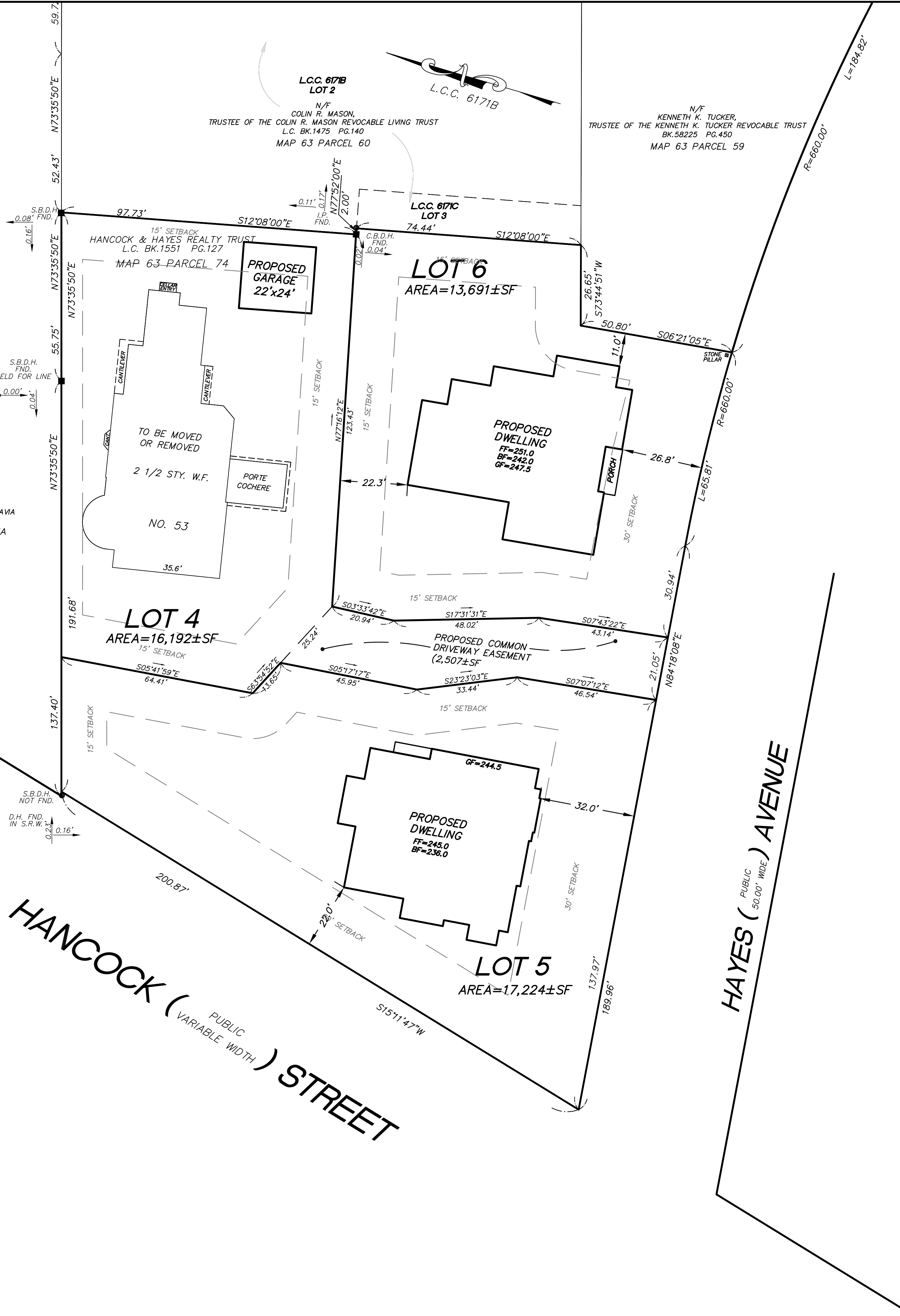


LEGEND:	
BIT.	BITUMINOUS
CB	CATCH BASIN
CONC.	CONCRETE
DMH	DRAIN MANHOLE
INV	INVERT
PVC	POLYVINYL CHLORIDE PIPE
SMH	SEWER MANHOLE
W.S.O.	WATER SHUT OFF
D	DRAIN LINE
S	SEWER LINE
W	WATER LINE
-250-	EXISTING CONTOUR
-250-	PROPOSED CONTOUR
X	EXIST. TREE TO BE REMOVED



MAXIMUM ALLOWABLE LOT COVERAGE:

LOT 4: 15,905±SF
 15,905 SF X 0.15 = 2,386 SF
 LOT 5: 15,661±SF
 15,661 SF X 0.15 = 2,349 SF
 LOT 6: 15,541±SF
 15,541 SF X 0.15 = 2,331 SF
 TOTAL MAX. LOT COVERAGE = 7,066 SF

PROPOSED LOT COVERAGE:

LOT 4: 3,940±SF
 LOT 5: 3,200±SF
 LOT 6: 3,300±SF
 TOTAL PROPOSED LOT COVERAGE = 10,440 SF
 SPECIAL PERMIT INCREASE REQUEST: 3,374 SF

MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE:

LOT 4: 15,905±SF
 15,905 SF X 0.20 = 3,181 SF
 LOT 5: 15,661±SF
 15,661 SF X 0.20 = 3,132 SF
 LOT 6: 15,541±SF
 15,541 SF X 0.20 = 3,108 SF
 TOTAL MAX. IMPERVIOUS COVERAGE = 9,421 SF

PROPOSED IMPERVIOUS COVERAGE:

LOT 4: 8,190±SF
 LOT 5: 5,040±SF
 LOT 6: 5,755±SF
 TOTAL PROPOSED IMPERVIOUS COVERAGE = 18,985 SF
 SPECIAL PERMIT INCREASE REQUEST: 9,564 SF

CURRENT GFA ZONING:

MAXIMUM ALLOWABLE GROSS FLOOR AREA:

LOT 4: 15,905±SF
 6,950 SF + (.16 X 905 SF) = 7,095 SF
 LOT 5: 15,661±SF
 6,950 SF + (.16 X 661 SF) = 7,056 SF
 LOT 6: 15,541±SF
 6,950 SF + (.16 X 541 SF) = 7,037 SF
 TOTAL MAX. GFA = 21,188 SF

PROPOSED GFA PROVIDED:

LOT 4: 10,943±SF
 LOT 5: 7,600±SF
 LOT 6: 7,600±SF
 TOTAL PROPOSED GFA = 26,143±SF
 SPECIAL PERMIT INCREASE REQUEST: 4,955 SF

REVISIONS:

1	06-02-20	REVISE LOT 5 HOUSE FOOTPRINT; ADD COMMON DRIVEWAY	FWR
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APPROVED BY:
 LEXINGTON PLANNING BOARD

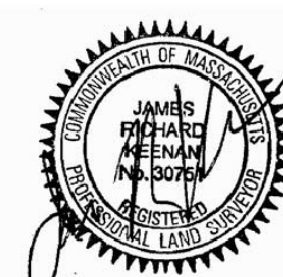
"THIS PLAN IS SUBJECT TO A COVENANT DATED _____"
 "THIS PLAN IS SUBJECT TO A CERTIFICATE OF ACTION DATED _____"
 "THIS PLAN IS SUBJECT TO A SPECIAL PERMIT DATED _____"

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 THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK

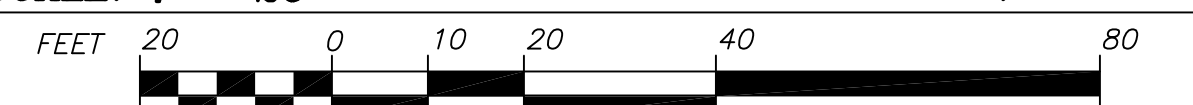
DATE



SITE SENSITIVE LAYOUT
53 HANCOCK STREET
 IN
LEXINGTON, MASSACHUSETTS
 (MIDDLESEX COUNTY)

PREPARED FOR
HANCOCK & HAYES REALTY TRUST
 83 BONAD ROAD
 NEWTON, MA 02465

SCALE: 1" = 20' DATE: JANUARY 31, 2020



KEANAN SURVEY
 8 WINCHESTER PLACE
 WINCHESTER, MA 01890

MAP 63
 PARCEL 74
 SHEET No. 4 OF 8