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 60 = 180,000 S.F. (63.5%)

TOTAL COMMERCIAL / BUSINESS / INDUSTRIAL
115,000 S.F. GROSS x 90 = 103,000 S.F. (36.5%)

TOTAL NET FLOOR AREA = 283,500 S.F. (100%)
FLOOR AREA RATIO = 283,500 / 51.32 x 43560 = .13

SEWAGE DISPOSAL

RESIDENTIAL 4 BEDROOM HOMES
60 x 4 x 110 GAL./BEDROOM/DAY = 26,400

COMMERCIAL/ BUSINESS AREA
MIX OF OFFICE, RETAIL, MANUFACTURING & WAREHOUSE

15,000 x .75/1000 x 100,000 x 5/100 = 6,125

TOTAL = 32,525 GPD

N/F TOWN OF CONCORD
R-8
R-10/8
GI
N/F PALMER
N/F BUXTON
R-8
GI BUSINESS USE LOT B 9.7± AC.
FUTURE 15' WIDE PEDESTRIAN WAY
40' WIDE CONCORD WATER WORKS R.O.W.
Nagog Brook
5' WIDE PEDESTRIAN WALK STONE DUST SURFACE OVER DRAIN PIPE
END PAVEMENT
END SIDEWALK
STREET A
STREET B
STREET C
STREET D
PARK DRIVE
ACORN PARK DRIVE
COMMON DRIVE EASEMENT
OPEN SPACE 1.4± AC.
PARCEL F
100,000 S.F. RETAIL CENTER
400 TOTAL SPACES
DUMPSTERS
5' WIDE SIDEWALK
5' WIDE PEDESTRIAN PATH STONE DUST SURFACE
EMERGENCY ACCESS
GATE
OPEN SPACE PARCEL "E" 1.4± AC.
ISOLATED WET POCKET
ZONE 4
ZONE 3
Wills Hole Brook
BUSINESS USE LOT G 1.2± AC.
15,000 S.F. OFFICE BUILDING
GREAT ROAD (RTE. 119 & 2A)
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.
USABLE OPEN SPACE 0.2± AC.
PARCEL "Z" PLAYGROUND 0.4± AC. USABLE OPEN SPACE
13+18 BEGIN NEW CONSTRUCTION
ACORN PARK
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 H 1.5 AC.±
EXISTING DRIVE
ISLAND
CROSSWALKS
HARRIS STREET
N/F CONCORD ACTON ASSOCIATES
EXISTING DRAIN EASEMENT
EXISTING FLOOD CONTROL STRUCTURE & ROAD CROSSING
25' MINIMUM TYPICAL MOST LOCATIONS
1:1 ROCK SLOPE
STREET PROJECTION WITH 10' GRADING EASEMENTS
STREET PROJECTION WITH 10' GRADING EASEMENTS
N/F RIDGE REALTY TRUST
N/F MEADOWBROOK CONDOMINIUMS
N/F CARROLL REED OF N.E.
N/F BANK OF N.E.
R-A
LB
R-10/8
40' WIDE CONCORD WATER WORKS R.O.W.
N/F TOWN OF CONCORD
N/F PALMER
GI R-10/8
936.76'
459.68'
364.21'
400.00'
247.51'
821.33'
442.93'

LEGEND

- STONE WALL
- 200 EXISTING 2' CONTOUR
- WETLANDS
- TREELINE
- EASEMENT LINE
- GROUNDWATER PROTECTION DISTRICT LINE
- FLOOD PLAIN DISTRICT LINE
- 100' BUFFER ZONE MGL C131 S40

LEGEND

- CATCHBASIN
- DRAIN MANHOLE
- DRAINAGE DETENTION BASIN
- HYDRANT
- LOW PRESSURE SEWER SYSTEM
- H.P. HIGH POINT IN ROADWAY

ZONING CLASSIFICATION

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

RECORD OWNER & APPLICANT

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

ZONING

GENERAL INDUSTRIAL - G.I.

ALTERNATE PLAN NO. 2

OF

PROPOSED SUBDIVISION

ACORN PARK

PLANNED UNIT DEVELOPMENT

ACTON, MASS.

(MIDDLESEX COUNTY) DEP# 85-3

PREPARED FOR: ACORN PARK REALTY TRUST

SCALE: 1" = 80' NOVEMBER 9, 1992

REV. 3/12/93
REV. 6/17/93

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

0 40 80 160 320 FT

SHEET 1 OF 2 SM-1243