

## SITE DATA

LOT AREA: 44.20± AC. (1,025.34± SF)  
 WATER SUPPLY: MUNICIPAL  
 SEWAGE DISPOSAL: COMMUNAL ONSITE SEWAGE DISPOSAL SYSTEM  
 PROPOSED STREET CLASSIFICATION: MINOR STREET  
 OPEN SPACE: 16.22± AC. (706,538± SF)

## GENERAL NOTES

- LOCATIONS OF EXISTING, UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS SHOWN HEREON ARE APPROXIMATE ONLY. ALL UTILITIES/OBSTRUCTIONS/SYSTEMS MAY NOT BE SHOWN. CONSTRUCTION SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS, WHETHER OR NOT SHOWN HEREON.
- UNLESS OTHERWISE SHOWN, ALL NEW UTILITIES SHALL BE UNDERGROUND.
- HOUSING, COMMERCIAL, INDUSTRIAL, AND OTHER USES IN ACCORDANCE WITH THEIR RESPECTIVE ZONING REGULATIONS.
- CONSTRUCTION, EXCAVATION, AND REINFORCEMENT OF EXISTING UTILITIES OR STRUCTURES, OR PREPARATION BY A LICENSED PROFESSIONAL LAND SURVEYOR LOCATIONS OF EXISTING FEATURES OR PROPOSED IMPROVEMENTS DERIVED BY SCALING DRAWINGS MAY NOT BE ACCURATE. PROPERTY LINES SHOWN HEREON ARE APPROXIMATE. SEE PLAN FOR EXACT PROPERTY LINES.
- SAFETY MEASURES, CONSTRUCTION METHODS, AND CONTROL OF WORK SHALL BE RESPONSIBILITY OF CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REINFORCEMENT OF ANY EXISTING UTILITY OR STRUCTURE DAMAGED DURING CONSTRUCTION, EXCAVATION, AND/OR REMOVAL OF EXISTING UTILITY OR STRUCTURE. DAMAGED UTILITY OR STRUCTURE SHALL BE REPAIRED AT THE EXPENSE OF THEIR RESPECTIVE OWNERS.
- ANY INTENDED REVISION OF THE HORIZONTAL AND/OR VERTICAL LOCATION OF IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO IMPLEMENTATION.
- CONTRACTOR SHALL NOTIFY ENGINEER UPON COMMENCEMENT OF CONSTRUCTION IN ORDER TO ENSURE THAT REQUIRED INSPECTIONS ARE PERFORMED IN A TIMELY AND EFFICIENT MANNER.
- CONTRACTOR SHALL PROVIDE NOTIFICATION UPON DISCOVERY OF ANY UNFORESEEN SURFACE OR SUBSURFACE CONDITIONS THAT MAY AFFECT SITE CONSTRUCTION.
- FINISH GRAVEL LAYERS SHOULD MATCH PAVEMENT, COLOR OF LANDSCAPING, UNLESS SPECIFICALLY INDICATED OTHERWISE.
- EXISTING UTILITY LINES/STRUCTURES ARE TO BE CUT/BROKEN DOWN/ABANDONED. LINES/STRUCTURES SHALL BE RELOCATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING BYLAW.
- EROSION CONTROL MEASURES, SUCH AS GEL FENCE OR STRAW BALETS AS MAY BE SHOWN HEREON, SHALL BE INSTALLED BEFORE EARTH WORK OCCURS WHERE WORK IS CONDUCTED AND SHALL STAY AS LONG AS POSSIBLE.
- WHERE THE WORD "INSTALLED" IS USED HEREIN, IT IS INTENDED TO DIRECT CONTRACTOR TO FURNISH, INSTALL, AND PLACE IN OPERATION THE COMPANY'S EQUIPMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FURNISHING OF CONSTRUCTION EQUIPMENT.
- ALL STORM DRAINS, DITCHES, AND SWALES ARE TO BE DUG IN THE FLOOR SURFACE OF THE PROPERTY TO FURNISH DRAINAGE.
- WHERE SHOWN, CONSTRUCTION NOTES ARE INTENDED TO SUMMARIZE AND CLARIFY MAJOR ITEMS OF WORK. THESE NOTES SHOULD NOT BE CONSIDERED AS AN EXHAUSTIVE LISTING OF ALL WORK REQUIRED. CONTRACTOR SHOULD CONTACT ENGINEER WHEN FURTHER CLARIFICATION OF DESCRIBED WORK IS DESIRED.
- DOMESTIC WATER SUPPLY AND SEWER SYSTEMS SHALL CONFORM TO TOWN OF LITTLETON REQUIREMENTS.
- MAJOR DIMENSIONS INDICATED (138.00', DIMENSIONS AND 10' LADS OF CODE) MAJOR STORM CHANNEL CROWN ON CAMEL CUS WALK SPACED, FACE OF CROWN IN EIGHT FEET PAVING AT TOP OF CROWN.
- NO DRIFFS, JUNK, REBIRCH OR OTHER NON-REFEGRIGERANT MATERIALS, FILL CONTAINING HAZARDOUS MATERIALS OR WASTES, OR STUMPS SHALL BE BURIED ON ANY LAND ON THIS SITE, OR LEFT ON ANY LOT OR ON THE STREET RIGHT OF WAY.

## REGULATORY NOTES

- CONTRACTOR SHALL CONTACT DIG-SAFE FOR UNDERGROUND UTILITY MAPPING AT 811 AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL GIVE TWENTY-FOUR (24)-HOUR NOTICE TO PERTINENT TOWN DEPARTMENTS BEFORE COMMENCING ANY WORK ON THE PROPERTY.
- CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
- CONTRACTOR SHALL BE AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS, AND LIMITATIONS IMPOSED BY PERMITS AND APPROVALS ISSUED BY REGULATORY AUTHORITIES PRIOR TO COMMENCEMENT OF ANY WORK.
- GENERAL COMPLIANCE WITH 25 CFR PART 36 – 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND 321 CMR PART C, EXTERIOR OF THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATIONS IS INTENDED. CONTRACTOR SHALL VERIFY COMPLIANCE DURING CONSTRUCTION AND SHALL NOTIFY THE OWNER OF ANY NON-COMPLIANCE ISSUES AS SOON AS DISCOVERED.

## WAIVERS REQUESTED:

Reference to the "Code of the Town of Littleton, Massachusetts - Chapter 240 - Subdivision of Land Regulations" as adopted on 2012.

Section 240-32A(1) [Temp] - Application Procedure

Required: Depict roadway cross-sections.

Requested: Waive the requirement to depict roadway cross-sections.

Section 240-37(2) - Site Plans and Profiles

Required: Cross-sections and site plan station intervals and all elevation profiles shall be provided with the site plan.

Requested: Site Plans...

Required: Waive the requirement to depict elevation profiles of 50 ft or closer station intervals.

Section 240-37(3) - [Temp] - Site Cross-Sections

Required: Type and cross-sections for every class of street within the subdivision, drawn at one inch equals 4 ft.

Requested: Provide a typical street cross-section for each class of street within the subdivision, drawn not to scale.

Section 240-43(2) - Landscaping and Disturbance

Required: Tree shall be planted on both sides of the street and shall be spaced at intervals of 4 ft.

Requested: (1) Street trees are provided for the site, located outside the right of way at various intervals due to the location of proposed driveways and preservation of existing treesines.

Section 240-49(9) - Landscaping and Aesthetics

Required: The minimum size of street trees shall be three inches in caliper, measured four feet from the ground level.

Requested: Street trees shall be 2.75" caliper with a minimum height of 10 ft.

Section 240-51(1) - Stormwater Management

Required: ... the pipe inlet discharging into the basin shall be at or above the 25-year storm event ponding elevation.

Requested: Pipe inlet discharging into the basin is lower than the 25-year storm event ponding elevation.

Section 240-51(10) - Stormwater Management

Required: ... a minimum 20'-0" setback as measured from the toe of the inside slope to all property lines shall be provided.

Requested: Waive requirement for a minimum setback from property lines to stormwater basins.

Section 240-56(1) - Utility Cross-Sections

Required: Waiver is requested to submit written certification of approval of the design by all utilities which are to provide services within the subdivision.

Requested: Waiver is requested of the written certification of approval, for the provided site plan.

Section 240-73 - Curbs

Required: All curbs shall be MassDOT Create Curb Type VA-4 or as approved by the Board and shall be installed on both sides of the street and for the total length of the street.

Requested: Sloped granite curb Type SA to be provided for the entire subdivision.

Section 240-81(1) - Sidewalks

Required: There shall be sidewalks 5 ft wide on both sides of all collector streets and on one side of all minor streets.

Requested: Waive the requirement to provide no sidewalk for the entire subdivision.

# DEFINITIVE SUBDIVISION PLAN

## OPEN SPACE DEVELOPMENT

### HEALY CORNER LITTLETON, MA

