OWNERS:

435 LINCOLN STREET
LEO P. MCSWEENEY
435 LINCOLN STREET
LEXINGTON, MA 02421

439 LINCOLN STREET
JOHN R. DAILEY, TRUSTEE
439 LINCOLN STREET
LEXINGTON, MA 02421

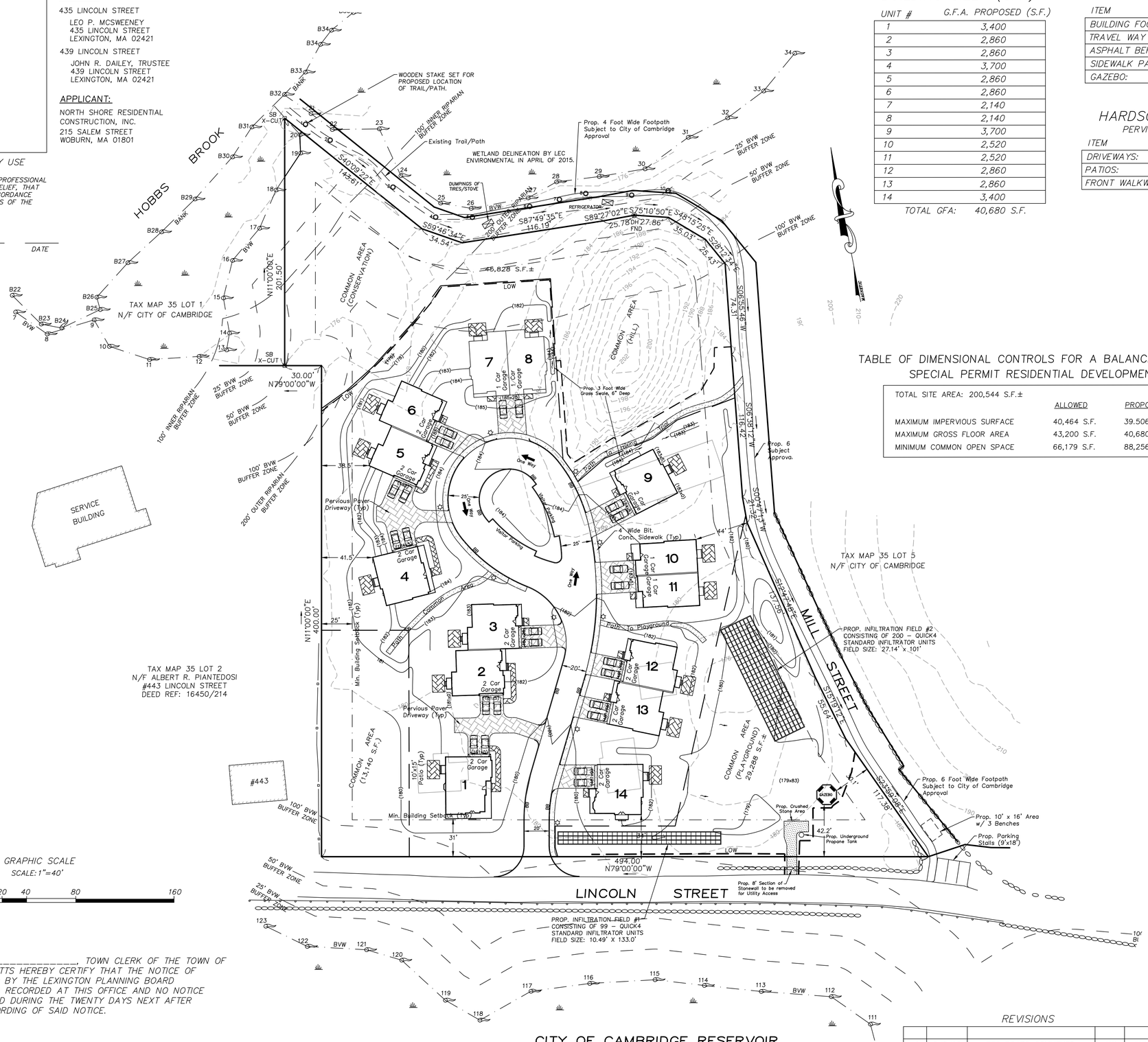
APPLICANT:

NORTH SHORE RESIDENTIAL CONSTRUCTION, INC.
215 SALEM STREET
WOBURN, MA 01801

RESERVED FOR REGISTRY USE

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.

JOHN. D. SULLIVAN III, P.E. DATE



BUILDING SIZE (GFA)

UNIT #	G.F.A. PROPOSED (S.F.)
1	3,400
2	2,860
3	2,860
4	3,700
5	2,860
6	2,860
7	2,140
8	2,140
9	3,700
10	2,520
11	2,520
12	2,860
13	2,860
14	3,400
TOTAL GFA:	40,680 S.F.

IMPERVIOUS AREAS:

ITEM	S.F.
BUILDING FOOTPRINTS:	22,598
TRAVEL WAY PAVEMENT:	13,634
ASPHALT BERMS:	456
SIDEWALK PAVEMENT:	2,466
GAZEBO:	275
TOTAL:	39,429 S.F.

HARDSCAPE AREAS:

PERVIOUS PAVERS

ITEM	S.F.
DRIVEWAYS:	8,202
PATIOS:	2,100
FRONT WALKWAYS:	928
TOTAL:	11,230 S.F.

LEGEND:

	UTILITY POLE
BB	BITUMINOUS BERM (BREADLOAF)
LOW	LIMIT OF WORK LINE
	4' WIDE FOOTPATH
BVW	BORDERING VEGETATED WETLAND
	WETLAND RESOURCE AREA
80	EXISTING CONTOUR
(80)	PROPOSED CONTOUR
	WETLAND FLAG (BY LEC)

TABLE OF DIMENSIONAL CONTROLS FOR A BALANCED HOUSING SPECIAL PERMIT RESIDENTIAL DEVELOPMENT

TOTAL SITE AREA: 200,544 S.F.±

	ALLOWED	PROPOSED
MAXIMUM IMPERVIOUS SURFACE	40,464 S.F.	39.506 S.F.
MAXIMUM GROSS FLOOR AREA	43,200 S.F.	40,680 S.F.
MINIMUM COMMON OPEN SPACE	66,179 S.F.	88,256 S.F.

APPROVED BY:
LEXINGTON PLANNING BOARD

APPROVED _____, 20__

THIS PLAN IS SUBJECT TO A COVENANT DATED _____

THIS PLAN IS SUBJECT TO A CERTIFICATE OF ACTION DATED _____

THIS PLAN IS SUBJECT TO A SPECIAL PERMIT DATED _____

NOTES:

1. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A PARTIAL FIELD SURVEY CONDUCTED IN MAY OF 2015 BY SULLIVAN ENGINEERING GROUP, LLC.
2. THE LOCUS PROPERTY DEPICTED IS LOCATED IN ZONING DISTRICT RO.
3. THE LOCUS PROPERTY IS DEPICTED AS LOTS 3 AND 4 ON THE TOWN OF LEXINGTON ASSESSOR'S MAP 35.
4. ABUTTING BUILDING LOCATIONS ARE APPROXIMATE ONLY AND FOR GRAPHICAL PURPOSES ONLY. BUILDING LOCATIONS TAKEN FROM TOWN OF LEXINGTON AERIALS.

GRAPHIC SCALE
SCALE: 1"=40'
FEET 40 0 20 40 80 160

I,_____, TOWN 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 THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK: DATE:

435–439 LINCOLN STREET
BALANCED HOUSING RESIDENTIAL DEVELOPMENT

COMMONWEALTH OF MASSACHUSETTS
John D. Sullivan III
CIVIL
No. 41888
REGISTERED PROFESSIONAL ENGINEER

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

PREPARED FOR
NORTH SHORE RESIDENTIAL CONSTRUCTION, INC.
SCALE: 1"= 40' DATE: NOV. 20, 2015

PREPARED BY
SULLIVAN ENGINEERING GROUP, LLC
P.O. BOX 2004
WOBURN, MA 01888
(781) 854–8644

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
1	2/8/16	PER BOARD COMMENTS	JDS	JDS

SHEET No. 4 OF 13