MAY AND AUGUST TO OCTOBER 15) OR COVERED WITH A HAY MULCH DURING THE NON-GROWING SEASON (NOVEMBER 1 TO APRIL 1 AND JUNE AND JULY). PERMENANT SEEDING MAY BE DONE IN PEAK SUMMER MONTHS WITH PROPER MULCHING AND WATERING.
14. DISTURBED AREAS WHERE CONSTRUCTION HAS PERMANENTLY OR TEMPORARILY CEASED MUST BE STABILIZED WITHIN 14 DAYS OF THE LAST DISTURBANCE. AREAS WHICH WILL BE REDISTURBED WITHIN 21 DAYS DO NOT HAVE TO BE STABILIZED.
15. ADDITIONAL EROSION CONTROL MEASURES SHALL BE STOCK-PILED ON-SITE, INCLUDING BUT NOT LIMITED TO CRUSHED STONE, STRAW BALES, SILT FENCE AND EROSION CONTROL MATS.
16. THE SEDIMENT SHALL BE REMOVED BEHIND ALL STRAW BALES AND SILT FENCES IF DEPTH EXCEEDS 6". SEDIMENT SHALL BE REMOVED TO OUTSIDE THE BUFFER ZONE OF THE WETLANDS WHERE APPLICABLE.
17. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED UNTIL ALL TRIBUTARY SURFACES ARE STABILIZED.
18. REMOVAL OF EXISTING VEGETATION SHALL BE WITHIN THE LIMIT OF WORK AREA.
19. ALL EXCESS SOIL SHALL REMAIN ON-SITE IN AREAS TO BE DESIGNATED BY THE OWNER.
20. DISTURBED SOIL RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMENANTLY STABILIZED WITHIN 30 DAYS OF REMOVAL.
21. EARTHEN BERMS SHALL BE CONSTRUCTED DOWNGRADIENT OF EXPOSED EARTHEN SURFACES TO DIRECT RUNOFF TO THE PROPOSED TEMPORARY SEDIMENT BASINS.

CONSTRUCTION SPECIFICATIONS

1. *THE ENTRANCE OF THE PROPOSED DRIVEWAY SHALL INITIALLY HAVE 6" OF 2" CRUSHED STONE LAID DOWN AS A TRAFFIC SEDIMENT CONTROL SURFACE AS SHOWN IN THE STABILIZED CONSTRUCTION ENTRANCE DETAIL. THIS STONE PACK SHALL BE PLACED OVER THE DRIVEWAY FOR A MINIMUM DISTANCE OF 40 FEET FROM THE EDGE OF PAVEMENT AND SHALL BE REMOVED AND REPLACED WITH ROADWAY GRAVEL IMMEDIATELY PRIOR TO THE PLACEMENT OF PAVEMENT.*
2. *STONE SIZE – USE 2" CRUSHED STONE.*
3. *WIDTH – TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE WIDTH AT POINTS OF INGRESS OR EGRESS.*
4. *FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACEMENT OF STONE.*
5. *SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED NEAR CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.*
6. *MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMANDS AND REPAIR ANY MEASURES USED TO TRAP SEDIMENT.*
7. *WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO THE ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS DONE IT SHALL BE DONE ON STABILIZED ENTRANCE WITH STONE AND WHICH DRAINS INTO THE SEDIMENT SUMP AS SHOWN.*
8. *PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN STORM.*

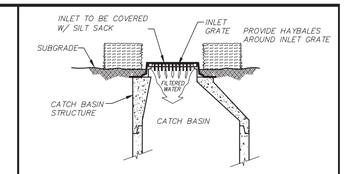


STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

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
- 99 — EXISTING CONTOUR
- 95 — EXISTING CONTOUR
- LIGHTPOLE
- WETLAND FLAG
- 99X9 — SPOT ELEVATION
- STONE WALL
- EDGE OF PAVEMENT



INLET PROTECTION DETAIL

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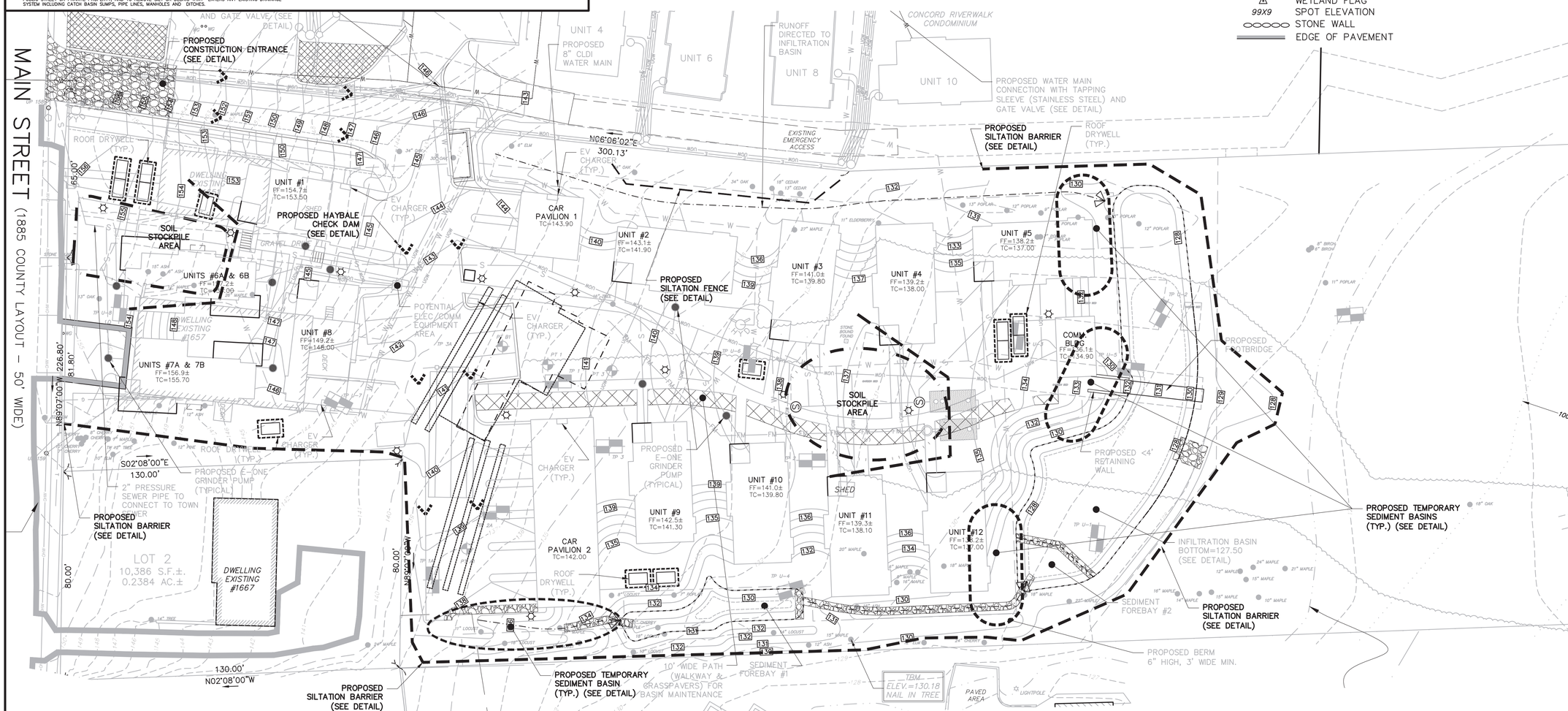
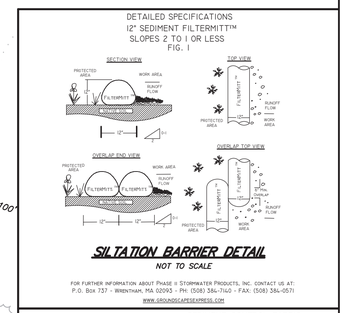
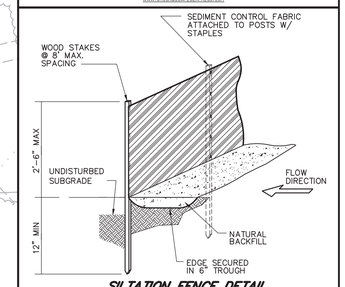




SILTATION BARRIER DETAIL

NOT TO SCALE

FOR FURTHER INFORMATION ABOUT PHASE II STORMWATER PRODUCTS, INC. CONTACT US AT:
P.O. Box 737 - Wrentham, MA 02093 - PH: (508) 384-7140 - FAX: (508) 384-0571
WWW.GROUNDSCAPESEXPRESS.COM



SILTATION FENCE DETAIL

NOT TO SCALE

CONCORD
ZONING BOARD OF APPROVAL

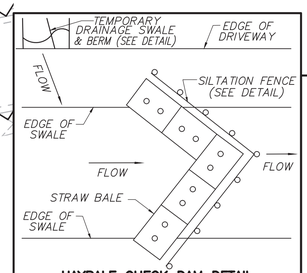
APPROVAL DATE:

ENDORSEMENT DATE:

I, CLERK OF THE TOWN OF CONCORD, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE CONCORD ZONING BOARD OF APPEALS 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.

DATE

TOWN CLERK



HAYBALE CHECK DAM DETAIL

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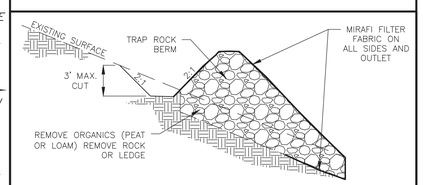

TEMPORARY SEDIMENT BASIN DETAIL

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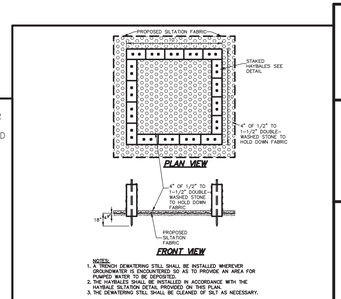

DEWATERING STILL DETAIL

N.T.S.

WATERSIDE COMMONS

A PLANNED RESIDENTIAL DEVELOPMENT

CONCORD, MASSACHUSETTS

STORMWATER POLLUTION PREVENTION PLAN

FOR: NOW COMMUNITES, LLC.
SCALE: 1"=20' FEBRUARY 28, 2020
REV. MAY 12, 2020

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

0 10 20 40 80

SM-2763B (2763B PRD7.dwg) SHEET 8 OF 8

COMMONWEALTH OF MASSACHUSETTS
GEORGE DIMAKARAKOS
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REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH OF MASSACHUSETTS
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