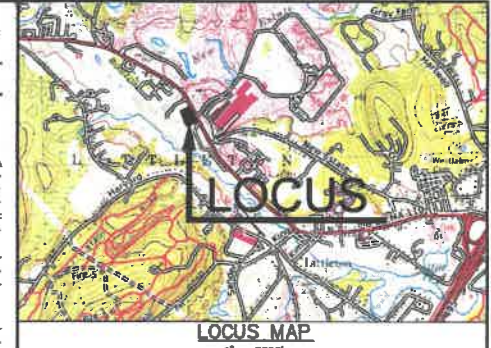
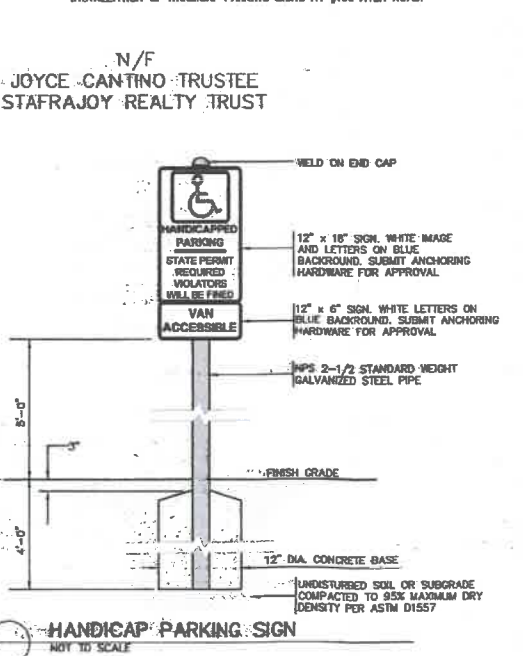


- ### LEGEND
- | EXISTING                       | PROPOSED                       |
|--------------------------------|--------------------------------|
| ELEVATION CONTOUR              | SPOT GRADE                     |
| PROPERTY LINE                  | PROPERTY LINE                  |
| WETLAND DELINEATION            | 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          |
| GRAVEL/DIRT ROAD               | GRAVEL/DIRT ROAD               |
| STOCKADE FENCE                 | STOCKADE FENCE                 |
| STONE WALL                     | STONE WALL                     |
| WATER MAIN                     | WATER MAIN                     |
| WATER SERVICE                  | WATER SERVICE                  |
| FIRE SERVICE                   | FIRE SERVICE                   |
| WATER VALVE                    | WATER VALVE                    |
| FIRE HYDRANT                   | FIRE HYDRANT                   |
| FORCE MAIN                     | FORCE MAIN                     |
| GRAVITY SEWER LINE             | GRAVITY SEWER LINE             |
| SEWER MANHOLE                  | SEWER MANHOLE                  |
| GAS LINE                       | GAS LINE                       |
| GAS SERVICE                    | GAS SERVICE                    |
| GAS VALVE                      | GAS VALVE                      |
| BURIED POWER LINE              | BURIED POWER LINE              |
| OVERHEAD POWER LINE            | OVERHEAD POWER LINE            |
| UTILITY POLE                   | UTILITY POLE                   |
| GUY WIRE                       | GUY WIRE                       |
| ELECTRIC BOX                   | ELECTRIC BOX                   |
| STORM DRAIN                    | STORM DRAIN                    |
| UNDERDRAIN                     | UNDERDRAIN                     |
| ROOF DRAIN                     | ROOF DRAIN                     |
| FOUNDATION DRAIN               | FOUNDATION DRAIN               |
| CATCH BASIN                    | CATCH BASIN                    |
| DRAIN MANHOLE                  | DRAIN MANHOLE                  |
| SILT FENCE BARRIER             | SILT FENCE BARRIER             |
| STRAW WATTLERS                 | STRAW WATTLERS                 |
| DEEP SITE OBSERVATION HOLE     | DEEP SITE OBSERVATION HOLE     |
| SITE UMBELARE                  | SITE UMBELARE                  |
| SIGN                           | SIGN                           |
| SURFACE RUNOFF DIRECTION       | SURFACE RUNOFF DIRECTION       |
| APPROXIMATE LIMIT OF WORK      | APPROXIMATE LIMIT OF WORK      |
| STANDARD PARKING SPACES        | STANDARD PARKING SPACES        |
| COMPACT PARKING SPACES         | COMPACT PARKING SPACES         |
| BUILDING RECESSED LIGHTING     | BUILDING RECESSED LIGHTING     |
| BUILDING FLOOD LIGHT           | BUILDING FLOOD LIGHT           |
| BUILDING DOOR LIGHT            | BUILDING DOOR LIGHT            |
| BUILDING FIRE STROBE LIGHT     | BUILDING FIRE STROBE LIGHT     |
| SITE PARKING LIGHT             | SITE PARKING LIGHT             |
| SITE SIGN UP-LIGHT             | SITE SIGN UP-LIGHT             |
| SITE FLOOD LIGHT               | SITE FLOOD LIGHT               |

- ### ABBREVIATIONS
- |                  |      |                           |
|------------------|------|---------------------------|
| ELEVATION        | HOPE | HIGH DENSITY POLYETHYLENE |
| INVERT           | PVC  | POLYVINYL CHLORIDE        |
| SQUARE FEET      | RCP  | REINFORCED CONCRETE PIPE  |
| ACRES            | N/F  | NOW OR FORMERLY           |
| FEET             | VP   | VERNAL POOL               |
| RADIUS           | WF   | WETLAND FLAG              |
| DIA              | TW   | TOP OF WALL               |
| BT               | BT   | BOTTOM OF WALL            |
| CONC             | FG   | FINISH GRADE              |
| LENGTH           | BSMT | BASEMENT                  |
| SLOPE            | FF   | FINISH FLOOR              |
| EDGE OF PAVEMENT |      |                           |
- ### SITE PLAN NOTE:
- PROPOSED WORK IS LIMITED TO STRIPPING OF PARKING SPACES AND INSTALLATION OF HANDICAP PARKING SIGNS AT #160 AYER ROAD.



**ELEVATION DATUM**  
 DATUM: NAVD 1988

**SITE DATA:**  
 LOT AREA: LOT 1A = 83,969.90± SF  
 ZONING DISTRICT: INDUSTRIAL-B  
 OVERLAY DISTRICT: WATER RESOURCE

**ASSESSORS REFERENCE:**  
 OWNERS:  
 ATHENA ASSETS, LLC (BUILDING SECTIONS 1-4) &  
 JAY KOUYUMJIAN PARTNERS (BUILDING SECTIONS 5-8)  
 PARCEL ID: R-22 1-1

**EXISTING CONDITIONS NOTES:**  
 1. EXISTING CONDITION INFORMATION BASED ON "AN ON-THE-GROUND TOPOGRAPHIC AND BOUNDARY SURVEY PERFORMED BY GOLDSMITH, PREST & RINGWALL, INC. DATED JUNE, 2020 AND SUPPLEMENTED BY VISUAL OBSERVATIONS MADE DURING SITE VISITS AND INFORMATION SUPPLIED BY THE CLIENT."

**PLAN REFERENCES:**  
 1. "LAND IN LITTLETON, MASS." SURVEYED FOR JOHN K. HOLMER BY CHARLES A. PERKINS CO., INC. DATED JULY 10, 1984, RECORDED AT MIDDLESEX REGISTRY OF DEEDS SOUTHERN DISTRICT, PLAN NO. 849 OF 1984.  
 2. "SUBSURFACE SEWAGE DISPOSAL SYSTEM IN LITTLETON, MASS." DESIGNED FOR THE CARUSO DEVELOPMENT COMPANY, INC. BY CHARLES A. PERKINS CO., INC. DATED AUGUST 1984, REVISED THROUGH FEBRUARY 1987.  
 3. "SITE PLAN OF LAND IN LITTLETON, MASS." PREPARED FOR JOHN GIAMMO, INC. BY CHARLES A. PERKINS CO., INC. DATED FEBRUARY 1985, LAST REVISED MARCH 11, 1985, JOB NO. 2085, PLAN NO. 5482-A, AS ENDORSED BY LITTLETON PLANNING BOARD ON MARCH 12, 1985.

**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.

PER 250 CMR 5.03(13), THE FOLLOWING ARE EXCLUDED FROM THE PROFESSIONAL ENGINEER'S RESPONSIBILITY: ALL BOUNDARY INFORMATION; LOCATION OF EXISTING STRUCTURES, TREES, UTILITIES, TOPOGRAPHY OR SIMILAR FEATURES; DESIGN OF RETAINING WALLS, PROPRIETARY EQUIPMENT. SEE EXISTING CONDITION NOTES.

NO.	DATE	BY	APP.	REVISION DESCRIPTION
1	8/31/20	JFB	NMP	SUPPLEMENTAL EXISTING CONDITIONS

**GPR** Engineering Solutions for Land & Structures

GOLDSMITH, PREST & RINGWALL, INC.  
 39 MAIN STREET, SUITE 201, AYER, MA 01432  
 CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING  
 VOICE: 978.772.1590 FAX: 978.772.1591  
 www.gpr-inc.com

**COMMERCIAL DEVELOPMENT PARKING PLAN**  
**SITE PLAN**  
**#160 AYER ROAD**  
**LITTLETON, MA 01460**

PREPARED FOR:  
 ATHENA ASSETS, LLC  
 160 AYER RD, STE 1  
 LITTLETON, MA 01460

DES. BY: MCL  
 CHK. BY: BOR

DATE: JULY 2020

JOB 201039A

1 OF 1

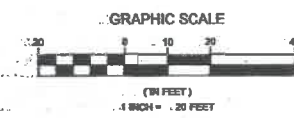
### Parking Computations

Building Section	Use	Formula	Variable	Parking Spaces Required	Parking Spaces Provided
1	Office/Warehouse	1 Space / 1.25 Employees	4	4	—
2	Office/Warehouse	1 Space / 1.25 Employees	4	4	—
3	Lab	1 Space / 1.25 Employees	5	4	—
4	Retail	1 Space / 150 sf	1,648	11	—
	Office	1 Space / 250 sf	1,648	7	—
	Retail/Warehouse	1 Space / 250 sf	3,924	16	—
5 & 6	Store Room	1 Space / 1.25 Employees	16	5	—
Total				51	66
	Handicap Parking	51-70 total spaces	66	3	3
	Loading Spaces			3	3

### Zoning Chart: Industrial B District [1]

	Minimum Street Setback (square feet)	Minimum Side, Rear Setbacks (Principal Buildings)	Maximum Lot Coverage (%) (By Buildings)	Maximum Lot Coverage (%) (By Buildings plus Parking)
Required	30	20	35	80
Provided	62.5	38.7	25.3	72.8

Notes:  
 [1] Town of Littleton Bylaws Chapter 139, Zoning, As adopted 5/3/1988, Last amended 1/15/2020.



P:\10-2020\201039 GWS PERMIT SITE.DWG 08-31-20 2:53:55 PM - LAYOUT PARKING PLAN

SEP 03 2021  
 2020 © COPYRIGHT GOLDSMITH, PREST & RINGWALL, INC.

Littleton Planning Board