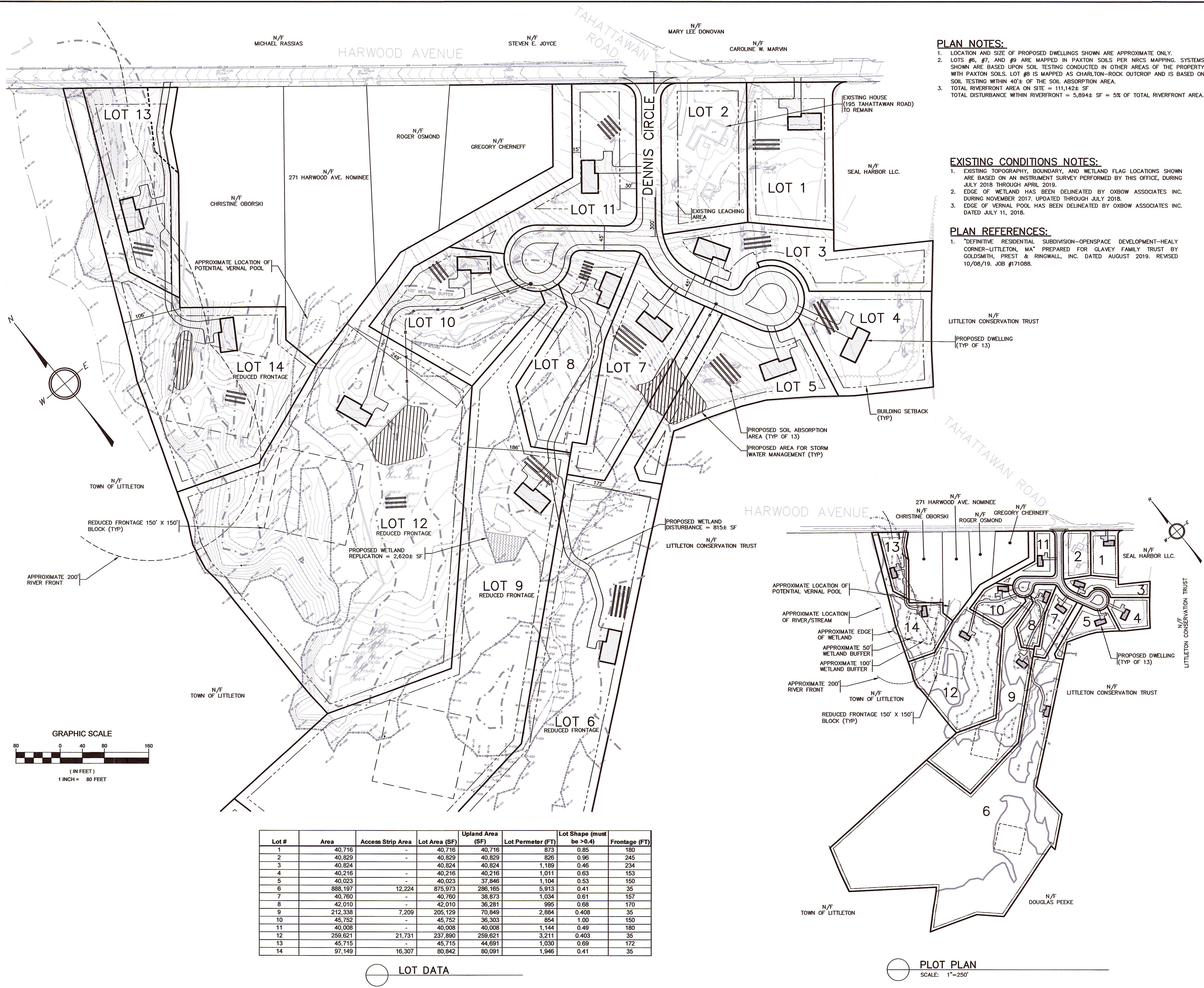




Lot #	Area	Access Strip Area	Lot Area (SF)	Upland Area (SF)	Lot Perimeter (FT)	Lot Shape (must be > 0.4)	Frontage (FT)
1	40,716	-	40,716	40,716	873	0.85	180
2	40,829	-	40,829	40,829	826	0.96	245
3	40,824	-	40,824	40,824	1,189	0.46	234
4	40,216	-	40,216	40,216	1,011	0.63	153
5	40,023	-	40,023	37,846	1,104	0.53	150
6	888,197	12,224	875,973	286,165	5,913	0.41	35
7	40,760	-	40,760	38,873	1,034	0.61	157
8	42,010	-	42,010	36,281	995	0.68	170
9	212,338	7,209	205,129	70,849	2,884	0.408	35
10	45,752	-	45,752	36,303	854	1.00	150
11	40,008	-	40,008	40,008	1,144	0.49	180
12	259,621	21,731	237,890	259,621	3,211	0.403	35
13	45,715	-	45,715	44,691	1,030	0.69	172
14	97,149	16,307	80,842	80,091	1,946	0.41	35

LOT DATA

- PLAN NOTES:**
1. LOCATION AND SIZE OF PROPOSED DWELLINGS SHOWN ARE APPROXIMATE ONLY.
 2. LOTS #6, #7, AND #9 ARE MAPPED IN PAXTON SOILS PER NRCS MAPPING. SYSTEMS SHOWN ARE BASED UPON SOIL TESTING CONDUCTED IN OTHER AREAS OF THE PROPERTY WITH PAXTON SOILS. LOT #8 IS MAPPED AS CHARLTON-ROCK OUTCROP AND IS BASED ON SOIL TESTING WITHIN 40'± OF THE SOIL ABSORPTION AREA.
 3. TOTAL RIVERFRONT AREA ON SITE = 111,142± SF
TOTAL DISTURBANCE WITHIN RIVERFRONT = 5,894± SF = 5% OF TOTAL RIVERFRONT AREA.

EXISTING CONDITIONS NOTES:

1. EXISTING TOPOGRAPHY, BOUNDARY, AND WETLAND FLAG LOCATIONS SHOWN ARE BASED ON AN INSTRUMENT SURVEY PERFORMED BY THIS OFFICE, DURING JULY 2018 THROUGH APRIL 2019.
2. EDGE OF WETLAND HAS BEEN DELINEATED BY OXBOW ASSOCIATES INC. DURING NOVEMBER 2017. UPDATED THROUGH JULY 2018.
3. 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.

LEGEND

EXISTING	PROPOSED

ABBREVIATIONS

EL	ELEVATION	HOPE	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

THIS DRAWING MAY NOT SHOW CONSTRUCTION DETAILS AND SPECIFICATIONS FOR ALL PROPOSED IMPROVEMENTS, AND MAY NOT IDENTIFY ALL CONSTRUCTION WORK ITEMS/AREAS OF CONTRACTOR JURISDICTION.

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
2	04/21/20	MCL	BDR	ADDITIONAL SOIL TESTING
1	03/16/20	MCL	BDR	LOT LAYOUT

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
DENSITY YIELD PLAN

HEALY CORNER
195 TAHATTAWAN ROAD
LITTLETON, MA

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

DES. BY: MCL	DATE: DECEMBER 2019	JOB 171088	SKC-100
CHK. BY: BDR			