



REFERENCE PLANS

1. TOWN OF DUNSTABLE, MA GIS AND TOWN OF TYNGSBOROUGH, MA GIS.

NOTES

PROPERTIES: LOT 22-1 IN DUNSTABLE AND LOT 14-9 IN TYNGSBOROUGH
 TOTAL AREA OF PARCELS = 1,197,900± SF OR 27.5± ACRES
 ZONED: SINGLE FAMILY RESIDENCE (DUNSTABLE) / RESIDENTIAL 1 LOW DENSITY (TYNGSBOROUGH)
 EXISTING USE: UNDEVELOPED
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION

- THE PURPOSE OF THIS PLAN IS TO MERGE LOT 22-1 AND LOT 14-9 AND THEN SUBDIVIDE INTO 4 SINGLE FAMILY LOTS.
- DIMENSIONAL REQUIREMENTS SINGLE FAMILY RESIDENCE (R-1) / RESIDENTIAL 1 LOW DENSITY (R-1)

MINIMUM LOT DIMENSIONS:	REQUIRED:
LOT AREA	87,120 SF (XXX± AC)/65,000 SF (XXX± AC)
LOT FRONTAGE	200 FT / 200 FT
LOT WIDTH	- / 50 FT
- MINIMUM YARD DIMENSIONS (STRUCTURE):

FRONT	30 FT / 30 FT
SIDE	30 FT / 30 FT
REAR	30 FT / 30 FT
- MAXIMUM STRUCTURE DIMENSIONS:

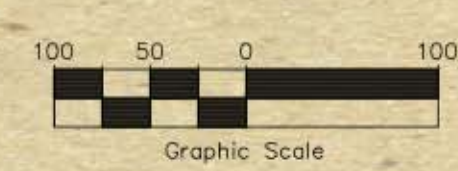
STRUCTURE HEIGHT	36 FT
STRUCTURE STORIES	2 1/2 STORIES
LOT COVERAGE	25%
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON REFERENCE PLAN INFORMATION.
- TOPOGRAPHY WAS GENERATED FROM REFERENCE PLAN INFORMATION.
- WETLANDS INFORMATION DEPICTED ON THIS PLAN IS FROM REFERENCE PLAN INFORMATION.
- A TRAFFIC ANALYSIS WILL NEED TO BE DONE TO THE SATISFACTION OF THE MASSDOT; THE STUDY WILL NEED TO MITIGATE TRAFFIC IMPACTS FROM THE DEVELOPMENT. THE DAILY TRAFFIC FOR MIDDLESEX ROAD IS XX AS PER (YEAR).
- WELLHEAD PROTECTION AREA WILL NEED TO BE VERIFIED ALONG WITH WELL SIZING.
- THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN.
- PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233.
- A COMPLETE EXISTING CONDITIONS SURVEY AND SITE DESIGN CONSIDERATIONS MAY IMPACT SQUARE FOOTAGE, BUILDING ENVELOPE AND SITE LAYOUT.
- INFORMATION DEPICTED ON THIS PLAN IS NOT A RESULT OF A SURVEY CONDUCTED BY TFMORAN INC. THIS PLAN IS SOLELY FOR CONCEPTUAL PURPOSES.

This plan is for conceptual purposes only. It is not necessarily the result of a complete on-site survey, nor is it intended for construction uses. Locations of boundaries and wetlands are approximate, and not necessarily correct or accurate. Compliance with current regulations must be verified.

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REV.	DATE	DESCRIPTION	DR	CK

TAX MAP 22 LOT 1
CONCEPTUAL SUBDIVISION PLAN
LOWELL ST, DUNSTABLE ROAD
DUNSTABLE, MA / TYNGSBOROUGH, MA
 OWNED BY
JOSEPH AND MARY ELKAREH
 PREPARED FOR
BERKSHIRE HATHAWAY
SCALE: 1"=100' **APRIL 2, 2020**

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BUS. DEV.	DR	ARJ	FB	—	BUS. DEVEL.	CONCEPT A
	CK	DC	CADFILE			