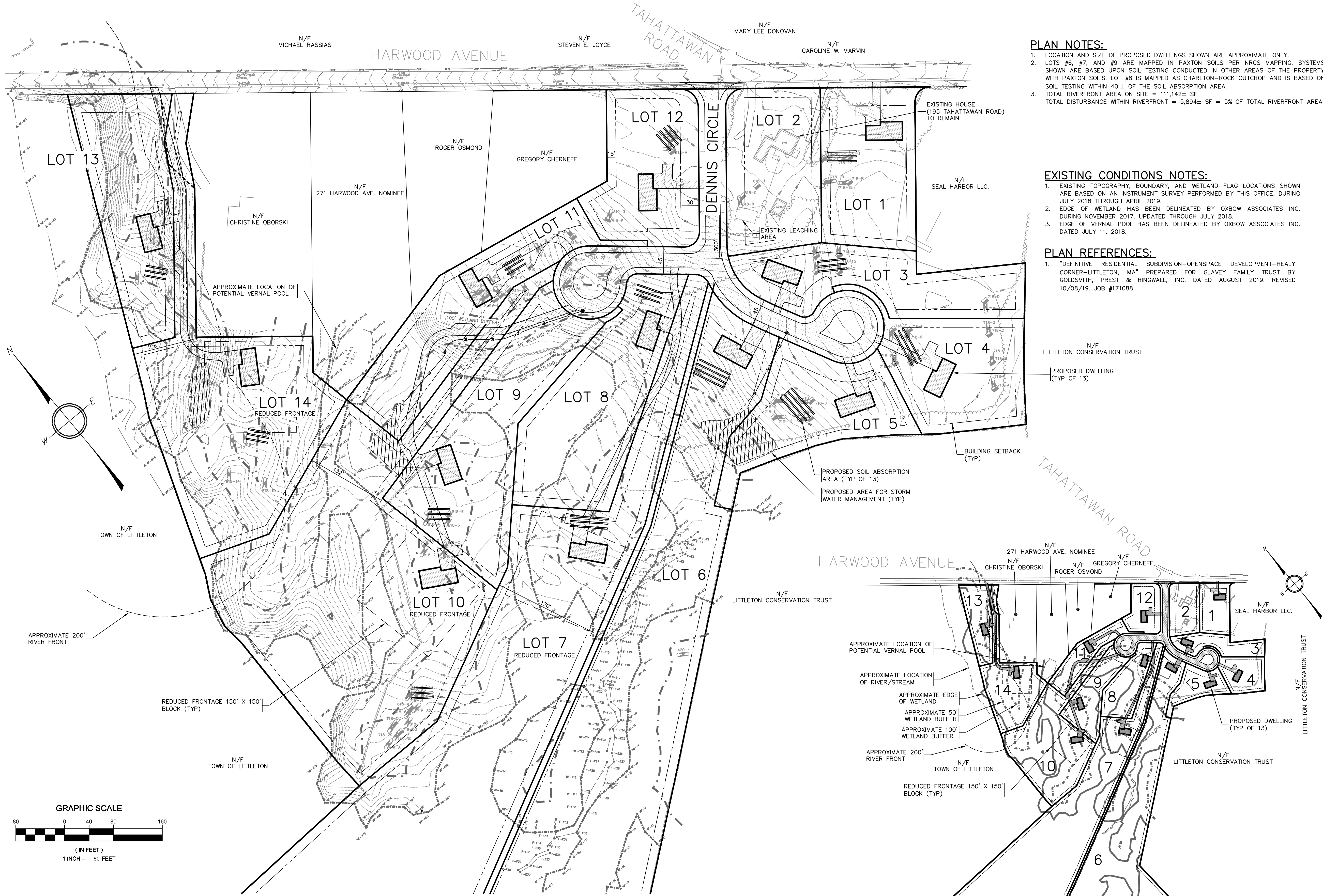




Lot #	Area	Access Strip Area	Lot Area (SF)	Upland Area (SF)	Lot Perimeter (FT)	Lot Shape (must be >0.4)	Frontage (FT)
1	40,716	-	40,716	40,716	873	0.85	180
2	40,829	-	40,829	40,829	826	0.98	245
3	40,824	-	40,824	40,824	1,189	0.46	234
4	40,216	-	40,216	40,216	1,011	0.63	153
5	40,102	-	40,102	40,042	1,038	0.60	177
6	568,518	-	568,518	334,336	4,710	0.41	150
7	576,921	20,056	556,865	89,385	4,716	0.42	37
8	57,929	-	57,929	36,051	1,178	0.67	150
9	65,652	-	65,652	51,506	1,399	0.54	150
10	167,771	12,664	155,107	130,801	2,483	0.44	35
11	47,636	-	47,636	45,085	1,340	0.42	150
12	40,705	-	40,705	40,705	845	0.91	205
13	48,687	-	48,687	40,888	1,074	0.68	172
14	97,637	14,063	83,554	87,014	1,971	0.402	35

LOT DATA

- PLAN NOTES:**
- LOCATION AND SIZE OF PROPOSED DWELLINGS SHOWN ARE APPROXIMATE ONLY. LOTS #6, #7, AND #9 ARE MAPPED IN PAXTON SOILS PER NRCS MAPPING. SYSTEMS SHOWN ARE BASED UPON SOIL TESTING CONDUCTED IN OTHER AREAS OF THE PROPERTY WITH PAXTON SOILS. LOT #8 IS MAPPED AS CHARLTON-ROCK OUTCROP AND IS BASED ON SOIL TESTING WITHIN 40'± OF THE SOIL ABSORPTION AREA.
 - TOTAL RIVERFRONT AREA ON SITE = 111,142± SF
 - TOTAL DISTURBANCE WITHIN RIVERFRONT = 5,894± SF = 5% OF TOTAL RIVERFRONT AREA.

EXISTING CONDITIONS NOTES:

- EXISTING TOPOGRAPHY, BOUNDARY, AND WETLAND FLAG LOCATIONS SHOWN ARE BASED ON AN INSTRUMENT SURVEY PERFORMED BY THIS OFFICE, DURING JULY 2018 THROUGH APRIL 2019.
- EDGE OF WETLAND HAS BEEN DELINEATED BY OXBOW ASSOCIATES INC. DURING NOVEMBER 2017, UPDATED THROUGH JULY 2018.
- EDGE OF VERNAL POOL HAS BEEN DELINEATED BY OXBOW ASSOCIATES INC. DATED JULY 11, 2018.

PLAN REFERENCES:

- "DEFINITIVE RESIDENTIAL SUBDIVISION-OPENSACE DEVELOPMENT-HEALY CORNER-LITTLETON, MA" PREPARED FOR GLAVEY FAMILY TRUST BY GOLDSMITH, PREST & RINGWALL, INC. DATED AUGUST 2019, REVISED 10/08/19. JOB #171088.

LEGEND

EXISTING	PROPOSED
-----100----- X100.0	-----100----- 100.0 FG
-----▲----- PROPERTY LINE	-----▲----- PROPERTY LINE
-----▲----- WETLAND DELINEATION	-----▲----- WETLAND DELINEATION
-----▲----- WETLAND BUFFER ZONE	-----▲----- WETLAND BUFFER ZONE
-----▲----- SHORELINE	-----▲----- SHORELINE
-----▲----- 100-YEAR FLOODPLAIN LIMIT	-----▲----- 100-YEAR FLOODPLAIN LIMIT
-----▲----- TREE LINE / EDGE OF VEGETATION	-----▲----- TREE LINE / EDGE OF VEGETATION
-----▲----- EDGE OF PAVEMENT	-----▲----- EDGE OF PAVEMENT
-----▲----- CAPE COD BERM CURBING	-----▲----- CAPE COD BERM CURBING
-----▲----- GRANITE CURBING	-----▲----- GRANITE CURBING
-----▲----- GRAVEL/DIRT ROAD	-----▲----- GRAVEL/DIRT ROAD
-----▲----- STOCKADE FENCE	-----▲----- STOCKADE FENCE
-----▲----- STONE WALL	-----▲----- STONE WALL
-----▲----- WATER MAIN	-----▲----- WATER MAIN
-----▲----- WATER SERVICE	-----▲----- WATER SERVICE
-----▲----- FIRE SERVICE	-----▲----- FIRE SERVICE
-----▲----- WATER VALVE	-----▲----- WATER VALVE
-----▲----- FIRE HYDRANT	-----▲----- FIRE HYDRANT
-----▲----- FM	-----▲----- FM
-----▲----- SS	-----▲----- SS
-----▲----- GAS LINE	-----▲----- GAS LINE
-----▲----- GAS SERVICE	-----▲----- GAS SERVICE
-----▲----- GAS VALVE	-----▲----- GAS VALVE
-----▲----- BURIED POWER LINE	-----▲----- BURIED POWER LINE
-----▲----- OVERHEAD POWER LINE	-----▲----- OVERHEAD POWER LINE
-----▲----- UTILITY POLE	-----▲----- UTILITY POLE
-----▲----- GUY WIRE	-----▲----- GUY WIRE
-----▲----- ELECTRIC BOX	-----▲----- ELECTRIC BOX
-----▲----- STORM DRAIN	-----▲----- STORM DRAIN
-----▲----- UNDERDRAIN	-----▲----- UNDERDRAIN
-----▲----- ROOF DRAIN	-----▲----- ROOF DRAIN
-----▲----- FOUNDATION DRAIN	-----▲----- FOUNDATION DRAIN
-----▲----- CATCH BASIN	-----▲----- CATCH BASIN
-----▲----- DRAIN MANHOLE	-----▲----- DRAIN MANHOLE
-----▲----- SILT FENCE BARRIER	-----▲----- SILT FENCE BARRIER
-----▲----- STRAW WATTLES	-----▲----- STRAW WATTLES
-----▲----- DEEP SOIL OBSERVATION HOLE	-----▲----- DEEP SOIL OBSERVATION HOLE
-----▲----- SITE LUMINAIRE	-----▲----- SITE LUMINAIRE
-----▲----- SIGN	-----▲----- SIGN
-----▲----- SURFACE RUNOFF DIRECTION	-----▲----- SURFACE RUNOFF DIRECTION
-----▲----- STONE BOUND	-----▲----- STONE BOUND
-----▲----- DRILL HOLE	-----▲----- DRILL HOLE
-----▲----- IRON ROD	-----▲----- 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

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
3	05/11/20	MCL	BDR	LOT & BUILDING LAYOUT
2	04/21/20	MCL	BDR	ADDITIONAL SOIL TESTING
1	03/16/20	MCL	BDR	LOT LAYOUT

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

**DEFINITIVE RESIDENTIAL SUBDIVISION
OPEN SPACE DEVELOPMENT**

DENSITY YIELD PLAN

**HEALY CORNER
195 TAHATTAWAN ROAD
LITTLETON, MA**

PREPARED FOR:
GLAVEY FAMILY TRUST
PO BOX 381
LITTLETON MA, 01460

DES. BY: MCL	DATE: DECEMBER 2019	JOB 171088	SKC-100
CHK. BY: BDR			

PLOT PLAN
SCALE: 1"=250'