

LEGEND

EXISTING		PROPOSED	
100	ELEVATION CONTOUR	100	
X100.0	SPOT GRADE	100.0	
	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		
	STONE BOUND		
	DRILL HOLE		
	IRON ROD		

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

Zoning Summary

Owner: 29 Harvard Rd, LLC
Site Address: 27 & 29 Harvard Rd
Ayer, MA

Map: 35
Parcel: 21 & 22
Lot: —

Proposed Use: Mixed Use (Small Retail + Enclosed manufacturing + Commercial Parking)

Parameter	Section [1]	Requirement	Remarks
Zoning District	Zoning Map	GB	General Business
Overlay District	Zoning Map	Aquifer Protection	Onsite (Western Limits)
Existing Use	5.2.5.3	Permitted	Small Retail and service stores (under 10,000 sq ft)
Proposed Use	5.2.5.3 & 5.2.6.2	Special Permit by Planning Board	Mixed Use (Small Retail + Enclosed manufacturing)
Lot Area	6.2 (Table)	15,000 SF	263,303 SF
Frontage	6.2 (Table)	100 FT	297 FT
Yard	6.2 (Table)		
	Front	30 FT	1.8± FT into R.O.W. [2]
	Side	25 FT [3]	38.8± FT
	Rear	20 FT	>20 FT
Max. Building Height	6.2 (Table)	35 FT, 3-story	18-20 FT
Max. Building Coverage	6.2 (Table)	60%	0.5%
Max. Floor Area Ratio	6.2 (Table)	1.25	0.01
Minimum Open Space	6.2 (Table)	20%	97.8%

NOTES:

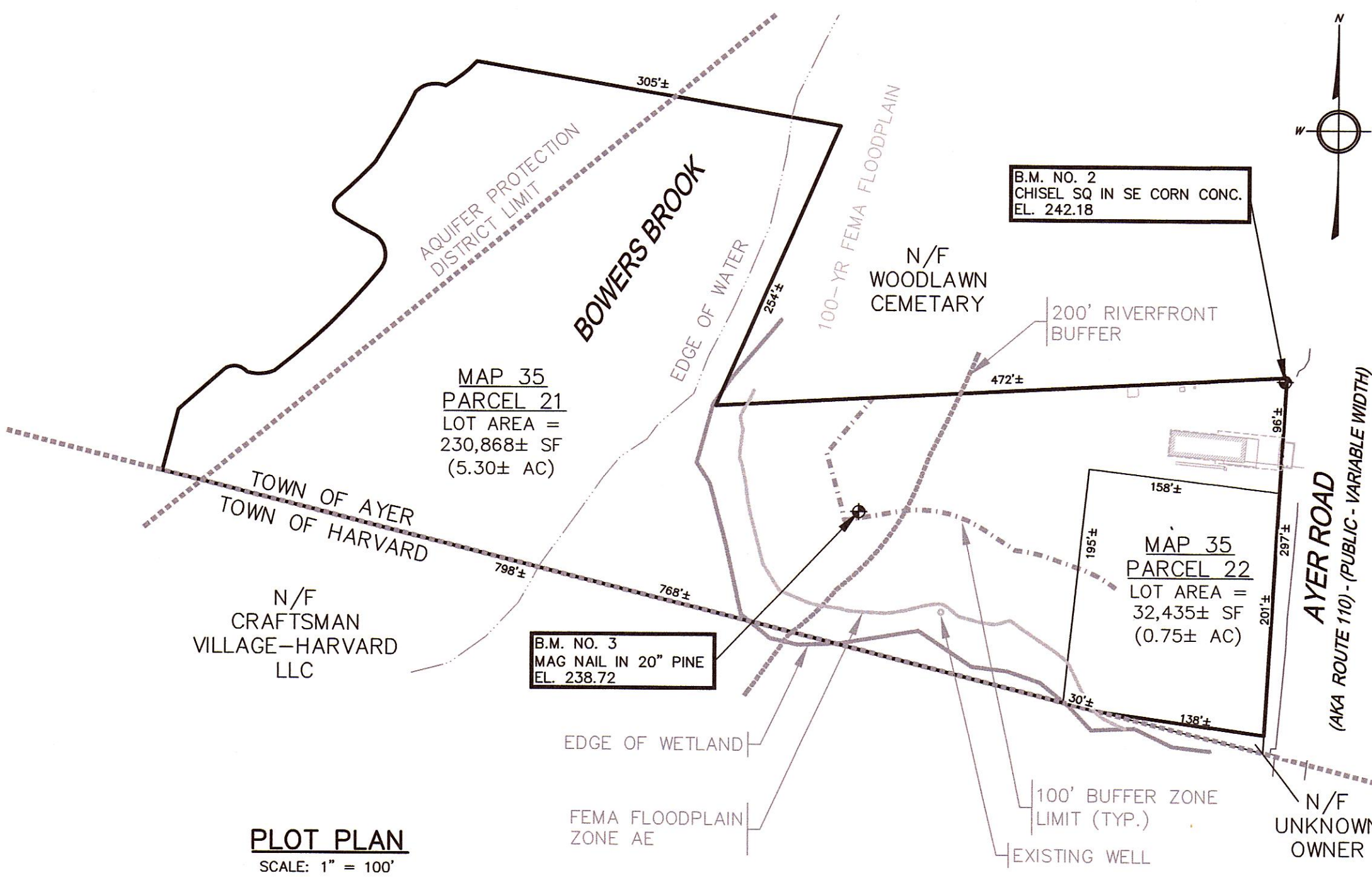
[1] Reference to section of Zoning Bylaw, last revised April 25, 2022.

[2] Existing non-conforming onsite features.

[3] Except 35 FT abutting a Residential District.

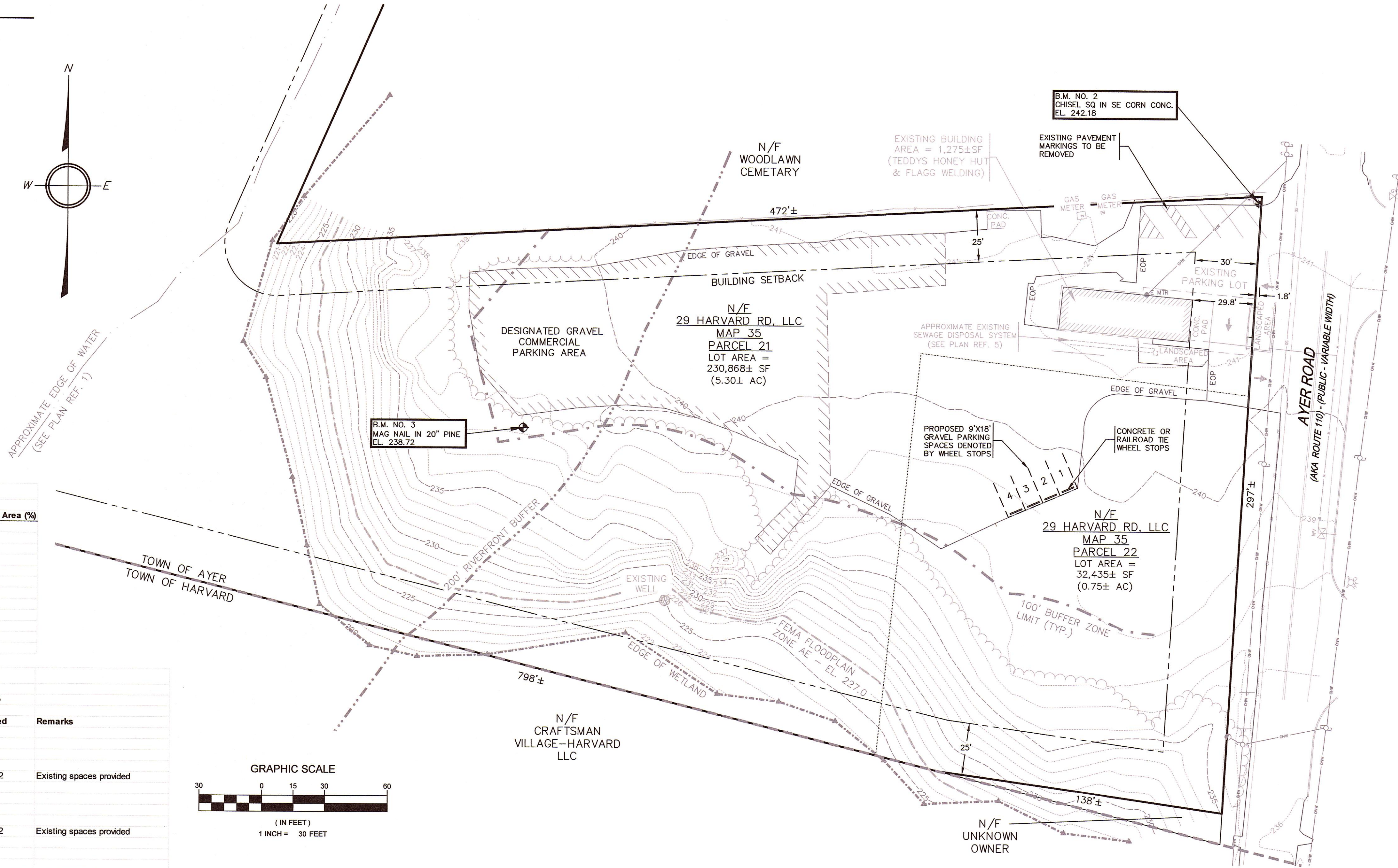
ABBREVIATIONS:

SF=square feet; CF=cubic feet; FT=feet; GFA=gross floor area; AC=acres; PB=Planning Board; ZBA=Zoning Board of Appeals; IWPA=interim wellhead protection area; ACEC=Area of Critical Environmental Concern; FIRM=Flood Insurance Rate Map; MDEP=Massachusetts Dept of Environmental Protection



PLOT PLAN

SCALE: 1" = 100'



Coverage Computations

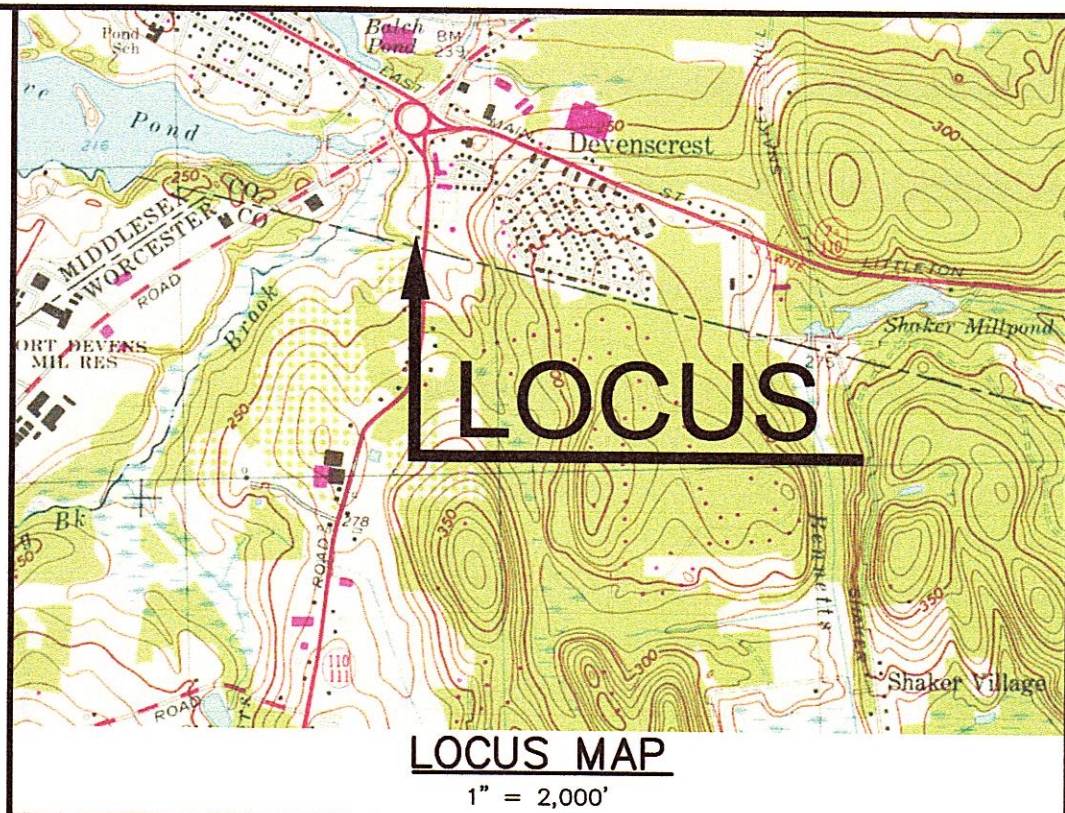
Parameter	Area (Acres)	Area (SF)	Fraction of Total Lot Area (%)
Existing Condition			
Lot Area	6.04	263,303	100%
Building Footprint	0.03	1,275	0.5%
Paved Area	0.1	4,534	1.7%
Total Impervious Coverage	0.13	5,809	2.2%
Total Open Space	5.91	257,494	97.8%

Parking Break Down

Parameter	Requirements	Provided	Remarks
Proposed Use:	Mixed Use (Small Retail + Enclosed Manufacturing)		
Teddy's Honey Hut - Business Use (Retail Store) (9.1.2.B.2)	Min - 3 spaces / 1000 sf = 637.5/1000 = 2 Gross Floor Area = 637.5± SF Required parking	2	Existing spaces provided
Flagg Welding - Industrial Use (Enclosed)	Min - 1 space / 500 sf = 637.5/500 = 2 Gross Floor Area = 637.5± SF Required parking	2	Existing spaces provided

NOTES:

[1] Reference to section of Zoning Bylaw, last revised April 25, 2022.



EXISTING CONDITIONS NOTES:

- EXISTING CONDITION INFORMATION BASED ON AN ON-THE-GROUND TOPOGRAPHIC SURVEY PERFORMED BY GOLDSMITH, PREST & RINGWALL, INC. DATED 04/28/2023.
- FLOODPLAIN ZONES SHOWN HEREON ARE BASED ON THE FEMA FLOOD MAP #2501700212E, EFFECTIVE DATE 06/04/2010.
- EDGE OF WETLAND DELINEATED BY GODDARD CONSULTING, LLC, ON DATED 01/26/2018 AND LOCATED BY GOLDSMITH, PREST & RINGWALL, INC. ON 04/28/2023. SEE PLAN REF #3 & 4.
- SUPPLEMENTAL INFORMATION PROVIDED FROM THE TOWN OF AYER GIS MAP.

ASSESSORS REFERENCE:

ASSESSORS MAP 35, PARCEL 21-22

RECORD OWNER: 29 HARVARD RD LLC
PO BOX 454
AYER, MA

ELEVATION DATUM

DATUM: NAVD88

B.M. NO.1

PLAN REFERENCES:

- "LAND IN HARVARD & AYER, MASS." SURVEYED FOR WARREN STATE AS PREPARED BY CHARLES A. PERKINS CO. INC. DATED APRIL 1951. PLAN NO. M-110. REVISED ON AUG 16, 1951. RECORDED IN THE MIDDLESEX REGISTRY OF DEEDS SO. DIST. ON OCTOBER 25, 1951, AS PLAN NUMBER 1823 OF 1951.
- "LAND IN AYER, MASS." SURVEYED FOR EST. OF MARTHA D. STONE AS PREPARED BY CHARLES A. PERKINS CO. INC. DATED AUG. 1957. PLAN NO. S-820. RECORDED IN THE MIDDLESEX REGISTRY OF DEEDS SO. DIST. ON NOVEMBER 21, 1957, AS PLAN NUMBER 1738 OF 1957. RECORDED BOOK NO. 9062 PG. 477.
- "SITE PLAN DEVELOPMENT PLANS FOR GLOBAL LOCATION OF SITE 28 HARVARD ROAD TOWN OF AYER" PREPARED BY BOHLER ENGINEERING DATED 06/12/2018 LAST REVISED 08/21/2018. PROJECT NO. W171228.
- "ORDER OF CONDITIONS, 28 HARVARD ROAD, AYER, MA", AS ISSUED BY THE TOWN OF AYER CONSERVATION COMMISSION ON 10/2/2018 AND RECORDED AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS' PLAN BOOK 72498 PG 289. MASSDEP NO. 100-0429.
- "TITLE 5 OFFICIAL INSPECTION FORM" ON 27 HARVARD ROAD DATED 12/2/2021 BY FREDDIE EHWA FROM RM RATTIA CORPORATION LICENSE No.S113628.

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	09/07/23	KI	NMP	TOWN STAFF REVIEW COMMENTS

GPR Engineering Solutions
for Land & Structures

GOLDSMITH, PREST & RINGWALL, INC.

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COMMERCIAL DEVELOPMENT
SITE PLAN REVIEW

EXISTING CONDITION PLAN

27 & 29 HARVARD ROAD
AYER, MA

PREPARED FOR:
29 HARVARD ROAD LLC
PO BOX 454
AYER, MA 01432

DES. BY: KI DATE: JULY 2023 JOB 231002 1 OF 1
CHK. BY: NMP