

ASSESSORS:
MAP F-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 6562, PAGE 329
DEED BOOK 5658, PAGE 104
PLAN 108 OF 2008
PLAN 646 OF 2006 (PARCEL 61)
PLAN 420 OF 1932
PLAN 1276 OF 1941
1954 COUNTY LAYOUT FOR MAIN STREET
1950 STATE HIGHWAY LAYOUT NOS. 3713 & 3781
SANITARY SEWER SKETCHES FROM ACTON 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 THE GROUND SURVEY BY HANCOCK ASSOCIATES 2008.
- 3) LOCATION OF HOUSE AT #6 ISAAC DAVIS WAY SHOWN FROM PLAN OF LAND MAIN STREET & ISAAC DAVIS ROAD, ACTON, MASSACHUSETTS BY ACTON 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 BK 25765 PAGE 540.

DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROVIDED
LOT AREA	20,000 SF	204,493 SF
FRONTAGE	150 FT	769.64' (MAIN ST.)
MINIMUM LOT WIDTH	50 FT	776 FT
FRONT YARD	30 FT	105 FT(CC)/50' (LS)
SIDE YARD	10 FT	45 FT
REAR YARD	10 FT	28 FT
MAXIMUM BUILDING HEIGHT	36 FT	20 FT BLDG / 24.5 FT PLAY ROOF
MAXIMUM F.A.R.	N.R. (0.10 PER 5.3.9)	0.10
MAXIMUM NET FLOOR AREA	(2,500 SF PER 5.3.9)	20,060 SF * RELIEF REQUIRED
MINIMUM OPEN SPACE	N.R. (35% PER 5.3.9)	31% (PER 5.3.9) * RELIEF REQUIRED

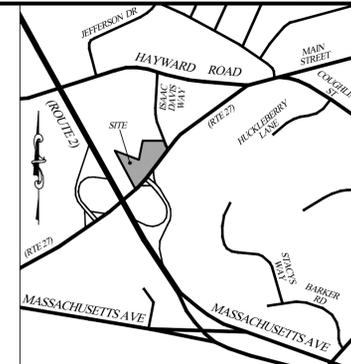
DEVELOPABLE LAND AREA
TOTAL LAND AREA = 106,188 SF + 1.87 AC(43,560 SF/ACRE) + 16,848 SF = 204,493 SF
WETLAND AREA = 873 SF
ACCESS EASEMENT = 2,945 SF
DEVELOPABLE LAND AREA = 204,493 - 873 - 2,945 = 200,675 SF

OPEN SPACE REQUIRED
204,493 SF x 0.35 = 71,572 SF REQUIRED
OPEN SPACE PROVIDED = 44,290 SF (21%)
PLAYGROUND AREA = 20,386 SF (10%)
64,676 SF / 204,493 SF = 31%

PERIMETER LANDSCAPING PROVIDED = 11,722 GRASS (5.73%)

PARKING CALCULATIONS

REQUIRED	PROVIDED
ONE SPACE PER 10 CHILDREN RATED CAPACITY (262 CHILDREN) PLUS ONE FOR EACH STAFF ON HIGHEST SHIFT (64 STAFF)	91 SPACES
COMPACT (30%)	25 SPACES
PARKING CELLS	4
CELL SEPARATION	30 FT MIN.
SETBACK TO R.O.W.	30 FT
SETBACK TO PROP. LINE	10 FT
MIN. ACCESS DRIVE WIDTH	1 @ 24 FT
INTERIOR LANDSCAPING (OVER 25 SP/CELL)	10%

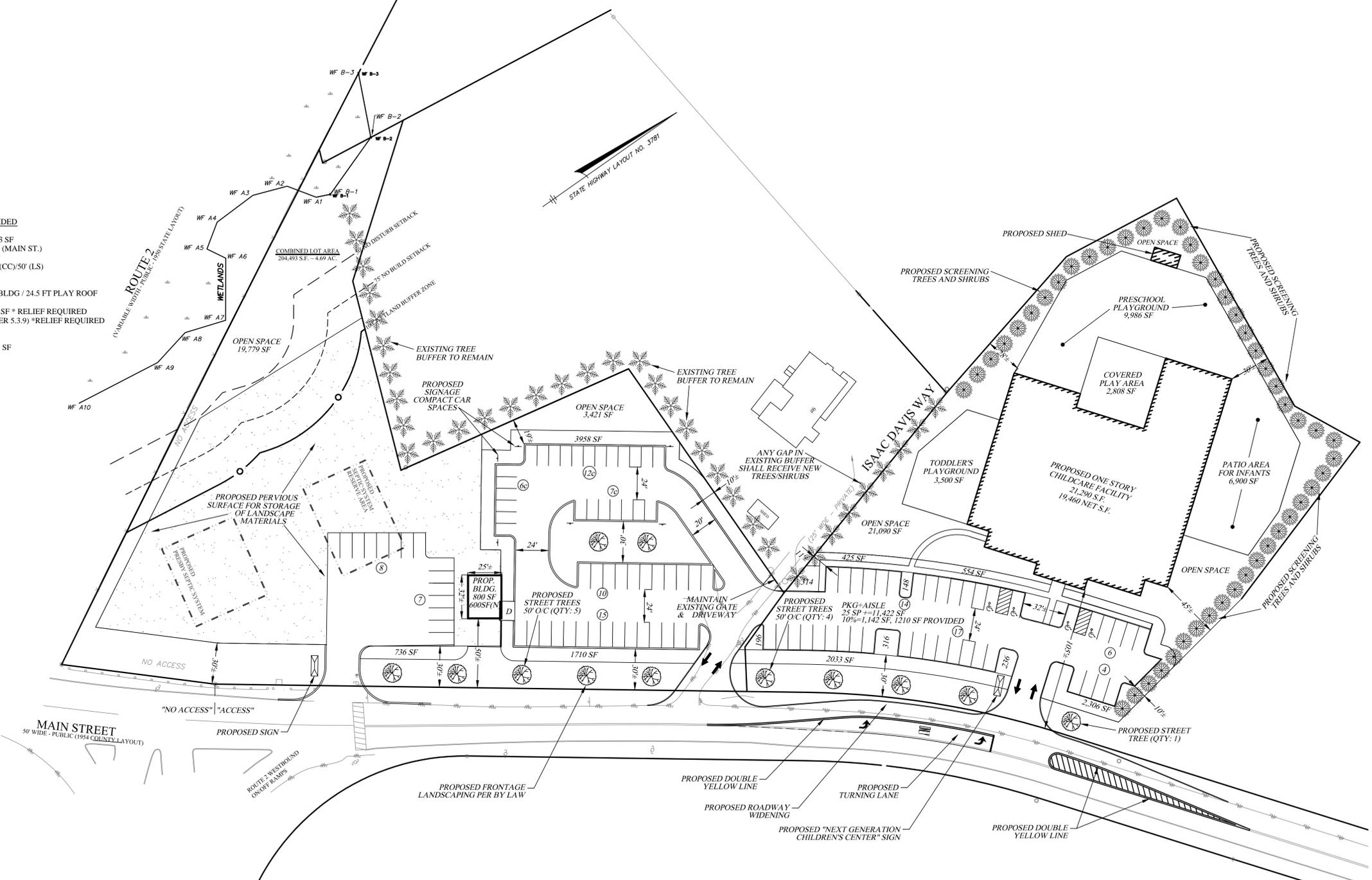


SITE ADDRESS:
Next Generation Children's Center & Landscape Center
348, 350, 352, 362 & 364 Main Street
Acton, Massachusetts 01720

PREPARED FOR:
Walker Realty, LLC
2 Lan Drive
Westford, Massachusetts 01886

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NO.	BY	APP.	DATE	ISSUE/REVISION DESCRIPTION
1	KMR	JP	01/13/15	ZBA RESUBMISSION

DATE: 12-2-11 DESIGN BY: KLE
SCALE: 1"=40' DRAWN BY: KLE
CHECK BY: JDP

CONCEPTUAL SITE PLAN

PLOT DATE: Jun 13, 2015 9:36 am
PATH: P:\Civil 3D Projects\14188\Source Drawings

DWG: 14188-working 01-13-15.dwg
LAYOUT: CSP1
SHEET: 1 OF 1
JOB NO.: 14188

