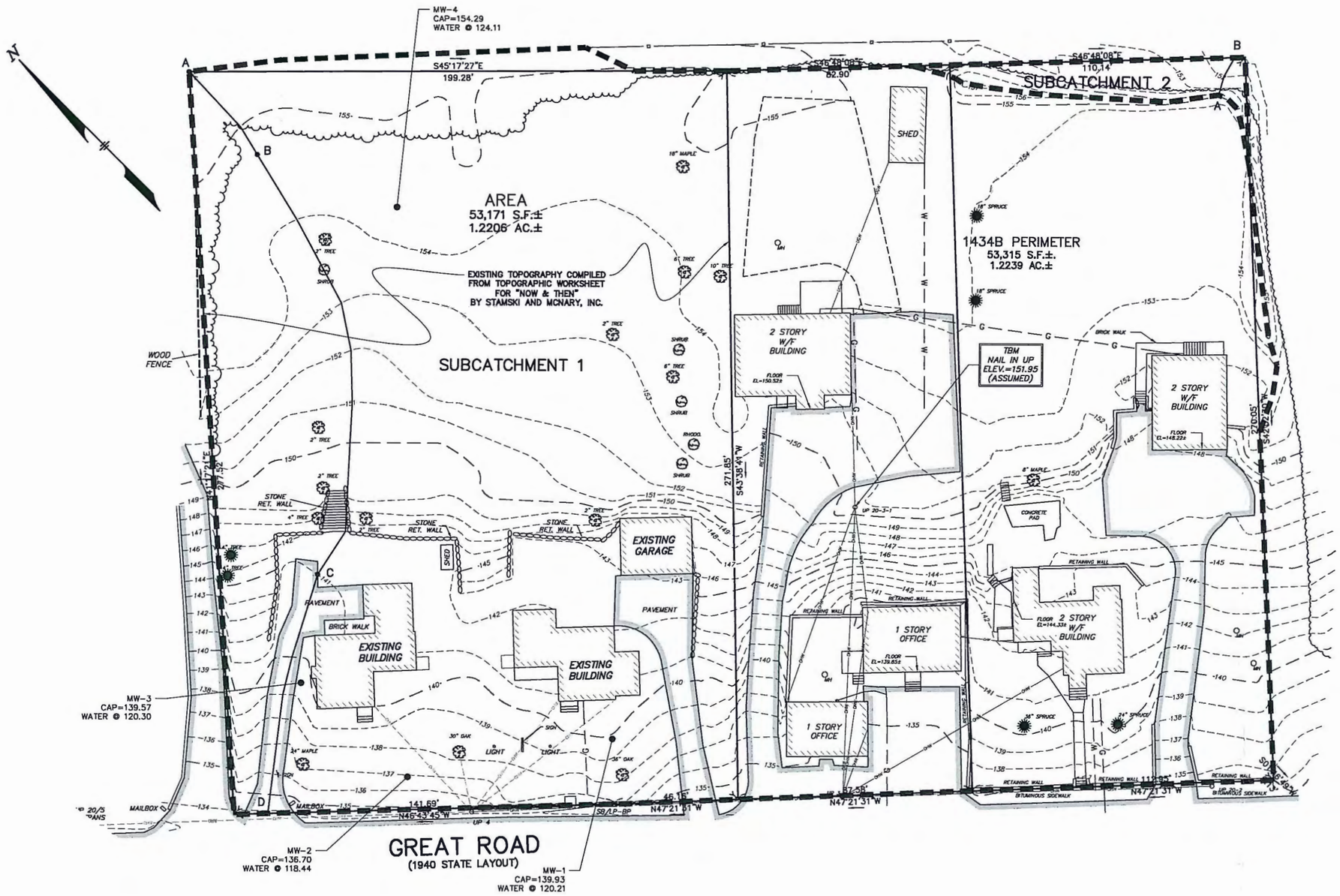
Drainage Maps



LEGEND:

- N/F — NOW OR FORMERLY
- OHW — OVERHEAD WIRES
- TREE
- TREE LINE
- UP — UTILITY POLE
- GG — GAS GATE
- G — GAS SERVICE (BURIED)
- WG — WATER GATE
- W — WATER SERVICE (BURIED)
- DMH — DRAIN MANHOLE
- D — SUB-SURFACE DRAIN LINE
- 99 — EXISTING CONTOUR
- 95 — EXISTING CONTOUR
- LIGHTPOLE
- WETLAND FLAG
- 99X9 — SPOT ELEVATION
- STONE WALL
- EDGE OF PAVEMENT

UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELEPHONE No. 1-888-344-7233.

PRE-DEVELOPMENT
DRAINAGE MAP
IN

ACTON, MASSACHUSETTS

(MIDDLESEX COUNTY)

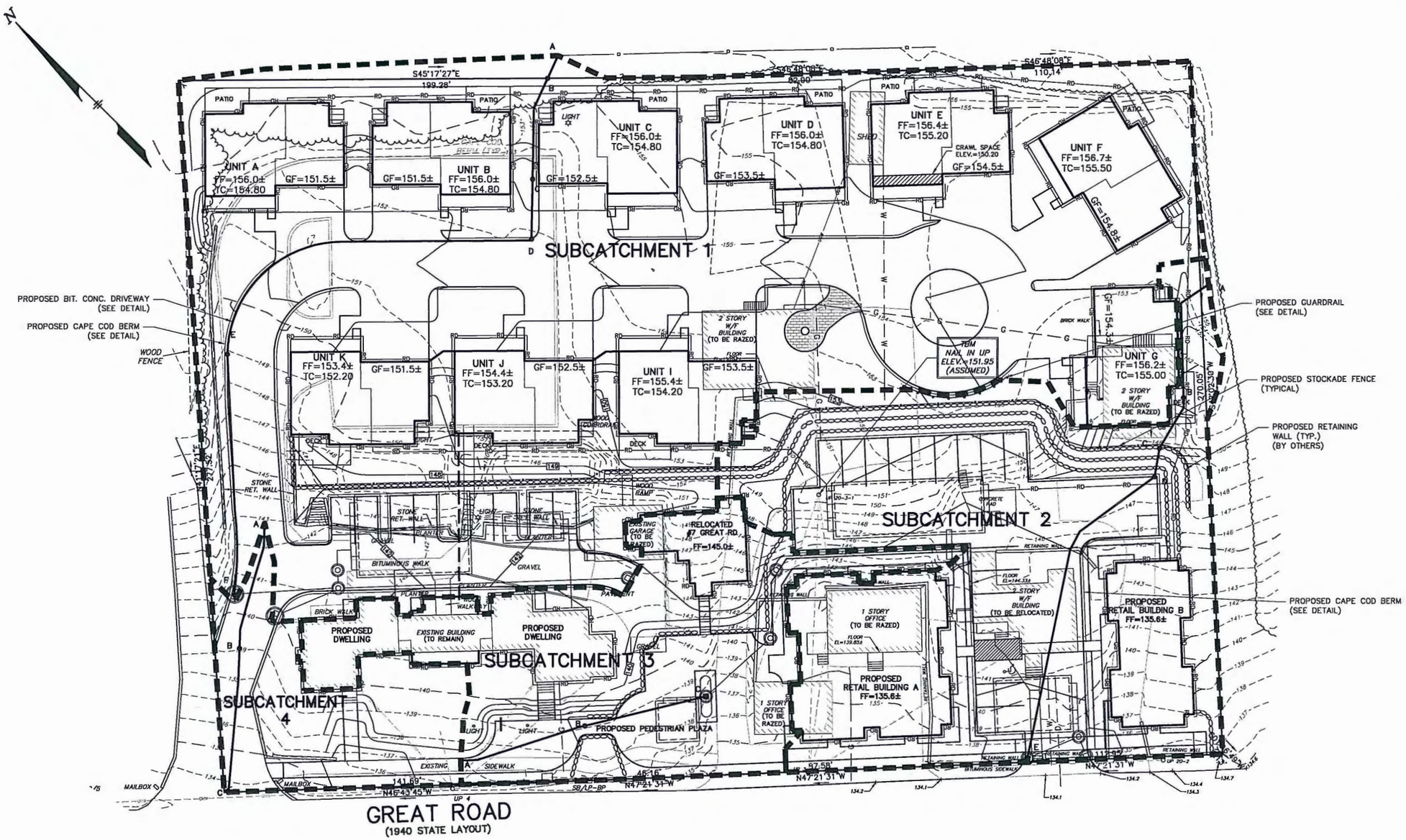
FOR: KHALEDI

SCALE: 1"=20' DECEMBER 23, 2014

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING – PLANNING – SURVEYING

0 10 20 40 60 80 FT

(939B EXISTING CONDITIONS.dwg) Great Road SM-939B



LEGEND:

N/F	NOW OR FORMERLY
OHW	OVERHEAD WIRES
	TREE
	TREE LINE
UP	UTILITY POLE
GG•	GAS GATE
G	GAS SERVICE (BURIED)
WG•	WATER GATE
W	WATER SERVICE (BURIED)
DMH	DRAIN MANHOLE
D	SUB-SURFACE DRAIN LINE
99	EXISTING CONTOUR
99	EXISTING CONTOUR
	LIGHTPOLE
	WETLAND FLAG
99X9	SPOT ELEVATION
	STONE WALL
	EDGE OF PAVEMENT

UTILITY NOTE:

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POST-DEVELOPMENT
DRAINAGE MAP
IN

ACTON, MASSACHUSETTS

(MIDDLESEX COUNTY)

FOR: KHALEDI

SCALE: 1"=20' NOVEMBER 19, 2015

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING – PLANNING – SURVEYING

0 10 20 40 60 80 FT

(939B SITE-D.dwg) Great Road SM-939B

3.7 Water Balance Calculations

Water Balance Calculations

SM-939B

Project: 7, 9, 19 & 29 Great Road | By: WJH | Date: 11/19/2015

Location: Acton MA | Checked: | Date:

Pre-Development Recharge

CN=	36.4					
From Figure 1, infiltration=	20	in/year				
Drainage Area=	107,593	s.f.				
Recharge=	107,593	x	20	/12 in/ft	179,322	c.f./year

Pre-Development Sewage Flow

7 Great Road:

Total Design Flow=	330	gpd					
330	gpd x	365	days/year x	0.134	s.f./gal =	16,101	c.f./year
					Average(50%)=	8,050	c.f./year

9 Great Road:

Total Design Flow=	440	gpd					
440	gpd x	365	days/year x	0.134	s.f./gal =	21,468	c.f./year
					Average(50%)=	10,734	c.f./year

19 & 29 Great Road:

Total Design Flow=	180	gpd					
180	gpd x	365	days/year x	0.134	s.f./gal =	8,782	c.f./year
					Average(50%)=	4,391	c.f./year

Pre-Development Total

179,322 + 23,175 = 202,497 c.f./year

Post-Development Recharge

CN=	75.4					
From Figure 1, infiltration=	16.2	in/year				
Drainage area=	97,574	s.f.				
Recharge=	97,574	x	16.2	/12 in/ft	131,725	c.f./year

Post-Development Sewage Flow

Total Design Flow=	4,622	gpd					
4,622	gpd x	365	days/year x	0.134	s.f./gal =	225,509	c.f./year
					Average(50%)=	112,754	c.f./year

Post-Development Subsurface Infiltration

From calculations (sheet 2): 87,792 cf

Post-Development Total

131,725 + 200,547 = 332,272 c.f./year

Post-Development	Vs.	Pre-Development
332,272	>	202,497
c.f./year		c.f./year

Overall CN Calculations

SM-939B

Project: 7, 9, 19 & 29 Great Road | By: WJH | Date: 11/19/2015

Location: Acton MA | Checked: | Date:

Total CN

Pre				**Post**			
Subcatchment	Area	CN	Sum		Area	CN	Sum
1	2.44	51.6	125.90	1	1.05	67.0	70.35
2	0.03	33.8	1.01	2	0.44	70.9	31.20
				3	0.21	66.4	13.94
				4	0.13	62.3	8.10
				Drywell 1	0.55	98.0	53.90
				Drywell 2	0.09	98.0	8.82
Total	2.47		126.92	Total	2.47		186.31
	Overall CN:	51.4			Overall CN:	75.4	

Infiltration of Roof Runoff:

Area of roof being infiltrated for 100 year storm:	27,843	sf
Runoff from roofs (CN=98):	30.5	in/year
Total runoff from roofs being infiltrated:	70,768	cf/year

Infiltration BMP'S:

Designed for 100 year storm (6.4 in rain)

	Subcatchment Area (sf)	CN	% of Annual Runoff Infiltrated	From Graph 1 Annual Runoff (in/year)	Annual Infiltration (cf)
Subcatchment 1:	45,842	67.0	100	2.5	9,550
Subcatchment 2:	19,231	70.9	100	3.5	5,609
Subcatchment 3:	9,326	66.4	100	2.4	1,865

Annual Infiltration of Stormwater (including Roofs): 87,792 cf/year

3.8 Earth Removal Calculations

Cut/Fill Report

Generated: 2015-10-30 15:47:42

By user: Bill.Hall

Drawing: Z:\0-1000\0939B\CAD DRAWINGS\CIVIL 3D\Z:\0-1000\0939B\CAD DRAWINGS\CIVIL 3D\939B SITE-C.dwg

Volume Summary

Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
P-CUT FILL SURFACE	full	1.000	1.000	85963.82	9501.46	623.75	8877.71<Cut>

Totals

	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total	85963.82	9501.46	623.75	8877.71<Cut>

* Value adjusted by cut or fill factor other than 1.0

ADJUSTMENT FOR PAVEMENT AND GRAVEL:

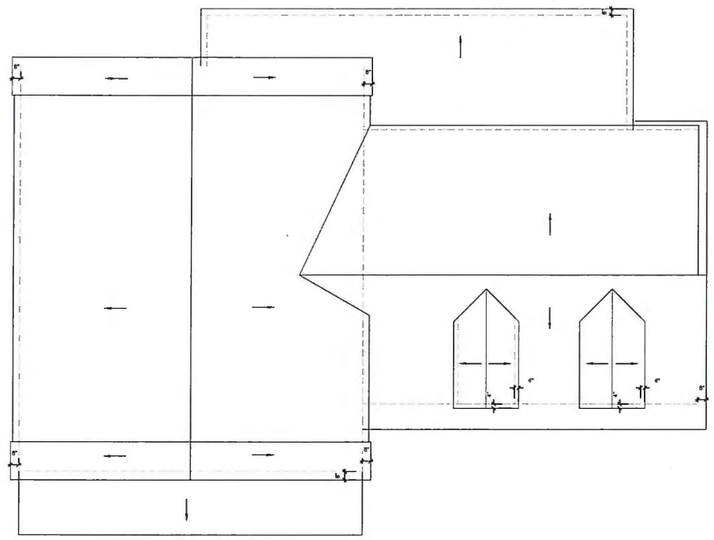
DEPTH = 1.25'

AREA = 38,800 SF

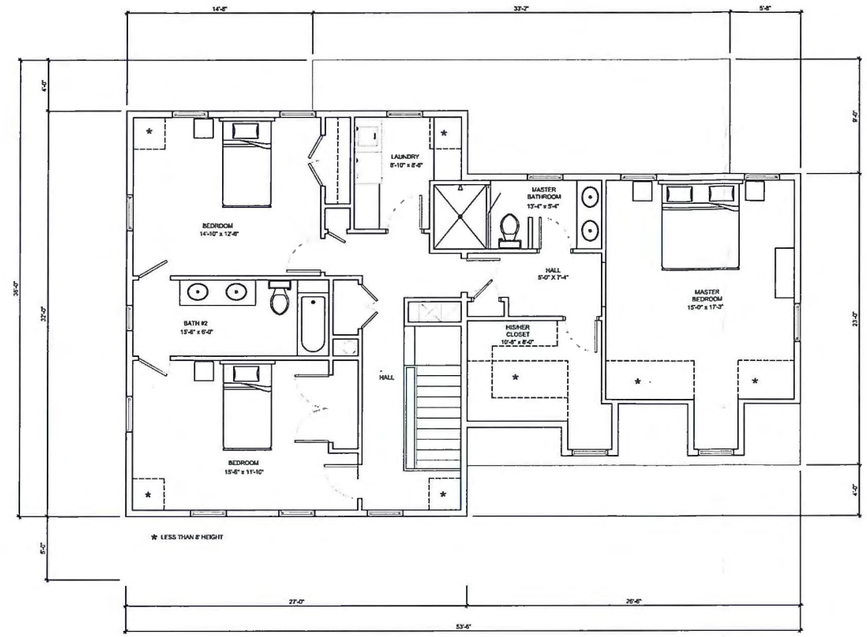
1.25' x 38,800 SF ÷ 27 CF/CY = 1,800 CY OF CUT

TOTAL CUT = 10,678 CY

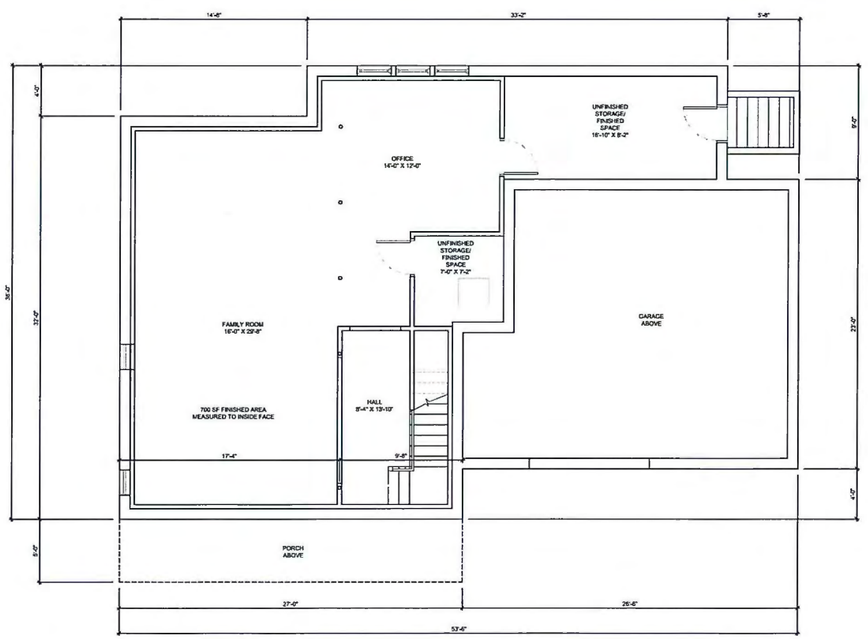
3.9 Plans



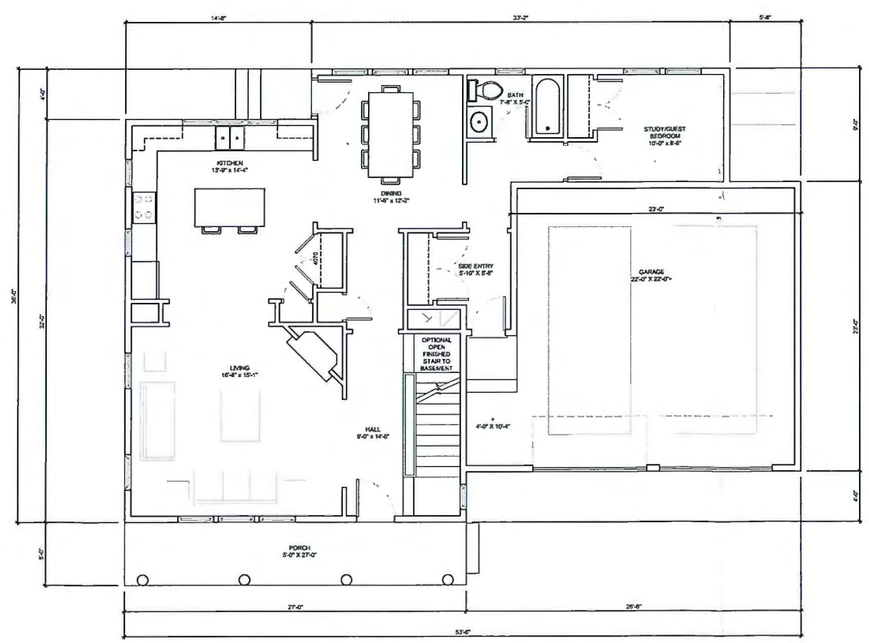
1 ROOF PLAN
SCALE: 3/16"=1'-0"



2 SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"



3 BASEMENT FLOOR PLAN
SCALE: 3/16"=1'-0"



4 FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

SQUARE FEET (MARKETING)

BASEMENT:	775 SF
1ST FLOOR:	1158 SF
2ND FLOOR:	1395 SF
FINISHED LIVING AREA:	3328 SF
FINISHED LIVING AREA WITHOUT BASEMENT:	2553 SF
GARAGE	573 SF
PORCHES	135 SF
DECK: UNITS H-J; 183 SF, UNIT G: 150SF	

NOTE:
1. BASEMENT FINISHED AREA MEASURED TO INSIDE FACE OF WALL
2. ALL OTHER AREAS MEASURED TO OUTSIDE FACE OF WALL
3. GARAGE, DECKS, AND PORCHES NOT INCLUDED IN FINISHED LIVING AREAS

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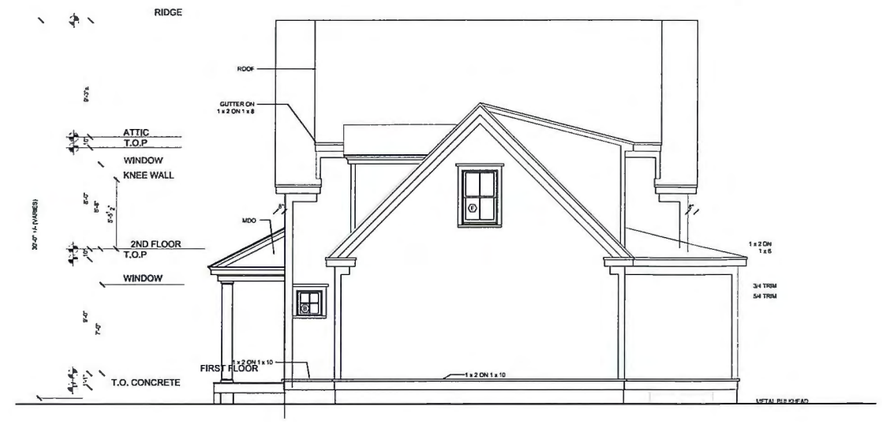
FIRST VILLAGE
NEW SINGLE FAMILY UNITS
UNITS A - F

DESIGN DEVELOPMENT
SEPTEMBER 17, 2015

A1
PLANS

1 FRONT ELEVATION
SCALE: 3/16"=1'-0"



2 RIGHT ELEVATION
SCALE: 3/16"=1'-0"

3 REAR ELEVATION
SCALE: 3/16"=1'-0"

4 LEFT ELEVATION
SCALE: 3/16"=1'-0"

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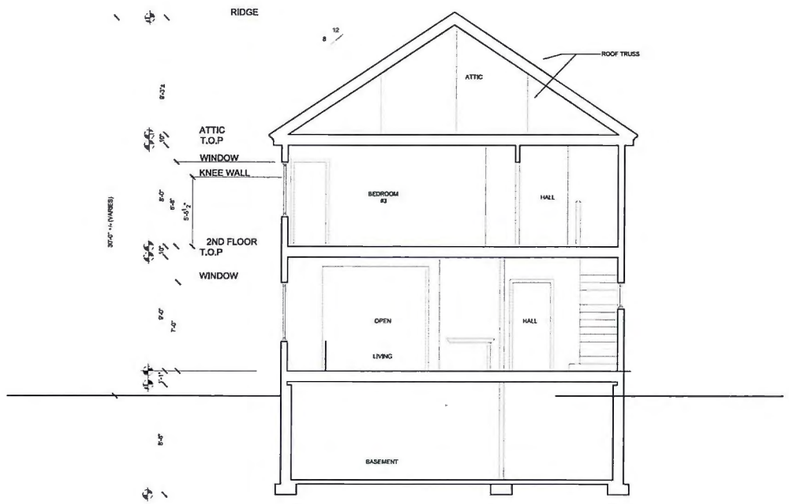
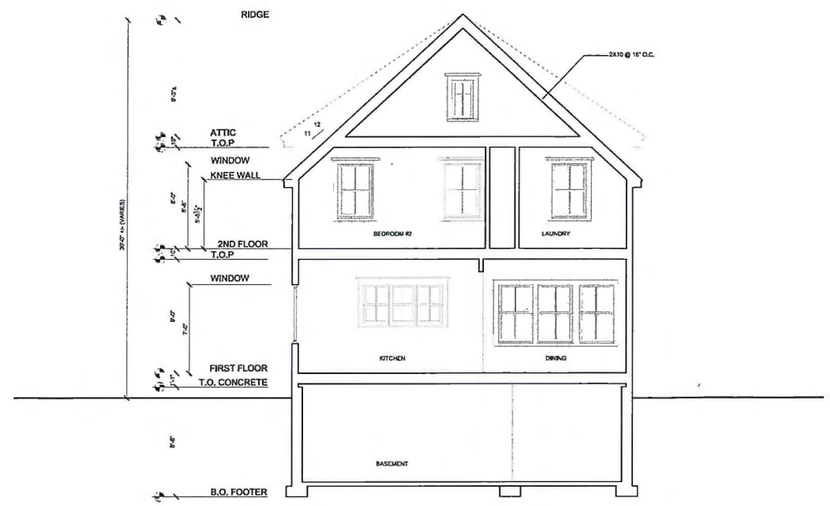
FIRST VILLAGE
NEW SINGLE FAMILY UNITS
UNITS A - F

DESIGN DEVELOPMENT
SEPTEMBER 17, 2015

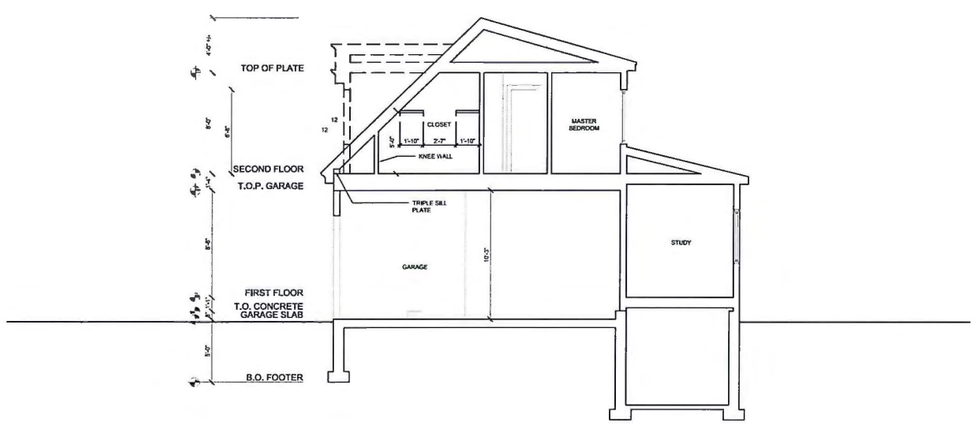
A2
PLANS



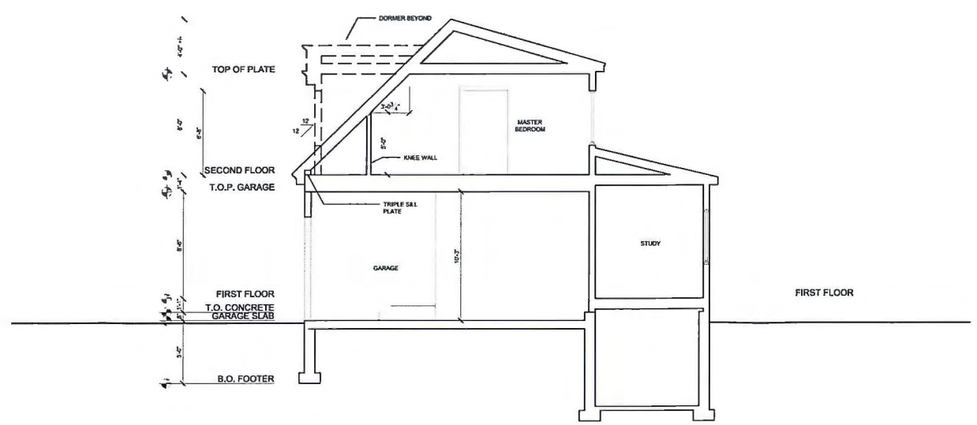
1 MAIN BUILDING SECTION
SCALE: 3/16"=1'-0"



2 SECTON AT DROPPED EAVE
SCALE: 3/16"=1'-0"



3 MASTER BATH / GARAGE SECTION
SCALE: 3/16"=1'-0"



4 MASTER BEDROOM / GARAGE SECTION
SCALE: 3/16"=1'-0"

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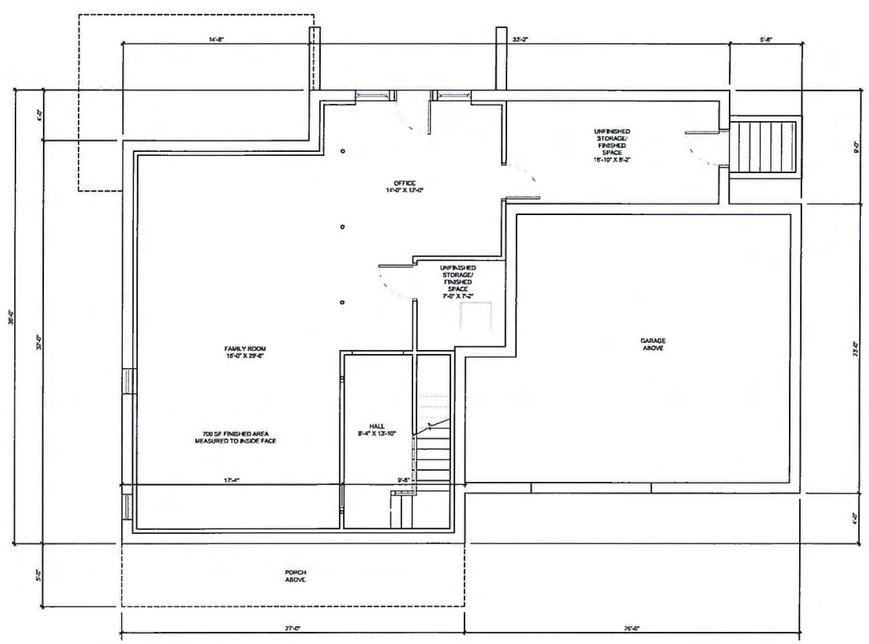
FIRST VILLAGE
NEW SINGLE FAMILY UNITS
UNITS A - F

DESIGN DEVELOPMENT
SEPTEMBER 17, 2015

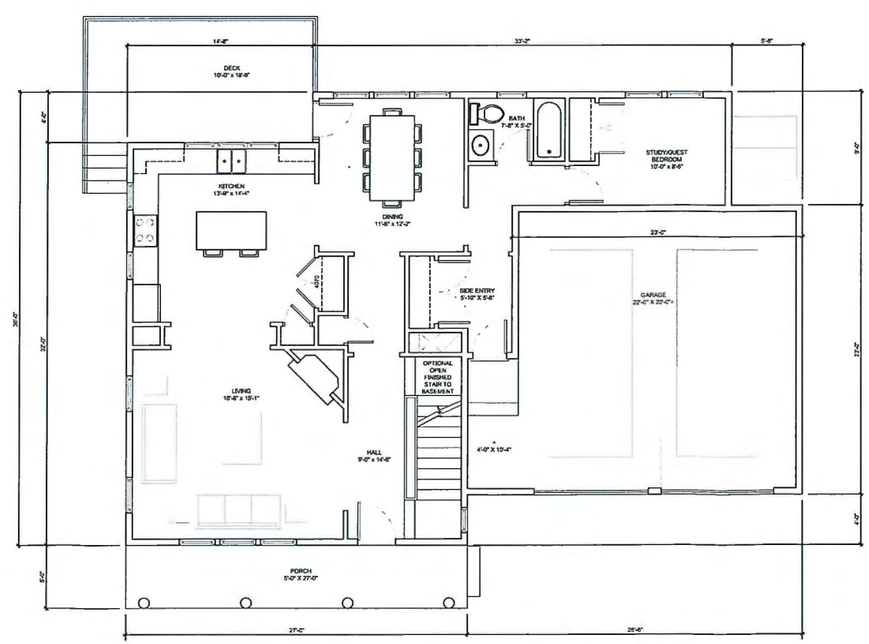
A3
PLANS

1 REAR ELEAVTION WALK OUT / DECK
SCALE: 3/16"=1'-0"

2 REAR ELEVATION BASEMENT WINDOWS/ DECK
SCALE: 3/16"=1'-0"



3 BASEMENT PLAN WALK OUT
SCALE: 3/16"=1'-0"



4 FIRST FLOOR PLAN DECK
SCALE: 3/16"=1'-0"

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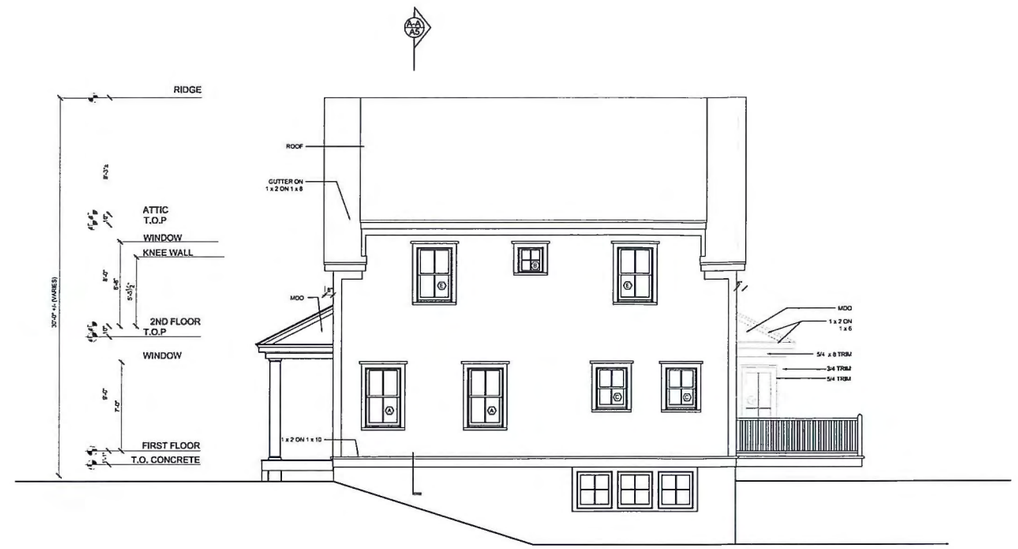
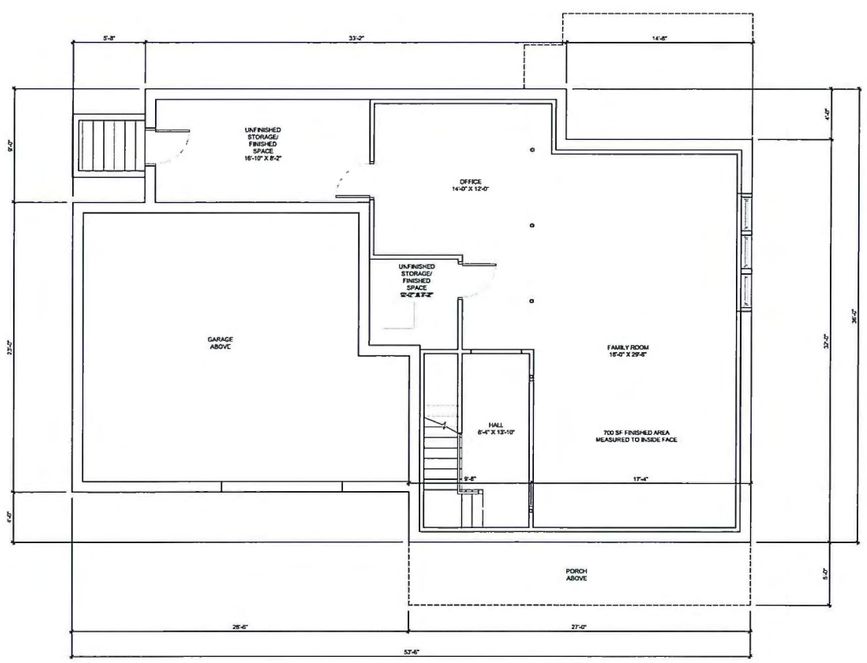
FIRST VILLAGE
NEW SINGLE FAMILY UNITS
UNITS H, I, J

DESIGN DEVELOPMENT
SEPTEMBER 17, 2015

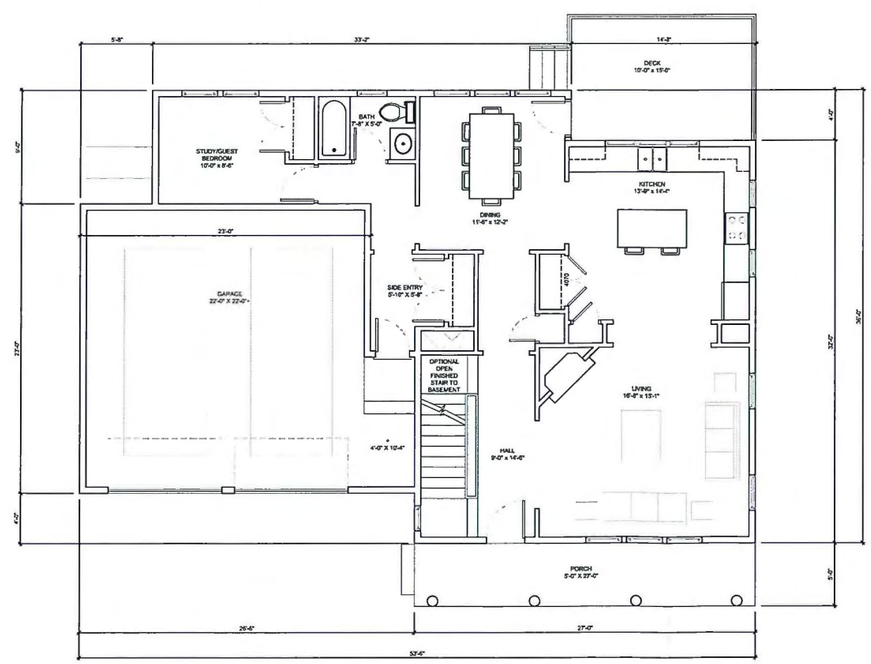
A4
PLANS



2 RIGHT ELEVATION WINDOWS
SCALE: 3/16"=1'-0"



3 BASEMENT PLAN WALK OUT
SCALE: 3/16"=1'-0"



4 FIRST FLOOR PLAN DECK
SCALE: 3/16"=1'-0"

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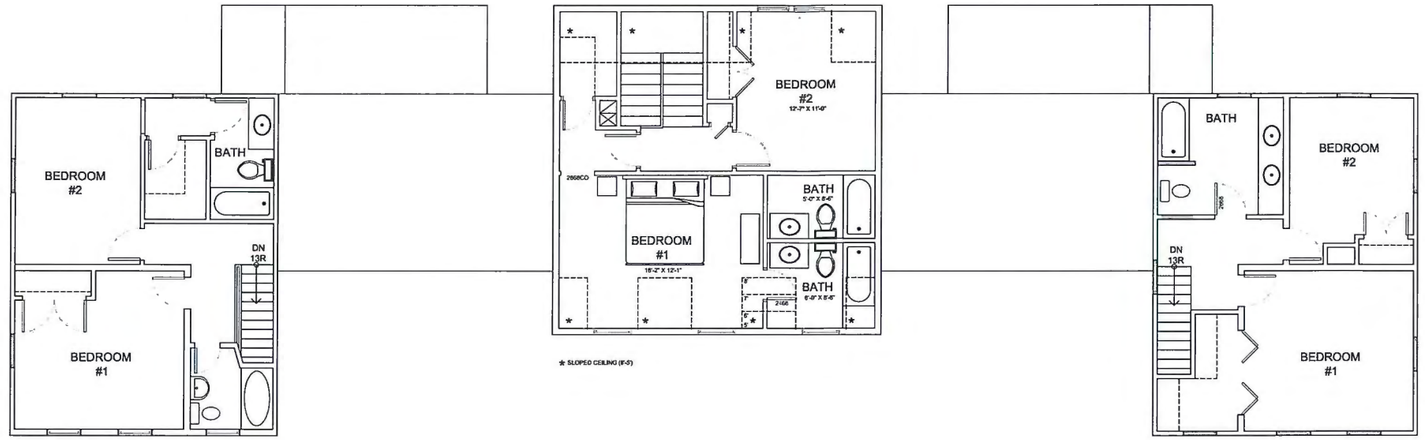
FIRST VILLAGE
NEW SINGLE FAMILY UNITS
UNIT G

DESIGN DEVELOPMENT
SEPTEMBER 17, 2015

A5
PLANS

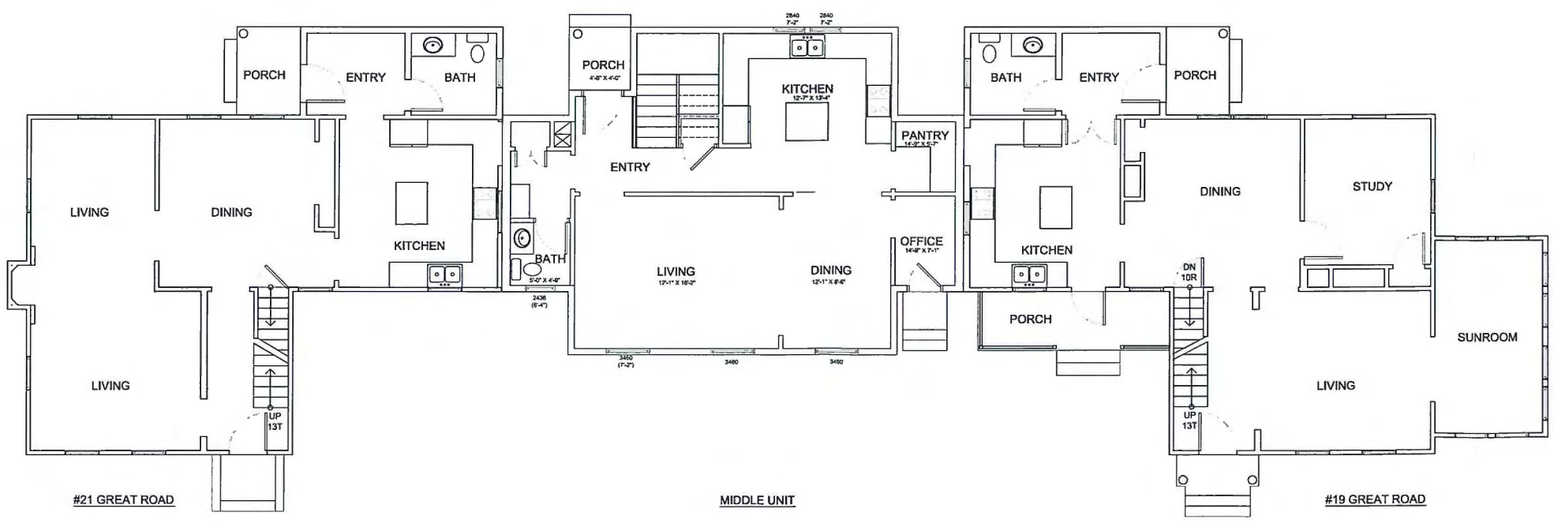


#21 GREAT ROAD

MIDDLE UNIT

#19 GREAT ROAD

1 SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"



#21 GREAT ROAD

MIDDLE UNIT

#19 GREAT ROAD

2 FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

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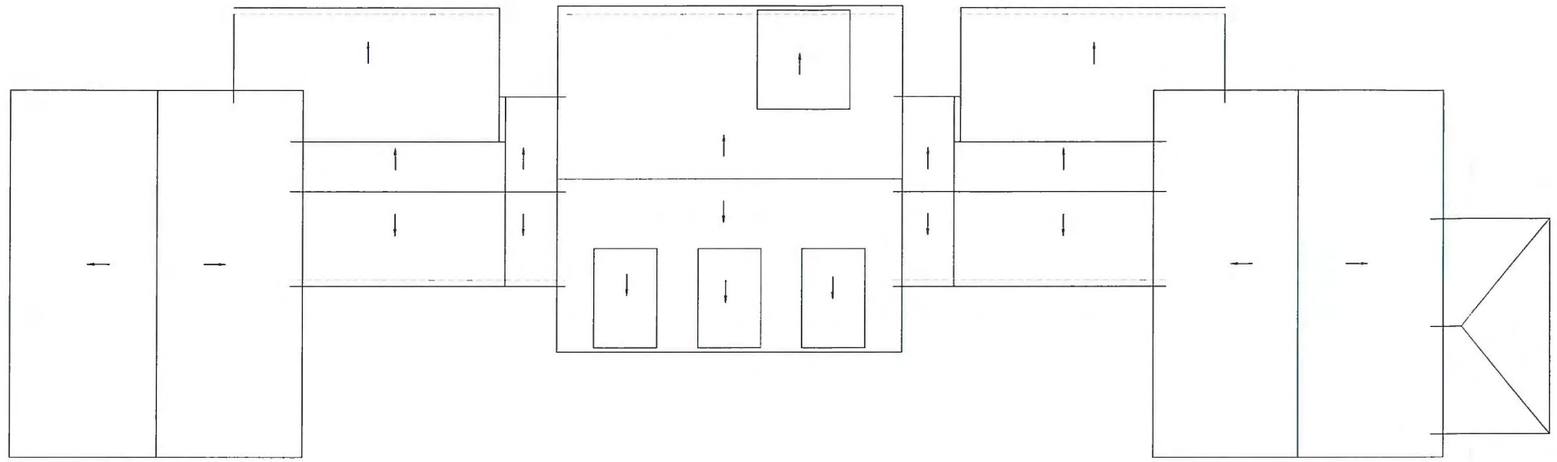
DRAWING LIST
A1 PLANS

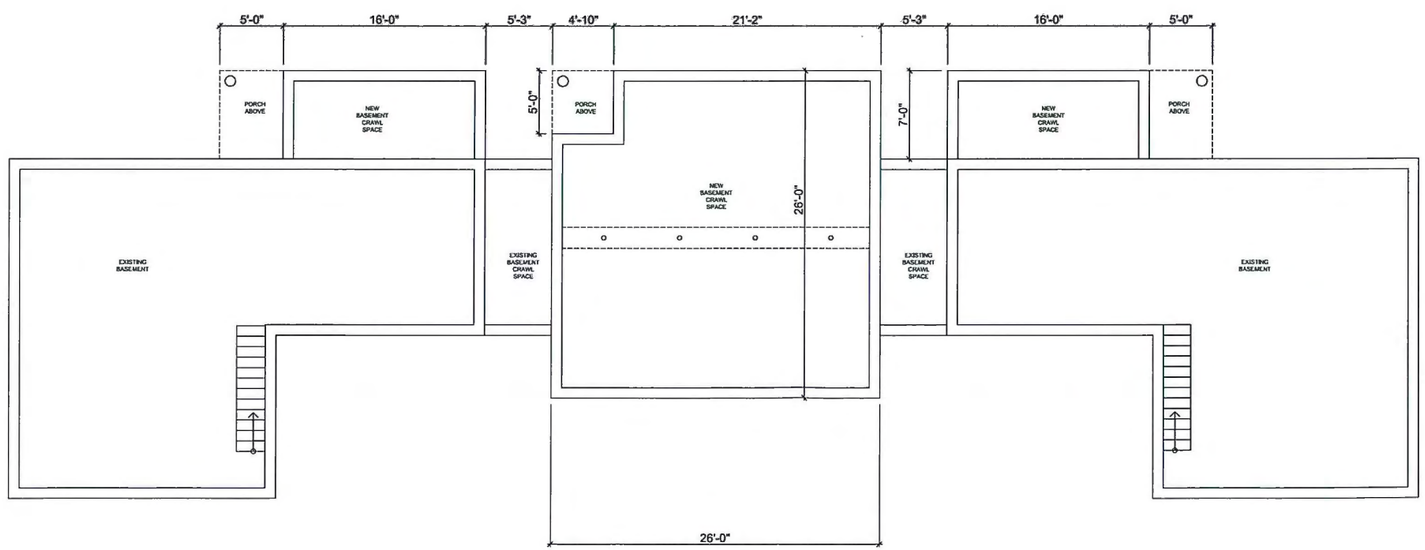
FIRST VILLAGE
Coral House

DESIGN DEVELOPMENT
September 29, 2015

A1
PLANS



1 ROOF PLAN
SCALE: 3/16"=1'-0"



2 FOUNDATION PLAN
SCALE: 3/16"=1'-0"

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DRAWING LIST
A1 PLANS

FIRST VILLAGE
Coral House

DESIGN DEVELOPMENT
September 29, 2015

A2
PLANS

1 FRONT ELEVATION
SCALE: 3/16"=1'-0"

2 REAR ELEVATION
SCALE: 3/16"=1'-0"

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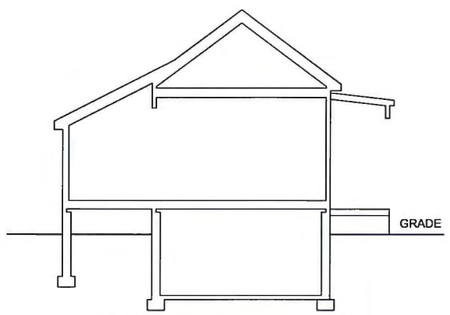
DRAWING LIST
A1 PLANS

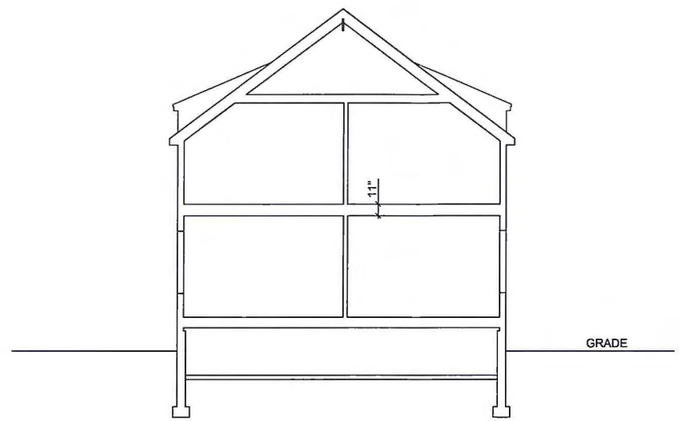
FIRST VILLAGE
Coral House

DESIGN DEVELOPMENT
September 29, 2015

A3
PLANS

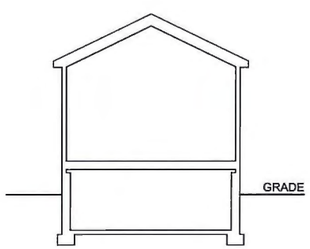


1 REAR ENTRY SECTION, END UNITS
SCALE: 3/16"=1'-0"

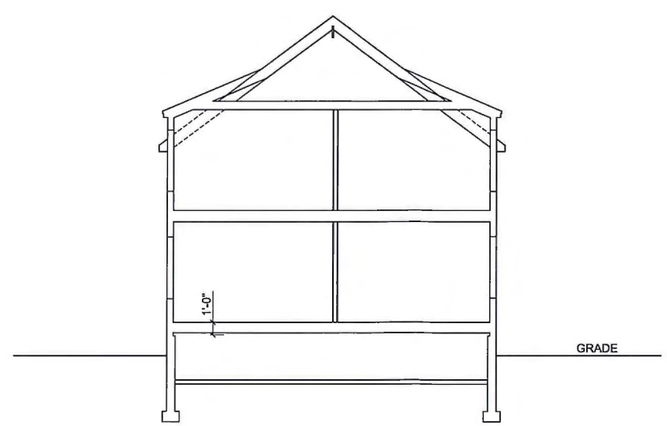


2 MAIN ROOF SECTION
SCALE: 3/16"=1'-0"

3 RIGHT ELEVATION
SCALE: 3/16"=1'-0"



4 BATH/PANTRY SECTION MIDDLE UNIT
SCALE: 3/16"=1'-0"



5 DORMER SECTION
SCALE: 3/16"=1'-0"

6 LEFT ELEVATION
SCALE: 3/16"=1'-0"

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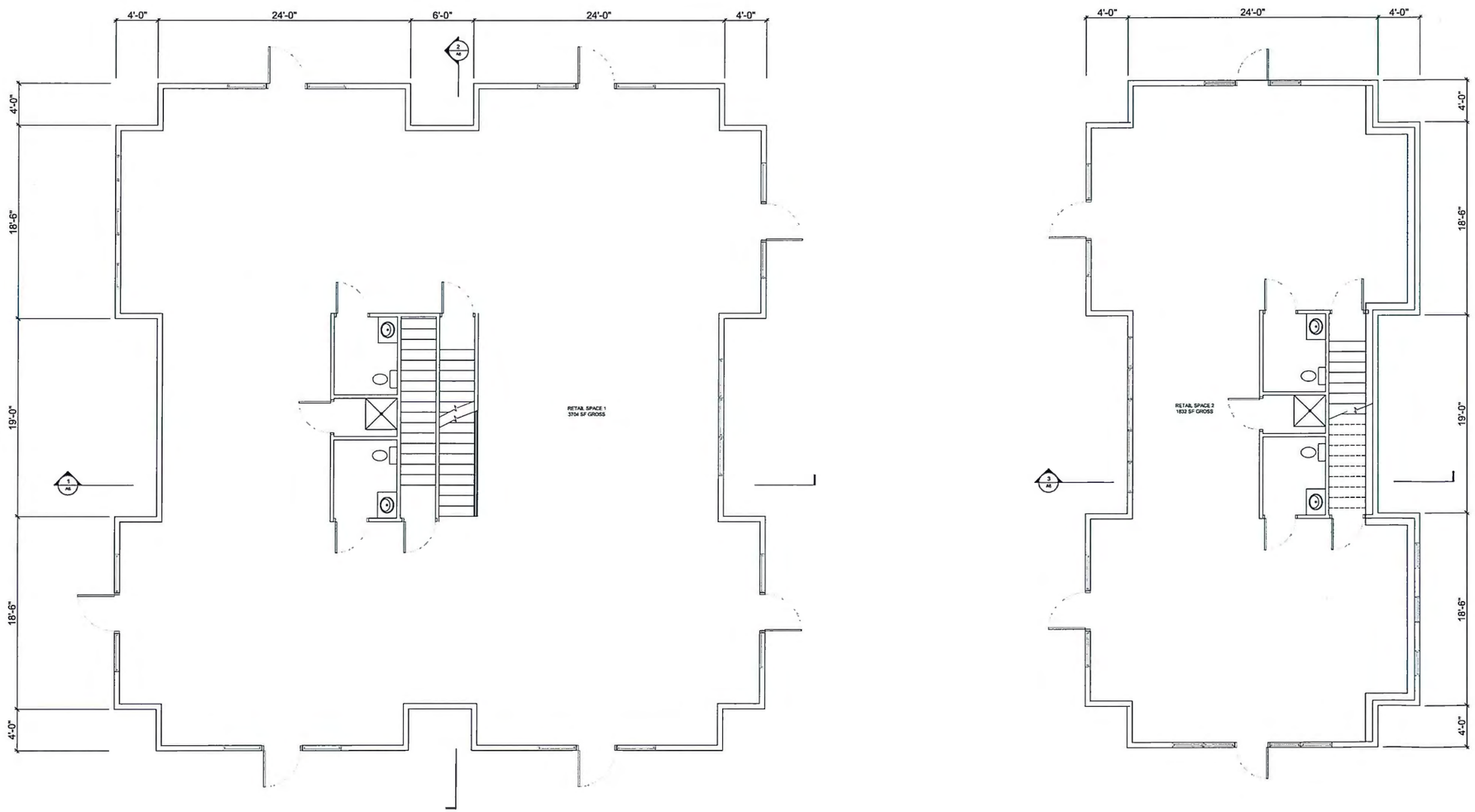
DRAWING LIST
A1 PLANS

FIRST VILLAGE
Coral House

DESIGN DEVELOPMENT
September 29, 2015

A4
PLANS



1 FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

Design and Documents by
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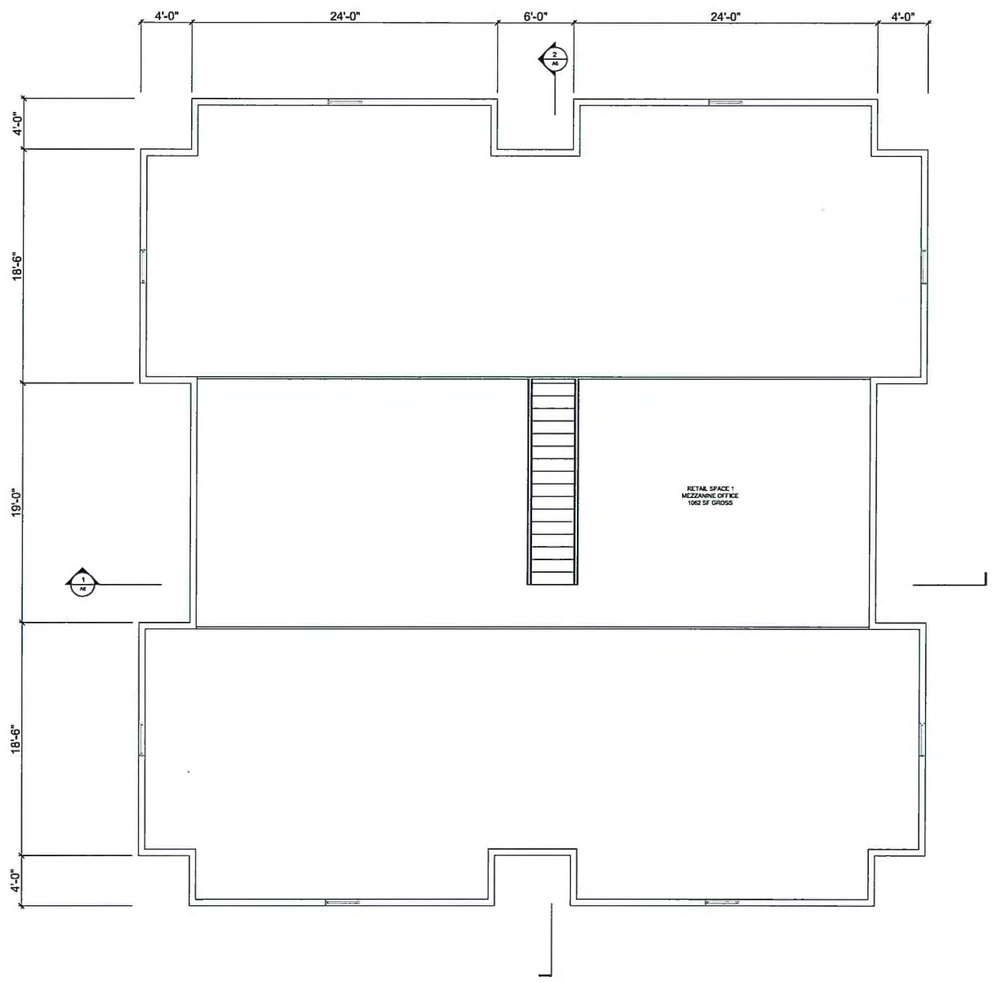
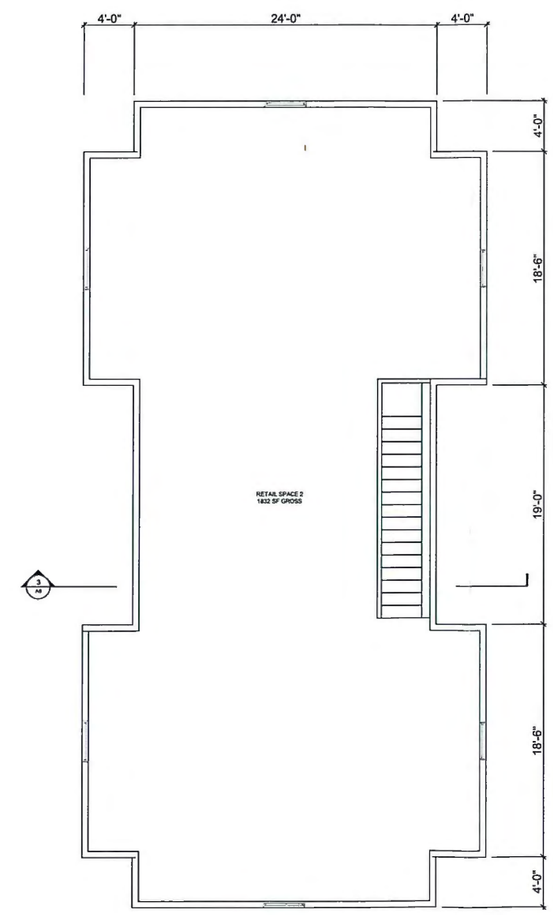
DRAWING LIST
A1 PLANS

FIRST VILLAGE
RETAIL BUILDINGS

DESIGN DEVELOPMENT
OCTOBER 28, 2015

A1
PLANS





1 UPPER FLOOR PLAN
SCALE: 3/16"=1'-0"

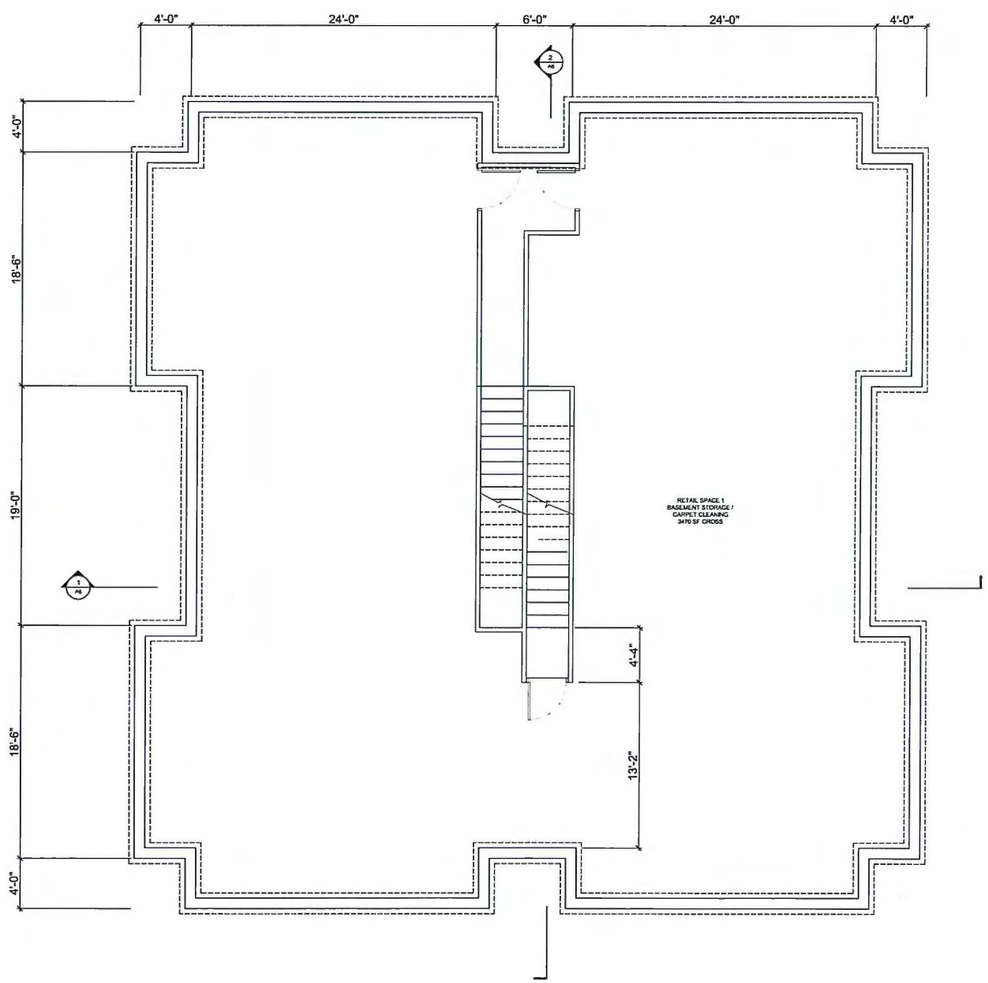
Design and Documents by
MAHONEY ARCHITECTS
70 Seven Star Lane
Concord, MA
978-287-4223

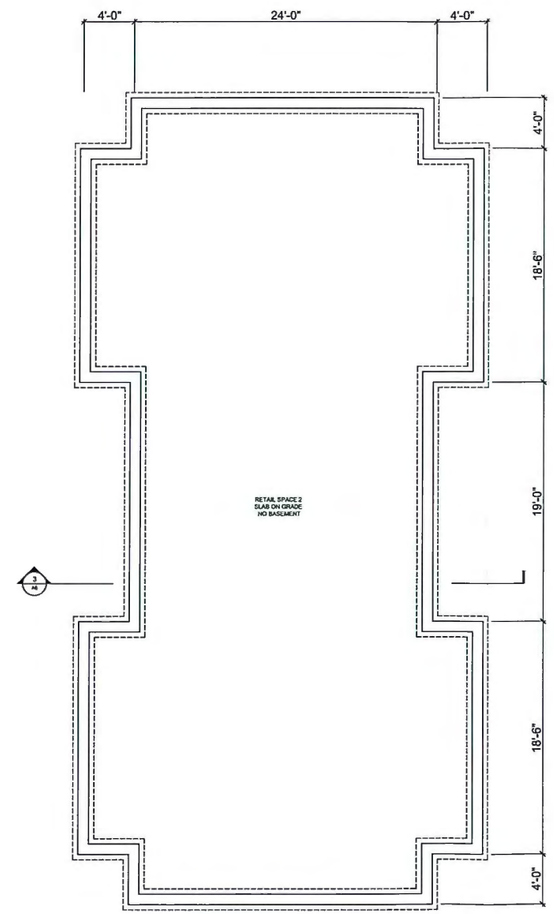
DRAWING LIST
A1 PLANS

FIRST VILLAGE
RETAIL BUILDINGS

DESIGN DEVELOPMENT
OCTOBER 28, 2015

A2
PLANS





1 BASEMENT FLOOR PLAN
SCALE: 3/16"=1'-0"

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DRAWING LIST
A1 PLANS

FIRST VILLAGE
RETAIL BUILDINGS

DESIGN DEVELOPMENT
OCTOBER 28, 2015

A3
PLANS

1 FIRST RUGS GREAT ROAD ELEVATION
SCALE: 3/16"=1'-0"

2 RETAIL STORE GREAT ROAD ELEVATION
SCALE: 3/16"=1'-0"

3 RETAIL STORE REAR ELEVATION
SCALE: 3/16"=1'-0"

4 FIRST RUGS REAR ELEVATION
SCALE: 3/16"=1'-0"

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70 Seven Star Lane
Concord, MA
978-287-4223

DRAWING LIST
A1 PLANS

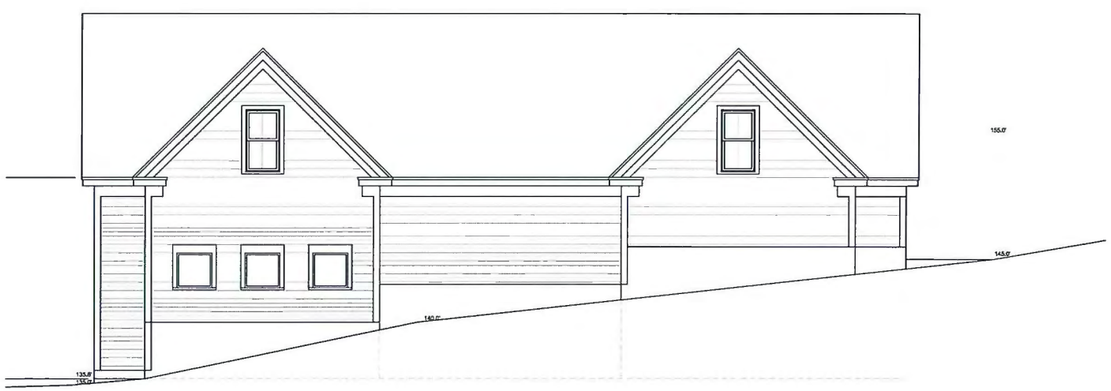
FIRST VILLAGE
RETAIL BUILDINGS

DESIGN DEVELOPMENT
OCTOBER 28, 2015

A4
ELEVATIONS

3 FIRST RUGS LEFT ELEVATION, FACING PLAZA
SCALE: 3/16"=1'-0"

3 FIRST RUGS RIGHT ELEVATION, FACING INTERIOR ROAD
SCALE: 3/16"=1'-0"



3 RETAIL STORE RIGHT ELEVATION, FACING EAST
SCALE: 3/16"=1'-0"

3 RETAIL STORE LEFT ELEVATION, FACING INTERIOR ROAD
SCALE: 3/16"=1'-0"

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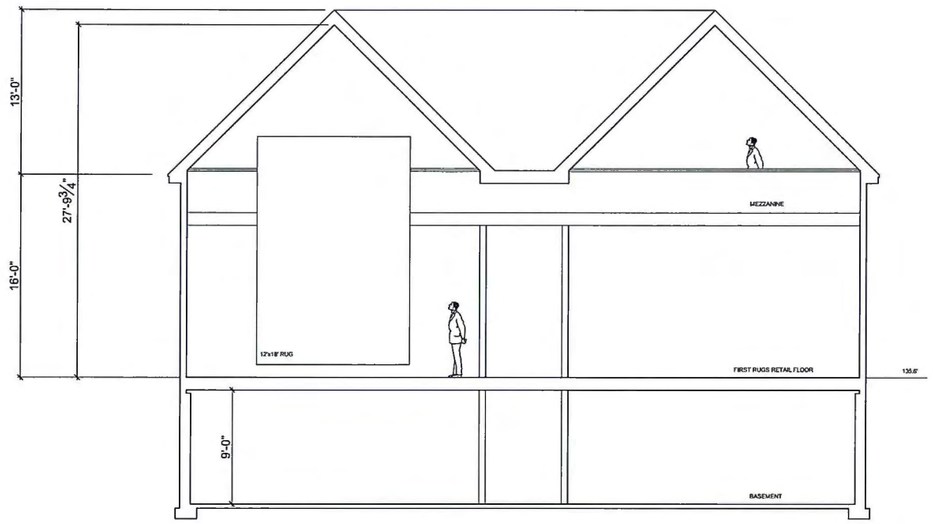
DRAWING LIST
A1 PLANS

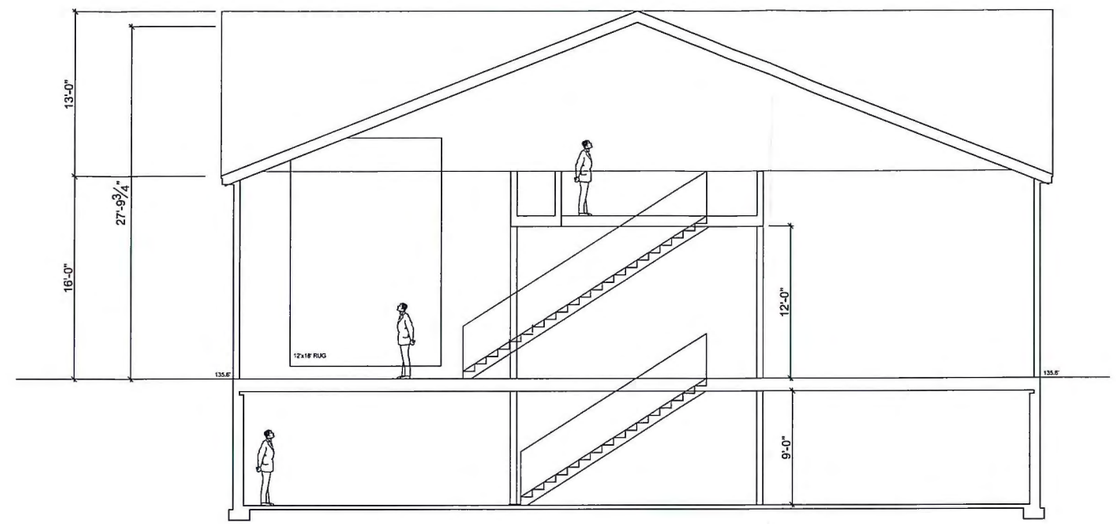
FIRST VILLAGE
RETAIL BUILDINGS

DESIGN DEVELOPMENT
OCTOBER 28, 2015

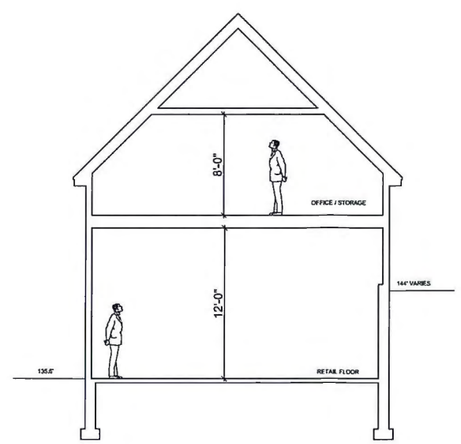
A5
ELEVATIONS



1 FIRST RUGS SECTION
SCALE: 3/16"=1'-0"



2 FIRST RUGS SECTION
SCALE: 3/16"=1'-0"



3 RETAIL BUILDING SECTION
SCALE: 3/16"=1'-0"

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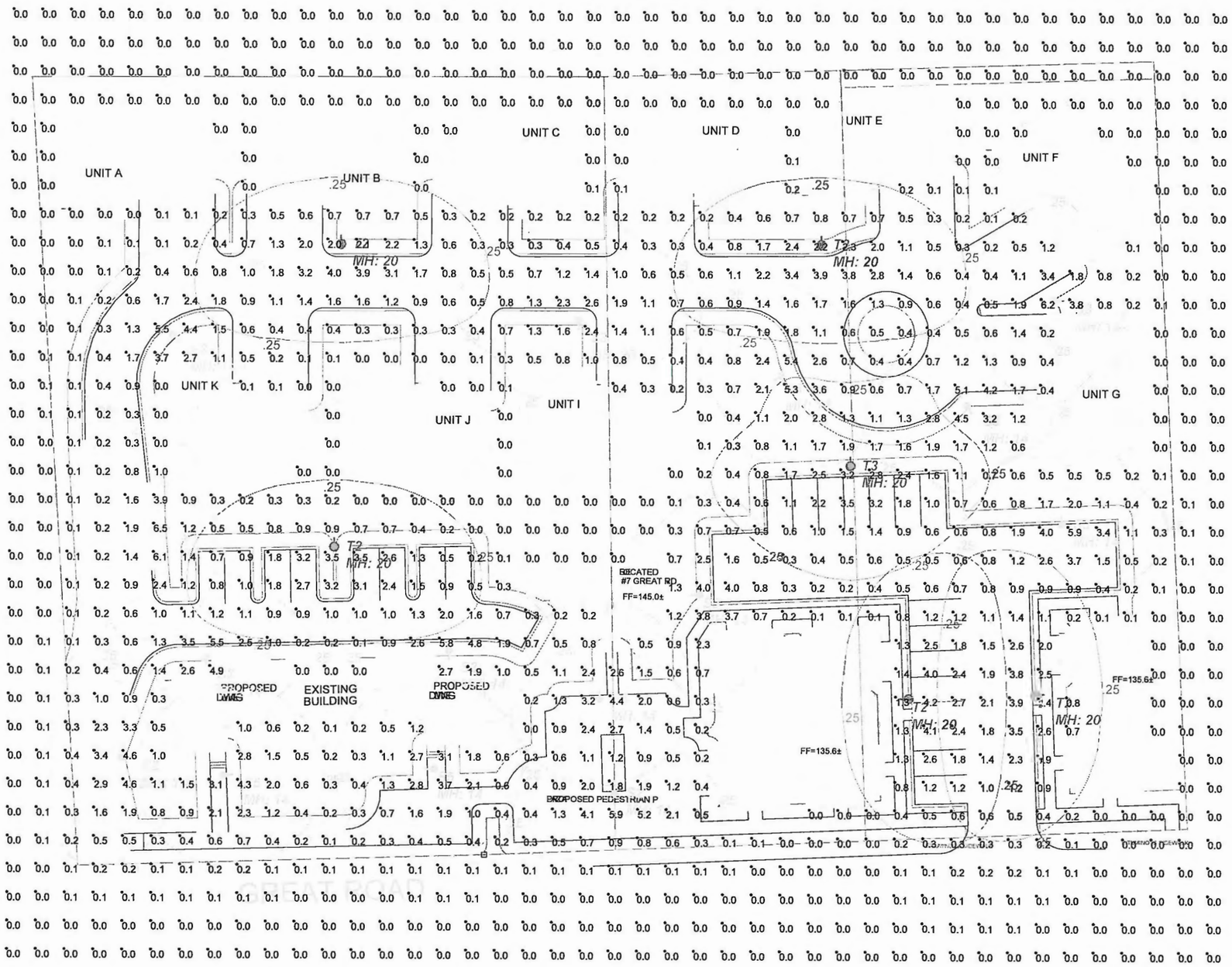
Concord, MA
978-287-4223

DRAWING LIST
A1 PLANS

FIRST VILLAGE
RETAIL BUILDINGS

DESIGN DEVELOPMENT
OCTOBER 28, 2015

A6
SECTIONS



Outdoor Luminaire Schedule								
Symbol	Qty	Label	Description	Arrangement	Arm	Lum. Lumens	LLF	Filename
	3	S2	1521RLED-SV1-4ARC45T2	SINGLE	1.5	4095	0.900	1521RLED-SV1-4ARC45T2.ies
	9	S3	1521RLED-SV1-4ARC45T3	SINGLE	1.5	4366	0.900	1521RLED-SV1-4ARC45T3.ies
	3	S5	1521RLED-SV1-4ARC45T5	SINGLE	1.5	4265	0.900	1521RLED-SV1-4ARC45T5.ies
	5	T2	1527RLED-SV1-6ARC45T2	SINGLE	1.5	6486	0.900	1527RLED-SV1-6ARC45T2.ies
	1	T3	1527RLED-SV1-6ARC45T3	SINGLE	1.5	6270	0.900	1527RLED-SV1-6ARC45T3.ies

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	T2	497.75	324	20	269.112	0
2	T2	329.75	323.5	20	271.432	0
3	S3	583	301.75	14	180	0
4	S3	413	291	20	90	0
5	S3	273.5	286.25	14	132.138	0
6	S3	481.5	273.5	14	32.152	0
7	S3	551	262.25	14	121.88	0
8	T3	508.5	246.5	20	271.219	0
9	S3	583	226	14	273.576	0
10	S2	270.75	220.25	14	185.477	0
11	T2	328.25	217.25	20	270	0
12	S3	453.25	197.75	14	0	0
13	S3	368.5	174.75	14	90	0
14	S3	283.75	172	14	90	0
15	S5	421.5	164	14	270	0
16	T2	577.25	163.25	20	181.225	0
17	T2	526.75	161.5	20	0.564	0
18	S2	257.75	139.75	14	180	0
19	S5	360.75	136	14	1.193	0
20	S5	293.25	133.75	14	181.432	0
21	S2	427	130.75	14	270	0

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.67	6.5	0.0	N.A.	N.A.

0 10 20 40
SCALE FEET

OMNI-LITE, INC.
263 WINN STREET BURLINGTON, MA. 01803
PH # 781-272-2300, FAX # 781-272-0759 www.omnilight.com

PROJECT: Acton MA Site

CLIENT: XXX

SCALE: FEET

FILE: omni action ma site 00.adm

DATE: 11/05/2015

SALES PERSON: Paul Abdella

THESE DRAWINGS ARE FOR CONCEPTUAL USE ONLY AND ARE NOT INTENDED FOR CONSTRUCTION. VALUES REPRESENTED ARE AN APPROXIMATON GENERATED FORM DATA SUPPLIED BY LAMP MFG. AND TESTING LABS.

SternbergLighting

ESTABLISHED 1923 / EMPLOYEE OWNED

GENESIS 3D Product Configurator

Catalog Number:	Type:
1A-1527LED-R-SV1-6ARC35T3-MDL03-EZ/ODPT/550P520/BKT	

Customer Approval:

Conceptual assembly drawing, subject to Engineering verification by factory.

Signature _____ Date _____

NUMBER OF ARMS: 1

ARM ARM MOUNTED FIXTURE: 1527LED

1527 Omega decorative downlight fixture features a spun aluminum bell styled shade with a flared or rounded edge. An aluminum casting is attached to the upper portion of the bell shade to allow coupling to mulitple arms. Fixture features sealed and rotatable optics. Available with flat, sag, clear, or frosted glass.

ARM LIGHT SOURCE: -6ARC35T3-MDL03

Array:	6ARC (84 LEDS, 96 Watts) (6ARC)
Color Temp:	3500K (35)
Distribution:	Type 3 (T3)
Driver:	Multi-Volt Dimmable Low-Range Driver,120-277V (MDL03)

OPTIONS: -EZ

Hangstraight:	EZ Vertical (EZ)

ARM: ODPT

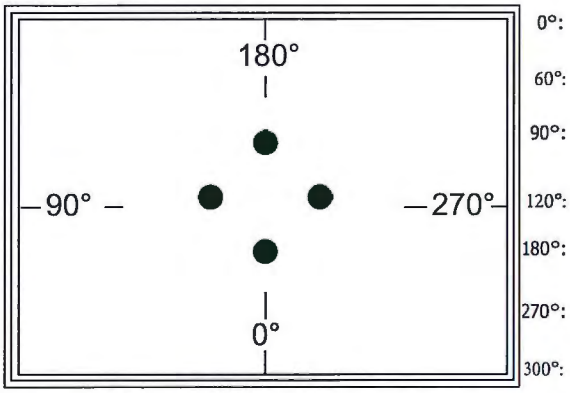
POLE: 550P520/

The 12" diameter cast 356 aluminum alloy base and aluminum shaft shall be a one-piece construction. For fixtures using remote ballasts or drivers, the servicing of these components requires pulling the pole. The pole shall be U.L. or E.T.L. listed in U.S. and Canada.

Model:	550
Shaft Type:	Smooth Straight 5 Inch, 6061-T6 Aluminum Alloy (P5)
Height:	20 Ft (20/)

FINISH: BKT

Assembly shall be powder coated to Black Textured finish. Prior to coating, the assembly shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse osmosis water rinsing, and non-chrome sealing to ensure corrosion resistance.



Bolt Info: (4) 3/4" x 18" Anchor Bolts, 8-5/16" Bolt Circle, Diamond Pattern

Access Door Orientation: 0°

Street Side Otientation: 180°

Rev	Description	By	Date
A			
B			
C			
D			
E			

Job Name:			
Job Location:			Drawing No. 6391
Drawn By:	Drawn Date:	Checked By:	Checked Date:

SternbergLighting

ESTABLISHED 1923 / EMPLOYEE OWNED

GENESIS 3D Product Configurator

Catalog Number:	Type:
1A-1521LED-R-SV1-4ARC35T3-MDL03-EZ/ODPT/450P414/BKT	

Customer Approval:

Signature _____ Date _____

Conceptual assembly drawing, subject to Engineering verification by factory.

NUMBER OF ARMS: 1

ARM ARM MOUNTED FIXTURE: 1521LED

1521 Omega decorative downlight fixture features a spun aluminum bell styled shade with a flared or rounded edge. An aluminum casting is attached to the upper portion of the bell shade to allow coupling to mulitple arms. Fixture features sealed and rotatable optics. Available with flat, sag, clear or frosted glass.

ARM LIGHT SOURCE: -4ARC35T3-MDL03

Array:	4ARC (56 LEDS, 66 Watts) (4ARC)
Color Temp:	3500K (35)
Distribution:	Type 3 (T3)
Driver:	Multi-Volt Dimmable Low-Range Driver,120-277V (MDL03)

OPTIONS: -EZ

Hangstraight:	EZ Vertical (EZ)

ARM: ODPT

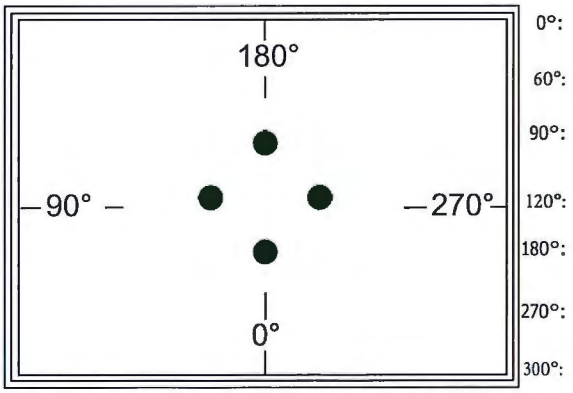
POLE: 450P414/

The 10-1/2" diameter cast 356 aluminum alloy base and aluminum shaft shall be a one-piece construction. For fixtures using remote ballasts or drivers, the servicing of these components requires pulling the pole. The pole shall be U.L. or E.T.L. listed in U.S. and Canada.

Model:	450
Shaft Type:	Smooth Straight 4 Inch, 6061-T6 Aluminum Alloy (P4)
Height:	14 Ft (14/)

FINISH: BKT

Assembly shall be powder coated to Black Textured finish. Prior to coating, the assembly shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse osmosis water rinsing, and non-chrome sealing to ensure corrosion resistance.



Bolt Info: (4) 1/2" x 18" Anchor Bolts, 8" Bolt Circle, Diamond pattern

Access Door Orientation: 0°

Street Side Otientation: 180°

Rev	Description	By	Date
A			
B			
C			
D			
E			

Job Name:			
Job Location:			Drawing No. 6388
Drawn By:	Drawn Date:	Checked By:	Checked Date:

3.10 Traffic Study

Traffic Narrative

The existing uses on the site consist of 3 residential houses, retail and office space. The proposed uses on the site consist of 14 residential units, retail and office space. The proposed uses will generate an additional 12.4 AM Peak Hour trips, 14.4 PM Peak Hour trips and 140.3 Weekday trips. This is under the 30 Peak Hour trips or 400 Weekday trips allowed per Section 3.10 of the Rules and Regulations for Site Plan Special Permits. Trip generation numbers are based on the 9th Edition of the ITE Trip Generation Manual. Therefore, no traffic impact study is required. Detailed calculations are attached.

Traffic Study

Stamski and McNary, Inc.
Location: 7-9 Great Road, Acton
Date: 12/10/2015

Existing Conditions

Residential (3 Units) (LUC 210)

A.M. Peak Hour	P.M. Peak Hour	Weekday
(0.77 Trips/unit)	(1.02 Trips/unit)	(9.52 Trips/unit)
2.31	3.06	28.56

Retail (2,147 SF) (LUC 826)

A.M. Peak Hour	P.M. Peak Hour	Weekday
(6.84 Trips/1000 SF)	(5.02 Trips/1000 SF)	(44.32 Trips/1000 SF)
14.69	10.78	95.16

Office (2,500 SF) (LUC 826)

A.M. Peak Hour	P.M. Peak Hour	Weekday
(1.56 Trips/1000 SF)	(1.49 Trips/1000 SF)	(11.03 Trips/1000 SF)
3.90	3.73	27.58

Proposed Conditions

Retail (6,681 SF) (LUC 890)

A.M. Peak Hour	P.M. Peak Hour	Weekday
(0.40 Trips/1000 SF)	(0.53 Trips/1000 SF)	(5.06 Trips/1000 SF)
2	2.65	25.3

Residential (14 Units) (LUC 210)

A.M. Peak Hour	P.M. Peak Hour	Weekday
(0.77 Trips/unit)	(1.02 Trips/unit)	(9.52 Trips/unit)
10.78	14.28	133.28

Office (1,438 SF) (LUC 826)

A.M. Peak Hour	P.M. Peak Hour	Weekday
(6.84 Trips/1000 SF)	(5.02 Trips/1000 SF)	(44.32 Trips/1000 SF)
20.52	15.06	132.96

	A.M. Peak Hour	P.M. Peak Hour	Weekday
Total Change:	12.40	14.43	140.25