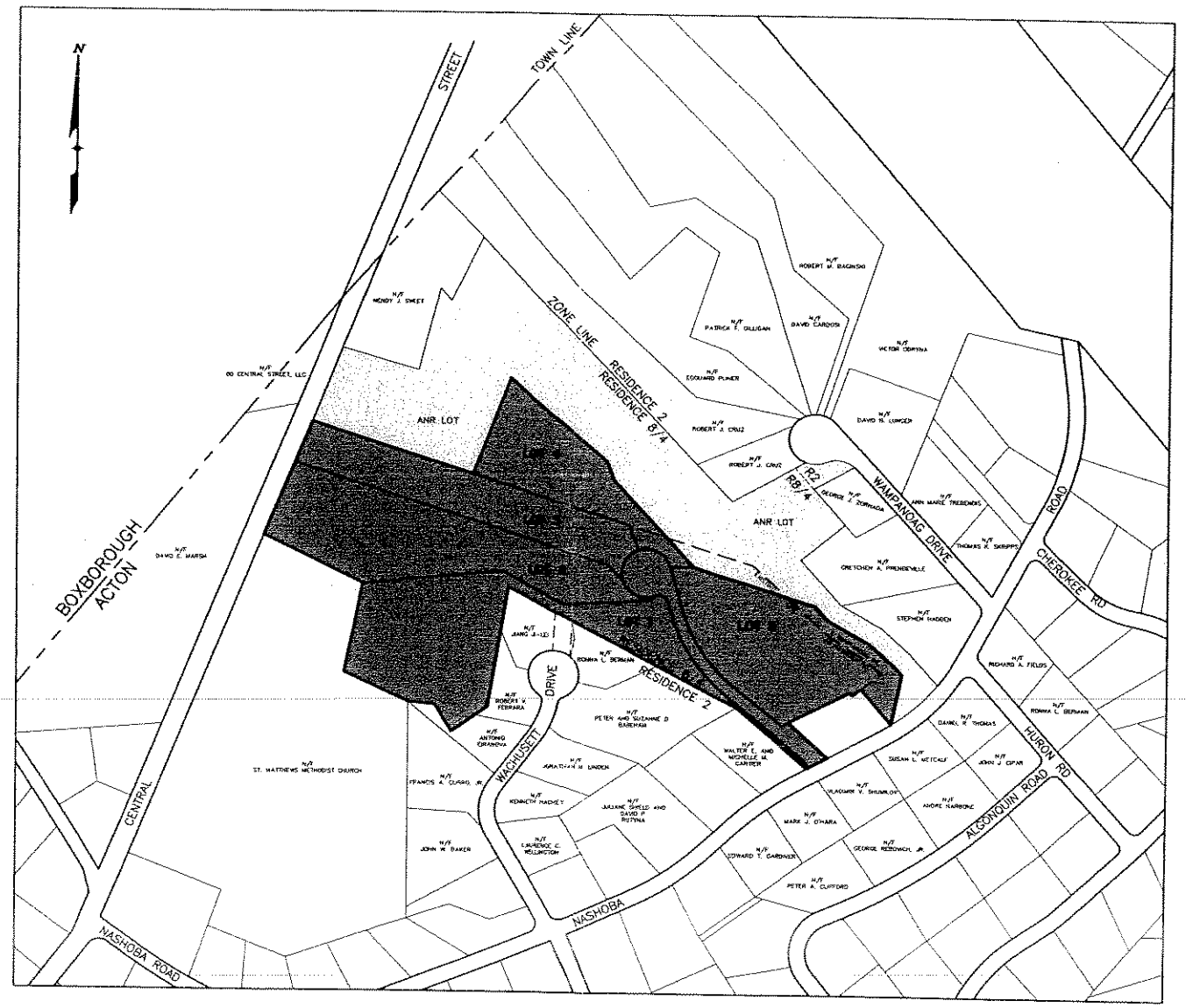
PRELIMINARY PLAN
FOR
MICMAC LANE
A RESIDENTIAL COMPOUND
ACTON, MASSACHUSETTS
FEBRUARY 16, 2007



LOCUS MAP
SCALE: 1"=200'

PLAN INDEX

SHEET 1	TITLE SHEET
SHEET 2	PRELIMINARY PLAN

RECORD OWNERS
JUDITH R. KOTANCHIK
48 NASHOBA ROAD
ACTON, MA 01720

RUTH E. PORTER
6 WAMPANOAG DRIVE
ACTON, MA 01720

APPLICANT
JAMES KOTANCHIK
48 NASHOBA ROAD
ACTON, MA 01720

ZONING DISTRICT
RESIDENCE 8/4
AFFORDABLE HOUSING OVERLAY DISTRICT:
SUB-DISTRICT A
GROUNDWATER PROTECTION DISTRICT:
ZONES 3 AND 4

REFERENCES
TOWN OF ACTON ASSESSORS:
MAP D-2, PARCELS 15 AND 15-1

ENGINEER/SURVEYOR
STAMSKI AND MCNARY, INC.
80 HARRIS STREET
ACTON, MA 01720
978-263-8585

WAMPANOAG (PUBLIC) DRIVE

N/F ZORNADA

N/F PRENDEVILLE

N/F HADDEN FAMILY 1996 REALTY TRUST

N/F PORTER

N/F CRUZ

N/F CRUZ

N/F SWEET

N/F PETERS

N/F CARTER

N/F BAREHAM

N/F BERKOVICH

N/F J-LEI

N/F FERRARA

N/F EIRANOVA

N/F ST. MATTHEWS METHODIST CHURCH

NASHOBA (PUBLIC-VARIABLE WIDTH) ROAD

CENTRAL STREET (1987 COUNTY LAYOUT-50'WIDE)

ACTON BOXBOROUGH

APPROXIMATE TOWN LINE

GROUNDWATER PROTECTION DISTRICT ZONE 4

GROUNDWATER PROTECTION DISTRICT ZONE 3

100' BUFFER ZONE

APPROXIMATE 200' RIVERFRONT AREA

APPROXIMATE LOCATION FORT POND BROOK (PERENNIAL)

EDGE OF BORDERING VEGETATED WETLANDS AS DELINEATED BY B & C ASSOCIATES

PROPOSED ACCESS AND UTILITY EASEMENT

PROPOSED DRAINAGE EASEMENT

40' APPROXIMATE EASEMENT FOR FUTURE ACCESS

EXISTING LOT LINE (TYP)

PROPOSED ANR LOT

LOT 1
158,963± SF
3.65± ACRES

LOT 2
137,244± SF
3.151± ACRES

LOT 3
99,539± SF
2.285± ACRES

LOT 4
80,469± SF
1.847± ACRES

LOT 5
116,992± SF
2.69± ACRES

PROPOSED DWELLING

EXISTING DWELLING #48

EXISTING DWELLING TO BE RAZED

EXIST. SEPTIC SYSTEM

PROPOSED INFILTRATION TRENCH

WIDEN EXISTING DRIVEWAY AND MAINTAIN EXISTING CENTERLINE GRADE PITCH TOWARDS INFILTRATION TRENCH

NOTES:

1. THE PROPOSED RIGHT-OF-WAY SHALL CONFORM TO THE TOWN OF ACTON SUBDIVISION RULES AND REGULATIONS, SECTION 10. RESIDENTIAL COMPOUND. THE RIGHT-OF-WAY AND COMMON DRIVEWAY WILL REMAIN PRIVATE.

3. AN ANRAD APPLICATION AND PLAN HAS BEEN FILED WITH THE TOWN OF ACTON CONSERVATION COMMISSION AND AN ORDER OF RESOURCE AREA DELINEATION HAS BEEN ISSUED BY THE TOWN OF ACTON CONSERVATION COMMISSION (DEP FILE NO. 085-0940).

LEGEND:

PROPOSED

CATCH BASIN

DRAIN MANHOLE

EXISTING

N/F — NOW OR FORMERLY

CONTOUR (INTERMEDIATE)

220 — CONTOUR (INDEX)

STONEWALL

TEST PIT

PERC TEST

PRELIMINARY PLAN

A RESIDENTIAL COMPOUND
IN
ACTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

FOR: KOTANCHIK

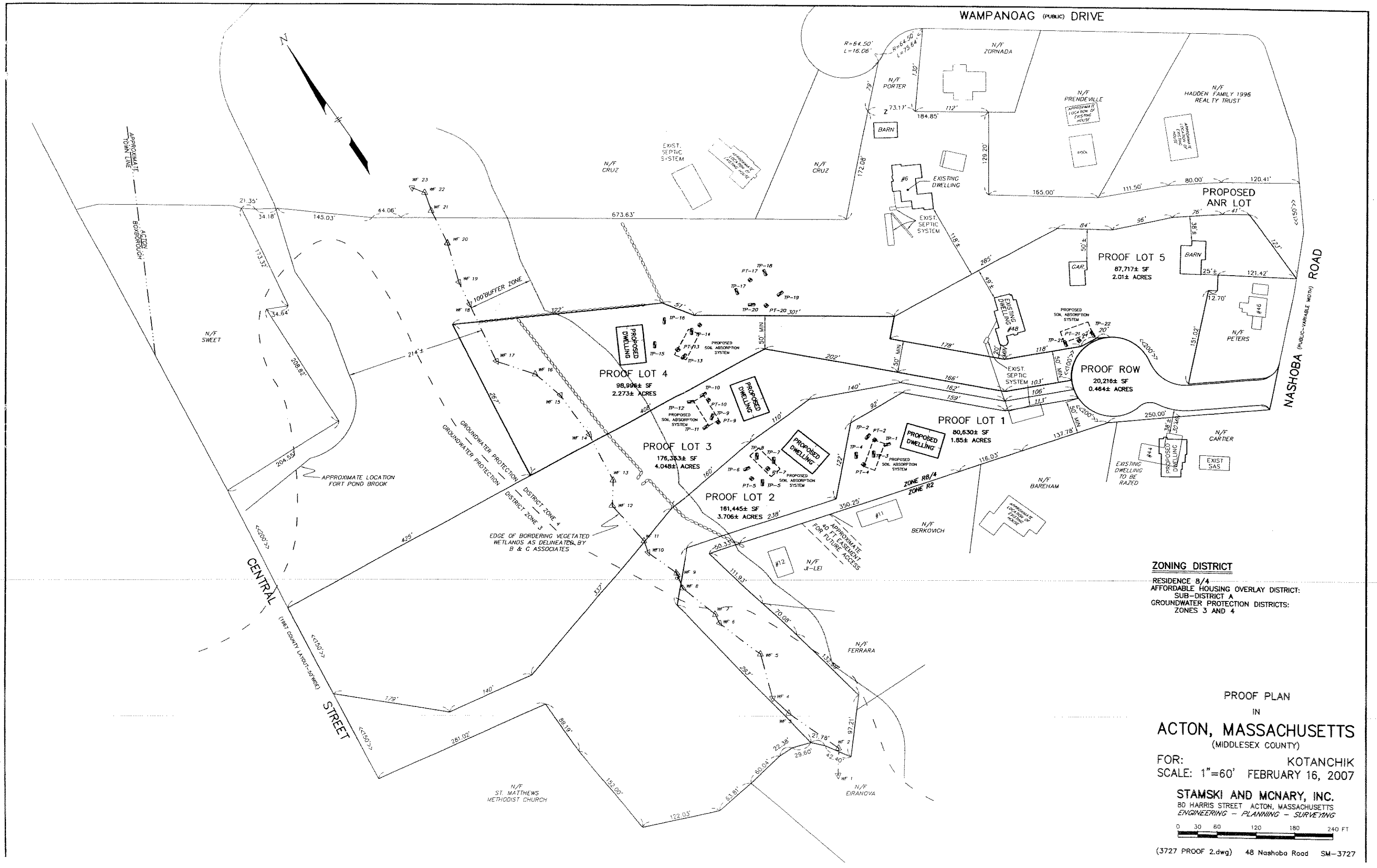
SCALE: 1"=60' DATE: FEBRUARY 16, 2007

STAMSKI AND MCNARY, INC.
80 HARRIS STREET ACTON, MASSACHUSETTS
ENGINEERING – PLANNING – SURVEYING

0 15 30 60 90 120 FT

COMMONWEALTH OF MASSACHUSETTS JOSEPH MARCH CIVIL 44047

(3727 PRELIMINARY 3.dwg)


WAMPANOAG (PUBLIC) DRIVE
NASHOBA (PUBLIC-VARIABLE WIDTH) ROAD
CENTRAL STREET
(1967 COUNTY LAYOUT-50'WIDE)
PROPOSED ANR LOT
PROOF LOT 1
80,630± SF
1.85± ACRES
PROOF LOT 2
161,445± SF
3.706± ACRES
PROOF LOT 3
176,353± SF
4.048± ACRES
PROOF LOT 4
98,996± SF
2.273± ACRES
PROOF LOT 5
87,717± SF
2.01± ACRES
PROOF ROW
20,216± SF
0.464± ACRES
PROPOSED DWELLING
PROPOSED SOIL ABSORPTION SYSTEM
EXISTING DWELLING
EXIST. SEPTIC SYSTEM
N/F ZORNADA
N/F PORTER
N/F PRENDEVILLE
N/F HADDEN FAMILY 1996 REALTY TRUST
N/F CRUZ
N/F SWEET
N/F PETERS
N/F CARTIER
N/F BAREHAM
N/F BERKOVICH
N/F JI-LEI
N/F FERRARA
N/F EIRANOVA
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IN
ACTON, MASSACHUSETTS
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FOR: KOTANCHIK
SCALE: 1"=60' FEBRUARY 16, 2007
STAMSKI AND MCNARY, INC.
80 HARRIS STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING
0 30 60 120 180 240 FT
(3727 PROOF 2.dwg) 48 Nashoba Road SM-3727