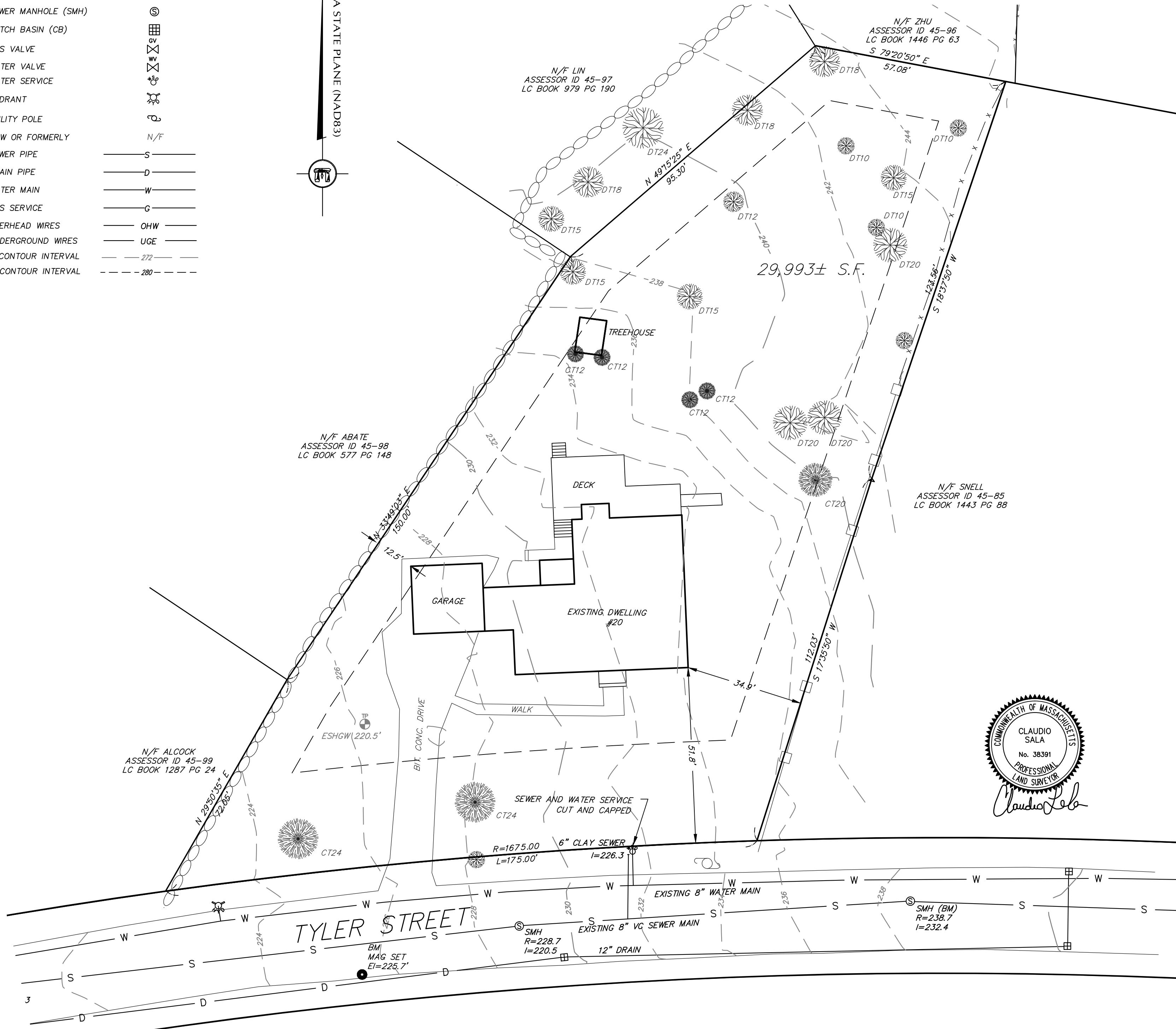
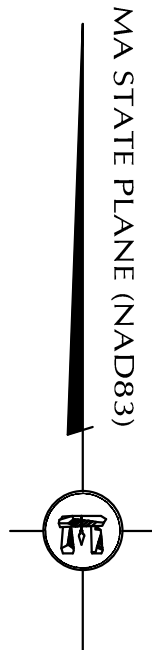


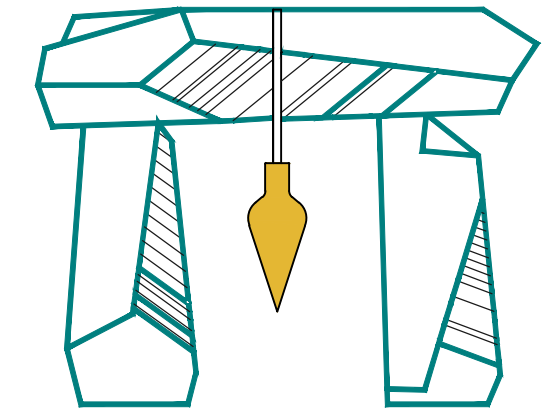
LEGEND:

- LOCUS PROPERTY LINE	
- TREE & TREE TO BE REMOVED	
- DRAIN MANHOLE (DMH)	
- SEWER MANHOLE (SMH)	
- CATCH BASIN (CB)	
- GAS VALVE	
- WATER VALVE	
- WATER SERVICE	
- HYDRANT	
- UTILITY POLE	
- NOW OR FORMERLY	N/F
- SEWER PIPE	
- DRAIN PIPE	
- WATER MAIN	
- GAS SERVICE	
- OVERHEAD WIRES	
- UNDERGROUND WIRES	
- 1' CONTOUR INTERVAL	-272-
- 5' CONTOUR INTERVAL	-280-

EXISTING:



DeCelle-Burke-Sala



1266 Furnace Brook Parkway #401
 Quincy, MA 02169
 617-405-5100(O) 617-405-5101(F)
 www.decelle-burke-sala.com

GENERAL NOTES:

- LOCUS: ASSESSORS MAP 45 LOT 084
 RECORD OWNER: 20 TYLER, LLC
 MARK BARONS, MANAGER
 DEED REFERENCE: CERTIFICATE # 268837
 PLAN REFERENCE: LC PLANS 10065L&I
- THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE IN AUGUST 2018.
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- PARCEL IS ZONED RO.
 MIN. LOT AREA = 30,000 S.F.
 MIN. FRONTAGE = 150 FT.
 MIN. FRONT YARD = 30 FT.
 MIN. SIDE YARD = 15 FT.
 MIN. REAR YARD = 15 FT.

PROJECT TITLE & LOCATION:

PLAN OF LAND
 in
LEXINGTON, MA

20 TYLER STREET

PLAN TITLE:

EXISTING CONDITIONS

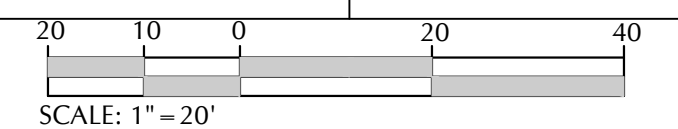
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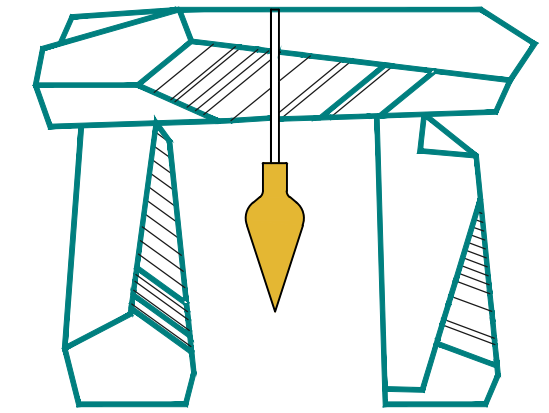
BARONS CUSTOM HOMES
 1 GARFIELD CIRCLE
 BURLINGTON, MA

DATE: SEPTEMBER 28, 2018

REVISED:

JOB NUMBER: 124.035 SHEET 1 OF 3





1266 Furnace Brook Parkway #401
Quincy, MA 02169
617-405-5100(O) 617-405-5101(F)
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GENERAL NOTES:

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PROJECT TITLE & LOCATION:

PLAN OF LAND
in
LEXINGTON, MA

20 TYLER STREET

PLAN TITLE:

PROPOSED LAYOUT & UTILITIES PLAN

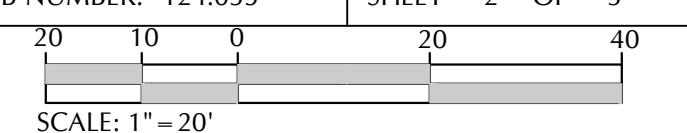
PREPARED FOR:

BARONS CUSTOM HOMES
1 GARFIELD CIRCLE
BURLINGTON, MA

DATE: SEPTEMBER 28, 2018

REVISED:

JOB NUMBER: 124.035 SHEET 2 OF 3



LEGEND:

EXISTING:		PROPOSED:
⊙ SMH	- LOCUS PROPERTY LINE	⊙ SMH
⊙ DMH	- SEWER MANHOLE (SMH)	⊙ DMH
⊠ CB	- DRAIN MANHOLE (DMH)	⊠ CB
⊗	- CATCH BASIN (CB)	⊗
⊗	- GAS VALVE	⊗
⊗	- WATER VALVE	⊗
⊗	- GAS SERVICE	⊗
⊗	- WATER SERVICE	⊗
⊗	- HYDRANT	⊗
⊗	- UTILITY POLE	⊗
N/F	- NOW OR FORMERLY	
D	- DRAIN PIPE	D
W	- WATER MAIN	W
G	- GAS SERVICE	G
OHW	- OVERHEAD WIRES	OHW
S	- SEWER MAIN	S
-280-	- GRADE	280
X15.6	- SPOT GRADE	15X6
□ □	- HAND HOLES FOR UTILITIES	□ □

ZONING SUMMARY:

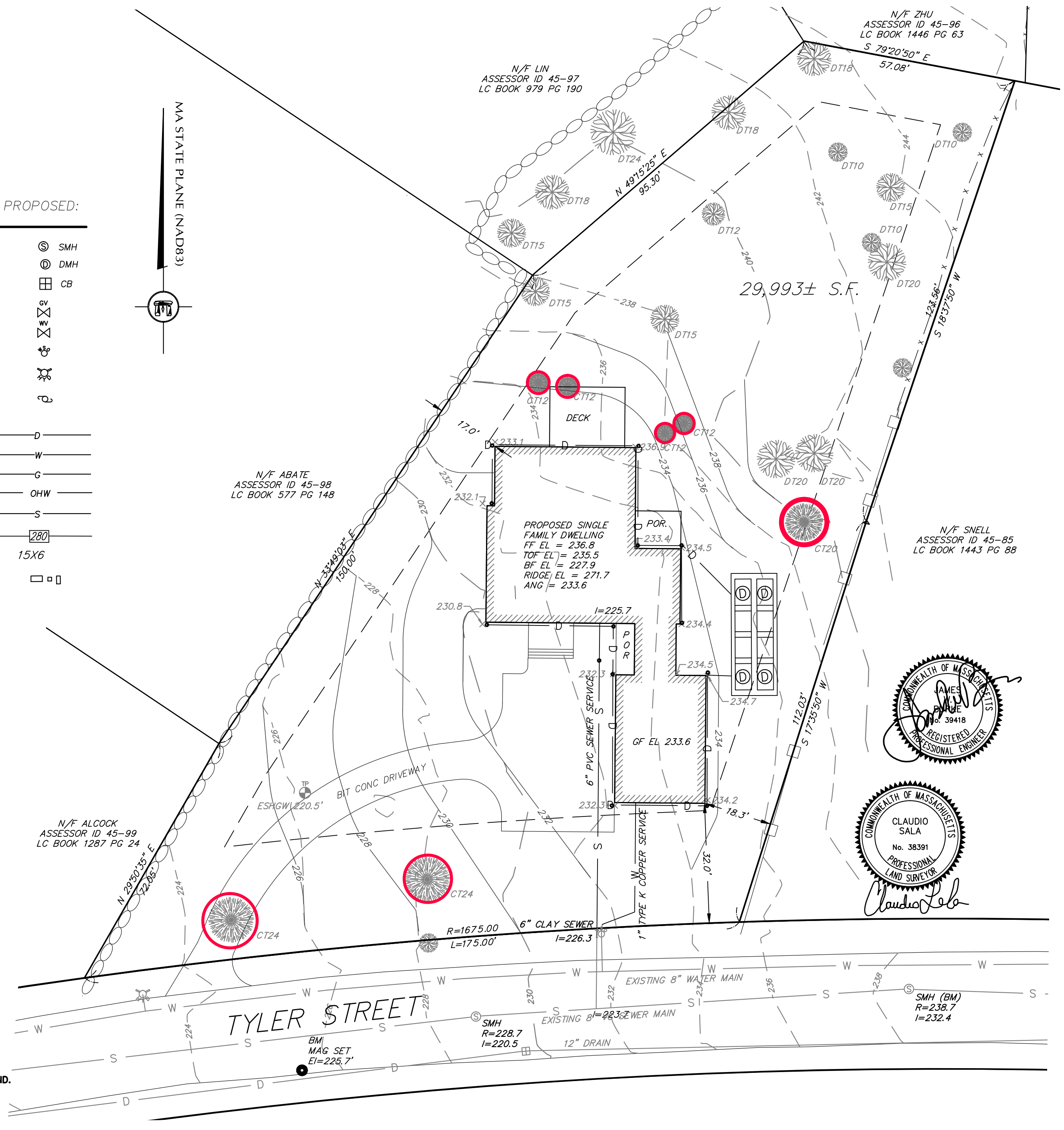
CURRENT ZONING: RESIDENTIAL (RS)

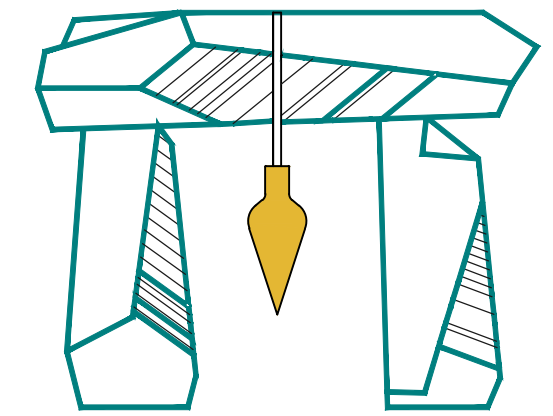
	REQUIRED	PROVIDED
LOT AREA	15,500 S.F.	16,663 S.F.
FRONTAGE	150'	115'
SETBACKS		
FRONT	30'	33.2'
SIDE	15'	17.9'
REAR	15'	95.9'

BUILDING HEIGHT CALCULATIONS

AVG. NATURAL GRADE 233.6'
MAX. BLDG. ELEV. ALLOWED BY ZONING
(40'+233.6' = 273.6')
PROPOSED RIDGE HEIGHT ABOVE FND.=36.2'
PROPOSED RIDGE HEIGHT ELEV. =
(36.2'+235.5' = 271.7')
**MAX. RIDGE HEIGHT - 36.2' ABOVE TOP OF FND.
271.7'-233.6'=38.1' ABOVE ANG**
271.7' < 273.6' CHECK OK

BASEMENT ELEVATION =
TOF=235.5'-BF=227.9=7.6
AVERAGE NATURAL GRADE (ANG)=233.6'
FINISHED FF EI (FFF)= 236.8'
FFF-ANG = 3.2' (<6' OK!)





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MIN. REAR YARD = 15 FT.

PROJECT TITLE & LOCATION:

PROPOSED SITE PLAN
in
LEXINGTON, MA

20 TYLER STREET

PLAN TITLE:

DETAIL SHEET

PREPARED FOR:

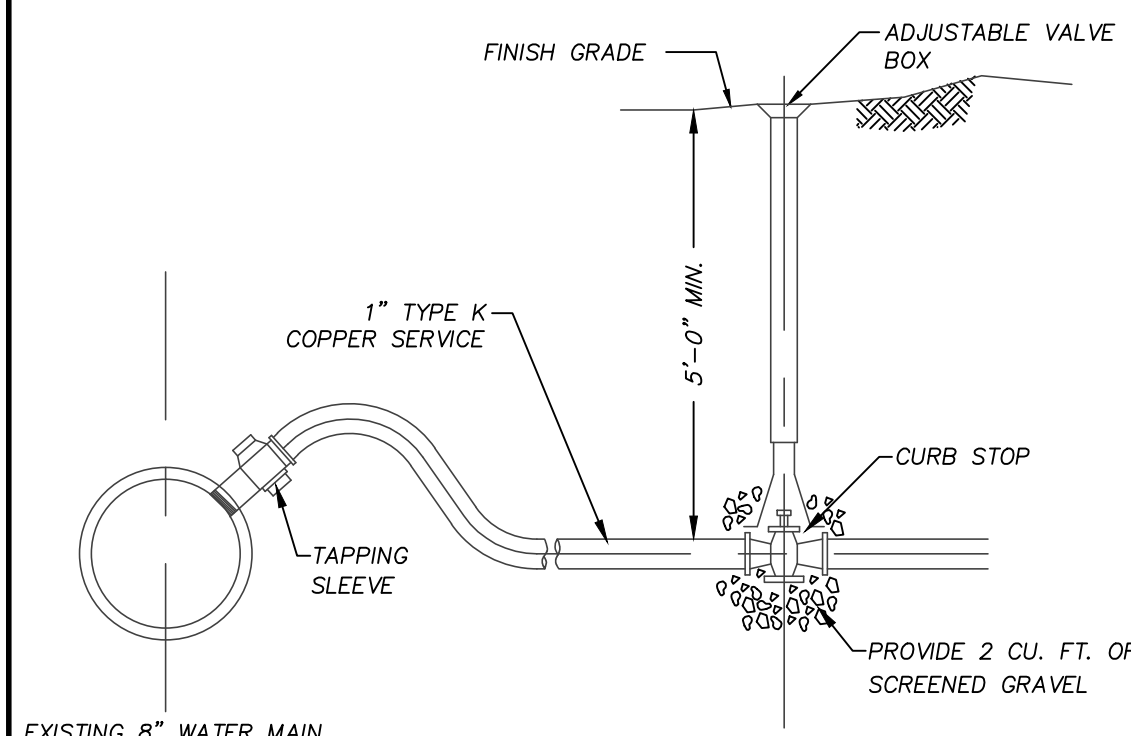
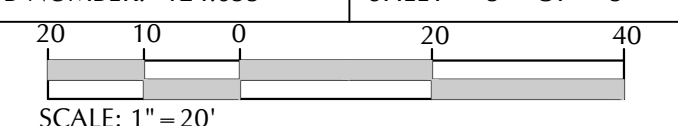
BARONS CUSTOM HOMES
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DATE: SEPTEMBER 28, 2018

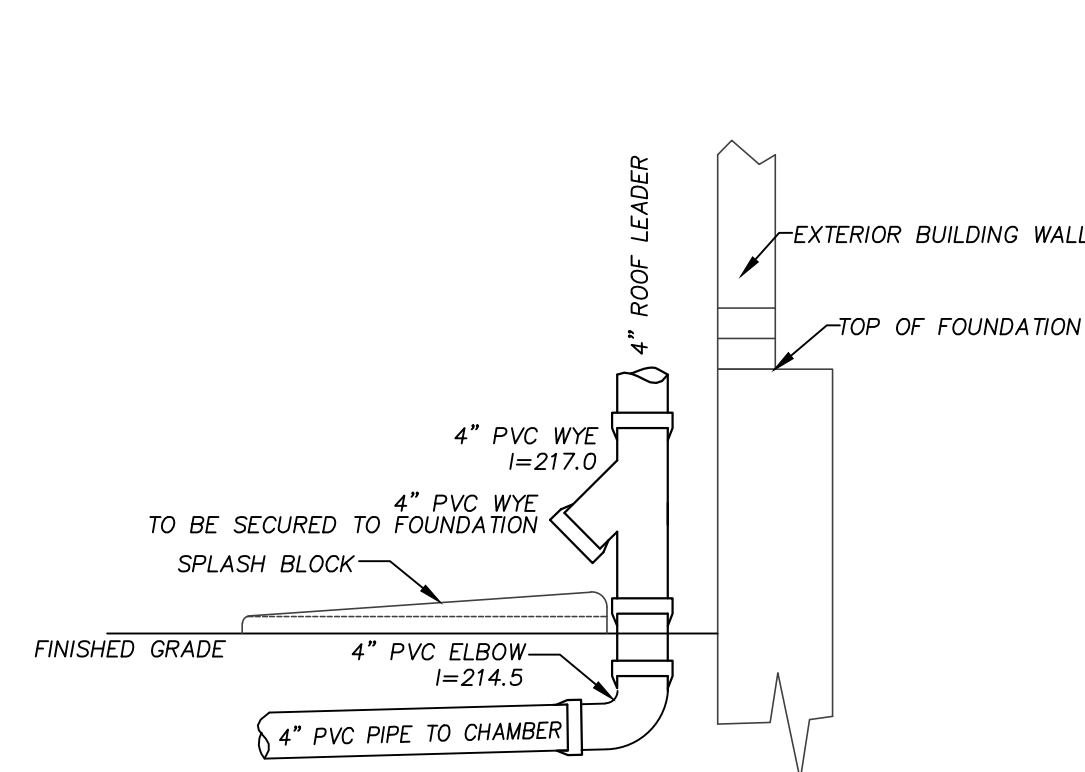
REVISED:

JOB NUMBER: 124.035

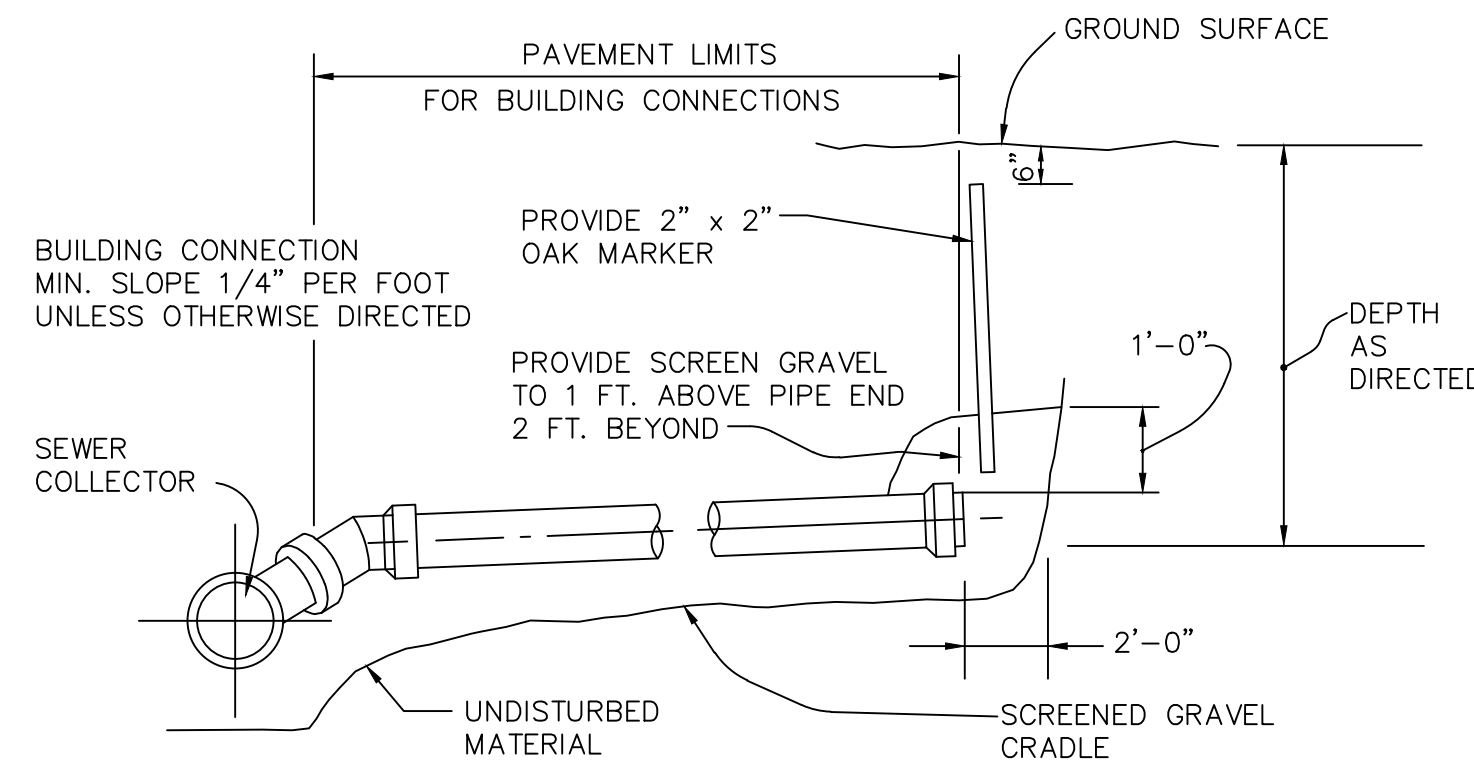
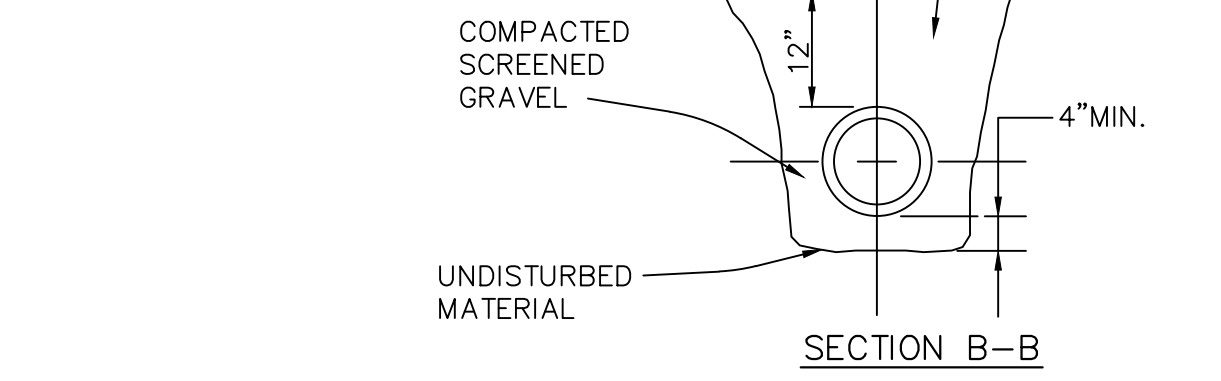
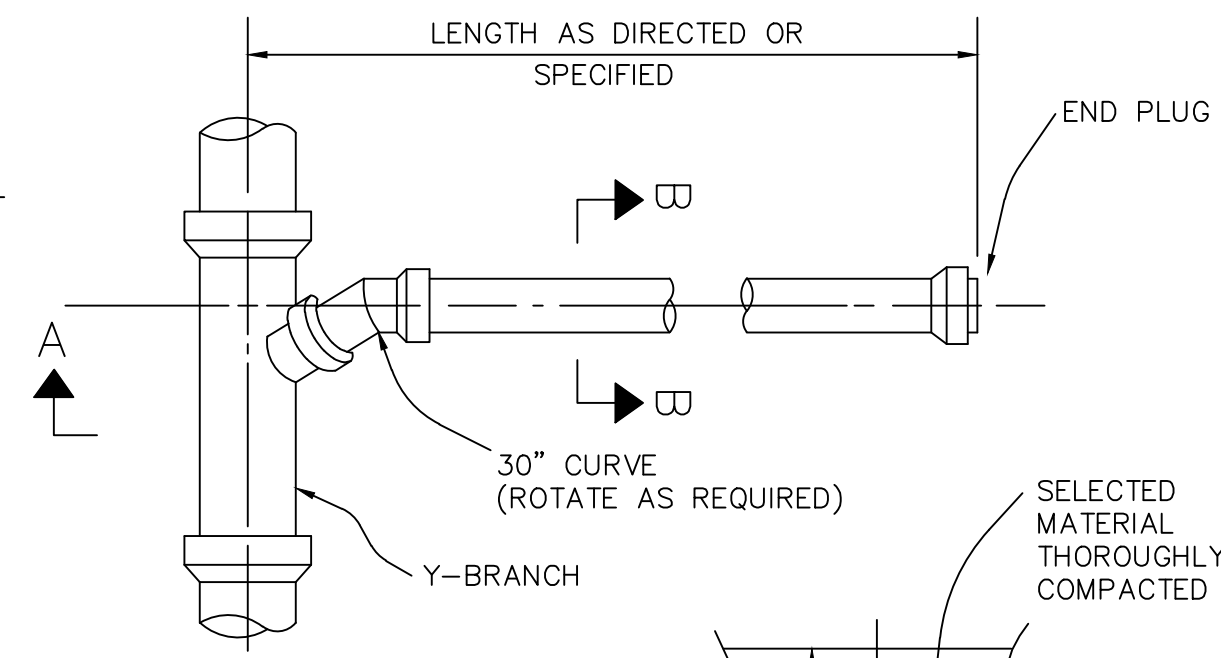
SHEET 3 OF 3



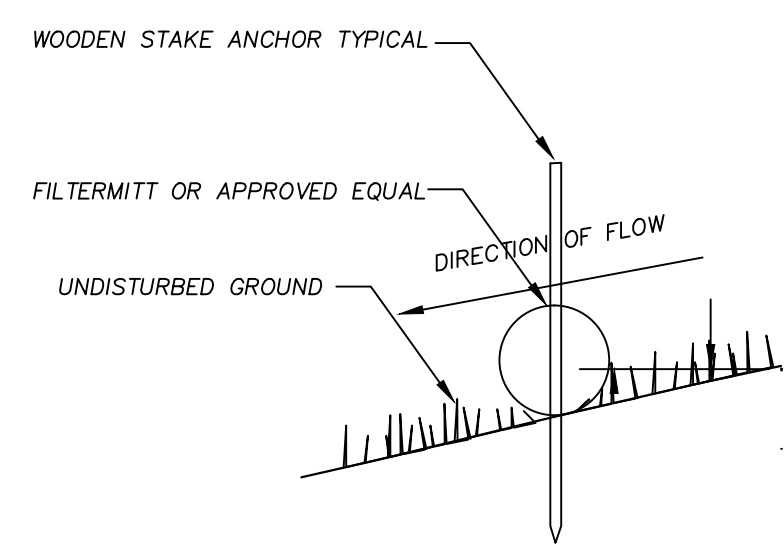
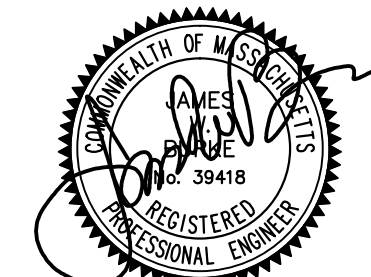
WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



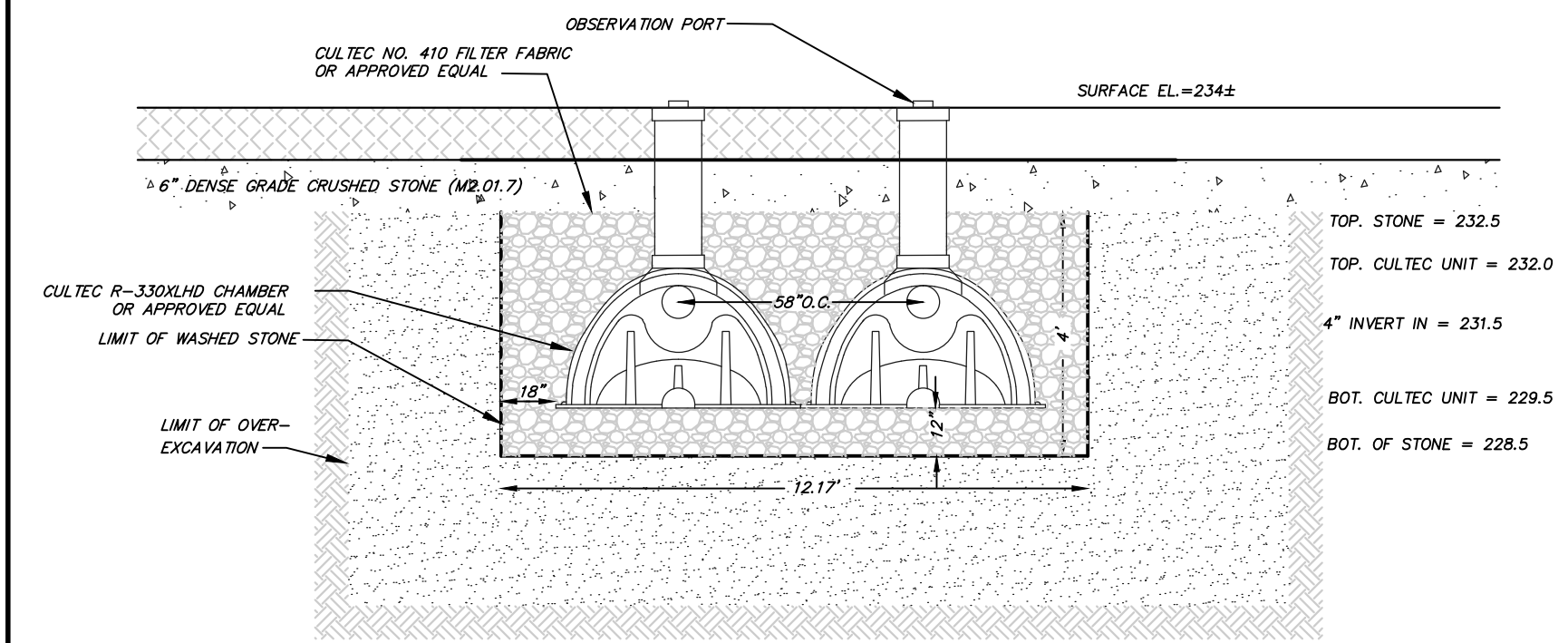
TYPICAL ROOF DRAIN W/ OVERFLOW
NOT TO SCALE



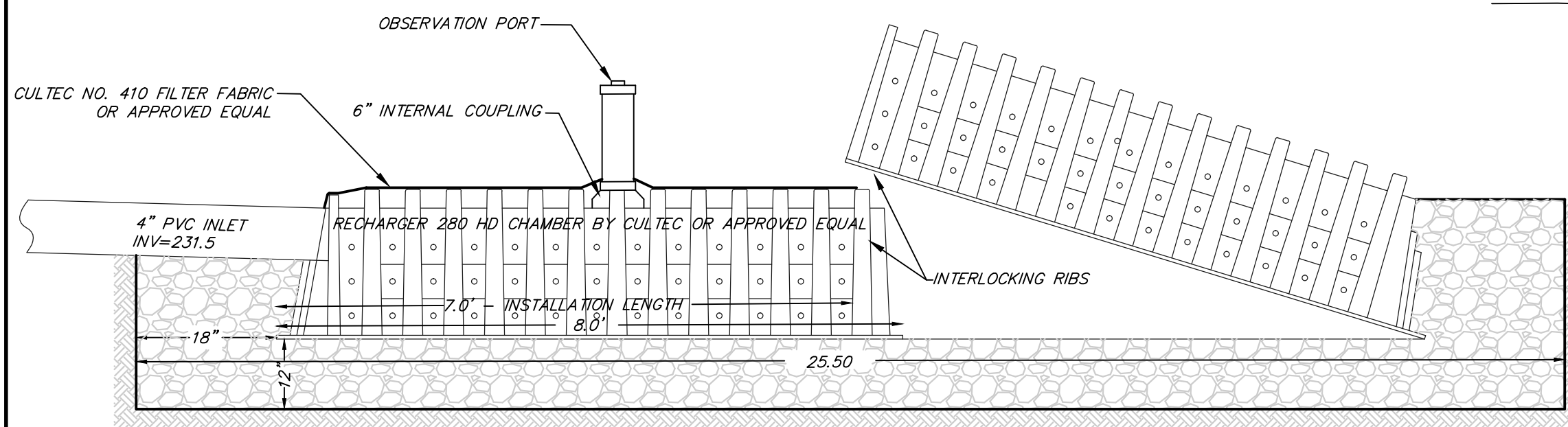
SECTION A-A
BUILDING SEWER CONNECTION
NOT TO SCALE



FILTERMITT OR EQUIVALENT
NOT TO SCALE



CULTEC CHAMBER TYPICAL SECTION
NOT TO SCALE



CULTEC CHAMBER TYPICAL PROFILE
NOT TO SCALE

OBSERVATION PORT INSTALLATION NOTES:

- CONTRACTOR TO CUT 6 inch diameter HOLE AT TOP OF CHAMBER IN THE CENTER OF THE UNIT.
- INSERT A 6 inch INTERNAL COUPLING INTO INSPECTION PORT OPENING.
- USE A 6 inch SCH.40 PVC PIPE TO BRING INSPECTION PORT TO WITHIN 6 inch OF FINISHED GRADE.
- INSTALL A 6 inch SCH.40 END CAP OR PLUG.
- BACKFILL IN ACCORDANCE WITH SPECIFICATIONS.

CULTEC CHAMBER INSTALLATION NOTES:

- CONTRACTOR TO INSTALL CULTEC CHAMBERS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- CULTEC NO. 410 FILTER FABRIC OR APPROVED EQUAL TO BE PLACED OVER THE TOP OF THE DRAINAGE SYSTEM PRIOR TO BACKFILL.
- CONTRACTOR TO REMOVE ALL LOAM, SUBSOIL AND ALL DELETERIOUS MATERIAL FROM EXCAVATION PRIOR TO PLACEMENT OF THE STONE BED.