

Comprehensive Permit Preliminary Site Plans

The Residences at Johnson Farm

Landham Road, Sudbury



TETRA TECH

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PROJECT LOCATION:
189 Landham Road
Sudbury, MA

Tt PROJECT No.:
127-14331-11001

DRAWING LIST:

- C-0.1 COVER SHEET
- C-1.1 TOPOGRAPHIC PLAN OF LAND
- C-2.1 EXISTING CONDITIONS PLAN
- C-2.2 EXISTING CONDITIONS PLAN
- C-2.3 EXISTING CONDITIONS PLAN
- C-2.4 EXISTING CONDITIONS PLAN
- C-3.1 LAYOUT PLAN
- C-3.2 LAYOUT PLAN
- C-4.1 GRADING AND DRAINAGE PLAN
- C-4.2 GRADING AND DRAINAGE PLAN
- C-5.1 UTILITY PLAN
- C-5.2 UTILITY PLAN
- L-1.0 MASTER LANDSCAPE PLAN
- L-1.1 LANDSCAPE PLAN
- L-1.2 LANDSCAPE PLAN
- L-1.3 LANDSCAPE PLAN
- L-1.4 LANDSCAPE PLAN
- L-1.5 LANDSCAPE PLAN

ZONING SUMMARY

RESIDENTIAL A DISTRICT (A-RES)

CLASSIFICATION	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 S.F.	35,44 AC.	NO CHANGE
MINIMUM LOT FRONTAGE	180'	422.70'	NO CHANGE
MINIMUM FRONT YARD	40'	45.4'	202.8'
MINIMUM SIDE YARD	20'	24.4'	20.8'
MINIMUM REAR YARD	30'	1486'	438.4'
MAXIMUM BUILDING HEIGHT (STORIES)	2.5	2	3
MAXIMUM BUILDING HEIGHT (FEET)	35'	24.4'	45'
MAXIMUM BUILDING COVERAGE (% OF LOT)	40%	0.25%	3.9%

PARKING (120 UNITS)	2 SPACES/UNIT	1.5 SPACES/UNIT
	240 SPACES	180 SPACES
		(132 STANDARD; 6 HANDICAP; 22 GARAGE)

RESOURCE AREA IMPACTS

BORDERING VEGETATED WETLANDS (BWV) IMPACTS:	
LIMITED PROJECT ALTERATION AREA	= 10,500±SF
OTHER DEVELOPMENT ALTERATION AREA	= 390±SF
TOTAL BWV ALTERATION AREA	= 10,890±SF
ISOLATED VEGETATED WETLANDS (IWW) IMPACTS:	
ISOLATED VEGETATED WETLANDS (IWW) IMPACTS = 4,740± S.F.	
RIVERFRONT AREA (RA) IMPACTS :	
LIMITED PROJECT ALTERATION AREA	
-INNER RIPARIAN	= 8,400±SF
-OUTER RIPARIAN	= 2,100±SF
LIMITED PROJECT AREA SUBTOTAL	= 10,500±SF
OTHER DEVELOPMENT ALTERATION AREA	
-INNER RIPARIAN	= 3,190± SF
-OUTER RIPARIAN	= 31,946±SF
OTHER DEVELOPMENT AREA SUBTOTAL	= 41,136±SF
TOTAL RA ALTERATION AREA	= 51,536±SF
TOTAL RA ON PROPERTY	= 529,377±SF
% TOTAL RA ALTERATION AREA	= 9.75% <10% MAX
NOTE: RA ALTERATION FOR STORMWATER MANAGEMENT AREAS IS EXEMPT FROM 10% RA ALTERATION MAXIMUM ALLOWED	
SITE DISTURBANCE:	
SITE DEVELOPMENT DISTURBANCE AREA	= 331,682±SF
TOTAL PROPERTY AREA	= 1,543,853±SF
% SITE DISTURBANCE	= 21.5%



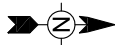
AERIAL MAP



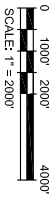
SCALE: 1" = 200'

LEGEND

● RR-SPK FND	○ TMH	○ TELEPHONE MANHOLE
● IP FND	⊗ GV	○ GAS GATE
DH	*	○ BOLLARD
SB	•	○ VERTICAL GRANITE CURB
FND	VCB	○ CAPE COD BERM
★	○ CCB	○ MONITORING WELL
~	⊗ MW	○ DRAIN LINE
~	ST	○ SEWER LINE
~	SS	○ GAS LINE
~	G	○ UNDERGROUND ELECTRIC
~	UE	○ WATER LINE
~	W	○ OVERHEAD WIRES
~	OE	
RAIL ROAD SPIKE FOUND		
IRON PIN FOUND		
DRILL HOLE		
STONE BOUND		
LIGHT POLE		
UTILITY POLE		
HYDRANT		
WATER VALVE		
CONTOUR		
SPOT GRADE		
CATCH BASIN		
DRAIN MANHOLE		
SEWER MANHOLE		
ELECTRIC MANHOLE		



USGS MAP:



SCALE: 1" = 2000'



ISSUED: August 8, 2011

LANDSCAPE ARCHITECT:

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