

DEFINITIVE SUBDIVISION PLAN

"BARBARA'S WAY"

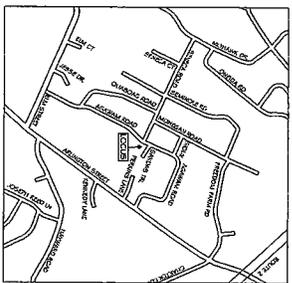
24 & 26 Agawam Road

Acton, Ma.

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ZONING COMPLIANCE CHART

ZONE	RESIDENTIAL 1	RESIDENTIAL 2	RESIDENTIAL 3	RESIDENTIAL 4	RESIDENTIAL 5
MINIMUM LOT AREA	31	31	31	31	31
MINIMUM FRONT SETBACK	5 FT				
MINIMUM SIDE SETBACK	5 FT				
MINIMUM REAR SETBACK	5 FT				
MAXIMUM FRONT YARD SETBACK	N/A	N/A	N/A	N/A	N/A
MAXIMUM REAR YARD SETBACK	N/A	N/A	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	31 FT				



GENERAL NOTES:

1. THE SEPARATION OF THIS ZONING DISTRICT FROM THE ADJACENT ZONING DISTRICTS SHALL BE MAINTAINED BY THE CONSTRUCTION OF A CONCRETE CURB AND GUTTER, CONSTRUCTION OF A CONCRETE DRIVEWAY, CONSTRUCTION OF A CONCRETE SIDEWALK AND CONSTRUCTION OF A CONCRETE WALKWAY FROM THE DRIVEWAY TO THE DRIVEWAY AND THE DRIVEWAY SHALL BE MAINTAINED BY THE CONSTRUCTION OF A CONCRETE DRIVEWAY AND THE DRIVEWAY SHALL BE MAINTAINED BY THE CONSTRUCTION OF A CONCRETE DRIVEWAY.
2. THE DRIVEWAY SHALL BE MAINTAINED BY THE CONSTRUCTION OF A CONCRETE DRIVEWAY AND THE DRIVEWAY SHALL BE MAINTAINED BY THE CONSTRUCTION OF A CONCRETE DRIVEWAY.
3. NOT ALL UTILITIES ARE TO BE LOCATED BY SECOND IMPROVEMENT. SITE VISITORS OR UTILITIES SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES.
4. THE ENGINEER SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES.
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20. THE ENGINEER SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITIES.



24 & 26 AGAWAM ROAD
 ACTON, MASSACHUSETTS

26 AGAWAM, LLC
 31 BURGESS ROAD
 TOWNSEND, MA 01469

DATE: JANUARY 2008
 SCALE: 1" = 20'

PLACES
 Site Consultants, Inc.
 694 MAIN STREET, SUITE 3
 TOWNSEND, MASSACHUSETTS 01469
 508.882.0233 Fax 508.882.0864
 EMAIL: places@verizon.net
 PLAN No. 24-01

Acton Planning Board

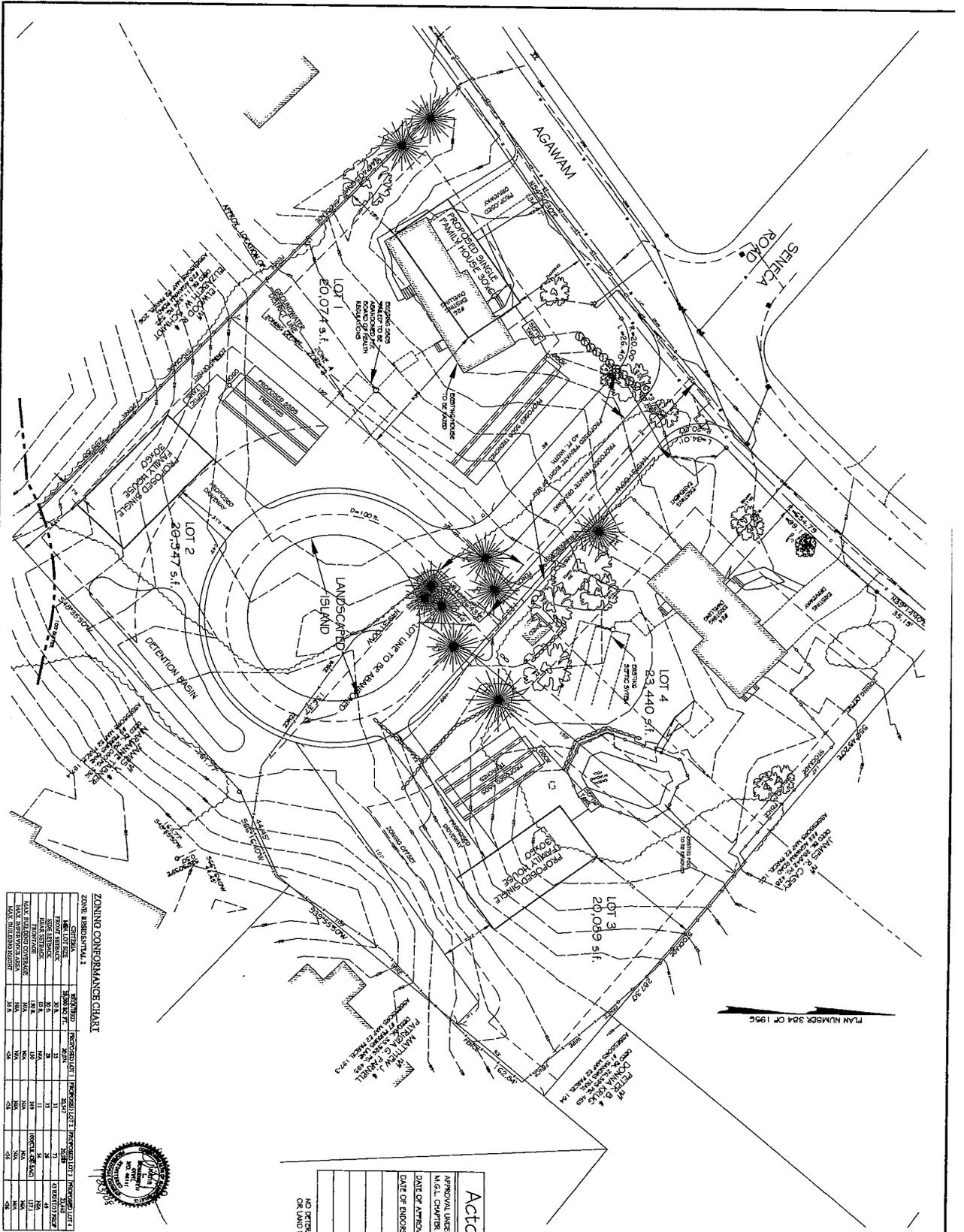
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED
 M.G.L. CHAPTER 41A
 DATE OF APPROVAL: _____
 DATE OF RECESSMENT: _____

NO DETERMINATION AS TO THE COMPLIANCE WITH ZONING
 OR LAND USE REGULATIONS IS FURTHER MADE OR INTENDED.

OWNER:
 26 Agawam, LLC
 31 Burgess Road
 Townsend, MA 01469

OWNER:
 Thomas E. Geagan and
 Barbara L. Geagan
 24 Agawam Road
 Acton, MA 01720

APPLICANT:
 26 Agawam, LLC
 31 Burgess Road
 Townsend, MA 01469



PLAN NUMBER 304 OF 1956

ZONING CONFORMANCE CHART

ZONE: RESIDENTIAL 1

REQUIREMENT	PROPOSED	PERMITTED	PERMITTED
MIN. LOT AREA	30,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.
MIN. LOT WIDTH	30 ft.	30 ft.	30 ft.
MIN. LOT DEPTH	30 ft.	30 ft.	30 ft.
MIN. FRONT SETBACK	30 ft.	30 ft.	30 ft.
MIN. SIDE SETBACK	30 ft.	30 ft.	30 ft.
MIN. REAR SETBACK	30 ft.	30 ft.	30 ft.
MAX. BUILDING COVERAGE	30%	30%	30%
MAX. IMPERVIOUS AREA	30%	30%	30%
MAX. WATERWAYS/STREAMS	30%	30%	30%



Acton Planning Board

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED
M.G.L. CHAPTER 41A

DATE OF APPROVAL: _____

DATE OF SUBSEQUENT: _____

NO PERMIT REQUIRED AS TO THE COMPLIANCE WITH ZONING OR LAND USE REGULATIONS IS ISSUED BASED ON THIS PLAN.

CONVENTIONAL PROCTOR PLAN

244 26 AGAWAM ROAD
ACTON, MASSACHUSETTS

Prepared for: **EG AGAWAM, LLC**
31 BURGESS ROAD
TOWNSEND, MA 01469

Prepared by: **PLACES**
Site Consultants Inc.
1000 STATE STREET, SUITE 3
BURLINGTON, MA 01803
508.880.0332 Fax: 508.880.0804
EMAIL: places@acton.net

SCALE: 1" = 20'
DATE: JANUARY 2008

PROJECT NO. 07-40 PLAN NO. 41-208 SHEET 2 OF 3



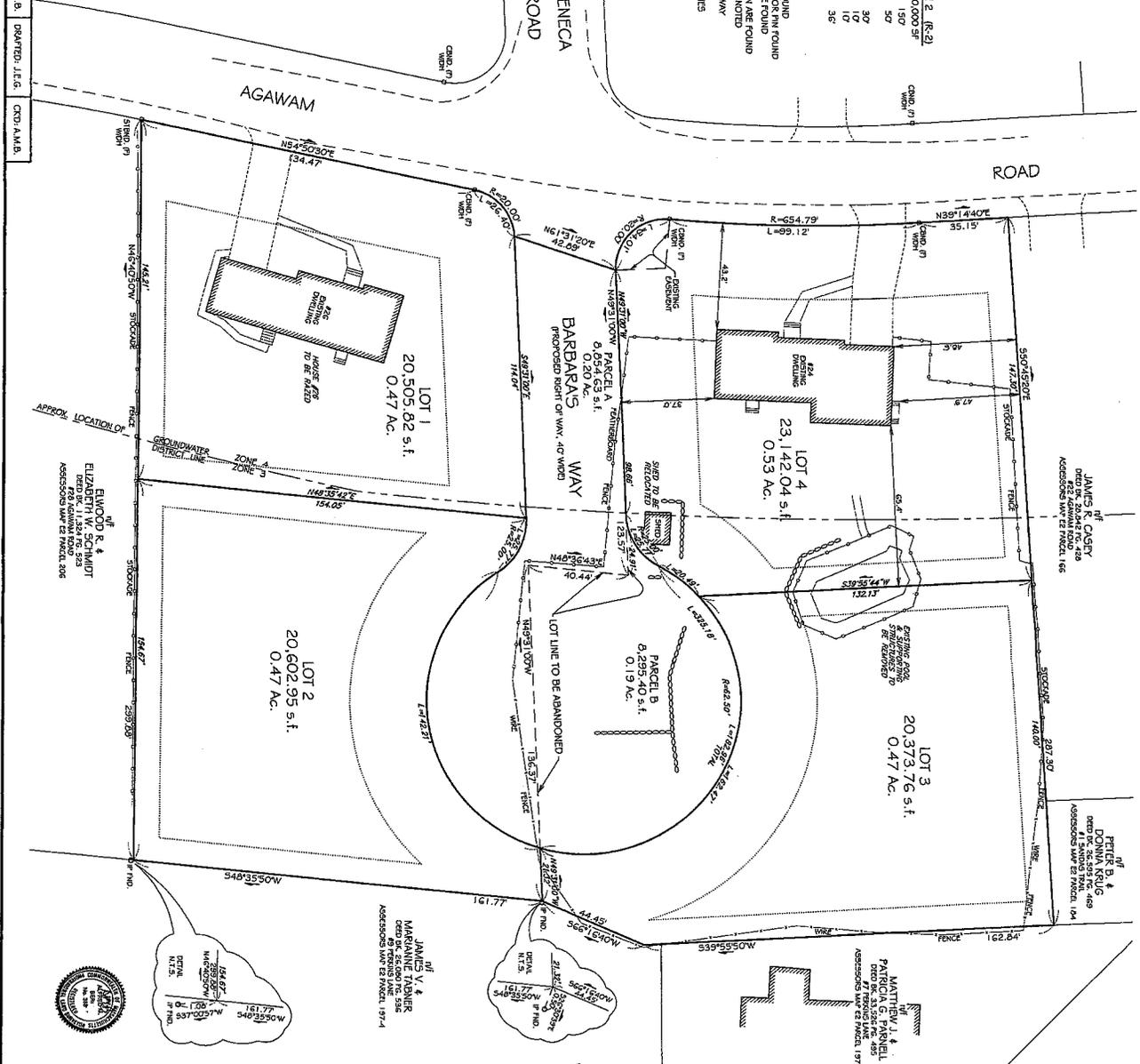
ZONING DISTRICT: RESIDENCE 2 (R-2)

MINIMUM SETBACK	20.00 FT
MINIMUM FRONTAGE	150
MINIMUM LOT WIDTH	50
MINIMUM SET BACK	30
FRONT	10
SIDE	10
REAR	10
MAXIMUM BUILDING HEIGHT	36

LEGEND:
 ○ PILING ROUND FOUND
 ● DRILL HOLE FOUND
 ○ DENOTES DRILL HOLE FOUND UNLESS OTHERWISE NOTED
 ○ EDGE OF TRAVELWAY
 ○ EDGE OF DRIVEWAY
 ○ ZONING SETBACK LINES

APPLICANT:
 26 AGAWAM, LLC
 31 BURGESS ROAD
 TOWNSEND, MA
 OWNER #1:
 THOMAS T. BARBARA, L. GRADY
 P.O. BOX 291
 11720
 AGAWAM, MA 01920
 AGAWAM, MA 01920
 DEED BK. 13415 FC. 291
 OWNER #2:
 26 AGAWAM, LLC
 31 BURGESS ROAD
 TOWNSEND, MA 01920
 AGAWAM, MA 01920
 DEED BK. 50,138 FC. 241

SEAL: J.M.M.
 DATE: J.G. A.M.B.
 DATE: J.G.
 DATE: A.M.A.



PETER B. 4
 LOT 4
 DEED BK. 20,242 FC. 48
 AGAWAM, MA 01920
 AGAWAM, MA 01920
 DEED BK. 20,242 FC. 48

PETER B. 4
 LOT 4
 DEED BK. 20,242 FC. 48
 AGAWAM, MA 01920
 AGAWAM, MA 01920
 DEED BK. 20,242 FC. 48

MATTHEW J. &
 PATRICIA G. PARVELL
 77 HENRY WAY
 AGAWAM, MA 01920
 DEED BK. 17973

JANET V. &
 MARIANNE TAYLOR
 DEED BK. 52,000 FC. 258
 AGAWAM, MA 01920
 DEED BK. 52,000 FC. 258



ELIZABETH W. SCHMIDT
 REGISTERED PROFESSIONAL ENGINEER
 220 AGAWAM ROAD
 AGAWAM, MA 01920

SCALE: 1" = 20'
 DATE: JANUARY 23, 2004

PLAN OF LAND IN
 ACTION, MASSACHUSETTS
 PREPARED FOR
 26 AGAWAM, LLC
 31 BURGESS ROAD
 TOWNSEND, MA
 PREPARED BY
 PLACES
 Site Consultants, Inc.
 PLANNING ENGINEERING ARCHITECTURE CIVIL
 89 HOLLAND STREET, 9TH FLOOR
 BOSTON, MA 02119-1882
 508.825.0333 Fax 508.825.0904
 BIVALL places@verizon.net
 PROJECT NO. 401 PLAN NO. 05-18-097-01
 SHEET 3 OF 5



Acton Planning Board

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED
 M.G.L. CHAPTER 41A
 DATE OF APPROVAL: _____
 DATE OF REAPPROVAL: _____

NO DETERMINATION AS TO THE COMPLIANCE WITH ZONING OR LAND USE REGULATIONS IS HEREBY MADE OR INTENDED.

RESERVED FOR REGISTER USE ONLY

