SENIOR RESIDENCE SPECIAL PERMIT PLAN

FOR

ELLSWORTH VILLAGE

BRABROOK ROAD
ACTON, MASSACHUSETTS

LOCUS PLAN
SCALE: 1"=1,200'
0 600 1200 2400 4800

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ZONING DISTRICT:

RESIDENCE 8 (R–8)
GROUNDWATER PROTECTION DISTRICT ZONE 4
AFFORDABLE HOUSING OVERLAY DISTRICT SUB–DISTRICT B (PARCELS 1A–1, 1A–2 AND LOT 1C)

REFERENCE

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 18144 PAGE 70
DEED BOOK 43318 PAGES 277
PLAN No. 466 OF 1956
PLAN No. 408 OF 1987
PLAN No. 234 OF 1992
PLAN No. 497 OF 2004
ACTON, MASS. – TOWN ATLAS
MAP F–4 PARCEL 69 &
MAP F–5 PARCEL 40

THIS PLAN IS SUBJECT TO A SENIOR RESIDENCE SPECIAL PERMIT GRANTED BY THE BOARD WITH CONDITIONS AND LIMITATIONS, DATED APRIL 26, 2005.

APPROVED BY:
TOWN OF ACTON
PLANNING BOARD

Roland Bartl

September 8, 2005
DATE

RECORD OWNERS:

ROBERT R. MORAN AND
RICHARD B. WARREN, TRUSTEES,
125–135 GREAT ROAD REALTY TRUST
171 GREAT ROAD
ACTON, MASSACHUSETTS

JAMES D. FENTON
3 MILBERY LANE
ACTON, MASSACHUSETTS

MICHAEL J. JEANSON
12 KENNEDY LANE
ACTON, MASSACHUSETTS

APPLICANT:

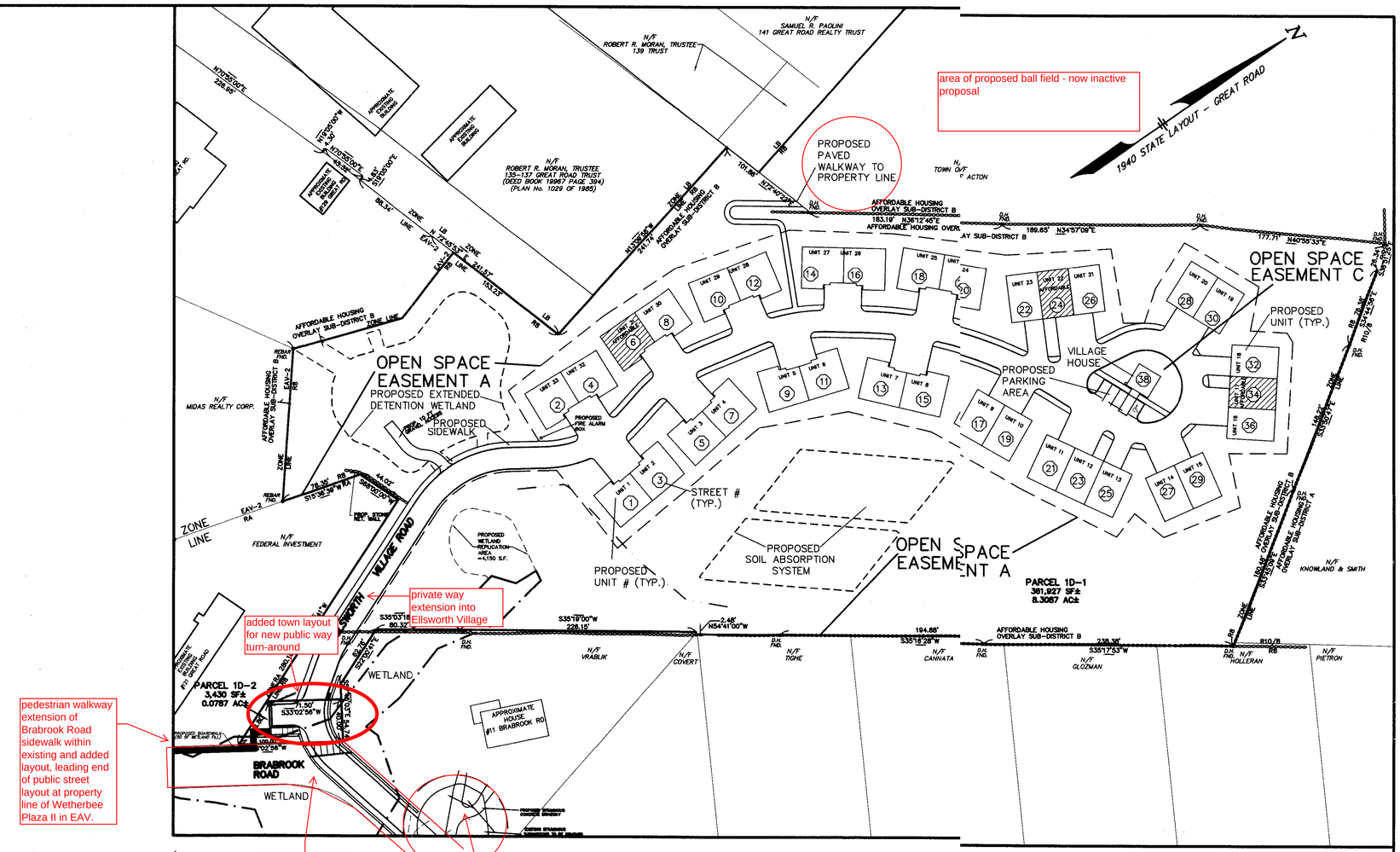
ELLSWORTH VILLAGE, LLC
P.O. BOX 985
ACTON, MA 01720

ENGINEER/SURVEYOR:

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

JOSEPH MARCH CIVIL #40472
COMMONWEALTH OF MASSACHUSETTS JOSEPH MARCH # 38384 PROFESSIONAL ENGINEER

DATE: NOVEMBER 19, 2004
REV: MARCH 1, 2005
REV: AUGUST 1, 2005
REV: AUGUST 24, 2005



GENERAL SITE LAYOUT / MASTER PLAN

SCALE: 1"=60'

LEGEND:

UP116/6	EXISTING UTILITY POLE
N/F	NOW OR FORMERLY
	EDGE OF BORDERING VEGETATED WETLANDS
	EXISTING STONEWALL
D.H.	DRILL HOLE
FND.	FOUND
LB	LIMITED BUSINESS DISTRICT
R8	RESIDENCE 8 DISTRICT
R10/8	RESIDENCE 10/8 DISTRICT
RA	RESIDENCE A DISTRICT

LAND USE DATA

DIMENSIONAL REQUIREMENTS UNDER ZONING SECTION 9B (SENIOR RESIDENCE):

ZONING DISTRICT	REQUIRED: RESIDENCE 8	PROVIDED
TRACT SIZE	8 ACRES	8.3087 ACRES
MAX. DENSITY*	4 UNITS/ACRE	4 UNITS/ACRE
UNITS	33	33
AFFORDABLE UNITS	3	3
MIN. SETBACK FROM EXISTING STREET	45 FT	165 FT
MIN. SETBACK FROM TRACT BOUNDARY	30 FT	31 FT
MIN. SETBACK FROM COMMON LAND	10 FT	11 FT
MIN. SEPARATION OF BUILDINGS (W/DOORS)	20 FT	>20 FT
MIN. SEPARATION OF BUILDINGS (NO DOORS)	10 FT	11 FT
MAX. HEIGHT OF BUILDINGS	36 FT	36 FT
MAX. HORIZONTAL DIMENSION OF A BUILDING	200 FT	90 FT
MAX. HORIZONTAL DIMENSION OF A BUILDING	200 FT	90 FT

*DENSITY BONUS W/10% AFFORDABLE UNITS

PARKING REQUIREMENTS:	REQUIRED	PROVIDED
2 SPACES/DWELLING UNIT	66	70

COMMON LAND REQUIREMENTS:	REQUIRED	PROVIDED
MIN. AREA OF COMMON LAND	4.1544 AC (50%)	4.8601 AC (58.5%)**
WETLAND ON TRACT	---	0.0626 AC (0.75%)
WETLAND ALLOWED ON MIN. COMMON LAND AREA	0.0312 AC (0.75%)	0.1578 AC (3.80%)***
AREA OF DRAINAGE APPERTENANCES	---	0.4645 AC
EFFECTIVE COMMON LAND AREA= (4.8601–0.1578+0.0312–0.4645)	4.1544 AC (50%)	4.2690 AC (51.4%)

**UNADJUSTED
***INCLUDES WETLAND REPLICATION AREA

	REQUIRED	PROVIDED
MIN. AREA OF COMMON LAND LARGE PARCELS	3.8479 AC (80%)	4.7611 AC (98.0%)
MAX. IMPERVIOUS COVER ON COMMON LAND	0.2430 AC (5%)	0.0672 AC (1.4%)