

3.12 Subdivision

The proposed housing does not constitute a Subdivision. A Designer's Certificate is not required. The Applicant states herein that Applicant will retain the fee in the streets shown on these plans and further states that Applicant will not propose the streets for acceptance by the Town of Acton and will not attempt to convey the fee in the streets to the Town of Acton.

3.13 Traffic Study

The proposed uses of the site will not exceed an average of 400 additional trip ends per weekday. A Traffic Study is not required. Informal traffic observations and traffic counts during daily rush hours (4 PM to 6 PM) along Great Road in the vicinity of the proposed housing indicate that, at the present time, turning movements into and out from Gould's Plaza and Makaha Restaurant onto Great Road are not impeded to any extent lasting more than 12 to 15 seconds, on average. It is not expected that the proposed housing at The Meadows at Acton will have any impact on traffic movements along Great Road, either for through traffic or for vehicles entering or leaving the site.

3.14 Site Plan

The following engineering plans conform to the items required under the CONTENTS OF AN APPLICATION for a Comprehensive Permit, including:

- 3.14 Plan
- 3.14.1 Title Sheet
- 3.14.2 Master Plan Sheet
- 3.14.3 Recordable Plan Sheet
- 3.14.4 Natural Features and Existing Conditions Plan
- 3.14.5 Site Development Plan
- 3.14.6 Plan and Profile Sheet
- 3.14.7 Construction Details Plan
- 3.14.8 Landscape Plan
- 3.14.9 Erosion and Sedimentation Control Plan

A **Conceptual Subdivision Plan** precedes the items listed above. This subdivision plan conforms to all Acton Zoning and Subdivision Regulations, indicating that, under current zoning controls, three conforming lots are possible on the site. The Acton Zoning Bylaw allows for wastewater limits of 6,000 gallons per day per lot in the Zone 3 of the Aquifer Protection District, or potentially a daily production of 18,000 gallons. Please note that daily wastewater production from the proposed housing is less than 10,000 gallons per day.