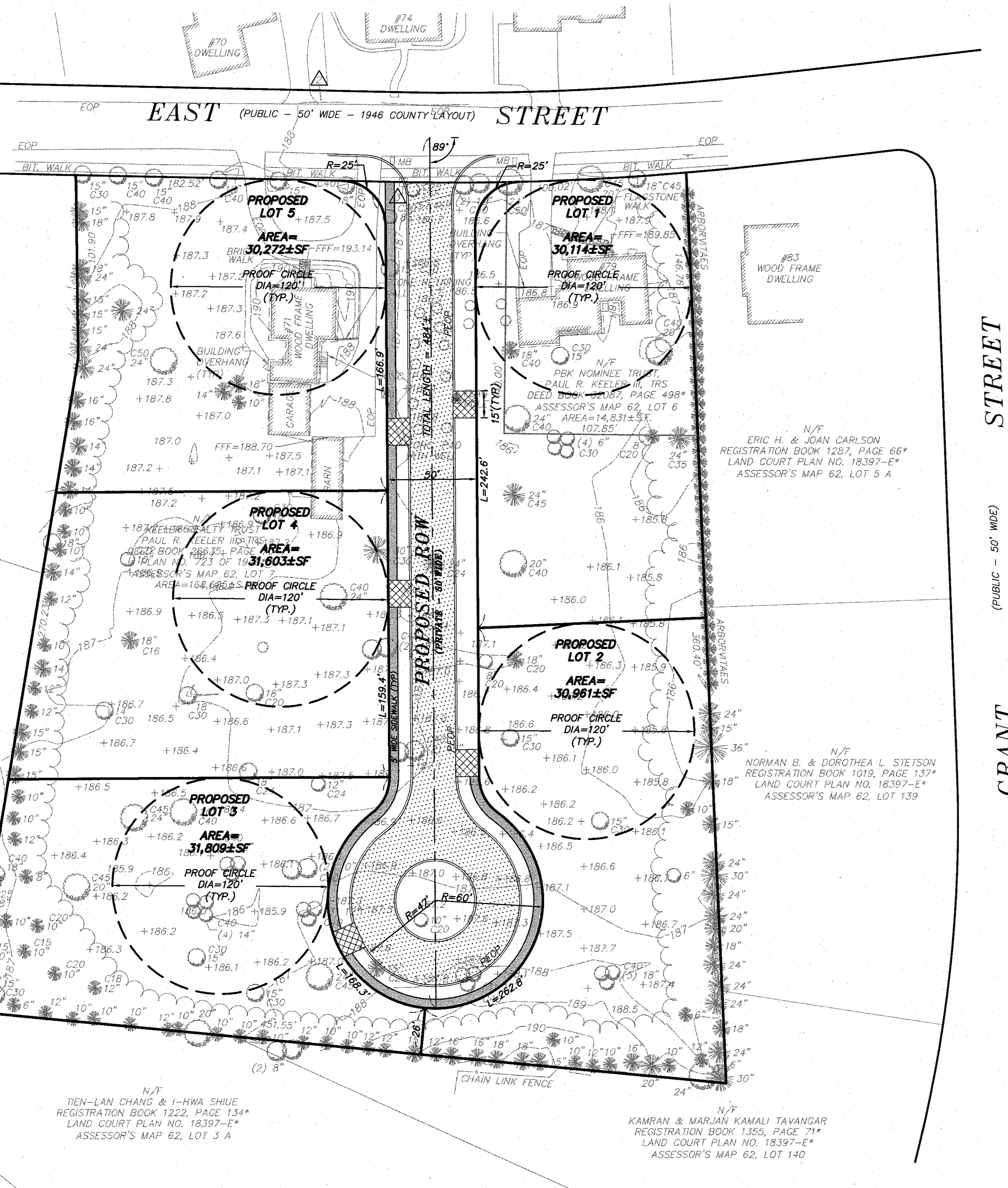


MERIDIAN IS BASED UPON LAND COURT PLAN 18397-E

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	5	37,638	13,928	NOT REQUIRED
BALANCED HOUSING	36,000	NO LIMIT*	37,638	NO LIMIT	60,540
PUBLIC BENEFIT	43,200	NO LIMIT**	45,166***	NO LIMIT	60,540

* 25% OF UNITS MUST HAVE GFA ≤ 2,700 SF, 50% OF UNITS MUST HAVE GFA ≤ 3,500 SF.
 ** SAME GFA LIMITS AS BALANCED HOUSING PLUS AFFORDABLE HOUSING MUST BE PROVIDED.
 *** 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'

LOCAL STREET:

NUMBER OF DWELLING UNITS SERVED: 5 PROPOSED
 WIDTH OF PROPOSED RIGHT-OF-WAY: 50' (50' MIN. REQUIRED)
 MINIMUM PAVEMENT WIDTH: 24' (24' 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: 25' (MIN. PERMITTED: 25')
 LENGTH OF RIGHT-OF-WAY: 484± (MAX. PERMITTED: 650)

TABLE OF DEVELOPMENTAL DATA

TOTAL ASSESSED LAND AREA OF DEVELOPMENT	3.93 AC. (MAP 62, LOT 7) 0.34 AC. (MAP 62, LOT 6) 4.27 AC. TOTAL
TOTAL CALCULATED LAND AREA OF DEVELOPMENT	168,625± SF (MAP 62, LOT 7) 14,831± SF (MAP 62, LOT 6) 183,457± SF TOTAL
TOTAL ONSITE DEVELOPABLE SITE AREA*	183,457± SF
TOTAL AREA WITHIN PROPOSED ROW	28,698± SF
TOTAL AREA OF IMPERVIOUS SURFACES WITHIN PROPOSED ROW	19,067± SF

*MAI HAS EVALUATED AND DETERMINED THAT THERE ARE NO FLOODWAYS, FLOODPLAINS, WETLANDS AND ASSOCIATED BUFFERS ON THE SUBJECT PROPERTY PER TOWN OF LEXINGTON DEVELOPMENT REGULATION SECTION 175-11a(1)(A)[6].

(TOTAL AREA OF LOTS IN PROOF PLAN = TOTAL CALCULATED LAND AREA OF DEVELOPMENT - TOTAL AREA WITHIN PROPOSED ROW = 183,457 - 28,698) x 0.12 + (TOTAL IMPERVIOUS AREA WITHIN ROW OF PROOF PLAN = 19,067) = (18,571 + 19,067) = 37,638 SF TOTAL IMPERVIOUS SURFACE AREA ALLOWABLE IN A BALANCED HOUSING DEVELOPMENT OR A SITE SENSITIVE DEVELOPMENT.

NOTES:

- THE CALCULATED AREAS DEPICTED ON THIS PLAN FOR THE EXISTING LOTS 7 & 6 ARE APPROXIMATE AND ARE BASED ON RECORD DEEDS.
- 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; MERIDIAN ASSOCIATES, INC. DECLARES TO THE BEST OF OUR PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT NO SUCH EASEMENTS EXIST.

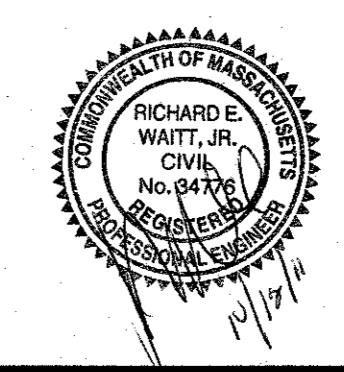
**71 & 79 EAST STREET
 (ASSESSOR'S MAP 62 - LOTS 7 & 6)
 DEFINITIVE SUBDIVISION
 (IN ACCORDANCE WITH SECTION 175-32F)**

**PROOF PLAN
 LOCATED IN
 LEXINGTON, MASSACHUSETTS
 (MIDDLESEX COUNTY)**

PREPARED FOR
SHELDON CORP.
 SCALE: 1" = 40' DATE: AUGUST 17, 2011

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



RECORD OWNERS:

71 EAST STREET:
 KEELER REALTY TRUST
 PAUL R. KEELER III, TRUSTEE
 11 EAST WALNUT STREET, UNIT 11
 MILFORD, MA 01757
 DEED 28635, PAGE 70*

79 EAST STREET:
 PBK NOMINEE TRUST
 PAUL R. KEELER III, TRUSTEE
 11 EAST WALNUT STREET, UNIT 11
 MILFORD, MA 01757
 DEED 32087, PAGE 498*

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

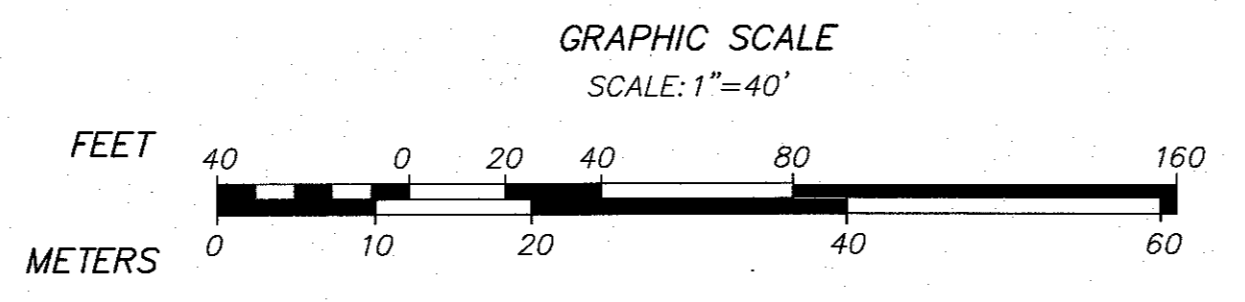
REFERENCES:

- PLAN No. 723 OF 1949 *
- PLAN No. 828 OF 1973 *
- PLAN No. 1389 OF 1977 *
- LC PLAN 18397-E

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

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
1	10/12/11	PER PB MEMO (9/14/11) & TOWN ENGINEERING MEMO (9/20/11)	ACC	BWT



LEXINGTON PLANNING BOARD

DATE: _____ 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.

DWG. No. 5322DEF-PROOF
 XREF: 5322-REC