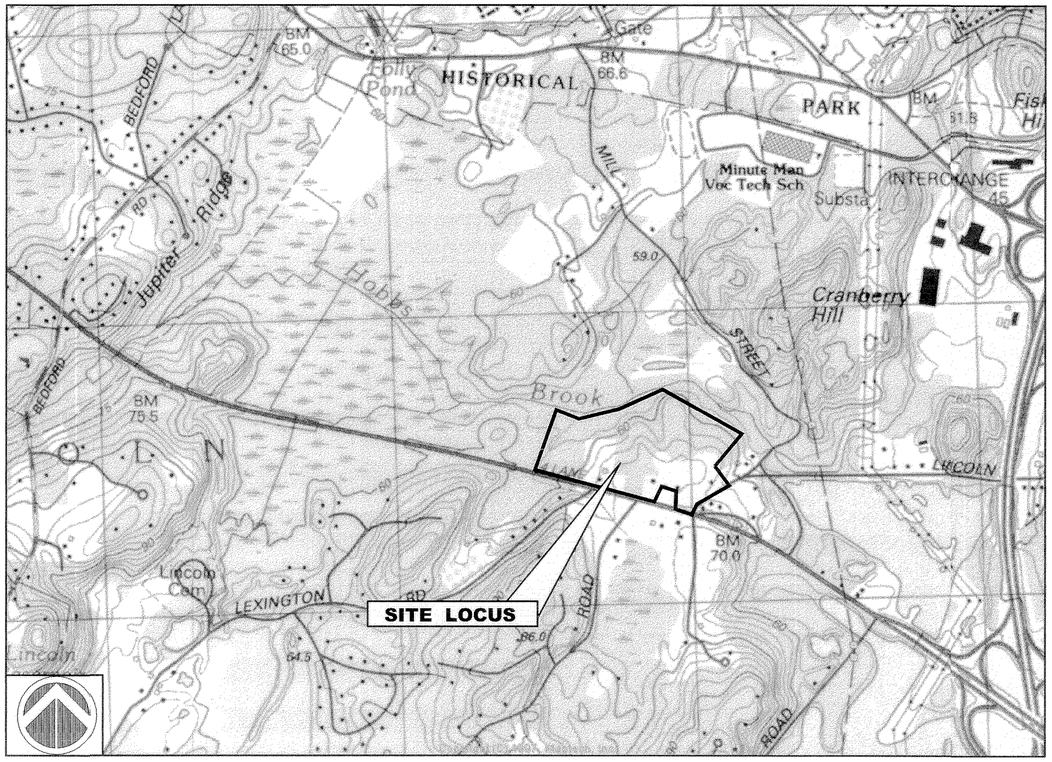
HOBBS BROOK FARM
CLUSTER DESIGN PLANS

IN THE TOWN OF
LINCOLN, MASSACHUSETTS
MIDDLESEX COUNTY



GRAPHIC SCALE

1,000 0 500 1,000 2,000 4,000

(IN FEET)
1 inch = 1,000 feet

APPLICANT

HOBBS BROOK FARM PROPERTY CO.
LIMITED PARTNERSHIP
268 CAMBRIDGE TURNPIKE
LINCOLN, MA 01773

SURVEYOR/ CIVIL ENGINEER

Design Consultants, Inc.
Consulting Engineers and Surveyors

DESIGN CONSULTANTS BUILDING
265 MEDFORD STREET
SOMERVILLE, MA 02143
(617) 776-3350

LANDSCAPE ARCHITECT

Pressley Associates, Inc.
Landscape Architects
432 Columbia Street
Cambridge, MA 02141
Phone: (617) 491-5300
FAX: (617) 491-7502
Email: pressley@pressleyinc.com

ARCHITECT

GLEYSTEEN DESIGN LLC

185 MT AUBURN ST
CAMBRIDGE MA 02138
PH 617 492 6060
FX 617 492 6262
gleysteendesign.com

Middlesex South Registry of Deeds
Cambridge, Massachusetts
Plan No. 411(Cref1) of 2003
Rec'd 5-16 20 03
at 1h 31m Pm Doc No. 1489
Rec'd, Bk 39218 Page 191
Attest
Register

RESERVED FOR REGISTERS USE ONLY

APPROVED LINCOLN PLANNING BOARD

DATE: April 30, 2003

INDEX

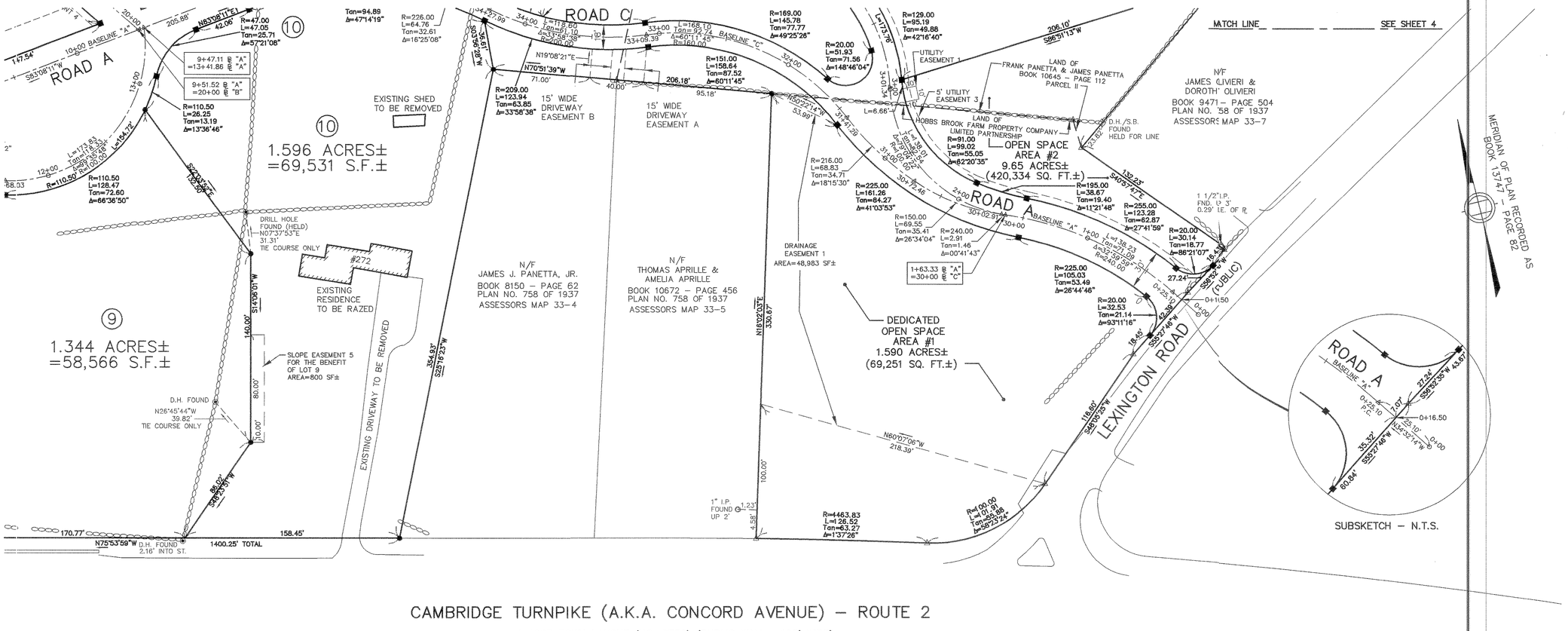
SHEET	DESCRIPTION
T1	TITLE SHEET
S1 - S4	DEFINITIVE PLAN OF LAND
C1-C2	SITE PLAN
C3	ROAD PROFILES
C4	SECTIONS
C5-C6	DETAILS

NO.	DATE	
0	03/03/03	SPECIAL PERMIT SUBMITTAL

SHEET T1

1411-1

411 - 1



411C20K11 2003
RECORDED BOOK 39218 PAGE 192

RESERVED FOR REGISTERS USE ONLY

LEGEND:

- BOUND FOUND
- IRON PIPE FOUND
- DRILL HOLE FOUND
- BOUND TO BE SET
- IRON ROD TO BE SET
- EXISTING STONE WALL
- LIMIT OF BORDERING VEGETATIVE WETLAND

I REPORT THAT THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS. FURTHERMORE I RERPORT THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS, DATED MAY 1999.

SIGNED: Arthur R. Giangrande
DATE: 3/3/03

CAMBRIDGE TURNPIKE (A.K.A. CONCORD AVENUE) – ROUTE 2

A 1987 TOWN LAYOUT (NO. 6750) (PUBLIC WAY – 100' WIDE)
A 1933 STATE HIGHWAY LAYOUT (NO. 2970)

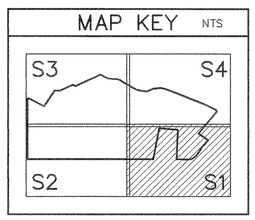
PAGE ROAD
A 40' WIDE PUBLIC WAY

SEE: BOOK 20102 – PAGE 217
BOOK 18086 – PAGE 186
BOOK 5706 – PAGE 297
PLAN NO. 44 OF 1933 RECORDED IN BOOK 5706 – PAGE 300
BOOK 5840 – PAGE 33
BOOK 5936 – PAGE 170

APPROVED LINCOLN PLANNING BOARD
David C. Ross
Town Clerk
DATE: April 30, 2003

SEE SHEET 2
MATCH LINE

MAP KEY NTS



NOTES:
1. DRAINAGE EASEMENT INCLUDES THE ROAD RIGHT OF WAYS, THE SWATH ACROSS MEADOW OPEN SPACE, AND DELINEATED AREA AROUND RETENTION BASIN AS SHOWN
2. UTILITY EASEMENT INCLUDES THE ROAD RIGHT–OF–WAYS WITH ADDITIONAL SPACE INCLUDED WITHIN LABELED AREAS.
3. THE AREA WITHIN THE RIGHT–OF–WAY OF ROAD A, ROAD B AND ROAD C IS TO BE A DRAINAGE AND UTILITY EASEMENT

40 0 40 80 120 160 FEET
20 0 20 40 METERS

OWNER AND APPLICANT

HOBBS BROOK FARM PROPERTY COMPANY LIMITED PARTNERSHIP

268 CAMBRIDGE TURNPIKE
LINCOLN, MA 01773
BOOK 31668 – PAGE 72
BOOK 26242 – PAGE 17
BOOK 25411 – PAGE 139
BOOK 13747 – PAGE 82
PLAN NO. 707 OF 1998,
REC'D. AS BOOK 28791 – PAGE 416
PLAN BOOK 219 – PLAN 40
PLAN BOOK 215 – PLAN 31
PLAN BOOK 155 – PLAN 28
PORTION OF LOT A
ASSESSORS MAP 33–1 & MAP 31–2

OWNER (SEE SHEETS S1 & S4)

FRANK PANETTA & JAMES PANETTA

BOOK 10645 – PAGE112 (PARCEL II)
PLAN NO. 758 OF 1937, REC'D AS
BOOK 6141 – PAGE 112
ASSESSORS MAP 33–3

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

Sarah J. Marcotte ASSISTANT TOWN CLERK
DATE: May 16, 2003

Copyright 2003 Design Consultants, Inc.

NO.	DATE	BY	REVISIONS

DEFINITIVE PLAN OF LAND

HOBBS BROOK FARM PROPERTY COMPANY
LIMITED PARTNERSHIP
LINCOLN, MASSACHUSETTS

COMMONWEALTH OF MASSACHUSETTS
ARTHUR R. GIANGRANDE
No. 17459
REGISTERED PROFESSIONAL LAND SURVEYOR

DESIGN: K.T.
DRAFTING: K.T.
CHECKED: K.M.T.
APPROVED A.R.G.

Arthur R. Giangrande

Design Consultants, Inc.
Consulting Engineers and Surveyors
DESIGN CONSULTANTS BUILDING
265 MEDFORD STREET
SOMERVILLE, MA 02143
(617) 776–3350

SCALE:
HORIZ: 1"=40'
VERT: N/A

PROJECT NO. 595–010
DATE: MAR. 3, 2003
SHEET NO. S1

411-2

411-2

MATCH LINE _____ _ _____ SEE SHEET 3

LAND OF HOBBS BROOK FARM PROPERTY COMPANY LIMITED PARTNERSHIP
SEE PLAN NO. 707 OF 1998, BK. 28791 – PG. 416

N14°08'01"E 882.23'

MERIDIAN OF PLAN RECORDED AS BOOK 13747 – PAGE 82

PRIVATE CONSERVATION LAND EASEMENT 5.476 ACRES ± (238,540 SQ. FT. ±)

CONSERVATION LAND EASEMENT LINE

DEDICATED OPEN SPACE AREA #2 9.65 ACRES± (420,334 SQ. FT.±)

124.81' N00°45'00"E

245.57' N89°07'57"W

134.58' N48°08'54"W

230.18'

N62°18'26"W 87.62'

S31°41'22"W 38.81'

℄ BROOK

N14°08'01"E 183.72'

506.78' N75°53'59"W

1400.25' TOTAL

EXISTING 20' WIDE DRAINAGE EASEMENT TAKEN BY THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS SEE: PLAN NO. 1083 OF 1989 RECORDED AS BK. 20102 – PG. 215

S75°53'59"E 23.00'

N15°39'30"W 120.00'

18" REINFORCED CONCRETE STORM DRAIN

S15°28'10"E 120.00'

23.00'

21.02'

E.P.L.P. FOUND IN WALL FACE 0.11' INTO ST.

561.25' N75°53'59"W

304.86'

VIEWING AREA 466 SF ± (VIEWING AREA IS PART OF TRAIL EASEMENT)

N06°33'54"E 26.56'

20.03'

20.14'

89.40' S81°12'29"W

N27°16'58"W 96.42'

20' 99.01' N80°26'55"W

TRAIL EASEMENT

197.89' S83°08'11"W

147.54'

50.15'

S83°08'11"E 50.00'

104+69.31

R=36.00
L=98.72
Tan=177.94
Δ=157°07'32"

S83°08'11"E 79.49'

11+68.03

R=46.50
L=29.34
Tan=15.18
Δ=36°09'11"

282.30' N14°08'01"E

9.423 ACRES±
=410,485 S.F.±

IN-GROUND POOL

EXISTING STRUCTURES TO REMAIN

3 STORY W/F BARN

2 STORY W/F HOUSE

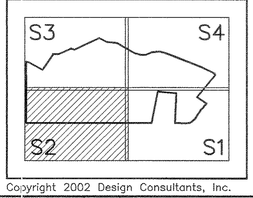
CAMBRIDGE TURNPIKE (A.K.A. CONCORD AVENUE) – ROUTE 2

A 1987 TOWN LAYOUT (NO. 6750) (PUBLIC WAY – 100' WIDE)
A 1933 STATE HIGHWAY LAYOUT (NO. 2970)

SEE: BOOK 20102 – PAGE 217
BOOK 18086 – PAGE 186
BOOK 5706 – PAGE 297
PLAN NO. 44 OF 1933 RECORDED IN BOOK 5706 – PAGE 300
BOOK 5840 – PAGE 33
BOOK 5936 – PAGE 170

LEXINGTON ROAD
A 30' WIDE PUBLIC WAY

MAP KEY NTS



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40 0 40 80 120 160 FEET
20 0 20 40 METERS

411(30x) 2003 39218 143

RESERVED FOR REGISTERS USE ONLY

LEGEND:

- BOUND FOUND
- IRON PIPE FOUND
- DRILL HOLE FOUND
- EXISTING STONE WALL
- LIMIT OF BORDERING VEGETATIVE WETLAND

I REPORT THAT THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS. FURTHERMORE I REPORT THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS, DATED MAY 1999.

SIGNED: Arthur R. Giangrande
DATE: 3/3/03

APPROVED LINCOLN PLANNING BOARD

DATE: April 30, 2003

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

Gail B. Marcotte ASSISTANT, CLERK
DATE: May 16, 2003

SEE SHEET 1

MATCH LINE

NO.	DATE	BY	REVISIONS

DEFINITIVE PLAN OF LAND

HOBBS BROOK FARM PROPERTY COMPANY
LIMITED PARTNERSHIP
LINCOLN, MASSACHUSETTS

ARTHUR R. GIANGRANDE No. 17459 REGISTERED PROFESSIONAL LAND SURVEYOR COMMONWEALTH OF MASSACHUSETTS

DESIGN: K.T.
DRAFTING: K.T.
CHECKED: K.M.T.
APPROVED: D.W.T.

Arthur R. Giangrande

Design Consultants, Inc.
Consulting Engineers and Surveyors
DESIGN CONSULTANTS BUILDING
265 MEDFORD STREET
SOMERVILLE, MA 02143
(617) 776-3350

SCALE:
HORIZ: 1"=40'
VERT: N/A

PROJECT NO. 595-010
DATE: MAR. 3, 2003
SHEET NO. S2

411-3

411-3

MAP KEY NTS

S3 | S4
S2 | S1

411(4&11) of 2003
Book 22218 Page 194

RESERVED FOR REGISTERS USE ONLY

CITY OF CAMBRIDGE
ASSESSORS MAP 32-1

CITY OF CAMBRIDGE
ASSESSORS MAP 32-1

MERIDIAN OF PLAN RECORDED AS BOOK 13747 - PAGE 82

SEE SHEET 4

MATCH LINE

CENTERLINE OF BROOK AS VIEWED ON AERIAL PHOTOGRAPHS

DEDICATED OPEN SPACE AREA #2 9.65 ACRES± (420,334 SQ. FT.±)

S46°13'17"E 61.77'
S50°12'25"E 33.98'
S69°53'25"E 41.55'
S72°31'44"E 46.37'
S80°33'03"E 36.23'
S45°06'18"E 55.06'
S49°39'39"E 32.23'
S45°06'47"E 191.18'

N75°45'27"E 309.94'

TIE COURSE ONLY
N86°50'26"E 212.99'

217'± ALONG ℄ OF BROOK

S53°57'20"E 37.85'

TIE COURSE ONLY
27.22'

S53°57'20"E 141.96'

S61°00'05"E 157.37'

N53°03'03"E 274.64'

N47°48'05"E 207.84'

S66°05'00"E 30.75'

S47°17'35"E 175.86'

LAND OF HOBBS BROOK FARM PROPERTY COMPANY LIMITED PARTNERSHIP
SEE PLAN NO. 707 OF 1998, BK. 28701 PG. 115

DEDICATED OPEN SPACE AREA #2 9.65 ACRES± (420,334 SQ. FT.±)

40 0 40 80 120 160 FEET
20 0 20 40 METERS

MATCH LINE — SEE SHEET 2

PRIVATE CONSERVATION LAND EASEMENT 5.476 ACRES ± (238,540 SQ. FT. ±)

WETLAND FLAG LIMIT

℄ BROOK

N65°42'09"E 216.14'

⑪
9.423 ACRES±
=410,485 S.F.±

N35°21'12"E 62.23'
N43°19'28"W 214.14'
N12°06'55"E 53.07'
N06°12'35"E 178.35'
TRAIL EASEMENT
N06°33'54"E 183.28'
183.48'

⑥
1.205 ACRES±
=52,489 S.F.±

⑦
40,066 S.F.±

N13°38'38"E 86.94'
65.60'
S72°05'45"W
N33°41'28"W 53.14'
ROAD B
22+31.83
L=66.88'
R=75.00'
Δ=42°41'10"
N.F.G.80.00'
17.05'
N87°28'33"W 137.90'
154.95'
TRAIL EASEMENT
N69°37'17"E 118.37'
N31°21'35"E 40.94'
5' UTILITY EASEMENT 4
BASELINE B
N55°03'37"E 205.05'
N35°03'37"W 214.15'
15'

⑧
42,111 S.F.±

SLOPE EASEMENT 4 FOR THE BENEFIT OF LOT 6 AREA=175 SF±
S67°48'08"E 114.98'
20.00'
35.00'
5.00'
N34°15'52"E 32.29'

I REPORT THAT THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS. FURTHERMORE I RERPORT THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS, DATED MAY 1999.

SIGNED: Arthur R. Giangrande
DATE: 3/3/03

LEGEND:

- BOUND FOUND
- IRON PIPE FOUND
- DRILL HOLE FOUND
- EXISTING STONE WALL
- LIMIT OF BORDERING VEGETATIVE WETLAND

APPROVED LINCOLN PLANNING BOARD

DATE: April 30, 2003

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

Carolyn Marcotte ASSISTANT CLERK
DATE: May 16, 2003

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NO.	DATE	BY	REVISIONS

DEFINITIVE PLAN OF LAND

HOBBS BROOK FARM PROPERTY COMPANY
LIMITED PARTNERSHIP
LINCOLN, MASSACHUSETTS

COMMONWEALTH OF MASSACHUSETTS
ARTHUR R. GIANGRANDE No. 17459 REGISTERED PROFESSIONAL LAND SURVEYOR

DESIGN: K.T.
DRAFTING: K.T.
CHECKED: K.M.T.
APPROVED: D.W.T.

Arthur R. Giangrande

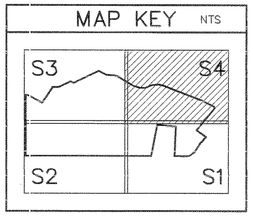
Design Consultants, Inc.
Consulting Engineers and Surveyors
DESIGN CONSULTANTS BUILDING
265 MEDFORD STREET
SOMERVILLE, MA 02143
(617) 776-3350

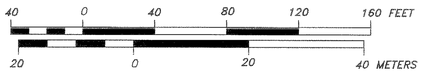
SCALE:
HORIZ: 1"=40'
VERT: N/A

PROJECT NO. 595-010
DATE: MAR. 3, 2003
SHEET NO. S3

411-4

411-4





MERIDIAN OF PLAN RECORDED AS BOOK 13747 - PAGE 82

411(5of11) 2003
392165 195

RESERVED FOR REGISTERS USE ONLY

LEGEND:

- BOUND FOUND
- IRON PIPE FOUND
- DRILL HOLE FOUND
- EXISTING STONE WALL
- LIMIT OF BORDERING VEGETATIVE WETLAND

I REPORT THAT THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS. FURTHERMORE I RERPORT THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS, DATED MAY 1999.

SIGNED: Arthur B. Giangrande
DATE: 3/3/03

APPROVED LINCOLN PLANNING BOARD

DATE: April 30, 2003

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

Carol J. Morcotte ASSISTANT CLERK
DATE: May 16, 2003

SEE SHEET 3

MATCH LINE

CITY OF CAMBRIDGE
ASSESSORS MAP 32-1

CITY OF CAMBRIDGE
ASSESSORS MAP 32-1

N/F
IDA BABROUDI &
KAAAZ BABROUDI
PLAN NO. 1440 OF 1974
PLAN NO. 239 OF 1944
ASSESSORS MAP 33-8

N/F
JAMES OLIVERI &
DOROTHY OLIVERI
BOOK 9471 - PAGE 504
PLAN NO. 758 OF 1937
ASSESSORS MAP 33-7

LAND OF HOBBS BROOK FARM PROPERTY COMPANY LP
LAND OF FRANK PANETTA & JAMES PANETTA II
BOOK 10845 - PAGE 112 (PARCEL II)

DEDICATED OPEN SPACE AREA #2
9.65 ACRES±
(420,334 SQ. FT.±)

DEDICATED OPEN SPACE AREA #2
935 ACRES±
(420,334 SQ. FT.±)

MEADOW OPEN SPACE
0.526 ACRES±
(22,916 SQ. FT.±)

DRAINAGE EASEMENT 2
AREA=1,857 SF ±

SLOPE EASEMENT 1 FOR THE BENEFIT OF LOT 2
AREA=1,400 SF±

SLOPE EASEMENT 2 FOR THE BENEFIT OF LOT 4
AREA=2,082 SF±

SLOPE EASEMENT 3 FOR THE BENEFIT OF LOT 5
AREA= 684 SF±

TRAIL EASEMENT

5' UTILITY EASEMENT 1

5' UTILITY EASEMENT 2

5' UTILITY EASEMENT 3

5' UTILITY EASEMENT 4

EXISTING 24' WIDE RIGHT OF WAY EASEMENT (SHOWN AS 12' WIDE ON PLAN NO. 1440 OF 1974 & PLAN NO. 758 OF 1937)

ROAD A

ROAD B

ROAD C

LEXINGTON ROAD (PUBLIC)

1 42,142 S.F.±

2 1.027 ACRES± =44,730 S.F.±

3 1.010 ACRES± =43,985 S.F.±

4 40,142 S.F.±

5 1.033 ACRES± =45,001 S.F.±

10

D.H. FOUND HELD

D.H. FOUND IN LEDGE (HELD)

D.H. FOUND

TIE COURSE ONLY

MATCH LINE

SEE SHEET 1

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NO.	DATE	BY	REVISIONS

DEFINITIVE PLAN OF LAND

HOBBS BROOK FARM PROPERTY COMPANY
LIMITED PARTNERSHIP
LINCOLN, MASSACHUSETTS

ARTHUR B. GIANGRANDE No. 17459 REGISTERED PROFESSIONAL LAND SURVEYOR COMMONWEALTH OF MASSACHUSETTS

DESIGN: K.T.
DRAFTING: K.T.
CHECKED: K.M.T.
APPROVED: D.W.T.

Arthur B. Giangrande

Design Consultants, Inc.
Consulting Engineers and Surveyors
DESIGN CONSULTANTS BUILDING
265 MEDFORD STREET
SOMERVILLE, MA 02143
(617) 776-3350

SCALE:
HORIZ: 1"=40'
VERT: N/A

PROJECT NO. 595-010
DATE: MAR. 3, 2003
SHEET NO. S4

411-5

411-5



LEGEND:

- LOCATION OF PROPERTY BOUNDARY
- LOCATION OF FENCE
- LOCATION OF GROSS BUILDING ENVELOPE
- LOCATION OF LIMIT OF DISTURBED AREA
- 202 TOPOGRAPHIC CONTOUR
- 202 EXISTING TOPOGRAPHIC CONTOUR
- STONE WALL
- EXIST STONE WALL
- LIMIT OF BORDERING VEGETATIVE WETLAND
- HYD #1 HYDRANT
- GATE VALVE
- 225.8 SURFACE SPOT GRAGE
- IRRIGATION WELL
- DRYWELL
- CATCH BASIN
- DRAIN MANHOLE
- E/T/C UNDERGROUND ELECTRIC, TELEPHONE, CABLE, UTILITIES
- G GAS LINE
- W WATER LINE
- D DRAIN LINE

40 0 40 80 120 160 FEET

20 0 20 40 METERS

NOTES:

1. PROPOSED STONE WALLS SHALL BE CONSTRUCTED OF EXISTING STONE WALL MATERIAL THAT IS TO BE RELOCATED DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
2. THE LAYOUT OF THE PROPOSED STONE WALLS ARE INTENDED TO REPLICATE COLONIAL PERIOD CONSTRUCTION METHODS AND SHALL BE LAID OUT IN LINEAR SEGMENTS.
3. PROJECT BENCH MARK IS THE TOP OF HYDRANT SPINDLE LOCATED AT THE INTERSECTION OF MILL STREET AND LEXINGTON ROAD DESIGNATED AS REFERENCE MARK 8 (RM8) ELEV.=194.23' (ADJUSTED) N.G.V.D. 1929.
4. WETLAND DELINEATIONS WERE PERFORMED IN PART BY WETLANDS PRESERVATION INC. OF PLAISTOW, NH.
5. DRYWELLS SHALL BE LOCATED 25' CLEAR OF SEPTIC SOIL ABSORBSION SYSTEMS, 10' CLEAR OF RESIDENTIAL FOUNDATIONS, AND 10' CLEAR OF PROPERTY LINES.
6. NEW 8" WATER MAIN SHALL BE DUCTILE IRON CEMENT LINED, CLASS 52 PIPE.
7. WATER SERVICE CONNECTIONS SHALL BE 1"ø TYPE K COPPER.
8. OTHER UNDERGROUND UTILITIES TO REMAIN 4' CLEAR OF PROPOSED WATER LINE UNLESS GIVEN CONSENT FROM LINCOLN WATER DEPARTMENT.
9. DEFINITIVE LOCATION OF NOISE ATTENUATION BARRIER IS PENDING FINAL DESIGN IN AN EFFORT TO RESERVE EXISTING ROOT SYSTEM OF MATURE PLANTINGS ALONG THE ROUTE 2 RIGHT OF WAY.
10. DRAIN PIPE SHALL BE BELL AND SPIGOT, REINFORCED CONCRETE PIPE, AASHTO-M170 CLASS III UNLESS NOTED OTHERWISE.
11. ALL CONCRETE SECTIONS SHALL BE 4000 PSI CONCRETE CLASS AA (ASTM C-478)
12. BELLS IN PIPE CONNECTIONS SHALL BE MORTARED.
13. COMPACT THE UPPER PAVEMENT SUBGRADE, CRUSHED AGGREGATE BASE, PAVEMENT BINDER AND SURFACE COURSE TO 95% OF MAXIMUM DENSITY AS DETERMINED FOR EACH MATERIAL BY THE APPLICABLE TEST METHODS.

411(6 OF 11) OF 2003
RECORDED IN BOOK 32213 PAGE 196

RESERVED FOR REGISTERS USE ONLY

APPROVED LINCOLN PLANNING BOARD

DATE: April 30, 2003

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NO.	DATE	BY	
0	03/03/03	KT	SPECIAL PERMIT SUBMITTAL

SHEET TITLE: SITE PLAN (1 of 2)

SUBMITTAL: CLUSTER DESIGN

ADDRESS: LEXINGTON ROAD, LINCOLN, MASSACHUSETTS

APPLICANT: HOBBS BROOK FARM PROPERTY COMPANY LIMITED PARTNERSHIP

COMMONWEALTH OF MASSACHUSETTS 35944 DAVID GIANGRANDE REGISTERED PROFESSIONAL ENGINEER 3/24/03

DESIGN: JT
DRAFTING: SW
CHECKED: DG
APPROVED: DG

Design Consultants, Inc.
Consulting Engineers and Surveyors
DESIGN CONSULTANTS BUILDING
265 MEDFORD STREET
SOMERVILLE, MA 02143
(617) 776-3350

SCALE: HORIZ: 1"=40' VERT: N/A

PROJECT NO. 595-010

DATE: 03/03/03

SHEET NO. C1

411-6

411-6

N:\DRAWINGS\595 PROJECTS\595010 HOBB BROOK\05-HOBBSBROOK FARM\ENGINEERING\CLUSTER DESIGN WORKING DWG\MASTER PLAN (17-20-03).DWG

MATCHLINE–SEE SHEET C1

CAMBRIDGE TURNPIKE (A.K.A. CONCORD AVENUE) – ROUTE 2

A 1987 TOWN LAYOUT (NO. 6750) (PUBLIC WAY – 100' WIDE)
A 1933 STATE HIGHWAY LAYOUT (NO. 2970)

CAMBRIDGE TURNPIKE (A.K.A. CONCORD AVENUE) – ROUTE 2

A 1987 TOWN LAYOUT (NO. 6750) (PUBLIC WAY – 100' WIDE)
A 1933 STATE HIGHWAY LAYOUT (NO. 2970)

SEE: BOOK 20182 – PAGE 217
BOOK 18086 – PAGE 186
BOOK 5706 – PAGE 297
PLAN NO. 44 OF 1933 RECORDED IN
BOOK 5706 – PAGE 309
BOOK 5840 – PAGE 33
BOOK 5936 – PAGE 170

PAGE ROAD
A 40' WIDE PUBLIC WAY

HOBBS BROOK FARM PROPERTY COMPANY
LIMITED PARTNERSHIP
268 CAMBRIDGE TURNPIKE
LINCOLN, MA 01773
BOOK 25411 – PAGE 139
BOOK 13747 – PAGE 82
PLAN BOOK 215 – PLAN 40
PLAN BOOK 115 – PLAN 35
PLAN BOOK 155 – PLAN 25
PORTION OF LOT A
ASSESSORS MAP 33-1 & MAP 31-2

40 0 40 80 120 160 FEET
20 0 20 40 METERS

APPROVED LINCOLN PLANNING BOARD

DATE: April 30, 2003

PLAN NO. 411(7 OF 11) OF 2003
RECORDED BOOK 39218 PAGE 197

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0	03/03/03	KT	SPECIAL PERMIT SUBMITTAL

SHEET TITLE: SITE PLAN (2 of 2)

SUBMITTAL: CLUSTER DESIGN

ADDRESS: LEXINGTON ROAD
LINCOLN, MASSACHUSETTS

APPLICANT: HOBBS BROOK FARM PROPERTY COMPANY
LIMITED PARTNERSHIP

COMMONWEALTH OF MASSACHUSETTS
35844
DAVID GIANGRANDE
REGISTERED PROFESSIONAL ENGINEER
3/26/03

DESIGN: KT
DRAFTING: SSW
CHECKED: DG
APPROVED: DG

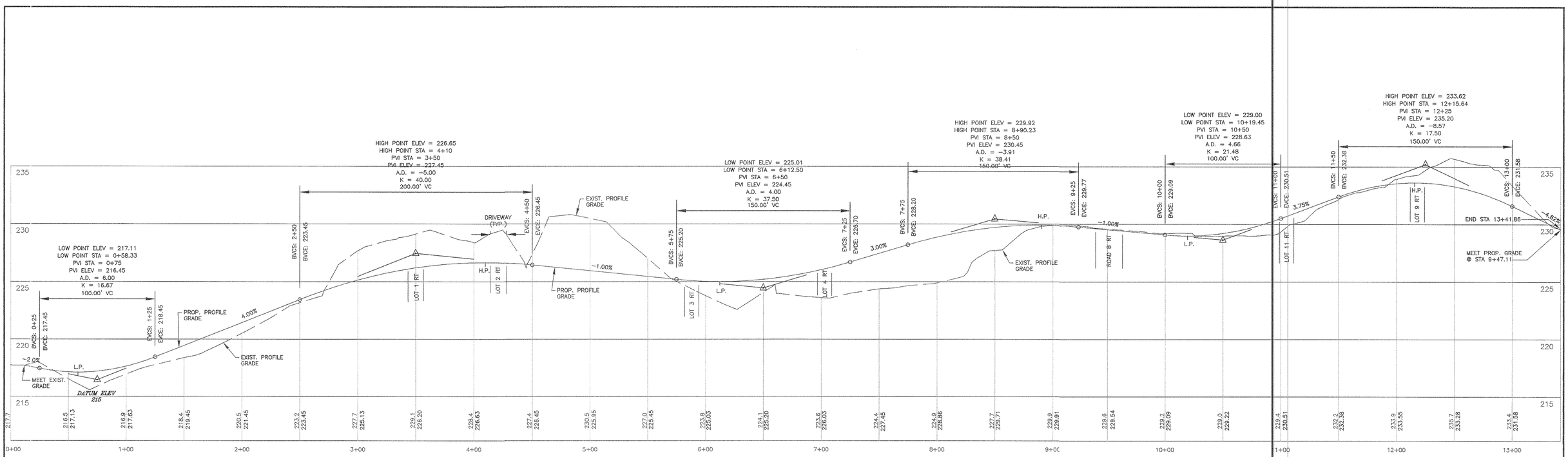
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265 MEDFORD STREET
SOMERVILLE, MA 02143
(617) 776-3350

SCALE: HORIZ: 1"=40' VERT: N/A

PROJECT NO. 595-010
DATE: 03/03/03
SHEET NO. C2

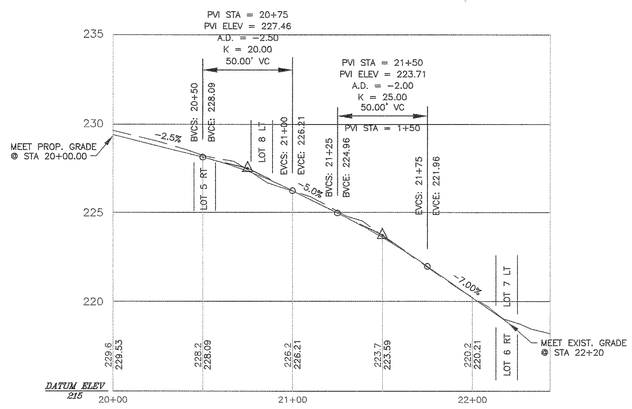
411-7

411-7



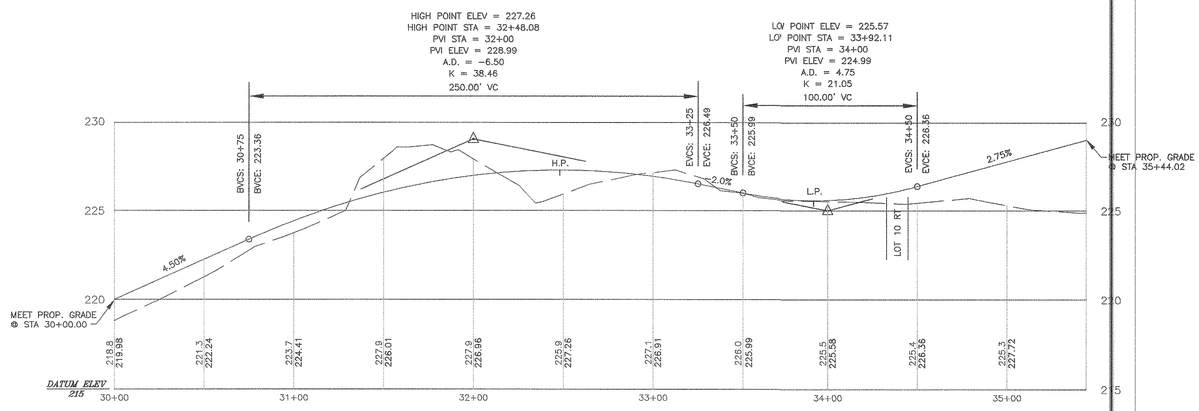
ALIGNMENT "A"

SCALE: HORIZ: 1"=40'
VERT: 1"=4'



ALIGNMENT "B"

SCALE: HORIZ: 1"=40'
VERT: 1"=4'



ALIGNMENT "C"

SCALE: HORIZ: 1"=40'
VERT: 1"=4'

APPROVED LINCOLN PLANNING BOARD

DATE: April 30, 2003

PLAN NO. 41(8 of 11) OF 2 003
RECORDED BOOK 39215 PAGE 195

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SHEET TITLE: ROAD PROFILES

SUBMITTAL: CLUSTER DESIGN

ADDRESS: LEXINGTON ROAD
LINCOLN, MASSACHUSETTS

APPLICANT: HOBBS BROOK FARM PROPERTY COMPANY
LIMITED PARTNERSHIP

COMMONWEALTH OF MASSACHUSETTS
35844
DAVID GIANGRANDE
REGISTERED PROFESSIONAL ENGINEER
3/26/03

DESIGN: KT
DRAFTING: SSW
CHECKED: DG
APPROVED: DG

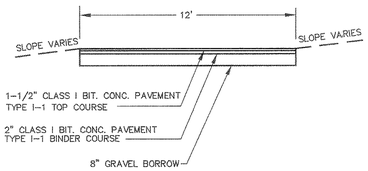
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SOMERVILLE, MA 02143
(617) 776-3350

SCALE:
HORIZ: 1"=40'
VERT: 1"=4'

PROJECT NO. 595-010
DATE: 03/03/03
SHEET NO. C3

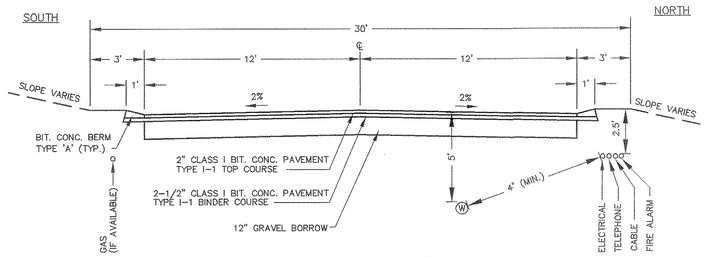
4/11-8

4/1-8



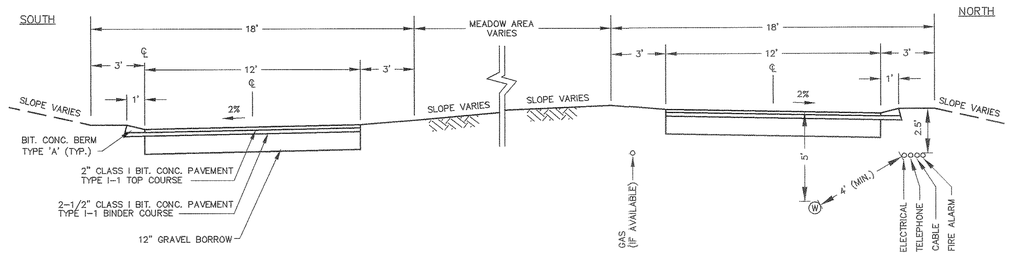
SECTION – RESIDENTIAL DRIVE

SCALE: HORIZ: 1"=4'
VERT: 1"=4'



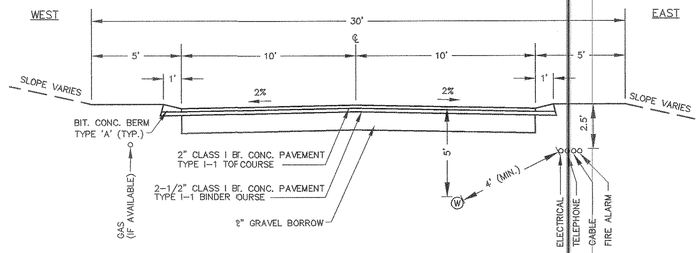
TYPICAL SECTION – ROAD A

SCALE: HORIZ: 1"=4'
VERT: 1"=4'



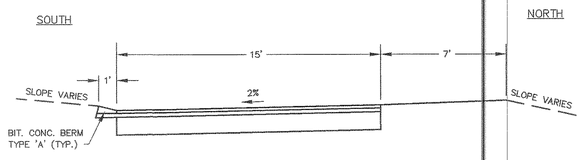
TYPICAL SECTION – ROAD A & C

SCALE: HORIZ: 1"=4'
VERT: 1"=4'



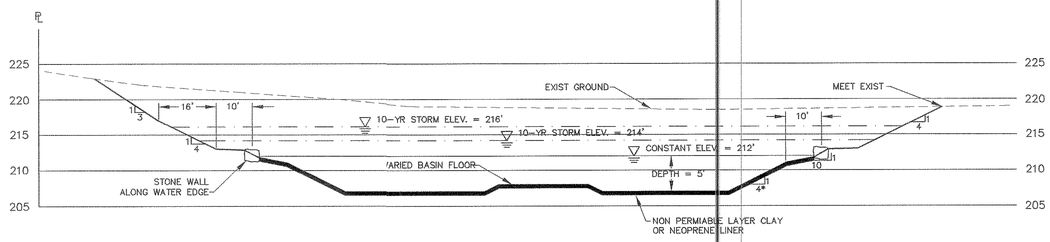
TYPICAL SECTION – ROAD B

SCALE: HORIZ: 1"=4'
VERT: 1"=4'



CRITICAL SECTION – ROAD A STA 10+00

SCALE: HORIZ: 1"=4'
VERT: 1"=4'



SECTION A–A

SCALE: HORIZ: 1"=20'
VERT: 1"=10'

NOTE: * SHOWN 4:1 FOR CLARITY

APPROVED LINCOLN PLANNING BOARD

DATE: April 30, 2003

RECD. 411(9 of 11) OF 2003
RECORDS BK. 31218 PAGE 199

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SHEET TITLE: SECTIONS

SUBMITTAL: CLUSTER DESIGN

ADDRESS: LEXINGTON ROAD
LINCOLN, MASSACHUSETTS

APPLICANT: HOBBS BROOK FARM PROPERTY COMPANY LIMITED PARTNERSHIP

COMMONWEALTH OF MASSACHUSETTS
35844
DAVID GIANGRANDE
REGISTERED PROFESSIONAL ENGINEER
3/26/03

DESIGN: PG
DRAFTING: SSW
CHECKED: DG
APPROVED: PG

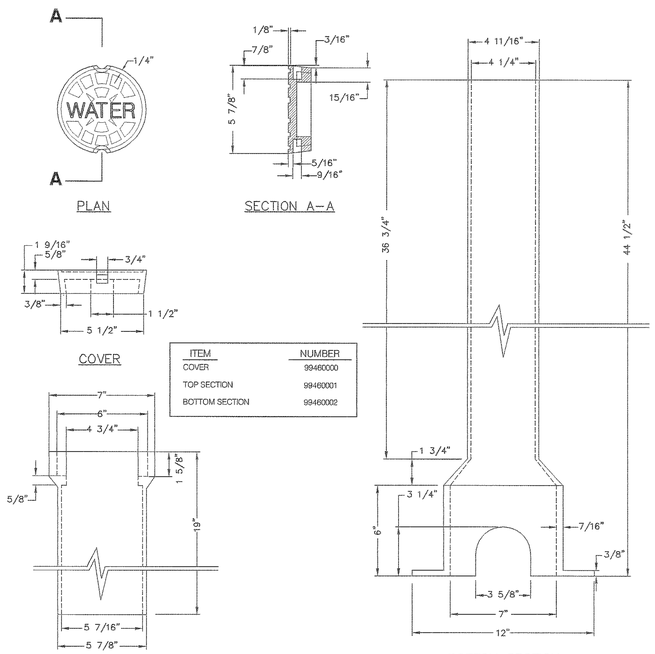
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265 MEDFORD STREET
SOMERVILLE, MA 02143
(617) 776-3350

SCALE:
HORIZ: N/A
VERT: N/A

PROJECT NO. 595-010
DATE: 03/03/03
SHEET NO. C4

411-9

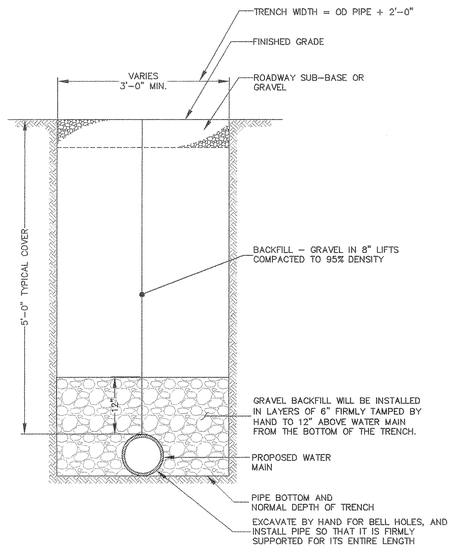
411-9



ITEM	NUMBER
COVER	99460000
TOP SECTION	99460001
BOTTOM SECTION	99460002

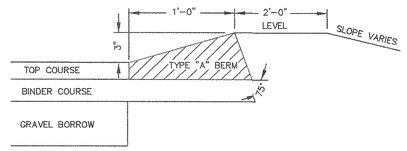
1 SPECIAL ROADWAY BOX

NOT TO SCALE



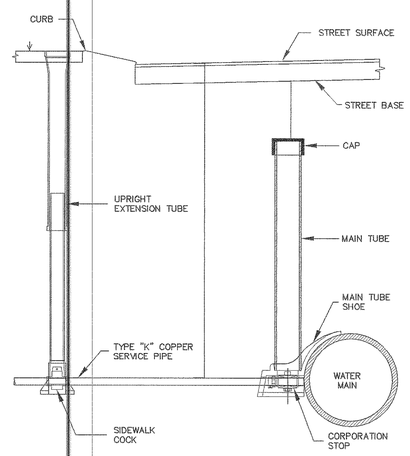
2 TYPICAL WATER PIPE EXCAVATION IN SOIL

NOT TO SCALE



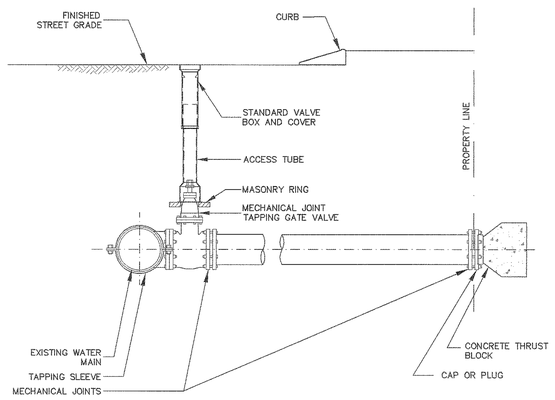
3 BITUMINOUS CONCRETE BERM TYPE 'A'

NOT TO SCALE



4 TYPICAL WATER SERVICE CONNECTION UP TO ONE INCH

NOT TO SCALE

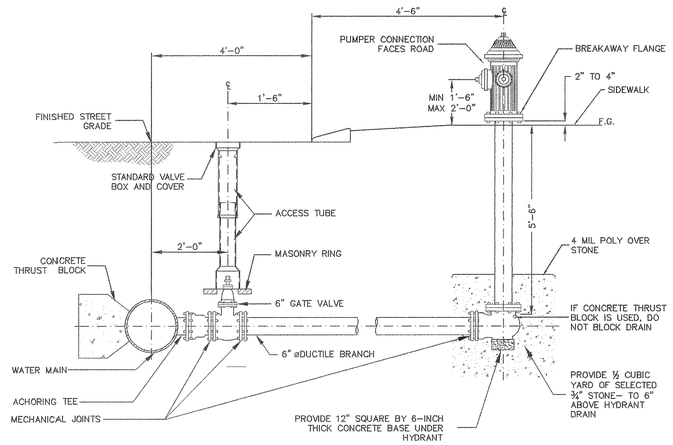


NOTES:

1. CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH.
2. USE RESTRAINED JOINT FITTINGS (MEGALUG OR APPROVED EQUAL) WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE.
3. SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR SPECIFIC CONDITIONS.

5 TYPICAL WATER VALVE PIPE CONNECTION WITH TAPPING SLEEVE AND GATE VALVE

NOT TO SCALE



NOTES:

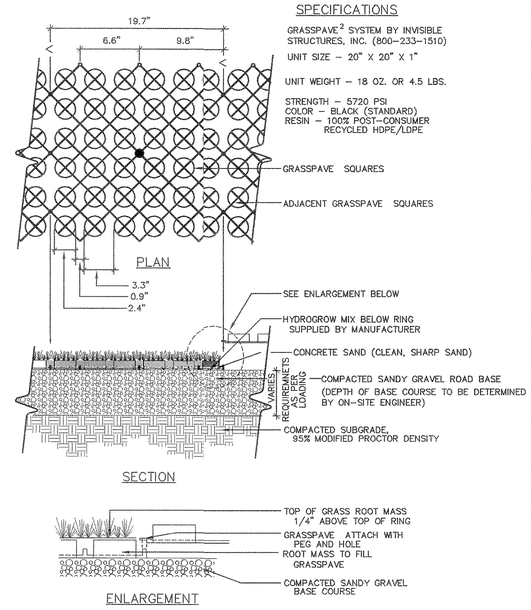
1. CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH.
2. USE RESTRAINED JOINT FITTINGS (MEGALUG OR APPROVED EQUAL) WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE.
3. HYDRANT SHALL BE BY MUELLER OR WATERLESS OF THE MODEL CURRENTLY USED BY THE WATER DEPT.

6 TYPICAL HYDRANT INSTALLATION

NOT TO SCALE

SPECIFICATIONS

GRASSPAVE² SYSTEM BY INVISIBLE STRUCTURES, INC. (800-233-1510)
UNIT SIZE - 20" X 20" X 1"
UNIT WEIGHT - 18 OZ. OR 4.5 LBS.
STRENGTH - 5720 PSI
COLOR - BLACK (STANDARD)
RESIN - 100% POST-CONSUMER RECYCLED HDPE/LDPE



7 REINFORCED TURF FOR ROADWAY

NOT TO SCALE

APPROVED LINCOLN PLANNING BOARD

DATE: April 30, 2003

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SUBMITTAL: CLUSTER DESIGN

ADDRESS: LEXINGTON ROAD, LINCOLN, MASSACHUSETTS

APPLICANT: HOBBS BROOK FARM PROPERTY COMPANY LIMITED PARTNERSHIP

COMMONWEALTH OF MASSACHUSETTS 35844 DAVID GIANGRANDE REGISTERED PROFESSIONAL ENGINEER
3/26/03

DESIGN: PG
DRAFTING: SSW
CHECKED: DG
APPROVED: PG

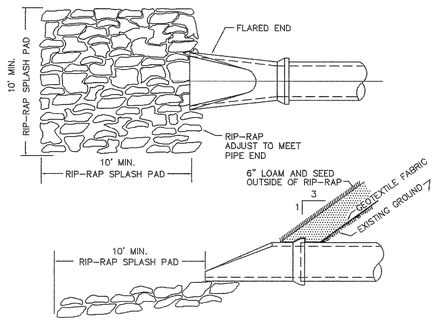
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SCALE: HORIZ: N/A VERT:

PROJECT NO. 595-010
DATE: 03/03/03
SHEET NO. C5

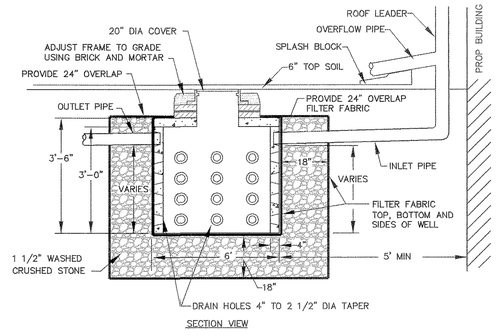
411-10

411-10



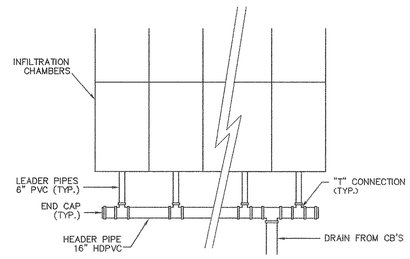
1 TYPICAL FLARED END AND SIDE SLOPE DETAIL FOR DETENTION AREA INLET AND OUTLET

NOT TO SCALE



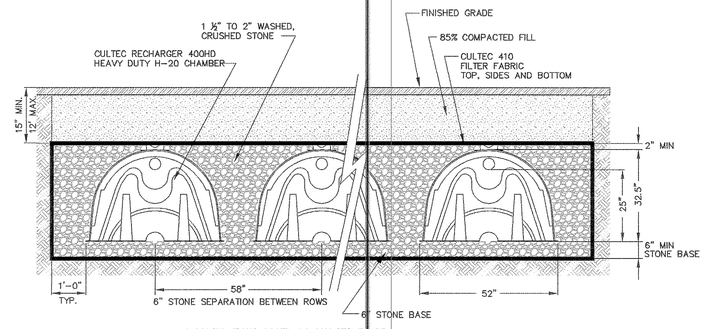
2 PRECAST CONCRETE DRY WELL (500-GALLON)

NOT TO SCALE



3 HEADER AND LEADER PIPES

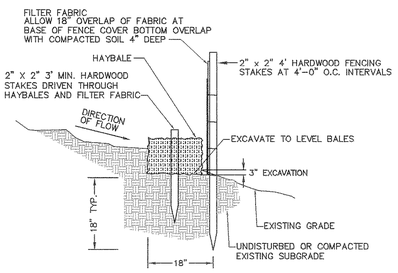
NOT TO SCALE



* CALCULATIONS BASED ON 40% STONE VOID

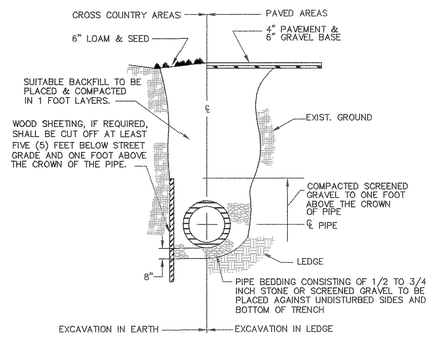
4 SECTION THROUGH INFILTRATION FIELD (TYPICAL CROSS SECTION RECHARGER CHAMBER SYSTEM)

NOT TO SCALE



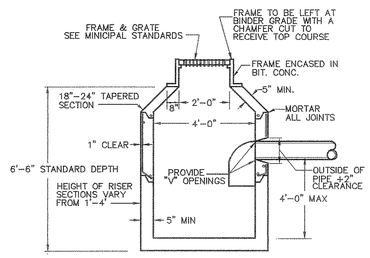
5 HAYBALE DIKE WITH SILT FENCE

NOT TO SCALE



6 TYPICAL TRENCH EXCAVATION

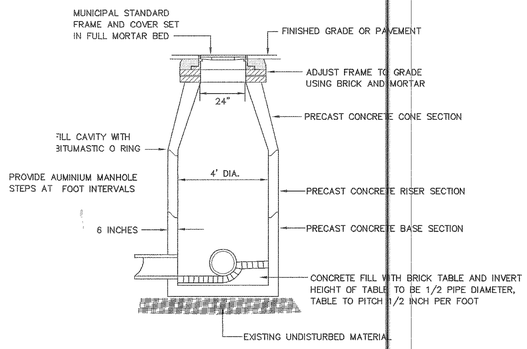
NOT TO SCALE



AS MODIFIED FOR LINCOLN

7 PRECAST CONCRETE CATCH BASIN WITH HOODED OUTLET

NOT TO SCALE



NOTE MANHOLES SHALL CONFORM TO ASTM C478 AND ASTM C185

8 PRECAST CONCRETE MANHOLE (MUNICIPAL STANDARD) FOR SEWER AND DRAIN

NOT TO SCALE

APPROVED LINCOLN PLANNING BOARD

DATE: April 30, 2003

RECORDED 411 (11 of 11) OF 2003
IN BOOK 39213 PAGE 201

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SUBMITTAL: CLUSTER DESIGN

ADDRESS: LEXINGTON ROAD, LINCOLN, MASSACHUSETTS

APPLICANT: HOBBS BROOK FARM PROPERTY COMPANY LIMITED PARTNERSHIP

COMMONWEALTH OF MASSACHUSETTS 35844 DAVID GIANGRANDE REGISTERED PROFESSIONAL ENGINEER
3/26/03

DESIGN: PG
DRAFTING: SSW
CHECKED: DG
APPROVED: PG

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Consulting Engineers and Surveyors
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265 MEDFORD STREET
SOMERVILLE, MA 02143
(617) 776-3350

SCALE: HORIZ: N/A VERT:

PROJECT NO. 595-010

DATE: 03/03/03

SHEET NO. C6

411-11

411-11