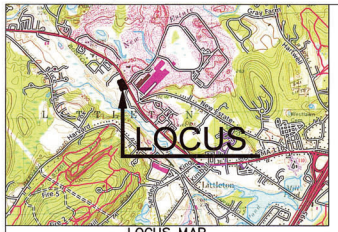
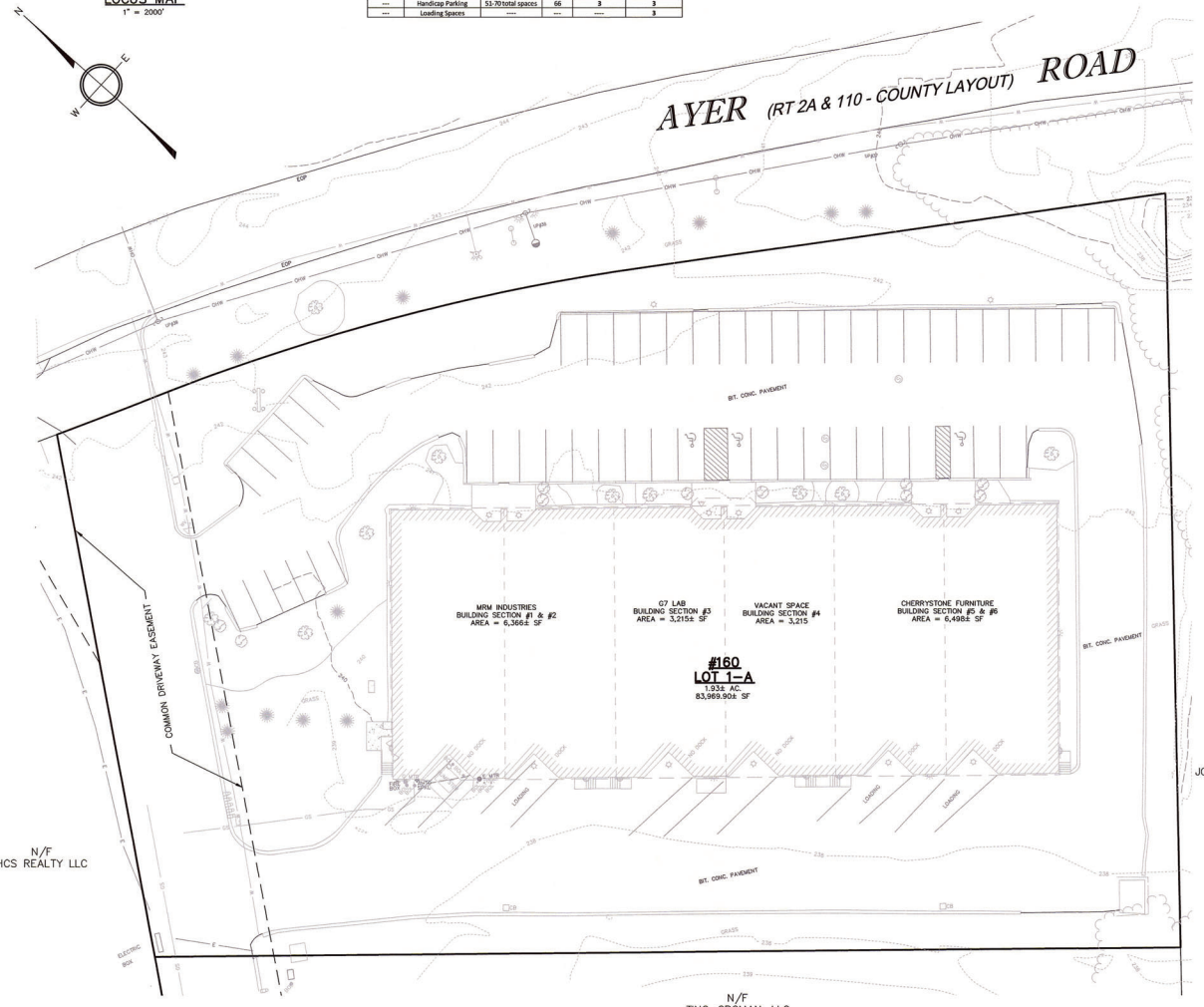


LOCUS MAP
1" = 2000'

Parking Computations					
Building Section	Use	Formula	Variable	Parking Spaces Required	Parking Spaces Provided
1 & 2	Marijuana Establishment/Marijuana Product Manufacturer (ME/MPM)	1 Space / 1.25 Employees 6,366 ± S.F.	4	4	---
3	Lab	1 Space / 1.25 Employees 3,215 ± S.F.	5	4	---
4	Retail	1 Space / 150 sf	3,215 ±	22	---
5 & 6	Retail/Warehouse	1 Space / 150 sf	3,249 ±	22	---
	Industrial	1 Space / 1.25 Employees 3,249 ± S.F.	5	4	---
Total	---	---	---	56	63
---	Handicap Parking	51-70 total spaces	66	3	3
---	Loading Spaces	-----	---	-----	3

Zoning Chart: Industrial B Distrct [1]				
	Minimum Street Setback (square feet)	Minimum Side, Rear Setbacks (Principal Building)	Maximum Lot Coverage (%) (By Buildings)	Maximum Lot Coverage (%) (By Buildings plus Paving)
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 5/9/1988. Last amended 1/15/2020.



LEGEND

EXISTING / PROPOSED

- ELEVATION CONTOUR
- SPOT GRADE
- PROPERTY LINE
- WETLAND DELINEATION
- WETLAND BUFFER ZONE
- SHORELINE
- 100-YEAR FLOODPLAIN LIMIT
- TREE LINE / EDGE OF VEGETATION
- EDGE OF PAVEMENT
- CAPE COD BERM CURBING
- GRANITE CURBING
- GRAVEL/DIRT ROAD
- STOCKADE FENCE
- STONE WALL
- WATER MAIN
- WATER SERVICE
- FIRE SERVICE
- WATER VALVE
- FIRE HYDRANT
- FORCE MAIN
- GRAVITY SEWER LINE
- SEWER MANHOLE
- GAS LINE
- GAS SERVICE
- GAS VALVE
- BURIED POWER LINE
- OVERHEAD POWER LINE
- UTILITY POLE
- GUY WIRE
- ELECTRIC BOX
- STORM DRAIN
- UNDERDRAIN
- ROOF DRAIN
- FOUNDATION DRAIN
- CATCH BASIN
- DRAIN MANHOLE
- SILT FENCE BARRIER
- STRAW WATTLES
- DEEP SOIL OBSERVATION HOLE
- SITE LUMINAIRE
- SIGN
- SURFACE RUNOFF DIRECTION
- APPROXIMATE LIMIT OF WORK
- STANDARD PARKING SPACES
- COMPACT PARKING SPACES
- BUILDING RECESSED LIGHTING
- BUILDING FLOOD LIGHT
- BUILDING DOOR LIGHT
- BUILDING FIRE STROBE LIGHT
- SITE PARKING LIGHT
- SITE SIGN UP-LIGHT
- SITE FLOOD LIGHT

ABBREVIATIONS

EL	ELEVATION	HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT	PVC	POLYVINYL CHLORIDE
SF	SQUARE FEET	RCP	REINFORCED CONCRETE PIPE
AC	ACRES	N/F	NOW OR FORMERLY
FT	FEET	VP	VERNAL POOL
R	RADIUS	WF	WETLAND FLAG
DIA	DIAMETER	TW	TOP OF WALL
BIT	BITUMINOUS	BW	BOTTOM OF WALL
CONC	CONCRETE	FG	FINISH GRADE
L	LENGTH	BSMT	BASEMENT
S	SLOPE	FF	FINISH FLOOR
EOP	EDGE OF PAVEMENT		

ELEVATION DATUM

DATUM: NAVD 1988

B.M. NO.1

SITE DATA:

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

ASSESSORS REFERENCE:

PARCEL ID: R22-1-1
RECORD OWNER: MR3 LLC.
OWNER ADDRESS: 15 KIMBERLY DRIVE, UNIT 23
MERRIMACK, NH 03054

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.
2. SUPPLEMENTAL INFORMATION PROVIDED FROM VISUAL OBSERVATIONS DURING SITE VISIT BY THIS OFFICE ON 8/21/2025.

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. 946 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 GIAIMO, INC. BY CHARLES A. PERKINS CO., INC. DATED FEBRUARY 1985. LAST REVISED MARCH 11, 1985. JOB NO. 2095. PLAN NO. 5482-A. AS ENDORSED BY LITTLETON PLANNING BOARD ON MARCH 12, 1985.
4. "COMMERCIAL DEVELOPMENT PARKING PLAN, SITE PLAN" BY GPR, INC. DATED JULY 2020, AS REVISED THROUGH REV.5 DATED 11/30/20 (GPR JOB#201039).
5. "COMMERCIAL DEVELOPMENT SPECIAL PERMIT MODIFICATION, SITE PLAN" PREPARED FOR MRM INDUSTRIES BY GOLDSMITH, PREST & RINGWALL, INC. DATED JULY 2022. JOB #221095.

PREPARED BY:

GPR Engineering Solutions for Land & Structures

GOLDSMITH, PREST & RINGWALL, INC.
39 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

OWNER/APPLICANT:

MRM INDUSTRIES
100 STATE STREET, 9TH FLOOR
BOSTON, MA 0209

COMMONWEALTH OF MASSACHUSETTS
DAVID J. DeBAY
No. 33867
REGISTERED PROFESSIONAL LAND SURVEYOR
8/26/25

DRAWING ISSUED FOR:

- ☐ CONCEPT
- ☐ CONSTRUCTION
- ■ PERMIT
- ☐ CONSTRUCTION RECORD

THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY GOLDSMITH, PREST & RINGWALL, INC

No.	DATE	DESCRIPTION
1.	08/26/2025	FIRST ISSUE

DESIGNED BY: JAAB CHECKED BY: LT

SCALE: 1 INCH = 20 FEET
20 0 10 20 40

PROJECT:

COMMERCIAL DEVELOPMENT

160 AYER ROAD
LITTLETON, MA

SPECIAL PERMIT SITE PLAN

DATE: AUGUST 26, 2025
JOB NO. 201039C
SHEET: 1 OF 1

SHEET **C1**

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C:\USERS\JBELLAVA\DESKTOP\201039C_SITE PLANING 08-22-25 3:57:24 PM - LAYOUT SITE PLAN 8-21-2025