



**NOTES:**

- EXISTING CONDITIONS BASED ON EXISTING CONDITIONS PLAN BY WATERMAN DESIGN ASSOCIATES DATED 3/4/2016
- WETLAND RESOURCES, INCLUDING RIVERFRONT AND MEAN ANNUAL HIGH WATER (MAHW), SHOWN WERE DELINEATED AND SURVEY LOCATED BY WATERMAN DESIGN ASSOCIATES IN OCTOBER 2014.
- LIMIT OF ZONE A (AREAS SUBJECT TO 100-YEAR FLOOD) BASED ON ACTUAL TOPOGRAPHY (ELEVATION 198.0) AS INDICATED BY FIRM MAP 25017C0354F DATED JULY 7, 2014.

**DEVELOPMENT SUMMARY:**

TOTAL LOT AREA=12.26± ACRES  
 32 UNITS – INCLUDING 3 EXISTING DWELLINGS RELOCATED

- 10% OR 5,000 SF (WHICHEVER IS GREATER) OF RIVERFRONT MAY BE ALTERED. RIVERFRONT ON-SITE=290,400±; THEREFORE THE CONSERVATION COMMISSION COULD ALLOW UP TO 29,040 SF RIVERFRONT ALTERATION.
- STORMWATER MANAGEMENT REGULATIONS WERE NOT CONSIDERED IN THIS MASSING STUDY BUT MUST BE MET UNDER STATE REGULATION. STORMWATER MANAGEMENT EXEMPT FROM RIVERFRONT CALCULATION IF THERE IS NO ALTERNATIVE.
- LOW IMPACT DEVELOPMENT TECHNIQUES SHALL BE UTILIZED WHERE FEASIBLE FOR STORMWATER.

**"THE NEW ENGLAND SUBDIVISION"  
 CONCEPTUAL SITE LAYOUT PLAN**

LOCATION: 31, 39 & 45 MARTIN STREET  
 TOWN: ACTON, MASSACHUSETTS  
 PREPARED FOR:

**SEAL HARBOR**

SCALE: 1"=40' DATE: JUNE 1, 2016

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REVISIONS  
 8-8-16 GROUP HOMES ELIMINATED

**PERMIT SET  
 NOT FOR CONSTRUCTION**

PROJECT No.: 15-5182 PLAN No. 5182 CP-3