

LEGEND:

- N/F NOW OR FORMERLY OVERHEAD WIRES
- TREE TREE LINE
- UP UTILITY POLE
- GG GAS GATE
- G GAS SERVICE (BURIED)
- WG WATER GATE
- W WATER SERVICE (BURIED)
- DMH DRAIN MANHOLE
- D SUB-SURFACE DRAIN LINE
- EXISTING CONTOUR
- EXISTING CONTOUR
- LIGHTPOLE
- WETLAND FLAG
- SPOT ELEVATION
- STONE WALL
- EDGE OF PAVEMENT

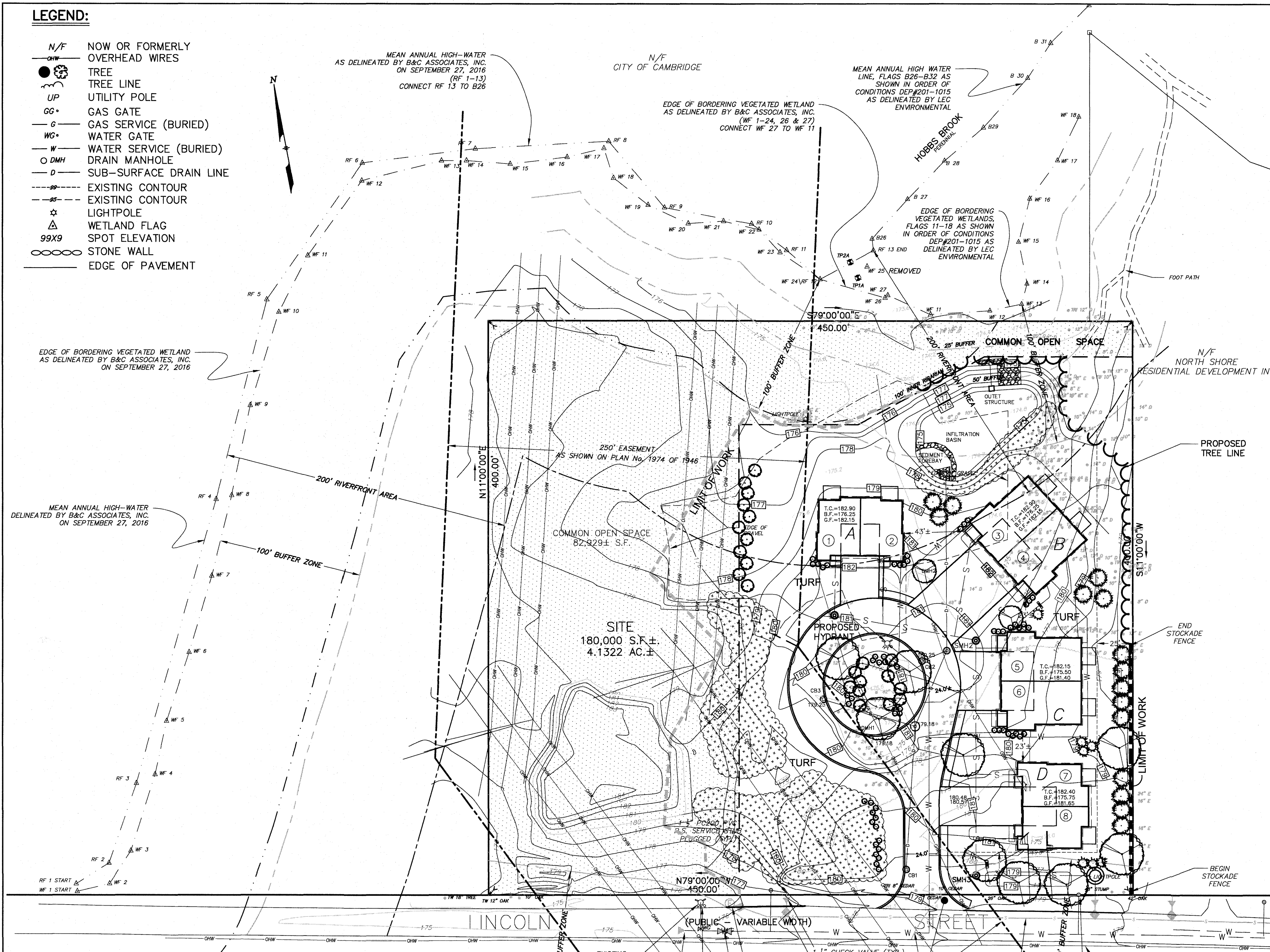


TABLE OF DEVELOPMENT DATA - BALANCED HOUSING DEVELOPMENT

TOTAL LAND AREA: 180,000 S.F.±
 TOTAL LAND AREA FOR 4 LOTS: 161,569 S.F. ±
 TOTAL LAND AREA WITHIN PROP RIGHT OF WAY (ROW): 18,431 S.F.±
 AREA OF IMPERVIOUS SURFACES WITHIN ROW: 11,967 S.F.±

MAX. GROSS FLOOR AREA (4 LOTS X 7,200 S.F.): 28,800 S.F.
 MAX. AREA OF IMPERVIOUS SURFACE: 31,355 S.F.±
 4 LOTS: AREA 161,569 S.F. X 0.12 = 19,389 S.F.±
 IMPERVIOUS SURFACE WITHIN ROW = 11,967 S.F.±

NUMBER OF DWELLINGS - NO LIMIT
 SITE COVERAGE - NO LIMIT

MINIMUM COMMON OPEN SPACE: 59,400 S.F.±
 (TOTAL LAND AREA X 33%)

EACH DWELLING TO BE PROVIDED WITH A CRAWL SPACE WITH A FLOOR TO CEILING HEIGHT LESS THAN SEVEN FEET.

ON-SITE RIVERFRONT AREA: 60,666 S.F.
 10% MAX : 6,067 S.F.

IMPERVIOUS AREA

DWELLING FOOTPRINTS

A = 2,458 S.F.
 B = 3,607 S.F.
 C = 3,607 S.F.
 D = 2,719 S.F.
 TOTAL = 12,391 S.F.

DWELLING FOOTPRINTS = 12,391± S.F.
 MAIN DRIVEWAY LOOP = 10,648± S.F.
 SIDEWALK = 681± S.F.
 INDIVIDUAL DRIVES = 6,163± S.F.
 TOTAL IMPERVIOUS = 29,883± S.F.
 29,883± S.F. < 31,355± S.F. O.K.

COMMON OPEN SPACE = 82,929± S.F.
 82,929± S.F. > 59,400 S.F. O.K.

24' PAVEMENT WIDTH

BUILDING SIZE (GFA)
 ASSUMES CRAWL SPACES - NO BASEMENTS
 *SEE ARCHITECTURAL PLANS

RIVERFRONT AREA
 DWELLING A 4,323± S.F.
 DWELLING B 1,684± S.F.
 TOTAL RIVERFRONT 6,007± S.F. = 9.9% RA.

EXEMPT STORMWATER: 11,585± S.F. = 19.1% RA.
 EXEMPT MITIGATION: 7,990± S.F. = 13.2% RA

PLANTING KEY

DECIDUOUS SHADE TREE	SELECT FROM:	
	Tilia americana	Basswood
	Quercus macrocarpa	Burr Oak
	Cornus florida	White Dogwood
	Carya ovata	Shagbark Hickory
	Carpinus caroliniana	American Hornbeam
	Nyssa sylvatica	Tupelo
	Quercus palustris	Pin Oak
	Acer rubrum 'Red Sunset'	Red Sunset Maple
	Quercus rubra	Red Oak
	Quercus coccinea	Scarlet Oak
	Hamamelis virginiana	Witch hazel
	Quercus alba	White Oak

DECIDUOUS ORNAMENTAL TREE	SELECT FROM:	
	Ilex opaca	American Holly
	Rhododendron catawbiense	Purple Rhododendron
	Juniperus virginiana	Eastern Red Cedar
	Thuja x plicata 'Green Giant'	Green Giant Arborvitae
	Lindera benzoin	Spicebush
	Picea glauca	White Spruce
	Pinus resinosa	Red Pine
	Pinus strobus	White Pine

EVERGREEN	SELECT FROM:	
	Ilex opaca	American Holly
	Rhododendron catawbiense	Purple Rhododendron
	Juniperus virginiana	Eastern Red Cedar
	Thuja x plicata 'Green Giant'	Green Giant Arborvitae
	Lindera benzoin	Spicebush
	Picea glauca	White Spruce
	Pinus resinosa	Red Pine
	Pinus strobus	White Pine

SHRUB	SELECT FROM:	
	Aster novae-angliae	New England Aster
	Carex stricta	Tussock Sedge
	Athyrium filix-femina	Lady Fern
	Ilex verticillata	Winterberry
	Kalmia latifolia	Mountain Laurel
	Cornus amomum	Silky Dogwood
	Iris versicolor	Harlequin Blue Flag Iris

OPEN SPACE AREA:
 Remove invasive species as practicable.

CONSERVATION SEED MIX:
 Andropogon gerardii - Big Bluestem
 Asclepias syriaca - Common Milkweed
 Aster novae-angliae - New England Aster
 Chamaecrista fasciculata - (Cassia f) Partridge Pea
 Desmodium canadense - Showy Tick Trefoil
 Elymus virginicus - Virginia Wild Rye
 Eragrostis maculatum - Spotted Joe Pyc Weed
 Hierba graminifolia (Solidago g.) - Grass-leaved Goldenrod
 Ictiops rubra - Creeping Red Fescue
 Peltopsis helianthoides - Ox Eye Sunflower
 Senecio clandestinum - Deer Tongue
 Panicum virgatum - Switch Grass
 Redbeckia laciniata - Tall/Green Headed Coneflower
 Schizachyrium scoparium - Little Bluestem
 Solidago juncea - Early Goldenrod
 Symphyotrichum nutans - Indian Grass

RECORD OWNER
 THE GERTRUDE M. PIANTEDOSI TRUST
 443 LINCOLN STREET
 LEXINGTON, MA

REFERENCE
 MIDDLESEX REGISTRY OF DEEDS SOUTH DISTRICT DEED BOOK 65347 PAGE 366 PLAN BOOK 239 PLAN 26

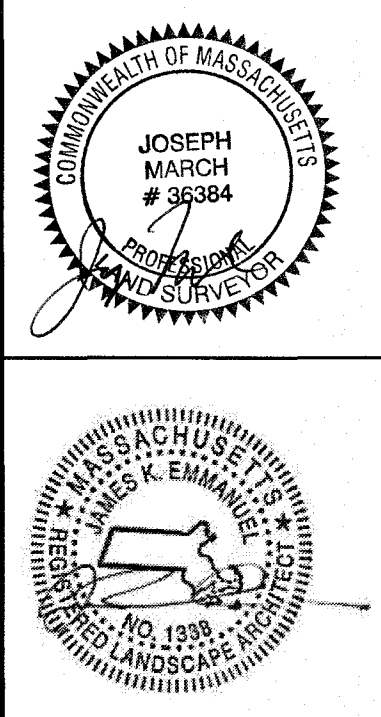
ZONING DISTRICT
 RO

DATUM
 N.G.V.D. OF 1929

BASE INFORMATION PROVIDED BY
STAMSKI AND McNARY, INC
 1000 MAIN STREET ACTON, MA
 ENGINEERING - PLANNING - SURVEYING

**SITE CONSTRUCTION PLAN
 BALANCED HOUSING RESIDENTIAL DEVELOPMENT**

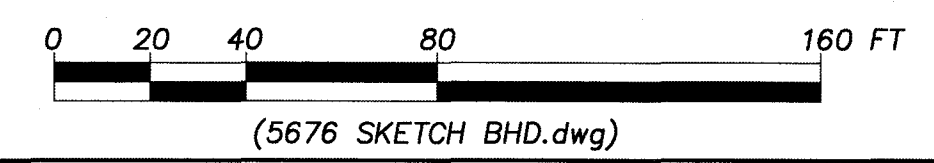
443 LINCOLN STREET
 LOCATED IN
LEXINGTON, MASSACHUSETTS
 (MIDDLESEX COUNTY)



PREPARED FOR
SYMES PERMITTING & DEVELOPMENT, LLC
 SCALE: 1" = 40' DATE: FEBRUARY 3, 2017

PREPARED BY
James K. Emmanuel Associates / Landscape Architects
 22 Carlton Rd. Marblehead, MA

SHEET No. 2 OF 4 PROJECT No. SM-5676



REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D