

MBL NORTH

GROUNDWATER RECHARGE CALCULATIONS
 TOTAL RECHARGE VOLUME REQUIRED(OVERALL SITE-NET INCREASE):
 FOR NRCS SOIL CLASS B, DEPTH = 0.35 INCHES
 TOTAL SITE IMPERVIOUS AREA = 0.552 ACRES (ROOF AND PARKING LOT)
 RECHARGE VOLUME = 0.35 INCHES X 0.552 ACRES = 0.1932 ACRE-INCHES
 0.1932 ACRE-INCHES / 12 INCHES/FT = 0.0161 ACRE-FT
 0.0161 ACRE-FT X (43,560 S.F./ACRE) = 701.32 CU.FT. TO RECHARGE

MINIMUM DISTANCE TO GROUNDWATER IS 7FT. WHERE THE BASIN IS PROPOSED NEAR TEST PIT#3(MOTTLES @ 200.0). TEST PIT#3 HAS BEEN TAKEN FROM A PLAN TITLED, "SEWAGE DISPOSAL PLAN", PREPARED BY STAMSKI AND McARY, INC., DATED OCTOBER 10, 2014.

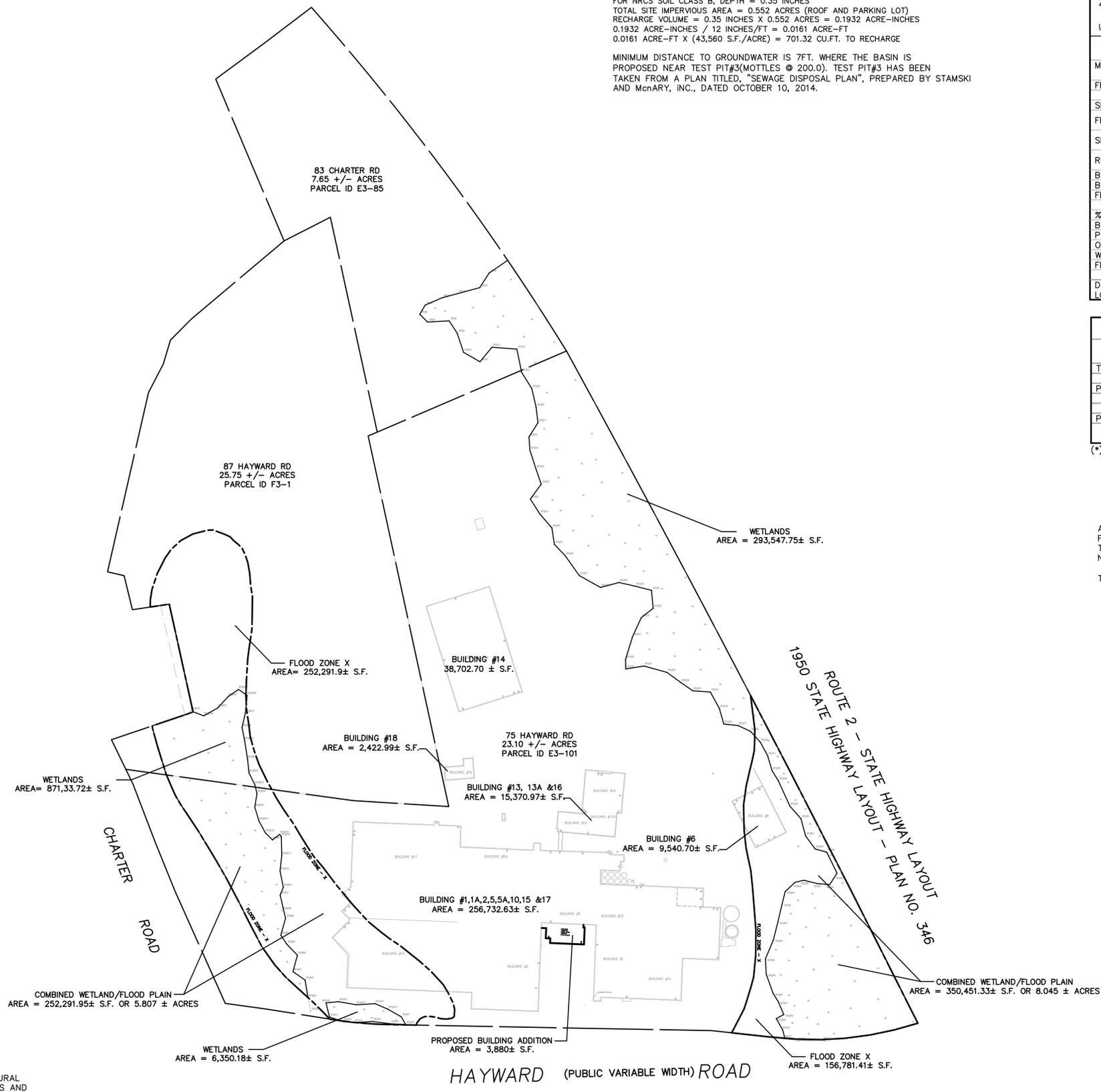
ZONING TABLE				
ZONE: GENERAL INDUSTRIAL GROUNDWATER PROTECTION ZONE 4				
USE: MANUFACTURING/INDUSTRIAL				
	REQUIRED ALLOWED	EXISTING	CHANGE	PROPOSED
MIN. LOT AREA	40,000 S.F. (0.918 ACRES)	2,461,227± S.F. (56,502± ACRES)	NONE	2,461,227± S.F. (56,502± ACRES)
FRONTAGE	100 FT.	1,616.44 FT.	NONE	1,616.44 FT.
SETBACKS				
FRONT	45 FT.	37.4 FT.(HAYWARD) 285.9 FT.(CHARTER)	NONE	37.4 FT.(HAYWARD) 285.9 FT.(CHARTER)
SIDE	20 FT.	37.4 FT.(HAYWARD) 285.9 FT.(CHARTER)	NONE	37.4 FT.(HAYWARD) 285.9 FT.(CHARTER)
REAR	20 FT.	69.0 FT.(ROUTE 2) OVER 400 FT.(ROUTE 2)	NONE	69.0 FT.(ROUTE 2) OVER 400 FT.(ROUTE 2)
BUILDING HEIGHT	40FT.(MAX)	30FT.±	NONE	16 FT.
BUILDING AREA		320,347 S.F.	3,880 S.F.	324,227 S.F.
FLOOR AREA RATIO	0.20	0.1737	0.00232	0.1760
% OF LOT COVERAGE	35.0%(MAX)	13.01%	0.01%	13.02%
BUILDING		7,409 ACRES	0.089 ACRES	7,498 ACRES
PAVEMENT		5,229 ACRES	0.462 ACRES	5,691 ACRES
OPEN SPACE		33,002 ACRES	-0.551 ACRES	32,451 ACRES
WETLANDS		8.88 ACRES	0.000 ACRES	8.88 ACRES
FLOODPLAIN		9,391 ACRES	0.000 ACRES	9,391 ACRES
DEVELOPABLE SITE AREA = LOT AREA-WET-FLOOD	56,502 - (5,807 **	8,045) = 42.65± ACRES OR 1,857,834±SF		

PARKING SUMMARY		
	EXISTING	PROPOSED
TOTAL PARKING SPACES(*)	226	257
PARKING SPACES - OF BLDG#2 & 5 LOST FROM PROP. ADDITION		12
PARKING SPACES - OVER SEPTIC FIELD GAINED FROM PARKING LOT CONFIGURATION		43

(*) PARKING REQUIREMENTS: 1 SPACE FOR 2,000 S.F.(FIRST 20,000 S.F.);
 1 SPACE FOR 10,000 S.F.(REMAINING AREA); OR ONE SPACE FOR EACH
 EMPLOYEE ON THE LARGEST SHIFT, WHICHEVER IS GREATER.

ACCESSIBLE PARKING SPACE REQUIREMENT PER ADA STANDARDS
 FOR ACCESSIBLE DESIGN, 28 CRF PART 36, SECTION 4.1.2 WHEN
 TOTAL PARKING IS BETWEEN 26-50 SPACES, REQUIRED MINIMUM
 NUMBER OF ACCESSIBLE SPACES IS 2.

TOTAL EXISTING HANDICAPPED PARKING IS 2.



NOTE: THE PROPOSED BUILDING AND ADDITIONS ARE SHOWN FOR COORDINATION PURPOSES ONLY. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS PREPARED BY THE ARCHITECT OF RECORD FOR EXACT DIMENSIONS AND LAYOUT.

NOTES:
 LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION. THIS PLAN IS BASED ON AVAILABLE RECORD INFORMATION AND PLANS AND AN ACTUAL ON THE GROUND FIELD SURVEY BY THIS FIRM ON 06/19/2014 - 08/25/2014

X:\2014\028\CIVIL\LOT\2014-028 LM rev 06182018.dwg 6/22/2015 11:27:11 AM EDT
 LUCS:WRLD
 LMAN:
 CTB: MBL Standard

No.	DATE	DESCRIPTION	BY
2	06/19/2015	AREA CALCULATIONS PER PB OFFICE	BMD
1	6/9/2015	ADD ZONING TABLE PER PLANNING OFFICE	THL

PROJ. MANAGER:	MBL
CHIEF DESIGNER:	MBL
REVIEWED BY:	DATE

SEAL

PREPARED FOR
HAARTZ CORPORATION
 87 HAYWARD ROAD
 ACTON MASSACHUSETTS

SCALE:

HORZ.:	1"=130'
VERT.:	

DATUM:

HORZ.:	
VERT.:	

130 65 0 130
 GRAPHIC SCALE

MBL

LAND DEVELOPMENT & PERMITTING, CORP.
 LAND DEVELOPMENT, TRANSPORTATION AND ENVIRONMENTAL SOLUTIONS
 480 TURNPIKE STREET
 SOUTH EASTON, MA 02375
 P: 508.297.2748 F: 508.297.2756
 EMAIL: info@MBLLandDevelopment.com
 WEB: www.MBLLandDevelopment.com

SITE DEVELOPMENT PLANS
 AREA CALCULATION PLAN
 87 HAYWARD ROAD
 ACTON MASSACHUSETTS

PROJ. No.: 2014-028
 DATE: MAY 28, 2015
C-4.2