ZONING TABLE
INDUSTRIAL A[4]

	REQUIRED	EXISTING	PROPOSED
AREA	NO MINIMUM	1,252,922.08 S.F.	1,252,922.08 S.F.
FRONTAGE	NO MINIMUM	198.38 FEET	198.38 FEET
SETBACKS:			
FRONT YARD	80 FEET	216.7 FEET	125.0 FEET
SIDE YARD	50 FEET[1]	177.6 FEET	102.9 FEET
REAR YARD	50 FEET	732.7 FEET	583.0 FEET
BUILDING HEIGHT	40 FEET	29.6 FEET/2 STORIES	34.2 FEET/ 1 STORY
BUILDING COVERAGE	30% MAXIMUM	4%	11.5%
IMPERVIOUS COVERAGE	80% MAXIMUM	18%	20.8%
PARKING NUMBER OF SPACES	1 SPACE PER 1.25 EMPLOYEES[2]	340 CAR	134 CAR[3]
SIZE OF SPACES	N/A	9' X 18' TYP.	9' X 18' TYP.
LOADING BAYS	N/A	4 BAYS	30 BAYS

1. 20 FEET TO LIMITED ACCESS HIGHWAY
2. BASED ON 105 EMPLOYEES DURING THE LARGEST SHIFT THE TOTAL NUMBER OF PARKING SPACES REQUIRED IS 132.
3. BASED ON 521 CMR 23.2.1 FOR A PARKING LOT WITH 134 SPACES REQUIRES 5 HANDICAP ACCESSIBLE SPACES. 5 SPACES ARE PROVIDED.
4. SPECIAL PERMIT APPLICATION REQUIREMENTS FOR NUMBER OF DWELLING UNITS PER ACRE AND COMMON AND USABLE OPEN SPACE ARE NOT APPLICABLE FOR INDUSTRAIL A ZONE.

NO.	DATE	DESCRIPTION	BY
4	08/03/18	UPDATE LOCUS AND DETAILS	KJZ
3	06/24/18	ADDRESS REVIEW COMMENTS	PHA
2	05/29/18	SITE REDESIGN	KJZ
1	05/23/18	WETLAND REVISIONS	KJZ

N/F
HP ENTERPRISE SERVICES, LLC
ASSESSORS MAP R-10, BLOCK 14, LOT 1
BOOK 68514, PAGE 128

REMOVE CURB FOR TRUCK TURNS
NEW PAVEMENT TO MATCH EXISTING PAVEMENT GRADE

PROPOSED ISLAND MODIFICATION

PROPOSED 144,600 SF BUILDING
#151 TAYLOR STREET
FFE = 248'

VEGETATED WETLANDS

PLAN 564 OF 1987

AT ELEVATION 226'

100' WETLAND BUFFER

50' NO DISTURB ZONE

ZONE "AE"

FEMA FLOOD HAZARD

CERTIFIED VERNAL POOL NO. 5040

SNOW STORAGE AREA

CONCRETE DUMPSTER PAD WITH ENCLOSURE, SEE PROPOSED DETAIL PLAN

LIMIT OF THICKENED BIT. CONC. PAVEMENT

THICKENED BIT. CONC. PAVEMENT

PATH OF OVERHANG

PATH OF FRONT WHEEL

PATH OF REAR WHEEL

PROP. BIT. CONC. PAVEMENT

CAPE COD BERM

USE THICKENED BIT. CONC. PAVEMENT

STANDARD BIT. CONC. PAVEMENT

GRASS STRIP

SIDEWALK

PRECAST RETAINING WALL

PROPOSED RETAINING WALL

PROPOSED CONCRETE WALK

PROPOSED BIO-RETENTION CELL (SEE DETAIL)

PROPOSED 10' WIDE CONCRETE WALK

LIMIT OF DETAIL SHEET 2 DETAIL AREA

SEE DETAIL SHEET 2 FOR BIO-RETENTION CELL GRADING AND ADA GRADING AND DIMENSIONS

MAIN ENTRANCE

420' 30 8' WIDE LOADING BAYS

360'

SETBACK LINE

EASEMENT AREA

UP#52-1S

UP#52-1S
UP#54
WIRES GO UNDERGROUND

40' WIDE SIGN EASEMENT

TAYLOR STREET
(1959 TOWN LAYOUT - VARIABLE WIDTH)

100' WETLAND BUFFER

50' NO DISTURB ZONE

125.0'

583'

140'

220'

390'

EMERGENCY EXIT CONCRETE STEPS

EMERGENCY EXIT CONCRETE PAD

SNOW STORAGE PAVEMENT BELT

PROPOSED RETAINING WALL

TREELINE TO REMAIN

20' WIDE POROUS PAVEMENT FIRE LANE

6" WIDE POROUS PAVEMENT BELT

20' WIDE POROUS ASPHALT FIRE LANE

EXISTING BIT. CONC. ROAD

MONARCH (PRIVATE) DRIVE

DRIVEWAY & UTILITY EASEMENT
100' WIDE - BK. 9418 PG. 366

ROUTE 495
(NO ACCESS)

24' WIDE EMERGENCY ACCESS EASEMENT

TEMPORARY CONSTRUCTION EASEMENTS

CONSERVATION RESTRICTION BOUNDS ARE AT THE STONE WALL

30' WIDE UTILITY EASEMENT

UP#53-7X

UP#53-1X

UP#53-2X

UP#53-3X

UP#53-3X-1X

UP#53-4X W/ GUY

SEE SHEET 3 FOR LOT DIMENSIONS

SEE NOTES ON SHEET 2.

ZONING:
INDUSTRIAL A
MINIMUM AREA= NONE
MINIMUM FRONTAGE= NONE
SETBACKS:
FRONT YARD= 80'
SIDE YARD= 50'
REAR YARD= 50'
MAXIMUM HEIGHT= 40'
MAXIMUM LOT COVERAGE= 30%

LEGEND
BERM
DRAIN CATCH BASIN
DRAIN LINE
DRAIN MANHOLE
DRAIN OUTFALL
ELECTRIC LINE
ENCROACHMENT NOTE
FENCE
GAS LINE
GAS GATE
CURB
GUARD POST
HANDICAP PARKING SPACE
HYDRANT
LIGHTPOST
OBSERVATION WELL
PAVEMENT EDGE
SEWER LINE
SIGN
SEWER MANHOLE
TELEPHONE MANHOLE
TELEPHONE LINE
UTILITY MANHOLE
UTILITY POLE
WATER GATE
WATER LINE
WF B16 WETLAND FLAG
VERNAL POOL FLAG
× 247.9 SPOT GRADE
DECIDUOUS TREE
CONIFEROUS TREE
TYP. TYPICAL
HC HANDICAP PARKING
MONITOR WELL

GRAPHIC SCALE
1 inch = 30 ft.
30 0 15 30 60 (FEET) 120
0 5 10 20 30 (METER) 40

FOR METROWEST ENGINEERING, INC. DATE
ROBERT A. GEMMA, P.E.(CIVIL) # 31967
P.L.S. # 37046

PROPOSED LAYOUT PLAN
IN
LITTLETON, MASS

PREPARED FOR:
BULLFINCH COMPANIES
SUITE 200, 250 FIRST AVENUE
NEEDHAM, MA 02494-2805

PROPERTY OF:
151 TAYLOR DE, LLC
SUITE 200, 250 FIRST AVENUE
NEEDHAM, MA 02494-2805

ENGINEERS & SURVEYORS:
MWE METROWEST ENGINEERING, INC.
75 FRANKLIN STREET
FRAMINGHAM, MA 01702
TELE.: (508)626-0063

SHEET 5 OF 8 | DATE: APRIL 20, 2018
CALC'D BY: PHA | FIELD BK: 453 | CAD FILE: 20180301 PROP PLANS R10.dwg
DRAFTER: KJZ | PROJECT: LIT_TAYL | DWG FILE:

SP042018