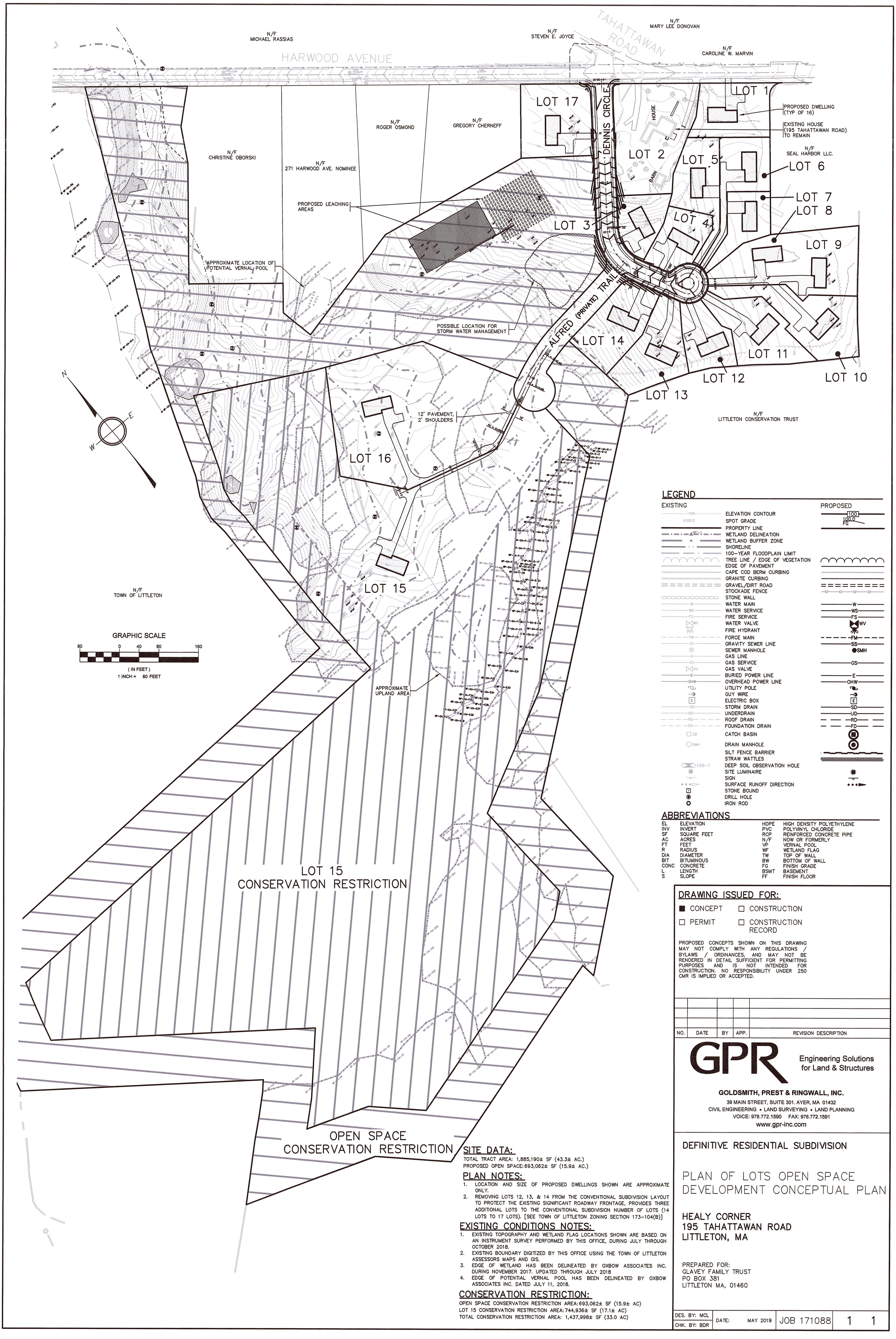

LEGEND

EXISTING		PROPOSED
100	ELEVATION CONTOUR	100
X100.0	SPOT GRADE	100.0 FG
	PROPERTY LINE	
WF-1	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	
W	WATER MAIN	W
WS	WATER SERVICE	WS
FS	FIRE SERVICE	FS
WV	WATER VALVE	WV
	FIRE HYDRANT	
FM	FORCE MAIN	FM
SS	GRAVITY SEWER LINE	SS
S	SEWER MANHOLE	SMH
G	GAS LINE	
GS	GAS SERVICE	GS
GV	GAS VALVE	
E	BURIED POWER LINE	E
OHW	OVERHEAD POWER LINE	OHW
	UTILITY POLE	
	GUY WIRE	
E	ELECTRIC BOX	E
SD	STORM DRAIN	SD
UD	UNDERDRAIN	UD
RD	ROOF DRAIN	RD
FD	FOUNDATION DRAIN	FD
CB	CATCH BASIN	
DMH	DRAIN MANHOLE	
	SILT FENCE BARRIER	
	STRAW WATTLES	
199-1	DEEP SOIL OBSERVATION HOLE	
	SITE LUMINAIRE	
	SIGN	
	SURFACE RUNOFF DIRECTION	
	STONE BOUND	
	DRILL HOLE	
	IRON ROD	

ABBREVIATIONS

EL	ELEVATION	HDPE	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

SITE DATA:

TOTAL TRACT AREA: 1,885,190± SF (43.3± AC.)
PROPOSED OPEN SPACE: 693,062± SF (15.9± AC.)

PLAN NOTES:

1. LOCATION AND SIZE OF PROPOSED DWELLINGS SHOWN ARE APPROXIMATE ONLY.
2. REMOVING LOTS 12, 13, & 14 FROM THE CONVENTIONAL SUBDIVISION LAYOUT TO PROTECT THE EXISTING SIGNIFICANT ROADWAY FRONTAGE, PROVIDES THREE ADDITIONAL LOTS TO THE CONVENTIONAL SUBDIVISION NUMBER OF LOTS (14 LOTS TO 17 LOTS). [SEE TOWN OF LITTLETON ZONING SECTION 173-104(B)]

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 POTENTIAL VERNAL POOL HAS BEEN DELINEATED BY OXBOW ASSOCIATES INC. DATED JULY 11, 2018.

CONSERVATION RESTRICTION:

OPEN SPACE CONSERVATION RESTRICTION AREA: 693,062± SF (15.9± AC)
LOT 15 CONSERVATION RESTRICTION AREA: 744,936± SF (17.1± AC)
TOTAL CONSERVATION RESTRICTION AREA: 1,437,998± SF (33.0 AC)

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.	REVISION DESCRIPTION

GPR Engineering Solutions for Land & Structures

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DEFINITIVE RESIDENTIAL SUBDIVISION

PLAN OF LOTS OPEN SPACE DEVELOPMENT CONCEPTUAL PLAN

HEALY CORNER
195 TAHATTAWAN ROAD
LITTLETON, MA

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

DES. BY: MCL	DATE: MAY 2019	JOB 171088	1 1
CHK. BY: BDR			

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