

**RECORD OWNER**

GILBERT L. FRIBERG  
VILENA T. FRIBERG  
95 TAYLOR STREET  
LITTLETON, MA

**REFERENCE**

MIDDLESEX REGISTRY OF DEEDS  
SOUTH DISTRICT  
DEED BOOK 11584 PAGE 164  
PLAN No. 1105 OF 1964

**ZONING DISTRICT**

RESIDENCE (R)

**DATUM**

N.A.V.D OF 1988.

MEAN ANNUAL HIGH WATER  
AS DELINEATED BY B&C ASSOCIATES  
DELINEATION DATE: NOVEMBER 2023

APPROXIMATE CENTERLINE BEAVER BROOK

LOTS 2 & 2A  
392,727 S.F.±  
9.0158 AC.±

BORDERING LAND SUBJECT TO FLOODING  
BASE FLOOD ELEVATION=225.2  
LOCATION FROM FIELD SURVEY

LOT 1  
85,927 S.F.  
>40,000 S.F. UPLAND  
L.S.F. = 0.42

LOT 2  
126,778 S.F.  
>40,000 S.F. UPLAND  
L.S.F. = 0.48

EDGE OF BORDERING VEGETATED WETLAND  
AS DELINEATED BY B&C ASSOCIATES  
DELINEATION DATE: MAY 2023

BORDERING LAND SUBJECT TO FLOODING  
BASE FLOOD ELEVATION=225.2  
LOCATION FROM FIELD SURVEY

PROPOSED  
SOIL ABSORPTION  
SYSTEM  
(TYPICAL)

PROPOSED  
DWELLING  
(TYPICAL)

N/F  
HSU

TBM  
TOP HYDRANT  
ELEV.=235.08

CONCRETE BOUND/  
DRILL HOLE  
FOUND

N/F  
TUCKER &  
FINAN

N/F  
BURBA

N/F  
LI

N/F  
PROULX

N/F  
CALLANAN

N/F  
TAYLOR STREET

(PUBLIC - VARIABLE  
WIDTH)

CENTER  
STONE BOUND  
FOUND

EXISTING  
DRIVEWAY  
CATCH  
BASIN

UP 22  
ELEC  
METER

20' DECK  
20' ELEV.  
LID  
10' EYON

TOP OF  
FOUNDATION  
EL=233.65±

PLASTIC  
20' ELEV.  
LID

TOP  
HYDRANT  
ELEV.=235.08

**LEGEND:**

N/F	NOW OR FORMERLY OVERHEAD WIRES
●	TREE
—	TREE LINE
UP	UTILITY POLE
GG	GAS GATE
G	GAS SERVICE (BURIED)
WG	WATER GATE
—	WATER SERVICE (BURIED)
○ DMH	DRAIN MANHOLE
—	SUB-SURFACE DRAIN LINE
---	EXISTING CONTOUR
-	EXISTING CONTOUR
★	LIGHTPOLE
△	WETLAND FLAG
99X9	SPOT ELEVATION
oooooo	STONE WALL
—	EDGE OF PAVEMENT

CONCEPTUAL CONVENTIONAL  
SUBDIVISION PRESENTATION PLAN  
IN

LITTLETON, MASSACHUSETTS  
(MIDDLESEX COUNTY)

FOR: SEAL HARBOR, LLC  
SCALE: 1"=40' DEC 6, 2023

STAMSKI AND MCNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160 FT

(7306 Conc B 2.dwg) 95 Taylor Street SM-7306

**NOTES:**

- PRIOR TO SELLING, MARKETING OR PURCHASING THE PROPERTY BASED ON THIS CONCEPT,  
ALL PERMITS SHOULD BE OBTAINED.

**UTILITY NOTE:**

ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED  
ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY  
COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY.  
ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE  
DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING,  
GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY  
COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING  
THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE  
CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO  
RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF  
UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING  
FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY  
ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE  
TELEPHONE No. 1-888-344-7233.