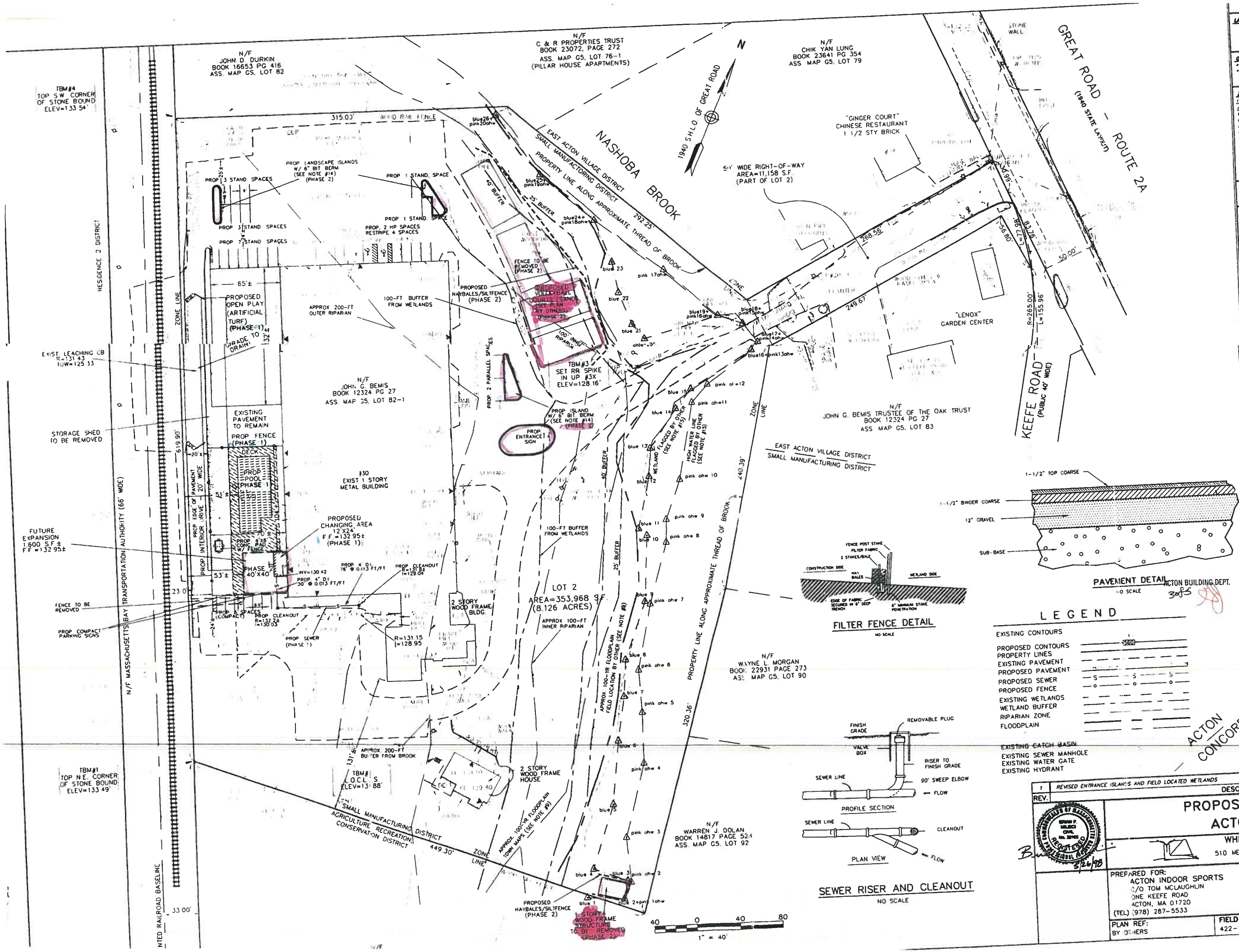

FILTER FENCE DETAIL

NO SCALE

SEWER RISER AND CLEANOUT

NO SCALE

PAVEMENT DETAIL

NO SCALE

ACTON BUILDING DEPT.
3085

LEGEND

EXISTING CONTOURS
PROPOSED CONTOURS
PROPERTY LINES
EXISTING PAVEMENT
PROPOSED PAVEMENT
PROPOSED SEWER
PROPOSED FENCE
EXISTING WETLANDS
WETLAND BUFFER
RIPARIAN ZONE
FLOODPLAIN
EXISTING CATCH BASIN
EXISTING SEWER MANHOLE
EXISTING WATER GATE
EXISTING HYDRANT

LAND USE & ZONING

LAND AREAS

LOT AREA: 8.126 ±ACRES
% OF LOT CONTAINING WETLANDS: 1% ±
% OF LOT CONTAINING FLOODPLAIN: 24% ±
DEVELOPABLE SITE AREA: 256,020 S.F.±

OVERLAY DISTRICTS:

* GROUNDWATER PROTECTION DISTRICT: ZONE 3
* 100 YEAR FLOODPLAIN (SHOWN ON PLAN) REF F.E.M.A. MAP PANEL #'S: ACTON-250176-0007C DATED JANUARY 6, 1988

ZONING REQUIREMENTS

ITEM	REQUIRED	EXISTING	PROPOSED	CONFORMANCE
DISTRICT	SM	SM	SM	Y
MIN. SIDE YARD	50'	131'±	<131'±	Y
MIN. FRONT YARD	50'	500'±	N/A	Y
MIN. REAR YARD	50	19.5'±	51±	Y
MIN. FRONTAGE	100	108'±	N/A	Y
MIN. AREA	40,000 S.F.	353,968 S.F.±	N/A	Y
MIN. LOT WIDTH	50'	50'	N/A	Y
MAX. BUILDING HEIGHT	36'	EXISTING	EXISTING	Y
MIN. OPEN SPACE	35%	36%±*	39%±*	N
MAX. FLOOR AREA RATIO	0.20	0.22±**	0.22±**	

* AREA OF BROOK EXCLUDED FROM CALCULATIONS
** NET FLOOR AREA BASED UPON INFORMATION PROVIDED BY ACTON INDOOR SPORTS.

BUILDING DATA:

BUILDING USE: COMMERCIAL RECREATION
BUILDING CONSTRUCTION: SEE ARCHITECTURAL DRAWINGS

UTILITIES AVAILABLE TO SITE:

1. SEWER – PRIVATE (ONSITE DISPOSAL)
2. WATER – TOWN OF CONCORD
3. ELECTRIC – MASS ELECTRIC
4. TELEPHONE – BELL ATLANTIC

PARKING/LOADING BAY DATA:

PROPOSED

COMMERCIAL RECREATION (1,600 S.F.± NET x 1 SPACE PER 200 S.F.) = 8 SPACES

TOTAL PARKING SPACES PROPOSED 25 SPACES
EXISTING PARKING SPACES REMOVED 12 SPACES
TOTAL EXISTING PARKING SPACES 129 SPACES
TOTAL PARKING SPACES 142 SPACES

HANDICAPPED SPACES 3 SPACES
COMPACT SPACES 4 SPACES

DIMENSIONAL REQUIREMENTS 9' x 18.5' (90° PARKING)
8.5' x 15' (90° PARKING, COMPACT)

MANEUVERING AISLE 24'

SITE NOTES:

1. PROPERTY LINE INFORMATION SHOWN HEREON WAS COMPILED FROM VARIOUS SOURCES WHICH INCLUDE PLANS OF RECORD ON FILE AT THIS OFFICE.
2. TOPOGRAPHY SHOWN HEREON IS BASED UPON A PLAN TITLED "EXISTING CONDITIONS PLAN OF LAND", DRAWN BY VHB INC., DATED MARCH 26, 1998. ANY ALTERATIONS TO THE TOPOGRAPHY AFTER THIS DATE MAY NOT BE REFLECTED ON THIS PLAN. TOPOGRAPHY IS BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 WITH THE PRIMARY BENCHMARK AS BM#362, LOCATED NEAR THE INTERSECTION OF ROUTE 2 AND THE NASHOBA BROOK (ELEV.=124.42')
3. UTILITY LOCATIONS AND ELEVATIONS SHOWN HEREON SHALL BE CONSIDERED APPROXIMATE. ALL UTILITIES, WHETHER SHOWN ON THIS PLAN OR NOT, THAT ARE DAMAGED BY THE CONTRACTOR, ARE TO BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. RELOCATION OF ANY UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY.
5. ***DIG SAFE NOTE***
IN ACCORDANCE WITH MGL CH 82, SEC. 40 INCLUDING AMENDMENTS, ALL CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING, OF THE INTENT TO EXCAVATE NO LESS THAN 72 HOURS PRIOR TO SUCH EXCAVATION (EXCLUSIVE OF SATURDAYS, SUNDAYS, AND HOLIDAYS) BY CALL "DIG SAFE" AT 1-888-DIG-SAFE.
6. UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS D.P.W. SPECIFICATIONS OF HIGHWAYS AND BRIDGES AS LAST REVISED AND/OR THE APPROPRIATE LOCAL AUTHORITIES.
7. ANY DEVIATIONS, i.e. "FIELD CHANGES" FROM THE DESIGN PLAN(S) MUST BE APPROVED BY THE DESIGN ENGINEER IN WRITING. CONTRACTOR SHOULD BE AWARE THAT LOCAL AND STATE AUTHORITIES HAVE JURISDICTION AND APPROVALS MUST BE OBTAINED THROUGH THOSE RESPECTIVE OFFICE(S) PRIOR TO THE IMPLEMENTATION OF THE "FIELD CHANGE". WHITMAN & BINGHAM ASSOCIATES, INC. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR WORK COMPLETED WITHOUT REGARD TO THE PRIOR MENTIONED "FIELD CHANGE" PROCEDURE.
8. ANY SEWAGE ASSOCIATED WITH DOMESTIC USAGE ONLY IS ALLOWED IN THE SEPTIC SYSTEM. NO INDUSTRIAL TYPE SEWAGE EFFLUENT IS PERMITTED TO FLOW INTO THE SEPTIC SYSTEM. PROPOSED SEWER SHOWN HEREON MUST BE REVIEWED AND APPROVED BY THE ACTON BOARD OF HEALTH.
9. 100-YR FLOODPLAIN SHOWN HEREON IS BASED UPON A PLAN TITLED "FLOODPLAIN LOCATION", OWNED BY ACTON SPORTS PROPERTY LIMITED PARTNERSHIP, DRAWN BY DAVID W. PERLEY CIVIL ENGINEERS, DATED MARCH 12, 1998.
10. THE USE OF FILL CONTAINING HAZARDOUS MATERIALS IS FORBIDDEN.
11. THE LIMIT OF WORK MUST BE MARKED PRIOR TO THE START OF CONSTRUCTION.
12. CATCH BASIN SUMPS TO BE CLEANED FOLLOWING CONSTRUCTION.
13. HAULING OF EARTH TO OR FROM THE SITE IS RESTRICTED TO THE HOURS BETWEEN 9 a.m. AND 4 p.m. ON WEEKDAYS.
14. DETAILS OF LANDSCAPED AREA TO BE COORDINATED WITH TOWN OF ACTON.
15. WETLANDS AND HIGH WATER LINE DETERMINED BY CHARLES E. CARON, ENVIRONMENTAL CONSULTING.

PROJECT PHASING

PHASE 1:
- POOL AREA (POOL, POOL DECKING, FENCING, CONC. PAD, TEMPORARY CHANGING AREA (TOILETS, SINKS & SHOWERS) (SEE ARCHITECTURAL DRAWINGS)
- SEWER CONNECTION FOR EXPANSION
- OPEN PLAY AREA

PHASE 2:
- REMOVAL OF 1 STORY WOOD STRUCTURE
- 1,600 S.F. EXPANSION
- SAND VOLLEYBALL COURTS
- LANDSCAPE ISLANDS WITHIN PARKING AREA

ACTON
CONCORD

REV.	DESCRIPTION	BY	DATE
1	REVISED ENTRANCE ISLANDS AND FIELD LOCATED WETLANDS	AMC	5/26/98

PROPOSED PHASE & SITE PLAN
IN
ACTON, MASSACHUSETTS

WHITMAN & BINGHAM ASSOCIATES, INC.
REGISTERED ENGINEERS & LAND SURVEYORS
510 MECHANIC STREET – LEOMINSTER, MASSACHUSETTS 01453
(978) 537-5296

COMMONWEALTH OF MASSACHUSETTS
GERALD P. MELLICO
CIVIL
No. 32465
REGISTERED PROFESSIONAL ENGINEER
5/26/98

PREPARED FOR:
ACTON INDOOR SPORTS
C/O TOM MCLAUGHLIN
ONE KEEFE ROAD
ACTON, MA 01720
(TEL) (978) 287-5533

DRAWN BY: AMC	CHECKED BY: BFM		
SCALE: 1"=40'			
DATE: MAY 6, 1998			
JOB NO. 4347	SHEET 1 OF 1		
COMPS: 7542	PLAN NUMBER: 4-L-1		
PLAN REF: BY OTHERS	FIELD BOOK REF: 422-112		