RECORD OWNER

PHANEUF REALTY TRUST
1034 MASSACHUSETTS AVENUE
BOXBOROUGH, MA

REFERENCE

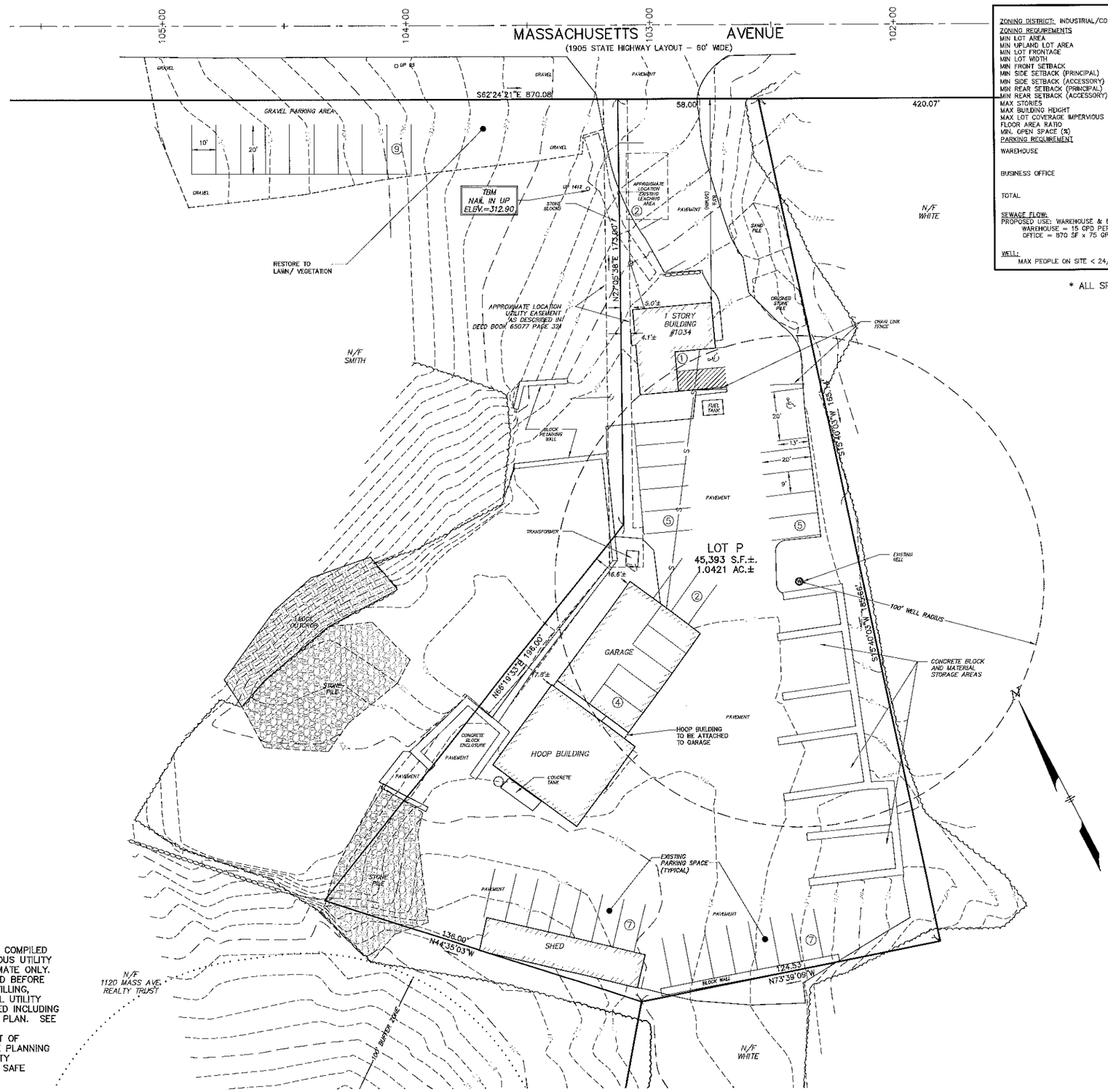
MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 46386 PAGE 66
PLAN No. 239 OF 2011

ZONING DISTRICT

INDUSTRIAL/COMMERCIAL

DATUM

NAVD OF 1988.



LAND USE DATA

ZONING DISTRICT: INDUSTRIAL/COMMERCIAL

ZONING REQUIREMENTS	REQUIRED	EXISTING
MIN LOT AREA	80,000 SF	45,393 SF
MIN UPLAND LOT AREA	9,079 SF	45,393 SF
MIN LOT FRONTAGE	200'	58.00'
MIN LOT WIDTH	125'	74.8'
MIN FRONT SETBACK	50'	83'
MIN SIDE SETBACK (PRINCIPAL)	50'	4.1'
MIN SIDE SETBACK (ACCESSORY)	10'	16.6'
MIN REAR SETBACK (PRINCIPAL)	50'	241'±
MIN REAR SETBACK (ACCESSORY)	10'	0'
MAX STORIES	3	<3
MAX BUILDING HEIGHT	45'	< 45'
MAX LOT COVERAGE IMPERVIOUS	30% (13,618 SF)	82.2% (37,329± SF)
FLOOR AREA RATIO	0.1	0.117 (5313 SF/ 45,393 SF)
MIN. OPEN SPACE (%)	NO REQUIREMENT	-----
PARKING REQUIREMENT		
WAREHOUSE	1 SPACE/VEHICLE & 1/EMPLOYEE (1X15 VEHICLES+1X12 EMPLOYEES) = 27 SPACES	
BUSINESS OFFICE	1 SPACE/250 SF X 870 SF = 4 SPACES	
TOTAL	31 SPACES (2 ACCESSIBLE SPACES)	42 SPACES (2 ACCESSIBLE SPACES) (29 SURFACE SPACES, 4 GARAGE SPACES) (9 SPACES ALONG MASS AVE R.O.W.)

SEWAGE FLOW:
PROPOSED USE: WAREHOUSE & 870 SF OFFICE
WAREHOUSE = 15 GPD PER EMPLOYEE x 12 EMPLOYEES = 180 GPD
OFFICE = 870 SF x 75 GPD/1,000 SF = 66 GPD
TOTAL = 246 GPD

WELL:
MAX PEOPLE ON SITE < 24/DAY

* ALL SPACES SHOWN ON SITE ARE 9' BY 20'

LEGEND:

- N/F — NOW OR FORMERLY
- OHW — OVERHEAD WIRES
- TREE
- TREE LINE
- UP — UTILITY POLE
- GG+ — GAS GATE
- G — GAS SERVICE (BURIED)
- WG+ — WATER GATE
- W — WATER SERVICE (BURIED)
- DMH — DRAIN MANHOLE
- D — SUB-SURFACE DRAIN LINE
- 99 — EXISTING CONTOUR
- 95 — EXISTING CONTOUR
- LIGHTPOLE
- WETLAND FLAG
- 99X9 — SPOT ELEVATION
- STONE WALL
- EDGE OF PAVEMENT

RECEIVED

MAY 23 2016

Boxborough
Planning Department

UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELEPHONE No. 1-888-344-7233.

PROGRESS SITE PLAN
IN
BOXBOROUGH, MASSACHUSETTS
(MIDDLESEX COUNTY)

FOR: PHANEUF ASSOCIATES
SCALE: 1"=20' MAY 23, 2016

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING – PLANNING – SURVEYING

0 10 20 40 60 80 FT

(5648PROGRESS SITE.dwg) 1034 Mass Ave SM-5648