



LEGEND:

- WETLAND FLAG (BY NORSE ENVIRONMENTAL SERVICES)
- BVW = BORDERING VEGETATED WETLAND
- 100' BWV BUFFER ZONE "NO DISTURBANCE"
- 50' BVW BUFFER ZONE "NO STRUCTURE"
- 25' BVW BUFFER ZONE "NO DISTURBANCE"
- PROPOSED LOT NUMBER
- PROPOSED 2 FOOT CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED CATCHBASIN
- PROPOSED DRAIN MANHOLE

PROP. RIGHT OF WAY WIDTH: 50 FEET

ASSESSOR INFORMATION:

TAX MAP 89 LOT 3B
TOTAL LOT AREA:
 TOTAL LAND AREA: 541,138 S.F. ± / 12.42 AC ±

ZONING DISTRICT:

RO
 MIN. LOT AREA: 30,000 S.F.
 MIN. FRONTAGE: 150 FEET
 MIN. LOT WIDTH: 120 FEET

OWNER:

A. RAYMOND CARCHIA TRUST
 227 GROVE STREET
 LEXINGTON, MA 02420

RETAINING WALL NOTES:
 1) WALLS SHALL NOT EXCEED 5 FEET IN HEIGHT
 2) TERRACED WALLS TO BE SPACED 4 FEET APART.
GRADING DETAIL AT NORTHERLY ENTRANCE
 SCALE: 1"=20'

CONVENTIONAL SINGLE FAMILY LOTS & BUILDING SIZES:

LOT:	LOT SIZE (S.F.)	LOT SIZE EXCLUSIVE OF WETLANDS (S.F.)	LOT FRONTAGE (FEET)	BUILDING GFA: (S.F.)
1	38,723	30,070	196.35'	9,873
2	32,764	27,787	152.67'	9,792
3	47,794	34,273	165.66'	12,197
4	32,743	31,574	164.88'	9,788
5	69,238	28,816	153.41'	15,628
6	31,274	31,274	149.79'	9,553
7	30,270	30,270	214.96'	9,393
8	30,000	30,000	261.60'	9,350
9	30,012	30,012	171.10'	9,351
10	30,022	30,022	314.49'	9,353
11	30,030	30,030	310.20'	9,354
12	30,072	30,072	245.89'	9,361
13	30,084	30,084	250.64'	9,363
TOTAL:	463,026			132,356

PRELIMINARY SUBDIVISION PLAN "VERA LANE"

LOT LAYOUT & GRADING PLAN
 LOCATED IN
LEXINGTON, MASSACHUSETTS
 (MIDDLESEX COUNTY)

PREPARED FOR
 NORTH SHORE RESIDENTIAL DEVELOPMENT, INC.
 SCALE: 1"= 50' DATE: JULY 27, 2016

PREPARED BY
SULLIVAN ENGINEERING GROUP, LLC
 P.O. BOX 2004
 WOBURN, MA 01888
 (781) 854-8644



REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
1	8/9/16	GRADING ON NORTHERLY ENTRANCE	JDS	JDS