

GENERAL NOTES

1. NO WORK SHALL COMMENCE UNTIL PERMITS ARE OBTAINED FROM THE TOWN LOCAL MUNICIPALITY.
2. THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY, COORDINATION WITH THE OWNER AND ALL SUBCONTRACTORS, AND THE MEANS AND METHODS OF CONSTRUCTING THE PROPOSED WORK.
3. COMPLY WITH THE LATEST OSHA STANDARDS FOR EXCAVATING WORK. FOLLOW ALL REQUIREMENTS OF OSHA EXCAVATION STANDARDS INCLUDING, BUT NOT LIMITED TO, THE PROVISION FOR A COMPETENT PERSON ON SITE AND ANY REQUIRED DOCUMENTATION REQUIRING CERTIFICATION BY A PROFESSIONAL ENGINEER.
4. PER MASSACHUSETTS LAW, CALL 1-888-DIG-SAFE (1-888-344-7233), THE MUNICIPALITY, AND OTHER UTILITY OWNERS IN THE AREA NOT ON THE DIGSAFE LIST AT LEAST 72 HOURS PRIOR TO ANY UNDERGROUND EXCAVATION ON SITE. SUBMIT DIGSAFE VERIFICATION NUMBER TO THE APPROPRIATE MUNICIPALITY PRIOR TO ANY DIGGING, TRENCHING, ROCK REMOVAL, DEMOLITION, BORING, BACKFILLING, GRADING, LANDSCAPING, OR ANY OTHER EARTH MOVING OPERATIONS.
5. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND SOME UTILITIES MAY NOT BE SHOWN.
6. IF SUBSURFACE CONDITIONS OR ELEVATION TO GROUNDWATER APPEAR TO BE DIFFERENT THAN WHAT IS DEPICTED ON THIS PLAN, THE ENGINEER OF RECORD MUST BE CONTACTED IMMEDIATELY.
7. NOTIFY THE ENGINEER OF ANY UTILITIES IDENTIFIED DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE DRAWINGS OR THAT DIFFER IN SIZE OR MATERIAL.
8. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. IF FIELD CONDITIONS ARE OBSERVED THAT VARY SIGNIFICANTLY FROM THOSE SHOWN ON THESE PLANS, IMMEDIATELY NOTIFY THE ENGINEER IN WRITING FOR RESOLUTION OF THE CONFLICTING INFORMATION.

EROSION CONTROL NOTES:

1. PRIOR TO THE COMMENCEMENT OF WORK, SEDIMENT BARRIERS SHALL BE INSTALLED ALONG THE LOCATIONS INDICATED ON THE PLAN. ADDITIONAL BARRIERS, SILT FENCE OR BERMS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER, HIS/HER REPRESENTATIVES, OR THE LOCAL AUTHORITY THE TOWN IS TO BE CONTACTED PRIOR TO START OF WORK FOR INSPECTION OF THE EROSION CONTROL MEASURES.
2. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TEMPORARY AND PERMANENT SEDIMENTATION AND EROSION CONTROLS, INCLUDING CONCRETE WASHOUT AREAS AND STOCKPILE AREAS, UNTIL WORK IS COMPLETE AND ALL AREAS HAVE BEEN PERMANENTLY STABILIZED.
3. THE CONTRACTOR SHALL INSPECT SEDIMENTATION AND EROSION CONTROLS ON A WEEKLY BASIS AND IMMEDIATELY AFTER EACH RAINFALL; REPAIRS SHALL BE MADE BY THE END OF THE WORKING DAY. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR, AS REQUIRED BY THE LOCAL AUTHORITY OR AS DIRECTED BY THE ENGINEER.
4. NO MATERIALS SUBJECT TO EROSION SHALL BE STOCKPILED OVERNIGHT WITHIN THE RIVERFRONT AREA UNLESS CONTAINED BY SEDIMENT BARRIERS OR COVERED.
5. DISTURBED AREAS SHALL BE STABILIZED BY LOAM AND SEED, OR BY ANOTHER APPROVED METHOD, AS SOON AS POSSIBLE AFTER THE FINISH GRADE HAS BEEN MET. IF FINAL GRADE DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY AND SECURED.
6. DUST CONTROL: IF DUST IS GENERATED DURING CONSTRUCTION ACTIVITIES THEN THE USE OF WATER TRUCKS OR WATER SPRINKLING WILL BE IMPLEMENTED.
7. DEBRIS & LITTER REMOVAL: ALL DEBRIS & LITTER SHALL BE REMOVED WHEN NECESSARY.
8. STREET SWEEPING IN THE VICINITY OF THE PROJECT AREA SHALL BE PERFORMED IF NEEDED UNTIL THE PROJECT LIMITS HAVE BEEN STABILIZED. ALL SEDIMENT TRACKED ONTO PUBLIC RIGHT OF WAYS OR PAVED AREAS SHALL BE SWEEP AT THE END OF EACH WORKING DAY.
9. IF A DRAINAGE OR RUN-OFF PROBLEM OCCURS DURING CONSTRUCTION, THE APPLICANT SHALL TAKE IMMEDIATE CORRECTIVE MEASURES.
10. ALL STUMPS SHALL BE REMOVED FROM THE SITE. NO STUMPS SHALL BE BURIED ON SITE.
11. ALL STOCKPILES SHALL HAVE EROSION CONTROL MEASURES AROUND THE PERIMETER AT ALL TIMES. STOCKPILES SHALL BE LOCATED ONLY WITHIN THE LIMIT OF WORK BOUNDARIES AND AS FAR AWAY AS REASONABLY POSSIBLE FROM THE RESOURCE AREAS.
12. UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS SHALL BE IMMEDIATELY STABILIZED WITH A 4-6 INCH LAYER OF LOAM AND SEED.
13. AT THE COMPLETION OF THE PROJECT, ALL DISTURBED AREAS ARE TO BE PERMANENTLY LOAMED AND SEDED OR PERMANENTLY STABILIZED WITH SUITABLE GROUND COVER APPROVED BY THE ENGINEER.
14. REFUELING SHALL BE PERFORMED OFFSITE. IF ON-SITE REFUELING IS REQUIRED IT SHALL BE PERFORMED OUTSIDE THE RIVERFRONT AREA/BUFFER ZONE AND A

SPILL KIT SHALL BE KEPT ON-SITE AT ALL TIMES.

CONSTRUCTION SEQUENCE:

1. INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLAN.
2. REMOVE NECESSARY TREES AND STUMPS.
3. START GRADING AND CONSTRUCTION OF RETAINING WALL AND BACKFILL. ALL BACKFILL MUST BE CLEAN AND FREE OF STONES OR BOULDERS GREATER THAN 6" SIZE. SEE SEPTIC PLAN FOR FURTHER DETAILS.
4. INSTALL SEPTIC SYSTEM.
5. PREPARE FINAL GRADING, LOAM AND SEED.
6. REMOVE AND DISPOSE OF SILTATION BARRIER ONCE VEGETATION IS WELL

ESTABLISHED AND EROSION IS UNDER FULL CONTROL.

GENERAL NOTES:

1. THIS PLAN REFERENCES A SURVEY PLAN PREPARED BY MCDONALD LAND SURVEYING, INC, DATED 10/15/2022.
2. THIS PLAN REFERENCES A APPROVED SEPTIC PLAN TITLED "10 IVY ROAD LITTLETON MA SEPTIC UPGRADE" PREPARED BY CHONGRIS ENGINEERING, DATE 1/11/23.
3. EXISTING CONDITIONS PLAN WAS PREPARED BY CHONGRIS ENGINEERING BASED ON A FIELD SURVEY PERFORMED ON 7/29/22
4. WETLAND DELINEATION REFERENCES AN APPROVED SITE PLAN TITLED NOTICE OF INTENT PLAN IVY ROAD LITTLETON, MASSACHUSETTS, PREPARED BY MARKEY & RUBIN CIVIL ENGINEERING, DATED 3/31/21.
5. THE WETLAND DELINEATION WAS PERFORMED BY GODDARD CONSULTING LLC ON 10/15/22.

MARCH 20, 2020

- THERE ARE BORDERING VEGETATED WETLANDS, INLAND BANKS OR SURFACE WATERS LOCATED WITHIN 100 FEET.
- THERE ARE NO KNOWN PRIVATE WATER SUPPLY WELLS LOCATED WITHIN 100 FT.
- THE PROPERTY IS NOT LOCATED WITHIN A ZONE I OR ZONE II.
- THERE ARE NO KNOWN CERTIFIED VERNAL POOLS LOCATED WITHIN 100 FT.
- THERE ARE NO FEMA DESIGNATED REGULATORY FLOODWAYS WITHIN 150 FEET.

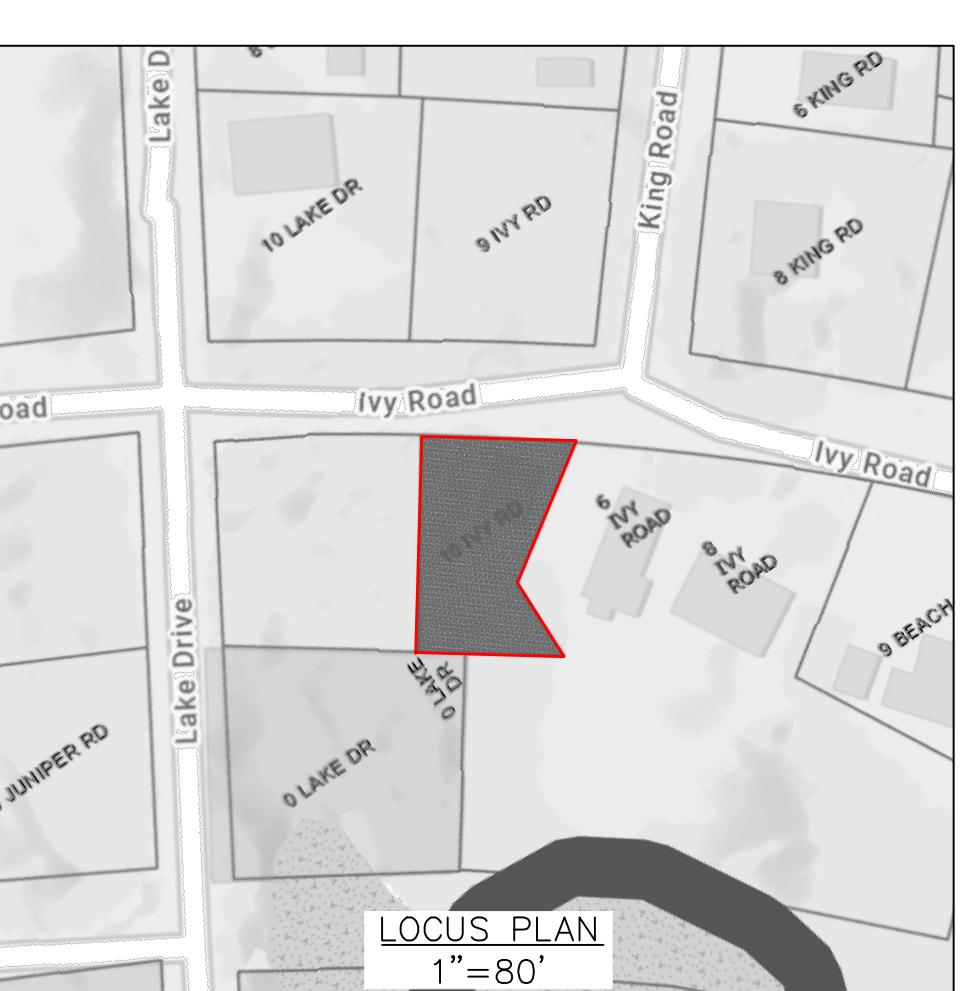
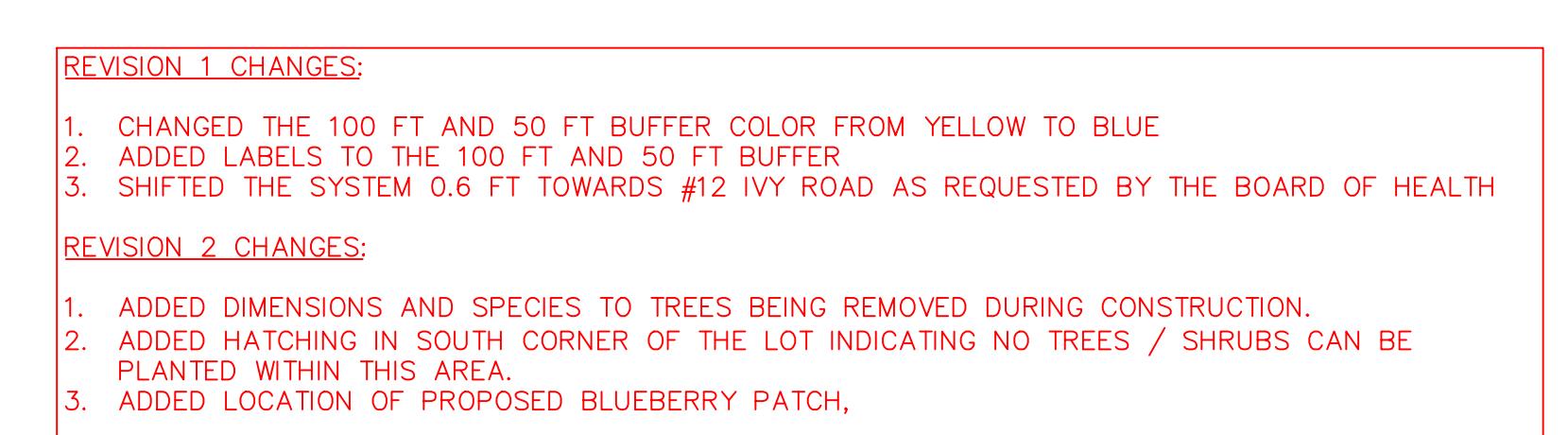
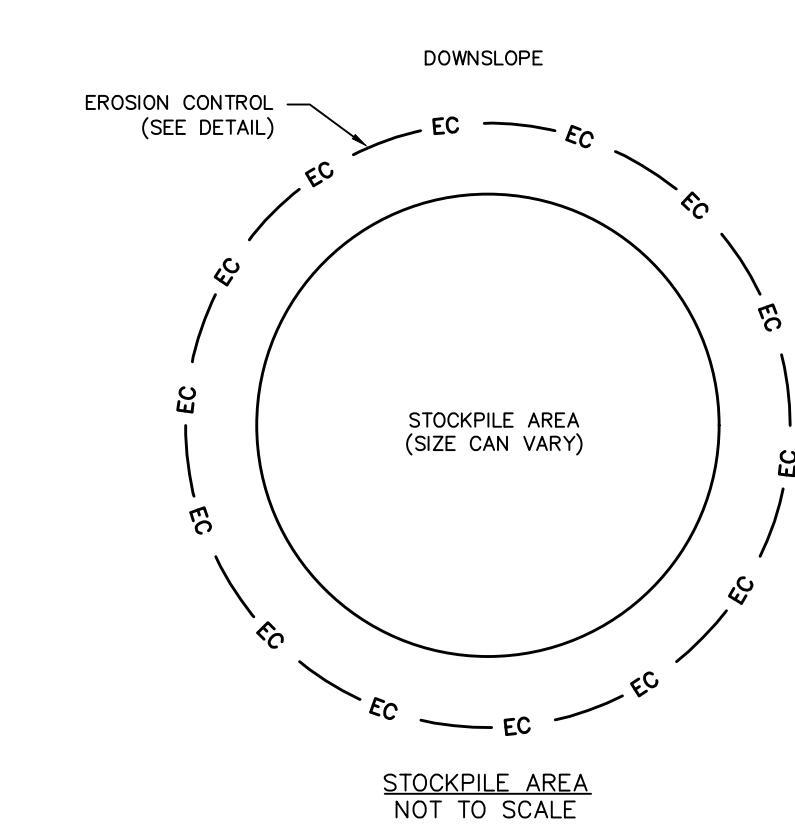
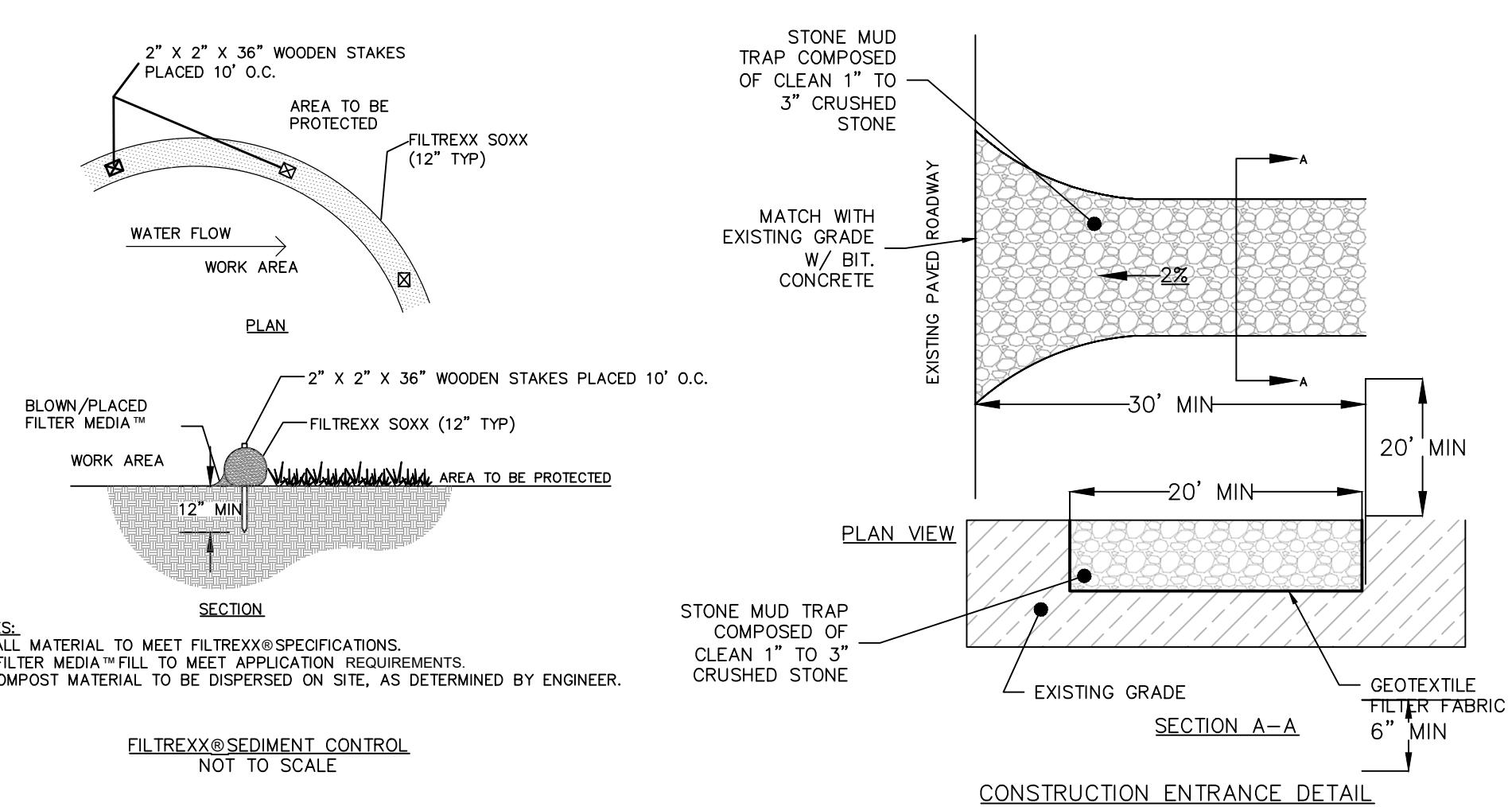
<ul style="list-style-type: none"> • THERE ARE NO KNOWN IRRIGATION WELLS WITHIN 50 FT. 					
<u>SOIL EVALUATION</u>					
TP-1		TP-2			
0"	Ap LOAMY SAND 10YR3/2	257.5'	0"	Ap LOAMY SAND 10YR3/2	257.3'
18"	BC LOAMY SAND 10YR7/4	256.0'	16"	BC LOAMY SAND 10YR7/4	256.0'
36"		254.5'	30"		254.8'
	C SANDY LOAM 5Y7/4			C SANDY LOAM 5Y7/4	

84" 250.5' 84" 250.3'

REDOX @ 24" BGS REDOX @ 24" BGS
 SEEPAGE @ 24" BGS SEEPAGE @ 24" BGS
 FSHGW @ 24" (255.5' FT) FSHGW @ 24" (255.3' FT)

Site Plan Details:

- Properties:**
 - #8 IVY ROAD ID: 4006 N/F PARCEL: U12-18-0
 - LAKE DRIVE LITTLETON CONSERVATION ID: 1706 N/F PARCEL: U12-22-0
 - #10 IVY ROAD 2 BEDROOM TOF: 261.56 FT
 - #12 IVY ROAD ID: 1705 N/F PARCEL: U12-21-0
- Construction Features:**
 - Soil Absorption System:** (PRESBY AES PIPES) 25.5'x10.5'
 - Retaining Wall:** 32 LF OF RETAINING WALL (SEE DETAIL) WALL CAN BE REMOVED IF GRADING AGREEMENT IS MET BETWEEN NEIGHBORS
 - Drainage:** LOCALLY CONSTRUCT DRAINAGE SWALE COMPOSED OF 4" WASHED STONE ALONG PROPERTY LINE TO ALLOW RUNOFF TO FLOW BETWEEN PROPERTIES AND TOWARDS REAR OF PARCEL
 - Existing and Proposed Grade:** Existing Grade (259.6) and Proposed Grade (259.6)
 - Water Features:** APPROX. WATER LINE LOCATION, WATER GATE PER TOWN TIE CARDS
- Landscaping and Trees:**
 - Proposed Tree Line (DISTURBED AREAS TO NATURALIZE AFTER COMPLETION OF PROJECT)
 - Existing Trees: 8" NORWAY MAPLE, 10" ELM, 3" NORWAY MAPLE, 12" NORWAY MAPLE, 18" NORWAY MAPLE, 5" SHAGBARK (DEAD), 16" (DEAD)
 - Tree Removal: TREE TO BE REMOVED (marked with a red X)
 - Large Trees: TREE > 6" DIAMETER (marked with a solid black circle)
- Other Notes:**
 - BVV 100 FT BUFFER & DO NOT DISTURB LIMIT
 - LOCALLY CONSTRUCT DRAINAGE SWALE COMPOSED OF 4" WASHED STONE ALONG PROPERTY LINE TO ALLOW RUNOFF TO FLOW BETWEEN PROPERTIES AND TOWARDS REAR OF PARCEL
 - SWALE DIMENSIONS: MIN WIDTH: 10" MIN DEPTH: 6"
 - EROSION CONTROL (SEE DETAIL) & LIMIT OF WORK
 - STOCKPILE AREA FOR EXCAVATED SOILS (SEE DETAIL)
 - PROP. CONTOUR
 - EXIST. CONTOUR
 - EXIST. EDGE OF LAWN
 - REMOVE AND DISPOSE OF JAPANESE KNOT WEED OBSERVED IN THE NORTH CORNER OF THE YARD.
 - PLANT BLUEBERRY SHRUBS IN A 5'x20' BED. SPACE IN ACCORDANCE WITH RETAILER/NURSERY RECOMMENDATIONS.



Prepared By:

**CHONGRIS
ENGINEERING**

Plan Title:
10 IVY ROAD LITTLETON, MA
SITE PLAN FOR NOI

Owner/Address Info:

MORE HOLMES RENTAL, LLC

JEFF MOREY

978-413-3306

10 IVY ROAD. LITTLETON, MA

PARCEL ID: U12 190 0

SURVEY NOTES:

SURVEY (SEPARATE PLAN)
PREPARED. BY: McDONALD LAND
SURVEYING

PLS #: 41249

DEED BOOK/PAGE: 80013/562

PLAN BOOK/PAGE: 362/26 &
34785/236

DATE OF PLAN: 4/6/2021

2	4/26/23	CONS. COMMENTS
1	4/14/23	BOH COMMENTS
Rev. No.	Rev. Date	Description
Date: 3/20/23		
Drawn by: AJC		
Approved by: AJC		
SITE PLAN FOR NOI		
SCALE: AS NOTED		
SHEET 1 OF 1		