ASSESSORS:
MAP F-3, LOTS 54 & 61

ZONING:
RESIDENCE 2, R-2

USE:
CHILD CARE FACILITY PER MGL CH 40A §3. (ALLOWED)

OVERLAY DISTRCITS:
NO KNOWN OVERLAY DISTRICTS

REFERENCES:
DEED BOOK 50746, PAGE 581
DEED BOOK 46680, PAGE 285 (PARCEL 61)
DEED BOOK 42632, PAGE11 (PARCEL 61)
DEED BOOK 22173, PAGE 308 (PARCEL 54)
DEED BOOK 6562, PAGE 329
DEED BOOK 5658, PAGE 104
PLAN 108 OF 2008
PLAN 646 OF 2006 (PARCEL 61)
PLAN 420 OF 1932
PLAN 1276 OF 1941
1954 COUNTY LAYOUT FOR MAIN STREET
1950 STATE HIGHWAY LAYOUT NOS. 3713 & 3781
SANITARY SEWER SKETCHES FROM ACTON BOARD OF HEALTH

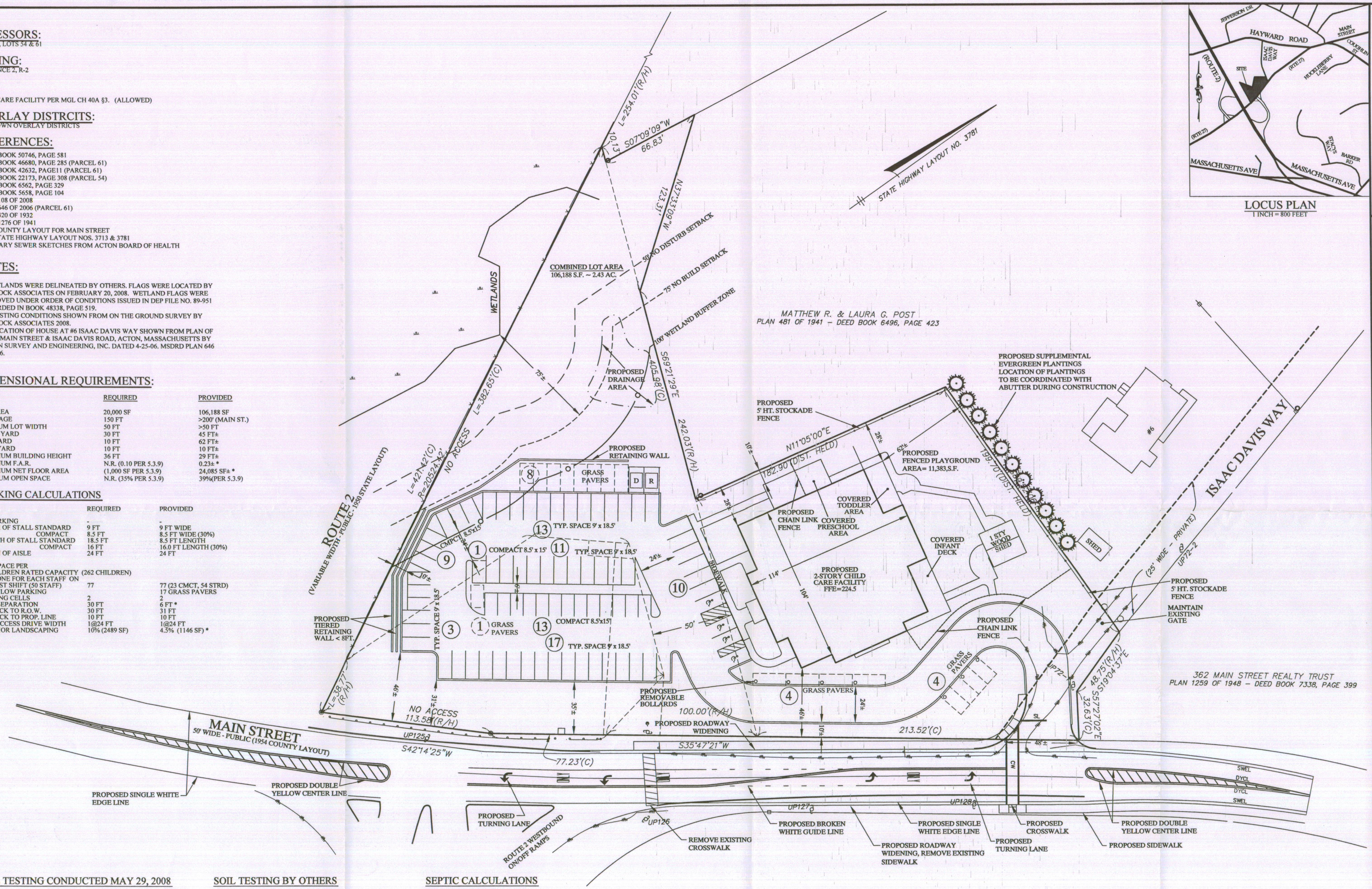
NOTES:
1) WETLANDS WERE DELINEATED BY OTHERS. FLAGS WERE LOCATED BY HANCOCK ASSOCIATES ON FEBRUARY 20, 2008. WETLAND FLAGS WERE APPROVED UNDER ORDER OF CONDITIONS ISSUED IN DEP FILE NO. 89-951 RECORDED IN BOOK 48338, PAGE 519.
2.) EXISTING CONDITIONS SHOWN FROM ON THE GROUND SURVEY BY HANCOCK ASSOCIATES 2008.
3.) LOCATION OF HOUSE AT #6 ISAAC DAVIS WAY SHOWN FROM PLAN OF LAND MAIN STREET & ISAAC DAVIS ROAD, ACTON, MASSACHUSETTS BY ACTON SURVEY AND ENGINEERING, INC. DATED 4-25-06. MSDRD PLAN 646 OF 2006.

DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROVIDED
LOT AREA	20,000 SF	106,188 SF
FRONTAGE	150 FT	>200' (MAIN ST.)
MINIMUM LOT WIDTH	50 FT	>50 FT
FRONT YARD	30 FT	45 FT±
SIDE YARD	10 FT	62 FT±
REAR YARD	10 FT	10 FT±
MAXIMUM BUILDING HEIGHT	36 FT	29 FT±
MAXIMUM F.A.R.	N.R. (0.10 PER 5.3.9)	0.23± *
MAXIMUM NET FLOOR AREA	(1,000 SF PER 5.3.9)	24,085 SF± *
MINIMUM OPEN SPACE	N.R. (35% PER 5.3.9)	39%(PER 5.3.9)

PARKING CALCULATIONS

	REQUIRED	PROVIDED
90° PARKING	-	-
WIDTH OF STALL STANDARD	9 FT	9 FT WIDE
COMPACT	8.5 FT	8.5 FT WIDE (30%)
LENGTH OF STALL STANDARD	18.5 FT	8.5 FT LENGTH
COMPACT	16 FT	16.0 FT LENGTH (30%)
WIDTH OF AISLE	24 FT	24 FT
ONE SPACE PER 10 CHILDREN RATED CAPACITY (262 CHILDREN) PLUS ONE FOR EACH STAFF ON HIGHEST SHIFT (50 STAFF)	77	77 (23 CMCT, 54 STRD)
OVERFLOW PARKING		17 GRASS PAVERS
PARKING CELLS	2	2
CELL SEPARATION	30 FT	6 FT *
SETBACK TO R.O.W.	30 FT	31 FT
SETBACK TO PROP. LINE	10 FT	10 FT
MIN. ACCESS DRIVE WIDTH	1@24 FT	1@24 FT
INTERIOR LANDSCAPING	10% (2489 SF)	4.3% (1146 SF) *



SOIL TESTING CONDUCTED MAY 29, 2008

DH-2008-1	(211.3±)	DH-2008-4	(212.2▯)
MOTTLES AT 72"	(205.30)	MOTTLES AT 34"	(209.36)
WEEPING AT 101"	(202.88)	WEEPING AT 72"	(206.20)
REFUSAL AT 180"	(196.30)	REFUSAL AT 126"	(201.70)
DH-2008-2	(210.9±)	DH-2008-A	(211.6▯)
MOTTLES AT 58"	(206.06)	MOTTLES AT 39"	(208.35)
WEEPING AT 119"	(200.98)	WEEPING AT 62"	(206.43)
REFUSAL AT 197"	(194.48)	REFUSAL AT 104"	(202.93)
DH-2008-3	(210.5±)	DH-2008-B	(213.1▯)
MOTTLES AT 36"	(207.50)	MOTTLES AT 31"	(210.51)
WEEPING AT 77"	(204.08)	WEEPING AT 68"	(207.43)
REFUSAL AT 121"	(200.42)	REFUSAL AT 108"	(204.10)

SOIL TESTING BY OTHERS

TH 96-1	ESHGWT@28" (211.4±)	PT 96-A	7 MPI
TH 96-2	ESHGWT@28" (210.5±)	PT 96-B	15 MPI
TH 16-1	ESHGWT@36" (211.0±)		
TH 16-2	ESHGWT@46" (209.6±)		

SEPTIC CALCULATIONS
CHILD CARE FACILITY
262 CHILDREN
50 STAFF
312 TOTAL OCCUPANCY
10 GPD/PERSON
DESIGN FLOW RATE = 312 X 10=3,120 GPD

PRESBY DESIGN
107 SF PER 100 GALLONS
REQUIRED SAND AREA 3,360 SF
APPROXIMATE BED AREA REQUIRED = 3,500 SF

HIGHEST ESTIMATED SEASONAL HIGH GROUNDWATER = 210.5
BASED ON DH-2008-B
ESTIMATED GROUNDWATER MOUNDING = 4'
REQUIRED SEPARATION FROM GROUNDWATER MOUND=4'
BOTTOM OF SYSTEM ELEVATION = 218.5
ELEVATION OVER SYSTEM = 221±

SCALE: 1" = 30'
0 30 60 120

LOCUS PLAN
1 INCH = 800 FEET

SITE ADDRESS:

Next Generation Children's Center

348, 350 & 352 Main Street
Acton, Massachusetts 01720

PREPARED FOR:

Walker Realty, LLC

2 Lan Drive
Westford, Massachusetts 01886

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Landscape Architects
Environmental Consultants

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COMMONWEALTH OF MASSACHUSETTS
JOSEPH D. PEZNOLA
CIVIL
No. 35117
REGISTERED
PROFESSIONAL ENGINEER
5/1/09

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
1	KLE	JDP	3-31-09	MINOR PKG./DIMS/TREES

DATE:	3/15/09	DESIGN BY:	KLE
SCALE:	1" = 30'	DRAWN BY:	FWB/JM
		CHECK BY:	JDP

SITE PLAN

PLOT DATE: Mar 31, 2009 2:51 pm
PATH: L:\14188\dwg

DWG:	14188-working 2.dwg
LAYOUT:	SITE PLAN
SHEET:	1 OF 1
JOB NO.:	14188

1