

PROPERTY INFORMATION:

OWNER: 359 KING STREET LLC
359 KING STREET
LITTLETON, MA 01460

LEGAL REFERENCE: 76422-327
LOT SIZE: ±6.57 ACRES
ADDRESS: 359 KING STREET
ASSESSORS PARCEL: MAP U18, LOT 103
ZONE: RESIDENTIAL

EXISTING CONDITIONS NOTES:

- EXISTING CONDITIONS SHOWN PER 'EXISTING CONDITIONS PLAN for 359 KING STREET', BY DOUCET SURVEY/SAM, DATED OCTOBER 24, 2025.
- WETLANDS DELINEATED BY GODDARD CONSULTING IN SEPTEMBER 2025 AND FIELD LOCATED BY DOUCET SURVEY/SAM.
- THE SITE IS WITHIN FLOOD HAZARD ZONE X, PER FIRM MAP #25017C0236G, DATED 07/08/2025.
- ELEVATIONS REFER TO NAVD-88.

SEPTIC SYSTEM REGULATION:

TOWN:
1. NO SEPTIC SYSTEM COMPONENTS SHALL BE CONSTRUCTED IN WETLANDS OR ANY BUFFER ZONES TO WETLANDS.
2. NO SOIL ABSORPTION SYSTEM WITHIN 100' OF WETLAND.
3. NO SOIL ABSORPTION SYSTEM WITHIN 50' OF STORMWATER SUBSURFACE INFILTRATION SYSTEM.

STATE (FLOW REQUIREMENTS):
USE TITLE V FLOW QUANTITY DESIGN FLOW
RESIDENTIAL 110 GPD/BR 15(5-3BR UNITS) 1,850 GPD

DESIGN ASSUMPTIONS
PERC RATE (MINUTES PER INCH) = 15 ASSUMED
LTAR FACTOR (PER TITLE V) = 0.56 (CLASS III SOIL)
REQUIRED FIELD SIZE = 2,947.55'
FIELD SIZE MAYBE ABLE TO BE REDUCED THROUGH USE OF ADVANCED TREATMENT

ZONING COMPLIANCE CHECKLIST:

PROPERTY ID: MAP 18; LOT 104
359 KING STREET
LITTLETON, MA

ZONE: R - RESIDENTIAL (ZONE II PUBLIC WATER SUPPLY)
USE: CLUSTER RESIDENTIAL DEVELOPMENT
(ALLOWED WITH PLANNING BOARD APPROVAL)

	REQUIRED	PROPOSED
LOT AREA	40,000 SF	5.8 ACRES
FRONTAGE	150 FEET	±180 SF
FRONT SETBACK	30 FEET	X FEET
SIDE SETBACK	15 FEET	X FEET
REAR SETBACK	15 FEET	X FEET
BUILDING HEIGHT	32 FEET	<32 FEET
MAX BLDG + PAVE COVER	60%	<60%
MAX BLDG COVERAGE	35%	<35%

SITE NOTES:

- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE TOWN, STATE, AND FEDERAL CODES.
- ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", LATEST EDITIONS AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS UNLESS OTHERWISE SPECIFIED.
- CLEAN AND COAT VERTICAL FACE OF PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL LAYOUT OF LINES AND GRADES.
- THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE OWNER AND ENGINEER, AN AS-BUILT PLAN IN BOTH PAPER COPY AND ELECTRONIC COPY (DWG) FORM. THE AS-BUILT SHALL BE PREPARED BY A LICENSED ENGINEER OR SURVEYOR AND SHALL BE STAMPED AND CERTIFIED AS TO THE COMPLETENESS AND ACCURACY OF THE AS-BUILT.

Site:

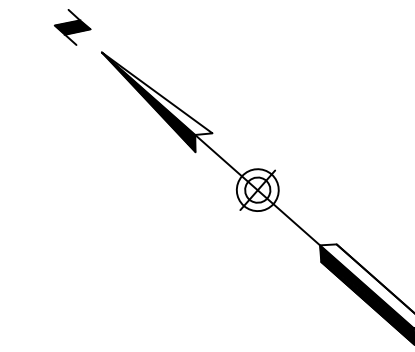
RESIDENTIAL DEVELOPMENT

359 KING
LITTLETON, MASSACHUSETTS

Prepared for:

359 KING STREET LLC

363 KING STREET
LITTLETON, MASSACHUSETTS



0 25 50 100
SCALE in FEET
1"=50'

OCG

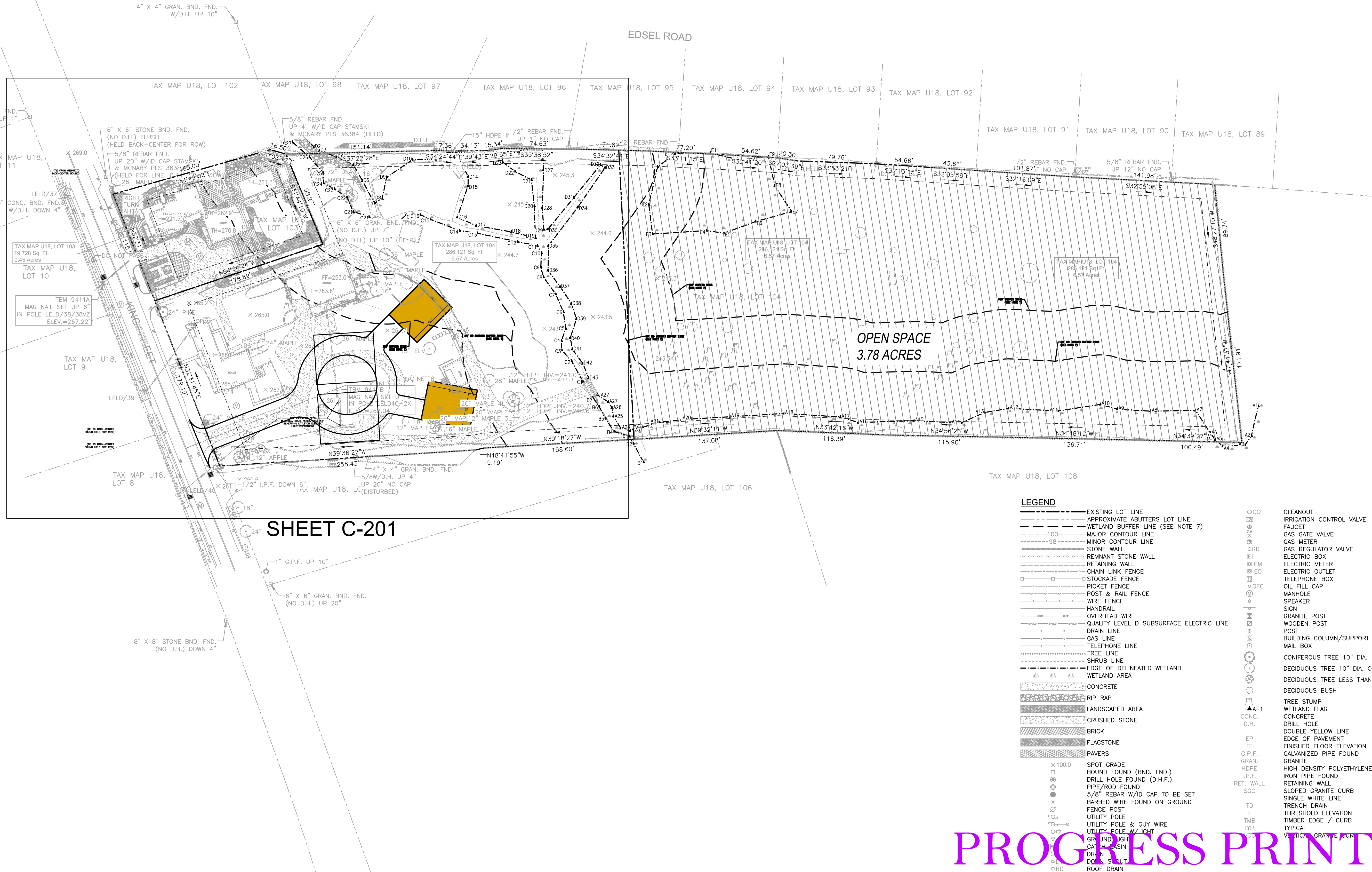
Oak Consulting Group
P.O. Box 1123
Newburyport, MA 01950
Ph. 978.312.3120

OVERALL SITE PLAN

No.	Revision/Issue	Date
Design by:	SPM	Checked by: SPM
Drawn by:	SPM	Approved by: SPM
Project:	24021	Date: October 31, 2025

Sheet:

C-200



SHEET C-201

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