

**NOTES**

1. HORIZONTAL DATUM IS MASS. STATE PLANE
2. VERTICAL DATUM IS NAVD88
3. ALL DIMENSIONS TO STRUCTURES ARE TO SIDING UNLESS OTHERWISE NOTED.
4. THE LOCATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, RECORD PLANS, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

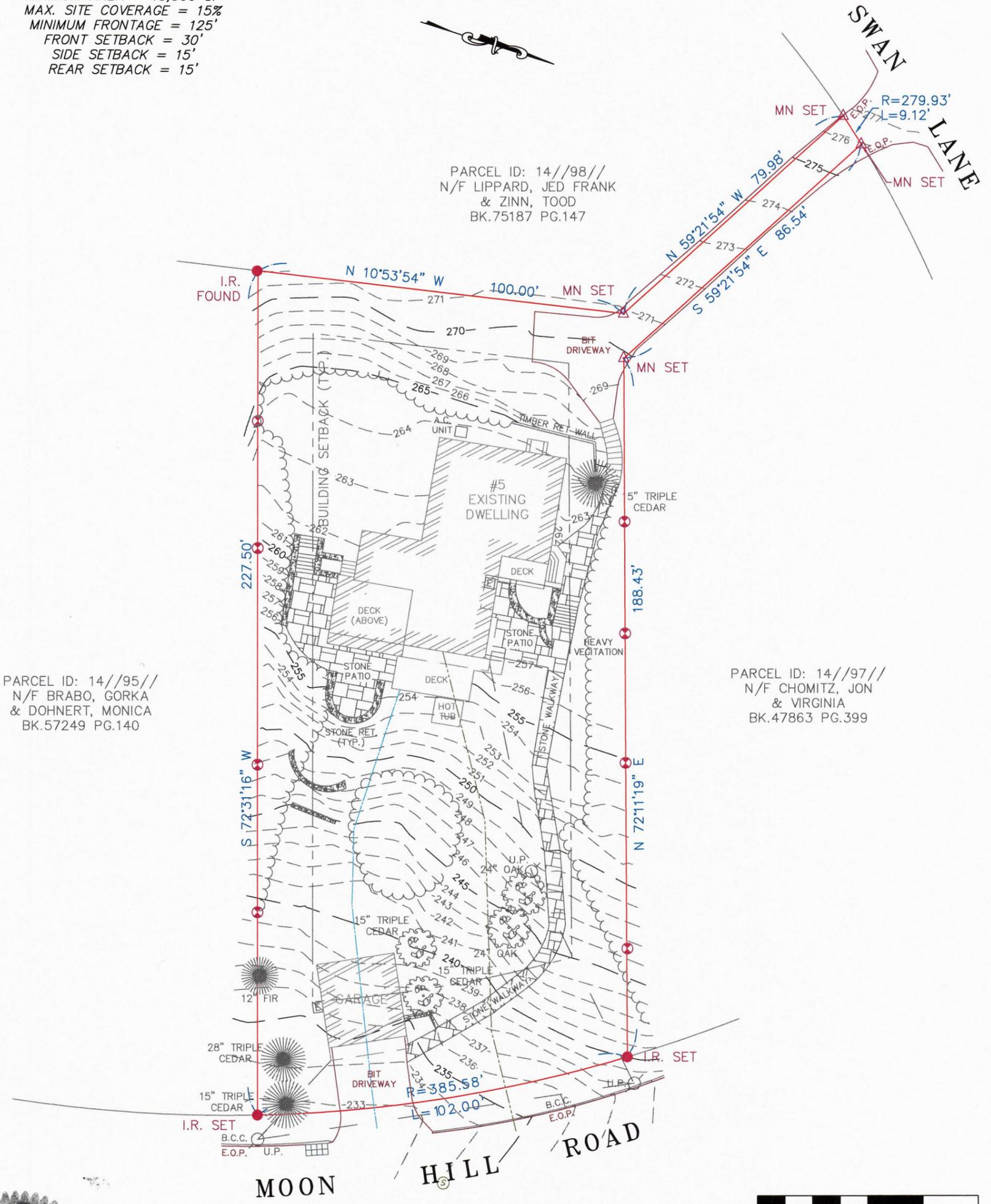
LOT AREA: 22,361 SF

EXISTING SITE COVERAGE: 2,669.56 SF (11.9%)

ZONE - RS  
 MINIMUM AREA = 15,500 SF  
 MAX. SITE COVERAGE = 15%  
 MINIMUM FRONTAGE = 125'  
 FRONT SETBACK = 30'  
 SIDE SETBACK = 15'  
 REAR SETBACK = 15'

**LEGEND**

- PROPERTY LINE
- ABUTTERS
- EDGE OF PAVEMENT
- BITUMINOUS CURB
- SEWER
- WATER
- O.H.W.
- 99- CONTOUR MAJOR
- 100- CONTOUR MINOR
- ELECTRIC METER
- UTILITY POLE
- SEWER MAN HOLE
- CATCH BASIN
- IRON ROD
- NAIL
- STAKE SET



Dennis O'Brien  
 P.L.S.

DEED REFERENCE, BK: 67388 PG: 85  
 PLAN REFERENCE, PLAN #, 1080 OF 1947

**D. O'BRIEN**  
 LAND SURVEYING  
 480 WEST CENTRAL ST. EST 1996  
 FRANKLIN, MA 02038 508-541-0048

**CERTIFIED PLOT PLAN**  
 5 MOON HILL ROAD  
 LEXINGTON, MA MIDDLESEX COUNTY

SCALE: 1:30'	DATE: 7/20/2023	REVISED: ---	DRAWN BY: J.A.A.	CHECKED BY: D.O.
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