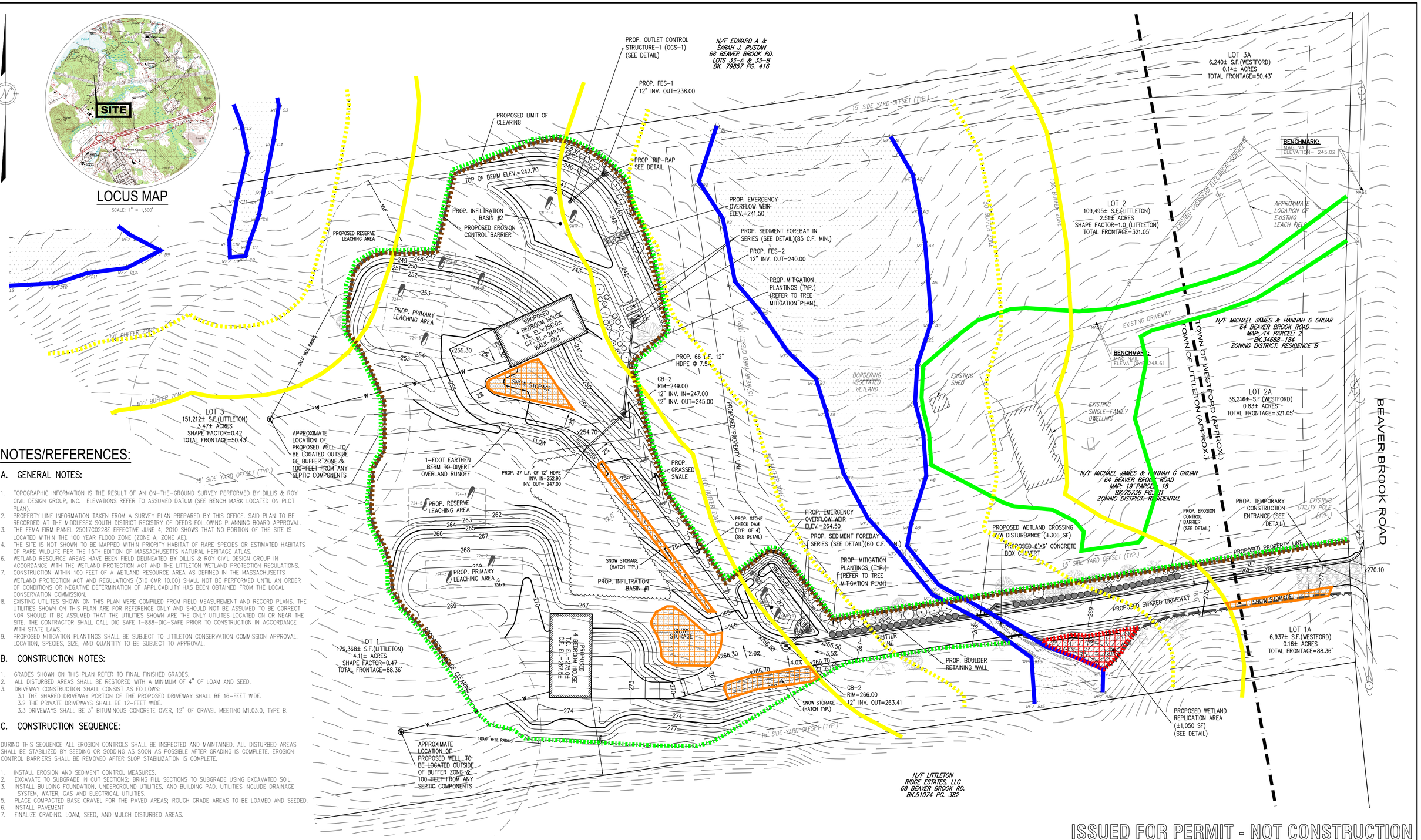
LOCUS MAP

SCALE: 1" = 1,500'



NOTES/REFERENCES:

A. GENERAL NOTES:

1. TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY DILLIS & ROY CIVIL DESIGN GROUP, INC. ELEVATIONS REFER TO ASSUMED DATUM (SEE BENCH MARK LOCATED ON PLOT PLAN).
2. PROPERTY LINE INFORMATION TAKEN FROM A SURVEY PLAN PREPARED BY THIS OFFICE. SAID PLAN TO BE RECORDED AT THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS FOLLOWING PLANNING BOARD APPROVAL.
3. THE FEMA FIRM PANEL 25017C0228E EFFECTIVE JUNE 4, 2010 SHOWS THAT NO PORTION OF THE SITE IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE (ZONE A, ZONE AE).
4. THE SITE IS NOT SHOWN TO BE MAPPED WITHIN PRIORITY HABITAT OF RARE SPECIES OR ESTIMATED HABITATS OF RARE WILDLIFE PER THE 15TH EDITION OF MASSACHUSETTS NATURAL HERITAGE ATLAS.
6. WETLAND RESOURCE AREAS HAVE BEEN FIELD DELINEATED BY DILLIS & ROY CIVIL DESIGN GROUP IN ACCORDANCE WITH THE WETLAND PROTECTION ACT AND THE LITTLETON WETLAND PROTECTION REGULATIONS.
7. CONSTRUCTION WITHIN 100 FEET OF A WETLAND RESOURCE AREA AS DEFINED IN THE MASSACHUSETTS WETLAND PROTECTION ACT AND REGULATIONS (310 CMR 10.00) SHALL NOT BE PERFORMED UNTIL AN ORDER OF CONDITIONS OR NEGATIVE DETERMINATION OF APPLICABILITY HAS BEEN OBTAINED FROM THE LOCAL CONSERVATION COMMISSION.
8. EXISTING UTILITES SHOWN ON THIS PLAN WERE COMPILED FROM FIELD MEASUREMENT AND RECORD PLANS. THE UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND SHOULD NOT BE ASSUMED TO BE CORRECT NOR SHOULD IT BE ASSUMED THAT THE UTILITIES SHOWN ARE THE ONLY UTILITES LOCATED ON OR NEAR THE SITE. THE CONTRACTOR SHALL CALL DIG SAFE 1-888-DIG-SAFE PRIOR TO CONSTRUCTION IN ACCORDANCE WITH STATE LAWS.
9. PROPOSED MITIGATION PLANTINGS SHALL BE SUBJECT TO LITTLETON CONSERVATION COMMISSION APPROVAL. LOCATION, SPECIES, SIZE, AND QUANTITY TO BE SUBJECT TO APPROVAL.

B. CONSTRUCTION NOTES:

1. GRADES SHOWN ON THIS PLAN REFER TO FINAL FINISHED GRADES.
2. ALL DISTURBED AREAS SHALL BE RESTORED WITH A MINIMUM OF 4" OF LOAM AND SEED.
3. DRIVEWAY CONSTRUCTION SHALL CONSIST AS FOLLOWS:
   - 3.1 THE SHARED DRIVEWAY PORTION OF THE PROPOSED DRIVEWAY SHALL BE 16-FEET WIDE.
   - 3.2 THE PRIVATE DRIVEWAYS SHALL BE 12-FEET WIDE.
   - 3.3 DRIVEWAYS SHALL BE 3" BITUMINOUS CONCRETE OVER, 12" OF GRAVEL MEETING M1.03.0, TYPE B.

C. CONSTRUCTION SEQUENCE:

DURING THIS SEQUENCE ALL EROSION CONTROLS SHALL BE INSPECTED AND MAINTAINED. ALL DISTURBED AREAS SHALL BE STABILIZED BY SEEDING OR SODDING AS SOON AS POSSIBLE AFTER GRADING IS COMPLETE. EROSION CONTROL BARRIERS SHALL BE REMOVED AFTER SLOP STABILIZATION IS COMPLETE.

1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
2. EXCAVATE TO SUBGRADE IN CUT SECTIONS; BRING FILL SECTIONS TO SUBGRADE USING EXCAVATED SOIL.
3. INSTALL BUILDING FOUNDATION, UNDERGROUND UTILITIES, AND BUILDING PAD. UTILITIES INCLUDE DRAINAGE SYSTEM, WATER, GAS AND ELECTRICAL UTILITIES.
5. PLACE COMPACTED BASE GRAVEL FOR THE PAVED AREAS; ROUGH GRADE AREAS TO BE LOAMED AND SEEDED.
6. INSTALL PAVEMENT
7. FINALIZE GRADING. LOAM, SEED, AND MULCH DISTURBED AREAS.

ISSUED FOR PERMIT - NOT CONSTRUCTION

PREPARED BY:
DILLIS & ROY CIVIL DESIGN GROUP
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OWNER: MICHAEL & HANNAH GRUAR
64 BEAVER BROOK ROAD
LITTLETON, MASSACHUSETTS 01460

APPLICANT: MICHAEL & HANNAH GRUAR
64 BEAVER BROOK ROAD
LITTLETON, MASSACHUSETTS 01460

SCALE: 30 0 15 30 60 120
1 in. = 30 ft.

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DIG SAFE 1-888-344-7233

COMMONWEALTH OF MASSACHUSETTS GREGORY S. ROY CIVIL NO. 46070 REGISTERED PROFESSIONAL ENGINEER
STAMP DATE: 9/29/2025

DATE: 02/11/25
DESIGN BY: RPV
DRAWN BY: RPV
CHECKED BY: GSR

SHARED RESIDENTIAL DRIVEWAY PLAN
BEAVER BROOK RD. (M:R19 P:18)
LITTLETON, MASSACHUSETTS 01460

NO.	DATE	DESCRIPTION	BY
1.	6/18/25	REVISED PER CONSERVATION COMMISSION & DEP	RPV
2.	9/15/25	REVISED PER ENGINEERING PEER REVIEW	RPV
3.	9/29/25	REVISED PER CONSERVATION COMMISSION	RPV

JOB NO. 7462
DRAWING NO. 7462-SP
SHEET NO. 1 OF 4