CONVENTIONAL 277' FRONTAGE SUBDIVISION=196.38' - SUFFICIENT FOR 2 LOTS ONLY

PROPERTY LINE FROM OSD MASTER PLAN IN RED

PROPERTY LINES WRONG - LOT 14 HAS NO FRONTAGE OR ACCESS WITHIN PROPERTY

PROPERTY LINES WRONG

WETLANDS INCORRECT

LOT 5 REQUIRES MULTIPLE WETLANDS CROSSINGS - LIKELY TO BE DENIED AS NOT LIMITED PROJECT. NO SEPTIC SHOWN

STORMWATER BASIN IN WETLANDS

SEPTIC GROUNDS IN 50 NO / DISTURB

NO SEPTIC

NO UPLAND ACCESS LOT 7

HOUSE IN 50' BUFFER NO UPLANDS ACCESS

SEPTIC REQUIRES WET CROSSING

PLAN NOTES:

1. LOCATION AND SIZE OF PROPOSED DWELLINGS SHOWN ARE APPROXIMATE ONLY.
2. LOTS #5 & #7 SOIL TESTING FOR SOIL ABSORPTION AREAS HAS NOT BEEN COMPLETED.
3. THIS PLAN IS INTENDED TO MODIFY THE CONVENTIONAL LOT LAYOUT ADDRESSING THE ZONING OPINION LETTER TO MR. GALLAGHER FROM MICHELLE COBLEIGH, DATED OCTOBER 21, 2019.

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.

PLAN REFERENCES:

1. "DEFINITIVE RESIDENTIAL SUBDIVISION–OPENSPACE DEVELOPMENT–HEALY CORNER–LITTLETON, MA" PREPARED FOR GLAVEY FAMILY TRUST BY GOLDSMITH, PREST & RINGWALL, INC. DATED AUGUST 2019. REVISED 10/08/19. JOB #171088.
2. "PRELIMINARY SUBDIVISION PLAN–HEALY CORNER–LITTLETON, MA" PREPARED FOR GLAVEY FAMILY TRUST BY GOLDSMITH, PREST & RINGWALL, INC. DATED OCTOBER 2018. REVISED 03/07/2019. JOB #171088.

LEGEND

EXISTING

- 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
INV	INVERT	PVC	POLYVINYL CH
SF	SQUARE FEET	RCP	REINFORCED C
AC	ACRES	N/F	NOW OR FORM
FT	FEET	VP	VERNAL POOL
R	RADIUS	WF	WETLAND FLAG
DIA	DIAMETER	TW	TOP OF WALL
BIT	BITUMINOUS	BW	BOTTOM OF W
CONC	CONCRETE	FG	FINISH GRADE
L	LENGTH	BSMT	BASEMENT
S	SLOPE	FF	FINISH FLOOR

Lot #	Area	Access Strip Area	Lot Area (SF)	Lot Perimeter (FT)	Lot Shape (must be >0.4)	Frontage (FT)
1	40,716	[illegible]	40,716	873	0.86	180
2	40,841	[illegible]	40,841	828	0.95	245
3	51,156	[illegible]	51,156	1,221	0.55	218
4	50,554	[illegible]	50,554	1,065	0.77	150
5	783,773	10,461	773,312	5,225	0.40	35
6	42,819	[illegible]	42,819	797	1.08	150
7	86,307	6,017	80,290	1,358	0.57	35
8	41,143	[illegible]	41,143	890	0.66	150
9	105,276	9,686	95,590	2,955	0.40	35
10	41,090	[illegible]	41,090	1,033	0.61	163
11	123,088	11,412	111,676	2,272	0.40	35
12	102,955	14,696	88,259	2,041	0.40	35

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)

1 INCH = 80 FEET

DRAWING ISSUED FOR:

■ CONCEPT ☐ CONSTRUCTION

☐ PERMIT ☐ CONSTRUCTION RECORD

PROPOSED CONCEPTS SHOWN ON THIS DRAWING MAY NOT COMPLY WITH ANY REGULATIONS / BYLAWS / ORDINANCES, AND MAY NOT BE RENDERED IN DETAIL SUFFICIENT FOR PERMITTING PURPOSES AND IS NOT INTENDED FOR CONSTRUCTION. NO RESPONSIBILITY UNDER 250 CMR IS IMPLIED OR ACCEPTED.

NO.	DATE	BY	APP.	
1	10/25/19	MCL	NMP	TITLE BLOCK &

GPR Engin for La

GOLDSMITH, PREST & RINGWA

39 MAIN STREET, SUITE 301, AYER, MA

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DEFINTIVE RESIDENTIAL SUBDI OPEN SPACE DEVELOPMENT

EXHIBIT PLAN – CONVENTIONAL SUBDIV

HEALY CORNER
195 TAHATTAWAN ROAD
LITTLETON, MA

PREPARED FOR:
GLAVEY FAMILY TRUST

Read 12/5/19 PB meeting at Gallagher / Carter

M:\PERMIT\ARCHIVE\PRELIMINARY SUBDIV_CONV_REV1.DWG 10-25-19 8:47:58 AM – LAYOUT PLAN OF LOTS–CONV.–SDS