

**NOTES:**

1. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM THE TOWN OF LEXINGTON ONLINE GIS MAPPING.
2. THE SUBJECT PROPERTY DEPICTED IS LOCATED WITHIN THE RS ZONING DISTRICT.
3. THE SUBJECT PROPERTY IS DEPICTED AS LOT 77A ON THE TOWN OF LEXINGTON ASSESSOR'S MAP 63.
4. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST.
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 25017C0403E DATED JUNE 4, 2010.



**TABLE OF DIMENSIONAL REQUIREMENTS:**

ZONE: RS

ITEM	REQUIREMENT
MIN. LOT AREA	15,500 S.F.
MIN. FRONTAGE	125'
BUILDING SETBACKS:	
FRONT YARD	30'
SIDE/REAR YARD	15'

**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

**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)  
 PROPOSED RADIUS OF RIGHT-OF-WAY ROUNDINGS: 25' (MIN. PERMITTED: 25')  
 LENGTH OF RIGHT-OF-WAY: 307'± (MAX. PERMITTED: 650')

**TABLE OF DEVELOPMENTAL DATA**

TOTAL ASSESSED LAND AREA OF DEVELOPMENT 1.40 AC. (MAP 63, LOT 77A)

TOTAL CALCULATED LAND AREA OF DEVELOPMENT 61,004± SF (MAP 63, LOT 77A)  
 (SEE NOTE BELOW)

TOTAL ONSITE DEVELOPABLE SITE AREA 61,004± SF  
 TOTAL AREA WITHIN PROPOSED ROW 18,344± SF  
 TOTAL AREA OF IMPERVIOUS SURFACES WITHIN PROPOSED ROW 12,526± SF

(TOTAL AREA OF LOTS IN PROOF PLAN = TOTAL CALCULATED LAND AREA OF DEVELOPMENT - TOTAL AREA WITHIN PROPOSED ROW = (61,004 - 18,344) = 42,660 SF  
 42,660 SF x 0.20 = 8,532 SF  
 8,532 SF + (TOTAL IMPERVIOUS AREA WITHIN ROW OF PROOF PLAN) = (8,532 + 12,256) = 20,788 SF  
 TOTAL IMPERVIOUS SURFACE AREA ALLOWABLE IN A SITE SENSITIVE DEVELOPMENT = 20,788 SF.

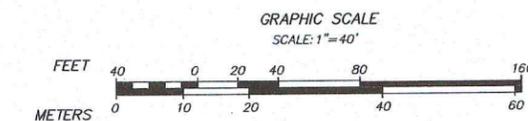
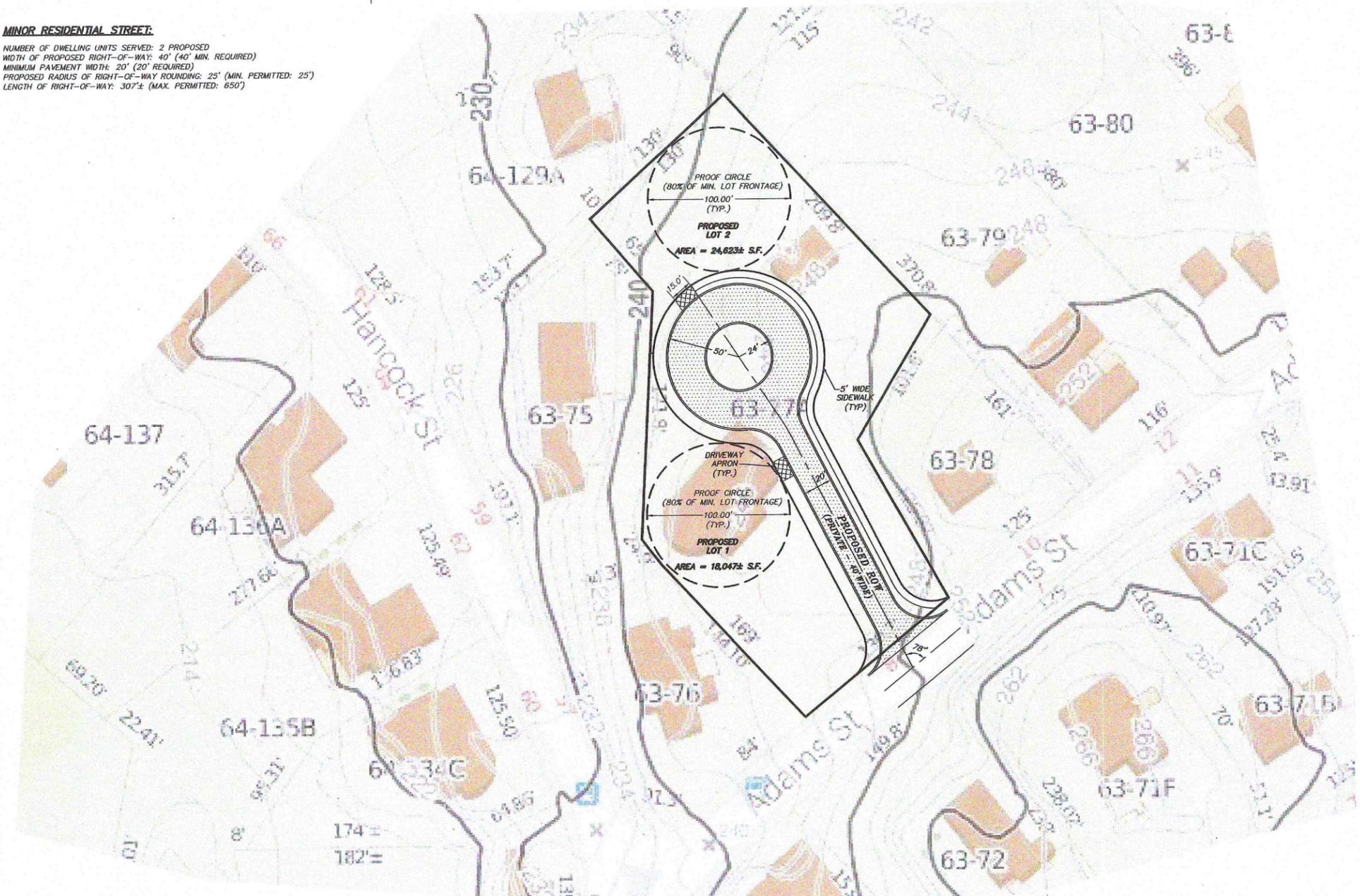
**NOTE:**  
 THE CALCULATED AREAS DEPICTED ON THIS PLAN FOR THE EXISTING LOT ARE BASED OFF THE TOWN OF LEXINGTON ONLINE GIS MAPPING SYSTEM. THESE AREAS ARE SUBJECT TO MODIFICATION PRIOR TO A DEFINITIVE SUBDIVISION APPLICATION.

**SPECIAL PERMIT SUBDIVISION CALCULATIONS**

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	15,926 S.F. (SEE GFA CHART)	2	20,788	6,400	NOT REQUIRED

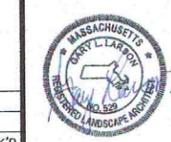
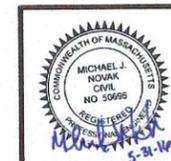
**GROSS FLOOR AREA (GFA) CHART FOR A SITE SENSITIVE DEVELOPMENT**

LOT #	MAX. ALLOWABLE GFA (S.F.)
LOT 1	7,437
LOT 2	8,489
TOTAL	15,926



**REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHK'D



**8 ADAMS STEET**  
**PROOF PLAN OF LAND**  
 LOCATED IN  
**LEXINGTON, MASSACHUSETTS**  
 (MIDDLESEX COUNTY)

PREPARED FOR  
**RANDALL S. & ELAINE H. HILLER**  
 SCALE: 1" = 40'      DATE: MAY 31, 2016

**MERIDIAN ASSOCIATES**  
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SHEET No. 3 OF 4      PROJECT No. 5875