

MBL NORTH

GROUNDWATER RECHARGE CALCULATIONS
TOTAL RECHARGE VOLUME REQUIRED(OVERALL SITE-NET INCREASE):
FOR NRCS SOIL CLASS B, DEPTH = 0.35 INCHES
TOTAL SITE IMPERVIOUS AREA = 0.552 ACRES (ROOF AND PARKING LOT)
RECHARGE VOLUME = 0.35 INCHES X 0.552 ACRES = 0.1932 ACRE-INCHES
0.1932 ACRE-INCHES / 12 INCHES/FT = 0.0161 ACRE-FT
0.0161 ACRE-FT X (43,560 S.F./ACRE) = 701.32 CU.FT. TO RECHARGE

MINIMUM DISTANCE TO GROUNDWATER IS 7FT. WHERE THE BASIN IS
PROPOSED NEAR TEST PIT#3(MOTTLES @ 200.0). TEST PIT#3 HAS BEEN
TAKEN FROM A PLAN TITLED, "SEWAGE DISPOSAL PLAN", PREPARED BY STAMSKI
AND McENARY, INC., DATED OCTOBER 10, 2014.

Table 3.2.4 Pre- and Post-Development Peak Discharge Rates

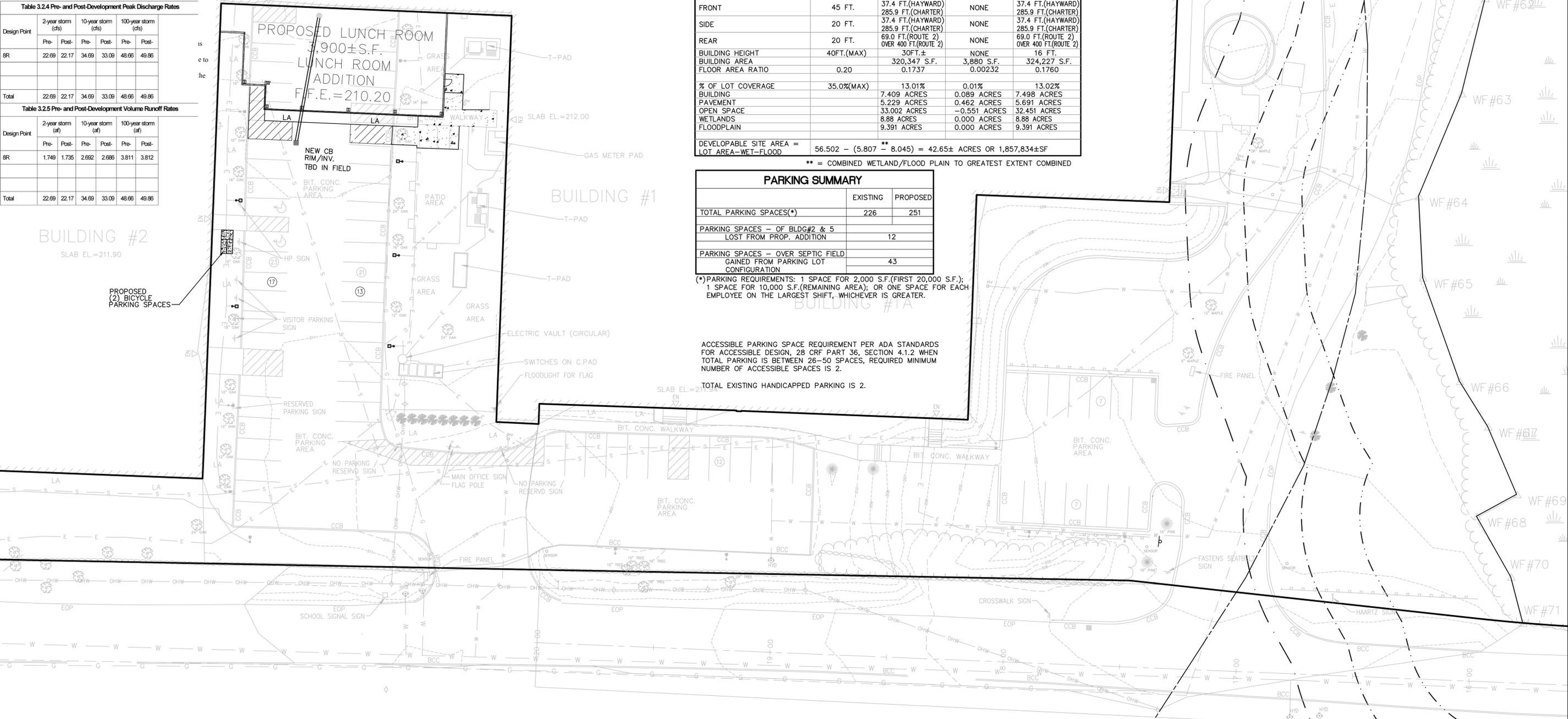
| Design Point | 2-year storm (cfs) | | 10-year storm (cfs) | | 100-year storm (cfs) | |
|--------------|--------------------|-------|---------------------|-------|----------------------|-------|
| | Pre- | Post- | Pre- | Post- | Pre- | Post- |
| BR | 22.69 | 22.17 | 34.69 | 33.09 | 48.66 | 49.86 |
| Total | 22.69 | 22.17 | 34.69 | 33.09 | 48.66 | 49.86 |

Table 3.2.5 Pre- and Post-Development Volume Runoff Rates

| Design Point | 2-year storm (af) | | 10-year storm (af) | | 100-year storm (af) | |
|--------------|-------------------|-------|--------------------|-------|---------------------|-------|
| | Pre- | Post- | Pre- | Post- | Pre- | Post- |
| BR | 1.749 | 1.735 | 2.692 | 2.686 | 3.811 | 3.812 |
| Total | 22.69 | 22.17 | 34.69 | 33.09 | 48.66 | 49.86 |

BUILDING #2
SLAB EL.=211.90

PROPOSED
(2) BICYCLE
PARKING SPACES



| ZONING TABLE | | | | |
|---|------------------------------|--|--------------|--|
| ZONE: GENERAL INDUSTRIAL GROUNDWATER PROTECTION ZONE 4 | | | | |
| USE: MANUFACTURING/INDUSTRIAL | | | | |
| | REQUIRED ALLOWED | EXISTING | CHANGE | PROPOSED |
| MIN. LOT AREA | 40,000 S.F. (0.918 ACRES) | 2,461,227± S.F. (56,502± ACRES) | NONE | 2,461,227± S.F. (56,502± ACRES) |
| FRONTAGE | 100 FT. | 1,616.44 FT. | NONE | 1,616.44 FT. |
| SETBACKS | | | | |
| FRONT | 45 FT. | 37.4 FT.(HAYWARD) 285.9 FT.(CHARTER) | NONE | 37.4 FT.(HAYWARD) 285.9 FT.(CHARTER) |
| SIDE | 20 FT. | 37.4 FT.(HAYWARD) 285.9 FT.(CHARTER) | NONE | 37.4 FT.(HAYWARD) 285.9 FT.(CHARTER) |
| REAR | 20 FT. | 69.0 FT.(ROUTE 2) OVER 400 FT.(ROUTE 2) | NONE | 69.0 FT.(ROUTE 2) OVER 400 FT.(ROUTE 2) |
| BUILDING HEIGHT | 40FT.(MAX) | 30FT.± | NONE | 16 FT. |
| BUILDING AREA | | 320,347 S.F. | 3,880 S.F. | 324,227 S.F. |
| FLOOR AREA RATIO | 0.20 | 0.1737 | 0.00232 | 0.1760 |
| % OF LOT COVERAGE | | | | |
| BUILDING | 35.0%(MAX) | 13.01% | 0.01% | 13.02% |
| PAVEMENT | | 7.409 ACRES | 0.089 ACRES | 7.498 ACRES |
| OPEN SPACE | | 5.229 ACRES | 0.462 ACRES | 5.691 ACRES |
| WETLANDS | | 33.002 ACRES | -0.551 ACRES | 32.451 ACRES |
| FLOODPLAIN | | 8.88 ACRES | 0.000 ACRES | 8.88 ACRES |
| | | 9.391 ACRES | 0.000 ACRES | 9.391 ACRES |
| DEVELOPABLE SITE AREA = LOT AREA-WET-FLOOD | | | | |
| | 56,502 - (5.807 - 8.045) = | 42.65± ACRES | OR | 1,857,834±SF |
| ** = COMBINED WETLAND/FLOOD PLAIN TO GREATEST EXTENT COMBINED | | | | |

| PARKING SUMMARY | | |
|--|----------|----------|
| TOTAL PARKING SPACES(*) | EXISTING | PROPOSED |
| | 226 | 251 |
| PARKING SPACES - OF BLDG#2 & 5 LOST FROM PROP. ADDITION | | 12 |
| PARKING SPACES - OVER SEPTIC FIELD GAINED FROM PARKING LOT CONFIGURATION | | 43 |

(*)PARKING REQUIREMENTS: 1 SPACE FOR 2,000 S.F.(FIRST 20,000 S.F.);
1 SPACE FOR 10,000 S.F.(REMAINING AREA); OR ONE SPACE FOR EACH
EMPLOYEE ON THE LARGEST SHIFT, WHICHEVER IS GREATER.

ACCESSIBLE PARKING SPACE REQUIREMENT PER ADA STANDARDS
FOR ACCESSIBLE DESIGN, 28 CRF PART 36, SECTION 4.1.2 WHEN
TOTAL PARKING IS BETWEEN 26-50 SPACES, REQUIRED MINIMUM
NUMBER OF ACCESSIBLE SPACES IS 2.
TOTAL EXISTING HANDICAPPED PARKING IS 2.

NOTE: THE PROPOSED BUILDING AND ADDITIONS ARE SHOWN FOR
COORDINATION PURPOSES ONLY. CONTRACTOR TO REFER TO ARCHITECTURAL
PLANS PREPARED BY THE ARCHITECT OF RECORD FOR EXACT DIMENSIONS AND
LAYOUT.

NOTES:
LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE
APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD BY THE
APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
THIS PLAN IS BASED ON AVAILABLE RECORD INFORMATION AND
PLANS AND AN ACTUAL ON THE GROUND FIELD SURVEY BY THIS
FIRM ON 06/19/2014 - 08/25/2014

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LUCS:WRLD
LIMAN:
CTB: MBL Standard

| No. | DATE | DESCRIPTION | BY |
|-----------|------------|--|-----|
| 3 | 06/26/2015 | PER PLANNING OFFICE MEETING 06/23/2015 | BMD |
| 2 | 06/19/2015 | AREA CALCULATIONS PER PB OFFICE | BMD |
| 1 | 6/9/2015 | ADD ZONING TABLE PER PLANNING OFFICE | THL |
| REVISIONS | | | |

| | |
|-----------------|------|
| PROJ. MANAGER: | MBL |
| CHIEF DESIGNER: | MBL |
| REVIEWED BY: | DATE |

SEAL

SEAL

PREPARED FOR
HAARTZ CORPORATION
87 HAYWARD ROAD
ACTON MASSACHUSETTS

| | |
|--------------------------------|---------------|
| SCALE: | HORZ.: 1"=20' |
| | VERT.: |
| DATUM: | HORZ.: |
| | VERT.: |
| 20 10 0 10 20 GRAPHIC SCALE | |

MBL

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SITE DEVELOPMENT PLANS
LAYOUT AND MATERIAL PLAN
87 HAYWARD ROAD
ACTON MASSACHUSETTS

PROJ. No.: 2014-028
DATE: MAY 28, 2015
C-4.0