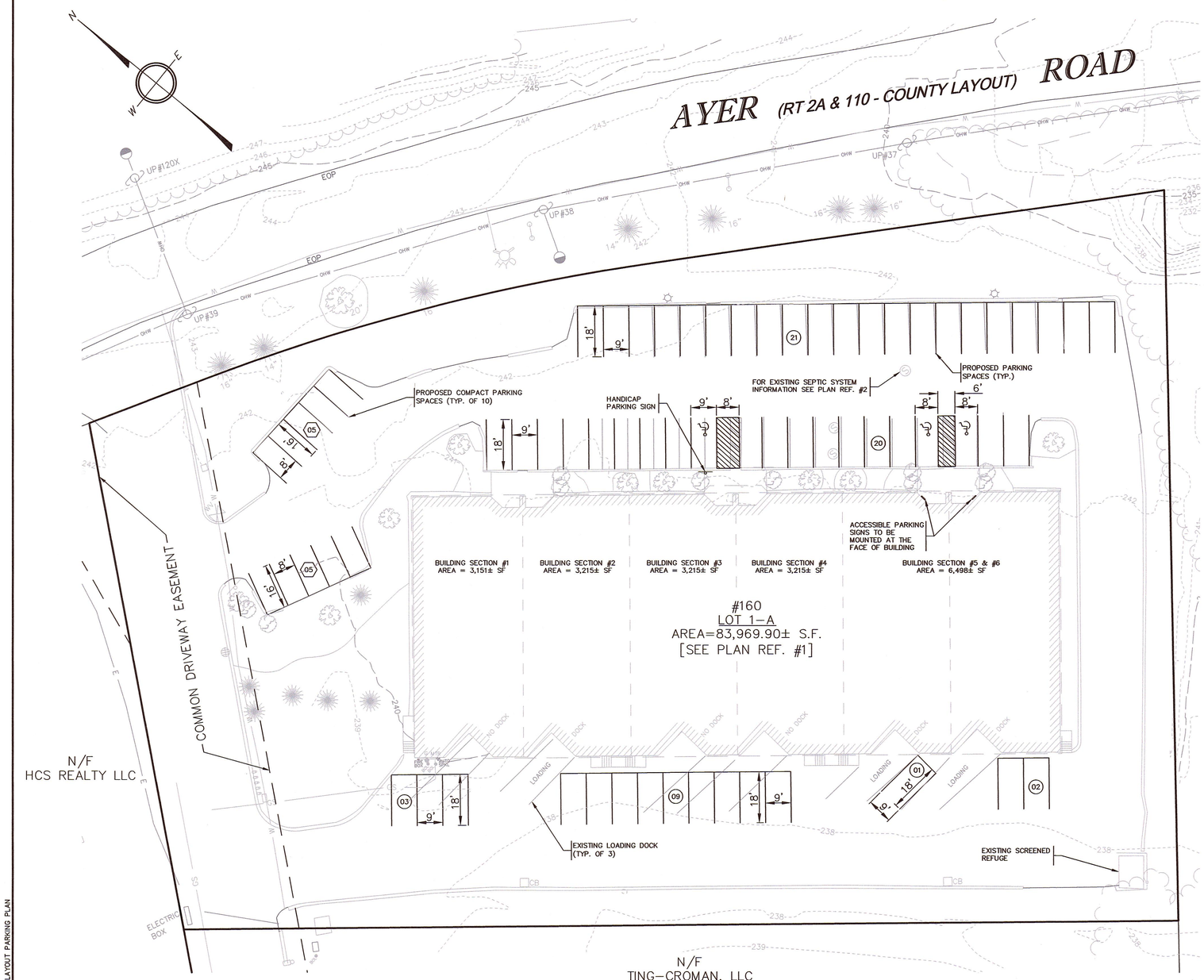


LEGEND

EXISTING		PROPOSED
100	ELEVATION CONTOUR	100
X100.0	SPOT GRADE	100.0 FG
	PROPERTY LINE	
WL-1	WETLAND DELINEATION	
	WETLAND BUFFER ZONE	
	SHORELINE	
	100-YEAR FLOODPLAIN LIMIT	
	TREE LINE / EDGE OF VEGETATION	
EOP	EDGE OF PAVEMENT	
	CAPE COD BERM CURBING	
	GRANITE CURBING	
	GRAVEL/DIRT ROAD	
	STOCKADE FENCE	
	STONE WALL	
W	WATER MAIN	W
WS	WATER SERVICE	WS
FS	FIRE SERVICE	FS
WV	WATER VALVE	WV
	FIRE HYDRANT	
FM	FORCE MAIN	FM
SS	GRAVITY SEWER LINE	SS
	SEWER MANHOLE	SMH
G	GAS LINE	
GS	GAS SERVICE	GS
GV	GAS VALVE	
E	BURIED POWER LINE	E
OHW	OVERHEAD POWER LINE	OHW
	UTILITY POLE	
	GUY WIRE	
E	ELECTRIC BOX	E
SD	STORM DRAIN	SD
UD	UNDERDRAIN	UD
RD	ROOF DRAIN	RD
FD	FOUNDATION DRAIN	FD
CB	CATCH BASIN	
DMH	DRAIN MANHOLE	
	SILT FENCE BARRIER	
	STRAW WATTLES	
199-1	DEEP SOIL OBSERVATION HOLE	
	SITE LUMINAIRE	
	SIGN	
	SURFACE RUNOFF DIRECTION	
	APPROXIMATE LIMIT OF WORK	
	STANDARD PARKING SPACES	21
	COMPACT PARKING SPACES	05

ABBREVIATIONS

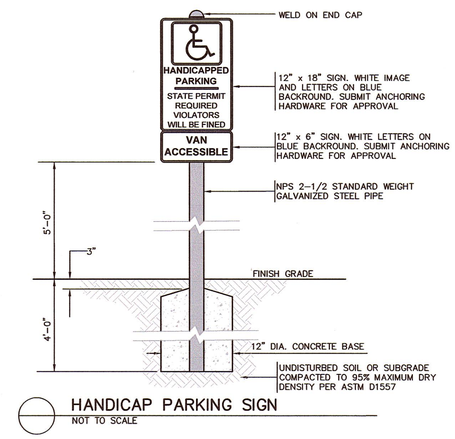
EL	ELEVATION	HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT	PVC	POLYVINYL CHLORIDE
SF	SQUARE FEET	RCP	REINFORCED CONCRETE PIPE
AC	ACRES	N/F	NOW OR FORMERLY
FT	FEET	VP	VERNAL POOL
R	RADIUS	WF	WETLAND FLAG
DIA	DIAMETER	TW	TOP OF WALL
BIT	BITUMINOUS	BW	BOTTOM OF WALL
CONC	CONCRETE	FG	FINISH GRADE
L	LENGTH	BSMT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

SITE PLAN NOTE:

1. 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

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FEET



HANDICAP PARKING SIGN
NOT TO SCALE

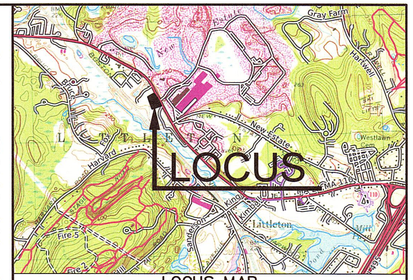
Parking Computations [1]

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	2,143	15	---
	Office	1 Space / 250 sf	1,072	5	---
5 & 6	Retail	1 Space / 150 sf	3,924	20	---
	Store Room	1 Space / 1.25 Employees	6	5	---
Total	---	---	---	57	66
---	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.



LOCUS MAP
1" = 2000'

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. (NUILDING SECTIONS 1-4) &
J&V KOUYOUMJIAN PARTNERS (BUILDING SECTIONS 5-6)
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.

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.

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.

COMMONWEALTH OF MASSACHUSETTS
NICHOLAS M. PAULING
CIVIL
No. 47114
REGISTERED PROFESSIONAL ENGINEER
7/14/2020

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

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

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	DATE: JULY 2020	JOB 201039A	1 OF 1
CHK. BY: BDR			

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