



- LEGEND:**
- N/F NOW OR FORMERLY 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
  - - - - - EXISTING CONTOUR
  - - - - - EXISTING CONTOUR
  - ☆ LIGHTPOLE
  - △ WETLAND FLAG
  - 99X9 SPOT ELEVATION
  - ○ ○ ○ ○ STONE WALL
  - EDGE OF PAVEMENT

LAND USE DATA			
ZONING REQUIREMENTS (EAV)		EXISTING	PROPOSED
MIN LOT AREA	NR	106,486 SF	106,486 SF
MIN LOT FRONTAGE	NR	388.51 FT	388.51 FT
MIN LOT WIDTH	NR	>388 FT	>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%	38%
MAX FLOOR AREA RATIO	0.2 (UP TO 0.5)	0.07±	0.412
MAX BUILDING HEIGHT	36 FT	< 36 FT	< 36 FT

  

FLOOR AREA REQUIREMENTS	
TOTAL SITE AREA	106,486 SF
AREA OF RIGHT OF WAY (EASEMENT)	0 SF
DEVELOPABLE SITE AREA (DSA)	106,486 SF
MAX ALLOWED NET FLOOR AREA (0.2***** X 106,486)	21,297 SF
NET FLOOR AREA FROM TRANSFER OF DEVELOPMENT (0.2** X 106,486 MAX)	21,297 SF MAX
NET FLOOR AREA FROM HISTORIC PRESERVATION (0.1**** X 106,486)	10,648 SF
MAX NET FLOOR AREA (0.5 X 106,486)	53,243 SF
MAX NET FLOOR AREA (0.5 X 106,486 + 12,000)	43,943 SF
PROPOSED NET FLOOR AREA	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	
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
<b>TOTAL</b>	<b>= 41</b>

SURFACE SPACES PROPOSED (1 HC SPACE):	
SURFACE SPACES PROPOSED (1 SURFACE SPACE):	3
GARAGE SPACES PROPOSED:	20
<b>TOTAL MOTOR VEHICLE SPACES PROPOSED:</b>	<b>43</b>

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
<b>TOTAL</b>	<b>4,622 GPD</b>

**FIRST VILLAGE SITE PLAN  
IN  
ACTON, MA.**

**LAYOUT PLAN**  
FOR: AHC, INC.  
SCALE: 1"=60' DECEMBER 10, 2015

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