

LAYOUT & MATERIAL NOTES:

- SEE SHEET I FOR EXISTING CONDITIONS INFORMATION AND NOTES.
- ALL SETBACK LINES AND DIMENSIONS ARE PARALLEL TO OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
- DIMENSIONS OF PARKING SPACES AND WALKWAYS ARE MEASURED FROM FACE OF CURB.
- EACH HANDICAP PARKING SPACE SHALL BE IDENTIFIED BY A SIGN LOCATED AT THE BACK OF CURB. THE SIGN SHALL CONTAIN THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" AS DESCRIBED IN THE AMERICANS WITH DISABILITIES ACT, PUBLIC LAW 101-366, AND DETAILED IN THE FHWA/USDOT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS AMENDED.
- ORNAMENTAL FENCE SUBJECT TO APPROVAL BY THE ACTON HISTORICAL DISTRICT COMMISSION.
- STEPS FROM GATHERING AREA TO CAFE AREA TO BE "REDI-ROCK" TREADS OR A MATERIAL TO BE DETERMINED BY THE ACTON HISTORICAL DISTRICT COMMISSION AND APPLICANT.
- RETAINING WALL MATERIAL TO BE "REDI-ROCK" SEGMENTAL RETAINING WALL SYSTEM, SUBJECT TO THE APPROVAL OF THE ACTON HISTORICAL DISTRICT COMMISSION.
- VEHICULAR TRAFFIC FLOW ARROWS AS SHOWN HEREON SHALL BE PAINTED ON THE PAVEMENT.
- VEHICLES ARE PROHIBITED FROM OBSTRUCTING ACCESS TO THE EMERGENCY VEHICLE ACCESS TO NYLANDER WAY.

ZONING SUMMARY TABLE

DISTRICT: SOUTH ACTON VILLAGE (SAV)
GROUNDWATER PROTECTION DISTRICT: ZONE 4

LOT AREA	REQUIRED	PROVIDED
NR	23,102 S.F. +/- (PARCEL 40)	
NR	7,809 S.F. +/- (PARCEL II)	
FRONTAGE	NR	30.911 S.F. +/- (COMBINED)
FRONT YARD (MAX)	10'	N/A
SIDE YARD	10'	26' +/-
REAR YARD	10'	N/A
BUILDING HEIGHT (MAX)	36'	SEE ARCHITECTURAL DRAWINGS
FLOOR AREA RATIO (MAX)	0.2 (6,182 S.F. +/-)	0.02 (480 S.F. +/-) *
OPEN SPACE	NR	N/A
PARKING LOT LANDSCAPING	5%	62% +/-

*- THE SITE IS A PRE-EXISTING USE. A 32'X15' ADDITION IS PROPOSED FOR THE PURPOSES OF THE ELEVATOR AND STAIRWELL.

PARKING SUMMARY TABLE

USE	REQUIRED (ZBL SECTION 6.3)	REQUIRED (SAV: 10%)	PROVIDED
RESTAURANT	3 SEATS PER SPACE (173 SEATS)=58 SPACES		41 SPACES
OFFICE	ONE SPACE PER 250 SQ. FT. (1,250 SQ. FT.)=5 SPACES		4 SPACES
RESIDENTIAL	TWO SPACES PER RESIDENCE (1 RESIDENCE)=2 SPACES		2 SPACES
AUDITORIUM	4 OCCUPANTS PER SPACE (225 OCCUPANTS)=56 SPACES		40 SPACES
	TOTAL		81 SPACES
	ON-SITE = 23 SPACES (PRIOR TO 5:00 PM WEEKDAYS)		
	19 SPACES (AFTER 5:00 PM WEEKDAYS)		
	SCHOOL STREET LOT = 25 SPACES		
	COMMUTER RAIL LOT = 100 SPACES*		
	TOTAL = 148 SPACES (PRIOR TO 5:00 PM WEEKDAYS)		
	144 SPACES (AFTER 5:00 PM WEEKDAYS)		

*-WEEKDAYS AFTER 6:30 PM AND ALL DAY SATURDAY AND SUNDAY, 100 PARKING SPACES ARE AVAILABLE AT THE COMMUTER RAIL LOT.

KEY

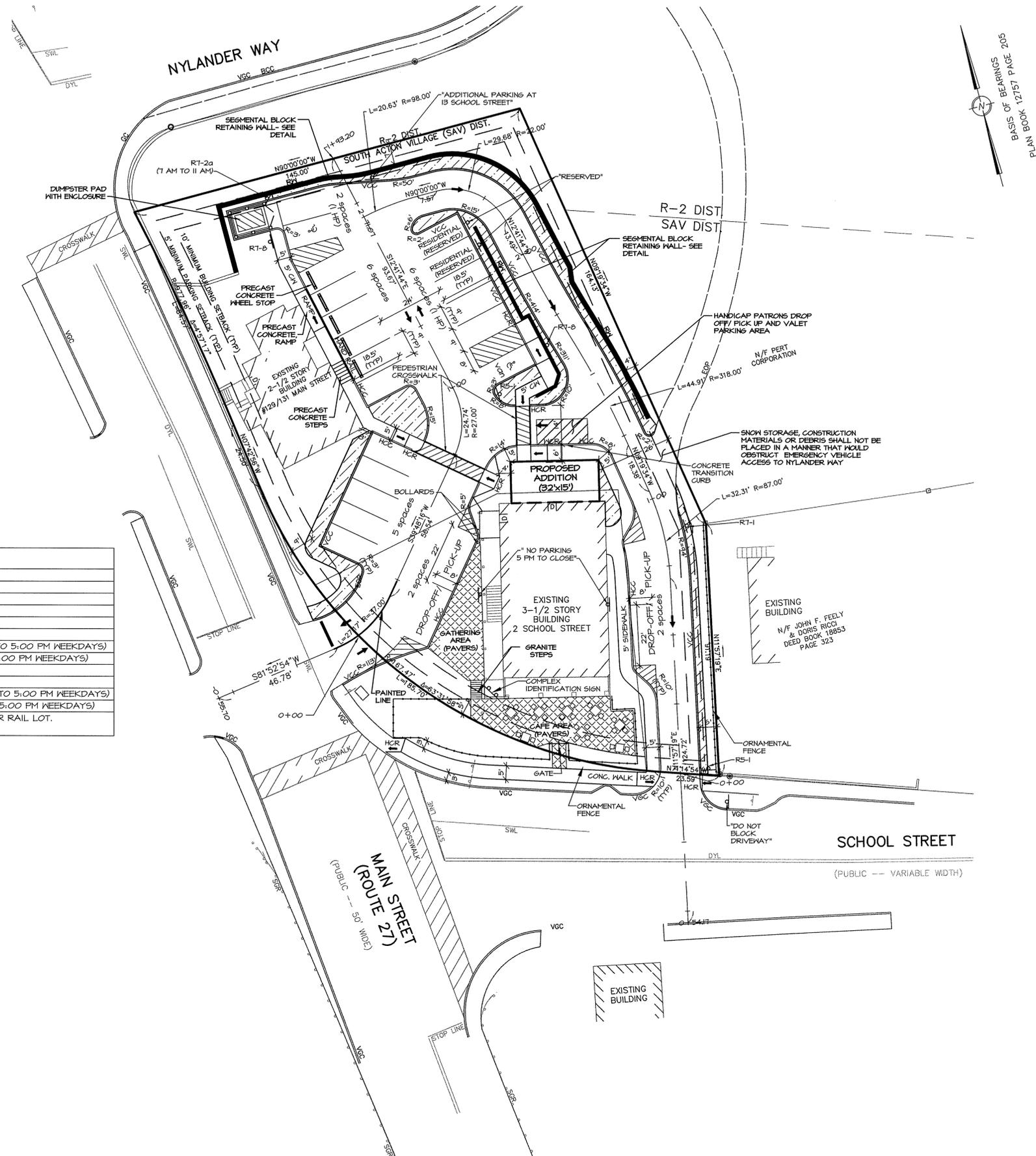


SIGN SUMMARY TABLE

ALL SIGNS SHALL CONFORM TO STANDARDS SET FORTH IN "STANDARD HIGHWAY SIGNS", 1979 (LATEST REVISION), BY THE US DOT / FHWA, UNLESS OTHERWISE NOTED.

SIGN CODE	SIGN SIZE	LEGEND / (SYMBOL)
RI-1	MIN.	STOP
R3-5	MIN.	LEFT TURN ONLY
R5-1	MIN.	DO NOT ENTER
R6-2	MIN.	ONE WAY
RT-1 **	12 x 10	NO PARKING ANYTIME
RT-2a *	12 x 10	NO PARKING 8:00 AM TO 4:00 PM (UNLESS OTHERWISE NOTED)
RT-201 *	12 x 6	TOW AWAY ZONE
RT-8	12 x 10	RESERVED PARKING (HANDICAPPED) (NO ARROW)

- * MOUNT RT-201 BELOW RT-2a ON SIGN POST WITH PANELS FACING SAME DIRECTION.
- ** MOUNT RT-201 BELOW RT-1 ON SIGN POST WITH PANELS FACING SAME DIRECTION.

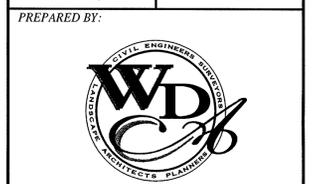
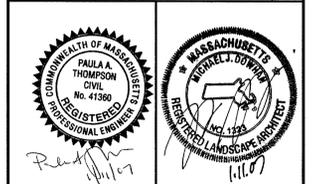


SITE PLAN SPECIAL PERMIT
APPROVED
ACTON
BOARD OF SELECTMEN

A MAJORITY OF THE BOARD
DATE: _____

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REV.	DATE	DESCRIPTION	INIT.
D	01/11/07	TOWN REVIEW COMMENTS	
C	10/30/06	TOWN REVIEW COMMENTS	
B	08/24/06	INITIAL ISSUE	
A		B.O.S. DISCUSSION (PROGRESS)	



WATERMAN DESIGN ASSOCIATES, INC.
31 East Main Street
Westborough, MA 01581
508.366.6552
508.366.6506 (fax)
watermandesign.com wda@wdassoc.com

OWNER:
MAIN STREET ACTON CORPORATION & BLUEBIRD REALTY TRUST
2 School Street
Acton, MA

APPLICANT:
BLUEBIRD REALTY TRUST
2 School Street
Acton, MA

TITLE:
LAYOUT & MATERIALS PLAN
EXCHANGE HALL
Acton, MA
(Middlesex County)
SITE PLAN SPECIAL PERMIT

DATE:	05 / 06	SCALE:	1" = 20'
JOB NO.:	0197.01	DWN. BY:	
FILE NO.:	0197200	CHK'D. BY:	
DRAWING NO.:	0197204D	SHEET:	5