

NOTES:

1. THE INFORMATION DEPICTED ON THIS PLAN HAS BEEN COMPILED FROM THE TOWN OF LEXINGTON GEOGRAPHIC INFORMATION SYSTEM.
2. A CHANGE IN ZONING DISTRICT DOES OCCUR WITHIN 500 FEET OF THE SUBJECT PROPERTY. ONE PROPERTY, 125 WORTHEN ROAD, IS LISTED AS A MULTI-FAMILY DWELLING (RM) WHILE THE REMAINDER OF THE PROPERTIES ARE WITHIN THE SINGLE FAMILY (RO) DISTRICT.
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.

**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

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 69 MILK STREET, SUITE 302
BEVERLY, MASSACHUSETTS 01915 WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM



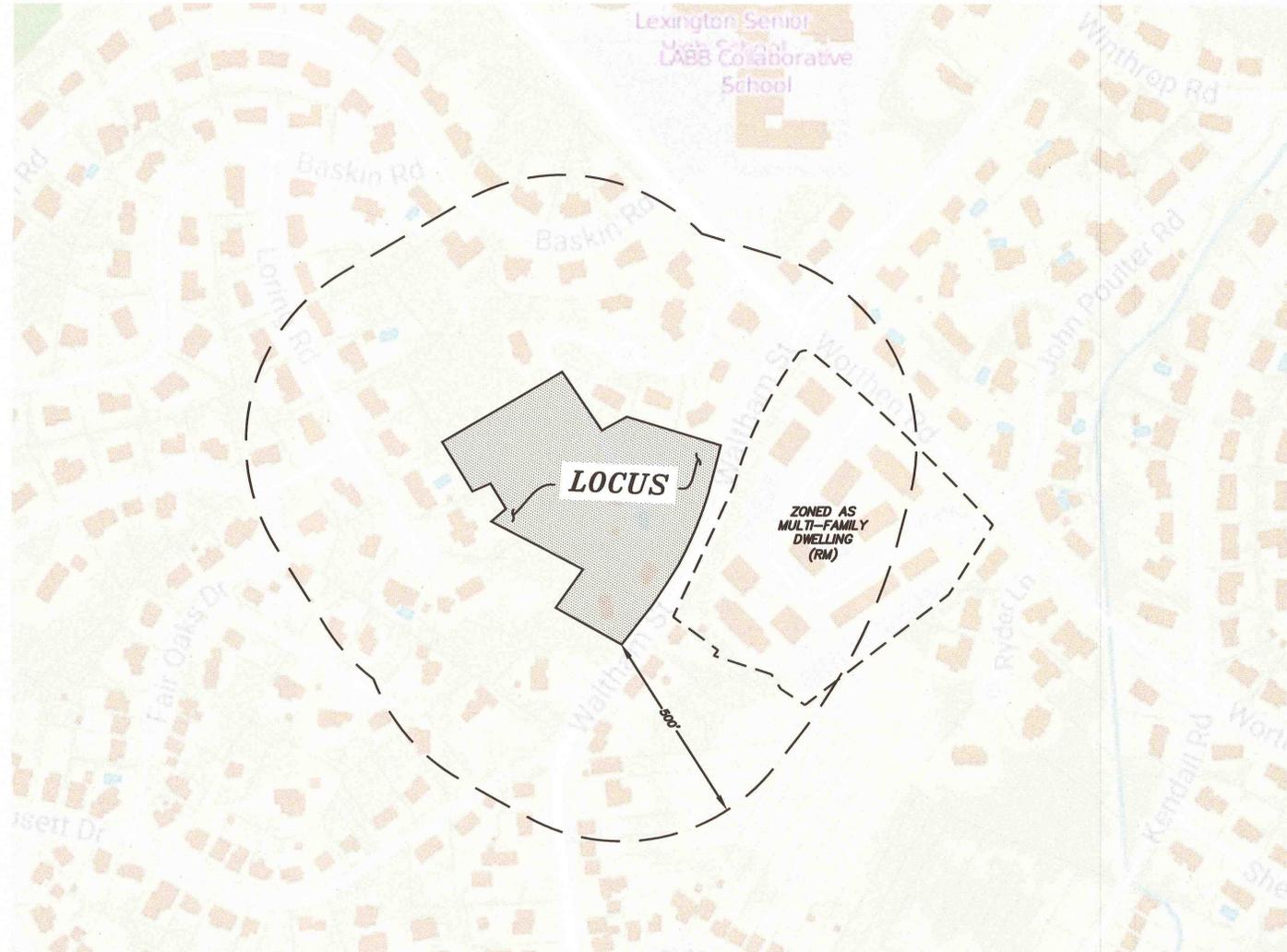
LANDSCAPE ARCHITECT

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

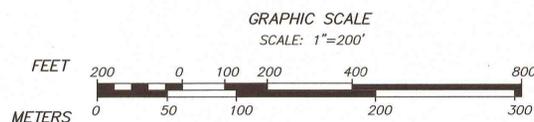


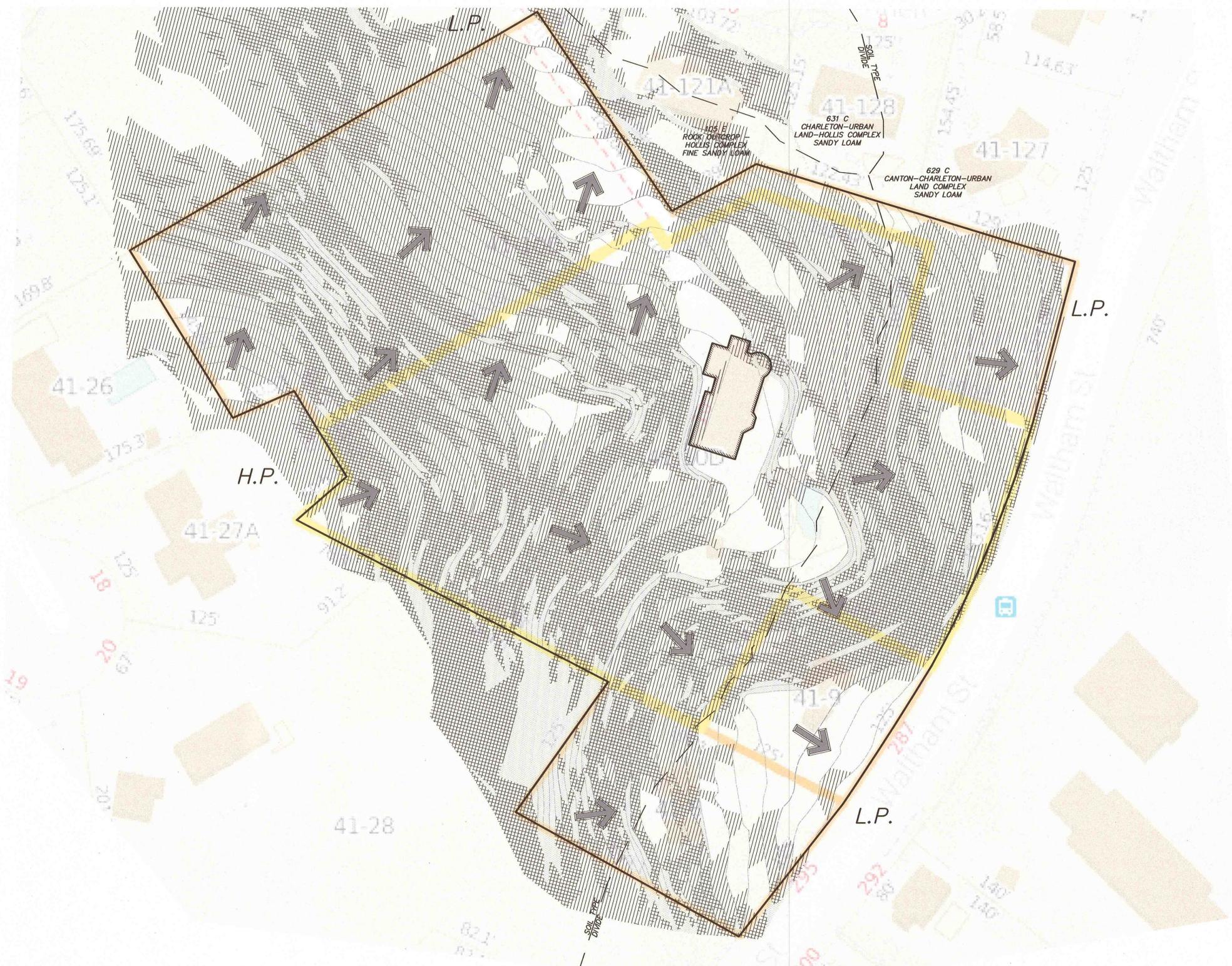
DRAWING INDEX:

- 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:





RECORD OWNERS
 BUSHNELL TRUST
 0 BUSHNELL DRIVE
 LEXINGTON, MASSACHUSETTS 02420
 -DEED BOOK 46174, PAGE 470 *
 IQBAL QUADR
 9 BUSHNELL DRIVE
 LEXINGTON, MASSACHUSETTS 02420
 -DEED BOOK 46174, PAGE 320 *
 IQBAL QUADR
 287 WALTHAM STREET
 LEXINGTON, MASSACHUSETTS 02420
 -DEED BOOK 67134, PAGE 305 *
 RONALD T. LYMAN
 295 WALTHAM STREET
 LEXINGTON, MASSACHUSETTS 02420
 -DEED BOOK 1333, PAGE 6 *

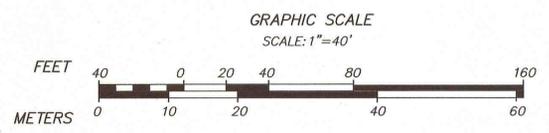
*DENOTES DOCUMENTS RECORDED AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS.

LEGEND:
 H.P. HIGH POINT
 L.P. LOW POINT
 DIRECTION OF OVERLAND FLOW
 15-25% SLOPES
 25-40% SLOPES
 >40% SLOPES
 ESHGW ESTIMATED SEASONAL HIGH GROUND WATER
 --- SOIL TYPE DIVIDE

- NOTES:**
1. THE SOLE PURPOSE OF THIS PLAN SET IS TO COMPLY WITH SECTION 135-6.9.3 OF THE TOWN OF LEXINGTON ZONING BY LAW.
 2. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM THE TOWN OF LEXINGTON ONLINE GIS MAPPING.
 3. THE SUBJECT PROPERTY DEPICTED IS LOCATED WITHIN THE RS ZONING DISTRICT.
 4. THE SUBJECT PROPERTY IS DEPICTED AS LOT 8, 9, 10D & 10E ON THE TOWN OF LEXINGTON ASSESSOR'S MAP 41.
 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST.
 6. 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 25017C043E DATED JUNE 4, 2010.

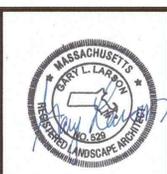
SOILS INFORMATION:
 SOILS INFORMATION DERIVED FROM THE USDA NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY OF MIDDLESEX COUNTY, MASSACHUSETTS, URL: <http://websoilsurvey.nrcs.usda.gov>.

SOIL TYPE	HYDROLOGIC SOIL GROUP	TYPICAL DEPTH TO ESHGW
ROCK OUTCROP - HOLLIS COMPLEX	GROUP D	MORE THAN 80"
CANTON-CHARLETON-URBAN LAND COMPLEX	GROUP A	MORE THAN 80"
CHARLETON-URBAN LAND-HOLLIS COMPLEX	GROUP A	MORE THAN 80"



0 & 9 BUSHNELL DRIVE
 287 & 295 WALTHAM STREET
 SITE ANALYSIS MAP
 LOCATED IN
 LEXINGTON, MASSACHUSETTS
 (MIDDLESEX COUNTY)

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



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

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

SHEET No. 2 OF 5 PROJECT No. 5902

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 OFF 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

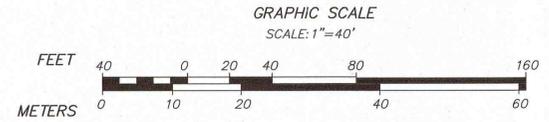
* 25% OF UNITS MUST HAVE GFA ≤ 2,700 SF AND 50% OF UNITS MUST HAVE GFA ≤ 3,500 SF.

NOTES:

1. THE SOLE PURPOSE OF THIS PLAN SET IS TO COMPLY WITH SECTION 135-6.9.3 OF THE TOWN OF LEXINGTON ZONING BY LAW.
2. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM THE TOWN OF LEXINGTON ONLINE GIS MAPPING.
3. THE SUBJECT PROPERTY DEPICTED IS LOCATED WITHIN THE RS ZONING DISTRICT.
4. THE SUBJECT PROPERTY IS DEPICTED AS LOTS 8, 9, 10D & 10E ON THE TOWN OF LEXINGTON ASSESSOR'S MAP 41.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST.
6. 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 25017C0463E DATED JUNE 4, 2010.

MINOR RESIDENTIAL STREET:

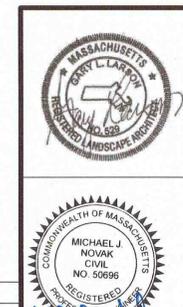
NUMBER OF DWELLING UNITS SERVED: 8 PROPOSED (ON PROPOSED ROW) & 3 PROPOSED ON WALTHAM STREET
 WIDTH OF PROPOSED RIGHT-OF-WAY: 40' (40' MIN. REQUIRED)
 MINIMUM PAVEMENT WIDTH: 20' (20' REQUIRED)
 PROPOSED RADIUS OF RIGHT-OF-WAY ROUNDING: 25' (MIN. PERMITTED: 25')
 LENGTH OF RIGHT-OF-WAY: 642± (MAX. PERMITTED: 650')



DWG. 5902-PROOF-GEO

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D



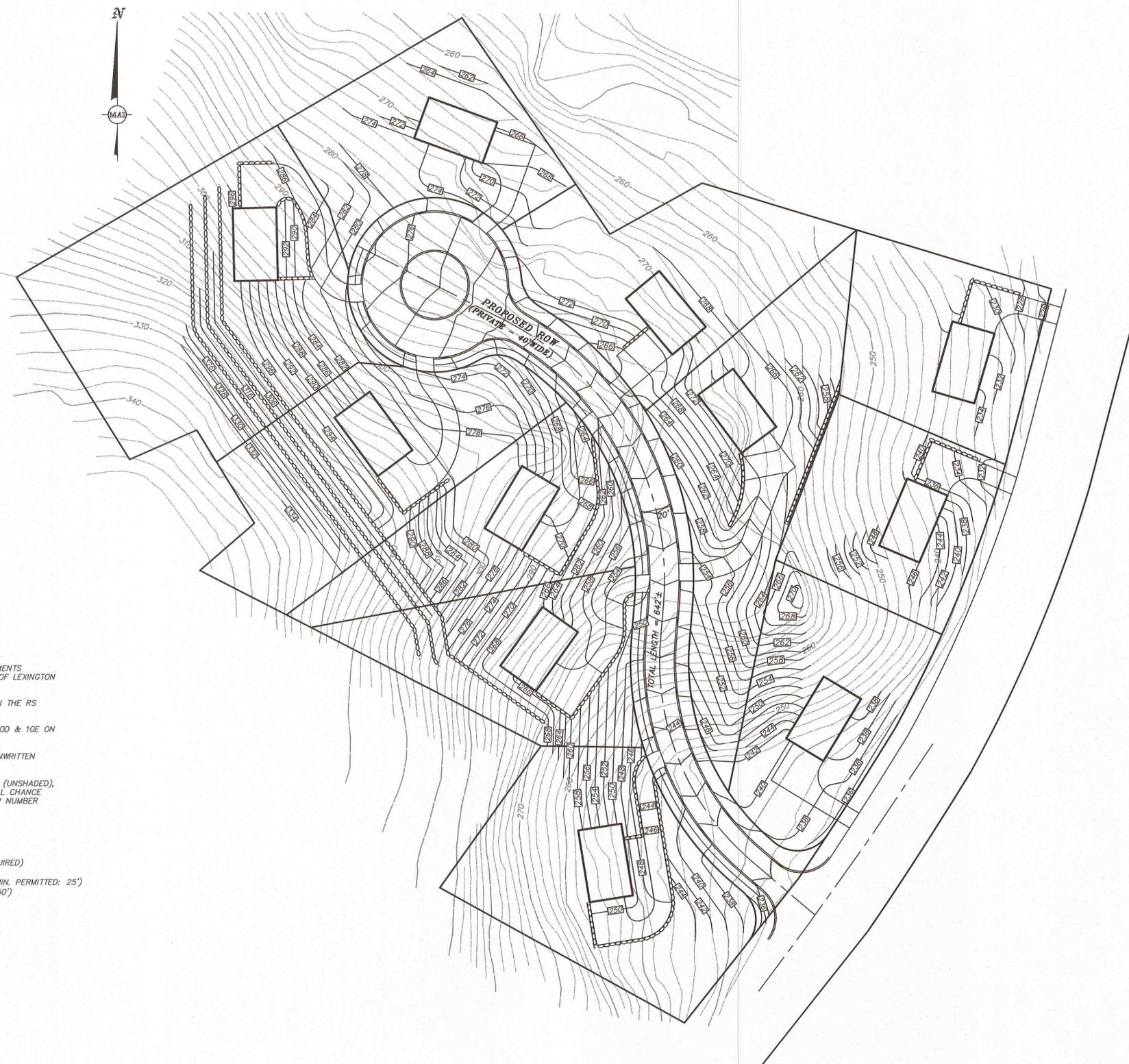
0 & 9 BUSHNELL DRIVE
 287 & 295 WALTHAM STREET
 GEOMETRIC PROOF PLAN OF LAND
 LOCATED IN
 LEXINGTON, MASSACHUSETTS
 (MIDDLESEX COUNTY)

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

MERIDIAN ASSOCIATES

500 CUMMINGS CENTER, SUITE 5950 BEVERLY, MASSACHUSETTS 01915
 69 MILK STREET, SUITE 302 WESTBOROUGH, MASSACHUSETTS 01581
 TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030
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SHEET No. 3 OF 5 PROJECT No. 5902



LEGEND:

- 250 — TWO FOOT CONTOUR
- 260 — TEN FOOT CONTOUR
- - - - - 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 41.
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 25017C0403E DATED JUNE 4, 2010.

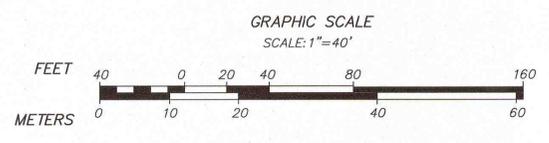
MINOR RESIDENTIAL STREET:

NUMBER OF DWELLING UNITS SERVED: 9 PROPOSED
 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: 576± (MAX. PERMITTED: 650')

TABLE OF DIMENSIONAL REQUIREMENTS:

ZONE: RS

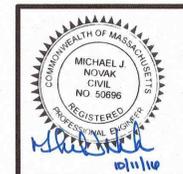
ITEM	REQUIREMENT
MIN. LOT AREA	15,500 S.F.
MIN. FRONTAGE	125'
BUILDING SETBACKS:	
FRONT YARD	30'
SIDE/REAR YARD	15'



5902-PROOF-GRADES

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D



287 WALTHAM STREET
 GRADING PROOF PLAN OF LAND
 LOCATED IN
 LEXINGTON, MASSACHUSETTS
 (MIDDLESEX COUNTY)

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

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 500 CUMMINGS CENTER, SUITE 5950 69 MILK STREET, SUITE 302
 BEVERLY, MASSACHUSETTS 01915 WESTBOROUGH, MASSACHUSETTS 01581
 TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030
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SHEET No. 4 OF 5 PROJECT No. 5902



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 31,569± SF

TOTAL AREA OF IMPERVIOUS SURFACES WITHIN PROPOSED ROW 22,369± SF

(TOTAL AREA OF LOTS IN PROOF PLAN = TOTAL CALCULATED LAND AREA OF DEVELOPMENT - TOTAL AREA WITHIN PROPOSED ROW = (250,275 - 31,569) = 227,906 SF

227,906 SF x 0.20 = 45,581 SF

45,581 SF + (TOTAL IMPERVIOUS AREA WITHIN ROW OF PROOF PLAN) = (8,532 + 22,369) = 67,950 SF

TOTAL IMPERVIOUS SURFACE AREA ALLOWABLE IN A BALANCED HOUSING DEVELOPMENT = 67,950 SF.

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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*	67,950	NO LIMIT	82,591

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

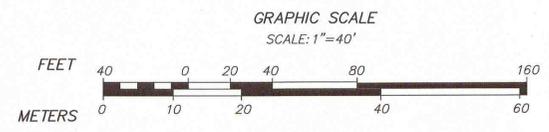
PROPOSED SPECIAL PERMIT SUBDIVISION

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

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

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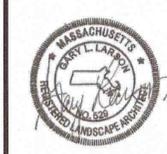


REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

DWG. 5902-BHD2

0 & 9 BUSHNELL DRIVE
287 & 295 WALTHAM STREET



BALANCED HOUSING DEVELOPMENT
LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

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

MERIDIAN ASSOCIATES

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TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030
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SHEET No. 5 OF 5 PROJECT No. 5902