

- LEGEND:**
- CB CATCH BASIN
 - CP CONCRETE PAD
 - DMH DRAIN MANHOLE
 - D- SUBSURFACE DRAINAGE
 - D.H. DRILL HOLE
 - E- ELECTRIC SERVICE (BURIED)
 - EMH ELECTRIC MANHOLE
 - FND. FOUND
 - GC GAS GATE
 - G- GAS SERVICE (BURIED)
 - GA GUY WIRE ANCHOR
 - I.P. IRON PIPE
 - LIGHTPOST
 - M/H MANHOLE
 - MW MONITORING WELL
 - N/F NOW OR FORMERLY
 - OVERHEAD WIRE RECORD
 - (REC.) RECORD
 - RD- ROOF DRAIN (BURIED)
 - SMH SEWER MANHOLE
 - ○ ○ ○ STONE WALL
 - TMH TELEPHONE MANHOLE
 - T- TELEPHONE SERVICE (BURIED)
 - (TYP.) TYPICAL
 - UG UNDERGROUND WIRES
 - U.P. UTILITY POLE
 - WG+ WATER GATE
 - W- WATER SERVICE (BURIED)
 - PERIMETER LANDSCAPING
 - OPEN SPACE
 - UNDISTURBED OPEN SPACE
 - 1 PROPOSED STREET NUMBER

LAND USE DATA

ZONING DISTRICT:	REQUIRED:	PROVIDED:
MIN LOT AREA:	20,000 SF	98,646 SF
MIN LOT FRONTAGE:	200 FT	200.6 FT
MIN LOT WIDTH:	50 FT	> 50 FT
MIN FRONT YARD:	75 FT	> 75 FT
MIN SIDE & REAR YARD:	30 FT	31 FT
MIN OPEN SPACE:	LOT AREA IN ZONE 2: 31,067 SF	LOT AREA IN ZONE 3: 67,579 SF
GWPD ZONE 2:	70% (21,747 SF)	72% (22,261)
GWPD ZONE 3:	50% (33,790 SF)	53% (35,475)
MIN UNDISTURBED OPEN SPACE:	GWPD ZONE 2: 40% (12,427 SF)	41% (12,565)
MAX. IMPERVIOUS COVERAGE:	GWPD ZONE 2: 30% (9,320 SF)	26% (7,968)

FLOOR AREA REQUIREMENTS

LOT AREA =	(ROW) (NET)	98,646 SF
DEVELOPABLE SITE AREA (DSA) =	98,646 - 76 - 1,086 =	97,484 SF
MAX NET FLOOR AREA ALLOWED =	0.2 x 97,484 =	19,496 SF
PROPOSED NET FLOOR AREA =		17,891 SF
PROPOSED OFFICE NET FLOOR AREA =		3,183 SF
PROPOSED DWELLING NET FLOOR AREA =		14,708 SF
PROPOSED NET FLOOR AREA RATIO =		0.184

PARKING REQUIREMENTS:
(FROM SECTION 5.4.6.2)

MAXIMUM # PARKING SPACES:		
1 SPACE / 3,000 SF OF DSA X 97,484 SF =		32 SPACES

(FROM SECTION 6.3.1)

OFFICE USE:		
1 SPACE / 250 SF OF NFA X 3,183 SF =		13 SPACES
RESIDENTIAL USE:		
2 SPACE / DWELLING UNIT =		8 SPACES
NUMBER OF SPACES REQ'D =		21 SPACES
NUMBER OF SPACES PROVIDED =		27 SPACES*
*STANDARD SIZE = 26 AND HANDICAPPED SPACE(S) = 1		

SEWAGE FLOW:

3,183 SF OFFICE X 75 GPD/1000 SF =	239 GPD (OFFICE)
16 BEDROOMS X 110 GPD/BDRM =	1,760 GPD (RESIDENTIAL)
	TOTAL = 1,999 GPD

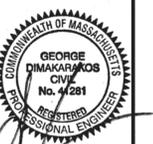
SITE PLAN
IN
ACTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

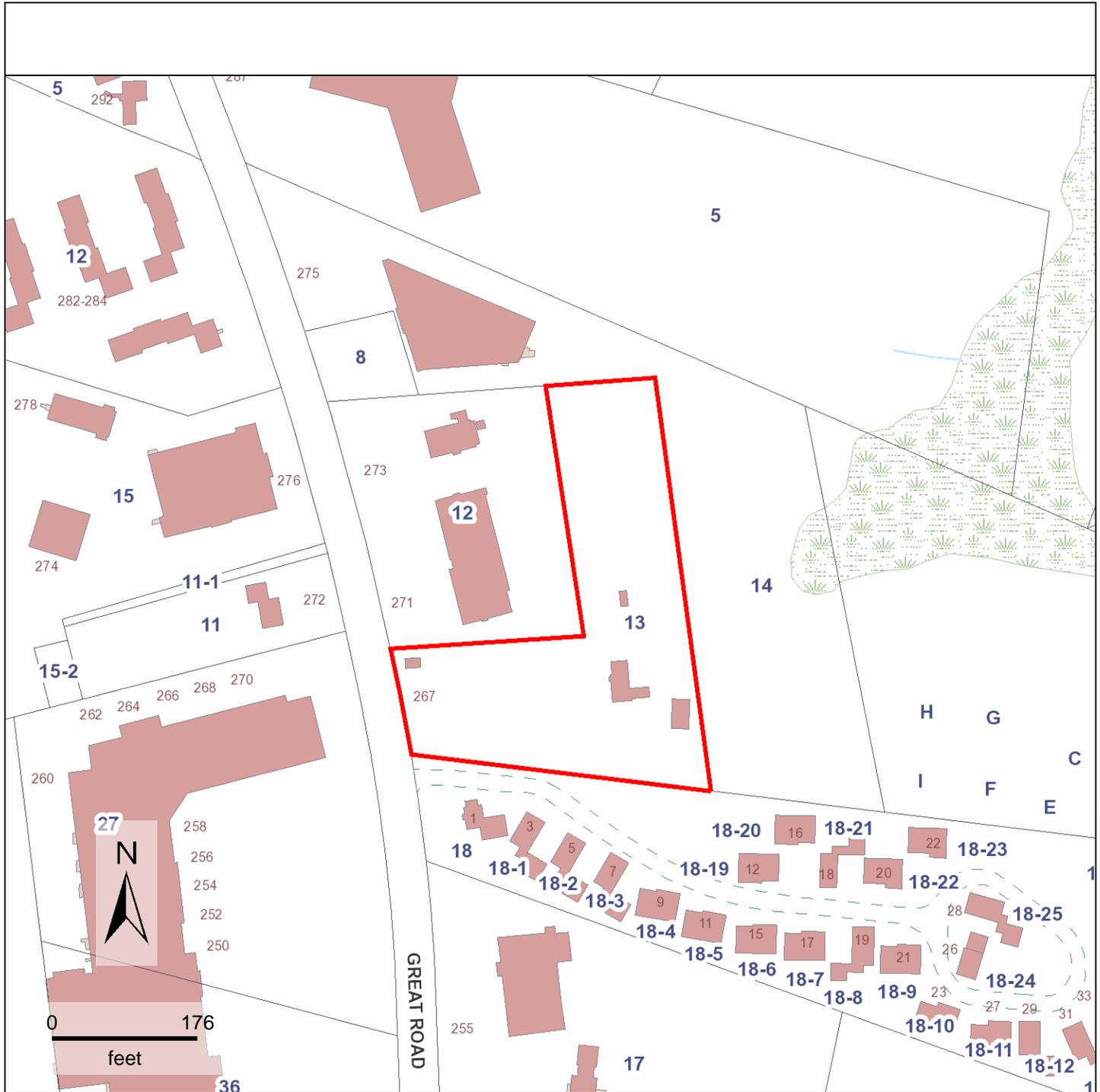
LAYOUT PLAN
FOR: **ACTON MANAGEMENT, INC.**
SCALE: 1"=20' JUNE 27, 2014
REVISED: OCT. 10, 2014 REVISED: NOV. 3, 2014
REVISED: OCT. 30, 2015
REVISED: FEBRUARY 3, 2016

STAMSKI AND McNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

0 10 20 40 60 80 FT

(4860-SP2015.dwg) GREAT ROAD SM-4860A Sheet 4 of 6



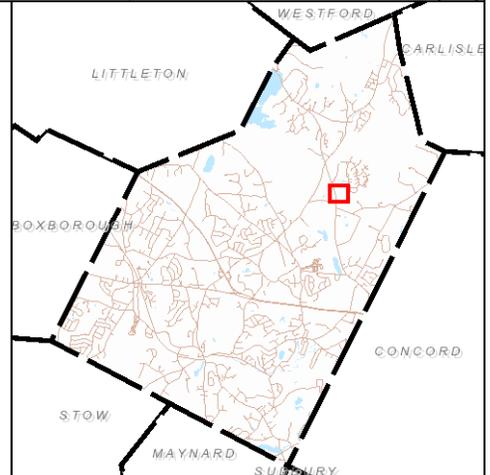


Property Information
Property ID E5-13
Location 267 GREAT RD



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

This data set/map is for planning purposes only and should not be used for larger scale analysis. The Town of Acton shall not be held liable for any use of the data or images shown on this map, nor is any warranty of accuracy expressed. All uses of this data set/map are subject to field verification.



STRUCTURES

-  BUILDING
-  DECK
-  FOUNDATION
-  FUEL TANK
-  MOBILE
-  PORCH
-  RUINS
-  SMOKESTACK
-  WATERTANK

-  PARCELS

EASEMENTS

-  EASEMENT
-  CONDO

DEP WETLANDS

-  WET AREAS
-  PONDS

-  DEP RIVERS & STREAMS

-  TOWN BOUNDARIES