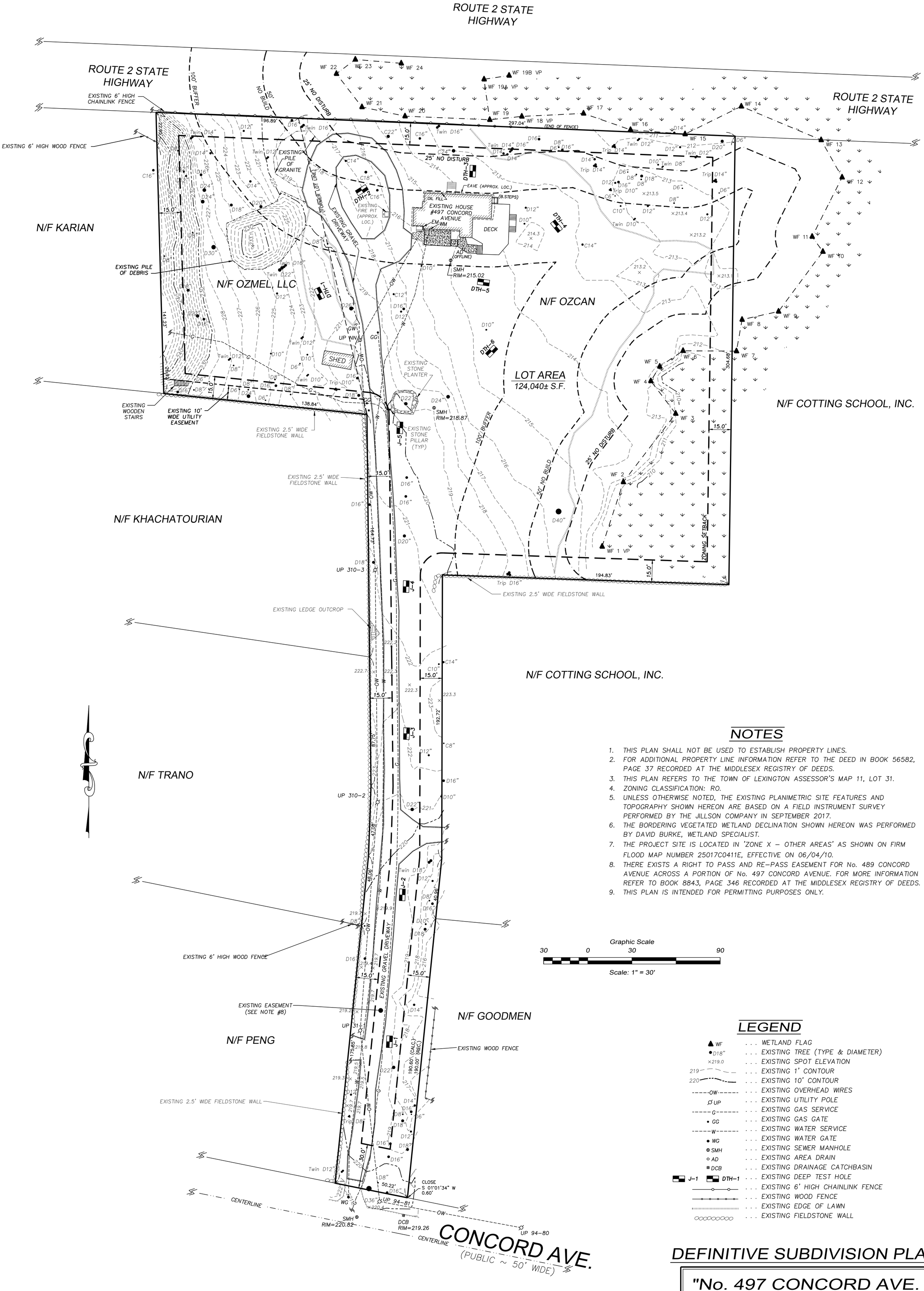
JOB #2764



NOTES

1. THIS PLAN SHALL NOT BE USED TO ESTABLISH PROPERTY LINES.
2. FOR ADDITIONAL PROPERTY LINE INFORMATION REFER TO THE DEED IN BOOK 56582, PAGE 37 RECORDED AT THE MIDDLESEX REGISTRY OF DEEDS.
3. THIS PLAN REFERS TO THE TOWN OF LEXINGTON ASSESSOR'S MAP 11, LOT 31.
4. ZONING CLASSIFICATION: RO.
5. UNLESS OTHERWISE NOTED, THE EXISTING PLANIMETRIC SITE FEATURES AND TOPOGRAPHY SHOWN HEREON ARE BASED ON A FIELD INSTRUMENT SURVEY PERFORMED BY THE JILLSON COMPANY IN SEPTEMBER 2017.
6. THE BORDERING VEGETATED WETLAND DECLINATION SHOWN HEREON WAS PERFORMED BY DAVID BURKE, WETLAND SPECIALIST.
7. THE PROJECT SITE IS LOCATED IN 'ZONE X – OTHER AREAS' AS SHOWN ON FIRM FLOOD MAP NUMBER 25017C0411E, EFFECTIVE ON 06/04/10.
8. THERE EXISTS A RIGHT TO PASS AND RE-PASS EASEMENT FOR No. 489 CONCORD AVENUE ACROSS A PORTION OF No. 497 CONCORD AVENUE. FOR MORE INFORMATION REFER TO BOOK 8843, PAGE 346 RECORDED AT THE MIDDLESEX REGISTRY OF DEEDS.
9. THIS PLAN IS INTENDED FOR PERMITTING PURPOSES ONLY.

LEGEND

- WF . . . WETLAND FLAG
- D18" . . . EXISTING TREE (TYPE & DIAMETER)
- ×219.0 . . . EXISTING SPOT ELEVATION
- 219 . . . EXISTING 1' CONTOUR
- 220 . . . EXISTING 10' CONTOUR
- -----OW----- . . . EXISTING OVERHEAD WIRES
- UP . . . EXISTING UTILITY POLE
- -----G----- . . . EXISTING GAS SERVICE
- GG . . . EXISTING GAS GATE
- -----W----- . . . EXISTING WATER SERVICE
- WG . . . EXISTING WATER GATE
- SMH . . . EXISTING SEWER MANHOLE
- AD . . . EXISTING AREA DRAIN
- DCB . . . EXISTING DRAINAGE CATCHBASIN
- J-1 DTH-1 . . . EXISTING DEEP TEST HOLE
- . . . EXISTING 6' HIGH CHAINLINK FENCE
- . . . EXISTING WOOD FENCE
- . . . EXISTING EDGE OF LAWN
- . . . EXISTING FIELDSTONE WALL

FOR REGISTRY USE ONLY

APPROVED BY:
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 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

COMMONWEALTH OF MASSACHUSETTS — TODD P. CHAPIN No.37558 — REGISTERED LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS — JASON B. LAVOIE CIVIL No.51807 — REGISTERED PROFESSIONAL ENGINEER

"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."

_____ _____ DATE

REVISIONS		
REV	DATE	DESCRIPTION
1	11-01-18	PASS AND RE-PASS EASEMENT

DEFINITIVE SUBDIVISION PLAN

"No. 497 CONCORD AVE. EXISTING CONDITIONS PLAN"

LAND IN

LEXINGTON, MASS.

(MIDDLESEX COUNTY)

PREPARED FOR: OHAN OZCAN
ATLAS CONTRACTING, INC
P.O. BOX 636
WATERTOWN, MA 02471

SCALE: 1" = 30' DATE: 16 OCTOBER 2018

PREPARED BY: THE JILLSON COMPANY, INC.
P.O. BOX 2135
FRAMINGHAM, MA 01703
(781) 400-5946
www.JILLSONCOMPANY.com