

495 LOWELL STREET (ASSESSOR'S MAP 61 - LOTS 52 & 53) BALANCED HOUSING DEVELOPMENT DEFINITIVE SUBDIVISION PLAN SET

IN ACCORDANCE WITH SECTION 175-11F OF THE LEXINGTON
PLANNING BOARD DEVELOPMENT REGULATIONS

LOCATED IN
LEXINGTON, MASSACHUSETTS

DATE: SEPTEMBER 24, 2013

APPLICANT:
SHELDON CORP.
TODD CATALDO
121 MARRETT ROAD
LEXINGTON, MASSACHUSETTS 02421

RECORD OWNER:
FREDERICK A. WITTHUS
495 LOWELL STREET
LEXINGTON, MASSACHUSETTS 02421

PREPARED BY:

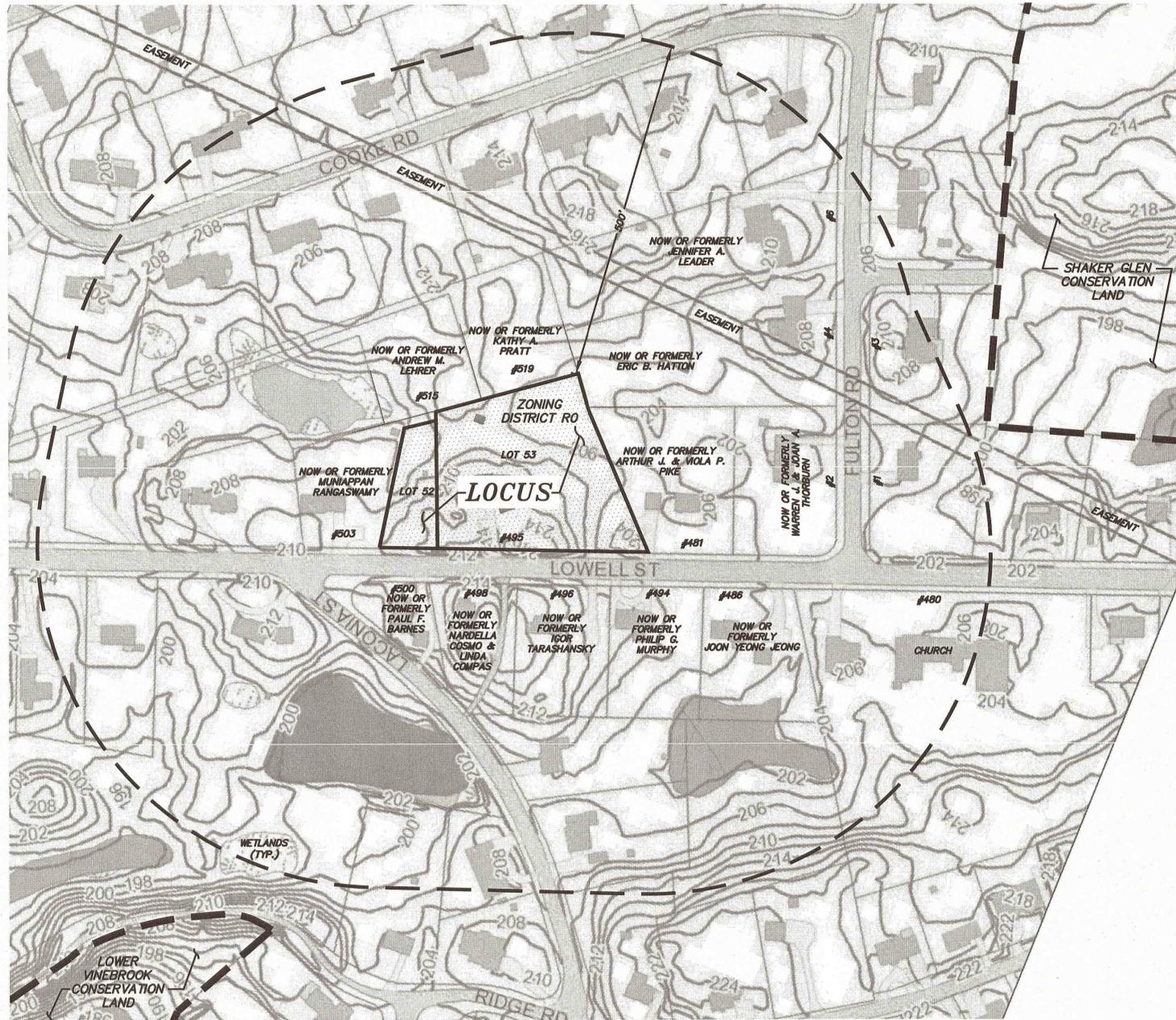
MERIDIAN ASSOCIATES
500 CUMMINGS CENTER SUITE 3950 BEVERLY, MASSACHUSETTS 01915
69 MILK STREET, SUITE 302 WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (978) 299-0447 WWW.MERIDIANASSOC.COM TELEPHONE: (508) 871-7030

DRAWING INDEX:

- SHEET 1 COVER SHEET & LOCUS CONTEXT MAP
- SHEET 2 RECORD CONDITIONS
- SHEET 3 SITE ANALYSIS MAP
- SHEET 4 PROPERTY RIGHTS PLAN OF LAND
- SHEET 5 SITE CONSTRUCTION PLAN
- SHEET 6 SITE UTILITY PLAN
- SHEET 7 LANDSCAPE PLAN
- SHEET 8 SITE DETAILS
- SHEET 9 SITE DETAILS
- SHEET 10 PROOF PLAN

NOTES:

1. THE INFORMATION DEPICTED ON THIS PLAN HAS BEEN COMPILED FROM THE TOWN OF LEXINGTON GEOGRAPHIC INFORMATION SYSTEM.
2. A CHANGE IN ZONING DISTRICT DOES NOT OCCUR WITHIN 500 FEET OF THE SUBJECT PROPERTY.
3. ALL LAND USE WITHIN 500 FEET OF THE SUBJECT PROPERTY IS SINGLE FAMILY DWELLING WITH THE EXCEPTION OF COUNTRYSIDE BIBLE CHAPEL LOCATED AT 480 LOWELL STREET.

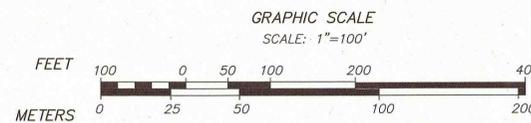


LEXINGTON PLANNING BOARD

DATE: _____ TOWN CLERK _____ DATE _____

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.

LOCUS CONTEXT MAP:



"THIS PLAN IS SUBJECT TO A CERTIFICATE OF ACTION DATED _____"
"THIS PLAN IS SUBJECT TO A SPECIAL PERMIT DATED _____"

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

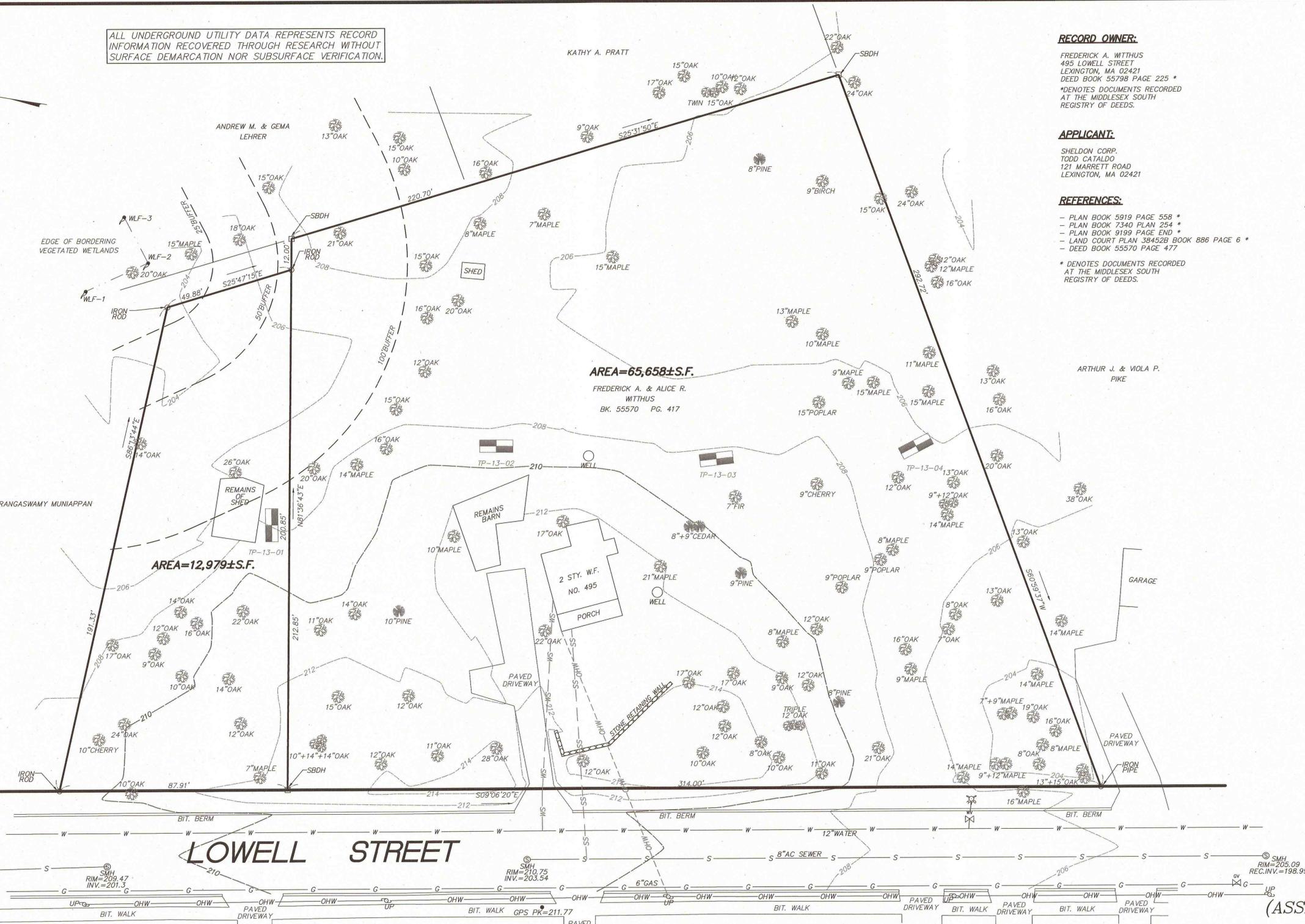
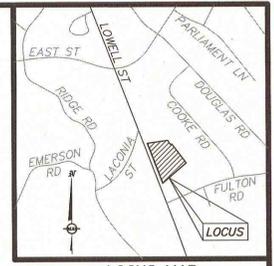
L.C.C. NO. 38452

RECORD OWNER:
 FREDERICK A. WITTHUS
 495 LOWELL STREET
 LEXINGTON, MA 02421
 DEED BOOK 55798 PAGE 225 *
 *DENOTES DOCUMENTS RECORDED AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS.

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

REFERENCES:
 - PLAN BOOK 5919 PAGE 558 *
 - PLAN BOOK 7340 PLAN 254 *
 - PLAN BOOK 9199 PAGE END *
 - LAND COURT PLAN 38452B BOOK 886 PAGE 6 *
 - DEED BOOK 55570 PAGE 477
 * DENOTES DOCUMENTS RECORDED AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS.

- NOTES:**
1. THE PROPERTY LINES, TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY KEENAN SURVEY IN JUNE OF 2013.
 2. THE SUBJECT PROPERTIES DEPICTED ARE LOCATED IN THE RD DISTRICT (ONE FAMILY DWELLING).
 3. THE SUBJECT PROPERTIES ARE DEPICTED AS LOTS 52 & 53 ON TOWN OF LEXINGTON ASSESSOR'S MAP 61.
 4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD BY KEENAN SURVEY. MAI DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT 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. 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.
 6. THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED ON FLOOD INSURANCE RATE MAP (FIRM) NO. 25017C0404E AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITH AN EFFECTIVE DATE OF JUNE 4, 2010.
 7. THE ELEVATIONS DEPICTED HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 8. OXBOW ASSOCIATES DELINEATED THE WETLANDS DEPICTED ON THIS PLAN IN JUNE OF 2013.



- LEGEND:**
- 208 TWO FOOT CONTOUR
 - 210 TEN FOOT CONTOUR
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - WLF-1 WETLAND FLAG
 - EDGE OF WETLANDS
 - WETLAND BUFFER LINE
 - G GAS MAIN
 - G VALVE GAS VALVE
 - OHW OVERHEAD WIRES
 - UP UTILITY POLE
 - S SEWER MAIN
 - SMH SEWER MANHOLE
 - SS APPROX. SEWER SERVICE
 - W WATER MAIN
 - WS APPROX. WATER SERVICE
 - FIRE HYDRANT
 - WATER VALVE
 - STONE RETAINING WALL
 - TP-13-02 TEST PIT
 - BK. BOOK
 - PG. PAGE
 - BIT. BITUMINOUS
 - INV. INVERT
 - REC. RECORD
 - S.F. SQUARE FEET
 - AC ASBESTOS CONCRETE
 - SBDH DRILL HOLE IN STONE BOUND

495 LOWELL STREET
 (ASSESSOR'S MAP 61 - LOTS 52 & 53)
 DEFINITIVE SUBDIVISION

RECORD CONDITIONS PLAN OF LAND
 LOCATED IN
LEXINGTON, MASSACHUSETTS
 (MIDDLESEX COUNTY)

PREPARED FOR
SHELDON CORP.
 SCALE: 1" = 20' DATE: SEPTEMBER 24, 2013

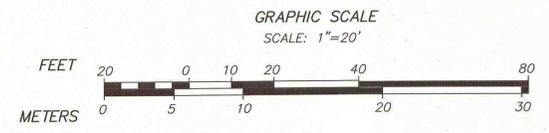
KEENAN SURVEY
 8 WINCHESTER PLACE, SUITE 208
 WINCHESTER, MASS. 01890
 781-729-4213

SHEET No. 2 OF 10 PROJECT No. 5554

SOILS INFORMATION:

DATE CONDUCTED: JULY 10, 2013
 CONDUCTED BY: PETER POMMERSHEIM (CSE3046)

- TEST PIT: TP-13-01 ELEV.=208.0
 0"-6" HORIZON A: FINE SANDY LOAM
 6"-24" HORIZON B: LOAMY SAND
 24"-48" LAYER C1: MEDIUM SAND
 48"-112" LAYER C2: COARSE SAND
 WEEPING @ 96"; NO REDOX
 ESHGW @ 96"; ELEV.=200.0
- TEST PIT: TP-13-02 ELEV.=209.0
 0"-6" HORIZON A: FINE SANDY LOAM
 6"-24" HORIZON B: LOAMY SAND
 24"-120" LAYER C: SAND
 WEEPING @ 104"; NO REDOX
 ESHGW @ 104"; ELEV.=200.3
- TEST PIT: TP-13-03 ELEV.=208.3
 0"-6" HORIZON A: FINE SANDY LOAM
 6"-24" HORIZON B: LOAMY SAND
 24"-110" LAYER C: SAND
 WEEPING @ 106"; NO REDOX
 ESHGW @ 106"; ELEV.=199.5
- TEST PIT: TP-13-04 ELEV.=206.2
 0"-6" HORIZON A: FINE SANDY LOAM
 6"-24" HORIZON B: LOAMY SAND
 24"-110" LAYER C: SAND
 WEEPING @ 96"; NO REDOX
 ESHGW @ 96"; ELEV.=198.2



LEXINGTON PLANNING BOARD

 TOWN CLERK

 DATE:

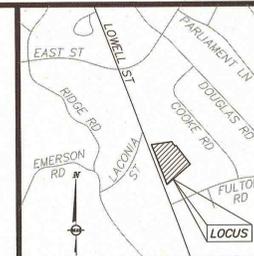
I, _____ CLERK OF THE TOWN OF LEXINGTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

DWG. NO. 5554-REC (MAI)

L.C.C. NO. 38452



LOCUS MAP:
(NOT TO SCALE)

LEGEND:
(SEE SHEET 2 FOR EXISTING LEGEND)

- H.P. HIGH POINT
- L.P. LOW POINT
- 212— TWO FOOT CONTOUR
- 210— TEN FOOT CONTOUR
- ← DIRECTION OF OVERLAND FLOW
- SOIL TYPE DIVIDE
- ESHGW ESTIMATED SEASONAL HIGH GROUND WATER
- 15-25% SLOPES
- 25-40% SLOPES
- >40% SLOPES
- TP-13-01 TEST PIT

NOTES:

1. THE SOLE PURPOSE OF THIS PLAN SET IS TO COMPLY WITH SECTION 175-11E OF THE TOWN OF LEXINGTON PLANNING BOARD DEVELOPMENT REGULATIONS.
2. THE EXISTING PROPERTY LINES, EXISTING TOPOGRAPHY & EXISTING SITE DETAIL DEPICTED HEREON WERE OBTAINED FROM A SURVEY PERFORMED BY KEENAN SURVEY.
3. THE SUBJECT PROPERTIES DEPICTED ARE LOCATED IN THE RO DISTRICT (ONE FAMILY DWELLING).
4. THE SUBJECT PROPERTIES ARE DEPICTED AS LOTS 52 & 53 ON TOWN OF LEXINGTON ASSESSOR'S MAP 61.
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.
6. 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.
7. THE WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED BY OXBOW ASSOCIATES IN JUNE OF 2013 AND WERE LOCATED BY KEENAN SURVEY.
8. THE SOURCE OF NOISE AFFECTING THE SITE AND ADJUTING SITES IS THE TRAFFIC FLOW ALONG LOWELL STREET.
9. THERE ARE NO HISTORICALLY OR ARCHITECTURALLY SIGNIFICANT STRUCTURES LOCATED ON THE SITE.
10. THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

SOILS INFORMATION:

DATE CONDUCTED: JULY 10, 2013
CONDUCTED BY: PETER POMMERSHEIM (CSE3046)

TEST PIT: TP-13-01 ELEV.=208.0
0'-6" HORIZON A: FINE SANDY LOAM
6"-24" HORIZON B: LOAMY SAND
24"-48" LAYER C: MEDIUM SAND
48"-112" LAYER C2: COARSE SAND
WEEPING @ 96"; NO REDOX
ESHGW @ 96"; ELEV.=200.0

TEST PIT: TP-13-02 ELEV.=209.0
0'-6" HORIZON A: FINE SANDY LOAM
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WEEPING @ 104"; NO REDOX
ESHGW @ 104"; ELEV.=200.3

TEST PIT: TP-13-03 ELEV.=208.3
0'-6" HORIZON A: FINE SANDY LOAM
6"-24" HORIZON B: LOAMY SAND
24"-110" LAYER C: SAND
WEEPING @ 106"; NO REDOX
ESHGW @ 106"; ELEV.=199.5

TEST PIT: TP-13-04 ELEV.=206.2
0'-6" HORIZON A: FINE SANDY LOAM
6"-24" HORIZON B: LOAMY SAND
24"-110" LAYER C: SAND
WEEPING @ 96"; NO REDOX
ESHGW @ 96"; ELEV.=198.2

EDGE OF BORDERING VEGETATED WETLANDS (SEE NOTE 7)

AREA=65,658±S.F.
FREDERICK A. & ALICE R. WITTHUS
BK. 55570 PG. 417

AREA=12,979±S.F.

2 STY. W.F. NO. 495
PORCH

H.P.

L.P.

LOWELL STREET

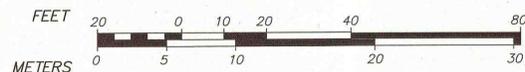
495 LOWELL STREET
(ASSESSOR'S MAP 61 - LOTS 52 & 53)
DEFINITIVE SUBDIVISION

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
CANTON FINE SANDY LOAM	GROUP B	MORE THAN 80"
CANTON-CHARLTON URBAN LAND	GROUP B	MORE THAN 80"

GRAPHIC SCALE
SCALE: 1"=20'



NOTE:

1. ALL EXISTING UTILITIES SHOWN HEREON WERE PROVIDED BY KEENAN SURVEY AND ARE APPROXIMATE. CONTRACTOR TO VERIFY SIZE, TYPE, LOCATION AND CONDITION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

RECORD OWNER:

FREDERICK A. WITTHUS
495 LOWELL STREET
LEXINGTON, MA 02421
DEED BOOK 55798 PAGE 225 *
*DENOTES DOCUMENTS RECORDED AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS.

APPLICANT:

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

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

DWG. NO. 5554DEF-SITEANALYSIS
XREF: 5554-REC (MAI)



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

PREPARED FOR
SHELDON CORPORATION
SCALE: 1"=20' DATE: SEPTEMBER 24, 2013

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.MERIDIANSASSOC.COM

SHEET No. 3 OF 10 PROJECT No. 5554



LOCUS MAP:
(NOT TO SCALE)

LEGEND:

- PROPERTY LINES
- - - - PROPOSED BUILDING ENVELOPE
- SF SQUARE FEET
- IRON ROD FOUND
- SBDH STONE BOUND WITH DRILL HOLE FOUND
- - - - OHW OVERHEAD WIRES
- - - - SS APPROX. SEWER SERVICE
- - - - WS APPROX. WATER SERVICE
- PROPOSED PROPERTY MARKER TO BE SET

TABLE OF DIMENSIONAL CONTROLS FOR A BALANCED HOUSING RESIDENTIAL DEVELOPMENT:

HEIGHT OF PROPOSED DWELLINGS ON LOTS:
 MAXIMUM PROPOSED HEIGHT WILL BE NO GREATER THAN FORTY (40') FEET ABOVE THE RESPECTIVE AVERAGE NATURAL GRADE PLANES NOR IN EXCESS OF 2.5 STORIES FOR EACH LOT.
IMPERVIOUS SURFACES:
 MAXIMUM PERMITTABLE (BASED UPON A CONVENTIONAL SUBDIVISION LAYOUT) = 17,886sf

NOTE: SEE PROOF PLAN (SHEET 10 OF 10) FOR ACTUAL CALCULATIONS PERFORMED TO ESTABLISH MAXIMUM PERMITTABLE QUANTITIES OF IMPERVIOUS SURFACES.

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE COMBINATION OF LOTS 52 AND 53 ON ASSESSORS MAP 61.
2. THE LIMITED SITE DETAIL DEPICTED HEREON WAS OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY KEENAN SURVEY IN JUNE OF 2013. THE COMPLETE RECORD CONDITIONS OF THE SURVEYED PREMISES IS DEPICTED ON OTHER SHEETS CONTAINED HEREIN.
3. THE SUBJECT PROPERTIES DEPICTED ARE LOCATED IN THE RO DISTRICT (ONE FAMILY DWELLING).
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD BY KEENAN SURVEY. KEENAN SURVEY DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT 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. 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.
6. 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.
7. THE PROPOSED BUILDING ENVELOPES SHOWN HEREON DEPICT THE SETBACK LIMITS TO THE BUILDING FOUNDATIONS ONLY. THE SETBACK LIMITS TO ALL OTHER STRUCTURES (OVERHANGS, DECKS, ETC.) SHALL COMPLY TO THE TOWN OF LEXINGTON ZONING BYLAW FOR THE RO DISTRICT.

495 LOWELL STREET
 (ASSESSOR'S MAP 61 - LOTS 52 & 53)
 PRELIMINARY SUBDIVISION

PROPERTY RIGHTS PLAN OF LAND
 LOCATED IN
LEXINGTON, MASSACHUSETTS
 (MIDDLESEX COUNTY)

PREPARED FOR
SHELDON CORP.
 SCALE: 1" = 20' DATE: SEPTEMBER 24, 2013

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

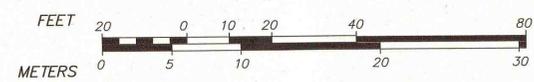
SHEET No. 4 OF 10 PROJECT No. 5554



REVISIONS				
NO.	DATE	DESCRIPTION	BY	CHK'D

DWG. No. 5554DEF-EPL
 XREF: 5554-REG (MA)

GRAPHIC SCALE
 SCALE: 1" = 20'



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.

James R. Keenan
 FOR KEENAN SURVEY
 9.24.13
 DATE

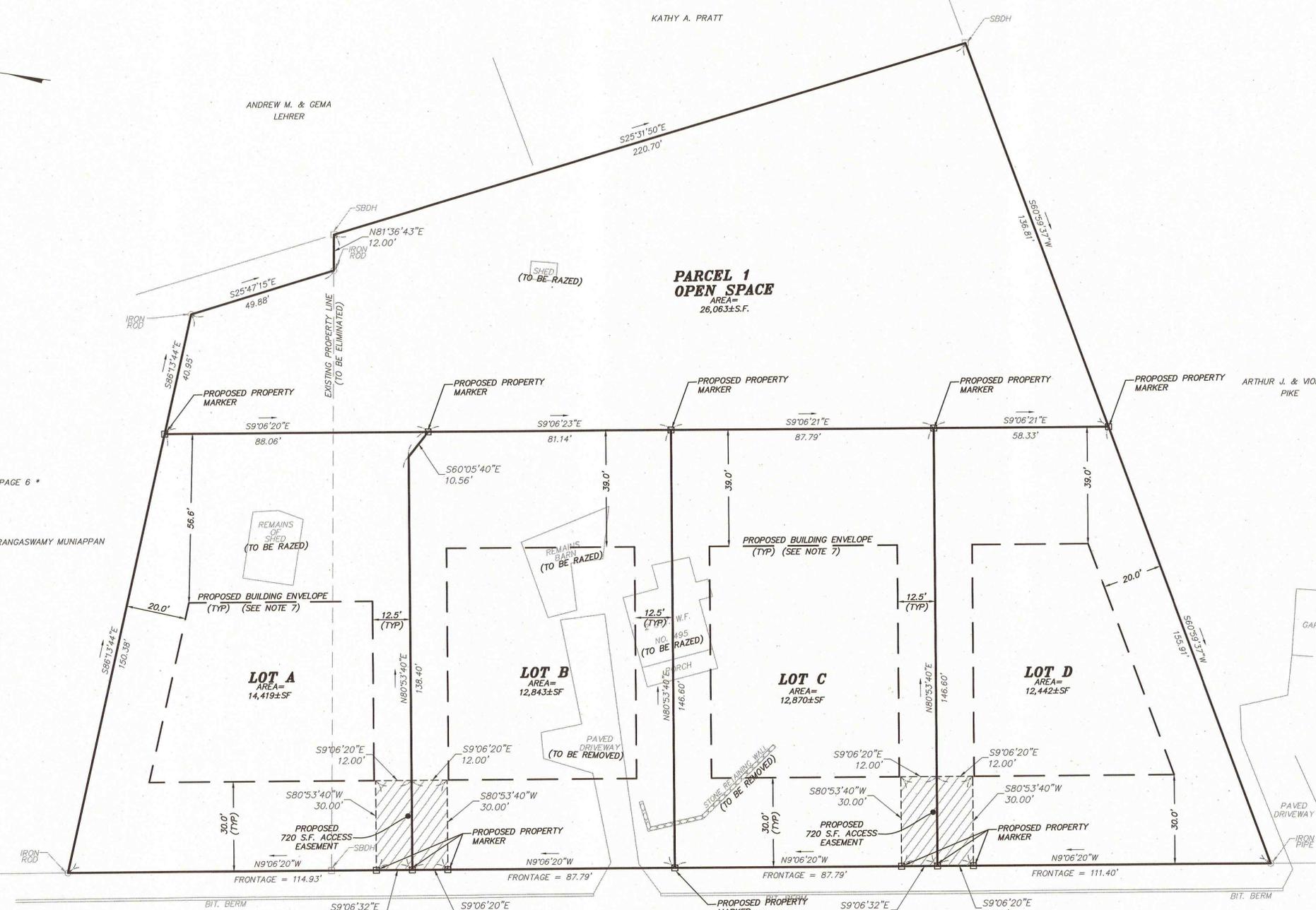
RECORD OWNER:
 FREDERICK A. WITTHUS
 495 LOWELL STREET
 LEXINGTON, MA 02421
 DEED BOOK 55789 PAGE 225 *
 *DENOTES DOCUMENTS RECORDED AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS.

APPLICANT:
 SHELDON CORP.
 TODD CATALDO
 121 WARRETT ROAD
 LEXINGTON, MA 02421

REFERENCES:
 - PLAN BOOK 5919 PAGE 558 *
 - PLAN BOOK 7340 PLAN 254 *
 - PLAN BOOK 9199 PAGE END *
 - LAND COURT PLAN 38452B BOOK 886 PAGE 6 *
 - DEED BOOK 55570 PAGE 477
 * DENOTES DOCUMENTS RECORDED AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
LEXINGTON PLANNING BOARD
 THE PLANNING BOARD'S ENDORSEMENT OF THE PLAN AS NOT REQUIRING APPROVAL UNDER THE SUBDIVISION CONTROL LAW DOES NOT GIVE LOTS OR PARCELS ANY STANDING UNDER THE PROTECTIVE ZONING BY-LAW OF THE TOWN OF LEXINGTON.

DATE: _____



LOWELL STREET

FOR REGISTRY OF DEEDS USE ONLY

NOTE:
1. FOR PROPOSED PROPERTY LINE INFORMATION SEE PROPERTY RIGHTS PLAN (SHEET 4 OF THIS PLAN SET) PREPARED BY KEENAN SURVEY.

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

RECORD OWNER:
FREDERICK A. WITTHUS
495 LOWELL STREET
LEXINGTON, MA 02421
DEED BOOK 55798 PAGE 225 *
*DENOTES DOCUMENTS RECORDED AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS.

SOILS INFORMATION:
DATE CONDUCTED: JULY 10, 2013
CONDUCTED BY: PETER POMMERSHEIM (CSE3046)

TEST PIT: TP-13-01 ELEV.=208.0
0'-6" HORIZON A: FINE SANDY LOAM
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24"-48" LAYER C: MEDIUM SAND
48"-112" LAYER D: COARSE SAND
WEEPING @ 96"; NO REDOX
ESHW @ 96"; ELEV.=200.0

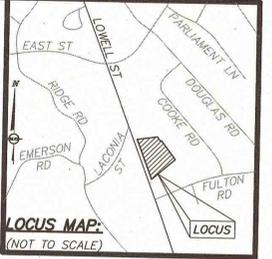
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0'-6" HORIZON A: FINE SANDY LOAM
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WEEPING @ 98"; NO REDOX
ESHW @ 98"; ELEV.=198.2

BALANCED HOUSING	MAXIMUM GROSS FLOOR AREA (SF)	NO. OF DWELLINGS	MAXIMUM AMOUNT OF IMPERVIOUS SURFACES (SF)	MAXIMUM SITE COVERAGE (SF)	MINIMUM COMMON OPEN SPACE REQUIRED (SF)
ALLOWED	14,400	NO LIMIT*	17,886	NO LIMIT	25,950
PROPOSED	14,400	4	< 17,886	N/A	26,060

* 25% OF UNITS MUST HAVE GFA ≤ 2,700 SF AND 50% OF UNITS MUST HAVE GFA ≤ 3,500 SF.

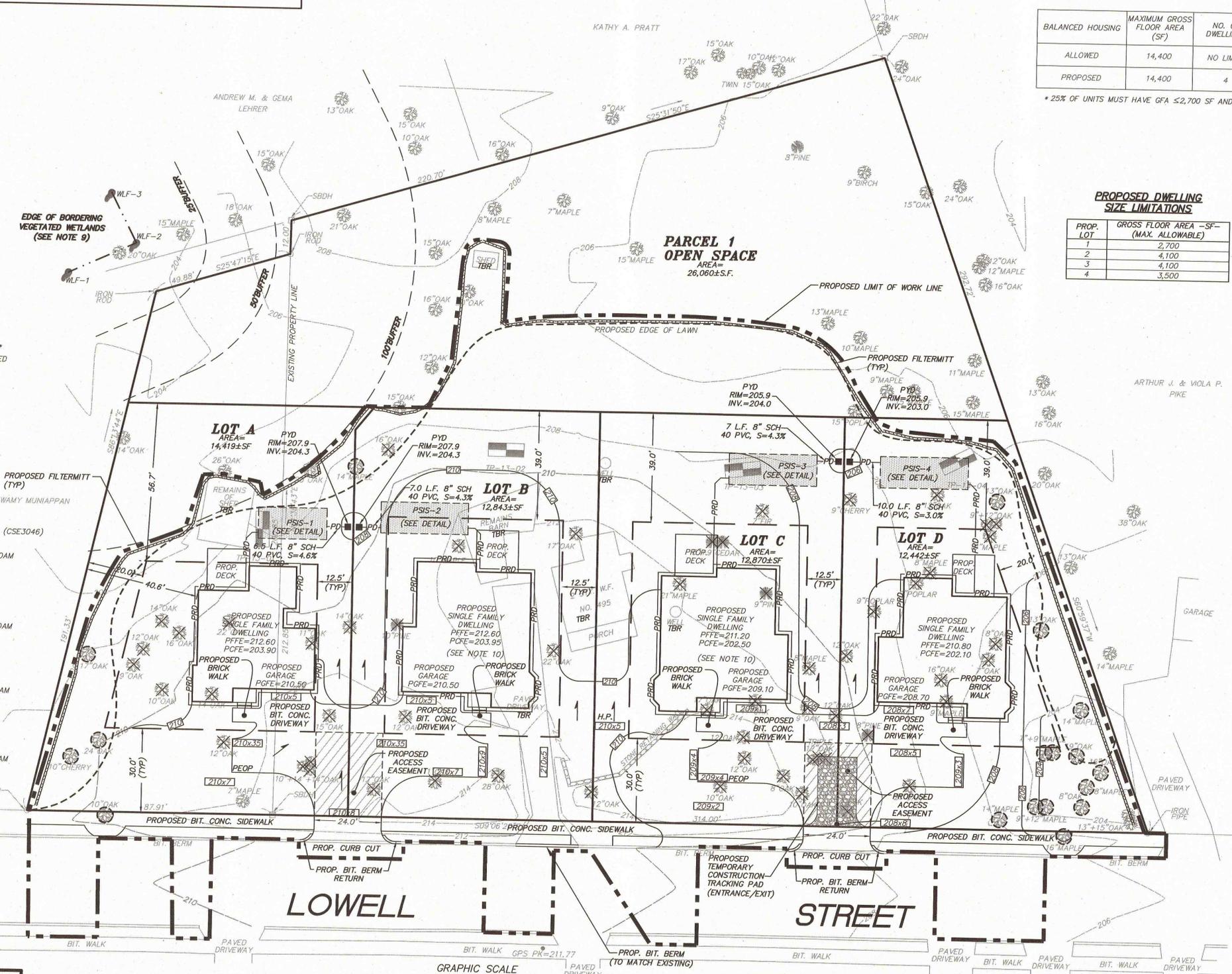


- NOTES:**
- THE EXISTING TOPOGRAPHY & EXISTING SITE DETAIL DEPICTED HEREON WAS OBTAINED FROM A FIELD INSTRUMENT SURVEY CONDUCTED IN JUNE 2013 BY KEENAN SURVEY.
 - PROPERTY LINES DEPICTED HEREON ARE BASED ON A SURVEY BY KEENAN SURVEY. THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES. ALL BOUNDARY LINES DEPICTED ARE APPROXIMATE ONLY. MAI DID NOT PERFORM A BOUNDARY RETRACEMENT SURVEY.
 - THE SUBJECT PROPERTIES DEPICTED ARE LOCATED IN THE RO DISTRICT (ONE FAMILY DWELLING).
 - THE SUBJECT PROPERTIES ARE DEPICTED AS LOTS 52 & 53 ON TOWN OF LEXINGTON ASSESSOR'S MAP 61.
 - THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON INFORMATION PROVIDED BY KEENAN SURVEY. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
 - 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.
 - THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - 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.
 - THE WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED BY OXBOW ASSOCIATES IN JUNE OF 2013 AND WERE LOCATED BY KEENAN SURVEY.
 - THE FOOTPRINTS FOR THE FOUNDATIONS SHOWN ON LOTS B & C ARE CONCEPTUAL. FINAL PLANS SHALL BE SUBMITTED TO THE TOWN DURING THE BUILDING PERMIT APPLICATION PROCESS AND WILL COMPLY TO NOTE 11.
 - THE PROPOSED BUILDING ENVELOPES SHOWN HEREON DEPICT THE SETBACK LIMITS TO THE BUILDING FOUNDATIONS ONLY. THE SETBACK LIMITS TO ALL OTHER STRUCTURES (OVERHANGS, DECKS, ETC.) SHALL COMPLY TO THE TOWN OF LEXINGTON ZONING BYLAW FOR THE RO DISTRICT.

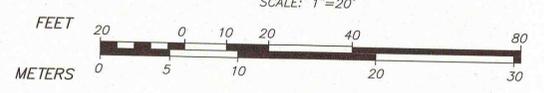
PROPOSED DWELLING SIZE LIMITATIONS

PROP. LOT	GROSS FLOOR AREA - SF - (MAX. ALLOWABLE)
1	2,700
2	4,100
3	4,100
4	3,500

- PROPOSED LEGEND**
(SEE SHEET 2 FOR EXISTING LEGEND)
- PROPOSED CONTOUR
 - PROPOSED SPOT ELEVATION
 - PROPOSED PROPERTY LINES
 - PROPOSED LIMIT OF WORK LINE
 - PROPOSED BUILDING ENVELOPE
 - TYP. TYPICAL
 - PEOP PROPOSED EDGE OF PAVEMENT
 - SF SQUARE FEET
 - TBR EXISTING TREE PROPOSED TO BE REMOVED
 - TBR TO BE REMOVED
 - PYD PROPOSED YARD DRAIN
 - BIT. CONC. BITUMINOUS CONCRETE
 - TREE TO BE SAVED
 - PROPOSED LAWN EDGE
 - BIT. BERM BITUMINOUS BERM
 - PSIS PROPOSED SUBSURFACE INFILTRATION SYSTEM
 - PD PROPOSED 8" SCH 40 PVC DRAIN LINE
 - PRD PROPOSED 6" SCH 40 PVC ROOF DRAIN
 - PROPOSED FILTERMITT
 - PROPOSED FIRST FLOOR ELEVATION
 - PROPOSED CELLAR FLOOR ELEVATION
 - PCFE PROPOSED GARAGE FLOOR ELEVATION
 - INV INVERT
 - FLOW DIRECTION ARROW



FOR REGISTRY OF DEEDS USE ONLY



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 MERIDIAN ASSOCIATES, INC. DATE

LEXINGTON PLANNING BOARD

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.

TOWN CLERK DATE

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

DWG. NO. 5554PREL-SITE
XREF: 5554-REC (MAI)



495 LOWELL STREET
(ASSESSOR'S MAP 61 - LOTS 52 & 53)
DEFINITIVE SUBDIVISION

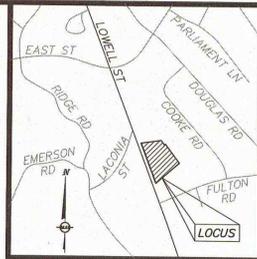
SITE CONSTRUCTION PLAN
LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
SHELDON CORPORATION
SCALE: 1"= 20' DATE: SEPTEMBER 24, 2013

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. 5 OF 10 PROJECT No. 5554



LOCUS MAP:
(NOT TO SCALE)

- LEGEND**
(SEE SHEET 2 FOR EXISTING LEGEND)
- PROPOSED PROPERTY LINES
 - PROPOSED LIMIT OF WORK LINE
 - PROPOSED YARD DRAIN
 - PYD
 - PSS
 - PWS
 - PGS
 - PTEC
 - PD
 - PRD
 - TYP.
 - SF
 - TP-13-01
 - TBR
 - PYD
 - BIT. CONC.
 - SCH 40
 - PROPOSED ELECTRIC HANDHOLE
 - PROPOSED ELECTRIC TRANSFORMER

- NOTES:**
- THE EXISTING TOPOGRAPHY & EXISTING SITE DETAIL DEPICTED HEREON WAS OBTAINED FROM A FIELD INSTRUMENT SURVEY CONDUCTED IN JUNE 2013 BY KEENAN SURVEY.
 - PROPERTY LINES DEPICTED HEREON ARE BASED ON A SURVEY BY KEENAN SURVEY. THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES. ALL BOUNDARY LINES DEPICTED ARE APPROXIMATE ONLY. MAI DID NOT PERFORM A BOUNDARY RETRACEMENT SURVEY.
 - THE SUBJECT PROPERTIES DEPICTED ARE LOCATED IN THE RO DISTRICT (ONE FAMILY DWELLING).
 - THE SUBJECT PROPERTIES ARE DEPICTED AS LOTS 52 & 53 ON TOWN OF LEXINGTON ASSESSOR'S MAP 61.
 - THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON INFORMATION PROVIDED BY KEENAN SURVEY. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
 - 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.
 - THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - 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.
 - THE WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED BY OXBOW ASSOCIATES IN JUNE OF 2013 AND WERE LOCATED BY KEENAN SURVEY.
 - THE FOOTPRINTS FOR THE FOUNDATIONS SHOWN ON LOTS B & C ARE CONCEPTUAL. FINAL PLANS SHALL BE SUBMITTED TO THE TOWN DURING THE BUILDING PERMIT APPLICATION PROCESS AND WILL COMPLY TO NOTE 11.
 - THE PROPOSED BUILDING ENVELOPES SHOWN HEREON DEPICT THE SETBACK LIMITS TO THE BUILDING FOUNDATIONS ONLY. THE SETBACK LIMITS TO ALL OTHER STRUCTURES (OVERHANGS, DECKS, ETC.) SHALL COMPLY TO THE TOWN OF LEXINGTON ZONING BYLAW FOR THE RO DISTRICT.
- UTILITY NOTES**
- ALL PROPOSED SEWER MAINS OR SERVICES SHALL BE INSTALLED WITH A MINIMUM OF 10" SEPARATION HORIZONTALLY AND/OR 18" VERTICALLY BELOW ANY WATER MAIN OR SERVICE. IF NEITHER SEPARATION CAN BE ACHIEVED THE SEWER PIPE SHALL BE ENCASED IN CONCRETE FOR A DISTANCE OF 10' ON EITHER SIDE OF THE CROSSING.
 - ALL PROPOSED WATER SERVICES (SIZE & TYPE) SHALL BE DESIGNED BY THE PROJECT MEP.
 - ALL PROPOSED STORM DRAINS FROM YARD DRAINS TO BE 8" SCH40 PVC. ALL PROPOSED ROOF DRAINS TO BE 6" SCH40 PVC.
 - THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

NOTE: CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CONDITION AND ELEVATIONS PRIOR TO CONSTRUCTION. IF CONFLICTS ARE FOUND THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER TO REVISE THE DESIGN.

**495 LOWELL STREET
(ASSESSOR'S MAP 61 - LOTS 52 & 53)
DEFINITIVE SUBDIVISION**

**SITE UTILITY PLAN
LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)**

PREPARED FOR
SHELDON CORPORATION
SCALE: 1" = 20' DATE: SEPTEMBER 24, 2013

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



RECORD OWNER:
FREDERICK A. WITTHUS
495 LOWELL STREET
LEXINGTON, MA 02421
DEED BOOK 55798 PAGE 225 *

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

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

DWG. NO. 5554PREL-SITE
XREF: 5554-REC (MAI)

KATHY A. PRATT

SBDH

**PARCEL 1
OPEN SPACE**
AREA = 26,060±S.F.

EDGE OF BORDERING
VEGETATED WETLANDS
(SEE NOTE 9)

SOILS INFORMATION:

DATE CONDUCTED: JULY 10, 2013
CONDUCTED BY: PETER POMMERSHEIM (CSE3046)

TEST PIT: TP-13-01 ELEV.=208.0
0'-6" HORIZON A: FINE SANDY LOAM
6"-24" HORIZON B: LOAMY SAND
24"-48" LAYER C1: MEDIUM SAND
48"-112" LAYER C2: COARSE SAND
WEEPING @ 96"; NO REDOX
ESHOW @ 96"; ELEV.=208.0

TEST PIT: TP-13-02 ELEV.=209.0
0'-6" HORIZON A: FINE SANDY LOAM
6"-24" HORIZON B: LOAMY SANDY MUDIAPPAN
24"-120" LAYER C: SAND
WEEPING @ 104"; NO REDOX
ESHOW @ 104"; ELEV.=209.0

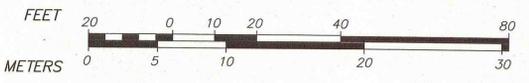
TEST PIT: TP-13-03 ELEV.=208.3
0'-6" HORIZON A: FINE SANDY LOAM
6"-24" HORIZON B: LOAMY SAND
24"-110" LAYER C: SAND
WEEPING @ 106"; NO REDOX
ESHOW @ 106"; ELEV.=208.3

TEST PIT: TP-13-04 ELEV.=206.2
0'-6" HORIZON A: FINE SANDY LOAM
6"-24" HORIZON B: LOAMY SAND
24"-110" LAYER C: SAND
WEEPING @ 96"; NO REDOX
ESHOW @ 96"; ELEV.=206.2

NOTE: ALL PROPOSED SEWER SERVICES SHALL BE 6" PVC (SCH40) AND SHALL HAVE A MINIMUM SLOPE OF 2% FROM THE FOUNDATION TO THE SEWER MAIN.

NOTE: ALL UTILITY CONNECTION MADE WITHIN LOWELL STREET SHALL MEET THE TOWN OF LEXINGTON STANDARDS AND REGULATIONS.

GRAPHIC SCALE
SCALE: 1" = 20'

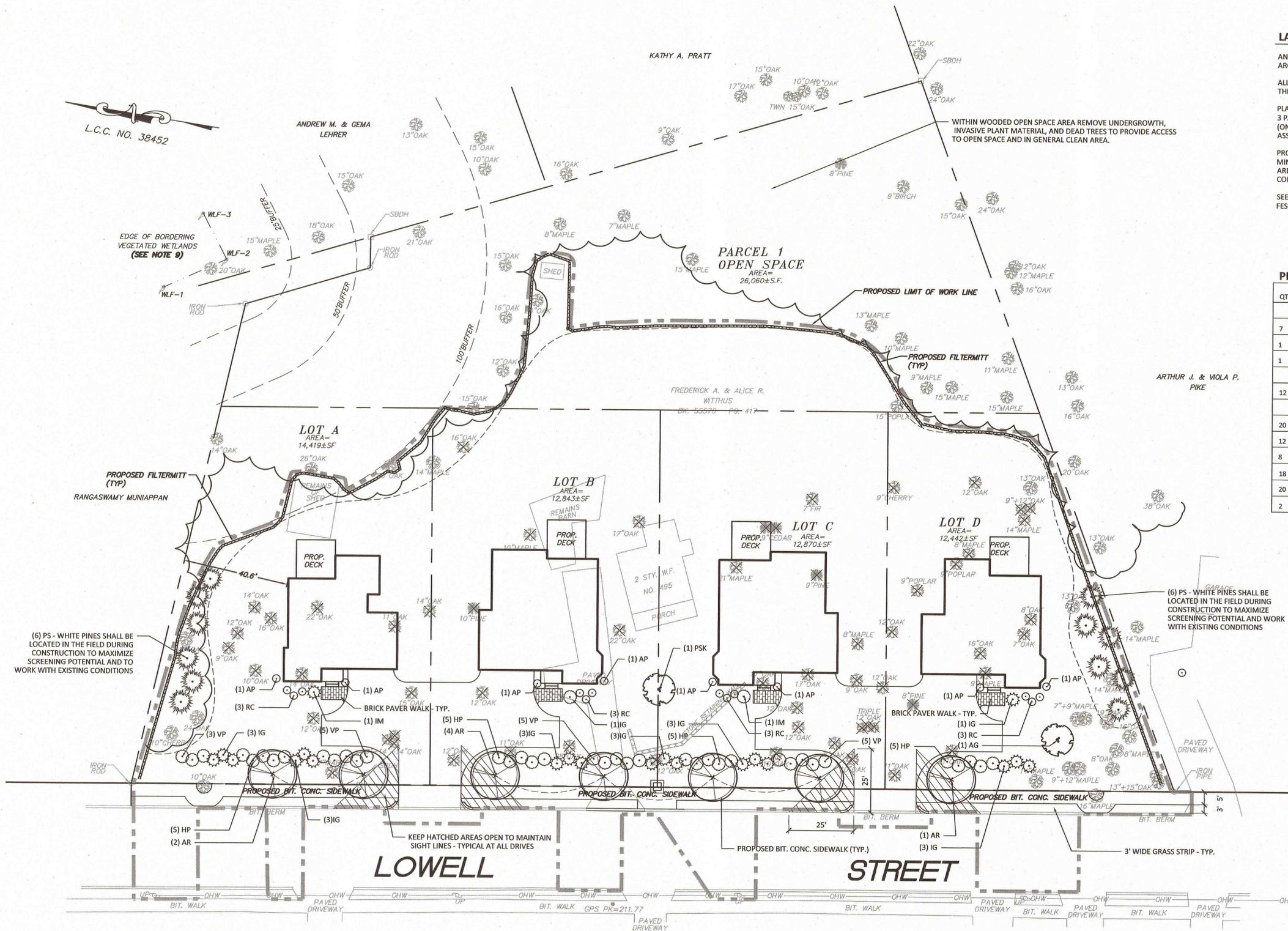


LEXINGTON PLANNING BOARD

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.

DATE: _____ TOWN CLERK _____ DATE _____

L.C.C. NO. 38452



LANDSCAPE NOTES

ANY PROPOSED SUBSTITUTION OF PLANT MATERIAL SHALL ONLY BE MADE AFTER PRIOR APPROVAL OF LANDSCAPE ARCHITECT.

ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL WRITTEN ACCEPTANCE FROM THE LANDSCAPE ARCHITECT OR OWNER.

PLANTING MIX: MIX THE SPECIFIED MATERIALS ON-SITE IN THE FOLLOWING PROPORTIONS: 3 PARTS TOPSOIL, 1 PART PEAT MOSS, 1 PART SAND, WITH 5 POUNDS OF SUPERPHOSPHATE/ CUBIC YARD OF MIXTURE (ONLY IF PLANTS ARE INSTALLED IN SPRING). ALL AMENDMENTS SHALL BE THOROUGHLY INCORPORATED INTO MIXTURE TO ASSURE UNIFORM DISTRIBUTION.

PROVIDE LOAM AND SEED FOR ALL DISTURBED AREAS UNLESS OTHERWISE NOTED. PLANTING MIX SHALL BE SPREAD TO A MINIMUM DEPTH OF SIX (6) INCHES AFTER SETTLING ON ALL TURFGRASS LAWN AREAS AND PLANTING BED SUBGRADE AREAS UPON COMPLETION OF FINAL GRADING. SEEDING OPERATION OR SPREADING OF TURFGRASS SOD TO BE COMPLETED IMMEDIATELY FOLLOWING THE APPLICATION OF THE PLANTING MIX OVER THE SUBGRADE.

SEED OR PROVIDE SOD FOR ALL TURFGRASS LAWN AREAS WITH A DROUGHT TOLERANT TURFGRASS SEED MIX (80% TALL FESCUE, 10% PERENNIAL RYEGRASS, 10% KENTUCKY BLUEGRASS).

PLANT SCHEDULE

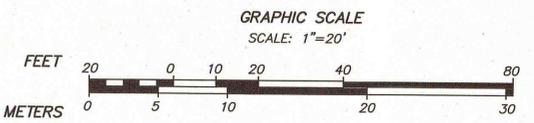
QTY.	SYM.	LATIN NAME	SIZE
DECIDUOUS TREES			
7	AR	RED MAPLE	ACER RUBRUM
1	AG	AMELANCHIER X GRANDIFLORA	APPLE SERVICEBERRY
1	PSK	JAPANESE FLOWERING CHERRY	PRUNUS SERRULATA 'KWANZAN'
EVERGREEN TREES			
12	PS	WHITE PINE	PINUS STROBUS
SHRUBS			
20	IG	INKBERRY HOLLY	ILEX GLABRA
12	RC	CHINOIDES RHODODENDRON	RHODODENDRON CHINOIDES
8	AP	KOREAN AZALEA	AZALEA POUKHANENSE
18	VP	DOUBLE FILE VIBURNUM	VIBURNUM PLICATUM TOMENTOSUM
20	HP	TARDIVA HYDRANGEA	HYDRANGEA PANNICULATA 'TARDIVA'
2	IM	BLUE HOLLY	ILEX MESERVEAE

PROPOSED CONDITIONS LEGEND



LOWELL STREET

495 LOWELL STREET
 (ASSESSOR'S MAP 61 - LOTS 52 & 53)
DEFINITIVE SUBDIVISION



RECORD OWNER:
 FREDERICK A. WITTHUS
 495 LOWELL STREET
 LEXINGTON, MA 02421
 DEED BOOK 55798 PAGE 225 *

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

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D



LANDSCAPE PLAN
 LOCATED IN
LEXINGTON, MASSACHUSETTS
 (MIDDLESEX COUNTY)

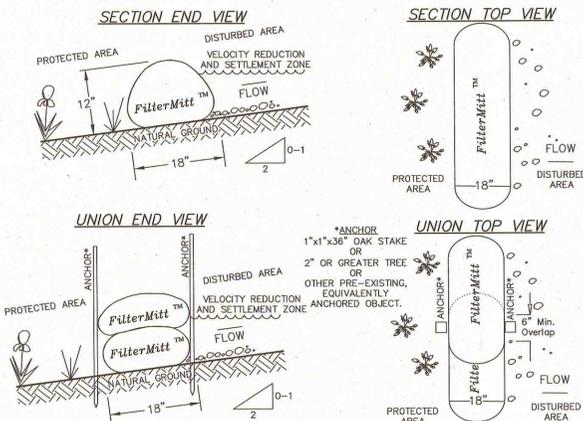
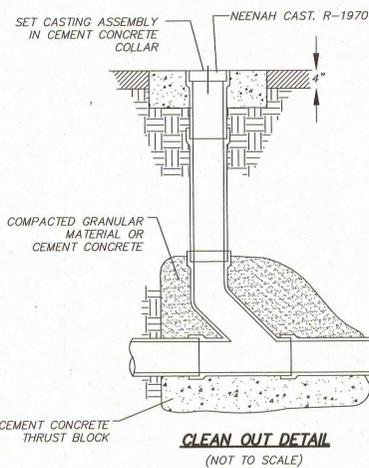
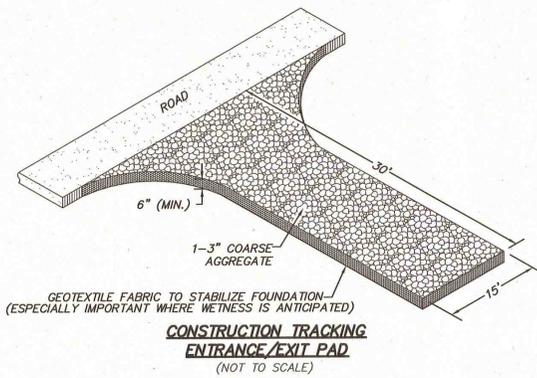
PREPARED FOR
SHELDON CORPORATION
 SCALE: 1" = 20' DATE: SEPT. 24, 2013

MERIDIAN ASSOCIATES

500 CUMMINGS CENTER, SUITE 5950 69 MILK STREET, SUITE 302
 BEVERLY, MASSACHUSETTS 01915 WESTBOROUGH, MASSACHUSETTS 01581
 TELEPHONE: (978) 299-8447 TELEPHONE: (508) 871-7030
 WWW.MERIDIANASSOC.COM

SHEET No. 7 OF 10 PROJECT No. 5554

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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. 850 lbs./cu.yd. (Ave. 30 lbs./l.t.)

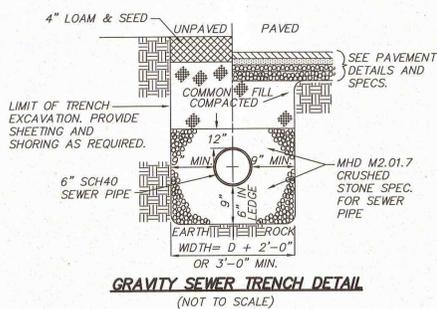
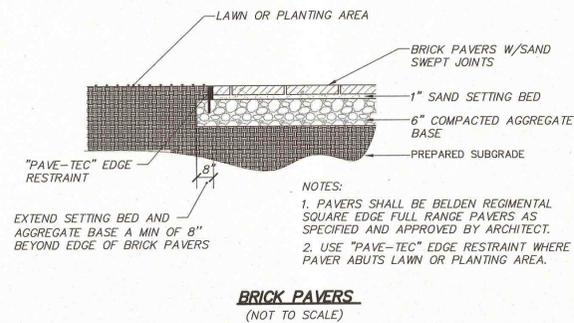
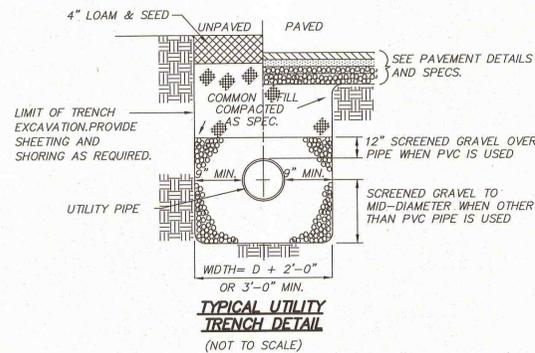
For more information visit:
www.groundscapesexpress.com
or contact us at:
Groundscapes Express, Inc.
P.O. Box 737
Wrentham, MA 02093
(508) 384-7140

FILTERMITT DETAIL
(NOT TO SCALE)

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 **FilterMitt™** allows it to conform to any contour or terrain while holding a slightly oval shape at 12" high by 18" wide.

Where section ends meet, there shall be an overlap of 6" or greater. Both sides shall be anchored (oak stakes, trees, etc.) to stabilize the union.



LEXINGTON PLANNING BOARD

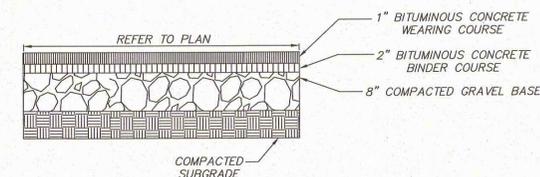
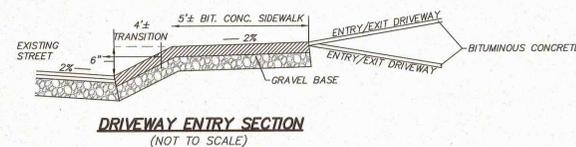
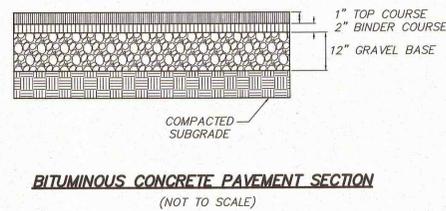
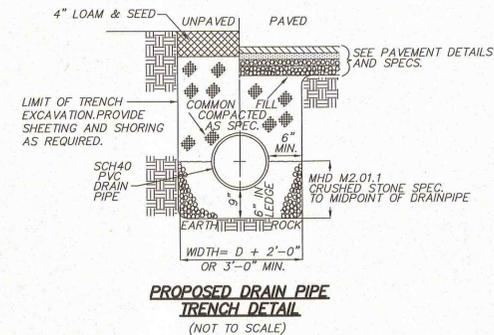
I, _____ CLERK OF THE TOWN OF LEXINGTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK

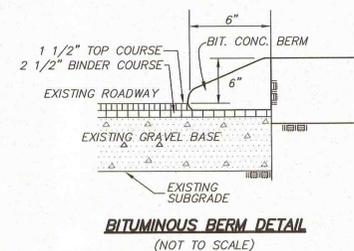
DATE

DATE:

NOTE: REFER TO STANDARD DETAILS AS PROVIDED BY THE TOWN OF LEXINGTON ENGINEERING DEPARTMENT FOR DETAILS NOT DEPICTED HEREON.



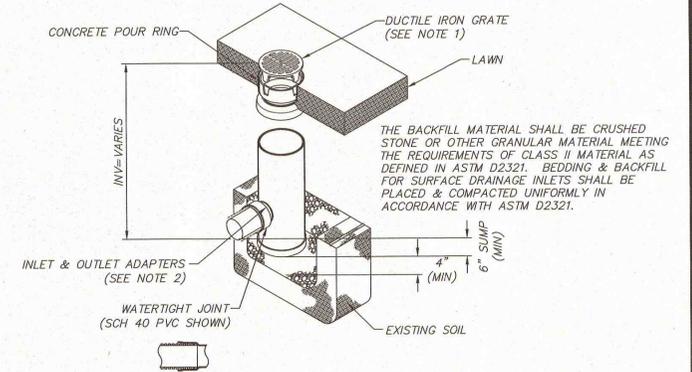
BITUMINOUS CONCRETE WALKWAY
(NOT TO SCALE)



REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

DWG. NO. 5554DEF-DET



- NOTES:
1. GRATES SHALL COMPLY TO H-20 LOADING CAPACITY.
2. STANDARD DRAIN BASIN HAS FIXED ADAPTER LOCATIONS OF 0° & 180°. CUSTOM DRAIN BASIN ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM SCH 40 PVC.
3. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL).
4. SEE SITE PLAN FOR RIM AND INVERTS

PROPOSED YARD DRAIN 8" NYLOPLAST DRAIN BASIN® (OR APPROVED EQUAL)
(NOT TO SCALE)

APPLICANT:

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

RECORD OWNER:

FREDERICK A. WITTHUS
495 LOWELL STREET
LEXINGTON, MA 02421
DEED BOOK 55798 PAGE 225 *
*DENOTES DOCUMENTS RECORDED AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS.

495 LOWELL STREET
(ASSESSOR'S MAP 61 - LOTS 52 & 53)
DEFINITIVE SUBDIVISION

SITE DETAILS
LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
SHELDON CORPORATION
SCALE: AS NOTED DATE: SEPTEMBER 24, 2013

MERIDIAN ASSOCIATES

500 CUMMINGS CENTER, SUITE 950 WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

SHEET No. 8 OF 10

PROJECT No. 5554



L.C.C. NO. 38452

TYPE OF SPECIAL PERMIT RESIDENTIAL DEVELOPMENT	MAXIMUM GROSS FLOOR AREA (SF)	NO. OF DWELLINGS	MAXIMUM AMOUNT OF IMPERVIOUS SURFACES (SF)	MAXIMUM SITE COVERAGE (SF)	MINIMUM COMMON OPEN SPACE REQUIRED (SF)
SITE SENSITIVE	NO LIMIT	2	17,886	5,747	NOT REQUIRED
BALANCED HOUSING	14,400	NO LIMIT*	17,886	NO LIMIT	25,950
PUBLIC BENEFIT	17,280	NO LIMIT**	21,463***	NO LIMIT	25,950

* 25% OF UNITS MUST HAVE GFA ≤ 2,700 SF AND 50% OF UNITS MUST HAVE GFA ≤ 3,500 SF.
 ** SAME GFA LIMITS AS BALANCED HOUSING PLUS 10% OF TOTAL UNITS MUST BE AFFORDABLE HOUSING.
 *** 20% GREATER THAN THAT ALLOWED IN AN SSD OR BHD

LEGEND:

- APPROXIMATE EXISTING PROPERTY LINES
- PROOF CIRCLE
- R= RADIUS
- TYP. TYPICAL
- PEOP PROPOSED EDGE OF PAVEMENT
- SF SQUARE FEET
- ROW RIGHT OF WAY
- DIA DIAMETER
- PROPOSED ROADWAY
- PROPOSED SIDEWALK
- PROPOSED DRIVEWAY APRON

TABLE OF DIMENSIONAL REQUIREMENTS:

ZONE: RO

ITEM	REQUIREMENT
MIN. LOT AREA	30,000 S.F.
MIN. FRONTAGE	150'

MINOR RESIDENTIAL STREET:

NUMBER OF DWELLING UNITS SERVED: 2 PROPOSED
 WIDTH OF PROPOSED RIGHT-OF-WAY: 40' (40' MIN. REQUIRED)
 MINIMUM PAVEMENT WIDTH: 20' (20' REQUIRED)
 MAXIMUM GRADE: 8% (MAX. PERMITTED: 8%)
 MAXIMUM GRADE WITHIN 75' OF INTERSECTIONS: 2% (MAX. PERMITTED 2%)
 PROPOSED CENTERLINE RADIUS: 150' (MIN. PERMITTED: 150')
 PROPOSED RADIUS OF RIGHT-OF-WAY ROUNDING: 20' (MIN. PERMITTED: 20')
 LENGTH OF RIGHT-OF-WAY: 197'± (MAX. PERMITTED: 650')

TABLE OF DEVELOPMENTAL DATA

TOTAL ASSESSED LAND AREA OF DEVELOPMENT	0.33 AC. (MAP 61, LOT 52) 1.50 AC. (MAP 61, LOT 53) 1.83 AC. TOTAL
TOTAL CALCULATED LAND AREA OF DEVELOPMENT (SEE NOTE BELOW)	12,979± SF (MAP 61, LOT 52) 65,658± SF (MAP 61, LOT 53) 78,637± SF TOTAL
TOTAL ONSITE DEVELOPABLE SITE AREA	78,637± SF
TOTAL AREA WITHIN PROPOSED ROW	14,681± SF
TOTAL AREA OF IMPERVIOUS SURFACES WITHIN PROPOSED ROW	10,211± SF
(TOTAL AREA OF LOTS IN PROOF PLAN = TOTAL CALCULATED LAND AREA OF DEVELOPMENT - TOTAL AREA WITHIN PROPOSED ROW = (78,637 - 14,681) = 63,956 SF	
63,956 SF x 0.12 = 7,675 SF	
7,675 SF + (TOTAL IMPERVIOUS AREA WITHIN ROW OF PROOF PLAN) = (7,675 + 10,211) = 17,886 SF	
TOTAL IMPERVIOUS SURFACE AREA ALLOWABLE IN A BALANCED HOUSING DEVELOPMENT OR A SITE SENSITIVE DEVELOPMENT = 17,886 SF.	

NOTE: THE CALCULATED AREAS DEPICTED ON THIS PLAN FOR THE EXISTING LOTS 52 & 53 ARE APPROXIMATE AND ARE BASED ON RECORD DEEDS; NOT REFLECTIVE OF AN ACTUAL BOUNDARY RETRACEMENT SURVEY. THESE AREAS ARE SUBJECT TO MODIFICATION PRIOR TO A DEFINITIVE SUBDIVISION APPLICATION.

**495 LOWELL STREET
 (ASSESSOR'S MAP 61 - LOTS 52 & 53)
 DEFINITIVE SUBDIVISION**

PROOF PLAN
 LOCATED IN
LEXINGTON, MASSACHUSETTS
 (MIDDLESEX COUNTY)

PREPARED FOR
SHELDON CORPORATION
 SCALE: 1" = 20' DATE: SEPTEMBER 24, 2013

MERIDIAN ASSOCIATES
 500 CUMMINGS CENTER, SUITE 5950 69 MILK STREET, SUITE 302
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 WWW.MERIDIANASSOC.COM

SHEET No. 10 OF 10 PROJECT No. 5554



RECORD OWNER:
 FREDERICK A. WITTHUS
 495 LOWELL STREET
 LEXINGTON, MA 02421
 DEED BOOK 55798 PAGE 225 *
 *DENOTES DOCUMENTS RECORDED AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS.

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

REVISIONS

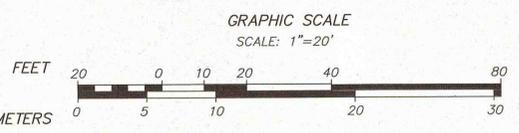
NO.	DATE	DESCRIPTION	BY	CHK'D

DWG. NO. 5554PREL-PROOF
 XREF: 5554-REC (MAI)

LEXINGTON PLANNING BOARD

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.

TOWN CLERK _____ DATE _____



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.

TOWN CLERK _____ DATE _____

DATE: _____