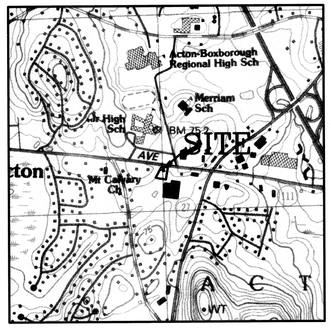
COMPREHENSIVE PERMIT PLAN
FOR
LALLI TERRACE
ACTON, MASSACHUSETTS



LOCUS PLAN
SCALE: 1"=1,200'

0 600 1200 2400 4800

INDEX:

SHEET 1 OF 4 – TITLE SHEET, MASTER PLAN, NATURAL FEATURES AND EXISTING CONDITIONS PLAN
SHEET 2 OF 4 – SITE DEVELOPMENT PLAN, EROSION AND SEDIMENTATION CONTROL PLAN
SHEET 3 OF 4 – CONSTRUCTION DETAILS SHEET 1
SHEET 4 OF 4 – LANDSCAPE PLAN

ZONING DISTRICT:

RESIDENCE 2 (R–2)
GROUNDWATER PROTECTION DISTRICT ZONE 4

REFERENCE

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 13461 PAGE 487
PLAN NO. 116 OF 1951

ACTON, MASS. – TOWN ATLAS
MAP F–2 PARCEL 120

RECORD OWNER:

MARGOT A. GRALLERT
442 MASSACHUSETTS AVENUE
ACTON, MA 01720

APPLICANT:

442 MASS. AVE LLC
P.O. BOX 2350
69 GREAT ROAD
ACTON, MA 01720

ENGINEER/SURVEYOR:

STAMSKI AND MCNARY, INC.
80 HARRIS STREET
ACTON, MASSACHUSETTS 01720
(978) 263–8585

COMMONWEALTH OF MASSACHUSETTS JOSEPH MARCH CIVIL No. 40116 REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH OF MASSACHUSETTS WILLIAM F. McNARY No. 30753 REGISTERED LAND SURVEYOR

DATE: AUGUST 14, 2008

LAND USE DATA

DIMENSIONAL REQUIREMENTS UNDER ZONING DIMENSIONAL TABLE:

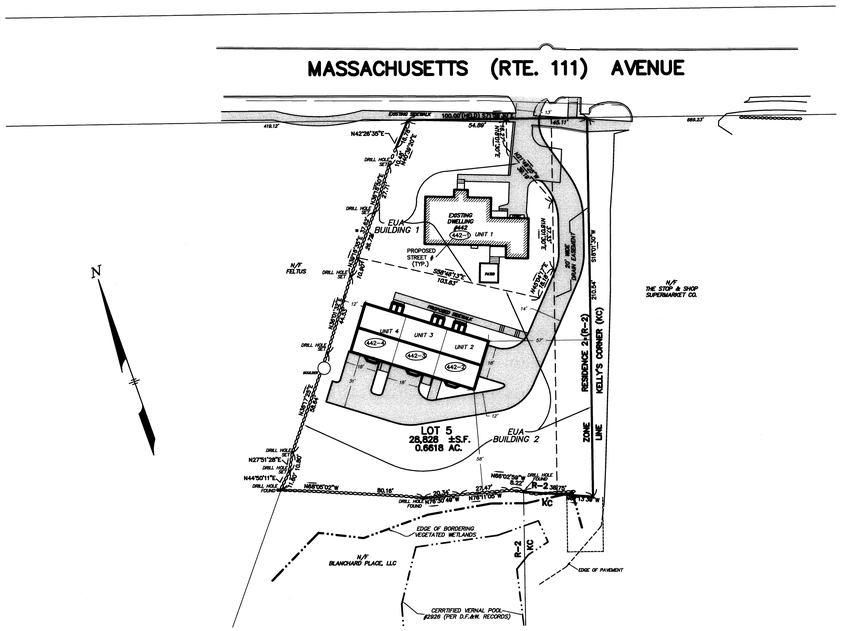
ZONING DISTRICT	RESIDENCE 2	
	REQUIRED	PROVIDED
TRACT SIZE	20,000 SF	28,828 SF
MIN. FRONTAGE	150 FT	100 FT (EXISTING)
MIN. LOT WIDTH	50 FT	100 FT
MIN. FRONT YARD	30 FT	39.1 FT
MIN. SIDE AND REAR YARD	10 FT	12 FT
MINIMUM OPEN SPACE	NR	NR
MAXIMUM FLOOR AREA RATIO	NR	NR
MAXIMUM HEIGHT	36 FT	<36 FT

PARKING REQUIREMENTS:	REQUIRED	PROVIDED
2 SPACES/DWELLING UNIT	8	8

CONSISTENCY WITH TOWN OF ACTON COMPREHENSIVE PERMIT POLICY:

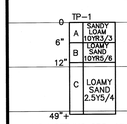
	RECOMMENDED	PROVIDED
NUMBER OF UNITS	12 OR LESS	4
GROSS FLOOR AREA RATIO	0.8 (23,062 SF)	0.24 (6,791 SF)

LOT COVERAGE:	EXISTING	PROPOSED
BUILDING COVERAGE	1,500 SF±	3,650 SF
OTHER IMPERVIOUS COVERAGE (WALKS,DRIVES,ETC)	1,550 SF±	6,370 SF



MASTER PLAN AND LAYOUT PLAN
SCALE: 1"=40'

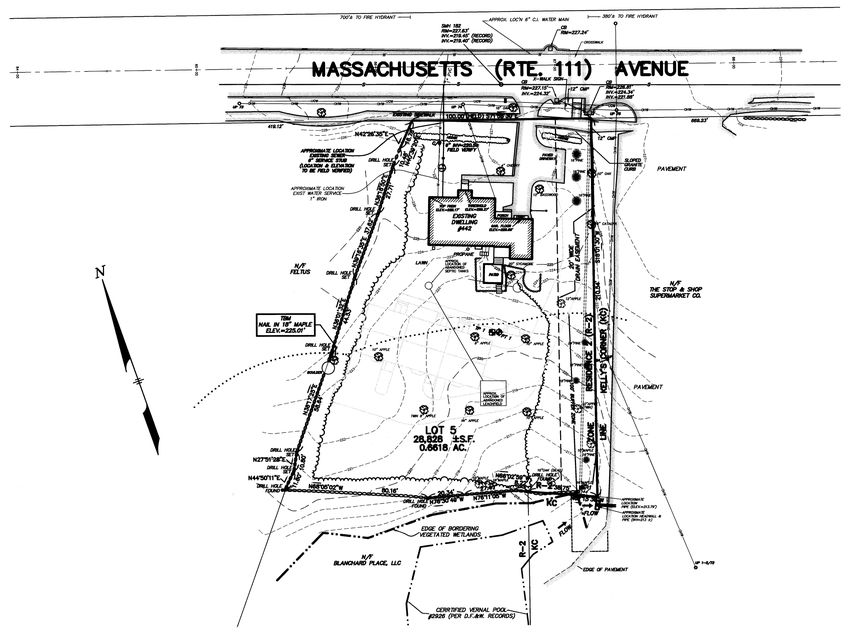
TEST PIT DATA:
DATE OF TESTING: 8/20/08
CERT. SOIL EVAL.: GEORGE DIMAKARAKOS



NO MOTTLING OBS. AT 49"
E.S.H.W.T. > 49"

PERC. TEST DATA:
DATE OF TESTING: 8/20/08
CERT. SOIL EVAL.: GEORGE DIMAKARAKOS
TEST BY: STAMSKI & MCNARY

P–8/05–1
DEPTH OF TEST: 49"
RATE: 2.33 MPI



LEGEND

	TREELINE
	STONEWALL
225	EXISTING CONTOUR
	EDGE OF BORDERING VEGETATED WETLANDS
WF 7	WET FLAG
	FENCE
	TREE
UP116/8	EXISTING UTILITY POLE
N/F	NOW OR FORMERLY

DATUM:

ELEVATIONS SHOWN ON THIS PLAN REFER TO N.G.V.D. OF 1929.
BENCHMARK USED: MONEL RIVET SET IN SOUTHEAST CORNER OF STONE STEP AT THE ENTRANCE TO THE SOUTH SIDE OF MCCARTHY TOWNE SCHOOL.
ELEVATION=241.31.

NATURAL FEATURES AND EXISTING CONDITIONS PLAN
SCALE: 1"=40'