



STARTING BENCHMARK:  
ELEVATION=187.55' HIGH POINT OF SBW/DH FOUND 0.2' B.C.

**LEGEND:**

**H.P.** HIGH POINT  
**L.P.** LOW POINT

EXISTING BUILDING  
DIRECTION OF OVERLAND FLOW  
SOIL TYPE DIVIDE  
LIMIT OF PLANNED DEVELOPMENT DISTRICT RD-2  
ESHGW ESTIMATED SEASONAL HIGH GROUND WATER  
15-25% SLOPES  
25-40% SLOPES  
>40% SLOPES  
LIMIT OF ZONING TRANSITION AREA  
LIMIT OF TREE PROTECTION SETBACK (AS DEFINED IN THE LEXINGTON TREE BY-LAW)

ONE FOOT CONTOUR  
FIVE FOOT CONTOUR  
FLAGSTONE WALL  
BRICK WALK  
CONCRETE PAD  
LIGHT FLAG POLE WELL  
UTILITY POLE  
FINISHED FIRST FLOOR  
EDGE OF PAVEMENT  
CONCRETE BITUMINOUS  
NOW OR FORMERLY IRON ROD FOUND  
STONE BOUND WITH DRILL HOLE FOUND  
TERMINUS UNKNOWN  
TEST PIT  
SHRUB  
20-FOOT DIAMETER CANOPY  
CONIFEROUS TREE (1"-12")  
DECIDUOUS TREE (1"-12")  
CONIFEROUS TREE (13"-18")  
DECIDUOUS TREE (13"-18")  
CONIFEROUS TREE (19"-29")  
DECIDUOUS TREE (19"-29")  
CONIFEROUS TREE (>32")

**TEMPORARY BENCHMARK CHART:**

T.B.M.#	DESCRIPTION	ELEVATION
1	SPIKE SET IN UTILITY POLE #27/12L, 2.0' A.G.	189.81
2	HIGH POINT OF A STONE BOUND W/ DRILL HOLE	188.17

(SEE NOTE 5)

**SOILS INFORMATION:**  
TEST PITS TP-1 THROUGH TP-7 WERE PERFORMED ON NOVEMBER 22, 2010 BY ERIC WILHELMSEN, PE (CERTIFIED SOIL EVALUATOR) OF MAI.  
NO E.S.H.G.W. WAS OBSERVED IN THESE TEST PITS EXCEPT FOR IN TP-3.

**TEST PIT: TP-1**  
ELEV.=186.4±  
0'-18" HORIZON A±  
18"-20" HORIZON B±  
20"-42" LAYER C1: FINE SILTY SAND, HEAVY MOTTLES  
42"-52" LAYER C2: MEDIUM/COARSE SAND AND GRAVEL

**TEST PIT: TP-2**  
ELEV.=187.0±  
0'-22" HORIZON A± & B±: DARK LOAM  
22"-40" LAYER C1: FINE SILTY SAND  
40"-62" LAYER C2: MEDIUM/COARSE SAND

**TEST PIT: TP-3**  
ELEV.=187.2±  
0'-20" HORIZON A± & B±  
20"-22" LAYER C1: MEDIUM/COARSE SAND AND GRAVEL  
22"-26" LAYER C2: FINE SILTY SAND  
26"-72" LAYER C3: MEDIUM/COARSE SAND AND GRAVEL  
MOTTLING @ 20" (ELEV.=185.5±)  
STANDING WATER OBSERVED @ 102" (ELEV.=178.7±)

**TEST PIT: TP-4**  
ELEV.=187.3±  
0'-20" HORIZON A± & B±  
20"-34" LAYER C1: MEDIUM/COARSE SAND AND GRAVEL  
34"-56" LAYER C2: FINE SILTY SAND  
56"-112" LAYER C3: COARSE SAND AND GRAVEL

**TEST PIT: TP-5**  
ELEV.=186.7±  
0'-22" HORIZON A± & B±  
22"-46" LAYER C1: FINE SAND  
46"-52" LAYER C2: FINE SILTY SAND  
52"-96" LAYER C3: FINE/MEDIUM SAND

**TEST PIT: TP-6**  
ELEV.=185.9±  
0'-20" HORIZON A± & B±  
20"-96" LAYER C1: MEDIUM/COARSE SAND AND GRAVEL  
96"-109" LAYER C2: COARSE SAND AND GRAVEL

**TEST PIT: TP-7**  
ELEV.=186.4±  
0'-20" HORIZON A± & B±  
20"-42" LAYER C1: FINE SAND AND GRAVEL, SILT  
42"-96" LAYER C2: FINE/MEDIUM SAND AND GRAVEL

TEST PIT TP-8 WAS PERFORMED ON MARCH 30, 2011 BY PETER POMMERSHEIM (CERTIFIED SOIL EVALUATOR) OF MAI AND WITNESSED BY DAVID PAVLIK OF THE LEXINGTON ENGINEERING DEPARTMENT.

**TEST PIT: TP-8**  
ELEV.=187.3±  
0'-12" HORIZON A±: FINE SANDY LOAM  
12"-24" HORIZON B±: FINE SANDY LOAM  
24"-36" LAYER C1: MEDIUM SAND  
36"-60" LAYER C2: SILTY LOAM  
60"-110" LAYER C3: COARSE SAND WITH POCKETS OF FINE SANDY LOAM  
REDOX OBSERVED @ 92" (ELEV.=179.6±)  
STANDING WATER OBSERVED @ 114" (ELEV.=177.8±)

**NOTE:** ELEVATION OF THE WATER SURFACE OF VINE BROOK (AT CROSSING WITH EAST STREET TO THE NORTH OF THE ROAD) WAS DETERMINED TO BE 174.7± AS MEASURED BY MAI ON APRIL 11, 2011.

**SOILS INFORMATION:**

SOILS INFORMATION DERIVED FROM THE USDA NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY OF MIDDLESEX COUNTY, MASSACHUSETTS, URL: <http://websoilsurvey.nrcs.usda.gov>.

SOIL TYPE	HYDROLOGIC SOIL GROUP	TYPICAL DEPTH TO ESHGW
WAREHAM LOAMY FINE SAND	GROUP C	ABOUT 6" - 18"
MERRIMAC-URBAN LAND COMPLEX	GROUP A	MORE THAN 80"

**NOTES:**

- THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WAS OBTAINED FROM A PARTIAL FIELD INSTRUMENT SURVEY CONDUCTED IN JANUARY 2011 BY MERIDIAN ASSOCIATES, INC.
- THE SUBJECT PROPERTIES DEPICTED ARE LOCATED IN THE RO DISTRICT (ONE FAMILY DWELLING).
- THE SUBJECT PROPERTIES ARE DEPICTED AS LOTS 6 & 7 ON TOWN OF LEXINGTON ASSESSOR'S MAP 62.
- 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. MERIDIAN ASSOCIATES, INC. DECLARES, TO THE BEST OF OUR PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF THAT NO SUCH EASEMENTS EXIST.
- HIGH POINT OF A STONE BOUND WITH DRILL HOLE FOUND 0.2 B.C. ELEVATION 187.55 AS DERIVED FROM A PLAN ENTITLED "RECORD SEWER 3/22/74" FOR EAST STREET ON FILE WITH THE TOWN OF LEXINGTON ENGINEERING DEPARTMENT REPORTED TO BE ON LEXINGTON SEWER DATUM.
- THE LOCUS PROPERTY IS LOCATED IN FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25017C0404E DATED JUNE 4, 2010.
- MAI HAS EVALUATED AND DETERMINED THAT THERE ARE NO FLOODWAYS, FLOODPLAINS, WETLANDS OR ASSOCIATED BUFFERS ON THE SUBJECT PROPERTIES.
- MAI HAS EVALUATED AND DETERMINED (PER INFORMATION AVAILABLE BY MASS GIS) THAT THERE ARE NO UNIQUE SPECIMENS OF VEGETATION OR HABITATS OF RARE AND/OR ENDANGERED SPECIES ON THE SUBJECT PROPERTIES.
- MAI HAS EVALUATED AND TAKEN INTO CONSIDERATION THE DESIGN WITH RESPECT TO AREAS OF VISUAL IMPACT, INCLUDING VIEWS INTO AND OUT FROM THE SITE. THERE ARE NO SOURCES OF NOISE AFFECTING THE SITE AND ADJUTING SITES OR POTENTIALLY HISTORICALLY OR ARCHITECTURALLY SIGNIFICANT STRUCTURES ON OR ADJACENT TO THE SUBJECT PROPERTIES.

**71 & 79 EAST STREET  
(ASSESSOR'S MAP 62 - LOTS 7 & 6)  
DEFINITIVE SUBDIVISION  
(IN ACCORDANCE WITH SECTION 175-32F)**

**SITE ANALYSIS MAP  
LOCATED IN  
LEXINGTON, MASSACHUSETTS  
(MIDDLESEX COUNTY)**

PREPARED FOR  
**SHELDON CORP.**  
SCALE: 1" = 40' DATE: AUGUST 17, 2011



**MERIDIAN ASSOCIATES**  
500 CUMMINGS CENTER, SUITE 5950 BEVERLY, MASSACHUSETTS 01915  
69 MILK STREET, SUITE 302 WESTBOROUGH, MASSACHUSETTS 01581  
TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030  
WWW.MERIDIANASSOC.COM

SHEET No. 2 OF 10 PROJECT No. 5322

**RECORD OWNERS:**

**71 EAST STREET:**  
KEELER REALTY TRUST  
PAUL R. KEELER III, TRUSTEE  
11 EAST WALNUT STREET, UNIT 11  
MILFORD, MA 01757  
DEED 26635, PAGE 70\*

**79 EAST STREET:**  
PBR NOMINEE TRUST  
PAUL R. KEELER III, TRUSTEE  
11 EAST WALNUT STREET, UNIT 11  
MILFORD, MA 01757  
DEED 32087, PAGE 498\*

**APPLICANT:**

SHELDON CORP.  
TODD CATALDO  
121 MARRETT ROAD  
LEXINGTON, MA 02421

**REFERENCES:**

- PLAN No. 723 OF 1949 \*
- PLAN No. 828 OF 1973 \*
- PLAN No. 1389 OF 1977 \*
- LC PLAN 18397-E

\*DENOTES DOCUMENTS RECORDED AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS.

**REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHK'D
1	10/12/11	PER PB MEMO (9/14/11) & TOWN ENGINEERING MEMO (9/20/11)	ACC	BWT

Dwg. No. 5322DEF-SITEANALYSIS  
XREF: 5322-REC

**LEXINGTON PLANNING BOARD**

DATE: \_\_\_\_\_ TOWN CLERK 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 RECORDING OF SAID NOTICE.

