

NOTES:

1. ASSESSORS: MAP U24, PARCEL 3-A
2. ZONING DISTRICT: R (RESIDENTIAL DISTRICT)
3. DIMENSIONAL REQUIREMENTS:
  - CONVENTIONAL LOT
    - MINIMUM AREA 40,000 SQ. FT.
    - MINIMUM FRONTAGE 150 FT.
    - MINIMUM FRONT YARD 30 FT.
    - MINIMUM SIDE YARD 15 FT.
    - MINIMUM REAR YARD 15 FT.
  - REDUCED LOT FRONTAGE
    - MINIMUM AREA 80,000 S.F.
    - MINIMUM FRONTAGE 35 FT.
4. OWNER OF RECORD:  
RICKY J. & PAULA J. MARCOULLIER  
481 NEWTOWN RD.  
LITTLETON, MA 01460
5. DEED REFERENCE:  
MSDRD DEED BOOK 17123, PAGE 270
6. PLAN REFERENCES:  
MSDRD PLAN 34 OF 1987  
MSDRD PLAN 871 OF 1979  
COUNTY LAYOUT PLAN #1227 OF 1964 (2 PGS.)
7. THE INTENT OF THE PLAN IS TO SUBDIVIDE LOTS 3 & 4 AS SHOWN ON PLAN 34 OF 1987 - RECORDED AT THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS, CREATING NEW LOTS 6 & 7 AS SHOWN.
8. PROPOSED REDUCED FRONTAGE LOT 6 DOES NOT ABUT ANOTHER REDUCED FRONTAGE LOT.
9. THERE IS NO 100 YEAR FLOOD PLAN ON THIS SITE ACCORDING TO FEMA PANEL #250700239F, EFFECTIVE ON JULY 7, 2014.
10. LOCATION SHOWN FOR EXISTING SEPTIC SYSTEM TAKEN FROM INFO ON FILE AT NASHOBA ASSOCIATED BOARDS OF HEALTH.

LEGEND:

- CB/DH CONCRETE BOUND DRILL HOLE
- DH DRILL HOLE
- FND FOUND
- FSB FIELD STONE BOUND
- MSDRD MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS
- SB/DH STONE BOUND DRILL HOLE

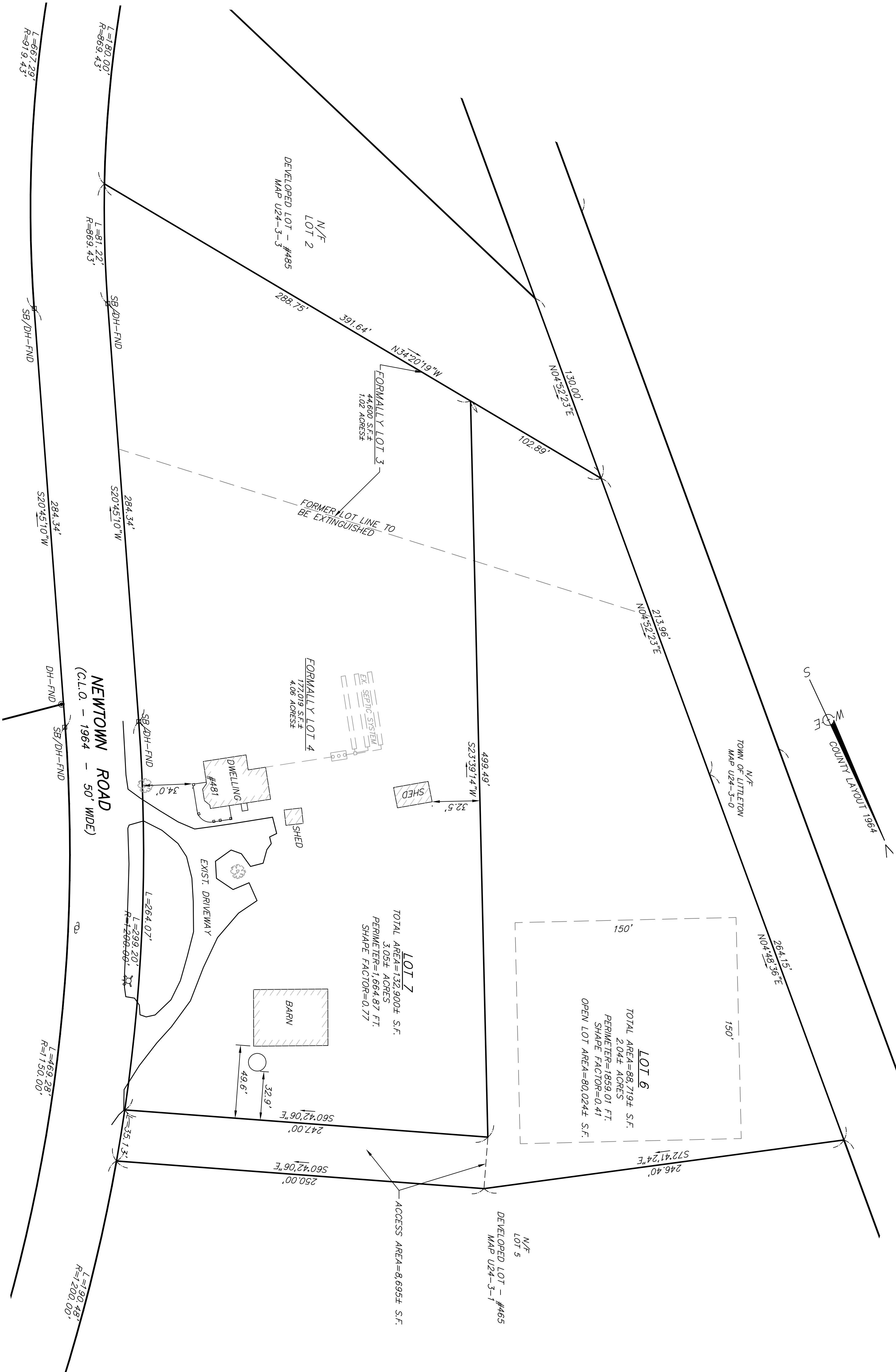
RESERVED FOR REGISTRY USE

TOWN OF LITTLETON  
PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION  
CONTROL LAW NOT REQUIRED.  
APPROVED FOR REDUCED LOT FRONTAGE

DATE

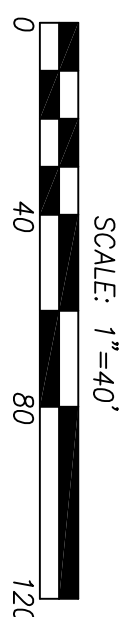
ENDORSEMENT OF THIS PLAN BY THE TOWN OF LITTLETON PLANNING BOARD DOES NOT CONSTITUTE OR IMPLY APPROVAL OR ACKNOWLEDGEMENT THAT ANY LOTS OR PARCELS SHOWN ON THIS PLAN ARE IN COMPLIANCE WITH APPLICABLE ZONING BYLAWS, WETLANDS REGULATIONS, TITLE 5 OR OTHER LOCAL, STATE OR FEDERAL ORDINANCES, LAWS, OR REGULATIONS.



I CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE,  
INFORMATION AND BELIEF THAT:  
THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES  
AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE  
COMMONWEALTH OF MASSACHUSETTS.  
THIS SURVEY AND PLAN CONFORMS TO THE ETHICAL, PROCEDURAL  
AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING  
IN THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR

DATE



PLAN OF LAND  
481 NEWTOWN RD.  
LITTLETON, MA  
PREPARED FOR:  
RYAN MARCOULLIER  
481 NEWTOWN RD.  
LITTLETON, MA 01463