

**NOTES:**

1. THE INFORMATION DEPICTED ON THIS PLAN HAS BEEN COMPILED FROM THE TOWN OF LEXINGTON GEOGRAPHIC INFORMATION SYSTEM.
2. NO ZONING DISTRICT CHANGES DOES OCCUR WITHIN 500 FEET OF THE SUBJECT PROPERTY.
3. LAND USE WITHIN 500 FEET OF THE SUBJECT PROPERTY IS PRIMARILY SINGLE FAMILY DWELLINGS. THE EXCEPTIONS ARE AN APARTMENT COMPLEX IMMEDIATELY TO THE EAST OF THE SUBJECT PROPERTY, AND LEXINGTON SENIOR HIGH SCHOOL AND LABB COLLABORATIVE SCHOOL TO THE NORTH.

**0 & 9 BUSHNELL DRIVE,  
287 & 295 WALTHAM STREET  
(ASSESSOR'S MAP 41 –  
LOTS 8, 9, 10D & 10E)  
SKETCH SUBDIVISION PLAN SET**

**IN ACCORDANCE WITH SECTION 135-6.9.3 OF THE LEXINGTON  
ZONING BY LAW**

**LOCATED IN  
LEXINGTON, MASSACHUSETTS**

**DATE: OCTOBER 11, 2016  
REVISED: OCTOBER 21, 2016**

**APPLICANT:**

**IQBAL QUADIR  
9 BUSHNELL DRIVE  
LEXINGTON, MASSACHUSETTS 02420**

**RECORD OWNERS:**

**9 BUSHNELL DRIVE  
IQBAL & SAMINA QUADIR  
9 BUSHNELL DRIVE  
LEXINGTON, MASSACHUSETTS 02420  
-DEED BOOK 46174, PAGE 320 \***

**287 WALTHAM STREET  
IQBAL QUADIR  
9 BUSHNELL DRIVE  
LEXINGTON, MASSACHUSETTS 02420  
-DEED BOOK 67134, PAGE 305 \***

**0 BUSHNELL DRIVE  
EDMUND L. RESOR & CHARLES M. LACY  
-DEED BOOK 46174, PAGE 470 \***

**295 WALTHAM STREET  
RONALD T. LYMAN  
295 WALTHAM STREET  
LEXINGTON, MASSACHUSETTS 02420  
-DEED BOOK 1333, PAGE 6 \***

**PREPARED BY:**

**MERIDIAN  
ASSOCIATES**

500 CUMMINGS CENTER SUITE 5950 BEVERLY, MASSACHUSETTS 01915  
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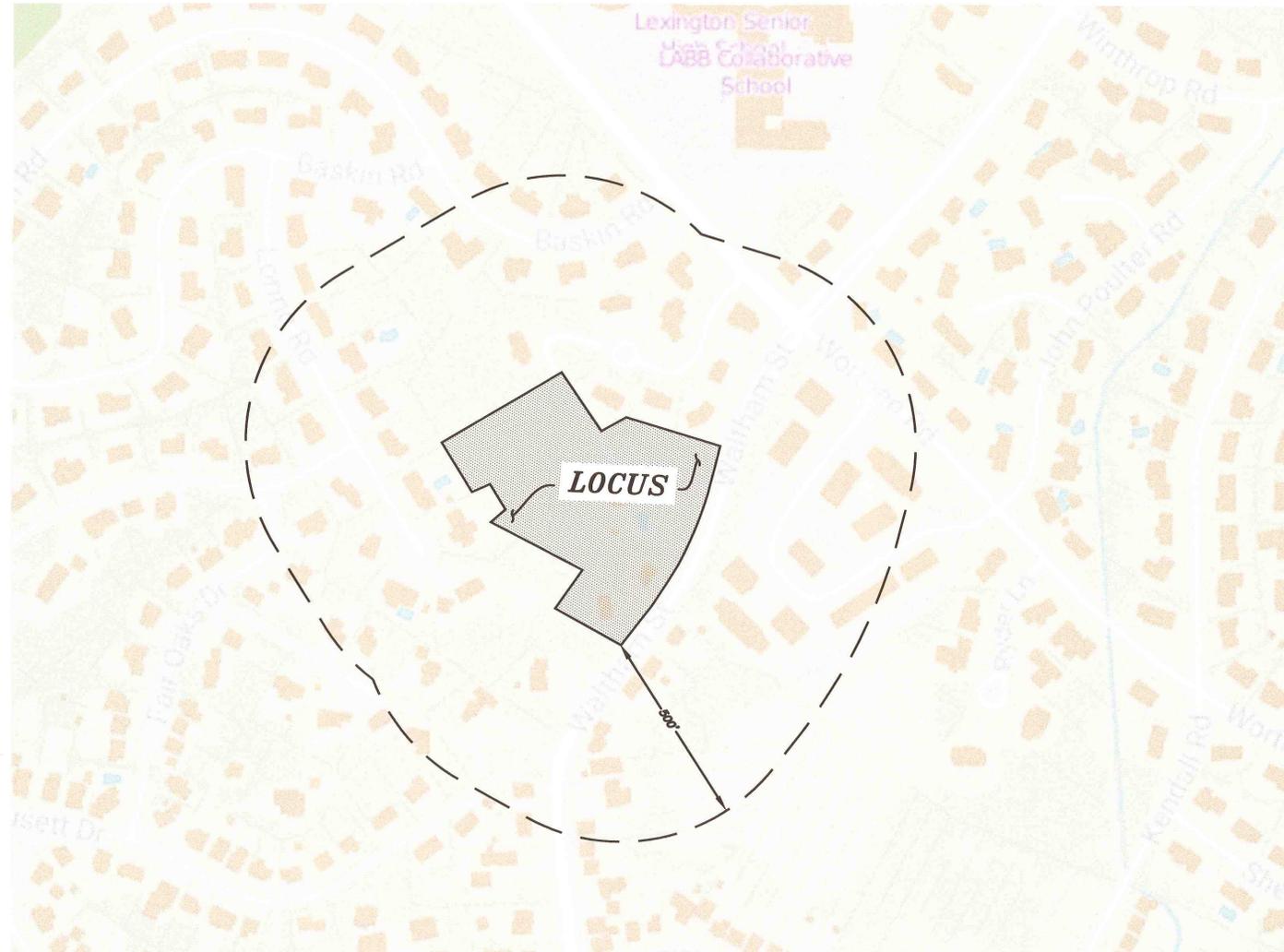


**LANDSCAPE ARCHITECT**

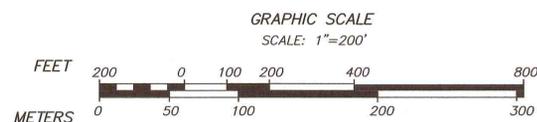
**GARY LARSON RLA  
6 WADMAN CRICLE  
LEXINGTON MA 02420**

**DRAWING INDEX:**

- SHEET 1 COVER SHEET & LOCUS CONTEXT MAP**
- SHEET 2 SITE ANALYSIS MAP**
- SHEET 3 GEOMETRIC PROOF PLAN**
- SHEET 4 GRADING PROOF PLAN**
- SHEET 5 BALANCED HOUSING DEVELOPMENT PLAN**



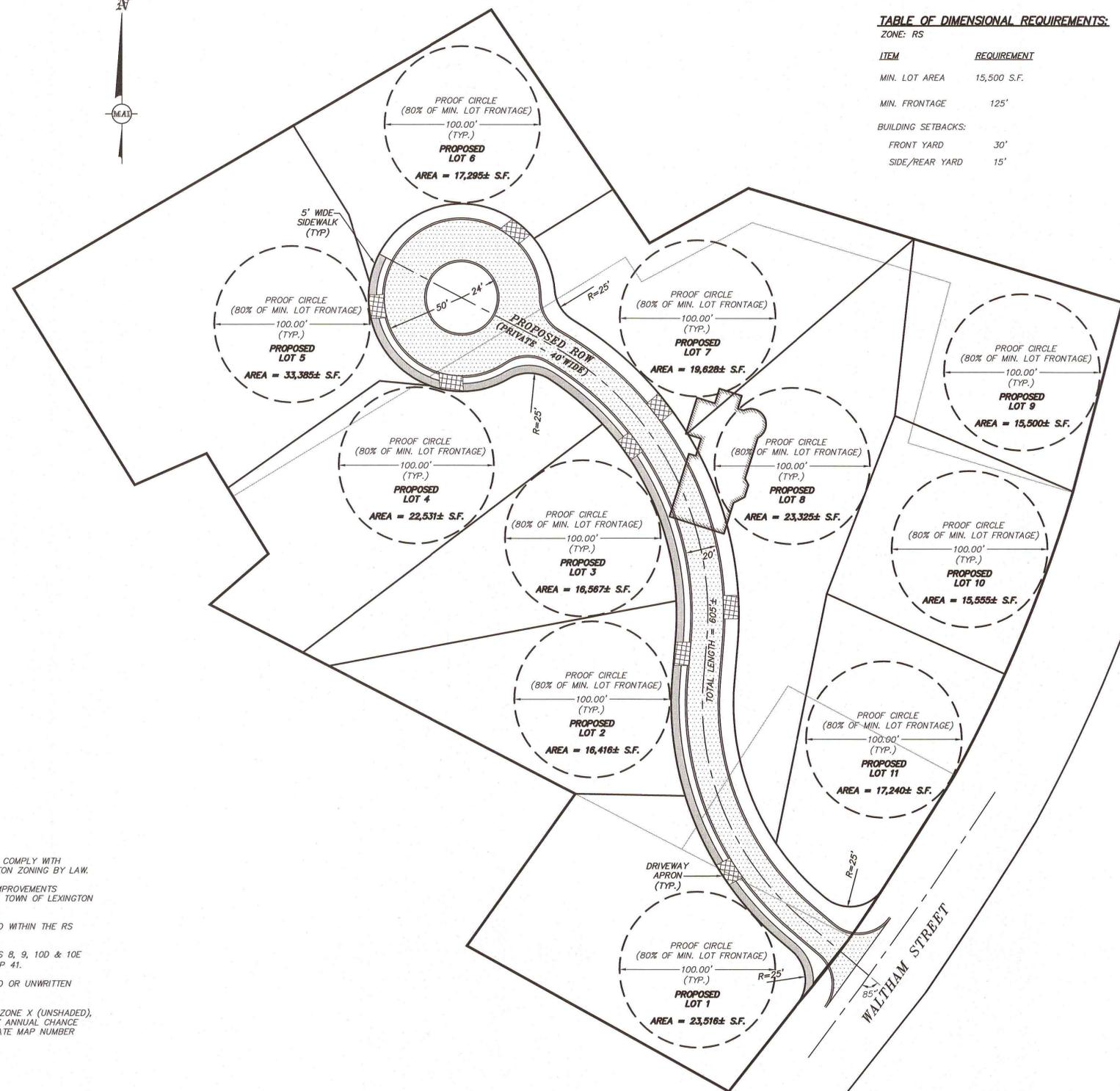
**LOCUS CONTEXT MAP:**





**LEGEND:**

- APPROXIMATE EXISTING PROPERTY LINES
- PROOF CIRCLE
- R= RADIUS
- TYP. TYPICAL
- PEOP PROPOSED EDGE OF PAVEMENT
- SF SQUARE FEET
- ROW RIGHT OF WAY
- DIA DIAMETER
- ..... PROPOSED ROADWAY
- ▨ PROPOSED SIDEWALK
- ▩ PROPOSED DRIVEWAY APRON



**TABLE OF DIMENSIONAL REQUIREMENTS:**

ZONE: RS

ITEM	REQUIREMENT
MIN. LOT AREA	15,500 S.F.
MIN. FRONTAGE	125'
BUILDING SETBACKS:	
FRONT YARD	30'
SIDE/REAR YARD	15'

**TABLE OF DEVELOPMENTAL DATA**

TOTAL ASSESSED LAND AREA OF DEVELOPMENT	5.75 AC. (MAP 41, LOTS 8, 9, 10D & 10E)
TOTAL CALCULATED LAND AREA OF DEVELOPMENT	250,275± SF (MAP 41, LOTS 8, 9, 10D & 10E) (SEE NOTE BELOW)
TOTAL ONSITE DEVELOPABLE SITE AREA	250,275± SF
TOTAL AREA WITHIN PROPOSED ROW	30,170± SF
TOTAL AREA OF IMPERVIOUS SURFACES WITHIN PROPOSED ROW	21,855± SF
(TOTAL AREA OF LOTS IN PROOF PLAN = TOTAL CALCULATED LAND AREA OF DEVELOPMENT - TOTAL AREA WITHIN PROPOSED ROW = (250,275 - 30,170) = 220,105 SF	
220,105 SF x 0.20 = 44,021 SF	
44,021 SF + (TOTAL IMPERVIOUS AREA WITHIN ROW OF PROOF PLAN) = (44,021 + 21,855) = 65,876 SF	
TOTAL IMPERVIOUS SURFACE AREA ALLOWABLE IN A BALANCED HOUSING DEVELOPMENT = 65,876 SF.	

**NOTE:**  
THE CALCULATED AREAS DEPICTED ON THIS PLAN FOR THE EXISTING LOT ARE BASED ON THE TOWN OF LEXINGTON ONLINE GIS MAPPING SYSTEM. THESE AREAS ARE SUBJECT TO MODIFICATION PRIOR TO A DEFINITIVE SUBDIVISION APPLICATION.

**SPECIAL PERMIT SUBDIVISION CALCULATIONS**

TYPE OF SPECIAL PERMIT RESIDENTIAL DEVELOPMENT	MAXIMUM GROSS FLOOR AREA (SF)	NO. OF DWELLINGS	MAXIMUM AMOUNT OF IMPERVIOUS SURFACES (SF)	MAXIMUM SITE COVERAGE (SF)	MINIMUM COMMON OPEN SPACE REQUIRED (SF)
BALANCED HOUSING	79,200	NO LIMIT*	65,876	NO LIMIT	82,591

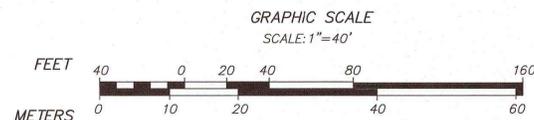
\* 25% OF UNITS MUST HAVE GFA ≤ 2,700 SF AND 50% OF UNITS MUST HAVE GFA ≤ 3,500 SF.

**NOTES:**

- THE SOLE PURPOSE OF THIS PLAN SET IS TO COMPLY WITH SECTION 135-6.9.3 OF THE TOWN OF LEXINGTON ZONING BY LAW.
- THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM THE TOWN OF LEXINGTON ONLINE GIS MAPPING.
- THE SUBJECT PROPERTY DEPICTED IS LOCATED WITHIN THE RS ZONING DISTRICT.
- THE SUBJECT PROPERTY IS DEPICTED AS LOTS 8, 9, 10D & 10E ON THE TOWN OF LEXINGTON ASSESSOR'S MAP 41.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST.
- THE LOCUS PROPERTY IS LOCATED IN FLOOD ZONE X (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25017C0403E DATED JUNE 4, 2010.

**MINOR RESIDENTIAL STREET:**

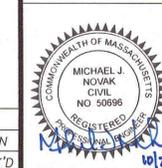
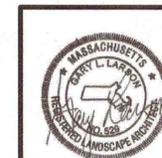
NUMBER OF DWELLING UNITS SERVED: 8 PROPOSED (ON PROPOSED ROW) & 3 PROPOSED ON WALTHAM STREET  
 WIDTH OF PROPOSED RIGHT-OF-WAY: 40' (40' MIN. REQUIRED)  
 MINIMUM PAVEMENT WIDTH: 20' (20' REQUIRED)  
 PROPOSED RADIUS OF RIGHT-OF-WAY ROUNDING: 25' (MIN. PERMITTED: 25')  
 LENGTH OF RIGHT-OF-WAY: 605± (MAX. PERMITTED: 650')



DWG. 5902-PROOF-GEO

**REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHK'D
1	10/21/16	REV. PER PLANNING COMMENTS	MAC	MJN



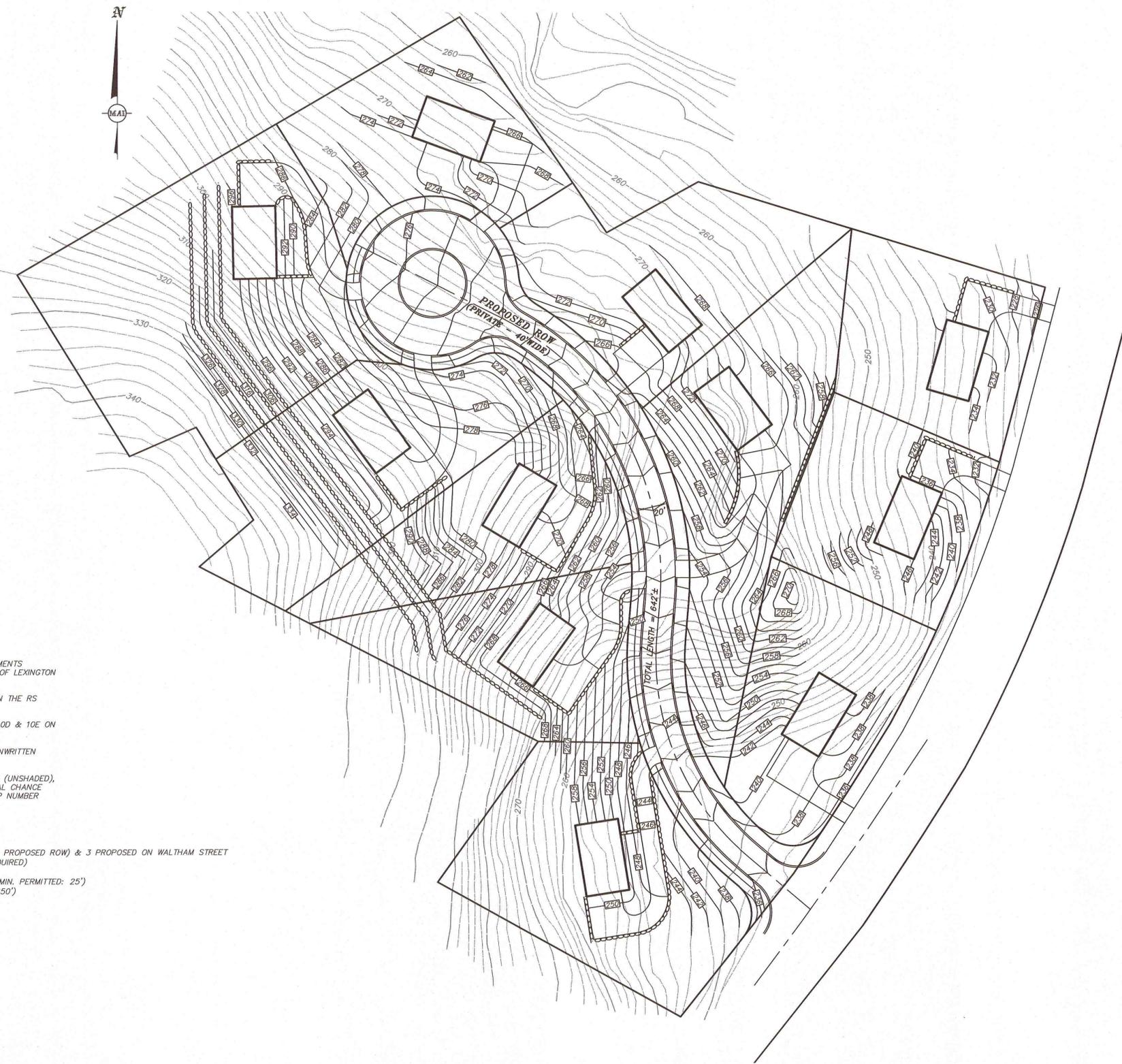
0 & 9 BUSHNELL DRIVE  
 287 & 295 WALTHAM STREET  
 GEOMETRIC PROOF PLAN OF LAND  
 LOCATED IN  
 LEXINGTON, MASSACHUSETTS  
 (MIDDLESEX COUNTY)

PREPARED FOR  
 IQBAL QUADIR  
 SCALE: 1"= 40' DATE: OCTOBER 11, 2016

**MERIDIAN ASSOCIATES**

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 BEVERLY, MASSACHUSETTS 01915 WESTBOROUGH, MASSACHUSETTS 01581  
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SHEET No. 3 OF 5 PROJECT No. 5902



**LEGEND:**

— 250	TWO FOOT CONTOUR
— 260	TEN FOOT CONTOUR
— 270	PROPOSED CONTOUR
—	PROPOSED RETAINING WALL

**NOTES:**

1. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM THE TOWN OF LEXINGTON ONLINE GIS MAPPING.
2. THE SUBJECT PROPERTY DEPICTED IS LOCATED WITHIN THE RS ZONING DISTRICT.
3. THE SUBJECT PROPERTY IS DEPICTED AS LOT B, 9, 10D & 10E ON THE TOWN OF LEXINGTON ASSESSOR'S MAP #1.
4. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST.
5. THE LOCUS PROPERTY IS LOCATED IN FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP NUMBER 2501C0403E DATED JUNE 4, 2010.

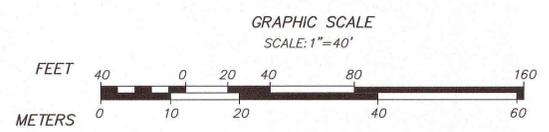
**MINOR RESIDENTIAL STREET:**

NUMBER OF DWELLING UNITS SERVED: 8 PROPOSED (ON PROPOSED ROW) & 3 PROPOSED ON WALTHAM STREET  
 WIDTH OF PROPOSED RIGHT-OF-WAY: 40' (40' MIN. REQUIRED)  
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 PROPOSED RADIUS OF RIGHT-OF-WAY ROUNDING: 25' (MIN. PERMITTED: 25')  
 LENGTH OF RIGHT-OF-WAY: 605'± (MAX. PERMITTED: 650')

**TABLE OF DIMENSIONAL REQUIREMENTS:**

ZONE: RS

ITEM	REQUIREMENT
MIN. LOT AREA	15,500 S.F.
MIN. FRONTAGE	125'
BUILDING SETBACKS:	
FRONT YARD	30'
SIDE/REAR YARD	15'



5902-PROOF-GRADE3

**REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHK'D
1	10/21/16	NO REVISIONS TO THIS SHEET	MAC	MJN



0 & 9 BUSHNELL DRIVE  
 287 & 295 WALTHAM STREET  
 GRADING PROOF PLAN OF LAND  
 LOCATED IN  
 LEXINGTON, MASSACHUSETTS  
 (MIDDLESEX COUNTY)

PREPARED FOR  
 IQBAL QUADIR  
 SCALE: 1" = 40' DATE: OCTOBER 11, 2016

**MERIDIAN ASSOCIATES**  
 500 CUMMINGS CENTER, SUITE 5950 BEVERLY, MASSACHUSETTS 01915  
 69 MILK STREET, SUITE 302 WESTBOROUGH, MASSACHUSETTS 01581  
 TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030  
 WWW.MERIDIANASSOC.COM

SHEET No. 4 OF 5 PROJECT No. 5902



**TABLE OF DEVELOPMENTAL DATA**

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TOTAL CALCULATED LAND AREA OF DEVELOPMENT 250,275± SF (MAP 41, LOTS 8, 9, 10D & 10E) (SEE NOTE BELOW)

TOTAL ONSITE DEVELOPABLE SITE AREA 250,275± SF

TOTAL AREA WITHIN PROPOSED ROW 30,170± SF

TOTAL AREA OF IMPERVIOUS SURFACES WITHIN PROPOSED ROW 21,855± SF

(TOTAL AREA OF LOTS IN PROOF PLAN = TOTAL CALCULATED LAND AREA OF DEVELOPMENT - TOTAL AREA WITHIN PROPOSED ROW = (250,275 - 30,170) = 220,105 SF

220,105 SF x 0.20 = 44,021 SF

44,021 SF + (TOTAL IMPERVIOUS AREA WITHIN ROW OF PROOF PLAN) = (44,021 + 21,855) = 65,876 SF

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\* 25% OF UNITS MUST HAVE GFA ≤ 2,700 SF AND 50% OF UNITS MUST HAVE GFA ≤ 3,500 SF.

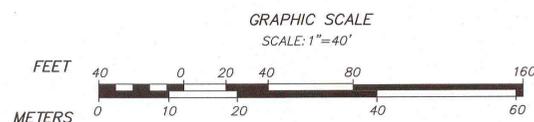
**PROPOSED SPECIAL PERMIT SUBDIVISION**

TYPE OF SPECIAL PERMIT RESIDENTIAL DEVELOPMENT	PROPOSED GROSS FLOOR AREA (SF)	NO. OF PROPOSED DWELLINGS	PROPOSED AMOUNT OF IMPERVIOUS SURFACES (SF)	PROPOSED SITE COVERAGE (SF)	MINIMUM COMMON OPEN SPACE REQUIRED (SF)
BALANCED HOUSING	< 79,200	25 UNITS*	< 65,876	N/A	> 100,000

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**REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHK'D
1	10/21/16	REV. PER PLANNING COMMENTS	MAC	MJN

0 & 9 BUSHNELL DRIVE  
287 & 295 WALTHAM STREET

BALANCED HOUSING DEVELOPMENT  
LOCATED IN  
LEXINGTON, MASSACHUSETTS  
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PREPARED FOR  
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SCALE: 1" = 40' DATE: OCTOBER 11, 2016

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SHEET No. 5 OF 5 PROJECT No. 5902