

SENIOR RESIDENTIAL DEVELOPMENT

HAGER HOMESTEAD

LITTLETON, MA

SITE DATA

LOT AREA: 15.17± AC. (660,575 SF)
 APPROXIMATE WATER USE: MUNICIPAL, GPD
 APPROXIMATE SEWAGE DISPOSAL: CONNECTION TO LITTLETON WASTEWATER TREATMENT SYSTEM
 APPROXIMATE SEWAGE FLOW: 3,720 GPD [SEE PLAN REFERENCE #5]
 ZONING DISTRICT: RESIDENTIAL
 OVERLAY DISTRICT: AQUIFER & WATER RESOURCE

SENIOR RESIDENTIAL DEVELOPMENT

PARAMETER	FORMULA	VARIABLE	REQUIRED	PROVIDED
Two-Family Dwelling Units	4 Units/Acre	6 Units	1.5 AC.	
Townhouse Dwelling Units	8 Units/Acre	3 Units	0.38 AC.	
Independent Living Units	20 Units/Acre	17 Units	0.85 AC.	
Total Site Area			2.73 AC.	15.17 AC.
Minimum Open Space	30% Parcel Area	660,575± SF	198,173± SF	608,537± SF
Contiguous Upland Area	75% Min. Open Space Area	198,173± SF	148,630± SF	164,657± SF

PARKING COMPUTATIONS

USE	FORMULA	VARIABLE	REQUIRED SPACES	PROVIDED SPACES
Town House & Cottage Dwellings	2 Spaces per Unit	9 Units	18	
Independent Living Units	1 Space per Unit	17 Units	17	
Guest Parking	1 Space per 3 Units	26 Units	9	
Total Parking Spaces			44	44

NOTES: 1. See Zoning Bylaw section 173-148(F).

COVERAGE COMPUTATIONS

PARAMETER	AREA (AC)	AREA (SF)	% OF TOTAL LOT AREA
EXISTING CONDITION			
Lot Area	15.17±	660,575±	100%
Buildings & Decks	0.18±	7,682±	1.2%
Pavement, Walks, and Misc. Impervious	0.41±	17,800±	2.7%
Pond	0.26±	11,183±	1.7%
TOTAL IMPERVIOUS AREA	0.85±	36,665±	5.6%
PROPOSED CONDITION			
Lot Area	15.17±	660,575±	100%
Buildings & Decks	0.62±	26,994±	4.1%
Pavement, Walks, and Misc. Impervious	0.46±	20,026±	3.0%
Pond	0.26±	11,183±	1.7%
TOTAL IMPERVIOUS AREA	1.33±	58,108±	8.8%

EXISTING CONDITION NOTES:

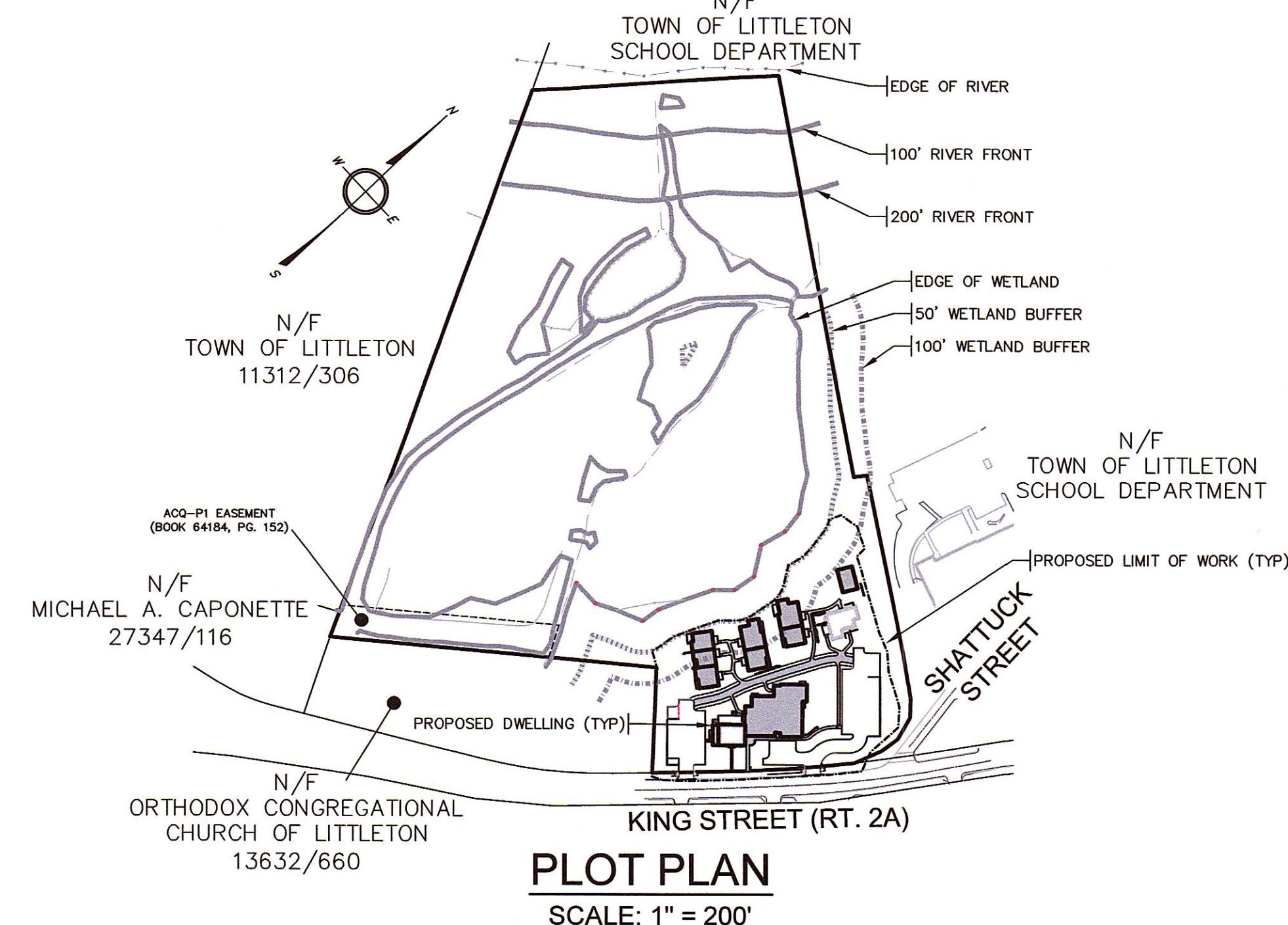
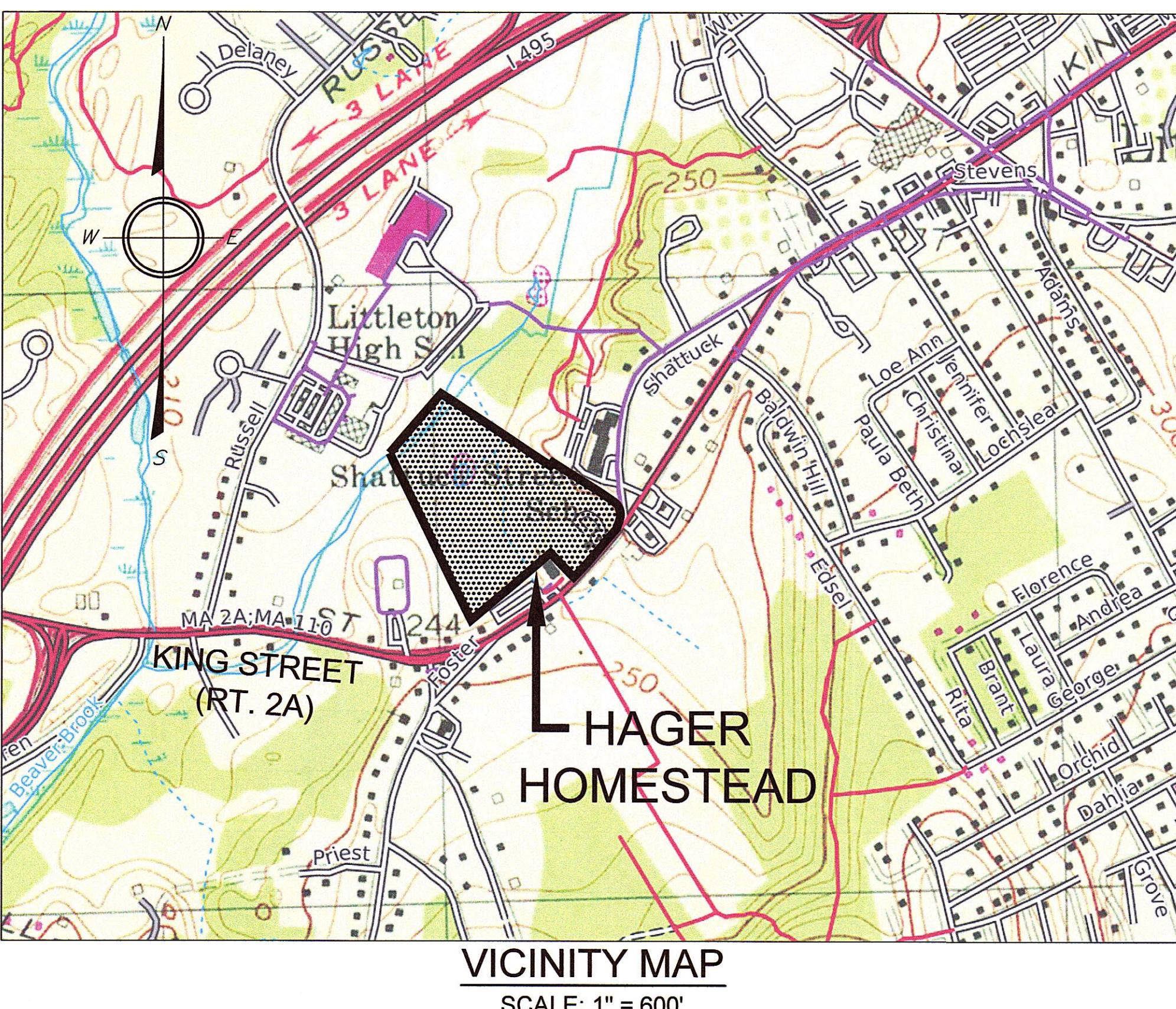
- EXISTING CONDITION INFORMATION SHOWN IS BASED ON AN INSTRUMENT SURVEY PERFORMED BY GOLDSMITH, PREST & RINGWALL, INC. DURING OCTOBER 2019.
- THE EDGE OF WETLAND AND RIVER HAS BEEN DELINEATED BY OXBOW ASSOCIATES, INC. OCTOBER 2019 THROUGH NOVEMBER 2019, AND APPROVED BY THE LITTLETON CONSERVATION COMMISSION MARCH 23, 2020 [SEE PLAN REFERENCE #1].
- DELINEATION OF EXISTING POND AND TRENCHES WITHIN THE WETLANDS ARE APPROXIMATE AND ARE BASED ON AERIAL IMAGES FROM GOOGLE EARTH.

GENERAL NOTES

- LOCATIONS OF EXISTING UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS SHOWN HEREON ARE APPROXIMATE ONLY. ALL UTILITIES/OBSTRUCTIONS/SYSTEMS MAY NOT BE SHOWN. CONTRACTOR 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.
- BUILD UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THEIR RESPECTIVE COMPANY SPECIFICATIONS.
- CONSTRUCTION LAYOUT OF EXISTING UTILITIES AND IMPROVEMENTS SHALL BE PERFORMED 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 REFERENCE HEREON.
- SAFETY MEASURES, CONSTRUCTION METHODS, AND CONTROL OF WORK SHALL BE RESPONSIBILITY OF CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY EXISTING UTILITY OR STRUCTURE DAMAGED DURING CONSTRUCTION THAT ARE NOT DESIGNATED FOR DEMOLITION AND/OR REMOVAL HEREON. DAMAGED UTILITY OR STRUCTURE SHALL BE REPAIRED TO THE SATISFACTION OF THE CONTRACTOR AND THE LITTLETON CONSERVATION COMMISSION.
- 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 ENGINEER UPON DISCOVERY OF ANY UNFORESEEN SURFACE OR SUBSURFACE CONDITIONS THAT MAY IMPACT SITE CONSTRUCTION.
- FINISH RIM ELEVATIONS SHOULD MATCH PAVEMENT, GRADING OR LANDSCAPING, UNLESS SPECIFICALLY INDICATED OTHERWISE.
- WHERE EXISTING UTILITY LINES/STRUCTURES ARE TO BE CUT/BROKEN DOWN/ABANDONED, LINES/STRUCTURES SHALL BE PLUGGED/CAPPED/FILLED IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS.
- EROSION CONTROL MEASURES, SUCH AS SILT FENCE OR STRAW BALES AS MAY BE SHOWN HEREON, SHALL BE INSTALLED BEFORE EARTH DISTURBANCE OCCURS WITHIN BUFFER ZONE, AND SHALL SERVE AS THE LIMIT OF WORK.
- WHERE THE WORD "ALL" IS USED HEREIN, IT IS INTENDED TO DIRECT CONTRACTOR TO "FURNISH, INSTALL, AND PLACE IN OPERATION" THE COMPONENTS REFERRED TO.
- LIMITS OF WORK SHALL BE STAKED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL STORM DRAIN PIPE TO BE SMOOTH INTERIOR HDPE PIPE, 2.0 PSI GASKETED JOINT, UNLESS OTHERWISE NOTED.
- WHERE SHOWN, CONSTRUCTION NOTES ARE INTENDED TO SUMMARIZE AND CLARIFY MAJOR ITEMS OF WORK. THESE NOTES SHOULD FURTHER CLARIFY OR DEFINE THE WORK REQUIRED. CONTRACTOR SHOULD CONTACT ENGINEER WHEN CONSTRUCTION OF DEEPER WORK IS REQUIRED.
- CONSTRUCTION OF FIRE AND DOMESTIC WATER SUPPLY IMPROVEMENTS SHALL CONFORM TO TOWN OF LITTLETON REQUIREMENTS.
- WHERE DIMENSIONS INVOLVE CURB, DIMENSIONS ARE TO FACE OF CURB, WHERE SLOPED GRANITE CURB OR CAPE COD BERM SPECIFIED, FACE OF CURB IS EDGE OF FINISH PAVEMENT AT TOE OF CURB.
- NO DEBRIS, JUNK, RUBBISH OR OTHER NON-BIODEGRADABLE 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

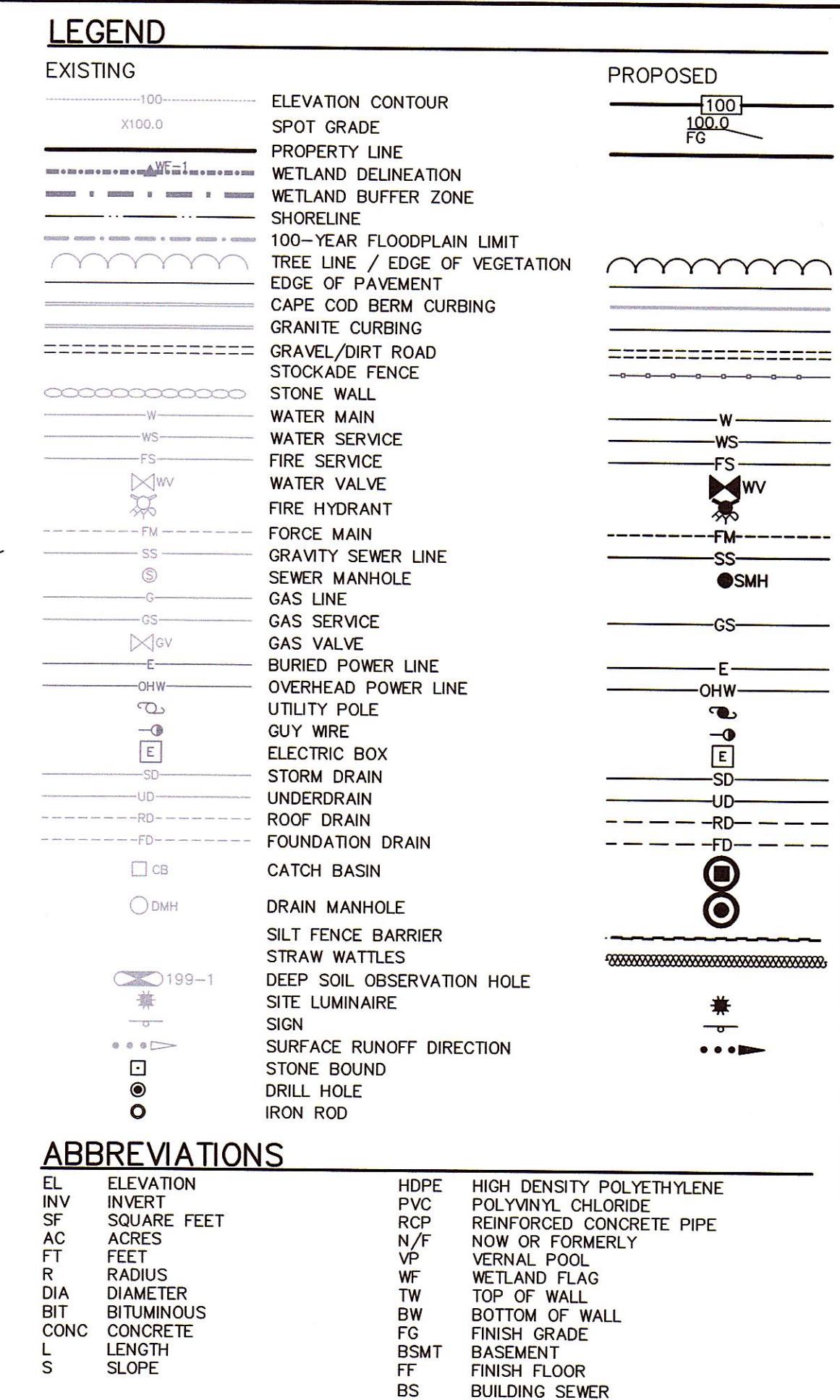
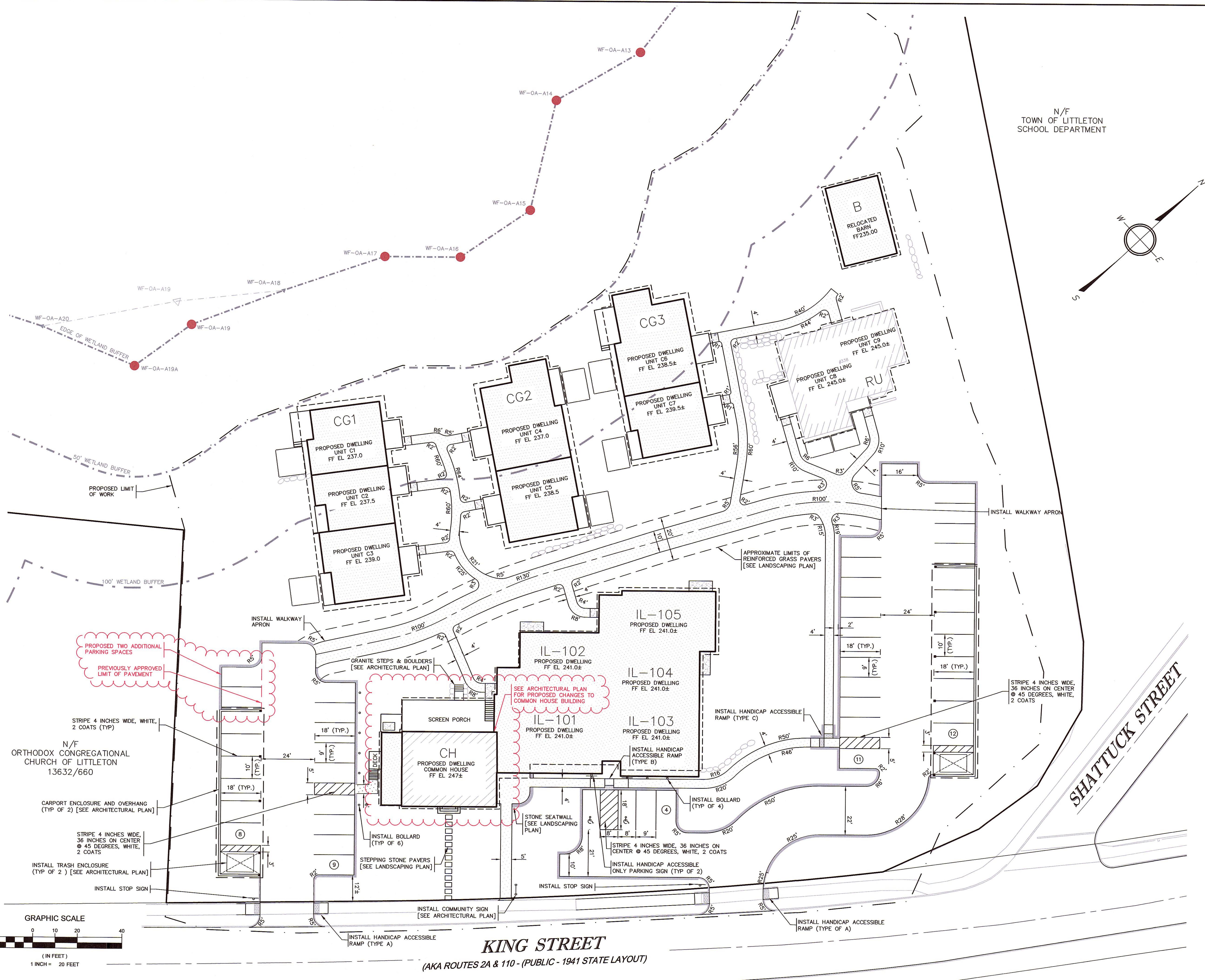
- CONTRACTOR SHALL CONTACT DIG-SAFE FOR UNDERGROUND UTILITY MARKING AT 888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL GIVE TWENTY-FOUR (24)-HOUR NOTICE TO PERTINENT TOWN DEPARTMENTS BEFORE COMMENCING ANY WORK IN THE FIELD.
- CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
- CONTRACTOR SHALL BE AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS, AND LIMITATIONS IMPOSED BY PERMITS AND APPROVALS ISSUED BY THE LITTLETON CONSERVATION COMMISSION FOR ANY WORK.
- ALL WORK OUTSIDE OF BUILDING THAT IS LESS THAN 10 FEET FROM THE INSIDE FACE OF BUILDING FOUNDATION SHALL CONFORM WITH THE UNIFORM STATE PLUMBING CODE OF MASSACHUSETTS, 248 CMR 2.00.
- GENERAL COMPLIANCE WITH 28 CFR PART 36 – 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND 521 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.



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DRAWING ISSUED FOR:			
<input type="checkbox"/> CONCEPT	<input type="checkbox"/> CONSTRUCTION		
<input checked="" type="checkbox"/> PERMIT	<input type="checkbox"/> 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.			
6	05/18/22	LT	NMP
5	11/02/20	MCL	NMP
4	10/29/20	MCL	NMP
3	10/19/20	MCL	NMP
2	07/08/20	MCL	NMP
1	06/23/20	MCL	NMP
NO. DATE BY APP. REVISION DESCRIPTION			

GPR

Engineering Solutions
for Land & Structures

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SENIOR RESIDENTIAL DEVELOPMENT

SITE LAYOUT PLAN

HAGER HOMESTEAD
336 KING STREET
LITTLETON, MA

PREPARED FOR:
MASSACHUSETTS COHUSING, LLC.
200 SUMMIT DRIVE, SUITE 210
BURLINGTON, MA 01803

