



**DEVELOPMENT DATA:**

EXISTING:

DWELLING LOCATED AT 93 CENTRAL STREET TO BE RAZED AND DRIVEWAY TO BE REMOVED.

PROPOSED DEVELOPMENT: FOUR SINGLE FAMILY UNITS

(4) 3-BEDROOM UNITS = 12 BEDROOMS  
(1) AFFORDABLE UNIT; (LOT 1)

DWELLING UNIT DENSITY:

TOTAL SITE AREA = 41,034 SF = 0.94 ACRES  
THERE ARE NO WETLANDS LOCATED ON THE SITE  
TOTAL UPLAND AREA = 0.94 ACRES  
TOTAL NUMBER OF UNITS = 4  
NUMBER OF UNITS PER ACRE = 4.3

EXISTING IMPERVIOUS COVER = 0.04 ACRES (4%)

PROPOSED BUILDING COVERAGE = 0.16 ACRES (15.6%)

PROPOSED IMPERVIOUS COVER = 0.32 ACRES (33%)

FLOOR AREA RATIO:

GROSS FLOOR AREAS-EXCLUDES STAIRS

BASEMENT = 819 SF

MAIN LEVEL = 1,587 SF

TOTAL = 2,406 SF x 4 UNITS = 9,624 SF

FLOOR AREA RATIO = 9,624/41,034 = 0.23

**ZONING INFORMATION**

DISTRICT:  
R-2 (RESIDENCE 2)

OVERLAY DISTRICTS:  
GROUNDWATER PROTECTION DISTRICT 4

FLOODZONE:  
ZONE X (OUTSIDE OF 500 YR FLOODPLAIN)

ZONING REQUIREMENTS:

|                           | MINIMUM REQUIRED | PROPOSED LOT 1 | PROPOSED LOT 2 | PROPOSED LOT 3 | PROPOSED LOT 4 | PROPOSED PARCEL A | PROPOSED PARCEL B | PROPOSED PARCEL C |
|---------------------------|------------------|----------------|----------------|----------------|----------------|-------------------|-------------------|-------------------|
| AREA (sf):                | 20,000           | 4,236          | 6,798          | 4,451          | 4,258          | 2,897             | 7,973             | 10,420            |
| FRONTAGE (ft):            | 150              | N/A            | N/A            | N/A            | N/A            | N/A               | N/A               | N/A               |
| FRONT YARD SETBACK (ft):  | 30               | 53.5           | 48.6           | N/A            | 10.3           | N/A               | N/A               | N/A               |
| REAR YARD SETBACK (ft):   | 10               | 7              | 5.5            | 16.2           | 17.6           | N/A               | N/A               | N/A               |
| * SIDE YARD SETBACK (ft): | 10               | 6.2            | 6.2            | 6.1            | 5.2            | N/A               | N/A               | N/A               |
| MIN. LOT WIDTH (ft):      | 50               | N/A            | N/A            | N/A            | N/A            | N/A               | N/A               | N/A               |
| NO. UNITS PER LOT:        | 1                | 1              | 1              | 1              | 1              | 0                 | 0                 | 0                 |
| FLOOR AREA RATIO:         | N/A              | N/A            | N/A            | N/A            | N/A            | N/A               | N/A               | N/A               |

\* 10' MIN TO EXTERNAL PROPERTY LINE



ENDORSEMENT PERTAINS TO EXISTING CONDITIONS ONLY

*Douglas W. Andry* 8/9/10  
PROFESSIONAL LAND SURVEYOR DATE



| No. | DATE    | DESCRIPTION      |
|-----|---------|------------------|
| 4   | 8/6/10  | REVISE BUILDINGS |
| 3   | 1/6/10  | TOWN COMMENTS    |
| 2   | 11/2/09 | TOWN COMMENTS    |
| 1   | 9/29/09 | TOWN COMMENTS    |

REVISIONS

**MASTER PLAN MARSH VIEW**

93 CENTRAL STREET  
ACTON, MA

PREPARED FOR:  
WESTCHESTER HOMES, INC.  
30 NAGOG PARK  
ACTON, MA 01720

SCALE: 1"=60' DATE: JUNE 19, 2009

Acton Survey & Engineering, Inc. Since 1967

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