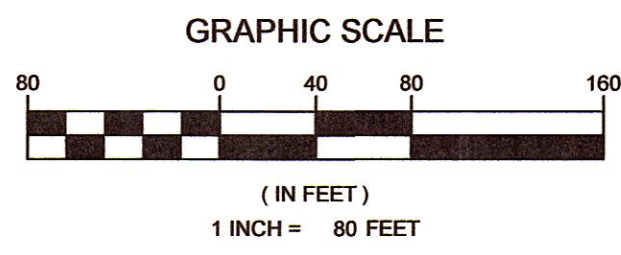
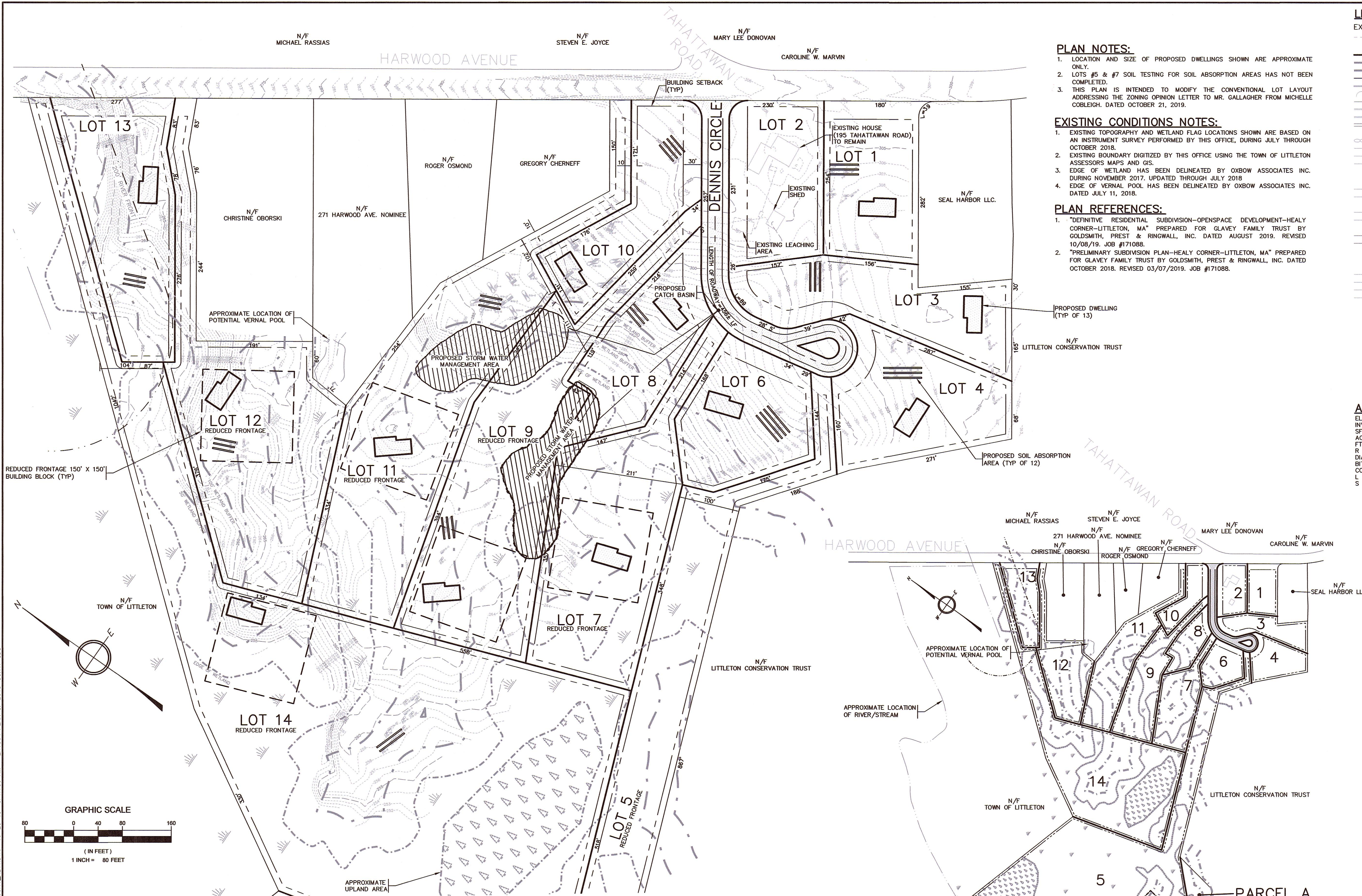


P:\17-----\171088.DWG PERMIT ARCHIVE\PRELIMINARY SUBDIV_CONV_REV1.DWG 10-25-19 8:47:56 AM - LAYOUT PLAN OF LOTS-CONV.-SDS



Lot #	Area	Access Strip Area	Lot Area (SF)	Lot Perimeter (FT)	Lot Shape (must be >0.4)	Frontage (FT)
1	40,716	-	40,716	873	0.85	180
2	40,841	-	40,841	828	0.95	245
3	51,156	-	51,156	1,221	0.55	218
4	50,554	-	50,554	1,028	0.77	150
5	783,773	10,461	773,312	5,625	0.40	35
6	42,819	-	42,819	797	1.08	150
7	86,307	6,017	80,290	1,560	0.57	35
8	41,143	-	41,143	996	0.66	150
9	105,276	9,686	95,590	2,065	0.40	35
10	41,090	-	41,090	1,036	0.61	163
11	123,086	11,410	111,676	2,212	0.40	35
12	102,965	14,696	88,269	2,041	0.40	35
13	62,433	-	62,433	1,180	0.72	205
14	374,938	15,960	358,978	3,895	0.40	35
PARCEL A	30,827	-	30,827	841	0.56	-
PARCEL B	165,459	-	165,459	1,955	0.69	-

LOT DATA

- PLAN NOTES:**
1. LOCATION AND SIZE OF PROPOSED DWELLINGS SHOWN ARE APPROXIMATE ONLY.
 2. LOTS #5 & #7 SOIL TESTING FOR SOIL ABSORPTION AREAS HAS NOT BEEN COMPLETED.
 3. THIS PLAN IS INTENDED TO MODIFY THE CONVENTIONAL LOT LAYOUT ADDRESSING THE ZONING OPINION LETTER TO MR. GALLAGHER FROM MICHELLE COBLEIGH, DATED OCTOBER 21, 2019.

- 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 OXBOW ASSOCIATES INC. DURING NOVEMBER 2017, UPDATED THROUGH JULY 2018.
 4. EDGE OF VERNAL POOL HAS BEEN DELINEATED BY OXBOW ASSOCIATES INC. DATED JULY 11, 2018.

- PLAN REFERENCES:**
1. "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.
 2. "PRELIMINARY SUBDIVISION PLAN-HEALY CORNER-LITTLETON, MA" PREPARED FOR GLAVEY FAMILY TRUST BY GOLDSMITH, PREST & RINGWALL, INC. DATED OCTOBER 2018. REVISED 03/07/2019. JOB #171088.

LEGEND

EXISTING	PROPOSED
---100---	ELEVATION CONTOUR
X100.0	SPOT GRADE
---	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
---	WATER MAIN
---	WATER SERVICE
---	FIRE SERVICE
---	WATER VALVE
---	FIRE HYDRANT
---	FORCE MAIN
---	GRAVITY SEWER LINE
---	SEWER MANHOLE
---	GAS LINE
---	GAS SERVICE
---	GAS VALVE
---	BURIED POWER LINE
---	OVERHEAD POWER LINE
---	UTILITY POLE
---	GUY WIRE
---	ELECTRIC BOX
---	VERNAL POOL
---	STORM DRAIN
---	UNDERDRAIN
---	ROOF DRAIN
---	FOUNDATION DRAIN
---	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

DRAWING ISSUED FOR:

☒ CONCEPT	☐ CONSTRUCTION
☐ PERMIT	☐ CONSTRUCTION RECORD

PROPOSED CONCEPTS SHOWN ON THIS DRAWING MAY NOT COMPLY WITH ANY REGULATIONS / BYLAWS / ORDINANCES, AND MAY NOT BE RENDERED IN DETAIL SUFFICIENT FOR PERMITTING PURPOSES AND IS NOT INTENDED FOR CONSTRUCTION. NO RESPONSIBILITY UNDER 250 CMR IS IMPLIED OR ACCEPTED.

NO.	DATE	BY	APP.	REVISION DESCRIPTION
1	10/25/19	MCL	NMP	TITLE BLOCK & ZONING OPINION

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

EXHIBIT PLAN –
CONVENTIONAL SUBDIVISION

HEALY CORNER
195 TAHATTAWAN ROAD
LITTLETON, MA

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

2019 © COPYRIGHT GOLDSMITH, PREST & RINGWALL, INC.