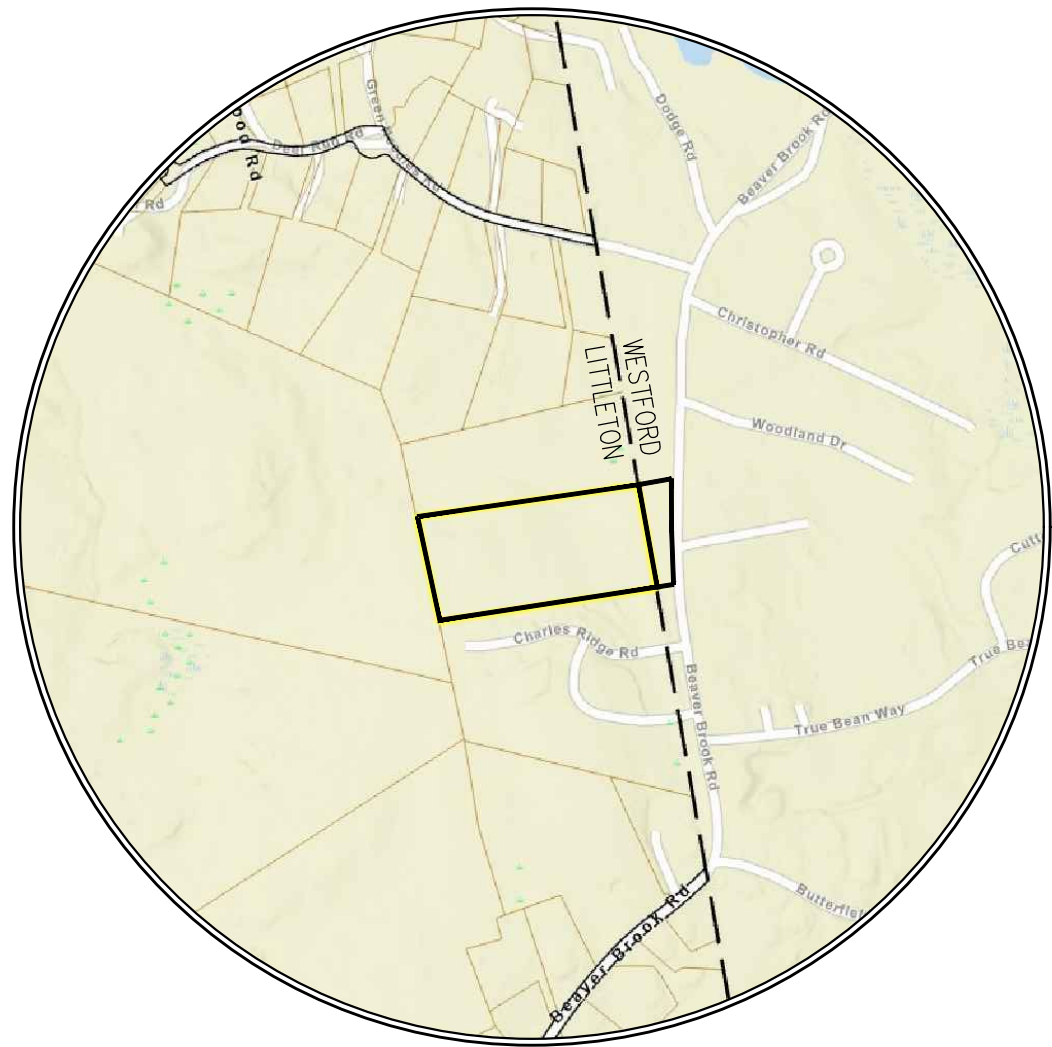




LOCUS
SCALE 1"=600±'

PARCELS 1A, 1B, 2A, 2B, 3A, & 3B ARE NOT SEPERATE
BUILDING LOTS. THEY ARE TO BE COMBINED AS SHOWN TO
CREATE 3 LOTS 1, 2 & 3

PREPARED FOR:
MICHAEL J & HANNAH G GRUAR
64 BEAVER BROOK RD.
LITTLETON MA. 01460

DEED REFERENCES:
BK.75736 PG.281

PLAN REFERENCES:
PLAN 88 OF 1978
PLAN 357 OF 2009

ASSESSORS MAP:R19 PCL.18

ZONING DISTRICT: RESIDENTIAL (LITTLETON)
ZONING DISTRICT: RESIDENCE-B (WESTFORD)

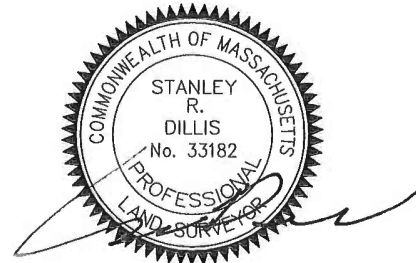
THIS ENDORSEMENT BY THE PLANNING BOARD DOES NOT
CONSTITUTE A FINDING THAT ZONING REQUIREMENTS HAVE
BEEN MET.

RESERVED FOR REGISTRY USE

APPROVAL NOT REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
LITTLETON PLANNING BOARD

APPROVAL NOT REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
WESTFORD PLANNING BOARD

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES
AND REGULATIONS OF THE REGISTERS OF DEEDS OF
THE COMMONWEALTH OF MASSACHUSETTS.



OCTOBER 21, 2025

PROFESSIONAL LAND SURVEYOR



1 in. = 60 ft.

ZONING TABLE:

	WESTFORD (RB)	LITTLETON (Res)
AREA	20,000 SF	40,000 SF
FRONTAGE	100'	150'
F.YARD	25'	30'
S.YARD	15'	15'
R.YARD	30'	15'
UPLAND %	75% OF LOT AREA	--
LOT SHAPE	--	16A/P~2x0.4

HAMMERHEAD LOT REQUIREMENTS:

FRONTAGE	50'	35'
MIN. AREA	120,000 SF	80,000 SF (EXC. STRIP)
MAX. DRIVEWAY LENGTH	600'	
SETBACKS	50'	SAME
CONTIGUOUS LOTS	2 (MAX.)	1 (MAX)
BUILDING AREA	--	150'x150' SQUARE

PLAN OF LAND IN LITTLETON, MASSACHUSETTS

DATE: OCTOBER 21, 2025	SCALE: 1 in. = 60 ft.
RECORD OWNER: MICHAEL J & HANNAH G GRUAR 64 BEAVER BROOK RD. LITTLETON MA. 01460	JOB NO. 7462 DWG. NO. 7462-ANR



CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS

CORPORATE OFFICE: 1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462
CONCORD OFFICE: 978-779-6091 100 MAIN ST., SUITE 310 CONCORD, MA 01742
www.dillisondroy.com

SHEET 1 OF 1