

SURFACE DESCRIPTION	WESTERLY FLOW X-AREA 1	SOUTHERLY FLOW X-AREA 2	EASTERLY FLOW X-AREA 3	TOTAL
ROOF	743 S.F.	2,258 S.F.	0 S.F.	3,001 S.F.
PAVEMENT	5,228 S.F.	1,369 S.F.	0 S.F.	6,597 S.F.
LEDGE	0 S.F.	4,996 S.F.	15,039 S.F.	20,035 S.F.
LAWN	2,566 S.F.	10,923 S.F.	0 S.F.	13,489 S.F.
WOODS	0 S.F.	102,769 S.F.	110,687 S.F.	213,456 S.F.
1/4 AC. LOT, 38% IMPERVIOUS	21,654 S.F.	0 S.F.	0 S.F.	21,654 S.F.
TOTAL	30,191 S.F.	122,315 S.F.	125,726 S.F.	278,232 S.F.
TIME OF CONCENTRATION	15 MINS.	18.0 MINS.	12.9 MINS.	



**Applicant:**  
Barons Custom Homes  
Mark D Barons, President  
1 Garfield Circle  
Burlington, MA 01803

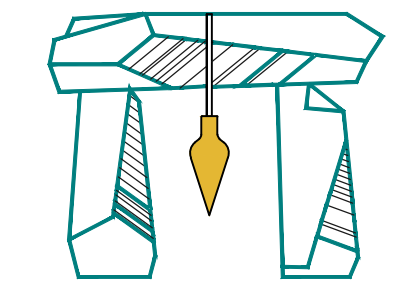
**Record Owners:**  
Philip and Joy Terry  
17 Fairland Street  
15 Fairland Llc  
15 Fairland Street  
185 Lincoln Llc  
0 Lincoln Street  
Chuan Wang & Xiaolu Zhang

**Assessors Data:**  
17 Fairland Street: Map 42 Lot 0204C  
15 Fairland Street: Map 42 Lot 0205  
185 Lincoln Street: Map 42 Lot 0233  
0 Lincoln Street: Map 42 Lot 0232B

**Legal Reference: (Middlesex So.)**  
17 Fairland St.  
Book 41474 Page 304  
Book 34182 Page 201  
Plan No. 1201 of 2003  
15 Fairland St.  
Book 10991 Page 103  
P1 Book 143 Plan 29  
185 Lincoln St.  
Book 25489 Page 498  
Plan No. 540 of 1946  
0 Lincoln St.  
Book 49762 Page 249  
Plan 1946 No. 540  
Plan book 02007 Page 1339



**DeCELLE-BURKE-SALA**



**& Associates, Inc.**

1266 Furnace Brook Parkway, Suite 401 Quincy, MA 02169  
(617) 405-5100 (O) (617) 405-5101 (F)

- GENERAL NOTES:**
- ALL ABUTTER BUILDINGS ARE APPROXIMATE AND FROM GIS LOCATION.
  - THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE IN NOVEMBER & DECEMBER, 2017. ELEVATIONS SHOWN REFER TO NAVD 88.
  - EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING THE PROPOSED CONSTRUCTION ACTIVITY WITH DIG-SAFE AND THE APPLICABLE UTILITY COMPANIES AND MAINTAINING THE EXISTING UTILITY SYSTEM IN SERVICE.
  - DIG-SAFE SHALL BE NOTIFIED PER THE STATE OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 409 AT TEL. 1-888-344-7233. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WERE TAKEN FROM RECORD PLANS. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERTS OF UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
  - THE LOTS SHOWN LIE WITHIN ZONE X (NOT A SPECIAL FLOOD HAZARD ZONE) AS DELINEATED ON FIRM 25017C-0403E, DATED JUNE 4, 2010.
  - ZONING: RS-SINGLE FAMILY  
MIN. LOT AREA = 15,500 S.F.  
MIN. LOT FRONTAGE = 125 FT.  
MIN. LOT WIDTH = 100 FT.  
MIN. FRONT SETBACK = 30 FT.  
MIN. SIDE SETBACK = 15 FT.  
MIN. REAR SETBACK = 15 FT.  
MAX. HEIGHT = 40 FT. (2.5 STORIES)

**LEGEND:**

- EXISTING:**
- LOCUS PROPERTY LINE
  - FORMER PROPERTY LINE
  - SEWER MANHOLE (SMH)
  - DRAIN MANHOLE (DMH)
  - CATCH BASIN (CB)
  - STONEWALL
  - GAS VALVE
  - WATER VALVE
  - WATER SERVICE
  - HYDRANT
  - UTILITY POLE
  - NOW OR FORMERLY
  - DRAIN PIPE
  - WATER MAIN
  - GAS SERVICE
  - UNDERGROUND POWER
  - OVERHEAD WIRES
  - SEWER MAIN
  - LANDSCAPED AREA
  - 1' CONTOUR INTERVAL
  - 5' CONTOUR INTERVAL
  - EXISTING WIRE FENCE
  - TEST PIT
  - LEDGE OUTCROP
  - BOUND
  - IRON ROD/DRILL HOLE
  - IRON ROD
  - IRON ROD
  - LIGHT POLE

PROJECT TITLE & LOCATION:  
**Proposed Residential Development in Lexington, MA**

PLAN TITLE:  
Existing Conditions

PREPARED FOR:  
Barons Custom Homes  
1 Garfield Circle  
Burlington, MA 01803

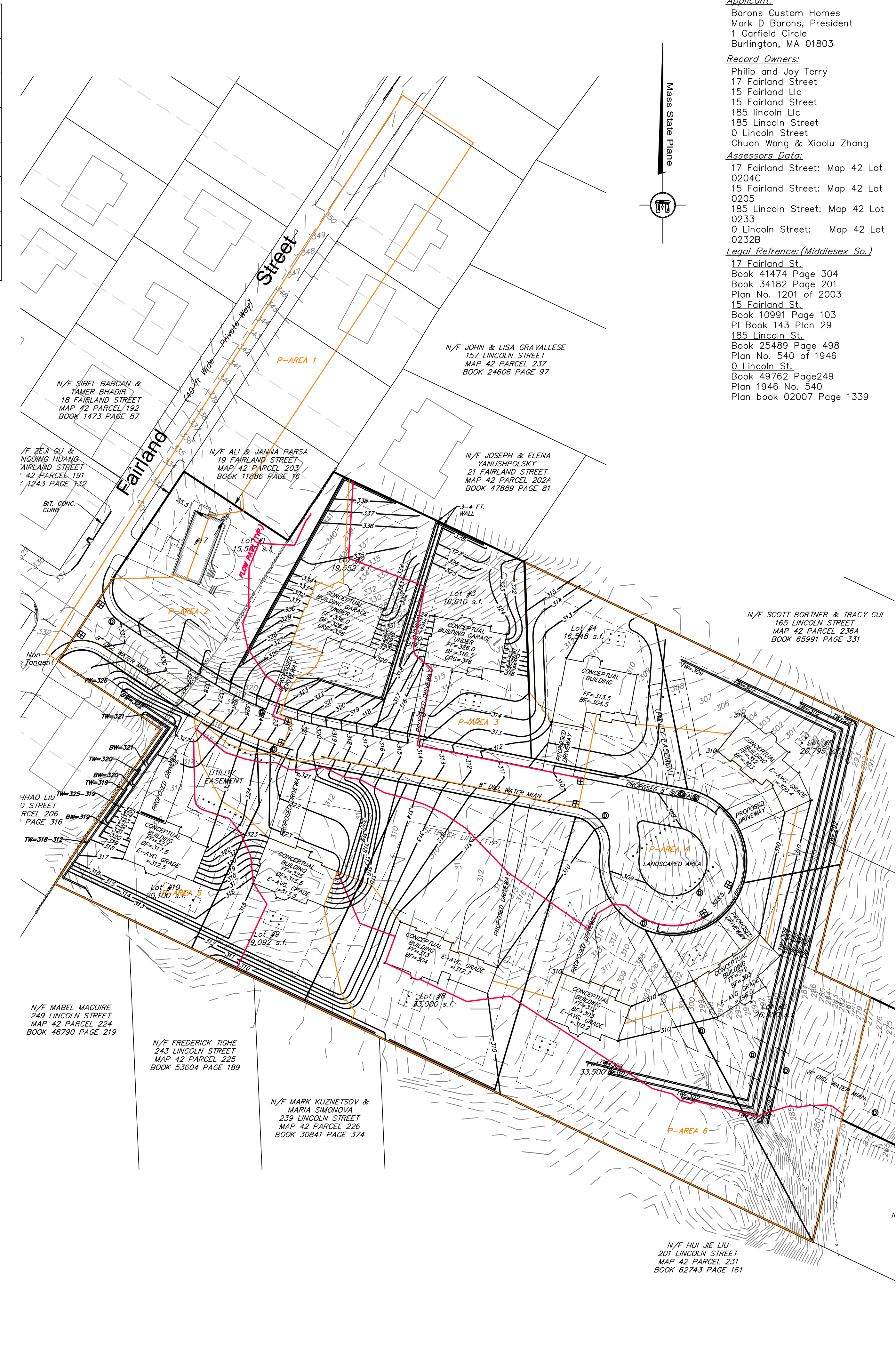
DATE: NOVEMBER 21, 2018

REVISED:

JOB NUMBER: 124.034 SHEET 1 OF 2

SCALE: 1"=50'

SURFACE DESCRIPTION	FAIRLAND STREET P--AREA 1	CATCH BASIN 3&4 P--AREA 2	CATCH BASIN 5&6 P--AREA 3	CATCH BASIN 7&8 P--AREA 4	SOUTHERLY FLOW P--AREA 5	EASTERLY FLOW P--AREA 6	TOTAL
ROOF	743 S.F.	657 S.F.	5,171 S.F.	0 S.F.	4,568 S.F.	12,292 S.F.	23,431 S.F.
PAVEMENT	5,228 S.F.	7,104 S.F.	9,920 S.F.	20,542 S.F.	2,304 S.F.	0 S.F.	45,098 S.F.
LEDGE	0 S.F.	374 S.F.	0 S.F.	0 S.F.	0 S.F.	4,732 S.F.	5,106 S.F.
LAWN	2,566 S.F.	15,570 S.F.	25,915 S.F.	44,570 S.F.	23,162 S.F.	71,160 S.F.	182,943 S.F.
1/4 AC. LOT, 38% IMPERVIOUS	21,654 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.	21,654 S.F.
TOTAL	30,191 S.F.	23,705 S.F.	41,006 S.F.	65,112 S.F.	30,034 S.F.	88,184 S.F.	278,232 S.F.
TIME OF CONCENTRATION	15 MINS.	5.3 MINS.	5.8 MINS.	7.9 MINS.	6.3 MINS.	9.3 MINS.	



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Plan 1946 No. 540  
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MAX. HEIGHT = 40 FT. (2.5 STORIES)

**LEGEND:**

<b>EXISTING:</b>		<b>PROPOSED:</b>
— LOCUS PROPERTY LINE	— LOCUS PROPERTY LINE	— LOCUS PROPERTY LINE
— SEWER MANHOLE (SMH)	— SEWER MANHOLE (SMH)	— SEWER MANHOLE (SMH)
— DRAIN MANHOLE (DMH)	— DRAIN MANHOLE (DMH)	— DRAIN MANHOLE (DMH)
— CATCH BASIN (CB)	— CATCH BASIN (CB)	— CATCH BASIN (CB)
— STONEWALL	— STONEWALL	— STONEWALL
— GAS VALVE	— GAS VALVE	— GAS VALVE
— WATER VALVE	— WATER VALVE	— WATER VALVE
— WATER SERVICE	— WATER SERVICE	— WATER SERVICE
— HYDRANT	— HYDRANT	— HYDRANT
— UTILITY POLE	— UTILITY POLE	— UTILITY POLE
N/F	N/F	N/F
— DRAIN PIPE	— DRAIN PIPE	— DRAIN PIPE
— WATER MAIN	— WATER MAIN	— WATER MAIN
— GAS SERVICE	— GAS SERVICE	— GAS SERVICE
— UNDERGROUND POWER	— UNDERGROUND POWER	— UNDERGROUND POWER
— OVERHEAD WIRES	— OVERHEAD WIRES	— OVERHEAD WIRES
— SEWER MAIN	— SEWER MAIN	— SEWER MAIN
LSA	LSA	LSA
272	272	272
280	280	280
— EXISTING CHAIN LINK FENCE	— EXISTING CHAIN LINK FENCE	— EXISTING CHAIN LINK FENCE
— TEST PIT	— TEST PIT	— TEST PIT
— TRANSFORMER	— TRANSFORMER	— TRANSFORMER
— LIGHT POLE	— LIGHT POLE	— LIGHT POLE
— BOUND	— BOUND	— BOUND
— IRON ROD	— IRON ROD	— IRON ROD

**PROJECT TITLE & LOCATION:**  
**Proposed Residential Development in Lexington, MA**

**PLAN TITLE:**  
Property Rights and Dimensional Standards

**PREPARED FOR:**  
Barons Custom Homes  
1 Garfield Circle  
Burlington, MA 01803

**DATE:** NOVEMBER 21, 2018

**REVISED:**

**JOB NUMBER:** 124.034      **SHEET** 2 OF 2

**SCALE:** 1"=50'