



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:  
**100 DISCOVERY WAY LLC**  
259 TURNPIKE ROAD, SUITE 100  
SOUTHBOROUGH, MA 01772

PROJECT:  
**BUILDING ADDITION**  
**100 DISCOVERY WAY**  
ACTON, MA 01720

PROJECT NO. 1453-03 DATE: 11-07-13

SCALE: 1" = 30' DWG. NAME: C1453-03

DESIGNED BY: RB/KEA CHECKED BY: TJW

PREPARED BY:

**ALLEN & MAJOR ASSOCIATES, INC.**  
civil & structural engineering • land surveying  
environmental consulting • landscape architecture  
www.allenmajor.com

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WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

**NOTES:**

- THE EXISTING CONDITIONS IS A COMPLICATION OF A CONCEPTUAL PLAN PREPARED FOR AND BY CAPITAL GROUP PROPERTIES, DATED AUGUST 30, 2013 & A PLAN ENTITLED "PARTIAL EXISTING CONDITIONS" PREPARED BY ALLEN & MAJOR ASSOCIATES, INC DATED 10-11-13.
- ALL OUTDOOR PERMANENT PARKING STALLS SHOWN HEREON SHALL BE A MINIMUM OF 9' x 18.5'.

DRAWING TITLE: **LAYOUT & MATERIALS PLAN** SHEET No. **C-2**

**DIMENSIONAL REQUIREMENTS: OFFICE PARK -2 (OP-2) TURN AROUND AREA AND PARCEL '2'**

ITEM	EXISTING	PROPOSED	REQUIRED/ALLOWED
MINIMUM LOT AREA	647,737± S.F. 14.87± ACRES	647,737± S.F. 14.87± ACRES	80,000 S.F.
MINIMUM LOT FRONTAGE	803±'	803±'	200'
MINIMUM LOT WIDTH	660.65±'	660.65±'	50'
FRONT YARD BUILDING SETBACK	239.0±'	239.0±'	50' (MIN.)
SIDE YARD BUILDING SETBACK	96.7±'	96.7±'	30' (MIN.) <sup>[1]</sup>
REAR YARD BUILDING SETBACK	362.2±'	293.5±'	30' (MIN.) <sup>[1]</sup>
OPEN SPACE	65.7% (425,908± S.F.)	62.5% (405,297± S.F.)	50% (MIN)
FLOOR AREA RATIO (FAR)	.12	.15	0.20 (MAX) <sup>[2]</sup>
BUILDING HEIGHT	2 STORY	1 STORY <40'	40'
INTERIOR PARKING LANDSCAPING	<10%	18% +/- <sup>[3]</sup>	10% (MIN)

**PARKING NOTES:**

- IF THE LOT ABUTS A RESIDENTIAL DISTRICT THE MINIMUM SIDE AND REAR YARD SHALL BE 60 FEET.
- SUBJECT TO CERTAIN PROVISIONS IN SECTION 5.7, SPECIAL PROVISIONS FOR THE OFFICE PARK 2 DISTRICT.
- THE INTERIOR PARKING LANDSCAPING WILL BE 18% +/- FOR THE PROPOSED PARKING AREA.

**OFF-STREET PARKING SUMMARY**

USE:	OFFICE (PER SECTION 6.3.1.9 PARKING STANDARDS) ONE SPACE FOR EACH 250 SQUARE FEET OF NET FLOOR AREA. (10,000 S.F.) x (1 SPACE PER 250 S.F.)	= 40		
USE:	INDUSTRIAL [RESEARCH & DEVELOPMENT AND WAREHOUSE] (PER SECTION 6.3.1.16 PARKING STANDARDS) ONE SPACE FOR EACH 2,000 S.F. OF NET FLOOR AREA FOR THE FIRST 20,000 S.F. PLUS ONE SPACE FOR EACH ADDITIONAL 10,000 S.F. OF NET FLOOR AREA, OR ONE SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT, WHICHEVER IS GREATER. (20,000 S.F.) x (1 SPACE PER 2,000 S.F.) (70,000 S.F.) x (1 SPACE PER 10,000 S.F.)	= 10 = 7		
SITE TOTAL OFF-STREET PARKING REQUIREMENT		= 57		
REQUIRED:	8 TOTAL PARKING STALLS SHALL BE ACCESSIBLE (MINIMUM OF 2 ACCESSIBLE STALLS SHALL BE VAN ACCESSIBLE)			
PROVIDED:	9 TOTAL ACCESSIBLE PARKING STALLS INCLUDING 2 VAN STALLS			
STANDARD (9' x 18.5')	COMPACT (8.5' x 15')	ACCESSIBLE (12'x18')	TOTAL PROVIDED	TOTAL REQUIRED
349	-	9	358 (SEE PARKING NOTE #1)	57

**PARKING NOTES:**

- THERE ARE NO NEW PARKING STALLS BEING CREATED FOR PROPOSED ADDITION PROJECT.

**DIG SAFE**



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1-888-344-7233

