R-10/8 DIMENSIONAL REQUIREMENTS

DIMENSION	REQUIREMENT
MINIMUM LOT AREA	100,000 Sq.Ft.
MINIMUM FRONTAGE	250 FEET
MINIMUM LOT WIDTH	50 Feet
MINIMUM FRONT YARD SETBACK	45 Feet
MINIMUM SIDE YARD SETBACK	20 Feet
MINIMUM REAR YARD SETBACK	20 Feet

ZONING DISTRICTS

RESIDENCE 10/8 (R-10/8)

GROUNDWATER PROTECTION DISTRICT (GWPD) ZONE 3 & 4 (OVERLAY)

FLOOD PLAIN DISTRICT (OVERLAY)

LOCUS DATA

180 NEWTOWN ROAD
ASSESSORS MAP D-3 PARCEL 10

RECORD OWNER:
ESTATE OF GENEVIEVE L. ANDERSON
C/O ERNEST K. ANDERSON, JR.
183 NEWTOWN ROAD
ACTON, MA 01720

176 NEWTOWN ROAD
ASSESSORS MAP D-3 PARCEL 9

RECORD OWNER:
FREDERICK & DIANE HRYNIEWICH
176 NEWTOWN ROAD
ACTON, MA 01720

DEED AND PLAN REFERENCES

MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS

DEED REFERENCES
BOOK 8525 PAGE 541
BOOK 6879 PAGE 495
BOOK 3024 PAGE 260
BOOK 815 PAGE 409
BOOK 1239 PAGE 480
BOOK 21371 PAGE 56

PLAN REFERENCES
1963 COUNTY RELOCATION ARLINGTON ST.
1931 COUNTY LAYOUT NEWTOWN RD.
PLAN NO. 1261 OF 1994
PLAN NO. 560 OF 1991
PLAN NO. 1568 OF 1985
PLAN NO. 397 OF 1967

(REGISTRY USE ONLY)

LOT 1
AREA = 20.693 Acres±
AREA = 901,426 Sq.Ft.±

LOT 2
AREA = 16.276 Acres±
AREA = 708,998 Sq.Ft.±

PARCEL A
AREA = 17,579 Sq.Ft.±
(SEE NOTE 5)

PARCEL B
AREA = 17,579 Sq.Ft.±
(SEE NOTE 6)

LOT B-1
PART OF LOT B + PARCEL A
AREA = 83,497 Sq.Ft.±

NOTES

1. ENDORSEMENT OF THIS PLAN DOES NOT SIGNIFY COMPLIANCE WITH THE ACTON ZONING BYLAW OR BUILDING CODE REQUIREMENTS.
2. NO DECISIONS OF THE ZONING BOARD OF APPEALS WERE FOUND ON RECORD IN THE ACTON BUILDING FILES.
3. 100-YR FEMA FLOOD ZONE SHOWN SCALED FROM FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 25017C0342E EFFECTIVE JUNE 4, 2010. BASE FLOOD ELEVATION HAS NOT BEEN DETERMINED FOR THIS ZONE.
4. WETLAND RESOURCE AREA BOUNDARIES SHOWN WERE DELINEATED BY CARON ENVIRONMENTAL CONSULTING, INC. IN DECEMBER 2010 AND SURVEYED BY FORESITE ENGINEERING ASSOCIATES, INC. IN DECEMBER 2010 & JANUARY 2011. BOUNDARIES WERE CONFIRMED BY THE ACTON CONSERVATION COMMISSION IN AN ORDER OF RESOURCE AREA DELINEATION DATED 8/13/12. REF. D.E.P. FILE NO. 85-1090.
5. PARCEL A IS PART OF ASSESSORS MAP D-3 PARCEL 10 AND IS INTENDED TO BE CONVEYED TO OWNERS OF MAP D-3 PARCEL 9 (N/F HRYNIEWICH) TO FORM LOT B-1.
6. PARCEL B IS PART OF ASSESSORS MAP D-3 PARCEL 9 AND IS INTENDED TO BE CONVEYED TO OWNER OF MAP D-3 PARCEL 10 (N/F ESTATE OF GENEVIEVE L. ANDERSON.).

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

ACTON PLANNING BOARD

10/2/13
DATE

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

SUSAN E. SULLIVAN No. 46718 REGISTERED PROFESSIONAL LAND SURVEYOR

9-23-13
PROFESSIONAL LAND SURVEYOR — DATE

GRAPHIC SCALE
0 40 80 160 240 FT
0 20 40 80 M

LEGEND

○ D.H. (SET)	DENOTES DRILL HOLE SET
○ D.H. (FND)	DENOTES DRILL HOLE FOUND
■ SB (FND)	DENOTES STONE BOUND FOUND
⊞ SB/DH (FND)	DENOTES STONE BOUND WITH DRILL HOLE FOUND
○ I.R. (FND)	DENOTES IRON ROD FOUND
• I.P.	DENOTES IRON PIPE
	DENOTES WETLANDS

PLAN OF LAND ON ARLINGTON STREET & NEWTOWN ROAD

ACTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

OWNED BY:
ESTATE OF GENEVIEVE L. ANDERSON &
FREDERICK G. & DIANE M. HRYNIEWICH

DATE: SEPTEMBER 23, 2013
SCALE: 1 INCH = 80 FEET

www.foresite1.com

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