NOTES:

ZONING:
SITE ZONING CONSISTS OF LIGHT INDUSTRIAL (LI) AND RESIDENTIAL (R-2) ZONED LAND. A USE VARIANCE HAS BEEN GRANTED BY THE TOWN OF ACTON BOARD OF APPEALS IN HEARING NO 84-29.

BUILDING AREAS:

	EXIST.	+ ADDITION	= TOTAL
BUILDING FOOTPRINT -	37,300 S.F.	40,167 S.F.	77,467 S.F.
GROSS FLOOR AREA -	44,732 S.F.	59,423 S.F.	104,155 S.F.
NET FLOOR AREA -	36,673 S.F.	50,495 S.F.	83,168 S.F.

BUILDING USE BREAKDOWN: (FUTURE NET F.A.)
OFFICES: EXIST. BLDG - 1ST FLOOR = 3,712 S.F.
ADDITION - MEZZANINE = 19,375 S.F.
WOOD FRAME BUILDING = 1,200 S.F.
TOTAL = 24,287 S.F.
INDUSTRIAL USE = 64,881 S.F.
TOTAL = 89,168 S.F. NET FLOOR AREA

PARKING:
PROPOSED PARKING LAYOUT PROVIDES A TOTAL OF 370 SPACES (318 STANDARD, 43 SMALL CAR AND 9 HANDICAP).
PARKING BREAKDOWN:
OFFICE - 24,287 S.F. @ 1 SPACE / 200 S.F. = 121 SPACES
INDUSTRIAL - 20,000 S.F. @ 1 SPACE / 2000 S.F. = 10 SPACES
44,881 S.F. @ 1 SPACE / 10,000 S.F. = 4 SPACES
TOTAL = 135 SPACES
370 SPACES PROVIDED MINUS 135 SPACES (OFFICE & BUILDINGS) =
235 ADDITIONAL AVAILABLE EMPLOYEE SPACES.

PARKING LOT LANDSCAPED AREAS: (P.L.L.S.A.)
TOTAL PARKING LOT PAVED AREA = 159,200 S.F.
TOTAL P.L.L.S. AREAS PROVIDED = 11,892 S.F.
% P.L.L.S.A. = 11,892 ÷ 159,200 S.F. = 7.47%

COVERAGES:

BUILDING COVERAGE:
77,467 S.F. (1.78 AC.) FOOTPRINT ÷ 26.7 ACRES = 6.66%
TOTAL COVERAGE:
BUILDING @ 77,467 S.F.
PAVING @ 159,200 S.F.
P.L.L.S.A. @ 11,892 S.F.
TOTAL 248,659 S.F. (5.71 AC.) ÷ 26.7 ACRES = 21.38%
OPEN SPACE:
26.7 AC - 5.71 AC (COVERED) = 20.99 AC. OPEN ÷ 26.7 AC = 78.62%

EXTERIOR LIGHTING:
ALL EXTERIOR LIGHTING TO CONFORM TO THE ACTON ZONING BYLAW SECTION 10.4.6.2.

VOLUME OF EARTH MATERIALS TO BE REMOVED FROM THE SITE = 18,400 CUBIC YARDS.

EROSION & SEDIMENTATION CONTROL:
PRIOR TO START OF ANY CONSTRUCTION A SUITABLE SEDIMENT FILTER (STAKED HAY BALES, FABRIC FILTER FENCE, STONE FILTER DIKE, TRENCH SILT TRAP, ETC.) IS TO BE CONSTRUCTED AT THE LIMITS OF WORK ADJACENT TO ALL WETLANDS AREAS AND MAINTAINED IN PLACE DURING ALL PHASES OF CONSTRUCTION.
ALL CATCH BASINS AND MANHOLES ARE TO BE PROVIDED WITH FILTER DEVICES OR SEDIMENT TRAPS DURING ALL PHASES OF CONSTRUCTION.
ALL CUT / FILL SLOPES ARE TO BE LOAMED & SEEDED OR SODDED AS SOON AS PRACTICAL.
ALL SILTATION / EROSION CONTROL DEVICES ARE TO BE MAINTAINED UNTIL THE ENTIRE SITE CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS HAVE BEEN STABILIZED AND VEGETATIVE COVER ESTABLISHED.

FLOOD PLAIN:
FORMERLY AREA #6 - 198.6
TOWN OF MAYNARD "HUD STUDY" - 198.5
ACTON ENG. DEPT. MEAS. 1/26/78 - 198.3
ACTON SURVEY & ENG. STUDY - 1985
ACTON ENG. DEPT. MEAS. 1/25/79 - 199.9
ELEV. ASSUMED: 198.5

NOTE: ALL PAVEMENT EDGES TO BE PROVIDED WITH "CAPE COD" BIT. BERM

ALL ELEVATIONS REFER TO N.G.V. DATUM
ELEV ---- INDICATES EXISTING CONTOUR
INDICATES PROPOSED CONTOUR
INDICATES PROPOSED ELEVATION
320.4 - INDICATES PROPOSED "PARKING LOT" LANDSCAPING AND AREA
P.L. - INDICATES PROPOSED POST LIGHT
W.L. - INDICATES PROPOSED WALL LIGHT

SITE PLAN OF LAND IN ACTON • MASS.

FOR: BEACON COMMUNICATIONS CORP.

SCALE: 1 INCH = 40 FEET
JUNE 12, 1985
MODIFIED SEPT. 16, 1985

ACTON SURVEY & ENGINEERING, INC.
277 CENTRAL ST. • ACTON • MASS.

COMMONWEALTH OF MASSACHUSETTS — JOHN E. DUNPHY, JR. No. 22158 — REGISTERED PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS — JOHN E. DUNPHY JR. No. 21341 — REGISTERED PROFESSIONAL ENGINEER

RECEIVED
OCT 29 1985
ACTON CONSERVATION COMMISSION

FILE NO. 1686