

RECORD OWNER (97 & 99 MILL ROAD):
TOWN OF LITTLETON
MUNICIPAL LIGHT DEPARTMENT
39 AYER ROAD
LITTLETON, MA 01460
DEED BOOK 81505, PAGE 533 (97 MILL ROAD)
DEED BOOK 82573, PAGE 396 (99 MILL ROAD)
PROJECT CONTACT: NICK LAWLER, (978) 540-2251

APPLICANT:
CITIZENS ENERGY CORPORATION (STEVE BERN)
2 SEAPORT LANE, SUITE 5C
BOSTON, MA 02210
(617) 951-0409

- GENERAL NOTES:**
- THE EXISTING CONDITION DEPICTED HEREON IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY THE MORIN-CAMERON GROUP, INC. ON APRIL 15 & JUNE 1 2024.
 - HORIZONTAL LOCATION OF SITE BENCHMARKS SHOWN ARE APPROXIMATE
 - THE LOCATIONS OF ALL UNDERGROUND UTILITY INFORMATION AND LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON A COMBINATION OF FIELD LOCATIONS AND COMPILED INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. LOCATIONS OF ALL UTILITIES SHOULD BE CONFIRMED WITH THE UTILITY PROVIDER PRIOR TO THE COMMENCEMENT OF ANY SITE WORK. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
 - REFERENCE PLAN 3 SHOWS DISCONTINUED WAY WITH BRIDGE ACCESS ONTO LOCUS. WAY PER PLAN IS SAID TO BE DISCONTINUED. AREA OF OBSERVED GRADING IS OVERGROWN AND GENERALLY IMPASSABLE. NO EVIDENCE OF CURRENT USE WAS OBSERVED DURING SURVEY
 - DRAINAGE EASEMENT AREA AS CALCULATED FROM REFERENCE PLAN 2 DOES NOT CLOSE MATHEMATICALLY. LINE SHOWN HEREON IS APPROXIMATE AND BASED ON PLAN DIMENSIONS NEAREST TO LOCUS.
 - EASTERLY PROPERTY LINE FOLLOWS CENTERLINE OF BROOK WITH EXCEPTION OF DEPARTURE TO NORTHEAST PROPERTY CORNER WHICH HAS AN ESTABLISHED RECORD DISTANCE FROM STONEWALL OF ABUTTER. POSSIBLE PAST RECONSTRUCTION OF MILL ROAD CULVERT RESULTING IN CHANGE IN COURSE FOR BEAVER BROOK. ALSO SEE PUBLICATION "EVIDENCE AND PROCEDURES FOR BOUNDARY LOCATION 7TH EDITION. CH. 8 SEC. 16 BY WILSON, NETTLEMAN AND ROBILLOARD.

- REFERENCE PLANS:**
- "PLAN OF LAND IN LITTLETON, MASS PREPARED FOR WARREN'S MILL REALTY, LLC"; PREPARED BY DAVID E. ROSS ASSOCIATES, INC.; DATED APRIL, 2023; RECORDED AT THE MIDDLESEX SOUTHERN DISTRICT REGISTRY OF DEEDS AS PLAN 242-2023.
 - 1960 STATE HIGHWAY LAYOUT NO. 4891 SHEET 4 OF 20 RECORDED AT THE MIDDLESEX SOUTHERN DISTRICT REGISTRY OF DEEDS AS PLAN IN 1951 PLAN NO. 724.
 - "LAND IN LITTLETON OWNED BY CURTIS W. DREW"; PREPARED BY HORACE F. TUTTLE CE; DATED MAY 19, 1953; RECORDED AT THE MIDDLESEX SOUTHERN DISTRICT REGISTRY OF DEEDS AS PLAN IN 1956 PLAN NO. 166.
 - "LAND IN LITTLETON, MASS. SURVEYED FOR AMREVST INCORPORATED"; SURVEYED BY CHARLES A PERKINS CO, INC CIVIL ENGINEERS & SURVEYORS; DATED JAN. 21, 1981; RECORDED AT THE MIDDLESEX SOUTHERN DISTRICT REGISTRY OF DEEDS AS PLAN IN 1981 PLAN NO. 65.
 - PLAN OF LAND IN LITTLETON, MASS. BELONGING TO HENRY G. MARILYN PARALEE"; SURVEYED BY RICHARD L. MCGLINCHY; DATED DEC. 14, 1971; RECORDED AT THE MIDDLESEX SOUTHERN DISTRICT REGISTRY OF DEEDS AS PLAN IN 1971 PLAN NO. 1416.

- ZONING DISTRICT:**
- INDUSTRIAL B DISTRICT (IB)
 - AQUIFER ZONING OVERLAY DISTRICT
 - WATER RESOURCE OVERLAY DISTRICT

FLOOD NOTE:

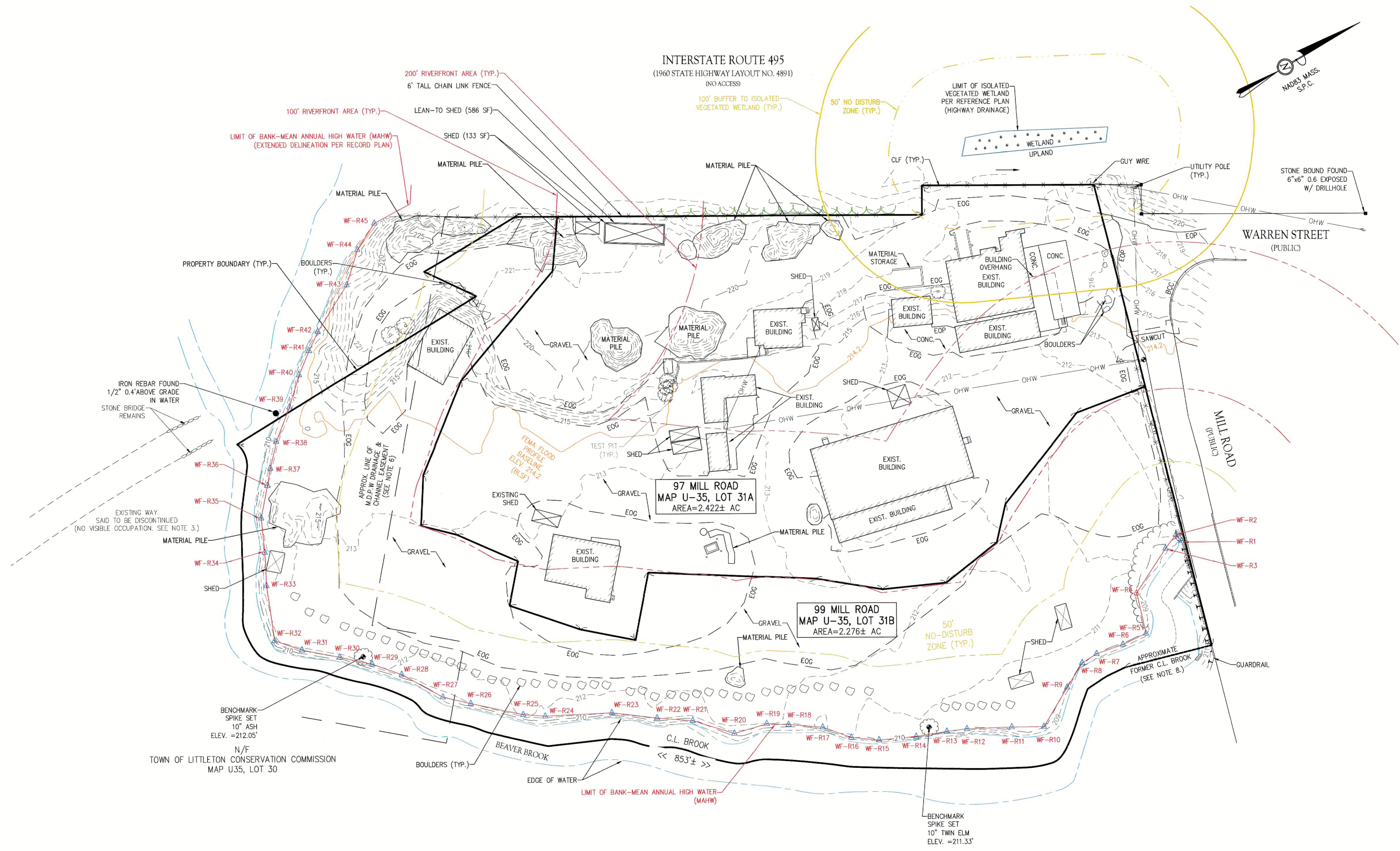
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 2501700236F DATED EFFECTIVE JULY 7, 2012, A PORTION OF THE SITE IS LOCATED IN ZONE AE: AREA OF MINIMAL FLOOD HAZARD - ELEVATION 214.2 FEET (NAV88).

WETLAND NOTE:

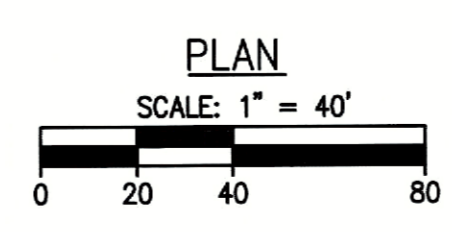
- WETLAND RESOURCE AREA DELINEATED ON APRIL 17, 2024 BY DAN WELLS OF LEC ENVIRONMENTAL CONSULTING, INC., 380 LOWELL STREET, SUITE 101, WAKEFIELD, MA 01880 (781-245-2500).

DATUM:

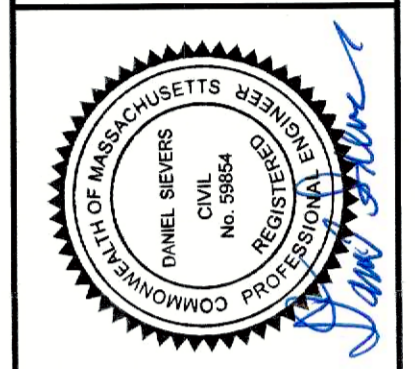
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.



OVERALL EXISTING SITE PLAN



The Morin-Cameron GROUP, INC.
CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
P: 978-777-8585 | W: WWW.MORINCAMERON.COM

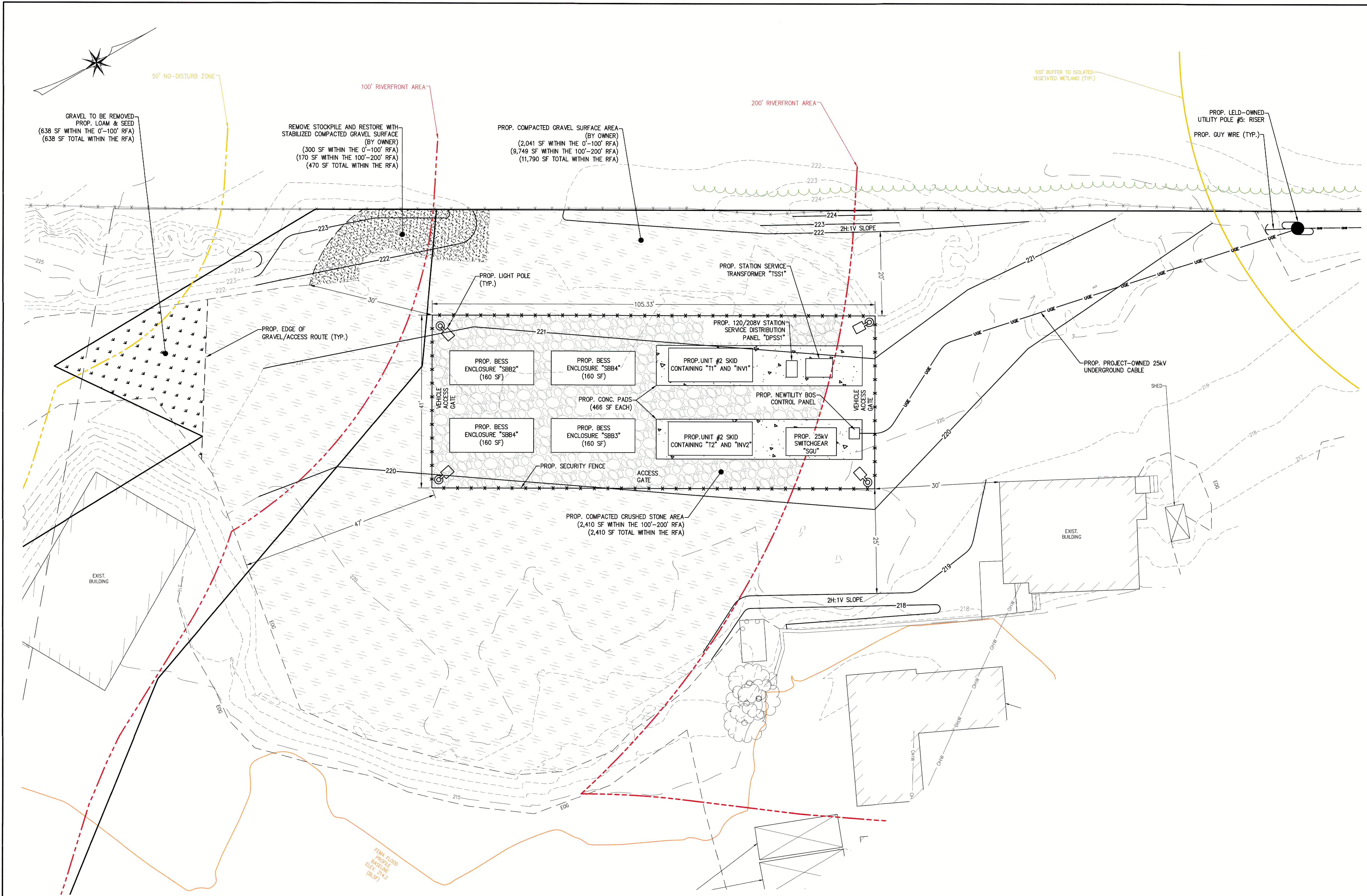


SURVEY BY: BP, BS, & SR	DRAFTED BY: CW/AM	CHECKED BY: SPC	APPROVED BY: SPC	SCALE: AS-NOTED	DATE: APRIL 29, 2025
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REVISIONS		DATE
NO.	DESCRIPTION	

SITE REDEVELOPMENT PLAN
IN
LITTLETON, MASSACHUSETTS
97 & 99 MILL ROAD
(ASSESSOR'S MAP U35, LOTS 31A & 31B)
PREPARED FOR:
CITIZENS ENERGY CORPORATION

EXISTING CONDITIONS PLAN
SHEET NO. **1 OF 3**



The Morin-Cameron GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS

60 GARDEN STREET
SUITE 203
BOSTON, MA 02114
P: 617-777-8888 | W: WWW.MORINCAMERON.COM

SURVEY BY: BR, BS, & SR
DRAFTED BY: DTS
CHECKED BY: SPC
APPROVED BY: SPC
SCALE: AS NOTED
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REVISIONS	
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IN
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RIVERFRONT AREA
SITE PLAN
SHEET NO. **3 OF 3**