

ASSESSORS

PARCEL#: 132_28_0
 PARCEL#: 132_27_0
 PARCEL#: 132_26_0
 PARCEL#: 132_25_0

ZONING

SINGLE FAMILY RESIDENCE DISTRICT (R-1)
 MULTI FAMILY DEVELOPMENT NOT PERMITTED IN R-1 ZONE

**DIMENSIONAL REQUIREMENTS
 UNDERLYING ZONE R-1**

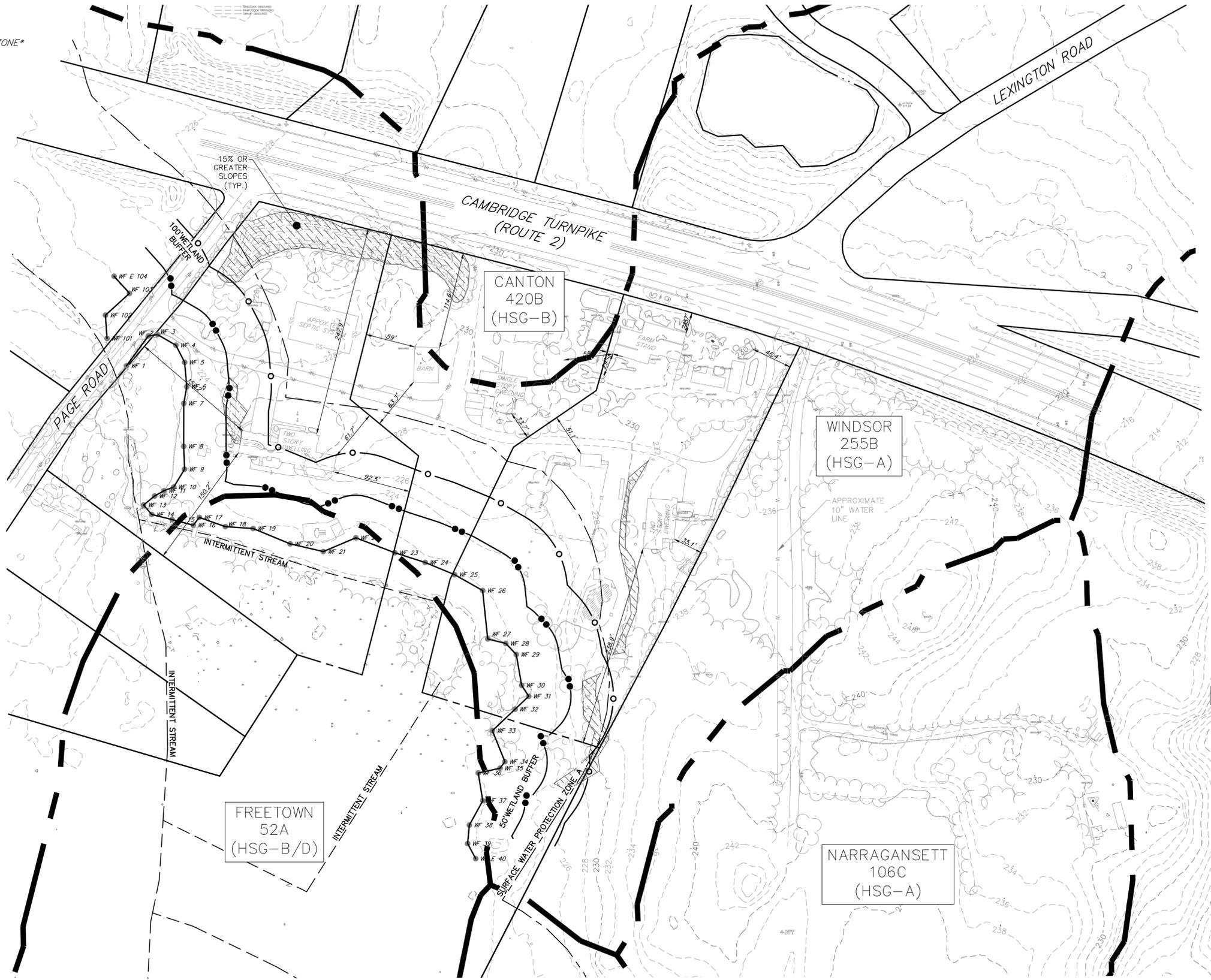
| | |
|--|-----------------------------------|
| LOT AREA | REQUIRED 80,000 SF |
| FRONTAGE | OR 10x TOTAL FLOOR AREA 120 FT |
| LOT WIDTH | 250 FT |
| RESIDENTIAL PRINCIPAL STRUCTURES: | |
| FRONT YARD | 50 FT |
| SIDE YARD | 50 FT |
| REAR YARD | 50 FT |
| NON-RESIDENTIAL PRINCIPAL STRUCTURES: | |
| FRONT YARD | 75 FT |
| SIDE YARD | 75 FT |
| REAR YARD | 75 FT |
| MAXIMUM BUILDING HEIGHT | 36 FT |
| MAXIMUM STORIES | 2.5 |

NOTES

1. EXISTING CONDITIONS SHOWN HEREON ARE THE RESULT OF A COMPILATION OF PUBLICLY AVAILABLE GIS DATA OBTAINED FROM MASSMAPPER.

LEGEND

- PAVED ROAD
- - - GRAVEL ROAD
- - - FENCE
- - - RETAINING WALL
- STONEWALL
- TREELINES
- BRUSH
- SHRUBBERY
- ROCK OUTLINE
- MEDIUM LONE TREE
- SMALL LONE TREE
- ROCK
- MANHOLE
- CATCH BASIN
- LIGHT POLE
- FIRE HYDRANT
- UTILITY POLE



CIVICO DEVELOPMENT, LLC

109 Page Road, 263, 279, & 295
 Cambridge Turnpike
 Lincoln, MA

PREPARED FOR:
Civico Development, LLC
 40 Jackson Street, Suite 3200
 Worcester, MA 01608

HANCOCK ASSOCIATES

Civil Engineers
 Land Surveyors
 Environmental Consultants

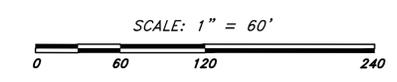
34 CHELMSFORD ST., CHELMSFORD, MA 01824
 VOICE (978) 244-0110, FAX (978) 244-1133
 WWW.HANCOCKASSOCIATES.COM

| NO. | BY | APP | DATE | ISSUE/REVISION | DESCRIPTION |
|-----|----|-----|------|----------------|-------------|
| | | | | | |

SITE ANALYSIS PLAN

DWG: 28205PSP.dwg
 LAYOUT: SITE ANALYSIS
 SHEET: 1 OF 1
 JOB NO.: 28205

SA



ASSESSORS

PARCEL# 132_28_0
 PARCEL# 132_27_0
 PARCEL# 132_26_0
 PARCEL# 132_25_0

SOIL TEST DATA

DATE: 3/13/25
 EVALUATOR: BRIAN GEAUDREAU, P.E.
PERC TESTING
 PT-1: 12.7 MPI (TP-2025-B: C LAYER)
 PT-2: 8.3 MPI (TP-2025-S: C1 LAYER)
 PT-3: 60 MPI (TP-2025-11: C LAYER)
 PT-4: 21 MPI (TP-2025-13: C LAYER)

NOTES
 TP-2025-1: EXISTING CONDITIONS SHOWN HEREON ARE THE RESULT OF A COMPILE OF AN AERIAL-LOW ALTITUDE FLIGHT BY EASTERN TOPOGRAPHICS IN SPRING OF 2025 AND PUBLICLY AVAILABLE GIS DATA OBTAINED VIA MASSMAPPER ONLINE TOOL.
 TP-2025-2: THE LIMIT OF BORDERING VEGETATED WETLANDS SHOWN HEREON WAS DELINEATED BY B&C ASSOCIATES INC. AND LOCATED VIA FIELD SURVEY BY HANCOCK ASSOCIATES.

STORMWATER MANAGEMENT REQUIREMENTS

-NO STORMWATER DISCHARGES PERMITTED WITHIN SURFACE WATER PROTECTION ZONE A
 -SUPPLEMENTAL REQUIREMENTS TO THOSE SET FORTH BY MASSACHUSETTS STORMWATER HANDBOOK:

1. RUNOFF SHALL BE CALCULATED USING LATEST NORTHEAST REGIONAL CLIMATE CENTER (NRCC) EXTREME PRECIPITATION AMOUNTS FOR RECURRENCE INTERVALS (STORM EVENTS) 2-, 10-, 25-, 50-, AND 100-YEAR FREQUENCIES
2. LOW IMPACT DEVELOPMENT (LID) SITE PLANNING AND DESIGN STRATEGIES MUST BE IMPLEMENTED
3. STORMWATER MANAGEMENT SYSTEMS ON NEW DEVELOPMENT SHALL BE DESIGNED TO MEET AN AVERAGE ANNUAL POLLUTANT REMOVAL EQUIVALENT TO 90% OF THE AVERAGE ANNUAL LOAD OF TOTAL SUSPENDED SOLIDS (TSS) RELATED TO THE TOTAL POST CONSTRUCTION IMPERVIOUS AREA ON THE SITE AND 60% OF THE AVERAGE ANNUAL LOAD OF TOTAL PHOSPHORUS (TP) RELATED TO THE TOTAL POST CONSTRUCTION IMPERVIOUS SURFACE AREA ON THE SITE.

3.1. THESE REMOVAL THRESHOLDS MAY BE REACHED BY RETAINING THE VOLUME OF RUNOFF EQUIVALENT TO, OR GREATER THAN, 1.0 INCH MULTIPLIED BY THE TOTAL POST-CONSTRUCTION IMPERVIOUS SURFACE AREA ON THE NEW DEVELOPMENT SITE.

TP-2025-3: 0-12" A FILL(TOPSOIL)
 12-32" Bw SL (FILL OVER BURIED A)
 32-50" C LS
 WEEPING @ 32", STANDING @ 38", NO REFUSAL

TP-2025-4: 0-20" A FILL(TOPSOIL)
 20-40" Bw S
 40-60" C S
 WEEPING @ 40", REDOX @ 40"

TP-2025-5: 0-24" A FILL(TOPSOIL)
 24-48" Bw LS
 48-72" C LS
 REDOX @ 48", NO REFUSAL

TP-2025-6: 0-6" A TOP SOIL
 6-24" Bw SL
 24-44" C1 S
 44-68" C2 LS (DENSE TILL)
 REDOX @ 32", NO REFUSAL, C2 LAYER SIMILAR TEXTURE TO C LAYER OF TP-2025-8

TP-2025-7: 0-8" A TOP SOIL
 8-24" Bw SL
 24-34" C LS
 REDOX @ 48", NO REFUSAL

TP-2025-8: 0-6" A TOP SOIL
 6-24" Bw SL
 24-84" C LS
 REDOX @ 48", NO REFUSAL

TP-2025-9: 0-12" A TOP SOIL
 12-24" Bw SL
 24-44" C1 S
 44-68" C2 LS (DENSE TILL)
 REDOX @ 32", NO REFUSAL, C2 LAYER SIMILAR TEXTURE TO C LAYER OF TP-2025-8

TP-2025-10: 0-12" A TOP SOIL
 12-32" Bw SL
 32-92" C LS
 REDOX @ 42", NO WEEPING, NO STANDING, NO REFUSAL

ZONING

SINGLE FAMILY RESIDENCE DISTRICT (R-1)

PLAN INTENT

THE INTENT OF THIS PLAN IS PROVIDE CONCEPTUAL STORMWATER MANAGEMENT DESIGN, SUBSURFACE SEWAGE DISPOSAL DESIGN, AND LAYOUT/GRADING DESIGN FOR A DETACHED FAMILY HOMES PROJECT IN THE NORTH LINCOLN PLANNED DEVELOPMENT DISTRICT IN LINCOLN, MA. THIS PLAN IS NOT INTENDED FOR CONSTRUCTION

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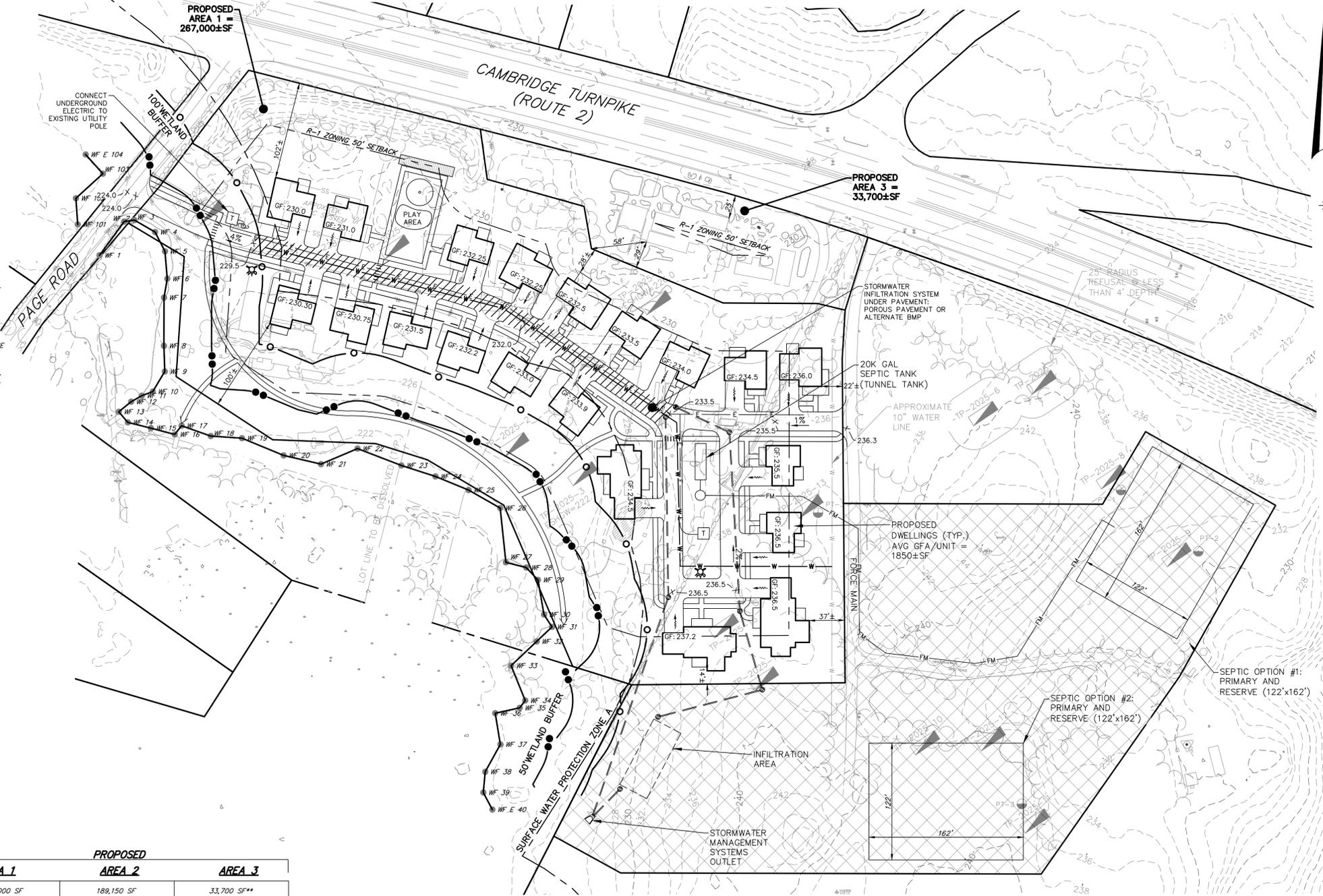
TP-2025-6: 0-6" A TOP SOIL
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 24-44" C1 S
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 32-92" C LS
 REDOX @ 42", NO WEEPING, NO STANDING, NO REFUSAL



DIMENSIONAL REQUIREMENTS OF N-LINCOLN PDD

| | REQUIRED (R-1) | AREA 1 | AREA 2 | AREA 3 |
|--|--------------------------------------|---|------------|-------------------------------------|
| TOTAL AREA OF N-LPDD | | 267,000 SF | 189,150 SF | 33,700 SF** |
| TOTAL DEVELOPABLE SITE AREA | | 267,000 SF | * | N/A |
| AREA OF OPEN LAND | NOT SPECIFIED | 166,730 SF (DEVELOPMENT PARCEL) | * | 23,800 SF |
| MAXIMUM HEIGHT | LESSER OF 36 FEET OR 2.5 STORIES | 36 FEET | * | <36 FEET |
| MINIMUM FRONTAGE | 120 FEET | 200 FEET (PAGE ROAD) | * | 410 FEET |
| MINIMUM LOT WIDTH | 250 FEET | 300 FEET | * | 300 FEET |
| MINIMUM FRONT YARD | 50 FEET (RES.) 75 FEET (NON RES.) | 102 FEET | * | 25 FEET** |
| MINIMUM SIDE YARD | 50 FEET (RES.) 75 FEET (NON RES.) | 14 FEET** | * | 58 FEET** |
| MINIMUM REAR YARD | 50 FEET (RES.) 75 FEET (NON RES.) | 22 FEET** | * | 29 FEET** |
| MAXIMUM GROSS FLOOR AREA (GFA) | NOT SPECIFIED | 42,250 SF | * | 2,800±SF |
| MAXIMUM LOT COVERAGE (GFA/DEVELOPABLE LAND) | 0.25 | 0.16 | * | 0.08 |
| MAXIMUM NUMBER OF DWELLINGS | 1 | 20** | * | N/A |
| MAXIMUM DENSITY (UNITS/DEVELOPABLE LAND[Ac]) | 0.54 (1 UNIT/80,000SF) | 3.26 UNITS/Ac** | * | N/A |
| IMPERVIOUS RATIO (IMPERVIOUS/DEVELOPABLE LAND) | NOT SPECIFIED | 100,270/267,000 = 37.6% | * | 9,900/33,700=29.4% |
| MAXIMUM NUMBER OF PARKING SPACES | NOT SPECIFIED | 80 (4/UNIT: 2 GARAGE + 2 DRIVEWAY SPACES) | * | APPROX. 6 SPACES (NO MARKED SPACES) |
| MINIMUM NUMBER OF PARKING SPACES / UNIT | 1 (AREA 1) | 3 | * | N/A |
| MINIMUM NUMBER OF SPACES/250SF (NON-RESID) | 11.8 (AREA 3) | N/A | * | 6** |
| MINIMUM VISITOR SPACES / UNIT | 1 (AREA 1) | N/A | * | N/A |
| MINIMUM NUMBER OF LOADING BAYS | N/A | N/A | * | N/A |

CONSERVATION RESTRICTION

* PROPOSED AREA 2 WILL INCLUDE A FUTURE CONSERVATION RESTRICTION, SUBJECT TO CERTAIN RESERVED UTILITY AND ACCESS RIGHTS.
 ** A WAIVER IS REQUESTED FROM THE OTHERWISE APPLICABLE DIMENSIONAL REQUIREMENT

NITROGEN LOADING CALCULATIONS

-MAXIMUM NITROGEN LOADING RATE = 440 GPD/ACRE
 -MINIMUM ACREAGE REQUIRED FOR 8,800 GPD = 20 ACRES

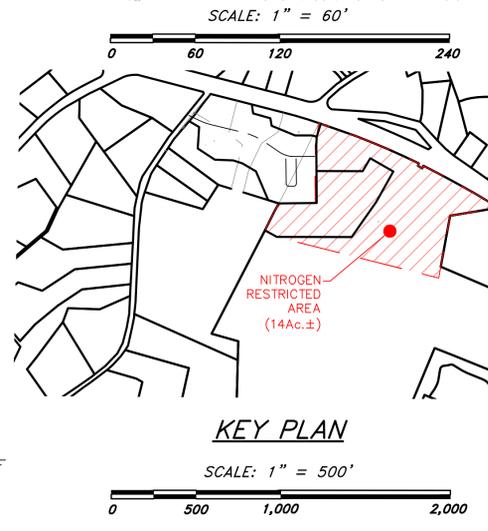
PROPOSED LOT ACREAGE = 6.1±ACRES
 REQUIRED ADDITIONAL NITROGEN RESTRICTED AREA = 13.9 ACRES

SEPTIC CALCULATIONS

ASSUMPTIONS:
 -EACH INDIVIDUAL DWELLING = 4BDR -> TOTAL BDR = 80

FLOW CALCULATIONS:
 -110 GALLONS PER DAY (GPD) / 1 BEDROOM (BDR)
 -80 BDR x 110 GPD = 8,800 GPD
 -2 COMPARTMENT TANK OR TANKS IN SERIES REQUIRED FOR FLOW > 1,000GPD

SAS SIZING
 -PERC RATE = 12 MPI -> USE 15 MPI
 -LTAR = 0.61 GPD/SF (FOR 15 MIN. PERC. RATE WITH PRESSURE DISTRIBUTION.)
 -SF REQUIRED = 8,800 GPD / 0.61 GPD/SF = 14,427 SF
 -LF OF 2'x2' CONVENTIONAL PIPE AND TRENCH REQUIRED = 2,405 LF
 -31 ROWS @ 78' LENGTH = 14,508 SF TOTAL ABSORPTION AREA



CIVICO DEVELOPMENT, LLC

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 Cambridge Turnpike
 Lincoln, MA

PREPARED FOR:
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 40 Jackson Street, Suite 3200
 Worcester, MA 01608

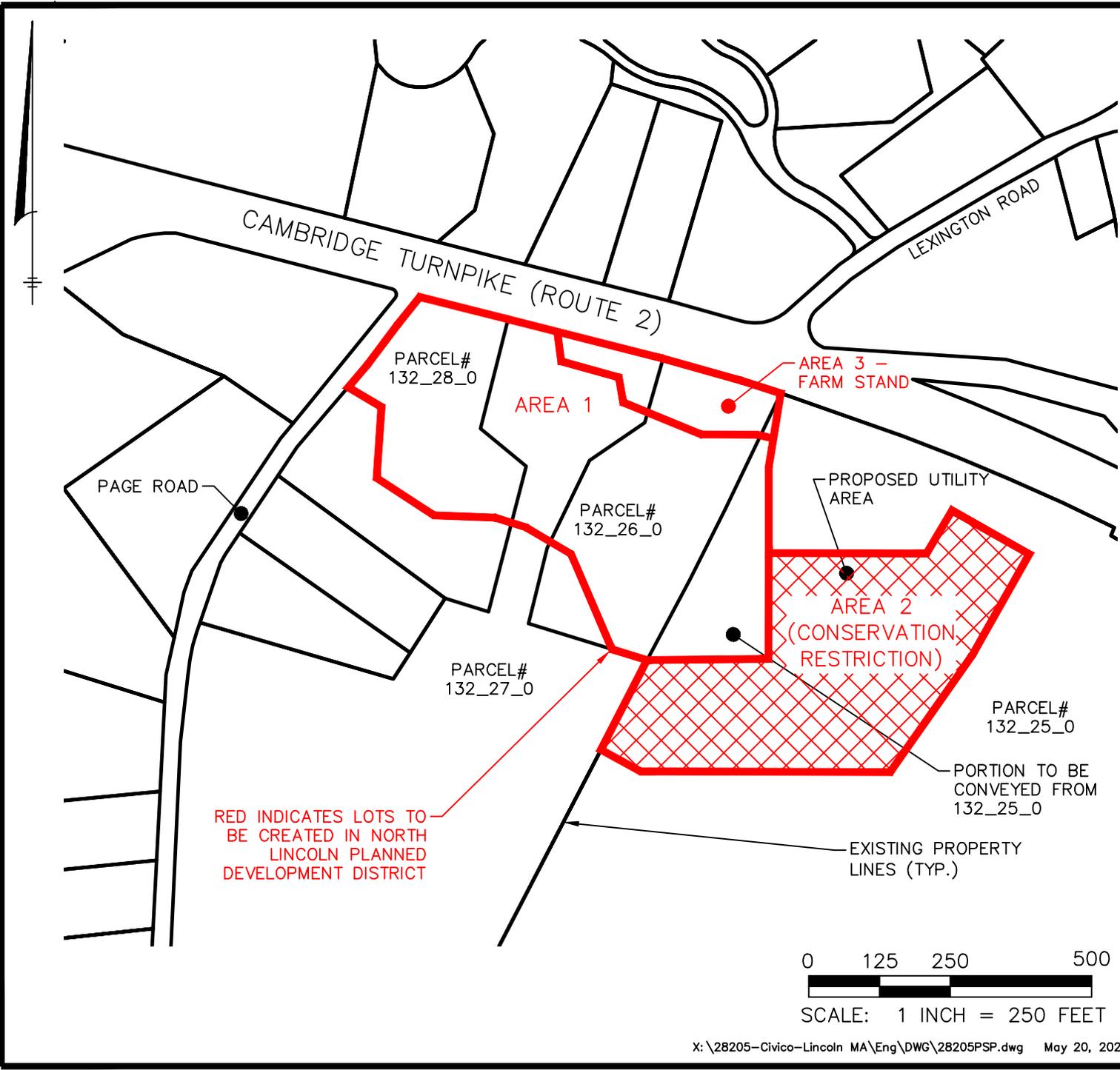
HANCOCK ASSOCIATES

Civil Engineers
 Land Surveyors
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 34 CHELMSFORD ST., CHELMSFORD, MA 01824
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DEVELOPMENT CONCEPT PLAN

DWG: 28205C1.dwg
 LAYOUT: C1
 SHEET: 1 OF 1
 JOB NO.: 28205

C1



Prepared for:

CIVICO DEVELOPMENT, LLC

40 Jackson St. Suit 3200
Worcester, MA 01608

SITE ADDRESS
109 Page Road, 263,279,&295
Cambridge Turnpike
Lincoln, MA

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

34 CHELMSFORD ST.,
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NORTH LINCOLN PLANNED DEVELOPMENT DISTRICT PLAN

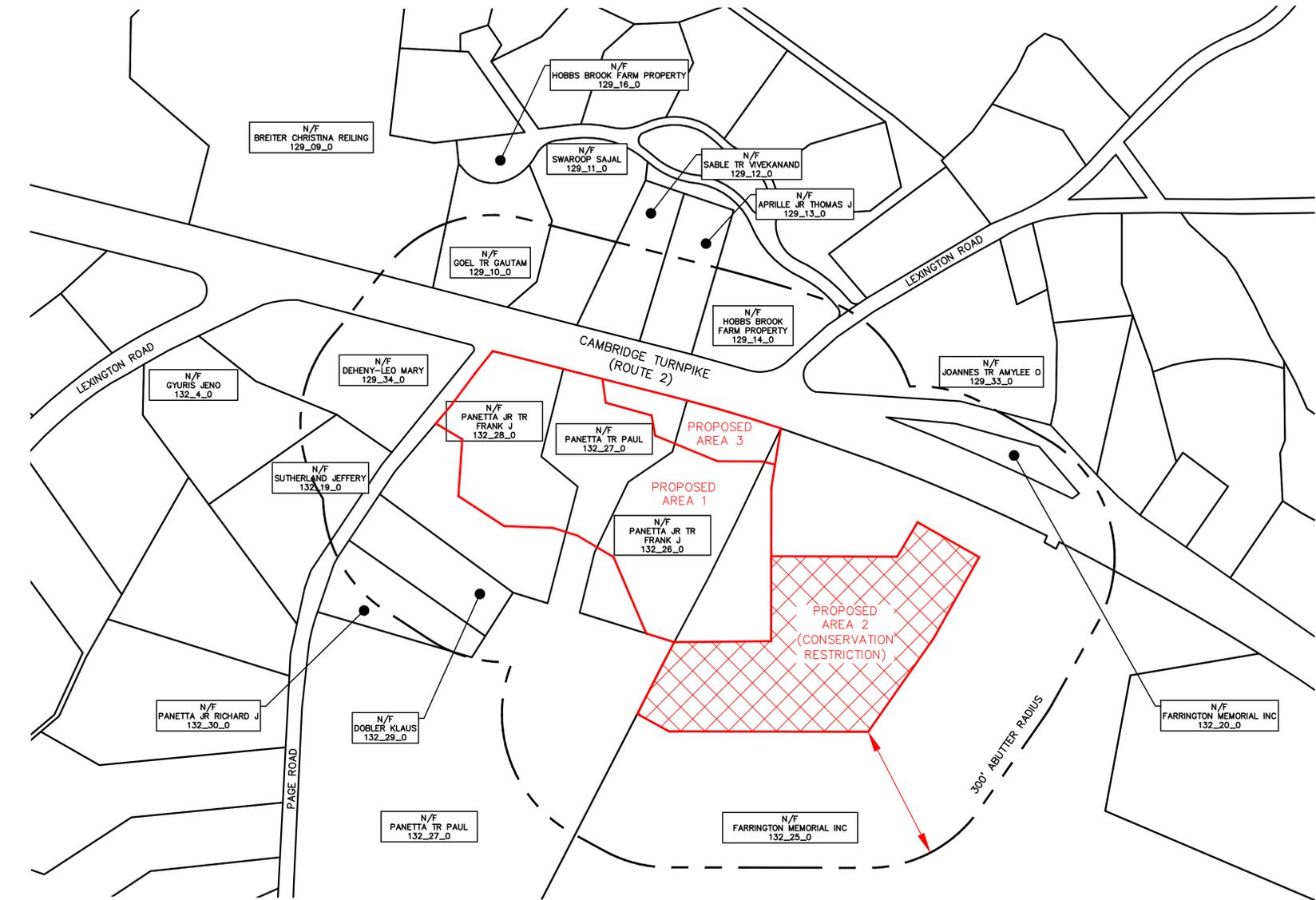
| | |
|----------|--------------|
| DATE: | 5/19/25 |
| DWG: | 28205PSP.dwg |
| SCALE: | 1"=250' |
| DESIGN: | MJS |
| LAYOUT: | NLPDD-EX |
| DRAWN: | MJS |
| SHEET: | 1 OF 1 |
| JOB NO.: | 28205 |

300 feet Abutters List Report
Lincoln, MA
May 12, 2025

| Parcel Number | CAMA Number | Property Address | Mailing Address |
|---------------|-------------|--------------------|--|
| 132_27_0 | 132_27_0 | 279 CAMBRIDGE TP | PANETTA TR PAUL 109 PAGE ROAD LINCOLN, MA 01773 |
| 129_10_0 | 129_10_0 | 8 REILING POND RD | GOEL TR GAUTAM, GOEL TR KANUPRIYA 8 REILING POND ROAD LINCOLN, MA 01773 |
| 129_14_0 | 129_10_0 | 8 REILING POND RD | GOEL TR GAUTAM, GOEL TR KANUPRIYA 8 REILING POND ROAD LINCOLN, MA 01773 |
| 129_11_0 | 129_11_0 | 6 REILING POND RD | SWAROOP SAJAL, SWAROOP ARPITA AKHOURI 6 REILING POND RD LINCOLN, MA 01773-2034 |
| 129_14_0 | 129_11_0 | 6 REILING POND RD | SWAROOP SAJAL, SWAROOP ARPITA AKHOURI 6 REILING POND RD LINCOLN, MA 01773-2034 |
| 129_12_0 | 129_12_0 | 274 CAMBRIDGE TP | SABLE TR VIVEKANAND KITA TR MICHRO 274 CAMBRIDGE TP LINCOLN, MA 01773-2313 |
| 129_13_0 | 129_13_0 | 276 CAMBRIDGE TP | APRILLE JR THOMAS J 276 CAMBRIDGE TURNPIKE LINCOLN, MA 01773 |
| 129_14_0 | 129_14_0 | 10 LEXINGTON RD | HOBBS BROOK FARM PROPERTY COMPANY LIMITED PARTNERSHIP 10 REILING POND RD LINCOLN, MA 01773-2034 |
| 129_14_0 | 129_17_0 | 12 REILING POND RD | BURKE JAMES R, BURKE LAURA M 12 REILING POND RD LINCOLN, MA 01773 |
| 129_14_0 | 129_18_0 | 14 REILING POND RD | DOHERTY CHARLES J, DOHERTY CHRISTINE E 14 REILING POND ROAD LINCOLN, MA 01773 |
| 129_14_0 | 129_19_0 | 11 REILING POND RD | WIRTJES SEAN, JASWAL NIVI 11 REILING POND RD LINCOLN, MA 01773 |

300 feet Abutters List Report
Lincoln, MA
May 12, 2025

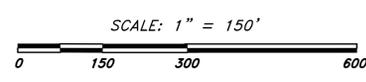
| Parcel Number | CAMA Number | Property Address | Mailing Address |
|---------------|-------------|--------------------|--|
| 129_14_0 | 129_20_0 | 9 REILING POND RD | SAHAI INDERNEEL, HUSAIN AMJAD 9 REILING POND RD LINCOLN, MA 01773 |
| 129_14_0 | 129_21_0 | 7 REILING POND | DOO BRYAN, DOO BRIANNA 7 REILING POND LINCOLN, MA 01773 |
| 129_14_0 | 129_22_0 | 5 REILING POND RD | THREATTE KERMIT G, NAKABAYASHI MARI 61 PINE STREET UNIT 2 BELMONT, MA 02478 |
| 129_14_0 | 129_23_0 | 3 REILING POND RD | BROWN TR WILLIAM G PO BOX 1046 CONCORD, MA 01742 |
| 129_14_0 | 129_24_0 | 1 REILING POND RD | PANETTA TR FRANK J 109 PAGE RD LINCOLN, MA 01773 |
| 129_33_0 | 129_33_0 | 163 LEXINGTON RD | JOANNES TR AMYLEE O 281 CAMBRIDGE TURNPIKE LINCOLN, MA 01773 |
| 129_34_0 | 129_34_0 | 141 LEXINGTON RD | DENEHY-LEO MARY 141 LEXINGTON RD LINCOLN, MA 01773-2206 |
| 129_14_0 | 129_9_0 | 10 REILING POND RD | BREITER CHRISTINA REILING, BREITER HANS C R 10 REILING POND RD LINCOLN, MA 01773-2034 |
| 132_12_0 | 132_12_0 | 90 DAVISON DR | PFUETZ TR GRETCHEN A 90 DAVISON DR LINCOLN, MA 01773-2216 |
| 132_13_0 | 132_13_0 | 76 DAVISON DR | NEELY CAMERON M, NEELY PAULINA 76 DAVISON DR LINCOLN, MA 01773 |
| 132_15_0 | 132_15_0 | 84 DAVISON DR | FU XIAORAN, CARR JOHN F 84 DAVISON DRIVE LINCOLN, MA 01773 |
| 132_16_0 | 132_16_0 | 92 DAVISON DR | PFUETZ TR GRETCHEN A 90 DAVISON DR LINCOLN, MA 01773-2216 |



300 feet Abutters List Report
Lincoln, MA
May 12, 2025

| Parcel Number | CAMA Number | Property Address | Mailing Address |
|---------------|-------------|------------------|---|
| 132_17_0 | 132_17_0 | 94 PAGE RD | GORMAN EVAN K 94 PAGE RD LINCOLN, MA 01773 |
| 132_18_0 | 132_18_0 | 96 PAGE RD | LI YAOLIN, GUO XIN 96 PAGE ROAD LINCOLN, MA 01773 |
| 132_19_0 | 132_19_0 | 100 PAGE RD | SUTHERLAND JEFFREY, SUTHERLAND ARLINE 100 PAGE RD LINCOLN, MA 01773 |
| 132_25_0 | 132_25_0 | 295 CAMBRIDGE TP | FARRINGTON MEMORIAL INC 295 CAMBRIDGE TP LINCOLN, MA 01773 |
| 132_25_0 | 132_25_0 | 291 CAMBRIDGE TP | FARRINGTON MEMORIAL INC, OIO SPRINT SPECT LP, BS03XC205 PO BOX 8430 KANSAS CITY, MO 64114-8430 |
| 132_26_0 | 132_26_0 | 283 CAMBRIDGE TP | PANETTA TR FRANK J, PAUL R PANETTA IRREVOCABLE TRS 283 CAMBRIDGE TP LINCOLN, MA 01773-2314 |
| 132_28_0 | 132_28_0 | 109 PAGE RD | PANETTA JR TR FRANK J, COUNTRY FARM REALTY TRUST 109 PAGE RD LINCOLN, MA 01773-2317 |
| 132_29_0 | 132_29_0 | 103 PAGE RD | DOBLER KLAUS, DOBLER IWONA 103 PAGE RD LINCOLN, MA 01773-2317 |
| 132_30_0 | 132_30_0 | 99 PAGE RD | PANETTA JR RICHARD J, PANETTA HEATHER M 99 PAGE RD LINCOLN, MA 01773-2301 |
| 132_32_0 | 132_32_0 | 79 PAGE ROAD | CONLEY ERIC, CONLEY JESSIE 79 PAGE ROAD LINCOLN, MA 01773 |
| 132_33_0 | 132_33_0 | 83 PAGE RD | KOLCHINSKY JOSEPH MARK, KOLCHINSKY JENNIFER ROSE 83 PAGE ROAD LINCOLN, MA 01773 |

KEY
 RED = PROPOSED NORTH LINCOLN PLANNED DEVELOPMENT DISTRICT AREAS
 PROPOSED AREA 1: RESIDENTIAL
 PROPOSED AREA 2: CONSERVATION RESTRICTION
 PROPOSED AREA 3: FARM STAND
 BLACK = EXISTING LOT LINES



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| NO. | BY | APP | DATE | ISSUE/REVISION | DESCRIPTION |
|--------|----------|------------|------|----------------|-------------|
| DATE: | 5/19/25 | DESIGN BY: | MJS | | |
| SCALE: | AS SHOWN | DRAWN BY: | MJS | | |
| | | CHECK BY: | BGG | | |

ABUTTER SUMMARY

DWG: 28205PSP.dwg
LAYOUT: ABUTTER PLAN
SHEET: 1 OF 1
JOB NO.: 28205





ELEVATION I (N.T.S.)



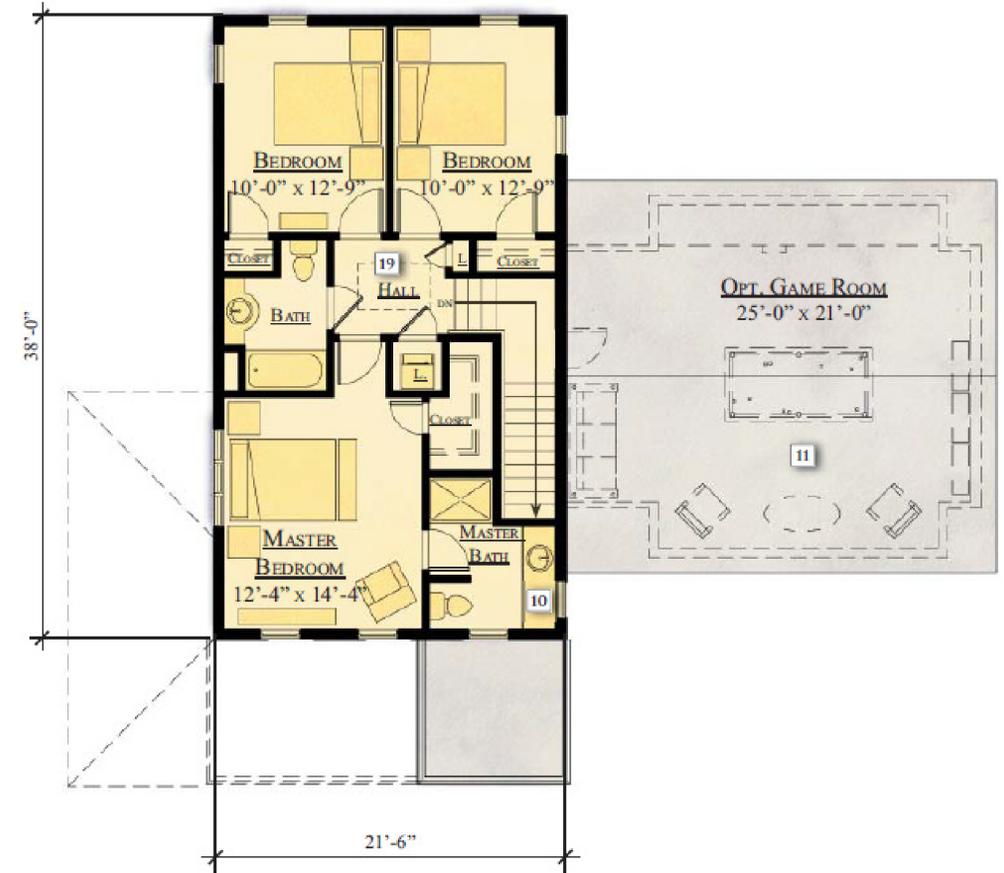
ELEVATION II (N.T.S.)



ELEVATION III (N.T.S.)



FIRST FLOOR PLAN

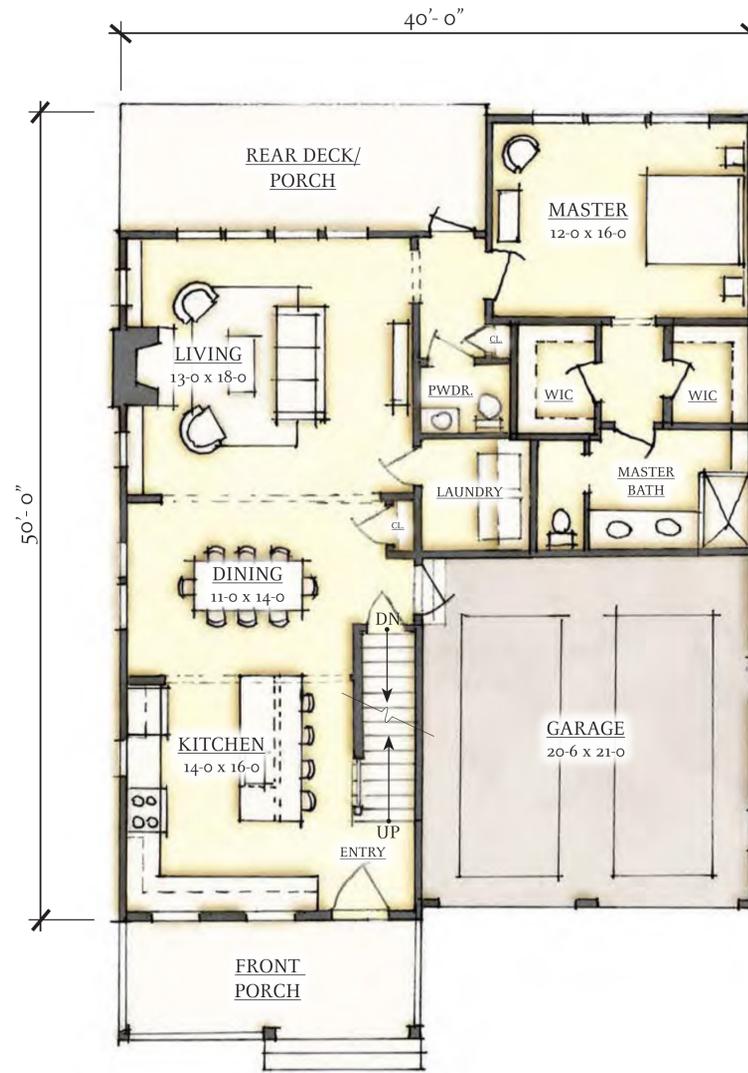


SECOND FLOOR PLAN

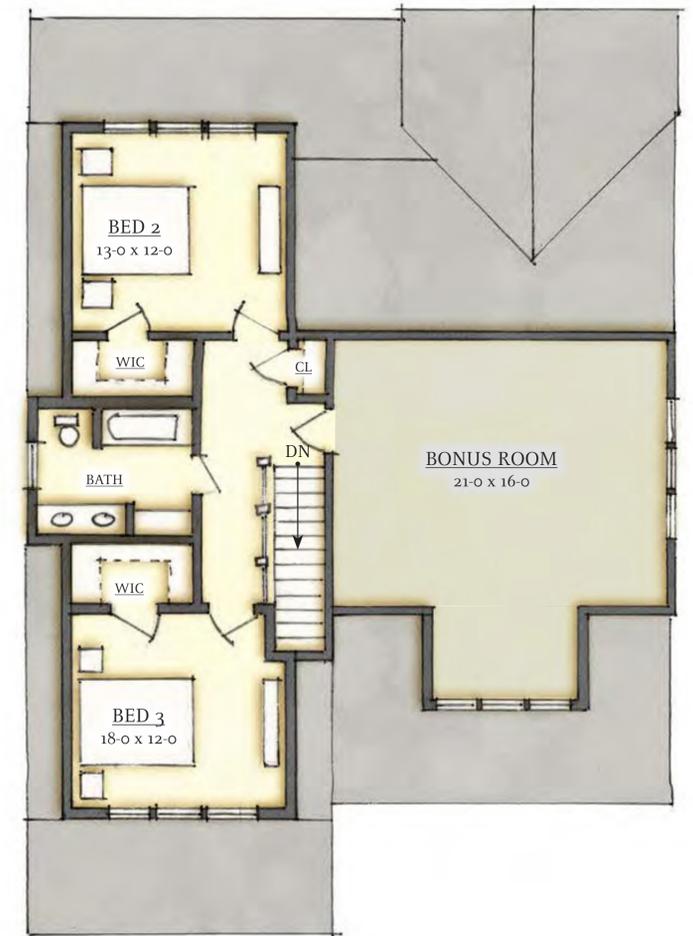
1,650 SQUARE FEET
 3 BEDROOM, 2.5 BATH
 WIDTH: 21'-6", DEPTH: 38'-0"



FRONT ELEVATION



FIRST FLOOR PLAN



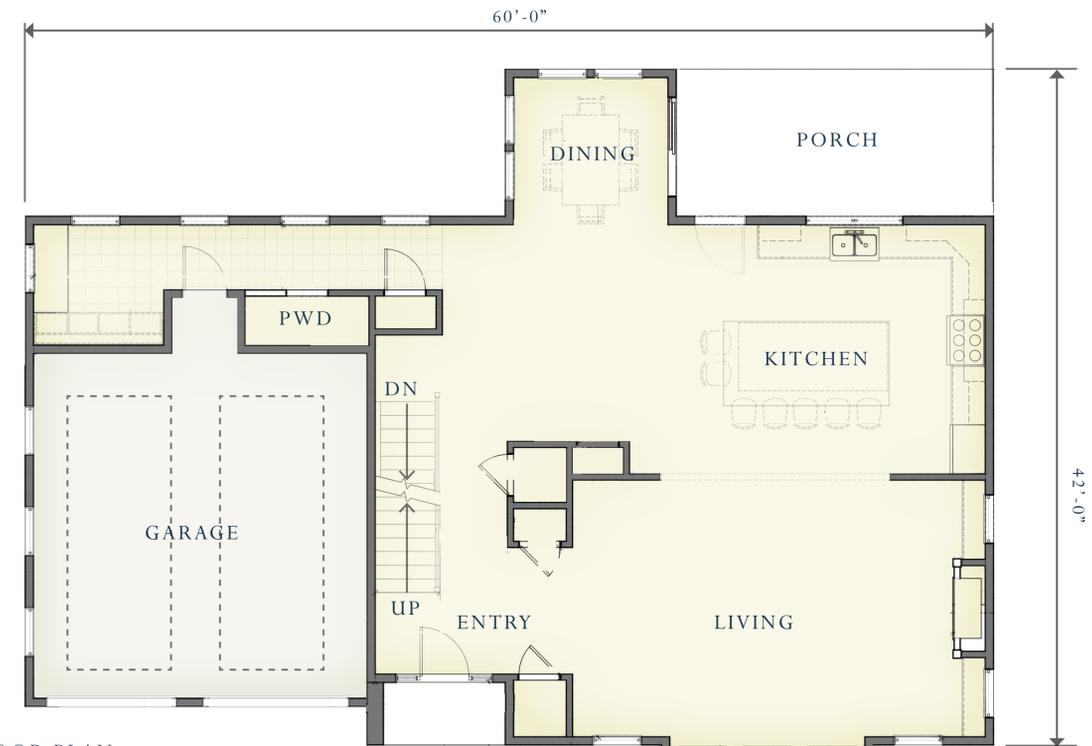
SECOND FLOOR PLAN

2,050 SQUARE FEET
 3 BEDROOM, 2.5 BATH
 WIDTH: 40'-0", DEPTH: 50'-0"



FRONT ELEVATION

4,600 SQUARE FEET
 4 BEDROOM, 3.5 BATH
 WIDTH: 60'-0", DEPTH: 42'-0"

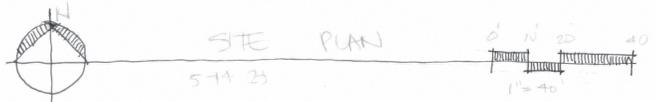


FIRST FLOOR PLAN



N
 CONCEPTUAL PLANTING PLAN
 0 10 20 40
 1" = 40'

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