

LEGEND

- BUILDING SETBACK LINE
- BUILDING SETBACK LINE
- EROSION CONTROL
- 2.32' EXISTING CONTOUR
- 2.32' PROPOSED CONTOUR
- EDGE OF PAVEMENT
- BITUMINOUS CONCRETE CURBING
- TREELINE
- ETC UNDERGROUND ELECTRIC, TELEPHONE & CABLE
- G GAS LINE
- C STORM DRAIN
- W WATER LINE
- ⊙ TREES AND SHRUBS
- ⊙ GAS VALVE
- ⊙ HYDRANT
- ⊙ WATER VALVE
- ⊙ SIGN
- ⊙ SEWER MANHOLE
- ⊙ YARD LIGHT
- ⊙ DEEP HOLE
- ⊙ PERCOLATION TEST
- ⊙ WALL MOUNTED LIGHT FIXTURE
- ⊙ SNOW STORAGE

RECORD OWNER

TOWN OF LITTLETON
PO BOX 1305
LITTLETON, MA 01460

ASSESSOR'S REFERENCE

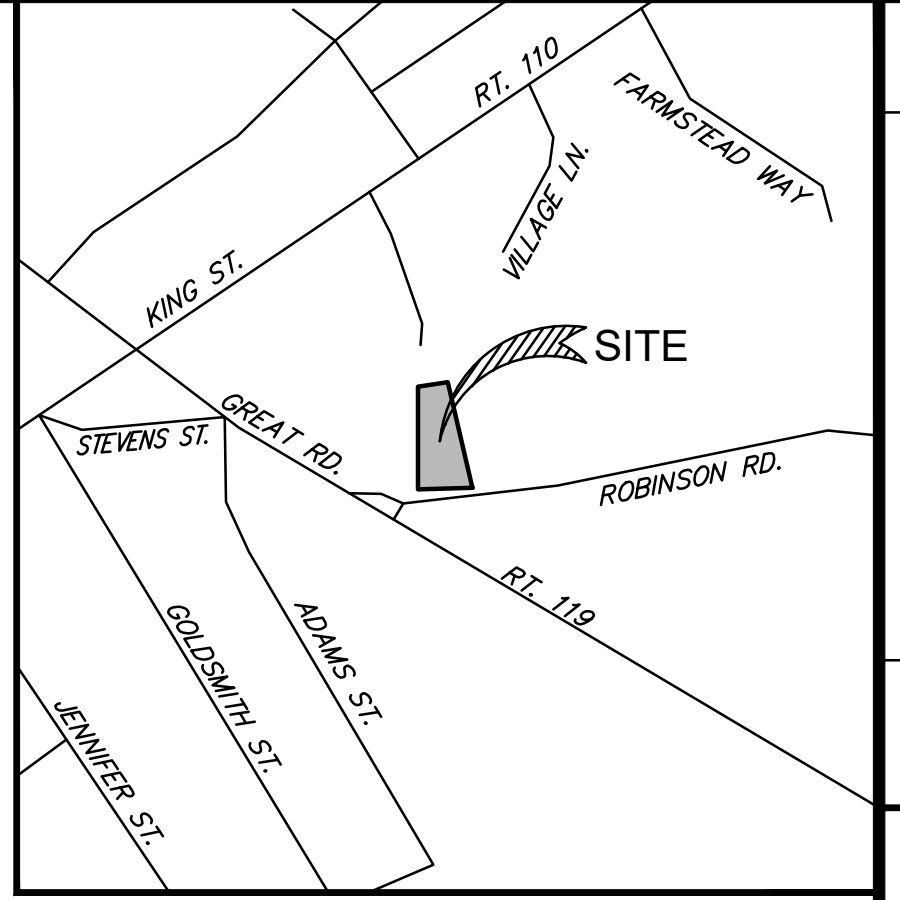
TAX MAP U07, PARCEL 15, LOT 0

DEED REFERENCE

DEED BOOK 71265, PAGE 451

PLAN REFERENCE

1. M.S.D.R.D. PLAN 362 OF 1967.
2. M.S.D.R.D. PLAN 380 OF 1970.
3. M.S.D.R.D. PLAN 837 OF 1987.
4. M.S.D.R.D. PLAN 1331 OF 1999.



LOCUS MAP
SCALE: 1" = 500'

SURVEY NOTES

1. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM AN ON THE GROUND AND SURVEY CONDUCTED BY LANDTECH CONSULTANTS, INC. IN MAY OF 2023.
2. BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ON THE GROUND SURVEY CONDUCTED BY LANDTECH CONSULTANTS, INC. IN MAY OF 2021 BASED ON INFORMATION OBTAINED FROM THE PUBLIC RECORDS.
3. THE BEARINGS, DISTANCES AND COORDINATES ARE BASED ON AND SHOWN HEREON IN U.S. SURVEY FEET IN MA. STATE PLANE COORDINATE SYSTEM REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), CORS ADJUSTMENT (NA2011/GEOD 12A) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS PERFORMED IN MAY OF 2023 UTILIZING THE MACORS RTK GPS NETWORK.
4. THE VERTICAL DATUM FOR THIS PROJECT IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), CORS ADJUSTMENT (NA2011/GEOD 12A) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS PERFORMED IN MAY OF 2023 UTILIZING THE MACORS RTK GPS NETWORK.
5. UTILITY INFORMATION SHOWN HEREON IS BASED ON RECORD INFORMATION AND FIELD OBSERVATIONS. A SUBSURFACE INVESTIGATION WAS NOT PERFORMED.
6. THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DEFINED IN FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 25017C0236F WITH AN EFFECTIVE DATE OF JULY 7, 2014.
6. THIS PARCEL IS LOCATED IN ZONING DISTRICT VC (VILLAGE COMMON), AND IS SUBJECT TO THE REQUIREMENTS OF THE CURRENT ZONING BY-LAWS.

ZONING DISTRICT:	VILLAGE COMMON (VC)
PRIMARY FRONT SETBACK:	10/20 FEET (MIN/MAX)
SECONDARY FRONT SETBACK:	10/20 FEET (MIN/MAX)
SIDE SETBACK:	10 FEET
REAR SETBACK:	10 FEET
PRIMARY PARKING SETBACK:	20 FEET
SECONDARY PARKING SETBACK:	20 FEET
LOT COVERAGE:	80% (MAX)
FAÇADE BUILDOUT:	60% (MIN)

UNIT SUMMARY

ONE (1) EXISTING BUILDING - 2 UNITS
ONE (1) DUPLEX BUILDING - 2 UNITS
TOTAL = 4 UNITS

PARKING

NUMBER	LOCATION
4	GARAGE
7	SURFACE
11	TOTAL

LOT COVERAGE

	EXISTING	PROPOSED
BUILDING	2,988 SF (9.7%)	6,081 SF (19.7%)
PAVEMENT	830 SF (2.7%)	6,912 SF (22.5%)
TOTAL IMPERVIOUS	3,818 SF (12.4%)	12,993 SF (42.2%)

ZONING SITE SUMMARY

REQUIREMENTS		EXISTING	PROPOSED	EXCEPTION REQUESTED*
RESIDENCE A 'RA' ZONING DISTRICT				
BUILDING FRONT	10/20 FT. (MIN/MAX) ¹	32.7 FT.	32.7 FT.	NO
SETBACKS: SIDE	10 FT.	18.8 FT.	12.8 FT.	NO
REAR	10 FT.	109.5 FT.	24.4 FT.	NO
PRIMARY/SECONDARY PARKING SETBACK	35 FT.	20 FT.	92 FT.	NO
LOT COVERAGE	80%	12%	42%	NO
FAÇADE BUILDOUT	60% (MAX)	58%	58%	NO
BUILDING HEIGHT	2.5 STORIES	2.5 STORIES	2.5 STORIES	NO

1. MINIMUM AND MAXIMUM FRONT SETBACKS ARE INCREASED BY 10 FEET WHEN DEVELOPMENT OCCURS ON ANY LOT ABUTTING A SIDEWALK.

PLAN
SCALE: 1" = 20'



Prepared for:
JOSEPH CATALDO
36 ROBINSON ROAD
LITTLETON, MA 01460

Design: MJS
Draft: MJS
Check: MAW

JULY 25, 2023

SITE PLAN
12 ROBINSON ROAD
LITTLETON, MA

Scale: 1" = 20'

Landtech Consultants
515 Gorton Road - Westford, MA 01886 • (978) 892-6100 • www.landtechinc.com
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Sheet C-1