AGENDA

Lexington Planning Board

Wednesday, October 8, 2025
Remote on Zoom: https://www.lexingtonma.gov/377/Access-Virtual-Meetings
6:00 PM

Development Administration

1. **331 Concord Avenue - Public Hearing for a Site Plan Review Modification**
   Public hearing to review a request to modify an approved site plan.

2. **3 Maguire Road - Public Hearing for a Definitive Subdivision**
   Public hearing for a definitive subdivision proposing 3 lots.

3. **10 Maguire Road - Public Hearing for Definitive Subdivision**
   Public hearing on a definitive subdivision proposing 3 lots.

4. **11 Larchmont Lane - Public Hearing for a Definitive Subdivision**
   Public hearing for a definitive subdivision to create 4 lots.

Board Administration

1. **Public Hearing on Amendments to the Planning Board's Subdivision Regulations (Ch. 175)**
   Public hearing on proposed revisions to the Planning Board's Subdivision Regulations (Ch. 175). Public hearing was continued from 9/25/25 meeting.

2. **Board Member & Staff Updates**
3. **Review of Draft Meeting Minutes: none**
4. **Upcoming Meetings**
   Wednesdays 10/22, 11/19, and 12/10

Adjourn

1. **Adjourn – The meeting will continue until all items are finished. The estimated adjournment time is 8:30 pm.**

Zoom Details

1. **Zoom Details - https://www.lexingtonma.gov/377/Access-Virtual-Meetings**
   Planning is inviting you to a scheduled Zoom meeting.
   Topic: Planning's Zoom Meeting

Time: Oct 8, 2025 06:00 PM Eastern Time (US and Canada)
Join Zoom Meeting
https://lexingtonma.zoom.us/j/84622578290?pwd=XY4jJbjUE7Jc0jJMylBRC9o7b0blVW.1

Meeting ID: 846 2257 8290
Passcode: 733505

Meeting broadcast by LexMedia

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

331 Concord Avenue - Public Hearing for a Site Plan Review Modification

PRESENTER:

Applicant: Cabot, Cabot & Forbes

ITEM NUMBER:

SUMMARY:

Cabot, Cabot, & Forbes requested approval of a modification to site plan review approval granted on November 20, 2024, under §135-7.5 [Village and Multi-Family Overlay Districts] and 9.5 [Site Plan Review]. The application proposes to modify the previous approval from 200 to 187 dwelling units, revise the interior courtyard design from three to two courtyards, increase the commercial space, alter the mix of unit types, and other associated minor site and building changes.
Modification application materials can be viewed online at: https://lexingtonma.portal.opengov.com/records/109218
The approved plans from 2024 can be viewed: https://www.lexingtonma.gov/2164/329-331-Concord-Ave---Village-Multi-Fami
The Applicant will present, the board members will discuss, and the Chair will take public comments. After public comments, the Board will review the requested modification and may vote at the end of the discussion.

SUGGESTED MOTION:

Staff recommends approval. Below are suggested motions.

Move to close the public hearing for the modification to the site plan review approval for 331 Concord Avenue submitted by Cabot, Cabot & Forbes.

Move to approve the modified site plan review approval as shown in the plans modified through September 5, 2025 with the condition of approval that the applicant submit plans to the fire department for the ingress and egress to the bicycle storage room and that all the conditions in the November 20, 2024 approval remain in effect.

Move to have the Chair sign the board's decision and allow for non-substantive corrections.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

10/8/2025

ATTACHMENTS:

Description	Type
Proposed plan modification	Exhibit
Cover Letter Narrative	Cover Memo
2024 Planning Board Approval Decision	Backup Material
Staff Memo	Cover Memo

331 Concord Ave

Lexington, MA September 5, 2025

Lexington Planning Board

1625 Massachusetts Ave

Lexington, MA 02420

Re: 331 Concord Ave – Request for Minor Modification to Site Plan Review Approval

To the Lexington Planning Board,

On behalf of the applicant and project team, we are requesting a Minor Modification to the Site Plan Approval Decision for the multifamily project located at 331 Concord Ave, Lexington.

On November 20th, 2025, the project had its final public hearing with the Lexington Planning Board, who approved the project in addition to various waivers. Subsequently, the applicant submitted additional materials in January 2025 which satisfied a variety of conditions outlined in the approved decision. Since then, the Applicant and Project Team have worked diligently to progress design and project materials toward a building permit submission to the town. A summary of changes is outlined below:

Site Plan

- Addition of second transformer pad and relocation of generator as recommended by utilities
- Addition of sidewalk along garage driveway for building access and egress
- Addition of two new crosswalks on the eastern roadway between the building and parking area
- Minor updates to grading along emergency access drive to accommodate new southwest door entry as well as flush curb at level 3 entry. No change to average natural grade calculation.

Interior Courtyards & Pool

- Altered from three small interior courtyards to two larger interior courtyards, resulting in net increase in the total courtyard area
- Addition of a pool at the active courtyard on second level

Building Design Updates

- Reduction of total GSF from 320,618 SF to 319,209 SF
- Reduction of total number of units from 200 to 187
    - Reduction of total number of affordable units from 30 to 28
    - Increase in average unit size from 888 SF to 955 SF
- Reduction in the total number of bike parking spaces from 301 to 281
    - Keeping same ratio of at-grade spaces and lift-assist spaces as approved previously
- Introduction of bay windows to exterior elevations at the northern, western, and eastern facades to further break down the massing of the building
- Increase in Commercial space from 3,600 SF to 3,800 SF (35% of street level)
- Increase in Resident Amenity space from 6,610 SF to 8,352 SF

331 Concord Ave

Lexington, MA September 5, 2025

Lexington Planning Board

1625 Massachusetts Ave

Lexington, MA 02420

Re: 331 Concord Ave – Minor Modification Project Narrative



The proposed project at 331 Concord Ave is a Muli-Family Housing Zoning for MBTA Communities development within the Village Overlay District. The project includes a large mixed-use building with 187 dwelling units and 3,800 SF. All the units will be apartments for rent. The building will be six total levels, separated into three 4-story segments, and will include podium parking. The unit mix will include studios, one bedrooms, two bedrooms, and three bedrooms. There will be lobby/leasing areas, amenity spaces, two internal courtyards and bike parking associated with the development. The development will consist of 28 affordable units. In addition, there will be extensive site work to create emergency access roadways throughout the site, as well as commercial/visitor parking, pick-up and drop-off areas, loading areas, play areas, and associated landscaping and stormwater management.

Cabot, Cabot & Forbes

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LEXINGTON PLANNING BOARD
1625 MASSACHUSETTS AVENUE, LEXINGTON, MA

MEMBERS OF THE PLANNING BOARD:
MICHAEL SCHANBACHER, CHAIR, ROBERT CREECH, VICE CHAIR
MELANIE THOMPSON, CLERK, CHARLES HORNIG, ROBERT D. PETERS,
MICHAEL LEON, ASSOCIATE MEMBER

DECISION OF THE LEXINGTON PLANNING BOARD
MAJOR SITE PLAN REVIEW & STORMWATER PERMIT

331 Concord Avenue
Map 10, Lots 31A, 31B, 31C and Map 9, Lot 11B

November 20, 2024

APPLICANT:	Cabot, Cabot & Forbes, LLC 185 Dartmouth Street, Suite 402 Boston, MA 02116
PROPERTY OWNER(S)	Richard & Ronald Cannizzo 331 Concord Avenue Lexington, MA 02421
PROPERTY LOCUS:	331 Concord Avenue Lexington, MA 02421
APPLICATION DATE:	Filed with the Town Clerk on June 24, 2024
PUBLIC HEARING INFORMATION:	Notice of public hearing published in the *Lexington Minuteman* newspaper on July 11 and July 18, 2024. Notice of public hearing posted by the Town Clerk on June 25, 2024. Public hearing was held on July 31, 2024, continued hearings were held on August 28, October 9, and November 20, 2024.

PROJECT SUMMARY & DESCRIPTION

The Planning Board held public hearings to review the application of Cabot, Cabot & Forbes, LLC for Major Site Plan Review pursuant to §135-7.5 (Village and Multi-Family Overlay Districts) and, §135-9.5 (Site Plan Review), of the Zoning Bylaw. The application also incorporates stormwater management review pursuant to §181-71 and §181-72(4) of the Code of Lexington under the above-threshold project classification. The project was also reviewed by the Conservation Commission for the proposed

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connection to the municipal stormwater system in Concord Avenue, pursuant to Chapter 130 and the Conservation Commission's Regulation's Section 5 Performance Standards (2) and (6).

The applicant proposes to construct a building in three four-story segments with 3,600 SF of commercial space and 200 dwelling units, including 30 inclusionary dwelling units. The building will have podium style parking with parking for 226 vehicles under the building, ten (10) visitor parking spaces and two loading zones on the east side of the building, and 19 surface parking spaces in the front of the building for the commercial use. The front of the building includes a lobby/leasing area, mail room, and a bicycle storage room for 301 bicycles and 20 short-term bicycle parking spaces in the front and the west side of the building. The property will be accessed through one entrance and exit for two-way traffic from Concord Avenue and the three existing cub cuts will be closed. The project also includes three courtyard areas for residents, a dog relief area, a children's play area, a community garden, a publicly accessible gazebo and benches, a pollinator garden, and a plaza area with seating. Stormwater runoff will be collected by roof and area drains that will go into hooded catch basins, water quality units, drain manholes, and into an underground infiltration chamber and a bioretention basin. The stormwater management system will connect to the municipal drainage system in Concord Avenue.

The project site contains four lots totaling 271,543 SF (6.23 acres) on the north side of Concord Avenue containing a wood frame two-family residential building and two detached garages in the front portion of the property. The property also contains greenhouses, gravel, vehicles, and equipment associated with a landscape business. The property is in the RO (One Family) and the VO (Village Overlay) districts.

STATEMENT OF FINDINGS

PROCEDURAL HISTORY:

1. A Development Review Team (DRT) meeting was held on May 1, 2024, pursuant to §176-9.2.1 of the Planning Board's Zoning Regulations.
2. The applicant held a neighborhood meeting on June 6, 2024. A summary of the neighborhood meeting was submitted with the application as required by §176-9.2.1.4 of the Planning Board's Zoning Regulations.
3. The application was submitted by Cabot, Cabot and Forbes and stamped in by the Town Clerk on June 24, 2024.
4. On July 22 and July 29, 2024, Planning Board members, Planning staff, and the applicant visited the site of the proposed project.
5. The Planning Board caused notice of the public hearing to be published in the *Lexington Minuteman,* a newspaper of general circulation in Lexington, on July 11, 2024 and again on July 18, 2024. Notice of the public hearing was posted with the Town Clerk and on the official town website commencing on June 25, 2024 and continuing through the opening of the public hearing on July 31, 2024. Said notice of public hearing was mailed postage prepaid to all Parties in Interest including abutters and the Planning Boards of abutting cities and towns on June 25, 2024.

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6. The public hearing opened on July 31, 2024. Continued public hearings were held on August 28, October 9, and November 20, 2024. The hearings were held remotely via Zoom, pursuant to MGL c. 30A §§18-25, c. 20 of the Acts of 2021, c. 107 of the Acts of 2022, and c. 2 of the Acts of 2023, further amending the extension of remote access provisions through March 31, 2025. The Planning Board accepted public comments via Zoom, mail, and e-mail.
7. Planning Board members Charles Hornig, Robert Creech, Robert Peters, Melanie Thompson, and Michael Schanbacher participated in all the public hearings. The Board closed the public hearing on November 20, 2024.
8. Planning Board members Robert Peters, Charles Hornig, Robert Creech, Melanie Thompson, and Michael Schanbacher deliberated on the application at a meeting on November 20, 2024.

PROJECT SPECIFIC FINDINGS:

In the course of the public hearing process, the Planning Board took under advisement all information submitted by the applicant, various municipal departments, and comments made and submitted by members of the public. After reviewing all the plans and material filed by the applicant and its representatives, and considering the analysis, supplemental information provided during the course of the public hearings, correspondence, and testimony from staff, the public, and from all other interested parties, and based on §135-9.5 (Site Plan Review), §135-7.5 (Village and Multi-Family Overlay Districts), §135-5.1.14 (Special Permit for Off-Street Parking and Loading) of the Zoning Bylaw and Chapter 176 the Board's Zoning Regulations, the Planning Board makes the following findings:

1. The property is zoned VO (Village Overlay). Mixed-use multi-family housing development with street floor and lowest level commercial space is permitted in the district, requiring Major Site Plan Review pursuant to §135-7.5.4 of the Zoning Bylaw.
2. The applicant obtained a definitive subdivision approval from the Planning Board on August 28, 2024 for the four lots associated with this development. The definitive subdivision plan was submitted within seven months of the preliminary subdivision submitted on January 10, 2024. The Zoning Bylaw, as amended through Annual Town Meeting 2023, is frozen on the land until September 25, 2032, pursuant to M.G.L. c.40A §6. This project is proposed under the 2023 Zoning Bylaw.
3. The project proposes to add 200 new rental dwelling units, including 12 studios, 106 one-bedroom dwelling units, 28 one-bedroom with a den, 34 two-bedroom dwelling units, and 20 three-bedroom dwelling units, with 226 parking spaces in the underground garage and ten (10) surface parking spaces for visitors and 19 spaces in the front surface lot for visitors to the commercial space and leasing area. The dwelling units range from ~571 SF to ~1,394 SF. Each resident has access to the outdoor courtyards, children's play area, community garden, dog relief area, bicycle storage room, gazebo, plaza with seating, and pollinator garden.
4. Consistency with Comprehensive Plan & Housing Diversity Goals. The project is consistent with the 2022 *Lexington NEXT* Comprehensive Plan's Housing objective 2.1 by providing a range of housing types and objective 2.2 by increasing the supply of subsidized housing.
5. Inclusionary Housing. The project includes the creation of thirty (30) inclusionary dwelling units (two studio units, 15 one-bedroom dwelling units, four one-bedrooms with a den, six two-bedroom units, and three three-bedroom dwelling units), affordable in perpetuity, available to households

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earning no greater than 80% of the Area Median Income, and eligible to be included on the Subsidized Housing Inventory (SHI). One inclusionary dwelling unit is proposed on the second floor, four on the third floor, ten on the fourth floor, nine on the fifth floor, and six on the sixth floor as follows:

Second Floor: One 3-bedroom (~1,394 SF)

Third Floor: One 2-bedroom (~1,156 SF), two 1-bedrooms (~737 SF), and one 1+ bedroom (~910 SF)

Fourth Floor: One studio (~571 SF), four 1-bedrooms (~737 SF), one 1+ bedroom (~910 SF), two 2-bedrooms (~1,156 SF), and two 3-bedrooms (~1,394 SF)

Fifth Floor: Six 1-bedrooms (~737 SF), two 1+ bedroom (~910 SF), and one 2-bedroom (~1,156 SF)

Sixth Floor: One studio (~571 SF), three 1-bedrooms (~737 SF), two 2-bedroms (~1,156 SF)

6. Residential Diversity. The proposed dwelling units vary in size from ~571-~1,394 SF and are smaller than Lexington's average size for new dwelling units, which exceeded 6,000 SF in 2022-2024.
7. Siting of Facilities & Location. The property is located 0.2 miles from the commercial area at the intersection of Waltham Street and Concord Avenue and 0.6 miles from the large commercial area where Waltham Street crosses the Waltham city line. The project provides multi-family housing near retail, institutional, and personal service uses. Lexpress travels on Concord Avenue from Depot Square to South Lexington with a formal stop on Concord Avenue at the corner of Waltham Street. The closest MBTA Bus Stop is bus #61 on Lexington Street at Trapelo Road, 0.7 mile from the development. The project is located near the intersection of Route 2 and Interstate 95.
8. Provide a customer base for local businesses. The project will add 3,600 SF commercial space in the development and add 200 new dwelling units within walking distance to local businesses on Waltham Street.
9. Sustainable Design. In compliance with the energy code and local bylaws, the building will be all electric with twelve (12) EV parking spaces with charging stations, and 129 parking spaces designed to support future electric vehicle charging stations. The building will be designed to meet Passive House and LEED Gold certification standards.
10. Public Facilities, Circulation, and Safety. The applicant proposes an accessible gazebo with covered seating that is available to the public and can be used as a shelter for shared shuttle services and as a meeting place for resident ride sharing that is facilitated by the on-site transportation coordinator and a 331 Concord Avenue ride sharing system. A plaza area with seating, a pollinator garden, sculptural art elements, and play area in front of the building are also proposed to be publicly available. The building is accessible by a two-way 20-foot-wide driveway to the parking entrance at the rear of the site. The site driveway is 20 feet wide around the building allowing fire truck access around all sides of the building. A 16-foot driveway and turnaround drop-off area are provided at the front of the property for deliveries and ride-share vehicles.
11. Dimensional Standards, §135-7.5.5 of Zoning Bylaw. As proposed, the project complies with the minimum yard and setback requirements of §135-7.5 of the Zoning Bylaw with a 62.7-foot front yard setback, 64.3-foot side yard setback, and 131.4-foot rear yard setback. The new building

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complies with the maximum height limit of 52 feet as part of a segmented building pursuant to §135-7.5.5.10 of the 2023 Zoning Bylaw and §135-4.3.3 for buildings on a sloping site. The project proposes 3,600 SF of commercial space, which is 37% of the net floor area of the street floor, which permits up to 52-feet in height in the VO district pursuant to §135-7.5.5.10. a. The Building Commissioner has confirmed the height based on the submitted height and average natural grade forms submitted, which will also be reconfirmed at time of the building permit.

12. Ecosystem function. The tree mitigation plan, landscape plan, and landscape enlargement sheets in the plan set revised through October 23, 2024 include saving two prominent large trees at the front of the property, one near the access drive and one near Concord Avenue. The proposed plantings are native and listed on Lexington's Tree Management Manual or the Planning Board's Preferred Planting List.

13. Reduce Dependency on Automobiles, efficient transportation systems, impacts of motor vehicle transportation, and transportation demand management. This project is expected to generate ~54 net new vehicle trips during the morning peak hour and ~61 net new vehicle trips during the evening peak hour once completed and may increase delay at the traffic signal at the intersection of Waltham Street and Concord Avenue. The applicant has agreed to evaluate traffic signal timing at the intersection of Waltham Street and Concord Avenue once the development has reached 70% occupancy and to implement any recommended signal timing changes within one-year after 70% occupancy, subject to obtaining permission from the Town to conduct any such recommended changes. The signal timing recommendation shall be reviewed and approved by the Town's Transportation Safety Group (TSG) prior to implementation.

    The applicant has agreed to become a membership organization in the 128 Business Council Transportation Membership Association (TMA) upon issuance of a building permit. The applicant also agrees to work with the 128 Business Council and Lexington's Transportation Manager to study a new shared shuttle service for 331 Concord Avenue and other multi-family properties in South Lexington. The goal of this study will be to propose an efficient shuttle services plan between these areas and the Alewife MBTA Station in which TMA members can participate. The objectives of the study will be to increase shuttle ridership opportunities for residents, to maximize efficiencies of current and proposed shuttle routes, and to reduce the cost of shuttle services for TMA members in these areas. This study will be completed within one year of building permit issuance.

    The applicant has agreed to provide a one-time contribution in the amount of $10,000 into the town's Transportation Demand Management Fund to support Lexpress upon issuance of the first occupancy permit.

    The project proposes 20 short-term bicycle parking spaces, 301 long-term bicycle parking spaces including an oversized space for a cargo bicycle, 255 total vehicle parking spaces (226 in the podium style parking area under the building, 10 parking spaces for visitors in a surface lot, and 19 surface spaces at the front of the property near the commercial, lobby and leasing area), more than the minimum 1 parking space per dwelling unit required by §135-7.5.6 of the Zoning Bylaw. The 18 parking spaces for the 3,600 SF commercial use meets the estimated 1 space per 200 SF required by §135-5.1.4 for eating establishments in the CB district. The total parking ratio for the project is 1.3 parking spaces per dwelling unit.

    The applicant proposes leasing and charging for the parking spaces separately from the dwelling units to assist with minimizing housing costs and parking demands. The applicant proposes a

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transportation coordinator to oversee and assist with providing travel alternative information to residents as outlined in the technical memorandum from Howard Stein Hudson dated September 25, 2024.

The applicant, or the development's transportation coordinator, will coordinate with the TMA to promote ride matching via existing online databases and resources such as Bay State Commute and/or Ride Match to connect and facilitate residents to carpool to and from various locations such as Lexington Center and/or Alewife Station.

14. Distance of Basement, Slab or Crawl Space from Groundwater (§135-4.5 of Zoning Bylaw and §176-12.9.5.3 of the Planning Board's Zoning Regulations). The applicant has performed four test pits to confirm the distance between the bottom of the infiltration systems and the estimated seasonal high groundwater (ESHGW) level and to verify the soil suitability. The project proposes a minimum of 5-foot separation with sand and gravel mix between the bottom of the infiltration basin and the bottom of the underground infiltration chamber system and the ESHGW. A ground water mounding analysis is not required.

15. Protection of surface and groundwater quality. The project was reviewed for compliance with Lexington's Stormwater Management Regulations for an above threshold project classification and the MA Stormwater Management Standards. The Stormwater Permit is consolidated into this site plan review, pursuant to §181-71 and §181-72(4).

    The project will collect and treat stormwater via area and roof drains into deep-sump hooded catch basins, water quality units, drain manholes and then into an underground infiltration chamber and bioretention basin. Four test pits were performed in the stormwater management system areas to confirm recharge and adequacy of stormwater systems. The analysis confirms that these systems have been designed in accordance with the MA DEP Stormwater Management Policy to recharge groundwater and reduce rate of runoff from the property. The proposed stormwater system for the development meets and exceeds the 90% Total Suspended Solid (TSS) removal and the 60% Total Phosphorus (TP) annual removal credit. An Operation & Maintenance Plan as well as a draft SWPPP (Stormwater Prevention and Pollution Plan) for during construction have been provided. The Board finds that the stormwater management report and plan set revised through October 23, 2024 complies with the Town's Stormwater Management Requirements.

16. As designed in the drainage report and civil plan set revised through October 23, 2024, the project does not increase peak runoff and volume. On November 4, 2024, the Lexington Conservation Commission reviewed the applicant's Request for Determination of Applicability because the project proposes to connect to a municipal storm drain in Concord Avenue that discharges to a protected resource area. The Lexington Conservation Commission reviewed the proposal under Chapter 130, Section 5 Performance Standards (2) and (6) and voted to issue a Negative Determination of Applicability with conditions.

17. The proposed project will involve substantial earth removal, with a total cut volume of 33,000± cubic yards and total fill volume of 12,000± cubic yards, resulting in 21,000± cubic yards of fill being removed from the site. The applicant estimates ~20-35 truck trips per day during the phase 1 and 2 construction for demolition, site work, excavation, foundation, and utility work. Site work, including rock removal, and construction activities is estimated to take approximately 28 months, and is subject to Chapter 80 of the Lexington General Bylaw.

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18. Social, equity, diversity, public health, or community needs and impacts. The project adds 200 dwelling units, including thirty (30) inclusionary dwelling units, in a multi-family development consistent with the objectives of the 2022 Comprehensive Plan and stated purposes of the Village and Multi-Family Overlay District.
19. Adequacy of Water & Sewer Utilities: The project proposes to connect to municipal water and sanitary sewer systems. The applicant is working with Lexington Engineering to perform capacity analysis to verify water and sewer capability for the proposed development. The proposed water and sewer connections will require permitting from Lexington Engineering.
20. Trees & Landscaping: In the plan set revised through October 23, 2024, the applicant has provided a tree mitigation plan detailing the removal and replanting analysis outlining the mature trees in the setbacks proposed for removal, trees proposed to be retained, and proposed tree plantings. The Landscape Plan proposes 12 new deciduous trees along Concord Avenue and protects a large Oak-Swamp White tree at the front of the property and a large Horse-Chestnut Common tree near the access drive.
21. Signage: The project includes a standing monument sign to identify the property near the entrance, a wall sign for the commercial space on the front of the building, and wall and canopy sign on the west side of the building.
22. Potential Adverse Effects of Development: The proposed lighting is dark sky compliant and the photometric lighting plan does not show any light trespass on adjacent properties.
23. Traffic Flow and Safety, Parking & Loading: The project proposes 226 parking spaces under the building, 10 visitor parking spaces on the east side of building, and 19 parking spaces in front of the building. The project includes two loading zones on the east side of the building and a 16-foot wide turnaround area at the front of the building to provide an area for pick-up and drop-off. Two van accessible parking spaces are provided in the front lot and in the visitor parking area. Twelve parking spaces will include electric vehicle charging stations and 119 parking spaces are available for future EV charging, pursuant to §135-5.1.13.11.

Waiver and Special Permit Requests

The Planning Board may waive any of its Regulations if the Board finds the waiver is in the public interest. In addition, for sites under the jurisdiction of the Planning Board, the Board may waive the application of the Tree Bylaw, in part or in full, if it deems it appropriate. On November 20, 2024, the Board granted the following waivers.

1. Pursuant to §120-4B of the Tree Bylaw, the Board waives the Tree Bylaw in full and no separate tree permit is required. The Board finds the site plan review process has considered the amount of tree loss pursuant to the Tree Bylaw, including 27 trees consisting of 245 inches protected by the Tree Bylaw, and determines that the project is best mitigated with the landscape planting plan submitted with this development as revised through October 23, 2024 showing tree replacement with 193 trees consisting of 720 caliper inches, which exceeds the 335 inches required by the Tree Bylaw. Mitigation is met through replanting on the property.
2. The Board waives the strict requirements of §176-12.4.2.7 requiring each bicycle parking space to be at least six feet by two feet. Two hundred forty-eight (248) of the 301 required long-term bicycle

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parking spaces are proposed to be in a two-tiered Dero Decker or similar racking system that does not meet the minimum width requirement. Fifty-three (53) of the required long-term bicycle parking spaces meet the required width including an oversized space for cargo bicycles. The Board finds this proposal is acceptable to meet the intent and purposes of this requirement by providing easy access for bicycle storage with a condition of approval that the system be maintained and operational for all users.

3. The Board waives the strict requirements of §176-12.4.2.9 prohibiting bicycle parking from being lifted off the floor. Two hundred forty-eight (248) of the required long-term bicycle parking spaces will require minimal lifting or pushing with the proposed two-tiered Dero Decker or similar racking system. The Board finds this proposal is acceptable to meet the intent and purposes of this requirement by providing easy access for bicycle storage with a condition of approval that the system be maintained and operational for all users.

4. The Board waives the strict requirements of §176-12.4.6.2. f discouraging parking in front of the principal building. The Board finds that due to the amount of ledge on the property, the sloped topography and shape of the lot, which extends over 500-feet to the main parking area and the lack of on-street parking options on Concord Avenue, nineteen (19) short-term parking spaces, including a van accessible space, serving the commercial tenant and the lobby leasing area is acceptable. The parking area will be signed for short-term visitors and screened with landscape plantings.

CONDITIONS OF APPROVAL

The Planning Board finds that the application, plans, and supporting material submitted by the applicant, along with the following conditions of approval, comply with applicable provisions of Lexington's Zoning Bylaw and applicable regulations relevant to this review. Accordingly, the Planning Board votes to approve the plan entitled "331 Concord Avenue, Lexington, MA, Site Plan Review, prepared by Allen & Major Associates, Copley Wolff Design Group, and Cube 3, prepared for Cabot, Cabot & Forbes, LLC, dated July 12, 2024 and revised through October 23, 2024, consisting of 51 sheets, and all submitted material subject to the following conditions:

A. Within Sixty (60) Days of Issuance of Site Plan Review Approval:

Prior to commencement of any site work, the applicant shall complete the following:

1. **Revised Plans.** The site development plan set entitled "331 Concord Avenue, Lexington, MA, Site Plan Review", prepared by Allen & Major Associates, Copley Wolff Design Group, and Cube 3, prepared for Cabot, Cabot & Forbes, LLC, dated July 12, 2024 and revised through October 23, 2024, consisting of 51 sheets, shall be revised to include the following revisions and submitted to the Planning Office and GCG Associates for review and approval:

    a) Provide outlets for charging electric bicycles in the bicycle storage room.

    b) Provide a detail for the short-term bicycle racks, recommend the Dero Downtown or similar inverted "u" rack, and show dimensions to confirm at least two-foot separation from any walls or obstructions.

    c) Add at least one electric car charging station in the parking area in front of the building.

    d) Update the Enlarged Plans Bike Parking Sheet A-1.7 to provide the Dero Downtown or similar rack.

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e) The at-grade bicycle parking spaces shall include a 5-inch tray.

f) Add permeable concrete unit paver detail specifying the thickness of the washed stone reservoir course, paver bedding layer, and filling material.

2. **Stopping Sight Distance Sketch.** Provide to the Planning Office and GCG Associates for review and approval an updated Stopping Sight Distance Sketch prepared by a MA professional engineer showing a stopping sight distance with visibility at 250 feet with a site measurement and profile view of the eastbound travel land on Concord Avenue. If the sight distance cannot be confirmed, the applicant shall submit a modification to the Planning Board to modify the entrance drive to provide sight visibility clearance.

B. Prior to Any Site Work:

3. **Recordation.** A copy of this decision and the approved long-term O&M Plan shall be recorded at the Registry of Deeds.
4. **SWPPP.** Prior to any site disturbance, the applicant shall submit the final site-specific Stormwater Pollution Prevention Plan (SWPPP) to the Planning and Engineering Office for review and approval. Once approved, the SWPPP shall be kept at the project site.
5. **Tree Protection Plan.** The applicant shall submit to the Planning Office for review and approval a Tree Protection Plan prepared by an arborist certified by the International Society of Arboriculture or through the MA Arborists Association showing protection of all trees proposed to be retained on the project site and nearby abutting properties and trees within the public right of way, if recommended by the arborist. The critical root zones (CRZ) of trees to be retained shall be protected to the drip line. The applicant may choose to encroach within the CRZ or the drip line of a retained tree; however, such proposed action shall require the applicant to submit a maintenance plan for the tree, to be prepared, dated and signed by a Certified Arborist as part of the Tree Protection Plan. In these instances, the fenced area may be reduced to protect only those areas of the CRZ or drip line not proposed for encroachment. Protections shall be installed prior to commencement of site work.
6. **Pre-Construction Site Inspection.** Prior to any land disturbance other than installing erosion controls, the limits of work (for land clearing and regrading), erosion controls, and the tree protections shall be reviewed in the field and verified by the applicant and/or Project Manager.
7. **Limit of Work.** The limit of work line shall be demarcated around the entire site. The limit of work line shall be marked with highly visible orange fencing, chain link construction fencing, or both.
8. **Erosion Controls.** Erosion controls as detailed below shall be installed prior to commencement of site work.
9. **Noise Mitigation.**

   a) The applicant shall perform a pre-construction noise-assessment to establish ambient noise levels.

   b) Prior to issuance of any blasting permit and prior to the commencement of construction, the applicant shall submit to the Building Commissioner a noise mitigation plan prepared by an

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acoustical consultant pursuant to the Town's Noise Bylaw §80-8 of the Code of Lexington, as revised through 2024 Annual Town Meeting. Such a noise mitigation plan shall include monitoring provisions and monitoring data reporting.

C. Blasting and Ledge Removal. The applicant shall adhere to the following conditions in relation to any blasting and/or ledge removal activities on the site:

1) Blasting & Removal Plan. The applicant shall follow the recommendations from Maine Drilling & Blasting (MBD) report and as further modified by this approval, shall submit a blasting and ledge removal plan to the Building Commissioner and Fire Department for protection of adjacent developed properties. Per §65.9.8.3 of 527 CMR 1.00, the blast design plan must consider the effects of blasting on adjacent properties, describe the design of the initial blasts and all the necessary safety precautions that will be taken, and use two seismographs for data collection, including the recommended perimeter for monitoring during blasting. The plan shall also provide a narrative on excavation and process for rock hammering, crushing, and removal.

2) Pre-Blast Surveys. The applicant shall fund pre- and post-blasting inspections by an impartial third-party expert in such matters. Per §65.9.15 of 527 CMR 1.00 (Pre-blast Inspection Surveys), expanded to be performed at properties not owned or controlled by the project within 300 feet from the project's property lines, a free survey of structural condition must be offered and provided to the property owner. Outreach to owners for the pre-blast survey shall be at least three weeks before blasting is expected to begin. The first notice shall be a certified mailing to offer a free survey and instructions on how to schedule the survey. There shall be at least three attempts to owners offering the survey. Once the pre-blast surveys are completed, the survey shall be provided to the property owners. MDB, or other entity, shall then apply to the fire department for a blasting permit and shall notify the police department.

3) Permitted Hours. For blasting and ledge removal, the applicant is responsible for compliance with c. 80 of the Lexington General Bylaws for Noise Control and as further modified by this approval, which limits blasting and use of power equipment used for ledge removal to weekdays only between 9:30 am and 3:30 pm and excludes Saturdays, Sundays, and legal holidays. Legal holidays shall include Rosh Hashanah and Yom Kippur.

4.) Notifications. The applicant shall offer a communication method such as email or text message notifications to residents within 300 feet from the property and the South Lexington Civic Association for blasting notifications.

10. The applicant shall submit to the Planning and Building Offices a list of the names, addresses, and emergency contact telephone numbers and email addresses of the individuals responsible for all activities on site who can be reached twenty-four (24) hours a day, seven (7) days a week. This list shall include a specific contact for monitoring and inspection of stormwater systems and erosion controls.
11. The applicant shall submit a rodent and pest management plan and a dust management plan to the health department.
12. The applicant shall complete the sewer and water capacity analysis required by Lexington Engineering to verify capacity is available for this project. Water analysis shall include hydrant flow test to verify pressure and flow rates. To the extent it is determined that there is insufficient capacity to support the project, the applicant shall work with Lexington Engineering to implement

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those improvements necessary to accommodate the project's sewer and water demands. Any such improvements shall be to town standards and require permits from Lexington Engineering.

D. Prior to Issuance of Foundation Permit:

13. The applicant shall submit to Lexington Engineering fully designed water and sewer utility connection plans, and shall submit to the Planning Office and to the Building Commissioner, approved permits from Lexington Engineering for the sewer and water connections.
14. The applicant shall submit an Approval Not Required (ANR) Plan to the Planning Board to combine the lots into a single parcel.
15. The applicant shall coordinate a meeting with engineering, public safety, and assessing staff to determine address assignments. Town Staff will create new addresses and notify applicant of when final address assignments are created in the systems.
16. The applicant shall submit to the Building Commissioner surveyor's certifications demonstrating that each segment of the building does not exceed 52 feet in height.

E. Inclusionary Dwelling Units:

17. Prior to the issuance of the first building permit, the applicant shall hire a certified lottery agent to manage the Inclusionary Dwelling Units described above through the Local Initiative Program (LIP) as a LAU (Local Action Unit) for inclusion on the Subsidized Housing Inventory (SHI).
18. Prior to the issuance of the first building permit, the applicant shall submit the LIP-LAU (Local Initiative Program for Local Action Units) application package to Planning staff and the Regional Housing Services Director for review and approval. The application shall then be submitted to the Housing Partnership Board Chair, the Chair of the Select Board, and finally to the MA Executive Office of Housing & Livable Communities (EOHLC). The LIP-LAU package shall include:
    a. A project narrative;
    b. The unit mix in tabular form;
    c. The approved site plan;
    d. Floor plans with dimensions of the rooms;
    e. An Affordable Fair Housing Marketing Plan per EOHLC guidelines;
    f. A sales price/rate calculator;
    g. A Regulatory Agreement with perpetual affordability;
    h. Inclusionary dwelling units shall be available to households earning no greater than 80% of the AMI;
    i. To the extent permitted by applicable law, the Affordable Fair Housing Marketing Plan may include a local selection preference for up to 25% of the inclusionary dwelling units, provided the town justifies the request and EOHLC accepts the justification.

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j. Parking spaces for the inclusionary dwelling units shall be in the garage and discounted to 60% of the cost of the parking spaces of the market-rate units.

19. Prior to obtaining a certificate of occupancy, the applicant shall submit written confirmation that the project is consistent with the approved LAU-LIP application package and verifying that the inclusionary dwelling units are substantially similar to the market rate dwelling units. This shall be submitted to the Planning Office and Building Commissioner for review and confirmation prior to occupancy of the inclusionary dwelling units.
20. Prior to occupancy of any of the market rate units, a copy of the approved and Registry recorded Regulatory Agreement for the inclusionary dwelling units shall be submitted to the Planning Office.
21. The lottery for the inclusionary dwelling units shall be held prior to issuance of an occupancy permit for the 56th market rate unit in the development.
22. When any inclusionary dwelling unit receives an occupancy permit, the applicant shall notify the Planning Office staff and Regional Housing Services Director so it may be added to the SHI.
23. The inclusionary dwelling units shall have annual verification by the monitoring agent (the Town through the Regional Housing Services Office and the EOHLC).

F. During Construction and Site Development

The applicant shall adhere to the following conditions during construction and development of the site:

24. Construction activities relative to this decision shall comply with the Zoning Bylaw, Planning Board Zoning Regulations, General Bylaws, and other municipal requirements except as specifically modified or waived by this decision.
25. A copy of this decision shall be kept on the site in a location that is highly visible, protected from the elements, and accessible during construction.
26. Prior to any sidewalk closures due to construction, the applicant shall review with the police department a sidewalk closure plan with pedestrian details and timelines for closure. Plan shall include alternative pedestrian routes, timelines, and signage.
27. A professional land surveyor or engineer shall be on-site during construction to locate utilities prior to backfill.
28. Planning staff or other agents of the Planning Board shall have the right to enter the site with notification to the Owner to gather any information, measurements, photographs, or other materials needed to ensure compliance with this decision. Agents of the Planning Board entering onto the Site for these purposes shall comply with all safety rules, regulations, and directives of the applicant and the applicant's contractors.
29. No equipment on-site shall be started prior to the start of the allowed construction hours outlined in the Noise Control General Bylaw, Chapter 80 of the Code of Lexington, amended at 2024 Annual Town Meeting and as may be further amended, including hours of operation for construction work and any work related to ledge work or blasting.
30. Trucks shall not stand or queue on Concord Avenue. The applicant shall inform delivery trucks not to queue on Concord Avenue before or after the regulated construction hours. Workers shall

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be made aware of the 24/7 truck exclusion on Concord Avenue from Waltham Street to Pleasant Street and Concord Avenue from Spring Street to the Route 2 ramps. Construction vehicles shall travel to the project site directly to and from Waltham Street. Trucks are prohibited from traveling down any minor roads. Construction and personal vehicles shall park on the project site, or at another off-site satellite parking area, and shall not park on nearby streets. The applicant shall install signage as shown on preliminary construction management plan set, indicating to any construction-related vehicles that construction vehicles shall only exit right/westbound on Concord Avenue.

31. The applicant shall cause its contractor to perform daily cleanup of on-site litter and construction debris, including soil on streets within two hundred (200) yards from the entrance of the site driveways caused by construction relative to the Project. Any debris or sediment shall be removed from any town drainage structure within 24 hours.
32. The applicant shall cause its contractor to check all stormwater features prior to and at the end of each construction day. In the event a multiple day storm event occurs, the project manager shall check the stormwater features each day to ensure they are functioning properly and have not exceeded their capacity. Any necessary repairs, adjustments, or deficiencies that are identified shall be commenced immediately and completed promptly.
33. The applicant shall provide appropriate straw bales or organic hessian fabric burlap filled with compost erosion control around material stockpiles. The use of haybales and plastic stabilization netting is prohibited.
34. Dust shall be minimized, controlled, and managed on site in accordance with accepted industry standards with potable water. Calcium Chloride shall not be used for dust control.
35. The applicant shall repair or replace, to Town standards, any damage caused to the public street, sidewalk, or any features in the public right of way after approval by engineering and the public works department. The applicant is responsible for improving the front of the property and in front of the property including the sidewalk, street trees, and closing the existing curb cuts as shown on the approved plans.
36. The applicant is responsible for coordinating and providing a police detail as may be required by the police department during construction.
37. Erosion Control.

    a. Fencing for erosion controls and tree protection shall remain in place until the completion of project construction. The erosion control and limit of work lines shall be surveyed in place. Additional erosion controls such as silt socks and check dams may be required by staff. Strap boards and construction fencing shall be installed around trees to be saved to demarcate a root protection area to be equal to the larger of the drip line or six times the trunk diameter of each identified tree within the limit-of-work and along the limit of work boundary.

    b. All erosion control matting, netting and tubing shall be bio-degradable. Plastic and bio-degradable plastic is prohibited. An adequate stockpile of erosion control materials shall be on site at all times for emergency or routine replacement and shall include materials to repair or replace silt socks filled with compost, bio-degradable natural fiber erosion control blankets without any plastic components, stone riprap, filter berms, or any other devices planned for use during construction.

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c. The applicant shall designate a qualified professional civil engineer (PE), or Certified Professional in Erosion and Sediment Control (CPESC), to act as an erosion control monitor and to oversee compliance with this decision at the site. The erosion control monitor shall alert the site superintendent if any of the erosion control devices need to be adjusted. The name and phone number of the erosion control monitor must be provided to the Planning Office so that this person may be contacted, due to an emergency at the site, during any 24-hour period, including weekends and holidays. This person shall be given authority to stop construction for noncompliance with this decision, especially in regards to erosion control and wetland protection. The erosion control monitor will be required to inspect all such erosion control devices and to oversee the cleaning and the proper disposal of waste products. Cleaning shall include removal of any entrapped silt and sediments every 72 hours or more frequently if needed and after any rainfall of 0.25 inches or greater. Weekly monitoring reports shall be submitted to the Planning Office upon request.

d. At least once every week and after major storm events (events greater than 0.25 inches within 24 hours) while construction activities occur on site and for as long thereafter that the ground remains unstabilized, a report, with representative photos, shall be available upon request from the erosion control monitor certifying that, to the best of their knowledge and belief based on site inspections, all work is being performed in accordance with this decision and, if not in compliance, stating the activities that are not in compliance and the steps necessary to correct the problem.

G. Prior to Initial Certificate of Occupancy

The applicant shall satisfy the following conditions prior to the issuance of an initial certificate of occupancy:

38. The racks for bicycle storage shall be installed and ready for use.
39. The nonresidential/commercial space shall have complete core and shell ready for tenant fit-out.
40. The applicant shall engage a commercial/retail broker with regional experience to market for the commercial/non-residential space.
41. The applicant shall submit a commercial marketing plan with best efforts and contingencies related to reducing the cost of the nonresidential space to the Planning Office for review and approval.

H. Prior to Final Certificate of Occupancy

The applicant shall satisfy the following conditions prior to issuance of the final certificate of occupancy:

42. At least fourteen (14) business days in advance of seeking a final Certificate of Occupancy, the applicant shall provide the Planning Office with an "As-Built Plan" stamped by a Professional Engineer or Land Surveyor registered in Massachusetts certifying that all improvements are completed in accordance with the approved plans. The plan shall include, but not be limited to, site utility improvements and tie-in dimensions to all pipes and connection points, fencing,

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landscaping, all roads, ways, and structures. The as-built plan shall be submitted in electronic formats (PDF and AutoCAD) to the Planning Office for review.

43. The certifying professional engineer shall perform a final inspection of the site and submit written documentation to the Planning Office that a final inspection was performed, temporary controls have been removed, stabilization is complete, all stormwater facilities have been installed and function according to the approved stormwater management plan, and that the project was completed as designed.

44. All landscaping and plantings shall be installed. If occupancy is expected in the winter months, plantings shall occur in the first available growing season (between April 15-June 30 and September 15-November 30).

45. The applicant shall submit a sign permit application consistent with §135-5.2 of the Zoning Bylaw with prior administrative approval from Planning Office staff. The standing sign shall be externally illuminated with lighting directed downward.

I. General Provisions

46. The project shall be constructed substantially in conformance with the approved plans "331 Concord Avenue, Lexington, MA, Site Plan Review", prepared by Allen & Major Associates, Copley Wolff Design Group, and Cube 3, prepared for Cabot, Cabot & Forbes, LLC, dated July 12, 2024 and revised through October 23, 2024, consisting of 51 sheets, and as further modified by condition #1.

47. No material corrections, additions, substitutions, alterations, or changes shall be made in any plans, proposals, and supporting documents approved and endorsed by the Planning Board without the prior written approval of the Planning Board or their designee. Any request for a material modification of this decision shall be made in writing to the Planning Department for review and approval by the Planning Board or their designee and shall include a description of the proposed modification, reasons the modification is necessary, and any supporting documentation. Upon receipt of request, the Planning Department may, in the first instance, decide in writing to authorize a de minimus field change to the site plans, or the Planning Director may refer the matter to the Planning Board, which may consider and approve minor modifications at a regularly scheduled Planning Board public meeting. In the event the Planning Board determines the change is major (e.g., resulting in material changes, newly identified impacts, etc.), the Planning Board shall consider the modification at a noticed public hearing pursuant to the procedures for Site Plan Review in §135-9.5.4.

48. No trees shall be removed except as shown on the approved plan. Trees to be retained shall be protected in the field during construction in compliance with the approved tree protection plan. Any request for substantial changes may need to return to the Planning Board as a modification request at a public meeting.

49. In the event that the site plan review or special permit is not exercised or substantial use thereof has not commenced within three (3) years of the date of approval, except for good cause as determined by the Planning Board, the approval or permit may be rescinded. The applicant may request an extension for the Board's consideration.

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50. The applicant shall obtain any other permits or approvals that may be required by other town, state, or federal entities.
51. The applicant is responsible for obtaining USPS approval for the proposed mailroom.
52. The applicant is responsible for the construction of all utilities for this development.

J. On-Going & Continuous Conditions

The applicant shall adhere to the following conditions during the operation of the project:

53. The owner shall diligently market any vacant nonresidential space, reporting any vacancies to the Planning Board and Planning Office, reporting vacancies within 90 days.
54. Any exterior condensers, transformers, and generators shall be enclosed by an opaque fence for noise buffering. Such a fence shall be tall enough to prevent direct line of sight to the mechanical unit from any windows or doors on abutting properties.
55. Any maintenance testing of the generator shall take place mid-day and mid-week to reduce noise impacts.
56. Dwelling units are subject to the restrictions on short-term rentals set forth in §6.10.3.2.iii of the Zoning Bylaw.
57. The property owner or management company shall remove snow from all driveways and walkways. The use of calcium chloride or road salt is prohibited for snow removal and de-icing.
58. The owner is responsible for the maintenance of all landscaping and interpretive signage as shown on the approved plan.
59. The owner is responsible for long term maintenance of the bicycle racks to ensure continual use of the bicycle storage facility.
60. Maintenance of the landscaping in accordance with the final approved landscape plan, as revised, shall be perpetual, with the property owner replacing in kind any landscape that does not survive throughout the life of the project. Any plantings that do not survive shall be replaced in the first available growing season (between April 15-June 30 and September 15-November 30).
61. The stormwater systems shall be monitored and maintained by the property owner or any future owner in accordance with the approved post construction Operation & Maintenance Plan (O&M Plan), including annual certification and pavement sweeping at least two times per year. The Planning Board or Stormwater Agency may require that the owners make corrections or improvements to the stormwater system if it is found not to be performing based on storm conditions.
62. Exterior lighting, other than low level security lighting (less than .5 foot-candle), shall be turned off between 11:00 pm and 6:00 am.
63. If the person or contact information for the person responsible for annual certification and implementation of the stormwater system changes, the Planning Office shall be notified in writing within 48 hours provided with the contact information of the new responsible person or party that will be responsible.

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64. The applicant and its successors will work with abutting property owners to explore opportunities to create mutually agreeable pathways.

RECORD OF VOTE

On November 20, 2024, the Planning Board voted five (5) in favor, none (0) opposed, to approve a Major Site Plan Review with conditions at 331 Concord Avenue.

Charles Hornig – Aye

Robert D. Peters - Aye

Robert Creech – Aye

Michael Schanbacher - Aye

Melanie Thompson – Aye

Michael Schanbacher, Chair Approval: _____ Date: November 21, 2024

EXHIBITS

The applicant has filed with the Planning Board various plans and reports required under the Lexington Zoning Bylaws and Planning Board Zoning Regulations. During the course of the public hearing review process, the following materials were submitted to the Board by the applicant, various municipal departments, and the public. This material is hereby incorporated into this decision by reference.

Neighborhood Meeting Public Comments prepared by Cabot, Cabot & Forbes consisting of 4 pages dated June 7, 2024

Preliminary construction schedule, prepared by Cabot, Cabot & Forbes, consisting of 2 pages, dated June 17, 2024

Drainage Report prepared by Allen & Major Associates, Inc, signed and stamped by Professional Engineer Timothy Williams No 43119, consisting of 252 pages, dated June 17, 2024, revised on September 6, 2024, further revised October 23, 2024

Sewer and Water Generation Spreadsheet

Average Natural Grade Worksheet and Elevation Form for Front segment, prepared and digitally signed by Land Surveyor Norman Lipsitz MA PLS 28445 dated June 13, 2024, revised on August 12, 2024

Average Natural Grade Worksheet and Elevation Form for Middle segment, prepared and digitally signed by Land Surveyor Norman Lipsitz MA PLS 28445 dated June 13, 2024, revised on August 12, 2024

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Average Natural Grade Worksheet and Elevation Form for Rear segment, prepared and digitally signed by Land Surveyor Norman Lipsitz MA PLS 28445 dated June 13, 2024

Project Narrative prepared by Cabot, Cabot & Forbes, dated June 17, 2024, revised June 28, 2024

Major Site Plan Review Checklist, prepared by Quinlan Locke of Cabot, Cabot & Forbes, consisting of 5 pages.

Site Plan Review Design Regulation Checklist, prepared by Quinlan Locke of Cabot, Cabot & Forbes, consisting of 23 pages.

LEED Checklist dated June 17, 2024

Zoning Summary prepared by Cabot, Cabot & Forbes, consisting of 4 pages dated June 17, 2024, revised

Notes from DRT dated May 1, 2024

Preliminary Construction Management Plan, prepared by Cabot, Cabot & Forbes dated June 17, 2024

Stormwater Pollution Prevention Plan, prepared by Allen & Major Associates, Inc for Cabot, Cabot & Forbes, consisting of 228 pages, dated June 17, 2024

Partial Waiver Request for Front Yard Parking and Bike Parking Dimensions, prepared by Cabot, Cabot & Forbes, consisting of 2 pages, dated June 17, 2024 revised September 25, 2024

SITESv2Scorecard Summary, consisting of 6 pages, dated June 17, 2024

Sustainability Narrative prepared by Cabot, Cabot & Forbes, dated June 17, 2024

Preliminary Signage, signed and stamped by Registered Architect Aaron Bancroft No: 20545, dated June 17, 2024

Site Development Civil Plan Set titled '331 Concord Avenue Site Plan Review' signed and stamped by Registered Architect Aaron Bancroft, no: 20545, Registered Land Surveyor Andrew J Ruggles No: 58014, Registered Professional Engineer Timothy Williams No: 43119, Registered Landscape Architect Ian Ramey, no: 259 consisting of 30 pages, dated June 17, 2024, revised July 12, 2024, further revised August 12, 2024, further revised September 24, 2024, further revised October 23, 2024

Architectural Plan Set signed and stamped by Registered Architect Aaron Bancroft No: 20545, consisting of 14 pages, dated June 17, 2024, revised July 12, 2024

Inclusionary Dwelling Narrative, prepared by Cabot, Cabot & Forbes, consisting of 3 pages, dated June 17, 2024

Shadow Study signed and stamped by Registered Architect Aaron Bancroft No: 20545, consisting of 4 pages, dated June 17, 2024

Inclusionary Dwelling Unit Location, prepared by Cube 3 Architects, dated July 1, 2024

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Staff Memo from Planner Meghan McNamara to Lexington Planning Board, dated July 25, 2024, and updated memo dated August 23, 2024, an updated memo dated October 4, 2024, and updated memo on November 14, 2024

Peer Review Memo from GCG Associates to Abby McCabe, for 331 Concord Avenue, Lexington, Massachusetts, Site Plan Review, dated July 25, 2024

Peer Review Memo from GCG Associates to Abby McCabe, for 331 Concord Avenue, Lexington, Massachusetts, Site Plan Review revised October 3, 2024

Peer Review Memo from GCG Associates to Abby McCabe, for 331 Concord Avenue, Lexington, Massachusetts, Site Plan Review, further revised October 31, 2024

Regional Housing Services Office (RHSO) Memo from Liz Rust to Abigail McCabe, dated July 25, 2024

Tree Inventory Report prepared by Bartlett Tree Experts, for Copley Wolff Design Group, consisting of 35 pages dated August 13, 2024

Retail Parking Recommendation prepared by Spectra Realty Advisors, for Cabot, Cabot & Forbes, dated August 12, 2024

Supplemental Materials Narrative prepared by Cabot, Cabot & Forbes dated August 13, 2024

Surface Parking Letter prepared by Dain Torpy PC for Cabot, Cabot & Forbes, dated August 13, 2024

Presentation to Planning Board for the August 28, 2024 Planning Board Meeting titled' 331 Concord Avenue Planning Board Site Plan Review Presentation' prepared by Cabot, Cabot & Forbes, consisting of 35 pages.

Net Floor Area calculations dated August 27, 2024

Civil Plan Set prepared by Allen & Major Associates, Inc stamped and signed by Professional Land Surveyor Andrew J Ruggles No: 58014, Professional Engineer Timothy J Williams No:43119, dated June 11, 2024 revised September 6, 2024

Fire Truck Outrigger loading calculations prepared by Storm Trap stamped and signed by Professional Engineer Steven W Schaub No:45746 consisting of 24 pages dated August 16, 2024

Response to Peer Review Memo from Allen and Major dated September 6, 2024.

Final action extension form for 331 Concord Ave. dated October 7, 2024, submitted to the Town Clerk on October 10, 2024, signed by Jay Doherty, Cabot, Cabot & Forbes.

Blast Memo prepared by Matt Shaughnessy of MD Drilling and Blasting dated September 6, 2024

Landscape Plan- Comparison prepared by Copley Wolf for Planning Board Meeting dated October 9, 2024

Transportation Technical Memorandum, prepared by Keri Pyke of Howard Stein Hudson dated September 25, 2024 consisting of 68 pages.

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Elevation renderings prepared by CUBE 3 dated October 23, 2024

Stopping Sight distance sketch prepared by Allen & Major Associates, Inc dated October 23, 2024

Allen & Major Associates, Inc's response to October 3, 2024 Peer Review memo dated October 23, 2024

General Blasting Sequence prepared by Maine Drilling & Blasting, Inc., submitted for November 20, 2024

Response to Staff Memo dated October 3, 2024, applicant response in staff memo

Allen & Major Response to GCG, submitted October 23, 2024

Response to Development Review Team letter dated May 1, 2024

Construction Mitigation Plan dated June 17, 2024

Stormwater Management Plan prepared by Allen & Major Associates, Inc dated June 17, 2024

Waiver Request Form dated June 17, 2024, updated waiver requests dated September 25, 2024

Solar & Energy Efficiency Narrative dated June 17, 2024

Preliminary Signage Package dated June 17, 2024

Revised Grading & Drainage Plan Sheet C-103A with additional spot grade, received on November 18, 2024, revised through October 23, 2024.

Submitted written public comments:

Electronic Mails from Keith Whitmore from April 29 through May 16, to Planning Staff, Subject: discussion with Cannizzo on 331/329 Concord Avenue
Electronic Mail from Adeline Chan to the Planning Board, Subject: 331 Concord Ave, sent June 17, 2024
Electronic Mail from Margo Reder to Planning Director, Subject: Proposed development at 329-331 Concord Avenue, sent June 25, 2024
Electronic Mail from Margo Reder to Members of the Planning Board, Subject: Proposed development at 329-331 Concord Avenue, dated June 25, 2024
Electronic Mail from Margo Reder to Planning Director, Subject: Proposed development at 329-331 Concord Avenue, dated June 28,2024, along with two pictures of Follen Street and Dawes Avenue
Electronic Mail from Kunal Botla, Chair Transportation Advisory Committee to Planning Director and Planning Board Chair, Subject: 331 Concord Avenue Comments, Transportation Advisory Committee, dated July 11 ,2024
Electronic Mail from Tom Shiple on behalf of Lexington Bicycle Advisory Committee, to Planning Director, Subject: LBAC feedback on 89 Bedford and 331 Concord, dated July 22, 2024
Electronic Mail from Jason Ye, to members of the Lexington Planning Board, Subject: Concerns Regarding Proposed Development at 329/331 Concord Ave, dated July 22, 2024
Electronic Mail from Herb Kline Subject: Cannizzo property 329/331 Concord Ave, dated July 24, 2024
Electronic Mail from Ruth, to Planning Board, Subject: Virtual Planning Board Meeting 7/31/2024 re.329 / 331 Concord Ave. proposal dated July 24, 2024

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Electronic Mail from Margo Reder to the Planning Board, Subject: 329-331 Concord Avenue, dated July 24, 2024
Electronic Mail from Karl Stocki, Subject: Concord Avenue, dated July 25, 2024
Electronic Mail from Thomas Lam to Board Members, Subject: Concerns and Request for clarification on Traffic Study Exemption for Proposed development at 329/331 Concord Avenue, dated July 24, 2024
Electronic Mail from Steve Heinrich to Members of the Planning Board and Planning Staff, Subject: Letter regarding the Proposed Development at 329-331 Concord Avenue, dated July 25, 2024
Electronic Mail from Jeffrey Cheng to Planning office, Subject: 329-331 Concord Avenue, dated July 26, 2024
Electronic Mail from Christina Cheng to Planning Board Members, Subject: 329-331 Concord Avenue Resident Comment, dated July 25, 2024
Electronic Mail from Feng Yin to Lexington Planning Board, Subject: 329-331 Concord Avenue Lexington concerns from a local resident, dated July 25, 2024
Electronic Mail from Rena Maliszewski to Lexington Planning Board and Quinlan Locke/Cabot Cabot & Forbes (CCF), Subject: 329-331 Concord Ave proposal dated July 23, 2024
Electronic Mail from Judith Clausen to Lexington Planning Board, Subject: 321/331 Mixed Use/ Concord Ave/ July 31,2024 Meeting, dated July 23, 2024
Electronic Mail from Peixin Zhu to Town Planning Board, Subject: Concerns about the proposed 329-331 Concord Avenue Multi- Family site plan, dated June 30, 2024
Electronic Mail from Edmond John, Subject: 329-331 Concord Avenue, dated August 1, 2024
Electronic Mail from Jeff Cheng to Planning Officer, Subject: 329-331 Concord Avenue Village & Multi-family Site Plan, dated August 22, 2024
Electronic Mail from Mark Terzian to Lexington Planning Board, Subject: 329-331 Concord Avenue, dated August 9, 2024
Electronic Mail from Cindy Arens on behalf of South Lexington Civic Association to Lexington Planning Board, Planning Staff and Quinlan Locke/Cabot Cabot & Forbes (CCF), Subject: Questions and Comments from SLCA regarding 329/331 Concord Ave Proposal dated August 22, 2024
Electronic Mail from Tom Shiple to Planning Staff and Planning Board, Subject: feedback on 331 Concord Ave bike parking, dated August 27, 2024
Comments from Design Advisory Committee dated August 6, 2024
Electronic Mail from Jay Luker to Planning Folks, Subject: Comments on 331 Concord re: traffic along with an excerpt from MassDOT's recent Beyond Mobility Report dated August 28, 2024
Electronic Mail from Margo Reder, Subject: 329-331 Concord avenue Proposal- legal case underway on law dated October 8, 2024.
Letter from Kunal Botla, Chair Transportation Advisory Committee to Planning Director and Planning Board Chair, Subject: 331 Concord Avenue Additional Comments, dated October 9 ,2024
Electronic Mail from Christina Cheng, Subject: Online Form Submittal: Contact Us- Planning Board, dated October 10, 2024
Electronic Mail from Keith Whitmore, Subject: Re 331 Concord Road updates, dated October 29 ,2024
Letter from Bicycle Advisory Committee to Planning Staff and Planning Board, dated November 14, 2024.
Electronic Mail from Cindy Arens and the SLCA Board of Directors sent to Planning Board, subject: Questions and Comments from SLCA regarding 329/331 Concord Ave proposal, sent on November 20, 2024

TOWN OF LEXINGTON
PLANNING OFFICE

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Abby McCabe, Planning Director
Meghan Roche, Assistant Director
Aaron Koepper, Planner
Carolyn Morrison, Planning Coordinator

To: **Lexington Planning Board**

From: **Meghan Roche, Assistant Planning Director**

Re: **Review of 331 Concord Ave Site Plan Review Modification (PLAN-25-39)**

Date: **October 2, 2025**

On November 20, 2024, the Lexington Planning Board unanimously voted in favor to approve a Major Site Plan Review with conditions for the multi-family & mixed-use development at 331 Concord Avenue. The Applicant, Cabot, Cabot & Forbes, is requesting a modification to the 2024 approval. A breakdown of requested plan modifications is included in a memo from the applicant, dated 9/5/2025. Planning Staff have reviewed the modifications and confirm that the proposal still meets the purpose of the Village Overlay District, and is in compliance with the 2023 Zoning Bylaw and Planning Board's Zoning Regulations. The applicant completed a zoning freeze plan process, including the submittal of a definitive subdivision within 7 months of a preliminary subdivision submission, freezing the 2023 Zoning Bylaw on the site.

This application has been submitted as a minor modification request. However, the application was submitted in time to allow for a formal public hearing on the modification to be scheduled. The hearing notice as been mailed to abutters.

The below table shows some, but not all, modifications proposed under this request, and is included to aid in the Planning Board's discussion:

	November 2024 Approval	**Requested Modification**
Short-Term Bike Parking	20	20
Long-Term Bike Parking	301	281
Vehicle Parking Spaces	255	255
Total Dwelling Units	200	187
Inclusionary Dwelling Units	30	28 (15% rounded down)
SF of Commercial Space	3600	3800
Average Unit Size	888 SF	955 SF
% of 3-Bedrooms	10%	12%

Per the project civil engineer, the proposed modifications will increase the site's impervious surface by 0.20% or 560 SF. Due to the increase in impervious surface area, and because the project proposes a connection to the town drainage system, the modification will require review and approval by the Conservation Commission under a modification process.

Long-term bike storage room no longer has direct exterior access. The Assistant Fire Chief recomments an exterior door from the outside of the building directly to the bike storage room due for safety reasons related to the e-bike charging. Staff recommends this be a condition of approval to be incorporated into the building permit plans.

The modified proposal complies with the minimum yard and setback requirements of §135-7.5 and with the maximum height limit of 52 feet as part of a segmented building pursuant to §135-7.5.5.10 of the 2023 Zoning Bylaw and §135-4.3.3 for buildings on a sloping site. The modified proposal also meets the threshold for receiving the 52-foot height bonus in the VO district for providing a minimum 30% of the net floor area of the street-floor level as non-residential space [see calculations on Sheet A-1.1]. While the number of parking spaces remains unchanged, the proposal still complies with the required number of commercial parking spaces (19 required-19 proposed).

Planning staff recommend that the Planning Board vote to ***approve*** the site plan modification request, subject to approval by Conservation Commission through an Insignificant Plan Change process for the increase in impervious surface.

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

3 Maguire Road - Public Hearing for a Definitive Subdivision

PRESENTER: **ITEM NUMBER:**

Applicant: SRE Flag LLC

SUMMARY:

SRE Flag LLC submitted an application for approval of a definitive subdivision plan under §175-6.0 of the Planning Board's Subdivision Regulations. Application proposes subdividing property into 3 lots surrounding a cul-de-sac. A preliminary subdivision application was approved by the Planning Board on March 12, 2025.

The property is located at 3 Maguire Road, Lexington, MA also known as Map 85, Lot 16 in the CM (Manufacturing) and TMOD (Transportation Management) zoning districts.
Application materials may be viewed online at: https://lexingtonma.portal.opengov.com/records/109024
The applicant will present, staff will provide comments, and Board members will discuss and the Chair will open the hearing up to public comments. After public comments the Chair will return to Board discussion. At the end of the discussion, staff recommends approval with conditions. Staff will prepare a draft approval for board members.

SUGGESTED MOTION:

Staff recommends approval with conditions. A suggested motion prepared by staff is below and may change during the course of the hearing.

Move to close the public hearing for the Definitive Subdivision for 3 Maguire Road.

Move to approve the request for the waiver to allow the submission of soil surveys, test pits, and test borings prior to construction.

Move to approve the Definitive Subdivision for 3 Maguire Road with the 21 conditions of approval in the draft decision.

Move to have the Chair sign the decision and correct for any non-substantive changes such as grammar, typos, and consistency.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

10/8/2025

ATTACHMENTS:

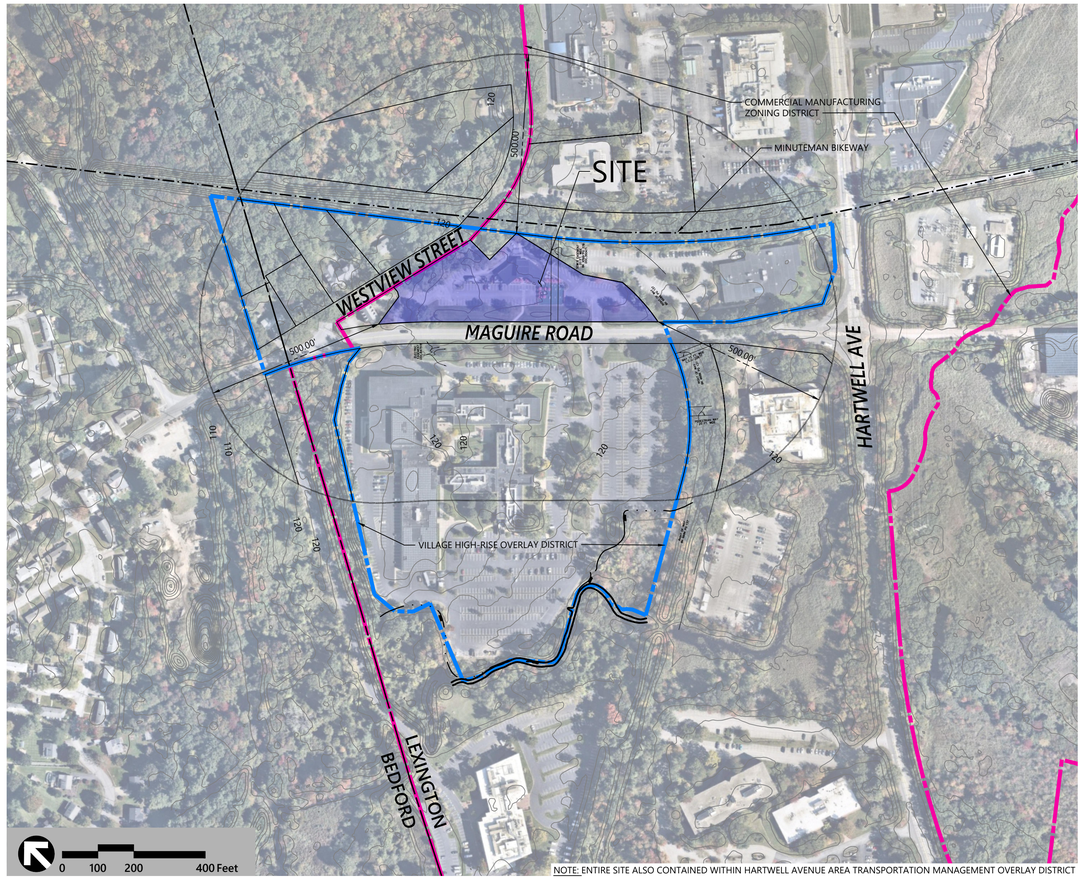
Description	Type
Plan set dated 8/22/25	Cover Memo
Staff Memo	Cover Memo

Definitive Subdivision Plans

Issued for	**Definitive Subdivision**
Date Issued	**August 22, 2025**
Latest Issue	**August 22, 2025**

3 Maguire Road

3 Maguire Road,
Lexington, MA



NOTE: ENTIRE SITE ALSO CONTAINED WITHIN HARTWELL AVENUE AREA TRANSPORTATION MANAGEMENT OVERLAY DISTRICT

Owner

SRE Flag LLC
980 North Michigan Ave, Suite 1700
Chicago, IL 60611

Applicant

SRE Flag LCC
980 North Michigan Ave, Suite 1700
Chicago, IL 60611

Assessor's Map: 85
Lot: 16

No.	Drawing Title	Latest Issue
C1.01	Legend and General Notes	August 22, 2025
C2.01	Site Analysis Map	August 22, 2025
C3.01	Abutters Plan	August 22, 2025
C4.01	Property Rights and Dimensional Standards	August 22, 2025
C5.01	Key Plan	August 22, 2025
C5.02	Plan Sheet	August 22, 2025
C6.01	Street Layout and Profiles	August 22, 2025
C7.01	Landscape Plan	August 22, 2025
C8.01	Construction Details	August 22, 2025

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.

_____ _____
DATE

I, _____, 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

APPROVED BY:
LEXINGTON PLANNING BOARD

RESERVED FOR REGISTRY USE ONLY

vhb.com

260 Arsenal Place #2
PO Box 9151
Watertown, MA 02471
617.924.1770

COMMONWEALTH OF MASSACHUSETTS
NICHOLAS J. SKOLY
CIVIL
No. 52677

VHB Project : 3 Maguire Road
Issued for : Definitive Subdivision August 22, 2025

\\VHBGBLVPROJ\WAT-LDI\16634.00 MAGUIRE RD SUBDIVISION\05_WORK\CAD\LDI\PLANSET\3 MAGUIRE\166340-COV 21 August 2025

Legend

Exist.	Prop.	
		PROPERTY LINE
		PROJECT LIMIT LINE
		RIGHT-OF-WAY/PROPERTY LINE
		EASEMENT
		BUILDING SETBACK
		PARKING SETBACK
10+00	10+00	BASELINE
		CONSTRUCTION LAYOUT
		ZONING LINE
		TOWN LINE
		LIMIT OF DISTURBANCE
		WETLAND LINE WITH FLAG
		FLOODPLAIN
BLSF	BLSF	BORDERING LAND SUBJECT TO FLOODING
BZ	BZ	WETLAND BUFFER ZONE
NDZ	NDZ	NO DISTURB ZONE
200'RA	200'RA	200' RIVERFRONT AREA
		GRAVEL ROAD
EOP	EOP	EDGE OF PAVEMENT
BB	BB	BITUMINOUS BERM
BC	BC	BITUMINOUS CURB
CC	CC	CONCRETE CURB
CG	CG	CURB AND GUTTER
CC	ECC	EXTRUDED CONCRETE CURB
CC	MCC	MONOLITHIC CONCRETE CURB
CC	PCC	PRECAST CONC. CURB
SGE	SGE	SLOPED GRAN. EDGING
VGC	VGC	VERT. GRAN. CURB
		LIMIT OF CURB TYPE
		SAWCUT
		BUILDING
	EN	BUILDING ENTRANCE
	LD	LOADING DOCK
•	•	BOLLARD
D	D	DUMPSTER PAD
		SIGN
		DOUBLE SIGN
		STEEL GUARDRAIL
		WOOD GUARDRAIL
		PATH
		TREE LINE
		WIRE FENCE
		FENCE
		STOCKADE FENCE
		STONE WALL
		RETAINING WALL
		STREAM / POND / WATER COURSE
		DETENTION BASIN
		HAY BALES
		SILT FENCE
		SILT SOCK / STRAW WATTLE
4	4	MINOR CONTOUR
20	20	MAJOR CONTOUR
10	10	PARKING COUNT
	C10	COMPACT PARKING STALLS
DYL	DYL	DOUBLE YELLOW LINE
SL	STOP	STOP LINE
		CROSSWALK
		ACCESSIBLE CURB RAMP
		DETECTABLE WARNING PANEL
		ACCESSIBLE PARKING
VAN	VAN	VAN-ACCESSIBLE PARKING

Exist.	Prop.	
		CONCRETE
		HEAVY DUTY PAVEMENT
		BUILDINGS
		RIPRAP
		CONSTRUCTION EXIT
27.35 TC×	27.35 TC×	TOP OF CURB ELEVATION
26.85 BC×	26.85 BC×	BOTTOM OF CURB ELEVATION
132.75 ×	132.75 ×	SPOT ELEVATION
45.0 TW× 38.5 BW	45.0 TW× 38.5 BW	TOP & BOTTOM OF WALL ELEVATION
		BORING LOCATION
		TEST PIT LOCATION
MW	MW	MONITORING WELL
UD	UD	UNDERDRAIN
12"D	12"D	DRAIN
6"RD	6"RD	ROOF DRAIN
12"S	12"S	SEWER
FM	FM	FORCE MAIN
OHW	OHW	OVERHEAD WIRE
6"W	6"W	WATER
4"FP	4"FP	FIRE PROTECTION
	2"DW	DOMESTIC WATER
3"G	G	GAS
E	E	ELECTRIC
STM	STM	STEAM
T	T	TELEPHONE
FA	FA	FIRE ALARM
CATV	CATV	CABLE TV
		CATCH BASIN CONCENTRIC
		CATCH BASIN ECCENTRIC
		DOUBLE CATCH BASIN CONCENTRIC
		DOUBLE CATCH BASIN ECCENTRIC
		GUTTER INLET
		DRAIN MANHOLE CONCENTRIC
		DRAIN MANHOLE ECCENTRIC
TD		TRENCH DRAIN
E	E	PLUG OR CAP
CO	CO	CLEANOUT
		FLARED END SECTION
		HEADWALL
		SEWER MANHOLE CONCENTRIC
		SEWER MANHOLE ECCENTRIC
CS	CS	CURB STOP & BOX
WV	WV	WATER VALVE & BOX
TSV	TSV	TAPPING SLEEVE, VALVE & BOX
		FIRE DEPARTMENT CONNECTION
HYD	HYD	FIRE HYDRANT
WM	WM	WATER METER
PIV	PIV	POST INDICATOR VALVE
W	W	WATER WELL
GG	GG	GAS GATE
GM	GM	GAS METER
E	EMH	ELECTRIC MANHOLE
EM	EM	ELECTRIC METER
		LIGHT POLE
T	TMH	TELEPHONE MANHOLE
T	T	TRANSFORMER PAD
		UTILITY POLE
		GUY POLE
		GUY WIRE & ANCHOR
HH	HH	HAND HOLE
PB	PB	PULL BOX
		MATCHLINE

Abbreviations

General

ABAN	ABANDON
AC	ACREAGE
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CF	CUBIC FEET
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EV	ELECTRIC VEHICLE CHARGING SPACE
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LF	LINEAR FEET
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
N/F	NOW/FORMERLY
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SF	SQUARE FEET
SWEL	SOLID WHITE EDGE LINE
TS	TOP OF SLOPE
TYP	TYPICAL

Utility

CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PIV	POST INDICATOR VALVE
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
RIM=	RIM ELEVATION
S	SLOPE
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes

General

1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED.
5. WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
6. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
7. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
8. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
9. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
10. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
11. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
12. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
13. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
14. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND EPA JURISDICTION. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR IS TO FILE A CGP NOTICE OF INTENT WITH THE EPA AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE NPDES REGULATIONS. CONTRACTOR SHALL CONFIRM THE OWNER HAS ALSO FILED A NOTICE OF INTENT WITH THE EPA.
15. BOUNDARIES, DIMENSIONS, AND AREAS OF PROPOSED LOTS CAN BE FOUND ON SHEET C4.01.

Utilities

1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
3. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
4. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
   A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
   B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
   C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
6. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
   A. WATER PIPES SHALL BE DUCTILE IRON (DI).
   B. SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SEWER PIPE
   C. STORM DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE (RCP).
   D. PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.
8. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
9. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
10. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Layout and Materials

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURB RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
3. CURBING SHALL BE VERTICAL GRANITE CURB (VGC) WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
4. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
5. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
6. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

Demolition

1. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
2. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
4 THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
5. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

1. BASE PLAN: THE PROPERTY LINES AND PHYSICAL FEATURES SHOWN WERE DETERMINED FROM PLANS OF RECORD AND BY AN ACTUAL FIELD SURVEY CONDUCTED BY BSC GROUP, INC. IN JUNE 2006, FEBRUARY 2008, MAY 9 2016, AND FEBRUARY 12, 2021. TOPOGRAPHY WAS OBTAINED FROM A LIDAR SURVEY FROM MASSMAPPER ON JANUARY 15, 2025.
   A. DELINEATION OF THE WETLANDS AND PLACEMENT OF THE FLAGS WAS PERFORMED BY: BSC GROUP, INC.
   B. FLAGS MARKING THE WETLANDS WERE LOCATED BY: BSC GROUP, INC.
2. TOPOGRAPHY: ELEVATIONS ARE BASED ON NATIONAL AMERICAN VERTICAL DATUM (NAVD) OF 1988.

Document Use

1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

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260 Arsenal Place #2
PO Box 9151
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Owner

SRE Flag LLC
980 North Michigan Avenue, Suite 1700
Chicago, IL 60611

Applicant

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Chicago, IL 60611

3 Maguire Road

3 Maguire Road
Lexington, MA

No.	Revision	Date	Appvd.

Designed by NDS | Checked by NJS

Issued for: **Definitive Subdivision** | Date: **August 22, 2025**

Not Approved for Construction

Drawing Title
Legend and General Notes

Drawing Number
C1.01

Sheet 1 of 10

Project Number
16634.00

COMMONWEALTH OF MASSACHUSETTS
NICHOLAS J. SKOLY
CIVIL
No. 52677
REGISTERED PROFESSIONAL ENGINEER

Notes

General

1. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY THE BSC GROUP INC. BETWEEN JUNE, 2006 AND FEBRUARY, 2021 AND FROM DEEDS AND PLANS OF RECORD.
2. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY THE BSC GROUP INC. BETWEEN JUNE, 2006 AND FEBRUARY, 2021.
3. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
4. HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.
5. THE LOT LIES ENTIRELY WITHIN ZONE X (UNSHADED) (AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0382F, EFFECTIVE DATE JULY 6, 2016.
6. THE SITE LIES WITHIN THE COMMERCIAL MANUFACTURING (CM), THE VILLAGE HIGH-RISE OVERLAY DISTRICT (VHO), AND HARTWELL AVENUE AREA TRANSPORTATION MANAGEMENT OVERLAY (TMO) DISTRICT AS SHOWN ON THE "2023 ZONING MAP OF THE TOWN OF LEXINGTON", DATED NOVEMBER 7, 2023. ZONING REGULATION REQUIREMENTS AS SPECIFIED IN TOWN OF LEXINGTON ZONING COD INCORPORATING AMENDMENTS THROUGH ANNUAL TOWN MEETING 2024 - SECTION 4 - DIMENSIONAL CONTROLS, SECTION 7.5 - VILLAGE AND MULTI-FAMILY OVERLAY DISTRICTS, AND TABLE 2 - SCHEDULE OF DIMENSIONAL CONTROLS. DIMENSIONAL REQUIREMENTS FOR CM ARE:

	CM*
MINIMUM LOT AREA	20,000 SF
MINIMUM FRONTAGE	50 FEET
MINIMUM FRONT YARD SETBACK	NR
MINIMUM SIDE YARD SETBACK	15 FEET
MINIMUM REAR YARD SETBACK	15 OR 50 FEET **
MAXIMUM BUILDING HEIGHT	109.7 FEET***

* THE DIMENSIONAL CRITERIA SHOWN FOR CM DISTRICT. SITE LIES ENTIRELY WITHIN THE VHO OVERLAY AND IF RESIDENTIAL IS PROPOSED THEN CHAPTER 135 SECTION 7.5 WILL ALSO APPLY.

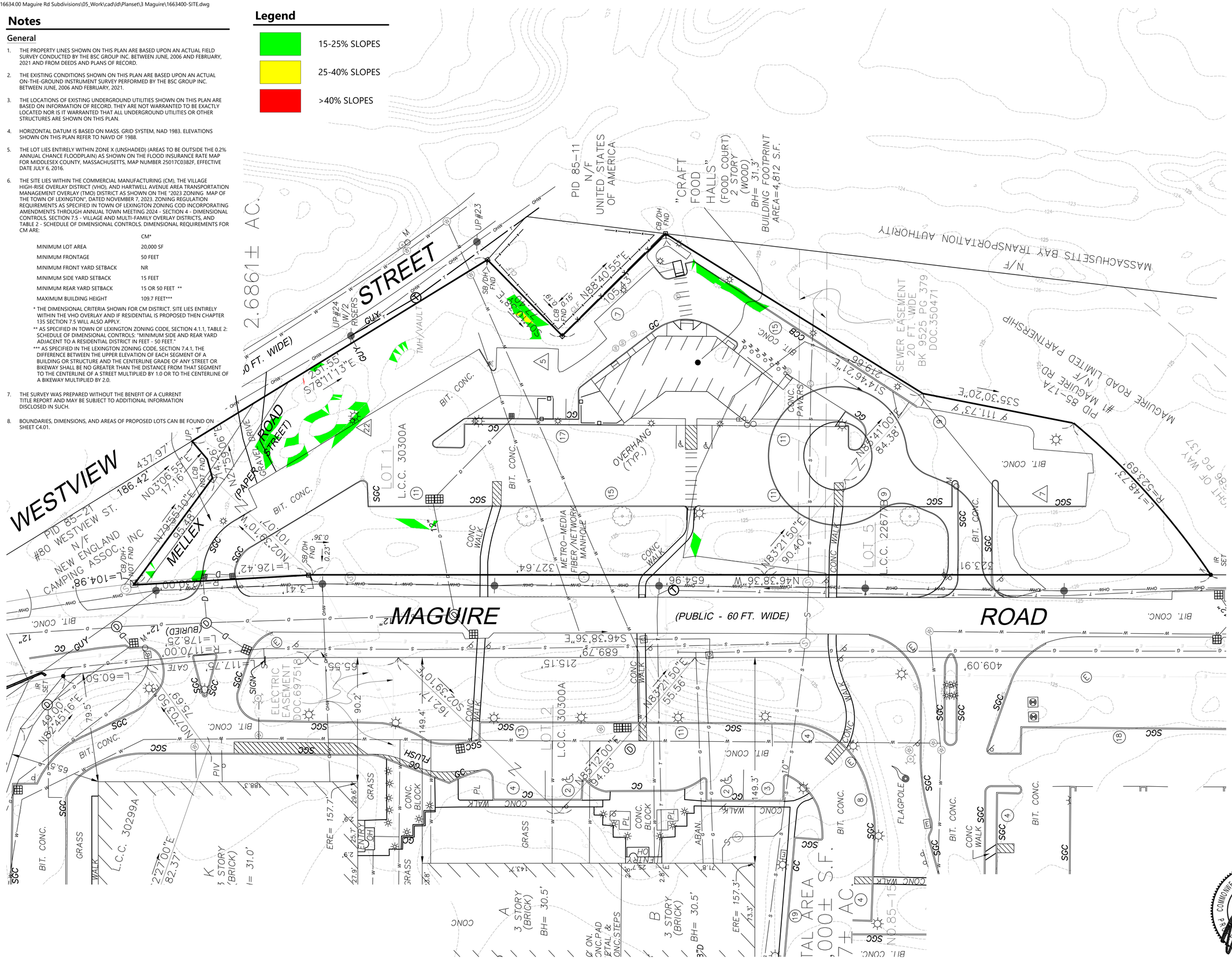
** AS SPECIFIED IN TOWN OF LEXINGTON ZONING CODE, SECTION 4.1.1, TABLE 2: SCHEDULE OF DIMENSIONAL CONTROLS: "MINIMUM SIDE AND REAR YARD ADJACENT TO A RESIDENTIAL DISTRICT IN FEET - 50 FEET."

*** AS SPECIFIED IN THE LEXINGTON ZONING CODE, SECTION 7.4.1, THE DIFFERENCE BETWEEN THE UPPER ELEVATION OF EACH SEGMENT OF A BUILDING OR STRUCTURE AND THE CENTERLINE GRADE OF ANY STREET OR BIKEWAY SHALL BE NO GREATER THAN THE DISTANCE FROM THAT SEGMENT TO THE CENTERLINE OF A STREET MULTIPLIED BY 1.0 OR TO THE CENTERLINE OF A BIKEWAY MULTIPLIED BY 2.0.

7. THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO ADDITIONAL INFORMATION DISCLOSED IN SUCH.
8. BOUNDARIES, DIMENSIONS, AND AREAS OF PROPOSED LOTS CAN BE FOUND ON SHEET C4.01.

Legend

- 15-25% SLOPES
- 25-40% SLOPES
- >40% SLOPES



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PO Box 9151
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Owner

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Chicago, IL 60611

Applicant

SRE Flag LLC
980 North Michigan Avenue, Suite 1700
Chicago, IL 60611

0 15 30 60 Feet

3 Maguire Road

3 Maguire Road
Lexington, MA

No.	Revision	Date	Appvd.

Designed by XCF | Checked by NJS

Issued for: **Definitive Subdivision** — Date: **August 22, 2025**

Not Approved for Construction

Drawing Title: **Site Analysis Map**

Drawing Number: **C2.01**

Sheet 3 of 10

Project Number: **16634.00**

COMMONWEALTH OF MASSACHUSETTS — NICHOLAS J. SKOLY — CIVIL — No. 52677 — REGISTERED PROFESSIONAL ENGINEER

\\vhb\gbl\proj\Wat-LD\16634.00 Maguire Rd Subdivisions\05_Work\cad\ld\Planset\3 Maguire\1663400-ABUT.dwg

Notes

1. BOUNDARIES, DIMENSIONS, AND AREAS OF PROPOSED LOTS CAN BE FOUND ON SHEET C4.01.



80-5
4 MAGUIRE ROAD
MAGUIRE ROAD MA LLC
255 WASHINGTON ST STE 270
NEWTON MA, 02458

80-11
MAGUIRE RD
KILN BROOK SPUR INC C/O DUPREE
20 HUBBARD PARK RD
CAMBRIDGE, MA 02138

85-1
WESTVIEW ST
DEFELICE NICHOLAS & ANTONIO & JOSEPH
7 PROVINCE ST
PEPPERELL, MA 01463

85-2
87 WESTVIEW ST
DICKSON TR EVELYN GAIL
EVELYN GAIL DICKSON
REVOCABLE TRUST
87 WESTVIEW ST
LEXINGTON, MA 02421

85-3
85 WESTVIEW ST
GJELSVIK KARSTEIN M &
GJELSVIK BONNIE A
7 PROVINCE ST
PEPPERELL, MA 04163

85-4
81 WESTVIEW ST
PATEL HETAL PATEL ROBINS
81 WESTVIEW ST
LEXINGTON, MA 02421

85-5
75 WESTVIEW ST
WEST CHERYLE A TRUSTEE
YELLOWHAWK REALITY TRUST
75 WESTVIEW ST
LEXINGTON, MA 02420

85-7
65 WESTVIEW
USA
WESTVIEW ST
LEXINGTON, MA 02421

85-8
63 WESTVIEW ST
JACKSON STEVEN TRUSTEE OF WESTVIEW NOMINEE TRUST
63 WESTVIEW ST
LEXINGTON, MA 02421

85-11
WESTVIEW
USA
WESTVIEW ST
LEXINGTON, MA 02421

85-12
80 WESTVIEW ST
NEW ENGLAND CAMPING ASSOC. INC.
80 WESTVIEW ST
LEXINGTON, MA 02420

85-13B
20 MAGUIRE RD
20 MAGUIRE LL LLC
280 PARK AVENNUE 36TH FLR
NEW YORK, NY 10017

85-15
10 MAGUIRE RD
SRE FLAG LLC
980 NORTH MICHIGAN AVE STE 1700
CHICAGO, IL 60611

85-17A
45 HARTWELL AVE
BRAMMER BIO MA LLC
250 BINNEY ST
CAMBRIDGE, MA 02142

85-18A
1 MAGUIRE RD
MAGUIRE ROAD LIMITED PARTNERSHIP, C/O LEXINGTON MANAGEMENT INC.
289 GREAT RD STE #303
ACTON, MA 01720

85-20A
1 MAGUIRE RD
XENON PROPERTY LLC
28 CROSBY DRIVE
BEDFORD, MA 01730

85-20C
70 WESTVIEW ST
MIT FEDERAL CREDIT UNION
700 TECHNOLOGY SQUARE
CAMBRIDGE, MA 02139

vhb.com

260 Arsenal Place #2
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Owner

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Chicago, IL 60611

Applicant

SRE Flag LLC
980 North Michigan Avenue, Suite 1700
Chicago, IL 60611

0 50 100 200Feet

3 Maguire Road

3 Maguire Road
Lexington, MA

No.	Revision	Date	Appvd.

Designed by XCF | Checked by NJS

Issued for | Date

Definitive Subdivision August 22, 2025

Not Approved for Construction

Drawing Title
Abutters Plan

Drawing Number
C3.01

Sheet 4 of 10

Project Number
16634.00

COMMONWEALTH OF MASSACHUSETTS
NICHOLAS J. SKOLY
CIVIL
No. 52677
REGISTERED PROFESSIONAL ENGINEER

Saved Monday, August 18, 2025 1:08:59 PM NSTEELE Plotted Thursday, August 21, 2025 2:15:54 PM Nick Steele

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.

DATE

I, _____, 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

APPROVED BY:
LEXINGTON PLANNING BOARD

RESERVED FOR REGISTRY USE ONLY

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260 Arsenal Place #2
PO Box 9151
Watertown, MA 02471
617.924.1770

Owner

SRE Flag LLC
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Chicago, IL 60611

Applicant

SRE Flag LLC
980 North Michigan Avenue, Suite 1700
Chicago, IL 60611

0 15 30 60 Feet

3 Maguire Road

3 Maguire Road
Lexington, MA

No.	Revision	Date	Appvd.

Designed by: NDS
Checked by: NJS

Issued for: Definitive Subdivision
Date: August 22, 2025

Not Approved for Construction

Drawing Title
Property Rights and Dimensional Standards

Drawing Number
C4.01

Sheet 4 of 10

Project Number
16634.00

COMMONWEALTH OF MASSACHUSETTS
NICHOLAS J. SKOLY
CIVIL
No. 52677
REGISTERED PROFESSIONAL ENGINEER

Saved Monday, August 18, 2025 5:07:45 PM NSTEELE Plotted Thursday, August 21, 2025 2:16:19 PM Nick Steele

Zoning Summary Chart

Zoning District(S):	CM - Manufacturing
Overlay District(S):	Village High-Rise Overlay (VHO) District, Hartwell Avenue Area TMO

Zoning Regulation Requirements	Existing	Required*	Provided Lot 1	Provided Lot 2	Provided Lot 3	Proposed Subdivision Road
MINIMUM LOT AREA [2]	117,003 SF (2.69 Acres)	20,000 SF (0.46 Acres)	56,967 SF (1.31 Acres)	24,964 SF (0.57 Acres)	20,007 SF (0.46 Acres)	15,065 SF (0.35 Acres)
FRONTAGE [2]	781.4 Feet	50.0 Feet	578.6 Feet	50.0 Feet	153.4 Feet	N/A
FRONT YARD SETBACK [1]	109.7 Feet	NR	N/A [6]	N/A [6]	N/A [6]	N/A
SIDE YARD SETBACK [2]	216.2 Feet	7.5 Feet/ 15 Feet[3]	N/A [6]	N/A [6]	N/A [6]	N/A
REAR YARD SETBACK [2]	42.3 Feet	15 Feet/ 50 Feet[4]	N/A [6]	N/A [6]	N/A [6]	N/A
MAXIMUM FLOOR AREA RATIO	±0.08	NR	N/A [6]	N/A [6]	N/A [6]	N/A
MAXIMUM BUILDING HEIGHT [2]	31.3 Feet (2 Stories)	109.7 Feet[5]	N/A [6]	N/A [6]	N/A [6]	N/A
MAXIMUM BUILDING COVERAGE	4.1 %	NR	N/A [6]	N/A [6]	N/A [6]	N/A
DEVELOPABLE SITE AREA	117,003 SF (2.69 Acres)	NR	56,967 SF (1.31 Acres)	24,964 SF (0.57 Acres)	20,007 SF (0.46 Acres)	N/A
IMPERVIOUS SURFACE	62,533 SF (1.44 Acres)	NR	N/A [6]	N/A [6]	N/A [6]	N/A
IMPERVIOUS SURFACE RATIO	0.53	NR	N/A [6]	N/A [6]	N/A [6]	N/A

* Zoning regulation requirements as specified in Town of Lexington Zoning Code, Section 4.0 Dimensional Controls.

[1] As specified in Town of Lexington Zoning Code, Section 4.1.1, Table 2: Schedule of Dimensional Controls, Note B: "...For uses located in the CM and CRO Districts, the minimum front yard facing all streets shall be the same as that for the frontage street."

[2] As specified in Town of Lexington Zoning Code, Section 4.1.1, Table 2: Schedule of Dimensional Controls, Note F: "This limit may be waived by special permit."

[3] As specified in Town of Lexington Zoning Code, Section 7.5.5.7: "The minimum side yard in feet is the lesser of that required in the underlying zoning district and that shown below: If Actual Lot Frontage Is More than 0 but not more than 50: 7.5 Feet."

[4] As specified in Town of Lexington Zoning Code, Section 4.1.1, Table 2: Schedule of Dimensional Controls: "Minimum side and rear yard adjacent to a residential district in feet - 50 Feet."

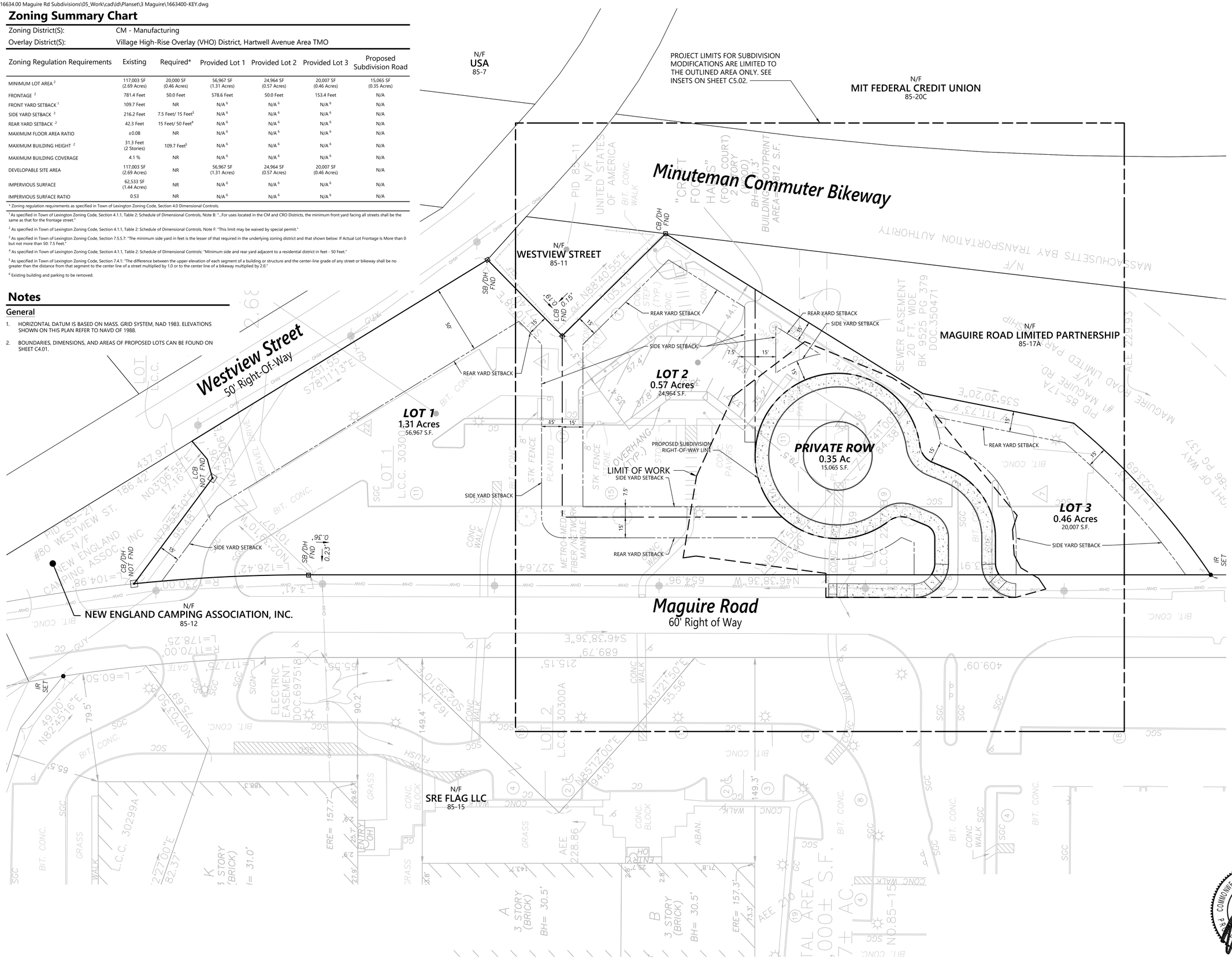
[5] As specified in Town of Lexington Zoning Code, Section 7.4.1: "The difference between the upper elevation of each segment of a building or structure and the center-line grade of any street or bikeway shall be no greater than the distance from that segment to the center line of a street multiplied by 1.0 or to the center line of a bikeway multiplied by 2.0."

[6] Existing building and parking to be removed.

Notes

General

1. HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.
2. BOUNDARIES, DIMENSIONS, AND AREAS OF PROPOSED LOTS CAN BE FOUND ON SHEET C4.01.



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260 Arsenal Place #2
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Owner
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Applicant
SRE Flag LLC
980 North Michigan Avenue, Suite 1700
Chicago, IL 60611

3 Maguire Road

3 Maguire Road
Lexington, MA

No.	Revision	Date	Appvd.

Designed by: NDS/XCF
Checked by: NJS
Issued for: Definitive Subdivision
Date: August 22, 2025

Not Approved for Construction

Drawing Title: Key Plan

Drawing Number: C5.01

Sheet 5 of 10

Project Number: 16634.00

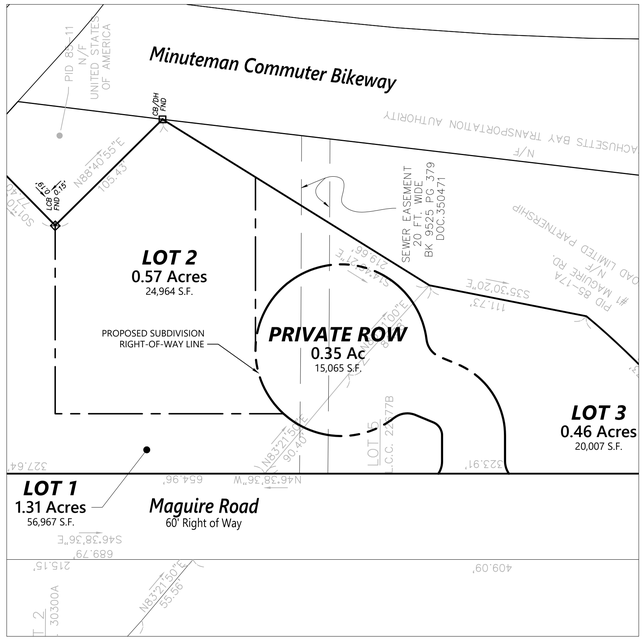
COMMONWEALTH OF MASSACHUSETTS
NICHOLAS J. SKOLY
CIVIL
No. 52677
REGISTERED PROFESSIONAL ENGINEER

Saved Monday, August 18, 2025 1:50:35 PM NSTEELE Plotted Thursday, August 21, 2025 2:16:45 PM Nick Steele

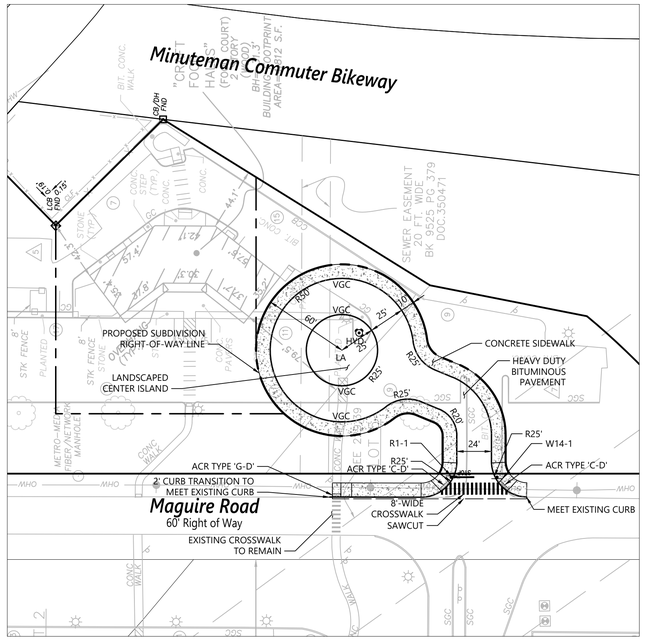
Notes

General

1. HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.
2. EXISTING BUILDING AND PARKING TO BE REMOVED.
3. BOUNDARIES, DIMENSIONS, AND AREAS OF PROPOSED LOTS CAN BE FOUND ON SHEET C4.01.
4. CATCH BASINS WITHIN AND IMMEDIATELY DOWNSTREAM OF THE LIMIT OF WORK SHALL BE FITTED WITH SILT SACK SEDIMENT TRAPS UNTIL THE SITE IS PERMANENTLY STABILIZED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING CONSTRUCTION EXITS AT ALL CONSTRUCTION VEHICLE ACCESS POINTS ONTO DISTURBED AREAS OF THE SITE. CONSTRUCTION EXITS SHALL BE MAINTAINED UNTIL DISTURBED PORTIONS OF THE SITE ARE STABILIZED AS DETERMINED BY THE ENGINEER.



LOTTING PLAN



LAYOUT AND MATERIALS

GRADING AND DRAINAGE

UTILITIES

Cut/Fill Calculations

CUT	± 905 CY
FILL	± 15 CY
NET (CUT)	±890 CY

Notes

General

1. REMOVAL OF EXISTING UNDERGROUND UTILITIES OR OBSTRUCTIONS IS NOT INCLUDED IN THE CALCULATIONS, NOR IS THE INSTALLATION OF PROPOSED UTILITIES.
2. NO ASSUMPTIONS ARE MADE REGARDING OVER-EXCAVATION THAT MAY BE REQUIRED DUE TO UNSUITABLE MATERIAL.
3. NO SHRINK/SWELL FACTORS ARE APPLIED.

vhb.com

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PO Box 9151
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617.924.1770

Owner

SRE Flag LLC
980 North Michigan Avenue, Suite 1700
Chicago, IL 60611

Applicant

SRE Flag LLC
980 North Michigan Avenue, Suite 1700
Chicago, IL 60611

Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	30"	30"	STOP
W14-1	30"	30"	DEAD END

0 25 50 100Feet

3 Maguire Road

3 Maguire Road
Lexington, MA

No.	Revision	Date	Appvd.

Designed by NDS | Checked by NJS

Issued for: Definitive Subdivision — Date: August 22, 2025

Not Approved for Construction

Drawing Title: Inset Sheet

Drawing Number: C5.02

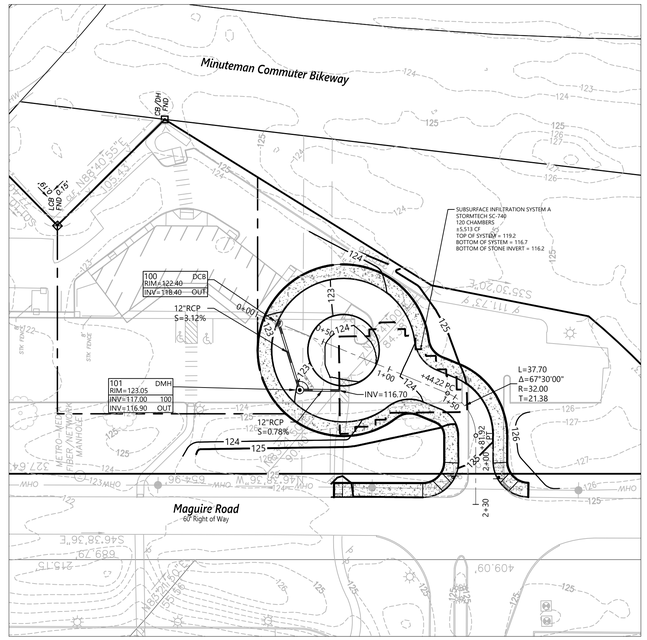
Sheet 6 of 10

Project Number: 16634.00

COMMONWEALTH OF MASSACHUSETTS
NICHOLAS J. SKOLY
CIVIL
No. 52677
REGISTERED PROFESSIONAL ENGINEER

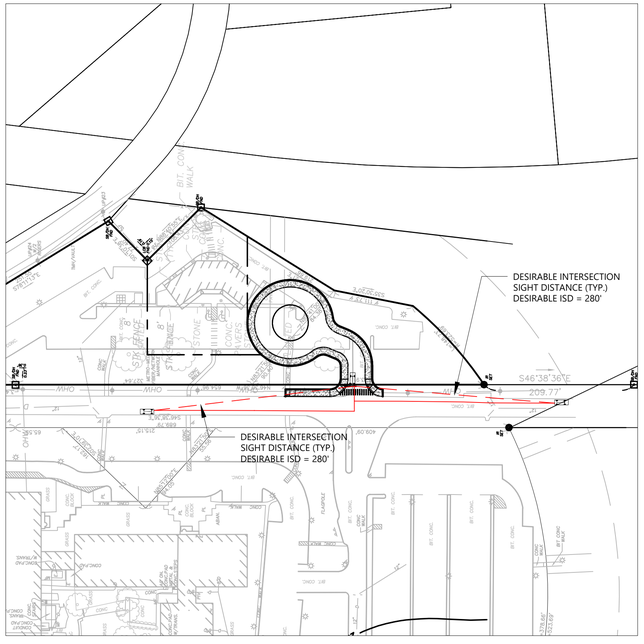
Notes

1. INFORMATION ON MATERIAL, CLASS/STRENGTH, SIZE, AND GRADE OF SEWERS AND DRAINS PROVIDED ON C1.01 AND C5.02. INFORMATION ON DRAINAGE STRUCTURES PROVIDED ON C8.02.
2. NO VERTICAL CURVES OCCUR ALONG ROAD A.
3. BOUNDARIES, DIMENSIONS, AND AREAS OF PROPOSED LOTS ON SHEET C4.01.
4. DRIVER EYE IS 14.4 FEET FROM EDGE OF TRAVELED WAY.



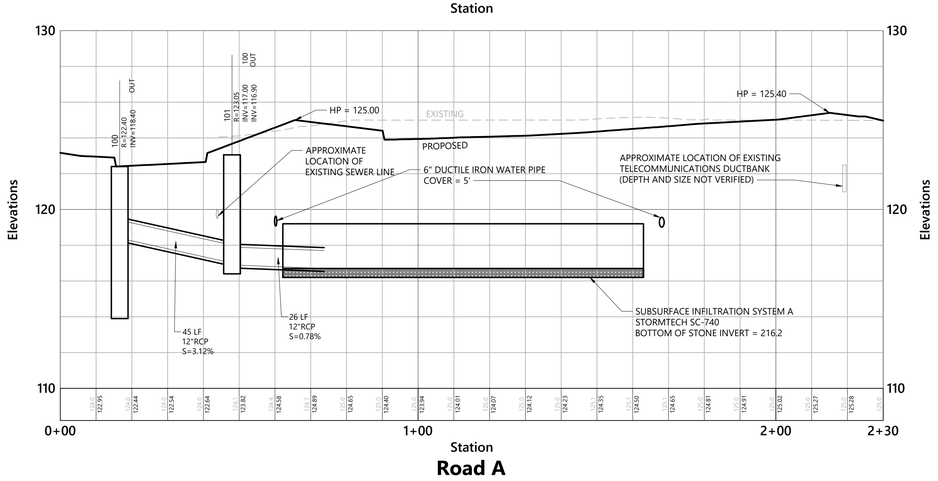
PLAN VIEW

0 25 50 100Feet



SIGHT DISTANCE PLAN

0 50 100 200Feet



Road A

Vert. 0 2 4 8 Feet
Horiz. 0 10 20 40 Feet

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3 Maguire Road

3 Maguire Road
Lexington, MA

No.	Revision	Date	Appvd.

Designed by NDS | Checked by NJS

Issued for: Definitive Subdivision — Date: August 22, 2025

Not Approved for Construction

Drawing Title: Street Layout and Profiles

Drawing Number: C6.01

Sheet 7 of 10

Project Number: 16634.00

COMMONWEALTH OF MASSACHUSETTS
NICHOLAS J. SKOLY
CIVIL
No. 52677
REGISTERED PROFESSIONAL ENGINEER

Saved Thursday, August 21, 2025 1:09:14 PM NSTEELE Plotted Thursday, August 21, 2025 7:39:14 PM Nick Steele

Planting Notes

1. ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
3. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
4. A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
6. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
8. ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
10. AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
11. ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
12. THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.
13. NO EXISTING TREES ARE BEING REMOVED, RETAINED, OR TRANSPLANTED WITHIN THE LIMIT OF WORK.

Tree Protection

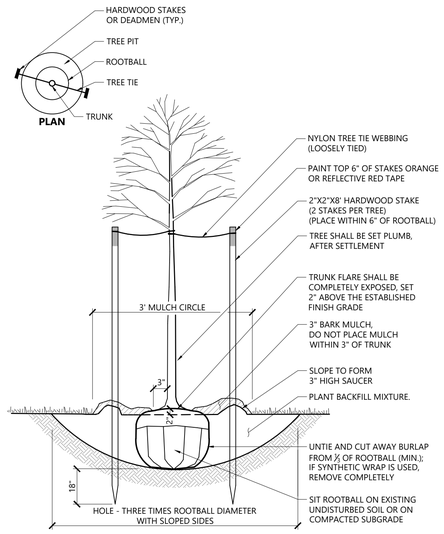
1. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE. ERECT FENCE AT EDGE OF THE TREE DRIPLINE PRIOR TO START OF CONSTRUCTION.
2. CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA.
3. DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.

Plant Maintenance Notes

1. CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
2. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
3. WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
4. WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
5. CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.

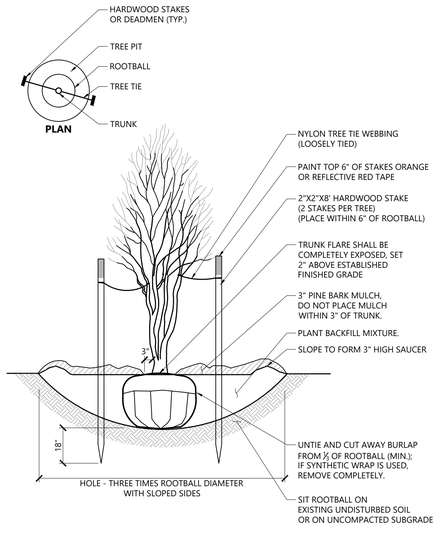
PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	RATE OF GROWTH	MATURE SIZE
DECIDUOUS TREES						
AR	6	Acer rubrum	Red Maple	3 - 3 1/2" CAL.	Medium - Fast	40-60'H X 20-30'W
NS	8	Nyssa sylvatica	Black Tupelo	3 - 3 1/2" CAL.	Medium	30-50'H X 20-30'W
TA	6	Tilia americana	American Linden	3 - 3 1/2" CAL.	Medium	50-80'H X 30-50'W
FLOWERING TREES						
ACS	3	Amelanchier canadensis	Shadblow Serviceberry	8 - 10` HT./Multi-Stem	Medium	25-30'H X 15-20'W



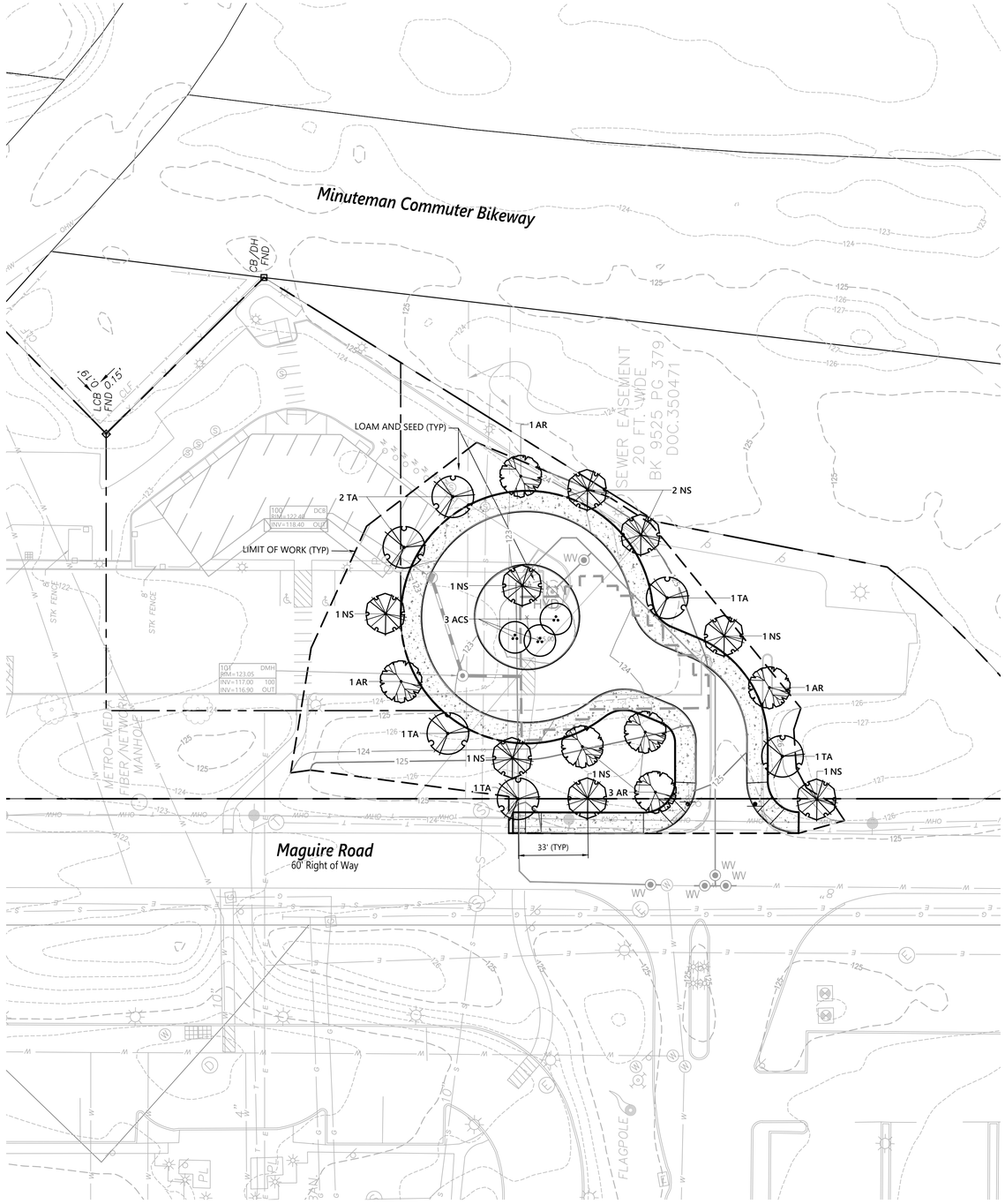
Tree Planting (For Trees Under 4" Caliper) 9/21

N.T.S. Source: VHB LD_602



Multistem Tree Planting 9/21

N.T.S. Source: VHB LD_606



Notes

1. BOUNDARIES, DIMENSIONS, AND AREAS OF PROPOSED LOTS CAN BE FOUND ON SHEET C4.01.

vhb.com

260 Arsenal Place #2
PO Box 9151
Watertown, MA 02471
617.924.1770

Owner

SRE Flag LLC
980 North Michigan Avenue, Suite 1700
Chicago, IL 60611

Applicant

SRE Flag LLC
980 North Michigan Avenue, Suite 1700
Chicago, IL 60611

0 15 30 60 Feet

3 Maguire Road

3 Maguire Road
Lexington, MA

No.	Revision	Date	Appvd.

Designed by CW Checked by MK

Issued for Definitive Subdivision Date August 22, 2025

Not Approved for Construction

Drawing Title: Landscape Plan

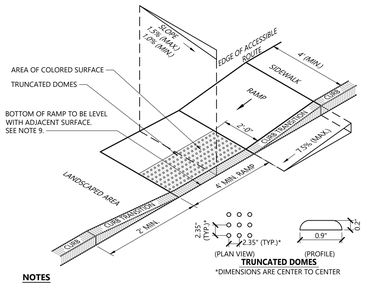
Drawing Number: C7.01

Sheet 8 of 10

Project Number 16634.00

MASSACHUSETTS MICHAEL A. KLUCHMAN REGISTERED LANDSCAPE ARCHITECT NO. 1513

Saved Thursday, August 21, 2025 2:39:53 PM NSTEELE Plotted Thursday, August 21, 2025 2:43:14 PM Nick Steele



TRUNCATED DOMES

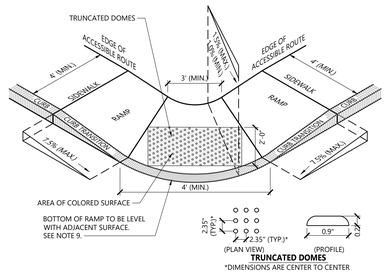
*DIMENSIONS ARE CENTER TO CENTER

NOTES

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.
10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.
12. CONTRACTOR TO SUBMIT R.F.I. FOR THIS TYPE OF ACCESSIBLE CURB RAMP FOR APEX ROADWAY CROSSINGS.

Accessible Curb Ramp (ACR) Type 'G-D' 12/20

N.T.S. Source: VHB LD_506



TRUNCATED DOMES

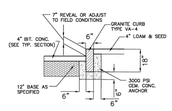
*DIMENSIONS ARE CENTER TO CENTER

NOTES

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5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
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7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
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9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.
10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.
12. CONTRACTOR TO SUBMIT R.F.I. FOR THIS TYPE OF ACCESSIBLE CURB RAMP FOR APEX ROADWAY CROSSINGS.

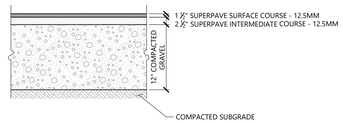
Accessible Curb Ramp (ACR) Type 'C-D' 12/20

N.T.S. Source: VHB LD_502



Vertical Granite Curb (VGC)

N.T.S. Source: Town of Lexington



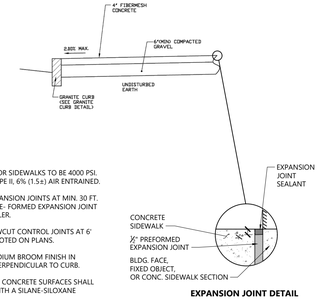
HEAVY DUTY FLEXIBLE PAVEMENT

NOTES

PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

Bituminous Concrete Pavement Sections 6/23

N.T.S. Source: VHB LD_430



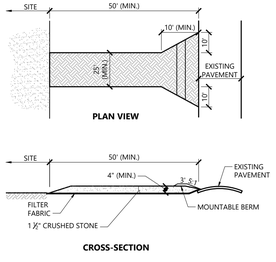
EXPANSION JOINT DETAIL

NOTES

1. CONCRETE FOR SIDEWALKS TO BE 4000 PSI, MIX TO BE TYPE II, 6% (1.5±) AIR ENTRAINED.
2. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE- FORMED EXPANSION JOINT FILLER & SEALER.
3. PROVIDE SAWCUT CONTROL JOINTS AT 6' O.C. OR AS NOTED ON PLANS.
4. PROVIDE MEDIUM BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
5. ALL EXPOSED CONCRETE SURFACES SHALL BE SEALED WITH A SILANE-SILOXANE PRODUCT.

Concrete Sidewalk

N.T.S. Source: Town of Lexington REV



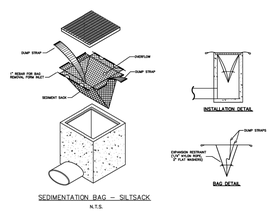
CROSS-SECTION

NOTES

1. EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

Stabilized Construction Exit 1/16

N.T.S. Source: VHB LD_682



SEDIMENTATION BAG — SILTSACK

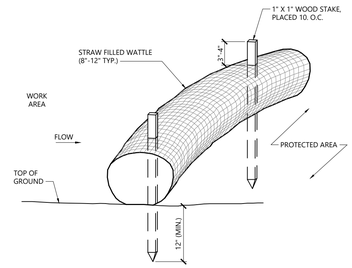
N.T.S.

NOTES

1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND STRAW BALES HAVE BEEN REMOVED.
2. GRATE TO BE PLACED OVER SILTSACK.
3. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED

Siltsack Sediment Trap

N.T.S. Source: Town of Lexington

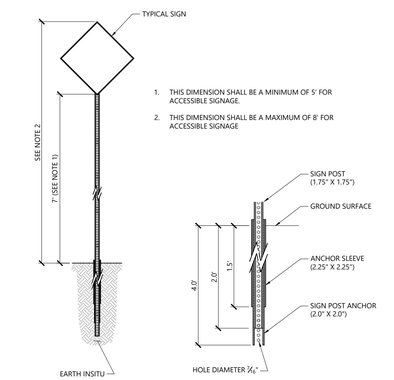


NOTES

1. STRAW WATTLE SHALL BE AS MANUFACTURED BY EARTHSAVER OR APPROVED EQUAL.
2. STRAW WATTLES SHALL OVERLAP A MINIMUM OF 12 INCHES.
3. STRAW WATTLE SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
4. TEMPORARY STRAW WATTLES TO BE REMOVED BY CONTRACTOR. ALL OTHERS TO REMAIN IN PLACE UNLESS DIRECTED OTHERWISE BY ENGINEER.
5. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

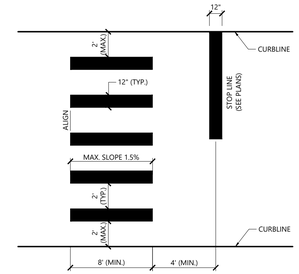
Straw Wattle - Erosion Control Barrier 1/20

N.T.S. Source: VHB LD_659



Sign Post - Type 'B' 3/19

N.T.S. Source: VHB LD_702



NOTES

1. TWELVE INCH (12") LINES SHALL BE APPLIED IN ONE APPLICATION. NO COMBINATION OF LINES (TWO - 6 INCH LINES) WILL BE ACCEPTED.
2. LONGITUDINAL CROSSWALK LINES TO BE PARALLEL TO CURBLINE.
3. ALL LONGITUDINAL CROSSWALK LINES SHALL BE THE SAME LENGTH AND PROPERLY ALIGNED.
4. CROSS WALK SIDESLOPE SHALL NOT EXCEED 1.5%.
5. PAINT FOR CROSSWALKS SHALL BE WHITE WATER-BORNE TRAFFIC PAINT (MHD M7.01.23) WITH REFLECTIVE GLASS BEADS (MDH M7.01.07).

Crosswalk 12/19

N.T.S. Source: VHB REV LD_553A

vhb.com

260 Arsenal Place #2
PO Box 9151
Watertown, MA 02471
617.924.1770

Owner

SRE Flag LLC
980 North Michigan Avenue, Suite 1700
Chicago, IL 60611

Applicant

SRE Flag LLC
980 North Michigan Avenue, Suite 1700
Chicago, IL 60611

3 Maguire Road

3 Maguire Road
Lexington, MA

No.	Revision	Date	Appvd.

Designed by NDS Checked by NJS

Issued for Date

Definitive Subdivision August 22, 2025

Not Approved for Construction

Drawing Title

Construction Details

Drawing Number

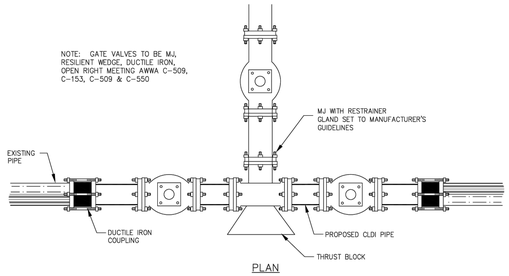
C8.01

Sheet 9 of 10

Project Number 16634.00



Saved Monday, August 18, 2025 5:00:01 PM NSTEELE Plotted Thursday, August 21, 2025 2:18:51 PM Nick Steele



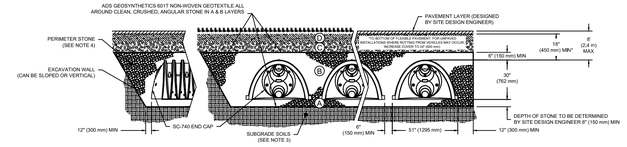
Triple Gate Cut in Water Main Connection

N.T.S. Source: Town of Lexington

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145* A-1, A-2-4, A-3 OR AASHTO M43* 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 9" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED GRANULAR MATERIALS OR 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[3,4]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE RETENTION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

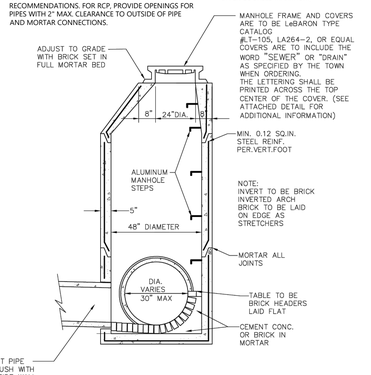
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

Subsurface Infiltration System (Stormtech SC-740) 05/19

N.T.S. Source: ADS (Advanced Drainage Systems) ADS

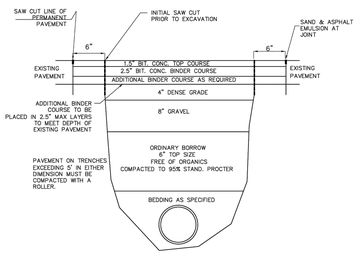
NOTES

1. ALL SECTIONS SHALL BE DESIGNED FOR H5-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. FOR HDPE, PVC, AND DI PIPE, PROVIDE FLEXIBLE BOOT CONNECTION INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. FOR RCP, PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE AND MORTAR CONNECTIONS.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)



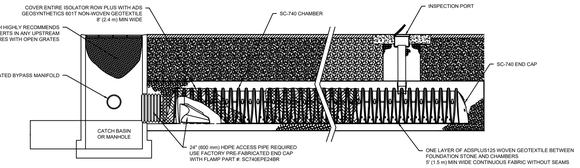
Drain Manhole (DMH)

N.T.S. Source: Town of Lexington



Utility Trench Restoration

N.T.S. Source: Town of Lexington



SC-740 ISOLATOR ROW PLUS DETAIL

NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
   A. INSPECTION PORTS (IF PRESENT)
      A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
      A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
      A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
      A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
      A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
   B. ALL ISOLATOR PLUS ROWS
      B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
      B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
         i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
         ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
      B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

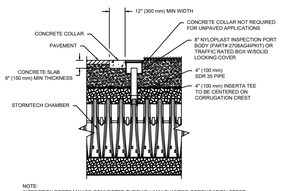
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
   A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
   B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
   C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

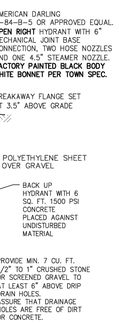


4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)

NTS

Isolator Row and Inspection Port (Stormtech SC-740) 10/20

N.T.S. Source: ADS (Advanced Drainage Systems) ADS

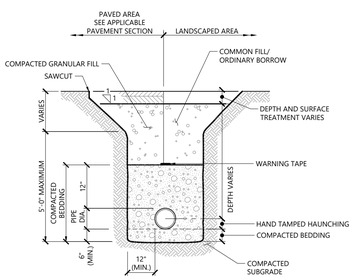


NOTES

1. CONCRETE THRUST BLOCKS TO BE USED ONLY WHERE THEY CAN BEAR ON UNDISTURBED EARTH AS SHOWN. USE CLAMPS AND TIE RODS OR OTHER ACCEPTABLE METHOD OF JOINT RESTRAINT WHERE SOIL CONDITIONS PROHIBIT THE USE OF THRUST BLOCKS.
2. HYDRANT IN SIDEWALK AREAS TO BE LOCATED TO PROVIDE MINIMUM CLEAR SIDEWALK PASSAGE WIDTH OF 3 FEET AT HYDRANT.
3. A 36-INCH CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT UNLESS OTHERWISE APPROVED BY AUTHORITY HAVING JURISDICTION.

Hydrant Construction

N.T.S. Source: Town of Lexington

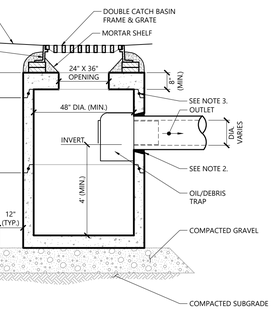


NOTES

1. WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.
3. COMPACTED GRANULAR FILL MAY CONSIST OF GRAVEL, CRUSHED STONE, SAND, OR OTHER MATERIAL AS APPROVED BY ENGINEER.
4. USE SAND FOR COMPACTED BEDDING IN WATER PIPE TRENCHES.

Utility Trench 11/19

N.T.S. Source: VHB REV LD_300



NOTES

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. FOR HDPE, PVC, AND DI PIPE, PROVIDE FLEXIBLE BOOT CONNECTION INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. FOR RCP, PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE AND MORTAR CONNECTIONS.
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
4. DOUBLE CATCH BASIN FRAME AND GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICKS TYPICALLY, 5 BRICK COURSES MAXIMUM).

Double Grate Catch Basin (DCB) with Oil/Debris Trap 11/19

N.T.S. Source: VHB LD_103

vhb.com
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260 Arsenal Place #2
PO Box 9151
Watertown, MA 02471
617.924.1770

Owner

SRE Flag LLC
980 North Michigan Avenue, Suite 1700
Chicago, IL 60611

Applicant

SRE Flag LLC
980 North Michigan Avenue, Suite 1700
Chicago, IL 60611

3 Maguire Road

3 Maguire Road
Lexington, MA

No.	Revision	Date	Appvd.

Designed by NDS | Checked by NJS

Issued for: Definitive Subdivision — Date: August 22, 2025

Not Approved for Construction

Drawing Title: Construction Details

Drawing Number: C8.02

Sheet 10 of 10

Project Number: 16634.00

COMMONWEALTH OF MASSACHUSETTS — NICHOLAS J. SKOLY — CIVIL — No. 52677 — REGISTERED PROFESSIONAL ENGINEER

Saved Thursday, August 21, 2025 7:43:16 PM NSTEELE Plotted Thursday, August 21, 2025 7:44:21 PM Nick Steele

TOWN OF LEXINGTON
PLANNING OFFICE

1625 Massachusetts Avenue
Lexington, Massachusetts 02420
Tel: 781-698-4560
planning@lexingtonma.gov
www.lexingtonma.gov/planning

Abby McCabe, Planning Director
Meghan Roche, Asst. Planning Director
Aaron Koepper, Planner
Carolyn Morrison, Planning Coordinator

To: **Lexington Planning Board**

From: **Aaron Koepper, Planner**

Re: **Project Review for 3 Maguire Road: Definitive Subdivision**

Date: **October 2, 2025**

Property Information	
Project Address	3 Maguire Road
Applicant / Owner	SRE Flag LLC
Type of Review	Definitive Subdivision
Permit Number	PLAN-25-36
Parcel ID	Map 85, Lot 16
Zoning District	CM – Manufacturing, TMO – Transportation Management
Property Size	121,968 SF or ±2.8 Acres

Land Conditions	
Existing Conditions	The 2.8-acre property is currently improved by a single-story commercial restaurant building, surface parking with 126 spaces, landscaping, and outdoor lighting. This site abuts the Minuteman Commuter Bikeway.
Environmental Conditions	The site slopes down slightly from east to west. A 20 ft sewer easement runs across the property.

Dates & Deadlines	
Filed with Town Clerk	September 3, 2025
Filed with Health	September 2, 2025
Public Hearing Date	October 8, 2025
Action Deadline	December 2, 2025
Action Required	Approve with or without conditions and waivers; OR Disapprove with reasons stated in detail where the plan does not comply with the subdivision regulations.
Appeal Period	20 days from decision filing with Town Clerk

Waiver Requests	
Ch. 175 § 6.1.D(2)	The Applicant requests a waiver for c. 175 § 6.1.D(2) for **soil surveys, test pits, and test borings**. The Applicant requests that the required test pits and test borings be provided as a condition of approval.

Project Summary

The Applicant is requesting approval of a definitive subdivision plan which proposes three (3) lots on an approximate 220-foot long roadway with a cul-de-sac.

The Applicant submitted a preliminary subdivision plan with the Town Clerk on February 4, 2025 in order to preserve the Zoning Bylaw in effect at that time, in which this property was included in the VHO (Village High-Rise Overlay) District. The Planning Board granted approval of the preliminary subdivision plan on March 12, 2025.

Per Massachusetts state law, submission of a preliminary subdivision plan can freeze the zoning on a parcel of land for eight years if a definitive subdivision plan is also submitted within 7 months.

The Applicant is continuing the subdivision process and has applied for a definitive subdivision plan, freezing the Zoning Bylaw and Zoning Map that includes VHO (Village High-Rise Overlay) district on the property. On March 17, 2025, Special Town Meeting (STM 2025-1) approved Article 2 – Amend Section 7.5 of the Zoning Bylaw to Reduce Multi-Family Dwelling Unit Capacity, removing the VHO overlay district. If the Definitive Plan is approved and endorsed by the Planning Board, the full Zoning Bylaw and Zoning Map including the VHO district can be applied to the property for eight years from the date of the plan's endorsement.

Staff Comments

The plan set dated August 22, 2025 was revised on September 11, 2025 to add draft documentation, update plan notes, and request a waiver for the submission of soil surveys, test pits, and test borings.

The proposed lots each meet the required frontage of 50 feet, area of 20,000 sq. ft., and access requirements.

The proposed 44-foot ROW with a 24-foot wide roadway is appropriate for a non-residential subdivision.

The Applicant has provided written response to staff comments and conditions on the Preliminary Subdivision approval, dated August 22, 2025.

The Board of Health received the application on September 2, 2025 and does not have any concerns.

The Fire Department does not have any concerns.

Engineering staff will conduct a full review of the stormwater upon receipt of the full application to the Conservation Commission. Test pits will be required to confirm the ESHGW and there should be a 2 ft. separation between the ESHGW and the bottom of any infiltration system.

Staff recommends approval. A draft definitive subdivision approval for the Board's review and consideration will be prepared and provided to the applicant and board members.

Staff recommend a condition of approval pertaining to the Applicant's responsibility for obtaining and necessary approvals from, or any other permits, licenses or approvals as necessary including the required application to the Conservation Commission.

Staff recommends approval with a condition of approval requiring the Applicant to file required application with the Conservation Commission and receive an Order of Conditions prior to any site disturbance or construction related to this definitive subdivision plan. If the roadway layout and subsequently the layout of the lots to be created changes as part of the Conservation Commission review, the Applicant will be required to submit notice of modification to the Planning office and may require a new hearing with the Planning Board.

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

10 Maguire Road - Public Hearing for Definitive Subdivision

PRESENTER: **ITEM NUMBER:**

Applicant: SRE Flag LLC

SUMMARY:

SRE Flag LLC submitted an application for approval of a definitive subdivision plan under §175-6.0 of the Planning Board's Subdivision Regulations. Application proposes subdividing property into 3 lots surrounding a cul-de-sac. A preliminary subdivision application was approved by the Planning Board on March 12, 2025. The property is located at 10 Maguire Road, Lexington, MA also known as Map 85, Lot 15 in the CM (Manufacturing) and TMOD (Transportation Management) zoning districts.
Application materials may be viewed online at: https://lexingtonma.portal.opengov.com/records/109027
The applicant will present, staff will provide comments, and Board members will discuss and the Chair will open the hearing up to public comments. After public comments the Chair will return to Board discussion.

SUGGESTED MOTION:

Staff recommends approval with conditions. A suggested motion prepared by staff is below and may change during the course of the hearing.

Move to close the public hearing for the Definitive Subdivision for 10 Maguire Road.

Move to approve the request for the waiver to allow the submission of soil surveys, test pits, and test borings prior to construction.

Move to approve the Definitive Subdivision for 10 Maguire Road with the 21 conditions of approval in the draft decision.

Move to have the Chair sign the decision and correct for any non-substantive changes such as grammar, typos, and consistency.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

10/8/2025

ATTACHMENTS:

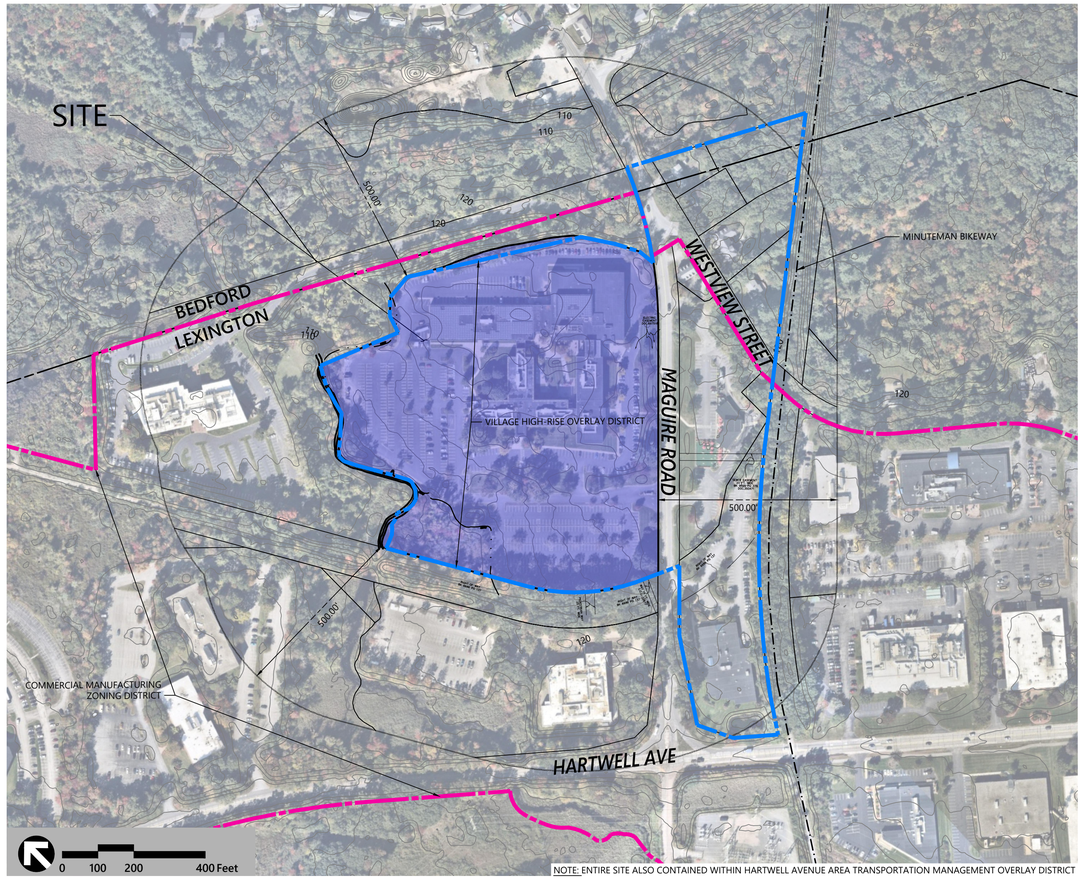
	Description	Type
🗋	Plan set dated 8/22/25	Cover Memo
🗋	Staff Memo	Cover Memo

Definitive Subdivision Plans

Issued for	**Definitive Subdivision**
Date Issued	**August 22, 2025**
Latest Issue	**August 22, 2025**

10 Maguire Road

10 Maguire Road,
Lexington, MA



NOTE: ENTIRE SITE ALSO CONTAINED WITHIN HARTWELL AVENUE AREA TRANSPORTATION MANAGEMENT OVERLAY DISTRICT

Owner

SRE Flag LLC
980 North Michigan Ave, Suite 1700
Chicago, IL 60611

Applicant

SRE Flag LCC
980 North Michigan Ave, Suite 1700
Chicago, IL 60611

Assessor's Map: 85
Lot: 15

No.	Drawing Title	Latest Issue
C1.01	Legend and General Notes	August 22, 2025
C2.01	Site Analysis Map	August 22, 2025
C3.01	Abutters Plan	August 22, 2025
C4.01	Property Rights and Dimensional Standards	August 22, 2025
C5.01	Key Plan	August 22, 2025
C5.02	Plan Sheet	August 22, 2025
C6.01	Street Layout and Profiles	August 22, 2025
C7.01	Landscape Plan	August 22, 2025
C8.01	Construction Details	August 22, 2025

vhb.com

vhb

260 Arsenal Place #2
PO Box 9151
Watertown, MA 02471
617.924.1770

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.

_____ _____
DATE

I, _____, 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

APPROVED BY:
LEXINGTON PLANNING BOARD

_____
_____
_____
_____
_____

RESERVED FOR REGISTRY USE ONLY

COMMONWEALTH OF MASSACHUSETTS
NICHOLAS J. SKOLY
CIVIL
No. 52677
REGISTERED PROFESSIONAL ENGINEER

VHB Project : 16634.00 10 Magure Road
Issued for : Definitive Subdivision August 22, 2025

\\VHB\GBL\PROJ\WAT-LD\16634.00 MAGUIRE RD SUBDIVISION\05_WORK\CAD\LD\PLANSET\10 MAGUIRE\16634000-COV 21 August 2025

Legend

Exist.	Prop.	
		PROPERTY LINE
		PROJECT LIMIT LINE
		RIGHT-OF-WAY/PROPERTY LINE
		EASEMENT
		BUILDING SETBACK
		PARKING SETBACK
10+00	10+00	BASELINE
		CONSTRUCTION LAYOUT
		ZONING LINE
		TOWN LINE
		LIMIT OF DISTURBANCE
		WETLAND LINE WITH FLAG
		FLOODPLAIN
BLSF	BLSF	BORDERING LAND SUBJECT TO FLOODING
BZ	BZ	WETLAND BUFFER ZONE
NDZ	NDZ	NO DISTURB ZONE
200'RA	200'RA	200' RIVERFRONT AREA
		GRAVEL ROAD
EOP	EOP	EDGE OF PAVEMENT
BB	BB	BITUMINOUS BERM
BC	BC	BITUMINOUS CURB
CC	CC	CONCRETE CURB
CG	CG	CURB AND GUTTER
CC	ECC	EXTRUDED CONCRETE CURB
CC	MCC	MONOLITHIC CONCRETE CURB
CC	PCC	PRECAST CONC. CURB
SGE	SGE	SLOPED GRAN. EDGING
VGC	VGC	VERT. GRAN. CURB
		LIMIT OF CURB TYPE
		SAWCUT
		BUILDING
	EN	BUILDING ENTRANCE
	LD	LOADING DOCK
		BOLLARD
D	D	DUMPSTER PAD
		SIGN
		DOUBLE SIGN
		STEEL GUARDRAIL
		WOOD GUARDRAIL
		PATH
		TREE LINE
		WIRE FENCE
		FENCE
		STOCKADE FENCE
		STONE WALL
		RETAINING WALL
		STREAM / POND / WATER COURSE
		DETENTION BASIN
		HAY BALES
		SILT FENCE
		SILT SOCK / STRAW WATTLE
4	4	MINOR CONTOUR
20	20	MAJOR CONTOUR
10	10	PARKING COUNT
	C10	COMPACT PARKING STALLS
DYL	DYL	DOUBLE YELLOW LINE
SL	STOP	STOP LINE
		CROSSWALK
		ACCESSIBLE CURB RAMP
		DETECTABLE WARNING PANEL
		ACCESSIBLE PARKING
VAN	VAN	VAN-ACCESSIBLE PARKING

Exist.	Prop.	
		CONCRETE
		HEAVY DUTY PAVEMENT
		BUILDINGS
		RIPRAP
		CONSTRUCTION EXIT
27.35 TC×	27.35 TC×	TOP OF CURB ELEVATION
26.85 BC×	26.85 BC×	BOTTOM OF CURB ELEVATION
132.75 ×	132.75 ×	SPOT ELEVATION
45.0 TW 38.5 BW	45.0 TW 38.5 BW	TOP & BOTTOM OF WALL ELEVATION
		BORING LOCATION
		TEST PIT LOCATION
MW	MW	MONITORING WELL
UD	UD	UNDERDRAIN
12"D	12"D	DRAIN
6"RD	6"RD	ROOF DRAIN
12"S	12"S	SEWER
FM	FM	FORCE MAIN
OHW	OHW	OVERHEAD WIRE
6"W	6"W	WATER
4"FP	4"FP	FIRE PROTECTION
	2"DW	DOMESTIC WATER
3"G	G	GAS
E	E	ELECTRIC
STM	STM	STEAM
T	T	TELEPHONE
FA	FA	FIRE ALARM
CATV	CATV	CABLE TV
		CATCH BASIN CONCENTRIC
		CATCH BASIN ECCENTRIC
		DOUBLE CATCH BASIN CONCENTRIC
		DOUBLE CATCH BASIN ECCENTRIC
		GUTTER INLET
		DRAIN MANHOLE CONCENTRIC
		DRAIN MANHOLE ECCENTRIC
TD		TRENCH DRAIN
E	E	PLUG OR CAP
CO	CO	CLEANOUT
		FLARED END SECTION
		HEADWALL
S		SEWER MANHOLE CONCENTRIC
S		SEWER MANHOLE ECCENTRIC
CS	CS	CURB STOP & BOX
WV	WV	WATER VALVE & BOX
TSV	TSV	TAPPING SLEEVE, VALVE & BOX
		FIRE DEPARTMENT CONNECTION
HYD	HYD	FIRE HYDRANT
WM	WM	WATER METER
PIV	PIV	POST INDICATOR VALVE
W	W	WATER WELL
GS	GS	GAS GATE
GM	GM	GAS METER
E	EMH	ELECTRIC MANHOLE
EM	EM	ELECTRIC METER
		LIGHT POLE
T	TMH	TELEPHONE MANHOLE
T	T	TRANSFORMER PAD
		UTILITY POLE
		GUY POLE
		GUY WIRE & ANCHOR
HH	HH	HAND HOLE
PB	PB	PULL BOX
		MATCHLINE

Abbreviations

General

ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EV	ELECTRIC VEHICLE CHARGING SPACE
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL

Utility

CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PIV	POST INDICATOR VALVE
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
RIM=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes

General

1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED.
5. WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
6. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
7. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
8. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
9. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
10. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
11. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
12. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
13. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
14. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND EPA JURISDICTION. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR IS TO FILE A CGP NOTICE OF INTENT WITH THE EPA AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE NPDES REGULATIONS. CONTRACTOR SHALL CONFIRM THE OWNER HAS ALSO FILED A NOTICE OF INTENT WITH THE EPA.
15. BOUNDARIES, DIMENSIONS, AND AREAS OF PROPOSED LOTS CAN BE FOUND ON SHEET C4.01.

Utilities

1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
3. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
4. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
   A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
   B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
   C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
6. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
   A. WATER PIPES SHALL BE DUCTILE IRON (DI).
   B. SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SEWER PIPE
   C. STORM DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE (RCP).
   D. PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.
8. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
9. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
10. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Layout and Materials

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURB RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
3. CURBING SHALL BE VERTICAL GRANITE CURB (VGC) WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
4. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
5. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
6. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

Demolition

1. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
2. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
4 THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
5. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

1. BASE PLAN: THE PROPERTY LINES, TOPOGRAPHY, AND PHYSICAL FEATURES SHOWN WERE DETERMINED FROM PLANS OF RECORD AND BY AN ACTUAL FIELD SURVEY CONDUCTED BY BSC GROUP, INC. IN JUNE 2006, FEBRUARY 2008, MAY 9 2016, AND FEBRUARY 12, 2021. TOPOGRAPHY WAS OBTAINED FROM A LIDAR SURVEY FROM MASSMAPPER ON JANUARY 15, 2025.
   A. DELINEATION OF THE WETLANDS AND PLACEMENT OF THE FLAGS WAS PERFORMED BY: BSC GROUP, INC.
   B. FLAGS MARKING THE WETLANDS WERE LOCATED BY: BSC GROUP, INC.
2. TOPOGRAPHY: ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.

Document Use

1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

vhb.com

260 Arsenal Place #2
PO Box 9151
Watertown, MA 02471
617.924.1770

Owner

SRE Flag LLC
980 North Michigan Avenue, Suite 1700
Chicago, IL 60611

Applicant

SRE Flag LLC
980 North Michigan Avenue, Suite 1700
Chicago, IL 60611

10 Maguire Road

10 Maguire Road
Lexington, MA

No.	Revision	Date	Appvd.

Designed by XF | Checked by NJS

Issued for: Definitive Subdivision | Date: August 22, 2025

Not Approved for Construction

Drawing Title
Legend and General Notes

Drawing Number
C1.01

Sheet 1 of 10

Project Number
16634.00

COMMONWEALTH OF MASSACHUSETTS
NICHOLAS J. SKOLY
CIVIL
No. 52677
REGISTERED PROFESSIONAL ENGINEER

Notes

General

1. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY THE BSC GROUP INC. BETWEEN JUNE, 2006 AND FEBRUARY, 2021 AND FROM DEEDS AND PLANS OF RECORD.

2. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY THE BSC GROUP INC. BETWEEN JUNE, 2006 AND FEBRUARY, 2021.

3. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.

4. HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.

5. PORTIONS OF THE LOT LIE WITHIN ZONE AE (REGULATORY FLOODWAY AREA) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0382F, EFFECTIVE DATE JULY 6, 2016.

6. THE SITE LIES WITHIN THE COMMERCIAL MANUFACTURING (CM), THE VILLAGE HIGH-RISE OVERLAY DISTRICT (VHO), AND HARTWELL AVENUE AREA TRANSPORTATION MANAGEMENT OVERLAY (TMO) DISTRICT AS SHOWN ON THE "2023 ZONING MAP OF THE TOWN OF LEXINGTON", DATED NOVEMBER 7, 2023. ZONING REGULATION REQUIREMENTS AS SPECIFIED IN TOWN OF LEXINGTON ZONING COD INCORPORATING AMENDMENTS THROUGH ANNUAL TOWN MEETING 2024 - SECTION 4 - DIMENSIONAL CONTROLS, SECTION 7.5 - VILLAGE AND MULTI-FAMILY OVERLAY DISTRICTS, AND TABLE 2 - SCHEDULE OF DIMENSIONAL CONTROLS. DIMENSIONAL REQUIREMENTS FOR CM ARE:

	CM*
MINIMUM LOT AREA	20,000 SF
MINIMUM FRONTAGE	50 FEET
MINIMUM FRONT YARD SETBACK	NR**
MINIMUM SIDE YARD SETBACK	15 FEET
MINIMUM REAR YARD SETBACK	15 FEET
MAXIMUM BUILDING HEIGHT	70 FEET***

* THE DIMENSIONAL CRITERIA SHOWN FOR CM DISTRICT. SITE LIES ENTIRELY WITHIN THE VHO OVERLAY AND IF RESIDENTIAL IS PROPOSED THEN CHAPTER 135 SECTION 7.5 WILL ALSO APPLY.

** AS SPECIFIED IN THE LEXINGTON ZONING CODE, SECTION 7.4.1, THE DIFFERENCE BETWEEN THE UPPER ELEVATION OF EACH SEGMENT OF A BUILDING OR STRUCTURE AND THE CENTERLINE GRADE OF ANY STREET OR BIKEWAY SHALL BE NO GREATER THAN THE DISTANCE FROM THAT SEGMENT TO THE CENTERLINE OF A STREET MULTIPLIED BY 1.0 OR TO THE CENTERLINE OF A BIKEWAY MULTIPLIED BY 2.0.

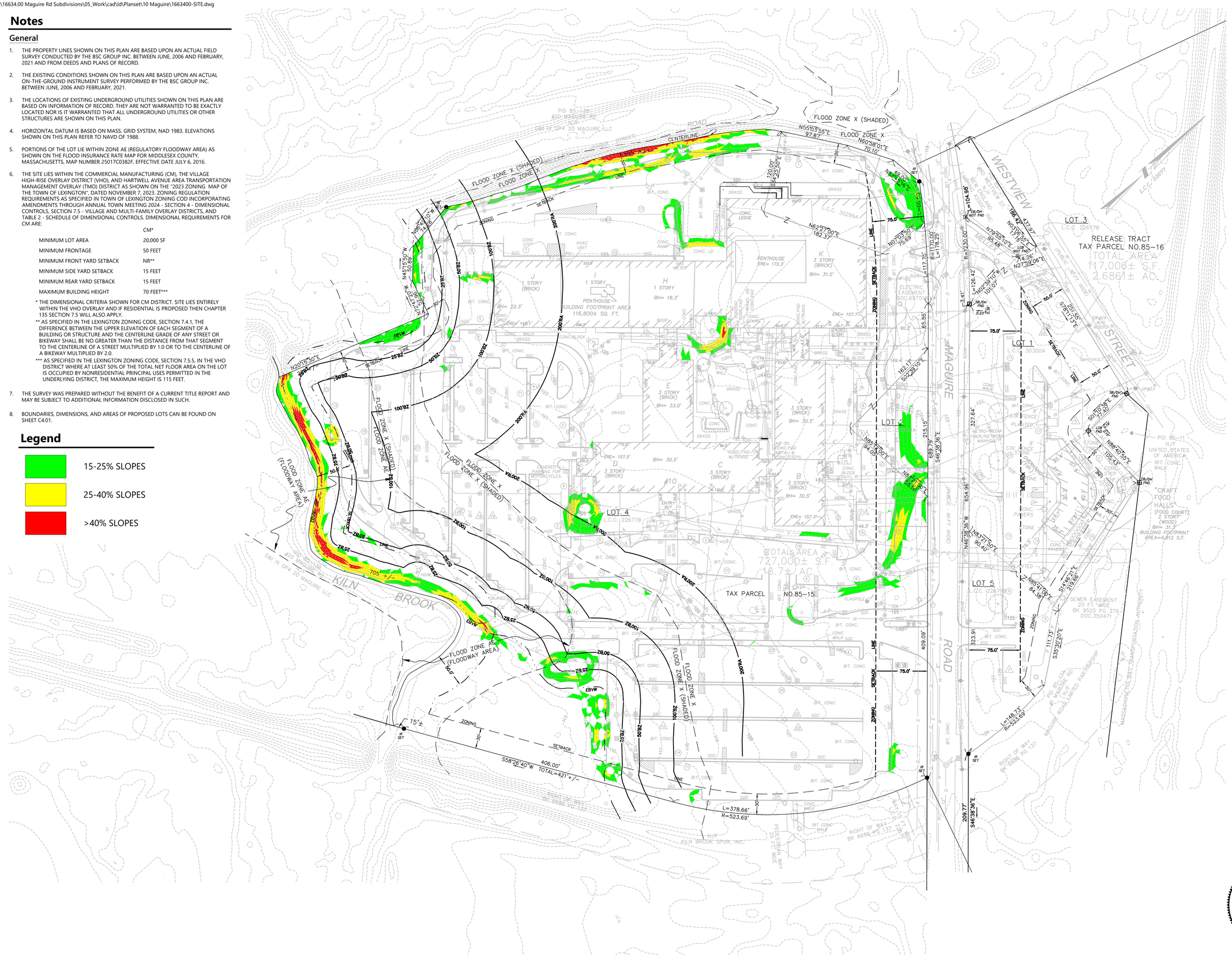
*** AS SPECIFIED IN THE LEXINGTON ZONING CODE, SECTION 7.5.5, IN THE VHO DISTRICT WHERE AT LEAST 50% OF THE TOTAL NET FLOOR AREA ON THE LOT IS OCCUPIED BY NONRESIDENTIAL PRINCIPAL USES PERMITTED IN THE UNDERLYING DISTRICT, THE MAXIMUM HEIGHT IS 115 FEET.

7. THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO ADDITIONAL INFORMATION DISCLOSED IN SUCH.

8. BOUNDARIES, DIMENSIONS, AND AREAS OF PROPOSED LOTS CAN BE FOUND ON SHEET C4.01.

Legend

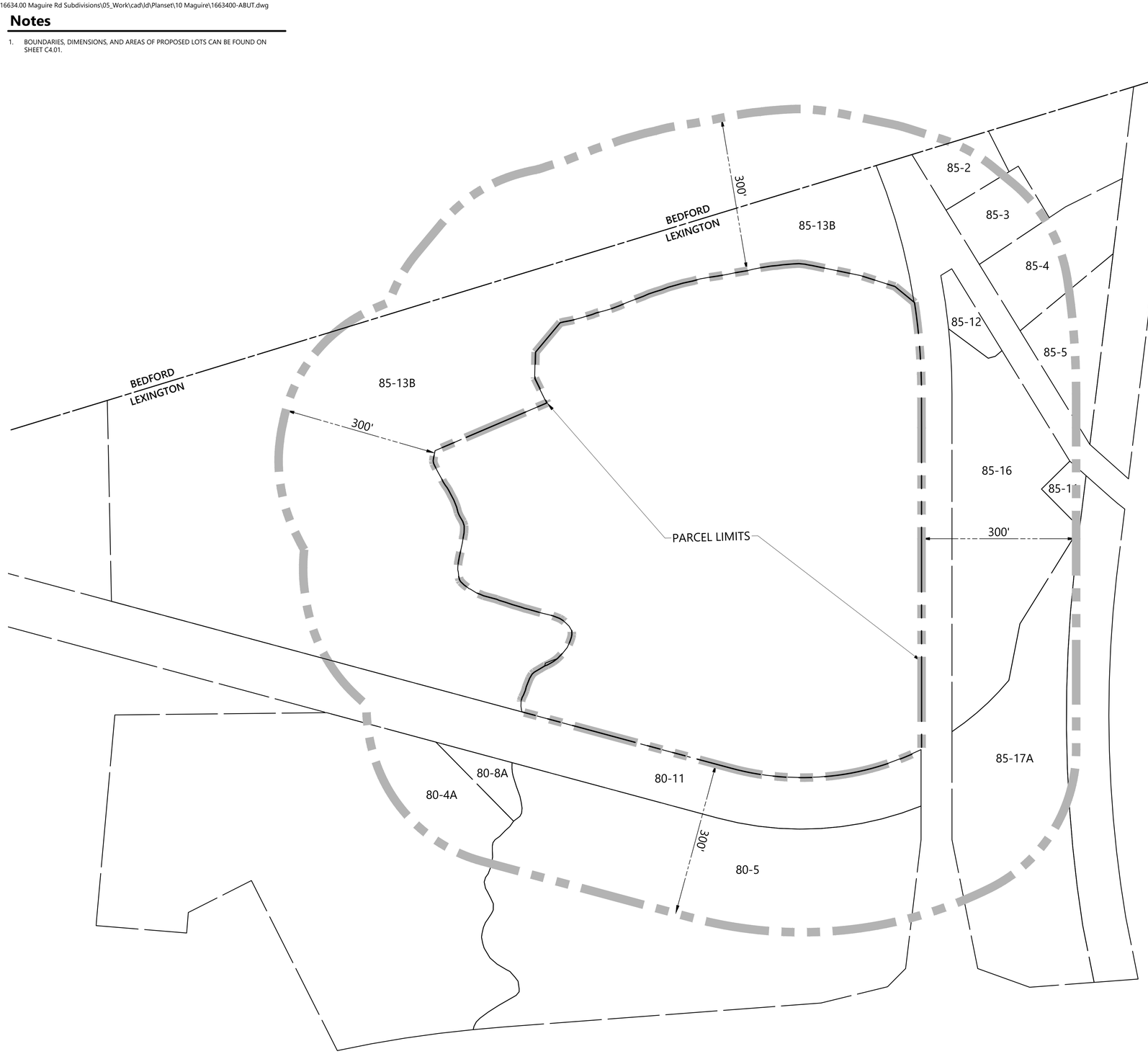
- 15-25% SLOPES
- 25-40% SLOPES
- >40% SLOPES


MAGUIRE ROAD
WESTVIEW STREET
KILN BROOK
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
TAX PARCEL NO.85-15
TOTAL AREA 727,000± S.F. 16.7± AC.
RELEASE TRACT TAX PARCEL NO.85-16 TOTAL AREA 117,006± S.F. 2.6861± AC.
BUILDING FOOTPRINT AREA 116,800± SQ. FT.
FLOOD ZONE X (SHADED)
FLOOD ZONE AE (FLOODWAY AREA)
FLOOD ZONE X
ZONING
SETBACK
CENTERLINE
"CRAFT FOOD HALLS" (FOOD COURT) 2 STORY (WOOD) BH= 31.3' BUILDING FOOTPRINT AREA=4,812 S.F.
SEWER EASEMENT 20 FT. WIDE BK 9525 PG 379 DOC.350471
RIGHT OF WAY BK 6666 PG 137
KILN BROOK SPUR, INC.
PEDESTRIAN WAY 25 FT. WIDE
MASSACHUSETTS BAY TRANSPORTATION AUTHORITY
PENTHOUSE ERE= 172.3'
1 STORY (BRICK) BH= 22.3'
1 STORY BH= 18.3'
3 STORY (BRICK) BH= 31.0'
3 STORY (BRICK) BH= 33.0'
3 STORY (BRICK) BH= 30.5'
3 STORY (BRICK) BH= 30.5'
ERE= 157.5'
ERE= 157.7'
ERE= 157.3'
HVAC UNIT
ELECTRIC EASEMENT DOC.6975
N/F UNITED STATES OF AMERICA BIT. CONC. WALK
PID 85-11
PID 85-13B
#20 MAGUIRE RD N/F GBI IX GPA 20 MAGUIRE LLC
PID 85-13A
#10 MAGUIRE RD N/F GBI IX GPA 20 MAGUIRE LLC
L.C.C. 22677B
L.C.C. 30299A
L.C.C. 30300A
L.C.C. 22677A
N20°15'30"E 406.00'
S58°26'40"W 406.00' TOTAL=421'+/-
N55°03'55"E 97.67'
N60°58'01"E 70.10'
N62°57'00"E 182.37'
N07°26'50"E 75.69'
N79°26'10"E 95.48'
N27°59'06"E 14.26'
N02°39'10"W 101.01'
S02°39'10"E 162.17'
S01°10'19"E 77.10'
S35°20'20"E 111.73'
S14°46'21"E 210.86'
N55°41'00"E 84.38'
N46°38'36"W 654.96'
S46°38'36"E 209.77'
N46°38'36"W 94.03'
S46°38'36"E 215.15'
N46°38'36"W 689.79'
N43°21'24"E 80.40'
N85°40'55"E 105.43'
S46°38'36"E 327.64'
L=117.75' R=1170.00'
L=126.42' R=230.00'
L=148.73' R=524.69'
L=378.66' R=523.69'
R=104.68'
R=437.97'
705'+/-
15'±
SET
CB/DH FND
LOB FND
MH/VAULT
TMH/VAULT
SBC/DH FND
WF/DH FND
UP#23
UP#24
W/P#5
W/P#6
INSERTS
ON
CONC.
PAVERS
CONC.
PAVERS
CONC.
STEPS
CONC.
LEDGE
CONC.
RAMP
CONC.
PAD
W/TRANS.
CONC.
WALK
CONC.
BLOCK
CONC.
PAD
W/TRANS.
CONC.
PAD
W/TRANS.
CONC.
PAD
W/METAL &
CONC.
STEPS
CONC.
PAD
W/METAL &
CONC.
STEPS
CONC.
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W/TRANS.
CONC.
PAD
W/TRANS.
CONC.
PAD
W/TRANS.

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Notes

1. BOUNDARIES, DIMENSIONS, AND AREAS OF PROPOSED LOTS CAN BE FOUND ON SHEET C4.01.



80-4A
81 HARTWELL AVE
81 HARTWELL AVENUE LLC
83 HARTWELL AVE
LEXINGTON, MA 02421

80-5
4 MAGUIRE ROAD
MAGUIRE ROAD MA LLC
255 WASHINGTON ST STE 270
NEWTON MA, 02458

80-8A
MELLEX RD
KILN BROOK ASSOCIATES - V LIMITED PARTNERSHIP
PO BOX 209225
AUSTIN, TX 78720

80-11
MAGUIRE RD
KILN BROOK SPUR INC C/O DUPREE
20 HUBBARD PARK RD
CAMBRIDGE, MA 02138

85-2
87 WESTVIEW ST
DICKSON TR EVELYN GAIL
EVELYN GAIL DICKSON
REVOCABLE TRUST
87 WESTVIEW ST
LEXINGTON, MA 02421

85-3
85 WESTVIEW ST
GJELSVIK KARSTEIN M &
GJELSVIK BONNIE A
7 PROVINCE ST
PEPPERELL, MA 04163

85-4
81 WESTVIEW ST
PATEL HETAL PATEL ROBINS
81 WESTVIEW ST
LEXINGTON, MA 02421

85-5
75 WESTVIEW ST
WEST CHERYLE A TRUSTEE
YELLOWHAWK REALITY TRUST
75 WESTVIEW ST
LEXINGTON, MA 02420

85-11
WESTVIEW
USA
WESTVIEW ST
LEXINGTON, MA 02421

85-12
80 WESTVIEW ST
NEW ENGLAND CAMPING ASSOC. INC.
80 WESTVIEW ST
LEXINGTON, MA 02420

85-13B
20 MAGUIRE RD
20 MAGUIRE LL LLC
280 PARK AVENNUE 36TH FLR
NEW YORK, NY 10017

85-16
3 MAGUIRE RD
SRE FLAG LLC
980 NORTH MICHIGAN AVE STE 1700
CHICAGO, IL 60611

85-17A
1 MAGUIRE RD
MAGUIRE ROAD LIMITED PARTNERSHIP, C/O LEXINGTON MANAGEMENT INC.
289 GREAT RD STE #303
ACTON, MA 01720

vhb.com

260 Arsenal Place #2
PO Box 9151
Watertown, MA 02471
617.924.1770

Owner
SRE Flag LLC
980 North Michigan Avenue, Suite 1700
Chicago, IL 60611

Applicant
SRE Flag LLC
980 North Michigan Avenue, Suite 1700
Chicago, IL 60611

0 50 100 200Feet

10 Maguire Road

10 Maguire Road
Lexington, MA

No.	Revision	Date	Appvd.

Designed by: XF
Checked by: NS
Issued for: Definitive Subdivision
Date: August 22, 2025

Not Approved for Construction

Drawing Title
Abutters Plan

Drawing Number
C3.01

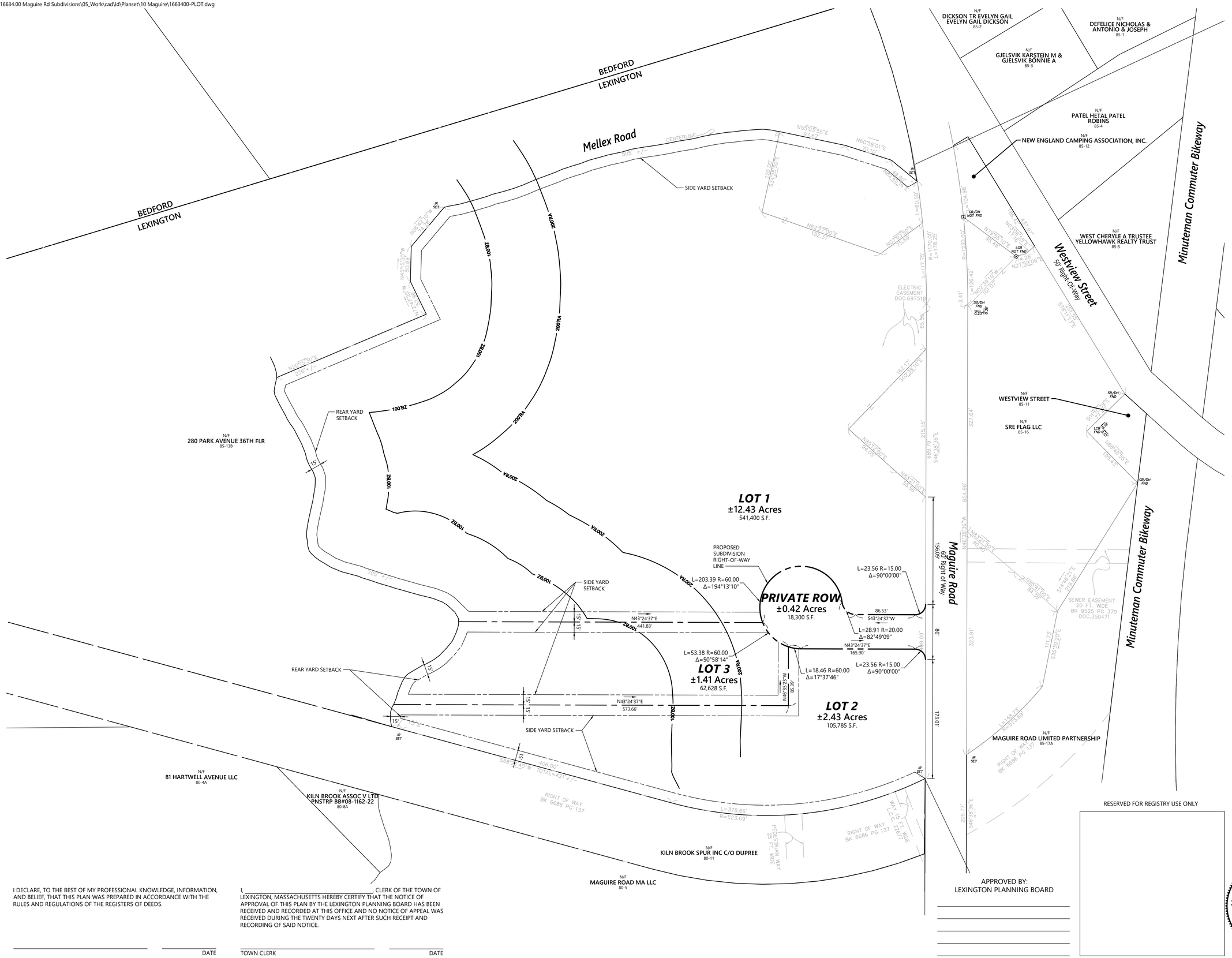
Sheet 4 of 10

Project Number
16634.00

COMMONWEALTH OF MASSACHUSETTS
NICHOLAS J. SKOLY
CIVIL
No. 52677
REGISTERED PROFESSIONAL ENGINEER

Saved Monday, August 18, 2025 1:07:04 PM NSTEELE Plotted Thursday, August 21, 2025 2:48:24 PM Nick Steele

\\vhb\gbl\proj\Wat-LD\16634.00 Maguire Rd Subdivisions\05_Work\cad\ld\Planset\10 Maguire\1663400-PLOT.dwg



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.

DATE

I, _____, 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

APPROVED BY:
LEXINGTON PLANNING BOARD

RESERVED FOR REGISTRY USE ONLY

vhb.com

260 Arsenal Place #2
PO Box 9151
Watertown, MA 02471
617.924.1770

Owner

SRE Flag LLC
980 North Michigan Avenue, Suite 1700
Chicago, IL 60611

Applicant

SRE Flag LLC
980 North Michigan Avenue, Suite 1700
Chicago, IL 60611

0 30 60 120Feet

10 Maguire Road

10 Maguire Road
Lexington, MA

No.	Revision	Date	Appvd.

Designed by XF | Checked by NS

Issued for: Definitive Subdivision — Date: August 22, 2025

Not Approved for Construction

Drawing Title
Property Rights and Dimensional Standards

Drawing Number
C4.01

Sheet ~~8~~ of 10

Project Number
16634.00

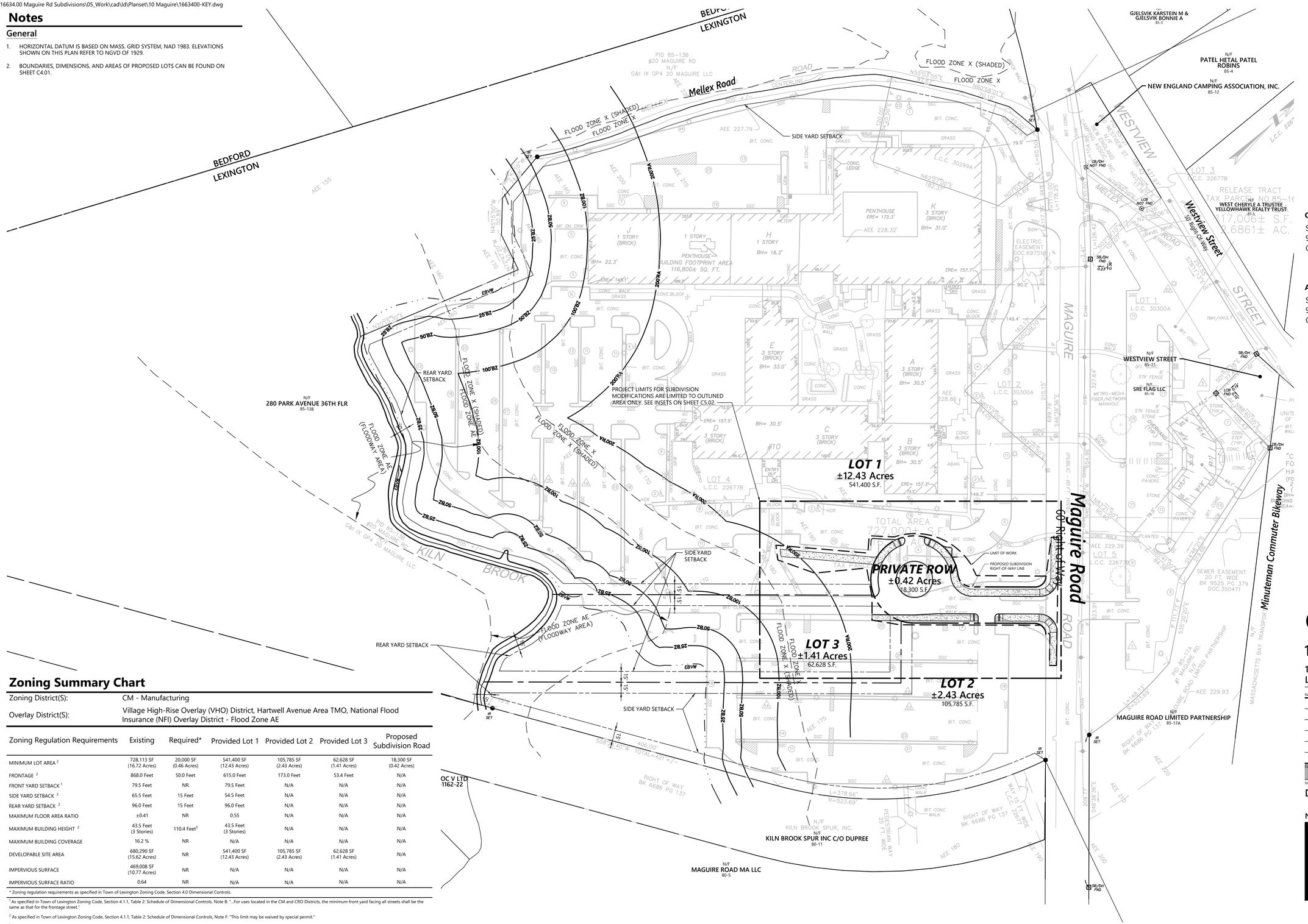
COMMONWEALTH OF MASSACHUSETTS
NICHOLAS J. SKOLY
CIVIL
No. 52677
REGISTERED PROFESSIONAL ENGINEER

Saved Tuesday, August 19, 2025 11:32:59 AM NSTEELE Plotted Thursday, August 21, 2025 2:48:46 PM Nick Steele

Notes

General

1. HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NGVD OF 1929.
2. BOUNDARIES, DIMENSIONS, AND AREAS OF PROPOSED LOTS CAN BE FOUND ON SHEET C4.01.



Zoning Summary Chart

Zoning District(S):	CM - Manufacturing
Overlay District(S):	Village High-Rise Overlay (VHO) District, Hartwell Avenue Area TMO, National Flood Insurance (NFI) Overlay District - Flood Zone AE

Zoning Regulation Requirements	Existing	Required*	Provided Lot 1	Provided Lot 2	Provided Lot 3	Proposed Subdivision Road
MINIMUM LOT AREA [2]	728,113 SF (16.72 Acres)	20,000 SF (0.46 Acres)	541,400 SF (12.43 Acres)	105,785 SF (2.43 Acres)	62,628 SF (1.41 Acres)	18,300 SF (0.42 Acres)
FRONTAGE [2]	868.0 Feet	50.0 Feet	615.0 Feet	173.0 Feet	53.4 Feet	N/A
FRONT YARD SETBACK [1]	79.5 Feet	NR	79.5 Feet	N/A	N/A	N/A
SIDE YARD SETBACK [2]	65.5 Feet	15 Feet	54.5 Feet	N/A	N/A	N/A
REAR YARD SETBACK [2]	96.0 Feet	15 Feet	96.0 Feet	N/A	N/A	N/A
MAXIMUM FLOOR AREA RATIO	±0.41	NR	0.55	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT [2]	43.5 Feet (3 Stories)	110.4 Feet[3]	43.5 Feet (3 Stories)	N/A	N/A	N/A
MAXIMUM BUILDING COVERAGE	16.2 %	NR	N/A	N/A	N/A	N/A
DEVELOPABLE SITE AREA	680,290 SF (15.62 Acres)	NR	541,400 SF (12.43 Acres)	105,785 SF (2.43 Acres)	62,628 SF (1.41 Acres)	N/A
IMPERVIOUS SURFACE	469,008 SF (10.77 Acres)	NR	N/A	N/A	N/A	N/A
IMPERVIOUS SURFACE RATIO	0.64	NR	N/A	N/A	N/A	N/A

* Zoning regulation requirements as specified in Town of Lexington Zoning Code, Section 4.0 Dimensional Controls.

[1] As specified in Town of Lexington Zoning Code, Section 4.1.1, Table 2: Schedule of Dimensional Controls, Note B: "...For uses located in the CM and CRO Districts, the minimum front yard facing all streets shall be the same as that for the frontage street."

[2] As specified in Town of Lexington Zoning Code, Section 4.1.1, Table 2: Schedule of Dimensional Controls, Note F: "This limit may be waived by special permit."

[3] As specified in Town of Lexington Zoning Code, Section 7.4.1: "The difference between the upper elevation of each segment of a building or structure and the center-line grade of any street or bikeway shall be no greater than the distance from that segment to the center line of a street multiplied by 1.0."

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Owner

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Chicago, IL 60611

Applicant

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980 North Michigan Avenue, Suite 1700
Chicago, IL 60611

0 30 60 120Feet

10 Maguire Road

10 Maguire Road
Lexington, MA

No.	Revision	Date	Appvd.

Designed by XF | Checked by NJS

Issued for: Definitive Subdivision — Date: August 22, 2025

Not Approved for Construction

Drawing Title: Key Plan

Drawing Number: C5.01

Sheet 5 of 10

Project Number: 16634.00

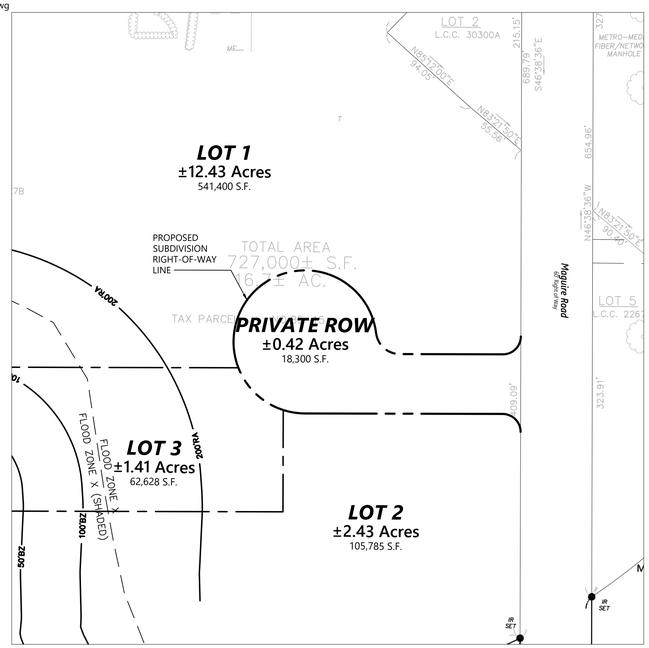
COMMONWEALTH OF MASSACHUSETTS
NICHOLAS J. SKOLY
CIVIL
No. 52677
REGISTERED PROFESSIONAL ENGINEER

Saved Tuesday, August 19, 2025 11:47:22 AM NSTEELE Plotted Thursday, August 21, 2025 2:49:08 PM Nick Steele

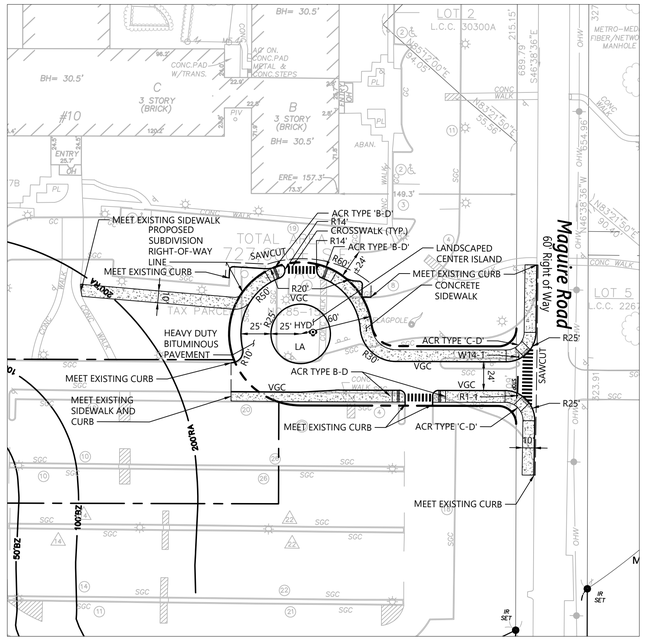
Notes

General

1. HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NGVD OF 1929.
2. BOUNDARIES, DIMENSIONS, AND AREAS OF PROPOSED LOTS CAN BE FOUND ON SHEET C4.01.
3. CATCH BASINS WITHIN AND IMMEDIATELY DOWNSTREAM OF THE LIMIT OF WORK SHALL BE FITTED WITH SILT SACK SEDIMENT TRAPS UNTIL THE SITE IS PERMANENTLY STABILIZED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING CONSTRUCTION EXITS AT ALL CONSTRUCTION VEHICLE ACCESS POINTS ONTO DISTURBED AREAS OF THE SITE. CONSTRUCTION EXITS SHALL BE MAINTAINED UNTIL DISTURBED PORTIONS OF THE SITE ARE STABILIZED AS DETERMINED BY THE ENGINEER.



LOTTING PLAN



LAYOUT AND MATERIALS

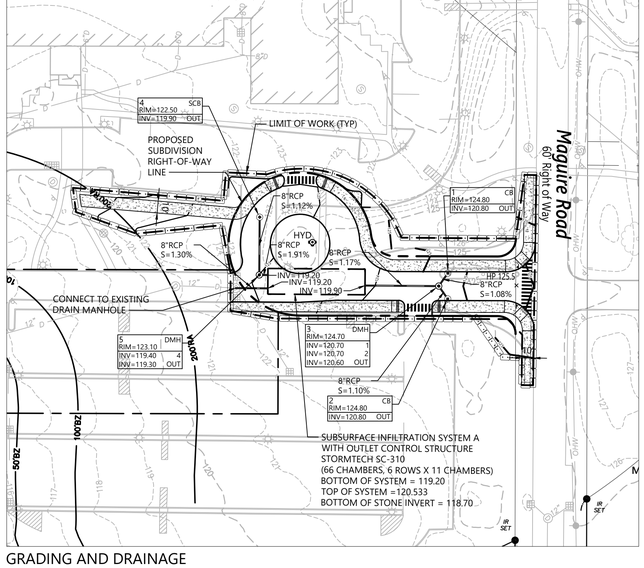
Cut/Fill Calculations

CUT	± 320 CY
FILL	± 30 CY
NET (CUT)	± 290 CY

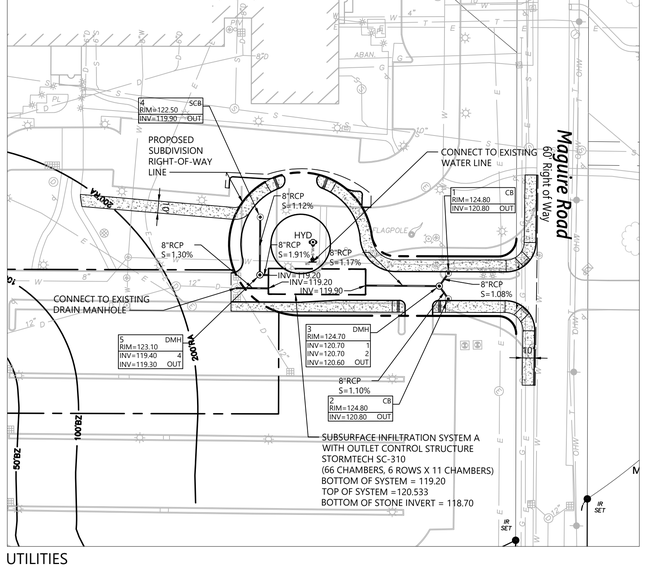
Notes

General

1. REMOVAL OF EXISTING UNDERGROUND UTILITIES OR OBSTRUCTIONS IS NOT INCLUDED IN THE CALCULATIONS, NOR IS THE INSTALLATION OF PROPOSED UTILITIES.
2. NO ASSUMPTIONS ARE MADE REGARDING OVER-EXCAVATION THAT MAY BE REQUIRED DUE TO UNSUITABLE MATERIAL.
3. NO SHRINK/SWELL FACTORS ARE APPLIED.



GRADING AND DRAINAGE



UTILITIES

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Owner

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Applicant

SRE Flag LLC
980 North Michigan Avenue, Suite 1700
Chicago, IL 60611

Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1–1	30"	30"	STOP
W14-1	30"	30"	DEAD END

0 30 60 120 Feet

10 Maguire Road

10 Maguire Road
Lexington, MA

No.	Revision	Date	Appvd.

Designed by XF | Checked by NJS

Issued for: Definitive Subdivision — Date: August 22, 2025

Not Approved for Construction

Drawing Title: Inset Sheet

Drawing Number: C5.02

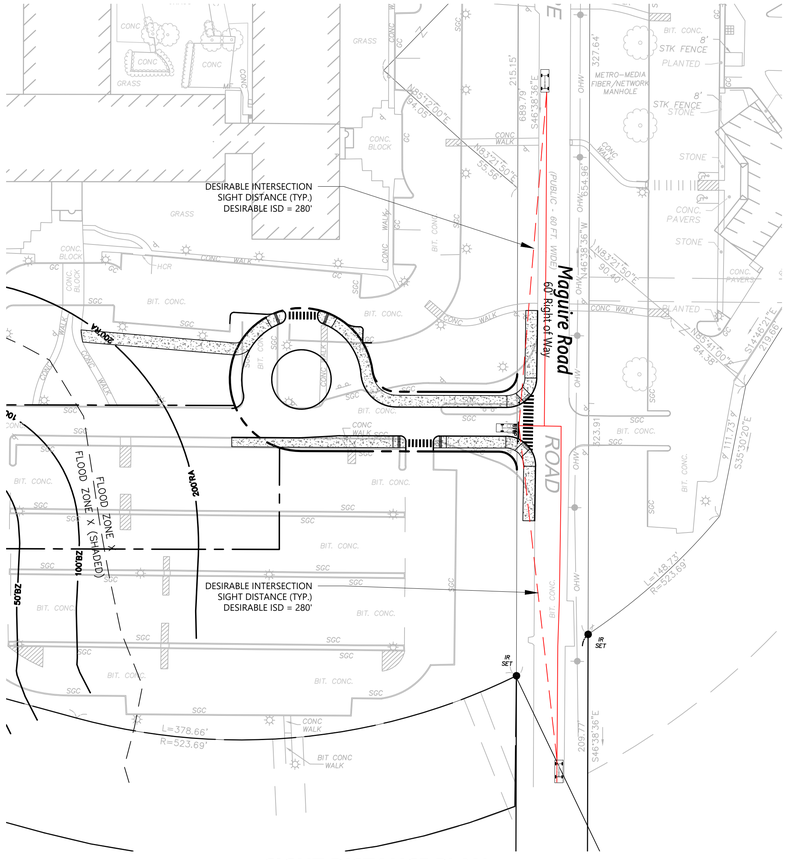
COMMONWEALTH OF MASSACHUSETTS
NICHOLAS J. SKOLY
CIVIL
No. 52677
REGISTERED PROFESSIONAL ENGINEER

Sheet 6 of 10

Project Number: 16634.00

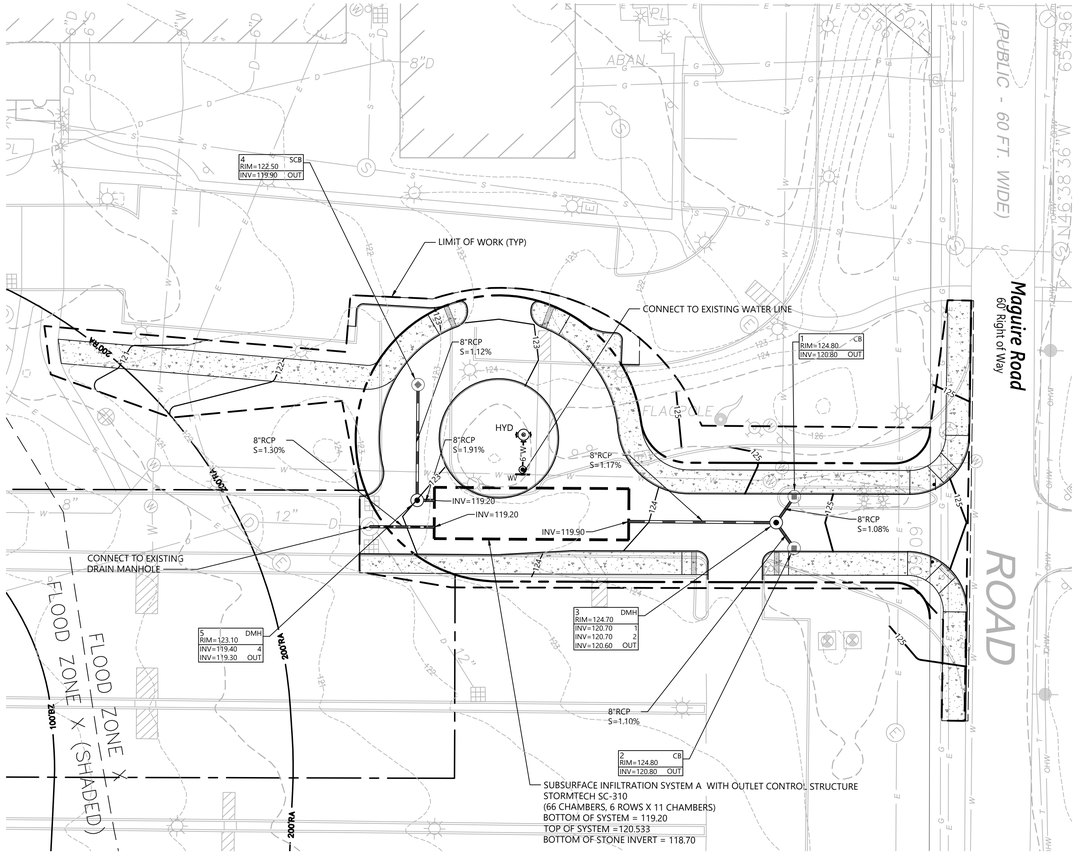
Notes

1. INFORMATION ON MATERIAL, CLASS/STRENGTH, SIZE, AND GRADE OF SEWERS AND DRAINS PROVIDED ON C1.01 AND C5.02. INFORMATION ON DRAINAGE STRUCTURES PROVIDED ON C8.02.
2. NO VERTICAL CURVES OCCUR ALONG ROAD A.
3. BOUNDARIES, DIMENSIONS, AND AREAS OF PROPOSED LOTS CAN BE FOUND ON SHEET C4.01.
4. DRIVER EYE IS 14.4 FEET FROM EDGE OF TRAVELED WAY.



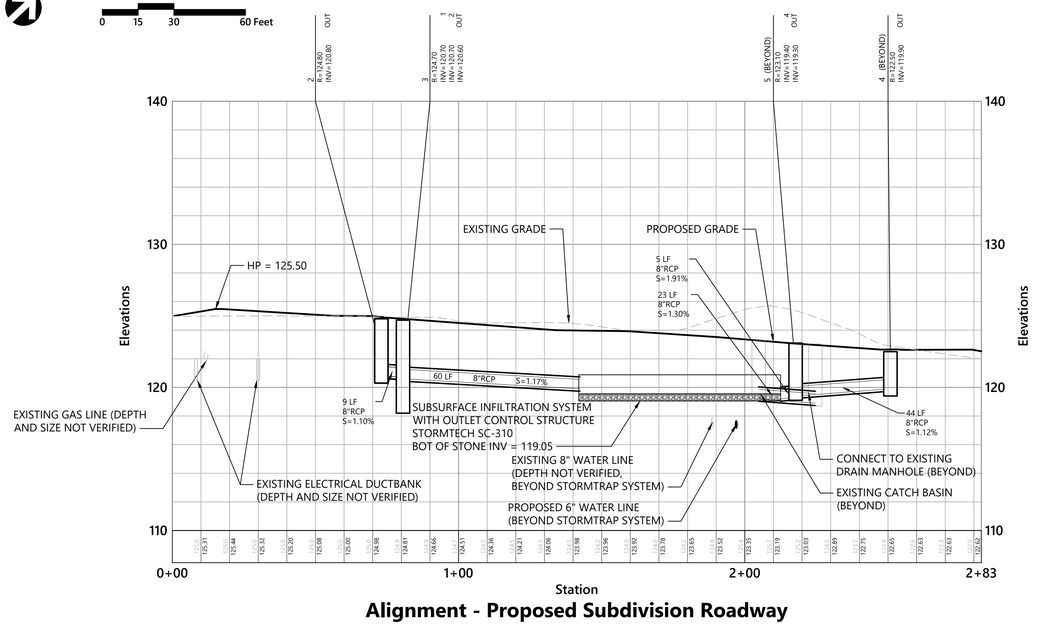
SIGHT DISTANCE PLAN

0 30 60 120 Feet



PLAN VIEW

0 15 30 60 Feet



Alignment - Proposed Subdivision Roadway

Vert. 0 2.5 5 10 Feet
Horiz. 0 12.5 25 50 Feet

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10 Maguire Road

10 Maguire Road
Lexington, MA

No.	Revision	Date	Appvd.

Designed by: XF
Checked by: NJS
Issued for: Definitive Subdivision
Date: August 22, 2025

Not Approved for Construction

Drawing Title
Street Layout and Profiles

Drawing Number
C6.01

Sheet 7 of 10

Project Number
16634.00

COMMONWEALTH OF MASSACHUSETTS
NICHOLAS J. SKOLY
CIVIL
No. 52677
REGISTERED PROFESSIONAL ENGINEER

Planting Notes

1. ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
3. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
4. A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
6. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
8. ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
10. AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
11. ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
12. THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.
13. NO EXISTING TREES ARE BEING REMOVED, RETAINED, OR TRANSPLANTED WITHIN THE LIMIT OF WORK.

Tree Protection

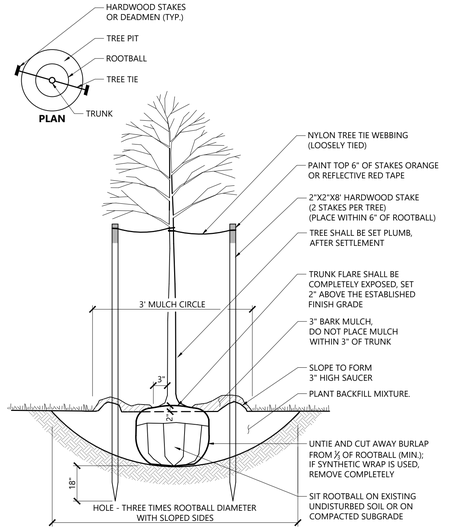
1. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE. ERECT FENCE AT EDGE OF THE TREE DRIPLINE PRIOR TO START OF CONSTRUCTION.
2. CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA.
3. DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.

Plant Maintenance Notes

1. CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
2. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
3. WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
4. WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
5. CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.

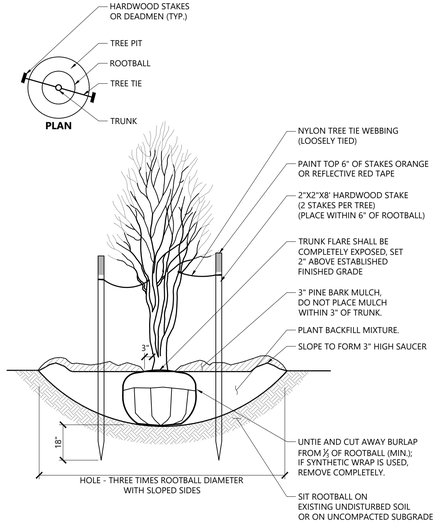
PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	RATE OF GROWTH	MATURE SIZE
DECIDUOUS TREES						
AR	3	Acer rubrum	Red Maple	3 - 3 1/2" CAL.	Medium - Fast	40-60'H X 20-30'W
NS	4	Nyssa sylvatica	Black Tupelo	3 - 3 1/2" CAL.	Medium	30-50'H X 20-30'W
TA	5	Tilia americana	American Linden	3 - 3 1/2" CAL.	Medium	50-80'H X 30-50'W
FLOWERING TREES						
ACS	3	Amelanchier canadensis	Shadblow Serviceberry	8 - 10` HT./Multi-Stem	Medium	25-30'H X 15-20'W



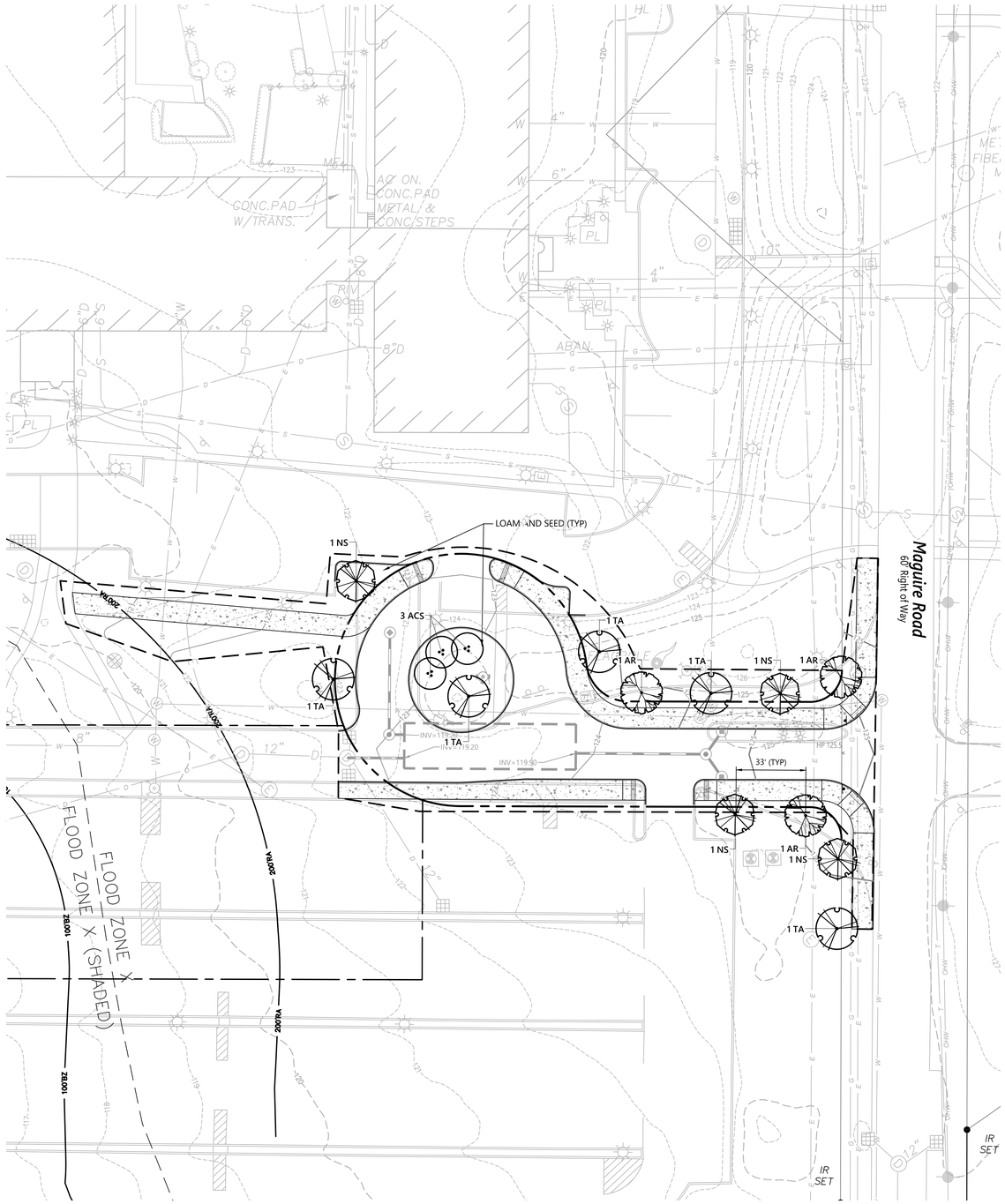
Tree Planting (For Trees Under 4" Caliper) 9/21

N.T.S. Source: VHB LD_602



Multistem Tree Planting 9/21

N.T.S. Source: VHB LD_606



Notes

1. BOUNDARIES, DIMENSIONS, AND AREAS OF PROPOSED LOTS CAN BE FOUND ON SHEET C4.01.

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10 Maguire Road

10 Maguire Road
Lexington, MA

No.	Revision	Date	Appvd.

Designed by CW Checked by MK

Issued for Definitive Subdivision Date August 22, 2025

Not Approved for Construction

Drawing Title: Landscape Plan

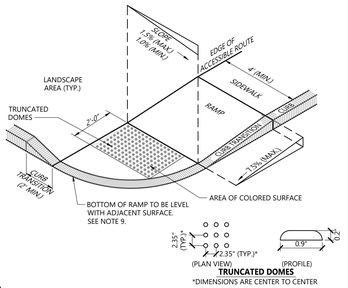
Drawing Number: C7.01

Sheet 8 of 10

Project Number 16634.00

MASSACHUSETTS MICHAEL D. KLUCHMAN REGISTERED LANDSCAPE ARCHITECT NO. 1513

Saved Thursday, August 21, 2025 2:41:27 PM NSTEELE Plotted Thursday, August 21, 2025 2:50:28 PM Nick Steele

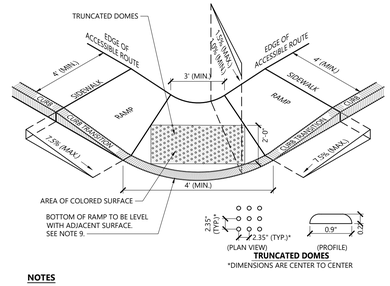


NOTES

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.
10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.
12. CONTRACTOR TO SUBMIT R.F.I. FOR THIS TYPE OF ACCESSIBLE CURB RAMP FOR APEX ROADWAY CROSSINGS.

Accessible Curb Ramp (ACR) - Type 'B-D' 12/20

N.T.S. Source: VHB LD_501

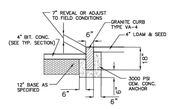


NOTES

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
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9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.
10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.
12. CONTRACTOR TO SUBMIT R.F.I. FOR THIS TYPE OF ACCESSIBLE CURB RAMP FOR APEX ROADWAY CROSSINGS.

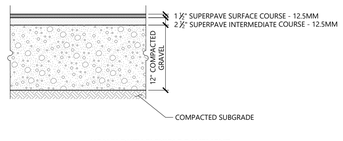
Accessible Curb Ramp (ACR) Type 'C-D' 12/20

N.T.S. Source: VHB LD_502



Vertical Granite Curb (VGC)

N.T.S. Source: Town of Lexington



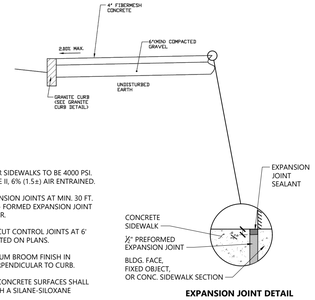
HEAVY DUTY FLEXIBLE PAVEMENT

NOTES

PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

Bituminous Concrete Pavement Sections 6/23

N.T.S. Source: VHB REV LD_430

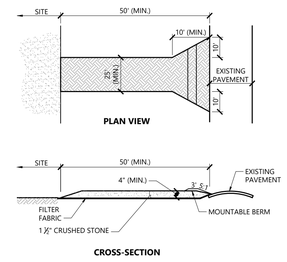


NOTES

1. CONCRETE FOR SIDEWALKS TO BE 4000 PSI. MIX TO BE TYPE II, 6% (1.5±) AIR ENTRAINED.
2. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE- FORMED EXPANSION JOINT FILLER & SEALER.
3. PROVIDE SAWCUT CONTROL JOINTS AT 6' O.C. OR AS NOTED ON PLANS.
4. PROVIDE MEDIUM BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
5. ALL EXPOSED CONCRETE SURFACES SHALL BE SEALED WITH A SILANE-SILOXANE PRODUCT.

Concrete Sidewalk

N.T.S. Source: Town of Lexington REV

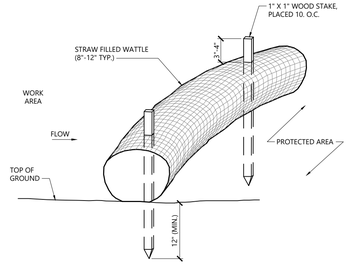


NOTES

1. EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

Stabilized Construction Exit 1/16

N.T.S. Source: VHB LD_682

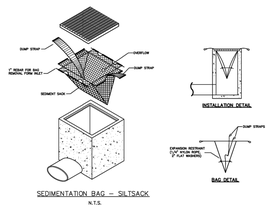


NOTES

1. STRAW WATTLE SHALL BE AS MANUFACTURED BY EARTHSAVER OR APPROVED EQUAL.
2. STRAW WATTLES SHALL OVERLAP A MINIMUM OF 12 INCHES.
3. STRAW WATTLE SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
4. TEMPORARY STRAW WATTLES TO BE REMOVED BY CONTRACTOR, ALL OTHERS TO REMAIN IN PLACE UNLESS DIRECTED OTHERWISE BY ENGINEER.
5. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

Straw Wattle - Erosion Control Barrier 1/20

N.T.S. Source: VHB LD_659

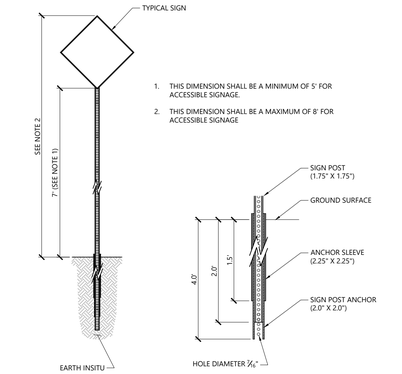


NOTES

1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND STRAW BALES HAVE BEEN REMOVED.
2. GRATE TO BE PLACED OVER SILTSACK.
3. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED

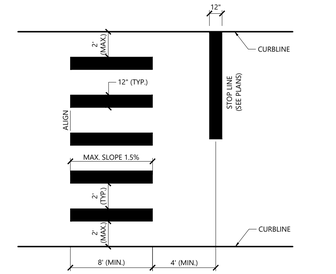
Siltsack Sediment Trap

N.T.S. Source: Town of Lexington



Sign Post - Type 'B' 3/19

N.T.S. Source: VHB LD_702



NOTES

1. TWELVE INCH (12") LINES SHALL BE APPLIED IN ONE APPLICATION, NO COMBINATION OF LINES (TWO - 6 INCH LINES) WILL BE ACCEPTED.
2. LONGITUDINAL CROSSWALK LINES TO BE PARALLEL TO CURBLINE.
3. ALL LONGITUDINAL CROSSWALK LINES SHALL BE THE SAME LENGTH AND PROPERLY ALIGNED.
4. CROSS WALK SIDESLOPE SHALL NOT EXCEED 1.5%.
5. PAINT FOR CROSSWALKS SHALL BE WHITE WATER-BORNE TRAFFIC PAINT (MHD M7.01.23) WITH REFLECTIVE GLASS BEADS (MDH M7.01.07).

Crosswalk 08/25

N.T.S. Source: VHB REV LD_553A

vhb.com

260 Arsenal Place #2
PO Box 9151
Watertown, MA 02471
617.924.1770

Owner

SRE Flag LLC
980 North Michigan Avenue, Suite 1700
Chicago, IL 60611

Applicant

SRE Flag LLC
980 North Michigan Avenue, Suite 1700
Chicago, IL 60611

10 Maguire Road

10 Maguire Road
Lexington, MA

No.	Revision	Date	Appvd.

Designed by NDS/XCF | Checked by NJS

Issued for: Definitive Subdivision

Date: August 22, 2025

Not Approved for Construction

Drawing Title: Construction Details

Drawing Number: C8.01

COMMONWEALTH OF MASSACHUSETTS
NICHOLAS J. SKOLY
CIVIL
No. 52677
REGISTERED PROFESSIONAL ENGINEER

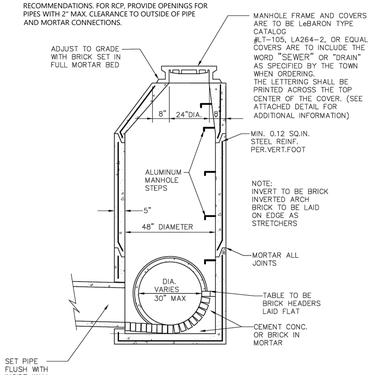
Sheet 9 of 10

Project Number: 16634.00

Saved Monday, August 18, 2025 5:00:52 PM NSTEELE Plotted Thursday, August 21, 2025 2:50:59 PM Nick Steele

NOTES

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING. DIAMETER OF STRUCTURES SHALL BE COORDINATED WITH PIPE CONFIGURATIONS.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. FOR HDPE, PVC, AND DI PIPE, PROVIDE FLEXIBLE BOOT CONNECTION INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. FOR RCP, PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE AND MORTAR CONNECTIONS.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)



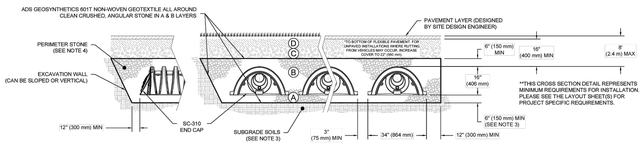
Drain Manhole (DMH)

N.T.S. Source: Town of Lexington

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	3.25	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B' LAYER) TO 18" (460 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[4] A-1, A-2-4, A-3 OR AASHTO M43[4] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[4] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[4] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. CHOICE OF GEOTEXTILE MUST BE EVALUATED BY THE SITE DESIGN ENGINEER TO ENSURE THAT SOIL CONDITIONS DO NOT ENTER THE STONE.
5. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
6. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



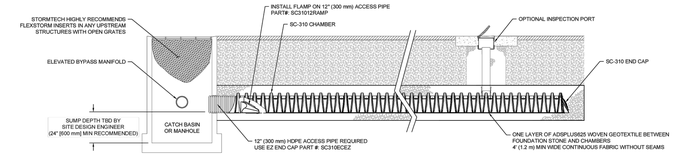
NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLYETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2922 SHALL BE GREATER THAN OR EQUAL TO 325 LBS/F/IN, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

Subsurface Infiltration System (StormTech SC-310)

04/25

N.T.S. Source: ADS (Advanced Drainage Systems) ADS 721-330



SC-310 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

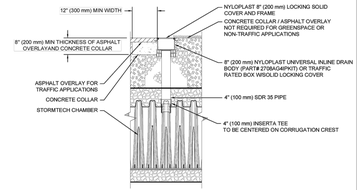
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

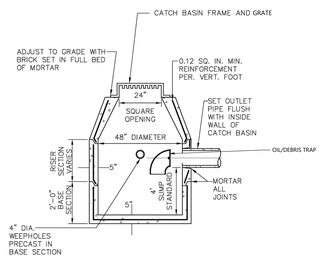
Isolator Row and Inspection Port (StormTech SC-310)

04/25

N.T.S. Source: ADS (Advanced Drainage Systems) ADS 721-330

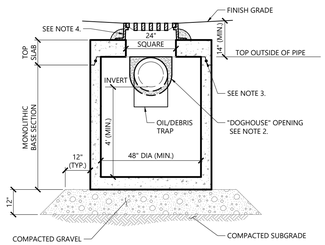
NOTES

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. FOR HDPE, PVC, AND DI PIPE, PROVIDE FLEXIBLE BOOT CONNECTION INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. FOR RCP, PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE AND MORTAR CONNECTIONS.
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
4. CATCH BASIN FRAME AND GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).



Catch Basin (CB) With Oil/Debris Trap

N.T.S. Source: Town of Lexington



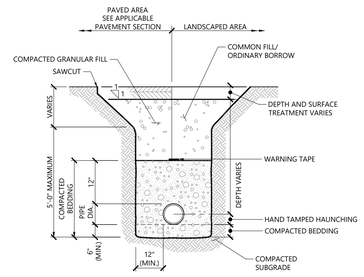
NOTES

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. PROVIDE DOGHOUSE OPENING FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. TOP SLAB SHALL NOT REST DIRECTLY ON PIPE. GROUT ALL PIPE CONNECTIONS (NON-SHRINK GROUT).
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
4. CATCH BASIN FRAME AND GRATE (4'DEPTH) SHALL BE SET IN FULL MORTAR BED.
5. ADJUST TO FINISH GRADE WITH CLAY BRICK AND MORTAR AS REQUIRED.

Catch Basin (SCB) Shallow Cover with Oil/Debris Trap

1/16

N.T.S. Source: VHB LD_105



NOTES

1. WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.
3. COMPACTED GRANULAR FILL MAY CONSIST OF GRAVEL, CRUSHED STONE, SAND, OR OTHER MATERIAL AS APPROVED BY ENGINEER.
4. USE SAND FOR COMPACTED BEDDING IN WATER PIPE TRENCHES.

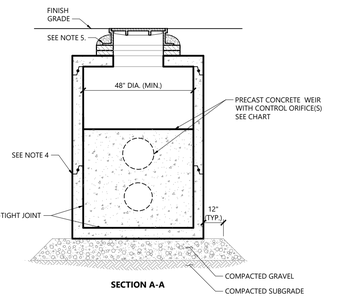
Utility Trench

11/19

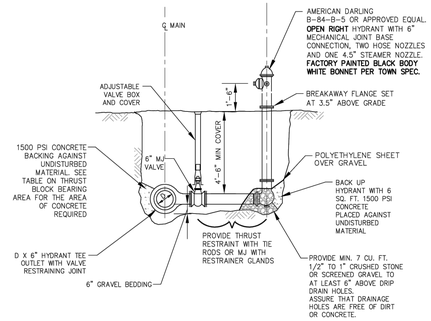
N.T.S. Source: VHB REV LD_300

OUTLET STRUCTURE CHART

DETENTION BASIN	STRUCTURE NUMBER	TOP OF WEIR ELEVATION	DIMENSIONS ORIFICE A	INVERT ORIFICE A
SYS A	N/A	120.2	4"	119.85



SECTION A-A

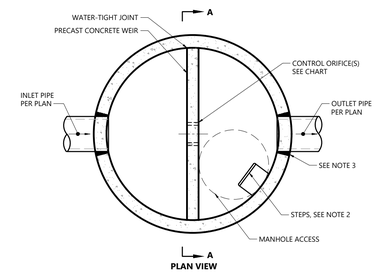


NOTES

1. CONCRETE THRUST BLOCKS TO BE USED ONLY WHERE THEY CAN BEAR ON UNDISTURBED EARTH AS SHOWN. USE CLAMPS AND TIE RODS OR OTHER ACCEPTABLE METHOD OF JOINT RESTRAINT WHERE SOIL CONDITIONS PROHIBIT THE USE OF THRUST BLOCKS.
2. HYDRANT IN SIDEWALK AREAS TO BE LOCATED TO PROVIDE MINIMUM CLEAR SIDEWALK PASSAGE WIDTH OF 3 FEET AT HYDRANT.
3. A 36-INCH CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT UNLESS OTHERWISE APPROVED BY AUTHORITY HAVING JURISDICTION.

Hydrant Construction

N.T.S. Source: Town of Lexington



NOTES

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Owner
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Applicant
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10 Maguire Road

10 Maguire Road
Lexington, MA

No.	Revision	Date	Appvd.

Designed by NDS/XCF Checked by NJS

Issued for Definitive Subdivision Date August 22, 2025

Not Approved for Construction

Drawing Title
Construction Details

Drawing Number
C8.02

Sheet 10 of 10

Project Number
16634.00

COMMONWEALTH OF MASSACHUSETTS
NICHOLAS J. SKOLY
CIVIL
No. 52677
REGISTERED PROFESSIONAL ENGINEER

Saved Monday, August 18, 2025 5:00:52 PM NSTEELE Plotted Thursday, August 21, 2025 7:46:11 PM Nick Steele

TOWN OF LEXINGTON
PLANNING OFFICE

1625 Massachusetts Avenue
Lexington, Massachusetts 02420
Tel: 781-698-4560
planning@lexingtonma.gov
www.lexingtonma.gov/planning

Abby McCabe, Planning Director
Meghan Roche, Asst. Planning Director
Aaron Koepper, Planner
Carolyn Morrison, Planning Coordinator

To: **Lexington Planning Board**

From: **Aaron Koepper, Planner**

Re: **Project Review for 10 Maguire Road: Definitive Subdivision**

Date: **October 2, 2025**

Property Information	
Project Address	10 Maguire Road
Applicant / Owner	SRE Flag LLC
Type of Review	Definitive Subdivision
Permit Number	PLAN-25-37
Parcel ID	Map 85, Lot 15
Zoning District	CM – Manufacturing, TMO – Transportation Management
Property Size	696,960 SF or 16 Acres

Land Conditions	
Existing Conditions	The 16-acre property is currently improved by four (4) commercial office buildings, surface parking with 853 spaces, landscaping, and outdoor lighting.
Environmental Conditions	The site slopes down slightly from the northeast to the southwest. An electrical easement exists on the property next to Maguire Road. The Kiln Brook abuts the property to the rear, and wetland resource areas are present along the southern/southwestern boundaries.

Dates & Deadlines	
Filed with Town Clerk	September 3, 2025
Filed with Health	September 2, 2025
Public Hearing Date	October 8, 2025
Action Deadline	December 2, 2025
Action Required	Approve with or without conditions and waivers; OR Disapprove with reasons stated in detail where the plan does not comply with the subdivision regulations.
Appeal Period	20 days from decision filing with Town Clerk

Waiver Requests	
Ch. 175 § 6.1.D(2)	The Applicant requests a waiver for c. 175 § 6.1.D(2) for **soil surveys, test pits, and test borings**. The Applicant requests that the required test pits and test borings be provided as a condition of approval.

Project Summary

The Applicant is requesting approval of a definitive subdivision plan which proposes three (3) lots on an approximate 265-foot long roadway with a cul-de-sac.

The Applicant submitted a preliminary subdivision plan with the Town Clerk on February 4, 2025 in order to preserve the Zoning Bylaw in effect at that time, in which this property was included in the VHO (Village High-Rise Overlay) District. The Planning Board granted approval of the preliminary subdivision plan on March 12, 2025.

Per Massachusetts state law, submission of a preliminary subdivision plan can freeze the zoning on a parcel of land for eight years if a definitive subdivision plan is also submitted within 7 months.

The Applicant is continuing the subdivision process and has applied for a definitive subdivision plan, freezing the Zoning Bylaw and Zoning Map that includes VHO (Village High-Rise Overlay) district on the property. On March 17, 2025, Special Town Meeting (STM 2025-1) approved Article 2 – Amend Section 7.5 of the Zoning Bylaw to Reduce Multi-Family Dwelling Unit Capacity, removing the VHO overlay district. If the Definitive Plan is approved and endorsed by the Planning Board, the full Zoning Bylaw and Zoning Map including the VHO district can be applied to the property for eight years from the date of the plan's endorsement.

Staff Comments

The plan set dated August 22, 2025 was revised on September 11, 2025 to update the subdivision cul-de-sac, add draft documentation, update plan notes, and request a waiver for the submission of soil surveys, test pits, and test borings.

The proposed lots each meet the required frontage of 50 feet, area of 20,000 sq. ft., and access requirements.

The proposed 45-foot ROW with a 24-foot wide roadway is appropriate for a non-residential subdivision.

The Applicant has provided written response to staff comments and conditions on the Preliminary Subdivision approval, dated August 22, 2025.

The Board of Health received the application on September 2, 2025 and does not have any concerns.

The Fire Department does not have any concerns.

The property contains wetland resource areas under the state and local wetlands protection act. Recommend having a wetland specialist demarcate the wetland boundaries and file an ANRAD with the Conservation Commission. The stormwater management plan must meet Section 5(2) of the Conservation Commission's Rules for peak rate and volume performance standards, the drainage analysis must also meet the Section 5(6) Pre-development conditions performance standards that treats all impervious surfaces on the site as open space in good condition based on the new plan that all impervious surfaces will be removed to accommodate the subdivision. The new drain outlet from infiltration system will need to meet the minimum setback from wetlands, including the drain basin if it was constructed prior to 2008 and is confirmed to be a wetland resource area.

Engineering staff will conduct a full review of the stormwater upon receipt of the full application to the Conservation Commission. Test pits will be required to confirm the ESHGW and there should be a 2 ft. separation between the ESHGW and the bottom of any infiltration system.

Staff recommends approval. A draft definitive subdivision approval for the Board's review and consideration will be prepared and provided to the applicant and board members.

Staff recommend a condition of approval pertaining to the Applicant's responsibility for obtaining and necessary approvals from, or any other permits, licenses or approvals as necessary including the required application to the Conservation Commission.

Staff recommends approval with a condition of approval requiring the Applicant to file required application with the Conservation Commission and receive an Order of Conditions prior to any site disturbance or construction related to this definitive subdivision plan. If the roadway layout and subsequently the layout of the lots to be created changes as part of the Conservation Commission review, the Applicant will be required to submit notice of modification to the Planning office and may require a new hearing with the Planning Board.

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

11 Larchmont Lane - Public Hearing for a Definitive Subdivision

PRESENTER: **ITEM NUMBER:**

Applicant: Fredrick Gilgun

SUMMARY:

Tropeano Realty Company LLC has submitted an application for approval of a definitive subdivision plan under §175-6.0 of the Planning Board's Subdivision Regulations. Application proposes subdividing property into 4 lots surrounding a cul-de-sac. A preliminary subdivision application was approved by the Planning Board on March 5, 2025.

The property is located at 11 Larchmont Lane, Lexington, MA also known as Map 64, Lot 98A in the RS (One Family Dwelling) zoning district.

Application materials may be viewed online at https://lexingtonma.portal.opengov.com/records/108577

The applicant will present, staff will provide comments, and Board members will discuss and the Chair will open the hearing up to public comments. After public comments the Chair will return to Board discussion.

Staff memo is attached. Staff recommends approval and will prepare a draft approval with conditions for the Board's consideration.

SUGGESTED MOTION:

Staff recommends approval with conditions. A suggested motion prepared by staff is below and may change during the course of the hearing.

Move to close the public hearing for the Definitive Subdivision for 11 Larchmont Lane.

Move to approve the request for the waiver to allow the sight lines for the driveway intersections to be provided prior to any building permits.

Move to approve the Definitive Subdivision for 11 Larchmont Lane with the 26 conditions of approval in the draft decision.

Move to have the Chair sign the decision and correct for any non-substantive changes such as grammar, typos, and consistency.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

10/8/2025

ATTACHMENTS:

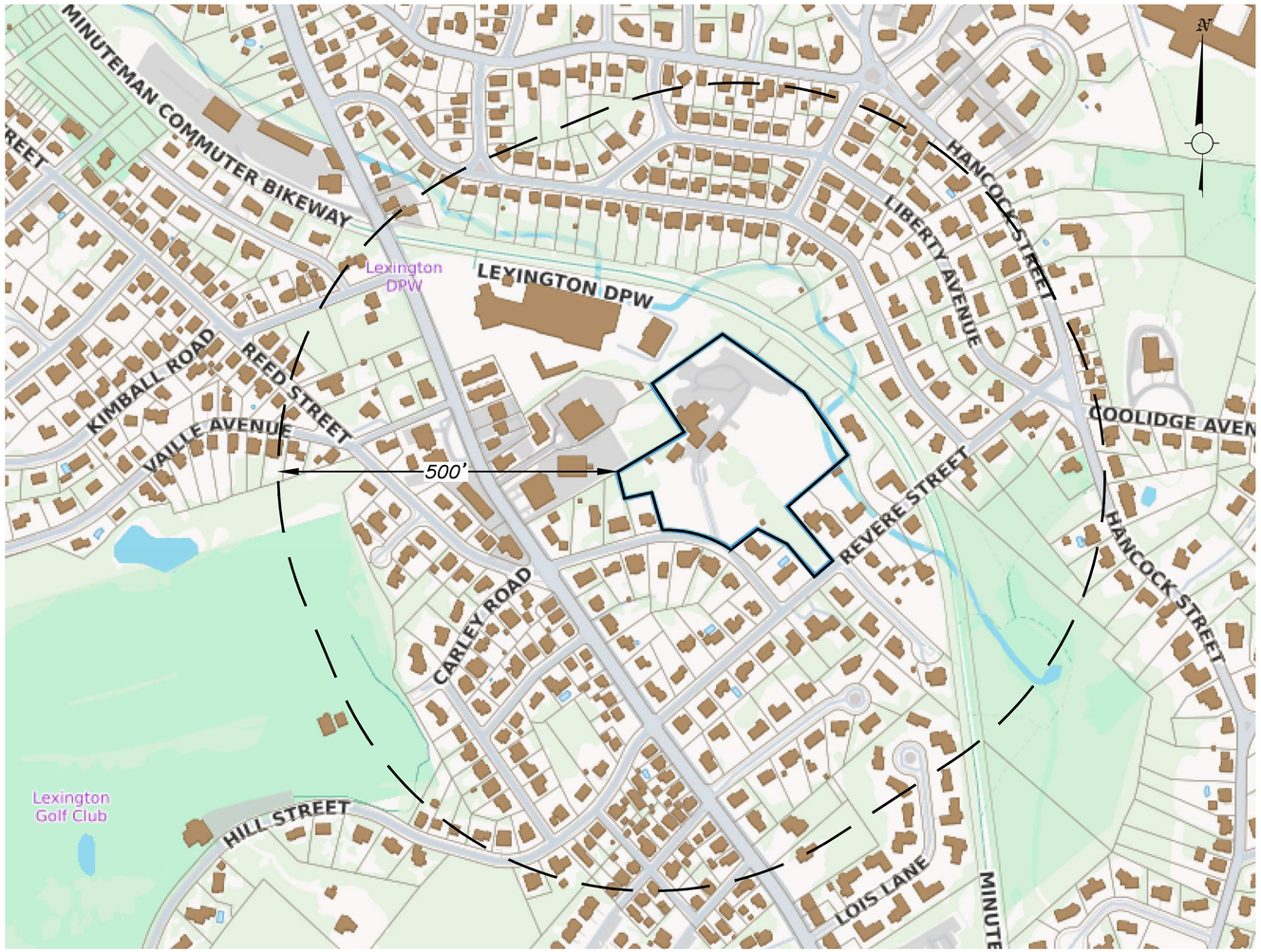
Description	Type
Plan set dated 8/20/25	Cover Memo
Staff Memo	Cover Memo

NOTES:

1. THE INFORMATION DEPICTED ON THIS PLAN HAS BEEN COMPILED FROM THE TOWN OF LEXINGTON GIS SYSTEM
2. LAND USE WITHIN 300 FEET OF THE SUBJECT PROPERTY CONSISTS OF A MIX OF SINGLE FAMILY DWELLINGS, AN APARTMENT COMPLEX AND COMMERCIAL USE

11 LARCHMONT LANE
ASSESSORS MAP 64 LOT 98A
DEFINITIVE SUBDIVISION PLAN
LOCATED IN LEXINGTON, MA
AUGUST 20, 2025

(IN ACCORDANCE WITH SECTION 175-6 OF THE LEXINGTON PLANNING BOARD SUBDIVISION REGULATIONS)



LOCUS CONTEXT MAP
(SCALE 1"=100')

LEXINGTON PLANNING BOARD

DATE:

PREPARED BY:

PATRIOT Engineering
PO BOX 362
LEXINGTON, MASSACHUSETTS 02420
T: (978) 726-2654
www.patriot-eng.com

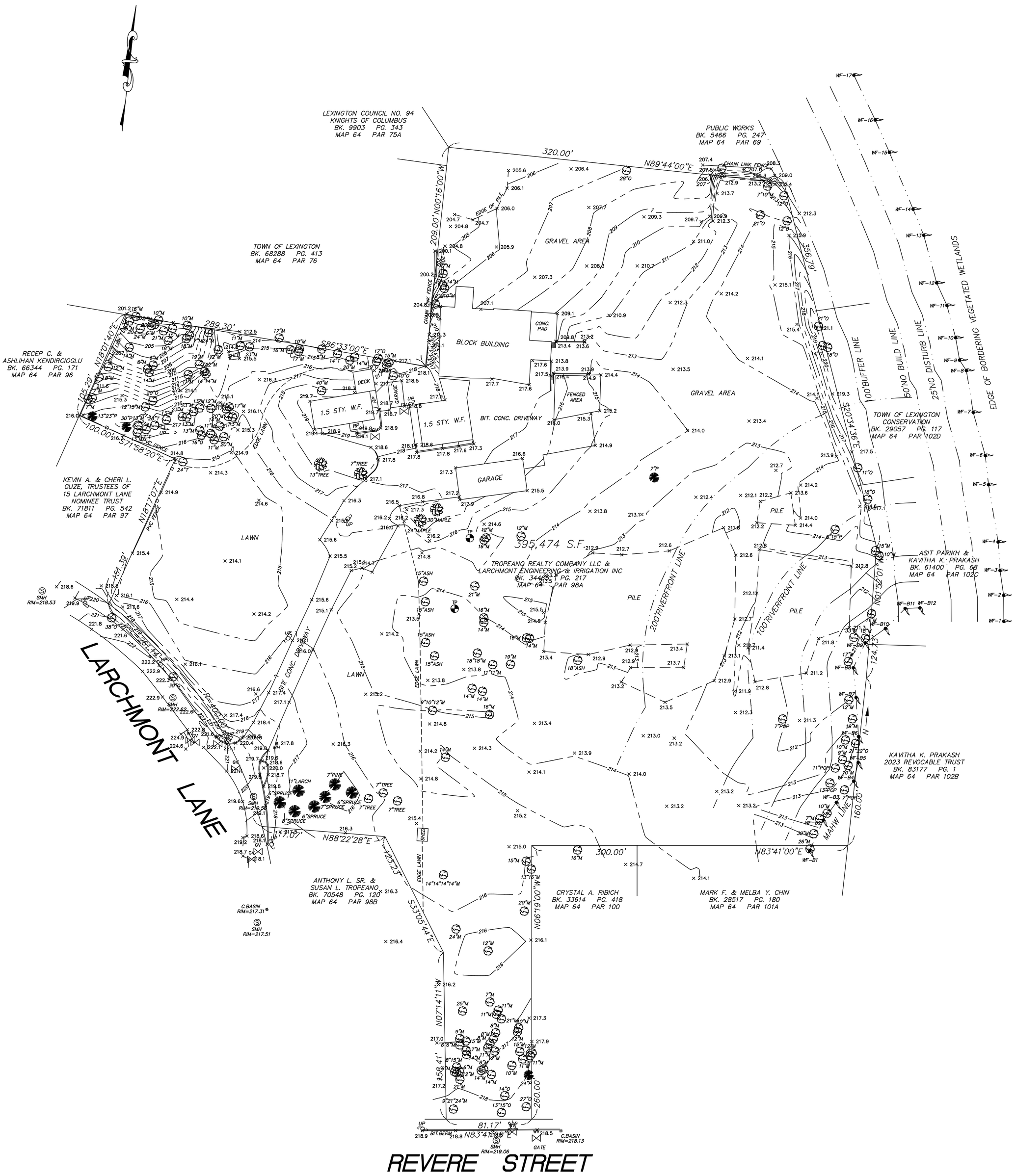
COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. NOVAK
CIVIL
No. 50596
REGISTERED PROFESSIONAL ENGINEER

SHEET INDEX

C-1	COVER SHEET
EX-1	EXISTING CONDITIONS PLAN
LS-1	SITE ANALYSIS
S-1	SUBDIVISION PLAN
C-2	CONSTRUCTION MANAGEMENT PLAN
C-3	SITE PLAN -GRADING AND DRAINAGE
C-4	SITE PLAN-UTILITY
C-5	UTILITY PROFILE
LS-2	LANDSCAPE PLAN
C-6 - C-11	DETAILS

RECORD OWNER / APPLICANT:

TROPEANO REALTY COMPANY, LLC
216 MIDDLE ROAD
NEWBURY, MA 01951



I CERTIFY THAT THE BUILDINGS ARE LOCATED AS SHOWN AND THAT THIS PLOT PLAN IS THE RESULT OF AN INSTRUMENT SURVEY.

REFERENCES

PLAN 85 OF 1934
PLAN 502 OF 1945
PLAN 24 OF 1953
PLAN 96 OF 1987
PLAN 319 OF 1987

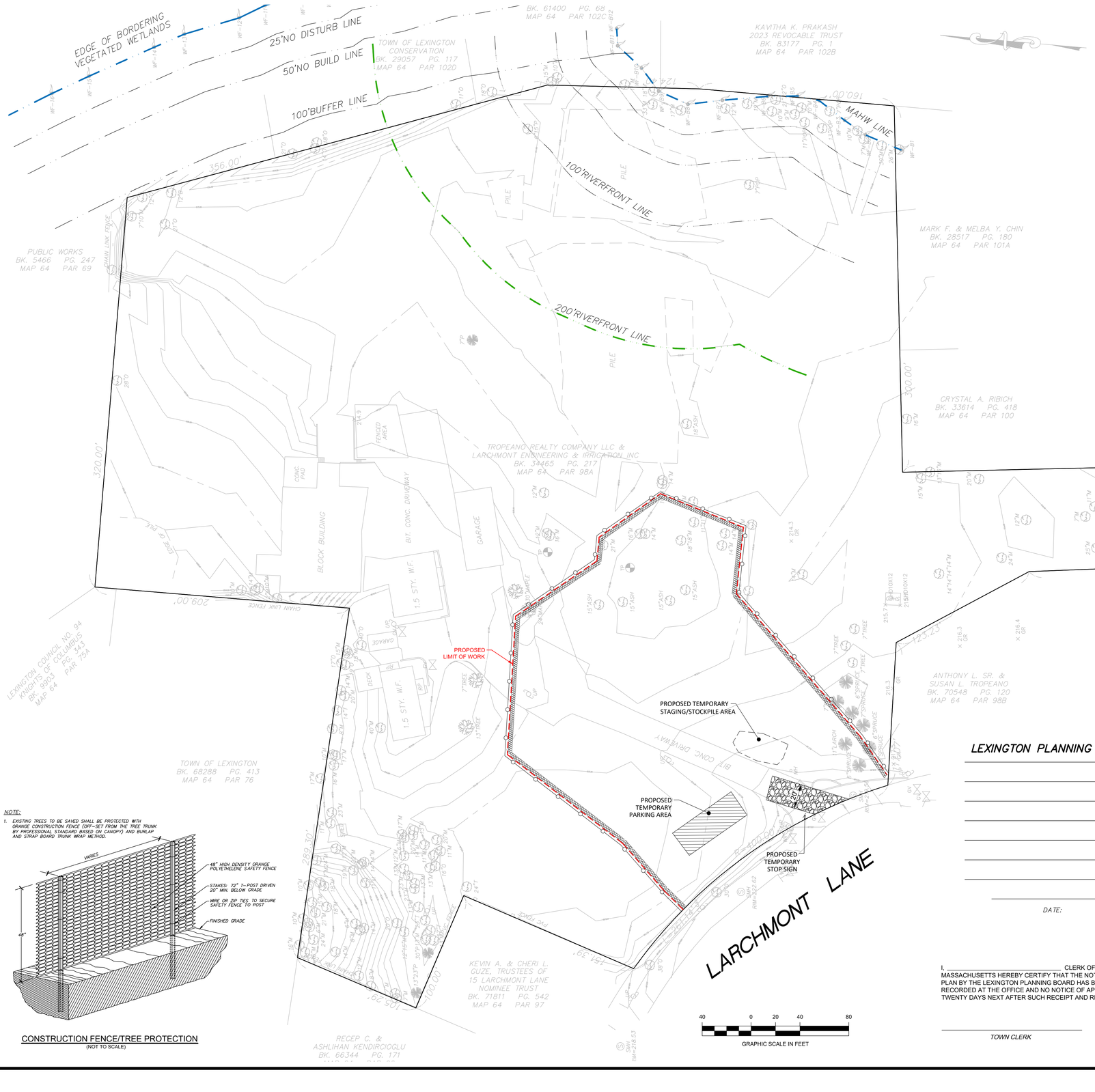
LEGEND	
STY. W.F.	STORY WOOD FRAME
BIT.	BITUMINOUS
CONC.	CONCRETE
S.F.	SQUARE FEET
WF	WETLAND FLAG
M	MAPLE
O	OAK
P	PINE
T	TREE
POP	POPLAR
UP	UTILITY POLE

SHEET EX-1

EXISTING CONDITIONS PLAN
IN
LEXINGTON, MASS.

SCALE: 1 IN. = 50 FT. AUGUST 20, 2025

KEENAN SURVEY
8 WINCHESTER PLACE, SUITE 208
WINCHESTER, MASS. 01890
781-729-4213



NOTE:

1. EXISTING TREES TO BE SAVED SHALL BE PROTECTED WITH ORANGE CONSTRUCTION FENCE (OFF-SET FROM THE TREE TRUNK BY PROFESSIONAL STANDARD BASED ON CANOPY) AND BURLAP AND STRAP BOARD TRUNK WRAP METHOD.

CONSTRUCTION FENCE/TREE PROTECTION
(NOT TO SCALE)

PHASE I CONSTRUCTION SEQUENCE

1. INSTALL ALL EROSIONS CONTROL MEASURES AS REQUIRED.
2. MEET WITH LEXINGTON PLANNING STAFF, SITE CONTRACTOR, AND EROSION CONTROL MONITOR AT PRE-CONSTRUCTION MEETING TO REVIEW EROSION CONTROL MEASURES AND SITE PLAN REVIEW CONDITIONS.
3. INSTALL TEMPORARY, HIGH VISIBILITY, ORANGE CONSTRUCTION FENCING AROUND ENTIRE PROPERTY TO DELINEATE WORK AREA. TEMPORARY CONSTRUCTION FENCING WILL BE INSTALLED BEHIND EROSION CONTROL MEASURES TO ENSURE ADEQUATE ACCESS TO THE EROSION CONTROLS FOR INSPECTION, MAINTENANCE, AND REPAIR AS NEEDED FOR THE DURATION OF CONSTRUCTION.
4. REMOVE AND DISPOSE OF ALL TRASH AND DEBRIS FROM SITE.
5. REMOVE ALL SPECIFIED TREES AND STUMPS.
6. TEST REMAINING SOIL FOR CONTAMINANTS AND PLANTING SUITABILITY.
7. DRESS THE TEMPORARY STAGING AND PARKING AREAS ON SITE WITH CRUSHED STONE.

PHASE II CONSTRUCTION SEQUENCE

1. EXCAVATE BASEMENT AREAS TO BOTTOM OF FOOTING. STOCKPILE MATERIAL FOR BACKFILL AND HAUL REMAINDER OF MATERIAL OFF SITE.
2. FURNISH AND INSTALL BASEMENT FOOTINGS AND FOUNDATION WALLS.
3. WATERPROOF, INSULATE AND BACKFILL BASEMENT FOOTINGS AND FOUNDATION WALLS
4. EXCAVATE FOR AND INSTALL PERIMETER FOOTINGS AND FOUNDATION FROST WALLS AND INTERIOR FOOTINGS. WATERPROOF, INSULATE AND BACKFILL THESE AREAS.
5. EXCAVATE AND BACKFILL ALL NECESSARY TRENCHES IN ORDER TO FURNISH AND INSTALL ALL UNDERGROUND PLUMBING, SECONDARY ELECTRICAL, ETC.
6. EXCAVATE FOR AND CONSTRUCT INFILTRATION SYSTEM(S).
7. FROM THIS POINT ON, THE VERTICAL CONSTRUCTION CONTINUES IN THE SAME CONVENTIONAL MANNER AS ANY MAJOR URBAN DEVELOPMENT PROJECT.

PHASE III CONSTRUCTION SEQUENCE

1. TILL SUBSOIL OR SCARIFY WITH EXCAVATOR BUCKET TEETH TO ENSURE FRIABLE SOIL PLANTING MEDIUM BENEATH TOPSOIL
2. FURNISH AND SPREAD APPROVED TOPSOIL FROM SUB GRADE TO FINISH GRADE PER TOPSOIL SPECIFICATIONS ON APPROVED LANDSCAPE PLANS. TOPSOIL TO BE TESTED FOR LOAMY SAND TEXTURE AND 5-8% ORGANIC CONTENT
3. FURNISH, DELIVER AND INSTALL ALL PLANT MATERIAL PER APPROVED DESIGN DOCUMENTS. PROJECT WETLAND SCIENTIST AND/OR LANDSCAPE ARCHITECT SHALL INSPECT PLANTS PRIOR TO INSTALLATION, AND OVERSEE SITING AND INSTALLATION OF ALL PLANTS.
4. AT THE TIME OF INSTALLATION, ALL PLANTS TO RECEIVE A DEEP WATERING.
5. CLEANUP AND DEMOBILIZE.
6. UPON SUCCESSFUL SEED GERMINATION AND SOIL STABILIZATION, REMOVE EROSION CONTROLS.

LEGEND	DESCRIPTION
	PROPOSED LIMIT OF WORK LINE
	PROPOSED FILTERMITT
	PROPOSED TEMPORARY CONSTRUCTION ENTRANCE
	PROPOSED TEMPORARY CONSTRUCTION PARKING
	PROPOSED TEMPORARY CONSTRUCTION FENCING

CONSTRUCTION AND TRAFFIC MANAGEMENT LOGISTICS

1. SIDEWALKS ALONG BUILDING FRONTAGE TO BE CLOSED UNTIL VERTICAL CONSTRUCTION IS SUBSTANTIALLY COMPLETED.
2. PEDESTRIAN TRAFFIC WILL BE DIVERTED TO THE SOUTH WESTERN SIDE OF LARCHMONT LANE.
3. FURNISH AND INSTALL ROADWAY MARKINGS DEPICTING THE LIMITS OF THE SIDEWALKS ACROSS LARCHMONT LANE.

ADDITIONAL CONSTRUCTION NOTES:

- TRASH REMOVAL: THE 30 YARD DUMPSTER THAT IS REQUIRED FOR GENERAL CONSTRUCTION WASTE IS APPROXIMATELY 22' X 8'. IT WILL BE SCREENED BY SIX FOOT TALL TEMPORARY FENCING AND SCRIM.
- TEMPORARY RESTROOM FACILITIES: TEMPORARY RESTROOM FACILITIES WILL BE LOCATED BEHIND THE DUMSTER AREA WITHIN THE CONSTRUCTION ZONE SO THAT THEY WILL BE SCREENED FROM LARCHMONT LANE THERE WILL BE A TOTAL OF TWO TO FOUR RESTROOM COMPARTMENTS REQUIRED FOR THE PROJECT DURATION.
- SNOW MANAGEMENT: DURING CONSTRUCTION SNOW WILL BE REMOVED IN ITS ENTIRETY ON THE CONSTRUCTION SIDE OF THE FENCE BY THE GENERAL CONTRACTOR AND HAULED OFF SITE AS REQUIRED. THE TOWN OF LEXINGTON WILL REMOVE SNOW ON THE PUBLIC SIDE OF THE FENCE AS IT NORMALLY WOULD. ANY RESIDUAL SNOW THAT MAY BE IN CONTACT WITH THE PUBLIC SIDE OF THE TEMPORARY FENCING WILL BE REMOVED BY THE GENERAL CONTRACTOR.
- ONCE INFILTRATION SYSTEMS ARE IN PLACE NO PARKING OR MATERIAL STORAGE IS PERMITTED ABOVE THEM.
- NO STORMWATER RUNOFF SHOULD BE DISCHARGED TO THE ON-SITE STORMWATER MANAGEMENT SYSTEM UNTIL THE SITE IF FULLY STABILIZED; WITH THE EXCEPTION OF ROOF LEADERS THAT CAN BE CONNECTED ONCE ABLE TO BE INSTALLED.
- THE ON-SITE INFILTRATION SHOULD BE BLOCKED FROM VEHICLE TRAFFIC DURING CONSTRUCTION UNTIL THE SITE IS FULLY STABILIZED.
- SOIL STOCKPILES MUST BE STABILIZED OR COVERED AT THE END OF EACH WORK DAY. SIDE SLOPES NOT TO EXCEED 2:1. 12" DIAMETER (MINIMUM) FILTERMITT SHALL BE INSTALLED AROUND EACH STOCKPILE
- NO ONSITE REFUELING OF CONSTRUCTION VEHICLES OR EQUIPMENT.
- DUST CONTROL LIMITED TO POTABLE WATER. CALCIUM CHLORIDE SHALL NOT BE USED FOR DUST CONTROL.
- SEGMENTS OF LARCHMONT LANE ON WHICH ANY SEDIMENT IS DEPOSITED SHALL BE SWEPT WITHIN 24 HOURS OR MORE FREQUENTLY AS REQUIRED OR DIRECTED BY TOWN STAFF.
- ANY SEDIMENT OR DEBRIS DISCHARGED TO ANY TOWN DRAINAGE STRUCTURE OR DRAINLINE SHALL BE REMOVED WITHIN 24 HOURS.

LEXINGTON PLANNING BOARD

_____

_____

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_____

_____

_____

DATE:

I, _____ 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 THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDED OF SAID NOTICE.

_____ _____

TOWN CLERK *DATE*

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION.

11 LARCHMONT LANE
LEXINGTON, MA

DRAWN BY: MVC
CHECKED BY: MJN
DATE: 8-20-2025

REVISIONS

DATE	BY	DESCRIPTION

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. NOVAK
CIVIL
No. 36986
REGISTERED PROFESSIONAL ENGINEER

PATRIOT Engineering
PO BOX 362
LEXINGTON, MASSACHUSETTS 02420
T: (978) 726-2654
www.patriot-eng.com

CONSTRUCTION MANAGEMENT PLAN
LOCATED IN
LEXINGTON, MA
(MIDDLESEX COUNTY)
PREPARED FOR
TROPEANO REALTY COMPANY, LLC

SHEET
C - 2



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO CREATE LOTS A, B, C & D FROM LOT 98A.
2. THIS PLAN IS BASED ON A SURVEY PERFORMED ON THE GROUND BY KEENAN SURVEY AND RECORD PLANS.
3. THE SUBJECT PROPERTY IS LOCATED IN THE ONE FAMILY DWELLING (RS) RESIDENTIAL ZONING DISTRICT.
4. THE SUBJECT PROPERTY IS DEPICTED AS LOT 98A ON TOWN OF LEXINGTON ASSESSOR'S MAP 64.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

TABLE OF DIMENSIONAL REQUIREMENTS

ZONE: RS

ITEM	REQUIREMENT
MIN LOT AREA	15,500 SF
MIN FRONTAGE	125'
BUILDING SETBACKS	
FRONT YARD	30'
SIDE/REAR YARD	15'

LEXINGTON PLANNING BOARD

DATE:

I, _____ 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 THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDED OF SAID NOTICE.

TOWN CLERK *DATE*

LEGEND:

- APPROXIMATE EXISTING PROPERTY LINES
- PROOF CIRCLE
- PROPOSED CENTERLINE
- R= RADIUS
- TYP TYPICAL
- PEOP PROPOSED EDGE OF PAVEMENT
- SF SQUARE FEET
- ROW RIGHT OF WAY
- PROPOSED DRIVEWAY APRON
- PROPOSED STONE BOUND
- PROPOSED IRON ROD

REFERENCES :

PLAN 85 OF 1934
PLAN 502 OF 1945
PLAN 24 OF 1953
PLAN 96 OF 1987
PLAN 319 OF 1987

NOT FOR CONSTRUCTION

11 LARCHMONT LANE
LEXINGTON, MA

DRAWN BY: MVC
CHECKED BY: MJN
DATE: 8-20-2025

REVISIONS

DATE	BY	DESCRIPTION

COMMONWEALTH OF MASSACHUSETTS
JAMES RICHARD KEENAN
REGISTERED
PROFESSIONAL LAND SURVEYOR

PATRIOT Engineering
PO BOX 362
LEXINGTON, MASSACHUSETTS 02420
T: (978) 726-2654
www.patriot-eng.com

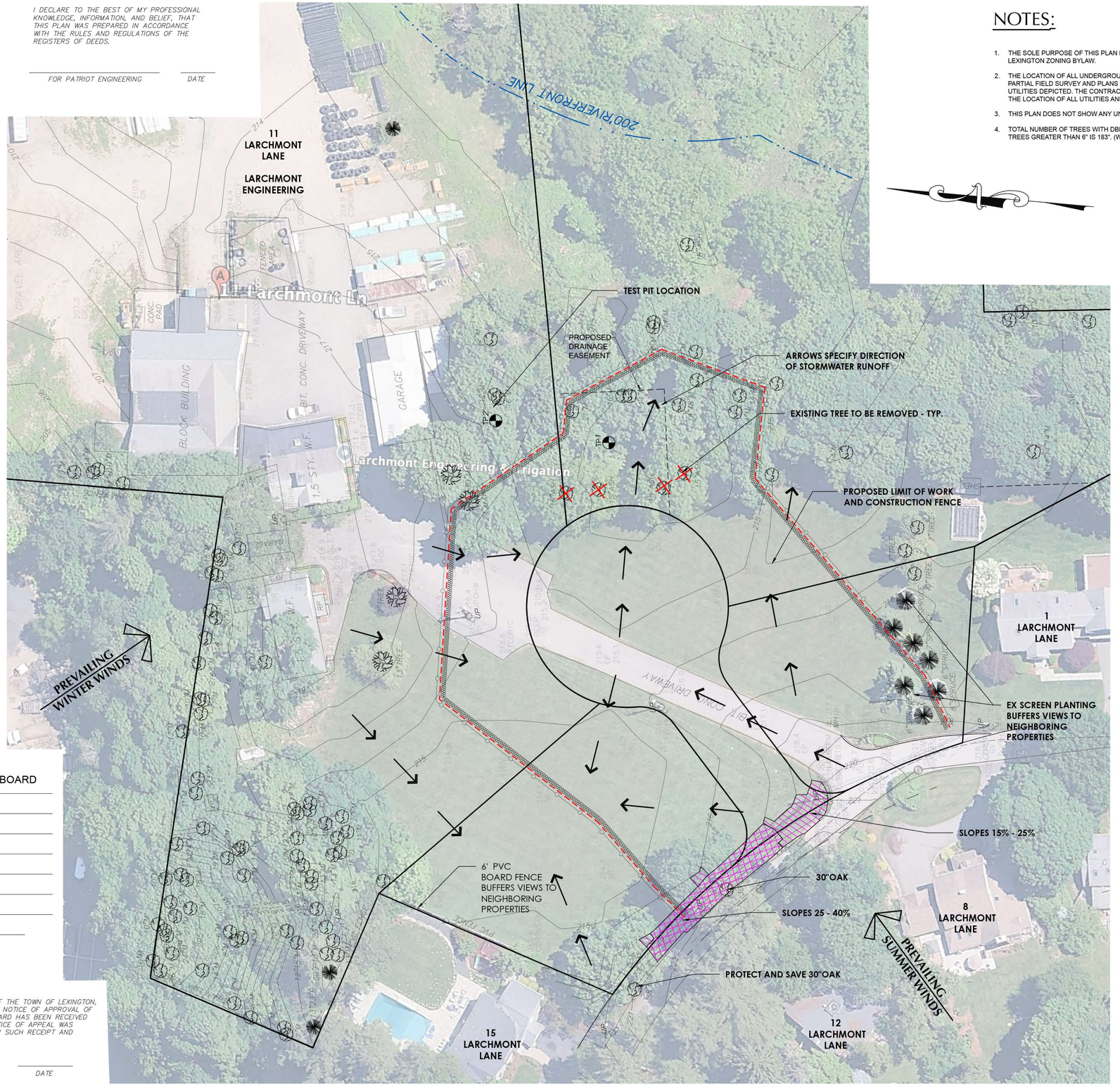
SUBDIVISION PLAN
LOCATED IN
LEXINGTON, MA
(MIDDLESEX COUNTY)
PREPARED FOR
TROPEANO REALTY COMPANY, LLC

SHEET
C - 3

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.

FOR PATRIOT ENGINEERING _____ DATE _____

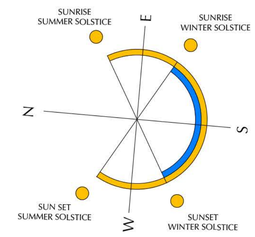
FOR REGISTRY OF DEEDS USE ONLY



NOTES:

1. THE SOLE PURPOSE OF THIS PLAN IS TO COMPLY WITH SECTION 175 - 6.1 - C.2. OF THE TOWN OF LEXINGTON ZONING BYLAW.
2. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND PLANS OF RECORD. THIS PLAN DOES NOT GUARANTEE THE LOCATION OF UTILITIES DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
3. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST.
4. TOTAL NUMBER OF TREES WITH DBH GREATER THAN 6" IS: 10 (WITHIN LOW). THE TOTAL DBH OF ALL TREES GREATER THAN 6" IS 183". (WITHIN LOW)

SOLAR PATH DIAGRAM:



LEGEND:

- SLOPES 15% - 25%
- SLOPES 25% - 40%
- SLOPES GREATER THAN 40%
- DIRECTION OF STORM WATER RUN-OFF
- TP — TEST PIT LOCATIONS
- SEASONAL PREVAILING WIND DIRECTION
- 6"SPRUCE — TYP EVERGREEN TREE W/ SPECIES AND CALIPER SIZE
- 6"MAPLE — TYP. DECIDUOUS TREE W/ SPECIES AND CALIPER SIZE

TEST PIT DATA:

SOIL TEST PERFORMED BY
MICHAEL NOVAK PE (PE#50696)
DATED JULY 15 , 2025

TEST PIT #1

ELEVATION =215.4

0"-12"	A	LOAM
12" - 32"	B	LOAMY SAND
32"-63"	C1	LOAMY SAND
63" -114"	C2	LOAMY SAND

ESHGW (NONE OBSERVED)
BOTTOM OF HOLE = 205.9

TEST PIT #2

ELEVATION =213.4

0"-18"	A	LOAM
18" - 51"	B	LOAMY SAND
51"-114"	C1	LOAMY SAND
63" -114"	C2	LOAMY SAND

ESHGW @ 108" (EL=204.4)
BOTTOM OF HOLE = 203.9

30 0 15 30 60
GRAPHIC SCALE IN FEET

LEXINGTON PLANNING BOARD

_____
_____
_____
_____
_____
_____
_____

_____
DATE:

I, _____ 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 THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDED OF SAID NOTICE.

_____ _____
TOWN CLERK DATE

REVISIONS

BY	DESCRIPTION	DATE

J THOMA LAND DESIGN STUDIOS
LDS Live Work Play

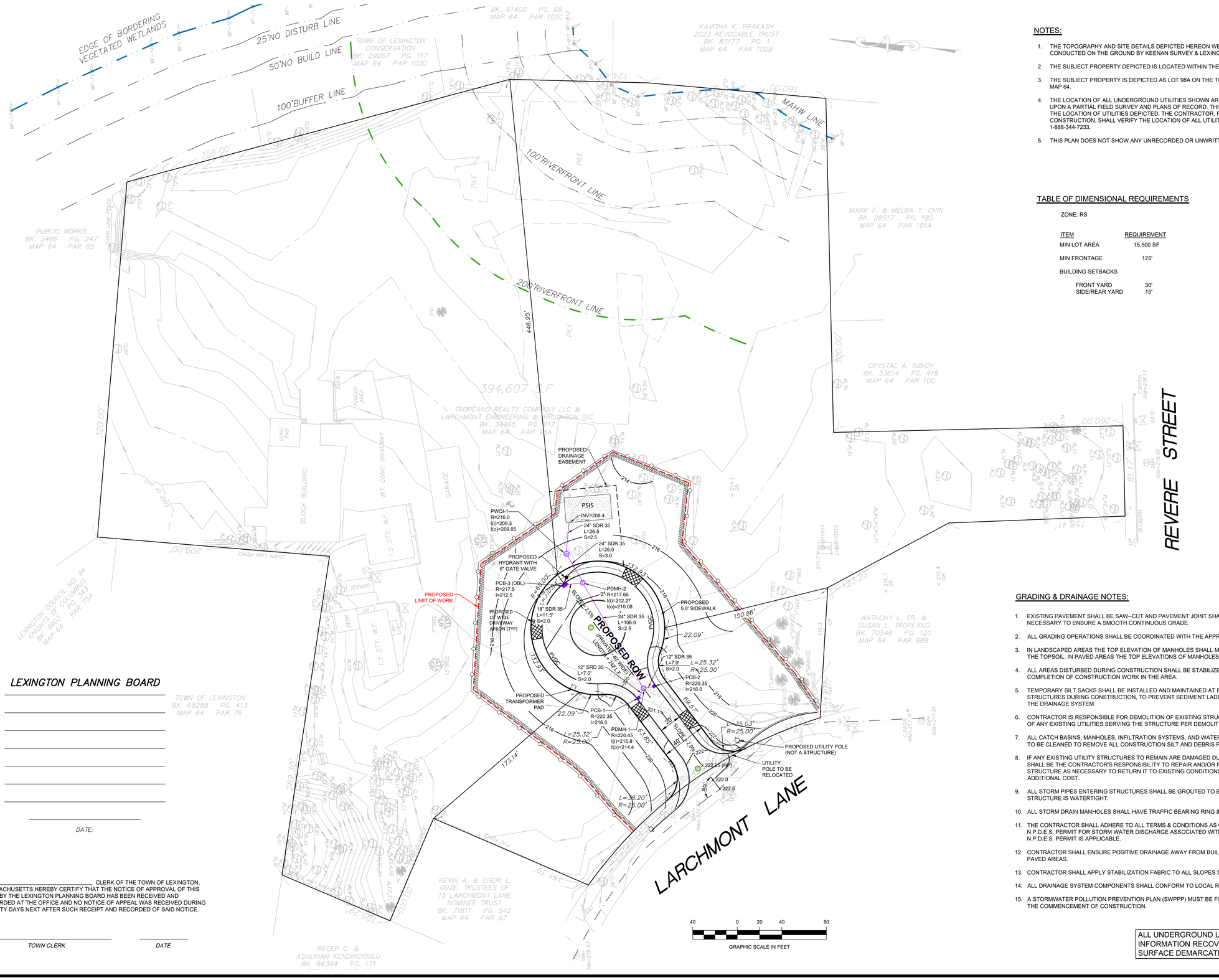
MASSACHUSETTS — JEFFREY A. THOMA — No. 1377 — REGISTERED LANDSCAPE ARCHITECT

SITE ANALYSIS
LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)
11 LARCHMONT LANE

J Thoma Land Design Studios
141 Haggetts Pond Rd
Andover, MA 01810
978.409.9815 - www.jthomalds.com

DESIGNED BY: JAT
CHECKED BY: JAT

DATE: AUGUST 21, 2025
SCALE: 1"=30'
SHEET No. LS-1
PROJECT No. 25-21



NOTES:

1. THE TOPOGRAPHY AND SITE DETAILS DEPICTED HEREON WERE OBTAINED FROM A SURVEY CONDUCTED ON THE GROUND BY KEENAN SURVEY & LEXINGTON GIS.
2. THE SUBJECT PROPERTY DEPICTED IS LOCATED WITHIN THE RS ZONING DISTRICT.
3. THE SUBJECT PROPERTY IS DEPICTED AS LOT 98A ON THE TOWN OF LEXINGTON ASSESSOR'S MAP 64.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND PLANS OF RECORD. THIS PLAN DOES NOT GUARANTEE THE LOCATION OF UTILITIES DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST.

TABLE OF DIMENSIONAL REQUIREMENTS

ZONE: RS

ITEM	REQUIREMENT
MIN LOT AREA	15,500 SF
MIN FRONTAGE	125'
BUILDING SETBACKS	
FRONT YARD	30'
SIDE/REAR YARD	15'

CUT / FILL CALCULATIONS

CUT = 1.6 (CUBIC YARDS)
FILL = 3,990 (CUBIC YARDS)
TOTAL FILL = 3,988.4 (CUBIC YARDS)

LEGEND	DESCRIPTION
PEOP	PROPOSED EDGE OF PAVEMENT
PVGC	PROPOSED VERTICAL GRANITE CURB
■	PROPOSED CATCH BASIN (PCB)
220	PROPOSED CONTOUR
Ⓓ	PROPOSED DRAIN MANHOLE (PDMH)
	PROPOSED FIRE HYDRANT
	PROPOSED FILTERMITT
	PROPOSED LIMIT OF WORK LINE
Ⓢ	PROPOSED SEWER MANHOLE (PSMH)

GRADING & DRAINAGE NOTES:

1. EXISTING PAVEMENT SHALL BE SAW--CUT AND PAVEMENT JOINT SHALL BE INSTALLED WHERE NECESSARY TO ENSURE A SMOOTH CONTINUOUS GRADE.
2. ALL GRADING OPERATIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES.
3. IN LANDSCAPED AREAS THE TOP ELEVATION OF MANHOLES SHALL MATCH THE FINISH GRADE OF THE TOPSOIL. IN PAVED AREAS THE TOP ELEVATIONS OF MANHOLES SHALL MATCH FINISH GRADE.
4. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED AS SOON AS POSSIBLE UPON COMPLETION OF CONSTRUCTION WORK IN THE AREA.
5. TEMPORARY SILT SACKS SHALL BE INSTALLED AND MAINTAINED AT EXISTING DRAINAGE STRUCTURES DURING CONSTRUCTION, TO PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING THE DRAINAGE SYSTEM.
6. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE PER DEMOLITION PLAN.
7. ALL CATCH BASINS, MANHOLES, INFILTRATION SYSTEMS, AND WATER QUALITY STRUCTURES ARE TO BE CLEANED TO REMOVE ALL CONSTRUCTION SILT AND DEBRIS PRIOR TO FINAL APPROVAL.
8. IF ANY EXISTING UTILITY STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER AT NO ADDITIONAL COST.
9. ALL STORM PIPES ENTERING STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
10. ALL STORM DRAIN MANHOLES SHALL HAVE TRAFFIC BEARING RING & COVERS.
11. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES IF N.P.D.E.S. PERMIT IS APPLICABLE.
12. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
13. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES STEEPER THAN 3H:1V.
14. ALL DRAINAGE SYSTEM COMPONENTS SHALL CONFORM TO LOCAL REQUIREMENTS.
15. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE FILED WITH THE NPDES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION.

LEXINGTON PLANNING BOARD

DATE:

I, _____ 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 THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDED OF SAID NOTICE.

TOWN CLERK DATE

11 LARCHMONT LANE
LEXINGTON, MA

DRAWN BY: MVC
CHECKED BY: MJN
DATE: 8-20-2025

REVISIONS

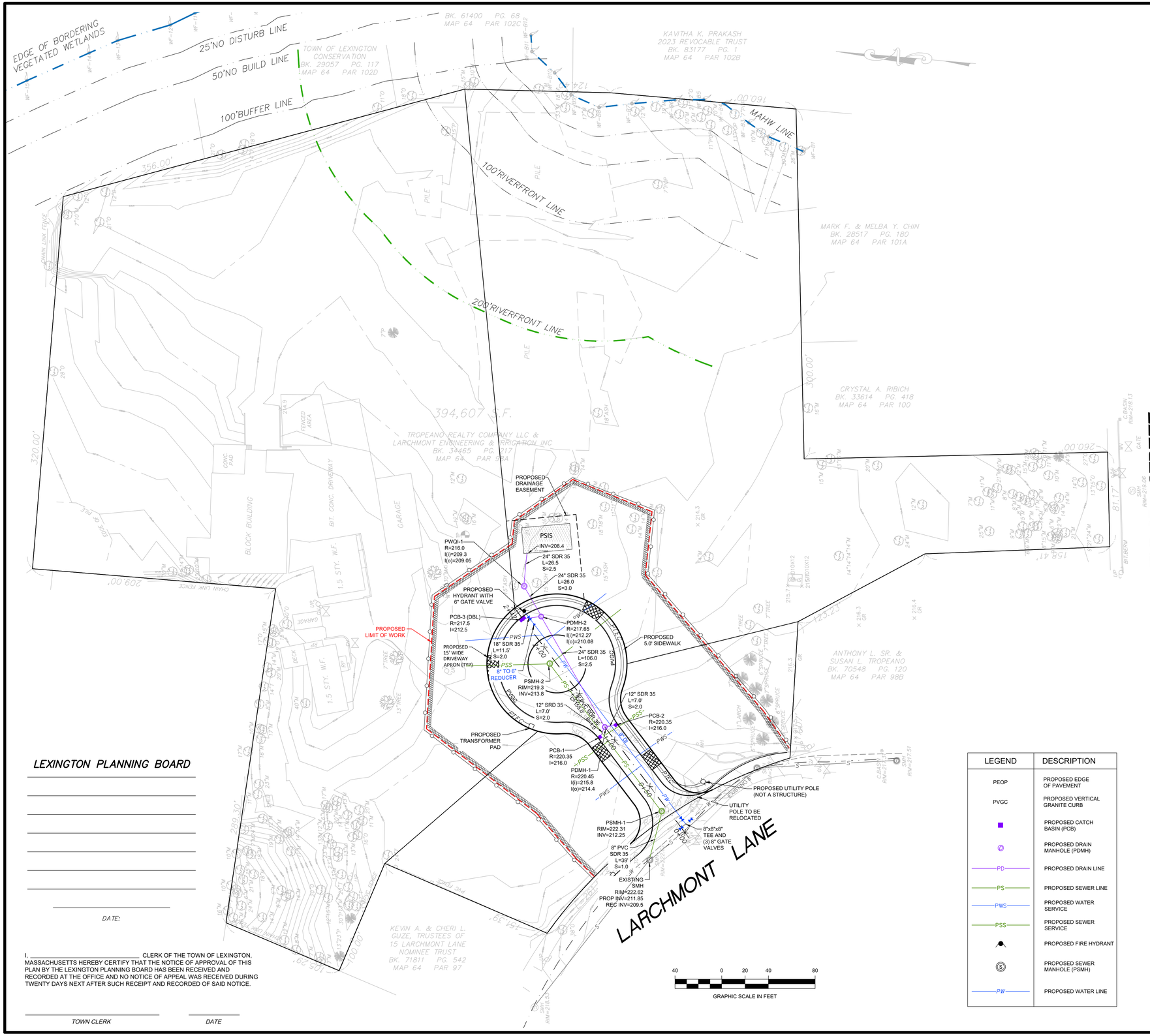
DATE	BY	DESCRIPTION

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. NOVAK
CIVIL
No. 36986
REGISTERED PROFESSIONAL ENGINEER

PATRIOT Engineering
PO BOX 362
LEXINGTON, MASSACHUSETTS 02420
T: (978) 726-2654
www.patriot-eng.com

SITE PLAN - GRADING & DRAINAGE
LOCATED IN
LEXINGTON, MA
(MIDDLESEX COUNTY)
PREPARED FOR
TROPEANO REALTY COMPANY, LLC

SHEET
C - 3



LEGEND	DESCRIPTION
PEOP	PROPOSED EDGE OF PAVEMENT
PVGC	PROPOSED VERTICAL GRANITE CURB
■	PROPOSED CATCH BASIN (PCB)
∅	PROPOSED DRAIN MANHOLE (PDMH)
PD	PROPOSED DRAIN LINE
PS	PROPOSED SEWER LINE
PWS	PROPOSED WATER SERVICE
PSS	PROPOSED SEWER SERVICE
	PROPOSED FIRE HYDRANT
S	PROPOSED SEWER MANHOLE (PSMH)
PW	PROPOSED WATER LINE

NOTES:

1. THE TOPOGRAPHY AND SITE DETAILS DEPICTED HEREON WERE OBTAINED FROM A SURVEY CONDUCTED ON THE GROUND BY KEENAN SURVEY & LEXINGTON GIS.
2. THE SUBJECT PROPERTY DEPICTED IS LOCATED WITHIN THE RS ZONING DISTRICT.
3. THE SUBJECT PROPERTY IS DEPICTED AS LOT 98A ON THE TOWN OF LEXINGTON ASSESSOR'S MAP 64.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND PLANS OF RECORD. THIS PLAN DOES NOT GUARANTEE THE LOCATION OF UTILITIES DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST.

UTILITY NOTES:

1. THE LATEST STANDARDS OF THE LOCAL MUNICIPALITY SHALL BE FOLLOWED WHEN INSTALLING ANY STORM DRAIN WORK. STORM DRAIN WORK WILL BE INSPECTED BY THE LOCAL GOVERNING AUTHORITY PERSONNEL AND ALL COSTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION.
3. ABANDONED EXISTING UTILITIES AND UTILITIES TO BE ABANDONED SHALL EITHER BE ABANDONED IN PLACE AS NOTED OR SHALL BE REMOVED AND DISPOSED OF AS SPECIFIED. ALL UTILITIES SCHEDULED FOR ABANDONMENT OR REMOVAL AND DISPOSAL MUST BE COORDINATED BY THE CONTRACTOR WITH THE RESPECTIVE UTILITY OWNER. WHEN ABANDONED UTILITIES ARE TO BE LEFT IN PLACE, PLUG OR CAP THE ENDS OF THE CONDUITS AND PIPES. REMOVE ABANDONED UTILITY MANHOLES, JUNCTION BOXES AND SIMILAR STRUCTURES TO A MINIMUM DEPTH OF 4 FEET BELOW FINISHED GRADE AND PUNCTURE OR BREAK THE BOTTOM SLABS OF MANHOLES AND SIMILAR STRUCTURE TO ALLOW DRAINAGE. BACKFILL AND COMPACT EXCAVATIONS RESULTING FROM REMOVAL OF UTILITY FACILITATES, AS REQUIRED TO RESTORE THE ORIGINAL GRADE.
4. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENTS OF NATURAL GAS, ELECTRIC, TELEPHONE AND ANY OTHER UTILITY BY THE UTILITY OWNER.
5. THE CONTRACTOR SHALL USE THE FOLLOWING PIPE MATERIALS:
   - DRAIN– PVC (SDR 35) OR APPROVED EQUAL, ASTM D2321 (UNLESS OTHERWISE SPECIFIED ON PLAN)
6. BEFORE UTILITY WORK BEGINS, THE CONTRACTOR WILL COORDINATE WITH THE LOCAL MUNICIPALITY FOR THE APPROPRIATE PERMIT AND INSPECTION FEES.
7. A MINIMUM OF 10 FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND/OR STORM DRAINS. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN, THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH AND THE DIFFERENCE IN ELEVATION BETWEEN THE WATER AND THE SEWER MAIN SHALL BE AT LEAST 18 INCHES.
8. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE THE INSTALLATION OF PROPOSED UTILITIES.
9. CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINES.
10. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
11. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5'-0" COVER AND A MAXIMUM OF 8'-0" COVER ON ALL WATERLINES.
12. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE BETWEEN THE PIPES. WHERE THE WATERLINE IS LESS THAN THE 18" VERTICAL CLEARANCE AND MEETING 10' HORIZONTAL CLEARANCE CANNOT BE MET, THE WATER MUST BE ENCASED IN CONCRETE.
13. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER, SEWER, GAS AND ELECTRICAL AND TELECOMMUNICATIONS LINES.
14. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
15. DRAWINGS MAY NOT NECESSARILY SHOW ALL EXISTING UTILITIES.

ADDITIONAL UTILITY NOTES:

1. ALL SEWER MAINS SHALL BE 8" SDR 35 PVC, UNLESS OTHERWISE NOTED.
2. ALL PROPOSED SEWER SERVICES SHALL BE 6" SDR 35 PVC AND AT A MINIMUM 2% SLOPE, UNLESS OTHERWISE NOTED.
3. ALL WATER MAINS SHALL BE 8" DI, UNLESS OTHERWISE NOTED.
4. ALL PROPOSED WATER SERVICES SHALL BE 1.5" COPPER, UNLESS OTHERWISE NOTED.
5. SEPARATION OF SEWER AND WATER LINES SHALL BE 18 INCHES (18") VERTICALLY OR 10 FEET (10') HORIZONTALLY, IF THIS CANNOT BE ACHIEVED THE SEWER SHALL BE INCASED IN CONCRETE.
6. ALL STORM DRAIN MAINS AND LATERALS SHALL BE SDR 35. (ROOF AND YARD DRAIN CONNECTIONS SHALL BE 6" SDR 35 OR APPROVED EQUAL)
7. ALL CABLE/POWER UTILITIES TO BE INSTALLED UNDERGROUND ONSITE

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION.

LEXINGTON PLANNING BOARD

DATE:

I, _____ 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 THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDED OF SAID NOTICE.

TOWN CLERK *DATE*

11 LARCHMONT LANE
LEXINGTON, MA

DRAWN BY: MVC
CHECKED BY: MJN
DATE: 8-20-2025

REVISIONS

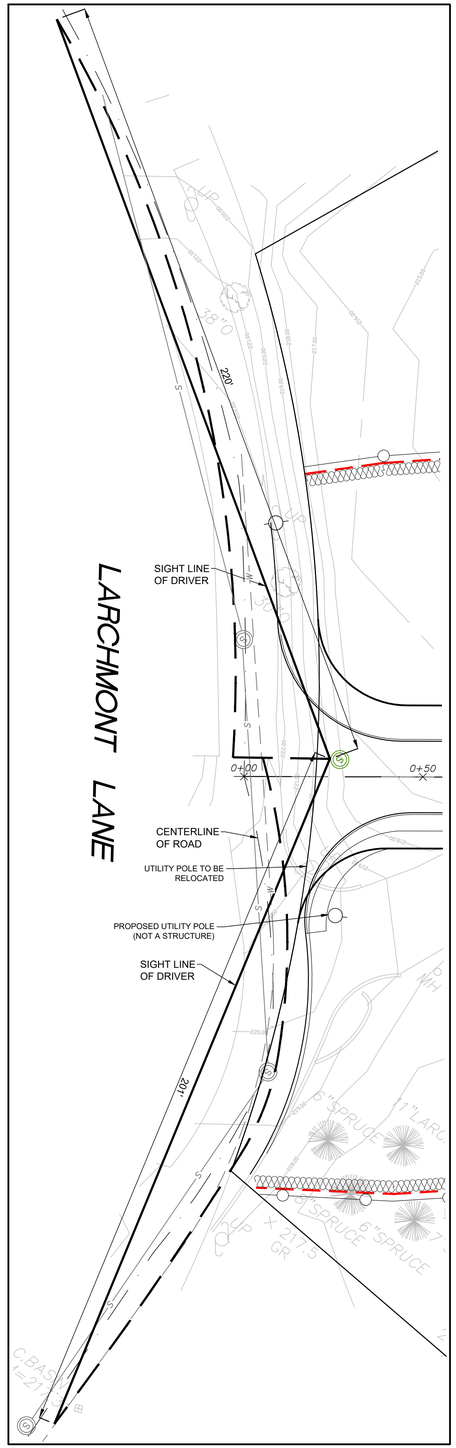
DATE	BY	DESCRIPTION

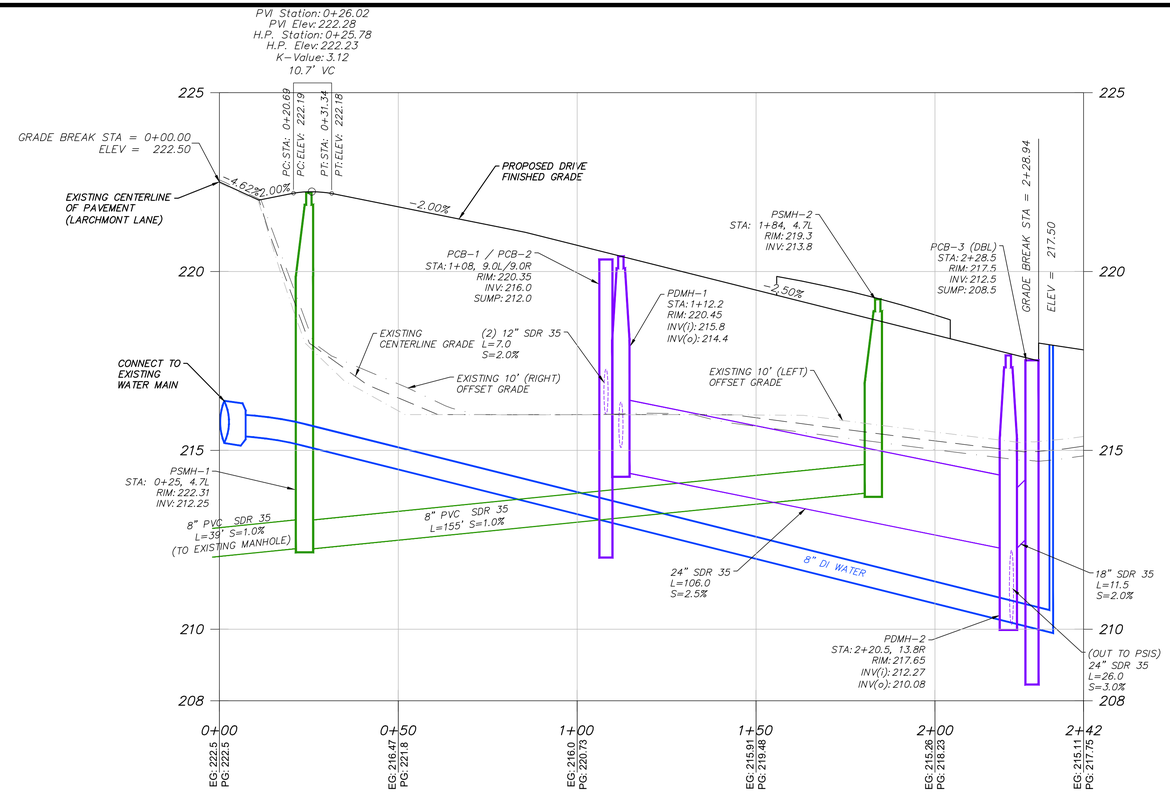
COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. NOVAK
CIVIL
No. 36986
REGISTERED PROFESSIONAL ENGINEER

PATRIOT Engineering
PO BOX 362
LEXINGTON, MASSACHUSETTS 02420
T: (978) 726-2654
www.patriot-eng.com

SITE PLAN - UTILITY
LOCATED IN
LEXINGTON, MA
(MIDDLESEX COUNTY)
PREPARED FOR
TROPEANO REALTY COMPANY, LLC

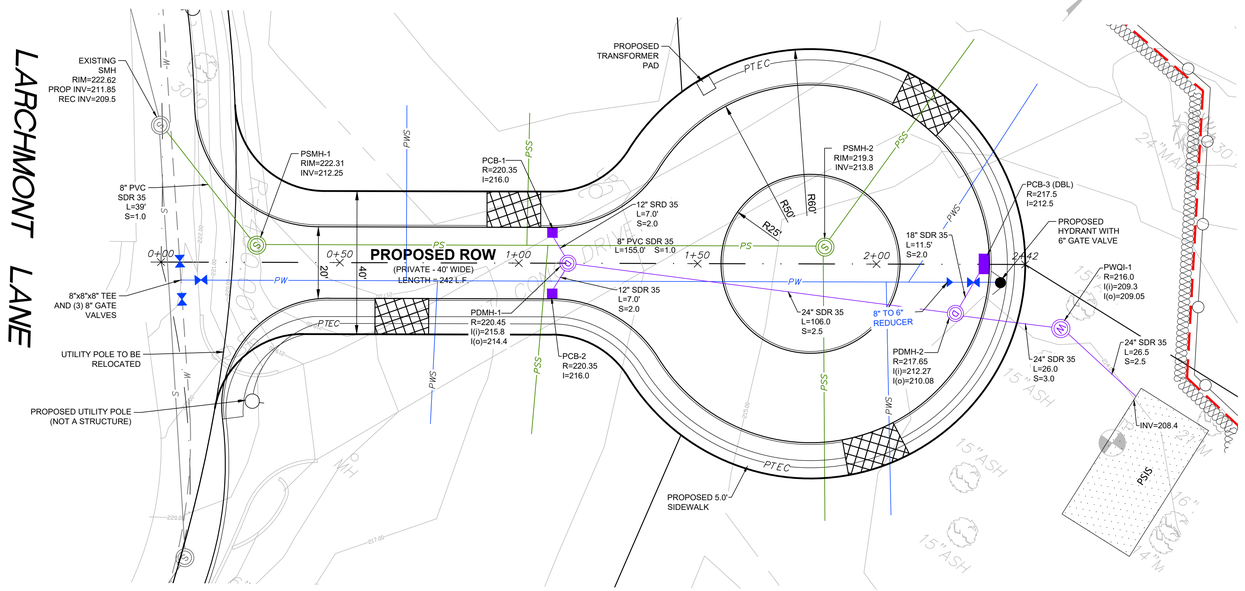
SHEET
C - 4





PROFILE VIEW
SCALE: 1"=2' VERT.
1"=20' HOR.

PROPOSED ROW



20 0 10 20 40
GRAPHIC SCALE IN FEET

NOTES:

1. THE TOPOGRAPHY AND SITE DETAILS DEPICTED HEREON WERE OBTAINED FROM A SURVEY CONDUCTED ON THE GROUND BY KEENAN SURVEY & LEXINGTON GIS.
2. THE SUBJECT PROPERTY DEPICTED IS LOCATED WITHIN THE RS ZONING DISTRICT.
3. THE SUBJECT PROPERTY IS DEPICTED AS LOT 98A ON THE TOWN OF LEXINGTON ASSESSOR'S MAP 64.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND PLANS OF RECORD. THIS PLAN DOES NOT GUARANTEE THE LOCATION OF UTILITIES DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST.

LEGEND	DESCRIPTION
PEOP	PROPOSED EDGE OF PAVEMENT
PVGC	PROPOSED VERTICAL GRANITE CURB
■	PROPOSED CATCH BASIN (PCB)
Ⓟ	PROPOSED DRAIN MANHOLE (PDMH)
PD	PROPOSED DRAIN LINE
PS	PROPOSED SEWER LINE
PWS	PROPOSED WATER SERVICE
PSS	PROPOSED SEWER SERVICE
	PROPOSED FIRE HYDRANT
Ⓢ	PROPOSED SEWER MANHOLE (PSMH)
PW	PROPOSED WATER LINE

LEXINGTON PLANNING BOARD

DATE:

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_____ *TOWN CLERK* _____ *DATE*

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION.

FOR ADDITIONAL UTILITY NOTES SEE SHEET C-4

11 LARCHMONT LANE
LEXINGTON, MA

DRAWN BY: MVC
CHECKED BY: MJN
DATE: 8-20-2025

REVISIONS

DATE	BY	DESCRIPTION

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. NOVAK
CIVIL
No. 36896
REGISTERED PROFESSIONAL ENGINEER

PATRIOT Engineering
PO BOX 362
LEXINGTON, MASSACHUSETTS 02420
T: (978) 726-2654
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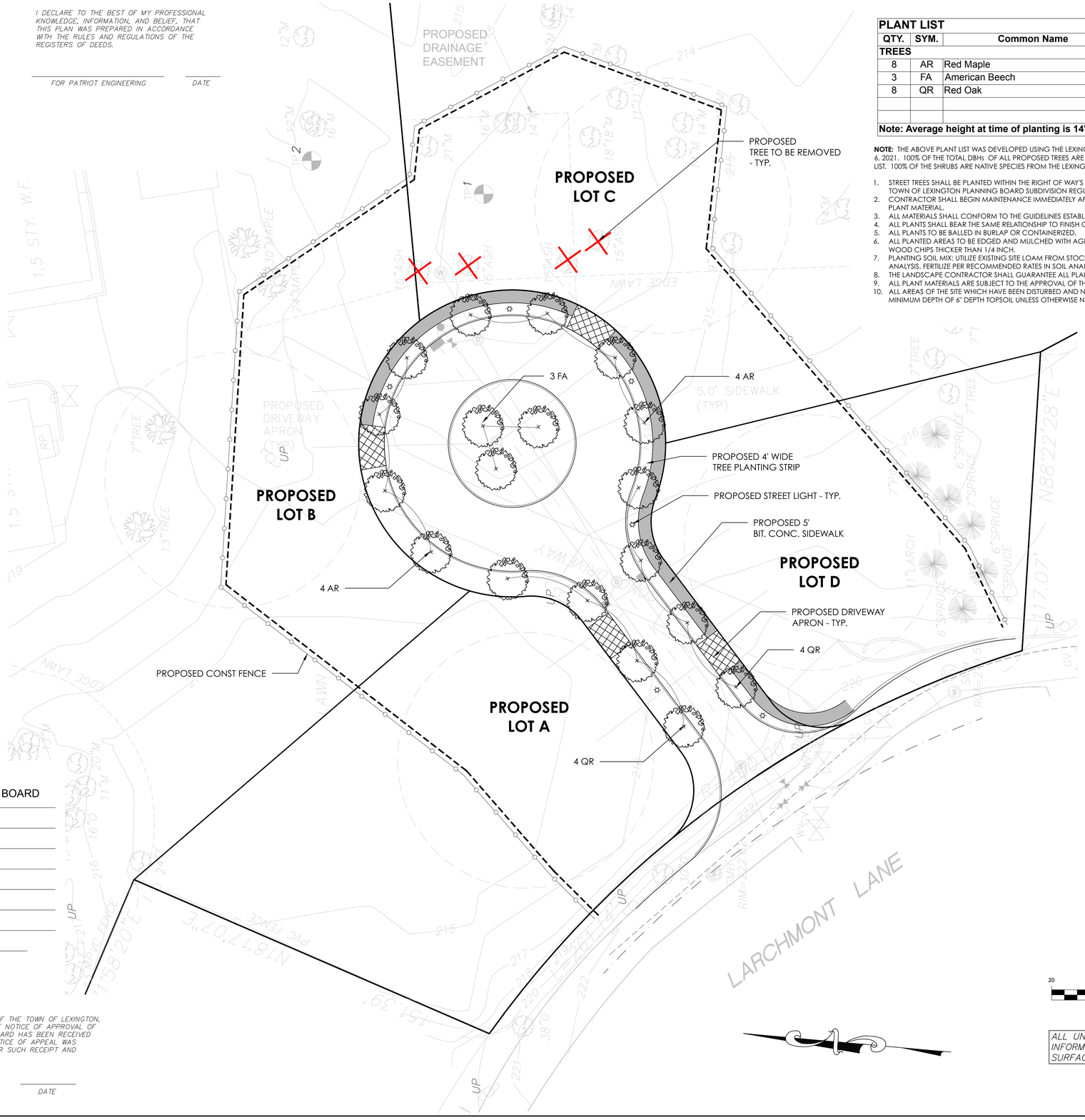
UTILITY PROFILE
LOCATED IN
LEXINGTON, MA
(MIDDLESEX COUNTY)
PREPARED FOR
TROPEANO REALTY COMPANY, LLC

SHEET
C - 5

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.

FOR PATRIOT ENGINEERING _____ DATE _____

FOR REGISTRY OF DEEDS USE ONLY



PLANT LIST					
QTY.	SYM.	Common Name	Botanical Name	Size	Notes
TREES					
8	AR	Red Maple	Acer rubrum	3 - 3.5"	B&B
3	FA	American Beech	Fagus americana	3 - 3.5"	B&B
8	QR	Red Oak	Quercus rubra	3 - 3.5"	B&B
Note: Average height at time of planting is 14' -16'					

NOTE: THE ABOVE PLANT LIST WAS DEVELOPED USING THE LEXINGTON PREFERRED PLANT LIST AS ADOPTED ON OCTOBER 6, 2021. 100% OF THE TOTAL DBHs OF ALL PROPOSED TREES ARE NATIVE TREES FROM THE LEXINGTON PREFERRED PLANT LIST. 100% OF THE SHRUBS ARE NATIVE SPECIES FROM THE LEXINGTON PREFERRED PLANT LIST.

1. STREET TREES SHALL BE PLANTED WITHIN THE RIGHT OF WAY'S PLANTING STRIP AND SPACED BETWEEN 27 - 35 FEET ON CENTER, PER THE TOWN OF LEXINGTON PLANNING BOARD SUBDIVISION REGULATION 175.7.6.B(1)
2. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
3. ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
5. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
6. ALL PLANTED AREAS TO BE EDGED AND MULCHED WITH AGED PINE BARK; PARTIALLY DECOMPOSED, JET BLACK IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
7. PLANTING SOIL MIX: UTILIZE EXISTING SITE LOAM FROM STOCKPILES. THOROUGHLY INCORPORATE WITH COMPOST AS NEEDED PER SOILS ANALYSIS. FERTILIZE PER RECOMMENDED RATES IN SOIL ANALYSIS.
8. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
9. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
10. ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDED WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL UNLESS OTHERWISE NOTED.

LEGEND: (NOTE: SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

- PROPOSED PROPERTY LINES
- L.O.W. — LIMIT OF WORK / PROPOSED FILTERMITT / LIMIT OF WORK
- T.B.R. — TO BE REMOVED
- PGC — PROPOSED GRANITE CURB
- PBB — PROPOSED BITUMINOUS CONC. BERM
- ROW — RIGHT OF WAY
- PROPOSED SIDEWALK
- PROPOSED DRIVEWAY APRON
- PROPOSED STREET TREE
- PROPOSED TREE TO BE REMOVED
- PROPOSED STREET LIGHT

LEXINGTON PLANNING BOARD

_____

DATE:

I, _____ 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 THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDED OF SAID NOTICE.

_____ TOWN CLERK _____ DATE

20 0 10 20 40

GRAPHIC SCALE IN FEET

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION.

REVISIONS

BY	DESCRIPTION	DATE

J THOMA LAND DESIGN STUDIOS
LDS Live Work Play

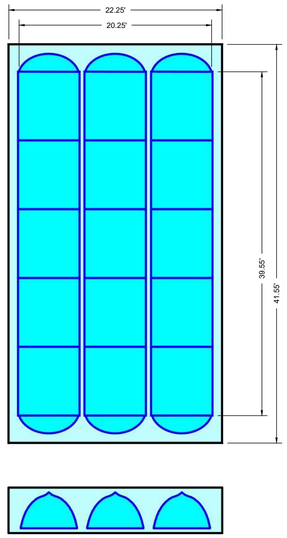
MASSACHUSETTS JEFFREY A. THOMA No. 1377 REGISTERED LANDSCAPE ARCHITECT

LANDSCAPE PLAN
LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)
11 LARCHMONT LANE

J Thoma Land Design Studios
141 Haggetts Pond Rd
Andover, MA 01810
978.409.9815 - www.jthomalds.com

DESIGNED BY: JAT
CHECKED BY: JAT

DATE: AUGUST 21, 2025
SCALE: 1"=20'
SHEET No. LS-2
PROJECT No. 25-21



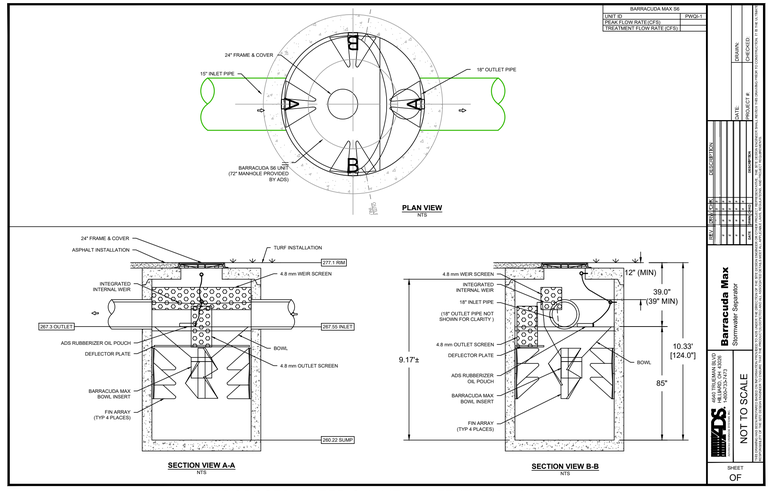
PROPOSED SUBSURFACE INFILTRATION SYSTEM-1

PROPOSED LAYOUT

(15) STORMTECH MC-3500 CHAMBERS (5X3)
INSTALLED WITH
12" COVER STONE
6" BASE STONE
12" SIDE STONE
12" END STONE
40% STONE VOID

PROPOSED ELEVATIONS

MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	214.65
TOP OF STONE:	213.15
TOP OF CHAMBER:	212.65
BOTTOM OF CHAMBER:	208.9
BOTTOM OF STONE:	208.4

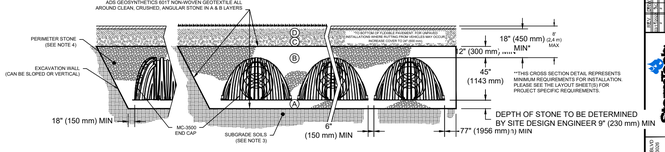


PROPOSED WATER QUALITY INLET (TYPICAL)

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145* A-1, A-2-4, A-3 OR AASHTO M43* 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 18" (450 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[3]	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[3]	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. THE USE OF GEOTEXTILES MAY BE COMPROMISED BY COMPACTION. FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

PROPOSED SUBSURFACE INFILTRATION SYSTEM- CROSS SECTION (TYPICAL)

EXCAVATION NOTE:
1. WITHIN THE FOOTPRINT OF THE SUBSURFACE INFILTRATION SYSTEM ALL TOPSOIL, SUBSOIL AND/OR FILL/CONFINING LAYER SHALL BE REMOVED DOWN TO AN ELEVATION OF PARENT MATERIAL OR LEDGE AND REPLACED WITH A TITLE V SAND OR WASHED 1-1/2" STONE.

INDIVIDUAL SUBSURFACE INFILTRATION SYSTEMS WILL BE DESIGNED FOR EACH LOT AT TIME OF BUILDING PERMIT

LEXINGTON PLANNING BOARD

DATE:

NOTE:
NO ISOLATOR ROW USED IN THIS APPLICATION

ALL DETAILS ARE NOT TO SCALE

11 LARCHMONT LANE
LEXINGTON, MA

DRAWN BY: MVC
DATE: 8-20-2025
CHECKED BY: MJN

REVISIONS

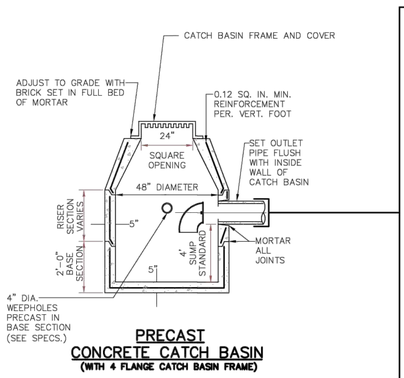
DATE	BY	DESCRIPTION

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. NOVAK
CIVIL
No. 50686
REGISTERED PROFESSIONAL ENGINEER

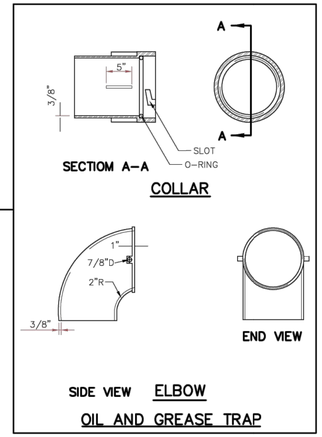
PATRIOT Engineering
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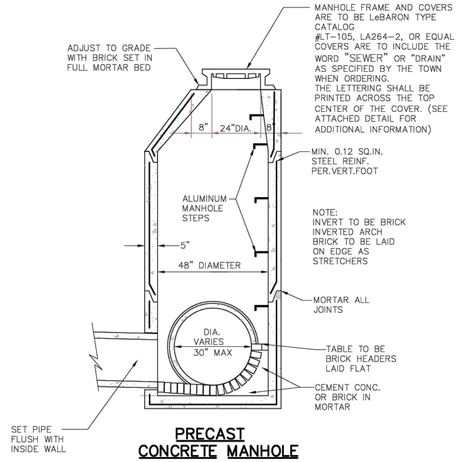
DETAILS
LOCATED IN
LEXINGTON, MA
(MIDDLESEX COUNTY)
PREPARED FOR
TROPEANO REALTY COMPANY, LLC

SHEET
C-6

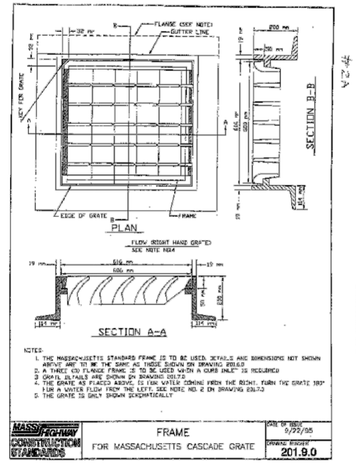


PRECAST CONCRETE CATCH BASIN
(WITH 4 FLANGE CATCH BASIN FRAME)

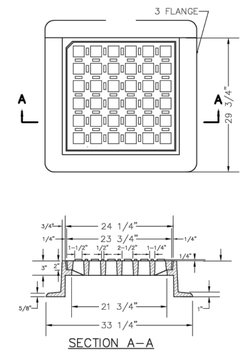




PRECAST CONCRETE MANHOLE



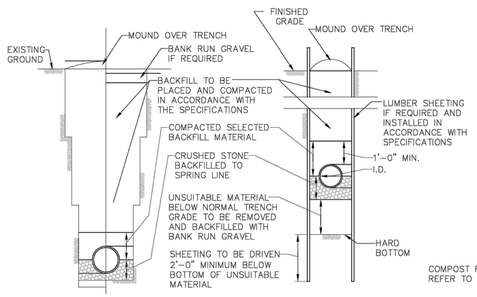
CATCH BASIN FRAME AND GRATE
N.T.S.



NOTE: FRAME AND GRATE SHALL BE HEAVY DUTY CLASS 30 GRAY IRON.

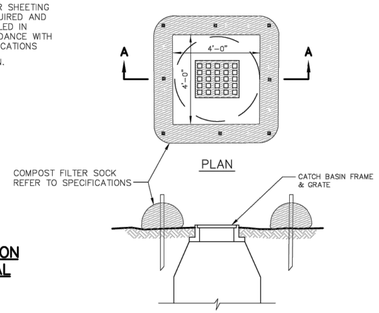
CATCH BASIN FRAME AND GRATE
N.T.S.

NOTE: CATCH BASIN FRAME AND COVERS ARE TO BE LeBARON TYPE CATALOG #LF248-3 OR EQUAL

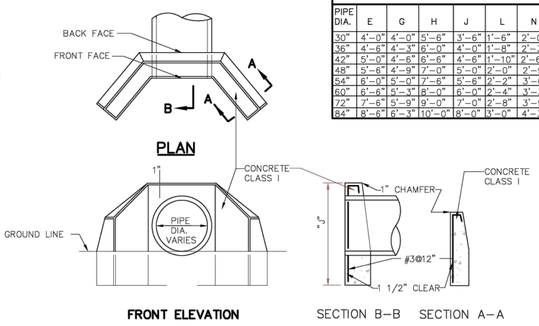


TYPICAL TRENCH SECTION STABLE GROUND

TYPICAL TRENCH SECTION UNSUITABLE MATERIAL

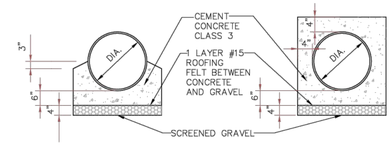


BALED HAY SILT BARRIER AROUND CATCH BASIN
N.T.S.



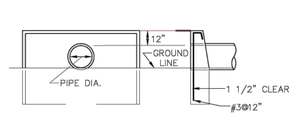
CONCRETE HEADWALL DETAILS FOR 30" TO 84" PIPE CULVERTS

1 1/2:1 & 2:1 SLOPES								1 1/2 SLOPES			2:1 SLOPES		
PIPE DIA.	E	G	H	J	L	N	P	F	CU. YDS.	LBS.	F	CU. YDS.	LBS.
30"	4'-0"	4'-0"	5'-6"	3'-6"	1'-6"	2'-0"	5'-3"	3'-0"	2.60	45	4'-3"	3.16	54
36"	4'-6"	4'-3"	6'-0"	4'-0"	1'-8"	2'-3"	5'-11"	3'-6"	3.39	54	5'-0"	4.15	64
42"	5'-0"	4'-6"	6'-6"	4'-6"	1'-10"	2'-6"	6'-6"	4'-0"	4.20	59	5'-9"	5.25	70
48"	5'-6"	4'-9"	7'-0"	5'-0"	2'-0"	2'-9"	7'-2"	4'-6"	5.19	65	6'-6"	6.50	83
54"	6'-0"	5'-0"	7'-6"	5'-6"	2'-2"	3'-0"	7'-10"	5'-0"	6.26	73	7'-3"	7.86	93
60"	6'-6"	5'-3"	8'-0"	6'-0"	2'-4"	3'-3"	8'-5"	5'-6"	7.43	85	8'-0"	9.37	106
72"	7'-6"	5'-9"	9'-0"	7'-0"	2'-8"	3'-9"	9'-9"	6'-6"	10.25	98	9'-6"	12.99	128
84"	8'-6"	6'-3"	10'-0"	8'-0"	3'-0"	4'-3"	11'-0"	7'-6"	13.49	120	11'-0"	17.32	154



DETAIL CONCRETE CRADLE

DETAIL CONCRETE ENCASEMENT

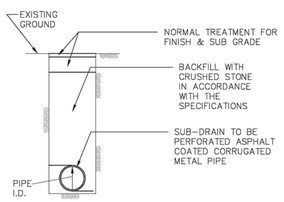


CONCRETE HEADWALL DETAILS FOR 8" TO 30" PIPE CULVERTS

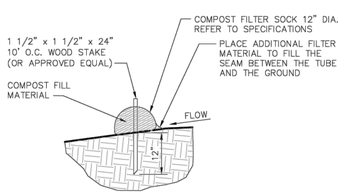
PIPE DIA.	1 1/2:1 SLOPE			2:1 SLOPE		
	L	CU.YDS.	LBS.	L	CU.YDS.	LBS.
8"	4'-2"	0.77	15	5'-10"	1.08	21
10"	4'-10"	0.92	20	6'-8"	1.28	23
12"	5'-6"	1.08	21	7'-6"	1.49	29
15"	6'-6"	1.34	24	8'-9"	1.82	32
18"	7'-6"	1.61	30	10'-0"	2.18	39
21"	8'-8"	1.95	34	11'-6"	2.62	43
24"	9'-3"	2.16	35	12'-6"	2.97	50
30"	10'-6"	2.63	44	15'-6"	3.86	62
	Q=4 INCHES			Q=6 INCHES		

NOTE:
SEDIMENT TRAPS TO BE PLACED IN UPLAND LOCATIONS ONLY

SEDIMENT CONTROL TRAP
N.T.S.

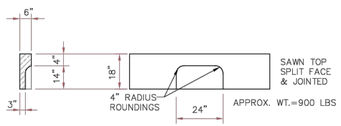


SUB-DRAIN DETAIL



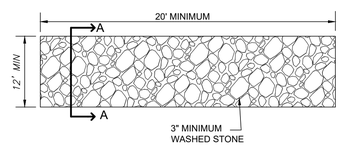
NOTE: EROSION CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH ORDER OF CONDITIONS.

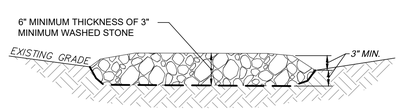
SEDIMENTATION BARRIER

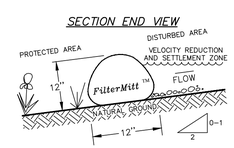


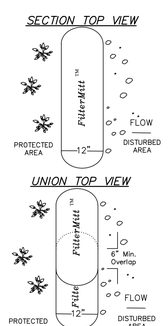
GRANITE CURB INLET DETAILS

NOTES:
1. ALL CONCRETE CORNERS SHALL BE CHAMFERED
2. ALL CONCRETE SHALL BE 3000 PSI









***FilterMitt*™ COMPONENTS:**
OUTSIDE CASING: 100% organic hessian.
FILLER INGREDIENT: *FiberRoot Mulch*™
- A blend of coarse and fine compost and shredded wood. Particle sizes: 100% passing a 3" screen; 90-100% passing a 1" screen;
- 70-100% passing a 0.75" screen; 30-75% passing a 0.25" screen.

Weight: Approx. 310 lbs./cu.yd. (Ave. 11.5 lbs./f.f.)

For more information visit: www.groundscapesexpress.com or contact us at:
Groundscapes Express, Inc.
P.O. Box 737
Wrentham, MA 02093 (508) 384-7140

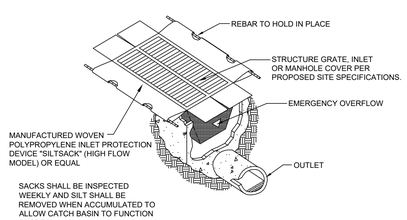
FilterMitt™ **INSTALLATION:**
With the newest technology and equipment, sections can be constructed on site in lengths from 1' to 100'.

Sections can also be delivered to the site in lengths from 1' to 8'.

The flexibility of allows it to conform to any contour or terrain while holding a slightly round shape at 8" high by 8" wide.

Where section ends meet, there shall be an overlap of 6" or greater.

FILTERMITT 2:1 SLOPES OR LESS



SACKS SHALL BE INSPECTED WEEKLY AND SILT SHALL BE REMOVED WHEN ACCUMULATED TO ALLOW CATCH BASIN TO FUNCTION PROPERLY

SILT SAC
(NOT TO SCALE)

ALL DETAILS ARE NOT TO SCALE

NOT FOR CONSTRUCTION

11 LARCHMONT LANE
LEXINGTON, MA

DRAWN BY: MVC
DATE: 8-20-2025
CHECKED BY: MJN

REVISIONS

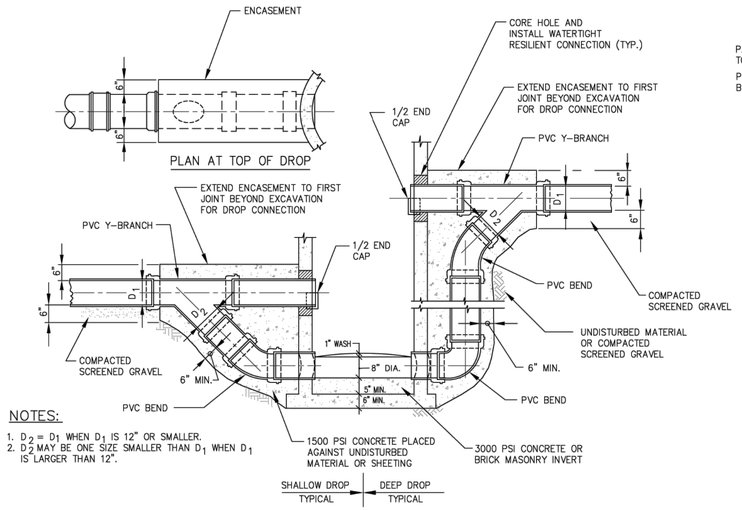
DATE	BY	DESCRIPTION

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. NOVAK
CIVIL
No. 50696
REGISTERED PROFESSIONAL ENGINEER

PATRIOT Engineering
P.O. BOX 362
LEXINGTON, MASSACHUSETTS 02420
T: (978) 726-2854
www.patriot-eng.com

DETAILS
LOCATED IN
LEXINGTON, MA
(MIDDLESEX COUNTY)
PREPARED FOR
TROPEANO REALTY COMPANY, LLC

SHEET
C-7

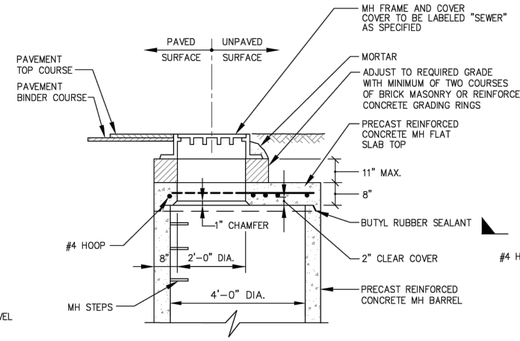


NOTES:

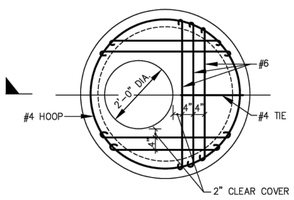
1. $D_2 = D_1$ WHEN D_1 IS 12" OR SMALLER.
2. D_2 MAY BE ONE SIZE SMALLER THAN D_1 WHEN D_1 IS LARGER THAN 12".

DROP INLETS FOR PVC PIPE SEWERS

NOT TO SCALE
2-1.4.1 (REV. 03-15-95)



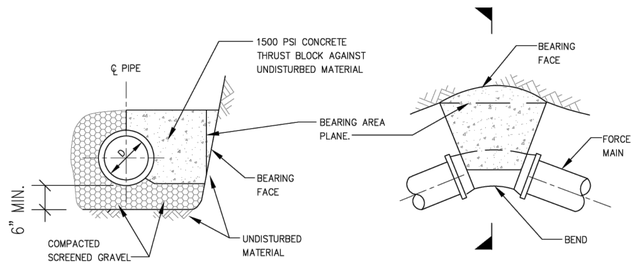
SECTION



PLAN OF PRECAST SLAB

PRECAST FLAT SLAB TOP FOR SHALLOW MANHOLE

NOT TO SCALE
2-1.5.43 (REV. 03-15-95)



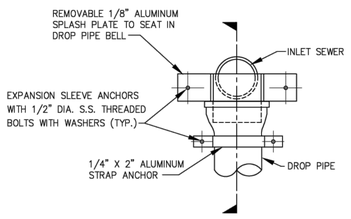
SECTION PLAN

NOTES:

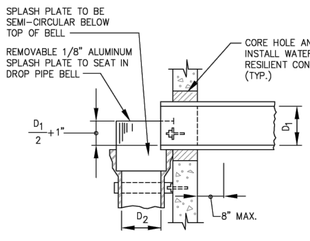
1. WHERE SO INDICATED ON PLANS, THE FORCE MAIN BENDS SHALL BE BACKED UP WITH A CONCRETE THRUST BLOCK BETWEEN THE PIPE AND UNDISTURBED MATERIAL.
2. REQUIRED BEARING AREA TO BE CALCULATED ON VERTICAL PLANE 90 DEG. TO RADIAL PLANE PASSING THROUGH MIDPOINT OF BEND.
3. MINIMUM BEARING AREA: 2.0 SQ.FT.
4. SEE PLANS FOR REQUIRED BEARING AREAS GREATER THAN MINIMUM.

FORCE MAIN THRUST BLOCK

NOT TO SCALE
2-1.6.1 (REV. 03-15-95)

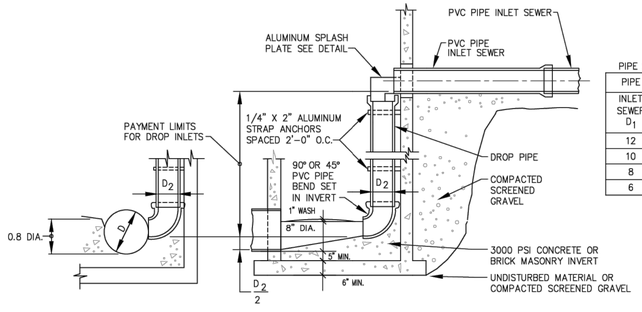


ELEVATION



SECTION

ALUMINUM SPLASH PLATE DETAIL



PIPE SIZE TABLE

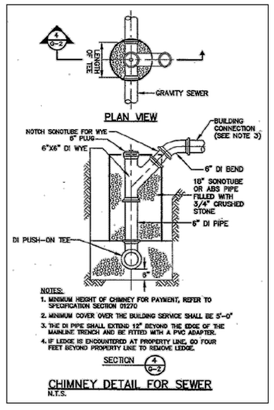
PIPE SIZES (IN)	
INLET SEWER D_1	DROP PIPE D_2
12	10
10	8
8	8
6	6

INVERT DETAIL AT SIDE DROPS

INVERT DETAIL AT MAIN RUN DROPS

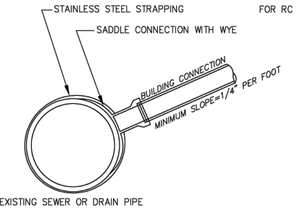
INSIDE DROP INLETS FOR PVC PIPE SEWERS 12 INCH DIAMETER AND SMALLER

NOT TO SCALE
2-1.4.3 (REV. 03-15-95)



TYPICAL CHIMNEY DETAIL

NO SCALE

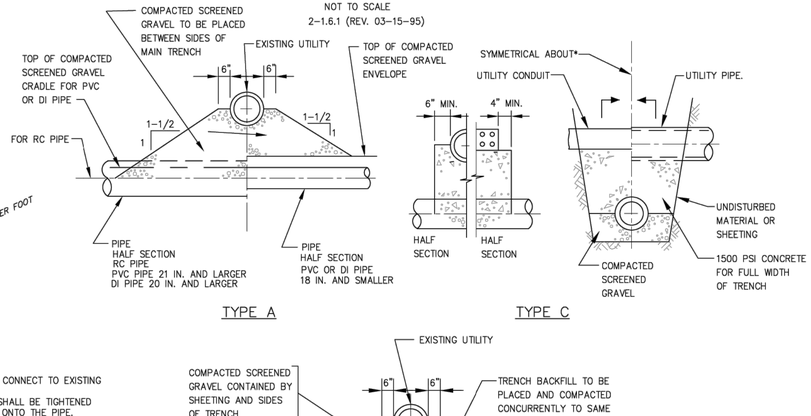


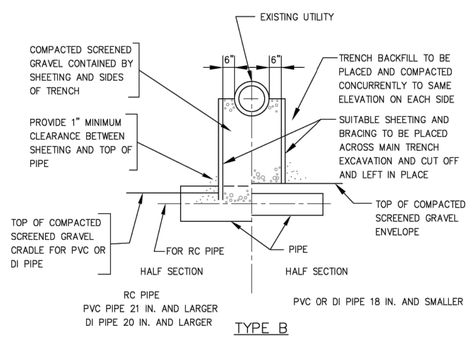
NOTES:

1. FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE OR IRON PIPE.
2. SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENT ONTO THE PIPE.
3. FULL WYE CONNECTION FITTINGS MAY BE USED.
4. PIPE SHALL BE CUT TO CONFORM TO THE OPENING IN THE SADDLE.
5. CONNECTIONS DIRECTLY INTO THE EXISTING PIPE WITHOUT A SADDLE OR A FULL WYE FITTING ARE NOT ALLOWED.

SEWER SERVICE SADDLE CONNECTION

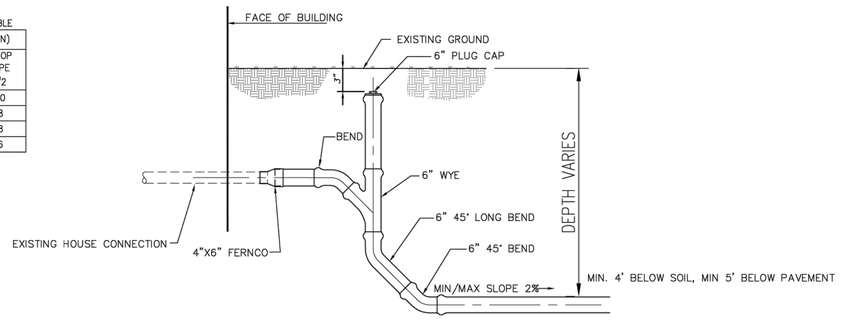
NO SCALE





TYPICAL SUPPORTS FOR UTILITIES

NOT TO SCALE
2-1.8 (REV. 03-15-95)



ELEVATION

CLEAN OUT RISER FOR SHALLOW BUILDING CONNECTIONS

NO SCALE

ALL DETAILS ARE NOT TO SCALE

NOT FOR CONSTRUCTION

11 LARCHMONT LANE
LEXINGTON, MA

DRAWN BY: MVC
DATE: 8-20-2025
CHECKED BY: MJN

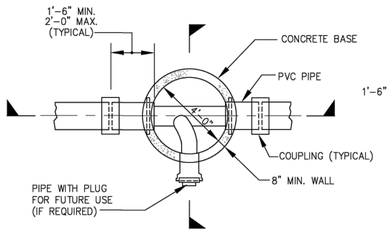
REVISIONS

DATE	BY	DESCRIPTION

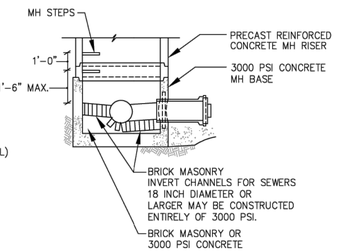
PATRIOT Engineering
P.O. BOX 362
LEXINGTON, MASSACHUSETTS 02420
T: (978) 726-2654
www.patriot-eng.com

DETAILS
LOCATED IN
LEXINGTON, MA
(MIDDLESEX COUNTY)
PREPARED FOR
TROPEANO REALTY COMPANY, LLC

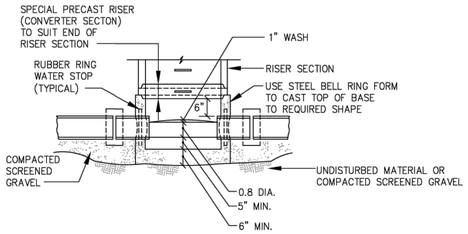
SHEET
C-8



PLAN



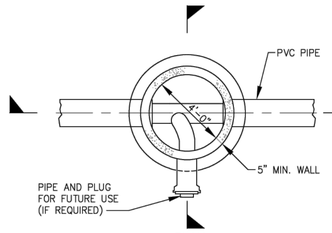
SECTION



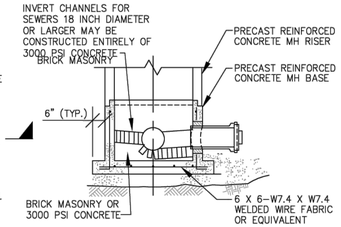
SECTION

CAST-IN-PLACE CONCRETE BASE FOR PVC SEWERS

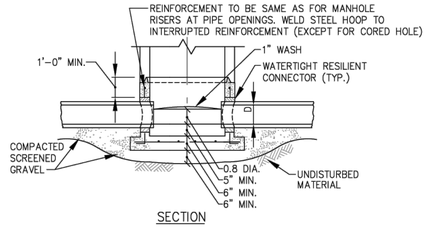
NOT TO SCALE
2-1.5.4 (REV. 03-15-95)



PLAN



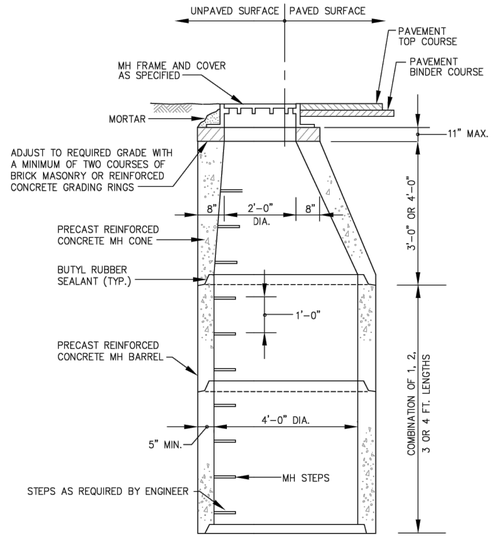
SECTION



SECTION

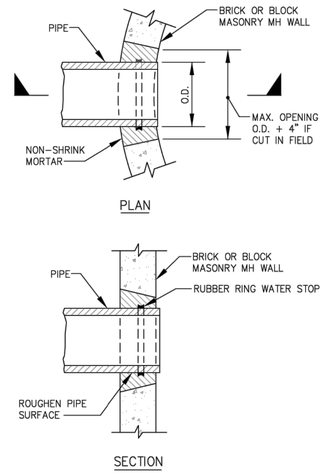
4'-0" PRECAST REINFORCED CONCRETE MANHOLE BASE FOR PVC SEWERS AND DRAINS

NOT TO SCALE
2-1.5.14 (REV. 03-15-95)



MANHOLE RISER WITH ECCENTRIC CONE TOP

NOT TO SCALE
2-1.5.41 (REV. 03-15-95)

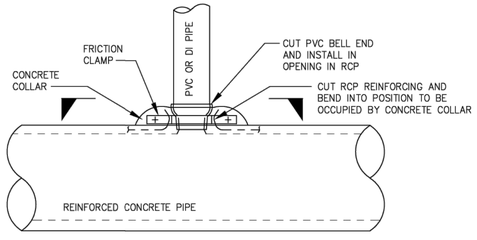


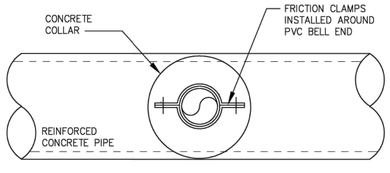
PLAN

SECTION

NON-SHRINK MORTAR JOINTS FOR CONNECTING PIPES TO BRICK OR BLOCK MASONRY MANHOLES

NOT TO SCALE
2-1.5.62 (REV. 4-5-96)

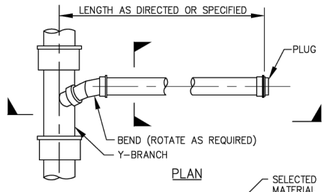




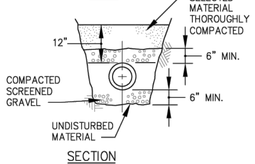
SECTION

T-BRANCH FOR BUILDING OR CHIMNEY CONNECTION IN RC PIPE (PVC OR DI PIPE BRANCH)

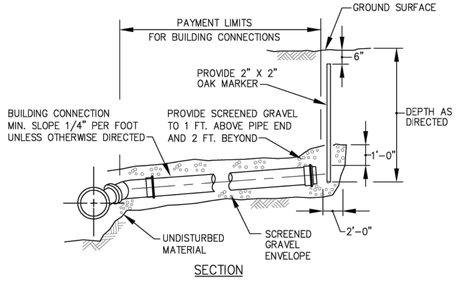
NTS
2-1.2.15 (REV. 08-17-95)



PLAN



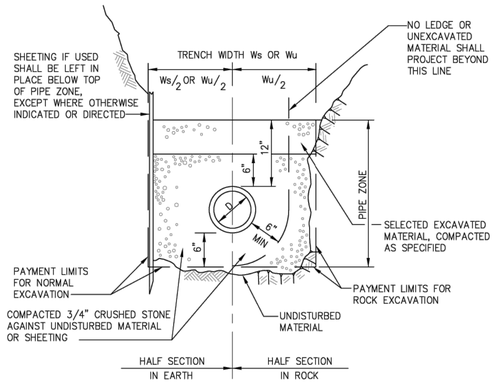
SECTION



SECTION

BUILDING CONNECTION FOR DI OR PVC PIPE

NOT TO SCALE
2-1.2.1 (REV. 03-15-95)

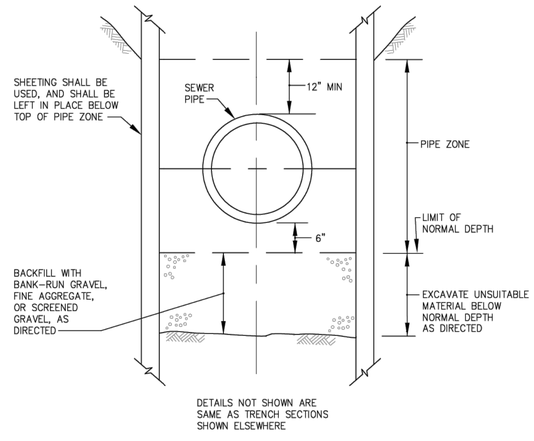


1. PIPE TRENCHES MAY BE EXCAVATED WIDER THAN TRENCH WIDTH Ws (SHEETED) OR Wu (UNSHEETED) ABOVE THE TOP OF PIPE ZONE.
2. TRENCHES SHALL NOT BE EXCAVATED BEYOND THE TRENCH WIDTH Wu BELOW THE TOP OF PIPE ZONE.
3. SHEETING MUST BE USED IF EXCAVATION AND BACKFILL, BELOW NORMAL DEPTH, IS REQUIRED. SHEETING SHALL BE LEFT IN PLACE BELOW A LINE 1'-0" ABOVE THE TOP OF PIPE.
4. ALL ROCK WITHIN 3'-0" HORIZONTALLY OF THE ENDS OF BUILDING CONNECTIONS, BRANCHES OR STUBS AND DOWN TO A HORIZONTAL PLANE 6" BELOW THE BOTTOMS OF SUCH CONNECTIONS, BRANCHES OR STUBS, SHALL BE EXCAVATED.

TRENCH WIDTH Ws OR Wu

NOMINAL PIPE DIAMETER D	DEPTH OF PIPE INVERT BELOW GROUND SURFACE	
	0 TO 12'	12' TO 20'
24" AND SMALLER	5'-0"	7'-0"
OVER 24"	D + 3'-0"	D + 5'-0"

TRENCH SECTION FOR PVC PIPE



DETAILS NOT SHOWN ARE SAME AS TRENCH SECTIONS SHOWN ELSEWHERE

TRENCH SECTION IN UNSUITABLE MATERIAL

NOT TO SCALE
2-1.1.21 (REV. 03-15-95)

ALL DETAILS ARE NOT TO SCALE

NOT FOR CONSTRUCTION

11 LARCHMONT LANE
LEXINGTON, MA

DRAWN BY: MVC
DATE: 8-20-2025
CHECKED BY: MJN

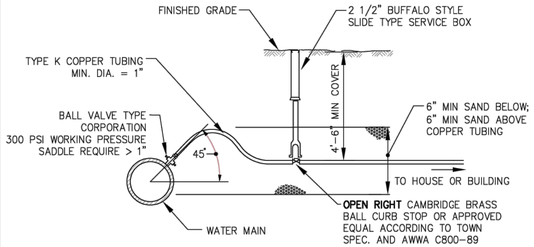
REVISIONS

DATE	BY	DESCRIPTION

PATRIOT Engineering
P.O. BOX 362
LEXINGTON, MASSACHUSETTS 02420
T. (978) 726-2654
www.patriot-eng.com

DETAILS
LOCATED IN
LEXINGTON, MA
(MIDDLESEX COUNTY)
PREPARED FOR
TROPEANO REALTY COMPANY, LLC

SHEET
C-9

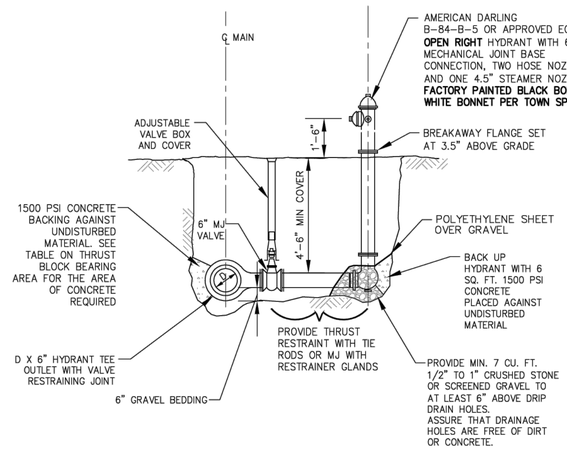


NOTES:

1. A 10' HORIZONTAL SEPARATION MUST BE MAINTAINED FROM THE SEWER SERVICE UNLESS OTHERWISE AUTHORIZED BY THE ENGINEERING DIVISION.
2. FOR SERVICE RENEWALS, TUBING SHALL BE REPLACED TO THE PROPERTY LINE UNLESS OTHERWISE AUTHORIZED BY THE ENGINEERING DIVISION.
3. WHERE AN EXISTING SERVICE IS BEING REPLACED TO THE MAIN, THE OLD SERVICE SHALL BE CAPPED AT THE CORPORATION.
4. THE WATER AND SEWER DIVISION MUST BE NOTIFIED IF LEAD OR STEEL SERVICES ARE ENCOUNTERED.
5. SERVICE TAPS SHALL BE PERFORMED BY CONTRACTOR OR SUBCONTRACTOR AND ARE SUBJECT TO APPROVAL BY THE WATER DIVISION.
6. SERVICE TAPS GREATER THAN 1" REQUIRE A SADDLE AND ARE SUBJECT TO THE APPROVAL OF THE ENGINEERING DIVISION.
7. USE QUICK STYLE COMPRESSION CONNECTIONS FOR ALL SERVICE BRASS.
8. FOR 1" CONNECTIONS TO EXIST. 3/4" CURB STOP CONNECT ADAPTER DIRECTLY TO CURB STOP. MOST EXISTING CURB STOPS REQUIRE 3/4" X 1" FEMALE ADAPTERS FOR NEW ENGLAND STYLE THREADS.
9. ALL CONNECTIONS TO EXIST. CURB STOPS SHALL REPLACE SERVICE BOXES IF NOT BUFFALO STYLE.
10. WATER SERVICE SHALL INCLUDE A BALL VALVE WITH COMPRESSION FITTING JUST BEFORE METER.

WATER SERVICE CONNECTION (1" MIN TO 2" MAX)

NTS

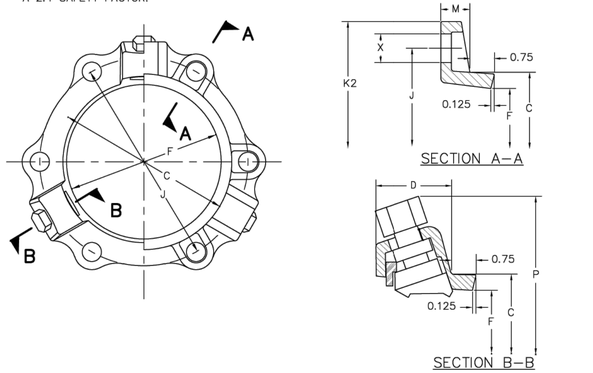


TYPICAL HYDRANT ASSEMBLY WITH DRAIN

NTS

NOTES:

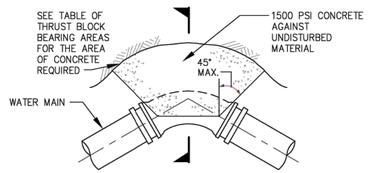
1. SIZES 3" THROUGH 24" ARE LISTED BY UNDERWRITER'S LABORATORIES, INC. CATEGORY HJKF FOR USE ON DUCTILE IRON PIPE. THE LISTING FILE NUMBER IS EX2836. SIZES 3" THROUGH 12" ARE FACTORY MUTUAL APPROVED.
2. GLAND AND COLLAR BOLTS ARE MADE OF DUCTILE IRON CONFORMING TO ASTM A536-80. WEDGES ARE MADE OF DUCTILE IRON HEAT TREATED TO A MINIMUM BRINELL HARDNESS OF 370.
3. GLAND CONFORMS TO THE APPLICABLE REQUIREMENTS OF ANSI/AWWA A21.11/C111 AND ANSI\AWWA C153/A21.53 OF THE LATEST REVISION.
4. FOR TEST PRESSURES ABOVE THE RATED PRESSURES SHOWN, CONSULT THE ENGINEERING DEPARTMENT OF EBAA IRON INC. FOR RECOMMENDATIONS. EBAA-SEAL GASKETS ARE PROVIDED WITH THE 30" THROUGH 48" MEGALUGS. ALSO PROVIDED WITH THE 42" AND 48" SIZES ARE EXTRA LENGTH T-BOLTS. THE GASKETS AND BOLTS ARE PROVIDED TO FACILITATE EASIER ASSEMBLY OF THE MECHANICAL JOINT AND ARE REQUIRED ON THE ABOVE REFERENCED SIZES TO OBTAIN THE LISTED PRESSURE RATINGS WITH A 2:1 SAFETY FACTOR.



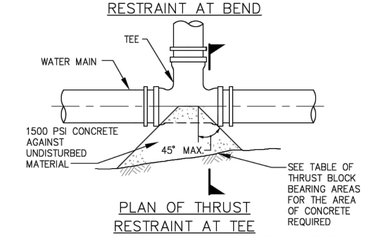
SERIES	PRESSURE RATING	C	D	F	J	M	X	NO. OF WEDGES	NO. OF BOLTS	P	P (W/ NUTS TWISTED OFF)	K2
1103	350	4.84	2.27	4.06	6.19	0.62	3/4	2	4	9.36	9.06	7.69
1104	350	5.92	2.27	4.90	7.50	0.75	7/8	2	4	10.20	9.90	9.12
1106	350	8.02	2.27	7.00	9.50	0.88	7/8	3	6	12.30	12.00	11.12
1108	350	10.17	2.31	9.15	11.75	1.00	7/8	4	6	14.45	14.15	13.37
1110	350	12.22	2.37	11.20	14.00	1.00	7/8	6	8	16.50	16.20	15.62
1112	350	14.32	2.37	13.30	16.25	1.25	7/8	8	8	18.60	18.30	17.88
1114	350	16.40	2.69	15.44	18.75	1.50	7/8	10	10	20.64	20.94	20.25
1116	350	18.50	2.69	17.54	21.00	1.56	7/8	12	12	22.60	22.90	22.50
1118	250	20.60	2.69	19.64	23.25	1.63	7/8	12	12	24.70	25.00	24.75
1120	250	22.70	2.69	21.74	25.50	1.69	7/8	14	14	26.80	27.10	27.00
1124	250	26.90	3.20	25.94	30.00	1.81	7/8	16	16	32.94	32.64	31.50
1130	250	33.29	3.20	32.17	36.88	2.25	1 1/8	20	20	39.17	38.87	39.12
1136	250	39.59	3.20	38.47	43.75	2.25	1 1/8	24	24	45.47	45.17	46.00
1142	250	45.79	4.56	44.67	50.62	3.88	1 3/8	28	28	55.87	55.57	53.48
1148	250	52.09	4.56	50.97	57.50	3.88	1 3/8	32	32	62.17	61.87	60.36

MEGALUG DETAIL

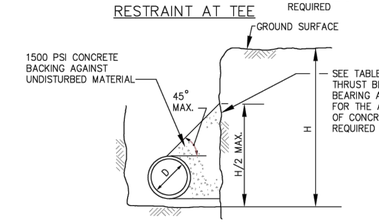
N.T.S.



PLAN OF THRUST RESTRAINT AT BEND



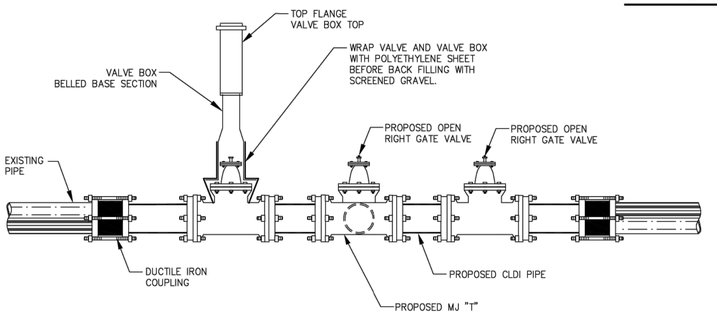
PLAN OF THRUST RESTRAINT AT TEE



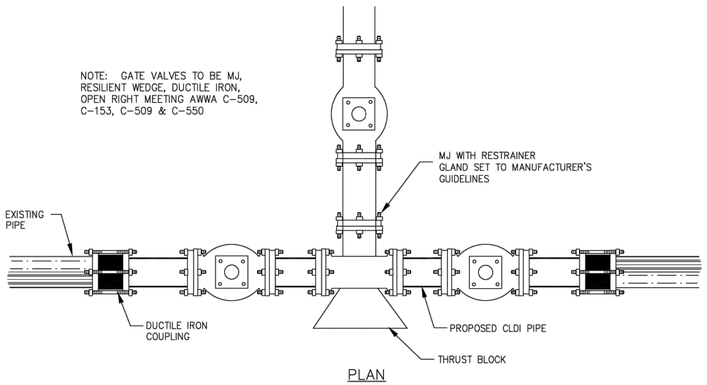
THRUST BLOCK SECTION

THRUST RESTRAINT AT FITTINGS

NTS



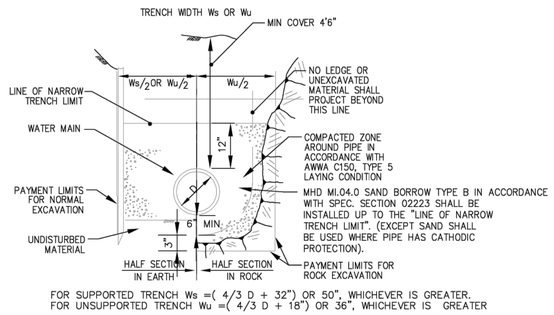
ELEVATION



PLAN

TRIPLE GATE CUT IN WATER MAIN CONNECTION

NTS



FOR SUPPORTED TRENCH Ws =(4/3 D + 32") OR 50", WHICHEVER IS GREATER.
FOR UNSUPPORTED TRENCH Wu =(4/3 D + 18") OR 36", WHICHEVER IS GREATER

NOTES:

1. TRENCHES MAY BE EXCAVATED WIDER THAN TRENCH WIDTH Ws ABOVE THE "LINE OF NARROW TRENCH LIMIT".
2. BELOW THE "LINE OF NARROW TRENCH LIMIT" THE TRENCH SHALL NOT BE EXCAVATED BEYOND THE TRENCH WIDTH Ws.
3. SHEETING, IF USED, IN ALL CASES SHALL BE LEFT IN PLACE BELOW A LINE 1'-0" ABOVE THE TOP OF THE PIPE, UNLESS OTHERWISE INDICATED OR DIRECTED.
4. "COVER" AT ANY POINT SHALL BE DEFINED AS THE VERTICAL DISTANCE FROM THE UPPERMOST POINT OF THE PIPE TO A LINE WHICH CONNECTS THE SURFACE OF UNDISTURBED GROUND AT EITHER SIDE OF THE TRENCH AND IS AT RIGHT ANGLES TO THE DIRECTION OF THE PIPE.
5. WHERE FUTURE EXTENSION OF A PLUGGED PIPE OR A PLUGGED BRANCH WILL ENTAIL ROCK EXCAVATION, TRENCH EXCAVATION IN ROCK SHALL BE EXTENDED FOR A DISTANCE OF 3'-0" BEYOND THE PLUG.
6. BANK RUN GRAVEL OR EXCAVATED MATERIAL THAT MEETS SPEC. SECTION 02224 SHALL BE INSTALLED ABOVE THE LINE OF NARROW TRENCH LIMIT.
7. WHERE SPECIFIED, CONTROLLED DENSITY FILL WILL BE USED FROM TOP OF SCREENED GRAVEL TO BOTTOM OF BITUMINOUS PAVEMENT.

WATER MAIN TRENCH SECTION

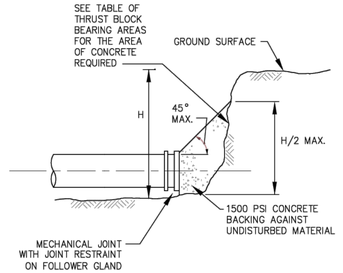
NTS

ALL DETAILS ARE NOT TO SCALE

BEARING AREA FOR VARIOUS DIAMETERS						
FITTING	4"	6"	8"	10"	12"	16"
1/32 BEND (11 1/4°)	2 S.F.	2 S.F.	2 S.F.	2 S.F.	3 S.F.	5 S.F.
1/16 BEND (22 1/2°)	2 S.F.	2 S.F.	3 S.F.	3 S.F.	4 S.F.	5 S.F.
1/8 BEND (45°)	2 S.F.	2 S.F.	3 S.F.	5 S.F.	7 S.F.	12 S.F.
1/4 BEND (90°)	3 S.F.	3 S.F.	6 S.F.	9 S.F.	12 S.F.	21 S.F.
TEE/PLUG	2 S.F.	3 S.F.	4 S.F.	6 S.F.	9 S.F.	16 S.F.

NOTES:

1. ALL ELBOWS, BENDS, AND CAPS SHALL BE BRACED WITH CONCRETE THRUST BLOCKS. JOINTS SHALL NOT BE ENCASED IN CONCRETE.
2. BEARING AREA IS AREA OF CONCRETE IN CONTACT WITH WALL OF TRENCH (H X L).
3. HEIGHT AND LENGTH AS REQUIRED TO OBTAIN BEARING AREA SHOWN IN THE TABLE W/ H APPROX. 1/2 L.
4. THRUST BLOCK SIZING BASED ON 150 PSI WATER PRESSURE AND 2000 PSI SOIL BEARING CAPACITY.



THRUST RESTRAINT AT PLUG

NTS

NOT FOR CONSTRUCTION

11 LARCHMONT LANE
LEXINGTON, MA

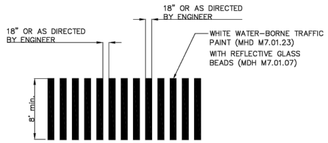
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DATE: 8-20-2025
CHECKED BY: MJN

REVISIONS		
DATE	BY	DESCRIPTION

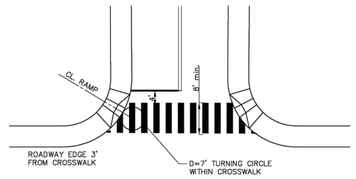
PATRIOT Engineering
P.O. BOX 362
LEXINGTON, MASSACHUSETTS 02420
T: (978) 726-2654
www.patriot-eng.com

DETAILS
LOCATED IN
LEXINGTON, MA
(MIDDLESEX COUNTY)
PREPARED FOR
TROPEANO REALTY COMPANY, LLC

SHEET
C-10



CROSSWALK ALL LOCATIONS



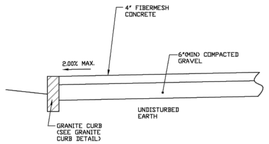
DETAIL~FOR CROSSWALK ALL LOCATIONS

NOTES:

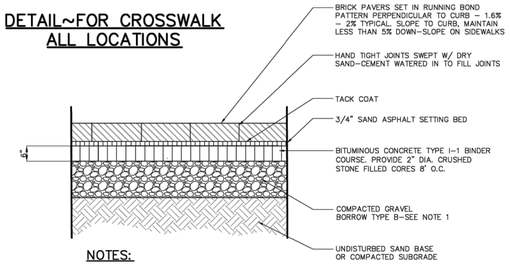
1. WHERE PROVIDED, STOP LINES SHOULD BE PLACED NO LESS THAN 4 FEET BEHIND AN ADJACENT CROSSWALK LINE.

2. MID-BLOCK CROSSWALKS SHALL NOT BE INSTALLED IN AREAS WITH THE SIGHT DISTANCE LESS THAN THAT SHOWN IN THE TABLE BELOW.

DESIGN SPEED	SIGHT DISTANCE
30	200
40	275
50	375
60	525
70	625



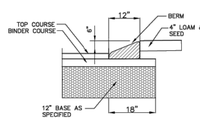
CONCRETE SIDEWALK



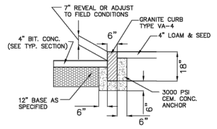
NOTES:

1. DETAIL AS SHOWN SHALL BE USED ON TYPICAL BRICK SIDEWALKS. WHERE SHOWN ON PLANS AT LOCATIONS FOR "TREEWAY", GRAVEL BORROW SHALL BE SUBSTITUTED WITH COMPACTED DENSE GRADED CRUSHED STONE AND 2" DEPTH OF SAND BASED.

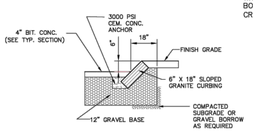
BRICK SIDEWALK PAVING



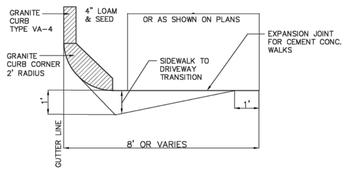
BIT. CONC. BERM



GRANITE CURB TYPE VA-4

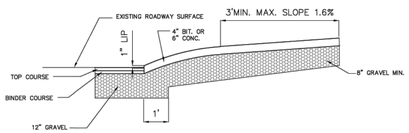


SLOPED GRANITE CURB DETAIL

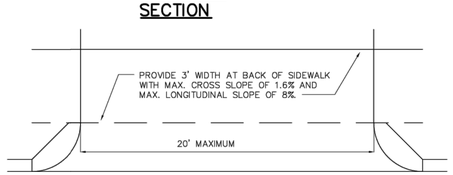


PLAN VIEW

TYPICAL CURB RETURN DETAIL



DRIVEWAY SECTION



ZONING OFFSETS

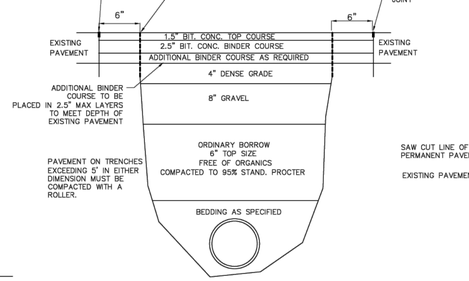
ZONING DISTRICT	DISTANCE FROM STREET INTERSECTION	DISTANCE FROM LOT LINE	WALL OF PRINCIPAL BUILDING
RS,RO,RT	25	5	5
RD,RM	25	8	5
CRO,CLO,CM	50	10	5
CRS,CS,CB,CN	10	NO REQUIREMENT	5

MAXIMUM DRIVEWAY GRADE = 12%

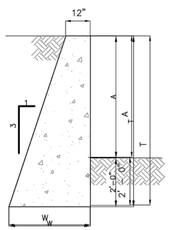
DRIVEWAY PLAN-RESIDENTIAL

NOTE:

NUMBER OF DRIVEWAYS PER LOT LINE IS LIMITED TO TWO. ZONING BY LAW SECTION 5.1.10.2



TRENCH RESTORATION

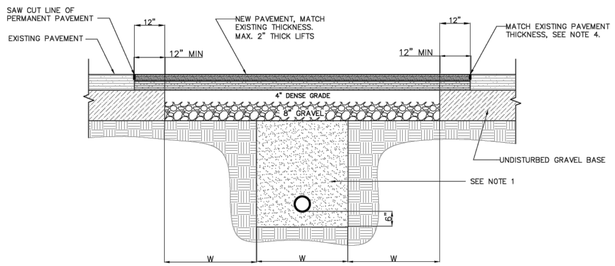


LOW RETAINING WALL

NOTES

1. CLASS I CEMENT CONC. TO BE USED
2. EXPANSION JOINTS TO BE PLACED 90' O.C. MAX. WITH INTERMIDIATE CONSTRUCTION JOINTS 30' O.C.
3. ALL CONC. DIMENSIONS SHOWN ARE MINIMUM

HEIGHT A	HEIGHT T	WIDTH W	AREA SQ. FT.	CU. YDS. PER. LIN. FT.
2'-0"	4'-0"	2'-4"	6.667	0.247
2'-6"	4'-6"	2'-6"	7.875	0.292
3'-0"	5'-0"	2'-8"	9.165	0.339
3'-6"	5'-6"	2'-10"	10.541	0.390
4'-0"	6'-0"	3'-0"	12.000	0.444
4'-6"	6'-6"	3'-2"	13.541	0.502
5'-0"	7'-0"	3'-4"	15.162	0.562



TYPICAL DETAIL TRENCH RESTORATION FOR MORATORIUM STREETS

NOTES:

1. THE TRENCH EXCAVATION AROUND THE UTILITY WILL BE BACK FILLED WITH FLOWABLE FILL OR, IN CASE OF NATURAL GAS SERVICE, WITH GRAVEL COMPACTED TO 95% DENSITY.

2. NEW GRAVEL SUB BASE WILL BE INSTALLED AND COMPACTED TO 95% DENSITY.

3. THE FINAL TRENCH PATCH WILL BE FROM CURB TO CURB, OR AS APPROVED BY THE ENGINEER.

4. PAVEMENT THICKNESS AND MATERIAL IN ACCORDANCE WITH THE TOWN OF LEXINGTON SPECIFICATIONS. APPLY HEAT BY APPROVED INFRARED METHOD TO SEAL ALL JOINTS.

5. JOINT BETWEEN EXISTING PAVEMENT AND PATCH MUST BE INFRARED.

ALL DETAILS ARE NOT TO SCALE

NOT FOR CONSTRUCTION

11 LARCHMONT LANE
LEXINGTON, MA

DRAWN BY: MVC
DATE: 8-20-2025
CHECKED BY: MJN

REVISIONS

DATE	BY	DESCRIPTION

PATRIOT Engineering
P.O. BOX 362
LEXINGTON, MASSACHUSETTS 02420
T: (978) 726-2854
www.patriot-eng.com

DETAILS
LOCATED IN
LEXINGTON, MA
(MIDDLESEX COUNTY)
PREPARED FOR
TROPEANO REALTY COMPANY, LLC

SHEET
C-11

TOWN OF LEXINGTON
PLANNING OFFICE

1625 Massachusetts Avenue
Lexington, Massachusetts 02420
Tel: 781-698-4560
planning@lexingtonma.gov
www.lexingtonma.gov/planning

Abby McCabe, Planning Director
Meghan Roche, Assistant Director
Aaron Koepper, Planner
Carolyn Morrison, Planning Coordinator

To: **Lexington Planning Board**

From: **Meghan Roche, Assistant Planning Director**

Re: **Project Review for 11 Larchmont Lane: Definitive Subdivision**

Date: **October 3, 2025**

Property Information	
Project Address	11 Larchmont Lane
Applicant/Owner	Tropeano Realty Company LLC
Type of Review	Definitive Subdivision
Permit Number	PLAN-25-35
Parcel ID	Map 64, Lot 98A
Zoning District	RS- One Family Dwelling Residential District
Property Size	± 9.06 Acres

Dates & Deadlines	
Filed with Town Clerk	August 27, 2025
Filed with Health	August 27, 2025
Public Hearing Date	October 8, 2025
Action Deadline	November 25, 2025
Action Required	Approve with or without conditions and waivers; OR Disapprove with reasons stated in detail where the plan does not comply with the subdivision regulations.
Appeal Period	20 days from decision filing with Town Clerk

Project Summary
The Applicant is requesting approval of a definitive subdivision plan which proposes four lots on an approximate 250-foot long roadway with a cul-de-sac. The Applicant submitted a preliminary subdivision plan with the Town Clerk on February 3, 2025 in order to freeze the 2024 Zoning Bylaw. The Planning Board granted a decision to approve the preliminary plan on March 6, 2025.

Per Massachusetts state law, a submission of a preliminary subdivision plan can freeze the zoning for a parcel if a definitive subdivision plan is also submitted within 7 months.

The Applicant is continuing with the subdivision process and has applied for a definitive subdivision plan freezing the 2024 Zoning Bylaw and Zoning Map that includes a VO (Village Overlay) district on the property. On March 17, 2025, Special Town Meeting (STM 2025-1) approved Article 2 – Amend Section 7.5 of the Zoning Bylaw to Reduce Multi-Family Dwelling Unit Capacity, removing the overlay district. If the Definitive Plan is approved and endorsed by the Planning Board, the full 2024 Zoning Bylaw and Zoning Map including the VHO overlay district can be applied to the property for eight years from the date of the plan's endorsement.

Staff Comments

The proposed lots meet the required frontage of 125 feet, area of 15,500 sq. ft. and access requirements. The proposed 40-foot ROW with a 20-foot wide roadway is appropriate for the subdivision.

The Fire Department does not have any concerns. The Health Division does not have any concerns.

The resource area boundaries shown on the plan set have not been reviewed and confirmed as accurate by the Conservation Commission. Based on GIS, the 200-foot Riverfront Area may extend northerly along the property boundary shared with Minuteman Bikeway versus arcing away to the east as shown. In addition, there is Zone A floodplain associated with the North Lexington Brook in this location and the elevation has not been determined or delineated on the plan set.

Applicant has provided a draft HOA Agreement however this does not include any language pertaining to allocating costs and responsibilities of maintenance amongst owners. Staff recommend a condition of approval for providing revised agreement language to staff prior to issuance of a building permit.

The Applicant has provided a response to all staff comments from the Preliminary Subdivision Approval.

A draft definitive subdivision approval for the Board's review and consideration has been provided to the applicant and board members.

Staff recommend a condition of approval pertaining to the Applicant's responsibility for obtaining and necessary approvals from MassPort and FAA Regulations, or any other permits, licenses or approvals as necessary including applications to the Conservation Commission and Historical Commission.

Staff recommend a condition of approval requiring the Applicant to file a Notice of Intent with the Conservation Commission and receive an Order of Conditions prior to any site disturbance or construction related to this definitive subdivision plan if deemed required by the Conservation Administrator. If the roadway layout and subsequently the layout of the lots to be created changes as part of the Conservation Commission review, the Applicant will be required to submit notice of modification to the Planning office and may require a new hearing with the Planning Board.

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Public Hearing on Amendments to the Planning Board's Subdivision Regulations (Ch. 175)

PRESENTER: **ITEM NUMBER:**

Staff and Board, Public

SUMMARY:

Public Hearing to review Planning Board Subdivision Regulations (Ch. 175). The Board will discuss, take public comment, and may vote to close or continue the hearing at the end of the discussion.

Changes are proposed to various sections including: Section 3: application format, fees, Section 5 & general & submission copies, Section 7.2: Streets & Rights-of-Ways design standards for the right-of-way location and minimum road length for dead-end streets, sidewalk connections, Section 6.5: Security, Section 7.6: Trees & Landscaping

The Planning Board current Subdivision Regulations Chapter 175 are available here

A draft of proposed changes are attached along with the full 50 page regulations with the proposed changes shown in red underlined text. Illustrative visuals attached. The two changes made since the Sept. 25 hearing are shown in purple font.

Summary of changes are:

- Increase application fees;
- Removes requirements for hard copies, except for required recording documents, and allows for electronic permit submissions;
- Permits Board of Health via online application portal;
- Adds definition of a Right-of-Way and Shoulder;
- Adds requirement for the proof circle, lot area, and frontage to be shown on buildable lots;
- Adds a requirement that new ways/roads be at least 10 feet from a lot line outside of the subdivision with some language for flexibility if approved by the Board;
- Adds a 150-ft. minimum road length requirement;
- Other changes to provide clarity and eliminate redundancy.

SUGGESTED MOTION:

If the Board is ready, below are suggested motions to approve.

Move to close the public hearing on the amendments to the Board's Subdivision Regulations Chapter 175.

Move to approve the amendments to the Board's Subdivision Regulations Chapter 175 of the Code of Lexington as modified through this evening's meeting.

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

10/8/2025

ATTACHMENTS:

Description	Type
Proposed Draft Sub Regs Amendments	Cover Memo
Sub Regs with Proposed Amendments	Exhibit
Presentation Slide deck	Presentation

Recommended Changes to the Planning Board's Subdivision Regulations
Subdivision Regulations, last revised in 2017
Full Subdivision Regulations Found Here: https://ecode360.com/10537349
DRAFT Changes October 6, 2025
Public Hearing Opened September 25, 2025, continued to October 8, 2025

Proposed changes shown below, underline is new language and language to removed is shown with a strikethrough. Renumber subsequent sections and correct formatting as needed as a result of these amendments.

1) Amend Section 1.4. FORMS as follows:

The Planning Board may create forms for the convenient administration of these Regulations. These forms are not part of the Regulations. Forms may be added or deleted and the content of the forms may be revised from time to time by administrative action of the Planning Board or Planning staff.

2) Add the following to Section 2.1 DEFINITIONS:

RIGHT-OF-WAY

An area of land which is used, designed or intended to be used as a street, road, or way, including paper streets and easements for use as a way.

SHOULDER

A portion of the paved right-of-way adjacent to the travel lane, and separated from the travel lane by a painted line.

3) Amend Section 3.3. APPLICATIONS as follows:

D. ~~Delivery of the~~ Application and Plan Submission.

(1) Filing by electronic submission in Lexington's online application system ~~delivery or by mail~~ to the Board. The applicant must submit ~~the application, the plan, other documents, if applicable, and~~ the fee online or provide to the Planning Office.

(a) ~~By delivery, during regular working hours, to the Planning Office; or~~

(b) ~~By registered mail to the Lexington Planning Board.~~

(2) Filing ~~or delivery~~ to Board of Health. The Planning office will ~~applicant must~~ forward the ~~submit an~~ application for approval of a preliminary subdivision plan or a definitive subdivision plan to the Board of Health ~~in accordance with their regulations~~. This step will be achieved through the Planning Board's online application portal submission to the Board of Health via the Health Director. The Health Department shall confirm receipt.

(3) Notice to Town Clerk. ~~Where required by Massachusetts law, the applicant must give a written notice of an application to the Town Clerk.~~ The Planning Office will forward the application to the Town Clerk. This step may be achieved through the Planning Board's online application portal and the Town Clerk shall confirm receipt.

E. Document and Plan Formatting Requirements

(3) Typewritten or printed material must be submitted in 8 1/2 inch by 11-inch format. Oversized brochures or reports will not be accepted.

(4) Information in digital form. All ~~submitted~~ information and plans must be supplied ~~both in written form as required elsewhere in these Regulations and~~ in digital form. The digital information must be submitted in its native format (e.g., MS Word, or AutoCAD) and in Portable Document Format (PDF).

4) Amend 3.4. FEES Section F Fee Schedule as follows:

Application Types	Administrative Fees
Approval Not Required (ANR) or MGL Chapter 41, 81X plan	~~$200~~$150 for application, plus $100 new additional lot created
Preliminary Subdivision	~~$1,000~~ $2,000, plus $500 per lot
Definitive Subdivision	
When a preliminary subdivision application was filed within the past 7 months	$~~2,000~~ 3,000
When a preliminary application was not filed within the past 7 months	$~~4,000~~ 5,000, plus $500 per lot
Modifications to a plan not deemed a minor filed change	$~~500~~ 600, plus $250 per lot impacted
Modification to covenant, decision, or other subdivision document	$~~250~~ 350

5) Amend 3.4. FEES (2) Project Review Fees for Peer Review Consultants as follows:

(c) ~~Schedule of~~ Project Review Fees for Peer Review Consultants. The following schedule applies to the types of applications to the Board set forth below. Where more than one type of application has been submitted for Board action, only the largest of the applicable Project Review Fees may be collected for deposit into the 53G Account, and not the sum of those fees. The amount of the peer review fee will be estimated by the selected consultant after receipt of the application based on the submittal. The final peer review cost will depend on the number of plan reviews, the number of hearings, and complexity of the project.

Initial Preliminary Plan, Modification of a Preliminary Plan, or Modification of a Definitive Plan:

~~Project Size~~	~~Fee~~
~~1 - 15 Lots~~	~~$ 2,000~~
~~16 - 20 Lots~~	~~$ 3,000~~

~~21 - 25 Lots $ 4,250~~
~~More than 25 Lots $ 5,000~~

Initial Definitive Plan:

~~Project Size~~	~~Fee~~
~~1 - 15 Lots~~	~~$ 4,000~~
~~16 - 20 Lots~~	~~$ 6,000~~
~~21 - 25 Lots~~	~~$ 10,000~~
~~More than 25 Lots~~	~~$ 20,000~~

6) Amend Section 4.2 SUBMISSION for Approval Not Required Plans, as follows:

A. Number of Copies. The submitted application must include:

~~(~~1)~~ One~~ Two original Mylar copy, with signature block;

(2) Three large (24 inches by 36 inches) format black line copy; and

7) Amend 4.3. REVIEW AND DECISION PROCESS as follows:

Review the plan with the Chair~~man~~ or, in his or her absence, the Vice Chair~~man~~ of the Board;

8) Amend Section 5.2 RELATION TO SKETCH PLAN as follows:

When land which is the subject of a special ~~permit~~ residential development under §135-6.9 of the Zoning Bylaw is also proposed to be subdivided, a sketch plan, as defined in the Board's Development Regulations, may be submitted in lieu of a preliminary plan.

5.3 SUBMISSION

A.~~ Number of Copies~~. The submitted application shall ~~include:~~ be in the Board's online application portal.

(~~1) Three original, copy-ready application packets (including any drainage and stormwater management plans);~~

(1) One stand-alone document of the drainage and stormwater management plans;

(~~3~~) ~~Four large (24 inches by 36 inches) format sets of plans; and~~

(2) An electronic copy of the application material in both PDF and CAD format.

B. Information Required on each plan sheet:

(9) When applicable, a written list of all waivers, citing specific provisions of these Regulations that are being requested.

C. When applicable, a written list of all waivers, citing specific provisions of these Regulations that are being requested with justification.

9) Amend Definitive Subdivision Plans Section 6.1 SUBMISSION as follows:

B. Number of Copies. The application shall be submitted in the Board's online application portal electronic copies in both PDF and CAD format shall include: ~~submitted application package must include~~:

(1) Three original, copy-ready application packets (including any drainage and stormwater management plans);

(2) One stand-alone ~~copy~~ document of the drainage and stormwater management plans;

(3) ~~Four~~ Two Mylar copies of large (24 inches by 36 inches) of the Title Sheet, Property Rights and Dimensional Plan, and Street Layout and Profile Plans format sets of plans; and

C. Required Plans

(2) Site Analysis Map.

(j) Areas of visual impact, including graphics of viewscapes into and out from the site.

(4) Site Construction Plan. A plan prepared by a landscape architect and a civil engineer, showing in a general manner, where applicable:

(a) The location of existing and proposed buildings;

(b) Existing and proposed contours;

(c) If applicable, a delineation of vegetated wetlands, with the buffers described in (2)(a)[6]~~(7)~~ above;

(5) Street Layout and Profile Plans.

[6] Sight lines for entering and merging traffic at street intersections and off-site driveway intersections and other necessary data pertaining to traffic safety;

10) Amend Section 6.5. SECURITY, as follows:

(1) Amount. In determining the amount of the bond or surety, the Board will confer with the Engineering Department and be informed by the following formula in setting the sum of the security:

(d) The applicant's estimate of the cost to complete the work; plus

(e) A ten percent contingency; plus

(f) Cost increases due to inflation over a five-year period; plus

(g) Costs associated with as-builts and street acceptance plans.

E. Converting Covenant to another Performance Guarantee. If the applicant desires that lots be released from a covenant and that the improvements remaining to be constructed or installed be secured by another form of performance guarantee, a formal written request must be sent to the Board ~~by registered mail~~, which sets forth and include:

11) Amend Section 6.6. RELEASE OF SECURITY, as follows:

D. As-Built Plans. The following as-built plans and profiles, prepared by an Engineer or Land Surveyor, based on an on-the-ground survey done within six weeks of submittal, must be submitted to the Board following the completion of construction and, in addition, at such time during the course of construction as may be required by the Planning Office or Town Engineer. These ~~may~~ shall be new plans ~~or full-size prints~~ of the approved definitive plans showing in red or other clearly distinguishable color all differences between the approved and the actual construction. Where the departures are considered significant, the Board may require corrective work or may require engineering calculations to substantiate acceptability of work as done. All submitted material must also be supplied in digital form, as described in 3.3.E(4).

12) Amend Section 7.1. SITE DESIGN, as follows:

B. Lots; Property Rights.

Compliance with Zoning Bylaw. All lots shown on the plan must meet the frontage, area, shape, and access requirements of the Zoning Bylaw. Lots on which a building may be erected shall show the proof circle to confirm lot regulatory, lot area, and lot frontage required by § 135-4.2.2, 4.2.3 (1), and 4.2.4 of the Zoning Bylaw.

13) Amend Section 7.2. STREETS AND RIGHTS-OF-WAYS, as follows:

(3) Intersections.

(h) Streets must be laid out to intersect as nearly as possible at right angles, and in no case at less than a 75-degree or more than a 105-degree angle.

(i) New subdivision streets may be constructed at an intersection of two existing streets if the proposed subdivision street is aligned opposite one of the existing streets.

(j) An intersection of two streets may not be within 125 feet of any other existing or proposed intersection, unless aligned directly across the street, as measured between the points of intersection of the centerlines of the intersecting streets.

B (4) Location. New rights-of-way shall be located at least 10 feet from any lot outside the subdivision. The Planning Board may approve a plan showing less than 10 feet if the Board finds there to be no risk to public safety and if the Board finds there are physical constraints such as topographic or geologic conditions which would require it to be less than 10 feet. The Board may approve a plan showing less than 10 feet if the proposal is for a proof plan only and not proposed to be constructed.

E. Design Standards for Streets and Rights-of-Way.

The standards below are not an attempt to provide every detail needed to design a right of way, but highlight key elements where the Town wishes to provide specific guidance to create context sensitive right of ways.

	Minor	*Local*
Design Speed (MPH)	25	25
ROW CROSS–SECTION ELEMENTS		
Sidewalks (Number)	1	1
Width (feet)	5	5
Planting Strip		
Min. Width (feet)	4	5
Shoulders		
Width (feet)	1	2
Travel Lanes	2	2
Width (feet)	9	10
Min. Grade	1%	1%
Max. Grade	8%	8%
Max. Grade within 75' of Intersection	2%	2%
Other Design Elements/Criteria		

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Min. Overall ROW Width (feet)	40	50
Min. Intersection Rounding Radius (feet)	25	25
Min. distance between the new ROW to any lot line of any lot situated outside of the subdivision.	10	10

(7) Dead-end Streets by adding, and renumbering following sections:

(b) A dead-end street shall be a minimum of 150 feet from the point of the beginning following the centerline to the furthest point on the right-of-way line on the turnaround.

(13) A development should consider future sidewalks or other complete streets improvements within the development and where the new subdivision road connects to the existing road. New roads should connect the sidewalk to an existing sidewalk system. An applicant should consider locations of hardscaping, landscaping, utility poles, fire hydrants, and other site appurtenances that could create new hazards in close proximity to the Right of Way.

15) Amend Section 7.3 SIDEWALKS AND PATHS section C for Bicycle Path or Recreational Path as follows:

(2) Path Easements. Easements for bicycle paths or recreational paths ~~footpaths or trails~~ must be at least 10 feet wide. Easements providing public access over these paths and trails are required.

15) Amend Section 7.6 TREES AND LANDSCAPING, as follows, including any renumbering of subsequent sections:

B. Street Trees.

(c) Proposed street tree species must be native ~~indigenous~~ to the region. A list of recommended tree species can be found in the ~~Massachusetts Division of Fisheries and Wildlife's publication *The Vascular Plants of Massachusetts: A County Checklist,*~~ the Planning Board's Preferred Planting List.

E. Soils. Where soils have been compacted and where existing trees will not be adversely affected by the process, soil profile rebuilding methods shall be employed before landscaping begins.

16) Amend Section 8.2 INSPECTION as follows:

H. Certification of Monuments. The required monuments (stone bounds or equivalent) must be set by or under the direct supervision of a Land Surveyor after all construction which could disturb them has been completed, and ~~two copies of~~ a PDF copy of the plan of the subdivision (which may be the "as built" plans) must be submitted to the Board, showing the exact location and nature of the monuments set or found (identified as such), certified by a Land Surveyor.

17) Amend Section 8.4 CERTIFICATES OF OCCUPANCY DURING CONSTRUCTION, as follows:

A. Rights of Ways. No Certificates of Occupancy may be issued until all work associated with the right of way construction is complete, except for the final top course of pavement, unless otherwise authorized by the Planning Board after acceptance of a performance guarantee.

DRAFT

CHAPTER 175 OF THE CODE OF THE TOWN OF LEXINGTON

PLANNING BOARD SUBDIVISION REGULATIONS

Revised through August 30, 2017

Amended on _____, 2025

DRAFT October 6, 2025

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§ 175-1.0 AUTHORITY AND PURPOSE

1.1. AUTHORITY; TITLE

A. Authority. As authorized by MGL c. 41, ss. 81K through 81GG, the "Subdivision Control Law," and under the authority delegated to the Town of Lexington by Article 89 of the Amendments to the Constitution of the Commonwealth of Massachusetts, known as the "Home Rule Amendment," the Lexington Planning Board adopts these Rules and Regulations governing the subdivision of land in Lexington.

B. Title. These Regulations are known and may be cited as the "Subdivision Rules and Regulations" or as the "Subdivision Regulations" or, within this document, as "these Regulations."

C. Gender Neutrality. These Regulations are gender neutral, any reference to the masculine gender should be interpreted to include the female gender and vice versa.

1.2. APPROVAL AND COMPLIANCE REQUIRED

A. Unapproved Subdivision Prohibited. No person may make a subdivision, as defined in the Subdivision Control Law, of any land within the Town of Lexington, proceed with the improvement or sale of lots in an unapproved subdivision or the construction of a street or the installation of municipal services within them or undertake preliminary steps, such as the clearing of land, excavation, site preparation or other preparatory steps, leading to the construction of a street or the installation of municipal services or facilities, for which requirements or standards are in these Regulations, unless and until a definitive subdivision plan has been submitted to, approved, and endorsed by the Planning Board and recorded in the Registry of Deeds or the Land Court, and only then according to the conditions of approval and the procedures set out in these Regulations.

B. Complying Plans Must be Approved. In accordance with MGL c. 41, s. 81M, the Planning Board must approve any duly filed subdivision plan if the plan conforms to the provisions of these Regulations and conforms to the recommendation of the Board of Health.

C. Issuance of Building Permits The Building Commissioner may not issue any permit for erection of a building until first satisfied (a) that the lot on which the building is to be erected is not within a subdivision, or (b) that a way furnishing the access to the lot within a subdivision as required by the Subdivision Control Law is shown on a recorded plan, constructed according to that plan, and that any conditions endorsed thereon limiting the right to erect or maintain buildings on such lot have been satisfied, and (c) that all other applicable requirements have been met.

1.3. PURPOSE AND OBJECTIVES

A. Purpose. The powers of the Town of Lexington and of the Planning Board under the Home Rule Amendment of the Massachusetts Constitution are exercised to promote the general welfare and convenience, protecting the health and safety of the residents of Lexington and of adjoining communities that may be impacted by the construction of a subdivision in Lexington by:

(1) Identifying and securing, for present and future residents, the beneficial impacts of growth and development;

(2) Identifying and avoiding the negative impacts of growth and development; and

(3) Ensuring that future growth and development are of a type and design and are in a location served by adequate public services and facilities.

B. Means. These Regulations are intended to achieve those purposes by:

(1) Providing adequate access to all of the lots in a subdivision by streets and walkways that will be safe and convenient for travel;

(2) Lessening congestion in such streets and in the adjacent public streets;

(3) Reducing danger to life and limb;

(4) Securing safety in the case of fire, flood, panic and other emergencies;

(5) Ensuring compliance with the frontage and access provisions of the Lexington Zoning Bylaw;

(6) Securing adequate provision for water, sewerage, drainage, underground utility service, fire, police, and other services where necessary in a subdivision;

(7) Coordinating the streets and walkways in a subdivision with each other and with the streets and walkways in adjacent neighborhoods;

(8) Facilitating a detailed review by Town officials and by the public of proposed subdivisions to determine the adequacy of the facilities proposed to be provided and their impact on public facilities and services and on adjoining land; and

(9) Establishing a sequence of review that progresses from the general to the detailed to avoid unnecessary delay or expense to both the Town and the applicant.

1.4. FORMS

The Planning Board may create forms for the convenient administration of these Regulations. These forms are not part of the Regulations. Forms may be added or deleted and the content of the forms may be revised from time to time by administrative action of the Planning Board or Planning staff.

1.5. CONSISTENCY WITH STATE LAW; SEPARABILITY

A. Consistency with State Law. In the case of conflict between these Regulations and state law, and for matters not covered by these Regulations, the Subdivision Control Law, MGL c. 41, ss. 81K to 81GG, inclusive, and amendments to them, apply.

B. Separability. The provisions of these Regulations are separable. If any provision of these Regulations, or any decision or determination in the administration of them, is adjudged by a court of competent jurisdiction to be unconstitutional, invalid, or void, the court's decision does not affect any other provision of these Regulations or the administration of them.

C. Invalidation by Changes to State Law. Any part of these Regulations that may later be invalidated by a new state law, or by amendment of an existing state law, must automatically conform to the new or amended state law and will be deemed effective immediately, without recourse to a public hearing and the required procedures for amendment and repeal of these Regulations.

§ 175-2.0 DEFINITIONS

In the interpretation of these *Regulations*, the definitions in MGL c. 41, s. 81L, the Subdivision Control Law, and in §135-10.0, Definitions, of the Lexington Zoning Bylaw, are incorporated by reference and apply as if set forth here in full. In addition to those terms, the terms set forth below mean the following.

BOARD: The Planning Board of the Town of Lexington.

DEAD-END STREET, ROAD, or WAY: Either [A] a street providing only one vehicular access route to the general street network of the Town or [B] a system of two or more intersecting streets whose overall layout provides only one vehicular access route to the general street network of the Town. Multiple vehicular access points less than 125 feet apart are considered a single access point.

ENGINEER: A professional engineer registered to practice in Massachusetts.

LANDSCAPE ARCHITECT: A landscape architect registered to practice in Massachusetts.

LAND SURVEYOR: A land surveyor registered to practice in Massachusetts.

OWNER: An owner of record as shown by the records in the Middlesex County Registry of Deeds or Land Court Registry of any interest in land which is affected by an application.

PARCEL: An area of land in one ownership, with definite boundaries, other than a Lot.

PLAN, DEFINITIVE: A subdivision plan meeting the requirements of §175-6.0 of these Regulations, and of the Subdivision Control Law for definitive plans. A definitive plan includes supporting materials, which are filed with the Board but not recorded.

PLAN, PRELIMINARY: A subdivision plan submitted in accordance with §175-5.0 of these Regulations and with MGL c. 41, s. 81S.

PLANNING DIRECTOR: The person appointed under the Lexington Selectmen/Town Manager Act to be the Planning Director for the Town, or when authorized, the Director's designee.

PROFILE: A vertical section of streets, storm drainage, and sanitary sewer facilities.

REGISTERED MAIL: Registered or certified mail.

REGISTRY OF DEEDS: The Registry of Deeds in Middlesex County, including when appropriate, the recorder of the Land Court.

RIGHT-OF-WAY: An area of land which is used, designed or intended to be used as a street, road, or way, including paper streets and easements for use as a way.

SHOULDER: A portion of the paved right-of-way adjacent to the travel lane, and separated from the travel lane by a painted line.

SIGHT DISTANCE: A length of road surface that a particular driver can see with an acceptable level of clarity, computed according to the most recent edition of the American Association of State Highway and Transportation Officials' (AASHTO) *A Policy on Geometric Design of Highways and Streets*.

STANDARD SPECIFICATIONS: The latest revision of Town of Lexington, Massachusetts, Department of Public Works' Division 2 Standard Specifications.

SUBDIVISION CONTROL LAW: Sections 81K to 81GG, inclusive, of MGL c. 41 and any amendment, addition, or substitution of them.

UTILITIES: Services, including sanitary sewers, stormwater drainage systems, water supply piping, fire alarm conduits, electric and telephone wiring, cable television service, natural gas service, and their appurtenances.

WETLANDS: All resource areas protected under MGL c. 131, s. 40, as may be amended. Buffer areas are excluded from this definition.

ZONING BYLAW: The Zoning By-law of the Town of Lexington.

§ 175-3.0 GENERAL REGULATIONS

3.1. APPLICABILITY

The rules and regulations outlined in this Section apply to all Applications under these Regulations.

3.2. OWNERSHIP

A. Consent of Owners Required for All Applications. The applicant must state the nature of its interest in the property and all owners must sign any application. Where an owner is not a natural person, documents must be submitted indicating who has the authority to enter into an agreement on its behalf.

B. Rights of Others in Land Shown on Plan. The Board's approval of a plan does not affect any rights others may have in or on the land to be subdivided or improved, nor does it give the applicant the right to perform work on land owned by others.

3.3. APPLICATIONS

A. Contact with Town Departments Through Planning Office. The Planning Office should be the point of contact for other Town departments when requesting information about site construction for developments subject to these Regulations.

B. Pre-Application Conference. The Planning Office staff may hold a pre-application conference with an Applicant. The purpose of the pre-application conference is for the staff to give an interpretation of these Regulations and an explanation of the Board's procedures. Review of proposed plans occurs after an application is filed.

C. Applications Submitted Through Planning Office. Requests for action on development activities must first be submitted to the Planning Office staff to be reviewed and scheduled for action at a Board meeting. Such requests may not be presented directly to the Board at a meeting.

D. Delivery of the Application and Plan.

(1) Filing by electronic submission in Lexington's online application system ~~delivery or by mail~~ to the Board. The applicant must submit the application, the plan, other documents, if applicable, and the fee.

(a) By delivery, during regular working hours, to the Planning Office; or

(b) By registered mail to the Lexington Planning Board.

(2) Filing ~~or delivery~~ to Board of Health~~. The applicant must submit an application for~~ The Planning Office will forward the application for approval of a preliminary subdivision plan or a definitive subdivision plan to the Board of Health ~~in accordance with their regulations~~. This step may be achieved through the Planning Board's online application portal submission to the Board of Health via the Health Director. The Health Department shall confirm receipt.

(3) Notice to Town Clerk. ~~Where required by Massachusetts law, the applicant must give a written notice of an application to the Town Clerk.~~ The Planning Office will forward the application to the Town Clerk. This step will be achieved through the Planning Board's online application portal submission to the Town Clerk and the Town Clerk shall confirm receipt.

E. Document and Plan Formatting Requirements

(1) All plans and other application material intended to be recorded must meet the latest version of either the Deed Indexing Standards for the Commonwealth of Massachusetts or the Manual of Instructions for the Survey of Lands and Preparation of Plans to Be Filed in the Land Court. These documents are available on the Board's website.

(2) Vertical Datum. All elevations shown on profiles and topographic plans must be based on the North American Vertical Datum of 1988 (NAVD88) and identify all benchmarks used and their elevations.

(3) ~~Typewritten or printed material must be submitted in 8 1/2 inch by 11-inch format. Oversized brochures or reports will not be accepted.~~

(4) Information in digital form. All submitted information and plans must be supplied ~~both in written form as required elsewhere in these Regulations and~~ in digital form. The digital information must be submitted in its native format (e.g., MS Word, or AutoCAD) and in Portable Document Format (PDF).

F. Complete and Correct Information. The applicant is responsible for the submittal of complete and correct information to the Board, which if not provided may constitute grounds for the rejection of a plan for review, disapproval of a plan or rescission of a previously approved plan.

G. All Actions at Public Meetings. All reviews, decisions and other actions of the Board related to an Application must be made at a public meeting of the Board for which public notice has been given under G.L. c. 30A, §§ 18-25.

H. No Alteration to Approved Plan. No alteration may be made to a plan after it has been approved or endorsed by the Board.

I. Obtain All Permits and Rights. The failure, or inability, to obtain all necessary permits, licenses, releases, or rights may constitute grounds for the disapproval of a plan or rescission of a previously approved plan.

3.4. FEES

A. Objectives. The objectives of the fee schedule are:

(1) That the costs incurred by the Town of Lexington in the review, approval, and inspection of plans submitted in compliance with these *Regulations* result primarily from and should be considered as part of the ordinary cost of, the business of real estate development;

(2) To approach a full reimbursement to the Town for the cost of providing the review, approval, and inspection of a subdivision or other development proposal and other actions to administer these Regulations; and

(3) To create incentives so that applicants will comply fully and accurately with these Regulations to reduce the time spent by Town employees on review, inspection, and administration, particularly of material submitted several times.

B. Fees Required. An applicant submitting a proposed plan, a revision to an approved plan or an application for rescission of a previously approved plan must pay the fees indicated in the fee schedule. If the fees do not come with the application, the application will not be accepted for processing. Fees must be paid for the Town's actions relative to the

recording of an approved subdivision plan and for the implementation and construction of an approved plan as in the schedule.

C. Costs of Advertising and Holding Public Hearing. The applicant is responsible for the costs of publishing the legal notice of any public hearing. If the Board is required to hold the public hearing in a building other than the Town Office Building and there are costs associated with meeting in another building the applicant is responsible for those costs.

D. Expense of Preparing Plans and Other Documents. The applicant is responsible for the expense of the design, preparation of legal documents, studies, review of plans, recording and filing of plans, reproduction of plans and copies of them or studies and reports related to them and all other expenses in relation to the submittal, review, and actions on an application for approval or endorsement of a plan whether it is approved by the Board or not.

E. No Refund upon Withdrawal. No fees will be refunded if an application for endorsement or approval of a plan is withdrawn.

F. Fee Schedule.

(1) Administrative Fees.

(a) Applicability. An Administrative Fee will be assessed to offset the expense of review by the Town with regard to all applications set forth in F.(1)(c), below.

(b) Submittal. Administrative Fees must be submitted at the time of the submittal of the application. Failure to submit this payment is grounds for denial of the application.

(c) Schedule of Administrative Fees. The following schedule applies to the types of applications to the Board:

Application Types	Administrative Fees
Approval Not Required (ANR) or MGL Chapter 41, 81X plan	$200~~$150~~ for application, plus $100 new additional lot created
Preliminary Subdivision	~~$1,000~~ $2,000, plus $500 per lot
Definitive Subdivision	
When a preliminary subdivision application was filed within the past 7 months	$~~2,000~~ 3,000
When a preliminary application was not filed within the past 7 months	$~~4,000~~ 5,000, plus $500 per lot
Modifications to a plan not deemed a minor filed change	$~~500~~ 600, plus $250 per lot impacted
Modification to covenant, decision, or other subdivision document	$~~250~~ 350
NOTE: One payment of a fee for a residential preliminary plan is creditable to the initial fee for a definitive plan. If more than one fee is paid for a preliminary plan, only the first of those payments is creditable to the initial fee for a definitive plan.	

(d) Fees for Revised Applications. Because the Administrative Fee is based on the proposed number of lots, should the proposed number of lots increase, the applicant must pay a fee equivalent to the difference between the original fee

paid and the fee that would have been paid had the original submission included the additional lots. Failure to make this payment is grounds for denial of the application.

(e) Fee Waivers. The Board may waive or reduce any Administrative Fee, if, in the opinion of the Board, unusual circumstances exist regarding the subject property or the applicant.

(f) Refund. Once the review process has begun, the Board will not refund Administrative Fees, including the case of withdrawal of the application by the applicant.

(2) Project Review Fees for Peer Review Consulants.

(a) Applicability. In addition to an Administrative Fee, the Board may impose a Project Review Fee on those applications which require, in the judgment of the Board, review by outside consultants due to the size, scale or complexity of a proposed project, the project's potential impacts, or because the Town lacks the necessary resources to perform the review work related to the permit or approval. In hiring outside consultants, the Board may engage engineers, planners, lawyers, designers, or other appropriate professionals able to assist the Board and to ensure compliance with all relevant laws, ordinances, by-laws, and regulations. Such assistance may include, but shall not be limited to, analyzing an application, monitoring or inspecting a project or site for compliance with the Board's decisions or regulations, or inspecting a project during construction or implementation.

(b) Submittal. Should the Board require outside review, a Project Review Fee must be submitted to the Planning Office for deposit in an account established pursuant to G.L. c. 44 s. 53G (53G Account). Failure to make this payment is grounds for denial of the application.

(c) Schedule of Project Review Fees for Peer Review Consultants. The following schedule applies to the types of applications to the Board set forth below. Where more than one type of application has been submitted for Board action, only the largest of the applicable Project Review Fees may be collected for deposit into the 53G Account, and not the sum of those fees. The amount of the peer review fee will be estimated by the selected consultant after receipt of the application based on the submittal. The final peer review cost will depend on the number plan reviews, the number of hearings, and complexity of the project.

~~[1] Initial Preliminary Plan, Modification of a Preliminary Plan, or Modification of a Definitive Plan:~~

~~Project Size~~	~~Fee~~
~~1 - 15 Lots~~	~~$ 2,000~~
~~16 - 20 Lots~~	~~$ 3,000~~
~~21 - 25 Lots~~	~~$ 4,250~~
~~More than 25 Lots~~	~~$ 5,000~~

~~[2] Initial Definitive Plan:~~

~~Project Size~~	~~Fee~~
~~1 - 15 Lots~~	~~$ 4,000~~
~~16 - 20 Lots~~	~~$ 6,000~~
~~21 - 25 Lots~~	~~$ 10,000~~
~~More than 25 Lots~~	~~$ 20,000~~

(d) Replenishment. When the balance in an applicant's 53G Account falls below twenty-five percent (25%) of the initial Project Review Fee, as imposed above, the Board may require a Supplemental Project Review Fee to cover the cost of the remaining project review. Failure to make this payment is grounds for denial of the application.

(e) Inspection Phase. After the approval of a Definitive Plan, the Board may require a Supplemental Project Review Fee to ensure the availability of funds during the inspection phase of the review process. Failure to make this payment is grounds for rescission of approval.

(f) Handling of Project Review Fees. Project Review Fees must be turned over to the Town Treasurer by the Planning Office for deposit into a 53G Account.

[1] Outside consultants retained by the Board to assist in the review of an application must be paid from this account.

[2] The Board must provide the following information in a timely fashion on request of the applicant:

[a] A statement of principal and interest based on information from the Town Accountant;

[b] A report of all checks authorized for issuance; and

[c] An estimate of bills pending from consultants for work completed, or in progress, but not invoiced.

[3] Remaining funds in the 53G Account, including accumulated interest, must be returned to the applicant or the applicant's successor in interest, at the conclusion of the review process, as defined below. For the purpose of this section, any person or entity claiming to be an applicant's successor in interest must provide the Board with documentation establishing such succession in interest.

[a] With the approval or disapproval of a Preliminary Subdivision Plan.

[b] With the disapproval of a Definitive Subdivision Plan.

[c] With the release of the performance bond at the end of construction of an approved Definitive Subdivision Plan.

(g) Appeal. The choice of a consultant by the Board for the review of an application may be appealed by the applicant in writing to the Board of Selectman as provided in MGL c. 44 s. 53G. The required time limits for action upon an application by the Board are automatically extended for the duration of the appeal.

(3) Delinquent Accounts. The following rules apply to fees owed to the Board by applicants:

(a) Due Date. Administrative fees are due at the time of submittal of an application. Project Review fees and Supplemental Project Review fees are due within 14 days from the date that the Board determines that they are required.

(b) Monthly Interest Charge. All fees past due by one month from the date of invoice are subject to a monthly interest charge based upon an annual interest rate of 14%.

(c) Costs of Collection. All costs of collection associated with past due accounts must be borne by the applicant.

(d) Current Delinquents. All applicants owing fees to the Board at the time of any amendment to these provisions of the regulations must be sent the following:

[1] A duplicate notice of the amount past due.

[2] A copy of the applicable sections of these regulations with all amendments clearly indicated.

[3] Notice of a 30-day grace period before the commencement of any changes in interest rates or charges.

(e) Failure to Pay. Failure to pay delinquent fees, interest, or costs of collection after 30 days' notice is grounds for denial of an application or rescission of an approved application.

3.5. WAIVERS

A. Waiver of Specific Rules and Regulations. In accordance with MGL c. 41, s. 81R, the Board may waive strict compliance with specific provisions of these Regulations in any particular case where such action is in the public interest and consistent with the intent and purpose of the Subdivision Control Law and of these Regulations. An applicant is not entitled to a waiver and the Board, in its discretion, may decline to approve a request for a waiver.

B. Application for a Waiver. Any person requesting a waiver must submit the following with the application for approval of the subdivision plan:

(1) A written request that identifies the specific provision of these Regulations for which the waiver is requested;

(2) A plan showing how the site would be developed if the plan complied with that provision of these Regulations and no waiver were granted or a statement that such development is not possible; and

(3) A narrative statement that explains how granting the waiver would be in the public interest and consistent with the intent and purpose of the Subdivision Control Law.

C. Effect of Not Requesting or Granting a Waiver. If a request for a waiver is not submitted and one or more features of a proposed plan do not follow these Regulations, or the Board does not grant the waiver, the noncompliance may be the basis for disapproval of the application.

D. Decision on Request for a Waiver.

(1) If the Board waives any provision or standard of these Regulations, it must:

(a) Determine that its action is in the public interest and not inconsistent with the intent and purpose of the Subdivision Control Law and of these Regulations; and

(b) Include specific reasons for its action in the decision approving the subdivision plan.

(2) The Board may make its approval of a waiver dependent on such conditions as will achieve the objectives of the provision or standard waived.

§ 175-4.0 APPROVAL NOT REQUIRED PLANS

4.1. APPLICABILITY

A. General. Any person who wishes to record a plan in the Registry of Deeds or in the Land Court and who believes that the plan does not require approval under the Subdivision Control Law may submit the plan to the Board accompanied by documentation, as set forth below, to show that the plan does not require approval.

B. Criterion. A plan does not require approval under the Subdivision Control Law if it does not show a subdivision, as defined in MGL c. 41 s. 81L.

4.2. SUBMISSION

A. Number of Copies. The submitted application must include:

(1) ~~One~~ Two original Mylar copy, with signature block;

(2) ~~Three large (24 inches by 36 inches) format black line copy; and~~

B. Required Information. An applicant must submit:

(1) Copies of the plan, as described above;

(2) A properly executed application form; and

(3) Evidence showing the basis upon on which the applicant claims that approval under the Subdivision Control Law is not required.

(4) An electronic copy of the application material in both PDF and CAD format.

C. Information on Plan. Approval Not Required Plans plan must have the following information:

(1) Title block containing the name and section designation, if any, of the proposed development;

(2) The name of the applicant, and the property owner if not the same;

(3) The name, address, and imprint of the professional registration stamp of a professional engineer or land surveyor responsible for the preparation of the plan;

(4) A visual scale and a North arrow, the direction of which must be the same for all sheets;

(5) The date of original preparation and the date of each of any later revisions, with the revisions noted;

(6) Space for endorsement by the Board, with room for the signature of each member, and the date of the endorsement below the signatures;

(7) A legend denoting any signs and symbols used on the plan and not otherwise explained.

(8) The names of the owners of all abutting lots and parcels as they appear on the most recent Real Estate Tax Commitment List prepared by the Board of Assessors;

(9) All lots and parcels affected by the proposed change in property line(s);

(10) All existing and proposed property lines, lot frontages, lot areas, and easements that may affect access to a lot. Each lot must show both the street address and street number if assigned, as shown on the Assessors' property maps. Proposed lots must be numbered and parcels be lettered for identification;

(11) The name of the street providing frontage and access to the lots; the width of the right-of-way and the width of the street pavement, including any variations in width, along the frontage of the lots which are being subdivided;

(12) The status of the street along the frontage of the lots, i.e. whether the street is a public way, a way shown on an approved subdivision plan and constructed according to that plan, or a way in existence on April 4, 1948. If the street changes from one status to another, the line at which the status changes must be shown by means of dimensions from a reference point that can be readily determined;

(13) The location of all permanent bounds, markers, and monuments clearly differentiated as to whether existing or proposed;

(14) The words "Planning Board approval under Subdivision Control Law not required" must appear above the space for the signatures; a line for the date of the Board's action and the words "The endorsement above is not a determination by the Planning Board as to compliance with the Zoning Bylaw" must appear below the space for the signatures.

4.3. REVIEW AND DECISION PROCESS

A. Action on Application by Planning Board. Within 21 days of receipt of a complete application, and without holding a public hearing, the Board must determine whether the plan requires approval under the Subdivision Control Law.

B. Action on Application by Planning Director. If the Board does not meet within 21 days of receipt of a plan which an applicant believes does not require approval, because no Board meeting is scheduled, or if a scheduled meeting is canceled or postponed due to lack of a quorum or weather conditions, the Planning Director is authorized to act for the Board and must note the authorization on the plan. He or she must first:

(1) Review the plan with the Chair~~man~~ or, in his or her absence, the Vice Chair~~man~~ of the Board;

(2) Determine whether the plan constitutes a subdivision as defined by MGL c. 41, s. 81L; and

(3) Either endorse the plan or not endorse the plan, in which case he or she must notify the applicant and the Town Clerk of the reasons for not endorsing the plan.

4.4. ENDORSEMENT

A. Endorsement. If the Board determines that the plan does not require approval, the majority of the members must endorse the plan with their signatures. If the Board is not able to sign the plan at that time, the Board may authorize the Planning Director to sign the plan and such authorization must be noted on the plan. If the Board endorses a plan not requiring subdivision approval, it may add notes indicating why approval is not required.

B. Endorsement is Not an Approval. Endorsement of the plan is not an approval of any subdivision or a determination by the Board as to conformance with the Zoning Bylaw. It is only an endorsement that the plan does not require approval under the Subdivision Control Law.

C. Plans that Do Require Approval. If the Board determines that the plan does require approval under the Subdivision Control Law, it must, within 21 days of receipt of a

complete application, give written notice of its determination, stating its reasons, to the Town Clerk and to the applicant.

D. Failure to Act within 21 Days. If the Board, or the Planning Director as provided in § 175-4.3B, fails to act upon a plan considered to be complete or fails to notify the Town Clerk of its reasons for not endorsing the plan within the required twenty-one-day period, the plan must be deemed not to require approval under the Subdivision Control Law. The applicant may then request, and the Town Clerk must issue, a certificate that the plan is approved because of the Board's failure to act.

E. Procedure and Time Allowed for Recording. The applicant must record the endorsed plan within the time provided for in the Subdivision Control Law at the Registry of Deeds and must furnish the Planning Office with a certified copy of the plan, as recorded.

4.5. ENDORSEMENT CRITERIA

A. Criteria. The Board must determine that approval under the Subdivision Control Law is not required and must endorse the plan if and only if each lot and parcel shown on the plan either:

(1) Has at least the minimum frontage on a street required by the Zoning Bylaw, or

(2) Is to be joined to an abutting lot and the following note appears on the plan: "Parcel X is to be joined to Lot Y and is not to be considered to be a separate lot." or

(3) The note "For the purposes of the Subdivision Control Law, parcel X cannot be used for the site for a building." appears on the plan.

B. Existing Buildings. Notwithstanding the criteria above, the Board must endorse a plan where every lot or parcel on the plan:

(1) Contains a substantial building which existed on April 4, 1948; or

(2) Is to be joined to an abutting lot and the following note appears on the plan: "Parcel X is to be joined to Lot Y and is not to be considered to be a separate lot." or

(3) The note "For the purposes of the Subdivision Control Law, parcel X cannot be used for the site for a building." appears on the plan;

C. Frontage on Unaccepted Street. An unaccepted street not shown on a plan approved under the Subdivision Control Law must meet the standards for streets and ways described in Section 7.2 of these Regulations to provide the frontage required in § 175-4.5A.

D. Frontage on Subdivision Street. An unaccepted street shown on a plan approved under the Subdivision Control Law must meet the following conditions to provide the frontage required in § 175-4.5A:

(1) The construction of the subdivision street has been completed, has been approved by the Town Engineer and the Board, and the surety being held for completion of the subdivision has been released; or

(2) An ANR plan may be submitted to change the shape or size of lots shown on a previously approved subdivision plan, provided the approved way is built or a performance guarantee is in place.

§ 175-5.0 PRELIMINARY SUBDIVISION PLANS

5.1. APPLICABILITY

A. Residential Subdivisions. The Board recommends but does not require, a preliminary subdivision plan for residential subdivisions.

B. Nonresidential Subdivisions. As required by MGL c. 41, s. 81S, preliminary subdivision plans for nonresidential subdivisions are required before submission of a definitive subdivision plan.

5.2. RELATION TO SKETCH PLAN

When land which is the subject of a special ~~permit~~ residential development under §135-6.9 of the Zoning Bylaw is also proposed to be subdivided, a sketch plan, as defined in the Board's Development Regulations, may be submitted in lieu of a preliminary plan.

5.3. SUBMISSION

A. ~~Number of Copies~~. The submitted application shall ~~include:~~ be in the Board's online application portal.

(1) ~~Three original, copy-ready application packets (including any drainage and stormwater management plans);~~

(2) One stand-alone document of the drainage and stormwater management plans;

(3) ~~Four large (24 inches by 36 inches) format sets of plans; and~~

(4) An electronic copy of the application material in both PDF and CAD format.

B. Information Required. Each sheet of the plan must have the following general information:

(1) The subdivision name, boundaries, north point, date, scale, legend, and title "Preliminary Plan";

(2) The names of the record owner and the applicant and the name of the designer, engineer or surveyor;

(3) The names of all abutters, as determined from the most recent local tax list;

(4) The existing and proposed lines of streets, ways, easements and any public areas within the subdivision in a general manner;

(5) The proposed system of drainage, including adjacent existing natural waterways, in a general manner;

(6) The approximate boundary lines of proposed lots, with approximate areas and dimensions;

(7) The names, approximate location and widths of adjacent streets;

(8) The topography of the land in a general manner; and

(9) ~~When applicable, a written list of all waivers, citing specific provisions of these Regulations that are being requested.~~

C. When applicable, a written list of all waivers, citing specific provisions of these Regulations that are being requested with justification.

5.4. DECISION

A. Scope of Decision. Within 45 days after the proper submittal to the Board and to the Board of Health of a preliminary subdivision plan, the Board must approve the

preliminary subdivision plan, with or without waivers and conditions, or disapprove the plan, stating the reasons for the disapproval. The Board may include recommendations for features that should be included in a definitive subdivision plan.

B. Approval Criteria. The standards for approval of a definitive subdivision plan will be the basis for the decision on a preliminary subdivision plan to the extent permitted by the information submitted as part of a preliminary subdivision plan.

C. Relationship to Definitive Plan.

(1) Approval of a preliminary subdivision plan does not constitute approval of a subdivision or guarantee that the Board will approve a definitive subdivision plan. The Registry of Deeds is not permitted to record a preliminary subdivision plan.

(2) Disapproval of a preliminary subdivision plan does not prevent the submission of a definitive subdivision plan. If a definitive plan complies with the Subdivision Regulations, the Board must approve it.

§ 175-6.0 DEFINITIVE SUBDIVISION PLANS

6.1. SUBMISSION

A. Coordination by Landscape Architect. A landscape architect must be responsible for the coordination of the physical planning of the proposed development.

B. Number of Copies. The application shall be submitted in the Board's online application portal ~~submitted application package must include~~:

(1) ~~Three original, copy-ready application packets (including any drainage and stormwater management plans);~~

(2) One stand-alone ~~copy~~ document of the drainage and stormwater management plans;

(3) ~~Four~~ Two Mylar copies of large (24 inches by 36 inches) of the Title Sheet, Property Rights and Dimensional Plan, and Street Layout and Profile Plans ~~format sets of plans~~; and

(4) An electronic copy of the application material in both PDF and CAD format.

C. Required Plans. Information presented in the definitive subdivision plan must be based on field surveys except as noted below. A definitive subdivision plan must include the following:

(1) Title Sheet. A title sheet depicts all land within 500 feet of any part of the tract that is the subject of the application, showing:

(a) All lot, parcel, and right-of-way lines, in a general manner;

(b) Existing structures and contours at two-foot intervals;

(c) Principal natural features, as described in the site analysis map, described below, but shown more generally than in the site analysis map;

(d) Zoning district boundaries;

(e) Recorded easements abutting the tract; and

(f) Public facilities or property, such as conservation or recreation land, footpaths, bicycle paths, or streets.

(2) Site Analysis Map. A site analysis map, prepared by a landscape architect, shows:

(a) Existing contours at two-foot intervals;

(b) Steep slopes, distinguished as follows:

[1] Slopes greater than 15% but less than 25%;

[2] Slopes greater than 25% but less than 40%; and

[3] Slopes greater than 40%;

(c) Mature trees, distinguishing deciduous from evergreen, and differentiating between them by size as follows:

[1] Trees with a diameter at breast height (DBH) between 6 and 12 inches

[2] Trees with DBH between 12 inches and 18 inches;

[3] Trees with a DBH between 18 inches and 30 inches; and

[4] Trees with a DBH greater than 30 inches;

[5] A note containing the number and total DBH of all trees with a DBH greater than 6 inches;

(d) Location and results of any soil, percolation and water table tests;

(e) Areas within the tract subject to easements, rights-of-way, or similar deed restrictions;

(f) If applicable, a wetlands delineation, prepared by a professional wetlands specialist, identifying:

[1] The wetland boundaries,

[2] The 25' buffer boundary,

[3] The 50' buffer boundary, and

[4] The 100' or 200' jurisdictional line;

(g) Habitats of rare and endangered species;

(h) Fences, stone walls, trails and rock outcroppings;

(i) Existing vegetation, including open fields, and unique specimens of vegetation; and

(j) Areas of visual impact, including graphics of viewscapes into and out from the site.

(k) Information on topography, slopes, and trees required above may be omitted within areas of the site that are not proposed to be disturbed if these areas are clearly marked on the plan as areas not to be disturbed.

(3) Property Rights and Dimensional Standards Plan. A plan based on an instrument field survey conducted by a land surveyor, showing:

(a) The location of existing easements or other property rights affecting the development;

(b) The location of any sections of the land to which the Town would be granted property rights, either by easement or transfer of ownership, for street, utility, conservation, recreation or other public purposes;

(c) The proposed division or merger of the property into lots and parcels in private ownership;

(d) The proposed yard setback in feet for buildings and, if applicable, from a zoning district boundary and, if applicable, the setback of a driveway or parking lot from lot lines;

(e) The proposed boundaries of any common open space;

(f) Proposed bounds, markers, or monuments;

(g) If applicable, zoning district boundary lines and the Town boundary line;

(4) Site Construction Plan. A plan prepared by a landscape architect and a civil engineer, showing in a general manner, where applicable:

(a) The location of existing and proposed buildings;

(b) Existing and proposed contours;

(c) If applicable, a delineation of vegetated wetlands, with the buffers described in (2)(a)[6]~~(7)~~ above;

(d) The proposed location and dimensions of streets, drives, parking areas, curb cuts, streetlights, and driveway aprons;

(e) The proposed drainage system in general;

(f) The proposed landscaping in general;

(g) A proposed limit-of-work line outside of which no land or natural features will be disturbed; and

(h) A note indicating amounts of earth material being removed, added, or reused on site.

(5) Street Layout and Profile Plans. Prepared by a civil engineer, with each street shown on a separate sheet and consisting of a street layout plan and a street profile plan matching the street layout plan, as follows:

(a) Street layout plans that show the layout of each proposed street within the development and beyond it to the limit of the proposed construction necessary to provide adequate access and connection to municipal services:

[1] The length of each straight segment to the nearest one hundredth of a foot and the bearing of them to the nearest five seconds;

[2] The length, central angle, radius and length of tangent for each curved segment to the same degree of precision as the straight lines and clearly identifying each non-tangent curve;

[3] All existing and proposed construction features, such as pavement, walks, curbs or berms, drains, catch basins, manholes, sewers, water mains, other underground conduits where known, retaining walls, traffic islands, grass plots, and gutters;

[4] Center-line stations designated at one-hundred-foot intervals at or opposite points of tangency;

[5] Angles in the street line, manholes, catch basins and culverts; and

[6] Sight lines for entering and merging traffic at street intersections and off-site driveway intersections and other necessary data pertaining to traffic safety;

(b) Street profile plans that match the street layout plans and are located either above or below them for ease in locating corresponding points:

[1] The existing sidelines and existing and proposed center lines with elevations every 50 feet and at all high and low points;

[2] The grade of the principal segments of the proposed street, showing the location of vertical curves and corresponding data;

[3] All proposed sewers, drains, catch basins, manholes, cleanouts, siphons and other appurtenances identifying the material, class or strength and size of sewers and drains and the grade for each section of them in percent; and

[4] The centerline stations and invert elevations of all catch basins, manholes, cross drains or culverts.

(6) Utilities Plan. A plan prepared by a civil engineer, showing:

(a) The location and size of existing water mains, fire hydrants, sanitary sewers, and storm drains; and

(b) The proposed location and size of utilities to be constructed on the site and their proposed connections to existing utilities, and any special features, such as culverts or pumping stations, that might affect the ability of the Town to service the development.

(7) Landscape Plan. A plan prepared by a landscape architect, showing:

(a) Existing and proposed grades,

(b) The existing vegetative cover to be retained,

(c) Existing trees with a 6-inch DBH or greater, identified as:

[1] Trees to be retained

[2] Trees to be removed, and

[3] Trees to be transplanted;

(d) Existing and proposed stone walls

(e) Proposed building footprints, walls, fences, parking spaces, loading bays, driveways, walks, storage areas, rights-of-way, easements, and location of structures on, and the uses of, abutting properties;

(f) A plan and plant schedule giving botanical and common names of plants to be used, size at time of planting, mature size, rate of growth, quantity of each, location and method of any excavation and soil preparation, and the spacing and location of all proposed trees, shrubs and ground covers;

(g) Proposed street furniture, such as regulatory and informational signs, benches, hydrants, street lighting standards, postal boxes, transformer pads and the like; and

D. Information Required. The following information must be included in the application:

(1) Hydrologic and Drainage Analysis. Hydrologic and drainage analysis prepared by a civil engineer, documenting compliance with §175-7.5, Stormwater Management, of these Regulations;

(2) Soil Surveys, Test Pits, and Test Borings. Test pits and test borings prepared by a civil engineer, taken at one-hundred-foot intervals at the proposed station points as described in the street layout and profile plans and at the proposed location of any infiltration structures, or at such other points as the Town Engineer may request;

(3) Deeds or Easements. Drafts of any deed, easement, covenant, or restriction offered to the Town;

(4) Site Development Conditions. Proposed conditions limiting parts of the site, maintaining or enhancing existing natural features, making site improvements or landscaping, or accepting or assigning responsibility for maintenance;

(5) Off-Site Improvements. Proposals for mitigating measures or the design or construction of off-site improvements (or financial contributions for them) to deal with the impacts of the proposed development;

(6) The methods for protecting plant materials during and after construction;

(7) A written list of all waivers, if any are requested, from these Regulations;

(8) If a preliminary subdivision plan was previously filed, a written response to the Board's comments and recommendations in its decision;

(9) If applicable, copies of agreements granting the applicant rights essential to development of the land and construction work involved, including the right of access to existing ways;

(10) Easements. Draft language for both proposed permanent and temporary easements;

(11) Maintenance by Owners. Draft documents providing for the operation and maintenance of landscaping, streets, and utilities by the property owners, including:

(a) An Operation and Maintenance Plan prepared by an Engineer which identifies necessary maintenance and inspection tasks both during and after construction to maintain the proper and safe operation of the drainage system. The Board may require that:

[1] Inspections be performed after accumulation of specific depths of sediment, after major storm events and at regularly established time intervals;

[2] Certain technical inspections be performed by an Engineer;

[3] Inspections or maintenance be performed at specific times of the year when they are expected to be most effective;

[4] A description of maintenance and the results of inspections be reported to the Planning Office;

(b) An agreement allocating the responsibility for and costs of maintenance among the owners;

(12) Phasing. A document describing:

(a) The methods to be used during construction to control erosion and sedimentation through use of sediment basins, mulching, matting, temporary vegetation, or covering of soil stockpiles;

(b) The approximate size and location of portion of the parcel to be cleared at any given time and length of time of exposure; and

(c) The phased construction, if any, of any required public improvements, and how such improvements are to be integrated into subdivision development;

(13) Copies of all reports, applications for permits, etc., or permits issued, and all amendments to them, which are relevant to the decision which the Board must make, which have been filed by the applicant with all federal, state and local agencies, and all responses from these agencies.

6.2. DECISION

A. Scope of Decision. The Board must file a written decision with the Town Clerk approving, approving subject to conditions, or disapproving the definitive subdivision plan. If the application is disapproved, the Board must state in detail where the plan does not follow these Regulations or the recommendations of the Board of Health.

B. Approval Criteria. An application for approval of a definitive subdivision plan will be approved if it meets all of the following criteria:

(1) The submittal complies with these Regulations and with the applicable provisions of the Zoning Bylaw;

(2) The application follows the procedural requirements of these Regulations;

(3) The plan meets the standards for site design set forth in §175-7.0 of these regulations; and

(4) The Board of Health has approved the plan, and a favorable recommendation sent to the Board, or 45 days from the date of filing with the Board of Health has elapsed without a recommendation sent to the Board.

C. Time for Decision. The Board's decision must be filed with the Town Clerk within 90 days of the filing for a definitive plan for which a preliminary subdivision plan has been filed, and within 135 days for a definitive plan for which no preliminary subdivision plan has been filed. These deadlines may be extended by mutual agreement between the applicant and Board.

D. Board Failure to Act. If the Board fails to act upon an application or fails to notify the Town Clerk of its action, within the required time, or within the time as may be extended, the plan must be deemed to be approved.

E. Appeal of Decision to Court. The applicant, any municipal officer or board, or any person aggrieved by the decision of the Board, or by the failure of the Board to take final action within the time prescribed herein, may appeal to the Superior Court of Middlesex County or the Land Court. Such appeal must be entered within 20 days after the Board's decision is filed with the Town Clerk or within 20 days after the expiration of the time prescribed herein if the Board has failed to take final action.

6.3. MANDATORY CONDITIONS

The Board must include the conditions set forth below in any approval of a definitive plan.

A. Failure to Obtain Endorsement. The applicant must obtain the endorsement of the Board within 180 days of the date of approval. Failure to do so may result in the rescission of the approval.

B. Failure to Complete Construction. The applicant must complete the construction of all ways and services within two years of the date of endorsement of the Definitive Plan. Failure to do so may result in the rescission of the approval of such plan, unless the Board extends said period, for good cause shown, after the written request of the applicant not less than 30 days before the expiration of said period.

C. Construct Streets and All Required Utilities. As a condition of approval of a subdivision, the applicant agrees to construct streets and complete all other work specified on the Definitive Plan or required under these Regulations, meet all relevant provisions of the Zoning Bylaw and other bylaws, including installation of required utilities in such subdivision, and all work incidental to them, such as grading of lots to provide drainage, construction of retaining walls and other details or as specifically required by the Board.

D. Perpetual Rights and Easements.

(1) As a condition of approval of a subdivision, the owner must grant to the Town a right and easement to construct, repair, replace, extended, operate, use and forever maintain all water mains, sewer mains, and all surface and subsurface stormwater drains in, through or under the streets and easements as indicated on the Definitive Plan.

(2) In consideration of being allowed to connect to public street system and to enable the Town to protect public health and safety, the owner must grant the Town the perpetual right or easement to pass and repass over the streets and easements in the

subdivision, and to use, operate, inspect, repair, renew, replace, and forever maintain the streets, street signs, and all appurtenances or components of them, in all of the subdivision and outside it if installed to serve the subdivision. To accomplish this, the owner must retain and reserve the necessary rights and easements in any conveyances or mortgaging of land or lots and in the recording of plans and easements.

(3) The owners must grant the Town the right to enforce on-street parking regulations within the subdivision and on any streets connecting the subdivision to the public street system. For projects that include minor streets, an instrument prohibiting parking and granting the Town enforcement rights will be required.

E. Post-Construction Responsibilities of Owners. Notwithstanding the provisions of §175-6.3D, it is the responsibility of the owners and owners' successors in title to all or any portion of the subdivision to maintain the landscaping, streets, and utilities within the subdivision until formally accepted by the Town. The owner must provide a supplemental covenant agreeing to maintain the streets and utilities, including snow removal, and permitting the Town to maintain them if necessary at the expense of the owners.

6.4. RECORDING OF DEFINITIVE PLANS

A. Plan. If no notice of appeal has been filed with the Town Clerk, or if an appeal has been taken and disposed of in a way which leaves the definitive plan approved and the Town Clerk has endorsed the Plan to that effect, any required modifications have been made or referred to on the plan, together with any conditions of approval, and the agreed-upon security has been accepted by the Board, the Board must endorse its approval on the plan, including the dates of approval and of endorsement, and return the plan originals to the applicant. The applicant must record the original Property Rights and Dimensional Standards Plan and Street layout and profile plans in the Registry of Deeds or file the Property Rights and Dimensional Standards Plan in the Land Court, as appropriate, within 180 days of the date of approval. The applicant must inform the Board in writing of the date and book and page or document number of recording.

B. Certificate of Action. The certificate of action and any easements and covenants must be recorded at the same time as the plans.

C. Supplemental Covenant. The Board may require, before the endorsement of the Definitive Plan, a supplemental covenant containing those conditions of approval that are intended to survive the release of the Statutory Covenant. The Board's Legal Counsel must approve such covenant as to form. Such covenant must be executed and duly recorded by the owners of record, and must run with the land. The covenant must be referenced on the Definitive Plan before recordation in the Registry of Deeds. The applicant must promptly, after recording, send a copy of the covenant, showing book and page number, to the Board.

6.5. SECURITY

A. Security for Construction of Ways and Improvements Required. The Board must not endorse its approval on the plans until security for the construction of ways and the installation of the required municipal services and other improvements to serve the subdivision has been provided. One of the methods in this section must be selected but may be varied from time to time by the applicant, so that different parts of the

subdivision may be secured by different methods, as long as the entire subdivision is secured by one method or another.

B. Bond or Surety. The applicant may give a bond, bankbook, or other readily negotiable security in the amount estimated by the Board to fully cover the cost, including inflation and contingencies, of constructing the ways and installing the municipal services or utilities to serve the lots enumerated in such bond or in a separate agreement referring to such bond. Such bond or security if filed or deposited must be approved as to form by the Board's Legal Counsel and as to sureties by the Town Treasurer. Such bond or security must be contingent on the completion of such improvements no later than three years from the date of the endorsement of the definitive plan. Failure to so complete will result in the automatic rescission of the approval of the Definitive Plan by the Board, unless the Board extends said period, for good cause shown, after the written request of the applicant before the expiration of said period. Upon satisfactory performance of all required work, the bond or other security may be released by a vote of the Board and returned to the applicant. Upon failure to satisfactorily complete the work within the time specified, or within such further time as the Board may grant, the Board must have the right to enforce said bond or realize upon other security to the extent necessary to complete the work to the satisfaction of the Board. In accordance with MGL c. 41 s. 81U, the Board may expend the proceeds of such bond or deposit not exceeding $25,000 without specific appropriation by the Town, provided the Board of Selectmen approves the expenditure. At the anniversary date of posting of a bond or other security and when circumstances otherwise call for such action, the Town may verify that the security is still in force and effect and that the surety or financial institution is solvent and capable of paying the required amount.

(1) Amount. In determining the amount of the bond or surety, the Board will confer with the Engineering Department and be informed by the following formula in setting the sum of the security:

(a) The applicant's estimate of the cost to complete the work; plus

(b) A ten percent contingency; plus

(c) Cost increases due to inflation over a five-year period; plus

(d) Costs associated with as-builts and street acceptance plans.

(2) Required Terms. All performance bonds must contain the following provision:

If the Principal fully and satisfactorily observes and performs per the qualifications and time schedule set forth here specified all the covenants, agreements, terms, and provisions in the following:

(a) The application for definitive plan approval;

(b) The Subdivision Control Law and the rules and regulations of the Planning Board which govern this subdivision;

(c) The Decision of the Planning Board dated _____ and attached to this as Exhibit A; and

(d) The definitive plan, as approved by the Planning Board in the Decision;

Then this obligation is void; otherwise, it remains in full force and effect and the sum must be paid to the Town of Lexington as liquidated damages.

(3) The penal sum of the bond or the amount of other security may be reduced from time to time by the Board upon request of the developer upon the partial performance of the required improvements.

C. Construction Mortgage Agreement. The applicant and the lending institution which provides a construction loan for the subdivision may enter into an agreement with the Board, whereby the lender must at all times retain a portion of the loan adequate to cover the cost of all outstanding work of construction of ways and installation of municipal services or other required improvements, and release portions of the amount so retained upon certification by the Board that the corresponding portion of the required work has been satisfactorily completed. Upon failure of the applicant to perform the required work within the agreed-upon period, the lender must make so much of the retained money as may be necessary to complete the required work available to the Board. Upon satisfactory completion of all required work, the applicant may request the release of the agreement and proceed in the same manner as under §175-6.6.

D. Statutory Covenant. Before the endorsement of the Definitive Plan, the applicant may elect to submit a covenant for review by the Board stating that no lot in the subdivision may be sold and no building may be erected thereon until the improvements specified in the decision and on the Definitive Plan are constructed and installed so as to adequately serve said lot or lots. The Board's Legal Counsel must approve such covenant as to form. Such covenant must be executed and duly recorded by the owners of record, and must run with the land. Such covenant must state that the improvements shown on the definitive plan must be completed no later than three years from the date of the endorsement of the Definitive Plan. Failure to so complete the improvements may result in the rescission of the approval of the Definitive Plan by the Board, unless the Board extends said period, for good cause shown, after the written request of the applicant no less than thirty (30) days before the expiration of said period. The covenant must be referenced on the Definitive Plan before recordation in the Registry of Deeds. After recording, the applicant must promptly send a copy of the covenant to the Board, showing the book and page number.

E. Converting Covenant to another Performance Guarantee. If the applicant desires that lots be released from a covenant and that the improvements remaining to be constructed or installed be secured by another form of performance guarantee, a formal written request must be sent to the Board ~~by registered mail~~, which sets forth and include:

(1) Extent. The extent and scope of remaining work to be completed to satisfy the requirements for the construction or installation of all required ways and municipal services.

(2) Estimate. An estimate, under these Regulations, which reflects all remaining costs related to the construction of all required ways and installation of all required municipal services.

(3) Form and Type. The form and type of guarantee being given to the Board to secure all remaining improvements.

(4) Board Action. The Board or its agent will make a determination as to the sufficiency of the submitted estimate, and, if such estimate is accepted, a new performance guarantee will be given to the Board. Upon acceptance by the Board of the new performance guarantee, all applicable lots must be released from the covenant.

F. Converting Bond, Deposit, or Agreement to Covenant. If the applicant desires to secure by means of a covenant the construction of ways and the installation of municipal services in a portion of a subdivision for which no building permits have been granted nor any lots have been sold, and to have the Board release the bond, deposit of money or negotiable security, or agreement and mortgage previously furnished to secure such construction and installation, the applicant must submit to the Board a reproducible tracing and three (3) contact prints of the reproducible tracing of the Definitive Plan, limited to that part of the plan which is to be subject to such covenant. Upon approval of the covenant by the Board, reference to them must be inscribed on such section of the plan, and it must be endorsed by the Board and recorded with the covenant at the expense of the applicant. Certified copies of all documents that the applicant records at the Registry of Deeds must be provided to the Board as in these Regulations.

6.6. RELEASE OF SECURITY

A. General. Upon completion of required improvements, security for the performance of which was given by the bond, deposit, or covenant, or upon the performance of any covenant with respect to any lot, the applicant, at his expense, must send by Registered or Certified Mail to the Town Clerk and the Board a written statement that the said construction or installation which has been secured in connection with such bond, deposit, covenant or agreement, has been completed per the requirements contained in these Regulations. Such statement must contain:

(1) Name and address of the applicant.

(2) A Compliance Certificate signed by the applicant and signed and sealed by his Engineer stating that the development has been completed according to the Rules and Regulations of the Planning Board and the Bylaws of the Town of Lexington.

(3) Copies of or reference to the requisite number of Inspection Forms and Reports.

(4) An As-Built Plan (see below).

(5) A written certification by the Board's engineer that construction of all ways and sidewalks, installation of monuments, street signs, pavement, lighting, gutters, and curbs, required grading and drainage, water mains, hydrants and appurtenances, all sewer mains and appurtenances and planting and seeding has been completed per the Definitive Plan.

(6) When applicable, a written certification from the Board of Health that the installation of sewage disposal facilities has been performed satisfactorily.

(7) Copies of or reference to the necessary instruments, executed by the applicant, transferring to the Town all utilities and easements as shown on the Definitive Plan (see below).

B. Refusal. If the Board determines that said construction or installation has not been completed, it must specify to the Town Clerk and to the applicant, in writing by Registered or Certified mail, return receipt requested, the details wherein said construction and installation must have failed to follow the requirements contained in these Regulations.

C. Constructive Release. Upon failure of the Board to act on such application within forty-five (45) days after receipt of them by the Town Clerk and the Board, all obligations under the bond must cease and terminate by operation of law, and any deposit must be

returned and any covenant must become void. If that said forty-five (45) day period expires without such specification, or without the return of the deposit or release of the covenant as previously mentioned, the Town Clerk must issue a certificate to such effect, duly acknowledged, which may be recorded.

D. As-Built Plans. The following as-built plans and profiles, prepared by an Engineer or Land Surveyor, based on an on-the-ground survey done within six weeks of submittal, must be submitted to the Board following the completion of construction and, in addition, at such time during the course of construction as may be required by the Planning Office or Town Engineer. These ~~may~~ shall be new plans ~~or full-size prints~~ of the approved definitive plans showing in red or other clearly distinguishable color all differences between the approved and the actual construction. Where the departures are considered significant, the Board may require corrective work or may require engineering calculations to substantiate acceptability of work as done. All submitted material must also be supplied in digital form, as described in 3.3.E(4).

(1) A street layout plan, typically at a scale of 1"=40', in a form approved by the Town Engineer as suitable for submission to the Town Meeting for street acceptance for purposes and for filing in the Registry of Deeds.

(2) A plan and profile, typically at a scale of 1"=40', detailing street locations, house locations, if any, and grades and the location and elevation of all underground utilities and appurtenances, including rim grades, percent of slope for sewer and drain lines, and contours, of two foot (2') intervals, for a distance of forty feet (40') from the sideline of any street layout, utility easement, the boundaries of any resource protection zoning district, and the boundary of any area which the Conservation Commission has previously determined to be subject to MGL c. 131 s. 40, "as built."

(3) The Engineer must obtain, from actual field survey and other sources as may be necessary, such information as is necessary to properly identify any "as built" locations of all underground utilities.

6.7. AMENDMENT, MODIFICATION, OR RESCISSION

A. General. Under MGL c. 41, s. 81W, the Board may, upon its own motion or upon the request of any person interested, amend, modify or rescind the approval of a Definitive Plan. Failure to follow these Regulations or the specifications and conditions in the approval of the Definitive Plan may constitute a basis for such action by the Board. Such action may include the utilizing any security posted by the applicant, the rescission of subdivision approval and all other measures provided by law.

B. Procedure. The procedure for the amendment, modification, or rescission of a Definitive Plan, under MGL c. 41, s. 81W must conform to the requirements, to the maximum extent practicable, for approval of an original Definitive Plan as set forth here.

C. Effect. The amendment, modification, or rescission of a Definitive Plan may not affect lots sold or mortgaged by the applicant per MGL c. 41, s. 81W.

§ 175-7.0 REQUIRED IMPROVEMENTS AND DESIGN STANDARDS

7.1. SITE DESIGN

A. Site Design Objectives.

(1) Design Objectives. Proposed developments must be located to preserve and enhance the natural features of the site, including tree canopy, to avoid disturbance of environmentally sensitive areas, to minimize adverse impacts of development on adjoining properties, to minimize the alteration of the natural features of the site and to preserve and enhance scenic points, historic buildings and places and similar community assets which add value and attractiveness to the subdivision and the Town.

(2) Residential Development. The construction of streets and municipal facilities and of dwellings in a residential development must consider topography, natural features, and drainage and must promote privacy for residents, adequate solar access, tree canopy, planting and other natural elements and consistency with the overall aesthetic appearance of the development.

(3) Commercial Development. The construction of streets and municipal facilities and of buildings in a commercial development must consider topography, natural features, and drainage and must reduce the impacts of noise, odor, glare and the scale of development on adjoining properties.

(4) Unsuitable Land. Land that the Board determines to be unsuitable for development due to flooding, improper or adverse drainage, adverse topography, poor soils, bedrock, location of utility easements or other features that the Board determines may be harmful to the safety, health, convenience and general welfare of the present or future inhabitants of the subdivision and or its surrounding area must not be subdivided or developed unless adequate measures are planned by the applicant and approved by the Board to eliminate any short-term or long-term impacts created by development of the unsuitable land.

B. Lots; Property Rights.

(1) Compliance with Zoning Bylaw. All lots shown on the plan must meet the frontage, area, shape, and access requirements of the Zoning Bylaw. Lots on which a building may be erected shall show the proof circle to confirm lot regulatory and developable site area required by § 4.2.2 and 4.2.3 of the Zoning Bylaw.

(2) Relationship of Lot to Street. Every lot must have adequate access for pedestrians, automobiles, emergency vehicles such as fire-fighting apparatus and ambulances, and larger vehicles such as delivery trucks.

(3) Lot Arrangement. Lots must be arranged so that there will be no foreseeable difficulties in securing building permits to build on all lots due to lack of compliance with the Zoning Bylaw; because of topography, soils, bedrock, improper drainage or other conditions; or in providing practical, workable access to buildings on each lot.

(4) Easements.

(a) Utility easements, where necessary, must be at least 20 feet wide.

(b) When a subdivision is traversed by a watercourse, drainage way, channel or stream, or has a stormwater storage facility, the Board may require an easement of adequate width to conform substantially to the lines of the feature and to offer for the possibility of flooding, protection of banks and adjacent properties, construction or future maintenance and other necessary purposes.

(c) Slope easements must be offered where necessary to ensure lateral support and protection of streets and other construction features.

(d) No section of a street, pedestrian path, bicycle path, water system, sanitary sewerage system, storm drainage system or another utility system may be approved if it requires a connection to the land of other owners unless appropriate easements are first obtained.

(5) Subdivision Straddling Municipal Boundaries. Whenever access to the subdivision or any lot in it is required to cross land in another town or city, the Board may require documentation that access for the intended use has been legally established in that town or city as a public street or as part of an approved subdivision in accordance with local zoning. In general, lot lines should be laid out so as not to cross municipal boundaries.

(6) Self-imposed Restrictions. If, as part of a subdivision application, the applicant or owner places voluntary restrictions on any of the land contained in the subdivision that is greater than the requirements of these Regulations or Zoning Bylaw, such restrictions or references to them must be shown on the definitive plan and recorded in the Registry of Deeds.

(7) Bounds.

(a) Permanent reference bounds for surveying must be set:

[1] Along each right-of-way line at all intersections, angle points, points of change in direction or curvature of streets, and at the two corners of each lot that abuts the right-of-way; and

[2] Along each line of any easement at angle points, points of change in direction or curvature.

(b) If a permanent bound is set on a long straight line, bounds must be set so that each is visible, or not more than 500 feet, from the next bound in each direction.

(c) Permanent bounds must be of granite or reinforced concrete six inches square and three feet long with a one-inch deep one-half-inch diameter drill hole in the top. Permanent bounds must be set in bank run gravel and must be set flush with the surface of the ground per the Standard Specifications. Where the soil makes the setting of permanent bounds impractical, alternate types of permanent monumentation may be used with the prior approval of the Town Engineer.

(8) Markers. In addition to locations where permanent bounds are required, a permanent reference marker for surveying must be set along each lot line at angle points, points of change in direction or curvature. Permanent markers must be metal pipes or pins at least 24 inches in length and must be embedded in the ground so that they are not easily removed or shifted from the point they mark.

C. General Construction Requirements.

(1) Construction Specifications. If the subdivision plan proposes construction for which standards or specifications are not given by these Regulations, the Board's Development Regulations, or the Town's Standard Specifications, the Massachusetts Highway Department Standard Specification for Highways and Bridges, latest edition, will apply. If a difference between the Town's Standard Specifications and the Massachusetts Highway Department Standard Specification for Highways and Bridges, the Town Engineer must determine which standard or specification will apply.

(2) Reimbursement for Extra Construction. The Board may require an applicant to install municipal services and construct ways of greater width or size than the requirements for the subdivision alone with the added cost to be reimbursed by the Town. Under no circumstances will a developer be reimbursed for the construction of a street with a pavement less than 33 feet wide, nor will a reimbursement be made for extending streets and utilities to the subdivision's boundaries.

(3) Improvements across Entire Frontage. The improvements required by these Regulations must be constructed across the entire frontage of any lot the subdivision of which is approved by the Board.

(4) Accessibility. All proposed improvements must comply with MGL c. 22 s. 13A and all regulations adopted under it.

7.2. STREETS AND RIGHTS-OF-WAY

A. Complete Streets Design Objectives. All subdivision street plans and designs must provide appropriate accommodations for all transportation system users including pedestrians, cyclists, transit users, and motorists. Complete streets are designed and operated to enable safe access for users of all ages and abilities. Street designs should be developed in a context sensitive manner in which consideration is given to the surrounding physical environment, land uses, as well as the location of existing and other planned infrastructure to support a multi-mode transportation network.

(1) General Objectives. The subdivision street system must be designed to:

(a) Permit the safe, efficient and orderly movement of motor vehicles, pedestrians, and bicycles;

(b) Meet, but not exceed, the needs of the present and projected future population to be served;

(c) Offer easy and prompt access by emergency vehicles, such as fire, police and ambulance vehicles, and to permit effective delivery of Town services, such as snow removal, school bus, and refuse removal services;

(d) Contribute to a safe and efficient Town-wide system of movement of motor vehicles, pedestrians, and bicycles;

(e) Promote connections for pedestrians, bicycles, and motor vehicles between adjacent neighborhoods and more direct access to public facilities, such as schools, recreation areas, and open space;

(f) Provide alternatives to the Town's few arterial streets to connect adjacent neighborhoods;

(g) Promote public transportation and increased pedestrian and bicycle accommodations in order to reduce vehicular congestion and environmental pollution;

(h) Minimize the long-term costs for maintenance and repair of streets;

(i) Enhance the appearance of the subdivision and the Town by achieving a visually attractive streetscape.

(2) Residential Subdivisions. In addition, the street system in a residential subdivision must be designed to:

(a) Discourage use of streets in residential neighborhoods by through traffic that originates or has a destination:

[1] Outside of the Town;

[2] In a commercial area;

[3] In residential neighborhoods in the Town that are a mile or more away;

(b) Protect the residential character of the development by encouraging safe-speed travel within the subdivision and reducing noise and fumes;

(c) Promote safe travel by bicycles and pedestrians and, where possible, offer facilities for them separated from automobiles.

(3) Commercial Subdivisions. In addition, the street system in a commercial subdivision must be designed to:

(a) Encourage carpooling, van services, cycling, and public transportation and a reduction in single-occupant automobiles;

(b) Reduce congestion on nearby streets and preserve adequate transportation capacity and user safety at affected intersections and street segments.

B. Layout and Alignment of the Street System.

(1) Must Connect to a Public Street.

(a) Each street within a subdivision must connect to and be accessible from the public street system either directly or via some combination of:

[1] Streets approved as part of another definitive subdivision plan which have either been constructed in accordance with that plan or for which adequate surety exists to guarantee satisfactory completion of the street;

[2] Streets other than those above which are built to the same design standards as new subdivision streets constructed in compliance with these *Regulations*; or

[3] One or more other streets in the subdivision.

In order to meet these requirements, the applicant may improve existing streets at its own expense. The Board may not approve a subdivision plan that requires improvement of a street if a competent legal opinion is presented that the applicant does not have the necessary rights to make such improvements unless the Town Counsel provides an opinion that any potential legal impediments to such construction have been removed.

(2) Streets Continuous. Where there is more than one street within a subdivision, streets must be connected into one continuous system.

(3) Intersections.

(a) Streets must be laid out to intersect as nearly as possible at right angles, and in no case at less than a 75-degree or more than a 105-degree angle.

(b) New subdivision streets may be constructed at an intersection of two existing streets if the proposed subdivision street is aligned opposite one of the existing streets.

(c) An intersection of two streets may not be within 125 feet of any other existing or proposed intersection, unless aligned directly across the street, as measured between the points of intersection of the centerlines of the intersecting streets.

(4) Location. New rights-of-way shall be located at least 10 feet from any lot outside the subdivision. The Planning Board may approve a plan showing less than 10 feet if the Board finds there to be no risk to public safety and if the Board finds there are physical constraints such as topographic or geologic conditions which would require it to be less than 10 feet. The Board may approve a plan showing less than 10 feet if the proposal is for a proof plan only and not proposed to be constructed.

C. Extension to Adjoining Land.

(1) Easement reserved for an extension to adjoining land. When land adjoining the subdivision can be developed, the subdivision plan must allow for the future extension of streets and other public facilities to the adjoining land. The subdivision plan must reserve an easement to the adjoining land for the future extension of the street and other public facilities.

(2) Reserve Strips Prohibited. Where a way within the subdivision passes within 25 feet of an adjacent property, the subdivision plan must reserve an easement providing access from the way to the adjacent property.

(3) Reconstruction of street if development of adjoining land occurs later. If the adjoining land is later developed, the developer of that land may extend the street and utilities to the adjoining land. Such construction must include the removal of any turnaround. Any land within the right-of-way that was part of the turnaround and is no longer needed for an extended right-of-way must be landscaped and deeded to the abutters.

(4) Utility Stubs Extended.

(a) The Board may require the developer to construct stubs of utility lines and other underground services and facilities to the edge of the right-of-way so that future extension of the street and utilities can be made without digging trenches in the street.

(b) The Board may require the developer to construct a "wye" stub of newly constructed utility lines to the edge of the right-of-way of a street to serve lots that abut the street but are not in the subdivision so that those lots may connect to the Town system later without digging trenches in the street.

D. Street Classification.

(1) Compliance with the Classification System. The street type is defined by assessing the street's proposed role in the town's (and regional) transportation system, together with its surrounding built and natural environment. Lexington is generally suburban in character, with some parts appearing rural and some quite urban, which

makes identifying the unique or project-specific contextual elements crucial to determining the appropriate design.

For the purposes of an application, the Board will determine the classification of each proposed street.

(2) Classes. The street type reflects its degree of local access and regional connectivity as described below:

(a) Arterials: Arterials have a high to moderate degree of regional connectivity at a wide range of speeds with a low to high level of local access. Examples include Waltham Street and Massachusetts Avenue.

(b) Collectors: Collectors have a low to moderate degree of regional connectivity, at a wide range of speeds, with a higher degree of local access than arterials. Grant Street, Hill Street, and Lincoln Street are examples of collectors.

(c) Local Streets: Local streets have a low to no degree of regional connectivity, low speeds, and a high degree of local access.

(d) Minor Streets: Minor streets are a subset of local streets that serve, directly or indirectly, less than 10 existing, proposed, or potential dwelling units. Minor streets are typically, but not always, dead end streets.

(3) Street Names. Street names must be different enough in sound and in spelling from other street names in Lexington so as not to cause confusion. A street that is planned as a continuation of an existing street must have the same name. The extension of a street to connect to another street with a different name must have the name of the longer street. The Board, after consultation with the Town's public safety officials, determines the name of the street.

(4) Street Name Signs. Street signs must be erected on two-inch inside diameter posts at all street intersections per the Standard Specifications. A temporary street name sign with black letters four inches long on light background must be erected at the time work is started in that part of a subdivision at all points where permanent signs will be required. The developer must keep complete visibility of street name signs until they are replaced by permanent signs that follow the Town's specifications, at the developer's expense.

E. Design Standards for Streets and Rights-of-Way.

(1) Design standards for streets and rights-of-way. These standards draw from and rest upon several important street design resources. These standards are consistent with, and in the case of silence or conflict should be referred to those described in:

(a) The 2011 edition of *A Policy on Geometric Design of Highways and Streets*, by The American Association of State Highway and Transportation Officials (AASHTO);

(b) The Massachusetts Department of Transportation's specific guidance on Complete Streets design standards found in the following publications:

[1] Project Development and Design Guide (2006);

[2] Healthy Transportation Policy Directive (P-13-0001, 2013);

[3] Engineering Directive E-14-006 (2014), and

[4] Separated Bike Lane Planning and Design Guide (2015).

(c) The many related resources referenced in the above, especially those aimed at achieving flexibility around pedestrian and bicycle facilities,

The standards below are not an attempt to provide every detail needed to design a right of way, but highlight key elements where the Town wishes to provide specific guidance to create context sensitive right of ways.

	Minor	*Local*
Design Speed (MPH)	25	25
ROW CROSS–SECTION ELEMENTS		
Sidewalks (Number)	1	1
Width (feet)	5	5
Planting Strip		
Min. Width (feet)	4	5
Shoulders		
Width (feet)	1	2
Travel Lanes	2	2
Width (feet)	9	10
Min. Grade	1%	1%
Max. Grade	8%	8%
Max. Grade within 75' of Intersection	2%	2%
Other Design Elements/Criteria		
Min. Overall ROW Width (feet)	40	50
Min. Intersection Rounding Radius (feet)	25	25
Min. distance between the ROW to any lot line of a lot situated outside of the subdivision	10	10

(2) Collector and Arterial Design. Proposed subdivisions that require collector- or arterial-scale right of ways should refer to the design resources listed in E.(1) above.

(3) Cross Slopes. The cross slopes of the travel lanes are 3/8ths of an inch per foot. The maximum cross slope of the planting strips is 3:1. The maximum cross slope for sidewalks is 1.5%.

(4) Bicycle Accommodations. All proposed streets must make adequate provisions for cyclists. For minor and local streets, these accommodations are likely to be met by sharing the travel lane, without the need for formal markings or signage. On collectors and arterials, however, depending on the context, adjustments to travel lane widths, shoulder widths, pavement markings, dedicated bicycle lanes, or separated lanes may be required.

(5) On-Street Parking. Due to their width, on-street parking is prohibited on minor streets. Local streets, by contrast, can informally accommodate parking on one side of the street. On-street parking on collectors and arterials should be designed carefully in consideration of other travel lane users, such as cyclists.

(6) Changes in Direction. Any change in direction of right of way tangents must be connected by either a horizontal curve or an intersection.

(7) Dead-end Streets.

(a) A dead-end street may not be longer than 650 feet from the point of beginning following the centerline to the furthest point on the right-of-way line. The point of beginning of a dead end street or way or of a system of dead end streets or ways is the point of intersection of street centerlines with a street of which there are two or more distinct vehicular access routes to the general street network of the Town.

(b) A dead-end street shall be a minimum of 150 feet from the point of the beginning following the centerline to the furthest point on the right-of-way line on the turnaround.

(c) A street sign stating "Dead End" or "Not a Through Way," satisfactory to the Town Engineer, must be installed.

(d) Dead-end Street Turnaround Design Standards. Every dead-end street must:

[1] Terminate with a 60-foot radius right-of-way line with a landscaped center island.

[2] The pavement must have an outside turning radius of at least 50 feet.

[3] The pavement must have an inside turning radius of at least 25 feet.

[4] Alternative plans must include an analysis and evaluation of fire apparatus maneuvers throughout the turnaround created by swept path analysis and turn simulation software.

(8) Centerline of Street. The centerline of the paved section of the street must follow the centerline of the right-of-way.

(9) Driveway Aprons. Driveway aprons must be constructed to serve each lot, graded to offer unimpeded drainage in the gutter, and constructed to the same standards as the street to the actual driveway width but in no case less than eight feet, or greater than 20 feet, wide for the entire distance between the exterior right-of-way line and the paved section of the street.

(10) Curbs and Gutters.

(a) Curbing is required to offer for safety, stormwater management, and delineation and protection of the pavement edge and to prevent erosion. Except where specified below, a continuous, low profile, "Cape Cod" style berm of bituminous concrete must be provided as an integral part of each new street

(b) Vertical granite curbing must be installed:

[1] At the back of catch basins that are at low points;

[2] On all sections of a street with a grade greater than 5%;

[3] At all corner roundings; and

[4] On all collector and arterial streets.

(c) The design, dimensions, and installation of all granite or bituminous curbing must follow the Town’s Standard Specifications.

(11) Slopes and Walls.

(a) Wherever the grade of the approved street differs from the grade of the adjacent land or where otherwise necessary for public safety, in the area beyond the sidewalk or landscaped planting strip, the developer must erect retaining walls and guardrail fences or offer slopes no steeper than one foot vertical to three feet horizontal in fill and one foot vertical to two feet horizontal in cut to ensure proper protection and lateral support.

(b) No retaining wall may have a height above finished grade greater than five feet. Where necessary, a series of retaining walls may be constructed in a terraced effect provided the horizontal distance between the outside face of one wall is at least four feet from that of the next wall.

(c) Landscaping must be provided on slopes and on the terraces between retaining walls to reduce the visual impact of the construction. Such walls, fences, slopes, and planting are subject to the Board's approval as to location, design, and dimensions and must be constructed in a manner satisfactory to the Town Engineer.

(12) Sight Distance, Alignment, and Profile. To ensure proper sight distances, alignment and profile of proposed streets designers must use the methodology laid out in AASHTO's *A Policy on Geometric Design of Highways and Streets*, referenced above. The *Policy* describes in detail how to calculate stopping sight distances, decision sight distances, passing sight distances, and horizontal and vertical profile.

(13) A development should consider future sidewalks or other complete streets improvements within the development and where the new subdivision road connects to the existing road. New roads should connect the sidewalk to an existing sidewalk system. An applicant should consider locations of hardscaping, landscaping, utility poles, fire hydrants, and other site appurtenances that could create new hazards in close proximity to the Right of Way.

F. Street Construction.

(1) Construction Standards and Procedures. The following construction and installation standards apply:

(a) The area between the right-of-way lines must be cleared and grubbed except for those trees intended to be preserved as street trees.

(b) All excavation must conform to the lines and grades shown on the approved definitive subdivision plan. Where mucky soil, ledge or clay is encountered within the right-of-way, it must be removed entirely and, where necessary, replaced with ordinary borrow or other materials specified in Massachusetts Highway Department Standard Specifications for Highways and Bridges, latest edition. Where water is encountered or is expected to be encountered within four feet of the finished grade of the street, subsurface drainage, of a design acceptable to the Town Engineer, must be constructed.

(c) Boulders or ledge must be removed to a depth of at least 24 inches below final grade when within the area to be paved. Extensive ledge areas may require the installation of interceptor sub drains or perforated pipe. Where street and shoulder grades require more than two feet of cut or fill, retaining walls may

be required along abutting property lines unless a suitable alternative is shown, such as an earth slope one foot vertical to two feet horizontal. In such cases, a slope easement of adequate width must be obtained.

(d) The paved section of a street must conform to the current version of the Town of Lexington's Standard Street Construction Details. All materials used in the construction of streets must conform to the Town's Standard Specifications or, when not covered by the Standard Specifications, by the Massachusetts Highway Department Standard Specifications for Highways and Bridges, latest edition.

(2) Restoration of Existing Streets. Whenever the construction of utilities, connection to existing services, or facilities requires opening a street, the developer must reconstruct the existing pavement, as follows:

(a) By cold-planing the entire width of the street to a depth of 1.5 inches, from the point of curvature of the curb rounding across the proposed subdivision street to the point of tangency of the opposite curb rounding; and

(b) Overlaying the cold-planed area with a one-and-one-half-inch finish course of bituminous concrete.

7.3. SIDEWALKS AND PATHS

A. Sidewalks.

(1) Location. Sidewalks must be located within, and next to, the exterior line of the right-of-way. Sidewalks must be a uniform distance parallel to the paved section of the street and separated from it by a landscaped strip. However, in order to avoid mature trees in the proposed right of way that is to be preserved, applicants may deviate from this standard without the need for a waiver provided they remain within the right of way.

(2) Alternative Locations. The applicant may propose, or the Board may require, that all or some of the walks be located within easements rather than within the right-of-way of the street. The width and construction of walks in easements must be the same as if within a street right-of-way.

(3) Construction. Sidewalks construction must conform to the Town's Standard Specifications.

B. Footpaths and Trails.

(1) Where required. The Board may require the construction of a footpath or trail to offer access to open space, recreational areas, streets, footpaths, trails, bicycle paths, or recreational paths located either within the subdivision or on adjoining land.

(2) Objectives for Footpaths and Trails. Footpaths and trails should be individually tailored, in width and material, to take full advantage of the area's unique natural surroundings with attention to the following objectives and standards:

(a) Build for durability by:

[1] Finding the most stable, well-drained soils that can bear the weight of pedestrian traffic;

[2] Building boardwalks where the soil is wet or unstable; and

[3] Using a switchback plan on slopes to inhibit erosion.

(b) Minimize environmental impact by:

[1] Disturbing the environment surrounding the trail as little as possible;

[2] Leaving trees that will offer a natural check on the amount of undergrowth that will require maintenance;

[3] Designing for proper drainage;

[4] Harmonizing the trail with its environment; and

[5] Using natural construction materials, such as dirt, cobblestones, or wood, where appropriate.

(c) Offer privacy for adjacent landowners by one or more of the following:

[1] Constructing a berm, fence, or combination of both;

[2] Planting trees and shrubs; and

[3] Allowing the natural vegetation to reclaim the area if it will offer adequate protection.

(3) Path Easements. Easements for footpaths or trails must be at least 10 feet wide. Easements providing public access over these paths and trails are required.

(4) Identification. A sign or identification for a footpath or trail must:

(a) Be placed at the entrance and junctions of trails; and

(b) Be coordinated with the color of the existing signage used in the conservation areas in Lexington;

C. Bicycle Path or Recreational Path.

(1) The Board may require the construction of a bicycle path or recreational path:

(a) To offer a connection to a Town bicycle path or recreational path located on adjoining land or streets; or

(b) Where the path would be part of an existing or proposed Town bicycle path or recreational path system or of bicycle path or recreational paths leading to a public school.

(2) Path Easements. Easements for bicycle paths or recreational paths ~~footpaths or trails~~ must be at least 10 feet wide. Easements providing public access over these paths and trails are required.

(3) Construction. A bicycle path or recreational path must be at least 10 feet wide and constructed in accordance with the Town's Standard Specifications.

7.4. UTILITIES AND UNDERGROUND FACILITIES

A. Standards for Water and Sewer Service.

(1) Construction Requirements. All elements of the water and sanitary sewer service must be designed to comply with the Town's Water, Sewer and Drain Regulations and the Standard Specifications.

(2) Connection to Town System. Water and sanitary sewer mains must connect to the municipal water supply and sanitary sewer systems, respectively.

B. Water Mains.

(1) Objectives. Water mains, laterals, and appurtenances must be designed to offer adequate water service for the needs of residents and for fire suppression.

(2) Looped Water System. The water system must be designed to form a continuous loop with existing or proposed water mains.

(3) Fire Hydrants. Fire hydrants must be spaced not more than 500 feet apart. A copy of the plan showing fire hydrant locations must be submitted by the Board to the Fire Chief for his or her comments and recommendations.

C. Sanitary Sewers.

(1) Objectives. Sanitary sewers, including all appurtenances, must be designed to connect all lots in a subdivision to the municipal sewer system for treatment and disposal of sewage.

D. Electric Power and Communication Lines.

(1) Installation. All electric power lines and communication lines must be installed in underground conduits. Communication lines must include, but not be limited to, telephone, security alarm, and cable television. To ensure that future providers have access to the development, additional conduits must be provided.

(2) Street Lighting. The developer must show provisions for street lighting on a plan subject to the approval of the Town Engineer. The developer must install the conduit underground and construct the bases. Poles and streetlights may not be installed without the prior written approval of the Town Engineer.

7.5. STORMWATER MANAGEMENT

A. Objectives. Projects must be developed to maximize stormwater recharge within the site, minimize direct overland runoff onto adjoining lots, streets, and watercourses, and ensure that the Town can meet the requirements of its National Pollutant Discharge Elimination System (NPDES) general permit.

B. Drainage Easements.

(1) Where it is necessary to carry drainage across lots within the project, drainage easements must be provided, of such width and construction as will be adequate to accommodate the volume and velocity of the runoff. However, in no case may the easements be less than 20 feet wide.

(2) When a proposed drainage system will carry water across land outside the project boundaries, appropriate drainage rights must be secured by the applicant and referenced on the definitive plan.

C. Standards for Stormwater Management.

(1) Construction requirements. All projects subject to this section must be designed to comply with the requirements for "Above-Threshold Projects" detailed in Article VI, Stormwater Regulations, of Chapter 181 of the Code of Lexington.

7.6. TREES AND LANDSCAPING

A. Objectives and Applicability.

(1) Objectives. The Board determines that:

(a) Trees and other plant materials planted within or along the right-of-way as part of a coordinated landscape plan improve the appearance and economic value of a subdivision;

(b) A landscaped island in the center of a turnaround is better than a paved surface covering the entire island;

(c) The owners of the lots that have frontage on the turnaround, individually and collectively, should support the landscaping in such islands, and the owners of other lots that have frontage on sections of the right-of-way within which landscaping is planted should support that landscaping;

(d) Every effort must be made to preserve existing trees within the proposed right-of-way as well as within individual lots shown on the subdivision.

B. Street Trees.

(1) Location. Street trees must be planted, at the developer's expense, on each street within the tract being subdivided. Trees should be planted within the right-of-way's planting strip(s) and spaced between 27 to 35 feet apart on center.

(2) Characteristics. Proposed street trees must meet the following standards:

(a) Proposed street trees must be of the applicable USDA Zone hardiness, licensed nursery stock with good root development and branching characteristics with a one-year warranty.

(b) No more than 50% of any one genus may be proposed.

(c) Proposed street tree species must be native ~~indigenous~~ to the region. A list of recommended tree species can be found in the ~~Massachusetts Division of Fisheries and Wildlife's publication *The Vascular Plants of Massachusetts: A County Checklist*~~ Planning Board's Preferred Planting List.

(d) Be a minimum size of three inches in caliper, measured four feet from the ground level, and eight to 10 feet of height in place.

(e) Be planted in holes of a depth and width of two times the diameter of the root ball. Trees must be planted at their proper depth, in good quality topsoil, and securely staked.

C. Cul-de-Sac Plantings. The center island of a cul-de-sac must be landscaped.

D. Restoration of Slopes. All cut and fill slopes subject to erosion and adjoining the right-of-way must be planted with suitable well-rooted, low-growing plant materials as shown on the landscape plan. Plants or perennial grass must be suited to the adjoining landscape and located to offer adequate cover. The Board may require the planting of sod and other erosion control measures where called for.

E. Soils. Where soils have been compacted and where existing trees will not be adversely affected by the process, soil profile rebuilding methods shall be employed before landscaping begins.

7.7. RESERVATION OF LAND FOR PUBLIC PURPOSES

A. Designation for Reservation. The Board may require the designation of one or more parts of the subdivision tract for reservation for three years for park, playground, open space or other municipal purposes. The reservation of land may not be unreasonable in

relation to the size of the tract being subdivided and to the prospective uses of the reserved land.

B. Plan Notation. If the Board designates land for reservation for municipal purposes, a notation must be made on the definitive subdivision plan concerning the area being reserved and the requirement that no street, utilities, building, or other improvements within the boundaries of the land being reserved may be made for three years from the date of endorsement of the plan without the Board's prior written approval.

C. Action by Town within Three Years. During the three-year reservation period, the Town may choose to buy any or all of the reserved land and must justly compensate the owner for the land acquired. If the Town does not choose to buy the land within the three-year reservation period, the developer may go ahead with improvements per the approved subdivision plan.

§ 175-8.0 CONSTRUCTION

8.1. WORK NOTIFICATION TO TOWN DEPARTMENTS

A. Preconstruction Conference. Before the initiation of any work within the subdivision, the applicant must arrange for a preconstruction conference with the Planning Office, at which time a work schedule, outlining all steps within the development process, must be submitted by the applicant. Following approval of the work schedule by the Planning Office, the applicant will be required to notify the Planning Office, in writing, of any deviations from the proposed work schedule.

B. Notification. The Planning Office and Town Engineer must be separately notified, at least 48 hours (excluding Saturdays, Sundays, and legal holidays) before beginning any of the following work:

(1) Cutting of trees for street construction.
(2) Clearing and grubbing of a right of way.
(3) Installation of storm drainage facilities.
(4) Installation of water and sanitary sewer facilities.
(5) Placing of material for sub-base.
(6) Excavation for the underground electric distribution system.
(7) Application of gravel in or above sub-base.
(8) Laying of Bituminous Concrete Bottom Course.
(9) Laying of Bituminous Concrete Top Course.
(10) Installation of curbing and curb inlets.
(11) Spreading of gravel in sidewalks.
(12) Laying Bituminous Concrete for sidewalks and aprons.
(13) Spreading of loam for grass plots.
(14) Grading of slopes.
(15) Construction of retaining walls.
(16) Setting of bounds.

C. Allocation of Risk. If any of the above-designated work is commenced without proper notification being given as specified, such work is performed at the risk of the applicant or owner; and the Town Engineer may order the removal of them at the expense of the applicant or owner. All inspections performed by the Town Engineer or her or his designee are at the expense of the applicant. Subdivision bonds will not be released until all such expenses have been paid to the Board.

8.2. INSPECTION

A. Access. To verify that the required improvements are constructed or installed in accordance with these Regulations and with the applicable technical standards, the Board, its agents, and employees of the Town must be allowed access to the subdivision during normal working hours while it is under construction, subject to notice and compliance with safety standards.

B. Notice. The applicant is responsible for ensuring that written notice is delivered to the Planning Office and the Town Engineer upon the completion of each of the tasks

enumerated below and at least three working days before commencing the next task or covering the work performed. Work covered before the expiration of three working days after such notice may be required to be uncovered or dug up or may be considered to have not been done per these Regulations.

C. Required Inspections. Before the start of construction in a subdivision, the Board will designate either the Town Engineer, his or her designee, or another authorized Engineer to be responsible for periodic inspection of construction. The developer may not go ahead with construction of any of the following stages of development until the Town Engineer has given his written approval of the satisfactory completion of the earlier stage.

(1) Clearing, grubbing, and excavation to firm sub-base;

(2) Filling and grading to rough grade may include utility trenching;

(3) Bedding water, sewer, and drain pipes; installing manholes and catch basins, valves, and appurtenances (no backfilling trenches);

(4) Backfilling trenches, rolling and compacting sub-base or surface;

(5) Installing select gravel or crushed stone base in 6" layers, rolling, and compacting to grade;

(6) Setting curbing, catch basin inlets and gratings, headwalls, retaining walls, other structural details;

(7) Laying any course of bituminous pavement;

(8) Loaming and seeding grass plots;

(9) Planting shade trees;

(10) Adjusting manhole and catch basin covers, valve covers, removing debris, leftover materials, correcting uneven spots, clean-up.

(11) Following completion of all improvements and the installation of bounds.

The Town Engineer may require inspection at such other intervals, as he or she may deem necessary to assure proper construction of the improvements. In addition, the Town Engineer may require periodic inspection reports from the developer's engineer.

D. Street Construction

(1) No pavement may be laid:

(a) After frost has penetrated the base more than one inch; or

(b) After the air temperature stays at or below freezing for more than a day; or

(c) After the final day for paving set by the Town Engineer, whichever occurs first.

(2) No paving may be done under any adverse conditions, as determined by the Town Engineer.

(3) Any sections of pavement not meeting the approval of the Town Engineer must be removed and replaced.

E. Reinspection of Incorrect Construction. If the Town Engineer does not give written approval of the satisfactory completion of the earlier stage, or at any other time, and the Planning Director gives written notice to the developer that any of the facilities are not constructed per the approved subdivision plan, or do not follow the Standard Specifications, or are not constructed following good construction practice as determined

by the Town Engineer, the developer must correct the construction of the facility so that it complies. The developer may not go ahead to a later stage of construction until the incorrect construction has been corrected and the Town Engineer issues a written statement that the construction complies. A site visit by the Town Engineer may be required, for which a fee is required.

F. Water and Sewer Mains

(1) With respect to water mains, services, hydrants, and appurtenances, the required inspections may be performed by the Town Engineer, or his or his designee. Repeat inspections will be required if any work is found not to have been satisfactorily performed.

(2) Before acceptance by the Town, all water and sanitary sewer lines must be tested to the satisfaction of the Town Engineer.

G. Cost. The cost of inspections must be borne by the applicant and those legally succeeding the applicant in the title to the subdivision or any portion of them. They will be billed for the cost of inspections, including repeated inspections when necessary when the cost exceeds the money left available from the consultant's Project Review Fees. Security for the construction of streets and utilities may not be released until all money owed the Town in connection with a subdivision has been paid.

H. Certification of Monuments. The required monuments (stone bounds or equivalent) must be set by or under the direct supervision of a Land Surveyor after all construction which could disturb them has been completed, and ~~two copies of~~ ~~two copies of a~~a PDF copy of the plan of the subdivision (which may be the "as built" plans) must be submitted to the Board, showing the exact location and nature of the monuments set or found (identified as such), certified by a Land Surveyor.

I. Completion. Notwithstanding the inspections and verifications by the Board and its agents, the applicant, the surety company, if any, and those succeeding the applicant in title to the subdivision or portions of them are responsible for the subdivision being completed per the approved plans and these Regulations in a satisfactory condition, and without defects, when requesting release of performance guarantees.

8.3. DISPOSAL OF DEBRIS AND WASTE.

No debris, junk, rubbish or other non-biodegradable waste materials may be buried, left, or burned on any land in the subdivision. Removal of such materials will be required before the final release of any covenant or surety. The Board of Health and the Town Engineer must approve burial of biodegradable materials on the site. Tree limbs, brush, and stumps are not considered biodegradable and may not be buried on the site. The burial locations and description of buried materials must be noted on the as-built plan. The Board may require that the description and location of buried materials be recorded in the Registry of Deeds before the release of affected lots for sale or building.

8.4. CERTIFICATES OF OCCUPANCY DURING CONSTRUCTION

A. Rights of Ways. No Certificates of Occupancy may be issued until all work associated with the right of way construction is complete, except for the final top course of pavement, unless otherwise authorized by the Planning Board after acceptance of a performance guarantee.

B. Fire Hydrants. No certificate of occupancy will be issued until the Fire Department is satisfied with the results of any fire hydrant flow test(s) for any new hydrants installed.

Amendments to Planning Board Subdivision Regulations Chapter 175

Visuals of proposed changes

September 25 public hearing opened, continued to October 8, 2025

MA Subdivision Control Law

- MGL c. 41, §81 "Subdivision" – shall mean the division of a tract of land into two or more lots…
- Planning Board's adopt Subdivision Rules & Regulations
- Lexington Planning Board's Subdivision (Chapter 175 of the Code of Lexington) last amended in 2017
  - Application submission process
  - Design standards for streets and infrastructure

❖Preliminary Plans submitted with Definitive Plan within 7 months, subject to the Regulations in place at preliminary submittal (81Q). These amendments do <u>not apply</u> to the preliminary & definitive plans submitted for zoning freezes this spring.

Proposal: Adds a <u>minimum</u> of 150 foot length for a new dead-end road.

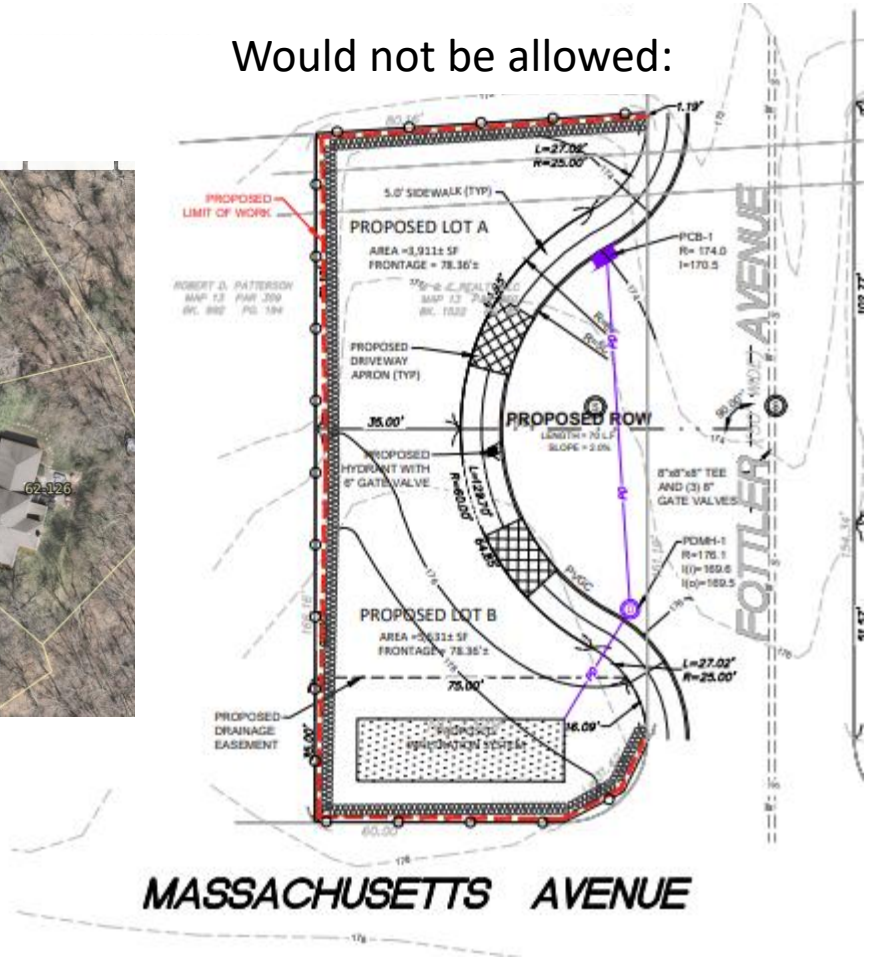
Would be allowed:



Would not be allowed:



Would not be allowed:

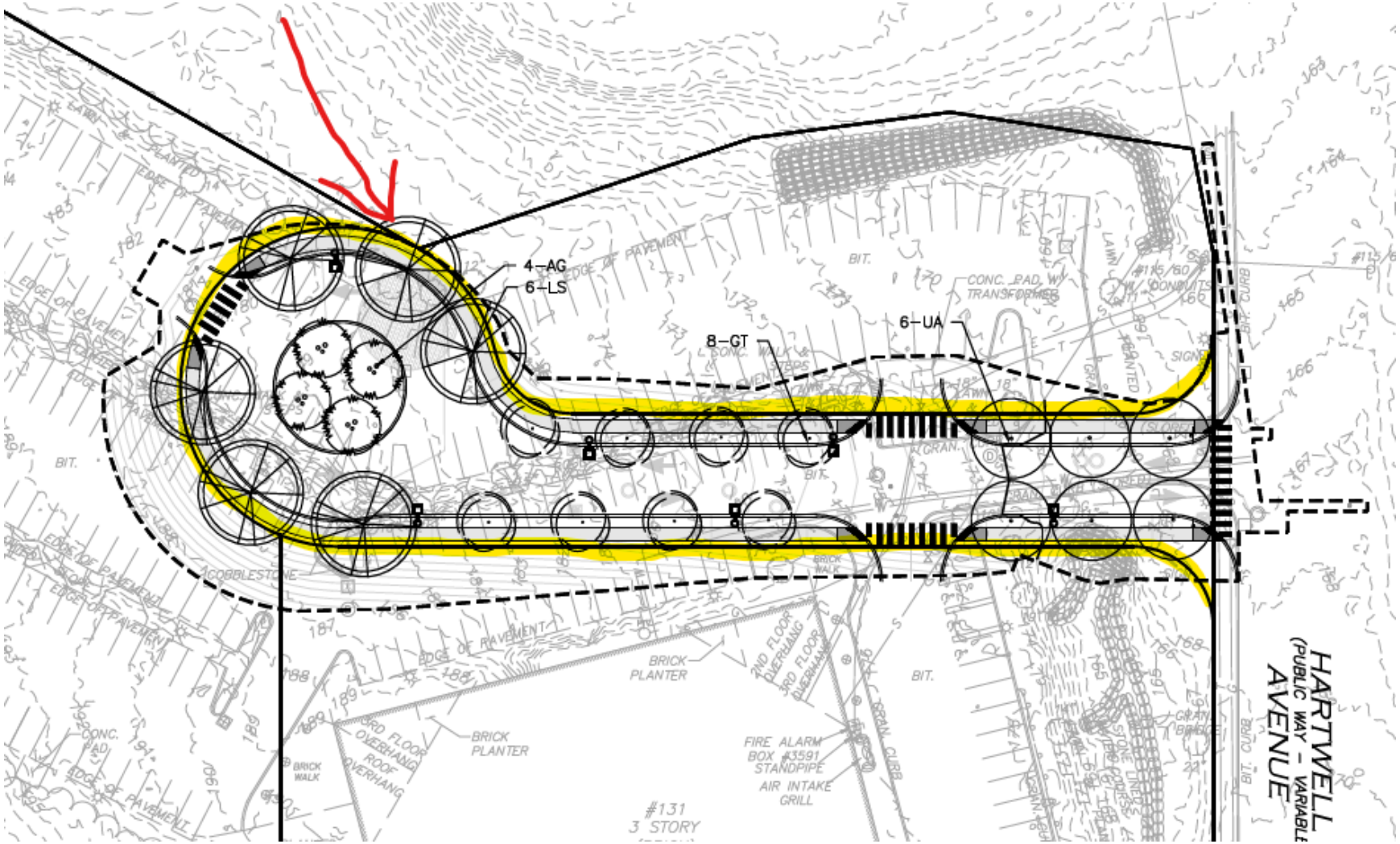


Adds a definition of Right-of-Way (ROW) & Shoulder:

Right-of-Way: An area of land which is used, designed or intended to be used as a street, road, or way, including paper streets and easements for use as a way.

Shoulder: A portion of the paved right-of-way adjacent to the travel lane, and separated from the travel lane by a painted line. *(added 10/3)*

Proposal: Adds a minimum requirement for 10 feet between a new road's right-of-way (ROW) and another property line.



<u>The Regulations require the ROW</u>:

- 40 ft. in width
- Includes the grass strip, trees, & sidewalk, paved travel lane

Example on left would not be permitted as shown with proposed change, would require being shifted 10 ft.

Proposed added language:

Add to Design Standards for Streets & Rights of Way Table 7.2E:

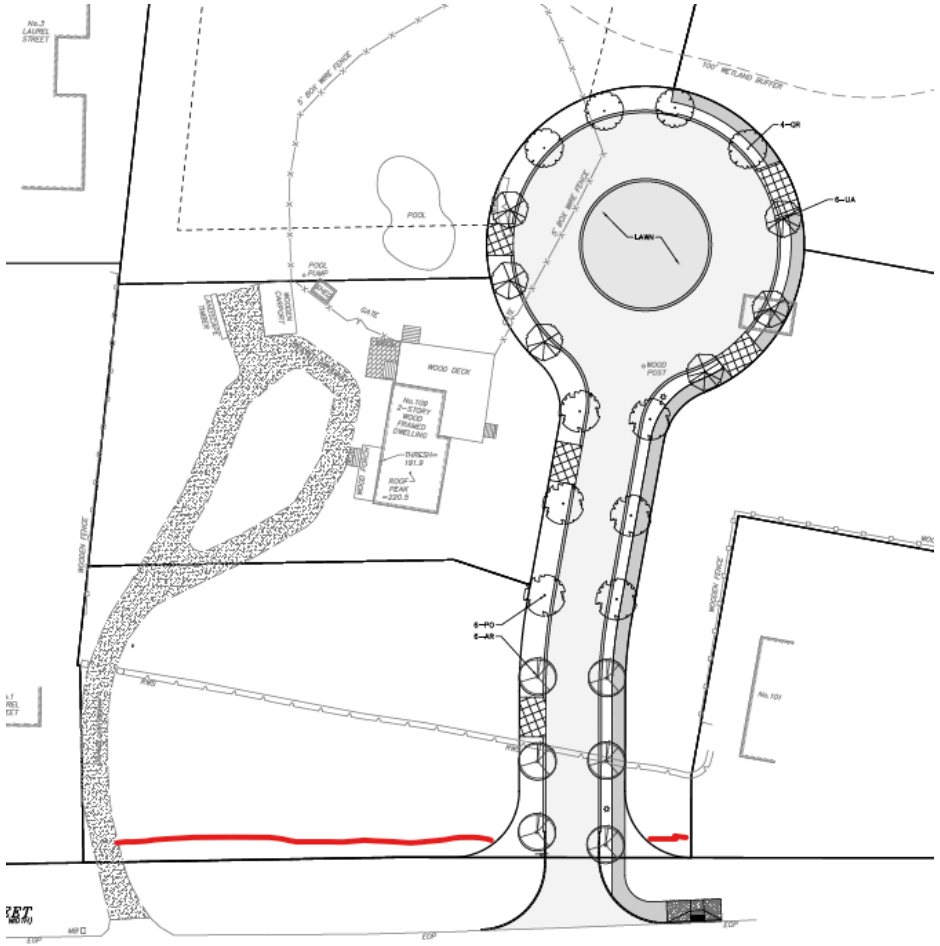
Min. distance between the new ROW to any lot line of any lot situated outside of the subdivision.	10 ft.

Added to §7.2 on Oct. 3:

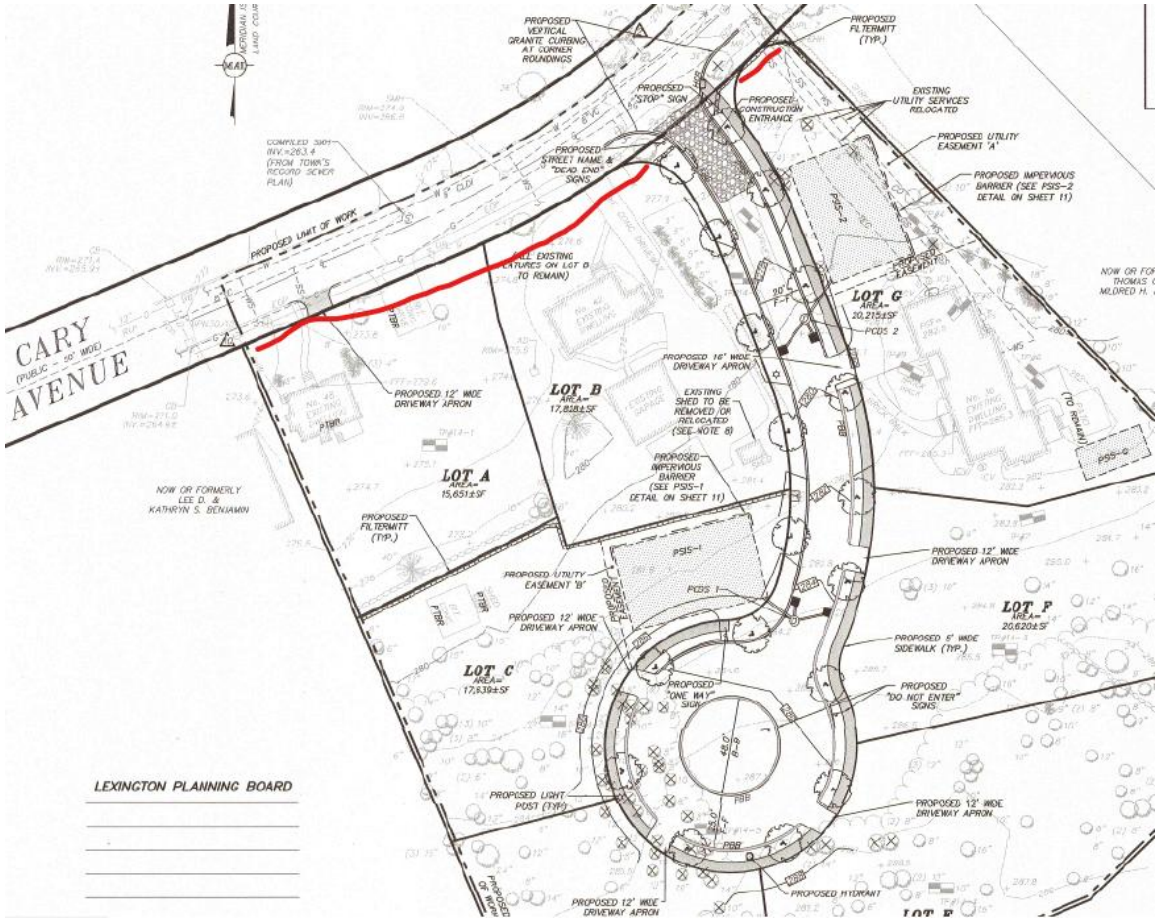
B (4) Location. New rights-of-way shall be located at least 10 feet from any lot outside the subdivision. The Planning Board may approve a plan showing less than 10 feet if the Board finds there to be no risk to public safety and if the Board finds there are physical constraints such as topographic or geologic conditions which would require it to be less than 10 feet. The Board may approve a plan showing less than 10 feet if the proposal is for a proof plan only and not proposed to be constructed.

Examples from recent subdivisions & proof plans

Kay Tiffany Way off Reed St. ~9-12 ft.

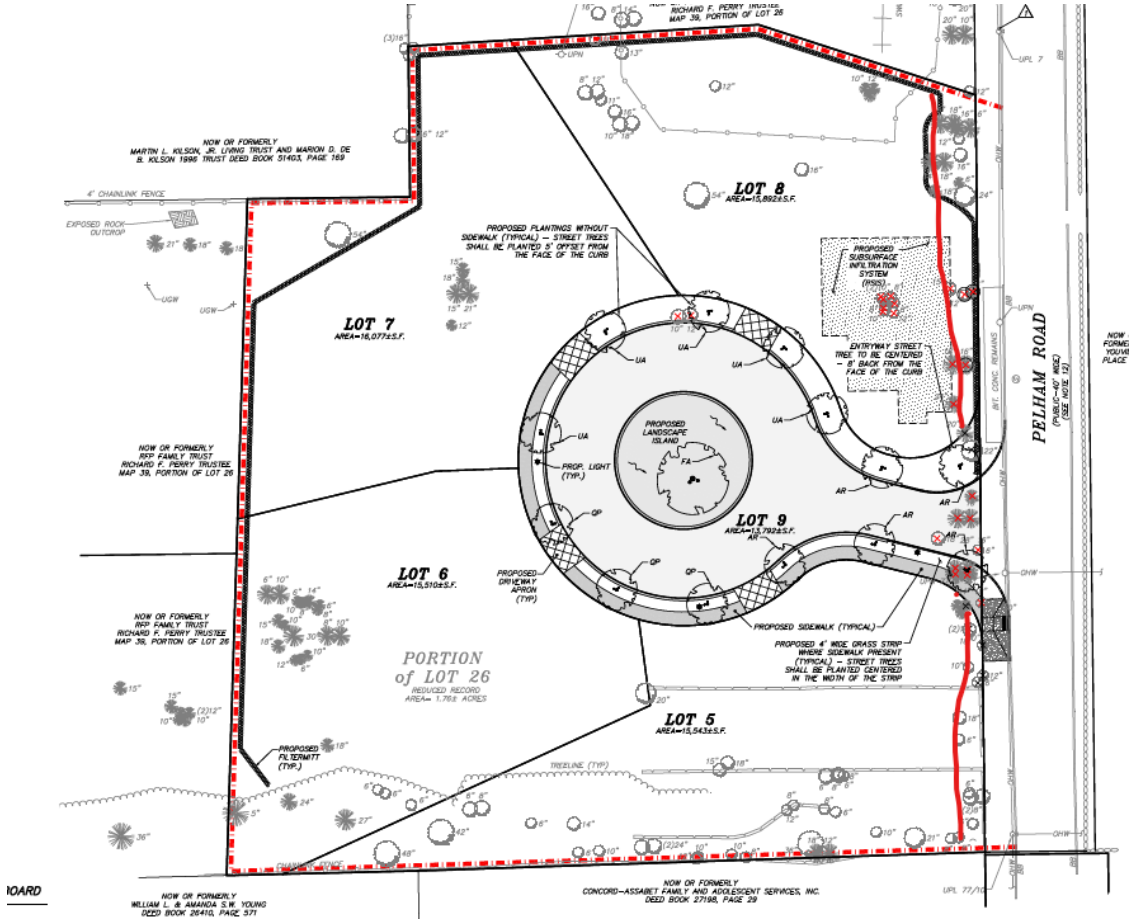


Willard Circle off Cary Ave. 19 ft.

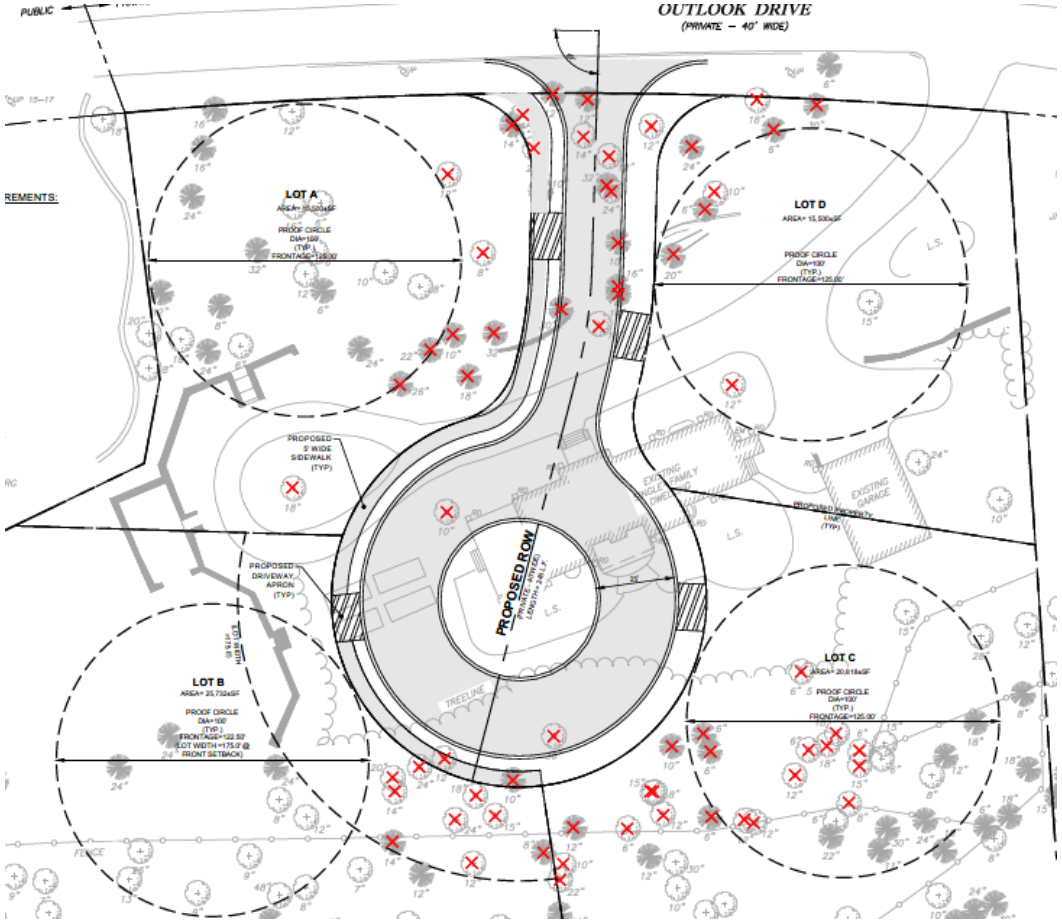


Recent subdivision & proof plans examples

Beechtree Lane off of Pelham Rd. 75 ft.

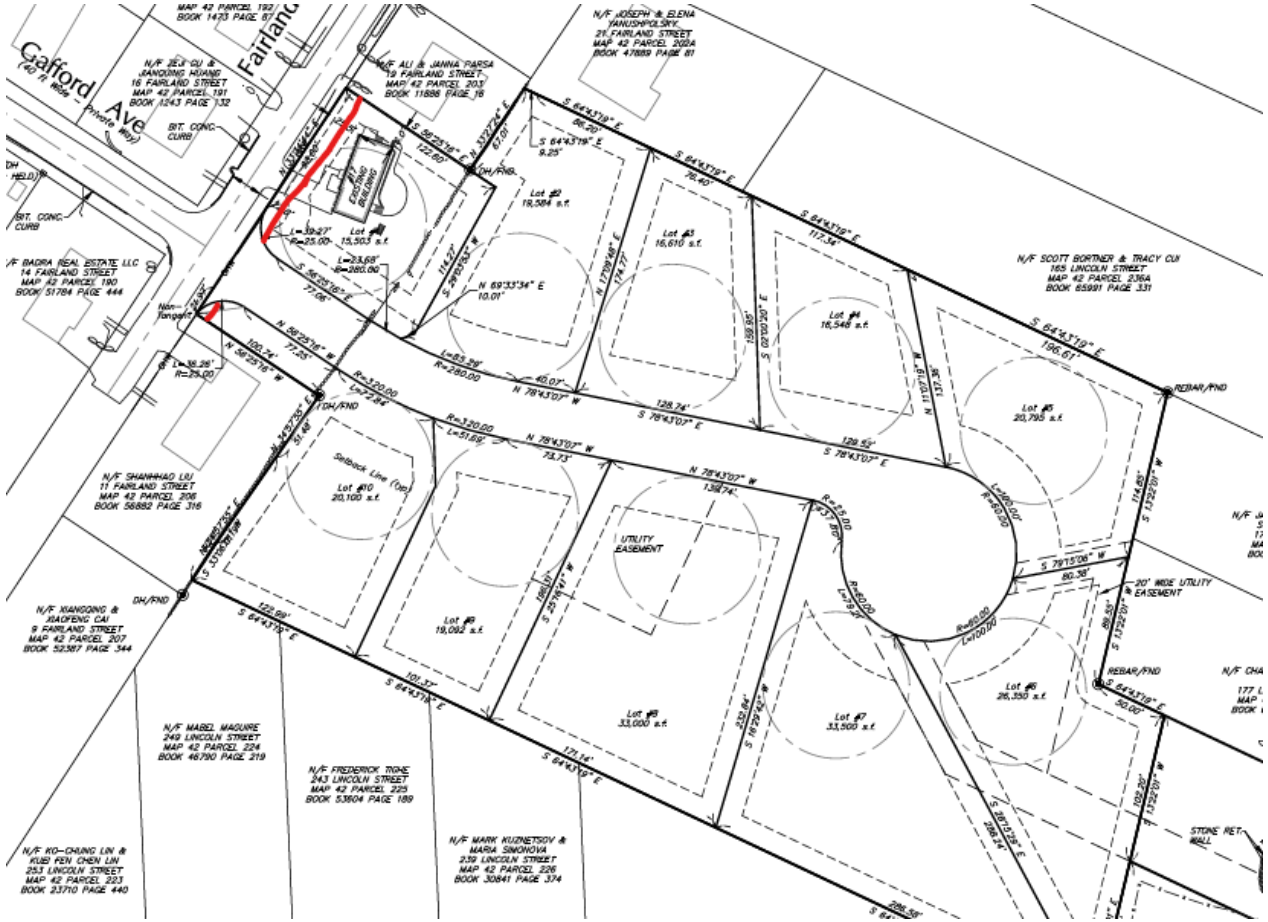


Outlook Dr. / Effie Place 100 ft. +

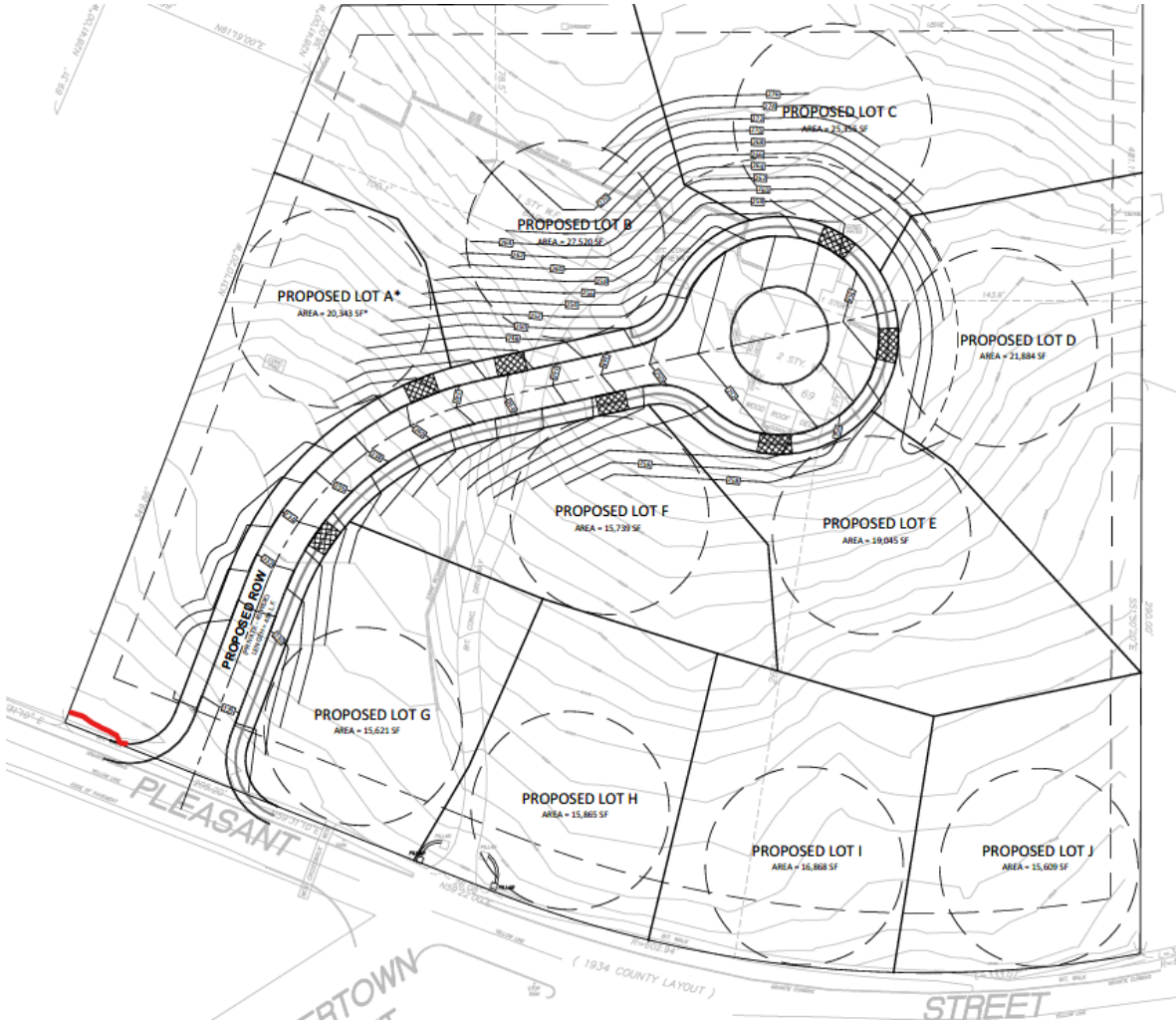


Recent subdivision & proof plan examples

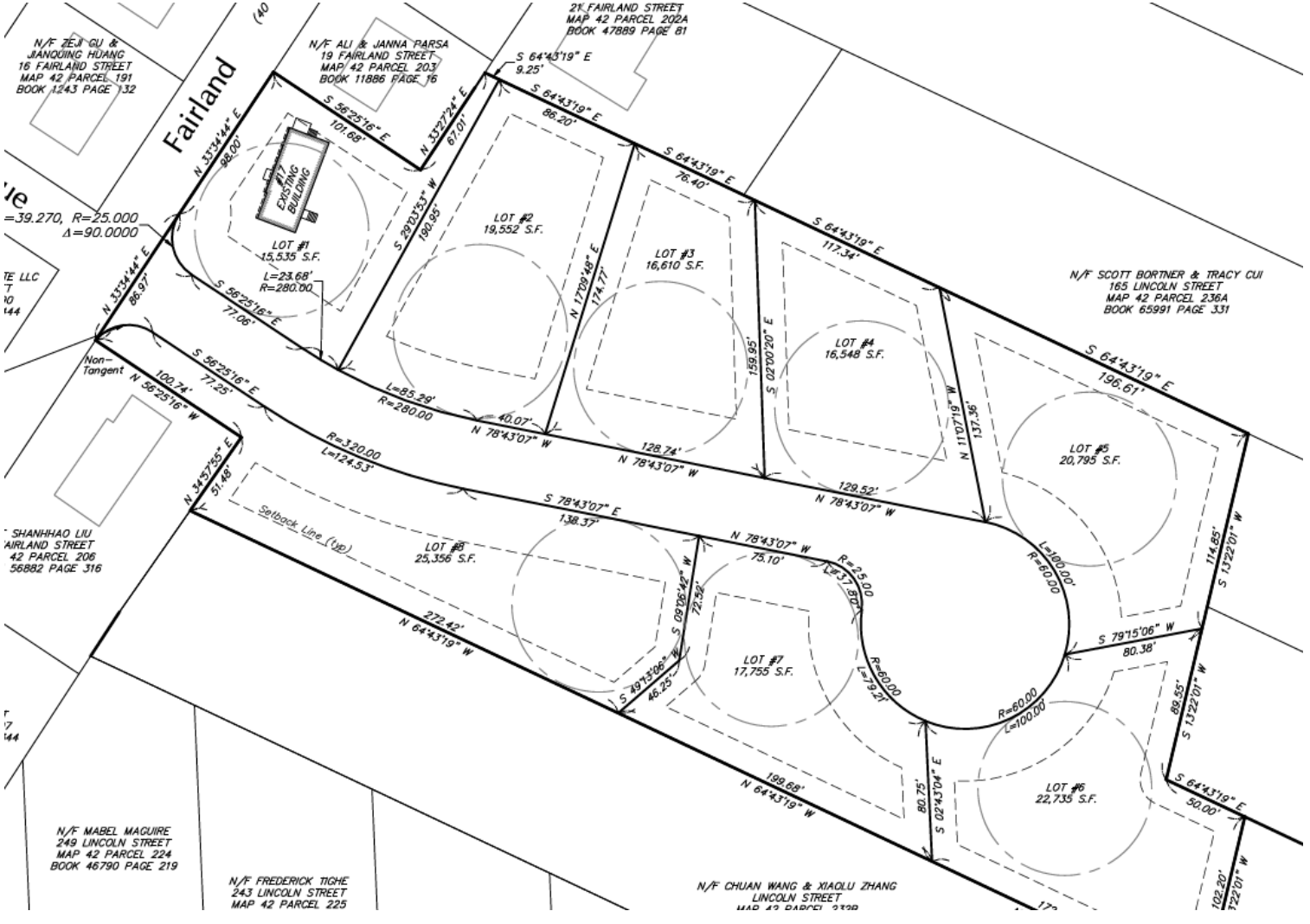
Fairland Commons within 10 ft.



69 Pleasant St. / Linc Cole Ln. over 20 ft.



Proposal: Adds requirement to show the proof circle to show lot regulatory, lot area, & frontage, as required by Zoning Bylaw Section 4.2.2, 4.2.3.(1), & 4.2.4



Other Changes Include:

- Increase application fees
- Electronic submission except where required for Registry required recordings
- Electronic submission to Town Clerk & Board of Health with confirmation
- New section to design for future sidewalk connections from the existing road
- Requires plantings to be from Planning Board’s preferred planting list
- Adds in soil profile rebuilding before landscaping
- Clarifications

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Board Member & Staff Updates

PRESENTER:

Staff and Board Discussion

ITEM NUMBER:

SUMMARY:

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

10/8/2025

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Review of Draft Meeting Minutes: none

PRESENTER:

ITEM NUMBER:

SUMMARY:

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

10/8/2025

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Upcoming Meetings

PRESENTER:

ITEM NUMBER:

SUMMARY:

Wednesdays 10/22, 11/19, and 12/10

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

10/8/2025

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Adjourn – The meeting will continue until all items are finished. The estimated adjournment time is 8:30 pm.

PRESENTER:

ITEM NUMBER:

SUMMARY:

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

10/8/2025

AGENDA ITEM SUMMARY

LEXINGTON PLANNING BOARD

AGENDA ITEM TITLE:

Zoom Details - https://www.lexingtonma.gov/377/Access-Virtual-Meetings

PRESENTER:

ITEM NUMBER:

SUMMARY:

Planning is inviting you to a scheduled Zoom meeting.
Topic: Planning's Zoom Meeting
Time: Oct 8, 2025 06:00 PM Eastern Time (US and Canada)
Join Zoom Meeting
https://lexingtonma.zoom.us/j/84622578290?pwd=XY4jJbjUE7Jc0jJMylBRC9o7b0blVW.1

Meeting ID: 846 2257 8290
Passcode: 733505

Dial by your location
• +1 646 876 9923 US (New York)
• +1 646 931 3860 US
• +1 301 715 8592 US (Washington DC)
• +1 305 224 1968 US
• +1 309 205 3325 US
• +1 312 626 6799 US (Chicago)
• +1 689 278 1000 US
• +1 719 359 4580 US
• +1 253 205 0468 US
• +1 253 215 8782 US (Tacoma)
• +1 346 248 7799 US (Houston)
• +1 360 209 5623 US
• +1 386 347 5053 US
• +1 408 638 0968 US (San Jose)
• +1 507 473 4847 US
• +1 564 217 2000 US
• +1 669 444 9171 US
• +1 669 900 6833 US (San Jose)

SUGGESTED MOTION:

FOLLOW-UP:

DATE AND APPROXIMATE TIME ON AGENDA:

10/8/2025