

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:

OWNERS:
ATHENA ASSETS, LLC. (BUILDING SECTIONS 1-4) &
J&V KOYOUMJIAN PARTNERS (BUILDING SECTIONS 5-6)
PARCEL ID: R-22 1-1

EXISTING CONDITIONS NOTES:

- 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.

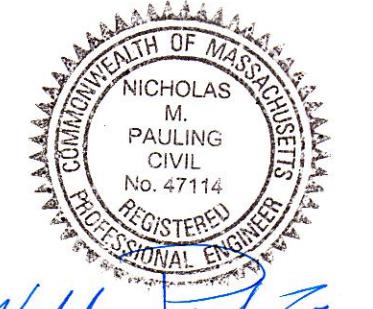
PLAN REFERENCES:

- "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.
- "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.
- "SITE PLAN OF LAND IN LITTLETON, MASS." PREPARED FOR JOHN GIAMO, 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.

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.



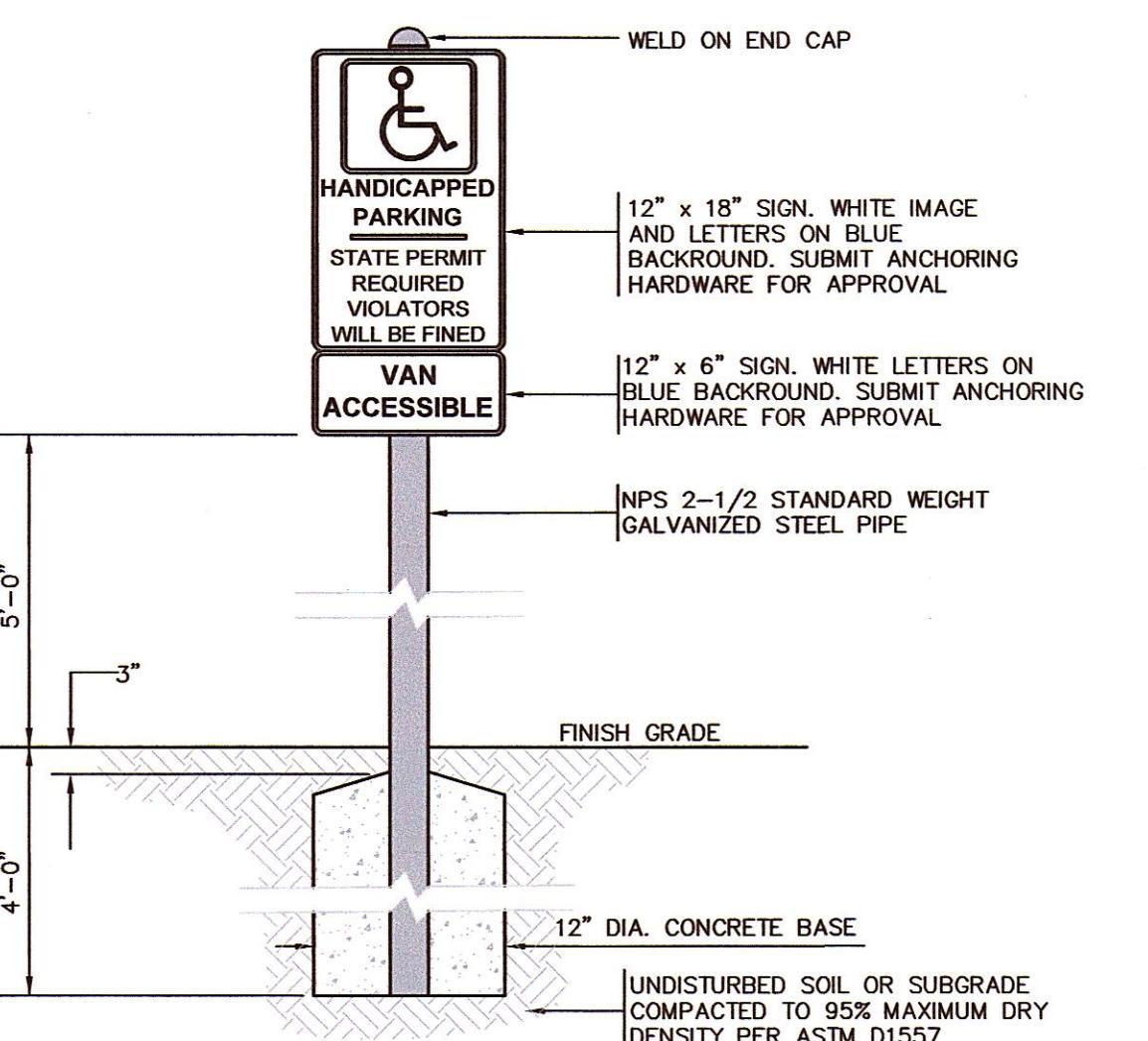
ABBREVIATIONS

EL	ELEVATION	HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT	PVC	POLYVINYL CHLORIDE
SC	SQUARE FEET	RC	REINFORCED CONCRETE PIPE
AC	ACRES	N/F	NOW OR FORMERLY
FT	FEET	VP	VERNAL POOL
R	RADIUS	WF	WETLAND FLAG
DA	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		

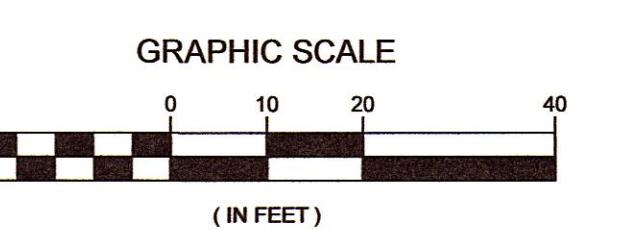
SITE PLAN NOTE:

- PROPOSED WORK IS LIMITED TO STRIPPING OF PARKING SPACES AND INSTALLATION OF HANDICAP PARKING SIGNS AT #160 AYER ROAD.

N/F
JOYCE CANTINO TRUSTEE
STAFRAJOY REALTY TRUST



HANDICAP PARKING SIGN



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

Zoning Chart: Industrial B District [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.

GPR

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for Land & Structures

GOLDSMITH, PREST & RINGWALL, INC.

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CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING
VOICE: 978.772.1590 FAX: 978.772.1591
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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