

ASSESSORS:
MAP 7-3, LOTS 54 & 61, 61-1, 32, 33
ZONING:
RESIDENCE 2-R-2

USE:
CHILD CARE FACILITY PER MGL CH 40A §3. (ALLOWED)
AGRICULTURAL USE (ALLOWED)

OVERLAY DISTRICTS:
GROUNDWATER PROTECTION DISTRICT - ZONE 4

REFERENCES:

- DEED BOOK 50746, PAGE 581
- DEED BOOK 46680, PAGE 285 (PARCEL 61)
- DEED BOOK 42632, PAGE 11 (PARCEL 61)
- DEED BOOK 22173, PAGE 308 (PARCEL 54)
- DEED BOOK 6582, PAGE 329
- DEED BOOK 6582, PAGE 104
- PLAN 108 OF 2006
- PLAN 646 OF 2006 (PARCEL 61)
- PLAN 420 OF 1992
- PLAN 1276 OF 1941
- 1954 COUNTY LAYOUT FOR MAIN STREET
- 1950 STATE HIGHWAY LAYOUTS, 3713 & 3781
- SANITARY SEWER SKETCHES FROM ACTION BOARD OF HEALTH

NOTES:

- 1) WETLANDS WERE DELINEATED BY OTHERS. FLAGS WERE LOCATED BY HANCOCK ASSOCIATES ON FEBRUARY 20, 2008. WETLAND FLAGS WERE APPROVED UNDER ORDER OF CONDITIONS ISSUED IN DEP FILE NO. 89-951 RECORDED IN BOOK 48338, PAGE 519 FLAGS B-1 THROUGH B-3 PLACED AND LOCATED BY HANCOCK ASSOCIATES 4/20/09.
- 2) EXISTING CONDITIONS SHOWN FROM ON THE GROUND SURVEY BY [REDACTED] 12/10/08.
- 3) LOCATION OF HOUSE AT 16 ISAAC DAVIS WAY SHOWN FROM PLAN OF LAND MAIN STREET & ISAAC DAVIS ROAD ACTON, MASSACHUSETTS BY ACTION SURVEY AND ENGINEERING, INC. DATED 4-25-06, MSDRD PLAN 646 OF 2006.
4. 362 MAIN STREET SHOWN FROM PLANS OF RECORD PLAN NUMBER 1259 OF 1948, BOOK 7338 PAGE 399 AND PLAN NO. 955 OF 1995 BR 2576 PAGE 540.

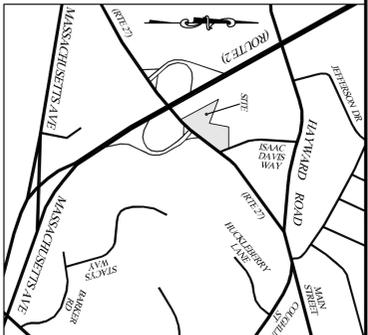
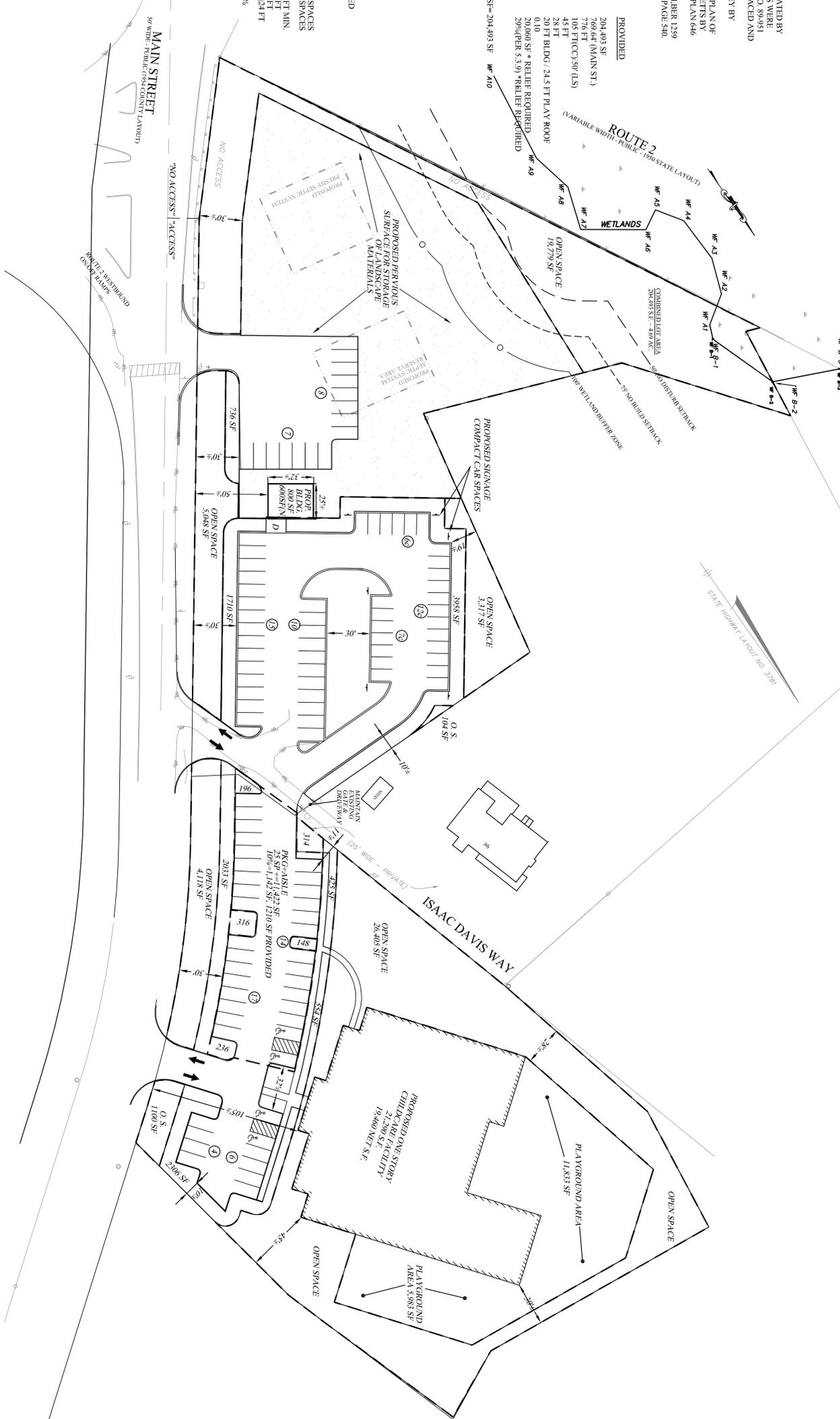
DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROVIDED
LOT AREA	20,000 SF	204,493 SF
FRONTAGE	150 FT	766.64 (MAIN ST)
MINIMUM LOT WIDTH	50 FT	776 FT
FRONT YARD	30 FT	105 FT (C) 50' (S)
SIDE YARD	10 FT	45 FT
REAR YARD	10 FT	28 FT
MAXIMUM BUILDING HEIGHT	36 FT	20 FT BLDG / 24.5 FT PLAV ROOF
MAXIMUM F.A.K.	N.R. (0.10 PER 3.39)	0.10
MAXIMUM OPEN SPACE	N.R. (2.00 PER 3.39)	20,000 SF * RELIEF REQUIRED
MINIMUM OPEN SPACE	N.R. (5.39 PER 3.39)	27,900 SF * RELIEF REQUIRED

DEVELOPABLE LAND AREA
TOTAL LAND AREA = 106,188 SF = 1.87 AC (43,560 SF/ACRE) + 16,848 SF = 204,493 SF
WETLAND AREA = 873 SF
ACCESS EASEMENT = 2,945 SF
DEVELOPABLE LAND AREA = 204,493 - 873 - 2,945 = 200,675 SF

PARKING CALCULATIONS

	REQUIRED	PROVIDED
ONE SPACE PER 10 CHILDREN RATED CAPACITY (262 CHILDREN)	26	26
PLUS ONE FOR EACH STAFF ON HIGHEST SHIFT (64 STAFF)	64	64
PARKING CELLS	91 (MAX. ALLOW)	91 SPACES
CELL SEPARATION	2	21 SPACES
SEBACK TO ROW LINE	30 FT	30 FT MIN.
MIN. ACCESS DRIVE WIDTH	1 @ 24 FT	1 @ 24 FT
(OVER 35 SP/CELL)	10%	10%



LOCUS PLAN
1 INCH = 800 FEET

SCALE: 1" = 30'
0 30 60 120

SITE ADDRESS:

Next Generation Children's Center & Landscape Center

348, 350, 352, 362 & 364 Main Street
Acton, Massachusetts 01720

PREPARED FOR:

Walker Realty, LLC

2 Jan Drive
Westford, Massachusetts 01886

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Environmental Consultants

315 Elm Street, Marlborough, MA
01752 Voice (609) 460-1111, Fax (508) 460-1121
www.hancockassociates.com

NO.	BY	APP	DATE	ISSUE/REVISION/DESCRIPTION	KILE
DATE:	12-21-11	DESIGN BY:	KILE		
SCALE:	1"=40'	DRAWN BY:	KILE		
		CHECK BY:	JD		

CONCEPTUAL SITE PLAN

PLAT DATE: DEC 2011 2:58 PM
PATH: S:\img\plan\site\PROJECTS\14181\14181.plt and 1418180.plt
DWG: 14181s\working\site\conceptual plan 11-23-11.dwg
LAYOUT: SITE PLAN.COMP.
SHEET: 1
JOB NO.: 14181