THE NEW ENGLAND SUBDIVISION

40B COMPREHENSIVE PERMIT APPLICATION

Martin Street

Acton, Massachusetts

APPLICANT:
Seal Harbor Development
1 Nagog Park
Acton, MA 01720

OWNERS:
Jacqueline A. Evans (31 Martin Street)
26 Converse Road
Marion, MA 02738

Alfred F. Murray
39 Martin Street
Acton, MA 01720

Nicholas C. Zavolas & Susan V. Day
45 Martin Street
Acton, MA 01720

PLANNER, LANDSCAPE ARCHITECT,
CIVIL ENGINEER & SURVEYOR:
Places Associates, Inc.
256 Great Road, Suite 4
Littleton, MA 01460

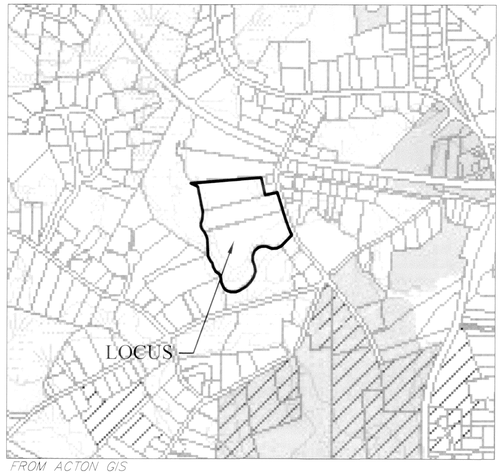
ACTON ASSESSORS DATA
Map H2, Parcels 11, 20 & 25

REFERENCES
Plan 347 OF 1992
Plan 770 OF 1982
Plan 115 OF 1967
Plan 1625 OF 1949

ZONING
Residence R2
Groundwater Protection Overlay District Zones 3&4
Floodplain Overlay District

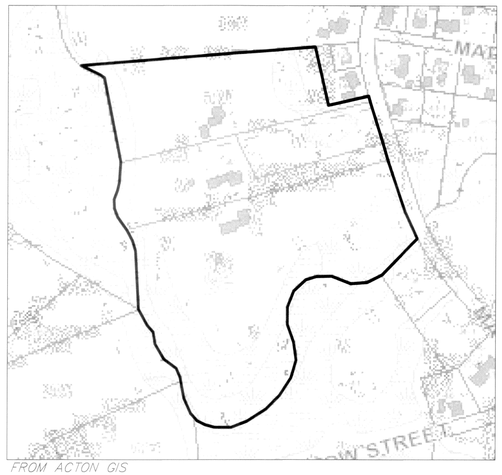
SITE CONTAINS FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP 25017C0354F EFFECTIVE JULY 7, 2014

SITE IS WITHIN A ZONE 3&4 GROUNDWATER PROTECTION DISTRICT.



FROM ACTON GIS

LOCUS
SCALE: 1" = 2000'



FROM ACTON GIS

LOCUS
SCALE: 1" = 200'

ZONING COMPLIANCE

	REQUIRED	EXISTING	PROPOSED
LOT AREA	20,000 SF	12.26 AC	12.26 AC
FRONTAGE (MIN)	150'	418.15'	418.15'
LOT WIDTH (MIN)	50	660'±	660'±
FRONT YARD (MIN)	30'	412.1'	30.0'
SIDE YARD (MIN)	10'	25.2'	14.4'
REAR YARD (MIN)	10'	220.0'	186.2'
LOT COVERAGE	NR		
FLOOR TO AREA	NR		
BUILDING HEIGHT (MAX)	36'		

PARKING PROVIDED FOR 32 UNITS
20 TWO CAR GARAGE =40 SPACES
5 SINGLE CAR GARAGE =5 SPACES
1 DRIVEWAY SPACE PER GARAGE SPACE =45
16 DESIGNATED SPACES =14
TOTAL=104 SPACES
=3.25 SPACES PER UNIT

BUILDABLE AREA CALCULATION
TOTAL SITE=12.26 AC
WETLAND AREA=5.83 AC
FLOOD HAZARD AREA=7.39 AC
TOTAL NON-BUILDABLE AREA=7.39 AC
TOTAL BUILDABLE SITE AREA=4.87 AC

PROPOSED LOT COVERAGE
BUILDING=39,663 SF (7.4%)
DRIVEWAY=47,866 SF (9.0%)
OPENSPACE=447,406 SF (83.8%)

SHEET INDEX

CP-1 NOTES & LEGEND
CP-2 EXISTING CONDITION
CP-3 PRELIMINARY SITE LAYOUT PLAN
CP-4 LAYOUT & UTILITY PLAN
CP-5 GRADING AND DRAINAGE PLAN
CP-6-9 CONSTRUCTION DETAILS (NOT IN THIS SET)
CP-10 EROSION AND SEDIMENTATION CONTROL PLAN (NOT IN THIS SET)
L-1 LANDSCAPE PLAN (NOT IN THIS SET)

COMMONWEALTH OF MASSACHUSETTS
SUSAN E CARTER
No. 41270
REGISTERED PROFESSIONAL ENGINEER
8-8-16

REVISIONS
8-8-16 GROUP HOMES ELIMINATED

PERMIT SET
NOT FOR CONSTRUCTION

COVER SHEET

LOCATION: 31, 39 & 45 MARTIN STREET
TOWN: ACTON, MASSACHUSETTS
PREPARED FOR:

SEAL HARBOR

SCALE: AS SHOWN DATE: JUNE 1, 2016

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PROJECT No.: 15-5182 PLAN No. 5182-COVER