



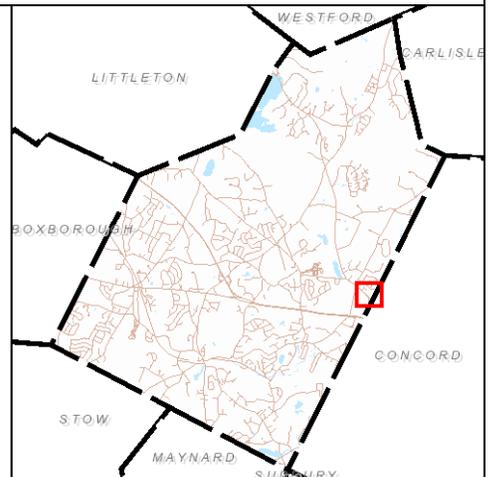
Property Information

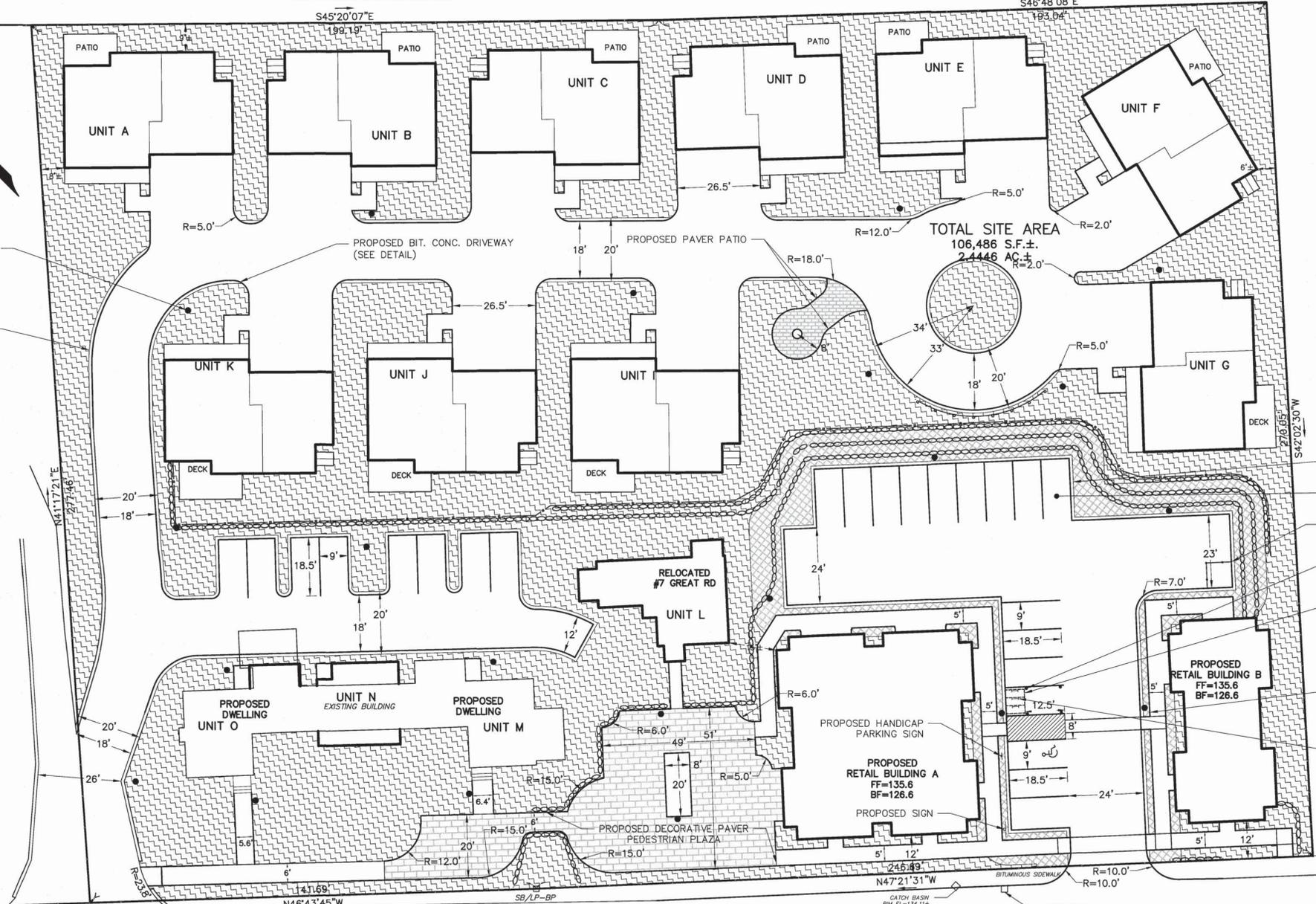
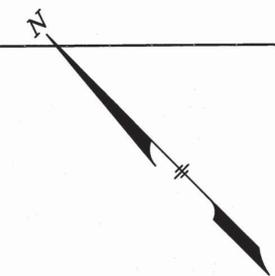
Property ID G5-78
 Location 29 GREAT RD



**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.





- LEGEND:**
- N/F NOW OR FORMERLY OVERHEAD WIRES
 - TREE
 - TREE LINE
 - UP UTILITY POLE
 - GG GAS GATE
 - G GAS SERVICE (BURIED)
 - W WATER GATE
 - W WATER SERVICE (BURIED)
 - O DMH DRAIN MANHOLE
 - D SUB-SURFACE DRAIN LINE
 - EXISTING CONTOUR
 - - - EXISTING CONTOUR
 - ☆ LIGHTPOLE
 - △ WETLAND FLAG
 - 99.99 SPOT ELEVATION
 - ○ ○ ○ STONE WALL
 - EDGE OF PAVEMENT
 - PERIMETER LANDSCAPING
 - OPEN SPACE

PROPOSED LIGHT (TYPICAL) (SEE LIGHTING PLAN BY OTHERS)

PROPOSED CAPE COD BERM (SEE DETAIL)

PROPOSED CAPE COD BERM (SEE DETAIL)

PROPOSED PARKING SPACE (TYPICAL)

PROPOSED CONCRETE DUMPSTER PAD W/ 6' STOCKADE FENCE

PROPOSED BOLLARD (TYPICAL)

PROPOSED BICYCLE PARKING SPACE (2.5' X 6')

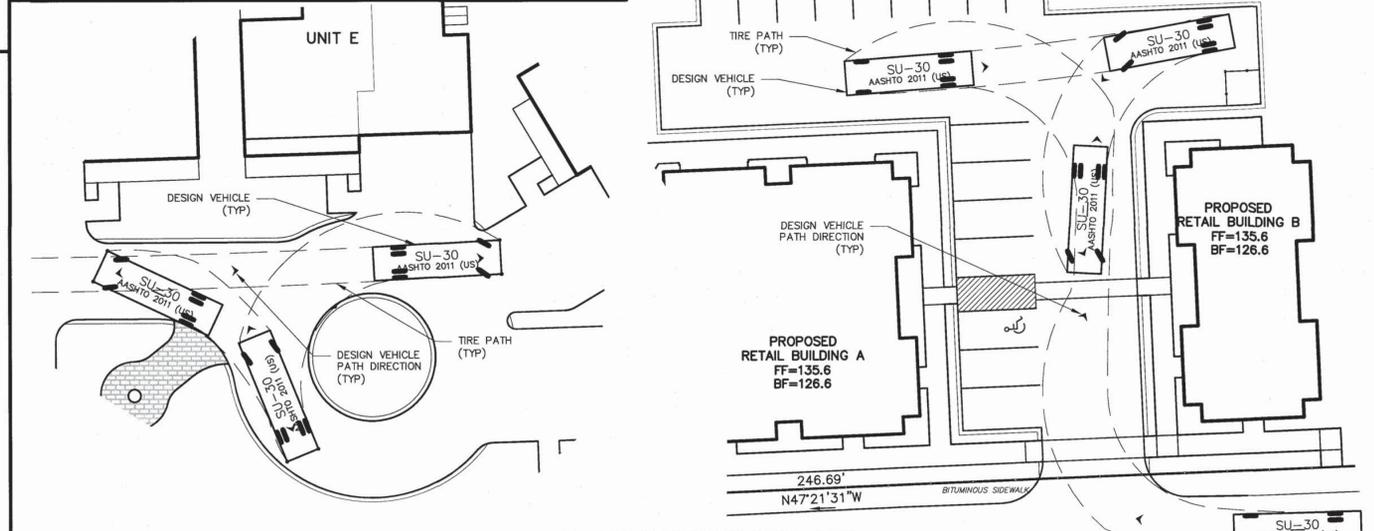
PROPOSED CONCRETE SIDEWALK (SEE DETAIL)

PROPOSED INVERTED U WITH CROSS-BAR RACK (TYPICAL)

N/F DONNA M. SIMMS

N/F ACTON MEDICAL INVESTORS, LLC

GREAT ROAD (1940 STATE LAYOUT)



SU-30 DESIGN VEHICLE MANEUVERING DETAIL
SCALE: 1"=20'

LAND USE DATA

ZONING REQUIREMENTS (EAV)	EXISTING	PROPOSED
MIN LOT AREA	NR	106,486 SF
MIN LOT FRONTAGE	NR	388.51 FT
MIN LOT WIDTH	NR	>388 FT
MIN/MAX FRONT YARD	10 FT / 20 FT	14.3 FT / 12 FT
MIN SIDE & REAR YARD	NR	7.4 FT / 6 FT
MIN OPEN SPACE	25% (26,622 SF)	62%
MAX FLOOR AREA RATIO	0.2 (UP TO 0.5)	0.07±
MAX BUILDING HEIGHT	36 FT	< 36 FT

FLOOR AREA REQUIREMENTS	EXISTING	PROPOSED
TOTAL SITE AREA	106,486 SF	106,486 SF
AREA OF RIGHT OF WAY (EASEMENT)	0 SF	0 SF
DEVELOPABLE SITE AREA (DSA)	106,486 SF	21,297 SF
MAX ALLOWED NET FLOOR AREA (0.2***** X 106,486)	21,297 SF	12,000 SF PROPOSED
NET FLOOR AREA FROM HISTORIC PRESERVATION (0.1**** X 106,486)	10,648 SF	53,243 SF
MAX NET FLOOR AREA (0.5 X 106,486)	53,243 SF	43,945 SF
MAX NET FLOOR AREA (0.3 X 106,486 + 12,000)	43,945 SF	43,835 SF
PROPOSED NET FLOOR AREA	43,835 SF	43,835 SF

*** PER RECORD SITE PLAN
**** PER 5.5B.2.2A—TRANSFER OF DEVELOPMENT RIGHTS
***** PER 5.5B.2.2B—HISTORIC PRESERVATION
***** BY RIGHT

PARKING REQUIREMENTS	TOTAL
RESIDENTIAL TOWNHOUSES: 2 SPACES PER UNIT (14 UNITS)	= 28
RETAIL-1 SPACE/300 SF NET FLOOR AREA (6,681 SF) X 0.5 (SEC. 6.9.1.4)	= 11.1
OFFICE-1 SPACE/250 SF NET FLOOR AREA (1,438 SF) X 0.5 (SEC. 6.9.1.4)	= 2.9
BICYCLE-1 SPACE/20 MOTOR VEHICLE SPACES (2 MINIMUM) (SEC. 6.3.7.7)	= -1
TOTAL	= 41

SEWAGE FLOW	14 RES. UNITS: 38 BEDROOMS X 110 GPD/BEDROOM	4,180 GPD
	6,681 SF RETAIL X 50 GPD/1,000 SF	= 334 GPD
	1,438 SF OFFICE X 75 GPD/1,000 SF	= 108 GPD
	TOTAL	4,622 GPD

FIRST VILLAGE SITE PLAN
IN
ACTON, MA.

LAYOUT PLAN

FOR: **AHC, INC.**
SCALE: 1"=20' DECEMBER 10, 2015

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

0 10 20 40 60 80 FT

SM-939B (939B-SITE-D.dwg) SHEET 4 OF 7

