SITE PLAN
FOR
WEST ACTON VILLAGE ECOLOGY
525-541 MASSACHUSETTS AVENUE
3-7 SPRUCE STREET
ACTON, MASSACHUSETTS

DATE: JULY 31, 2009

RECORD OWNER:

PARCEL 105	525 MASS AVE LLC 543 MASSACHUSETTS AVE ACTON, MA 01720
PARCEL 104	525 MASS AVE LLC 543 MASSACHUSETTS AVE ACTON, MA 01720
PARCEL 103	531 MASS AVE LLC 543 MASSACHUSETTS AVE ACTON, MA 01720
PARCEL 114	537 MASS AVE LLC 543 MASSACHUSETTS AVE ACTON, MA 01720
PARCEL 113	541 MASS AVE LLC 543 MASSACHUSETTS AVE ACTON, MA 01720
PARCEL 112	543-545 MASS AVE LIMITED PARTNERSHIP 543-545 MASSACHUSETTS AVE ACTON, MA 01720
PARCEL 94 UNIT 2	BITTERROOT GROUP LLC 3 SPRUCE STREET ACTON, MA 01720
UNIT 3	543-545 MASS AVE LIMITED PARTNERSHIP 543-545 MASSACHUSETTS AVE ACTON, MA 01720
PARCEL 97 UNIT 1	PRESTI FAMILY LIMITED PARTNERSHIP 585 MASSACHUSETTS AVE ACTON, MA 01720

REFERENCE:

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT

PARCEL 105	DEED BOOK 49223 PAGE 364
PARCEL 104	DEED BOOK 49223 PAGE 364
PARCEL 103	DEED BOOK 44299 PAGE 210
PARCEL 114	DEED BOOK 44299 PAGE 207
PARCEL 113	DEED BOOK 44299 PAGE 182
PARCEL 112	DEED BOOK 15300 PAGE 519
PARCEL 94	
UNIT 2	DEED BOOK 42957 PAGE 226
UNIT 3	DEED BOOK 19220 PAGE 223
PARCEL 97	
UNIT 1	DEED BOOK 41606 PAGE 171

PLAN No. 62 OF 1944
TOWN OF ACTON ASSESSORS MAPS
MAP F-2A, PARCELS 94, 97, 103, 104, 105, 112, 113, 114

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ZONING DISTRICT:

WEST ACTON VILLAGE (WAV)
GROUNDWATER PROTECTION DISTRICT ZONE 3
WEST ACTON HISTORIC DISTRICT

APPLICANT:

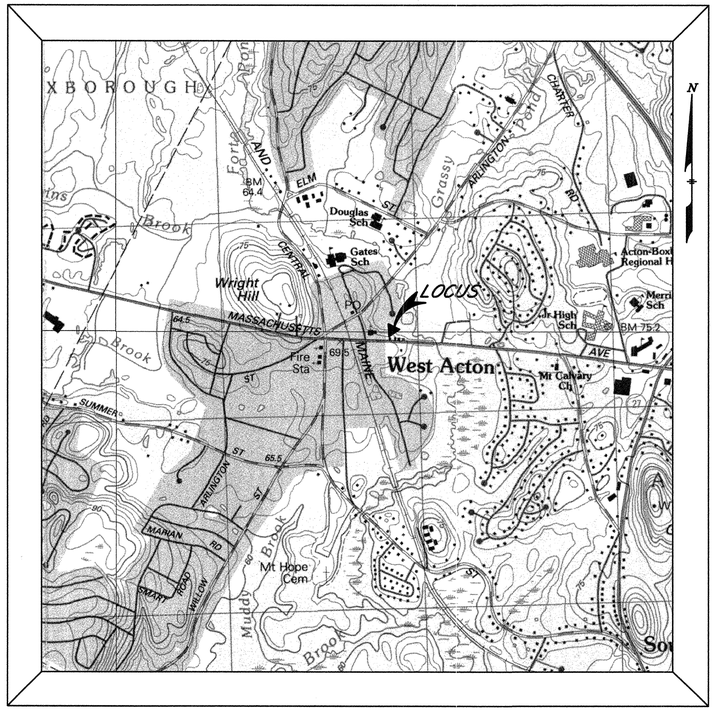
531 MASS AVE LLC
543 MASSACHUSETTS AVE
ACTON, MA

ENGINEER/SURVEYOR

STAMSKI AND MCNARY, INC
80 HARRIS STREET
ACTON, MASSACHUSETTS 01720
(978) 263-8585

COMMONWEALTH OF MASSACHUSETTS — JOSEPH MARCH — CIVIL — No. 46472 — REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH OF MASSACHUSETTS — WILLIAM F. McNARY — No. 30753 — PROFESSIONAL LAND SURVEYOR



LOCUS PLAN
SCALE: 1"=1200'

0 600 1200 2400 4800

LAND USE DATA: 525–541 MASSACHUSETTS AVE.

ZONING REQUIREMENTS

ZONING DISTRICT:	WEST ACTON VILLAGE (WAV)	
	REQUIRED:	PROVIDED:
MIN LOT AREA:	NR	176,871 SF
MIN LOT FRONTAGE:	NR	1,062± FT
MIN LOT WIDTH:	NR	567± FT
MIN FRONT YARD:	5 FT	5± FT
MIN SIDE & REAR YARD:	NR	NR
MIN OPEN SPACE:	NR	74%
MAX FLOOR AREA RATIO	0.40	0.40
MAX HEIGHT	36 FT	<36 FT
MIN SIDE YARD ABUTTING R DIST.:	20 FT	>20 FT

FLOOR AREA REQUIREMENTS

LOT AREA =		176,871 SF
WETLAND AND/OR FLOODPLAIN AREA =		94,072 SF (53%)
DEVELOPABLE SITE AREA (DSA) =		82,799 SF
MAX NET FLOOR AREA ALLOWED :	0.4 x 82,799 =	33,120 SF
PROPOSED NET FLOOR AREA =		33,120 SF
PROPOSED FLOOR AREA RATIO =		0.40
PROPOSED GROSS FLOOR AREA =		46,684 SF

PARKING REQUIREMENTS:
(FROM SECTION 6.3.1, 50% FOR COLLECTIVE USE PARKING: SECTION 6.9.4.4)

	WEEKDAY	NIGHTS/WEEKENDS
RETAIL (7,557 S.F.) : 1 SPACE / 300 S.F. X 0.5	12.6 SPACES	12.6 SPACES
OFFICE (12,633 S.F.; #541 PARKING EXISTING) : 1 SPACE / 250 S.F. X 0.5	25.3 SPACES	0 SPACES
RESTAURANT (57 SEATS) : 1 SPACE / 3 SEATS	9.5 SPACES	9.5 SPACES
COMMUNITY SPACE : POTENTIAL MAX.	8.6 SPACES	12.5 SPACES
AUDITORIUM : POTENTIAL MAX.	0 SPACES	37.5 SPACES
NUMBER OF SPACES REQ'D =	56 SPACES	73 SPACES
NUMBER OF SPACES PROVIDED =	72 SPACES*	93 SPACES**

*STANDARD SIZE = 58, HANDICAPPED SPACES = 3 (4%), COMPACT SPACES = 11
** INCLUDES 21 ADJOINING SPACES OF #541–#545 MASSACHUSETTS AVE.

SEWAGE FLOW:

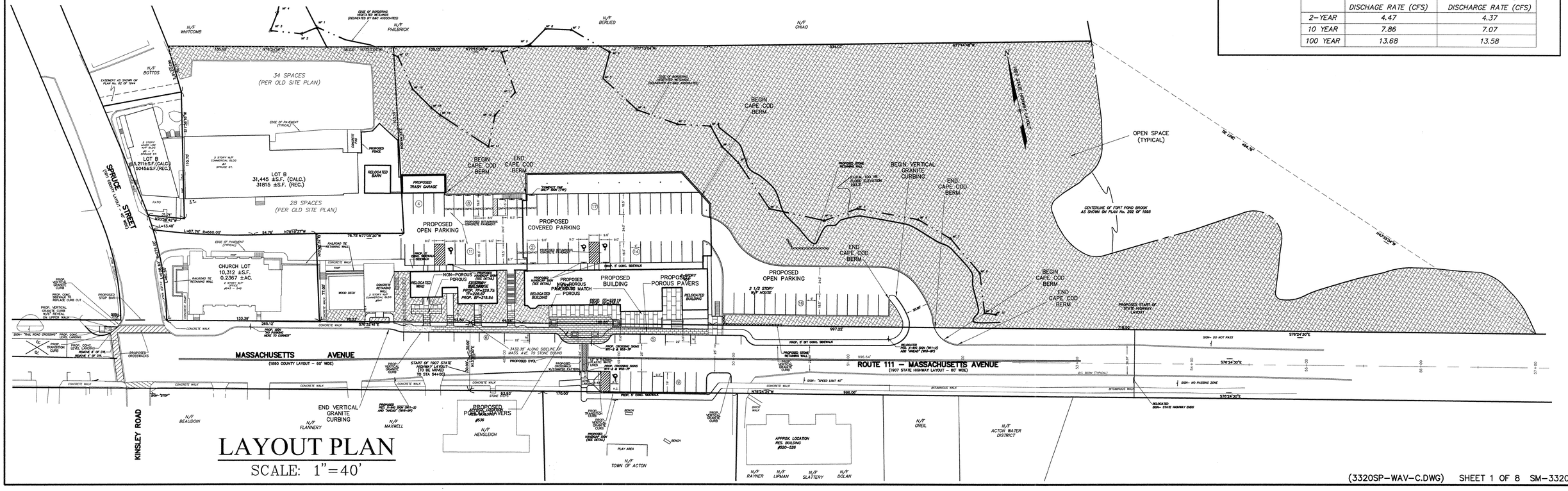
RETAIL: 7,557 x 50 GPD/1,000 S.F. =	378 GPD
RESTAURANT: 57 x 35 GPD/SEAT =	1995 GPD
OFFICE : 15,349 x 75 GPD/1000 S.F. =	1,151 GPD
COMMUNITY SPACE/AUDITORIUM POTENTIAL MAX. =	1,050 GPD
MAX. DESIGN FLOW =	4,574 GPD

DRAINAGE:

MINIMUM DISTANCE TO GROUNDWATER = 3.5 FT (OH–1)

PEAK DISCHAGE RATES:

	PRE–DEVELOPMENT DISCHAGE RATE (CFS)	POST–DEVELOPMENT DISCHARGE RATE (CFS)
2–YEAR	4.47	4.37
10 YEAR	7.86	7.07
100 YEAR	13.68	13.58



LAYOUT PLAN
SCALE: 1"=40'