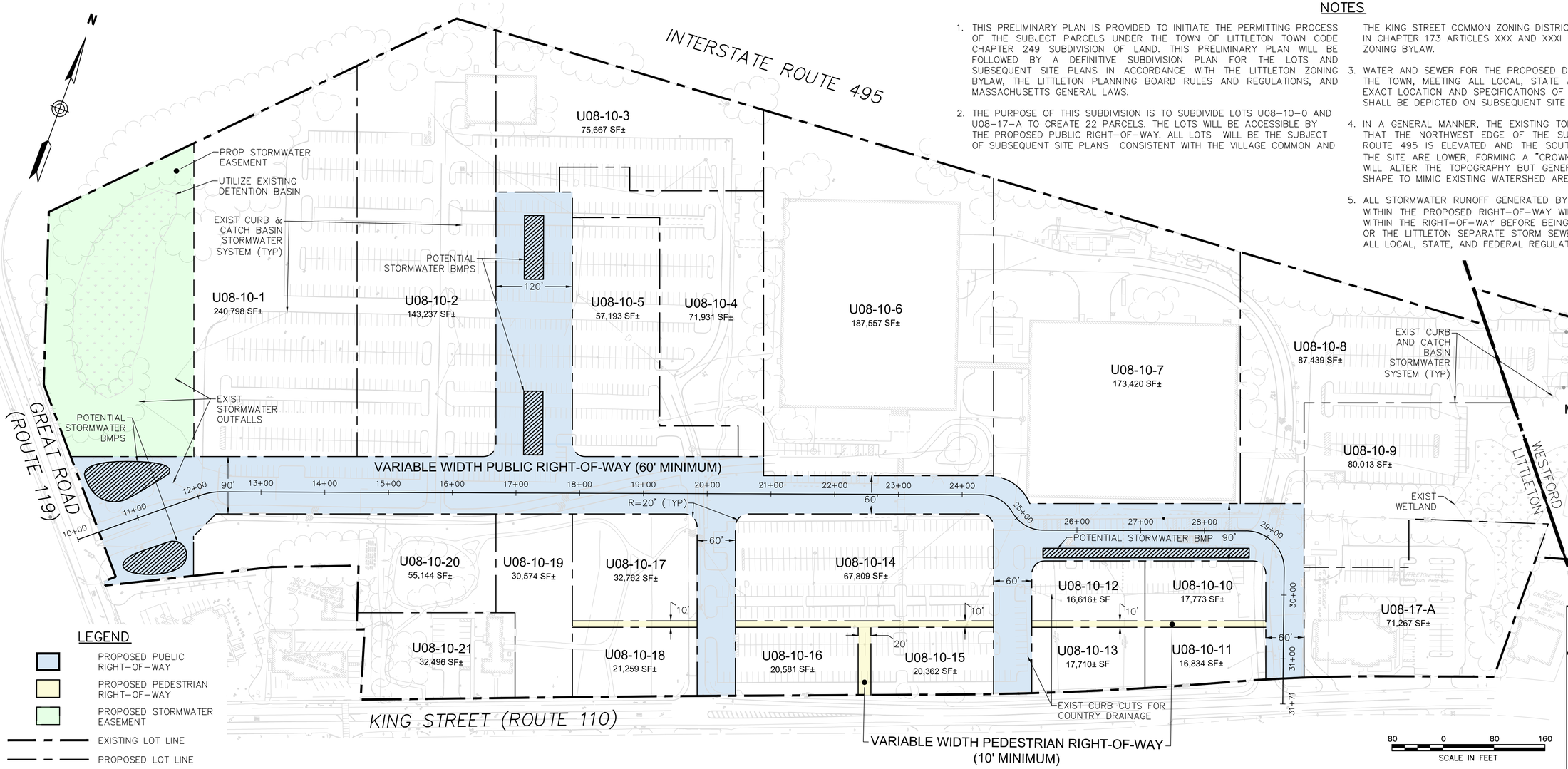
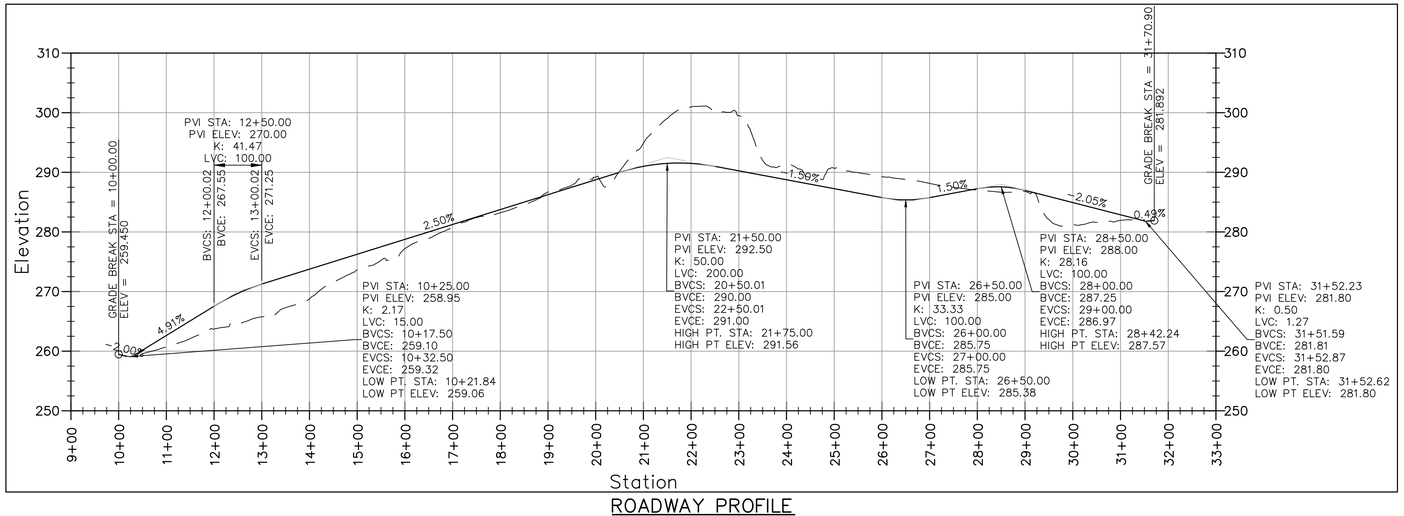
## NOTES

1. THIS PRELIMINARY PLAN IS PROVIDED TO INITIATE THE PERMITTING PROCESS OF THE SUBJECT PARCELS UNDER THE TOWN OF LITTLETON TOWN CODE CHAPTER 249 SUBDIVISION OF LAND. THIS PRELIMINARY PLAN WILL BE FOLLOWED BY A DEFINITIVE SUBDIVISION PLAN FOR THE LOTS AND SUBSEQUENT SITE PLANS IN ACCORDANCE WITH THE LITTLETON ZONING BYLAW, THE LITTLETON PLANNING BOARD RULES AND REGULATIONS, AND MASSACHUSETTS GENERAL LAWS.
2. THE PURPOSE OF THIS SUBDIVISION IS TO SUBDIVIDE LOTS U08-10-0 AND U08-17-A TO CREATE 22 PARCELS. THE LOTS WILL BE ACCESSIBLE BY THE PROPOSED PUBLIC RIGHT-OF-WAY. ALL LOTS WILL BE THE SUBJECT OF SUBSEQUENT SITE PLANS CONSISTENT WITH THE VILLAGE COMMON AND THE KING STREET COMMON ZONING DISTRICT DESIGN STANDARDS AS SEEN IN CHAPTER 173 ARTICLES XXX AND XXXI OF THE TOWN OF LITTLETON ZONING BYLAW.
3. WATER AND SEWER FOR THE PROPOSED DEVELOPMENT WILL BE SERVED BY THE TOWN, MEETING ALL LOCAL, STATE AND FEDERAL REGULATIONS. THE EXACT LOCATION AND SPECIFICATIONS OF THE PROPOSED UTILITY SERVICES SHALL BE DEPICTED ON SUBSEQUENT SITE PLANS.
4. IN A GENERAL MANNER, THE EXISTING TOPOGRAPHY OF THE SITE IS SUCH THAT THE NORTHWEST EDGE OF THE SUBJECT LAND ALONG INTERSTATE ROUTE 495 IS ELEVATED AND THE SOUTHWEST AND EAST PORTIONS OF THE SITE ARE LOWER, FORMING A "CROWN". THE PROPOSED DEVELOPMENT WILL ALTER THE TOPOGRAPHY BUT GENERALLY, WILL MAINTAIN THE SAME SHAPE TO MIMIC EXISTING WATERSHED AREAS.
5. ALL STORMWATER RUNOFF GENERATED BY IMPERVIOUS SURFACES LOCATED WITHIN THE PROPOSED RIGHT-OF-WAY WILL BE TREATED AND/OR STORED WITHIN THE RIGHT-OF-WAY BEFORE BEING DISCHARGED TO ABUTTING LOTS OR THE LITTLETON SEPARATE STORM SEWER SYSTEM IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.




LEGEND

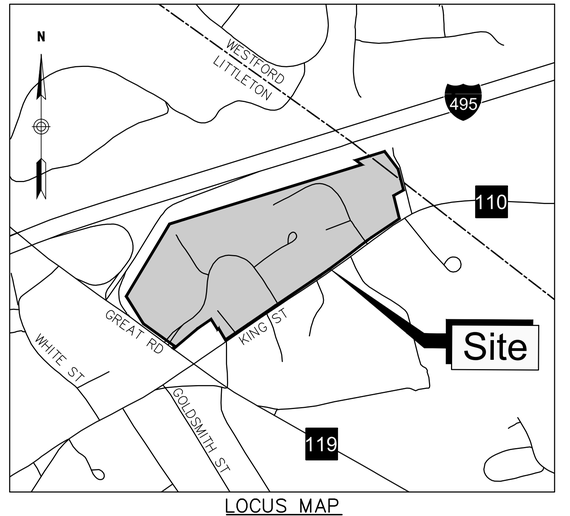
- PROPOSED PUBLIC RIGHT-OF-WAY
- PROPOSED PEDESTRIAN RIGHT-OF-WAY
- PROPOSED STORMWATER EASEMENT
- EXISTING LOT LINE
- PROPOSED LOT LINE




ROADWAY PROFILE
SCALE: H:1"=150' V:1"=12'

## SUBDIVISION TABLE

| | LOT AREA (SF±) | FRONTAGE (FT±) |
|---|---|---|
| REQUIRED | ≥15,000 SF | ≥100 FT |
| LOT | | |
| 10-1 | 240,798 | 570 |
| 10-2 | 143,237 | 624 |
| 10-3 | 75,667 | 100 |
| 10-4 | 71,931 | 100 |
| 10-5 | 57,193 | 626 |
| 10-6 | 187,557 | 391 |
| 10-7 | 173,420 | 405 |
| 10-8 | 87,439 | 100 |
| 10-9 | 80,013 | 100 |
| 17-A | 71,267 | 471 |
| 10-10 | 17,773 | 275 |
| 10-11 | 16,834 | 272 |
| 10-12 | 16,616 | 265 |
| 10-13 | 17,710 | 281 |
| 10-14 | 67,809 | 724 |
| 10-15 | 20,362 | 297 |
| 10-16 | 20,581 | 300 |
| 10-17 | 32,762 | 355 |
| 10-18 | 21,259 | 303 |
| 10-19 | 30,574 | 210 |
| 10-20 | 55,144 | 551 |
| 10-21 | 32,496 | 242 |




LOCUS MAP
1" = 600'

REVISIONS
1. MINOR PLANNING BOARD REVISIONS 7/25/23

DRAWING TITLE
Preliminary Subdivision Plan

SUBDIVISION NAME & LOCATION
King Street Commons
550 King Street
Littleton, MA 01460

OWNER / APPLICANT / SUBDIVIDER
Lupoli Companies
290 Merrimack Street
Lawrence, MA 01840

DESIGNER / ENGINEER

TEC The Engineering Corp
TEC, Inc.
282 Merrimack Street, 2nd Floor
Lawrence, Massachusetts 01843
978.794.1792
www.TheEngineeringCorp.com
Lawrence | Hampton | Worcester


DESIGNED BY RJF DATE 7/13/2023
CHECKED BY CPR SCALE 1"=80'

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. FRISBERG JR.
CIVIL
No. 47850
REGISTERED PROFESSIONAL ENGINEER

PROJECT NO. T1180
TEC CAD FILE PRELIMINARY_PLAN_SUBDIVISION.DWG
DRAWING NO. S-1
SHEET 1 OF 1