

PROPOSED BALANCED HOUSING DEVELOPMENT

PONYWOLD 376 LINCOLN STREET - 73 MIDDLE STREET LEXINGTON, MASSACHUSETTS

DEFINITIVE SUBDIVISION SUBMITAL
MARCH 25, 2013

APPLICANT

BARONS CUSTOM HOMES
4 BOWSER ROAD
LEXINGTON, MA 02421
(781)-953-8285

ATTORNEY

JOHN M FARRINGTON, ESQ.
1 MILITIA DRIVE SUITE 7
LEXINGTON, MA 02421
(781)-863-5777

ARCHITECT

MZO GROUP
92 MONTVALE AVE SUITE 4350
STONEHAM, MA 02180
(781)-279-4446

LANDSCAPE ARCHITECT

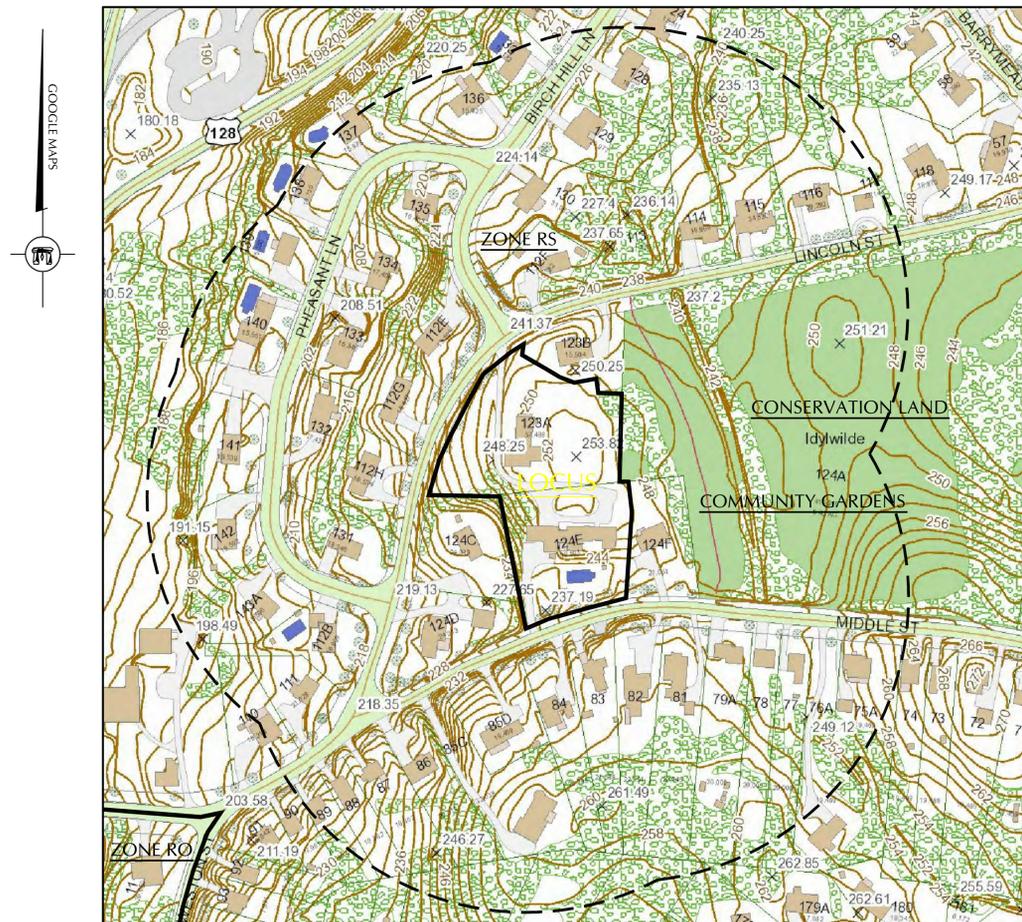
GARY LARSON, RLA, ASLA
6 WADMAN CIRCLE
LEXINGTON, MA 02420

CIVIL/SURVEY

DECILLE-BURKE & ASSOCIATES
149 INDEPENDENCE AVENUE
QUINCY, MA 02169

SHEETS

- 1 COVER SHEET - CONTEXT PLAN
- 2 SITE ANALYSIS PLAN
- 3 PROPERTY RIGHTS AND
DIMENSIONAL STANDARDS PLAN
- 4 SITE CONSTRUCTION PLAN
- 5 STREET LAYOUT, UTILITY &
PROFILE PLAN
- 6 LANDSCAPE PLAN
- 7 PROOF PLAN
- 8 DETAILS
- 9 DETAILS



CONTEXT MAP
SCALE 1" = 150'

REVISIONS:	
No.	DATE

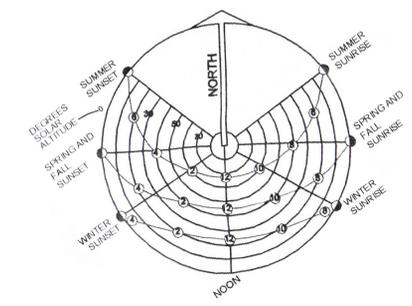


DeCELLE
& Associates, Inc.
149 Independence Avenue Quincy, MA 02169
(617) 405-5100 (F) (617) 405-5101 (F)
www.decilleburke.com

JOB NUMBER: 124.022

Plan 102 of 2008

SOLAR DIAGRAM



LEGEND

-  PROPERTY LINE
-  EXISTING 1' CONTOURS
-  VEHICULAR ACCESS POINT
-  TEST PIT LOCATION
-  EXISTING STONE WALLS
-  EXISTING DECIDUOUS TREE
-  EXISTING DECIDUOUS TREE TO BE REMOVED
-  SLOPES 15% - 25%
-  SLOPES 25% - 40%
-  SLOPES 40% +
-  DIRECTION OF OVERLAND WATER FLOW
-  WATERSHED LINE
-  EXISTING STRUCTURES
-  EXISTING EVERGREEN TREE
-  EXISTING EVERGREEN TREE TO BE REMOVED

NOTES:

- SITE DETAIL AND EXISTING SURFACE CONDITIONS DEPICTED WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY DECELLE AND BURKE.
- NO SURFACE BEDROCK OUTCROPPINGS HAVE BEEN LOCATED ON THE SITE.
- EXISTING TREES 6" AND LARGER SHOWN WERE FIELD LOCATED BY DECELLE AND BURKE.
- THE PROJECT SITE IS LOCATED IN THE RS ZONING DISTRICT (SINGLE FAMILY DWELLINGS).
- THERE APPEARS TO BE NO UNIQUE VEGETATION OR HABITATS FOR RARE OR ENDANGERED SPECIES ON THE PARCEL.
- THE EXISTING STRUCTURES ON BOTH LOTS ARE NOT LISTED ON THE COMPREHENSIVE CULTURAL RESOURCE SURVEY INVENTORY AS REVISED 2010-2011.

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS

GENERAL NOTES:

- ASSESSORS:**
 MAP 034 LOT 00123C (376 LINCOLN)
 MAP 034 LOT 00124G (73 MIDDLE)
- ZONING:** RS
- MINIMUM REQUIREMENTS:**
 AREA: 15,500 S.F.
 FRONT SETBACK: 30'
 SIDE SETBACK: 15'
 REAR SETBACK: 15'
 LOT FRONTAGE/WIDTH: 125'/100'

Applicant:
 Barons Custom Homes
 Mark O Barons, President
 4 Bowser Road
 Lexington, MA 02420

Record Owners:
 Aaron C Sr., Aaron C Jr., Sheila M
 and Alexandria M DeMarderosian.

Assessors Data:
 376 Lincoln St. Map 34 Lot 0123C
 73 Middle Street. Map 34 Lot 0124G

Legal Reference: (Middlesex So.)
 Land Court Certificate: #0192384
 Land Court Plan: 17358 E
 Book 51685 Page 483
 Book 43988 Page 581
 Plan 102 of 2008
 Plan 1269 of 2004

PROJECT TITLE & LOCATION:

Proposed Balanced Housing Development
 in
Lexington, MA

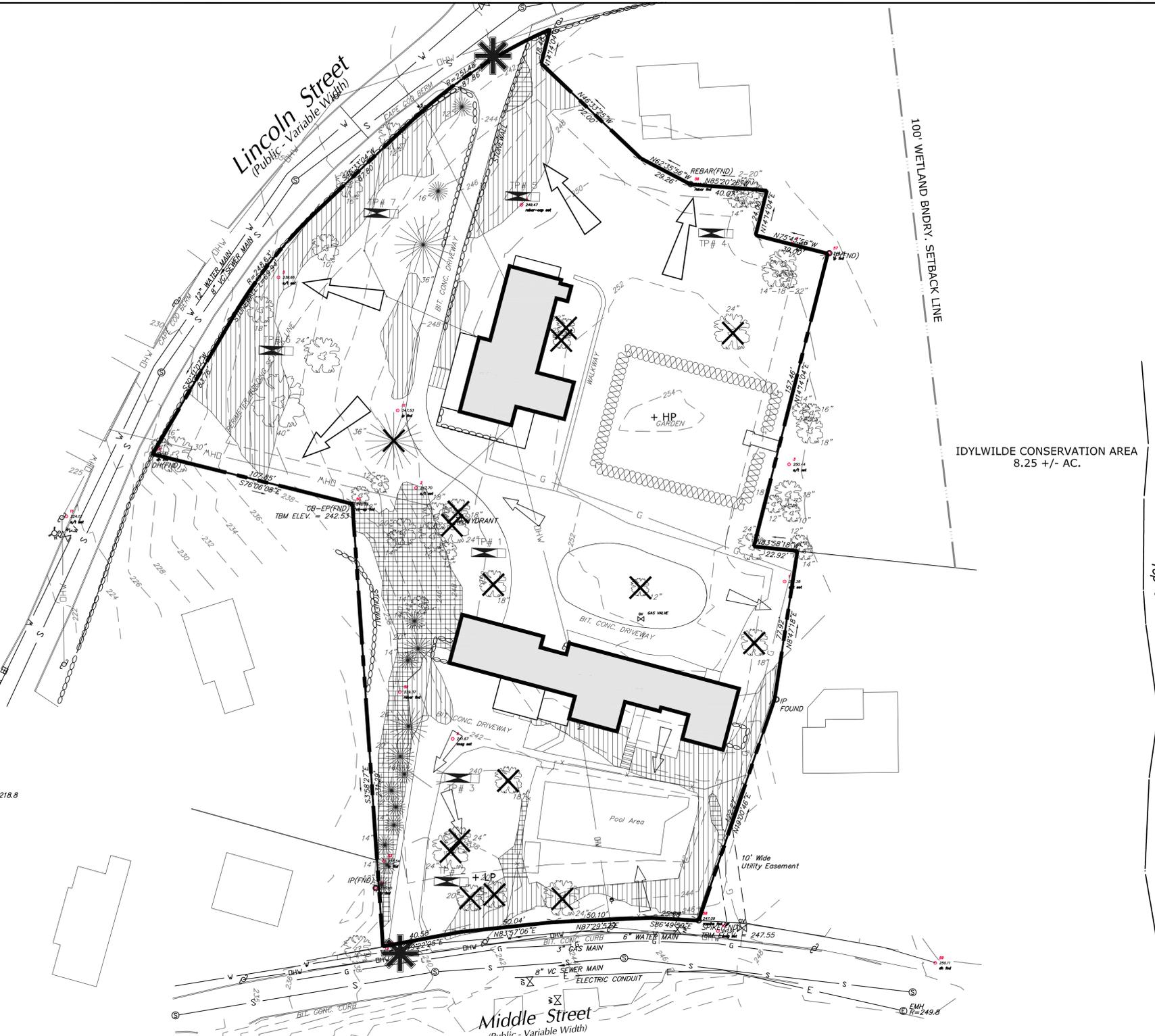
LEXINGTON PLANNING BOARD

PLAN TITLE:
 Site Analysis Plan

PREPARED FOR:
 Barons Custom Homes
 4 Bowser Road
 Lexington, MA

DATE: March 26, 2013
 REVISED:

JOB NUMBER: 124.022 SHEET 2 OF 9



SOIL LOG

TEST PIT	1	2	3	4	5	6	7
GRD. EL.	250.0	238.2	240.0	250.7	248.9	239.8	242.9
GW. EL.	NGWO	233.7	234.0	NGWO	NGWO	NGWO	NGWO
0'	Ap. SANDY LOAM, FRABLE	Ap. SANDY LOAM, LOAMY FILL	Ap. SANDY LOAM, FRABLE	Ap. SANDY LOAM, FRABLE, 10YR4/3	Ap. SANDY LOAM, FRABLE	Ap. SANDY LOAM, 10YR5/3	Ap. SANDY LOAM, 10YR5/3
12'	Bw, SANDY LOAM FRABLE			Bw, SANDY LOAM FRABLE, 10YR4/6	Bw, SANDY LOAM FRABLE	Bw, SANDY LOAM 10YR4/6	Bw, SANDY LOAM 10YR4/6
30'	FILL, ASH						
42'	Ap. OLD SANDY LOAM	C. SANDY LOAM, TIGHT ABLATION TILL W/CRACKED ROCK SOME GRAVEL		C. LOAMY SAND MASSIVE, TIGHT ABLATION TILL FINE-MEDIUM SAND SOME SILT/GRAVEL	C. LOAMY SAND 2.5Y6/4	C. LOAMY SAND 2.5Y5/3	C. LOAMY SAND 2.5Y5/3
50'	Bw, OLD SANDY LOAM						
80'	C. SANDY LOAM ABLATION TILL TIGHT SILTY SAND LITTLE GRAVEL NO MOTTLES NO GROUNDWATER						
118'							

DATE: 08/21/12
 TEST BY: DECELLE-BURKE
 WITNESSED BY: UN-WITNESSED
 SOIL EVALUATOR: J. BURKE, P.E.
 SOIL CLASS: II

-  INDICATES ESTIMATED SEASONAL HIGH GROUND WATER
-  INDICATES PERC TEST
-  INDICATES OBSERVED GROUND WATER

"THIS PLAN IS SUBJECT TO A COVENANT DATED _____"

"THIS PLAN IS SUBJECT TO A CERTIFICATE OF ACTION DATED _____"

"THIS PLAN IS SUBJECT TO A SPECIAL PERMIT DATED _____"

I, _____ CLERK OF THE TOWN OF LEXINGTON, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK _____ DATE _____

DATE



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PERIMETER BUILDING SETBACK REQUIREMENTS:
FRONT YARD: 30 FEET
SIDE AND REAR: 15 FEET
PROPOSED INTERIOR BUILDING SETBACK:
FRONT YARD: 15 FEET (20 FEET TO GARAGE)
SIDE AND REAR: 5 FEET

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FRONT SETBACK: 30'
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REAR SETBACK: 15'
LOT FRONTAGE/WIDTH: 125/100'

Analysis:
5 Lot Subdivision
Gross Floor Area
Balanced Housing
Gross Floor Area: 36,000 s.f. (5x7200)
Total Lot Area: 99,648 s.f.
ROW Proof Plan Area: 18,766 s.f.
Impervious Area Proof Plan Area: 12,281 s.f.
Proposed ROW Area: 13,032 s.f.
Open Space (33% min.): 32,271 s.f. (45,301 s.f. Prov.)

Total Impervious Area (Balanced Housing):
99,648-18,766 x 0.20+12,281 = 28,457 s.f.
8,434 s.f. Proposed Road and Curbing.

3,087 s.f. Existing Dwelling & Proposed Garage
16,936 s.f. Remaining Impervious Coverage allowed
for proposed dwellings.
Driveways, Sidewalks and Walkways will be constructed
using Pervious Pavers.

PROJECT TITLE & LOCATION:

**Proposed Balanced Housing
Development
in
Lexington, MA**

PLAN TITLE:

Property Rights & Dimensional Standards

PREPARED FOR:

Barons Custom Homes
4 Bowser Road
Lexington, MA

DATE: March 25, 2013

REVISED:

JOB NUMBER: 124.022 **SHEET** 3 **OF** 9



DATE

BALANCED HOUSING DWELLING SIZE LIMITATIONS			
LOT No.	UNIT No.	MAX. SIZE	MAX. SIZE (P)
LOT 1.	1	UNREGULATED	3,500
LOT 2.	2	3,500	3,500
LOT 3.	3	3,500	3,500
LOT 4.	4	UNREGULATED	3,500
LOT 5.	5	UNREGULATED	3,500
LOT 6.	6	UNREGULATED	3,500
LOT 7.	7	2,700	2,700
LOT 8.	8	2,700	2,700
TOTAL GROSS FLOOR AREA		36,000	26,400

TABLE OF DEVELOPEMENT DATA TABLE 175-11B(1)	
TOTAL LAND AREA	99,648 S.F.
AREA IN VEGETATED WETLAND	0 S.F.
DEVELOPABLE SITE AREA	99,648 S.F.
LENGTH OF STREET & AREA IN RIGHT-OF-WAY	471' LONG 13,031.9 S.F.
AREA IN COMMON OPEN SPACE	45,301 S.F.
AREA COVERED IN IMPERVIOUS SURFACE	<28,457 S.F.
IMPERVIOUS AREA RATIO	28.6%



LEXINGTON PLANNING BOARD

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LEXINGTON, MASSACHUSETTS HEREBY CERTIFY THE THE
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PLANNING BOARD HAS BEEN RECIEVED AND LEXINGTON
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THE OFFICE AND NO NOTICE OF APPEAL WAS RECIEVED
DURING THE TWENTY DAYS NEXT AFTER SUCH RECIEPT AND
RECORDING OF SAID NOTICE.

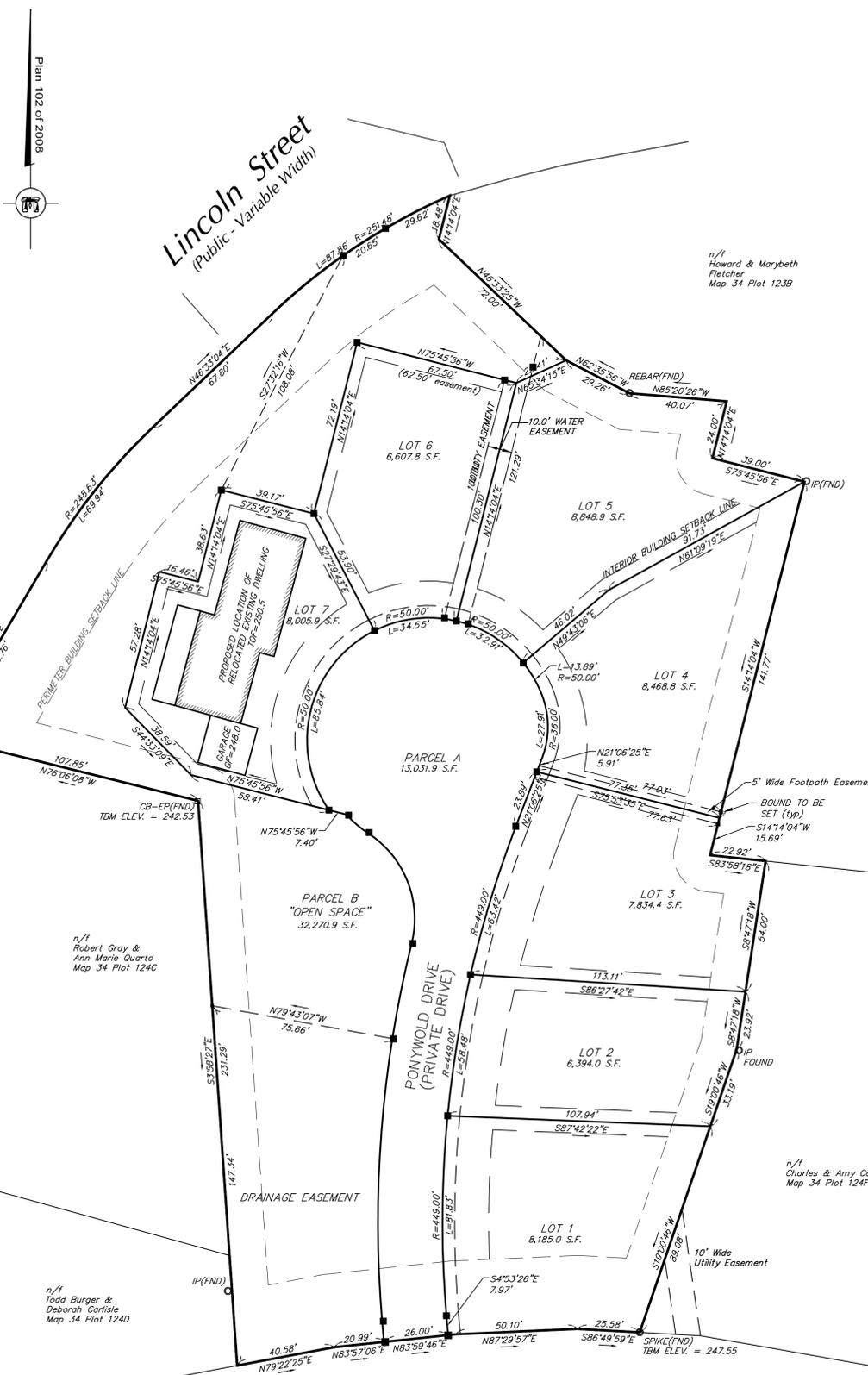
TOWN CLERK DATE

Middle Street
(Public - Variable Width)

"THIS PLAN IS SUBJECT TO A COVENANT DATED _____"

"THIS PLAN IS SUBJECT TO A CERTIFICATE OF ACTION DATED _____"

"THIS PLAN IS SUBJECT TO A SPECIAL PERMIT DATED _____"



LEGEND

- PROPERTY LINE
- - - EASEMENT
- S.F. SQUARE FEET
- AC ACRE
- FND FOUND
- TYP. TYPICAL
- CB-EP CEMENT BOUND ESCUTCHEON PIN
- IP IRON PIPE

- PROPOSED EASEMENT



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Book 51685 Page 483
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Plan 102 of 2008
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PROJECT TITLE & LOCATION:
Proposed Balanced Housing Development
in
Lexington, MA

PLAN TITLE:
Site Construction Plan

PREPARED FOR:
Barons Custom Homes
4 Bowser Road
Lexington, MA

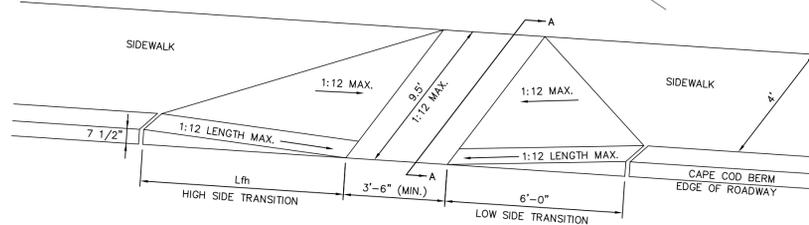
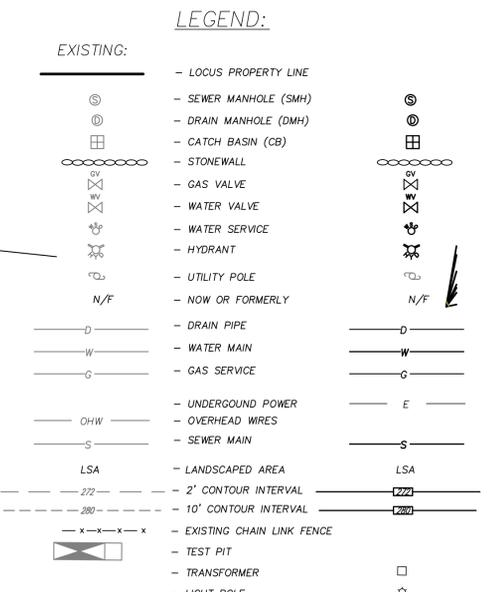
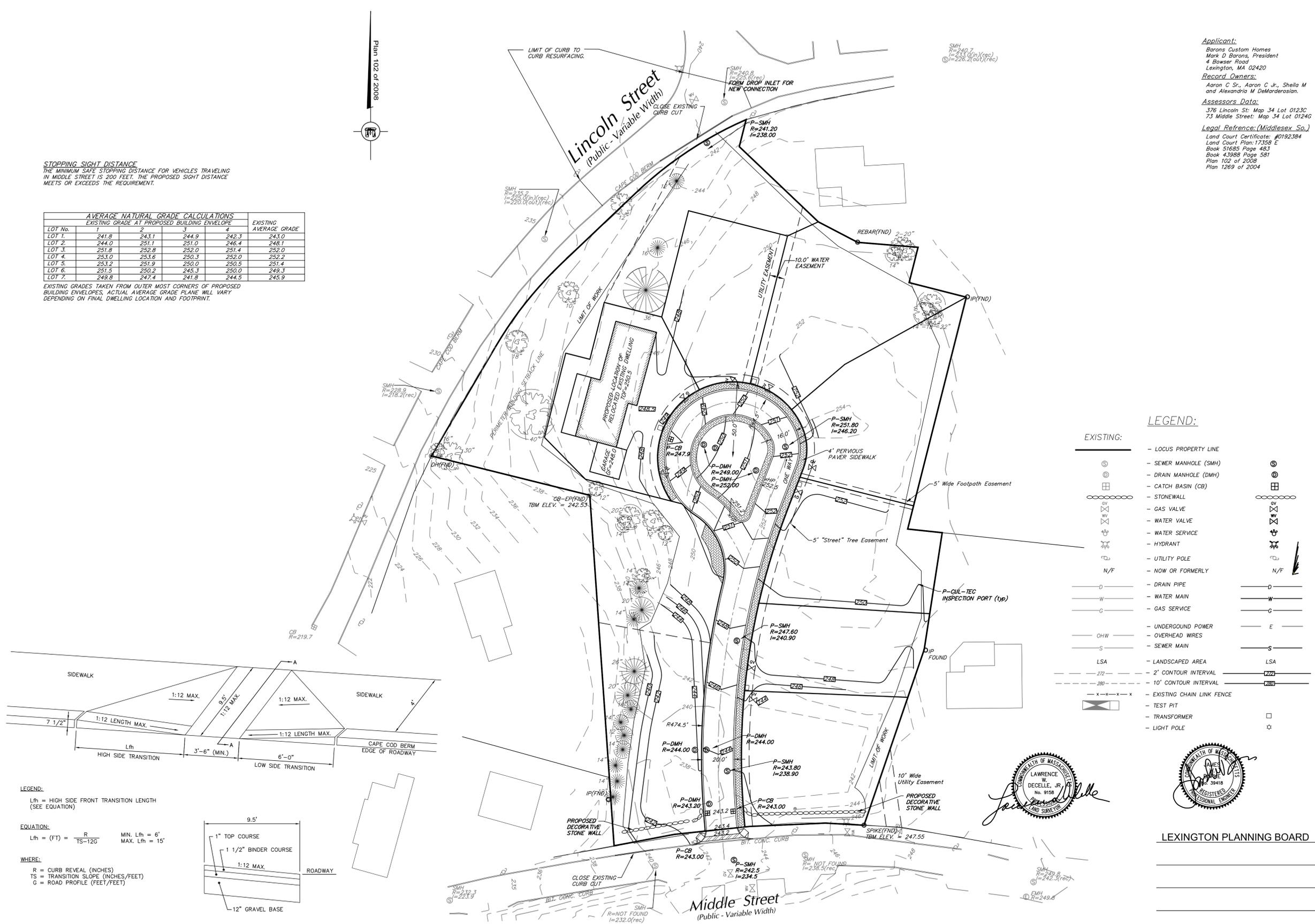
DATE: March 25, 2013
REVISED:

JOB NUMBER: 124.022 **SHEET** 4 **OF** 9
30 15 0 30 60
SCALE: 1"=30'

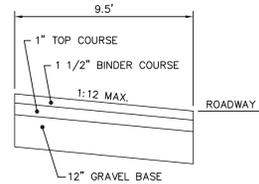
STOPPING SIGHT DISTANCE
THE MINIMUM SAFE STOPPING DISTANCE FOR VEHICLES TRAVELING IN MIDDLE STREET IS 200 FEET. THE PROPOSED SIGHT DISTANCE MEETS OR EXCEEDS THE REQUIREMENT.

AVERAGE NATURAL GRADE CALCULATIONS				
LOT No.	1	2	3	4
LOT 1	241.8	243.1	244.9	242.3
LOT 2	244.0	251.1	251.0	246.4
LOT 3	251.8	252.8	252.0	251.4
LOT 4	253.0	253.6	250.3	252.0
LOT 5	253.2	251.9	250.0	250.5
LOT 6	251.5	250.2	245.3	250.0
LOT 7	249.8	247.4	241.8	244.5

EXISTING GRADES TAKEN FROM OUTER MOST CORNERS OF PROPOSED BUILDING ENVELOPES. ACTUAL AVERAGE GRADE PLANE WILL VARY DEPENDING ON FINAL DWELLING LOCATION AND FOOTPRINT.



LEGEND:
Lfh = HIGH SIDE FRONT TRANSITION LENGTH (SEE EQUATION)
EQUATION:
 $Lfh = (FT) = \frac{R}{TS-12G}$ MIN. Lfh = 6' MAX. Lfh = 15'
WHERE:
R = CURB REVEAL (INCHES)
TS = TRANSITION SLOPE (INCHES/FEET)
G = ROAD PROFILE (FEET/FEET)



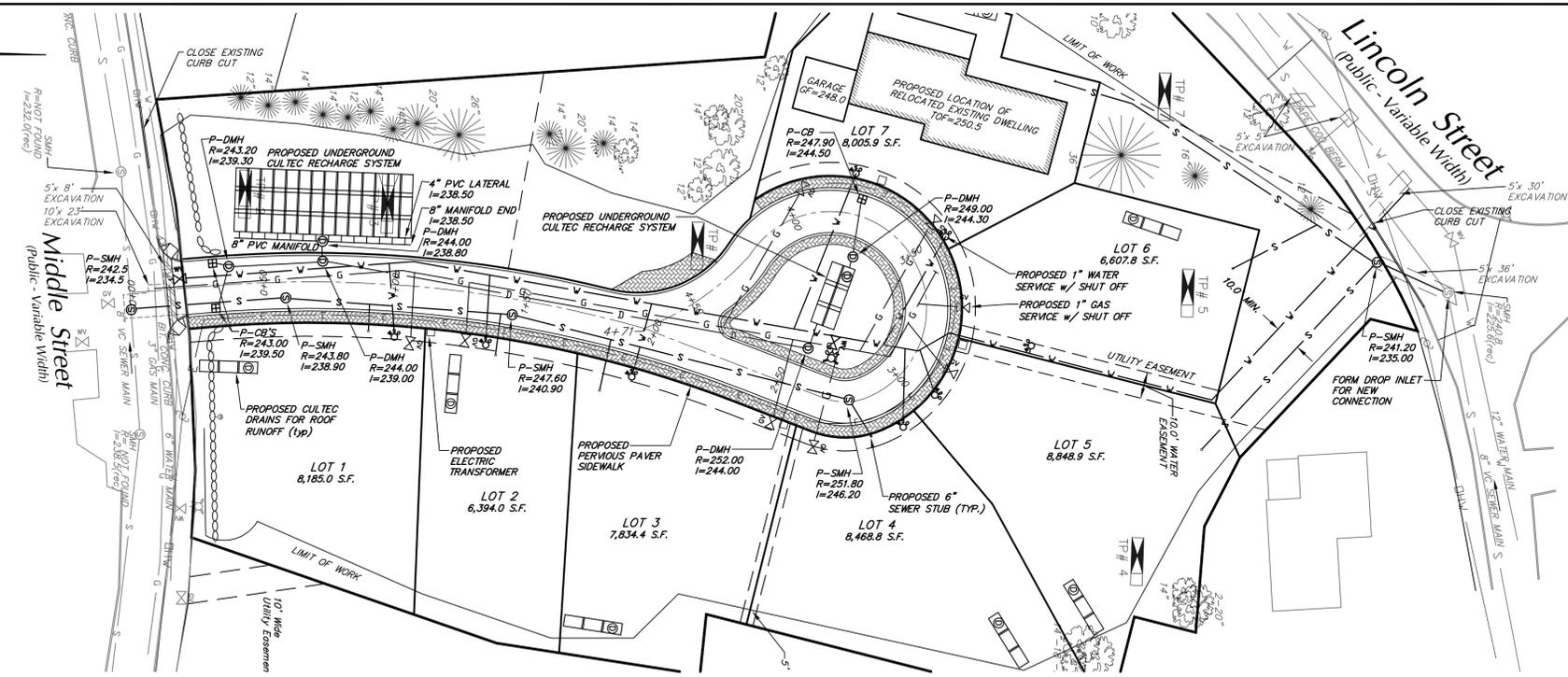
BITUMINOUS CONCRETE WHEELCHAIR RAMP
N.T.S.

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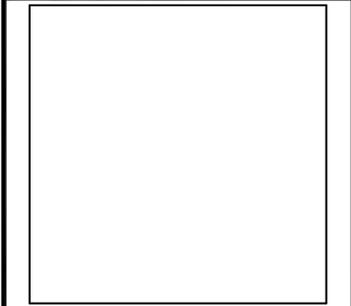
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Book 51635 Page 453
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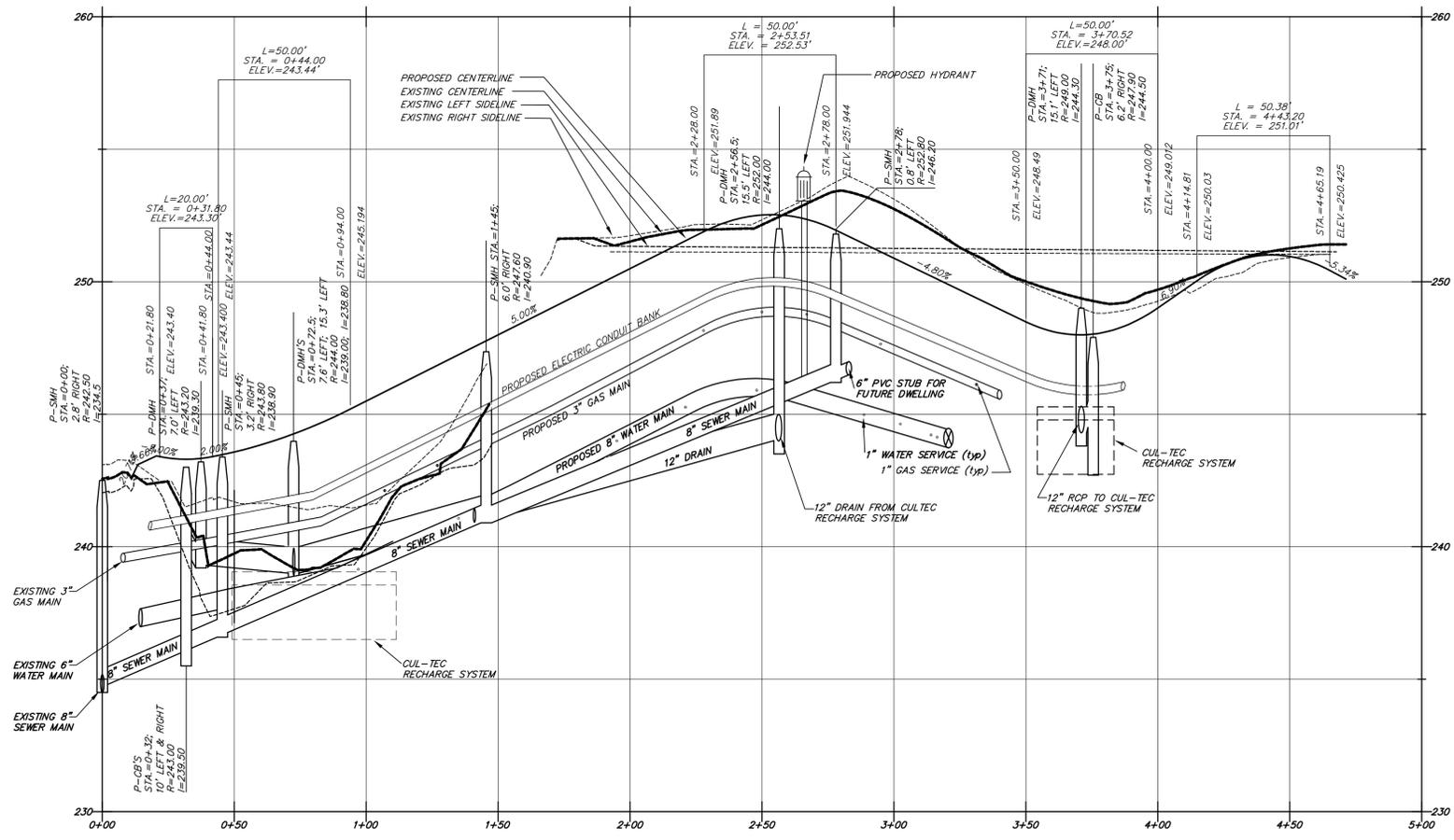


BURKE & Associates, Inc.
149 Independence Avenue Quincy, MA 02169
(617) 405-5100 (O) (617) 405-5101 (F)



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LEGEND:

	EXISTING: LOCUS PROPERTY LINE		SEWER MANHOLE (SMH)
	DRAIN MANHOLE (DMH)		CATCH BASIN (CB)
	STONEWALL		GAS VALVE
	WATER VALVE		WATER SERVICE
	HYDRANT		UTILITY POLE
	NOW OR FORMERLY		DRAIN PIPE
	WATER MAIN		WATER SERVICE
	GAS SERVICE		UNDERGROUND POWER
	OVERHEAD WIRES		SEWER MAIN
	LANDSCAPED AREA (LSA)		2' CONTOUR INTERVAL
	10' CONTOUR INTERVAL		EXISTING CHAIN LINK FENCE
	TEST PIT		TRANSFORMER
	LIGHT POLE		



LEXINGTON PLANNING BOARD

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PROJECT TITLE & LOCATION:
Proposed Balanced Housing Development in Lexington, MA

PLAN TITLE:
Street Layout, Utility & Profile Plan

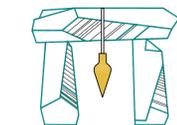
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Barons Custom Homes
4 Bowser Road
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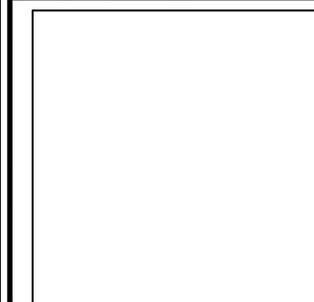


DeCELLE



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Proof Plan

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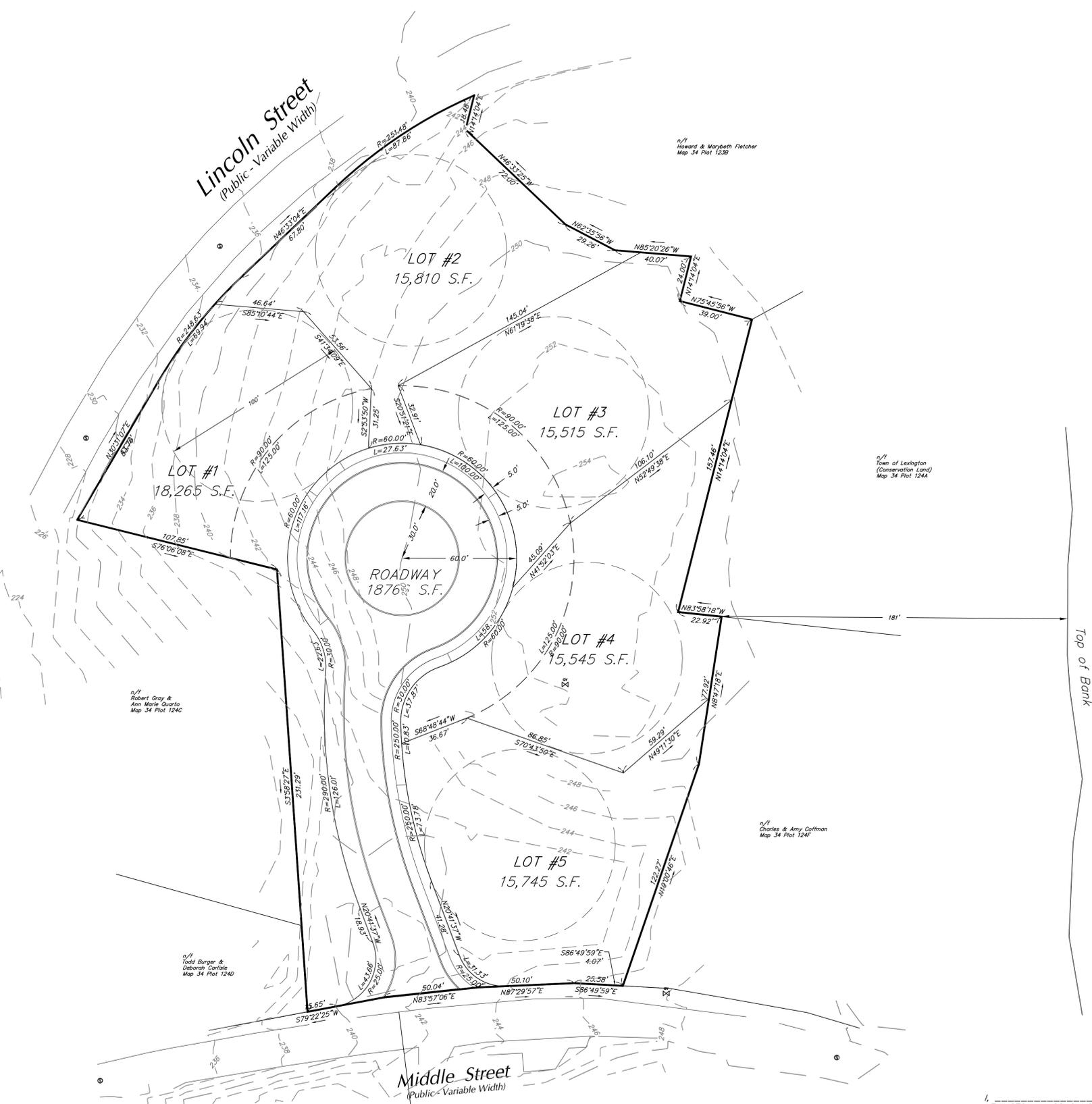
DATE: March 25, 2013

REVISED:

JOB NUMBER: 124.022 SHEET 7 OF 9



DATE



n/i Robert Gray & Ann Marie Quarto
Map 34 Plot 124C

n/i Todd Burger & Deborah Caputo
Map 34 Plot 124D

n/i Howard & Marybeth Fletcher
Map 34 Plot 123B

n/i Town of Lexington
(Conservation Land)
Map 34 Plot 124A

n/i Charles & Amy Coffman
Map 34 Plot 124F

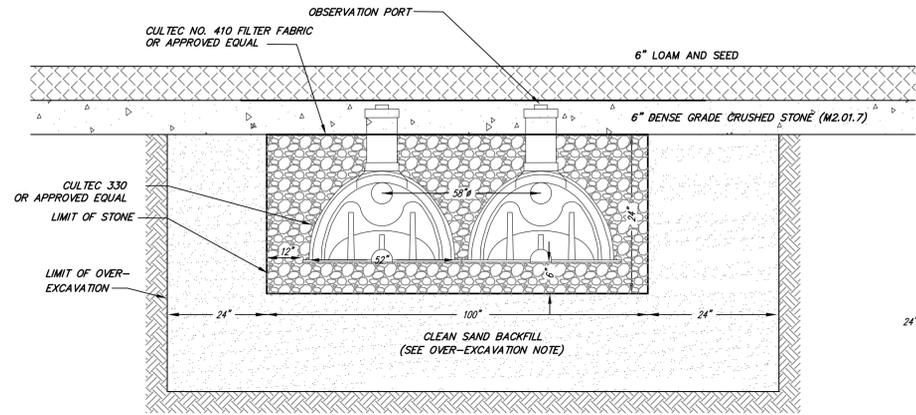


LEXINGTON PLANNING BOARD

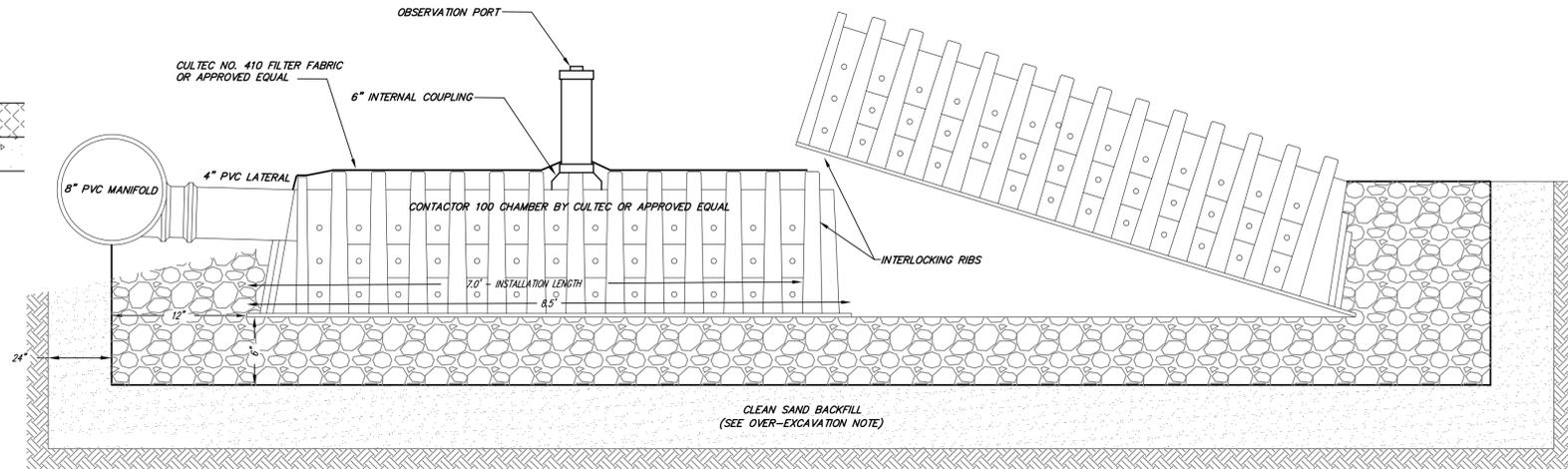
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CULTEC CHAMBER TYPICAL SECTION
N.T.S.



CULTEC CHAMBER TYPICAL PROFILE
N.T.S.

OVER-EXCAVATION NOTES:

THE CONTRACTOR SHALL REMOVE ALL TOPSOIL, SUBSOIL AND OTHER DELETERIOUS MATERIAL WITHIN 24" OF THE LIMIT OF THE STONE SURROUNDING THE CULTEC UNIT AS INDICATED ON THE PLANS.
THE REMOVED SOIL SHALL BE DISPOSED OF IN A LEGAL MANNER.
THE REMOVED SOIL SHALL BE REPLACED WITH CLEAN GRANULAR SAND CONFORMING TO THE FOLLOWING SIEVE ANALYSIS:

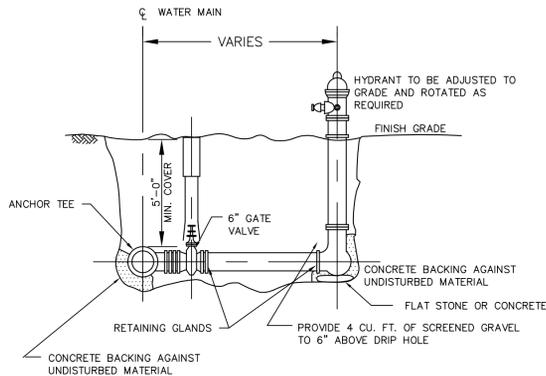
% PASSING	SIEVE SIZE	#
100		#1
10-100		#50
0-20		#100
0-5		#200

OBSERVATION PORT INSTALLATION NOTES:

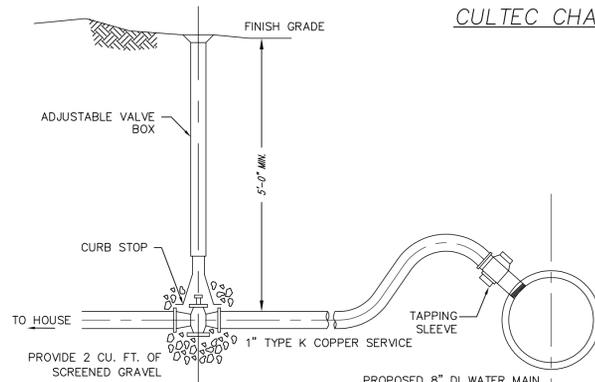
CONTRACTOR TO CUT 6" HOLE AT TOP OF CHAMBER IN THE CENTER OF THE UNIT.
INSERT A 6" INTERNAL COUPLING INTO INSPECTION PORT OPENING.
USE A 6" SCH40 PVC PIPE TO BRING INSPECTION PORT TO WITHIN 6" OF FINISHED GRADE.
INSTALL A 6" SCH40 END CAP OR PLUG.
BACKFILL IN ACCORDANCE WITH SPECIFICATIONS.

CULTEC CHAMBER INSTALLATION NOTES:

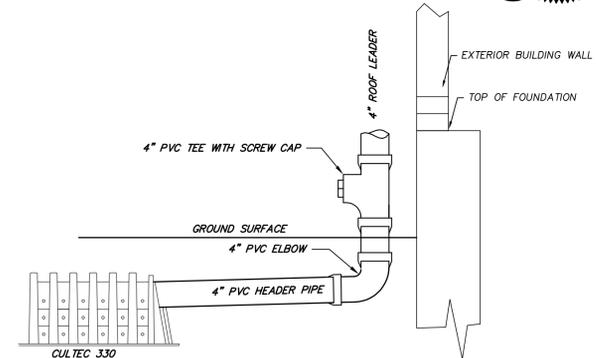
CONTRACTOR TO INSTALL CULTEC CHAMBERS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
CULTEC NO. 410 FILTER FABRIC OR APPROVED EQUAL TO BE PLACED OVER THE TOP OF THE DRAINAGE SYSTEM PRIOR TO BACKFILL.
CONTRACTOR TO REMOVE ALL LOAM, SUBSOIL AND ALL DELETERIOUS MATERIAL FROM EXCAVATION PRIOR TO PLACEMENT OF THE STONE BED.



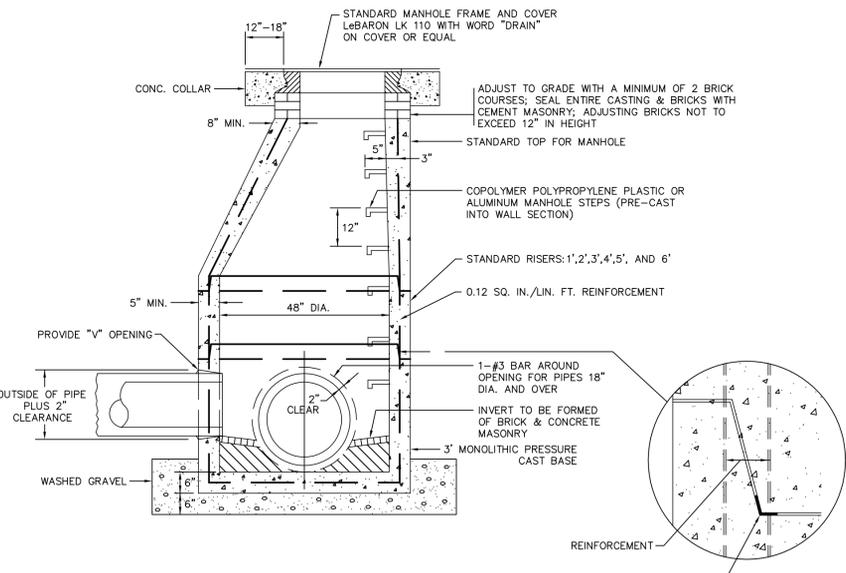
TYPICAL HYDRANT AND VALVE DETAIL
N.T.S.



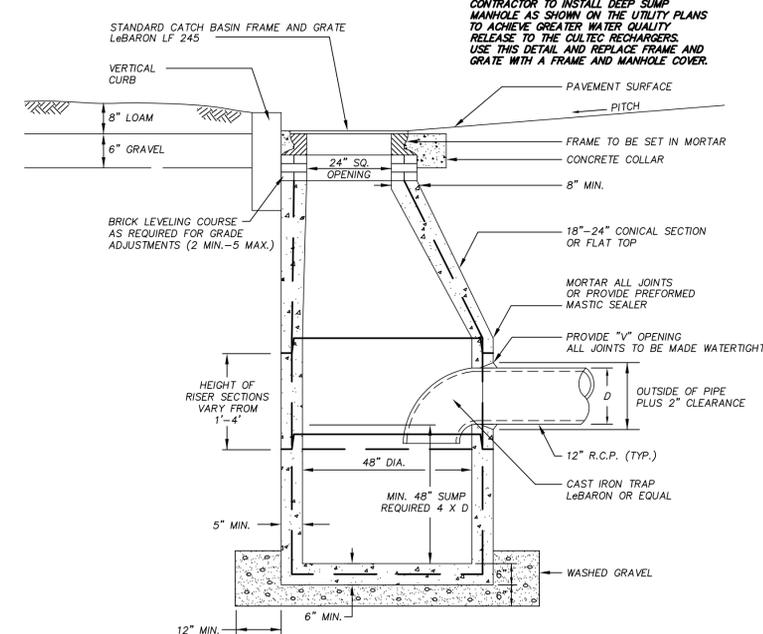
WATER SERVICE CONNECTION DETAIL
N.T.S.



TYPICAL ROOF DRAIN W/ OVERFLOW
N.T.S.



STANDARD PRE-CAST DRAIN MANHOLE
N.T.S.



PRECAST CONCRETE CATCH BASIN/ WATER QUALITY MANHOLE
N.T.S.

CONTRACTOR TO INSTALL DEEP SUMP MANHOLE AS SHOWN ON THE UTILITY PLANS TO ACHIEVE GREATER WATER QUALITY RELEASE TO THE CULTEC RECHARGERS. USE THIS DETAIL AND REPLACE FRAME AND GRATE WITH A FRAME AND MANHOLE COVER.

Applicant:
Barons Custom Homes
Mark D Barons, President
4 Bowser Road
Lexington, MA 02420
Record Owners:
Aaron C Sr., Aaron C Jr., Sheila M
and Alexandria M DeMarderosian.
Assessors Data:
376 Lincoln St. Map 34 Lot 0123C
73 Middle Street. Map 34 Lot 0124G
Legal Refrence (Middlesex So.)
Land Court Certificate: #0192384
Land Court Plan: 17358 E
Book 51685 Page 483
Book 43988 Page 581
Plan 102 of 2008
Plan 1269 of 2004

"THIS PLAN IS SUBJECT TO A COVENANT DATED _____"
"THIS PLAN IS SUBJECT TO A CERTIFICATE OF ACTION DATED _____"
"THIS PLAN IS SUBJECT TO A SPECIAL PERMIT DATED _____"

LEXINGTON PLANNING BOARD

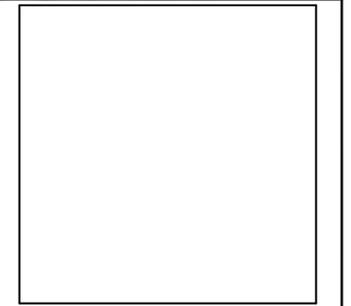
I, _____ CLERK OF THE TOWN OF LEXINGTON, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK _____ DATE _____

DATE _____



DeCELLE BURKE & Associates, Inc.
149 Independence Avenue Quincy, MA 02169
(617) 405-5100 (O) (617) 405-5101 (F)



FOR REGISTRY USE ONLY
I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS



GENERAL NOTES:
ASSESSORS:
MAP 034 LOT 00123C (376 LINCOLN)
MAP 034 LOT 00124G (73 MIDDLE)
ZONING: RS
MINIMUM REQUIREMENTS:
AREA: 15,500 S.F.
FRONT SETBACK: 30'
SIDE SETBACK: 15'
REAR SETBACK: 15'
LOT FRONTAGE/WIDTH: 125/100'

PROJECT TITLE & LOCATION:
Proposed Balanced Housing Development in Lexington, MA

PLAN TITLE:
Details

PREPARED FOR:
Barons Custom Homes
4 Bowser Road
Lexington, MA

DATE: March 25, 2013
REVISED:

JOB NUMBER: 124.022 SHEET 8 OF 9
SCALE: 1"=30'

