

LOCUS MAP
1" = 2000'

ELEVATION DATUM
DATUM: NAVD

SITE STATISTICS:
 LOT AREA: 23,245 S.F.
 WATER SUPPLY: MUNICIPAL
 SEWAGE DISPOSAL: ONSITE SEWAGE DISPOSAL SYSTEM
 DEVELOPABLE SITE AREA: 22,107 S.F. (LOT AREA - FLOOD PLAIN)
 FLOOR AREA RATIO (FAR): 0.19 (DATA PROVIDED BY ARCHITECT)
 OPEN SPACE: 50% OF 23,245 S.F. = 11,622.5 S.F.
 12,792 S.F. (55%) PROVIDED

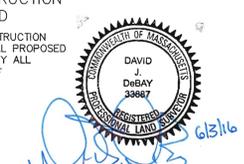
REFERENCES
 1. DEED RECORDED IN BOOK 50618, PAGE 265, M.S.D.R.D.
 2. 1940 STATE HIGHWAY ALTERATION.
 3. PLAN RECORDED AS PLAN #498 OF 1949
 4. PLAN RECORDED AS PLAN #916 OF 1967
 5. "ALPHA CARS SITE PLAN" PREPARED BY YM DESIGN, INC. DATED APRIL 29, 2016.

ASSESSORS REFERENCE:
 ASSESSORS PROPERTY ID F4-10

EXISTING CONDITIONS NOTES:
 1. EXISTING CONDITION INFORMATION BASED ON AN ON-THE-GROUND TOPOGRAPHIC AND BOUNDARY SURVEY PERFORMED BY GOLDSMITH, PREST & RINGWALL, INC. DURING APRIL 2016.
 2. WET FLAG "A&B" SERIES HAVE BEEN DELINEATED BY THIS OFFICE. WF-W-800 SERIES FLAGS FROM BRUCE FREEMAN RAIL TRAIL PHASE 2A. BY GREENMAN-PEDERSEN, INC SHEET 43A OF 159. PROJECT FIVE 604532. MAY 20, 2014.
 3. THE PURPOSE OF THIS PLAN IS TO ACCOMPANY AN APPLICATION TO THE ZONING BOARD OF APPEAL.

DRAWING ISSUED FOR:
 CONCEPT CONSTRUCTION
 PERMIT CONSTRUCTION RECORD

THIS DRAWING MAY NOT SHOW CONSTRUCTION DETAILS AND SPECIFICATIONS FOR ALL PROPOSED IMPROVEMENTS, AND MAY NOT IDENTIFY ALL CONSTRUCTION WORK ITEMS/AREAS OF CONTRACTOR JURISDICTION.



NO.	DATE	BY	APP.	REVISION DESCRIPTION
1	6/3/2016	MEH	BDR	PROPOSED BUILDING REVISION

GPR Engineering Solutions for Land & Structures

GOLDSMITH, PREST & RINGWALL, INC.
 38 MAIN STREET, SUITE 301, AYER, MA 01432
 CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING
 VOICE: 978.772.1590 FAX: 978.772.1591
 www.gpr-inc.com

ZONING BOARD OF APPEALS PLAN

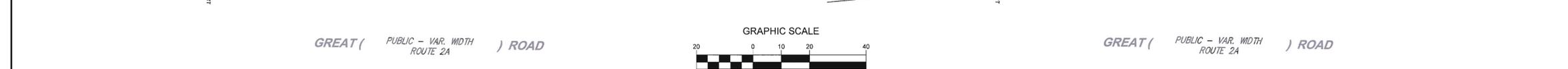
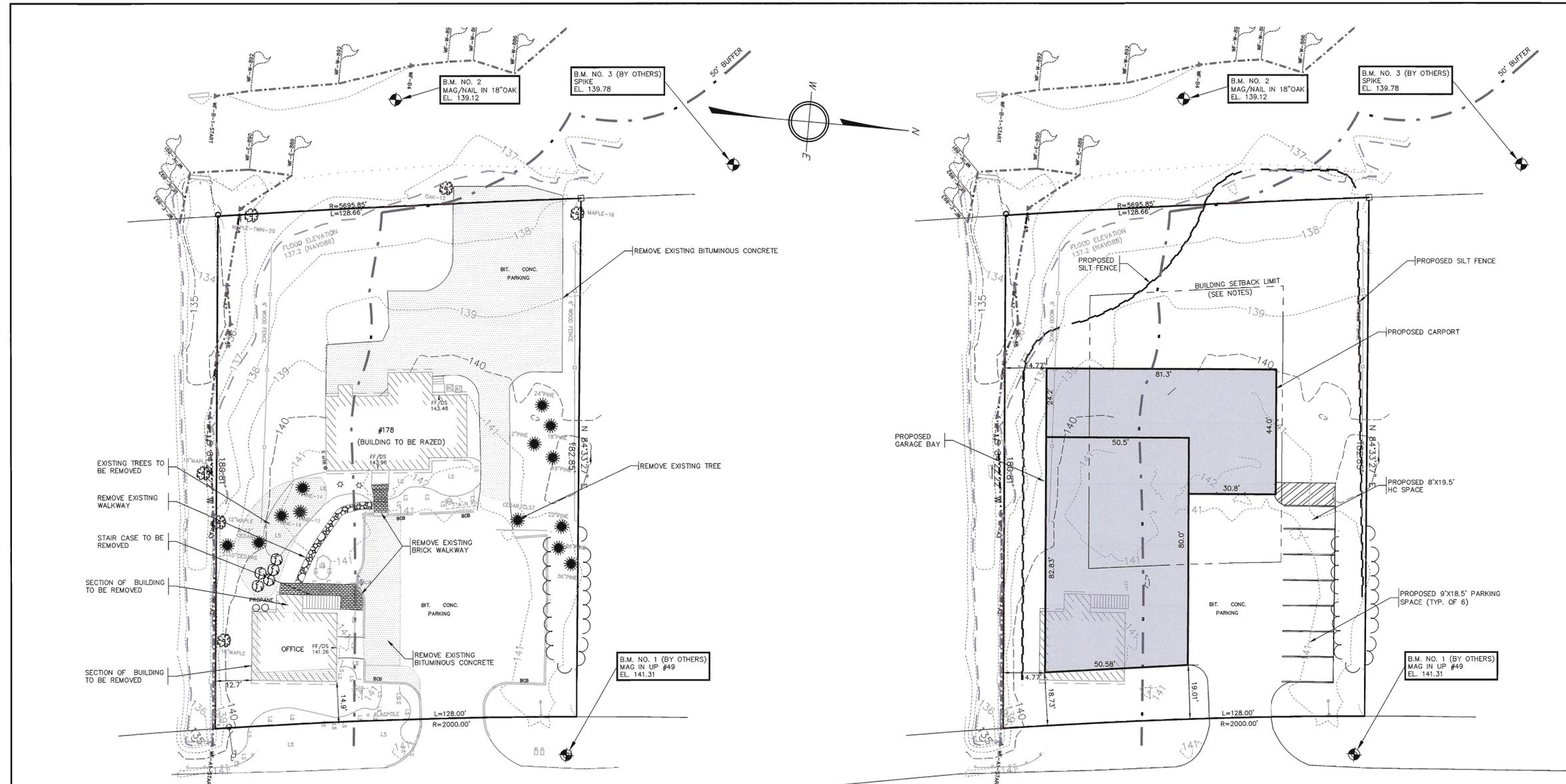
EXISTING CONDITIONS/DEMO PLAN & PROPOSED SITE PLAN

ALPHA CARS
 178 GREAT ROAD
 ACTON MA, 01720

OWNER:
 VANASH INTERIORS, INC
 178 GREAT ROAD
 ACTON MA, 01720

APPLICANT:
 DMITRY BYKHOVSKY
 649 MASSACHUSETTS AVE
 BOXBOROUGH MA, 01719

DES. BY: DSB	DATE: MAY 2016	JOB 161025	1 OF 1
CHK. BY: BDR			



EXISTING CONDITION/DEMOLITION PLAN

ZONING SUMMARY

Parameter	Section [1]	Requirement	Remarks
Zoning District	Section 3.1	LB	Limited Business
Overlay District	Section 4.1 Section 4.3.2.3 Section 5.4	Floodplain District [see below] Groundwater District 3 Transfer of Development Rights	Within mapped Zone AE See Note [2] Sending district
Proposed Use	Section 3.1	3.5.22	Vehicle Sale and Rental
Lot Area	Section 5.1	20,000 SF	See Note [3]
Frontage	Section 5.1	200 LF	See Note [4]
Lot Width	Section 5.1	50 FT	
Yard	Section 5.1 Table		
Front		75 FT	See Note [5]
Side		30 FT	
Rear		30 FT	
Building Height	Section 5.1	36 FT	
Floor Area Ratio	Section 5.1	0.20	See Note [6]
Open Space	Section 5.1	50%	
Parking	Section 6	One space per 600 SF NFA	Section 6.3.1.8
Dneways and Entrances	Section 6		
Wetlands Setback	Acton Wetland Bylaw and Regulations		See Note [7] checking on location
MDEP Riverfront Area	possible Riverfront		
FEMA Floodplain	25017C0356F	2014 FEMA Flood Zone 100 year	
Zone 1 Protective Radius	N/A		none on site
Mapped Zone 2	N/A		none on site
IWPA	N/A		none on site

LEGEND

	ELEVATION CONTOUR		PROPOSED
	SPOT GRADE		PROPERTY LINE
	PROPERTY LINE		WETLAND DELINEATION
	WETLAND DELINEATION		WETLAND BUFFER ZONE
	WETLAND BUFFER ZONE		SHORELINE
	SHORELINE		100-YEAR FLOODPLAIN LIMIT
	100-YEAR FLOODPLAIN LIMIT		TREE LINE / EDGE OF VEGETATION
	TREE LINE / EDGE OF VEGETATION		EDGE OF PAVEMENT
	EDGE OF PAVEMENT		CAPE COD BERM CURBING
	CAPE COD BERM CURBING		GRANITE CURBING
	GRANITE CURBING		GRAVEL/DIRT ROAD
	GRAVEL/DIRT ROAD		SILT FENCE BARRIER

NOTES:
 [1] Reference to section of Zoning Bylaw, where applicable.
 [2] Section 5.4.2.2 Establishes LB as a sending district.
 [3] Section 10.3.4.7 Developable Site Area = Lot area less wetlands, Flood plain, any other zoning district which the principal use is not permitted, and an access right of way.
 [4] This lot is a non conforming lot due to lack of required frontage (128').
 [5] Section 5.1 footnote (5). The front yard may be reduced to 30% of the lot depth but not less than 30 FT. (54.55')
 [6] Section 5.1 Footnote (4) Subject to Section 5.4. Parking limits the building size base on 5.4.6.2 for new construction.
 [7] Section 3.2 local regulations require 50 ft setback of undisturbed natural vegetation and 75 ft setback for driveways, roadways and structures. Section 3.3 Work for pre-existing structures or activities not presently in compliance with 3.2 may not increase the degree of "non-conformance" of those structures or activities. See bylaw.

ABBREVIATIONS:
 SF=square feet, CF=cubic feet, FT=feet, GFA=gross floor area, AC=acres, PB=Planning Board, ZBA=Zoning Board of Appeals;
 IWPA=interim wellhead protection area; ACEC=Area of Critical Environmental Concern; FIRM=Flood Insurance Rate Map;
 MDEP=Massachusetts Dept of Environmental Protection

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