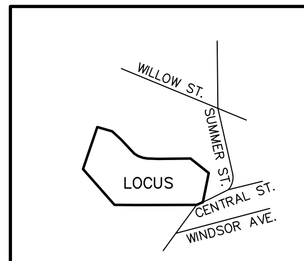

LOCUS MAP
SCALE: 1"=1000'

PCRC UNIT CALCULATION:
80% of (520,178 SF / 40,000 SF)
= 10.4 UNITS (round up)
= 11 UNITS ALLOWED

PCRC COMMON LAND CALCULATION:
PARCEL 2 = 520,178 SF±
WETLANDS = 354,591 SF± (68.2%)

COMMON LAND REQUIRED
= 312,107 SF (60% MIN.)
OF WHICH 212,857 SF (68.2% MAX.)
CAN BE WETLANDS
(99,250 SF MIN. UPLANDS REQUIRED)

COMMON LAND PROVIDED:
454,980 SF± TOTAL
[INCLUDING PARCEL X (13,991 SF±)
BUT NOT INCLUDING PROPOSED COMMON
ACCESS EASEMENT (22,448 SF±)]
(99,939 SF± UPLANDS)

NOTE:
ALL EXISTING SURVEY MONUMENTS SHALL BE PROTECTED DURING CONSTRUCTION. THE APPLICANT WILL BE RESPONSIBLE FOR ANY DISTURBED MONUMENTS WHICH SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR.

DEED REFERENCE: BOOK 58521, PAGE 358

PLAN REFERENCE: PLAN 72 OF 1981
PLAN 36 OF 2012

ASSESSOR'S REFERENCE: MAP F2B, PARCEL 106

ZONING DISTRICT: R-4
GROUNDWATER PROTECTION OVERLAY DISTRICT
ZONE 3

SPECIAL FLOOD HAZARD ZONE A & ZONE X
F.E.M.A. MAPS 25017C0351E & 0353E
EFFECTIVE DATE: JUNE 4, 2010

SHEET INDEX
OVERVIEW SHEET 1
NOTICE OF INTENT PLAN SHEETS 2&3

CROSS-SECTION PLAN FOR
PROPOSED DRIVEWAY SHEET 4
P.C.R.C. PROFILE AND
DRIVEWAY DETAILS PLAN SHEET 5
TREE REMOVAL PLAN SHEETS 6&7
REPLICATION PLAN SHEET 8

N / F OSBORN
N / F KENT
N / F HAMEL/PRIMER
N / F TOWN OF ACTON
N / F BAJWA
N / F DUNN
N / F WALLACE
N / F METZGER
N / F TOWN OF ACTON
N / F TOWN OF ACTON
N / F TOWN OF ACTON

ZONE R-2
ZONE R-4

MAHW 15
MAHW 14
MAHW 13
MAHW 12
MAHW 11
MAHW 10
MAHW 9
MAHW 8
MAHW 7
MAHW 6
MAHW 5
MAHW 4
MAHW 3
MAHW 2
MAHW 1

PLAN #72 OF 1981

N45°06'47"E 640.95' (TIE LINE)
670.8'± ALONG ℄ OF MUDDY BROOK
N17°23'14"E 300.50'
N56°42'54"E 217.14'
S60°52'02"E 275.75'
N89°25'58" E 359.50'
S84°41'49"E 151.53'
L=59.95'
S56°41'49"E 150.50'
R = 258.00'
S35°14'58"W 228.51'

SHEET 3
SHEET 2

PARCEL 1
13,991 SF±
TO BE CONVEYED TO
THE TOWN CEMETERY

LOT B
23,200 SF±

LOT A
20,000 SF±

PARCEL 2
520,178 SF±
11.94 AC.
NOT A BUILDABLE LOT WITHOUT
FURTHER PLANNING BOARD APPROVAL

LOT 1
47,855 SF±
1.1 AC.

N32°49'50"W 130.02'
N15°16'51"W 412.50'
N57°10'10"W 150.00'
N79°04'30"W 84.36'
S16°14'07"E 160.00'
S73°45'53"W 125.00'
N16°14'07"W 85.00'
S73°45'53"W 468.00'
S73°45'53"W 177.87'
S73°45'53"W 222.87'
S18°04'00"W 118.87'
S18°04'00"W 213.22'
N17°54'40"E 553.07'
N84°09'58"E 14.34'
S05°50'02"E 63.58'
L = 336.46' R = 763.83'
L = 278.99' R = 743.83'
L = 271.13' R = 1758.42'
L = 268.05' R = 1738.42'
L = 112.71' R = 118.00'

227.00'
185.50'
118.00'
75.00'
125.00'
160.00'
46.00'
50.00'
85.00'
29.00'
30.00'
20.00'
60.0'
178.00'
424.65'
50.29'
13.58'

PROPOSED SDS
PROPOSED 10,000 GALLON FIRE CISTERN
PROPOSED 20'x60' MAINTENANCE EASEMENT TO BENEFIT THE CEMEMETERY DEPARTMENT
"GAR" BND
FSB FND
SB FND
SBDH FND
SB FND
SB FND
UP#63
UP#62
GRG
EXISTING DWELLING
BARN
#12

FLOOD PLAIN (SITE ELEV=189.44)
FLOOD PLAIN (SITE ELEV=190.00)
FLOOD PLAIN (SITE ELEV=190.44)
FLOOD PLAIN (SITE ELEV=191.00)
FLOOD PLAIN (SITE ELEV=191.44)

BENCHMARK
TOP SPIKE IN
15" PINE
ELEV=191.67

BENCHMARK
TOP SPIKE IN
15" DOUBLE OAK
ELEV=200.00

BORDERING VEGETATED WETLANDS

PROPOSED COMMON ACCESS EASEMENT

ZONE R-4
ZONE R-2

DRAINAGE EASEMENT PER
PLAN 1429 OF 1956

"ABUTTER ACCESS EASEMENT" PER
DEED BOOK 24057, PAGE 247

SUMMER STREET
1900 TOWN LAYOUT
PUBLIC - 40' WIDE

CENTRAL STREET
1870 LAYOUT - PUBLIC - VARIABLE WIDTH

COMMONWEALTH OF MASSACHUSETTS
JONATHAN J. MARKEY
CIVIL
No. 46494
REGISTERED PROFESSIONAL ENGINEER
2-2-15

OVERVIEW FOR NOTICE OF INTENT OF PROPOSED P.C.R.C FOR PCL TWO CENTRAL STREET IN ACTON, MASS.

APPLICANT: MT. LAUREL REALTY
390 GOODRICH STREET, LUNENBURG, MA 01462

OWNER: WILLIAM CHISOLM
390 GOODRICH STREET, LUNENBURG, MA 01462

SCALE: 1 INCH = 50 FEET DATE: MAY 23, 2014

5	REVISIONS- SHEETS 2-8	02/02/15
4	REVISIONS- SHEETS 2-8	12/31/14
3	REVISIONS- SHEETS 2-4,6,7	11/25/14
2	REVISIONS- SHEETS 4&5	9/11/14
1	REVISIONS	7/11/14

R.WILSON AND ASSOCIATES
LAND SURVEYORS AND CIVIL ENGINEERS
360 MASS. AVE. ACTON MASS. 01720
PHONE: 978-266-0203 FAX: 978-266-0202

FILE NO. 1851 DWG NO. 1851WP-OVERVIEW SHEET 1 OF 8