

ASSESSORS:
 MAP 3, LOTS 54 & 51, 61-1
ZONING:
 RESIDENTIAL R-2
USE:
 SINGLE FAMILY RESIDENTIAL
OVERLAY DISTRICTS:
 NO KNOWN OVERLAY DISTRICTS

REFERENCES:
 DEED BOOK 50746, PAGE 581
 DEED BOOK 46680, PAGE 285 (PARCEL 61)
 DEED BOOK 42632, PAGE 11 (PARCEL 61)
 DEED BOOK 22173, PAGE 308 (PARCEL 54)
 DEED BOOK 6362, PAGE 329
 DEED BOOK 5658, PAGE 104
 PLAN 108 OF 2008
 PLAN 646 OF 2006 (PARCEL 61)
 PLAN 420 OF 1932
 PLAN 1276 OF 1941
 1954 COUNTY LAYOUT FOR MAIN STREET
 1950 STATE HIGHWAY LAYOUT NOS. 3713 & 3781
 SANITARY SEWER SKETCHES FROM ACTON BOARD OF HEALTH

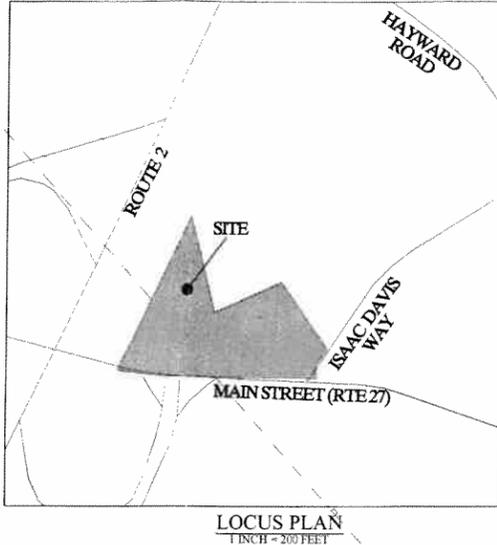
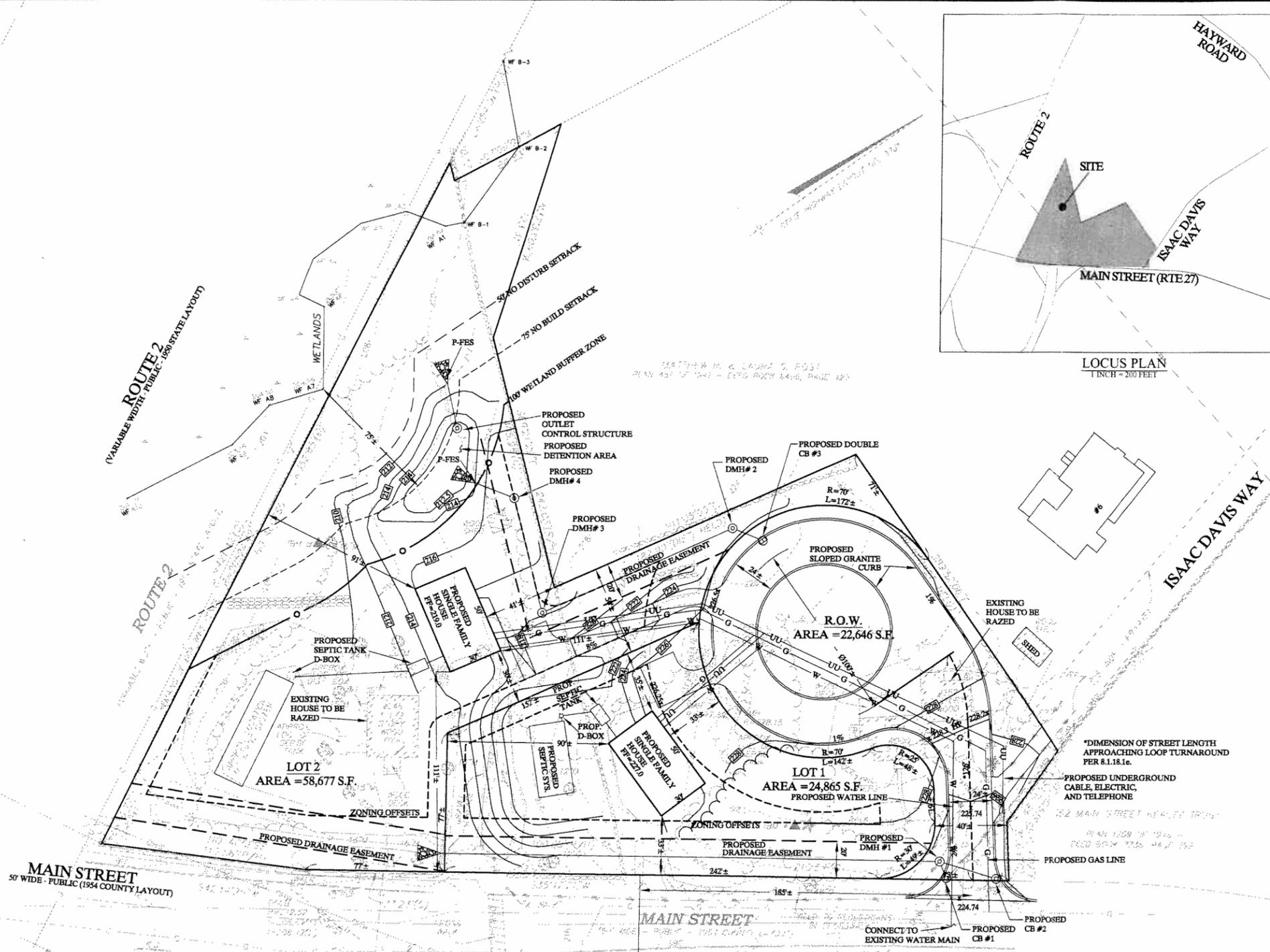
DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROVIDED	PROVIDED
LOT AREA	20,000 SF	24,865 SF	LOT 1
FRONTAGE	150 FT	209	LOT 2
MINIMUM LOT WIDTH	50 FT	211 FT	58,677 SF
FRONT YARD	30 FT	33 FT	172
SIDE YARD	10 FT	35 FT	50 FT
REAR YARD	10 FT	N.A.	111 FT
MAXIMUM BUILDING HEIGHT	36 FT	24 FT	30 FT
MAXIMUM F.A.R.	N.R.	N.R.	N.A.
MAXIMUM NET FLOOR AREA	N.R.	N.R.	24 FT
MINIMUM OPEN SPACE	N.R.	N.R.	N.R.

NOTES:
 1) WETLANDS WERE DELINEATED BY OTHERS. FLAGS WERE LOCATED BY HANCOCK ASSOCIATES ON FEBRUARY 20, 2008. WETLAND FLAGS WERE APPROVED UNDER ORDER OF CONDITIONS ISSUED IN DEP FILE NO. 89-951 RECORDED IN BOOK 48338, PAGE 519 FLAGS B-1 THROUGH B-3 PLACED AND LOCATED BY HANCOCK ASSOCIATES 4-20-09.
 2) EXISTING CONDITIONS SHOWN FROM ON THE GROUND SURVEY BY HANCOCK ASSOCIATES 2008.
 3) LOCATION OF HOUSE AT #6 ISAAC DAVIS WAY SHOWN FROM PLAN OF LAND MAIN STREET & ISAAC DAVIS ROAD, ACTON, MASSACHUSETTS BY ACTON SURVEY AND ENGINEERING, INC. DATED 4-25-06. MSDRD PLAN 646 OF 2006.

LEGEND

EXISTING	PROPOSED
WS	WS
SEWER LINE AND MANHOLE	SD
DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCH BASIN, MANHOLE & ROUND CATCH BASIN	RD
ROOF DRAIN AND DOWNSPOUT	UD
PERFORATED UNDERDRAIN	FD
FOUNDATION DRAIN	W
WATER MAIN AND VALVE	N
NATURAL GAS LINE AND VALVE	G
PROPERTY LINE	E
EASEMENT LINE	E
ELEVATION BENCH MARK	#2
FENCE	X
STONE WALL	X
EDGE OF GRAVEL OR DIRT ROAD	VGC
EDGE OF PAVEMENT	VGC
CURB (see abbreviations)	VGC
SPOT ELEVATION	13.3
ELEVATION CONTOUR	92
INTERMITTENT STREAM, DRAINAGE DITCH, OR EDGE OF SEASONAL PONDING AREA	92
SHORE LINE (see abbreviations)	92
MEAN ANNUAL HIGH WATER	92
LIMIT OF BORDERING VEGETATED WETLAND (WITH FLAG NUMBER)	92
EDGE OF WOODS OR BRUSH (DRIP LINE)	92
PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE AND SPECIES	26.8
PROMINENT CONIFEROUS TREE WITH ELEVATION, SIZE AND SPECIES	12" M
STONE RIP-RAP	26.8
LIMIT OF 100-FOOT WETLAND BUFFER ZONE	18" P
LIMIT OF 200' RIVERFRONT AREA	18" P
LIMIT OF 100-YEAR FLOODPLAIN (B.L.S.F.)	18" P
LIMIT OF 30' B.V.W. NO-DISTURB ZONE	18" P
SILT FENCE (SET AT LIMIT OF WORK)	18" P
HAYBALES	18" P
SURFACE RUNOFF DIRECTION	18" P
WATERCOURSE FLOW	18" P
PIPE FLOW	18" P
TEST PIT WITH ELEVATION	18" P
PERCOLATION TEST	18" P
BUILDING, LIGHT, STEPS & OVERHANG	18" P



SITE ADDRESS:
Isaac Davis Circle
 348, 350 & 352 Main Street
 Acton, Massachusetts 01720

PREPARED FOR OWNER/APPLICANT:
Walker Realty, LLC
 2 Lan Drive
 Westford, Massachusetts 01886

HANCOCK ASSOCIATES
 Civil Engineers
 Land Surveyors
 Geotechnical
 Environmental Consultants
 315 Elm Street, Marlborough, MA 01752
 Voice: (508) 460-1111, Fax: (508) 460-1121
 www.hancockassociates.com

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

DATE: 5-15-09 DESIGN BY: KLE
 SCALE: 1" = 30' DRAWN BY: KLE
 CHECK BY: JDP

PRELIMINARY SUBDIVISION PLAN

PLOT DATE: May 21, 2009 10:57 am
 PLOT: L:\14188.dwg
 DWG: 14188-kg-Prelim.dwg
 LAYOUT: PRELIM
 SHEET: 1 OF 1
 JOB NO.: 14188



ELEVATION BENCH MARKS
 DATUM: (SEE NOTE 1)

NO.	DESCRIPTION	ELEV.
A.	MAG NAIL FOUND 0.9' ± UP A 14" PINE TREE	229.38
B.	MAG NAIL FOUND 2' ± UP A 16" MAPLE TREE	209.94

