

**28 & 34 ROBINSON ROAD
(ASSESSOR'S MAP 83 - LOTS 142 & 143)
SITE SENSITIVE DEVELOPMENT
DEFINITIVE SUBDIVISION PLAN SET**
IN ACCORDANCE WITH SECTION 175-11F OF THE LEXINGTON
PLANNING BOARD DEVELOPMENT REGULATIONS

LOCATED IN
LEXINGTON, MASSACHUSETTS
DATE: OCTOBER 2, 2013

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

RECORD OWNER:
VASILIKI REALTY TRUST
121 MARRETT ROAD
LEXINGTON, MASSACHUSETTS 02421

ROBERT C. WEIR & DEBORAH K. KRUPENIA
34 ROBINSON ROAD
LEXINGTON, MASSACHUSETTS 02421

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

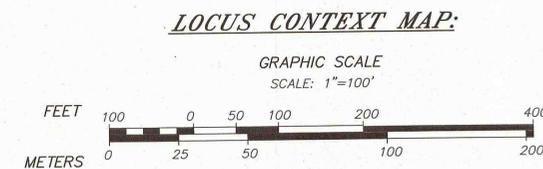


DRAWING INDEX:

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- 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.

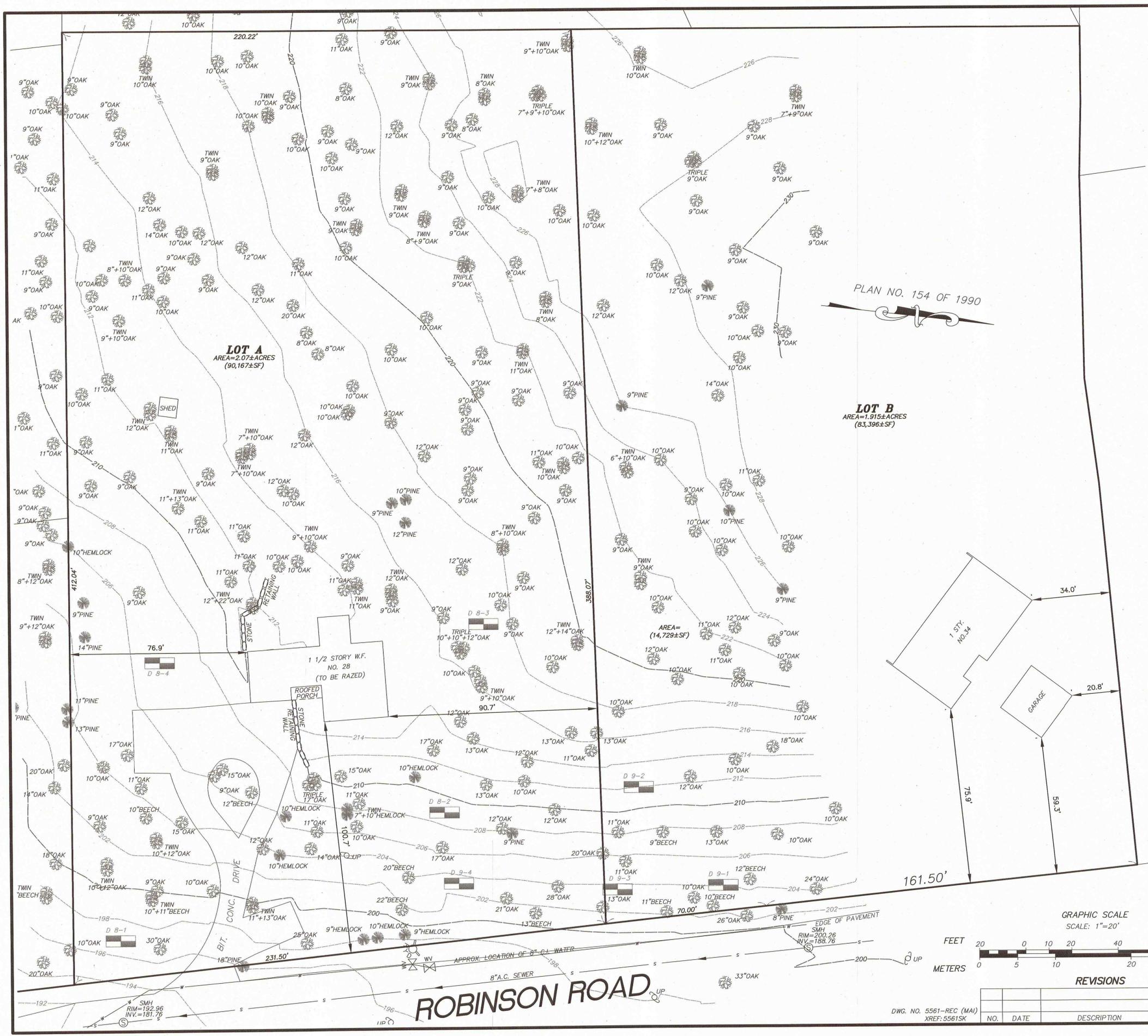


LEXINGTON PLANNING BOARD

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.

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

DATE: _____ TOWN CLERK _____ DATE _____



SOILS INFORMATION:

DATE CONDUCTED: AUGUST 22, 2013
 CONDUCTED BY: TODD LOBO (CSE1391) OF MERIDIAN ASSOCIATES

TEST PIT: D 8-1 ELEV.=197.0±
 0'-6" HORIZON Ap: SANDY LOAM
 6"-18" HORIZON Bw: SANDY LOAM
 18"-90+" LAYER C1: SANDY LOAM
 NO WEEPING OR STANDING WATER OBSERVED
 ESHGW @ 32"; ELEV.=194.3±

TEST PIT: D 8-2 ELEV.=209.0±
 0'-7" HORIZON Ap: SANDY LOAM
 7"-14" HORIZON Bw: SANDY LOAM
 14"-48" LAYER C1: SANDY LOAM
 REFUSAL AT 48"; LEDGE
 NO WEEPING OR STANDING WATER OBSERVED
 ESHGW @ 48"; ELEV.=205.0±

TEST PIT: D 8-3 ELEV.=217.0±
 0'-6" HORIZON Ap: SANDY LOAM
 6"-17" HORIZON Bw: SANDY LOAM
 17"-62" LAYER C1: SANDY LOAM
 REFUSAL AT 62"; LEDGE
 NO WEEPING OR STANDING WATER OBSERVED
 ESHGW @ 28"; ELEV.=214.7±

TEST PIT: D 8-4 ELEV.=207.0±
 0'-11" HORIZON Ap: SANDY LOAM
 11"-22" HORIZON Bw: SANDY LOAM
 22"-56" LAYER C1: SANDY LOAM
 REFUSAL AT 56"; LEDGE
 NO WEEPING OR STANDING WATER OBSERVED
 ESHGW @ 24"; ELEV.=205.0±

SOILS INFORMATION:

DATE CONDUCTED: SEPTEMBER 5, 2013
 CONDUCTED BY: TODD LOBO (CSE1391) OF MERIDIAN ASSOCIATES

TEST PIT: D 9-1 ELEV.=204.0±
 0'-6" HORIZON Ap: SANDY LOAM
 6"-22" HORIZON Bw: SANDY LOAM
 22"-60" LAYER C1: SANDY LOAM
 REFUSAL AT 60"; LEDGE
 NO WEEPING OR STANDING WATER OBSERVED
 ESHGW @ 40"; ELEV.=200.7±

TEST PIT: D 9-2 ELEV.=212.0±
 0'-7" HORIZON Ap: SANDY LOAM
 7"-24" HORIZON Bw: SANDY LOAM
 24"-68" LAYER C1: SANDY LOAM
 REFUSAL AT 68"; LEDGE
 NO WEEPING OR STANDING WATER OBSERVED
 ESHGW @ 68"; ELEV.=206.3±

TEST PIT: D 9-3 ELEV.=203.5±
 0'-6" HORIZON Ap: SANDY LOAM
 6"-22" HORIZON Bw: SANDY LOAM
 22"-72" LAYER C1: SANDY LOAM
 REFUSAL AT 72"; LEDGE
 NO WEEPING OR STANDING WATER OBSERVED
 ESHGW @ 46"; ELEV.=199.7±

TEST PIT: D 9-4 ELEV.=203.0±
 0'-6" HORIZON Ap: SANDY LOAM
 6"-18" HORIZON Bw: SANDY LOAM
 18"-62" LAYER C1: SANDY LOAM
 REFUSAL AT 62"; LEDGE
 NO WEEPING OR STANDING WATER OBSERVED
 ESHGW @ 52"; ELEV.=198.7±

NOTES:

1. THE PROPERTY LINES, TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND SURVEY BY KEENAN.
2. THE SUBJECT PROPERTIES DEPICTED ARE LOCATED IN THE RO DISTRICT (ONE FAMILY DWELLING).
3. THE SUBJECT PROPERTIES ARE DEPICTED AS LOTS 142 & 143 ON TOWN OF LEXINGTON ASSESSOR'S MAP 83.
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. 25017C0401E 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 NAVD88.

LEGEND:

- 208 — TWO FOOT CONTOUR
- 210 — TEN FOOT CONTOUR
- DECIDUOUS TREE
- CONIFEROUS TREE
- UTILITY POLE
- SEWER MAIN
- SMH SEWER MANHOLE
- WATER MAIN
- 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

APPLICANT:

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

RECORD OWNERS:

RODERIC L. & JEANNE S. BALTZ
 28 ROBINSON ROAD
 LEXINGTON, MA 02421
 DEED BOOK 50134 PAGE 284 *

ROBERT C. WEIR & DEBORAH K. KRUPENIA
 34 ROBINSON ROAD
 LEXINGTON, MA 02421
 DEED BOOK 49493 PAGE 363 *

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

28 & 34 ROBINSON ROAD
 (ASSESSOR'S MAP 83 - LOTS 142 & 143)

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

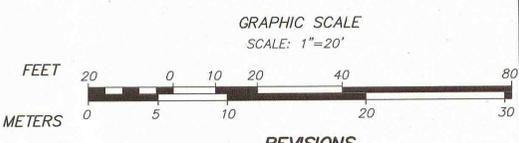
PREPARED FOR
SHELDON CORPORATION
 SCALE: 1" = 20' DATE: OCTOBER 2, 2013

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

SHEET No. 2 OF 10 PROJECT No. 5561

PLAN NO. 154 OF 1990

LOT B
 AREA=1.915±ACRES
 (83,396±SF)



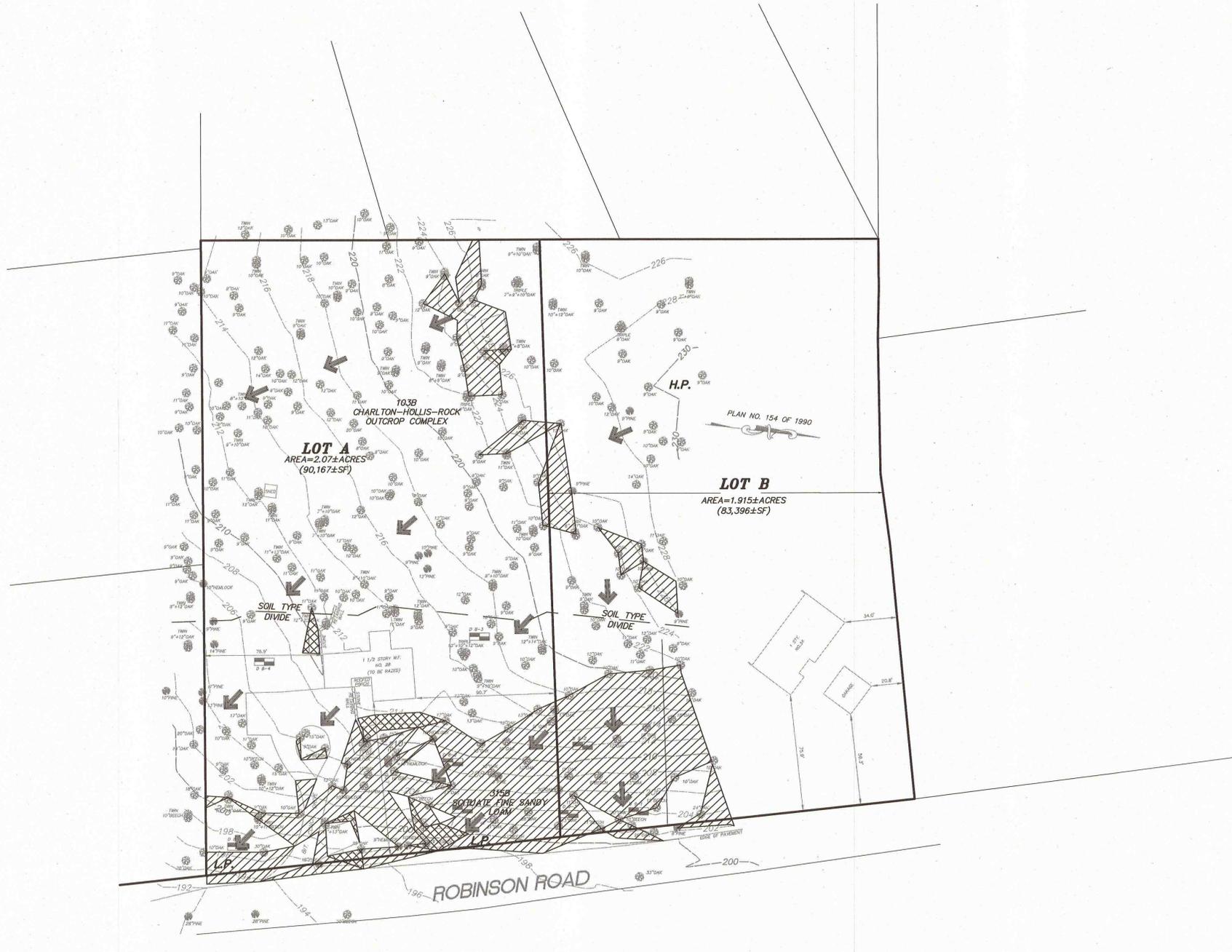
REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

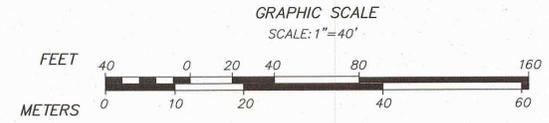
DWG. NO. 5561-REC (MAI)
 XREF: 5561SK



- NOTES:**
1. THE SOLE PURPOSE OF THIS PLAN SET IS TO COMPLY WITH SECTION 175-11F OF THE TOWN OF LEXINGTON PLANNING BOARD DEVELOPMENT REGULATIONS.
 2. THE PROPERTY LINES, TOPOGRAPHY & 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 142 & 143 ON TOWN OF LEXINGTON ASSESSOR'S MAP 83.
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 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 2507C0401E DATED JUNE 4, 2010.
 7. LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN DEPICTED HEREON OR COMPILED BY MERIDIAN ASSOCIATES, INC.



- LEGEND:**
- H.P. HIGH POINT
 - L.P. LOW POINT
 - ← DIRECTION OF OVERLAND FLOW
 - SOIL TYPE DIVIDE
 - ESHGW A.C. ESTIMATED SEASONAL HIGH GROUND WATER ACRE
 - [Diagonal lines] 15-25% SLOPES
 - [Cross-hatch] 25-40% SLOPES
 - [Dotted] >40% SLOPES



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
SCITUATE FINE SANDY LOAM	GROUP C	18-24"
CHARLTON-HOLLIS-ROCK OUTCROP COMPLEX	GROUP B	MORE THAN 80"

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 _____

RECORD OWNERS:
VASILIKI REALTY TRUST
121 MARRETT ROAD
LEXINGTON, MA 02421
DEED BOOK 62313 PAGE 255 *
ROBERT C. WEIR & DEBORAH K. KRUPENIA
34 ROBINSON ROAD
LEXINGTON, MA 02421
DEED BOOK 49493 PAGE 363 *

*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. 5561-SITE_ANALYSIS
XREF: 5561SK

28 & 34 ROBINSON ROAD
(ASSESSOR'S MAP 83 - LOTS 142 & 143)
DEFINITIVE SUBDIVISION PLAN



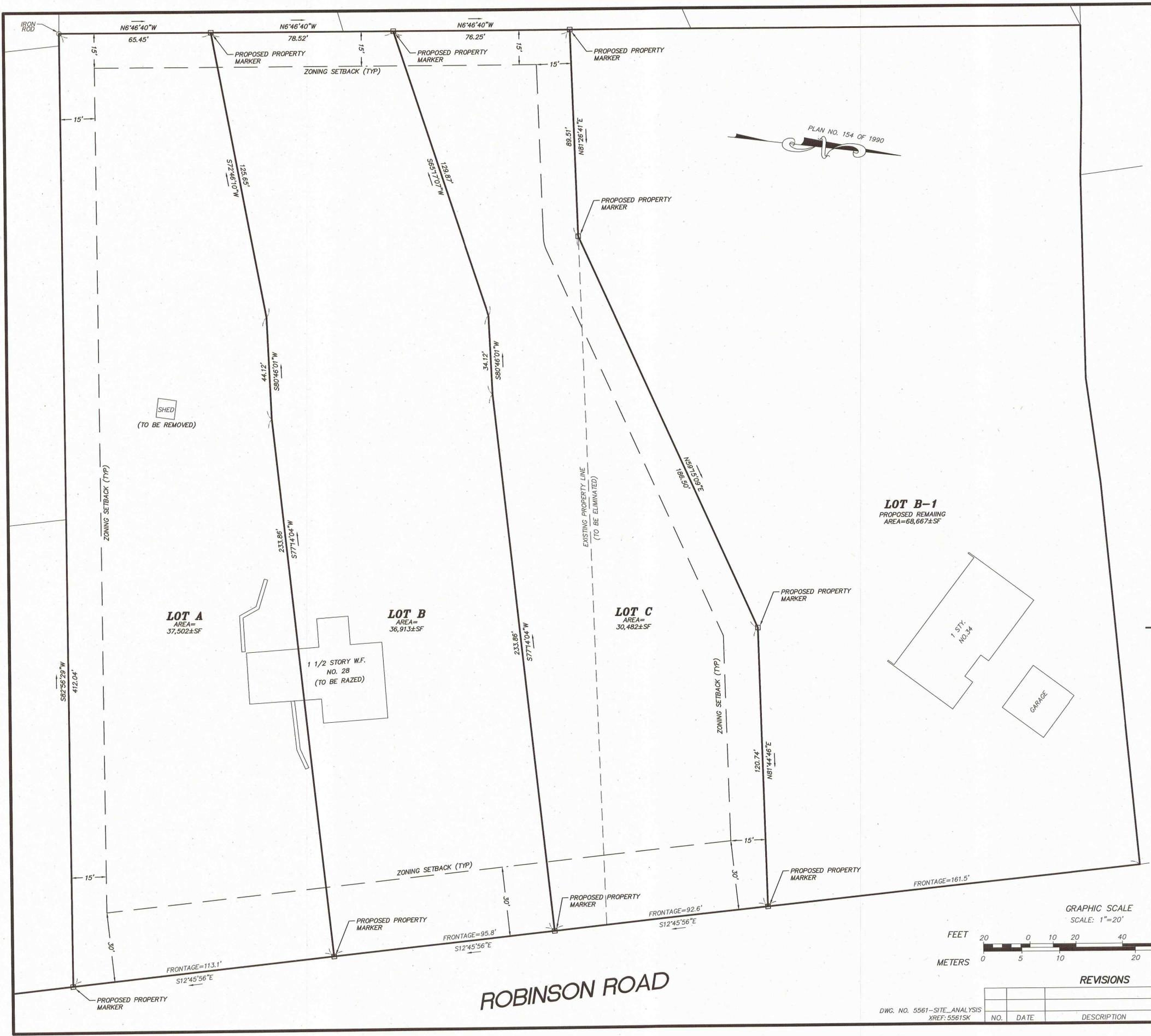
SITE ANALYSIS MAP
LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
SHELDON CORPORATION
SCALE: 1" = 40' DATE: OCTOBER 2, 2013



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

SHEET No. 3 OF 10 PROJECT No. 5561



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 _____

LEXINGTON PLANNING BOARD

DATE: _____

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.

James Keenan 10-2-13
FOR KEENAN SURVEY DATE

NOTES:

1. THE SOLE PURPOSE OF THIS PLAN SET IS TO COMPLY WITH SECTION 175-11F OF THE TOWN OF LEXINGTON PLANNING BOARD DEVELOPMENT REGULATIONS.
2. THE PROPERTY LINES, TOPOGRAPHY & 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 142 & 143 ON TOWN OF LEXINGTON ASSESSOR'S MAP 83.
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 25017C0401E DATED JUNE 4, 2010.
7. LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN DEPICTED HEREON OR COMPILED BY MERIDIAN ASSOCIATES, INC.

LEGEND:

- PROPERTY LINES
- SF SQUARE FEET
- PROPOSED PROPERTY MARKER TO BE SET

RECORD OWNERS:

RODERIC L. & JEANNE S. BALTZ
28 ROBINSON ROAD
LEXINGTON, MA 02421
DEED BOOK 50134 PAGE 284 *

ROBERT C. WEIR & DEBORAH K. KRUPENIA
34 ROBINSON ROAD
LEXINGTON, MA 02421
DEED BOOK 49493 PAGE 363 *

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

APPLICANT:

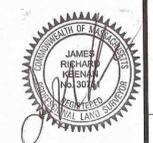
SHELDON CORP.
TODD CATALDO
121 MARRETT ROAD
LEXINGTON, MA 02421

**28 & 34 ROBINSON ROAD
(ASSESSOR'S MAP 83 - LOTS 142 & 143)
PROPERTY RIGHTS PLAN OF LAND**

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

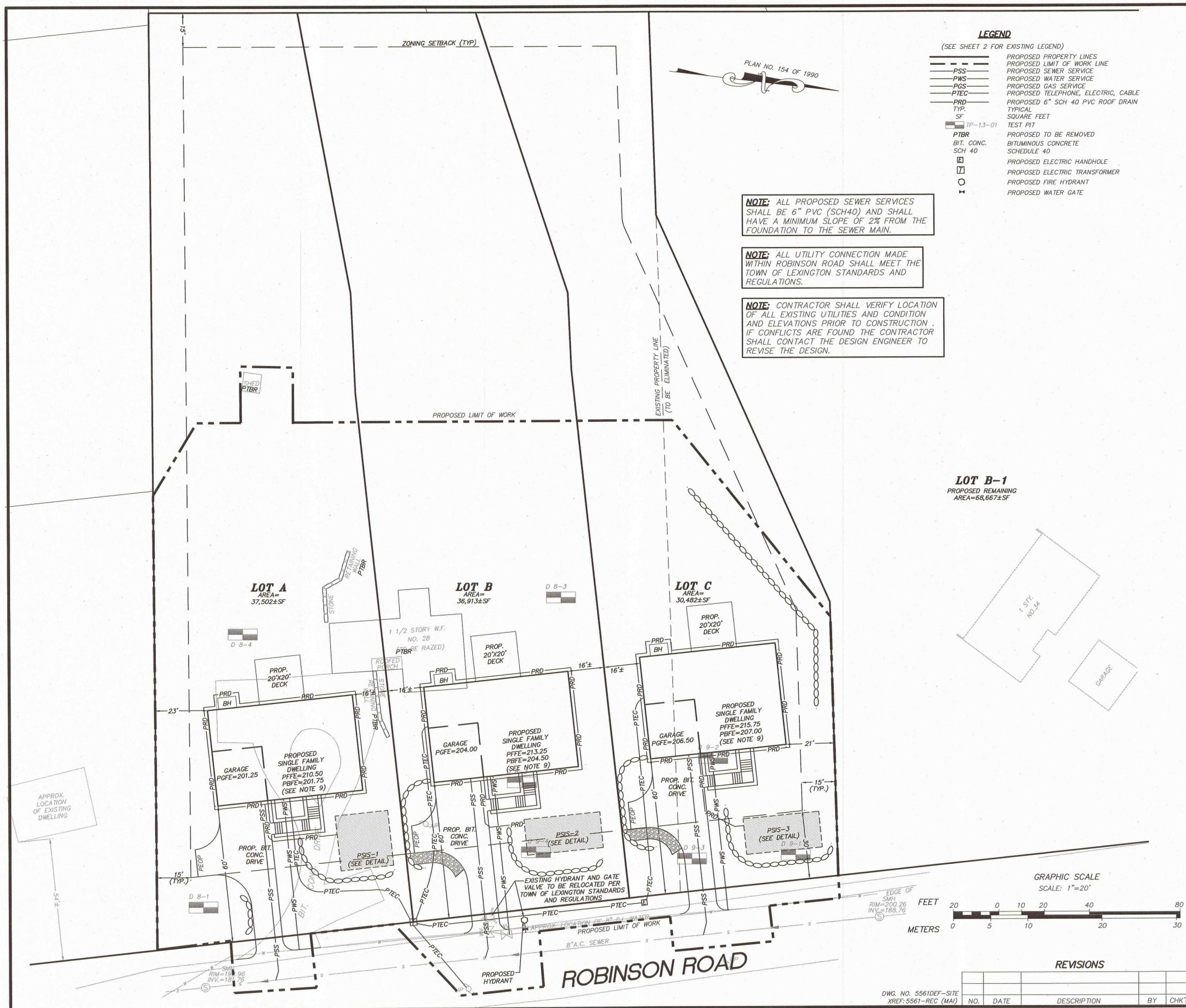
PREPARED FOR
SHELDON CORPORATION
SCALE: 1"= 20' DATE: OCTOBER 2, 2013

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



SHEET No. 4 OF 10 PROJECT No. 5561

NO.	DATE	DESCRIPTION	BY	CHK'D



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 ROBINSON ROAD SHALL MEET THE TOWN OF LEXINGTON STANDARDS AND REGULATIONS.

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.

- LEGEND**
(SEE SHEET 2 FOR EXISTING LEGEND)
- PROPOSED PROPERTY LINES
 - PROPOSED LIMIT OF WORK LINE
 - PSS PROPOSED SEWER SERVICE
 - PWS PROPOSED WATER SERVICE
 - PGS PROPOSED GAS SERVICE
 - PTEC PROPOSED TELEPHONE, ELECTRIC, CABLE
 - PRD PROPOSED 6" SCH 40 PVC ROOF DRAIN
 - TYP. SQUARE FEET
 - TP-13-01 TEST PIT
 - PTBR PROPOSED TO BE REMOVED
 - BIT. CONC. SCHEDULE 40 BITUMINOUS CONCRETE SCHEDULE 40
 - E PROPOSED ELECTRIC HANDHOLE
 - T PROPOSED ELECTRIC TRANSFORMER
 - O PROPOSED FIRE HYDRANT
 - H PROPOSED WATER GATE

- 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 142 & 143 ON TOWN OF LEXINGTON ASSESSOR'S MAP 83.
 - 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 25017C0401E DATED JUNE 4, 2010.
 - THE FOOTPRINTS FOR THE FOUNDATIONS SHOWN ARE CONCEPTUAL. FINAL PLANS SHALL BE SUBMITTED TO THE TOWN DURING THE BUILDING PERMIT APPLICATION PROCESS.
 - FOR SOIL TESTING INFORMATION SEE DETAIL SHEET.

- 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 ROOF DRAINS TO BE 6" SCH40 PVC.
 - THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - PROPOSED GAS SERVICE SHALL BE PROPANE TANKS LOCATED UNDERGROUND WITH PLACEMENT TO BE DETERMINED BY SUPPLY COMPANY.

LOT B-1
PROPOSED REMAINING
AREA=68,667±SF

LEXINGTON PLANNING BOARD

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.

TOWN CLERK _____ DATE _____

28 & 34 ROBINSON ROAD
(ASSESSOR'S MAP 83 - LOTS 142 & 143)
DEFINITIVE SUBDIVISION

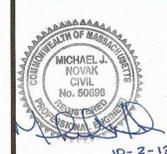
SITE UTILITY PLAN
LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
SHELDON CORPORATION
SCALE: 1" = 20' DATE: OCTOBER 2, 2013

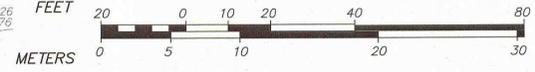
MERIDIAN ASSOCIATES

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. 6 OF 10 PROJECT No. 5561



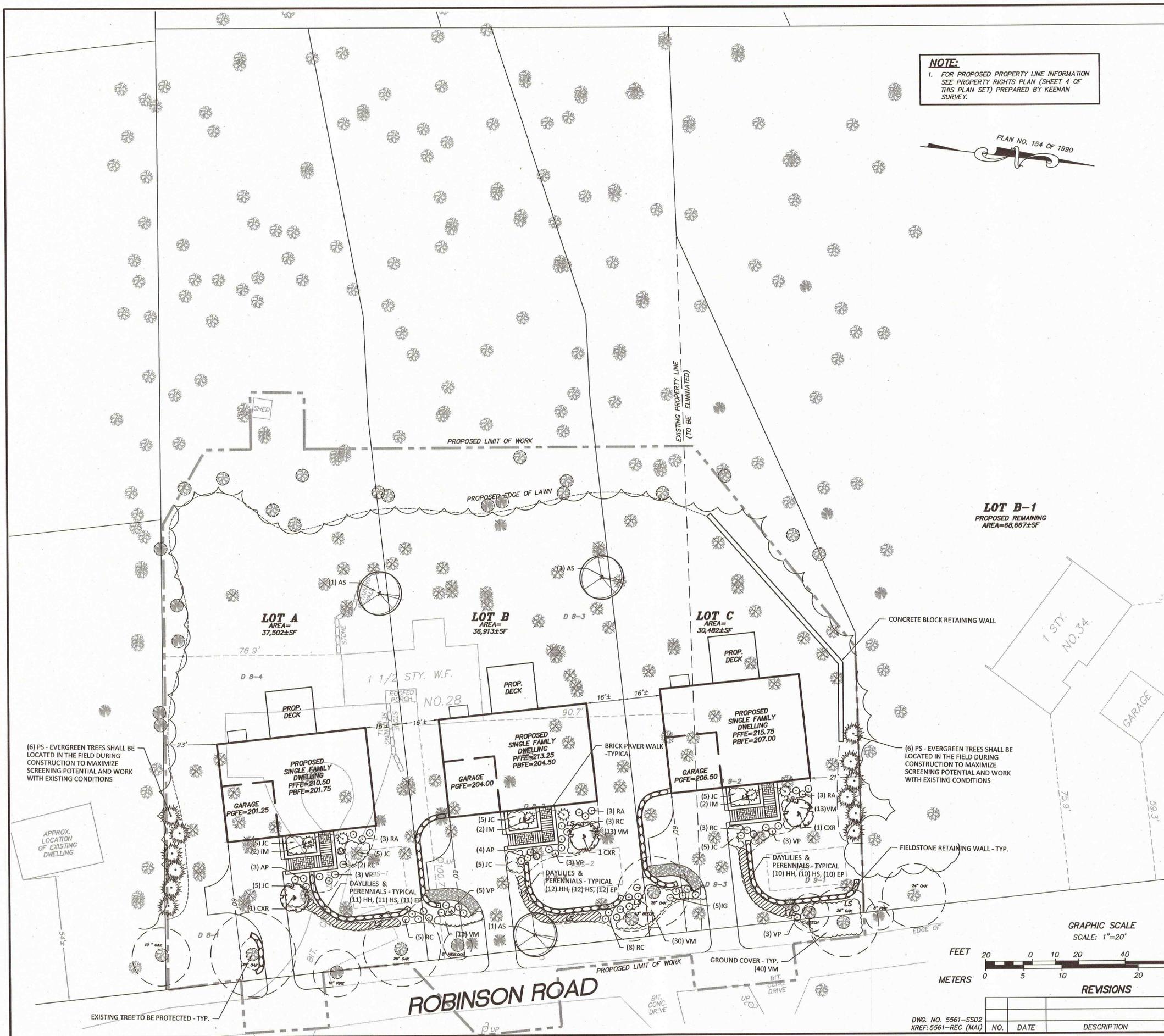
GRAPHIC SCALE
SCALE: 1"=20'



REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

DWG. NO. 5561DEF-SITE
XREF: 5561-REC (MAI)



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			
3	AS	SUGAR MAPLE	ACER SACCHARUM 3'-3.5" (measured @ 4')
3	CXR	CORNUS X "RUTCANS"	RUTGERS HYBRID DOGWOOD 3" C., 7-8'
EVERGREEN TREES			
12	PS	WHITE PINE	PINUS STROBUS 8-10'
SHRUBS			
2	IG	ROAL AZALEA	RHODODENDRON SCHLIPPENBAHII 3'-3.5'
12	VP	DOUBLE FILE VIBURNUM	VIBURNUM PLICATUM TOMENTOSUM 3'-3.5'
5	IG	INKBERRY HOLLY	ILEX GLABRA 3'-3.5'
21	RC	CATAWBA RHODODENDRON	RHODODENDRON CATAWBIENSE ALBA 2.5' - 3'
7	AP	KOREAN AZALEA	AZALEA POUKHANENSE 2'-2.5'
6	IM	BLUE HOLLY	ILEX MESERVEAE 3'-3.5'
PERENNIALS & GROUND COVER			
33	HH	HAPPY RETURNS DAYLILY	HEMEROCALLIS 'HAPPY RETURNS' #1 POT, (18-24" O.C.)
33	HS	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO' #1 POT, (18-24" O.C.)
33	EP	PURPLE CONE FLOWER	ECHINACEA PURPUREA #1 POT, (18-24" O.C.)
35	JC	SARGENT JUNIPER	JUNIPERUS CHINENSIS SARGENTII #1 POT, (24-30" O.C.)
109	VM	PERRIWINKLE	VINCA MINOR #1 POT, (18-24" O.C.)

PROPOSED CONDITIONS LEGEND



28 & 34 ROBINSON ROAD
(ASSESSOR'S MAP 83 - LOTS 142 & 143)
LANDSCAPE PLAN

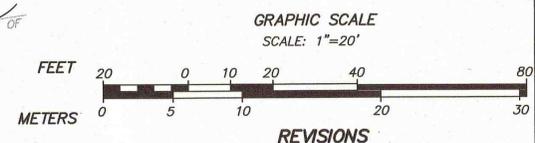
SITE SENSITIVE DEVELOPMENT
LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
SHELDON CORPORATION
SCALE: 1" = 20' DATE: OCT. 2, 2013

MERIDIAN ASSOCIATES

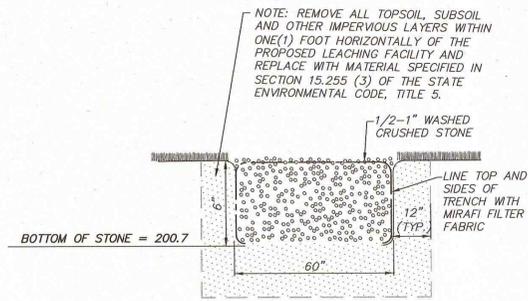
500 CUMMINGS CENTER, SUITE 5950 69 MILK STREET, SUITE 302
BEVERLY, MASSACHUSETTS 01915 WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

SHEET No. 7 OF 10 PROJECT No. 5561



DWG. NO. 5561-SSD2 XREF: 5561-REC (MAI)

NO.	DATE	DESCRIPTION	BY	CHK'D



NOTE: REMOVE ALL TOPSOIL, SUBSOIL AND OTHER IMPERVIOUS LAYERS WITHIN ONE(1) FOOT HORIZONTALLY OF THE PROPOSED LEACHING FACILITY AND REPLACE WITH MATERIAL SPECIFIED IN SECTION 15.255 (3) OF THE STATE ENVIRONMENTAL CODE, TITLE 5.

1/2-1" WASHED CRUSHED STONE

LINE TOP AND SIDES OF TRENCH WITH MIRAFI FILTER FABRIC

12" (TYP.)

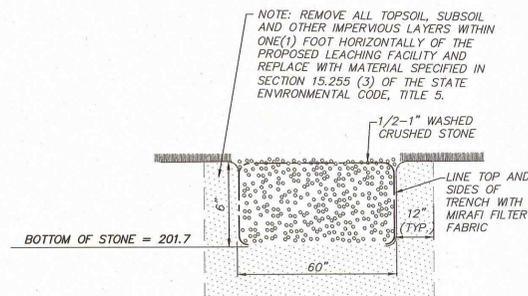
BOTTOM OF STONE = 200.7

60"

PROVIDE MINIMUM 2 FEET SEPARATION BETWEEN THE BOTTOM OF THE WASHED STONE AND THE ESTIMATED SEASONAL HIGH GROUNDWATER TABLE OR LEDGE.

E.S.H.G.W. = 198.7±

STONE INFILTRATION TRENCH - 1 (LOT B)
(NOT TO SCALE)



NOTE: REMOVE ALL TOPSOIL, SUBSOIL AND OTHER IMPERVIOUS LAYERS WITHIN ONE(1) FOOT HORIZONTALLY OF THE PROPOSED LEACHING FACILITY AND REPLACE WITH MATERIAL SPECIFIED IN SECTION 15.255 (3) OF THE STATE ENVIRONMENTAL CODE, TITLE 5.

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LINE TOP AND SIDES OF TRENCH WITH MIRAFI FILTER FABRIC

12" (TYP.)

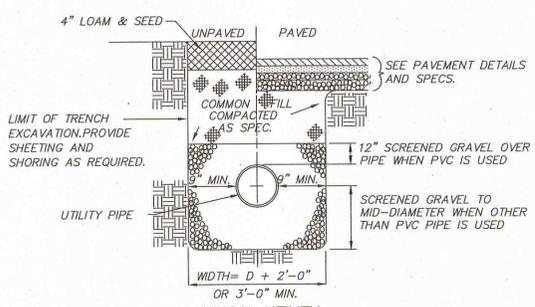
BOTTOM OF STONE = 201.7

60"

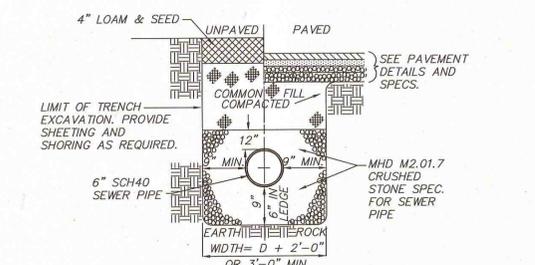
PROVIDE MINIMUM 2 FEET SEPARATION BETWEEN THE BOTTOM OF THE WASHED STONE AND THE ESTIMATED SEASONAL HIGH GROUNDWATER TABLE OR LEDGE.

E.S.H.G.W. = 199.7±

STONE INFILTRATION TRENCH - 2 (LOT C)
(NOT TO SCALE)

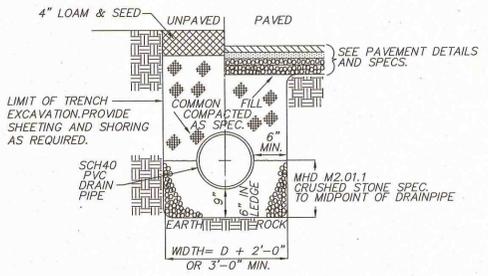


TYPICAL UTILITY TRENCH DETAIL
(NOT TO SCALE)

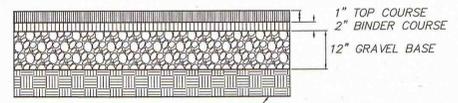


GRAVITY SEWER TRENCH DETAIL
(NOT TO SCALE)

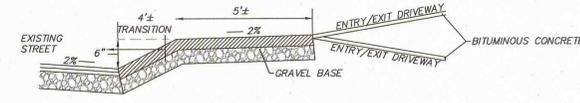
NOTE: REFER TO STANDARD DETAILS AS PROVIDED BY THE TOWN OF LEXINGTON ENGINEERING DEPARTMENT FOR DETAILS NOT DEPICTED HEREON.



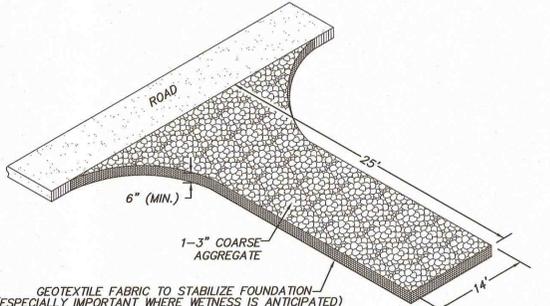
PROPOSED DRAIN PIPE TRENCH DETAIL
(NOT TO SCALE)



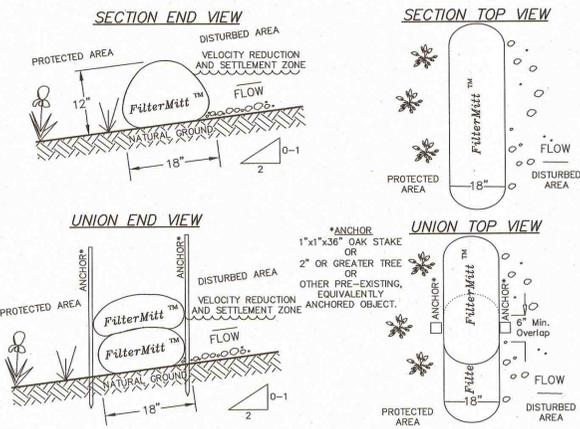
BITUMINOUS CONCRETE PAVEMENT SECTION
(NOT TO SCALE)



DRIVEWAY ENTRY SECTION (TYPICAL)
(NOT TO SCALE)



CONSTRUCTION TRACKING ENTRANCE/EXIT PAD
(NOT TO SCALE)

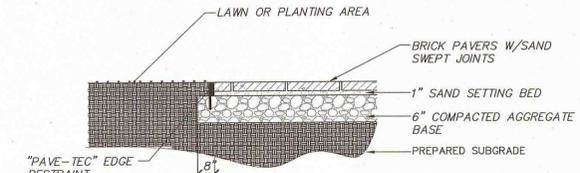


FilterMitt™ COMPONENTS:
OUTSIDE CASING: 100% organic hessian.
FILLER INGREDIENT: **FiberRoot Mulch™**
• A blend of coarse and fine compost and shredded wood.
• Particle sizes: 100% passing a 3" screen; 90-100% passing a 1" screen; 70-100% passing a 0.75" screen; 30-75% passing a 0.25" screen.
• Weight: Approx. 850 lbs./cu.yd. (Ave. 30 lbs./ft.)

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.

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)



NOTES:
1. PAVERS SHALL BE BELDEN REGIMENTAL SQUARE EDGE FULL RANGE PAVERS AS SPECIFIED AND APPROVED BY ARCHITECT.
2. USE "PAVE-TEC" EDGE RESTRAINT WHERE PAVER ABUTS LAWN OR PLANTING AREA.

BRICK PAVERS
(NOT TO SCALE)

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: _____

RECORD OWNERS:

VASILUKI REALTY TRUST
121 MARRETT ROAD
LEXINGTON, MA 02421
DEED BOOK 62313 PAGE 255 *

ROBERT C. WEIR & DEBORAH K. KRUPENIA
34 ROBINSON ROAD
LEXINGTON, MA 02421
DEED BOOK 49493 PAGE 363 *

APPLICANT:

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

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

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

28 & 34 ROBINSON ROAD
(ASSESSOR'S MAP 83 - LOTS 142 & 143)
DEFINITIVE SUBDIVISION

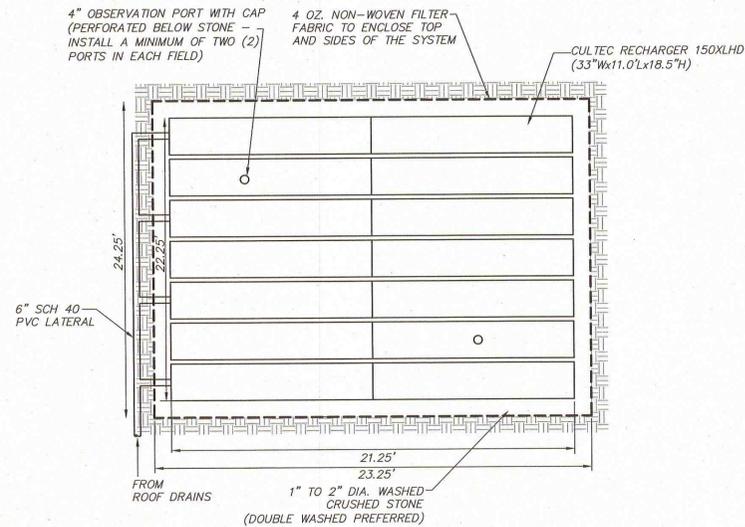


SITE DETAILS
LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
SHELDON CORPORATION
SCALE: AS NOTED DATE: OCTOBER 2, 2013

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (978) 299-0447
WWW.MERIDIANASSOC.COM

SHEET No. 8 OF 10 PROJECT No. 5561



PROPOSED SUBSURFACE INFILTRATION SYSTEM-1 (PSIS-1) - PLAN VIEW (LOT A)
(NOT TO SCALE)

RECORD OWNERS:

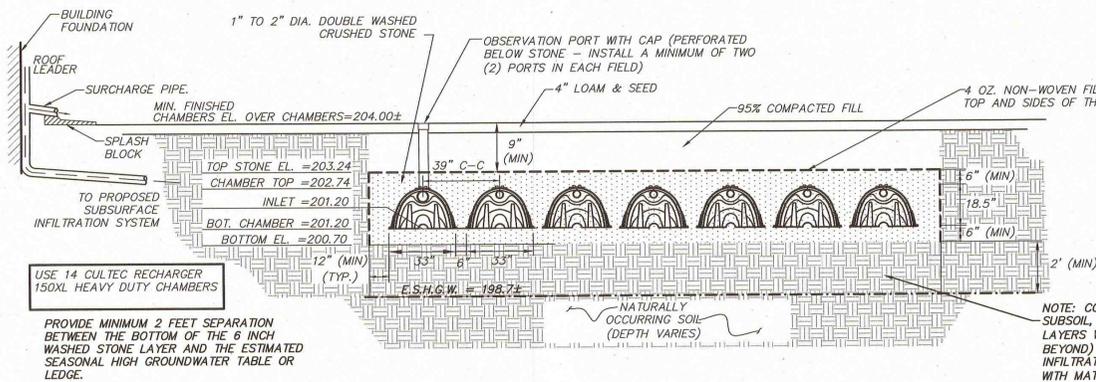
VASILIKI REALTY TRUST
121 MARRETT ROAD
LEXINGTON, MA 02421
DEED BOOK 62313 PAGE 255 *

ROBERT C. WEIR & DEBORAH K. KRUPENIA
34 ROBINSON ROAD
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APPLICANT:

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

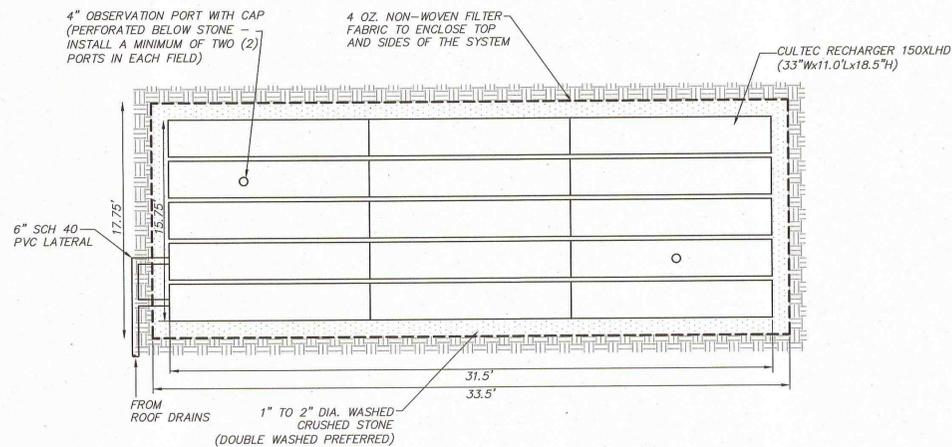


SECTION DETAIL

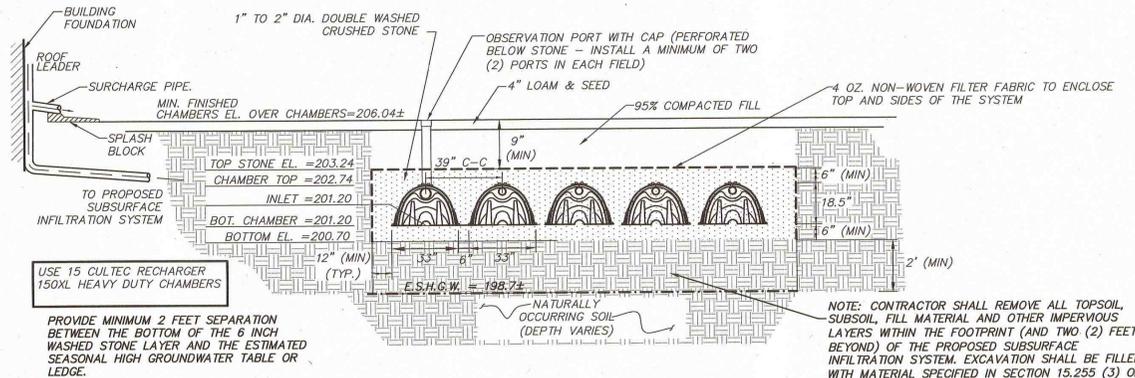
NOTES:
- C-C IS CENTER TO CENTER
- PROVIDE 6" MIN. SEPARATION BETWEEN ROWS OF CHAMBERS

PROPOSED SUBSURFACE INFILTRATION SYSTEM-1 (PSIS-1) - CROSS SECTION (LOT A)
(NOT TO SCALE)

NOTE: CONTRACTOR SHALL REMOVE ALL TOPSOIL, SUBSOIL, FILL MATERIAL AND OTHER IMPERVIOUS LAYERS WITHIN THE FOOTPRINT (AND TWO (2) FEET BEYOND) OF THE PROPOSED SUBSURFACE INFILTRATION SYSTEM. EXCAVATION SHALL BE FILLED WITH MATERIAL SPECIFIED IN SECTION 15.255 (3) OF THE STATE ENVIRONMENTAL CODE, TITLE 5 UP TO THE PROPOSED ELEVATION OF THE WASHED STONE.



PROPOSED SUBSURFACE INFILTRATION SYSTEM-2 (PSIS-2) - PLAN VIEW (LOT B)
(NOT TO SCALE)

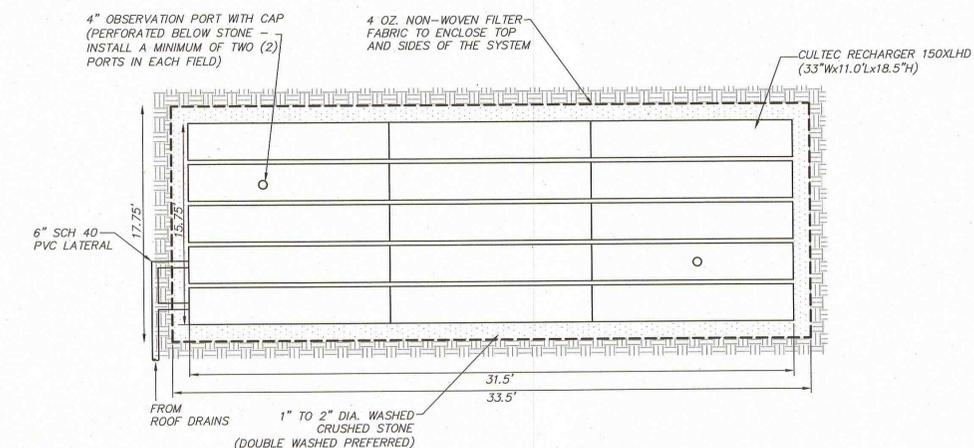


SECTION DETAIL

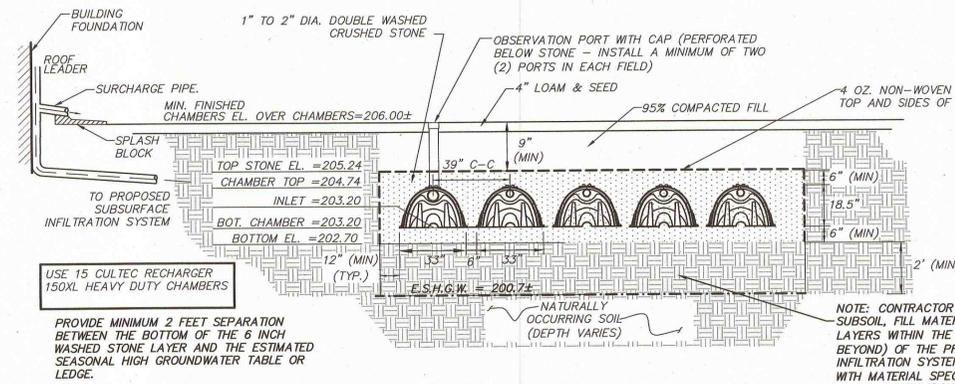
NOTES:
- C-C IS CENTER TO CENTER
- PROVIDE 6" MIN. SEPARATION BETWEEN ROWS OF CHAMBERS

PROPOSED SUBSURFACE INFILTRATION SYSTEM-2 (PSIS-2) - CROSS SECTION (LOT B)
(NOT TO SCALE)

NOTE: CONTRACTOR SHALL REMOVE ALL TOPSOIL, SUBSOIL, FILL MATERIAL AND OTHER IMPERVIOUS LAYERS WITHIN THE FOOTPRINT (AND TWO (2) FEET BEYOND) OF THE PROPOSED SUBSURFACE INFILTRATION SYSTEM. EXCAVATION SHALL BE FILLED WITH MATERIAL SPECIFIED IN SECTION 15.255 (3) OF THE STATE ENVIRONMENTAL CODE, TITLE 5 UP TO THE PROPOSED ELEVATION OF THE WASHED STONE.



PROPOSED SUBSURFACE INFILTRATION SYSTEM-3 (PSIS-3) - PLAN VIEW (LOT C)
(NOT TO SCALE)



SECTION DETAIL

NOTES:
- C-C IS CENTER TO CENTER
- PROVIDE 6" MIN. SEPARATION BETWEEN ROWS OF CHAMBERS

PROPOSED SUBSURFACE INFILTRATION SYSTEM-3 (PSIS-3) - CROSS SECTION (LOT C)
(NOT TO SCALE)

NOTE: CONTRACTOR SHALL REMOVE ALL TOPSOIL, SUBSOIL, FILL MATERIAL AND OTHER IMPERVIOUS LAYERS WITHIN THE FOOTPRINT (AND TWO (2) FEET BEYOND) OF THE PROPOSED SUBSURFACE INFILTRATION SYSTEM. EXCAVATION SHALL BE FILLED WITH MATERIAL SPECIFIED IN SECTION 15.255 (3) OF THE STATE ENVIRONMENTAL CODE, TITLE 5 UP TO THE PROPOSED ELEVATION OF THE WASHED STONE.

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:

28 & 34 ROBINSTON ROAD
(ASSESSOR'S MAP 83 - LOTS 142 & 143)
DEFINITIVE SUBDIVISION

SITE DETAILS
LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
SHELDON CORPORATION
SCALE: AS NOTED DATE: OCTOBER 2, 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.MERIDIANASSOC.COM

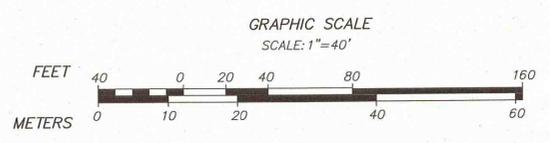
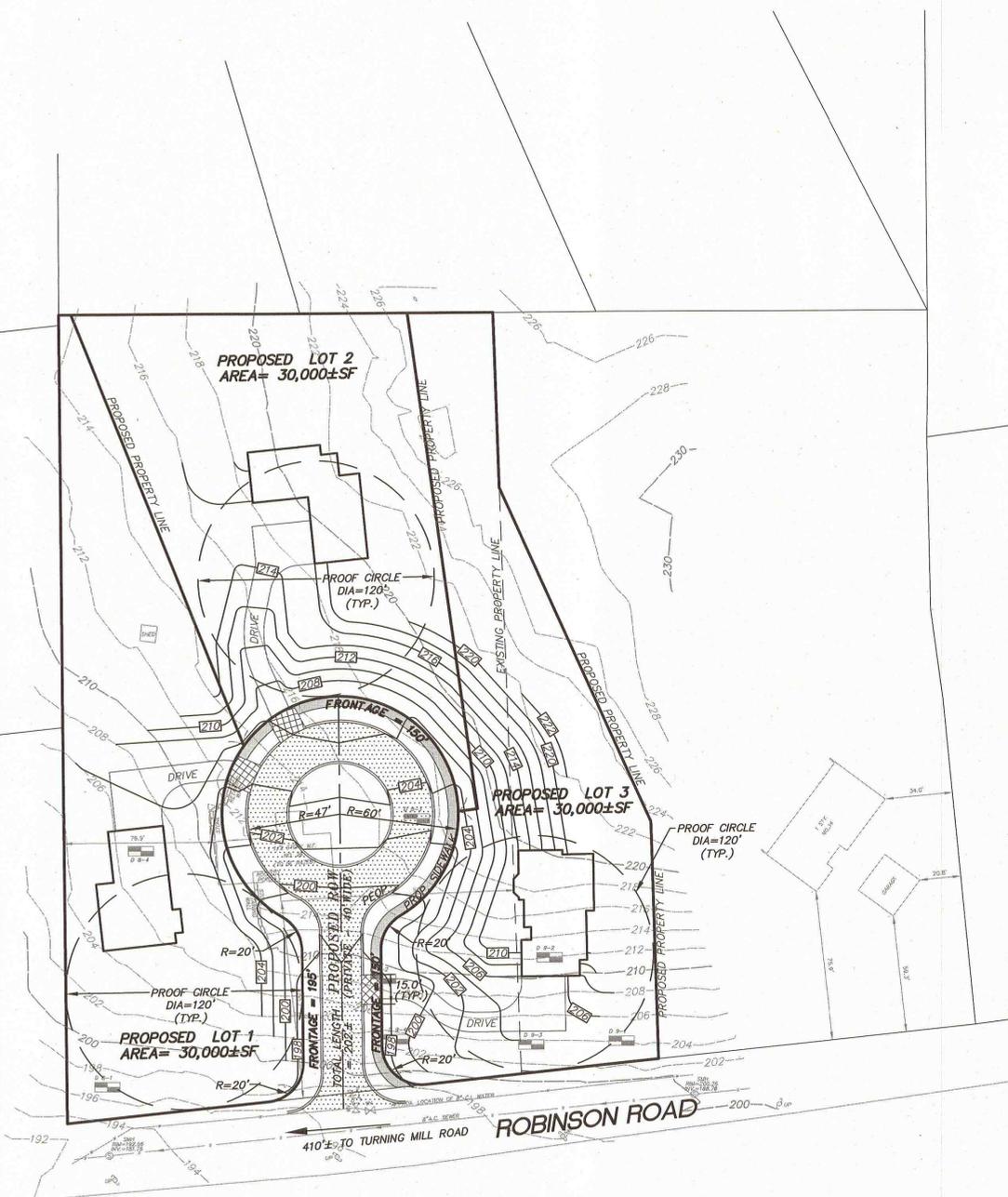
SHEET No. 9 OF 10

PROJECT No. 5561

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

DWG. NO. 5561DEF-DET



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

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	3	20,013	8,100	NOT REQUIRED
BALANCED HOUSING	21,600	NO LIMIT*	20,013	NO LIMIT	34,616
PUBLIC BENEFIT	25,920	NO LIMIT**	24,016***	NO LIMIT	34,616

* 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

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: 3 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 ROUNDINGS: 20' (MIN. PERMITTED: 20')
 LENGTH OF RIGHT-OF-WAY: 202± (MAX. PERMITTED: 650')

TABLE OF DEVELOPMENTAL DATA

TOTAL ASSESSED LAND AREA OF DEVELOPMENT	2.00 AC. (MAP 83, LOT 142) 0.34 AC. (PORTION OF MAP 83, LOT 143) 2.34 AC. TOTAL
TOTAL CALCULATED LAND AREA OF DEVELOPMENT (SEE NOTE BELOW)	90,167± SF (MAP 61, LOT 52) 14,729± SF (PORTION OF MAP 61, LOT 53) 104,896± SF TOTAL
TOTAL ONSITE DEVELOPABLE SITE AREA	104,896± SF
TOTAL AREA WITHIN PROPOSED ROW	14,896 SF
TOTAL AREA OF IMPERVIOUS SURFACES WITHIN PROPOSED ROW	9,213± SF
(TOTAL AREA OF LOTS IN PROOF PLAN = TOTAL CALCULATED LAND AREA OF DEVELOPMENT - TOTAL AREA WITHIN PROPOSED ROW = (104,896 - 14,896) = 90,000 SF	
90,000 SF x 0.12 = 10,800 SF	
10,800 SF + (TOTAL IMPERVIOUS AREA WITHIN ROW OF PROOF PLAN) = (10,800 + 9,213) = 20,013 SF	
TOTAL IMPERVIOUS SURFACE AREA ALLOWABLE IN A BALANCED HOUSING DEVELOPMENT OR A SITE SENSITIVE DEVELOPMENT = 20,013 SF.	

NOTE:
 THE CALCULATED AREAS DEPICTED ON THIS PLAN FOR THE EXISTING LOTS 142 & 143 ARE BASED OFF A SURVEY PERFORMED BY KEENAN SURVEY. THESE AREAS ARE SUBJECT TO MODIFICATION PRIOR TO A DEFINITIVE SUBDIVISION APPLICATION.

RECORD OWNERS:

VASILIKI REALTY TRUST
 121 MARRETT ROAD
 LEXINGTON, MA 02421
 DEED BOOK 62313 PAGE 255 *

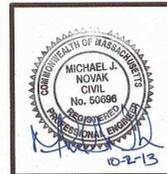
ROBERT C. WEIR & DEBORAH K. KRUPENIA
 34 ROBINSON ROAD
 LEXINGTON, MA 02421
 DEED BOOK 49493 PAGE 363 *

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

APPLICANT:

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

28 & 34 ROBINSON ROAD
 (ASSESSOR'S MAP 83 - LOTS 142 & 143)
 DEFINITIVE SUBDIVISION PLAN



PROOF PLAN
 LOCATED IN
LEXINGTON, MASSACHUSETTS
 (MIDDLESEX COUNTY)

PREPARED FOR
SHELDON CORPORATION
 SCALE: 1"=40' DATE: OCTOBER 2, 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.MERIDIANASSOC.COM

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

DWG. NO. 5561DEF-PROOF
 XREF: 5561-REC (MAI)

SHEET No. 10 OF 10 PROJECT No. 5561