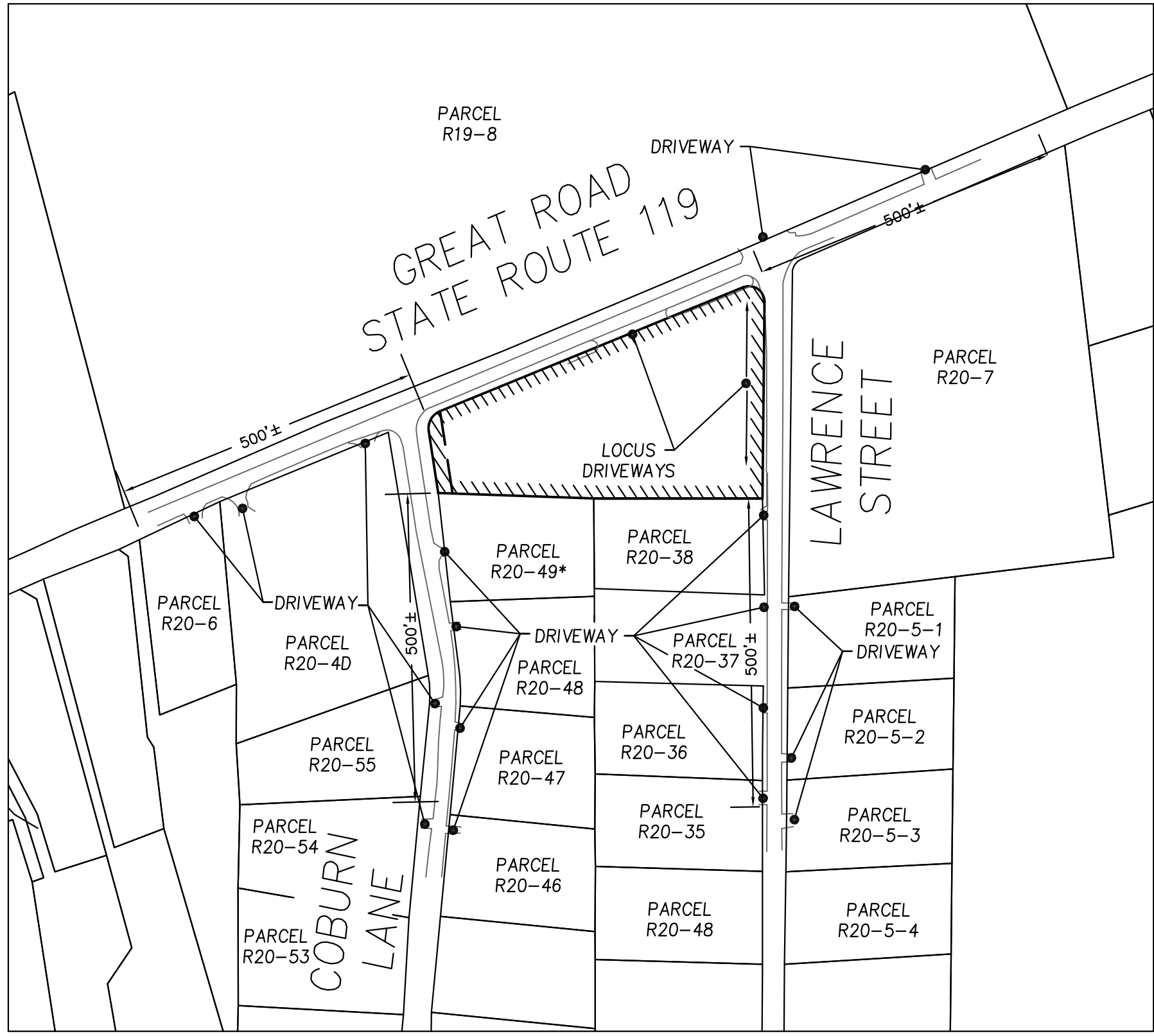
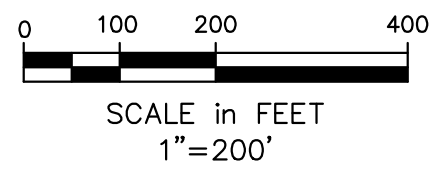




DRIVEWAY LOCATION SKETCH



LOCUS TITLE INFORMATION

600 GREAT ROAD

OWNER: GARY WILKINS FAMILY IRREVOCABLE TRUST

DEED REFERENCE: BOOK 65818 PAGE 217

ASSESSORS: MAP R20 LOT 4E

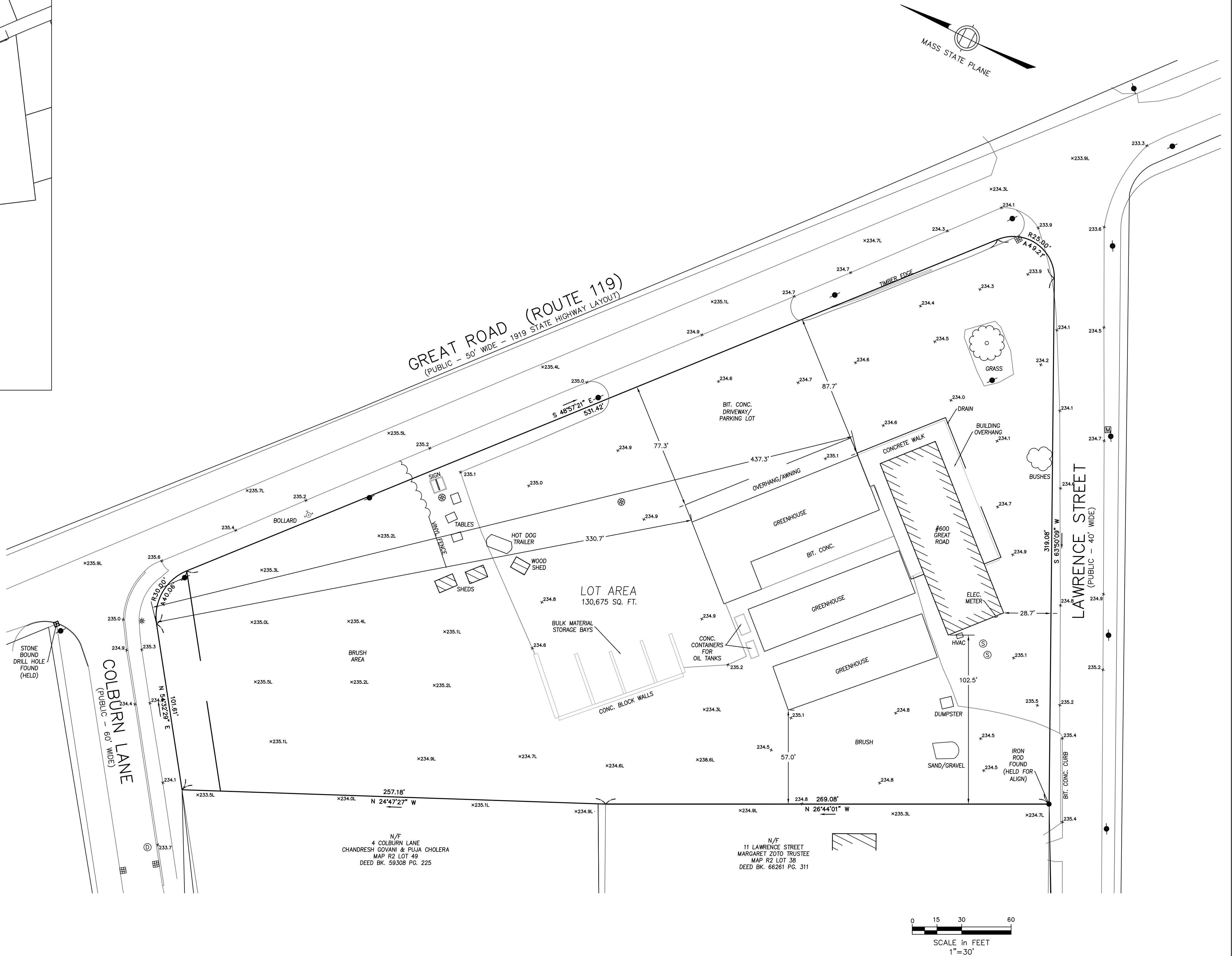
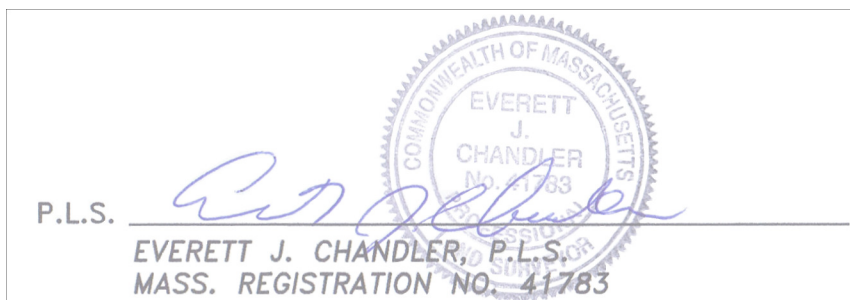
NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON THE LOT AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON NOVEMBER 27TH & DECEMBER 2ND, 2024. DRIVEWAYS OFFSITE ARE GRAPHICALLY COMPILED FROM GOOGLE EARTH.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE TOWN OF LITTLETON ASSESSOR'S OFFICES.

ELEVATIONS SHOWN HEREON ARE NAVD88 AS ESTABLISHED BY RTK GPS.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



Copyright 2025 Winter GEC, LLC

Winter GEC, LLC

44 MERRIMAC STREET
NEWBURYPORT, MA 01950
978-270-8626

SCALE:
HORIZ: 1" = 30'
VERT: N.A.

NO. DATE BY REVISIONS

FIELD: JK
CALCS: CO/EC
CHECKED: EJC
APPROVED: EJC

LIMITED EXISTING
CONDITIONS PLAN

600 GREAT ROAD

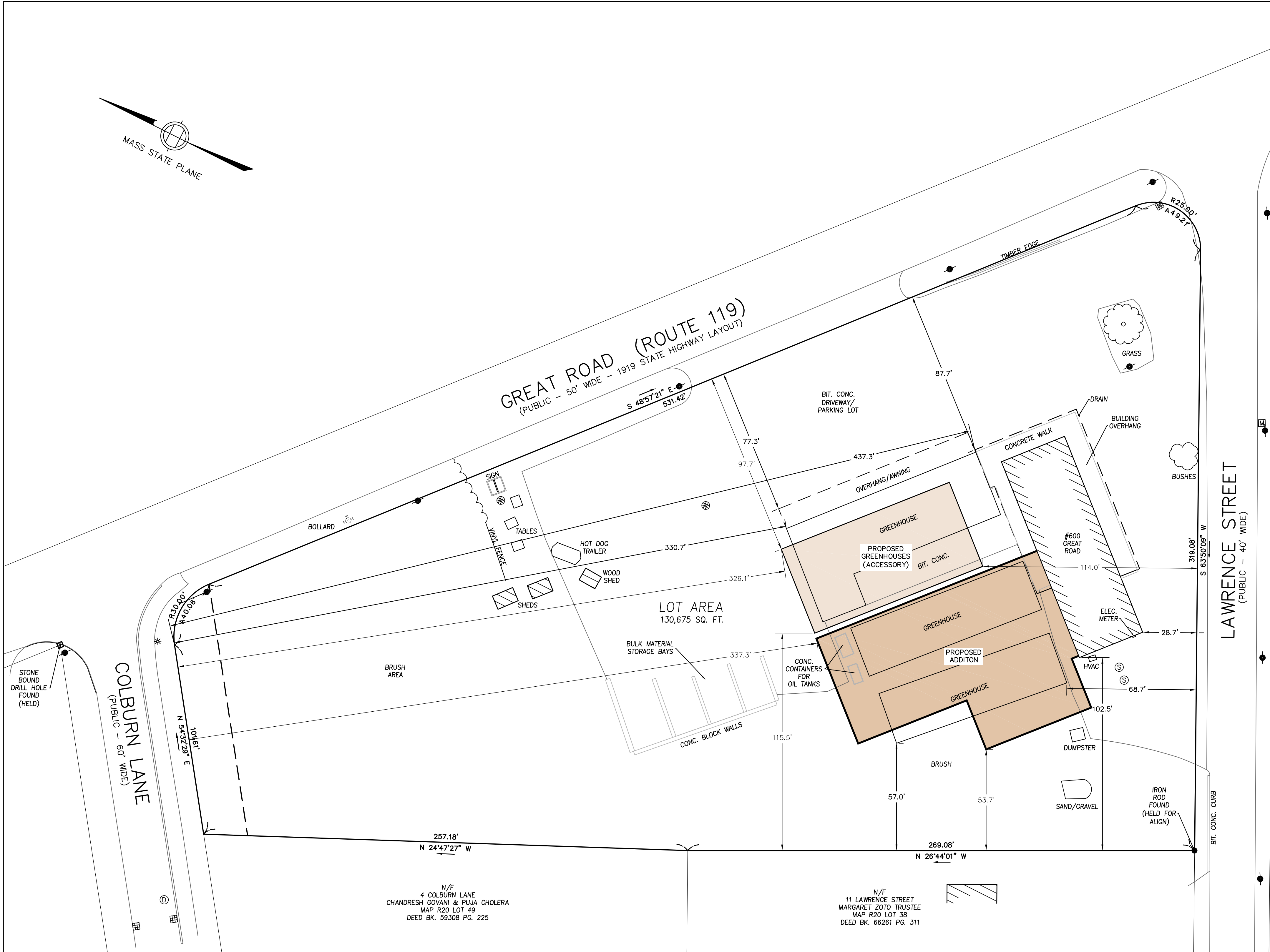
PLAN OF LAND IN
LITTLETON, MASSACHUSETTS
SURVEYED FOR
MATTHEW KOZAZCKI

PROJECT NO.
2024-600GREAT

DATE: MAY 7, 2025

SHEET NO.

1 OF 1



LOT COVERAGE TABLE

Existing	Existing	Proposed
Building	6201	15266
Greenhouses / Sheds	9932	4855
Driveway/Parking	52468	51796
Total	68601	71917

ZONING

RESIDENTIAL (R)

	REQUIRED		EXISTING		PROPOSED
MINIMUM LOT AREA	40,000 SQUARE FEET		130,675 SQUARE FEET		130,675 SQUARE FEET
MINIMUM LOT FRONTAGE	150 FEET		1,041.38 FEET		1,041.38 FEET
	PRINCIPAL	ACCESSORY	PRINCIPAL	ACCESSORY	PRINCIPAL ACCESSORY
FRONT SETBACK	30 FEET	30 FEET	87.7 FEET	77.3 FEET	87.7 FEET 97.7 FEET
SECONDARY FRONT (R)	30 FEET	30 FEET	28.7 FEET	68.7 FEET	28.7 FEET 114.0 FEET
TERTIARY FRONT (L)	30 FEET	30 FEET	437.3 FEET	330.7 FEET	337.3 FEET 326.1 FEET
REAR SETBACK	15 FEET	10 FEET	102.5 FEET	57.0 FEET	53.7 FEET 115.5 FEET
MAXIMUM LOT COVERAGE(%)	60.0%		52.5%		55.0%
MAXIMUM HEIGHT	32 FEET		16.3' FEET		29.5 FEET

ON-LINE ZONING ORDINANCES
TOWN OF LITTLETON WEBSITE
<https://ma-littleton.civicplus.com/487/Town-Code>
PLANNING DEPARTMENT - TOWN PLANNER PHONE 978-540-2425

INFORMATION REGARDING ZONING, INCLUDING PARKING ABOVE, SHOWN HEREON
IS NOT INTENDED TO BE A DEFINITIVE ZONING OPINION AND IS FOR
INFORMATIONAL PURPOSES ONLY. ALL INFORMATION SHOULD BE VERIFIED BY
LEGAL COUNSEL PRIOR TO RELIANCE UPON THE SAME.

NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ON THE LOT. EXISTING
FEATURES ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON NOVEMBER 27TH & DECEMBER
2ND, 2024.

PROPOSED IMPROVEMENTS ARE AS PROVIDED BY THE PROJECT ARCHITECT.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE TOWN OF LITTLETON
ASSESSOR'S OFFICES.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND
PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

P.L.S.
EVERETT J. CHANDLER, P.L.S.
MASS. REGISTRATION NO. 41763

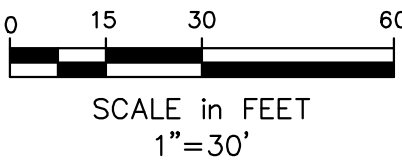
LOCUS TITLE INFORMATION

600 GREAT ROAD

OWNER: GARY WILKINS FAMILY IRREVOCABLE TRUST

DEED REFERENCE: BOOK 65818 PAGE 217

ASSESSORS: MAP R20 LOT 4E



Copyright 2025 Winter GEC, LLC

Winter GEC, LLC

44 MERRIMAC STREET
NEWBURYPORT, MA 01950
978-270-8626

SCALE:

HORIZ: 1"= 10'

VERT: N.A.

NO.	DATE	BY	REVISIONS	

FIELD: JK
CALCS: CO/EC
CHECKED: EJC
APPROVED: EJC

ZONING PLAN

600 GREAT ROAD

PLAN OF LAND IN
LITTLETON, MASSACHUSETTS

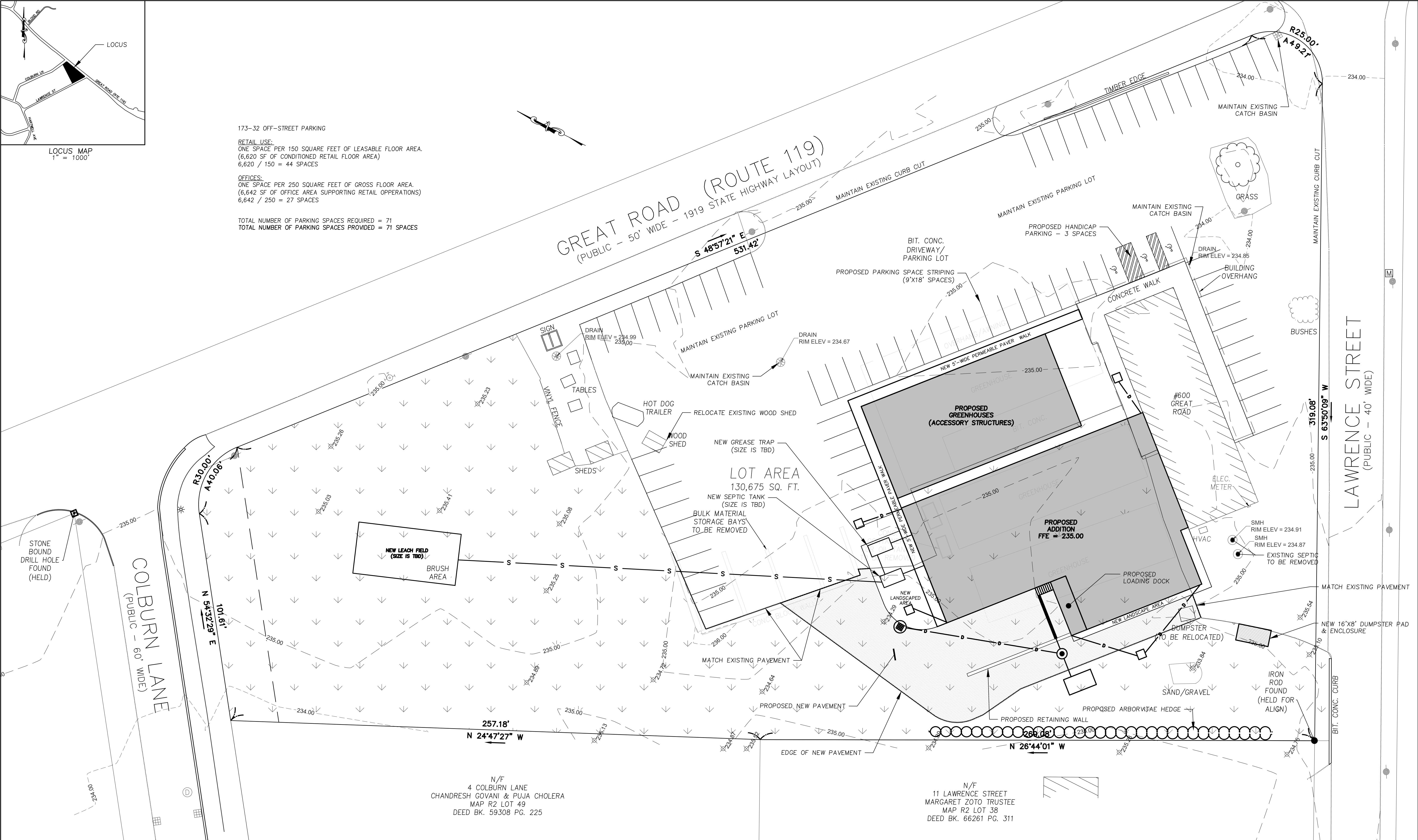
SURVEYED FOR
MATTHEW KOZAZCKI

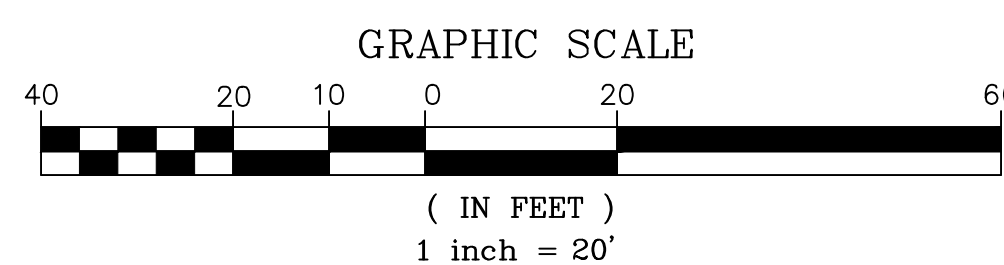
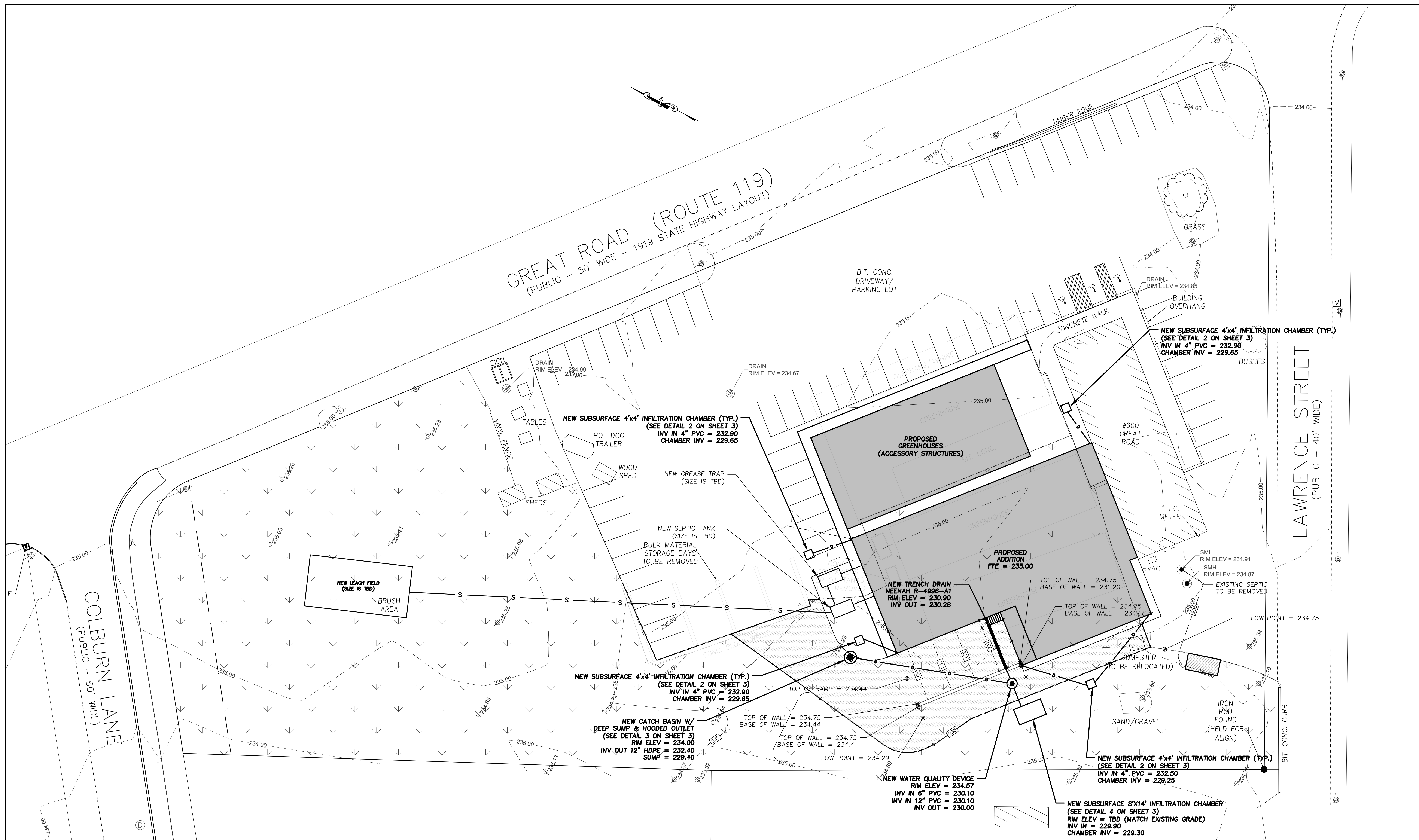
PROJECT NO.
2024-600GREAT

DATE: DEC. 10, 2024

SHEET NO.

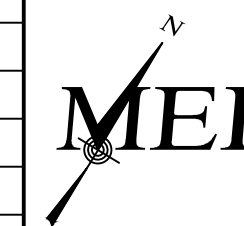
1 OF 1





PREPARED FOR

MATTHEW KOZAZCKI
108 HIGH ROAD
NEWBURY, MA

[illegible]

MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=20'

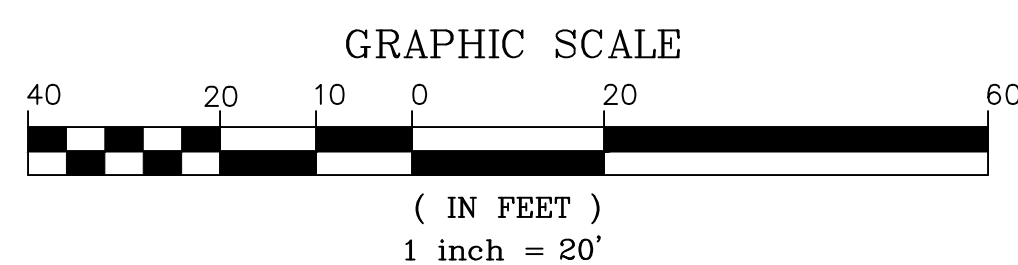
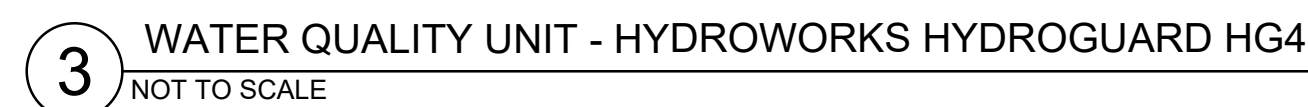
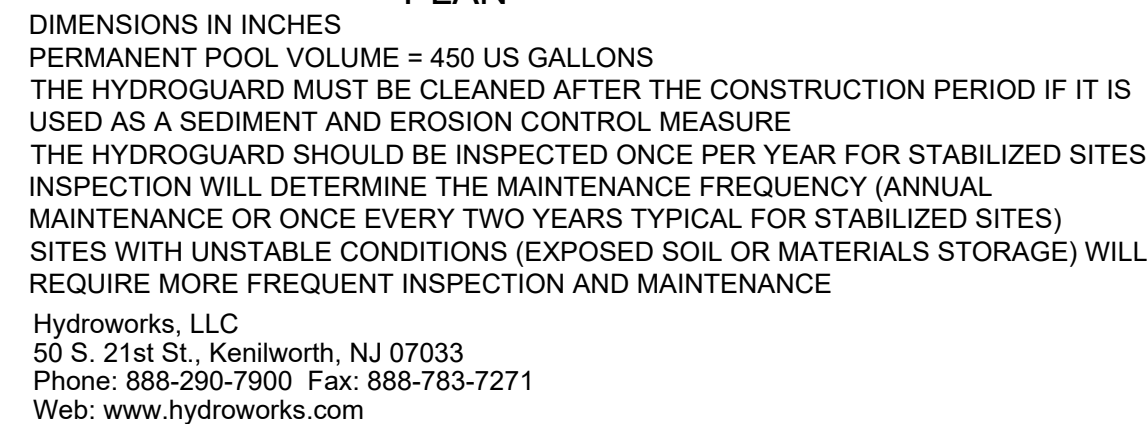
CALC.	BY: A.P
-------	---------

DDO-150T 14954425

BUILDING ADDITION
IN
LITTLETON, MA
AT
600 GREAT ROAD

GRADING & DRAINAGE PLAN

SHEET: 2 OF 3



PREPARED FOR
MATTHEW KOZAZCKI
108 HIGH ROAD
NEWBURY, MA

[illegible]

MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=20'

DATE: MAY. 13, 2025

CALC. BY: A.P.M.

CHKD. BY: S.W.S.

PROJECT: M254487

BUILDING ADDITION
IN
LITTLETON, MA
AT
600 GREAT ROAD

DETAILS

SHEET: 3 OF 3

project:

TENDERCROP FARM

600 Great Road
Littleton, MA

architect:

GRAF
ARCHITECTS
2 Liberty Street
Newburyport, MA
01950
T. 978.499.9442
www.grafarch.com

issued:

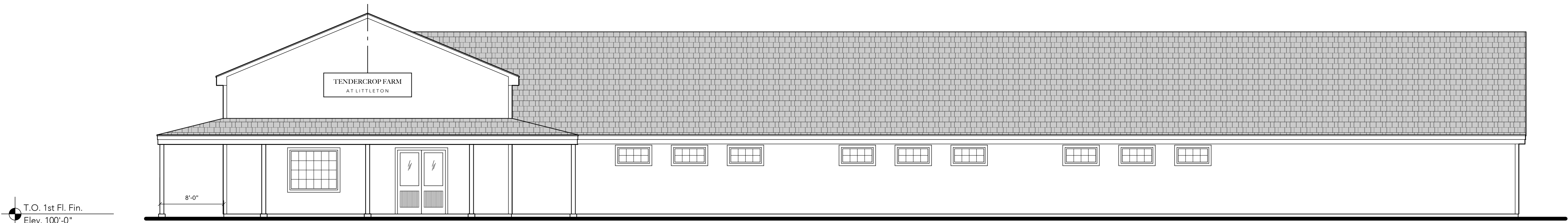
title:

PROPOSED
EXTERIOR
ELEVATIONS

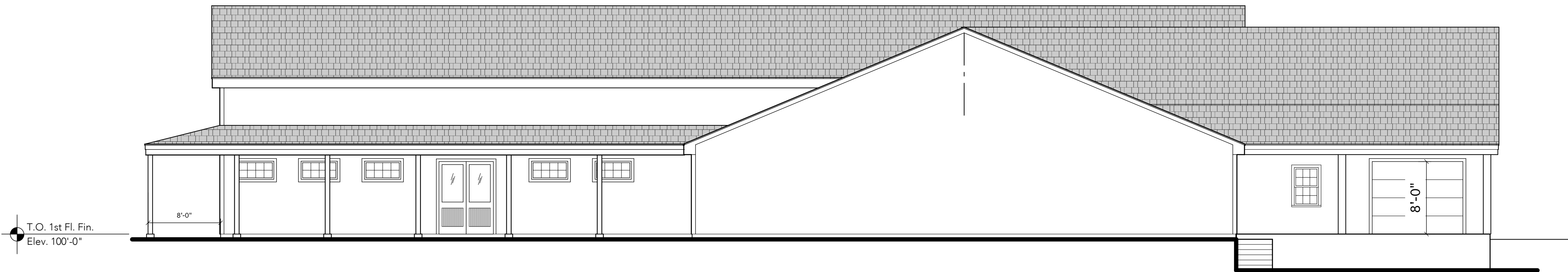
SCALE: 1/8" = 1'-0"

9 december 2024

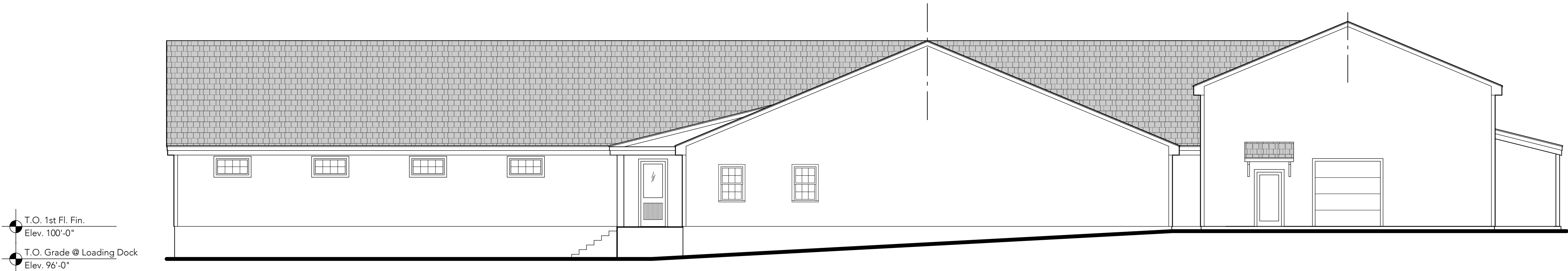
A02



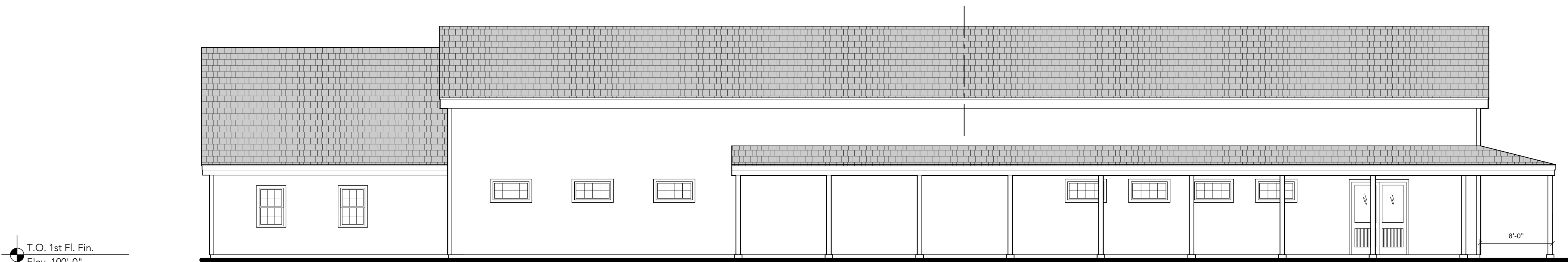
1 Exterior Elevation - FRONT
SCALE: 1/8" = 1'-0"



2 Exterior Elevation - SIDE
SCALE: 1/8" = 1'-0"



3 Exterior Elevation - REAR
SCALE: 1/8" = 1'-0"



4 Exterior Elevation - SIDE
SCALE: 1/8" = 1'-0"