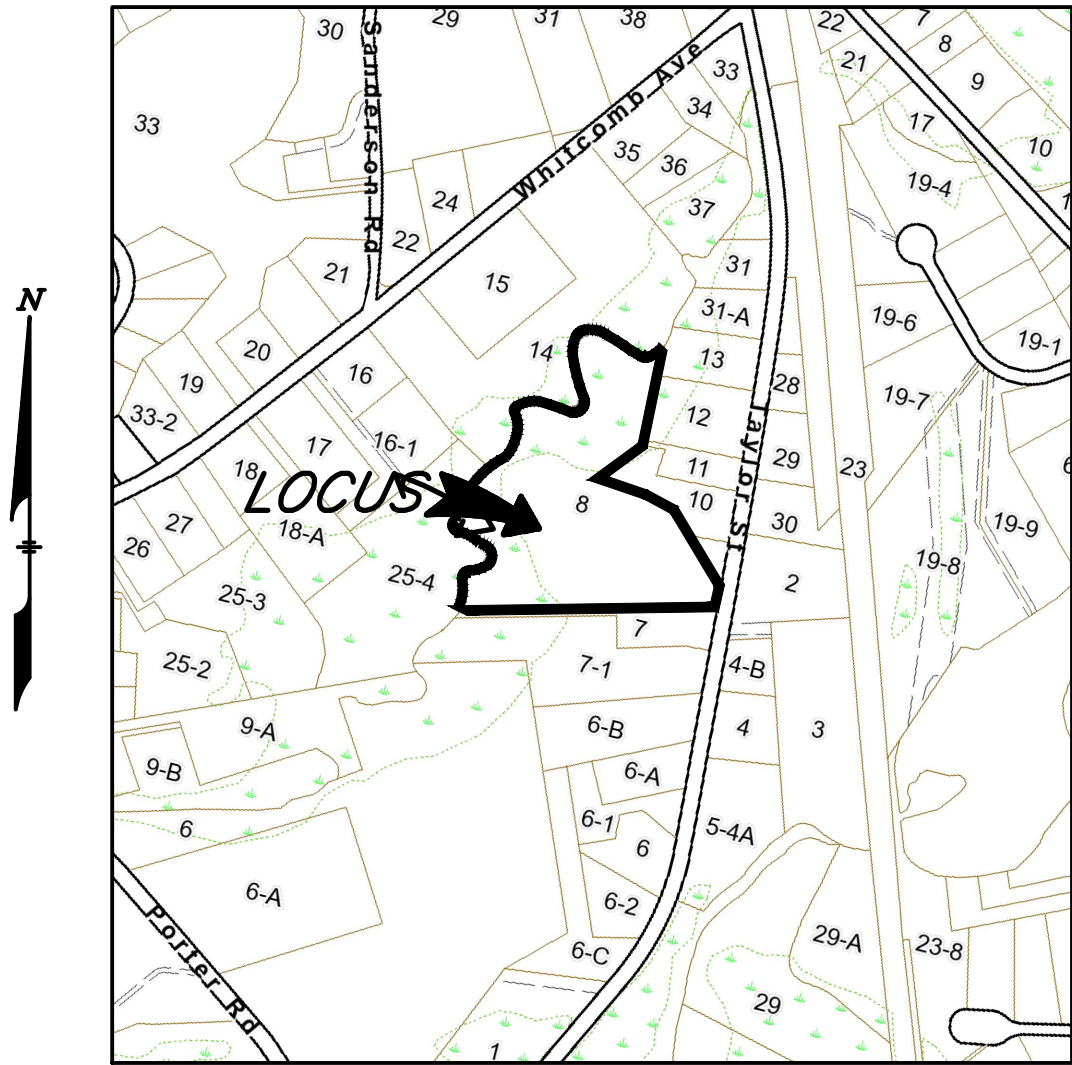


DEFINITIVE SUBDIVISION PLAN
FOR
STRAWBERRY FARMS
AT
95 TAYLOR STREET
IN
LITTLETON, MASSACHUSETTS
FEBRUARY 20, 2024

PLAN INDEX

SHEET 1	TITLE SHEET
SHEET 2	RECORD PLAN
SHEET 3	EXISTING CONDITIONS PLAN
SHEET 4	SITE DEVELOPMENT PLAN
SHEET 5	PLAN AND PROFILE
SHEET 6	CONSTRUCTION DETAILS
SHEET 7-8	EROSION AND SEDIMENTATION CONTROL PLAN



LOCUS PLAN

SCALE: 1"=600'

APPLICANT

SEAL HARBOR COMPANIES, LLC.
P.O. BOX 2857
ACTON, MA

RECORD OWNER

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

ZONING DISTRICT

RESIDENCE (R)
WATER RESOURCE DISTRICT

REFERENCE

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 11584 PAGE 164
PLAN No. 1105 OF 1968

DATUM

N.A.V.D OF 1988.

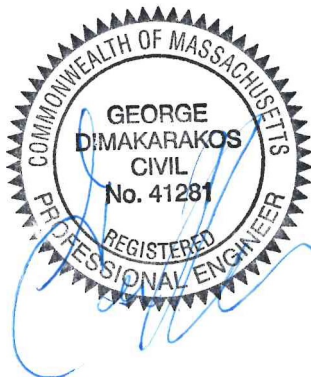
LITTLETON PLANNING BOARD

DATE: _____

I, CLERK OF THE TOWN OF LITTLETON, MASSACHUSETTS
HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS
PLAN BY THE LITTLETON PLANNING BOARD HAS BEEN
RECEIVED AND RECORDED AT THIS OFFICE AND NO
APPEAL WAS RECEIVED DURING THE TWENTY DAYS
NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID
NOTICE.

DATE _____

TOWN CLERK _____



ENGINEER/SURVEYOR
STAMSKI AND MCNARY, INC.
1000 MAIN STREET
ACTON, MASSACHUSETTS 01720
(978) 263-8585



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 1968

ZONING DISTRICT

RESIDENCE (R)
WATER RESOURCE DISTRICT

DATUM

N.A.V.D OF 1988.

I, CLERK OF THE TOWN OF LITTLETON, MASSACHUSETTS
HEREBY CERTIFY THE NOTICE OF THE APPROVAL OF
THIS PLAN BY THE LITTLETON PLANNING BOARD HAS
BEEN RECEIVED AND RECORDED AT THIS OFFICE
AND NO APPEAL WAS RECEIVED DURING THE TWENTY
DAYS NEXT AFTER SUCH RECEIPT AND RECORDING
OF SAID NOTICE.

DATE

TOWN CLERK

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED
IN CONFORMITY WITH THE RULES AND REGULATIONS
OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH
OF MASSACHUSETTS.

DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

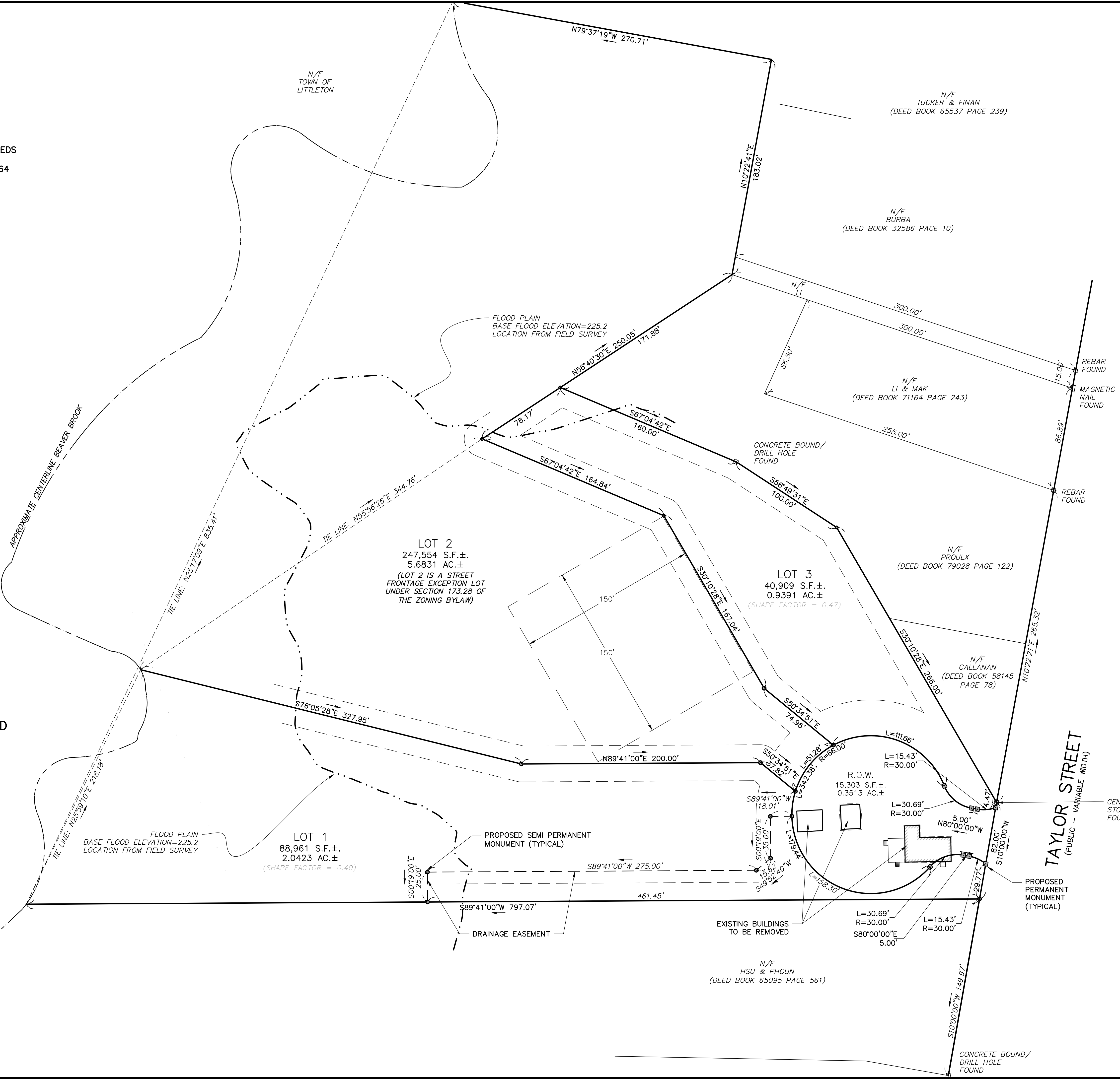
LEGEND:

- PROPOSED PERMANENT MONUMENT
- PROPOSED SEMI-PERMANENT MONUMENT

N

APPROVED BY:
LITTLETON PLANNING BOARD

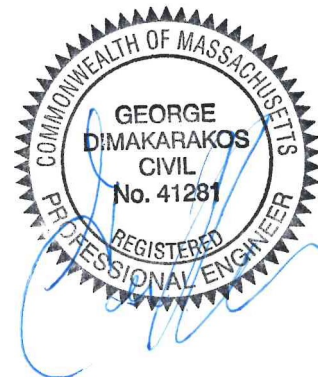
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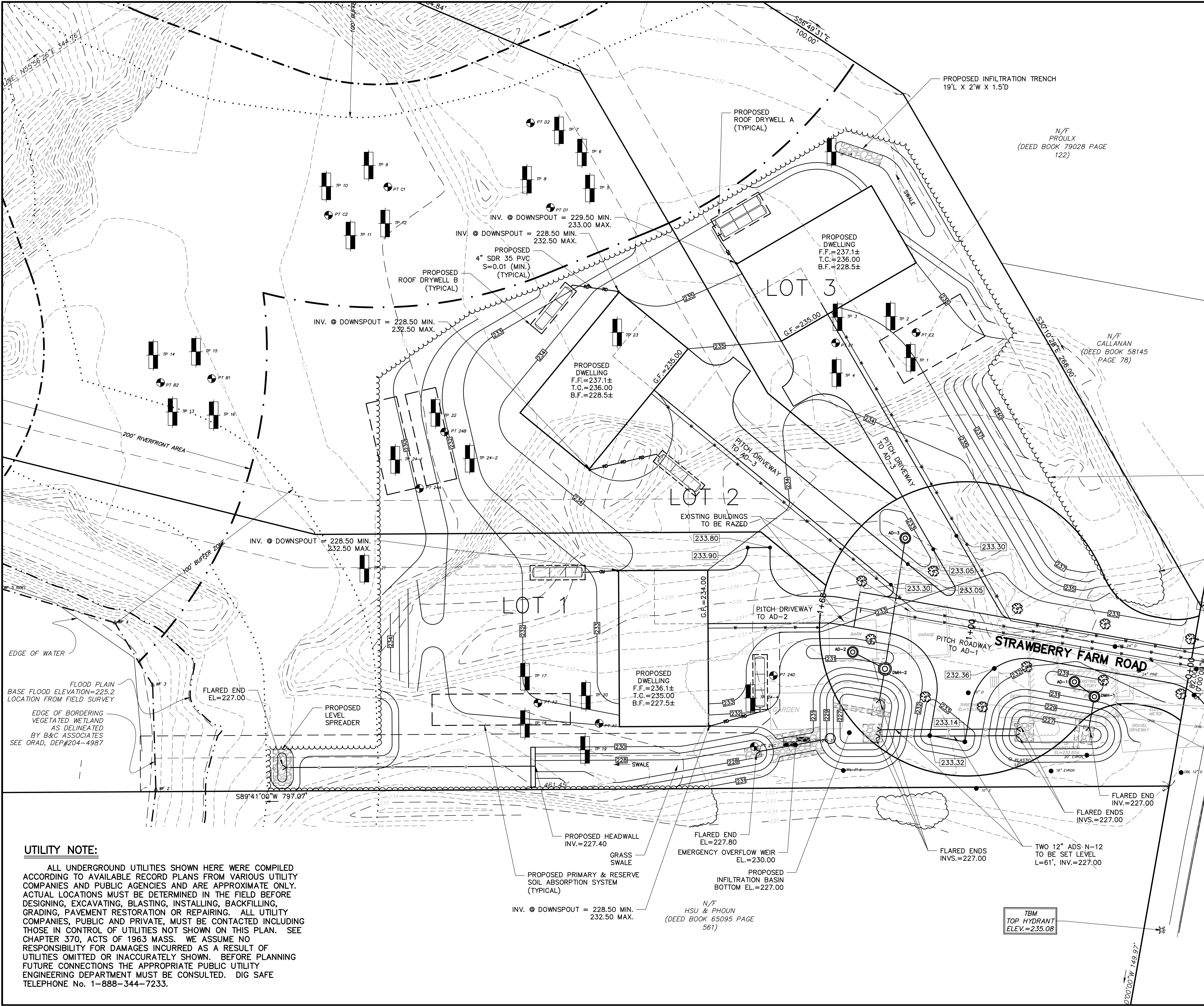


DEFINITIVE SUBDIVISION
STRAWBERRY FARMS
IN
LITTLETON, MASSACHUSETTS
(MIDDLESEX COUNTY)

RECORD PLAN
FOR: SEAL HARBOR COMPANIES, LLC
SCALE: 1"=40' FEBRUARY 20, 2024

STAMSKI AND McNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING
0 20 40 80 120 160 FT
(7306.DEFSUB.1C.dwg) SM-7306 SHEET 2 OF 8





- LEGEND:**
- N/F OVERHEAD WIRES
 - TREE LINE
 - UTILITY POLE
 - GAS GATE
 - GAS SERVICE (BURIED)
 - WATER GATE
 - WATER SERVICE (BURIED)
 - DRAIN MANHOLE
 - SUB-SURFACE DRAIN LINE
 - EXISTING CONTOUR
 - EXISTING CONTOUR
 - LIGHTPOLE
 - WETLAND FLAG
 - SPOT ELEVATION
 - STONE WALL

LITTLETON PLANNING BOARD

DATE: _____

I, CLERK OF THE TOWN OF LITTLETON, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE LITTLETON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE _____

TOWN CLERK _____

TAYLOR STREET
(PUBLIC - VARIABLE WIDTH)

STRAWBERRY FARM ROAD

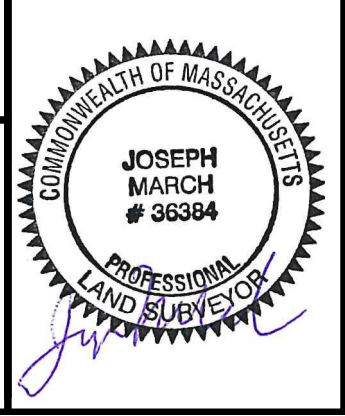
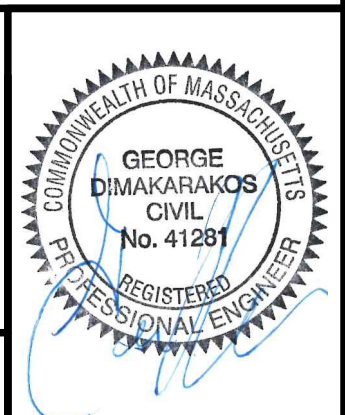
UTILITY NOTE:

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.

DEFINITIVE SUBDIVISION
STRAWBERRY FARMS
IN
LITTLETON, MASSACHUSETTS
(MIDDLESEX COUNTY)

SITE DEVELOPMENT PLAN
FOR: SEAL HARBOR COMPANIES, LLC
SCALE: 1"=20' FEBRUARY 20, 2024

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING
0 10 20 40 60 80 FT
(7306.DEFSUB.1C.dwg) SM-7306 SHEET 4 OF 8



LEGEND:

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

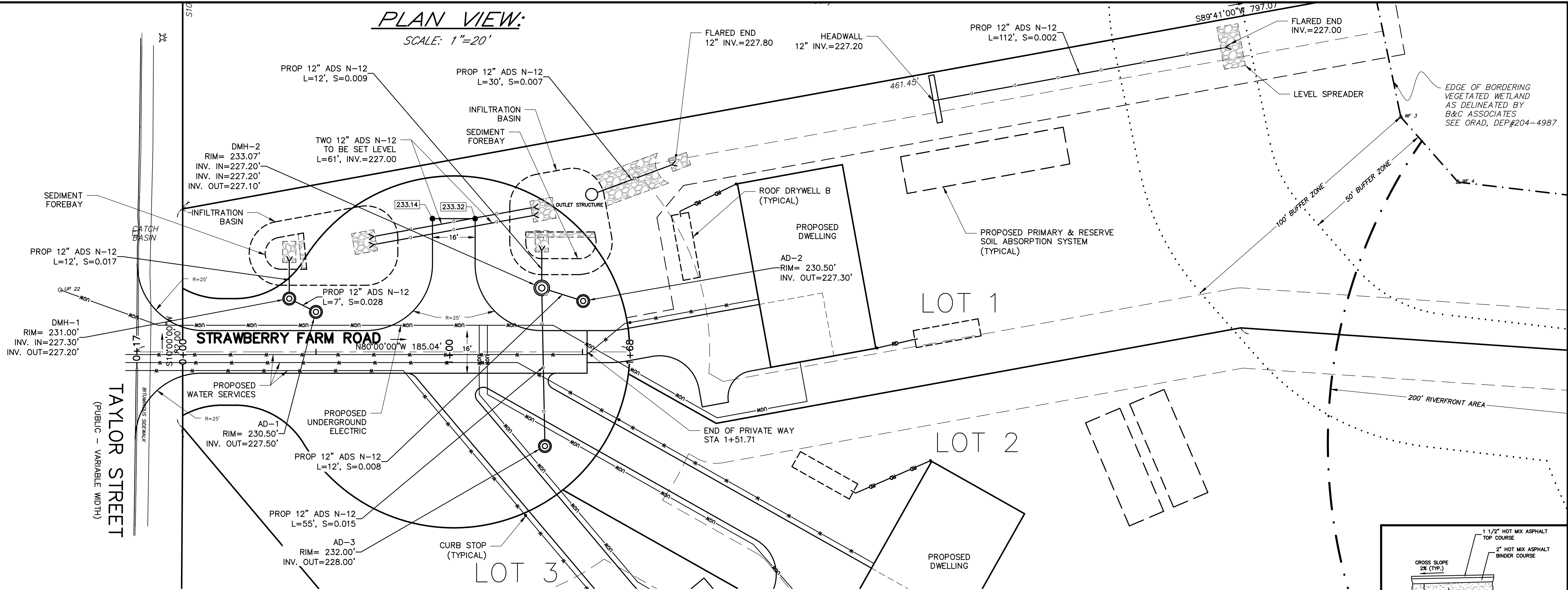
LITTLETON PLANNING BOARD

DATE:

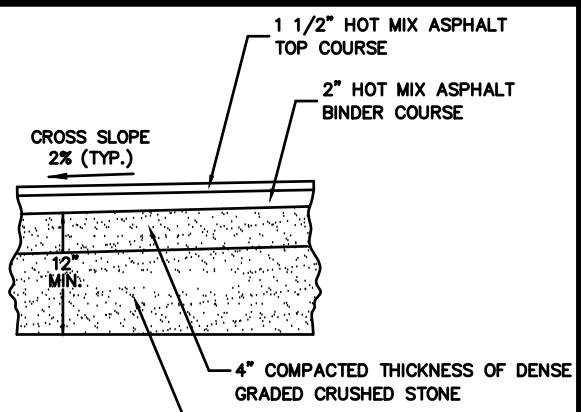
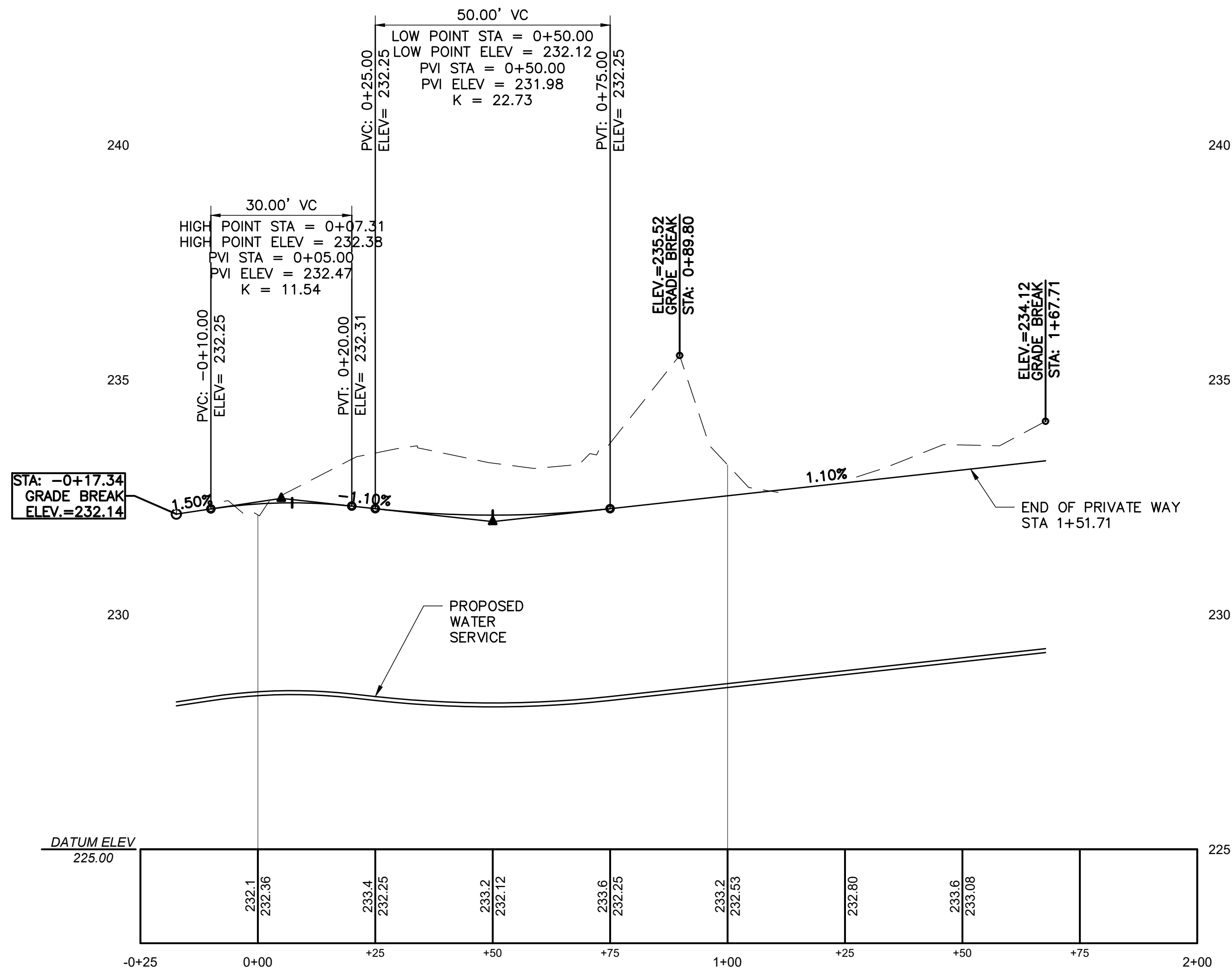
I, CLERK OF THE TOWN OF LITTLETON, MASSACHUSETTS
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DATE

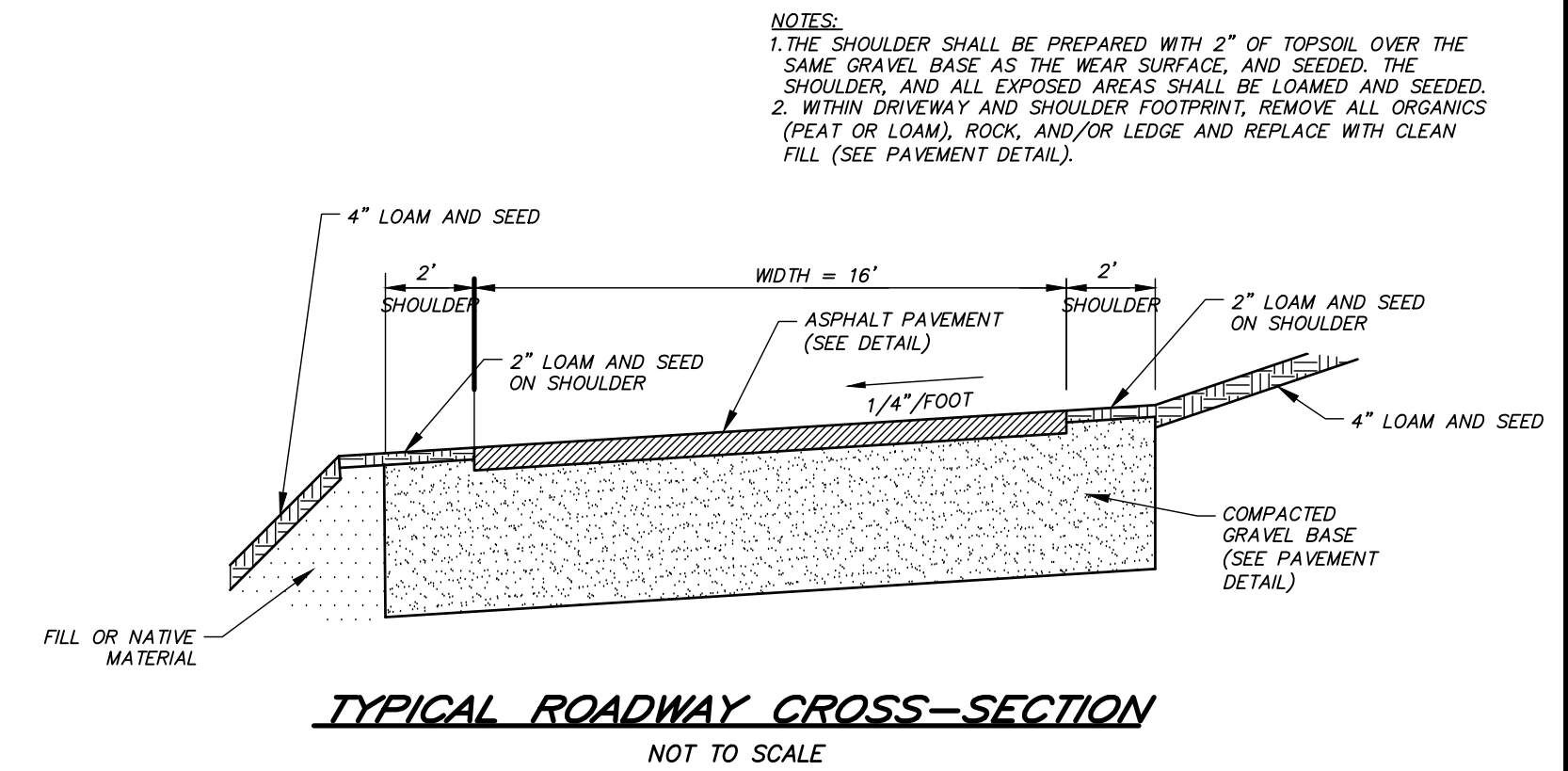
TOWN CLERK



PROFILE: SCALE: 1"= 20' H.
1"= 2' V.



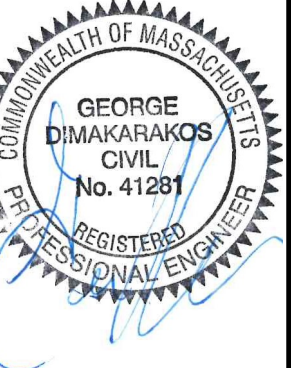
NOTES:
1. MINIMUM PAVEMENT THICKNESS SHOWN IS FOR RESIDENTIAL STREETS, PROPOSED PAVEMENT DESIGNS FOR OTHER ROADWAYS TO BE APPROVED BY TOWN ENGINEER.
TYPICAL PAVEMENT SECTION
NOT TO SCALE

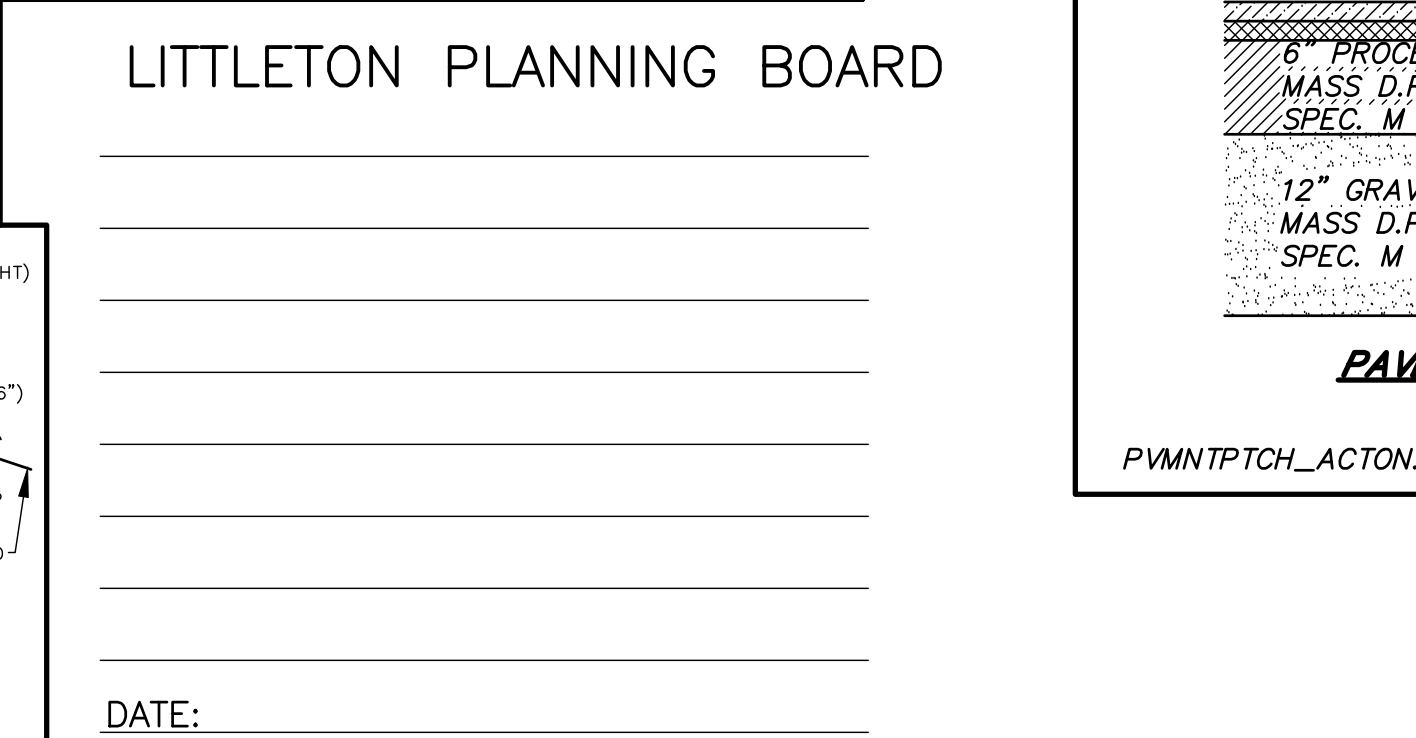
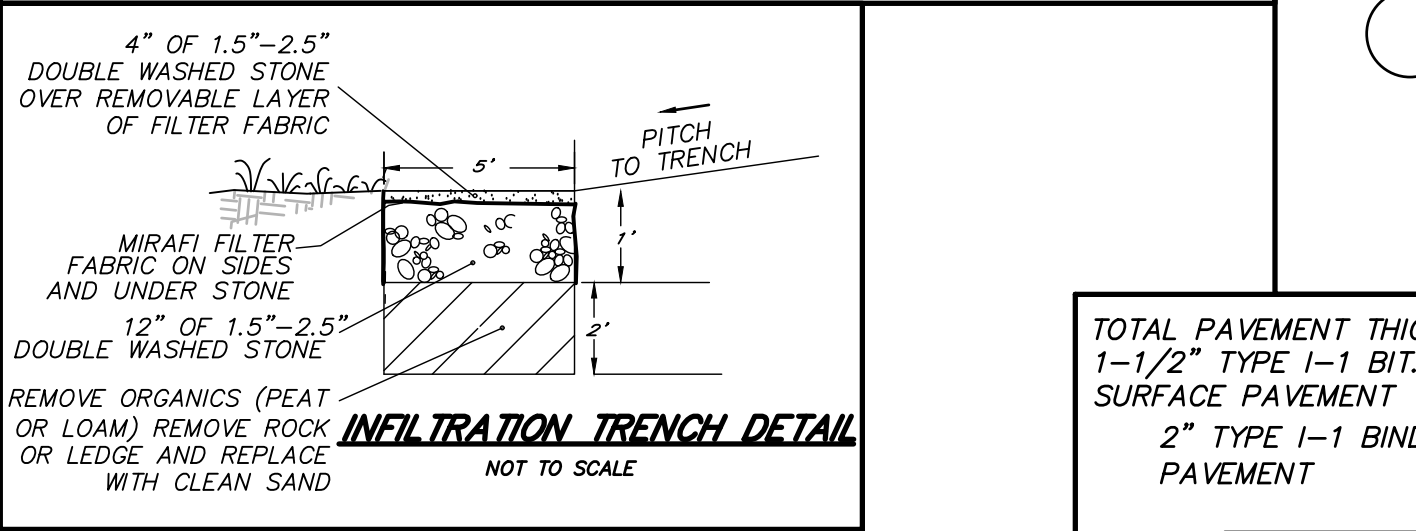
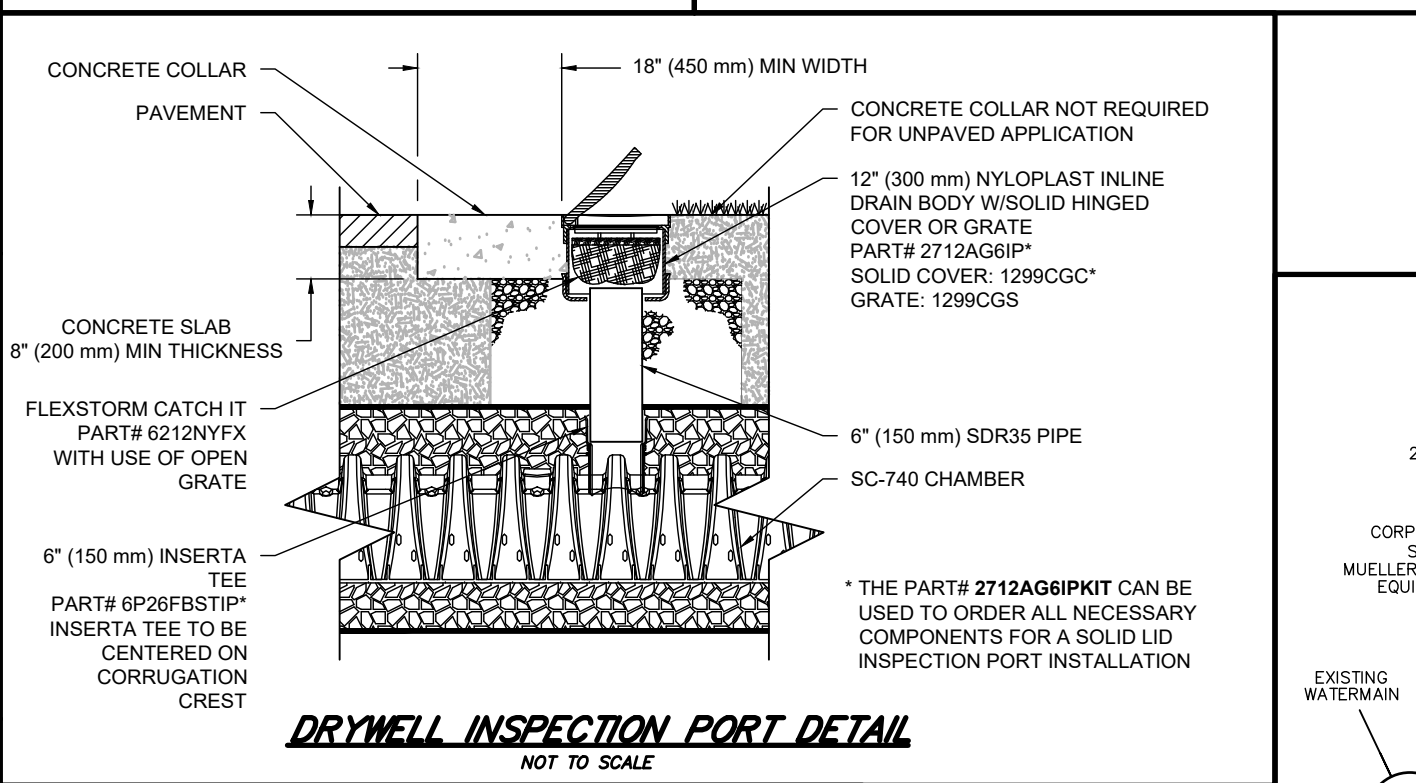
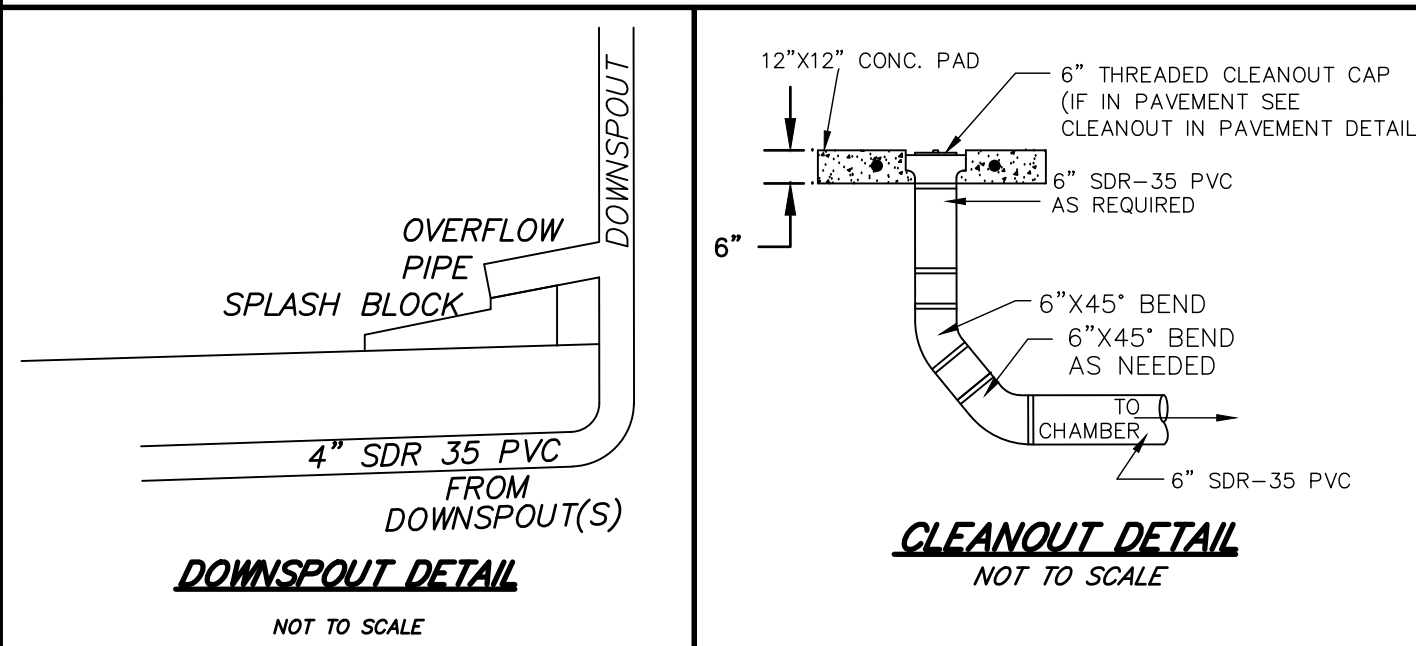
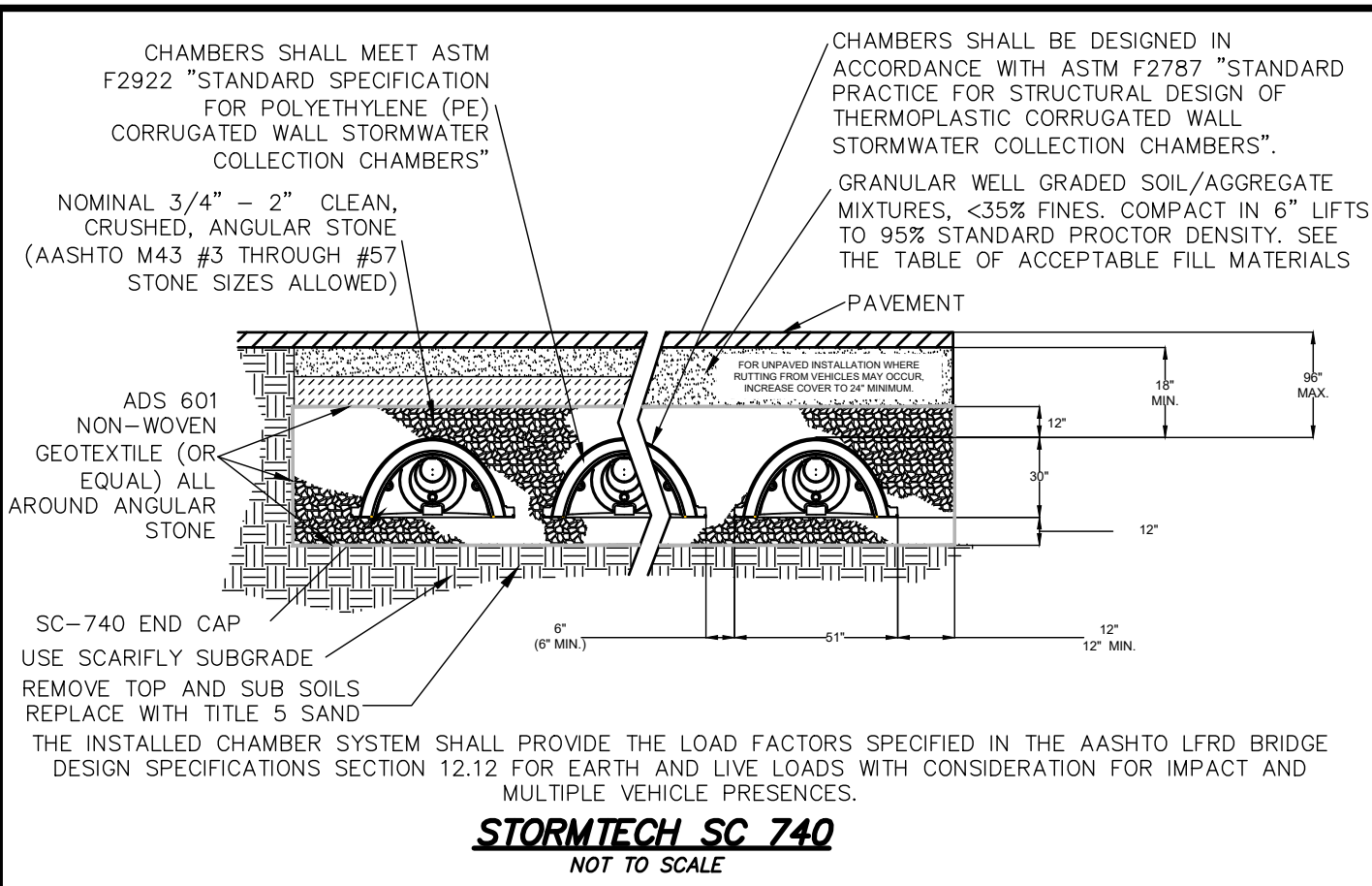
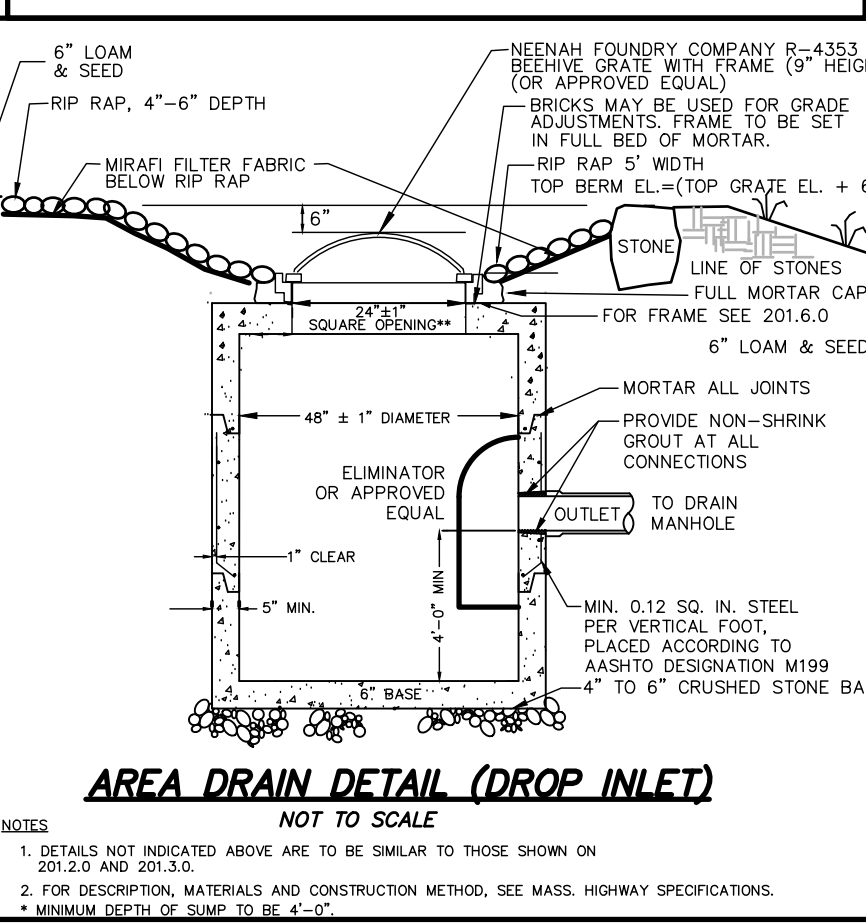
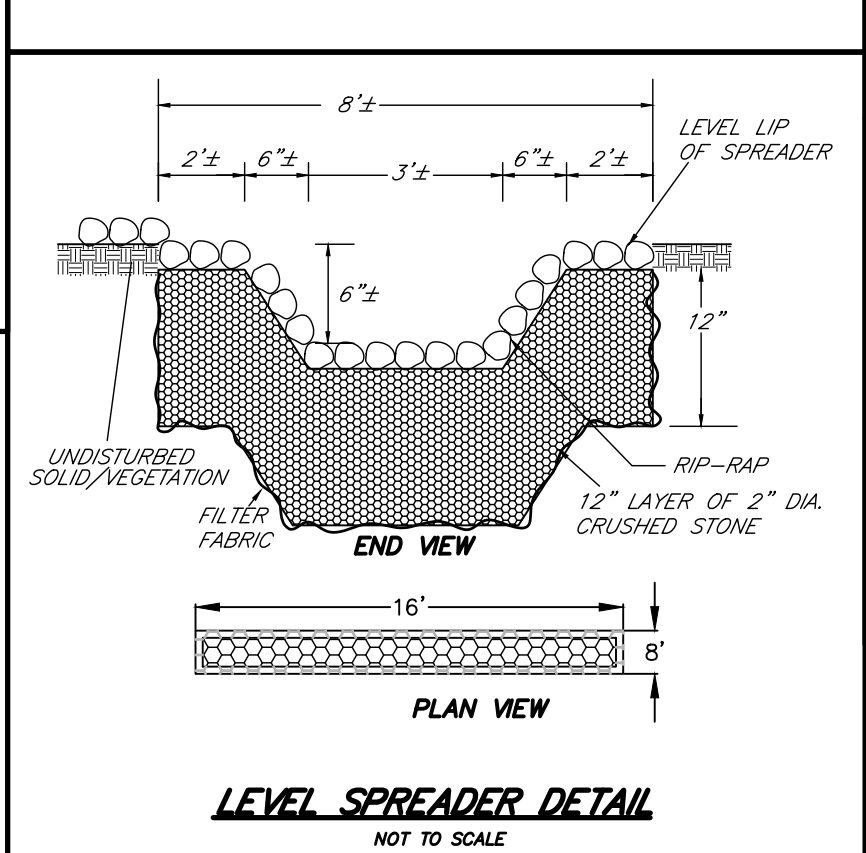
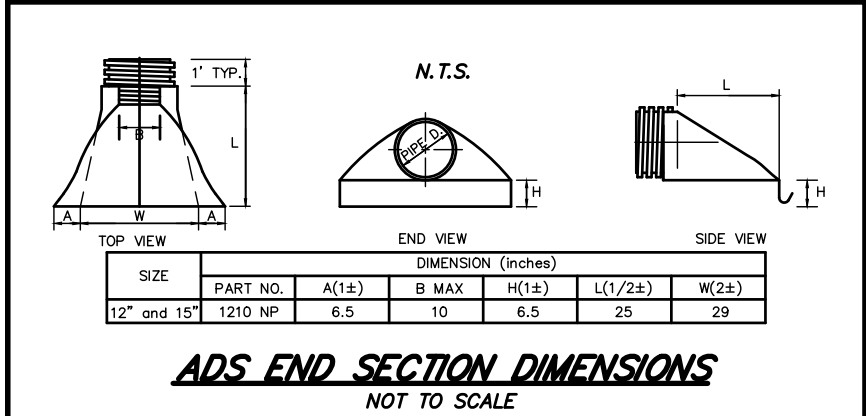
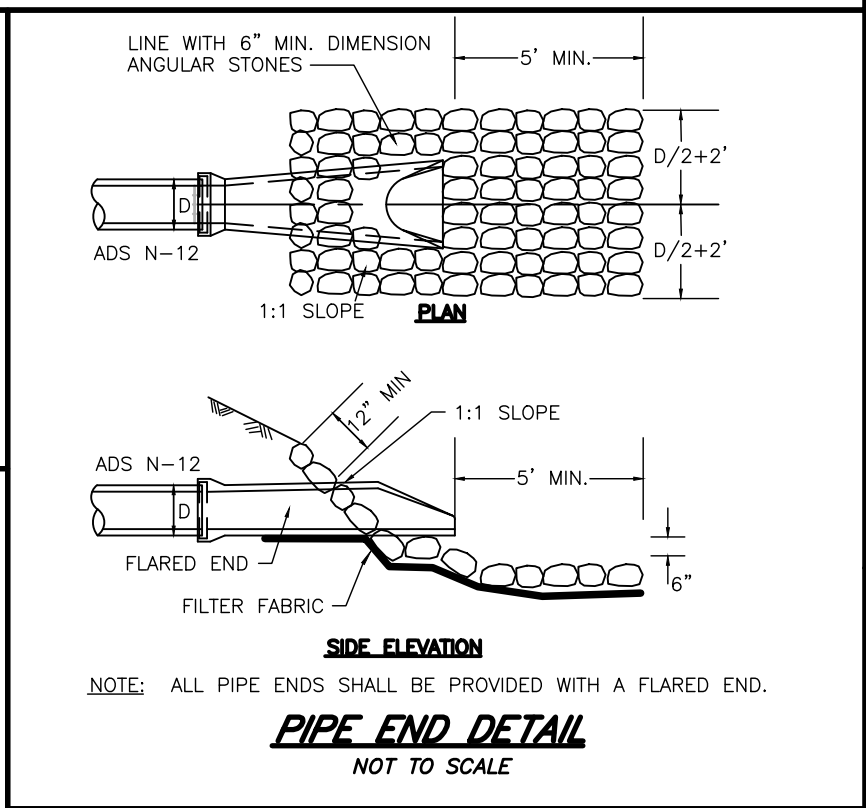
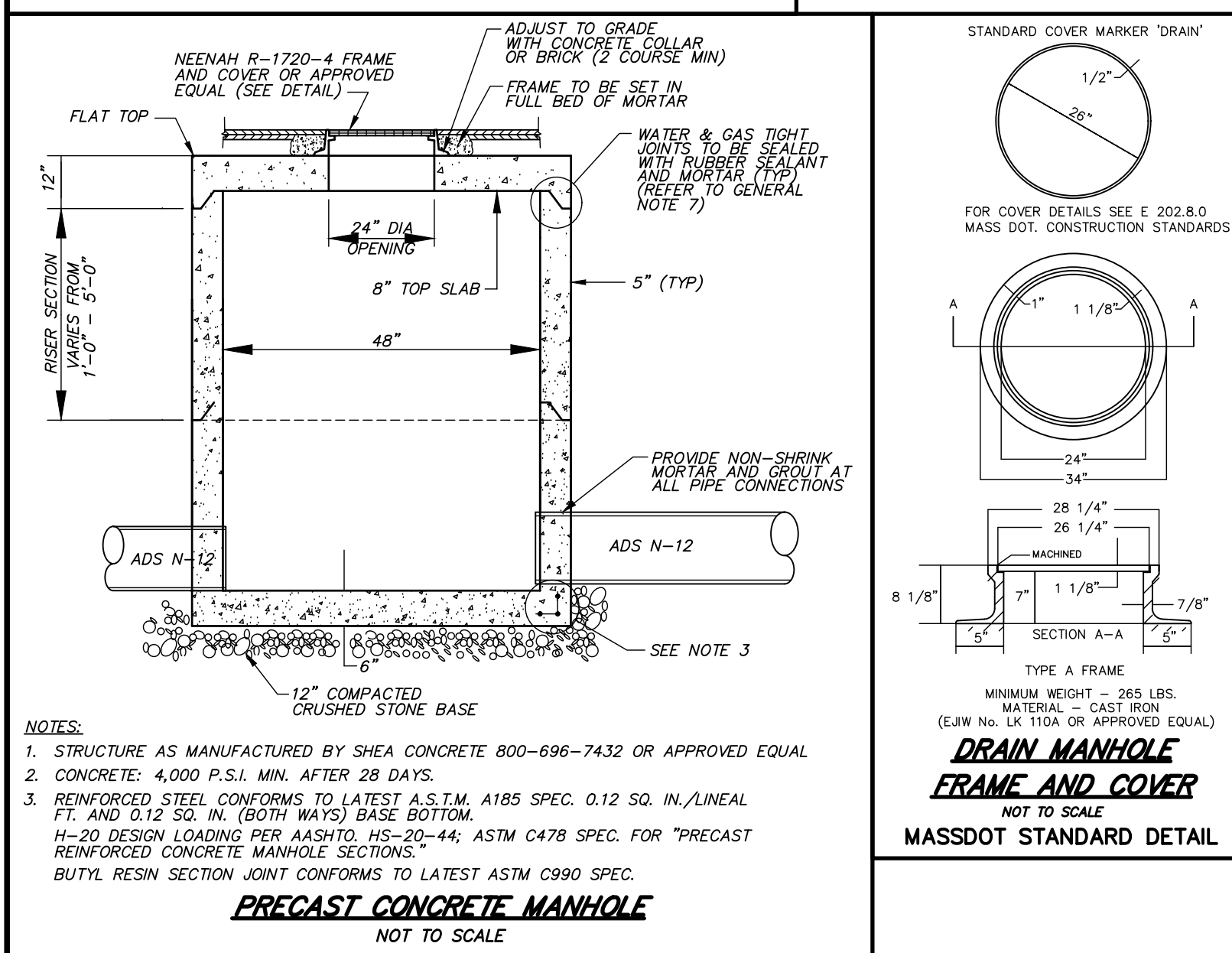
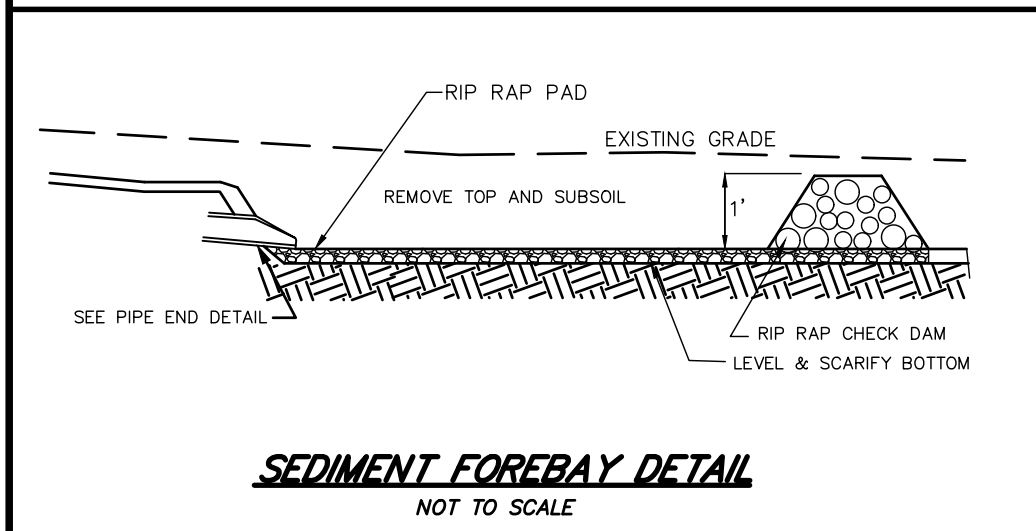
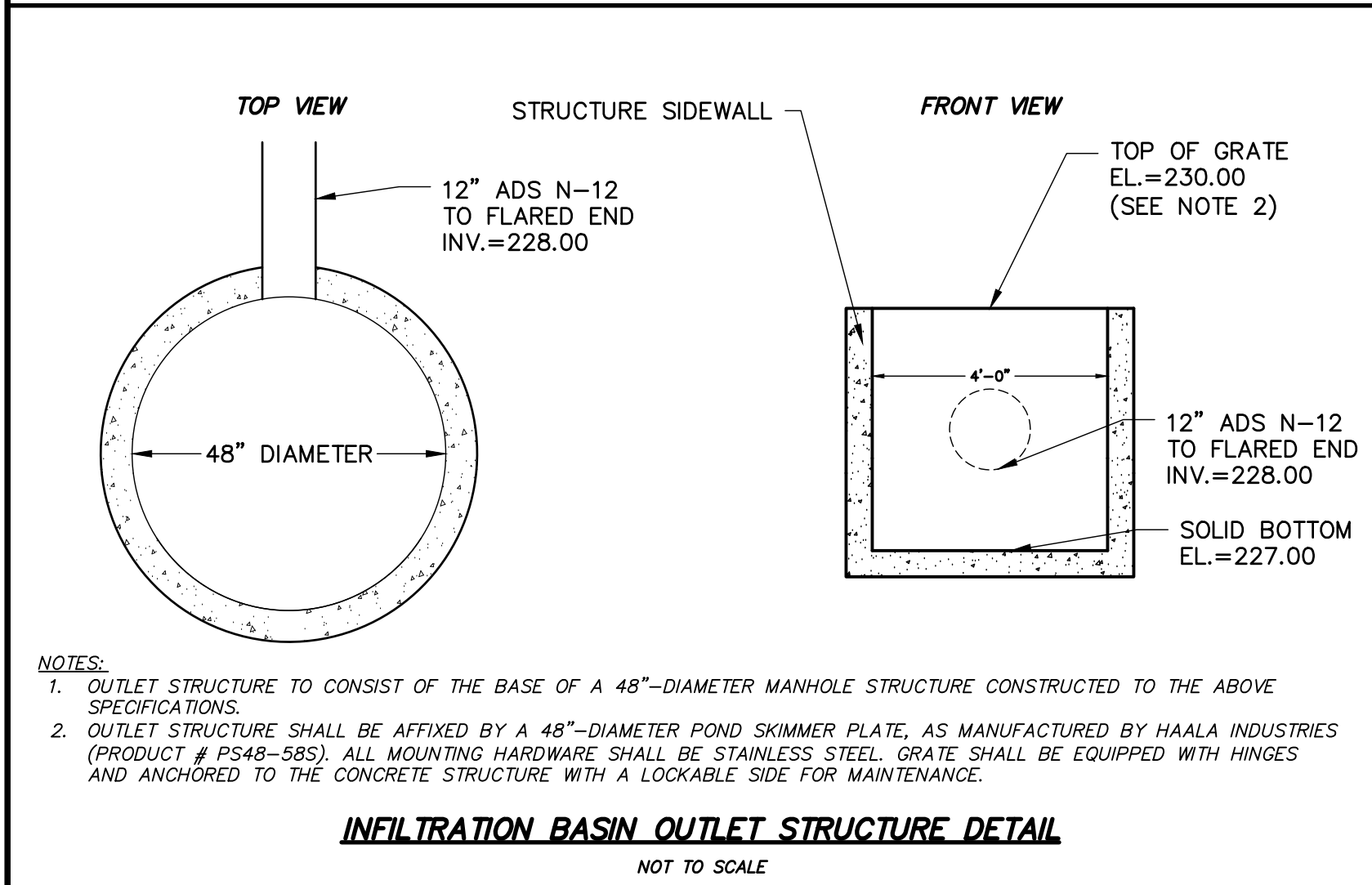
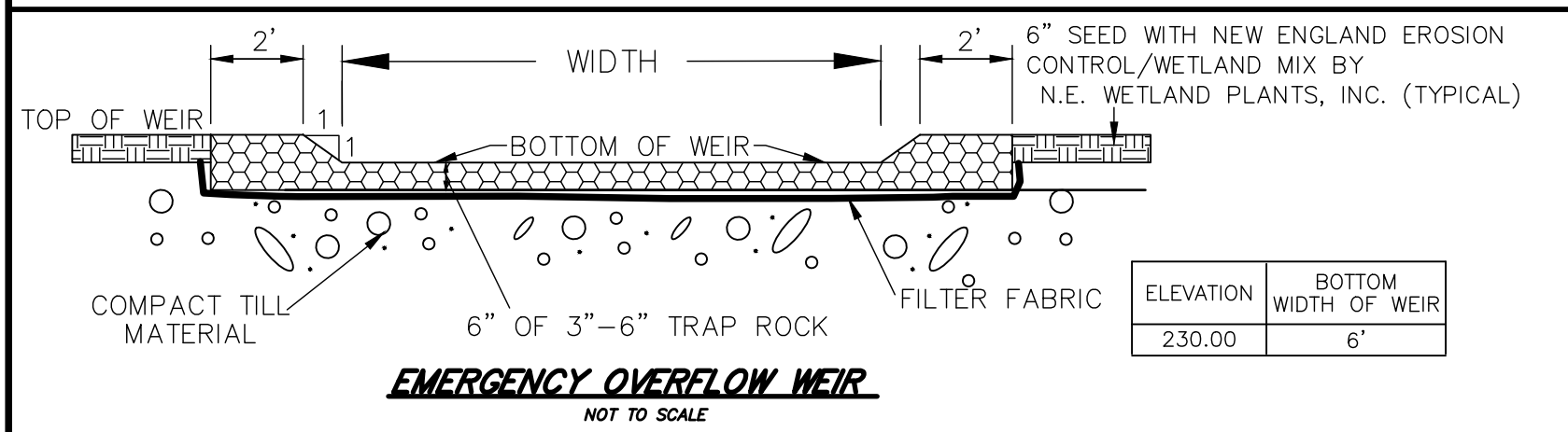
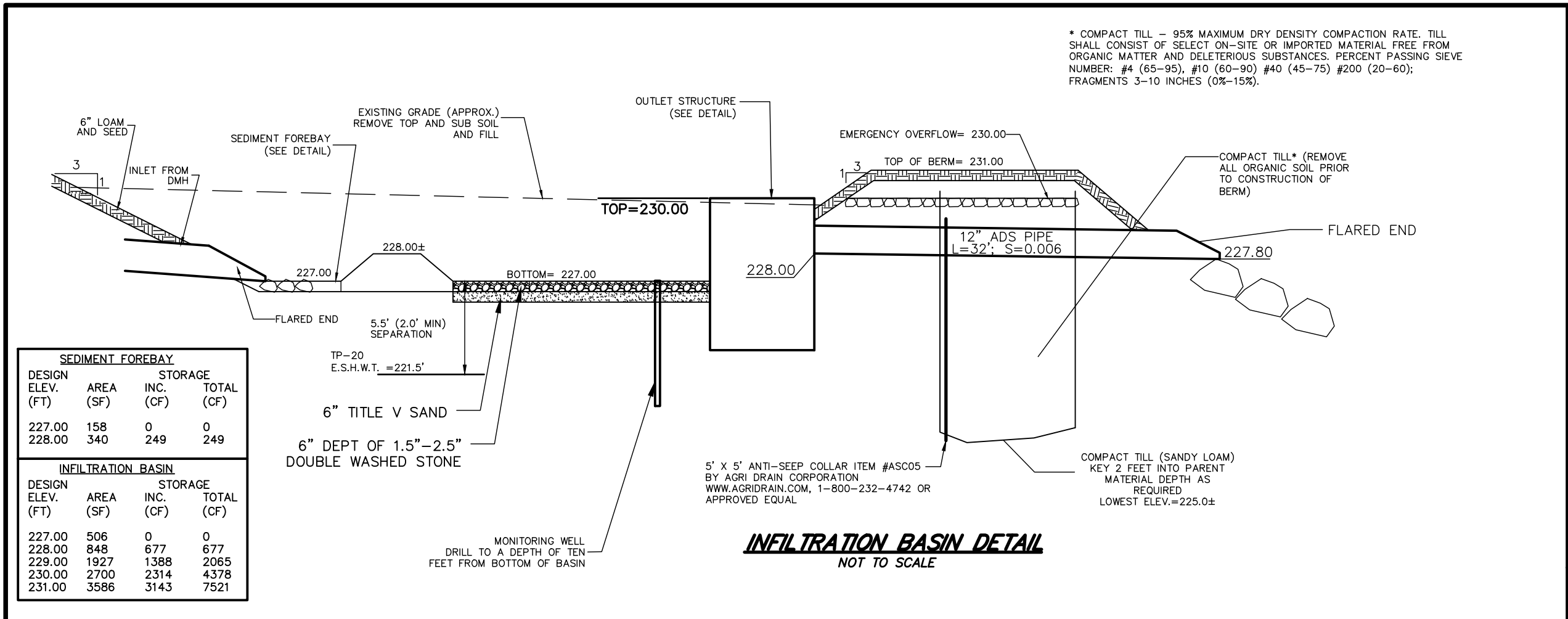


DEFINITIVE SUBDIVISION
STRAWBERRY FARMS
IN
LITTLETON, MASSACHUSETTS
(MIDDLESEX COUNTY)

PLAN AND PROFILE
FOR: SEAL HARBOR COMPANIES, LLC
SCALE: 1"=20' FEBRUARY 20, 2024

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING
0 10 20 40 60 80 FT
(7306.DEFSUB.1C.dwg) SM-7306 SHEET 5 OF 8





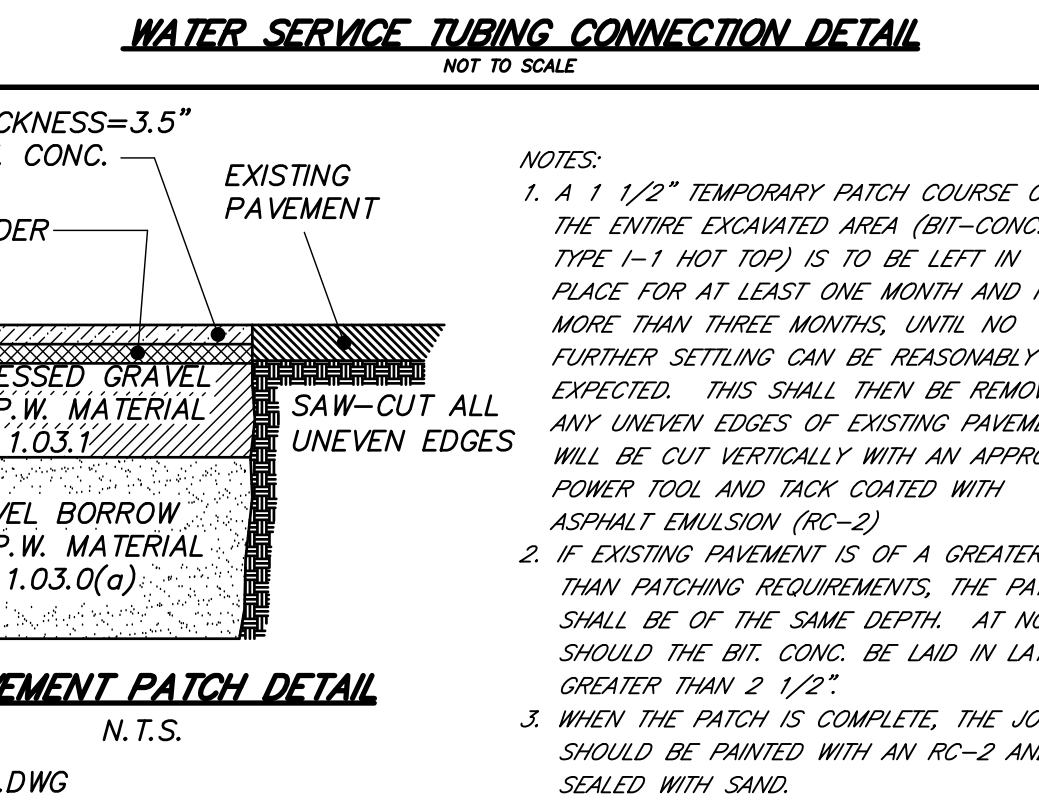
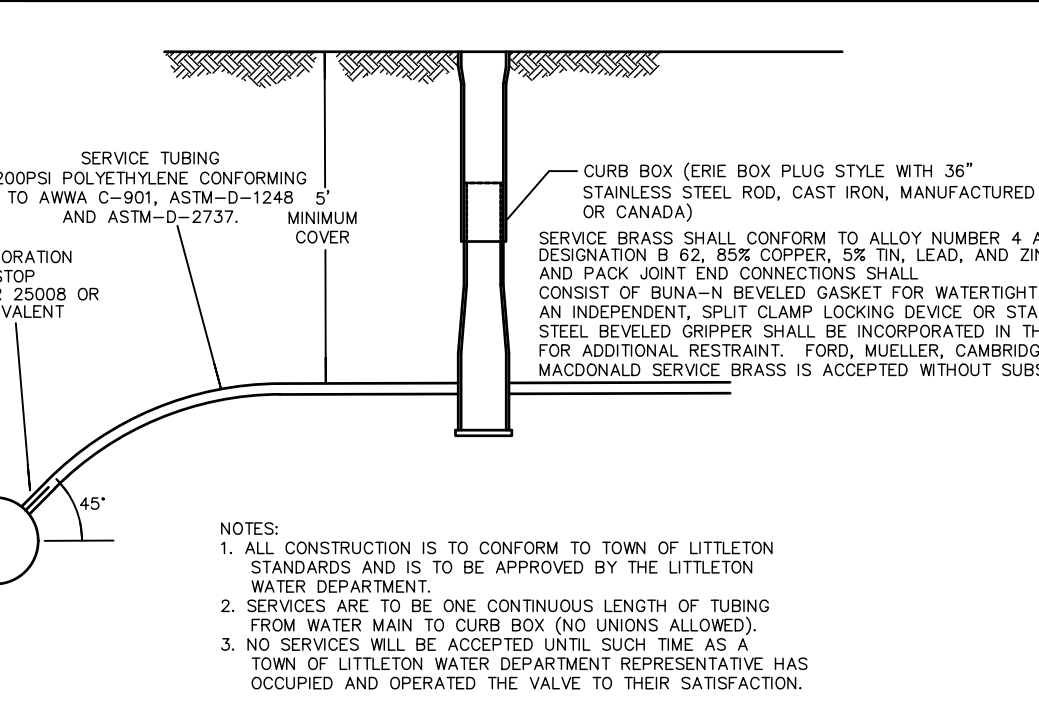
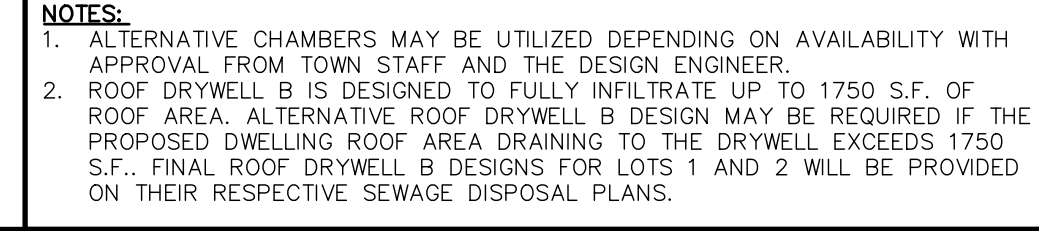
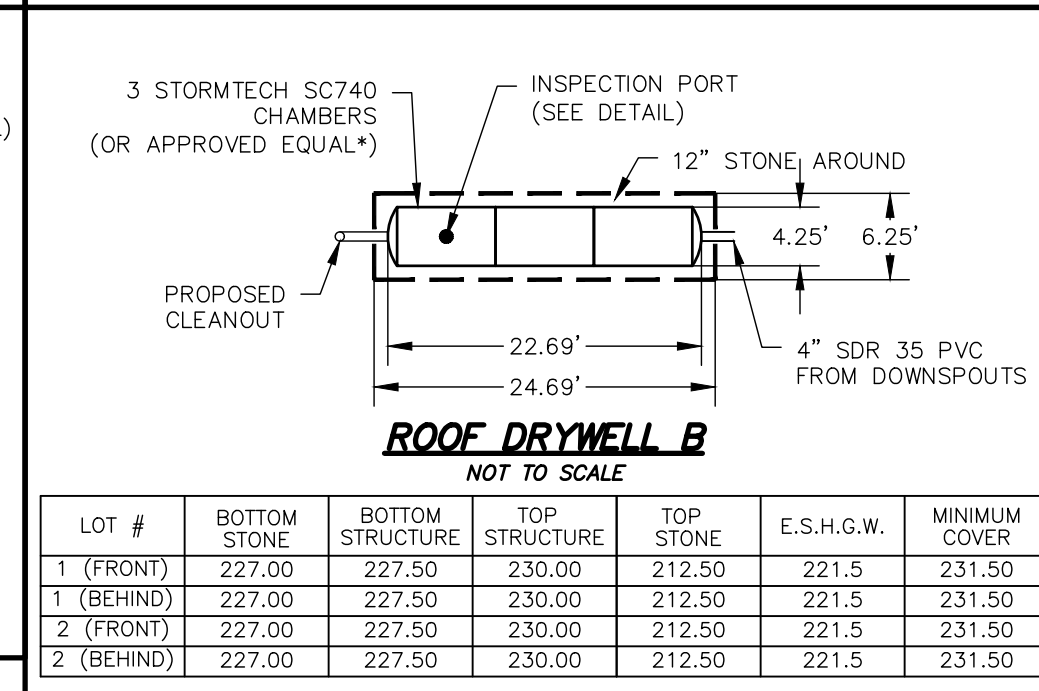
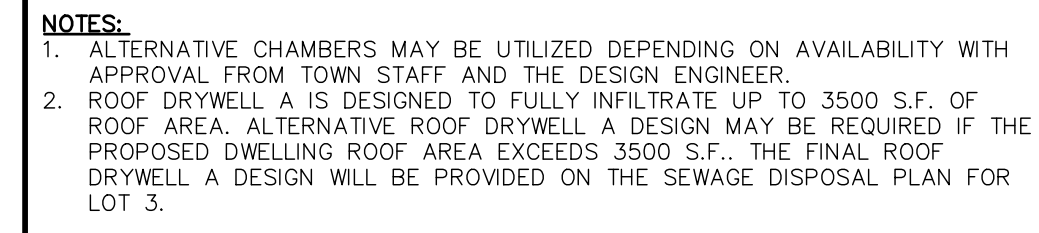
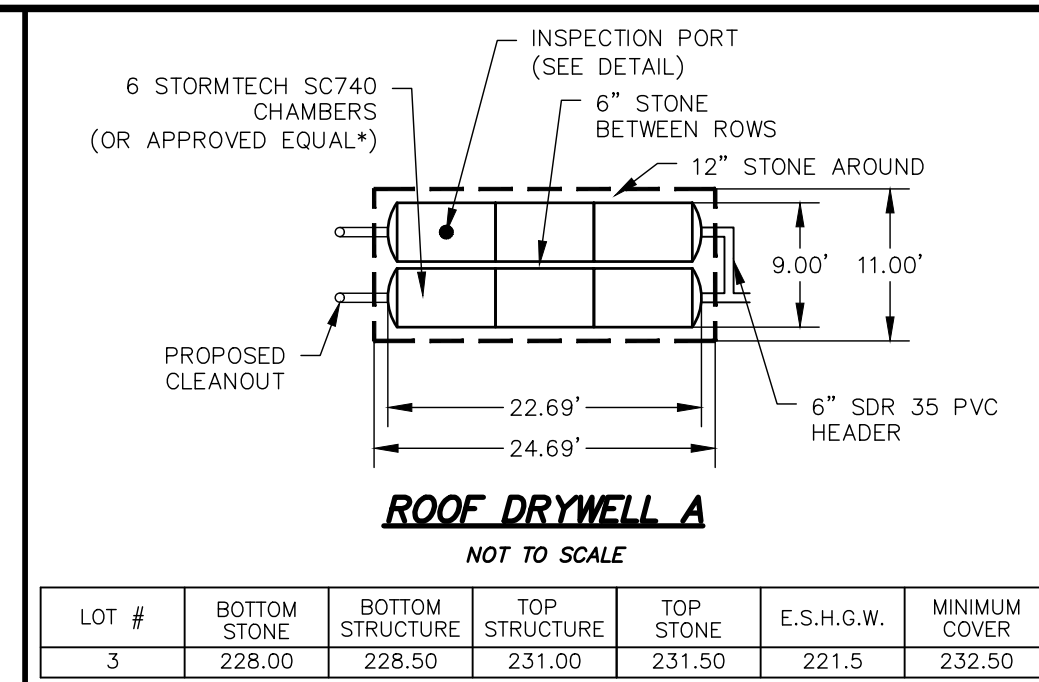
LITTLETON PLANNING BOARD

DATE: _____

I, CLERK OF THE TOWN OF LITTLETON, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE LITTLETON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE _____

TOWN CLERK _____



- ### GENERAL NOTES
1. 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 BEFORE EXCAVATING, BLASTING, INSTALLING, BACK FILLING, GRADING OR PAVEMENT RESTORATION OR REPAIR. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE MUST BE CONTACTED, INCLUDING THOSE IN CONTROL OF UTILITIES. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE APPROPRIATE UTILITY ENGINEERING DEPT. MUST BE CONSULTED. THE CONTRACTOR SHALL NOTIFY PUBLIC UTILITY COMPANIES AT LEAST 72 HOURS PRIOR TO DIGGING OR EXCAVATING ON PUBLIC OR PRIVATE PROPERTY. DIG SAFE TEL. NO. 1-888-344-7233
 2. ALL WATER LINE VALVES, ETC. SHALL MEET ALL SPECIFICATIONS OF THE TOWN OF LITTLETON WATER DEPARTMENT.
 3. ALL STUMPS AND OTHER CONSTRUCTION DEBRIS SHALL BE PROPERLY REMOVED FROM THE SITE.
 4. ANY FILL MATERIAL USED SHALL BE FREE OF HAZARDOUS MATERIALS, WASTE, AND CONSTRUCTION DEBRIS.
 5. RIP RAP SHALL CONSIST OF HARD DURABLE STONE, ANGULAR IN SHAPE, THAT IS WELL GRADED WITHIN THE 25# TO 125# RANGE. THE RIP RAP SHALL BE PLACED OVER A 12" BASE OF COARSE BANK RUN GRAVEL. RIP RAP SHOWN SCHEMATICALLY AT DRAINAGE OUTFALLS SHALL BE PLACED FOR A 3' WIDTH AND 6' LENGTH UNLESS OTHERWISE SPEC'D.
 6. THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING PER THE STORMWATER POLLUTION PREVENTION PLAN.
 7. EXISTING TOPSOIL SHALL BE STRIPPED, STOCKPILED, SCREENED AND SPREAD TO REQUIRED DEPTHS SHOWN ON THE PLAN.
 8. CATCHBASIN PUMPS AND STORM WATER BASINS SHALL BE CLEANED FOLLOWING COMPLETION OF CONSTRUCTION AND ANNUALLY THEREAFTER PER O & M PLAN.
 9. THE ENTIRE WORK AREA SHALL BE CLEARED OF BUILDINGS TO BE RAZED, PAVEMENT, DEBRIS, BOULDERS, BRUSH, TREES, STUMPS, UNSUITABLE MATERIALS AND LIKE MATERIAL.
 10. ALL TOP AND SUBSOIL WITHIN WORK AREA SHALL BE REMOVED AND STOCKPILED ON SITE AS DIRECTED BY THE OWNER. LOAM SHALL BE SCREENED AND STOCKPILED ON-SITE FOR RE-USE IN AREAS OF GENERAL LOAM AND SEED.
 11. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE CONDITION THROUGHOUT THE CONTRACT PERIOD. THE CONTRACTOR SHALL FULLY COMPLY WITH ALL STATE, FEDERAL, AND LOCAL REGULATIONS PERTAINING TO SAFETY.
 12. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH TOWN PLANNING BOARD SUBDIVISION RULES AND REGULATIONS.
 13. THE PROPOSED SIGNS SHALL BE DESIGNED AND INSTALLED IN CONFORMANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009 EDITION FOR STREETS AND HIGHWAYS OR AS MOST RECENTLY AMENDED. EXISTING SIGNS TO BE RELOCATED WHERE NECESSARY.
 14. THE ELECTRICAL POWER DISTRIBUTION SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE LITTLETON ELECTRIC DEPARTMENT IN EFFECT AT THE TIME. ELECTRICAL REQUIREMENTS AND LOCATION TO BE DETERMINED BY OTHERS AND CONFIRMED WITH OWNER.

- ### WATER SERVICE NOTES:
1. SERVICE LINES SHALL NOT BE PLACED WITHIN 10 FEET OF PIPES CARRYING WASTEWATER OR ASSOCIATED INFRASTRUCTURE, OR WITHIN 3 FEET OF ANY OTHER UTILITIES EXCEPT UNDER SPECIAL CONDITIONS AND WITH THE PRIOR APPROVAL OF THE SUPERINTENDENT.
 2. CARE SHALL BE EXERCISED IN THE PLACING AND LAYING OF TUBING TO BE SURE THAT THE PIPE DOES NOT HAVE KINKS OR IS NOT PLACED ON SHARP STONES OR LEDGE WHICH WOULD CAUSE DAMAGE TO THE PIPE.
 3. MINIMUM BURIED DEPTH OF SERVICE SHALL BE 5'-FT.
 4. PLACE AT LEAST SIX INCHES OF SAND BELOW THE TUBING AND TWELVE INCHES OF SAND ABOVE AND TO BOTH SIDES OF THE TUBING.
 5. NO STONE SHALL BE DROPPED ON THE TUBING UNTIL THE DEPTH OF BACKFILL ABOVE THE TUBING IS IN EXCESS OF ONE FOOT.
 6. WATER SERVICE PIPE SHALL HAVE BOTH TRACER WIRE AND TRACER TAPE MARKED "WATER" INSTALLED AS PART OF THE INSTALLATION. TRACER WIRE SHALL BE INSTALLED ALONG SIDE THE TUBING, AND TERMINATE AT BOTH THE CURB STOP ERIE BOX RISER AND INSIDE OF THE FOUNDATION AT THE METER. TRACER TAPE SHALL BE INSTALLED AT A DEPTH OF 2 FEET BELOW FINISH GRADE.
 7. SERVICE LINE: UNLESS OTHERWISE SPECIFIED, SERVICE MATERIALS SHALL BE ULTRA-HIGH MOLECULAR WEIGHT POLYETHYLENE (PE) BLUE TUBING WITH A PRESSURE RATING OF 250 PSI AND SHALL CONFORM TO AWWA C901-PLOYETHYLENE TUBING, ASTM D-1248, ASTM D-2737. COPPER TUBE SIZES SHALL BE USED TO ALLOW THE USE OF COMPRESSION FITTINGS WITHOUT SPECIAL ADAPTERS.
 8. SERVICE BRASS: ALL FITTINGS, CONNECTIONS, CORPORATIONS, CURB STOPS, AND SERVICE APPURTENANCES SHALL CONFORM TO AWWA STANDARD C-800 (LATEST REVISION) AND PACK JOINT END CONNECTIONS SHALL CONSIST OF BUNA-N BEVELED GASKET FOR WATERTIGHT SEAL. AN INDEPENDENT, SPLIT-CLAMP LOCKING DEVICE OR STAINLESS STEEL BEVELED GRIPPER SHALL BE INCORPORATED IN THE DESIGN FOR ADDITIONAL RESTRAINT. FORD, MUELLER, MACDONALD AND CAMBRIDGE SERVICE BRASS IS ACCEPTED WITHOUT SUBSTITUTE.
 9. CURB BOX: THE CURB BOX SHALL BE COMPRESSION FITTING MEETING THE REQUIREMENTS OF ANSI/AWWA C800-89. MUELLER 25209 OR EQUIVALENT. CURB STOPS SHALL BE FULL BORE INSIDE.

DEFINITIVE SUBDIVISION
STRAWBERRY FARMS
IN
LITTLETON, MASSACHUSETTS
(MIDDLESEX COUNTY)

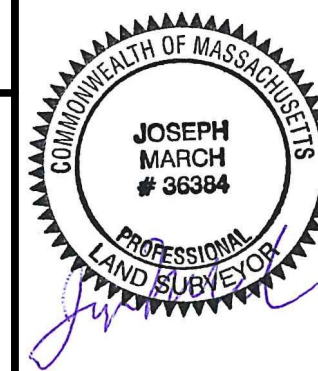
CONSTRUCTION DETAILS
FOR: SEAL HARBOR COMPANIES, LLC
SCALE: AS SHOWN FEBRUARY 20, 2024

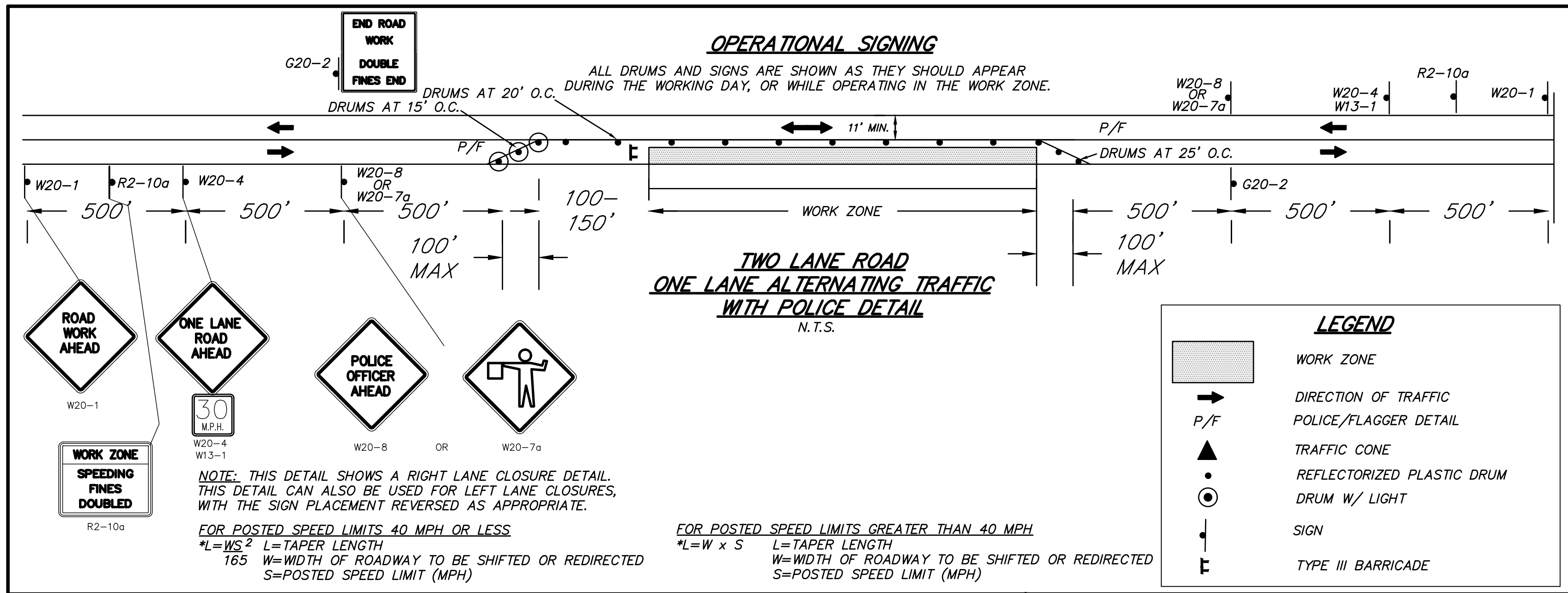
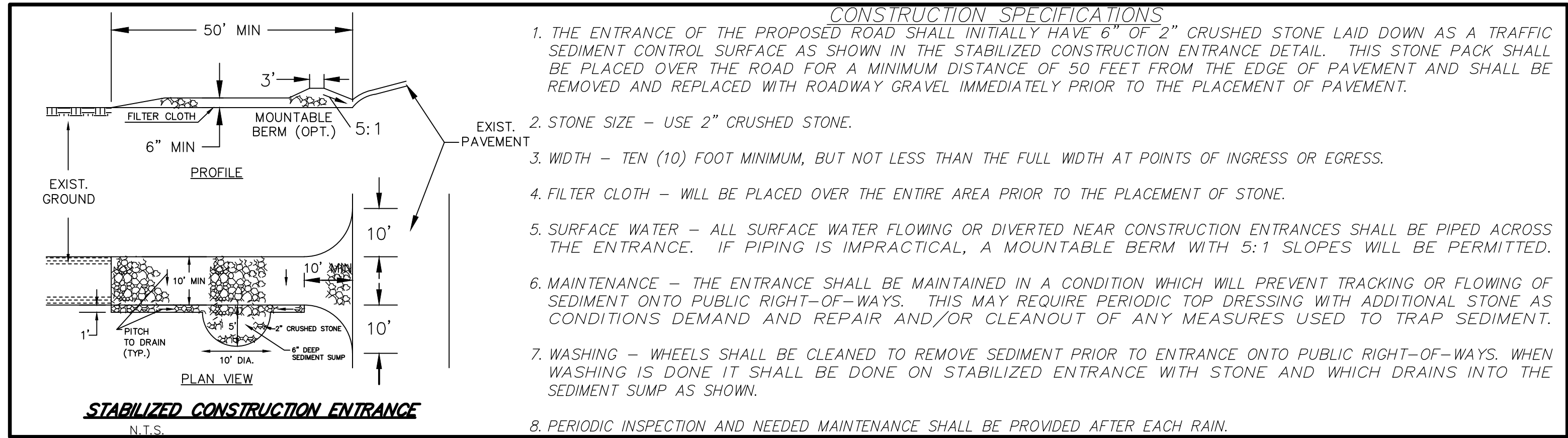
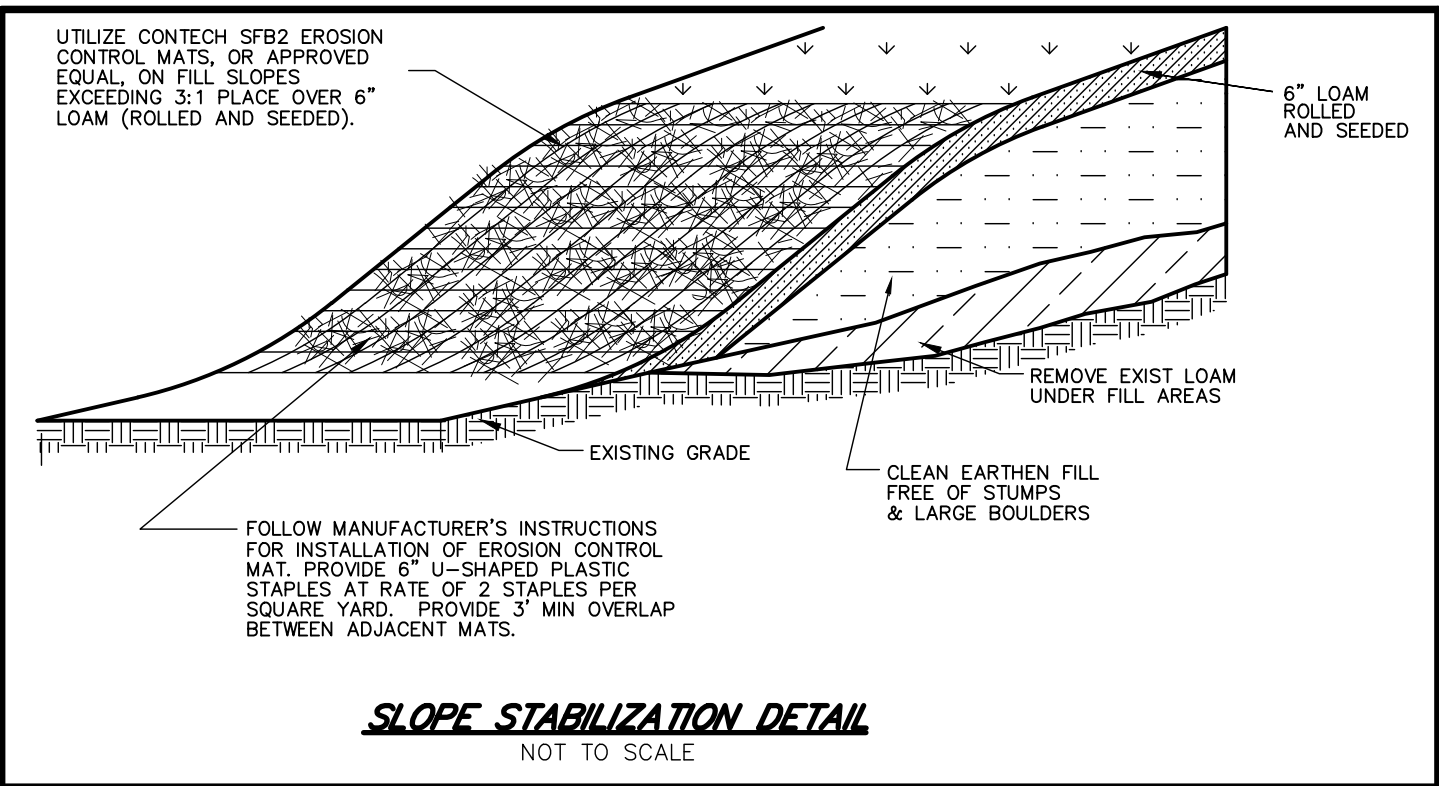
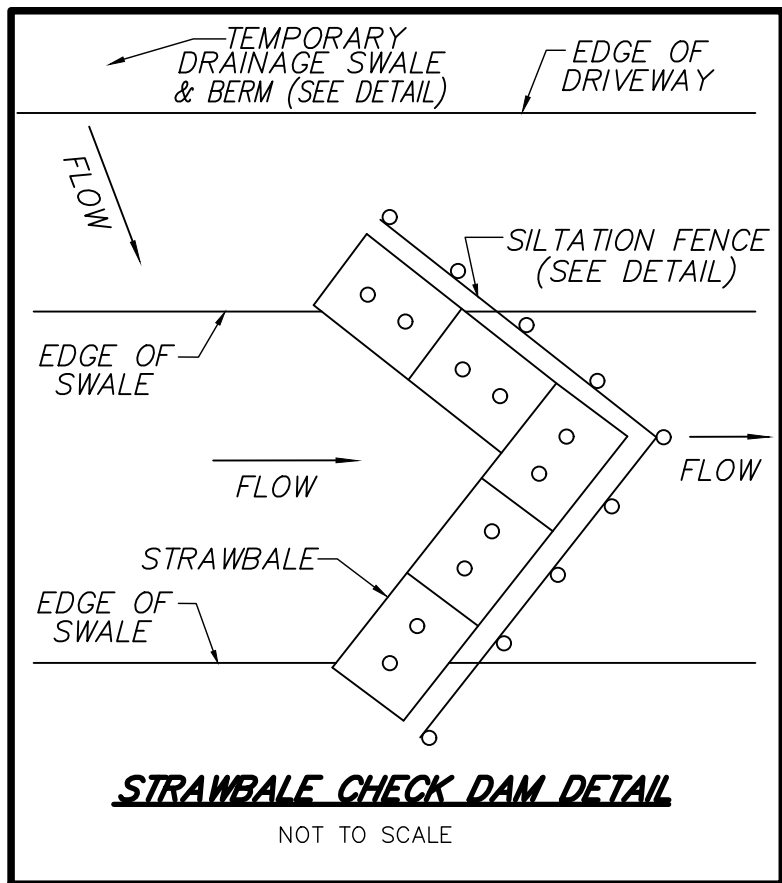
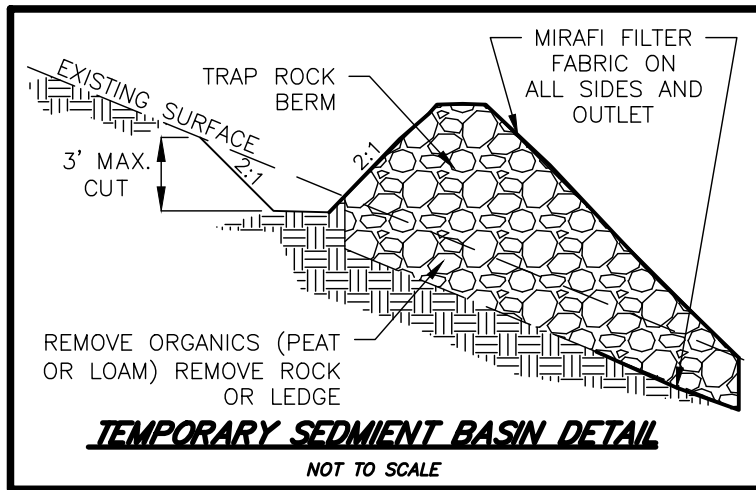
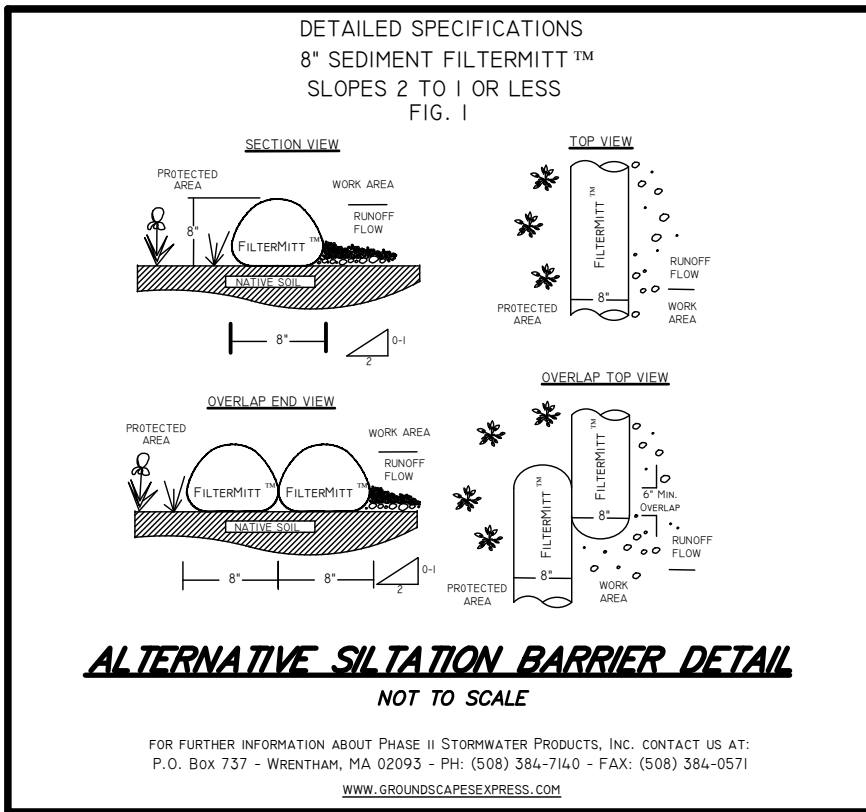
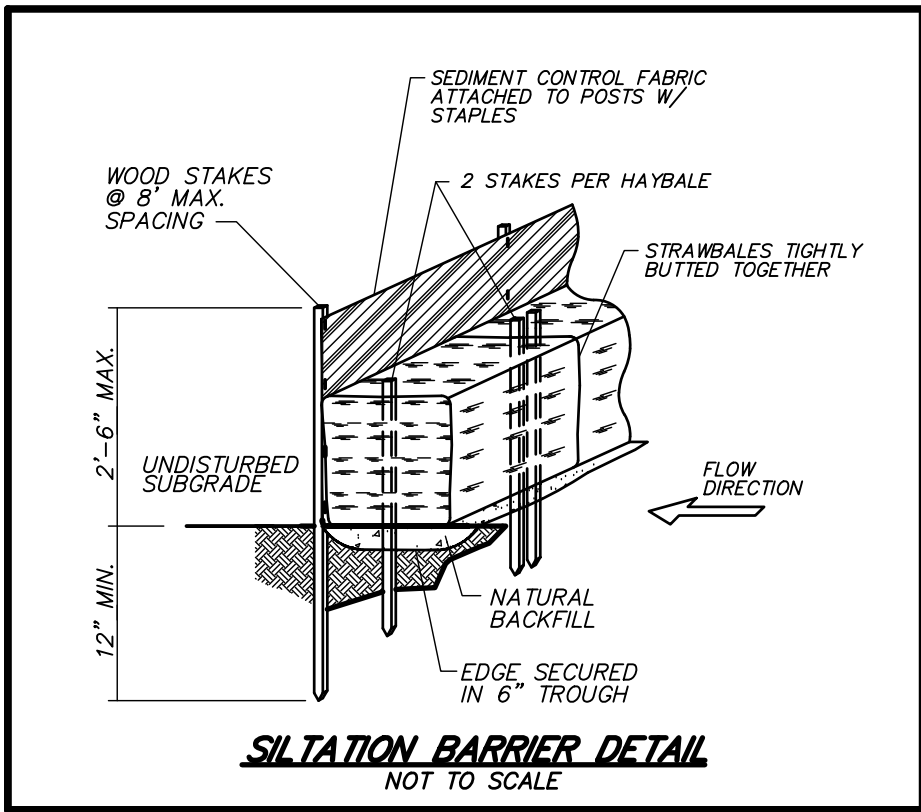
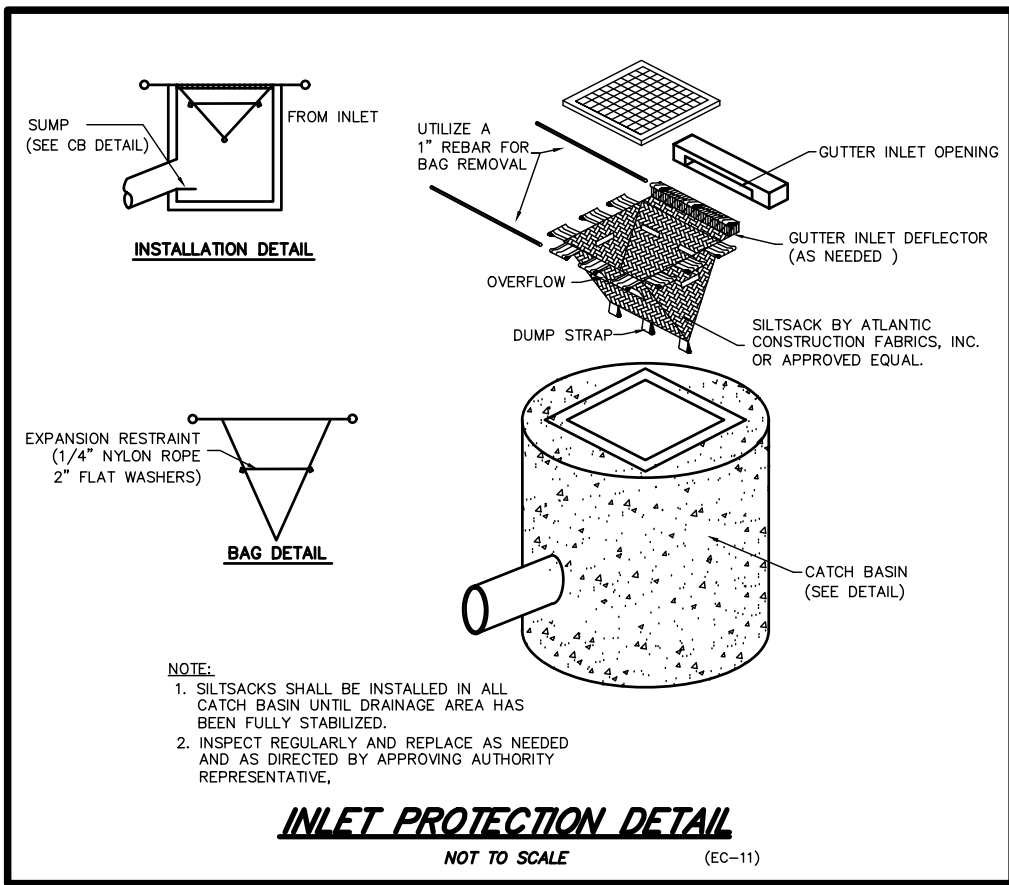
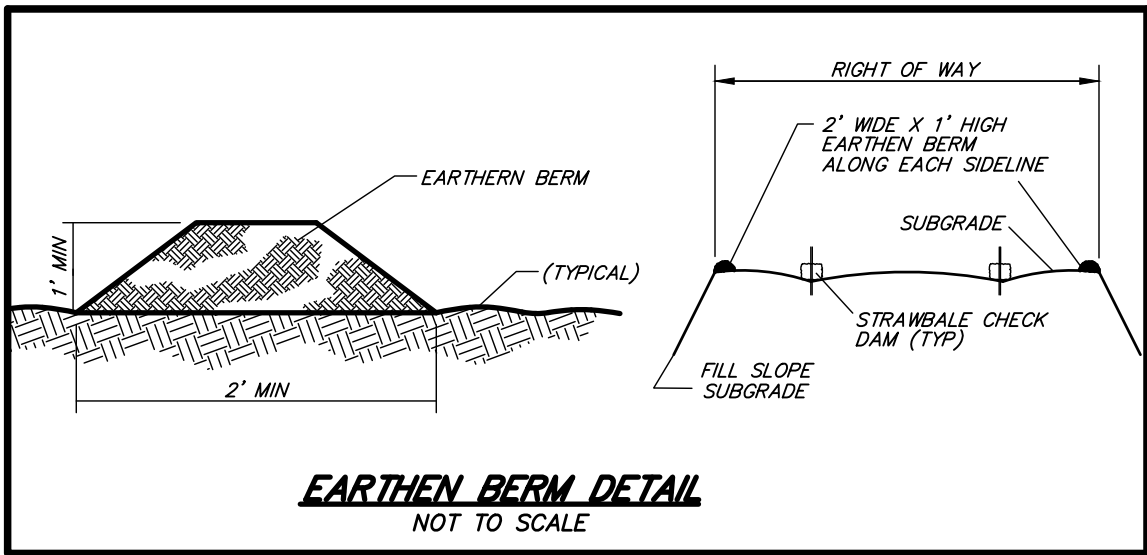
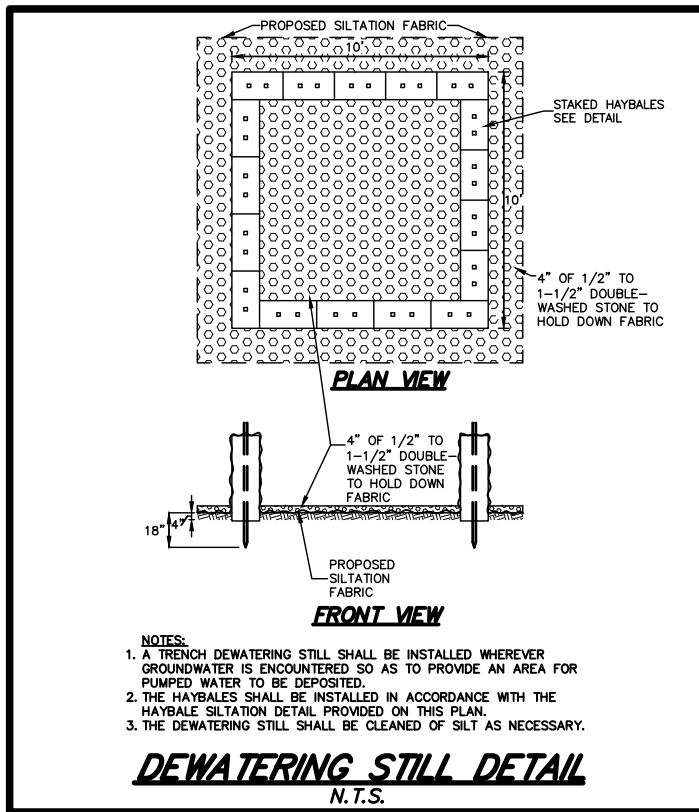
STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

(7306.DEFSUB.1C.dwg) SM-7306 SHEET 6 OF 8

COMMONWEALTH OF MASSACHUSETTS
GEORGE DIMAKARAKOS
CIVIL
No. 41287
REGISTERED
PROFESSIONAL ENGINEER

COMMONWEALTH OF MASSACHUSETTS
JOSEPH MARCH
No. 63894
REGISTERED
LAND SURVEYOR





DEFINITIVE SUBDIVISION
STRAWBERRY FARMS
IN
LITTLETON, MASSACHUSETTS
(MIDDLESEX COUNTY)

EROSION AND SEDIMENTATION CONTROL PLAN
FOR: SEAL HARBOR COMPANIES, LLC
SCALE: AS SHOWN FEBRUARY 20, 2024

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

