

PRELIMINARY SUBDIVISION PLAN

HEALY CORNER

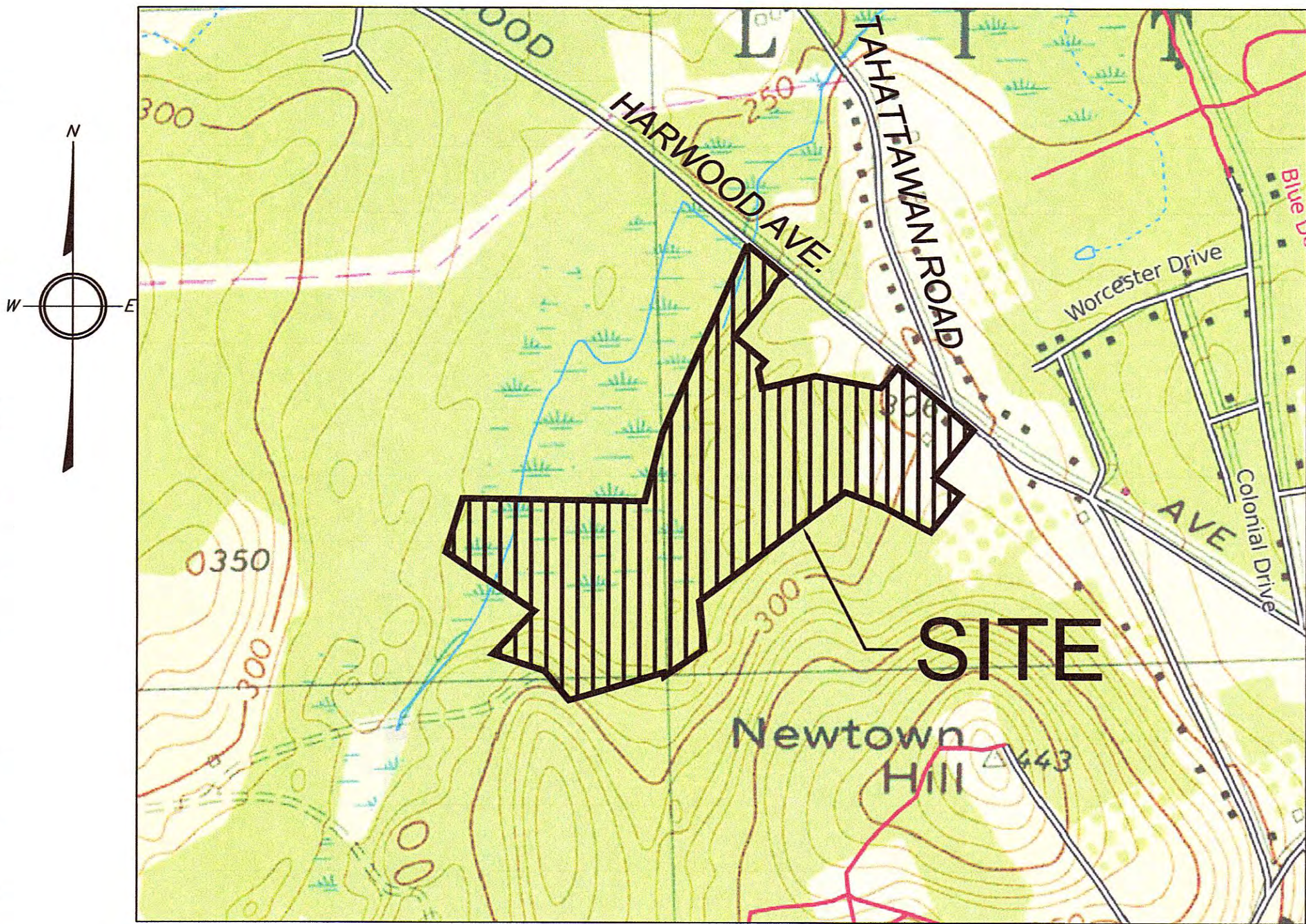
LITTLETON, MA

SHEET INDEX

1. TITLE SHEET
2. PLAN OF LOTS CONVENTIONAL SUBDIVISION
3. PLAN OF LOTS OPEN SPACE DEVELOPMENT

GENERAL NOTES

1. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS SHOWN HEREON ARE APPROXIMATE ONLY. ALL UTILITIES/OBSTRUCTIONS/SYSTEMS MAY NOT BE SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS, WHETHER OR NOT SHOWN HEREON.
2. UNLESS OTHERWISE SHOWN, ALL NEW UTILITIES SHALL BE UNDERGROUND.
3. BURIED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THEIR RESPECTIVE COMPANY SPECIFICATIONS.
4. CONSTRUCTION LAYOUT OF BUILDING AND SITE IMPROVEMENTS SHALL BE PERFORMED BY A LICENSED PROFESSIONAL LAND SURVEYOR. LOCATIONS OF EXISTING FEATURES OR PROPOSED IMPROVEMENTS DERIVED BY SCALING DRAWINGS MAY NOT BE ACCURATE. PROPERTY LINES SHOWN HEREON ARE APPROXIMATE. SEE PLAN REFERENCE HEREON.
5. SAFETY MEASURES, CONSTRUCTION METHODS, AND CONTROL OF WORK SHALL BE RESPONSIBILITY OF CONTRACTOR.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY EXISTING UTILITY OR STRUCTURE DAMAGED DURING CONSTRUCTION THAT ARE NOT DESIGNATED FOR DEMOLITION AND/OR REMOVAL HEREON. DAMAGED UTILITY OR STRUCTURE SHALL BE REPAIRED TO THE SATISFACTION OF THEIR RESPECTIVE OWNERS.
7. ANY INTENDED REVISION OF THE HORIZONTAL AND/OR VERTICAL LOCATION OF IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO IMPLEMENTATION.
8. CONTRACTOR SHALL NOTIFY ENGINEER UPON COMMENCEMENT OF CONSTRUCTION IN ORDER TO ENSURE THAT REQUIRED INSPECTIONS ARE PERFORMED IN A TIMELY AND EFFICIENT MANNER.
9. CONTRACTOR SHALL PROMPTLY NOTIFY ENGINEER UPON DISCOVERY OF ANY UNFORESEEN SURFACE OR SUBSURFACE CONDITIONS THAT MAY IMPACT SITE CONSTRUCTION.
10. FINISH RIM ELEVATIONS SHOULD MATCH PAVEMENT, GRADING OR LANDSCAPING, UNLESS SPECIFICALLY INDICATED OTHERWISE.
11. WHERE EXISTING UTILITY LINES/STRUCTURES ARE TO BE CUT/BROKEN DOWN/ABANDONED, LINES/STRUCTURES SHALL BE PLUGGED/CAPPED/FILLED IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS.
12. EROSION CONTROL MEASURES, SUCH AS SILT FENCE OR HAY BALES AS MAY BE SHOWN HEREON, SHALL BE INSTALLED BEFORE EARTH DISTURBANCE OCCURS WITHIN BUFFER ZONE, AND SHALL SERVE AS THE LIMIT OF WORK.
13. WHERE THE WORD "INSTALL" IS USED HEREIN, IT IS INTENDED TO DIRECT CONTRACTOR TO "FURNISH, INSTALL, AND PLACE IN OPERATION" THE COMPONENT REFERRED TO.
14. LIMITS OF WORK SHALL BE STAKED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION.
15. ALL STORM DRAIN PIPE TO BE SMOOTH INTERIOR HDP PIPE, 2.0 PSI GASKETED JOINT, UNLESS OTHERWISE NOTED.
16. WHERE SHOWN, CONSTRUCTION NOTES ARE INTENDED TO SUMMARIZE AND CLARIFY MAJOR ITEMS OF WORK. THESE NOTES SHOULD NOT BE CONSTRUED AS AN EXHAUSTIVE LISTING OF ALL WORK REQUIRED. CONTRACTOR SHOULD CONTACT ENGINEER WHEN FURTHER CLARIFICATION OF DEPICTED WORK IS DESIRED.
17. CONSTRUCTION OF FIRE AND DOMESTIC WATER SUPPLY IMPROVEMENTS SHALL CONFORM TO TOWN OF LITTLETON REQUIREMENTS.
18. WHERE DIMENSIONS INVOLVE CURB, DIMENSIONS ARE TO FACE OF CURB. WHERE SLOPED GRANITE CURB OR CAPE COD BERM SPECIFIED, FACE OF CURB IS EDGE OF FINISH PAVEMENT AT TOE OF CURB.
19. NO DEBRIS, JUNK, RUBBISH OR OTHER NON-BIODEGRADABLE MATERIALS, FILL CONTAINING HAZARDOUS MATERIALS OR WASTES, OR STUMPS SHALL BE BURIED ON ANY LAND ON THIS SITE, OR LEFT ON ANY LOT OR ON THE STREET RIGHT OF WAY.



LOCUS PLAN

SCALE: 1" = 600'

SITE DATA

LOT AREA: 43.5± AC. (1,894,960± SF)

WATER SUPPLY: MUNICIPAL

SEWAGE DISPOSAL: INDIVIDUAL ONSITE SEWAGE DISPOSAL SYSTEMS

PROPOSED STREET CLASSIFICATION: MINOR STREET

ASSESSORS REFERENCE

ASSESSORS MAP R07, PARCEL 1, LOT 0

OWNER: GLAVEY FAMILY IRREVOCABLE TRUST

APPROVED BY THE
LITTLETON PLANNING BOARD

CHAIR

APPLICATION FILED

HEARING DATE

PLAN APPROVED

DRAWING ISSUED FOR:

- ☐ CONCEPT ☐ CONSTRUCTION
- ☒ PERMIT ☐ CONSTRUCTION RECORD

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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

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
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TITLE SHEET

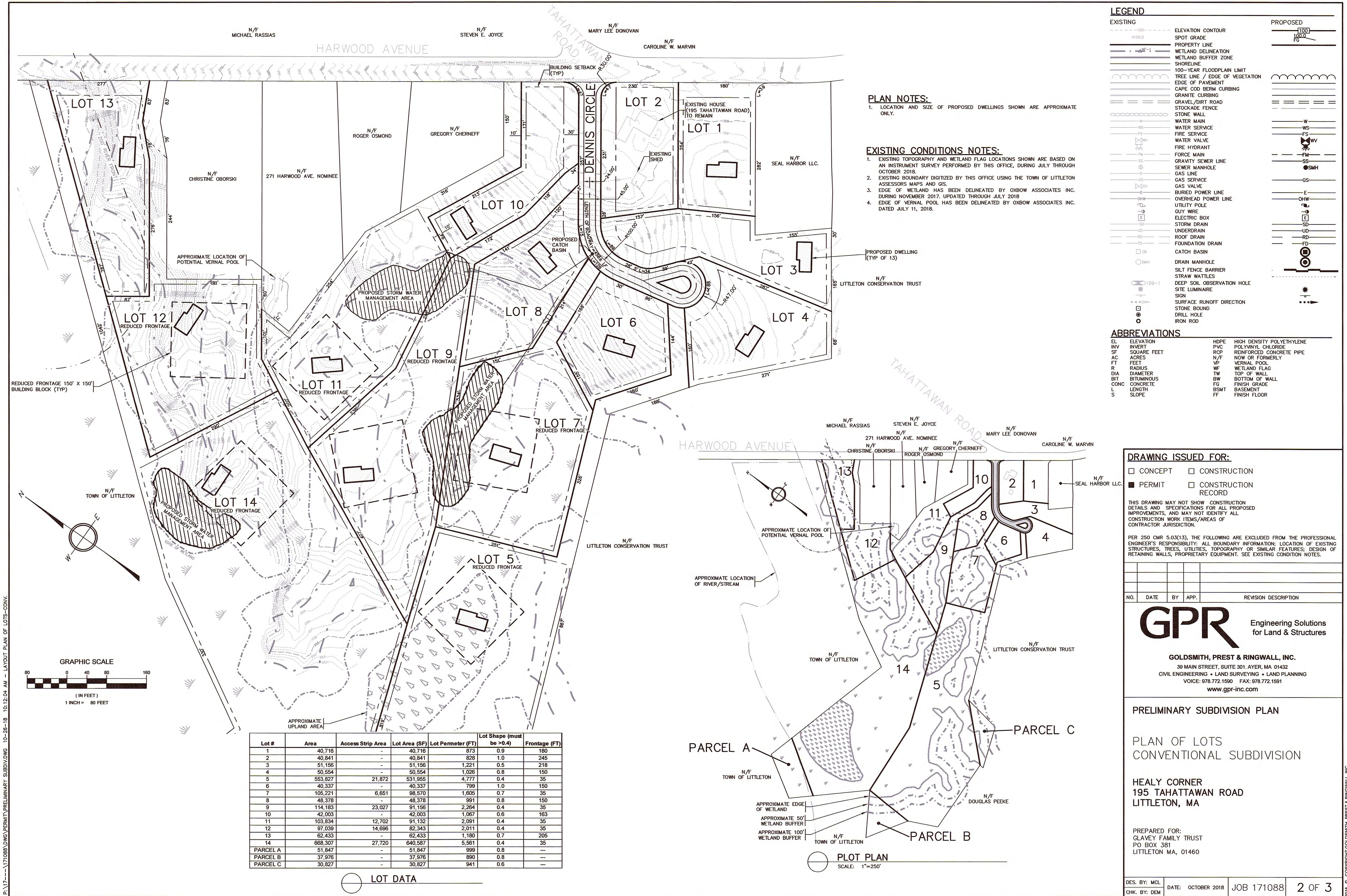
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LITTLETON, MA

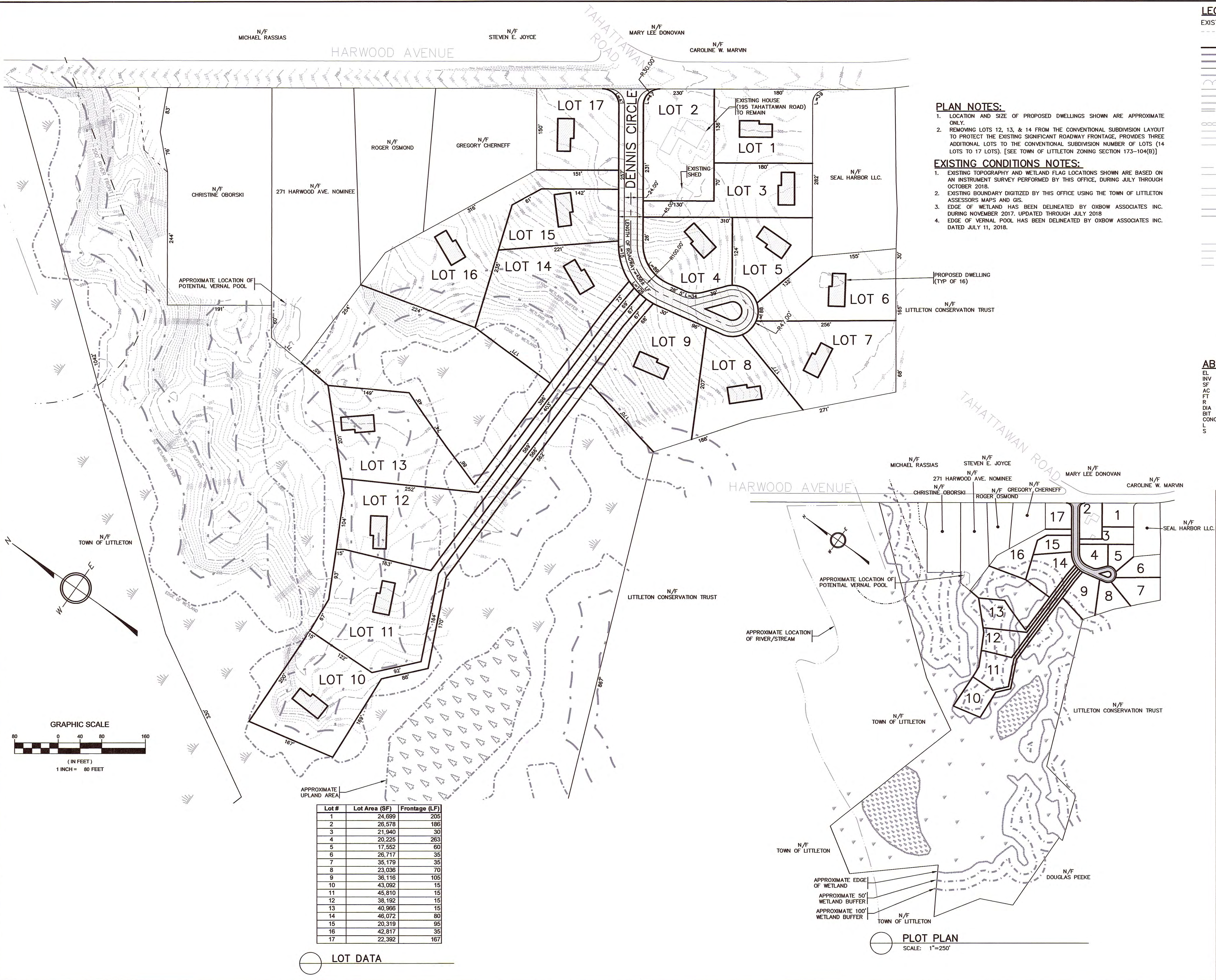
PREPARED FOR:
GLAVEY FAMILY TRUST
PO BOX 381
LITTLETON MA, 01460

ZONING

Underlying District			Open Space Preservation		
Parameter	Zoning Section	Requirement	Zoning Section	Requirement	Remarks
Zoning District	Zoning Map	Residential	Zoning Map	Residential	
Overlay District	Fema Map	Floodplain District	Fema Map	Floodplain District	Not within Floodplain
	Town GIS	Aquifer Protection Overlay	Town GIS	Aquifer Protection Overlay	None
	Town GIS	Wetland District	Town GIS	Wetland District	Southwest portion of lot, along western property line
	Town GIS	Groundwater Protection	Town GIS	Groundwater Protection	None
Proposed Use	173-26	Allowed	173-26	allowed	see note [1] below
Lot Area	Intensity of use schedule	40,000	173-118	40,000	36,000 none wetlands, not stated in regs, so standard subdivisions rules apply
Frontage	Intensity of use schedule	150 FT	173-108(B)	none	
			145-39 E(2)	board discretion	
Lot Coverage(Building+pave)	Intensity of use schedule	60% maximum	173-108(B)	30%	Total impervious area shall not exceed 30% of the area of open space development tract
Yard	Intensity of use schedule		173-108(B)		
Street		30 FT		none	no building shall be erected within 40 feet of any boundary of open space or any preexisting public way
Side & Rear-Accessory Building		15 FT		none	no building shall be erected within 40 feet of any boundary of open space or any preexisting public way
Side & Rear-Principal Building		10 FT		none	no building shall be erected within 40 feet of any boundary of open space or any preexisting public way
Building Height	Intensity of use schedule	32 FT	173-108(A)	32 FT [4]	maximum
Parking	Intensity of use schedule	2 spaces per unit	145-33 B	2 spaces per unit	see note [6] below
Wetlands Bylaw	local bylaw	100 ft buffer, 50 ft no disturb	local bylaw	100 ft buffer, 50 ft no disturb	from edge of wetlands
MDEP Riverfront Area	local bylaw	200 ft buffer, 50 no disturb	local bylaw	200 ft buffer, 50 ft no disturb	extreme south end of property
FEMA Floodplain	25017C 0217E	None			none on site
ACEC	Oliver GIS	None			extreme south end of property
Zone 1 Protective Radius					none on site
Mapped Zone 2	Title 5 Setback Area Map	From Town of Littleton			none on site
IWPA	Title 5 Setback Area Map	From Town of Littleton			none on site

P:\17-----\171088.DWG\PERMITS\PRELIMINARY SUBDIV.DWG 10-26-18 10:12:04 AM - LAYOUT PLAN OF LOTS-CONV.





PLAN NOTES:

1. LOCATION AND SIZE OF PROPOSED DWELLINGS SHOWN ARE APPROXIMATE ONLY.
2. REMOVING LOTS 12, 13, & 14 FROM THE CONVENTIONAL SUBDIVISION LAYOUT TO PROTECT THE EXISTING SIGNIFICANT ROADWAY FRONTAGE, PROVIDES THREE ADDITIONAL LOTS TO THE CONVENTIONAL SUBDIVISION NUMBER OF LOTS (14 LOTS TO 17 LOTS). [SEE TOWN OF LITTLETON ZONING SECTION 173-104(B)]

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.

LEGEND

EXISTING		PROPOSED
---	ELEVATION CONTOUR	---
---	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	---
---	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

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PREPARED FOR:
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PO BOX 381
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DES. BY: MCL	DATE: OCTOBER 2018	JOB 171088	3 OF 3
CHK. BY: DEM			