LAND USE SUMMARY

1. TOTAL SITE AREA = 69.12 AC.
2. TOTAL USABLE OPEN SPACE PARCELS A,B,C,D,E,F,G & Z = 19.4 AC.± (28.1%)
3. TOTAL AREA FOR ROADS = 7.7 AC.± (11.1%)
4. BUSINESS USE AREA LOTS A,B,G,H = 14.8 AC.± (21.4%)
5. RESIDENTIAL LAND = 27.2 AC.± (39.4%)

FLOOR AREA ANALYSIS

DEVELOPABLE SITE AREA
(TOTAL) - (ROADS, EASEMENTS & WETLANDS / FLOOD PLAIN)
(69.12) - (7.5± + 1.0± + 9.3±) = 51.32 AC.

FLOOR AREA
TYPICAL RESIDENTIAL HOUSE
2600 S.F., 2 STORY WITH FULL BASEMENT & 2 CAR ATTACHED GARAGE
NET FLOOR AREA = 3000 S.F./EACH
TOTAL RESIDENTIAL FLOOR AREA NET = 3000 x 59 = 177,000 S.F. (41.9 %)

TOTAL COMMERCIAL/BUSINESS/INDUSTRIAL
224,640 S.F. GROSS x .90 = 202,176 S.F. (58.1%)

TOTAL NET FLOOR AREA = 379,176 S.F. (100 %)
FLOOR AREA RATIO = 379,176 / 51.32 x 43560 = .17

SEWAGE DISPOSAL

RESIDENTIAL 4 BEDROOM HOMES
59 x 4 x 110 GAL./BEDROOM/DAY = 25,960

COMMERCIAL/BUSINESS AREA
MIX OF OFFICE, RETAIL, MANUFACTURING & WAREHOUSE
USE 62.5 GAL./1000 S.F.
62.5 / 1000 x 224,640 = 14,040

TOTAL = 40,000 GPD

Tom
Here is plan with recovered wetlands flags
Please review in field. Roads have been rough staked

N/F TOWN OF CONCORD R-8 R-10/8 GI

N/F BUXTON R-8 GI

N/F PALMER

N/F TOWN OF CONCORD GI R-10/8

N/F RIDGE REALTY TRUST R-10/8

N/F CARROLL REED JR. N.E. R-A LB

N/F MEADOWBROOK CONDOMINIUMS

N/F BANK OF N.E. LB

N/F CONCORD ACTON ASSOCIATES GI LB

GREAT ROAD (RTE. 119 & 2A)

STREET A

STREET B

STREET C

STREET D

ACORN PARK DRIVE

ACORN PARK

FUTURE 15' WIDE PEDESTRIAN WAY

40' WIDE CONCORD WATER WORKS R.O.W.

Nagog Brook

Wills Hole Brook

5' WIDE PEDESTRIAN WALK STONE DUST SURFACE OVER DRAIN PIPE

END PAVEMENT

END SIDEWALK

5' WIDE SIDEWALK

COMMON DRIVE EASEMENT

OPEN SPACE 1.4± AC. PARCEL F

5' WIDE PEDESTRIAN PATH STONE DUST SURFACE

BUSINESS USE LOT B 9.7± AC.

ACCESS MAY HAVE TO BE RELOCATED WITH LOT B DEVELOPMENT

6" GRAVEL SURFACE EMERGENCY ACCESS

OPEN SPACE PARCEL "E" 1.4± AC.

ISOLATED WET POCKET

PAVE 50'

GATE

PAVE 28'

GATE

ZONE 4

ZONE 3

USABLE OPEN SPACE PARCEL "A" 5.4± AC.

USABLE OPEN SPACE PARCEL "B" 3.1 ± AC.

USABLE OPEN SPACE PARCEL "C" 5.5 ± AC.

USABLE OPEN SPACE PARCEL "D" 2.2 ± AC.

PARCEL "Z" PLAYGROUND 0.4± AC. USABLE OPEN SPACE

USABLE OPEN SPACE 0.2± AC. PARCEL G

USABLE OPEN SPACE

438.20

186.67'

100.39'

BEGIN NEW CONSTRUCTION

CONNECT LOW PRESSURE SEWER COLLECTION SYSTEM TO TREATMENT PLANT

SEWAGE TREATMENT PLANT

20' UTILITY EASEMENT

BUSINESS USE LOT A 2.4 AC.± ZONE 3 ZONE 4

BUSINESS USE LOT G 1.2 ± AC.

BUSINESS USE LOT H 1.5 ± AC.

EXISTING DRIVE

FUTURE DRIVE

ISLAND

CROSSWALKS

HARRIS STREET

EXISTING FLOOD CONTROL STRUCTURE & ROAD CROSSING

EXISTING DRAIN EASEMENT

25' MINIMUM TYPICAL BUILDING LOCATION

40' MIN.

50' MIN.

STREET PROJECTION WITH 10' GRADING EASEMENTS

1:1 ROCK SLOPE

936.76'

459.68'

364.21'

247.51'

821.33'

400.00'

ZONING CLASSIFICATION

GI - GENERAL INDUSTRIAL
R-8 - RESIDENCE 8
R-10/8-RESIDENCE 10/8
LB - LIMITED BUSINESS
RA - RESIDENCE A

LEGEND

STONE WALL
EXISTING 2' CONTOUR
WETLANDS
TREELINE
EASEMENT LINE
GROUNDWATER PROTECTION DISTRICT LINE
FLOOD PLAIN DISTRICT LINE

LEGEND

CATCHBASIN
DRAIN MANHOLE
DRAINAGE DETENTION BASIN
HYDRANT
LOW PRESSURE SEWER SYSTEM
HIGH POINT IN ROADWAY

RECORD OWNER & APPLICANT

ACORN PARK REALTY TRUST
ONE NAGOG PARK
ACTON, MA. 01720

ZONING

GENERAL INDUSTRIAL - GI

PRELIMINARY PLAN OF PROPOSED SUBDIVISION ACORN PARK PLANNED UNIT DEVELOPMENT ACTON, MASS.

(MIDDLESEX COUNTY)

PREPARED FOR: ACORN PARK REALTY TRUST

SCALE: 1" = 80' NOVEMBER 9, 1992
REV. 3/12/93

STAMSKI AND McNARY, INC.
80 HARRIS STREET ACTON, MASS.
ENGINEERING PLANNING SURVEYING

0 40 80 160 320 FT