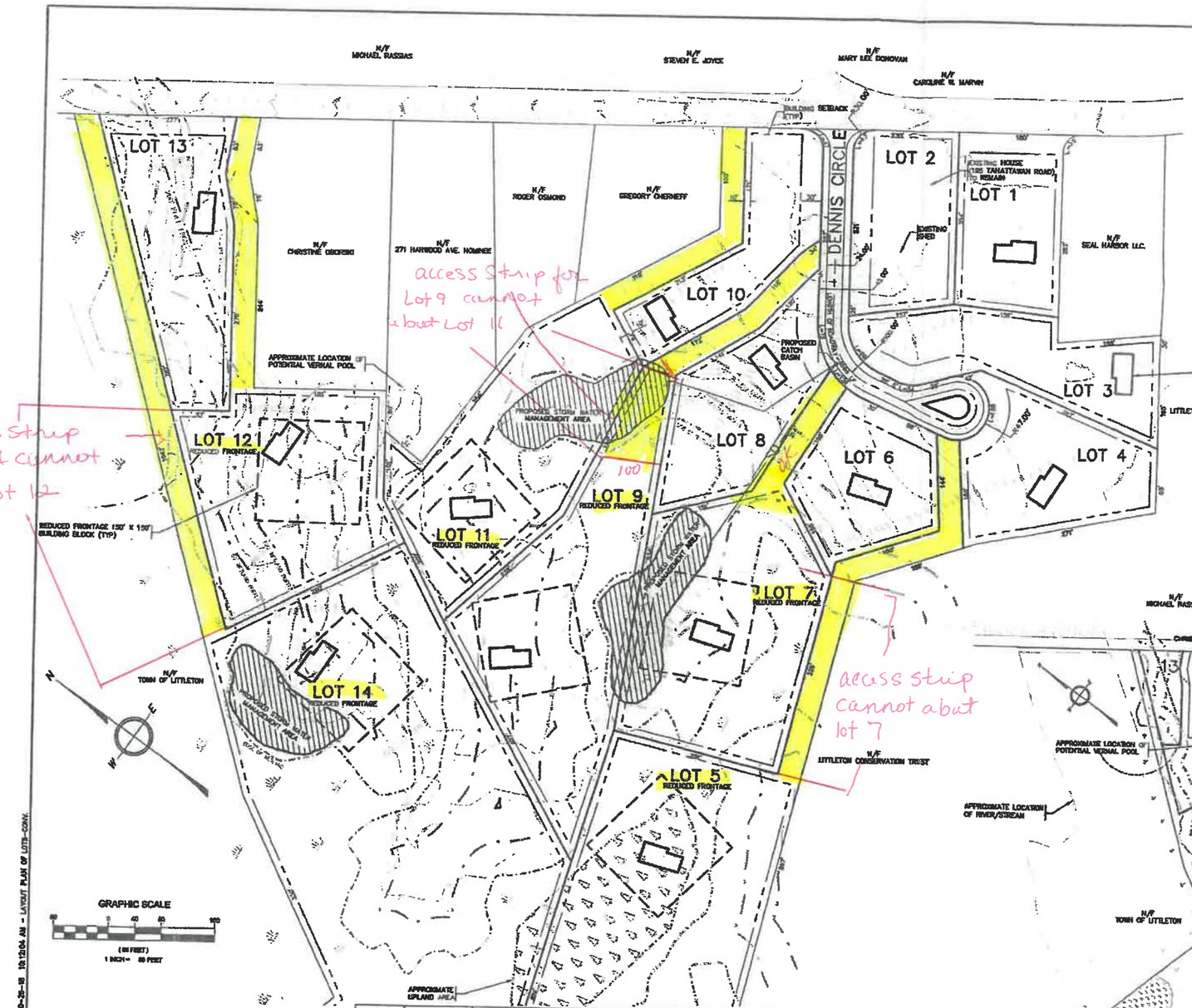


PLAN NOTES:

1. LOCATION AND SIZE OF PROPOSED DWELLINGS SHOWN ARE APPROXIMATE ONLY.

EXISTING CONDITIONS NOTES:

1. EXISTING TOPOGRAPHY AND WETLAND FLAG LOCATIONS SHOWN ARE BASED ON AN INSTRUMENT SURVEY PERFORMED BY THIS OFFICE, DURING JULY THROUGH OCTOBER 2018.
2. EXISTING BOUNDARY DIGITIZED BY THIS OFFICE USING THE TOWN OF LITTLETON ASSESSORS MAPS AND GIS.
3. EDGE OF WETLAND HAS BEEN DELINEATED BY OSBOW ASSOCIATES INC. DURING NOVEMBER 2017, UPDATED THROUGH JULY 2018
4. EDGE OF VERNAL POOL HAS BEEN DELINEATED BY OSBOW ASSOCIATES INC. DATED JULY 11, 2018.

LEGEND

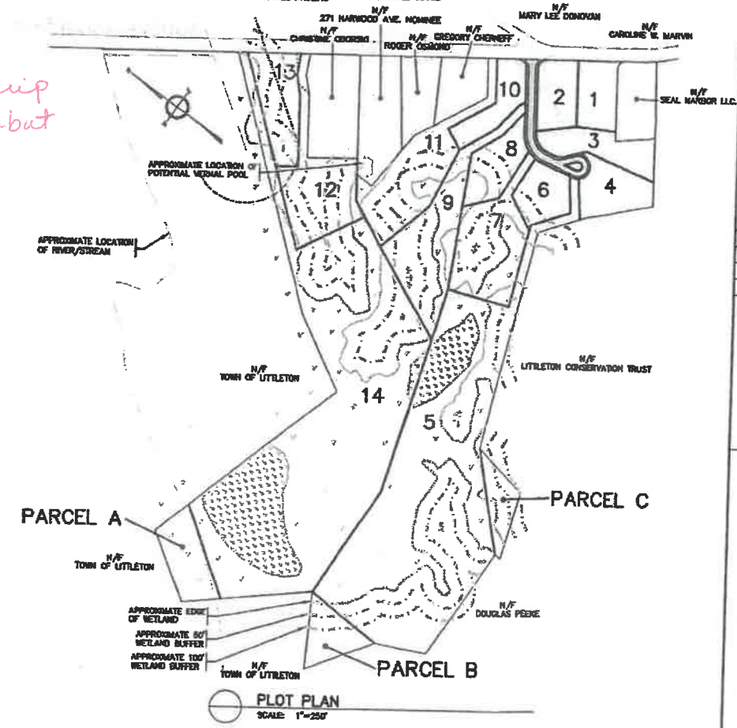
EXISTING		PROPOSED
	ELEVATION CONTOUR	100
	SPOT GRADE	99.5
	PROPERTY LINE	
	WETLAND DELINEATION	
	WETLAND BUFFER ZONE	
	SHORELINE	
	100-YEAR FLOODPLAIN LIMIT	
	TREE LINE / EDGE OF VEGETATION	
	EDGE OF PAVEMENT	
	CAPE COD BERM CURBING	
	GRANITE CURBING	
	GRAVEL/DIRT ROAD	
	STOCKADE FENCE	
	STONE WALL	
W	WATER MAIN	W
	WATER SERVICE	
FS	FIRE SERVICE	FS
WV	WATER VALVE	WV
FH	FIRE HYDRANT	FH
	FORCE MAIN	
	GRAVITY SEWER LINE	
	SEWER MANHOLE	SMH
	GAS LINE	
	GAS SERVICE	GS
	GAS VALVE	
E	BURIED POWER LINE	E
OHW	OVERHEAD POWER LINE	OHW
	UTILITY POLE	
	GUY WIRE	
	ELECTRIC BOX	
	STORM DRAIN	
	UNDERDRAIN	
	ROOF DRAIN	RD
FD	FOUNDATION DRAIN	FD
	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

Lot #	Area	Access Strip Area	Lot Area (SF)	Lot Perimeter (FT)	Lot Shape (must be >0.4)	Frontage (FT)
1	40,718	-	40,718	873	0.8	180
2	40,841	-	40,841	826	1.0	248
3	51,156	-	51,156	1,221	0.5	218
4	60,554	-	60,554	1,029	0.8	150
5	553,827	21,872	531,955	4,777	0.4	35
6	40,937	-	40,937	799	1.0	180
7	105,221	6,951	98,270	1,805	0.7	35
8	48,378	-	48,378	891	0.8	155
9	114,183	23,027	91,156	2,384	0.4	35
10	42,003	-	42,003	1,087	0.8	163
11	103,834	12,702	91,132	2,091	0.4	35
12	97,039	14,696	82,343	2,011	0.4	35
13	82,433	-	82,433	1,180	0.7	206
14	868,307	27,720	840,587	6,691	0.4	35
PARCEL A	51,847	-	51,847	969	0.8	—
PARCEL B	57,976	-	57,976	856	0.8	—
PARCEL C	30,827	-	30,827	641	0.6	—

LOT DATA



PLOT PLAN
SCALE: 1"=250'

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(3), 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	2/7/2019	MCL	BDR	NO REVISIONS TO THIS SHEET

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PRELIMINARY SUBDIVISION PLAN

PLAN OF LOTS CONVENTIONAL SUBDIVISION

HEALY CORNER
195 TAHATTAWAN ROAD
LITTLETON, MA

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

DES. BY: MCL	DATE: OCTOBER 2018	JOB 171088	2 OF 3
CHK. BY: DEM			

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P:\17\---\171088\PRO\PERMITS\PRELIMINARY SUBDIV.DWG 10-25-18 10:12:04 AM - LAYOUT PLAN OF LOTS-CONV.