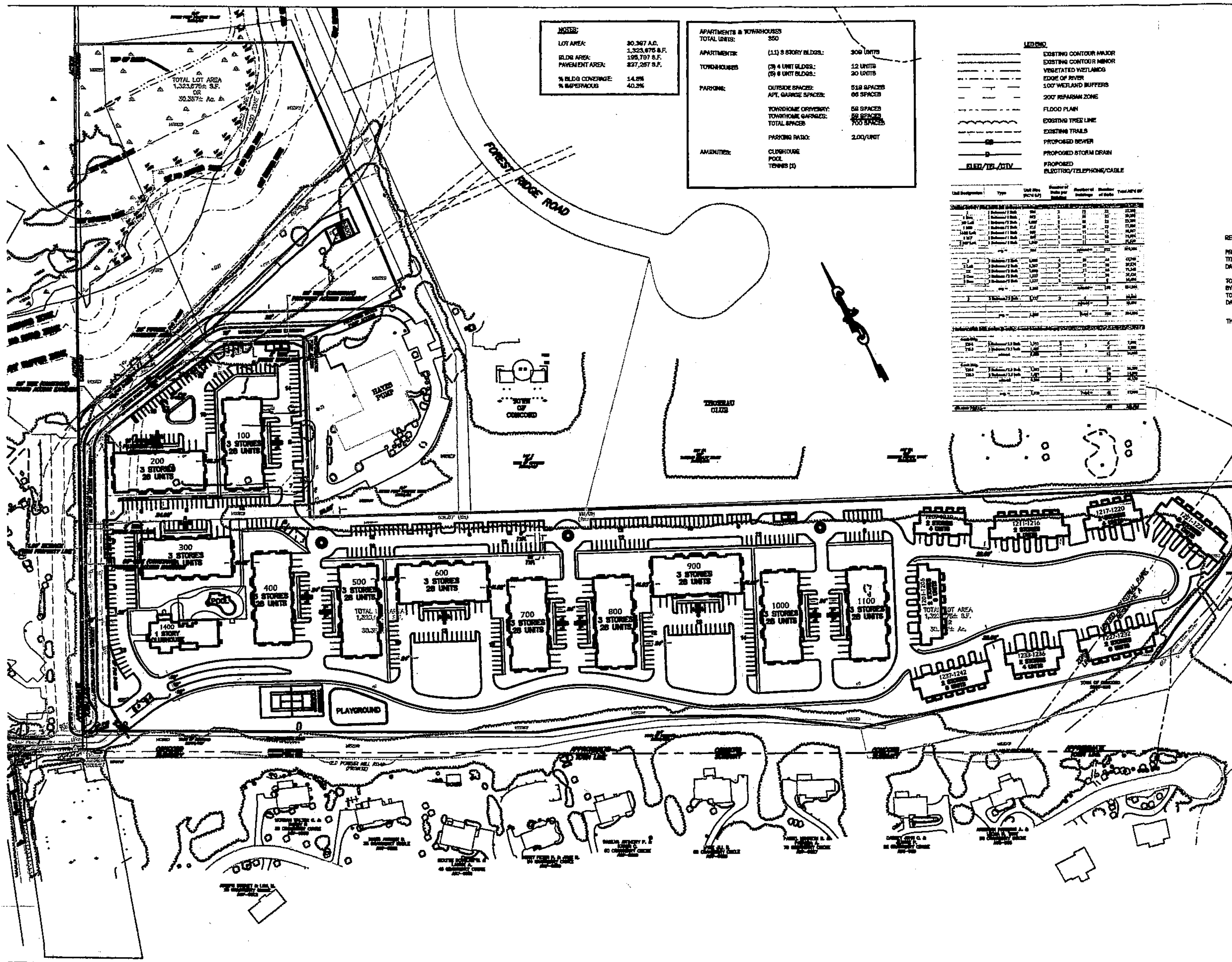

NOTES:

LOT AREA:	30.387 A.C. 1,323,676 S.F.
BLDG AREA:	195,707 S.F.
PAVEMENT AREA:	337,267 S.F.
% BLDG COVERAGE:	14.8%
% IMPERVIOUS	40.3%

APARTMENTS & TOWNHOUSES TOTAL UNITS:	350	
APARTMENTS:	(11) 3 STORY BLDGS.:	308 UNITS
TOWNHOUSES	(3) 4 UNIT BLDGS.:	12 UNITS
	(5) 6 UNIT BLDGS.:	30 UNITS
PARKING:	OUTSIDE SPACES:	519 SPACES
	APT. GARAGE SPACES:	66 SPACES
	TOWNHOME DRIVEWAY:	58 SPACES
	TOWNHOME GARAGES:	58 SPACES
	TOTAL SPACES	700 SPACES
	PARKING RATIO:	2.00/UNIT
AMENITIES:	CLUBHOUSE	
	POOL	
	TENNIS (1)	

LEGEND

- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- VEGETATED WETLANDS
- EDGE OF RIVER
- 100' WETLAND BUFFERS
- 200' RIPARIAN ZONE
- FLOOD PLAIN
- EXISTING TREE LINE
- EXISTING TRAILS
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- ELEC/TEL/CTV — PROPOSED ELECTRIC/TELEPHONE/CABLE

PREPARED FOR:

WEST CONCORD DEVELOPMENT, LLC.
160 GOULD ST. SUITE 121
NEEDHAM, MASSACHUSETTS 02494

BEALS · ASSOCIATES INC.

98 North Washington Street · Boston, Massachusetts 02114
Phone: 617 742-3254 · Fax: 617 742-0318

REFERENCES:

PROPERTY LINE INFORMATION TAKEN FROM THE "ALTA/ACSM LAND TITLE SURVEY" PLAN PREPARED BY Precision Land Surveying, Inc., DATED JULY 2007.

TOPOGRAPHICAL INFORMATION TAKEN FROM AERIAL PHOTOGRAPHS BY COL-EAST, INC. DATED NOVEMBER 1, 2006 AND FROM A TOPOGRAPHIC PLAN BY Precision Land Surveying, Inc. of Sudbury Road DATED JULY 2007.

THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.

NO.	REVISION/ISSUE	DATE

LAYOUT PLAN

PLANS TO ACCOMPANY A COMPREHENSIVE PERMIT

TO THE TOWN OF ACTON FOR
48 & 54 OLD POWDERMILL RD.
IN THE TOWN OF CONCORD,
MASSACHUSETTS

PROJECT 0472.01	DESIGNED GMG/T/M	SHEET
DATE JANUARY 25, 2008	CHECKED CAT	
SCALE AS NOTED	REVISED	