



LEGEND

- BUILDING SETBACK LINE
 - BUILDING SETBACK LINE
 - EROSION CONTROL
 - - - - - EXISTING CONTOUR
 - - - - - PROPOSED CONTOUR
 - ===== EDGE OF PAVEMENT
 - ===== BITUMINOUS CONCRETE CURBING
 - ===== TREELINE
 - ETC --- UNDERGROUND ELECTRIC, TELEPHONE & CABLE
 - G --- GAS LINE
 - S --- 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

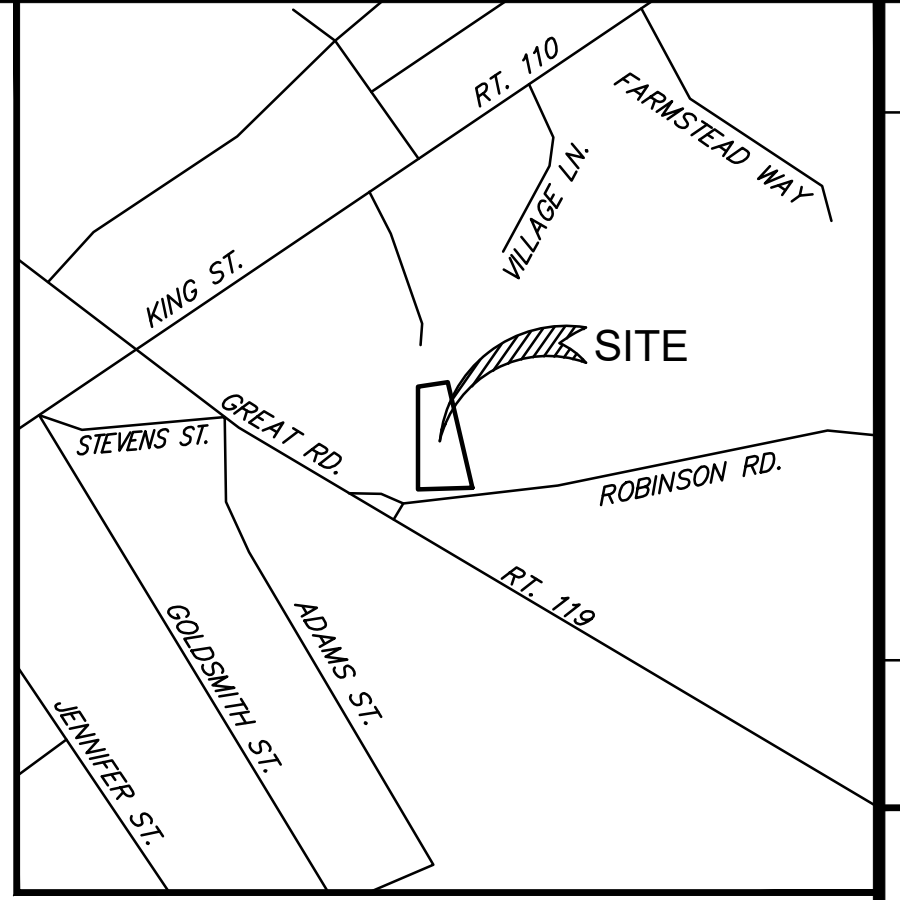
TAX MAP U07, PARCEL 15, LOT 0

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/GEIOD 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/GEIOD 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)
FACADE 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
FACADE 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 Grafton Road - Westford, MA 01886 • (978) 892-6100 • www.landtechinc.com
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Job. No. 22-146
Dwg. No. 11179
Sheet C-1



PLANTING NOTES:

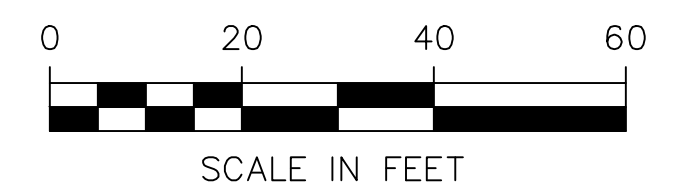
1. PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN HORTICULTURE INDUSTRY ASSOCIATION.
2. ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITH MATERIAL EQUIVALENT TO THE DESIRED MATERIAL IN OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE. PROPOSED SUBSTITUTIONS WILL ONLY BE CONSIDERED IF SUBMITTED WITH ENUMERATED REASONS WHY SUBSTITUTIONS ARE PROPOSED.
3. PLANTING BEDS SHALL BE FILLED WITH SOIL AND CROWNED ABOVE ADJACENT LAWN OR IMPROVED AREAS. PLANTING BEDS SHALL BE MULCHED WITH AGED PINE BARK MULCH TO A DEPTH OF THREE (3) INCHES.
4. CAUTION SHALL BE USED NOT TO EXTEND MULCH LAYER ABOVE SOIL LEVEL AT TRUNKS/STEMS OF INSTALLED PLANT MATERIAL.
5. PROVIDE FIVE (5) FOOT DIAMETER MULCH CIRCLE AROUND INDIVIDUAL TREE PLANTINGS AND CONTINUOUS MULCH BED AROUND SHRUB PLANTINGS UNLESS NOTED OTHERWISE.
6. VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER OR OWNER'S REPRESENTATIVE.
7. NO PLANT SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING.
8. PLANT MATERIALS SHALL BEAR SAME RELATIONSHIP TO GRADE AS THEY BORE TO GRADE IN THE NURSERY.
9. PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
10. LOAM AND SEED DISTURBED AREAS UNLESS OTHERWISE INDICATED.
11. LANDSCAPE CONTRACTOR SHALL FURNISH TOPSOIL AS NEEDED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL AND PRODUCTIVE TOPSOIL OF GOOD CLAY-LOAM TYPE. IT SHALL BE FREE OF WEED SEEDS. TOPSOIL SHALL BE WITHOUT ADMIXTURE OF SUBSOIL AND SHALL BE REASONABLY FREE OF STONES, LUMPS, ROOTS, STICKS AND OTHER FOREIGN MATTER. TOPSOIL SHALL NOT BE WORKED OR APPLIED IN A MUDDY OR WET CONDITION.
12. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF FOUR (4) INCHES ON ALL STRIPPED PLANTED AREAS INCLUDING SLOPE STABILIZATION, LAWN AREAS, AND PLANTING BEDS AFTER EARTH FILLS HAVE PROPERLY SETTLED AND SUBGRADE HAS BEEN APPROVED BY THE OWNER. THE SETTLED TOPSOIL SHALL BE UP TO THE FINISHED GRADE AS REQUIRED ON THE DRAWINGS. SCARIFY SUBGRADE TO A DEPTH OF TWO (2) INCHES BEFORE PLACING TOPSOIL.
13. REMOVE ALL ROCKS AND DEBRIS FROM SOIL SURFACE AND GRADE TO AN EVEN SURFACE.
14. PLANTING SEED SHALL BE SOWN IN SEASONAL CONDITIONS AS APPROPRIATE FOR GOOD SEED SURVIVAL, OR AT SUCH TIMES AS APPROVED BY THE OWNER. PROVIDE SUFFICIENT HOSE AND SPRINKLER HEADS FOR ADEQUATE WATERING TO MAINTAIN A MOIST SEED BED AT ALL TIMES.
15. AFTER SEEDING, THE SURFACE OF THE SOIL SHALL BE EVENLY RAKED WITH A FINE-TOOTHED RAKE AND THEN ROLLED WITH A HAND ROLLER WEIGHING NOT LESS THAN ONE HUNDRED (100) POUNDS PER FOOT OF WIDTH.
16. WATER THE MULCH AND SEED BEDS THOROUGHLY AND IMMEDIATELY AFTER COMPLETION OF MULCHING AND SEEDING OPERATIONS. SOIL SHALL BE MOISTENED TO A DEPTH OF FOUR (4) INCHES. CONTRACTOR SHALL INSTRUCT OWNERS REPRESENTATIVE ON APPROPRIATE WATERING PROCEDURES DURING INITIAL ESTABLISHMENT.
17. IF CERTAIN AREAS OF THE LAWN DO NOT SHOW A PROMPT "CATCH", THESE AREAS SHALL BE RESEED AT THE SAME RATE AND IN THE SAME MANNER IN TEN (10) DAY INTERVALS. THIS SEEDING PROCESS SHALL CONTINUE UNTIL A GROWTH OF GRASS IS ESTABLISHED OVER THE ENTIRE AREA.
18. PROTECT NEWLY TOPSOILED, GRADED AND/OR SEEDED AREAS FROM TRAFFIC AND EROSION. KEEP AREAS FREE OF TRASH AND DEBRIS RESULTING FROM LANDSCAPE CONTRACTOR OPERATIONS.
19. PLACE WARNING SIGNS IN SEEDED AREAS AND ERECT BARRICADES TO PREVENT DAMAGE BY PERSONS OR MACHINES; MAINTAIN THESE PROTECTIONS FOR AT LEAST THIRTY (30) DAYS.
20. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED, AND RUTTED AREAS TO THE SPECIFIED GRADE AND TOLERANCES.
21. THE LANDSCAPE CONTRACTOR SHALL CLEAN UP AND REMOVE ANY DEBRIS FROM THE SITE CAUSED BY THE LANDSCAPE CONTRACTOR OR THEIR SUBCONTRACTORS.
22. PLANT MATERIAL SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR FOR THE DURATION OF THE PROJECT.



Jeffrey Yates
7/25/2023

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
AL	3	Amelanchier laevis 'JFS-Arb'	Spring Flurry® Allegheny Serviceberry	1 1/2-2" cal.	B&B
CC	5	Carpinus caroliniana 'J.N. Upright'	Firespire® American Hornbeam	2-2 1/2" cal.	B&B
CA	3	Cornus alternifolia	Pagoda Dogwood	7-8" ht.	B&B
NS	4	Nyssa sylvatica 'NSUHH'	Green Gable™ Tupelo	2-2 1/2" cal.	B&B
TX	18	Thuja x 'MonRig'	Tiny Tower® Arborvitae	6-7" ht.	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
AM	10	Aronia melanocarpa 'UCONNAM165'	Low Scape Mound® Black Chokeberry	12-18" ht.	3 gal.
AH	6	Aronia melanocarpa 'UCONNAM166'	Low Scape Hedger® Black Chokeberry	24-30" ht.	5 gal.
CS	11	Cornus sericea 'Farrow'	Arctic Fire® Red Twig Dogwood	24-30" ht.	5 gal.
HB	5	Hydrangea paniculata 'ILVOBO'	Bobo® Panicle Hydrangea	18-24" ht.	5 gal.
HQ	9	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	30-36" ht.	7 gal.
IG	7	Ilex glabra 'Compacta'	Compact Inkberry	18-24" ht.	5 gal.
LF	12	Leucothoe fontanesiana 'Zebild'	Scarletta® Drooping Leucothoe	12-18" ht.	3 gal.
RC	6	Rhododendron catawbiense 'Album'	White Catawba Rhododendron	36-42" ht.	B&B
SV	6	Syringa vulgaris	Common Lilac	42-48" ht.	B&B
SB	14	Syringa x 'Bloomerang'	Bloomerang Series Lilac	24-30" ht.	B&B
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
GE	14	Geranium maculatum 'Espresso'	Spotted Geranium	8-12" ht.	1 gal.



PLAN
SCALE: 1" = 20'

Job. No. 3448.00	Dwg. No. D002A	Sheet L-1	Prepared for: JOSEPH CATALDO 36 ROBINSON ROAD LITTLETON, MA 01460	Design REA	Draft REA	Check REA	Date JULY 25, 2023	Revision	By
BEALS AND THOMAS 144 Turnpike Road, Suite 210 Southborough, Massachusetts 01772-2104 T 508.366.0560 www.bealsandthomas.com			LANDSCAPE PLAN 12 ROBINSON ROAD LITTLETON, MA		Scale: 1" = 20'				
					Reproduction of this plan in whole or part is prohibited without the written consent of the design engineer and/or firm.				



12 Robinson Road, House-Barn

Littleton, MA July 31, 2023

 **The MZO GROUP**
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House-Barn

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12 Robinson Road, Duplex

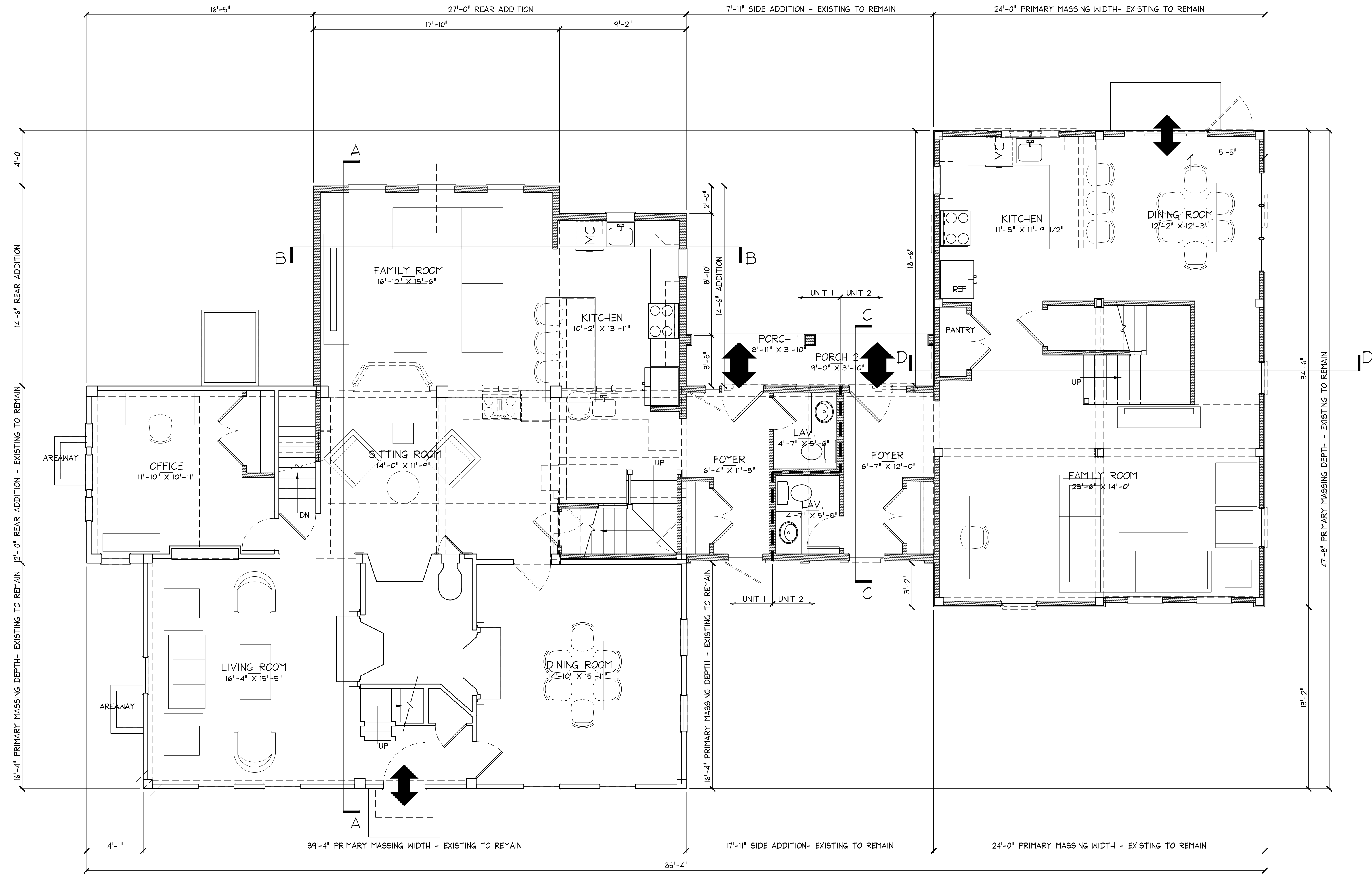
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Duplex

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UNIT 1
 FIRST FLOOR: 1,683 S.F. UNIT TOTAL: 2,540 S.F.

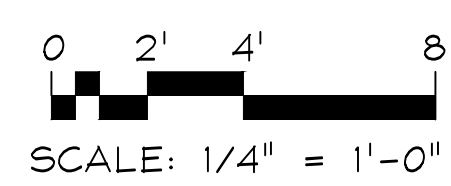
BUILDING TOTAL: 2,628 S.F. 1ST FLR + 1,454 S.F. 2ND FLR = TOTAL: 4,082 S.F.

UNIT 2
 FIRST FLOOR: 942 S.F. UNIT TOTAL: 1,539 S.F.

R O B I N S O N R O A D

HOUSE-BARN FIRST FLOOR PLAN

1/4" = 1'-0" FIRST FLOOR: 1,683 S.F. + 942 S.F. TOTAL: 2,628 S.F.



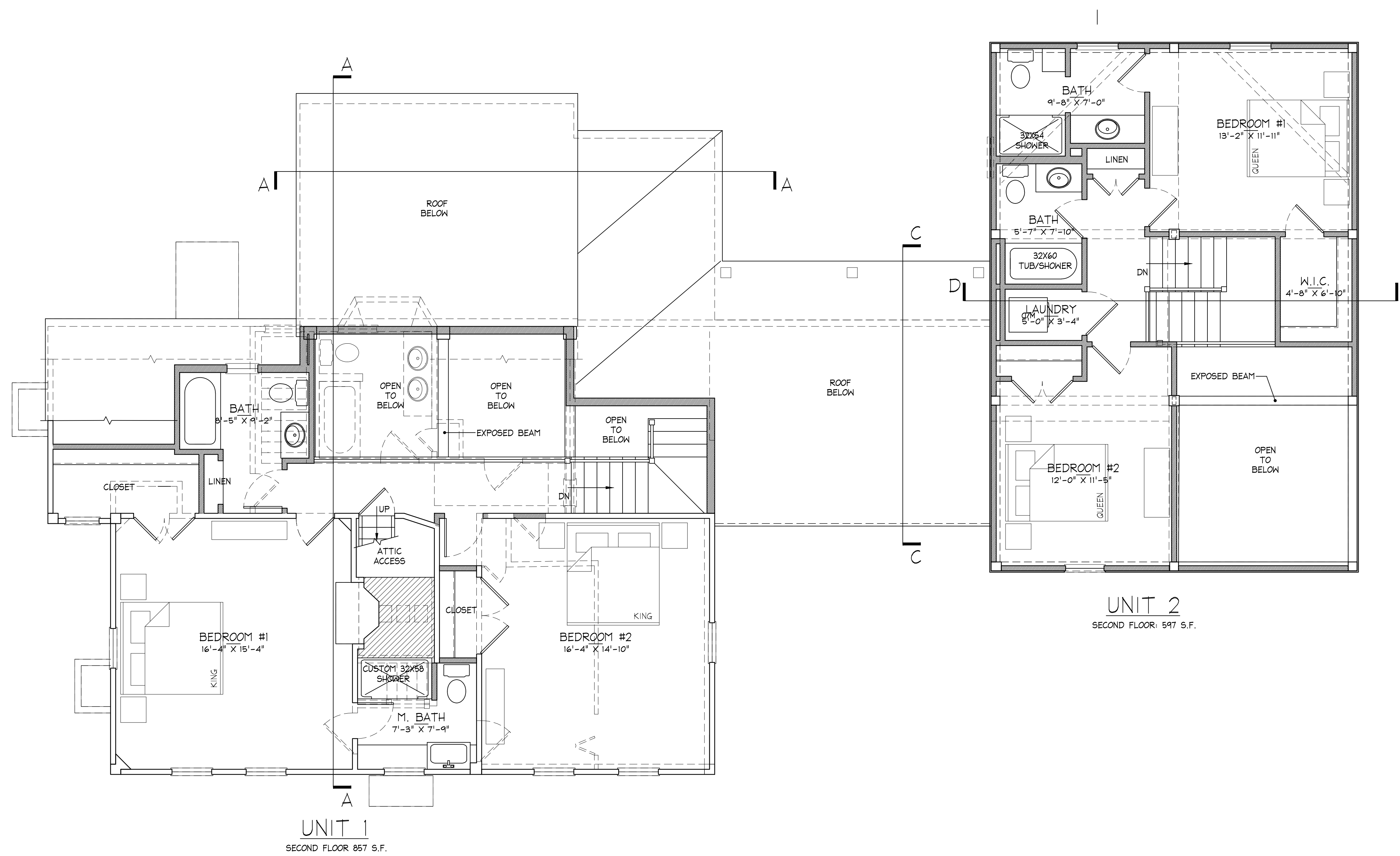
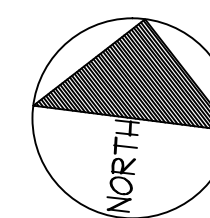
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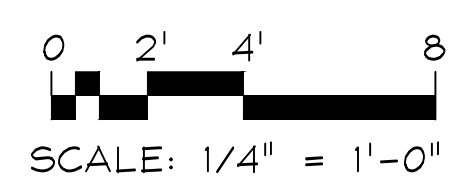
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HOUSE-BARN SECOND FLOOR PLAN
 1/4" = 1'-0" SECOND FLOOR: 857 S.F. + 597 S.F. TOTAL: 1,454 S.F.



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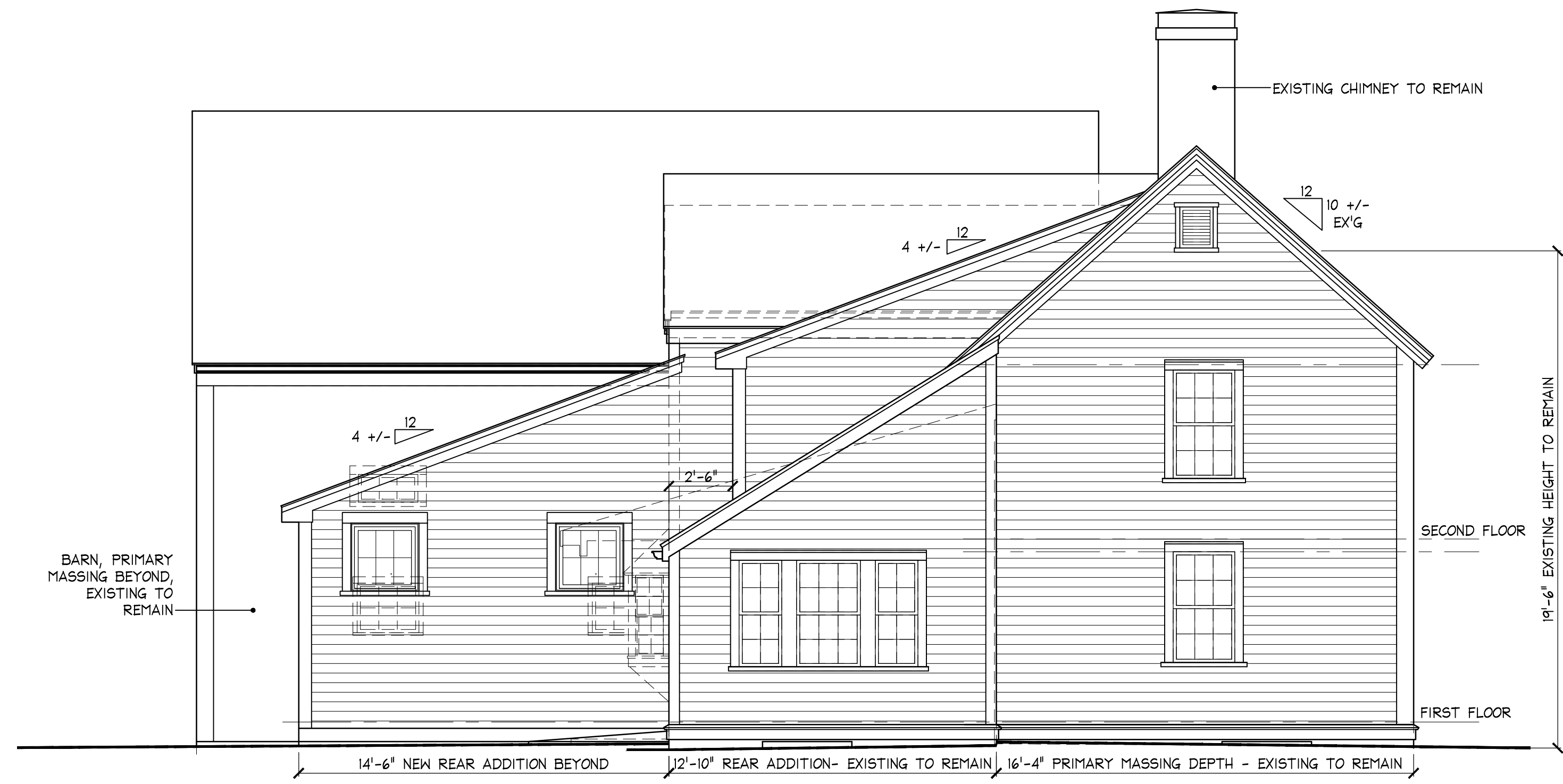
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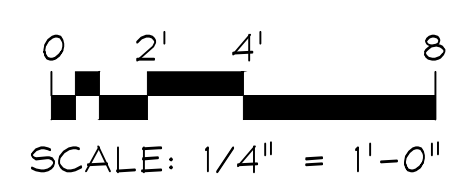
FRONT ELEVATION

1/4" = 1'-0"



LEFT SIDE ELEVATION

1/4" = 1'-0"



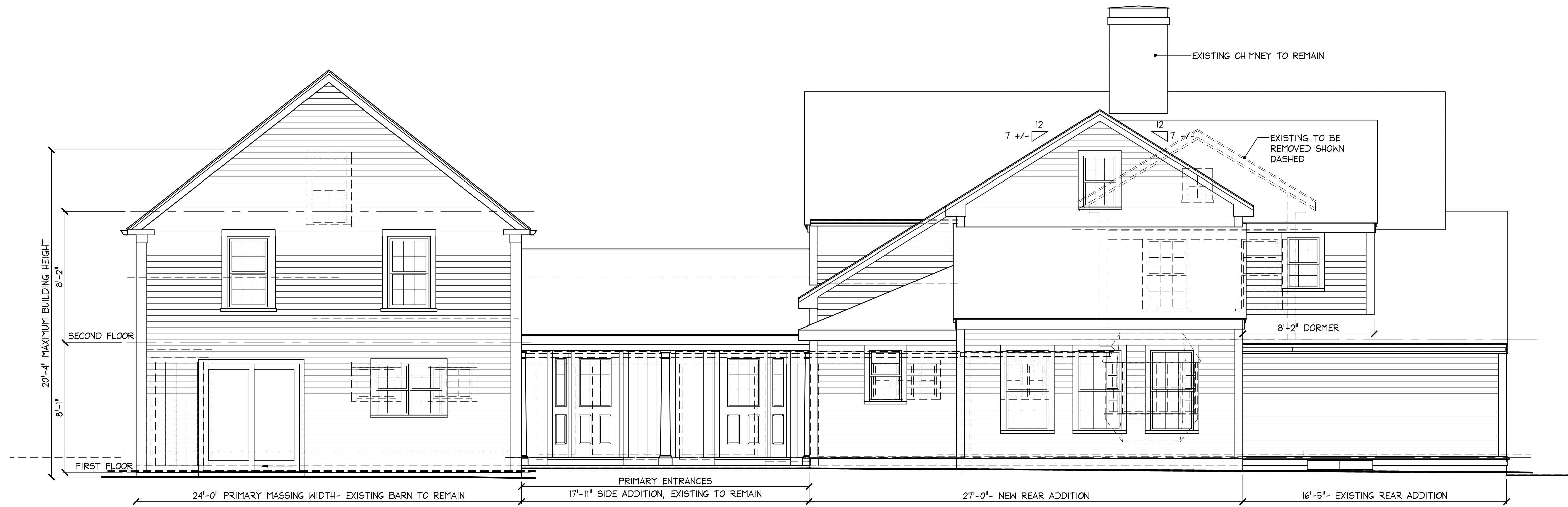
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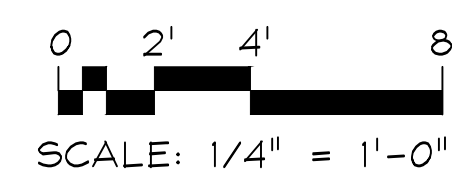
BACK ELEVATION

1/4" = 1'-0"



RIGHT SIDE ELEVATION

1/4" = 1'-0"



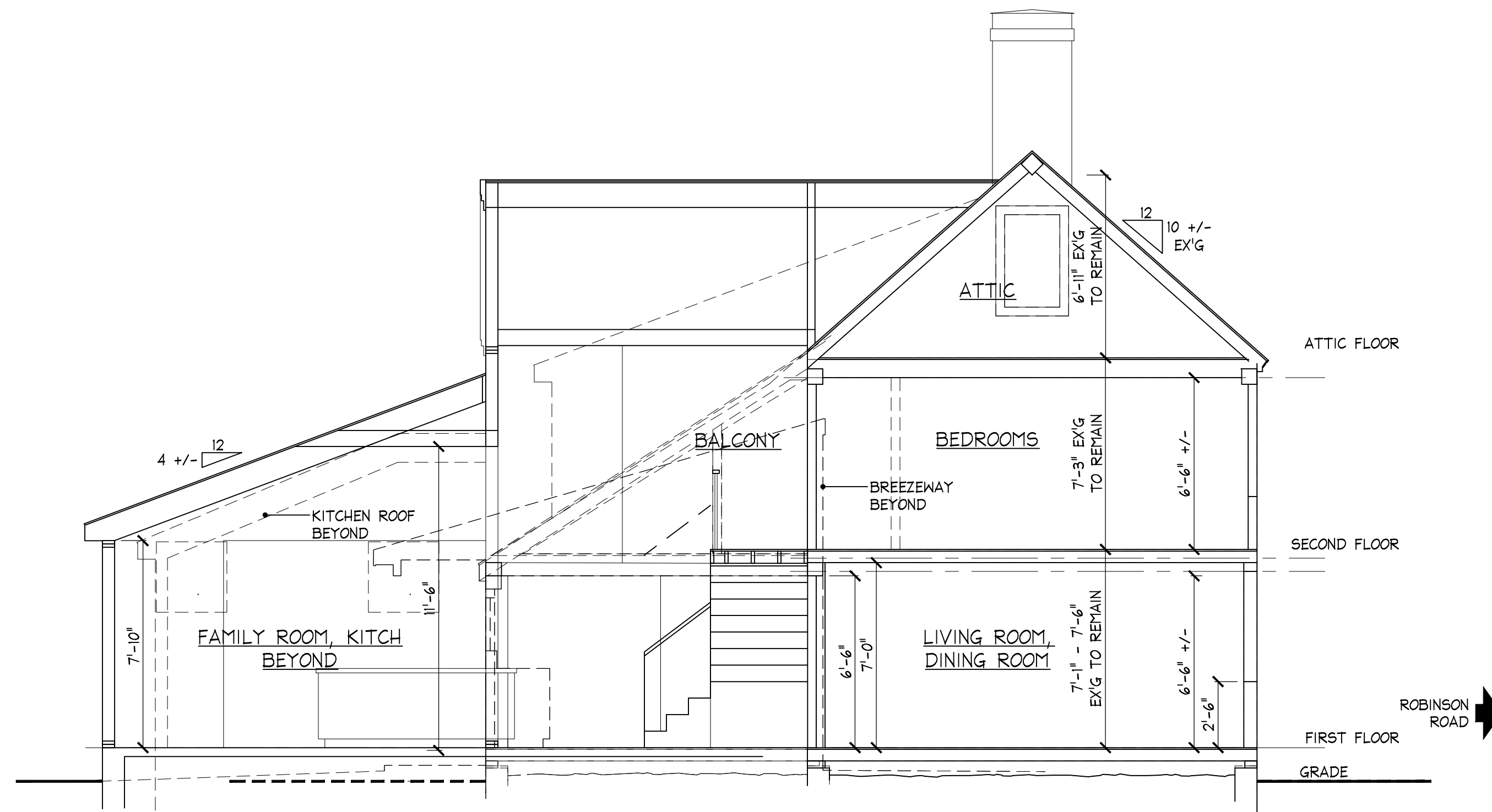
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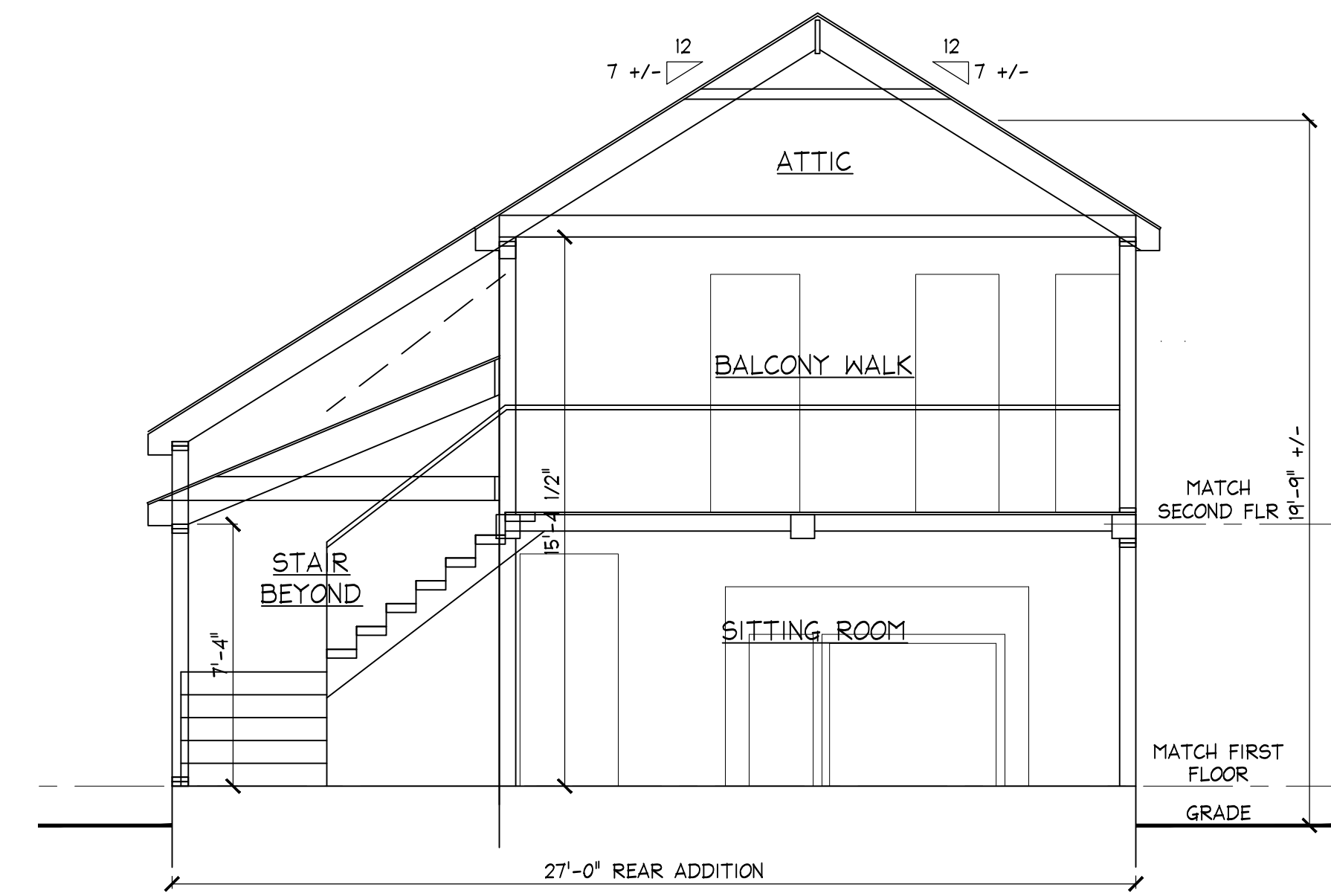
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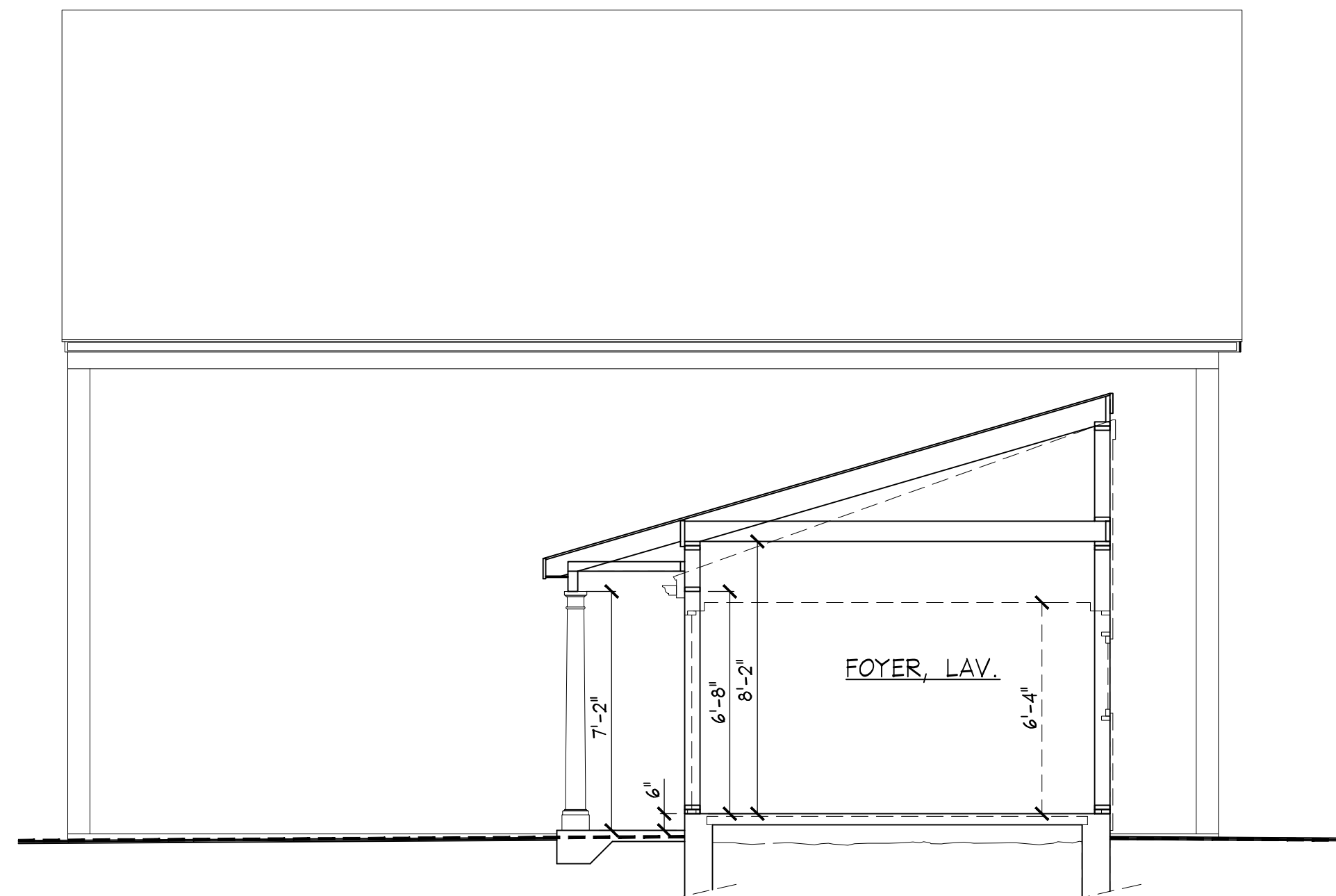
SECTION A

1/4" = 1'-0"



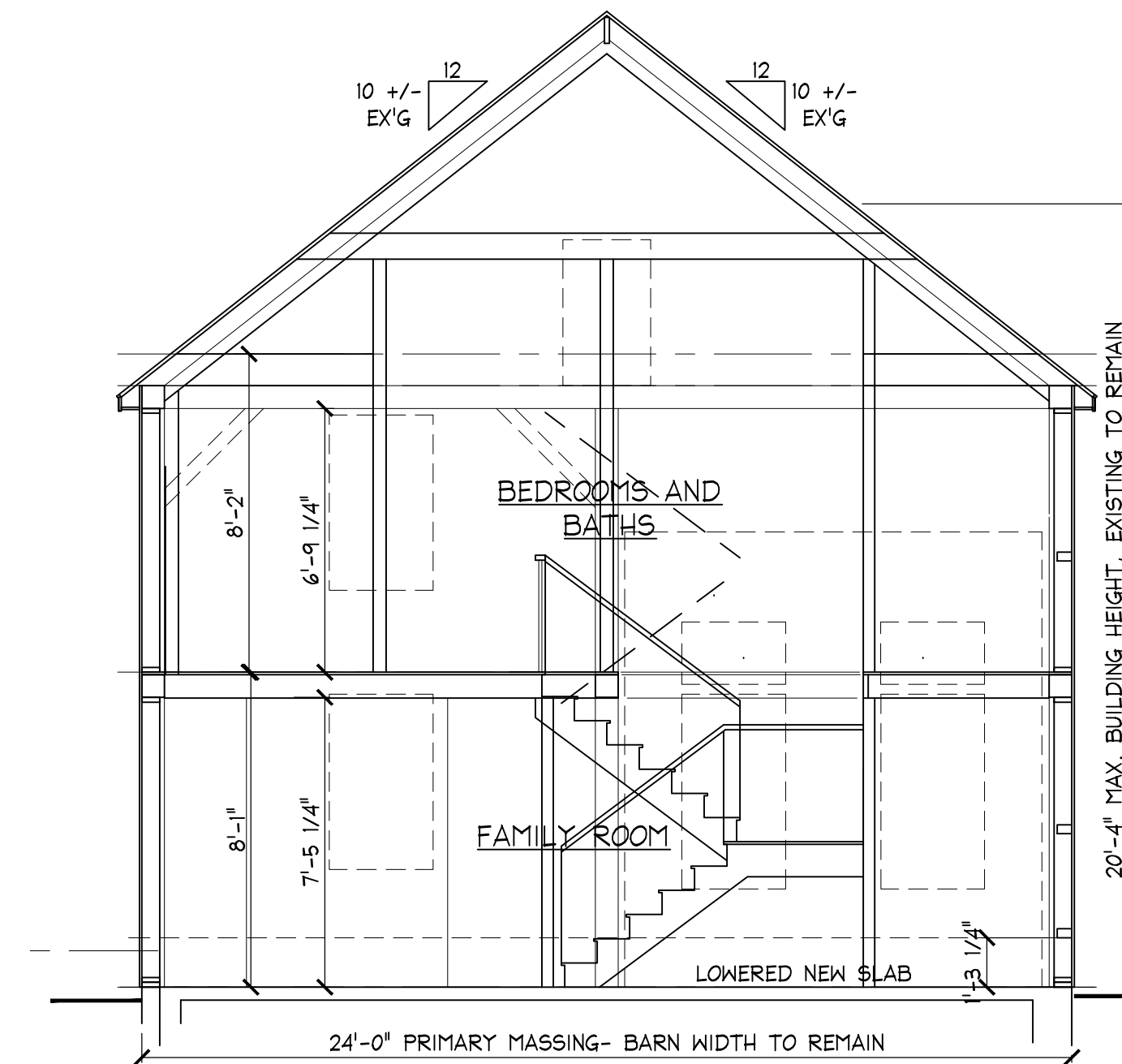
SECTION B

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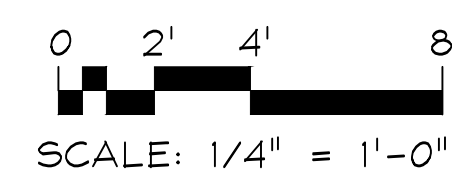
SECTION C

1/4" = 1'-0"



SECTION D

1/4" = 1'-0"



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Littleton, MA July 26, 2023

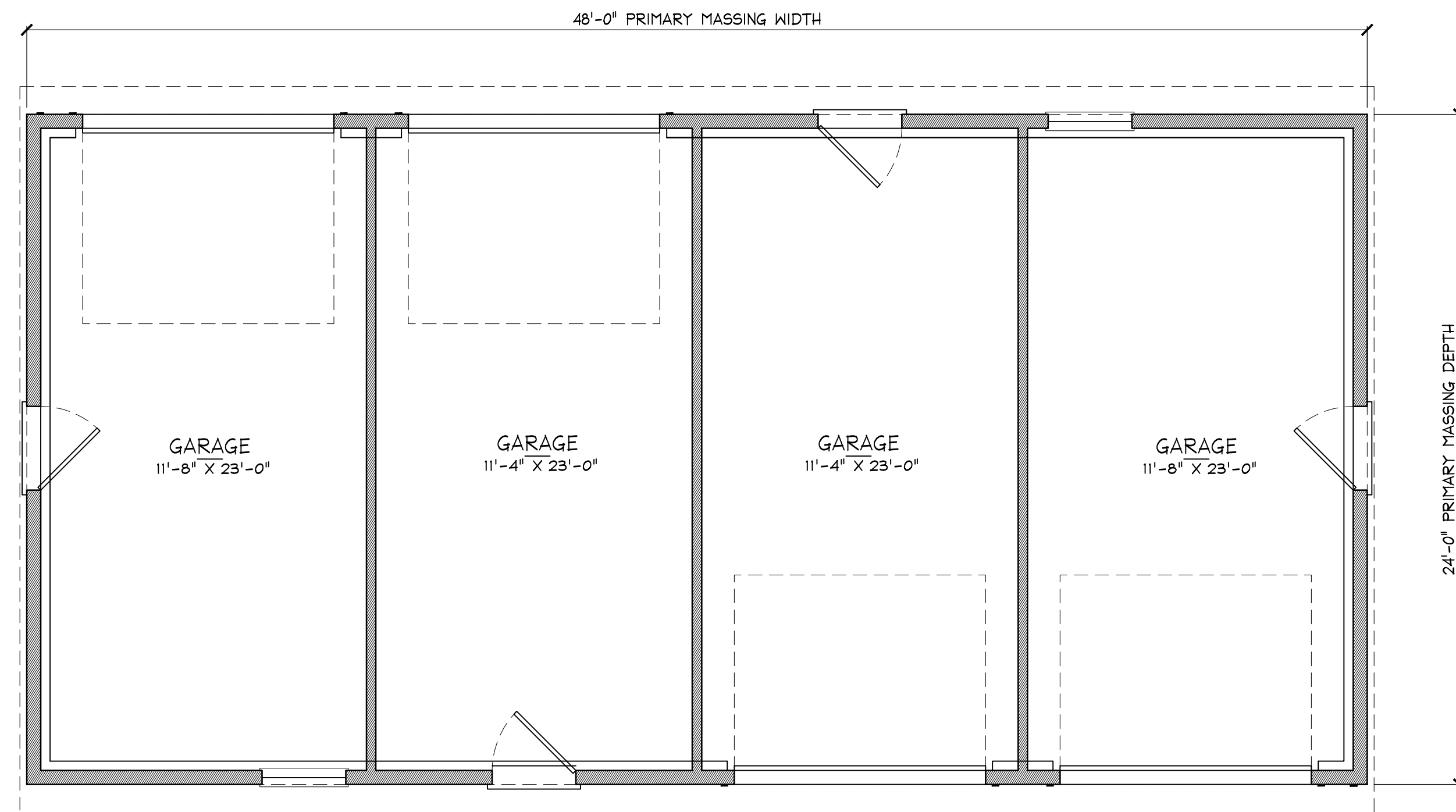


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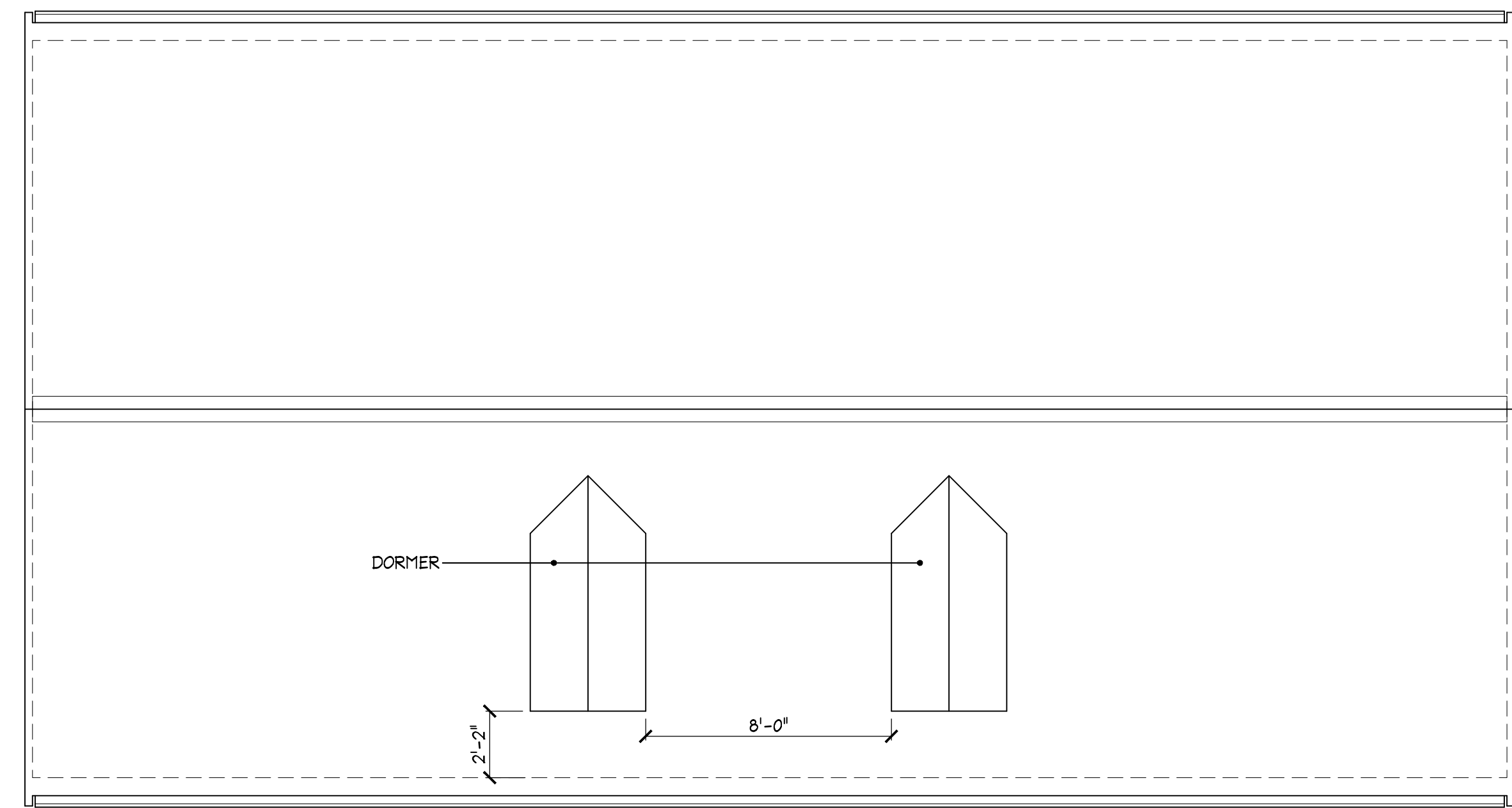
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FLOOR PLAN

1/4" = 1'-0" 1,152 S.F.



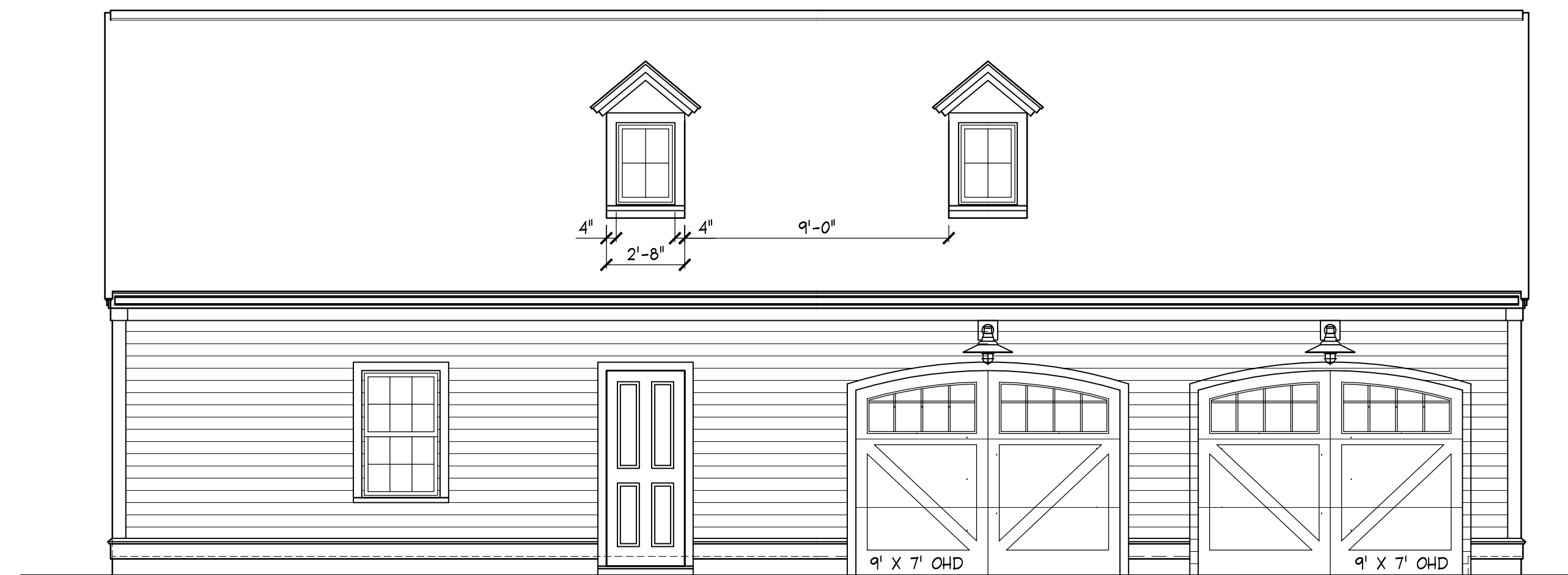
ROOF PLAN

1/4" = 1'-0"



LEFT END ELEVATION

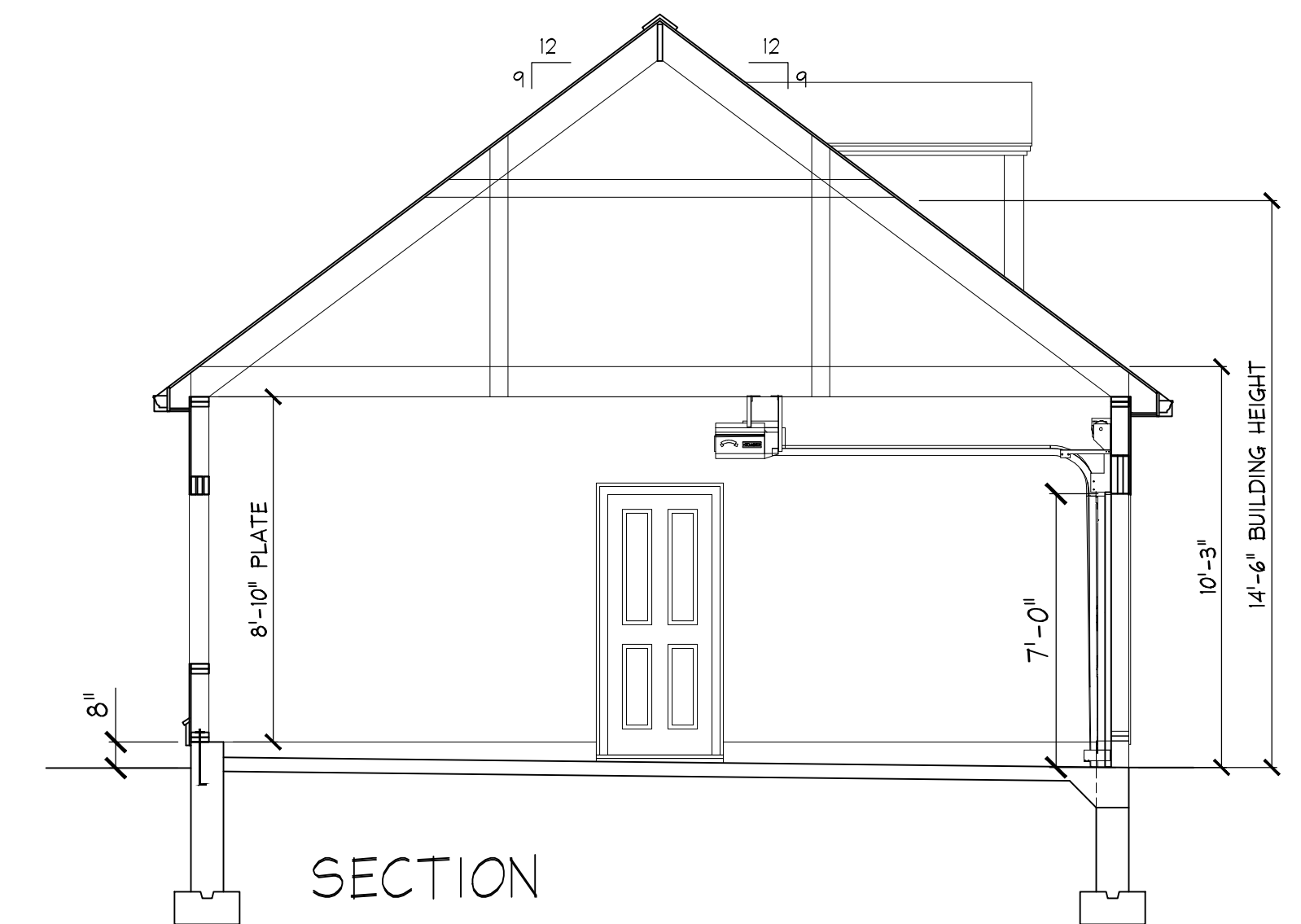
1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

GROUND STORY:
155 SF FENN/
438 SF FACADE
35%



SECTION

1/4" = 1'-0"



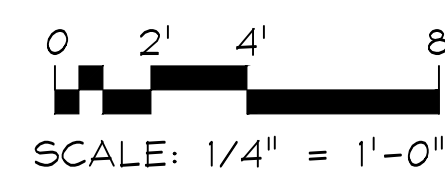
RIGHT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



12 Robinson Road, Duplex

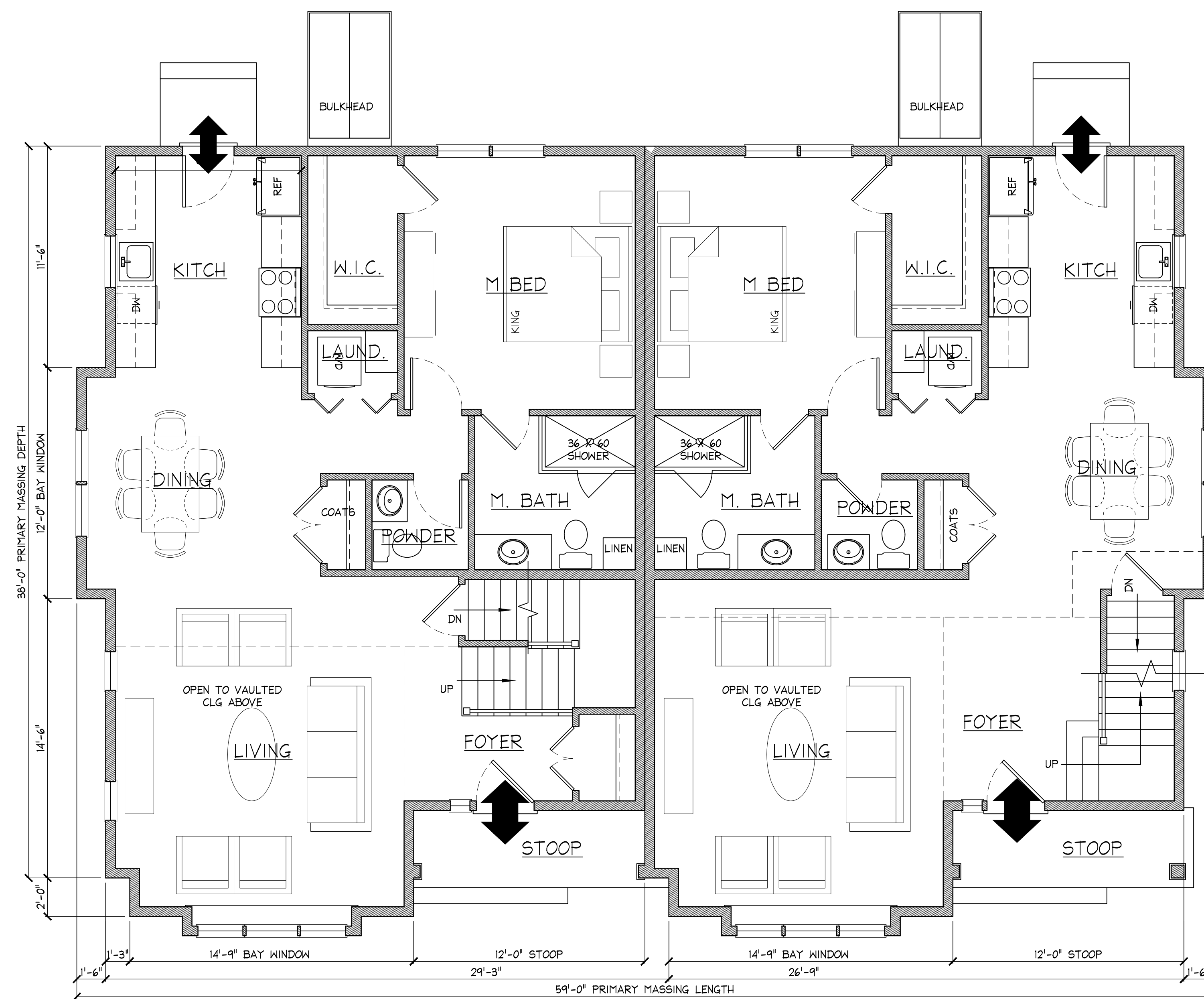
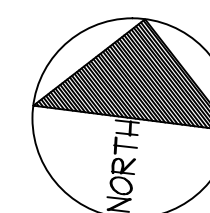
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Garage 1 of 1

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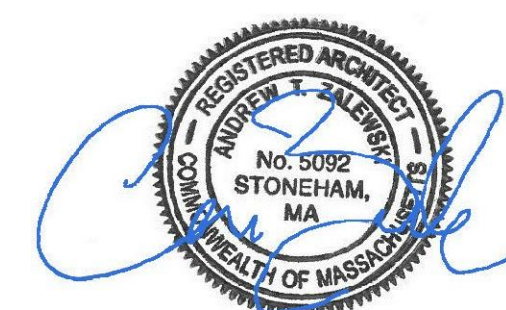
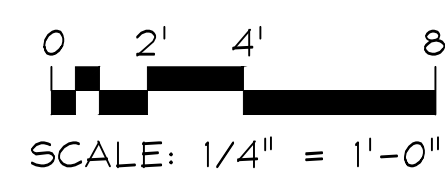
UNIT 3
 FIRST FLOOR: 1,070 S.F. UNIT TOTAL: 1,623 S.F.

UNIT 4
 FIRST FLOOR: 1,070 S.F. UNIT TOTAL: 1,601 S.F.

DUPLEX FIRST FLOOR PLAN

1/4" = 1'-0" FIRST FLOOR: 1,070 S.F. + 1,070 S.F. TOTAL: 2,140 S.F.

BUILDING TOTAL: 2,140 S.F. 1ST FLR + 1,084 S.F. 2ND FLR = TOTAL: 3,224 S.F.



12 Robinson Road, Duplex

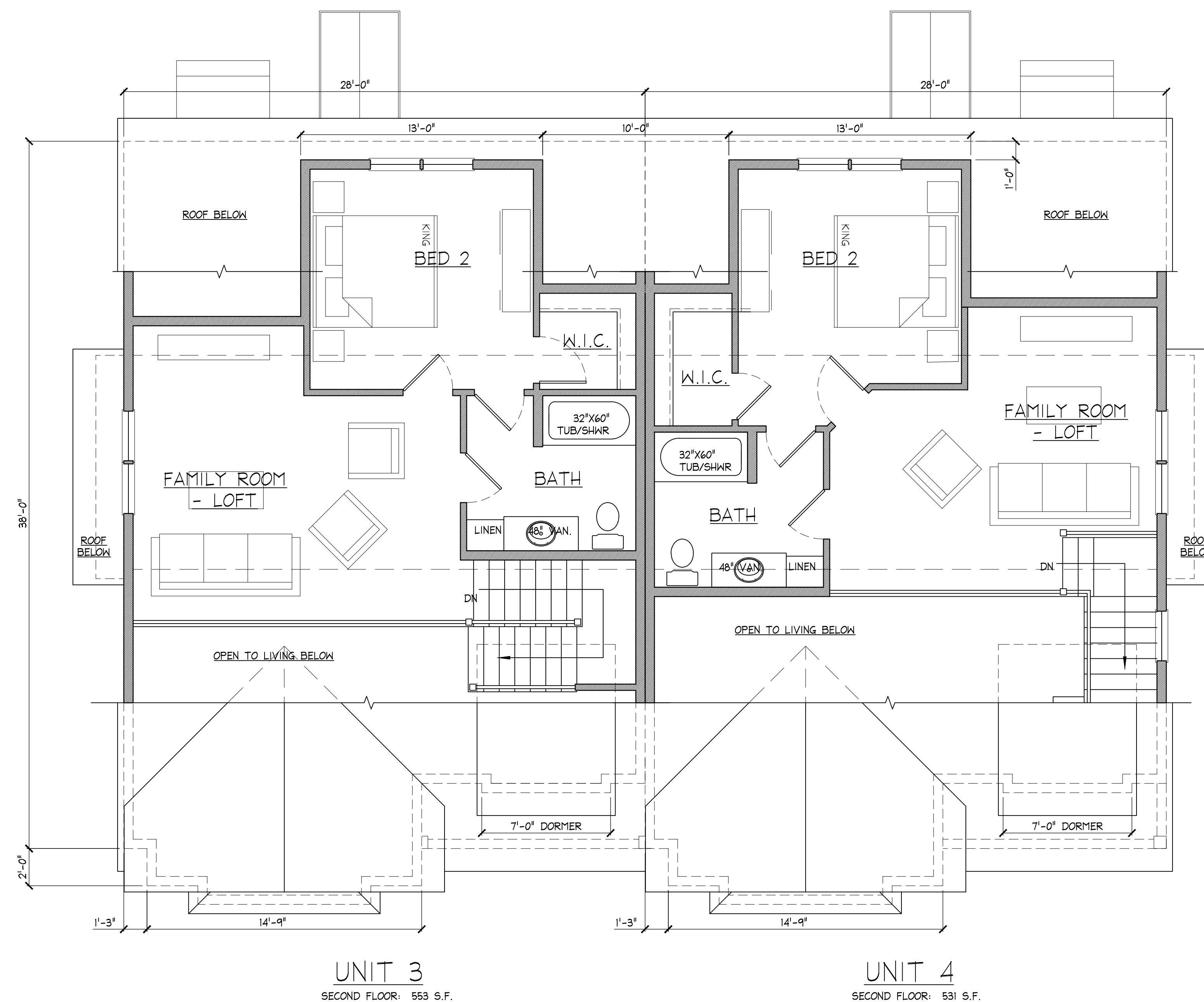
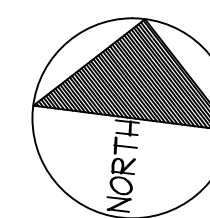
Littleton, MA July 26, 2024

The MZO GROUP
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 IN THE *MIQUELLE* TRADITION

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Duplex 1 of 4

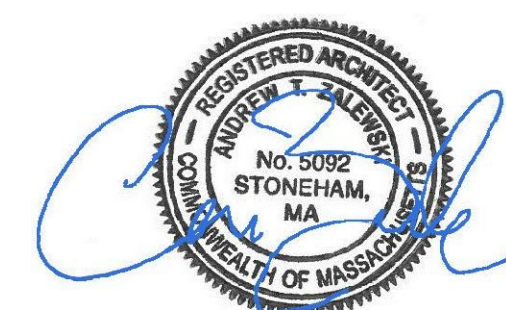
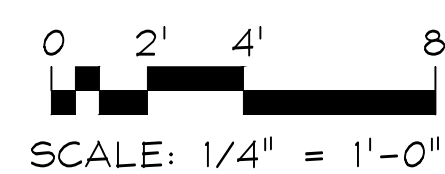
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UNIT 3
 SECOND FLOOR: 553 S.F.

UNIT 4
 SECOND FLOOR: 531 S.F.

DUPLEX SECOND FLOOR PLAN
 1/4" = 1'-0" SECOND FLOOR: 553 S.F. + 531 S.F. TOTAL: 1,084 S.F.



12 Robinson Road, Duplex

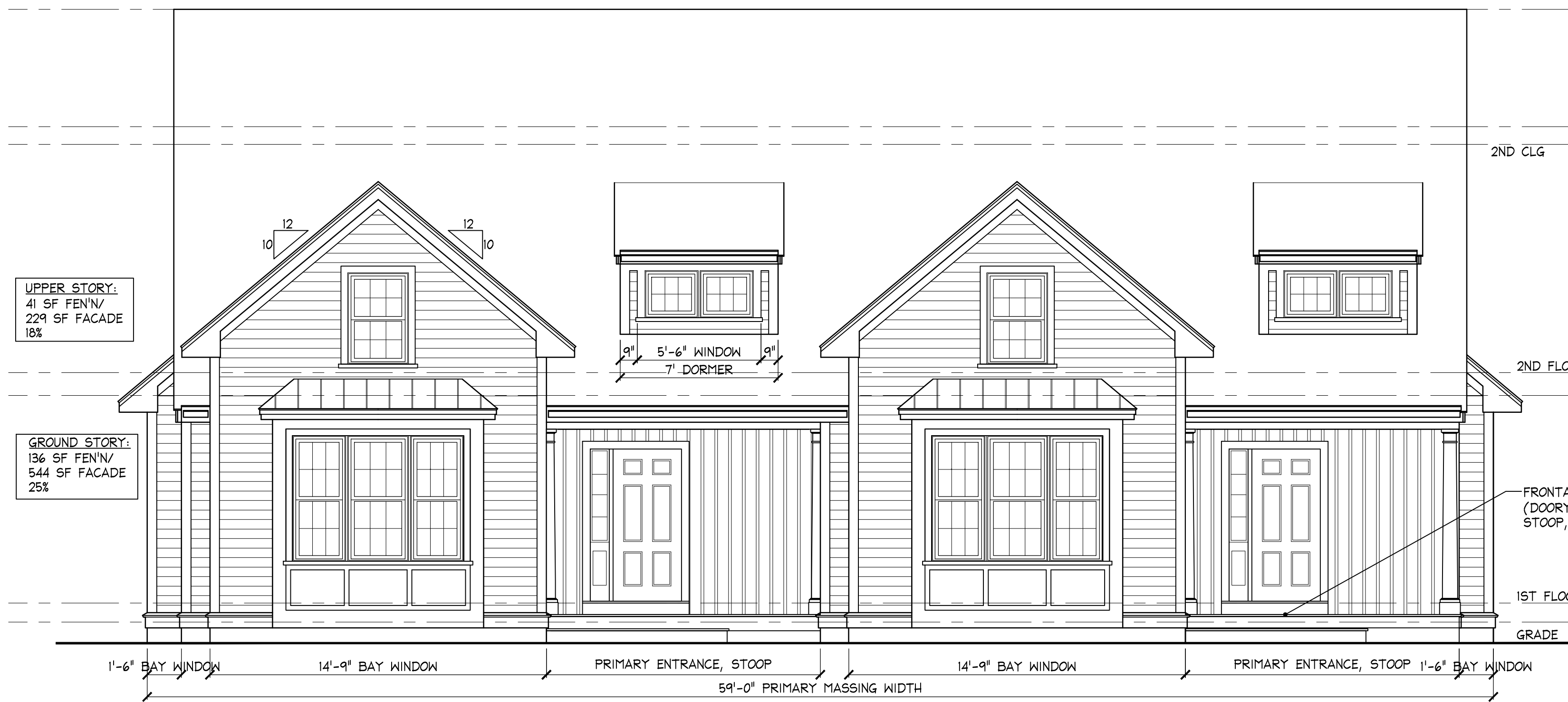
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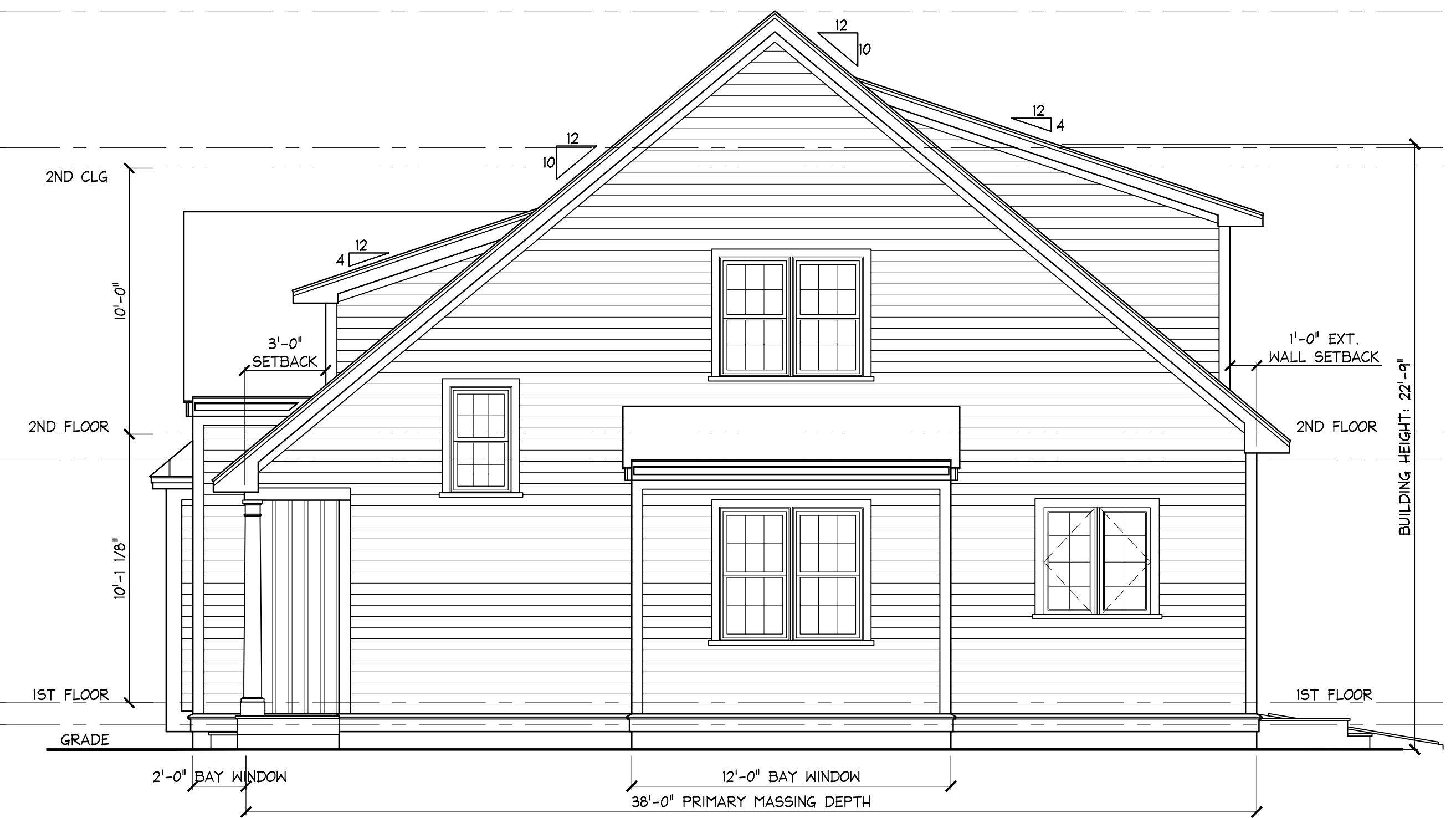
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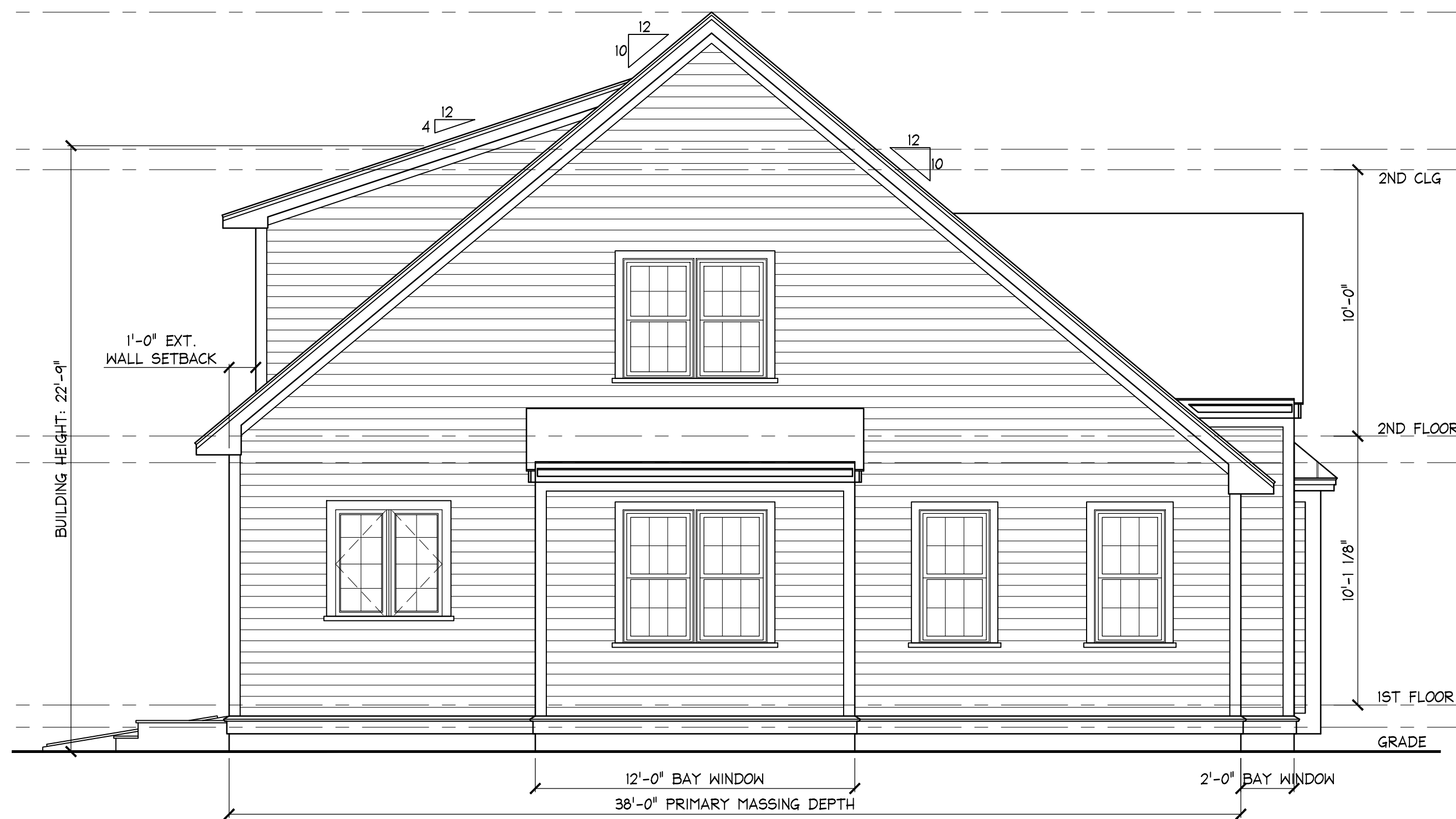
FRONT ELEVATION

1/4" = 1'-0"



RIGHT SIDE ELEVATION

1/4" = 1'-0"



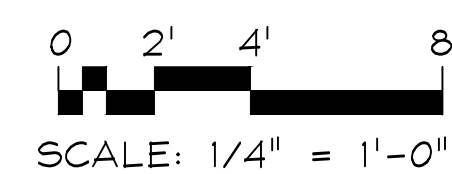
LEFT SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



12 Robinson Road, Duplex

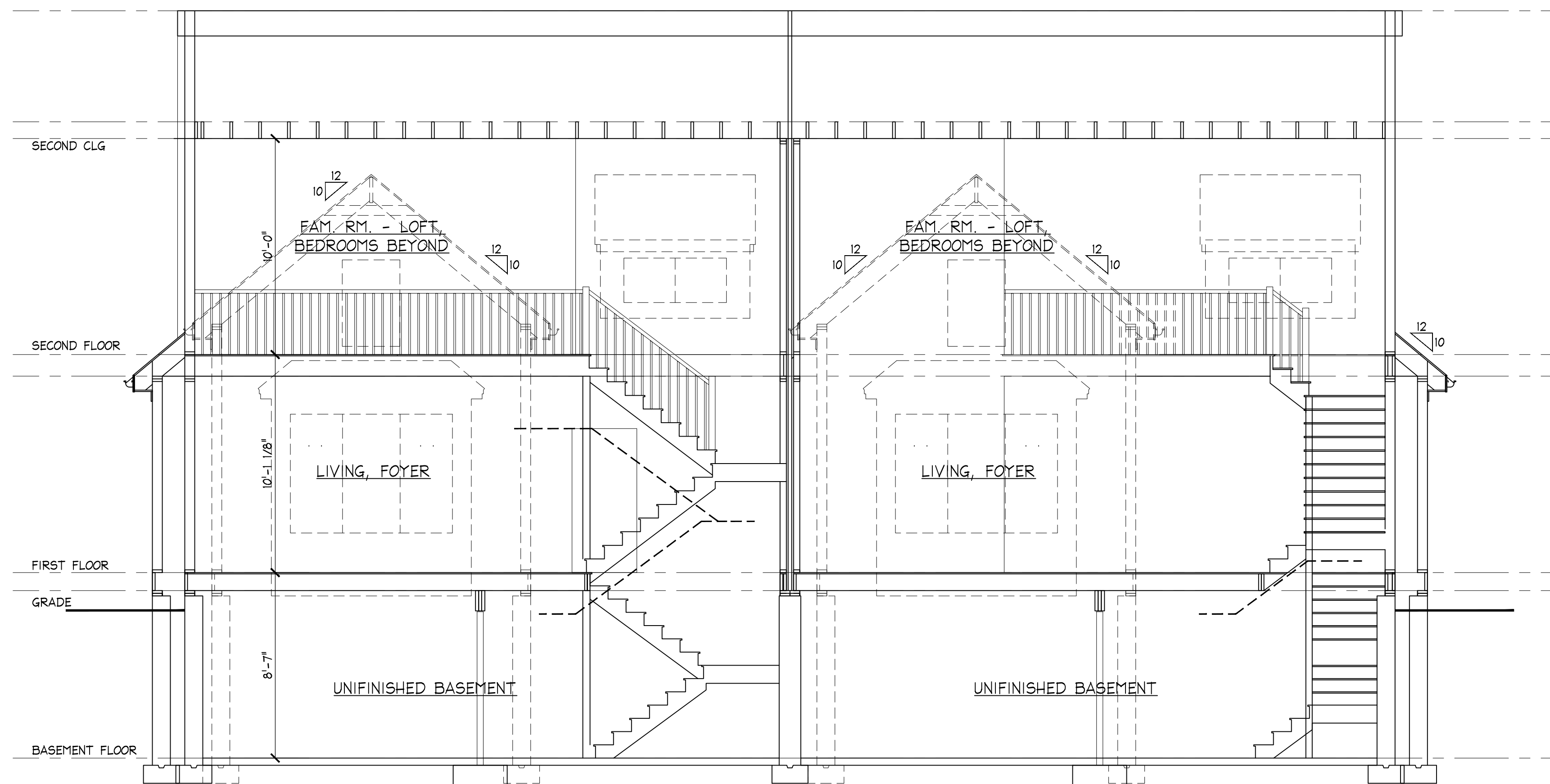
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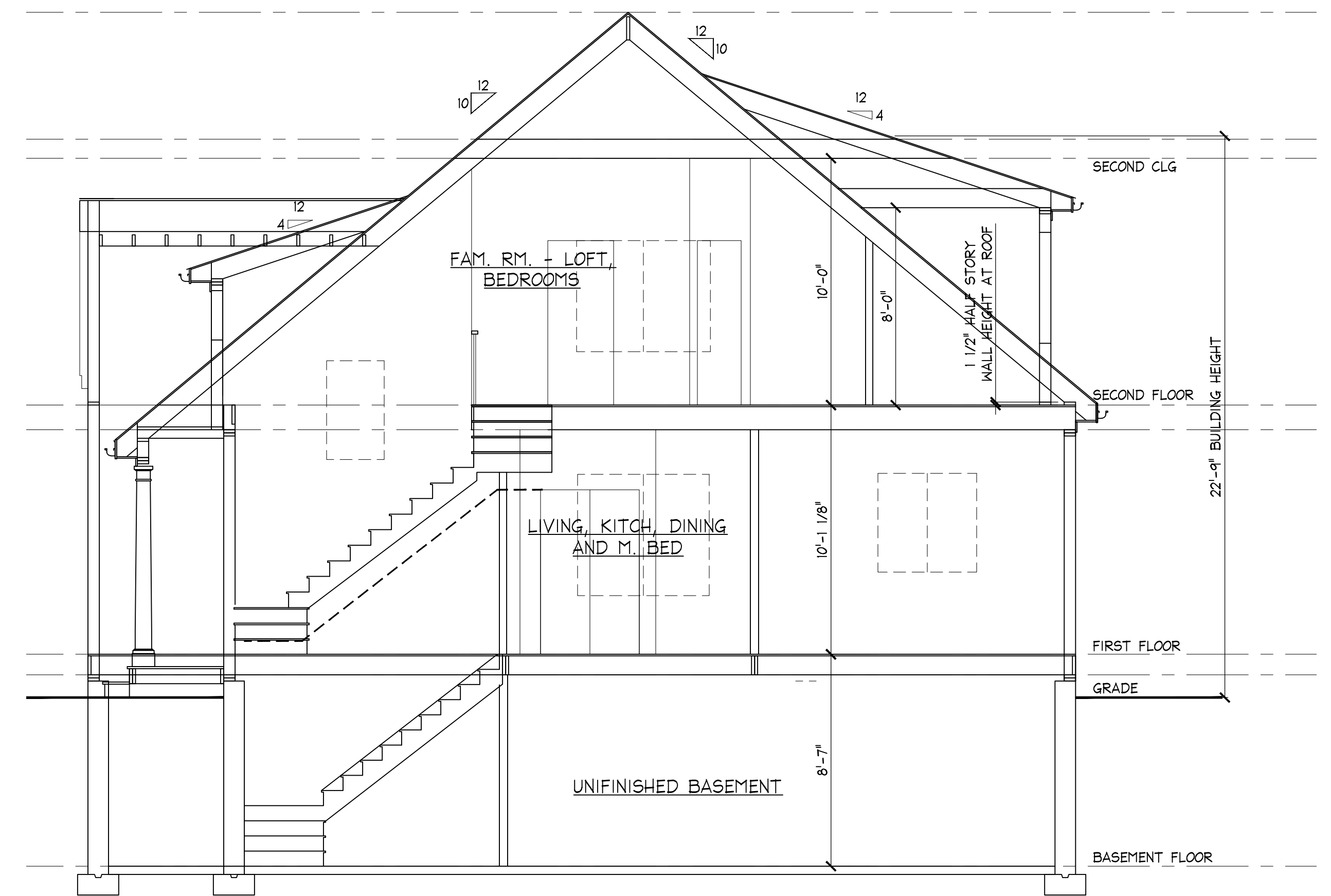
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Duplex 3 of 4



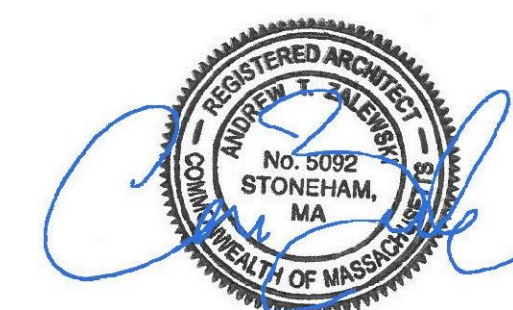
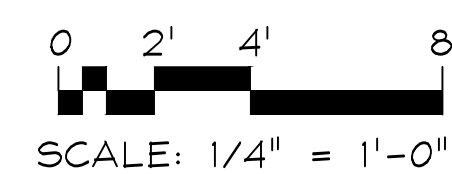
SECTION A

1/4" = 1'-0"



SECTION B

1/4" = 1'-0"



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