

LEGEND

- PSMH PROPOSED SEWER MANHOLE
- PWOS PROPOSED WATER QUALITY STRUCTURE
- PCB PROPOSED CATCHBASIN
- PHYD PROPOSED HYDRANT
- PD PROPOSED DRAIN LINE
- PS PROPOSED SEWER LINE
- PSS PROPOSED SEWER SERVICE
- PW PROPOSED WATER LINE
- PWS PROPOSED WATER SERVICE
- PGS PROPOSED GAS SERVICE
- PTEC PROPOSED TELEPHONE, ELECTRIC, CABLE
- INVT PROPOSED WATER GATE
- TYP TYPICAL
- SF SQUARE FEET
- RCP REINFORCED CONCRETE PIPE
- CLDI CEMENT LINED DUCTILE IRON
- WCW COMPILED WATER
- S COMPILED SEWER
- OHV OVERHEAD WIRES
- E UNDERGROUND ELECTRIC
- TEC UNDERGROUND TELEPHONE
- GS GAS GATE
- TM TELEPHONE MANHOLE
- SM SEWER MANHOLE
- DM DRAIN MANHOLE
- AC AIR CONDITIONING UNIT
- RD ROOF DRAIN
- UP UTILITY POLE
- ULP UTILITY POLE WITH LIGHT
- WG WATER GATE
- TU TERMINUS UNKNOWN
- BT BITUMINOUS CONCRETE
- VC VITRIFIED CLAY
- CI CAST IRON
- BC BOTTOM CENTER

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)

UTILITY NOTES

- EXISTING SEWER AND WATER SERVICES FOR EXISTING DWELLING AT 71 EAST STREET SHALL REMAIN.
- EXISTING SEWER AND WATER SERVICES FOR EXISTING DWELLING AT 79 EAST STREET SHALL BE ABANDONED.
- ALL PROPOSED SEWER PIPES THAT CROSS WATER PIPES SHALL DO SO BELOW EXISTING AND PROPOSED WATER PIPES. SEWER PIPES SHALL ALSO BE ENCASED IN CONCRETE IN THESE AREAS.
- ALL PROPOSED SEWER MAINS SHALL BE 8" PVC SDR35. ALL PROPOSED SEWER SERVICES SHALL BE 6" PVC SDR35.
- ALL PROPOSED WATER SERVICES SHALL BE DESIGNED BY THE PROJECT MEP.
- VERIFICATION OF INVERTS OF EXISTING UTILITY MAINS IN EAST STREET SHALL BE PROVIDED TO MAI PRIOR TO CONSTRUCTION TO CONFIRM NO CONFLICTS WILL EXIST.

NOTES:

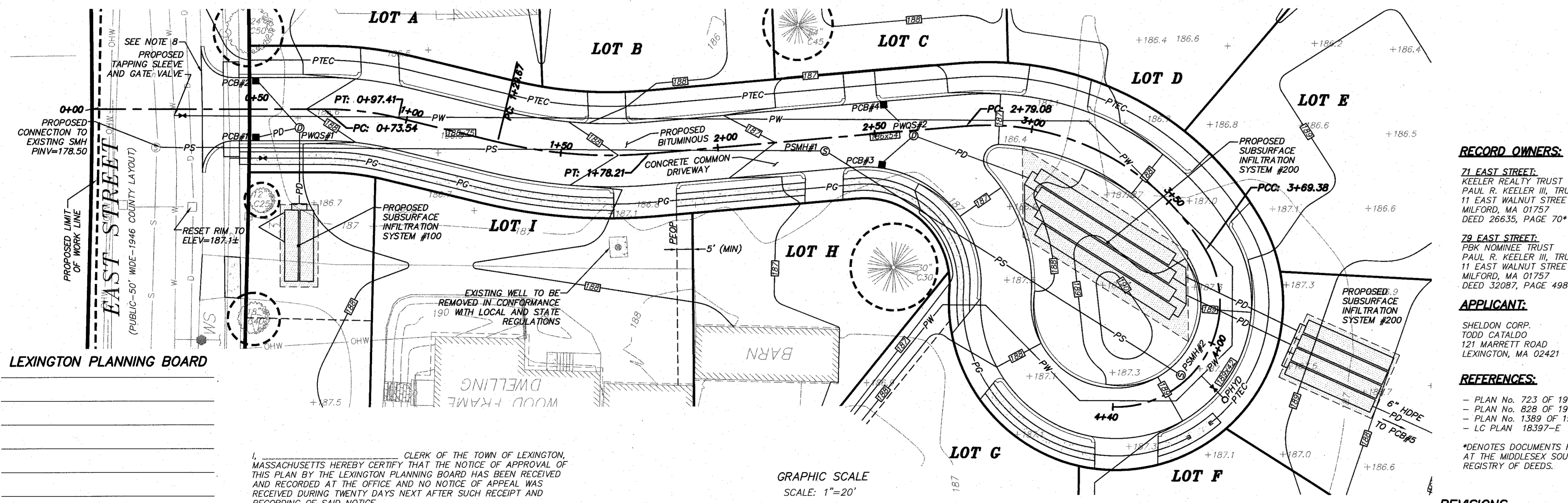
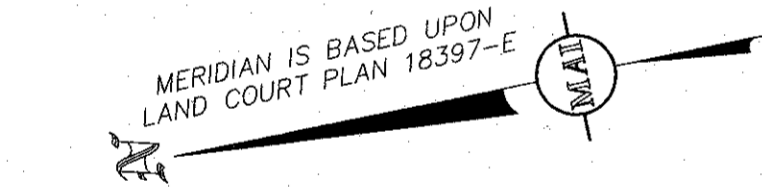
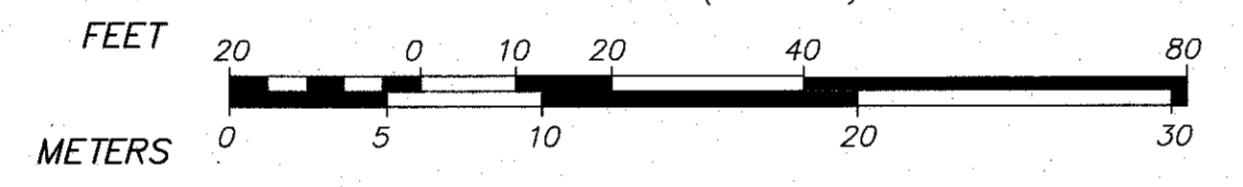
- THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WAS OBTAINED FROM A PARTIAL FIELD INSTRUMENT SURVEY CONDUCTED IN JANUARY 2011 BY MERIDIAN ASSOCIATES, INC.
- THE SUBJECT PROPERTIES DEPICTED ARE LOCATED IN THE RO DISTRICT (ONE FAMILY DWELLING).
- THE SUBJECT PROPERTIES ARE DEPICTED 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 OR 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 EASEMENTS OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE 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.
- SEE NOTE 1 ON THE UTILITY PLAN REGARDING MILLING AND RESURFACING OF EAST STREET.

PRIOR TO INSTALLATION OF PROPOSED WATER MAIN, THE CONTRACTOR SHALL EXPOSE THE WATER MAIN WITHIN EAST STREET TO DETERMINE THE ELEVATION OF THE EXISTING WATER MAIN AND CONTACT THE DESIGN ENGINEER TO DETERMINE IF CONFLICTS WITH OTHER UTILITIES EXIST.

STATION (FT)

GRAPHIC SCALE
SCALE 1"=20' (HORIZONTAL)
1"=2' (VERTICAL)

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



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:
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.

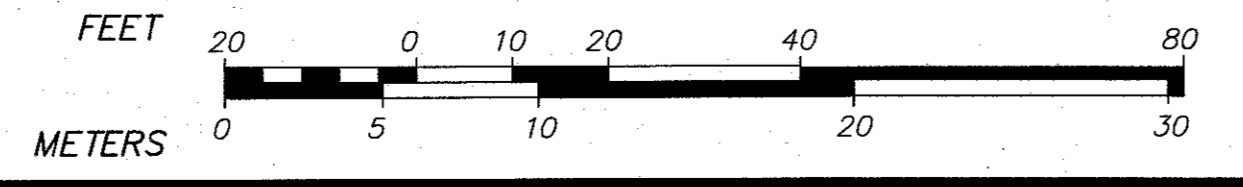
REVISIONS

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

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.

GRAPHIC SCALE
SCALE: 1"=20'



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

LAYOUT AND PROFILE PLAN
LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
SHELDON CORP.
SCALE: 1" = 40' DATE: AUGUST 12, 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. 6 OF 10 PROJECT No. 5322

