

DEFINITIVE SUBDIVISION PLAN
BALANCED HOUSING RESIDENTIAL DEVELOPMENT
ROBINSON WOODS

LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

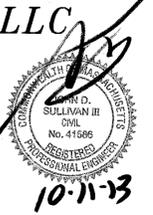
DATE: OCTOBER 11, 2013

APPLICANT:

NORTH SHORE CONSTRUCTION & DEVELOPMENT, INC.
215 SALEM STREET
WOBURN, MA 01801
(781) 932-1776

ENGINEER:

SULLIVAN ENGINEERING GROUP, LLC
22 MOUNT VERNON ROAD
BOXFORD, MA 01921
(978) 352-7871



LANDSCAPE ARCHITECT:

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



ATTORNEY:

JOHN M. FARRINGTON
5 MILITIA DRIVE, SUITE 4
LEXINGTON, MA 02421

APPROVED BY:
LEXINGTON PLANNING BOARD

APPROVED _____, 20__

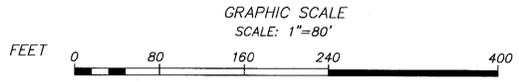
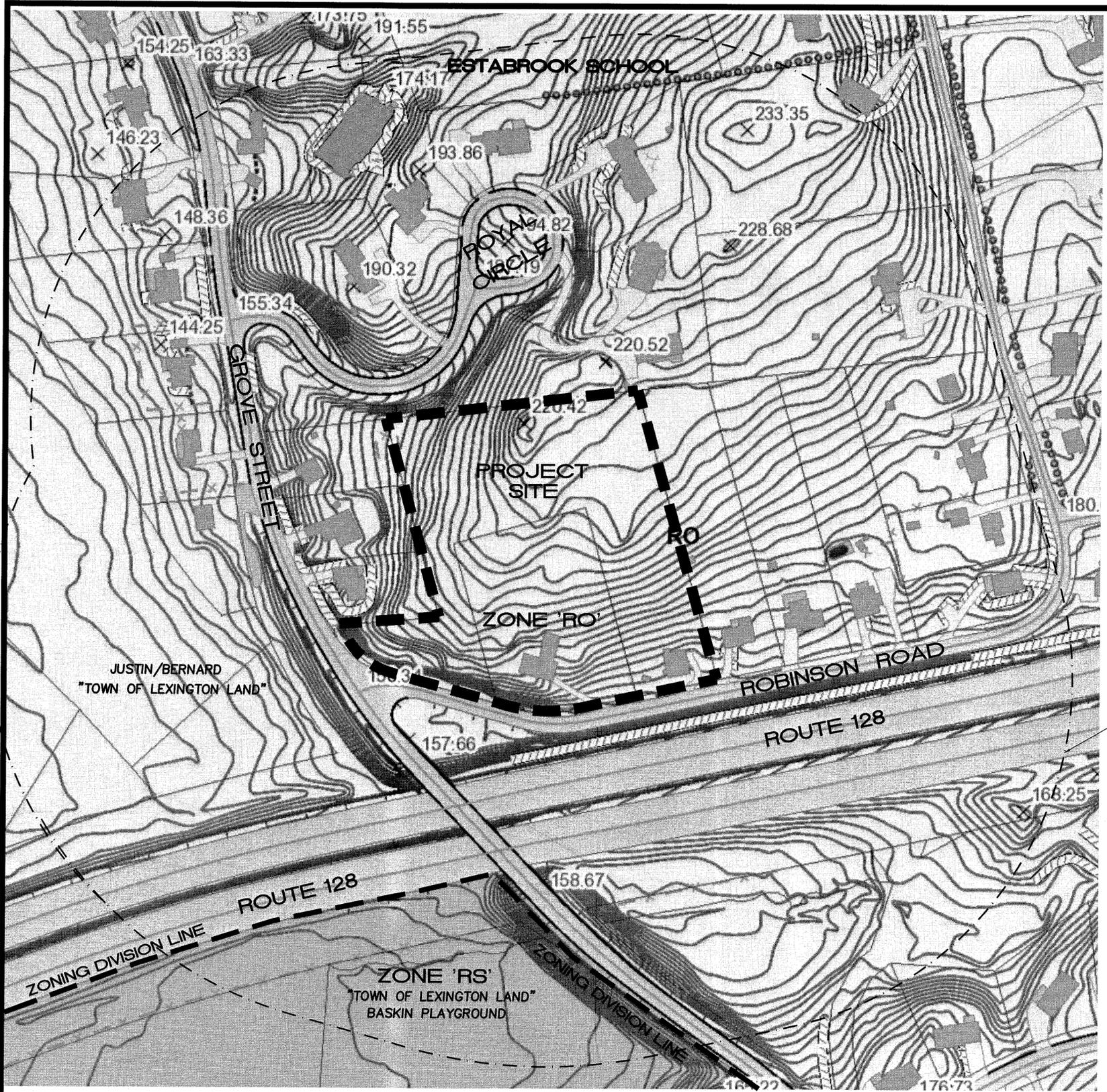
THIS PLAN IS SUBJECT TO A COVENANT DATED _____

THIS PLAN IS SUBJECT TO A CERTIFICATE OF ACTION DATED _____

THIS PLAN IS SUBJECT TO A SPECIAL PERMIT DATED _____

SHEET INDEX:

- 1 COVER SHEET & LOCUS MAP
- 2 SITE ANALYSIS MAP
- 3 PROPERTY RIGHTS PLAN OF LAND
- 4 SITE CONSTRUCTION PLAN
- 5 LANDSCAPE PLAN
- 6 STREET LAYOUT AND PROFILE PLAN
- 7 SITE UTILITY PLAN
- 8 SITE DETAILS
- 9 SITE DETAILS
- 10 CONVENTIONAL SUBDIVISION PROOF PLAN

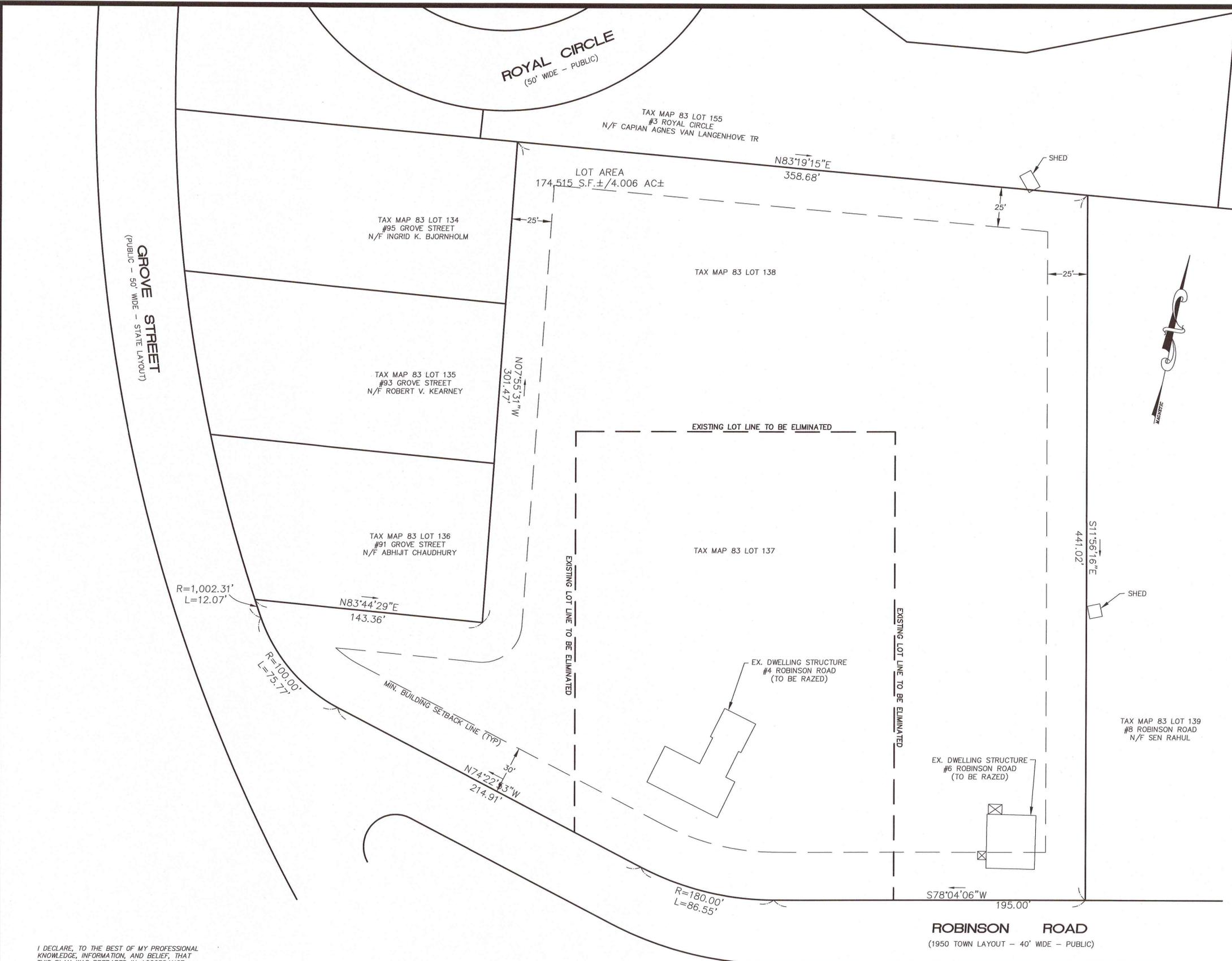


OWNERS:

FATOMEH CARROLL **CARMEN DE LA CRUZ**
4 ROBINSON ROAD 6 ROBINSON ROAD
LEXINGTON, MA 02421 LEXINGTON, MA 02421

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

TOWN CLERK: _____ DATE: _____



FOR REGISTRY OF DEEDS USE ONLY

APPROVED BY:
LEXINGTON PLANNING BOARD

DATE:

OWNERS:

- 4 ROBINSON ROAD
FATOMEH CARROLL
4 ROBINSON ROAD
LEXINGTON, MA 02421
- 6 ROBINSON ROAD
CARMEN DE LA CRUZ
6 ROBINSON ROAD
LEXINGTON, MA 02421

APPLICANT:

NORTH SHORE CONSTRUCTION & DEV, INC.
215 SALEM STREET
WOBBURN, MA 01801

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

TOWN CLERK:

DATE:

**4-6 ROBINSON ROAD
BALANCED HOUSING RESIDENTIAL DEVELOPMENT**



PROPERTY RIGHTS PLAN OF LAND
LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
NORTH SHORE CONSTRUCTION & DEV., INC
SCALE: 1" = 30' DATE: OCT. 11, 2013

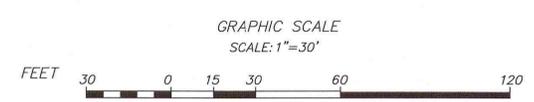
PREPARED BY
SULLIVAN ENGINEERING GROUP, LLC
22 MOUNT VERNON ROAD
BOXFORD, MA 01921
(978) 352-7871

SHEET No. 3 OF 10

I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

[Signature]
JOHN D. SULLIVAN III, P.E.

10-11-13
DATE



REVISIONS				
NO.	DATE	DESCRIPTION	BY	CHK'D

I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

JOHN. D. SULLIVAN III, P.E.

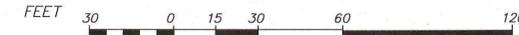
DATE

TABLE OF DIMENSIONAL CONTROLS FOR A BALANCED HOUSING SPECIAL PERMIT RESIDENTIAL DEVELOPMENT

TOTAL SITE AREA: 174,515 S.F.±	ALLOWED	PROPOSED
MAXIMUM IMPERVIOUS SURFACE	32,735 S.F.	36,176 S.F. *
MAXIMUM GROSS FLOOR AREA	36,000 S.F.	32,624 S.F.
MINIMUM COMMON OPEN SPACE	57,590 S.F.	121,629 S.F.

* WAIVER REQUESTED FROM LEXINGTON PLANNING BOARD

GRAPHIC SCALE
SCALE: 1"=30'



LEGEND:

- 248— EX. TWO FOOT CONTOUR
- ☉ UTILITY POLE
- (200)— PROP. TWO FOOT CONTOUR
- (200x0) PROP. SPOT GRADE
- BB BITUMINOUS BERM (BREADLOAF)
- VGC VERTICAL GRANITE CURB
- CCB CAPE COD BERM
- ☆ LIGHT BOLLARD
- LOW LIMIT OF WORK LINE
- EX. TREE (> 6" DIA) TO REMAIN
- PROP. STREET TREE

OWNERS:

- 4 ROBINSON ROAD
FATOMEH CARROLL
4 ROBINSON ROAD
LEXINGTON, MA 02421
- 6 ROBINSON ROAD
CARMEN DE LA CRUZ
6 ROBINSON ROAD
LEXINGTON, MA 02421

APPLICANT:

- NORTH SHORE CONSTRUCTION & DEV., INC.
215 SALEM STREET
WOBURN, MA 01801

NOTES:

1. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A PARTIAL FIELD SURVEY CONDUCTED ON FEBRUARY 8-11, 2013 BY SULLIVAN ENGINEERING GROUP, LLC.
2. THE LOCUS PROPERTY DEPICTED IS LOCATED IN ZONING DISTRICT R0.
3. THE LOCUS PROPERTY IS DEPICTED AS LOTS 137 AND 138 ON THE TOWN OF LEXINGTON ASSESSOR'S MAP 83.
4. THE ELEVATIONS DEPICTED HEREON WERE BASED UPON THE 1929 NGVD DATUM.
5. ABUTTING BUILDING LOCATIONS ARE APPROXIMATE ONLY AND FOR GRAPHICAL PURPOSES ONLY. BUILDING LOCATIONS TAKEN FROM TOWN OF LEXINGTON AERIALS.

HARDSCAPE ITEMS EXCLUDED IN IMPERVIOUS AREA CALCULATION:

- 1) PATIOS AND FRONT WALKWAYS ARE TO BE CONSTRUCTED WITH ECO-PRIORIA PERVIOUS PAVERS WITH 12" OF 3/4" CRUSHED STONE BENEATH TO INFILTRATE RAINWATER.
- 2) OPEN DECKS AND PLATFORMS TO BE BUILT WITH DECKING SPACED 3/16" AND 12" OF 3/4" CRUSHED STONE BENEATH TO INFILTRATE RAINWATER.

AVERAGE NATURAL GRADE CALCULATION/BUILDING HEIGHT

BUILDING	EXISTING GRADE ELEVATIONS AT BUILDING CORNERS				AVERAGE NATURAL GRADE PLANE	HIGHEST RIDGE	BUILDING HEIGHT
	1	2	3	4			
1	201.00	200.00	195.00	196.00	198.00	236.45	38.45
2	202.30	201.90	204.10	206.20	203.60	240.20	36.60
3	209.30	209.00	216.20	213.30	211.90	247.20	35.30
4	214.00	215.50	213.25	211.00	213.43	248.20	34.77
5	209.70	210.30	208.00	209.50	209.37	243.10	33.73
6	208.70	203.30	198.20	202.00	203.05	239.40	36.35

MAXIMUM BUILDING SIZE LIMITATIONS (GFA)

BUILDING UNIT #	G.F.A. PROPOSED	G.F.A. ALLOWED
1	2,273	2,700
1	2,289	2,700
2	2,975	NOT LIMITED
2	2,975	NOT LIMITED
3	2,273	2,700
3	2,289	3,500
4	2,975	NOT LIMITED
4	2,975	NOT LIMITED
5	2,900	NOT LIMITED
5	2,900	NOT LIMITED
6	2,900	3,500
6	2,900	3,500

TOTAL GFA: 32,624 S.F. NOT TO EXCEED 36,000 S.F.

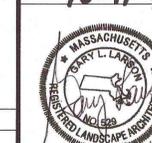
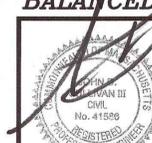
4-6 ROBINSON ROAD
BALANCED HOUSING RESIDENTIAL DEVELOPMENT

SITE CONSTRUCTION PLAN
LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
NORTH SHORE CONSTRUCTION & DEV., INC
SCALE: 1"= 30' DATE: OCT. 11, 2013

PREPARED BY
SULLIVAN ENGINEERING GROUP, LLC
22 MOUNT VERNON ROAD
BOXFORD, MA 01921
(978) 352-7871

SHEET No. 4 OF 10



TEMPORARY BENCHMARK CHART:

TBM #	DESCRIPTION	ELEV.
1	SEWER MANHOLE RIM	171.36'

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

RESERVED FOR REGISTRY USE

APPROVED BY:
LEXINGTON PLANNING BOARD

APPROVED _____, 20__

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

TOWN CLERK:

DATE:

