

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 LAWIER (978) 540-2251

APPLICANT:

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

GENERAL NOTES:

1. 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.
2. HORIZONTAL LOCATION OF SITE BENCHMARKS SHOWN ARE APPROXIMATE
3. 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.
4. 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
5. 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.
6. 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 ROBILLARD.

REFERENCE PLANS:

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1. "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.
2. 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.
3. "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.
4. "LAND IN LITTLETON, MASS. SURVEYED FOR AMREVEST 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.
5. PLAN OF LAND IN LITTLETON, MASS. BELONGING TO HENRY G. MARILYN PARALEE"; SURVEYED BY RICHARD L. MCGLINCHEY; DATED DEC. 14, 1971; RECORDED AT THE MIDDLESEX SOUTHERN DISTRICT REGISTRY OF DEEDS AS PLAN IN 1971 PLAN NO. 1416.

ZONING DISTRICT:

ZONING DISTRICT

FLOOD NOTE:

FLOOD NOTE:

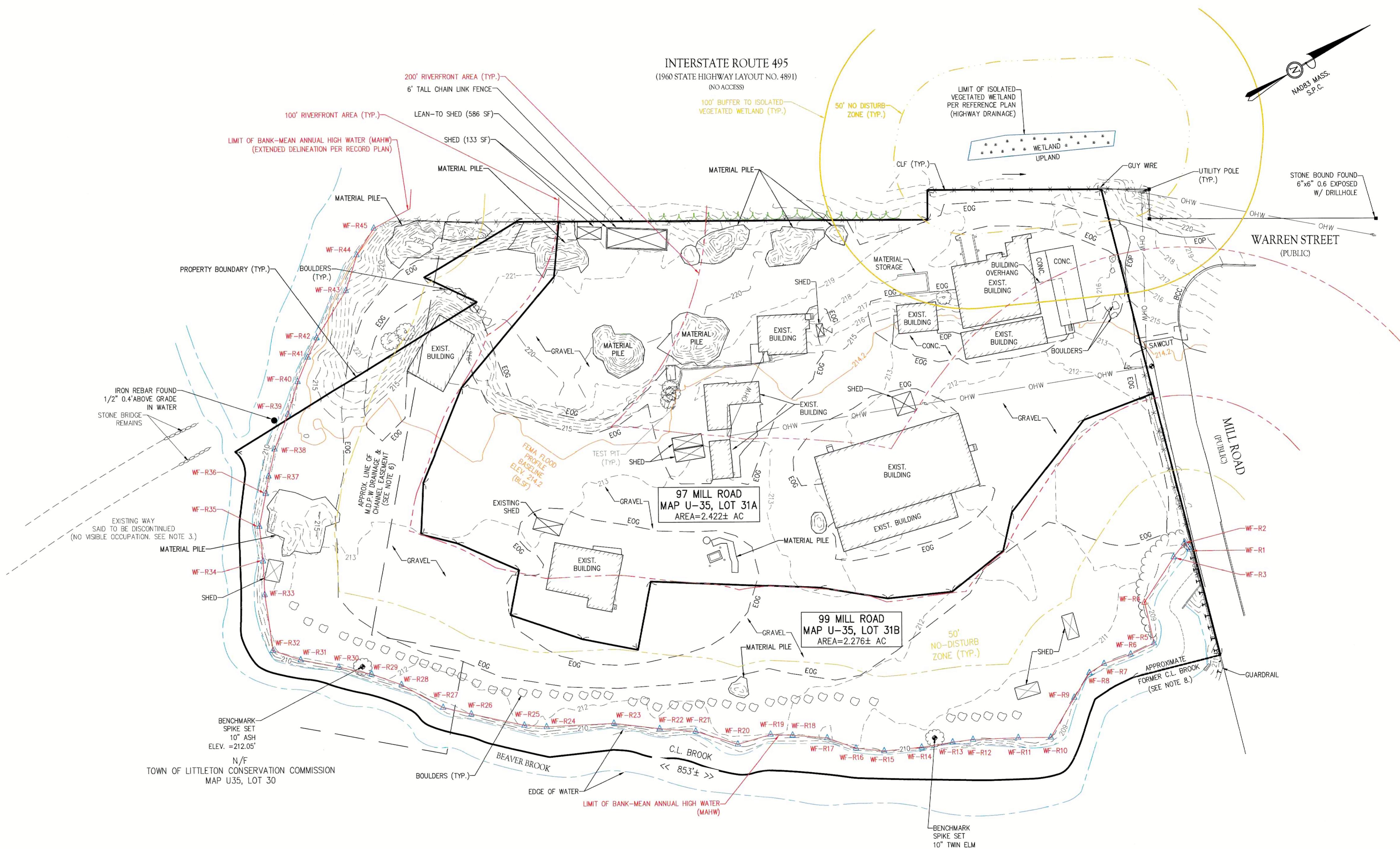
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 25017C0236F DATED EFFECTIVE JULY 7, 2012, A PORTION OF THE SITE IS LOCATED IN ZONE AF: AREA OF MINIMAL FLOOD HAZARD – ELEVATION 214.2 FEET (NAVD88).

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 (7)

DATUM:
• ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM



OVERALL EXISTING SITE PLAN

PLAN

SCALE: 1" = 40'

0 20 40 80

A scale bar diagram for the plan view. It features a horizontal line with tick marks at 0, 20, 40, and 80. The segment from 0 to 20 is shaded black. The segment from 20 to 40 is white. The segment from 40 to 80 is shaded black. Above the line, the word "PLAN" is written in large, bold, uppercase letters. Below the line, the text "SCALE: 1\" data-bbox="330 110 666 230" data-label="Text"> $" = 40'$

ZONING MATRIX (INDUSTRIAL B/AQUIFER & WATER RESOURCE DISTRICT)			
DIMENSIONAL REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA (1)	3 ACRES MIN.	4.725± ACRES	NO CHANGE
STREET SETBACK (2)	30 FT MIN.	N/A	266 FT
SIDE SETBACK (2)	20 FT MIN.	N/A	25 FT
REAR SETBACK (2)	20 FT MIN.	N/A	37 FT
BUILDING HEIGHT	40 FT MAX.	N/A	N/A
LOT COVERAGE (BUILDINGS)	35% MAX.	8.3%	8.2%
LOT COVERAGE (BUILDINGS & PAVEMENT)	80% MAX.	10.1%	10.4%

NOTES:
 (1) USE IS PART OF A COMMERCIAL SOLAR PHOTOVOLTAIC INSTALLATION AND PER LITTLETON ZONING BYLAW ARTICLE XXVI §173-183, A MINIMUM LOT AREA OF 3 ACRES IS REQUIRED.
 (2) SETBACKS ARE MEASURED TO THE SECURITY FENCE, PER LITTLETON ZONING BYLAW ARTICLE XXVI §173-183 "ALL SECURITY FENCES SURROUNDING THE INSTALLATIONS SHALL BE SET BACK FROM THE PROPERTY LINE IN A DISTANCE EQUAL TO THE SETBACK REQUIREMENT APPLICABLE TO BUILDINGS WITHIN THE ZONING DISTRICT IN WHICH THE INSTALLATION IS REQUIRED."

PERVIOUS & IMPERVIOUS AREAS (97 & 99 MILL ROAD)			
TYPE	EXISTING (SF)	PROPOSED (SF)	CHANGE (SF)
BUILDING/ROOF	17,124	16,405	-719
PAVEMENT/CONCRETE	3,473	5,045	+1,572
WATER (BEAVER BROOK)	13,456	13,456	0
IMPERVIOUS GRAVEL (OLD)	99,070	74,871	-24,199
IMP. CRUSHED STONE (NEW)	0	2,750	+2,750
PERVIOUS GRAVEL (NEW)	0	22,000	+22,000
TOTAL IMPERVIOUS	133,123	112,527	-20,596
TOTAL PERVIOUS AREA	72,781	93,377	+20,596
TOTAL AREA	205,904	205,904	0

ONSITE RIVERFRONT AREA CALCULATIONS			
	EXISTING DEGRADED AREA	PROPOSED DEGRADED AREA	NET CHANGE
0'-100' BUFFER	36,483 SF	35,845 SF	-638 SF
100'-200' BUFFER	58,228 SF	58,228 SF	0
TOTAL	94,711 SF	94,073 SF	-638 SF±

*3,314 SF OFFSITE ENCROACHMENT TO BE RESTORED

RIVERFRONT AREA NOTE:

BASED ON A REVIEW OF SATELLITE IMAGERY FROM MARCH 1995, THE PROPOSED WORK AREA IS PREVIOUSLY DEGRADED AS A RESULT IMPERVIOUS SURFACES AND AN ABSENCE OF TOPSOIL. PER 310 CMR 10.58(5), PREVIOUSLY DEGRADED OR DEVELOPED AREAS MAY BE REDEVELOPED, INCLUDING REUSED.

GENERAL NOTE:

THESE PLANS ARE PREPARED FOR OUR CLIENTS USE ONLY FOR THE SPECIFIC PURPOSE OF LAND USE PLANNING ONLY AND ARE NOT TO BE USED OR RELIED UPON AS A PERMIT OR CONSTRUCTION DOCUMENT WITHOUT THE WRITTEN CONSENT OF THE MORIN-CAMERON GROUP, INC.

ABBREVIATIONS:

AC	ACRES
APPROX	APPROXIMATE
BCC	BITUMINOUS CONCRETE CURB
BESS	BATTERY ENERGY STORAGE SYSTEM
BLSF	BORDERING LAND SUBJECT TO FLOODING
BWV	BORDERING VEGETATED WETLAND
CLF	CHAIN LINK FENCE
CONC	CONCRETE
ELEV	ELEVATION
EOG	EDGE OF GRAVEL
EOP	EDGE OF PAVEMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FG	FINISHED GRADE
MASSDEP	MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION
OHW	OVERHEAD WIRE
TYP	TYPICAL
UGE	UNDERGROUND ELECTRIC
WF	WETLAND FLAG

THE PROPOSED DEVELOPMENT WILL IMPROVE EXISTING CONDITIONS BY REMOVING IMPERVIOUS COMPACTED GRAVEL SURFACES AND RESTORING VEGETATION, STORMWATER MANAGEMENT WILL BE PROVIDED ACCORDING THE MASSDEP STANDARDS. WORK IS NOT LOCATED CLOSER THAN EXISTING CONDITIONS, AND THE AREA OF PROPOSED WORK DOES NOT EXCEED THE AMOUNT OF DEGRADED AREA. ALL PROPOSED WORK IS WITHIN A PREVIOUSLY DEGRADED AREA AND NO ALTERATION IS PROPOSED.

STORMWATER MANAGEMENT NOTE:

THE PROJECT WILL REDUCE IMPERVIOUS AREA AND THEREFORE QUALIFIES AS A REDEVELOPMENT PROJECT UNDER THE MASSDEP STORMWATER MANAGEMENT STANDARDS. PER THE STANDARDS "A REDEVELOPMENT PROJECT IS REQUIRED TO MEET THE FOLLOWING STORMWATER MANAGEMENT STANDARDS ONLY TO THE MAXIMUM EXTENT PRACTICABLE: STANDARD 2, STANDARD 3, AND THE PRETREATMENT AND STRUCTURAL BEST MANAGEMENT PRACTICE REQUIREMENTS OF STANDARDS 4, 5, AND 6. EXISTING STORMWATER DISCHARGES SHALL COMPLY WITH STANDARD 1 ONLY TO THE MAXIMUM EXTENT PRACTICABLE".

LEGEND

EXISTING	PROPOSED
MAJOR	220
MINOR	219
50' NO DISTURB ZONE (ISOLATED WETLAND)	50' NO DISTURB ZONE (BANK)
50' NO DISTURB ZONE (BANK)	100' BUFFER ZONE (ISOLATED WETLAND)
100' BUFFER ZONE (BANK)	100' BUFFER ZONE (BANK)
200' RIVERFRONT AREA	LIMIT OF BANK-MEAN ANNUAL HIGH WATER
LIMIT OF BANK-MEAN ANNUAL HIGH WATER	EDGE OF WATER
EDGE OF WATER	FEMA FLOOD ELEVATION (BLSF)
FEMA FLOOD ELEVATION (BLSF)	LIMIT OF ISOLATED WETLAND
LIMIT OF ISOLATED WETLAND	OVERHEAD WIRES
OVERHEAD WIRES	DRAIN PIPE
DRAIN PIPE	UNDERGROUND ELECTRIC
UNDERGROUND ELECTRIC	CHAIN LINK FENCE
CHAIN LINK FENCE	GUARDRAIL
GUARDRAIL	TREELINE
TREELINE	BENCHMARK
BENCHMARK	LIGHT POLE
LIGHT POLE	TEST PIT
TEST PIT	TREE
TREE	UTILITY POLE
UTILITY POLE	WETLAND FLAG

RIVERFRONT CALCULATIONS:

RIVERFRONT AREA ON PROPERTY= 171,287 SF ± (10% = 7,129 SF)

PREVIOUSLY DEGRADED RIVERFRONT= 94,711 SF±

PROPOSED ALTERATION IN RIVERFRONT (0'-100' RFA)= 3,391 SF±

PROPOSED ALTERATION IN RIVERFRONT (100'-200' RFA)= 13,718 SF±

PROPOSED ALTERATION IN RIVERFRONT (TOTAL)= 17,110 SF± (9.9%)

DEGRADED RIVERFRONT RESTORED (REMOVAL OF GRAVEL ACCESS ROAD)= 2,673 SF±

DEGRADED RIVERFRONT PROPOSED = 0 SF±

