

MERIDIAN IS BASED UPON LAND COURT PLAN 18397-E

LIMIT OF EAST STREET AREA THAT SHALL BE REPAVED IN ACCORDANCE WITH THE TOWN OF LEXINGTON DEVELOPMENT REGULATIONS SECTION 175-45(3) REGARDING RESTORATION OF STREET.

STOPPING SIGHT DISTANCE:
THE MINIMUM SAFE STOPPING DISTANCE FOR VEHICLES TRAVELING ON EAST STREET IN FRONT OF THE PROPOSED INTERSECTION IS 200-FT (30 MPH) PER AASHTO'S DESIGN MANUAL. THE PROPOSED INTERSECTION PROVIDES A STOPPING SIGHT DISTANCE IN EXCESS OF THIS REQUIREMENT.

- PROPOSED LEGEND**
(SEE SHEET 2 FOR EXISTING LEGEND)
- ⊙ PSMH PROPOSED SEWER MANHOLE
 - ⊙ PWQS PROPOSED WATER QUALITY STRUCTURE
 - PCB PROPOSED CATCHBASIN
 - PHYD PROPOSED HYDRANT
 - [187.2] — PROPOSED CONTOUR
 - X [186.24] PROPOSED SPOT ELEVATION
 - — — PROPOSED PROPOSED ELEVATION
 - — — PROPOSED LIMIT OF WORK LINE
 - — — PROPOSED BUILDING ENVELOPE
 - R= RADIUS
 - TYP. TYPICAL
 - PEOP PROPOSED EDGE OF PAVEMENT
 - SF SQUARE FEET
 - ⊗ EXISTING TREE PROPOSED TO BE REMOVED
 - TBR TO BE REMOVED
 - ← ONE-WAY TRAVEL
 - ⊗ PROPOSED TREE (REFER TO LANDSCAPE/TREE INVENTORY PLAN FOR PLANTING SCHEDULE)

NET FILL = 3,410± CUBIC YARDS*
* DOES NOT ACCOUNT FOR EXCAVATION OF PROPOSED DWELLINGS FOOTPRINTS, PIPE TRENCHING, DRAINAGE STRUCTURES, ROADWAY, ETC.

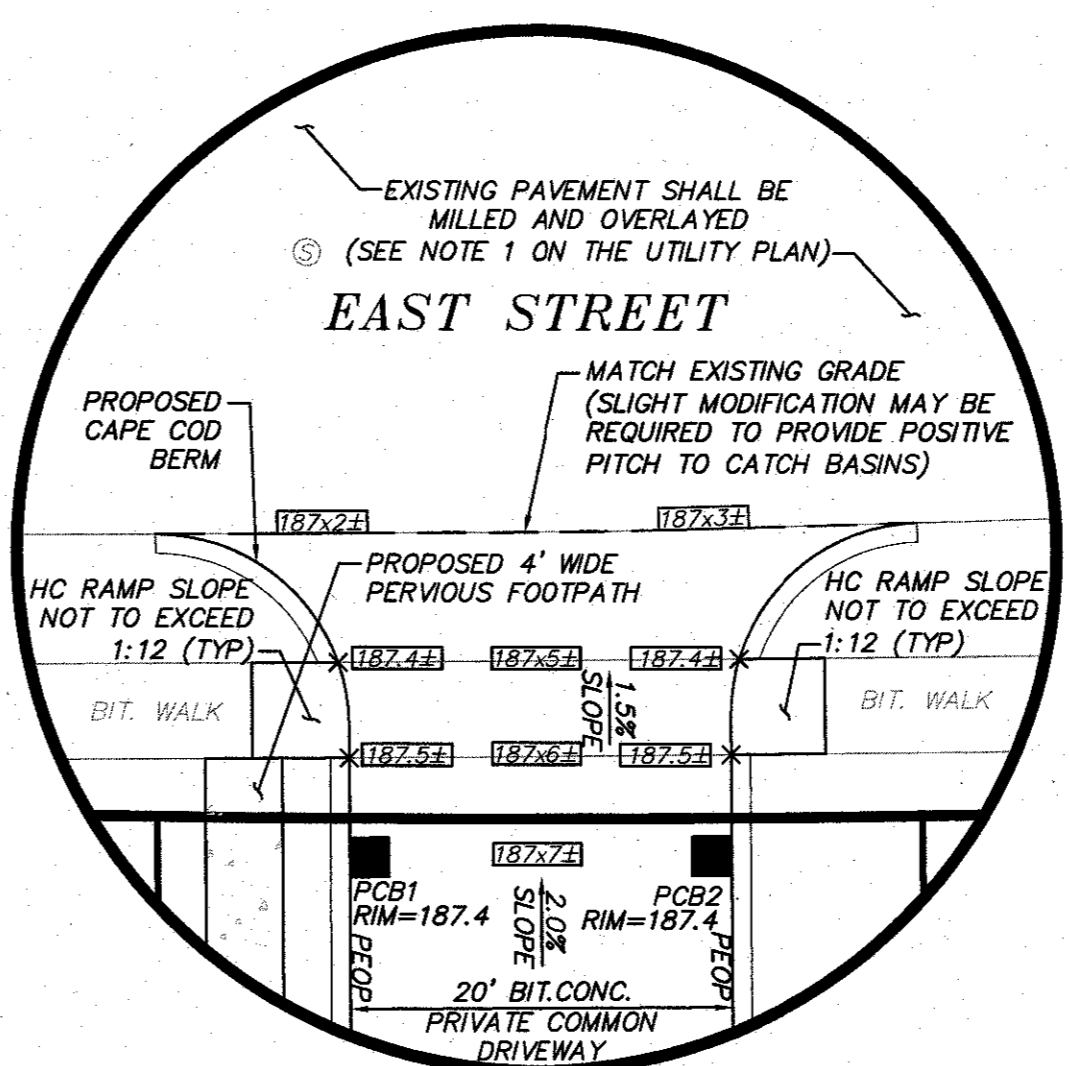
AVERAGE NATURAL GRADE PLANE CALCULATION

PROP. LOT	EXISTING GRADE ELEVATIONS				AVERAGE NATURAL GRADE PLANE ELEVATION *
	-1*	-2*	-3*	-4*	
"A"	186.9	187.9	186.9	186.9	187.1
"B"	186.8	186.7	185.9	186.1	186.4
"C"	186.2	185.9	185.8	186.4	186.1
"D"	186.4	185.9	186.3	186.5	186.3
"E"	186.9	186.6	186.6	187.4	186.9
"F"	187.1	187.5	186.2	186.8	186.9
"G"	187.0	187.2	187.0	187.5	187.2

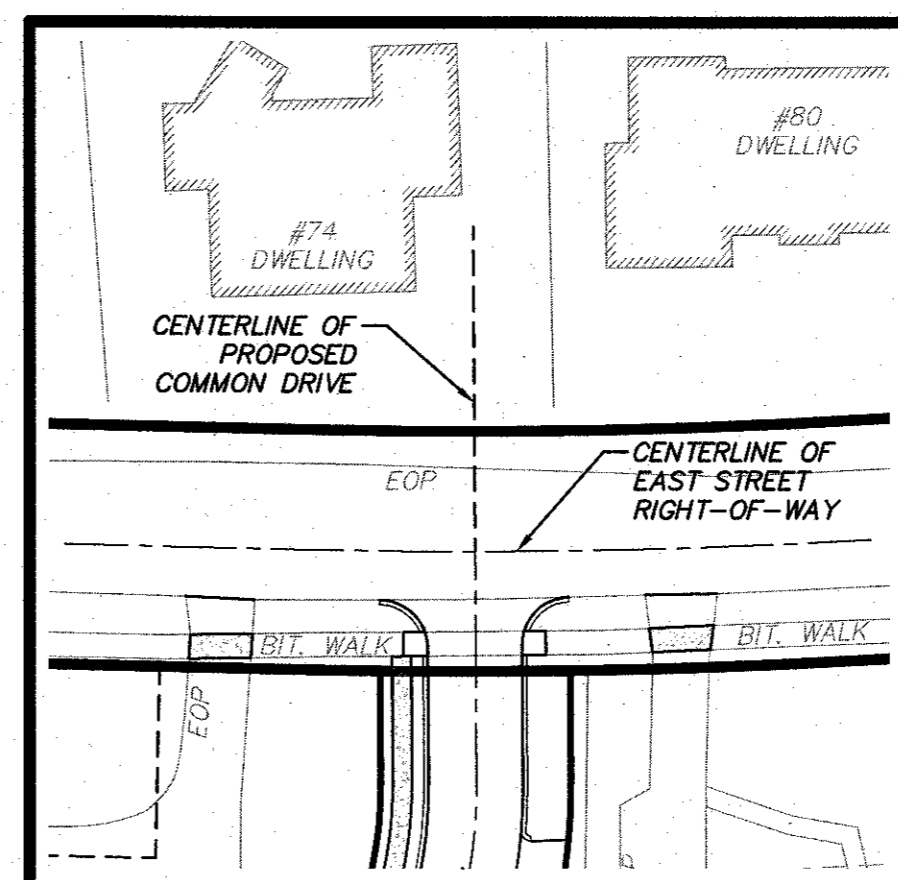
* SPOT GRADES TAKEN AT CORNERS OF THE PROPOSED BUILDING ENVELOPES. ACTUAL AVERAGE NATURAL GRADE PLANE ELEVATIONS WILL VARY SLIGHTLY DEPENDING ON ACTUAL PROPOSED HOUSE LOCATIONS AND FOOTPRINTS.

NOTES:

- THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WAS OBTAINED FROM A PARTIAL FIELD INSTRUMENT SURVEY CONDUCTED IN JANUARY 2011 BY MERIDIAN ASSOCIATES, INC.
- 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 LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. 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. MERIDIAN ASSOCIATES, INC. DECLARES, TO THE BEST OF OUR PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF THAT NO SUCH EASEMENTS EXIST.
- HIGH POINT OF A STONE BOUND WITH DRILL HOLE FOUND 0.2 B.G. ELEVATION 187.55 AS DERIVED FROM A PLAN ENTITLED "RECORD SEWER 3/22/74" FOR EAST STREET ON FILE WITH THE TOWN OF LEXINGTON ENGINEERING DEPARTMENT REPORTED TO BE ON LEXINGTON SEWER DATUM.
- 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 25017C0404E DATED JUNE 4, 2010.
- TRAFFIC WITHIN THE PROPOSED CUL-DE-SAC SHALL BE ONE-WAY AS DENOTED.
- LOCATIONS OF PROPOSED DRIVEWAY CURB CUTS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE PENDING ACTUAL DWELLING FOOTPRINTS FOR PROPOSED LOTS "A" THROUGH "I". ALL PROPOSED DRIVEWAYS FOR EACH PROPOSED LOT SHALL BE LOCATED MORE THAN 5-FEET FROM A SIDE OR REAR PROPERTY LINE. WIDTH OF PROPOSED DRIVEWAYS AND APPROXS SHALL CONFORM TO THE DIMENSIONAL REQUIREMENTS SET FORTH IN THE LEXINGTON DEVELOPMENT REGULATIONS.
- MAI HAS EVALUATED AND DETERMINED THAT THERE ARE NO FLOODWAYS, FLOODPLAINS, WETLANDS AND ASSOCIATED BUFFERS ON THE SUBJECT PROPERTIES.
- MAI HAS EVALUATED AND DETERMINED USING MASSGIS THAT THERE ARE NO UNIQUE SPECIMENS OF VEGETATION OR HABITATS OF RARE AND/OR ENDANGERED SPECIES ON THE SUBJECT PROPERTIES.



DETAIL "A"
(SCALE: 1"=10')



PROPOSED COMMON DRIVE ALIGNMENT DETAIL
(SCALE: 1"=40')

PROPOSED DWELLING SIZE LIMITATIONS

PROP. LOT	GROSS FLOOR AREA - SF- (MAX. ALLOWABLE)
"A"	2,700
"B"	2,700
"C"	3,500
"D"	NOT REGULATED
"E"	NOT REGULATED
"F"	NOT REGULATED
"G"	NOT REGULATED
"H"	2,700
"I"	3,500*
TOTAL	≤43,200

*PER THE LEXINGTON ONLINE DATABASE. NOTE THAT THE ATTIC AND BASEMENT AREAS HAVE BEEN EXCLUDED IN THE GROSS FLOOR AREA CALCULATION (PER THE DEFINITION OF THE GROSS FLOOR AREA IN THE ZONING BY-LAW). THE BASEMENT IS A CRAWL SPACE (CEILING HEIGHT IS LESS THAN 7 FEET). THE GROSS FLOOR AREA IDENTIFIED FOR THIS LOT INCLUDES THE DETACHED GARAGE.

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*

79 EAST STREET:
PKR 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

TEMPORARY BENCHMARK CHART:

T.B.M.#	DESCRIPTION	ELEVATION
⊕	SPIKE SET IN UTILITY POLE #27/12L, 2.0' A.G.	189.81
⊕	HIGH POINT OF A STONE BOUND W/ DRILL HOLE	188.17

(SEE NOTE 6)

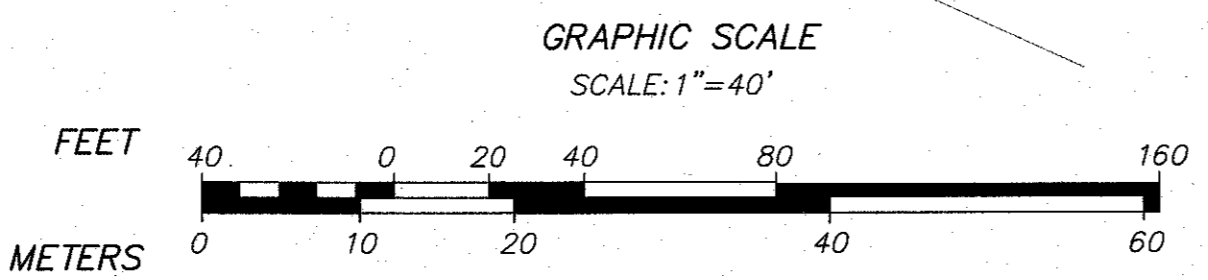
PROPOSED COMMON DRIVE WITHIN PARCEL 1 SHALL BE REFERRED TO AS:
KEELER FARM WAY
(PRIVATE - 40' WIDE)

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 REGISTER OF DEEDS.

Meridian
FOR MERIDIAN ASSOCIATES, INC. DATE _____
FOR REGISTRY OF DEEDS USE ONLY

LEXINGTON PLANNING BOARD

DATE:	TOWN CLERK	DATE

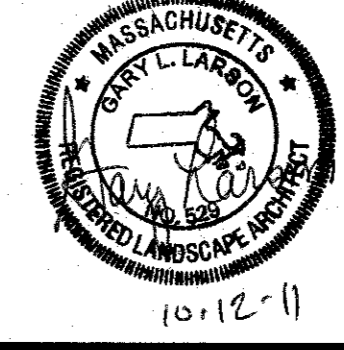
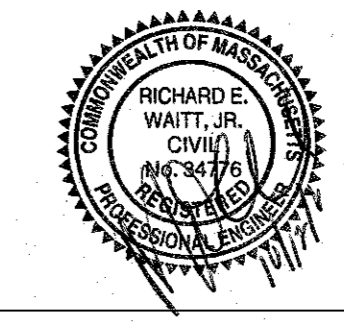


I, _____ CLERK OF THE TOWN OF LEXINGTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THE OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

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

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

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



SITE CONSTRUCTION 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
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