

"VILLAGE GREEN APARTMENTS"
40B COMPREHENSIVE PERMIT APPLICATION
at 15 Great Road
Littleton, Massachusetts

NOTE:

ALL SUPPLEMENTAL DATA SUBMITTED IN CONJUNCTION WITH THIS 40B COMPREHENSIVE PERMIT APPLICATION AS REQUIRED BY THE LITTLETON ZONING BOARD OF APPEALS IS HEREBY INCORPORATED AS PART OF THE PLAN SET. THIS PLAN, ITS SUPPORTING DOCUMENTATION AND FORM WORK ARE SUBMITTED PURSUANT TO THE PROVISIONS OF THE TOWN OF LITTLETON'S ZONING BOARD OF APPEALS MODEL RULES FOR THE ISSUANCE OF A COMPREHENSIVE PERMIT AND MASSACHUSETTS GENERAL LAW, CHAPTER 40B.

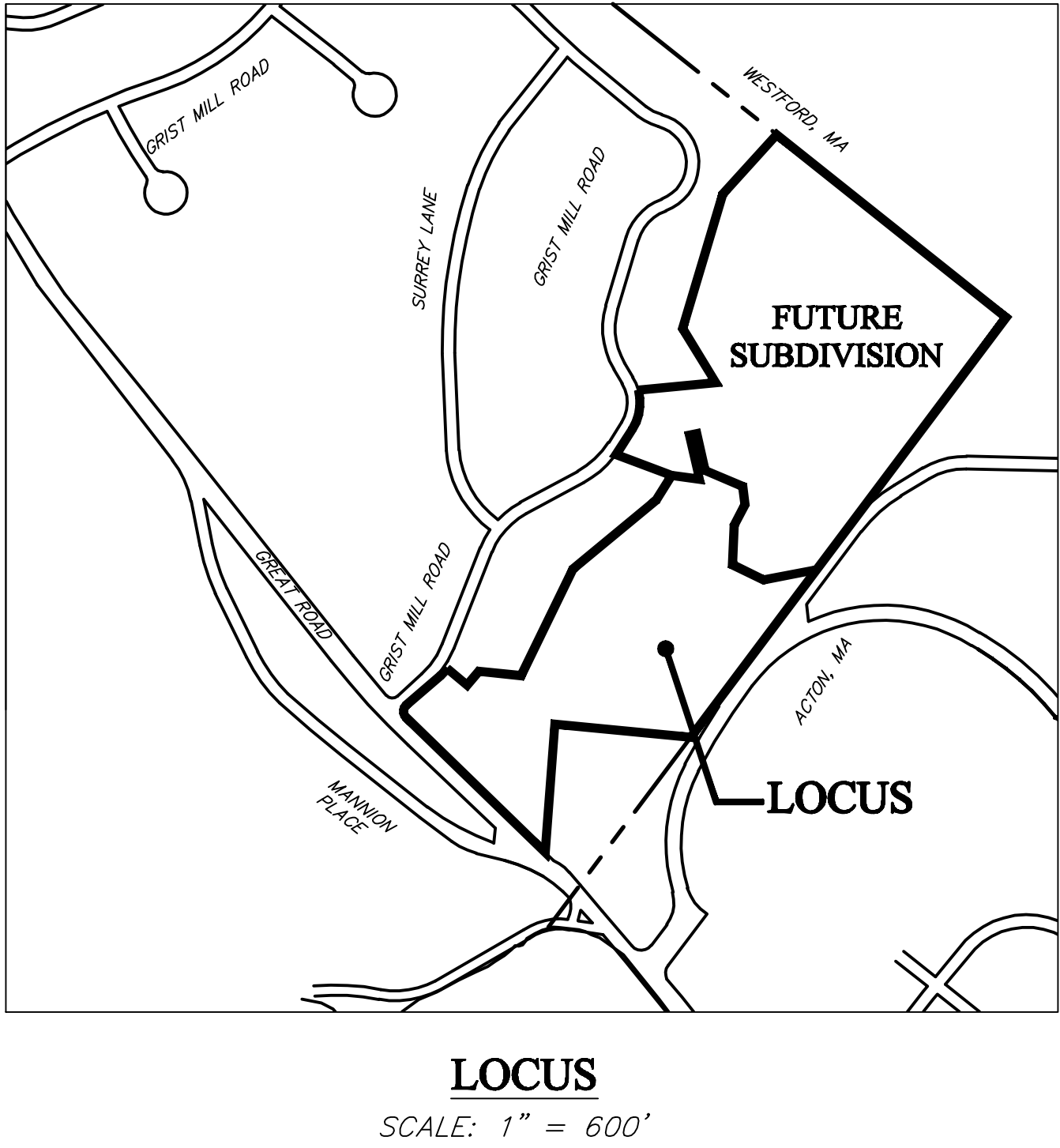
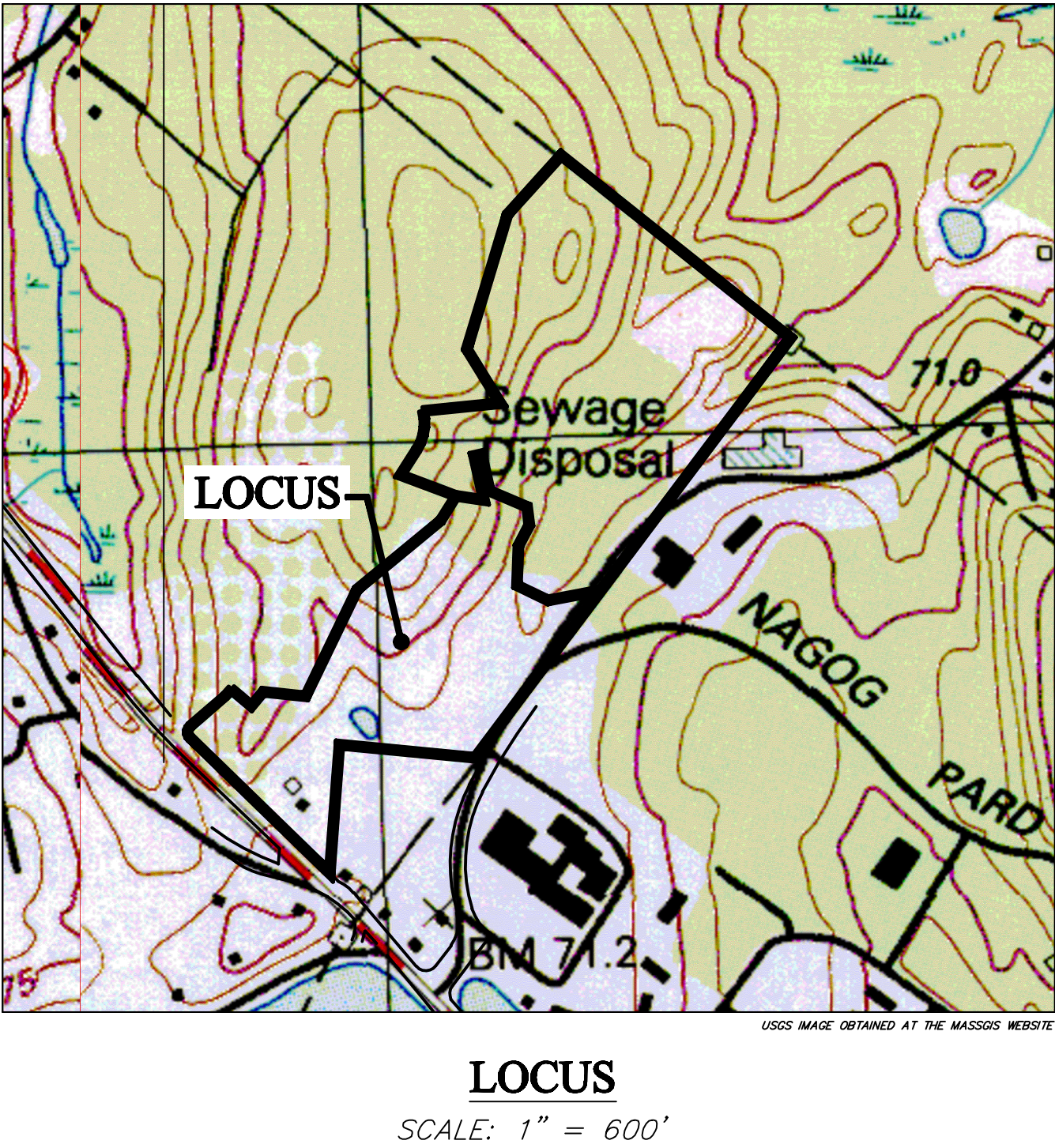
LITTLETON ASSESSOR DATA:
MAP & PARCEL: MAP U1 PARCELS
2-0, 6-0, 32-17, 32-18, 32-19, 32-20,
1-27 AND 1-28.

REFERENCES:
MIDDLESEX SOUTH REGISTRY OF DEEDS
BK 44725 PG 484
BK 54533 PG 583
BK 58154 PG 123
BK 58154 PG 126

ZONING
R-RESIDENTIAL

SITE DOES NOT CONTAIN ANY FLOOD HAZARD
ZONE PER FLOOD INSURANCE RATE MAP
25017C243E PANEL 243 OF 656 EFFECTIVE
JUNE 4, 2010.

SITE IS NOT WITHIN A LITTLETON AQUIFER OR
WATERSHED PROTECTION OVERLAY DISTRICT.



SHEET INDEX

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L-1,2	LANDSCAPE PLANS
ANR-1	ANR SURVEY PLAN
ZEP	ZONING EXCEPTION PLAN

GENERAL REVISION NOTE:
PREVIOUS PLAN DATES:
MAY 2011-ORIGINAL SUBMITTAL
FEB 16, 2012-GENERAL REVISION
JULY 9, 2012-COMPREHENSIVE PERMIT SUBMISSION
NOV 1, 2012-PAVEMENT REDUCTION, GENERAL REVISION
DEC 4, 2012-MINOR REVISIONS

APPLICANT:
Fifteen Great Road LLC
200 Baker Avenue-Suite 303
Concord, MA 01742

OWNERS:
Nashoba Place Realty Trust (Parcel 2.0)
John R. Keilty, Trustee
Seven Dearborn Rd.
Peabody, MA 01960

JFM Realty Trust (Parcel 6.0)
Leslie French, Trustee
P.O. Box 1472
Littleton, MA 01460

Littleton Holding Realty Trust
(Parcels 32-17, 32-18, 32-19, 32-20,
32-27, 32-28)
John R. Keilty, Trustee
40 Lowell Ave.
Peabody, MA 01960

PLANNER, LANDSCAPE ARCHITECT, CIVIL
ENGINEER & SURVEYOR:
Places Associates, Inc.
510 King Street, Suite 9
Littleton, MA 01460

ARCHITECT:
Maugel Architects, Inc.
200 Ayer Road
Harvard, MA 01451

COVER SHEET

LOCATION: 15 GREAT ROAD
TOWN: LITTLETON, MASSACHUSETTS
PREPARED FOR:

FIFTEEN GREAT
ROAD LLC

SCALE: AS SHOWN DATE: JULY 9, 2012

Places Associates, Inc.

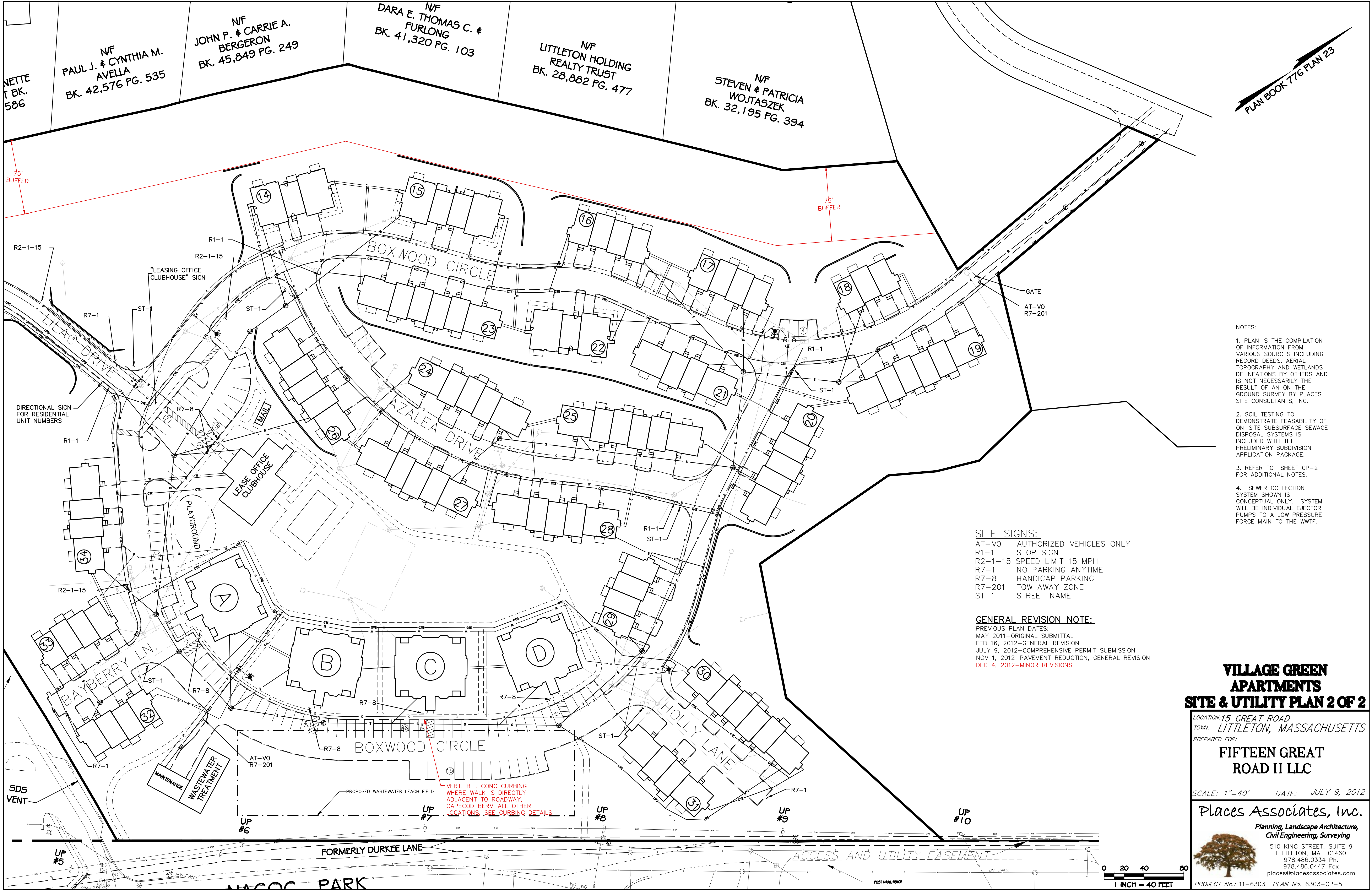
Planning, Landscape Architecture,
Civil Engineering, Surveying



510 KING STREET, SUITE 9
LITTLETON, MA 01460
978.486.0334 Ph.
978.486.0447 Fax
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PROJECT No.: 11-6303 PLAN No. CP-1

PERMIT SET
NOT FOR CONSTRUCTION



PLAN BOOK 776 PLAN 23

- NOTES:
1. PLAN IS THE COMPILATION OF INFORMATION FROM VARIOUS SOURCES INCLUDING RECORD DEEDS, AERIAL TOPOGRAPHY AND WETLANDS DELINEATIONS BY OTHERS AND IS NOT NECESSARILY THE RESULT OF AN ON THE GROUND SURVEY BY PLACES SITE CONSULTANTS, INC.
 2. SOIL TESTING TO DEMONSTRATE FEASIBILITY OF ON-SITE SUBSURFACE SEWAGE DISPOSAL SYSTEMS IS INCLUDED WITH THE PRELIMINARY SUBDIVISION APPLICATION PACKAGE.
 3. REFER TO SHEET CP-2 FOR ADDITIONAL NOTES.
 4. SEWER COLLECTION SYSTEM SHOWN IS CONCEPTUAL ONLY. SYSTEM WILL BE INDIVIDUAL EJECTOR PUMPS TO A LOW PRESSURE FORCE MAIN TO THE WWTF.

- SITE SIGNS:**
- AT-V0 AUTHORIZED VEHICLES ONLY
 - R1-1 STOP SIGN
 - R2-1-15 SPEED LIMIT 15 MPH
 - R7-1 NO PARKING ANYTIME
 - R7-8 HANDICAP PARKING
 - R7-201 TOW AWAY ZONE
 - ST-1 STREET NAME

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**VILLAGE GREEN
APARTMENTS
SITE & UTILITY PLAN 2 OF 2**

LOCATION: 15 GREAT ROAD
TOWN: LITTLETON, MASSACHUSETTS

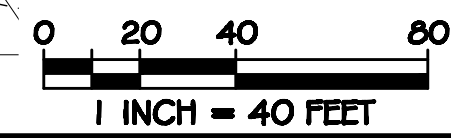
PREPARED FOR:
**FIFTEEN GREAT
ROAD II LLC**

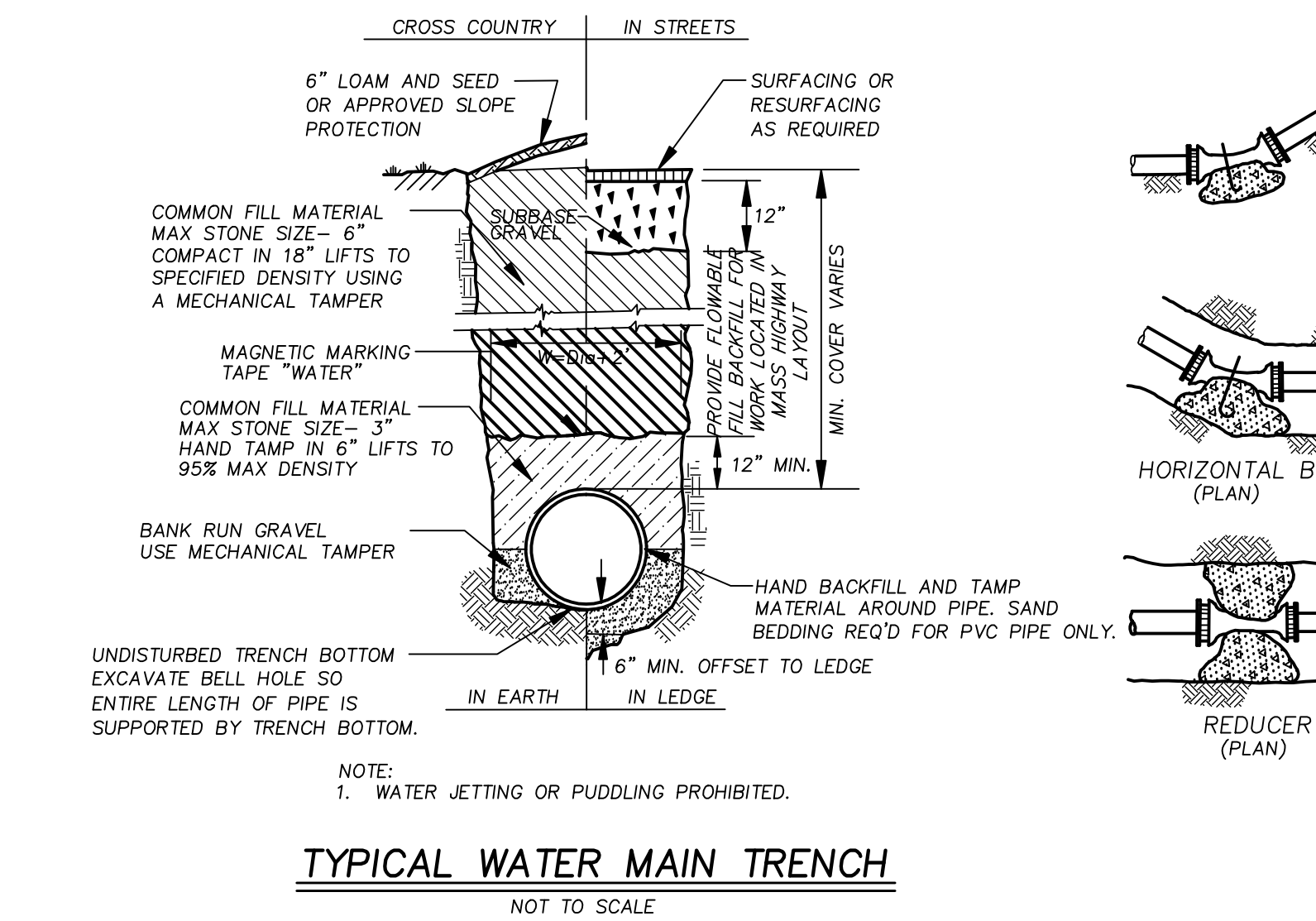
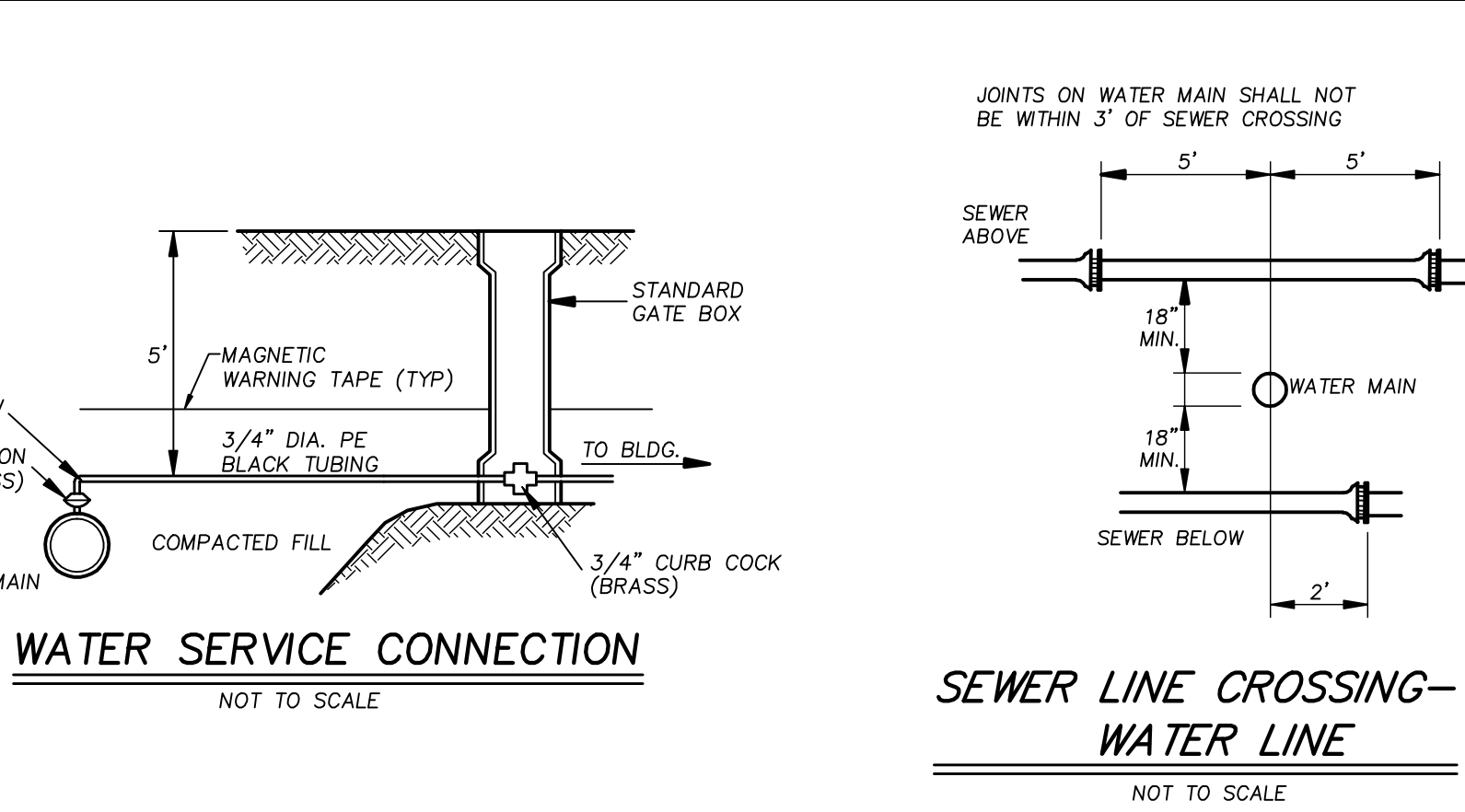
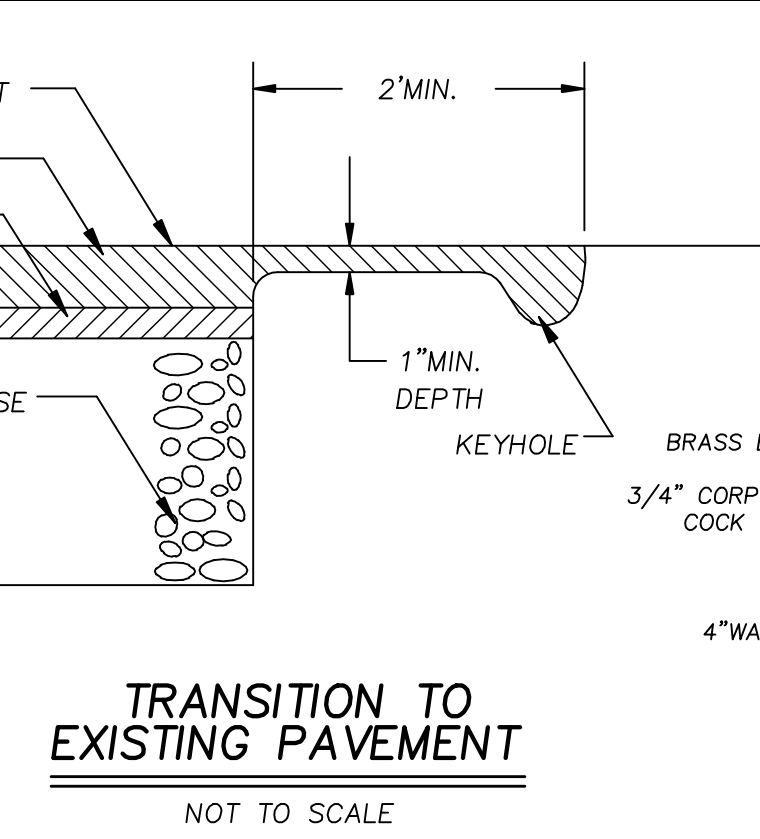
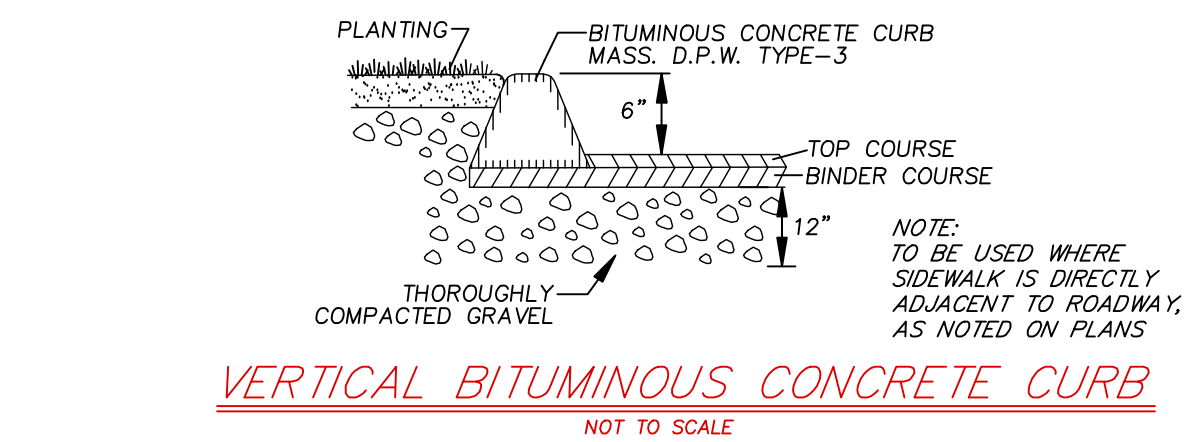
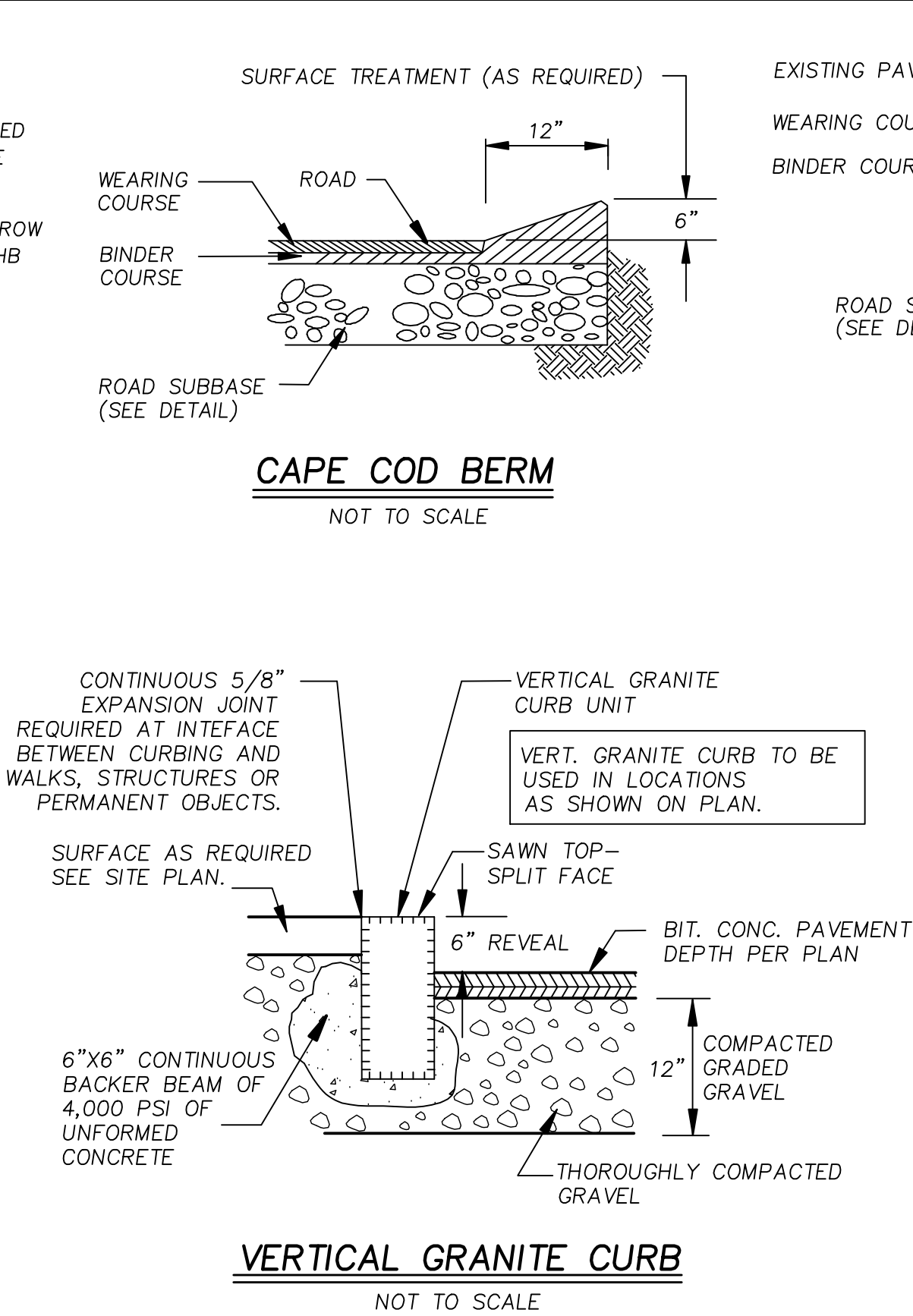
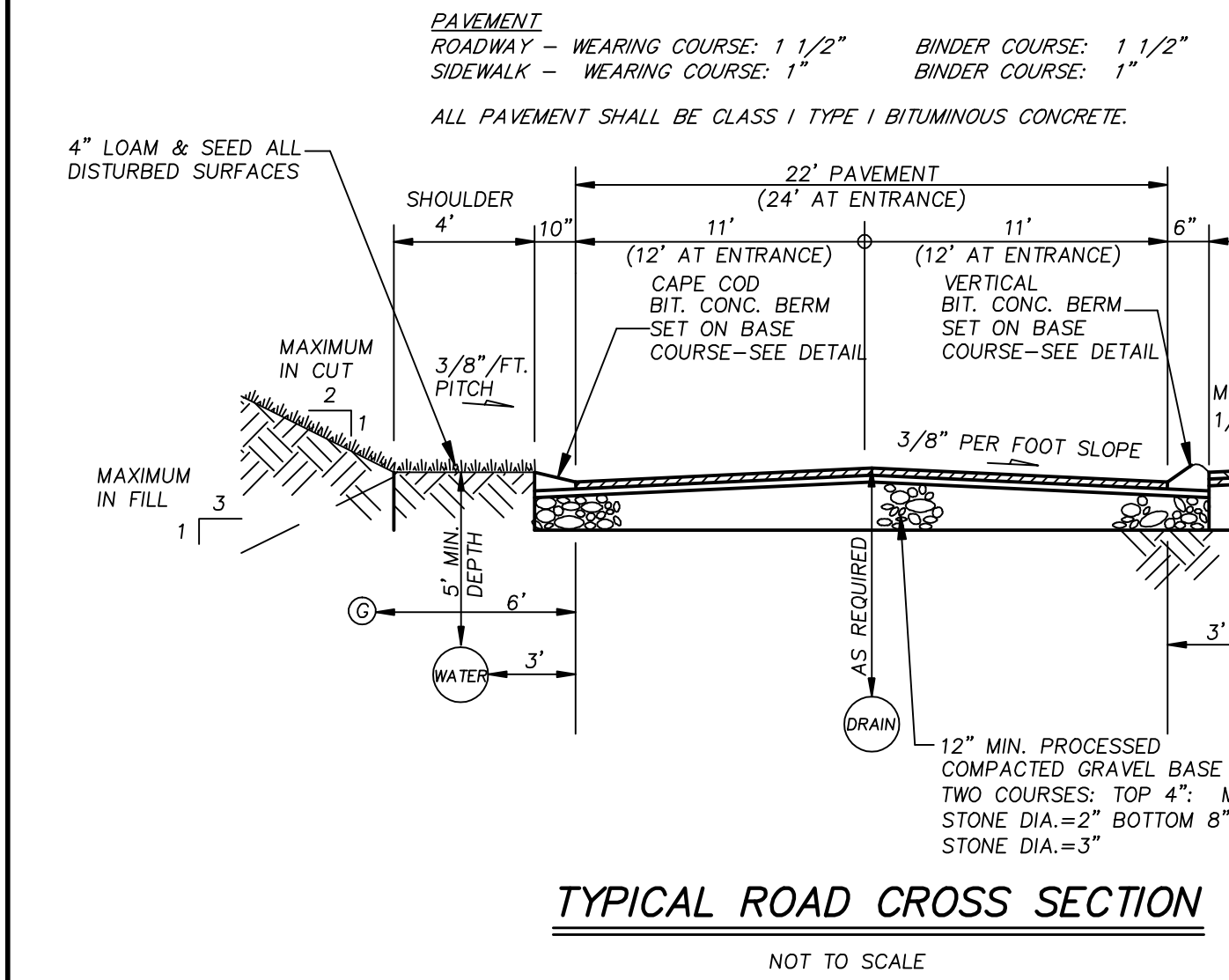
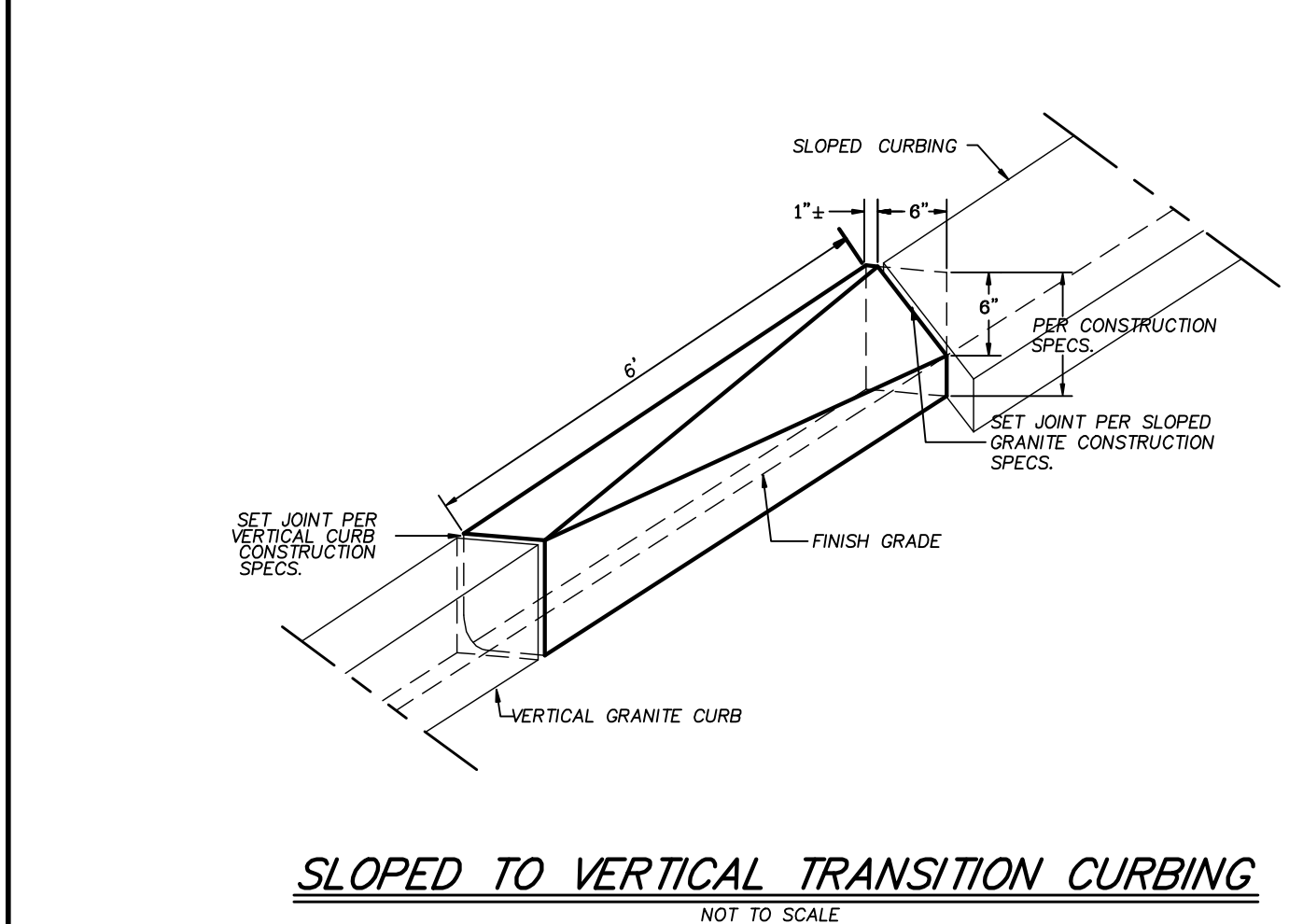
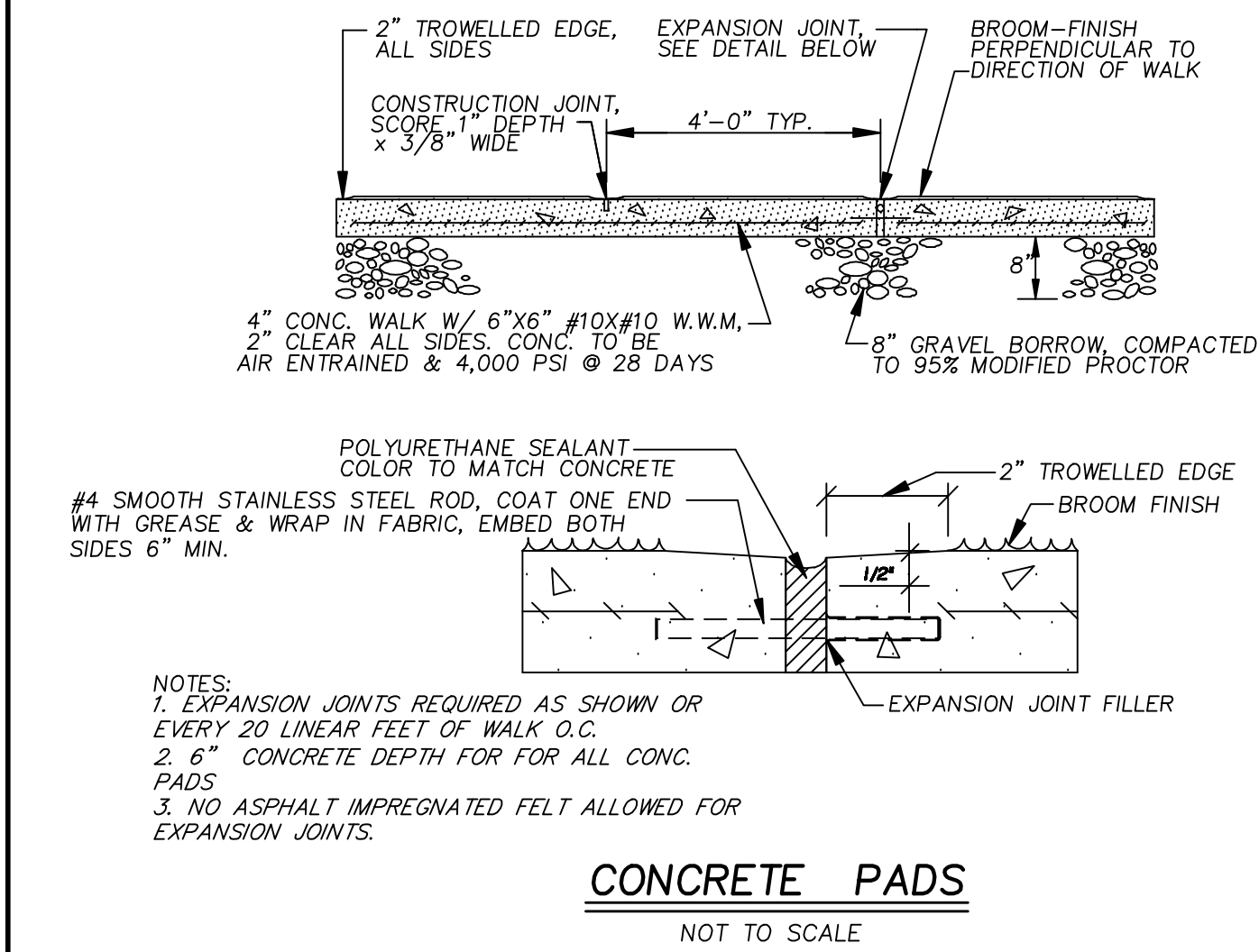
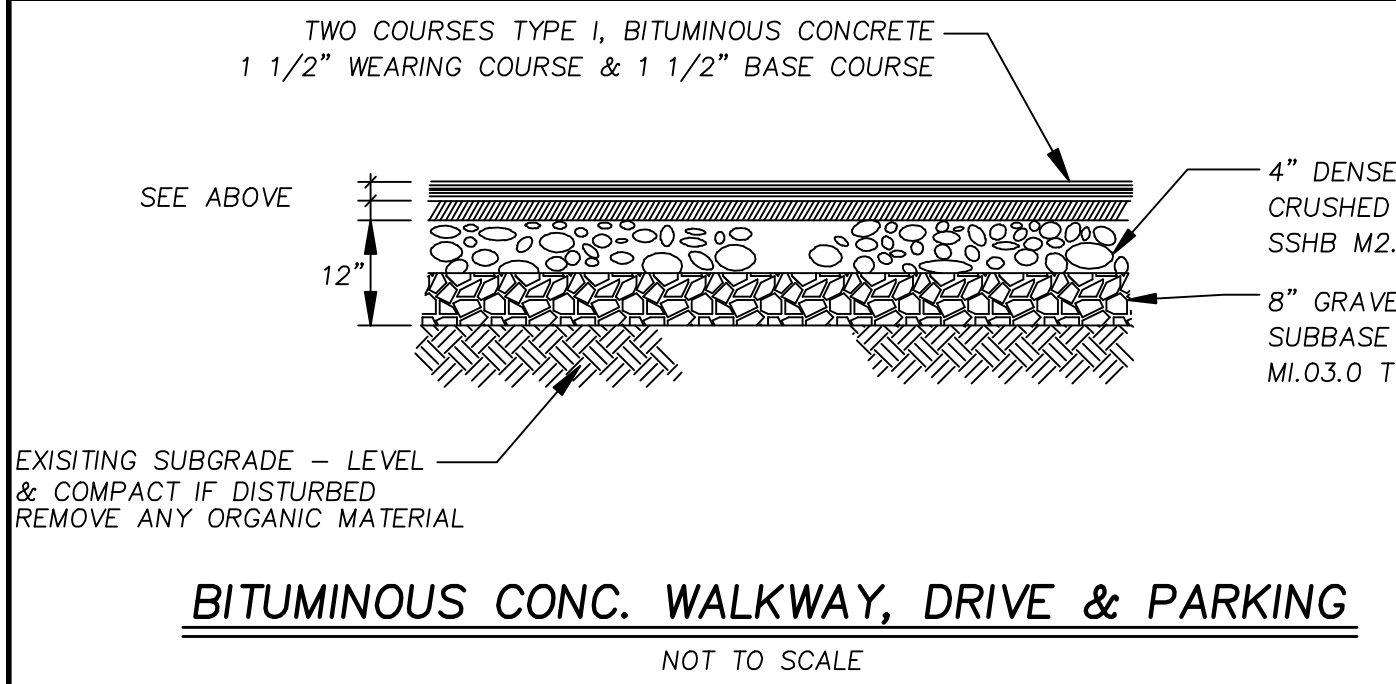
SCALE: 1"=40' DATE: JULY 9, 2012

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PROJECT No.: 11-6303 PLAN No. 6303-CP-5





NOTES

THE SEPARATION OF WATER MAINS AND SEWERS SHALL COMPLY WITH THE FOLLOWING GENERAL REQUIREMENTS.

A. PARALLEL INSTALLATION:

- NORMAL CONDITIONS: THE INSIDE EDGE OF A WATER MAIN SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM THE INSIDE EDGE OF ANY SANITARY SEWER, STORM SEWER OR SEWER MANHOLE.
- WHEN LOCAL CONDITIONS PREVENT A HORIZONTAL SEPARATION OF 10 FEET, ONE OF TWO METHODS MAY BE EMPLOYED. IN BOTH CASES THE INVERT OF THE WATER LINE MUST BE AT LEAST 18" ABOVE THE CROWN OF THE SEWER LINE.

(a) LAY WATER AND SEWER IN SEPARATE TRENCHES

(b) LAY THE WATER AND SEWER IN THE SAME TRENCH WITH THE WATER MAIN AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH WITH A MINIMUM HORIZONTAL SEPARATION FROM INSIDE PIPE TO INSIDE PIPE OF 36"

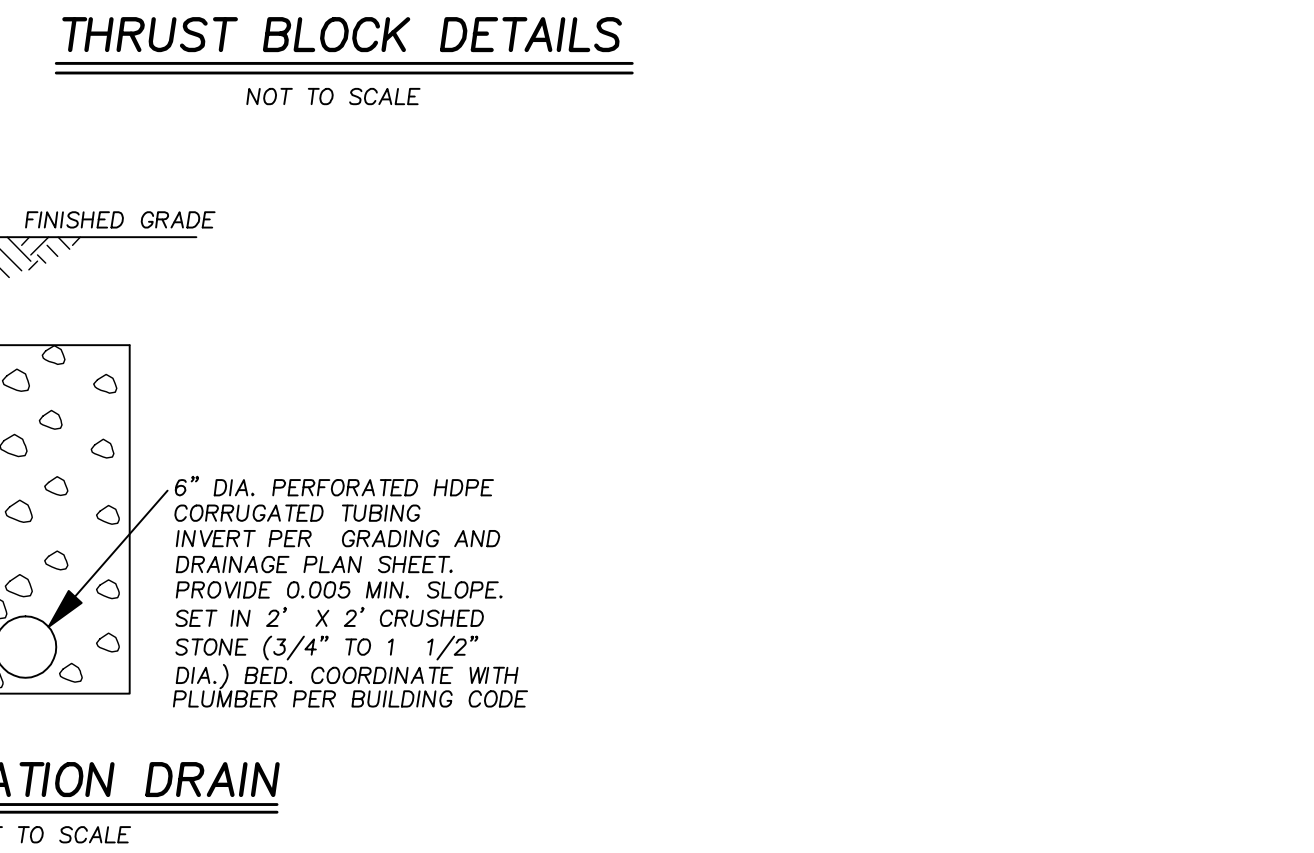
B. CROSSINGS:

- WHEN SEWERS MUST CROSS UNDER WATER MAINS, THE SEWER LAID SUCH THAT THE INVERT OF THE WATER LINE IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER LINE.
- WHEN THE SEWER ELEVATION CANNOT BE VARIED TO MEET THE REQUIREMENT, THE WATER LINE MUST BE RELOCATED OR RECONSTRUCTED WITH MECHANICAL JOINT CEMENT LINED DUCTILE IRON PIPE FOR A DISTANCE OF 10 FT ON EACH SIDE OF THE SEWER.
- WHEN IT IS IMPOSSIBLE TO OBTAIN EITHER OR BOTH OF THE ABOVE REQUIREMENTS, BOTH THE WATER AND SEWER LINES SHALL BE CONSTRUCTED OF MECHANICAL JOINT CEMENT LINED DUCTILE IRON PIPE OR OTHER EQUIVALENT MATERIAL. BOTH PIPES SHALL BE PRESSURE TESTED BY AN APPROVED METHOD TO ASSURE WATER TIGHTNESS OR BOTH PIPES SHALL BE ENCASED IN CONCRETE.

AREA OF BEARING FACE OF CONCRETE THRUST BLOCKS IN SQUARE FEET BASED ON 250 P.S.I. & 1.5 TONS/S.F. ALLOWABLE SOIL BEARING CAPACITY				
PIPE SIZE (M.)	1/4 BEND	1/8 BEND	1/16 BEND	PLUG & TEES
4,6,8	6.0	2.9	2.3	4.5
10	9.6	5.2	2.3	6.7
12	13.3	6.7	3.7	9.6
16	24.0	11.8	3.7	17.0

NORMAL FITTING DIAMETER	BEARING AREA - SQ. FT.			
	90° BEND	45° BEND	BETWEEN 10°-45°	BRANCH OF TEE
6"	4	2	2	4
8"	7	4	3	5

- ALL BENDS, TEES, WYES, HYDRANTS AND DEAD ENDS SHALL BE BRACED WITH CONCRETE THRUST BLOCKS.
- BEARING AREA (H X L) IS AREA OF CONE IN CONTACT WITH WALL OF TRENCH.
- HEIGHT (H) & LENGTH (L) AS REQUIRED TO OBTAIN BEARING AREA IN TABLE.
- BOULDERS ARE NOT TO BE USED AS THRUST BLOCKS.



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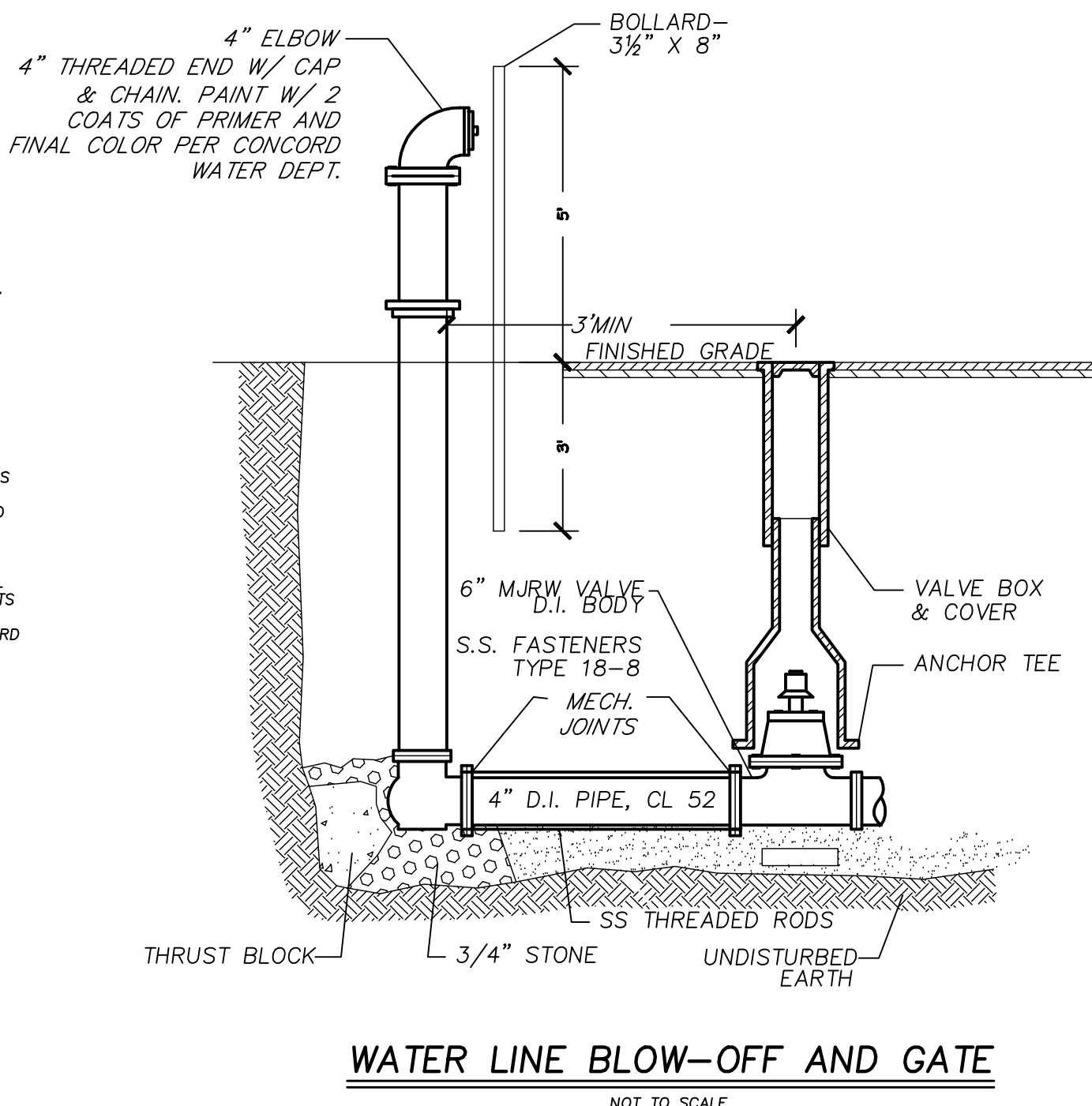
VILLAGE GREEN APARTMENTS CONSTRUCTION DETAILS

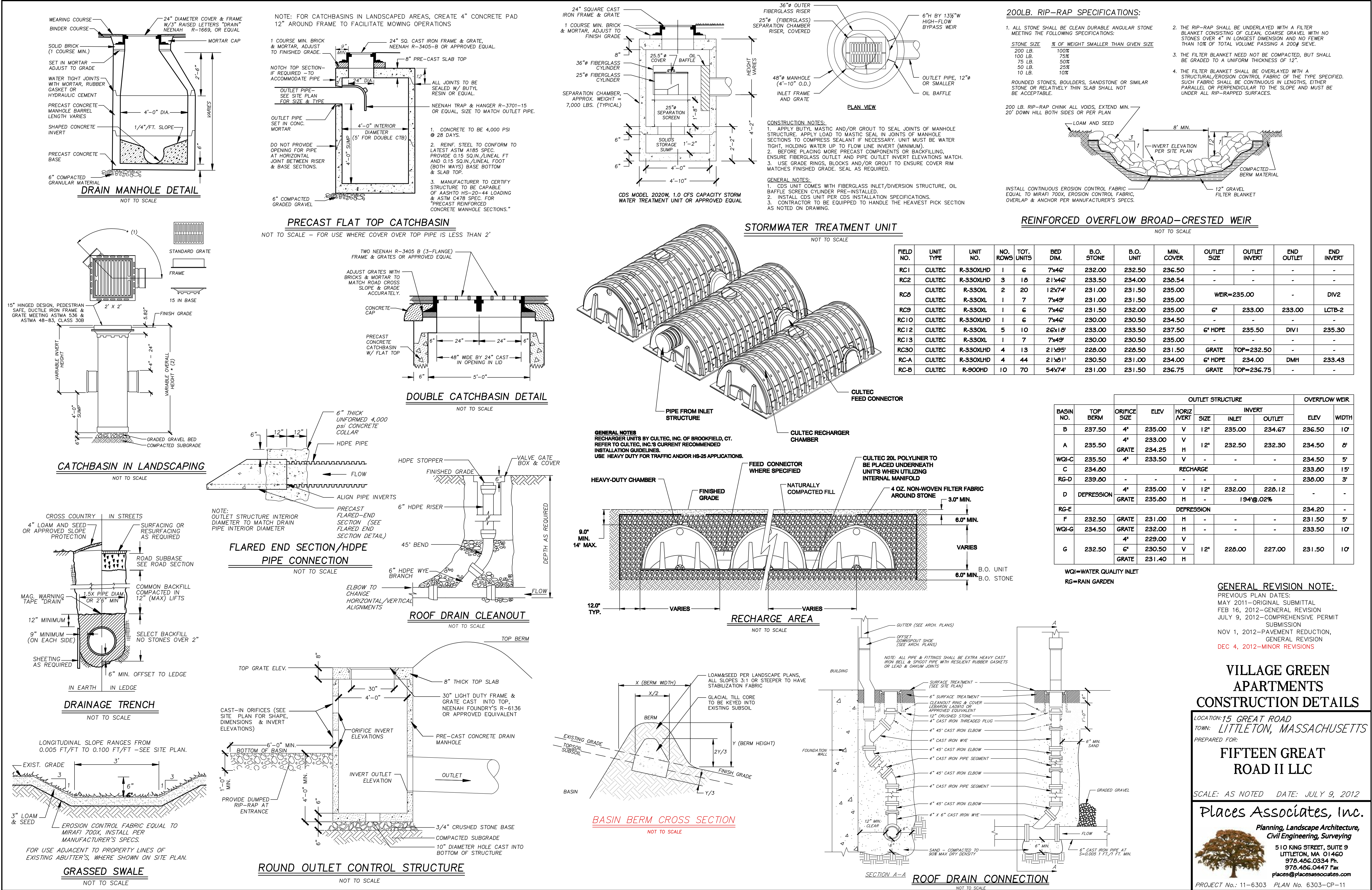
LOCATION: 15 GREAT ROAD
TOWN: LITTLETON, MASSACHUSETTS
PREPARED FOR:

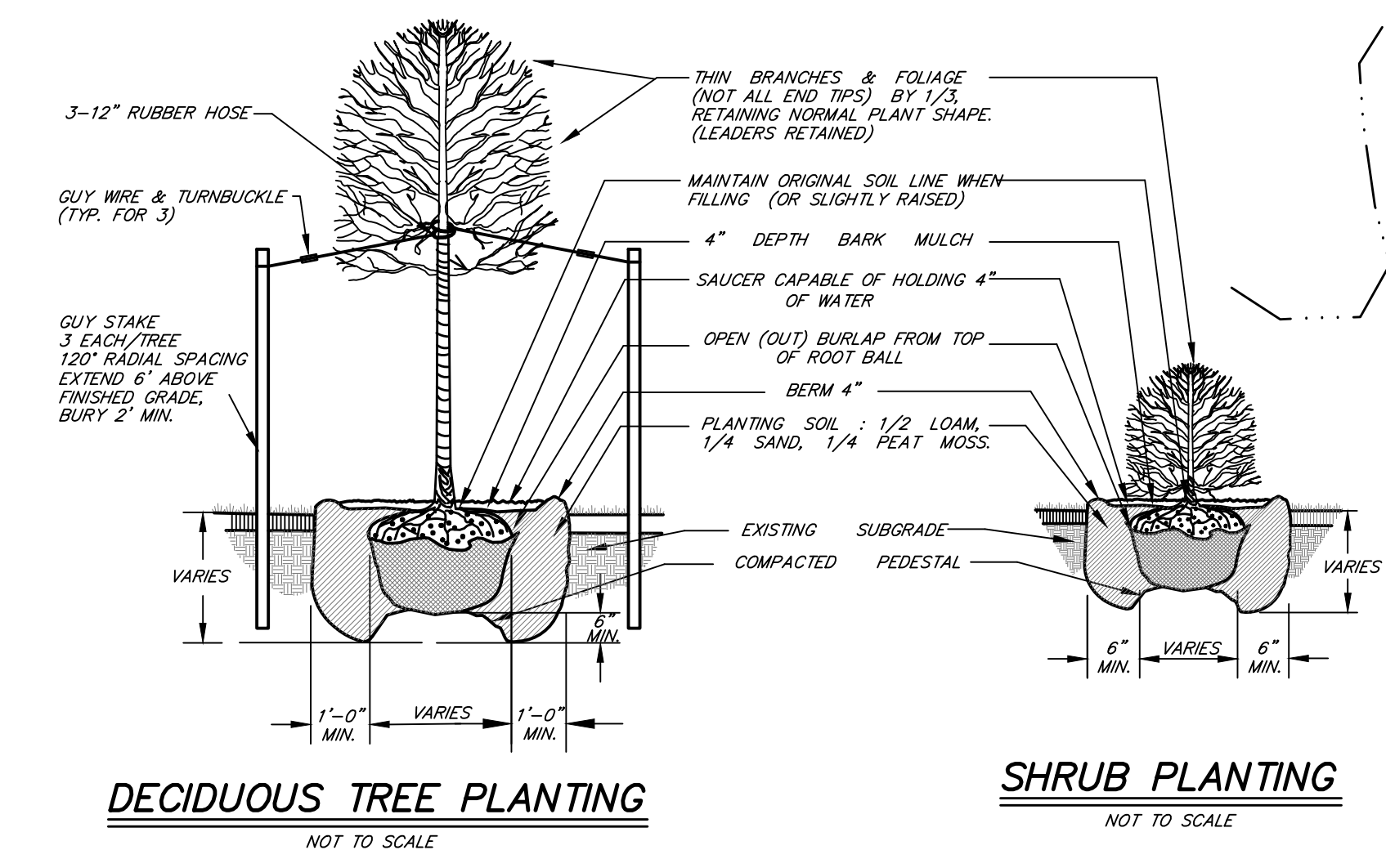
FIFTEEN GREAT ROAD II LLC

SCALE: AS NOTED DATE: JULY 9, 2012

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PROJECT No.: 11-6303 PLAN No. 6306-CP-10







DECIDUOUS TREE PLANTING
NOT TO SCALE

SHRUB PLANTING
NOT TO SCALE

GREAT ROAD (ROUTE 2A & 119)

8' TALL LATTICE TOPPED TAN. VINYL FENCE

END STONE WALL WITH 6' FENCE ABOVE

2' TALL STONE WALL WITH 6' FENCE ABOVE

SECONDARY SITE SIGN

SPRUCE @ 40' ON-CENTER

3' TALL STONE WALL WITH 3' FENCE ABOVE

DAYLILIES AT BOTTOM OF WALL & LAWN

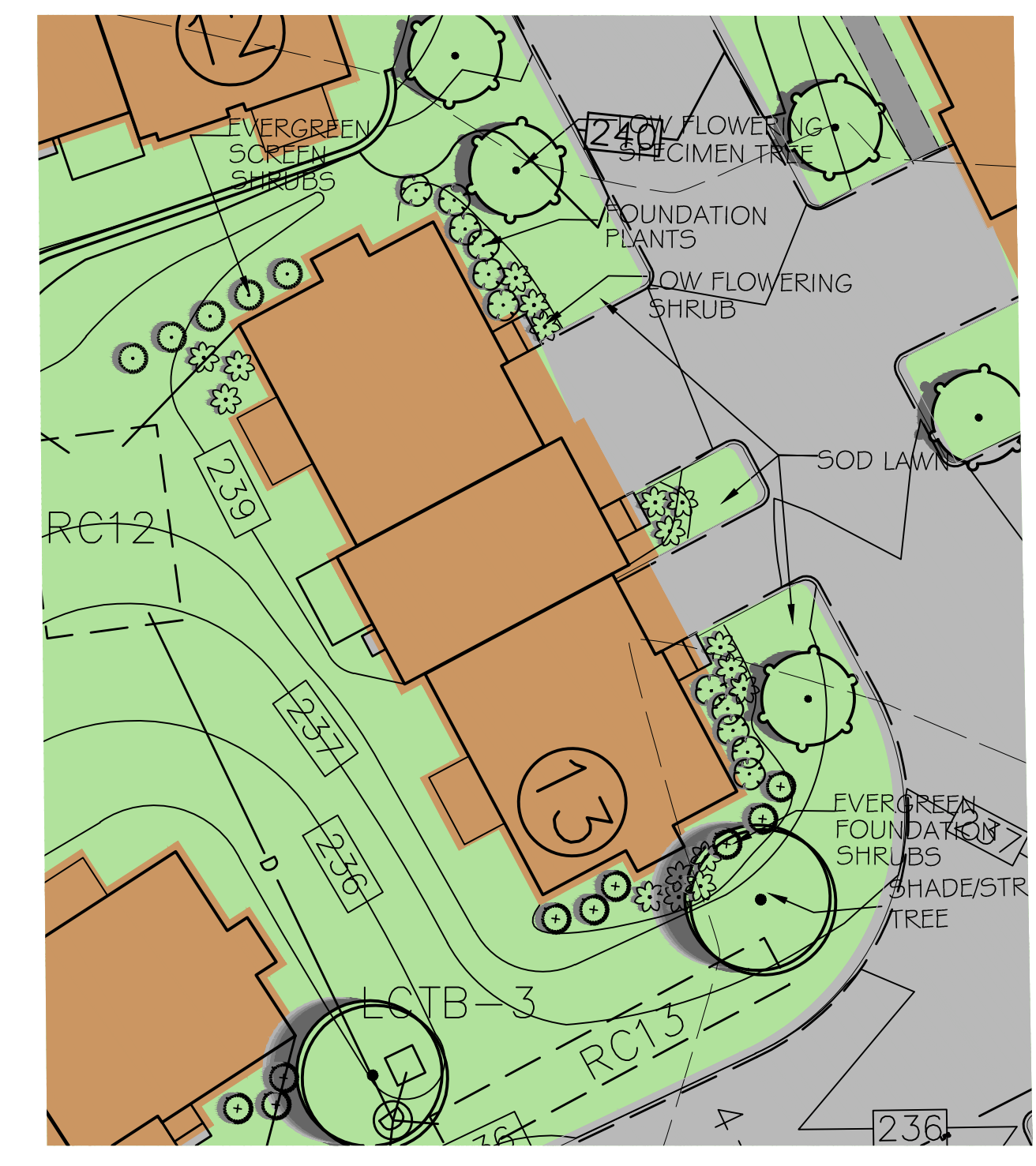
RAISED PLANTING BED WITH CREEPING PLANTS

SPRUCE TREES SPREADING, 40' ON CENTER

GRIST MILL ROAD



PLAN BOOK 776 PLAN 23



TYPICAL FOUNDATION PLANTING

DETAIL: 1" = 20'

CONCEPT PLANT SCHEDULE

	PINE <i>Picea abies</i> / Norway Spruce
	SHADE SPECIMEN
	FLOWERING SPECIMEN
	WHITE PINE <i>Pinus strobus</i> / White Pine
	EVERGREEN SCREEN
	FOUNDATION/SPECIMEN
	EVERGREEN SPECIMEN
	SMALL FLOWERING
	NATURALIZED SHRUB
	MASSSED SHRUB
	NATURALIZED
	PERENNIAL

NOTES:

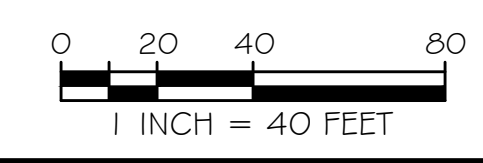
1. THIS PLAN DEPICTS GENERAL SITE LANDSCAPING. TREES AND FOUNDATION PLANTINGS ARE DIAGRAMMATICAL. THE LANDSCAPE DESIGN WILL INCORPORATE INDIGENOUS AND OTHER ADAPTIVE PLANT SPECIES WHICH REQUIRE LOW MAINTENANCE AND WATER. PLANT SPECIES WILL BE A COMBINATION OF EVERGREENS AND DECIDUOUS PLANTS TO PROVIDE YEAR-ROUND COLOR AND TEXTURE VARIATIONS.
2. SCREENING PLANTS ARE INTENDED TO BE EVERGREENS, PRINCIPALLY EASTERN WHITE PINE, NORWAY MAPLES AND SIMILAR PLANTS. EVERGREENS ARE TO BE A MINIMUM OF 8'-10' HEIGHT WHEN PLANTED.
3. THE SITE WILL HAVE A WELL WATER SUPPLIED IRRIGATION SYSTEM FOR LAWN AND FOUNDATION PLANTINGS.
4. FRONT LAWN AREAS WILL BE SODDED, OTHER AREAS WILL BE SEEDED. ALL AREAS WHICH ARE DISTURBED WILL EITHER BE PLANTED OR HAVE A DURABLE LANDSCAPE TREATMENT. SLOPES 3:1 (HORIZ: VERT) WILL HAVE SLOPE STABILIZATION FABRIC WHICH WILL ALLOW PLANTS TO GROW THROUGH, WHILE MAINTAINING SOILS IN PLACE.
5. AREAS NOTED FOR NATURALIZED LANDSCAPE ARE INTENDED TO BE NON-MAINTAINED, STABILIZED SLOPES OR OPEN AREAS.
6. DRAINAGE BASINS WILL BE PLANTED WITH A WETLANDS SEED MIXTURE.
7. ALL PLANTS ARE TO MEET THE MOST CURRENT STANDARDS OF THE AMERICAN NURSERYMEN'S ASSOCIATION STANDARDS FOR PLANT MATERIAL AND SHALL BE WARRANTED BY THE SUPPLIER FOR ONE YEAR AFTER INSTALLATION.
8. REFER TO THE SITE PLANS FOR UTILITIES AND OTHER CONSTRUCTION INFORMATION.

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**VILLAGE GREEN APARTMENTS
LANDSCAPE PLAN 1 OF 2**

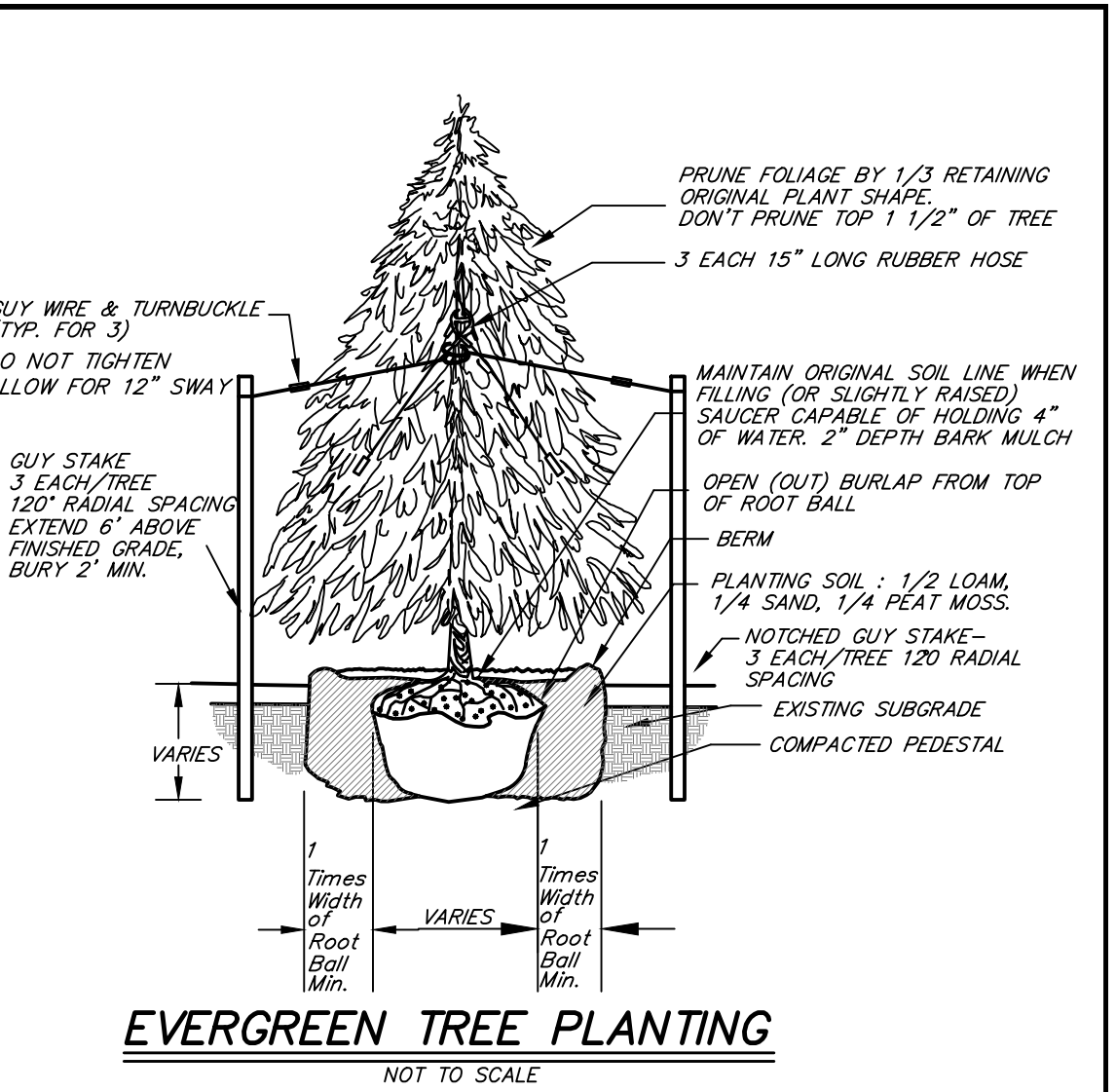
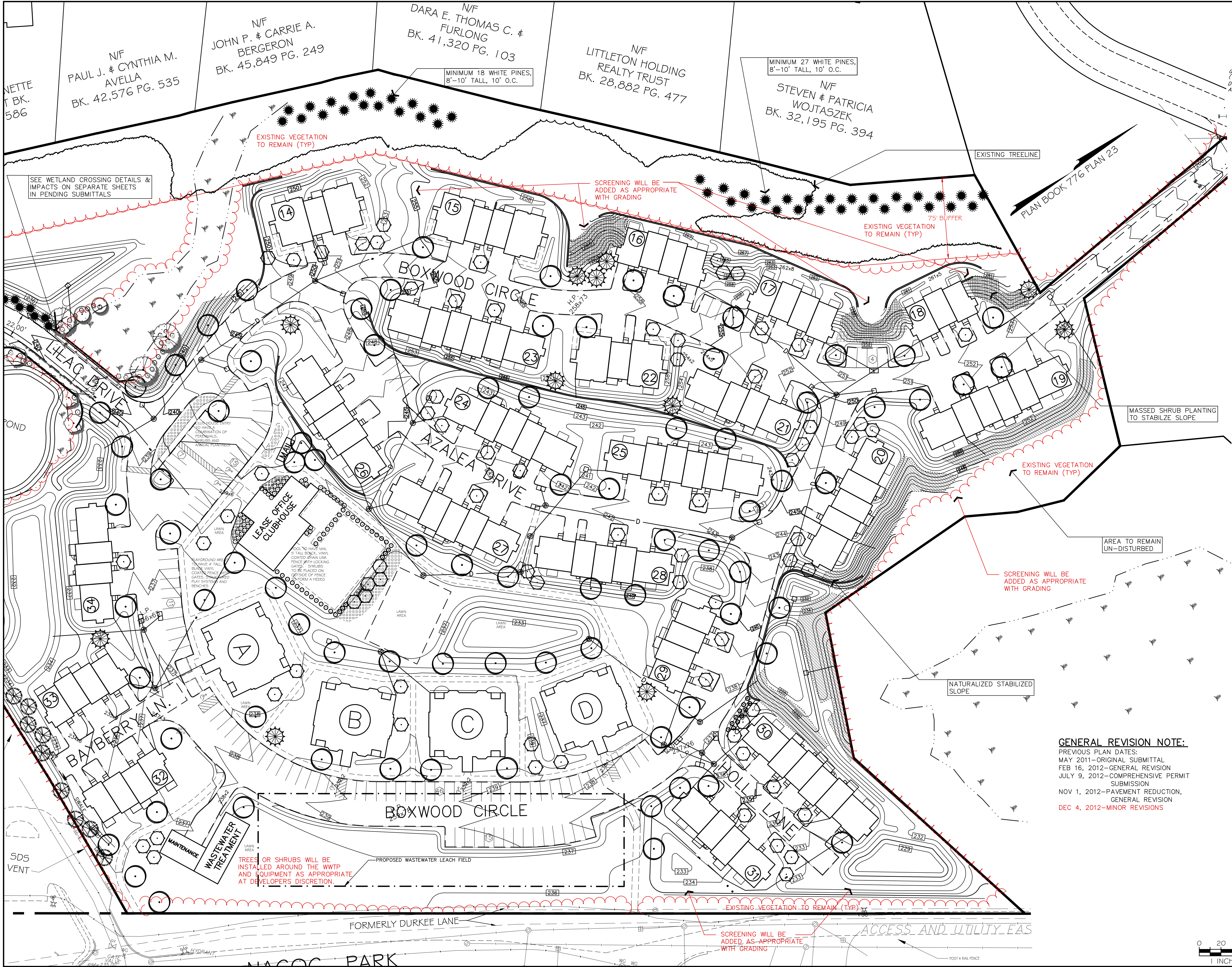
LOCATION: 15 GREAT ROAD
TOWN: LITTLETON, MASSACHUSETTS

PREPARED FOR:
**FIFTEEN GREAT
ROAD II LLC**

SCALE: 1"=40' DATE: NOV. 1, 2012

Places Associates, Inc.
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PROJECT No.: 11-6303 PLAN No. 6303-L-1



CONCEPT PLANT SCHEDULE

- PINE
Picea abies / Norway Spruce
- SHADE SPECIMEN
- FLOWERING SPECIMEN
- WHITE PINE
Pinus strobus / White Pine
- EVERGREEN SCREEN
- FOUNDATIONSPECIMEN
- EVERGREEN SPECIMEN
- SMALL FLOWERING
- NATURALIZED SHRUB
- MASSSED SHRUB
- NATURALIZED
- PERENNIAL

PERMIT SET
NOT FOR CONSTRUCTION

VILLAGE GREEN APARTMENTS
LANDSCAPE PLAN 2 OF 2

LOCATION: 15 GREAT ROAD
TOWN: LITTLETON, MASSACHUSETTS
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FIFTEEN GREAT
ROAD II LLC

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PROJECT No.: 11-6303 PLAN No. 6303-L-2

Littleton Planning Board Acton Planning Board

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE OF APPROVAL:

DATE OF APPROVAL:

DATE OF ENDORSEMENT:

DATE OF ENDORSEMENT:

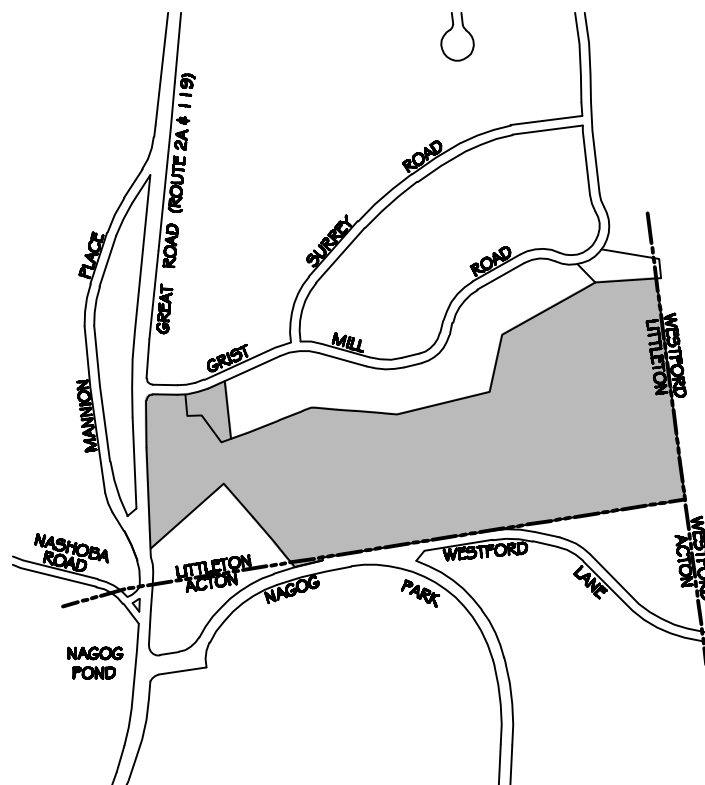
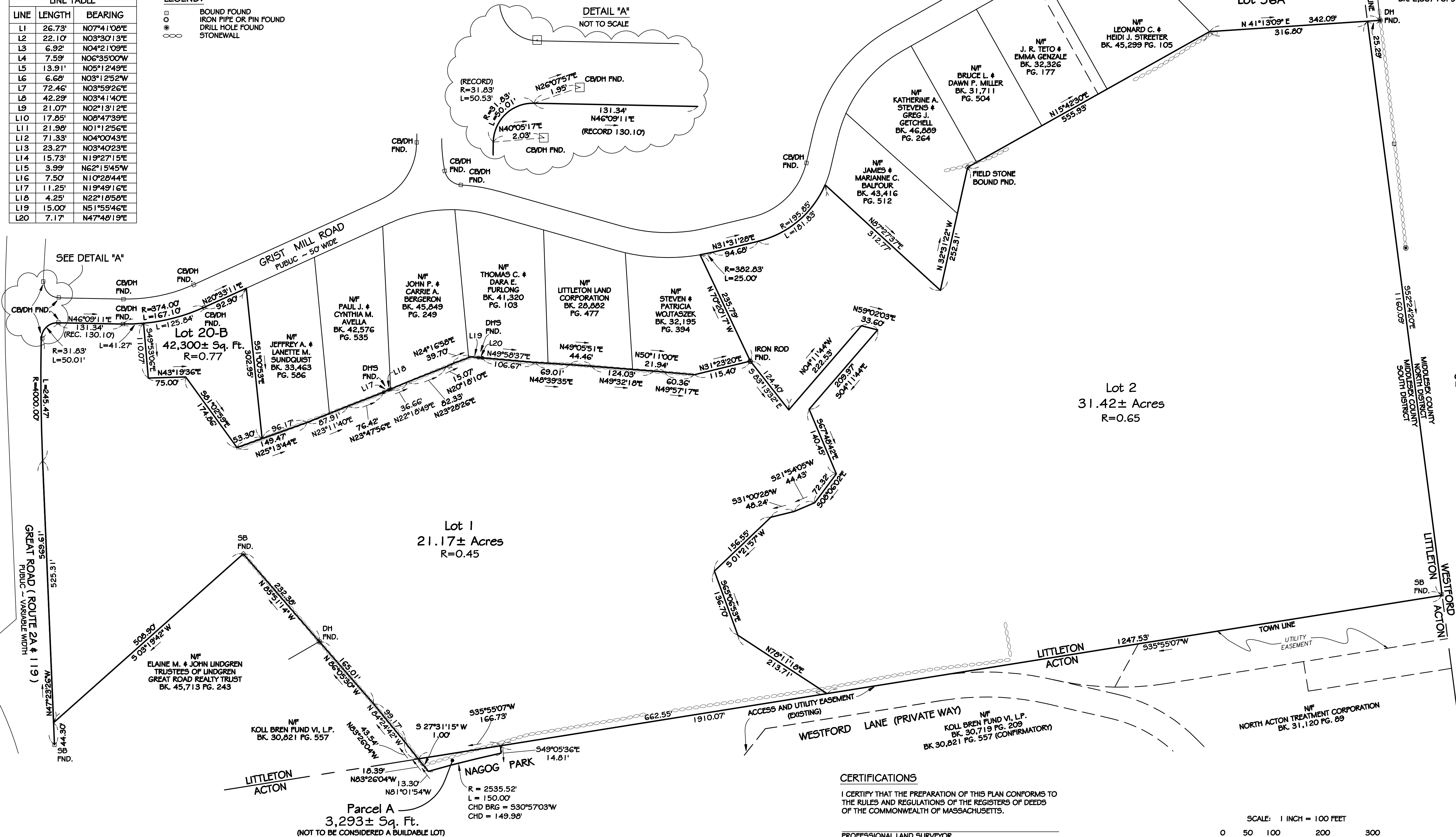
FOR REGISTRY USE ONLY

NO DETERMINATION AS TO THE COMPLIANCE WITH ZONING
OR LAND USE REGULATIONS IS HEREBY MADE OR INTENDED.

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.73'	N07°41'08"E
L2	22.10'	N03°30'13"E
L3	6.92'	N04°21'09"E
L4	7.59'	N06°35'00"W
L5	13.91'	N05°12'49"E
L6	6.66'	N03°12'52"W
L7	72.46'	N03°59'26"E
L8	42.29'	N03°41'40"E
L9	21.07'	N02°13'12"E
L10	17.85'	N08°47'39"E
L11	21.98'	N01°12'56"E
L12	71.33'	N04°00'43"E
L13	23.27'	N03°40'23"E
L14	15.73'	N19°27'15"E
L15	3.99'	N62°15'45"W
L16	7.50'	N10°28'44"E
L17	11.25'	N19°49'16"E
L18	4.25'	N22°18'58"E
L19	15.00'	N51°55'46"E
L20	7.17'	N47°48'19"E

LEGEND:

- BOUND FOUND
- IRON PIPE OR PIN FOUND
- DRILL HOLE FOUND
- STONEWALL



OWNERS:

NASHOBA REALTY TRUST
BOOK 58154, PAGE 123

JFM REALTY TRUST
BOOK 44725, PAGE 484

LITTLETON HOLDING REALTY TRUST
BOOK 54533, PAGE 583

LITTLETON ASSESSOR'S DATA:

MAP: U01
PARCELS: 2-0,6-0,1-27,1-28,1-56,32-17,
32-18, 32-19,32-20

ZONING:

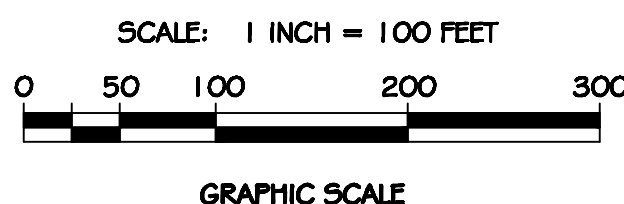
R-RESIDENTIAL

CERTIFICATIONS

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO
THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS
OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR

DATE:



PLAN OF LAND
LOCATION: 15 GREAT ROAD
TOWN: LITTLETON, MASSACHUSETTS
PREPARED FOR:

FIFTEEN GREAT
ROAD LLC

SCALE: 1"=100' DATE: DECEMBER, 2, 2012

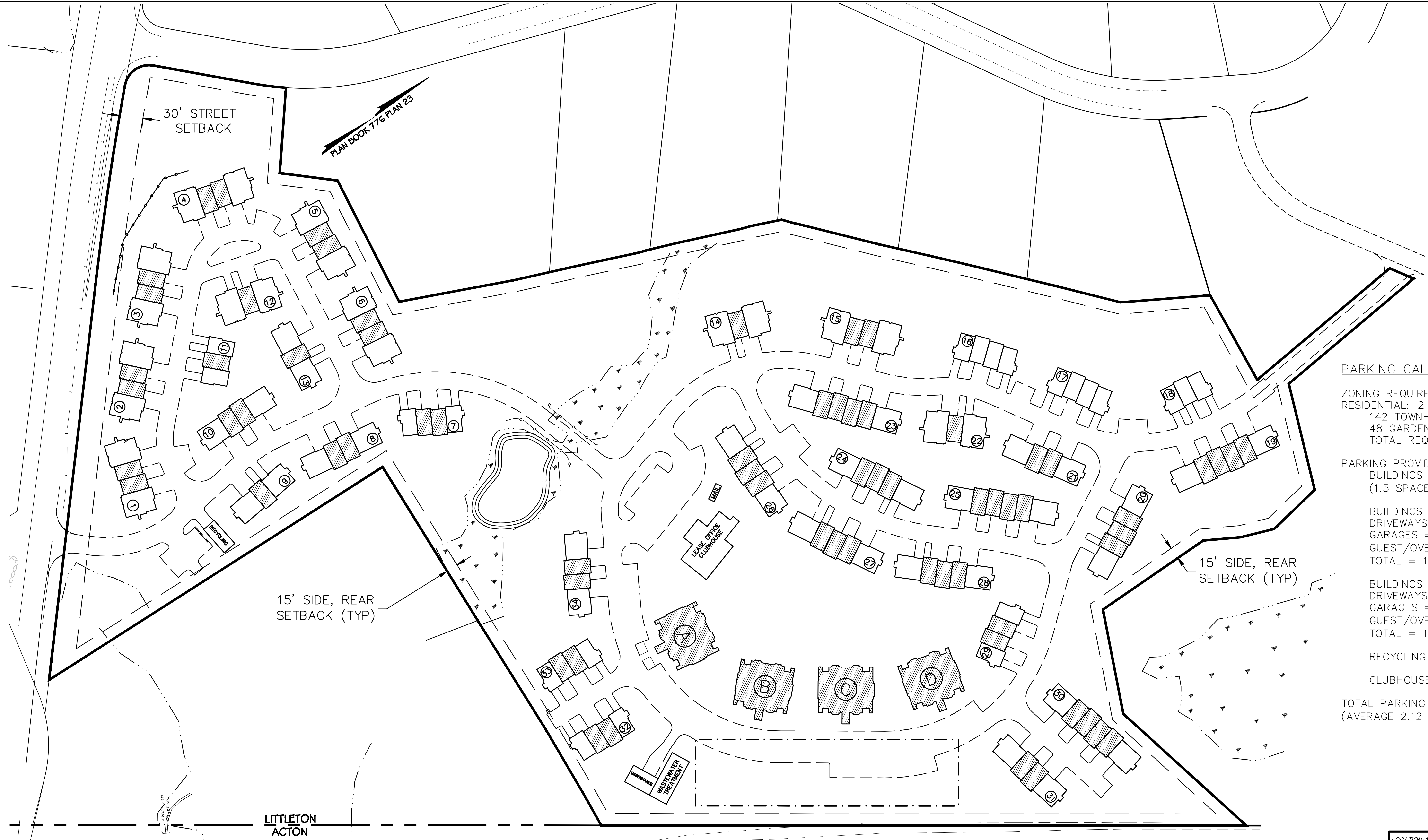
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PROJECT No.: 11-6303 PLAN No. 6303-ANR-1



PARKING CALCULATIONS

ZONING REQUIREMENTS:
RESIDENTIAL: 2 SPACES PER DWELLING UNIT
142 TOWNHOUSES = 284 SPACES
48 GARDEN STYLE = 96
TOTAL REQUIRED = 380

PARKING PROVIDED:
BUILDINGS A-D = 72 SPACES
(1.5 SPACES PER 1 BEDROOM UNIT)

BUILDINGS 1-13:
DRIVEWAYS = 48 SPACES
GARAGES = 48 SPACES
GUEST/OVERFLOW = 6 SPACES
TOTAL = 102 (96 MIN)

BUILDINGS 14-34:
DRIVEWAYS = 94 SPACES
GARAGES = 94 SPACES
GUEST/OVERFLOW = 11 SPACES
TOTAL = 199 (188 MIN)

RECYCLING CENTER = 7 SPACES

CLUBHOUSE = 23 SPACES

TOTAL PARKING PROVIDED = 403 SPACES
(AVERAGE 2.12 SPACE/UNIT)

**VILLAGE GREEN
APARTMENTS
ZONING
EXCEPTION PLAN**

LOCATION: 15 GREAT ROAD
TOWN: LITTLETON, MASSACHUSETTS
PREPARED FOR:

**FIFTEEN GREAT
ROAD II LLC**

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PROJECT No.: 11-6303 PLAN No. 6303-ZEP

BUILDING STYLE	BUILDING NO.	SIZE	1 BED	2 BED	3 BED
TH3A3	12,14,22	5456	0	1	2
TH3B3	9, 13	5520	0	1	2
TH4A3	1,2,3,4,5,6,15	7284	0	2	2
TH4B3	8,10,21,31,34	7348	0	2	2
TH5B3	20,24,26,27,28	9174	0	3	2
TH6B3	19,23,25,30	11,000	0	3	3
TH3C2	11	5612	0	3	0
TH3C2DU	18	5612	0	3	0
TH4C3	7,29,32,33	7440	0	2	2
TH4C2DU	16, 17	7440	0	4	0
GARDEN	A,B,C,D	15,065	12	0	0

LAND USE SUMMARY

TOTAL LOT AREA = 21.17 Ac.
TOTAL ROOF AREAS(*) = 3.68 Ac.
TOTAL ROADWAY/PARKING AREAS = 3.92 Ac.
TOTAL WETLANDS = 0.94 Ac.
OPEN AREAS = 12.63 Ac.

* INCLUDES OVERHANGS AND COVERED PATIOS

GENERAL REVISION NOTE:
DEC. 4, 2012-MINOR REVISIONS, PAVEMENT
WIDTH CHANGE FROM 24' TO 22'.

NOTES:

HATCHED/SHADED BUILDINGS REQUIRE
HEIGHT EXCEPTION. (35 TOTAL)

0 50 100 200
1 INCH = 100 FEET