NOTES

1) THE PURPOSE OF THIS PLAN IS TO CONCEPTUALLY ILLUSTRATE THE LAYOUT OF THE PROPOSED RESIDENTIAL BUILDINGS, TOWNHOUSES, RETAIL SPACE AND PARKING AREAS.
2) UNDERGROUND UTILITIES DO EXIST AND ARE NOT SHOWN HEREON.
3) THIS CONCEPT PLAN IS NOT INTENDED FOR PERMITTING OR CONSTRUCTION. IT DOES NOT CONVEY ZONING COMPLIANCE.

ZONING: IA–INDUSTRIAL A
W.R.–WATER RESOURCE ZONING OVERLAY DISTRICT

	REQUIRED
MIN. LOT AREA	NA
MIN. FRONTAGE	100'
MIN FRONT YARD*	80'
MIN. SIDE & REAR YARD*	
–PRINCIPAL STRUCTURE	50'
–ACCESSORY STRUCTURE	50'
MAX. BUILDING COVERAGE**	30%
MAX. BUILDING & PAVING COVERAGE	80%
MAX. BUILDING HEIGHT	40'

*IN AN INDUSTRIAL A DISTRICT, NO BUILDING OR OTHER STRUCTURE SHALL EXTEND NEARER THAN 80 FEET TO A MAIN PUBLIC WAY OR NEARER THAN 50 FEET TO A SIDE OR REAR LOT LINE OR A SECONDARY PUBLIC WAY, EXCEPT WHEN THE PUBLIC WAY DIVIDES AN INDUSTRIAL AND A RESIDENTIAL DISTRICT, THE SETBACK SHALL BE 150 FEET, WHEN THE PUBLIC WAY IS A LIMITED ACCESS HIGHWAY, THE SETBACK SHALL BE 20 FEET, AND THE SETBACK SHALL NOT APPLY TO GATE HOUSES, WATCHMAN'S HOUSES, ELECTRICAL SUBSTATIONS, GAS OR WATER METER STATIONS OR VALVE HOUSES AND SIMILAR ONE–STORY BUILDINGS, PROVIDED THAT THEY ARE OF MASONRY CONSTRUCTION AND NO LARGER THAN 12 FEET BY 12 FEET IN PLAN AND 10 FEET IN HEIGHT TO THE EAVES OR TO SIGNS AS LIMITED BY §173–35. FOR THIS PURPOSE, A "SECONDARY PUBLIC WAY" IS DEFINED AS ONE ENTIRELY CONTAINED WITHIN THE BOUNDS OF THE INDUSTRIAL DISTRICT, THE BOUNDARY OF THE INDUSTRIAL DISTRICT, ALL OTHERS BEING MAIN PUBLIC WAYS. ALSO, WHEN PROPERTY OWNERSHIP EXTENDS BEYOND THE BOUNDS OF THE INDUSTRIAL DISTRICT, THE BOUNDARY OF THE INDUSTRIAL DISTRICT SHALL BE CONSIDERED THE LOT LINE FOR DETERMINING SETBACKS UNLESS THE USE OF THE PREMISES IS ALSO A PERMITTED USE IN THE ADJOINING DISTRICT.

**PROVIDED, HOWEVER, THAT THE TOAL GROSS FLOOR AREA ON ALL FLOORS, NOT INCLUDING CELLARS, SHALL NOT EXCEED 0.4 TIMES THE COMBINED LAND AREA OF THE SITE, PLUS ANY OFF–SITE AREAS USED FOR ANCILLARY PARKING UNDER §173–32 IN INDUSTRIAL I–A AND I–B DISTRICTS, AND SHALL NOT EXCEED 0.6 TIMES THAT COMBINED AREA IN BUSINESS DISTRICTS.

PARKING REQUIREMENTS

PER TOWN OF LITTLETON ZONING BYLAWS; §173–32 PARKING REQUIREMENTS

DWELLINGS	TWO SPACES PER DWELLING UNIT
RETAIL	ONE SPACE PER 150 SQ. FT. OF LEASABLE FLOOR AREA
OTHER	ONE SPACE PER 250 SQ. FT. OF GROSS LEASABLE AREA

TOTAL REQUIRED PARKING: 228 APARTMENT UNITS x 2 SPACES PER UNIT +
70 THREE–STORY TOWNHOUSES x 2 SPACES PER UNIT +
12,450 SQ. FT. LEASABLE RETAIL SPACE x ONE SPACE PER 150 SQ. FT. OF LEASABLE FLOOR AREA +
12,500 SQ. FT. CLUB/COMMUNITY CENTER x ONE SPACE PER 250 SQ. FT. OF GROSS LEASABLE FLOOR AREA
729 TOTAL REQUIRED SPACES

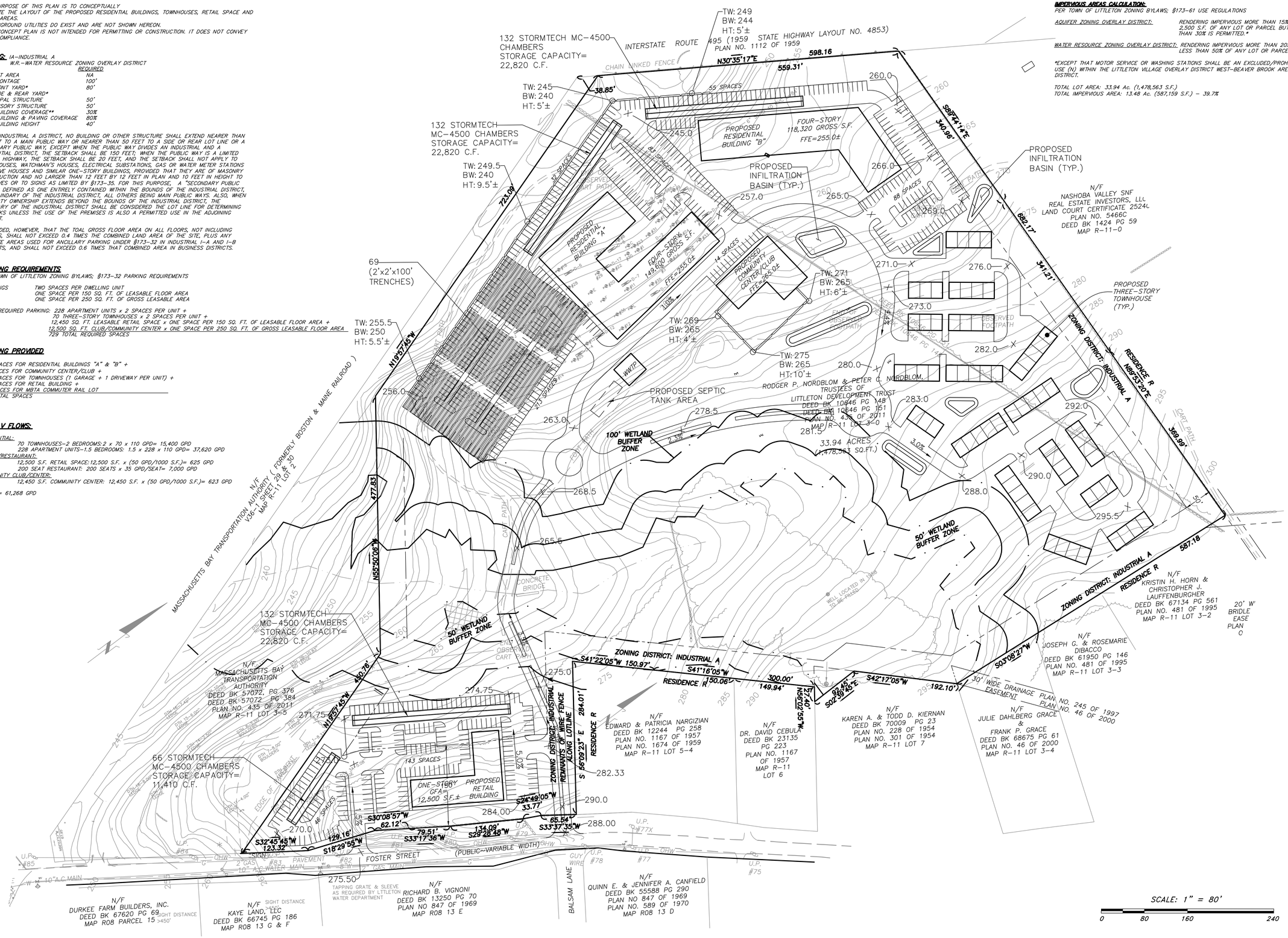
PARKING PROVIDED

471 SPACES FOR RESIDENTIAL BUILDINGS "A" & "B" +
14 SPACES FOR COMMUNITY CENTER/CLUB +
140 SPACES FOR TOWNHOUSES (1 GARAGE + 1 DRIVEWAY PER UNIT) +
143 SPACES FOR RETAIL BUILDING +
46 SPACES FOR MBTA COMMUTER RAIL LOT
800 TOTAL SPACES

TITLE V FLOWS:

RESIDENTIAL:
70 TOWNHOUSES–2 BEDROOMS: 2 x 70 x 110 GPD= 15,400 GPD
228 APARTMENT UNITS–1.5 BEDROOMS: 1.5 x 228 x 110 GPD= 37,620 GPD
RETAIL/RESTAURANT:
12,500 S.F. RETAIL SPACE: 12,500 S.F. x (50 GPD/1000 S.F.)= 625 GPD
200 SEAT RESTAURANT: 200 SEATS x 35 GPD/SEAT= 7,000 GPD
COMMUNITY CLUB/CENTER:
12,450 S.F. COMMUNITY CENTER: 12,450 S.F. x (50 GPD/1000 S.F.)= 623 GPD

TOTAL = 61,268 GPD



IMPERVIOUS AREAS CALCULATION:

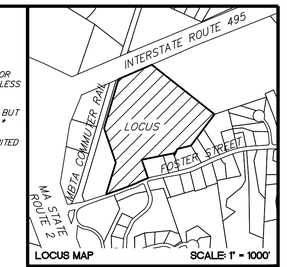
PER TOWN OF LITTLETON ZONING BYLAWS; §173–61 USE REGULATIONS

AQUIFER ZONING OVERLAY DISTRICT: RENDERING IMPERVIOUS MORE THAN 15% OR 2,500 S.F. OF ANY LOT OR PARCEL BUT LESS THAN 30% IS PERMITTED.*

WATER RESOURCE ZONING OVERLAY DISTRICT: RENDERING IMPERVIOUS MORE THAN 20% BUT LESS THAN 50% OF ANY LOT OR PARCEL.*

*EXCEPT THAT MOTOR SERVICE OR WASHING STATIONS SHALL BE AN EXCLUDED/PROHIBITED USE (N) WITHIN THE LITTLETON VILLAGE OVERLAY DISTRICT WEST–BEAVER BROOK AREA DISTRICT.

TOTAL LOT AREA: 33.94 Ac. (1,478,563 S.F.)
TOTAL IMPERVIOUS AREA: 13.48 Ac. (587,159 S.F.) – 39.7%



LOCUS MAP SCALE: 1" = 1000'

PROJECT LOCATION:

245 Foster Street
Littleton, Massachusetts 01460

ASSESSORS:

MAP:	LOT:
R11	3

PREPARED FOR:

Robert Long
30 Harwood Avenue
Littleton, Massachusetts 01460

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DRAFT

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

DATE:	01/03/20	DESIGN BY:	RT
SCALE:	1" = 80'	DRAWN BY:	RT
APPRV'D BY:	JP	CHECK BY:	BG

CONCEPTUAL LAND DEVELOPMENT PLAN

DRAFT

DWG:

SHEET: 1 OF 1

C1