

TABLE OF DIMENSIONAL CONTROLS FOR A "PUBLIC BENEFIT SPECIAL PERMIT RESIDENTIAL DEVELOPMENT".

HEIGHT OF PROPOSED DWELLINGS ON LOTS "A" THROUGH "G":

THE HEIGHTS OF THE PROPOSED DWELLINGS SHALL COMPLY WITH THE REGULATIONS ESTABLISHED IN SECTION 135-39 OF THE TOWN OF LEXINGTON ZONING BY-LAW.

IMPERVIOUS SURFACES:

MAXIMUM PERMISSIBLE ON THE SITE AS A WHOLE= 45,166 SF

IMPERVIOUS SURFACES WITHIN PROPOSED DEVELOPMENT:

- PAVED SURFACE OF PROPOSED COMMON DRIVE= 9,019 SF
- PROPOSED CURBING ALONG COMMON DRIVE= 830 SF
- FOUNDATION OF EXISTING DWELLING @ 71 EAST STREET= 1,512 SF
- FOUNDATION OF EXISTING DETACHED GARAGE= 636 SF
- FOUNDATION OF EXISTING BARN= 760 SF
- EXISTING WALKWAYS, STEPS, AND CONCRETE PADS ASSOCIATED WITH THE EXISTING DWELLING THAT ARE PROPOSED TO REMAIN= 207 SF
- PROPOSED REAR PATIOS AND REAR WALKWAYS (400 SF/LOT)= 3,600 SF
- FOUNDATION FOR PROPOSED DWELLINGS (LOTS A THROUGH G), PROPOSED EXPANSION TO THE FOUNDATION OF THE BARN ON LOT H, PROPOSED DRIVEWAYS (LOTS A THROUGH I), PROPOSED WALKWAYS, PATIOS, SHEDS, ETC. (LOTS A THROUGH I)= 28,602 SF (TO BE DISTRIBUTED AMONGST AFOREMENTIONED LOTS)
- TOTAL IMPERVIOUS SURFACES= 45,166 SF

NOTE: THE PROPOSED POROUS FOOTPATH HAS NOT BEEN INCLUDED IN THE TOTAL PROPOSED IMPERVIOUS SURFACE CALCULATIONS.

COMMON OPEN SPACE:

- MINIMUM REQUIRED= 60,540 SF
- (33% OF TOTAL AREA OF SUBJECT PROPERTIES)
- TOTAL PROPOSED OPEN SPACE= 63,543 SF

GROSS FLOOR AREA:

- MAXIMUM PERMISSIBLE= 43,200 SF

NOTE: SEE PROOF PLAN (SHEET 10 OF 10) FOR ACTUAL CALCULATIONS PERFORMED TO ESTABLISH MAXIMUM PERMISSIBLE QUANTITIES OF IMPERVIOUS SURFACES, GROSS FLOOR AREAS, AND MINIMUM REQUIRED COMMON OPEN SPACE.

CHORD TABLE:

LABEL	LENGTH	BEARING
C1	60.03'	S32°51'59"W
C2	36.70'	S60°54'20"W
C3	18.01'	S81°15'30"W
C4	52.57'	N59°13'40"W
C5	48.17'	N2°28'05"W
C6	69.21'	N65°19'08"E
C7	5.79'	S80°04'44"E
C8	37.16'	N50°17'01"E
C9	2.70'	N24°34'03"E
C10	16.37'	N17°32'40"E
C11	13.83'	S77°05'13"E
C12	40.00'	S78°07'07"E
C13	103.63'	S80°52'34"E
C14	9.66'	N23°13'06"E
C15	32.32'	N13°56'49"E

LEGEND:

---	PROPERTY LINES
---	PROPOSED BUILDING ENVELOPE
---	PERIMETER BUILDING SETBACK LINE
---	LIMIT OF ZONING TRANSITION AREA
---	NOT TO SCALE
---	SQUARE FEET
---	ACRE
---	TYPICAL
---	FOUND
---	PLUMB AND SOLID
---	IRON ROD FOUND
---	CONCRETE BOUND TO BE SET
---	STONE BOUND WITH DRILL HOLE FOUND
---	RIGHT OF WAY
---	NOW OR FORMERLY
---	ABOVE GRADE
---	GRANITE
---	BELOW GRADE
---	PROPOSED EASEMENTS

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.

King R. King 10-17-11
FOR MERIDIAN ASSOCIATES, INC. DATE

FOR REGISTRY OF DEEDS USE ONLY

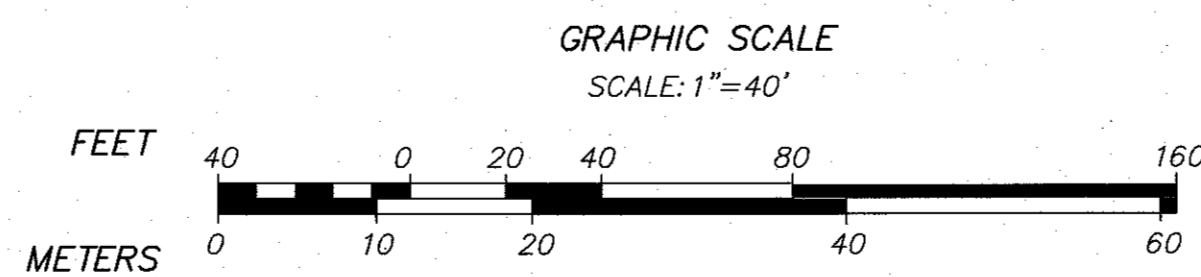
LEXINGTON PLANNING BOARD

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.

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

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



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

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

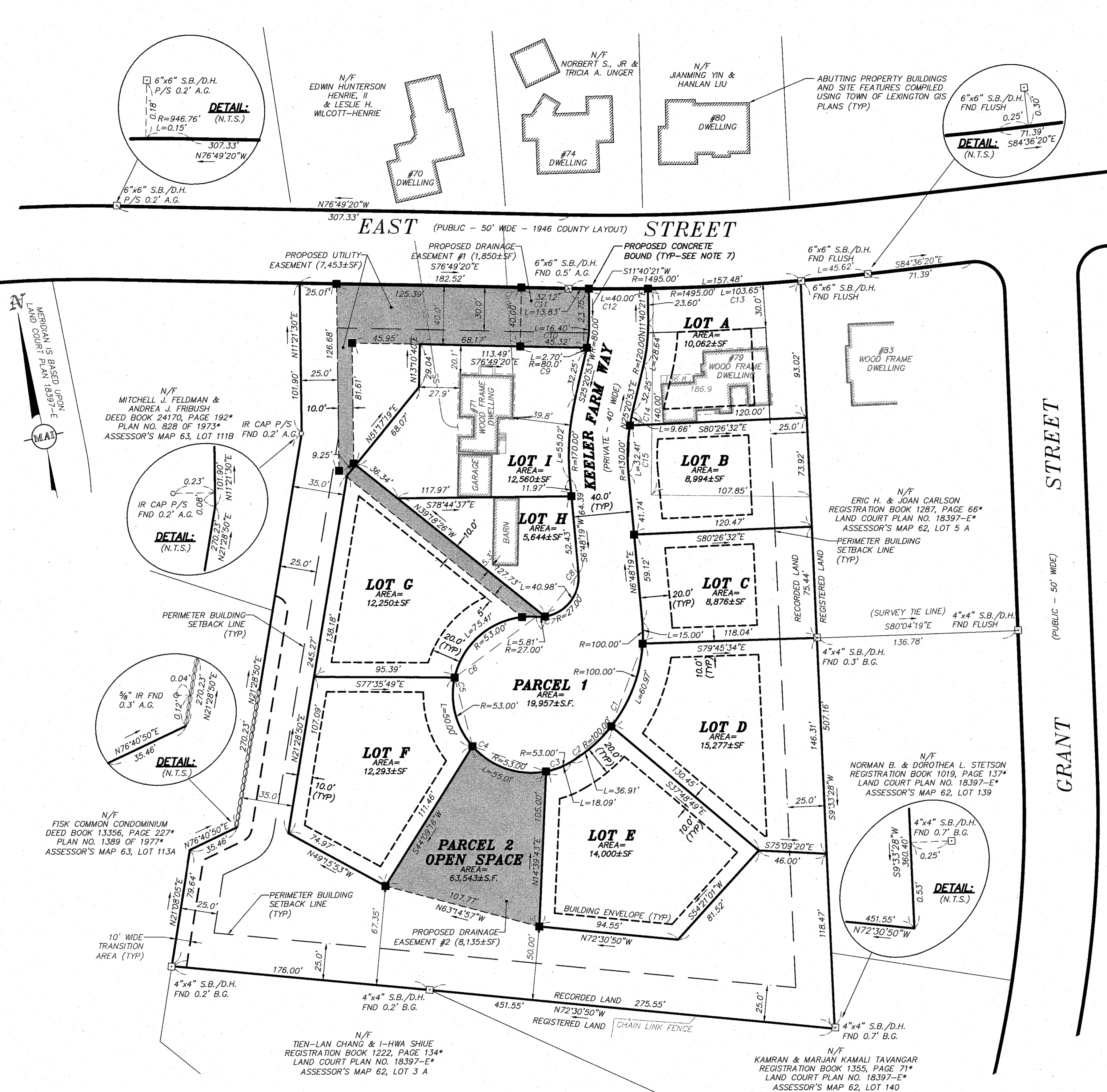
**PROPERTY RIGHTS PLAN OF LAND
LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)**

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

SHEET No. 3 OF 10 PROJECT No. 5322



RECORD OWNERS:

71 EAST STREET:
KEELER REALTY TRUST
PAUL R. KEELER III, TRUSTEE
11 EAST WALNUT STREET, UNIT 11
MILFORD, MA 01757
DEED 26635, PAGE 70*
PLAN No. 723 OF 1949*
ASSESSOR'S MAP 62, LOT 7

APPLICANT:

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

REFERENCES:

- PLAN No. 723 OF 1949*
- PLAN No. 828 OF 1934*
- PLAN No. 1389 OF 1977*
- LAND COURT PLAN 18397-E
- 1946 COUNTY LAYOUT OF EAST STREET*
- DEEDS DOCUMENTS RECORDED AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS.

NOTES:

- THE PURPOSE OF THIS PLAN IS TO COMBINE LOTS 6 AND 7 ON ASSESSOR'S MAP 62, TO CREATE PARCELS 1 AND 2, AND LOTS "A" THROUGH "H" AS DEPICTED HEREON.
- THE LIMITED SITE DETAIL DEPICTED HEREON WAS OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. BETWEEN JANUARY AND MARCH 2011. THE COMPLETE RECORD CONDITIONS OF THE SURVEYED PREMISES IS DEPICTED ON OTHER SHEETS CONTAINED HEREIN.
- THE SUBJECT PROPERTIES DEPICTED ARE LOCATED IN THE RO DISTRICT (ONE FAMILY DWELLING).
- THE SUBJECT PROPERTIES ARE DEPICTED AS LOTS 6 & 7 ON TOWN OF LEXINGTON ASSESSOR'S MAP 62.
- THE SURVEYED PREMISES 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 25017C0404E DATED JUNE 4, 2010.
- 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.
- PROPOSED CONCRETE BOUNDS SHALL BE SIX INCHES SQUARE AND THREE FEET LONG WITH A ONE-INCH DEEP ONE-HALF-INCH DIAMETER DRILL HOLE IN THE TOP. BOUNDS SHALL BE SET IN BANK RUN GRAVEL AND SHALL BE SET FLUSH WITH THE FINISHED GRADE IN LOCATIONS DEPICTED ON THIS PLAN.
- THERE IS TO BE NO LAND TO WHICH THE TOWN WILL BE GRANTED OWNERSHIP OTHER THAN ACCESS RIGHTS TO THE UTILITY EASEMENTS DEPICTED HEREON.
- ALL PROPOSED DRIVEWAYS FOR EACH PROPOSED LOT SHALL BE LOCATED MORE THAN 5- FEET FROM A PROPERTY LINE.

