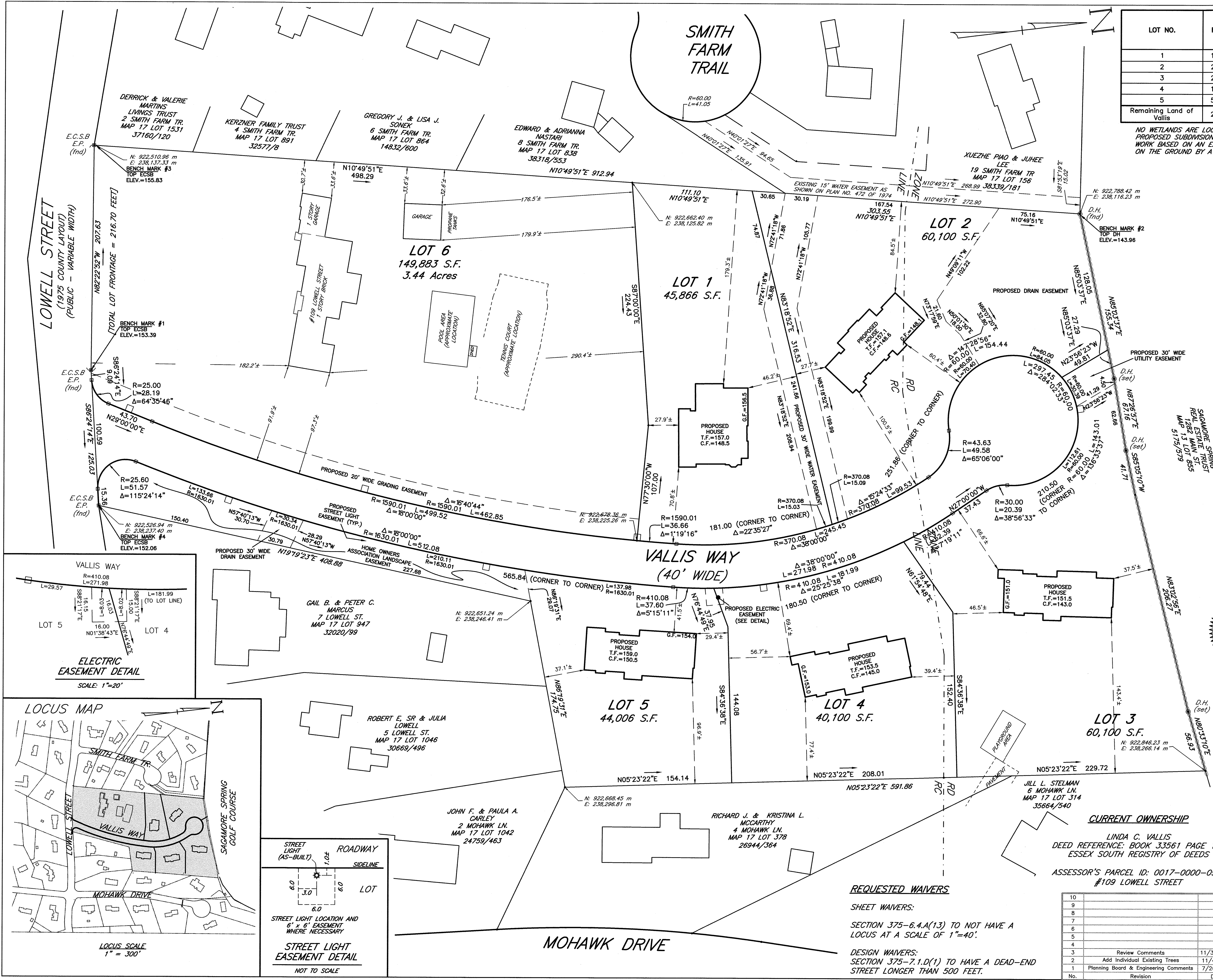




LOT NO.	FRONTAGE	UPLAND AREA	ZONE
1	181.00 ft.	45,866 s.f.	RC
2	251.86 ft.	60,100 s.f.	RD
3	210.50 ft.	60,100 s.f.	RD
4	180.50 ft.	40,100 s.f.	RC
5	565.84 ft.	44,006 s.f.	RC
Remaining Land of Vallis	216.70 ft.	149,883 s.f.	RC

NO WETLANDS ARE LOCATED WITHIN 150 FEET OF THE PROPOSED SUBDIVISION OR WITHIN 150 FEET OF ANY WORK BASED ON AN EXAMINATION OF THE CONDITIONS ON THE GROUND BY A QUALIFIED WETLAND SCIENTIST.

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BETWEEN DECEMBER 1982 AND NOVEMBER 2016.

DATE: APRIL 12, 2021

PROFESSIONAL LAND SURVEYOR

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

I, _____, CLERK OF THE TOWN OF LYNNFIELD, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK

ZONING DISTRICT: SINGLE RESIDENCE C & D

RESIDENCE C
MINIMUM LOT AREA = 40,000 S.F.
MINIMUM LOT FRONTAGE = 180 FEET
MINIMUM LOT WIDTH = 144 FEET (80% OF FRONTAGE)
MAXIMUM PERMITTED LOT COVERAGE = 35%
LOT SHAPE = NOT > 20' FROM PERPENDICULAR FOR A DISTANCE OF AT LEAST 30% OF THE FRONTAGE (54 FEET)
PERMITTED LOT COVERAGE = 35%
MINIMUM SETBACKS:
FRONT = 40 FEET
SIDES = 25 FEET
REAR = 20 FEET

RESIDENCE D
MINIMUM LOT AREA = 60,000 S.F.
MINIMUM LOT FRONTAGE = 210 FEET (CORNER TO CORNER)
MINIMUM LOT WIDTH = 168 FEET (80% FRONTAGE)
MAXIMUM PERMITTED LOT COVERAGE = 35%
LOT SHAPE = NOT > 20' FROM PERPENDICULAR FOR A DISTANCE OF AT LEAST 30% OF THE FRONTAGE (63 FEET)
PERMITTED LOT COVERAGE = 35%
MINIMUM SETBACKS:
FRONT = 60 FEET FROM STREET CENTERLINE
SIDE = 30 FEET
REAR = 20 FEET

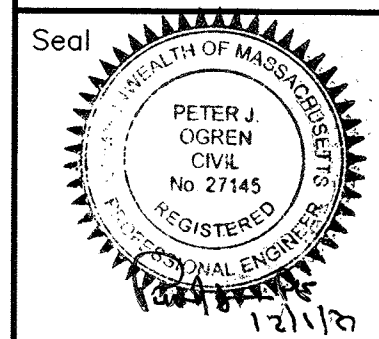
DATUM IS NAVD83

NOTE: PROPERTY IS LOCATED WITHIN THE GROUNDWATER PROTECTION DISTRICT.

--- DENOTES STONE BOUND TO BE SET BY OWNER UNLESS OTHERWISE NOTED.
(TO BE SUPERVISED BY A MASSACHUSETTS PROFESSIONAL LAND SURVEYOR)



LOTING PLAN



0' 20' 40' 80' 120'

DEFINITIVE PLAN VALLIS WAY LYNNFIELD, MASS. ASSESSORS MAP 17 LOT 921

OWNER
LINDA C. VALLIS
109 LOWELL STREET
LYNNFIELD, MA 01940

APPLICANT
PAUL CAGIANO
26666 SEAGUL WAY, UNIT C201
MALIBU, CA 90265-4529

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=40'

April 12, 2021

LYNNFIELD
PLANNING BOARD

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

DEFINITIVE SHEET 1 OF 1

SET SHEET 1 OF 10

CURRENT OWNERSHIP

LINDA C. VALLIS
DEED REFERENCE: BOOK 33561 PAGE 119
ESSEX SOUTH REGISTRY OF DEEDS

ASSESSOR'S PARCEL ID: 0017-0000-0921
#109 LOWELL STREET

REQUESTED WAIVERS

SHEET WAIVERS:

SECTION 375-6.4.A(13) TO NOT HAVE A LOCUS AT A SCALE OF 1"=40'.

DESIGN WAIVERS:
SECTION 375-7.1.D(1) TO HAVE A DEAD-END STREET LONGER THAN 500 FEET.

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3	Review Comments	11/30/2021
2	Add Individual Existing Trees	11/4/2021
1	Planning Board & Engineering Comments	7/26/2021
No.	Revision	Date

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

TREE ABBREVIATIONS:
O - OAK
M - MAPLE
P - PINE
H - HICKORY
C - CEDAR
RC - RED CHERRY

CURRENT OWNERSHIP

LINDA C. VALLIS
DEED REFERENCE: BOOK 33561 PAGE 119 ESSEX SOUTH
REGISTRY OF DEEDS

ASSESSOR'S PARCEL ID: 0017-0000-0921
#109 LOWELL STREET

REQUESTED WAIVERS

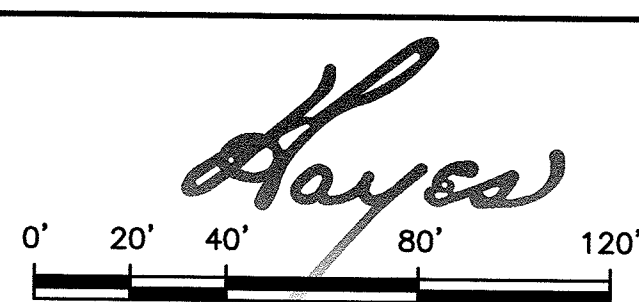
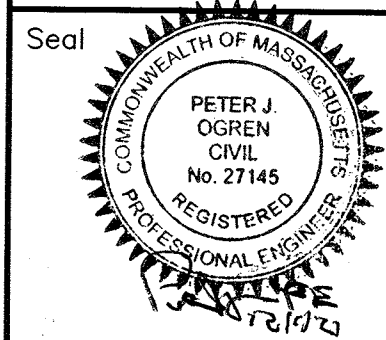
SHEET WAIVERS:

SECTION 375-6.4.B.(1) TO SHOW ONE FOOT
CONTOURS IN PLACE OF TWO FOOT
CONTOURS.

SECTION 375-6.4.B.(4) TO NOT SHOW
SLOPES STEEPER THAN 15%.

NO WETLANDS ARE LOCATED WITHIN 150 FEET OF THE
PROPOSED SUBDIVISION OR WITHIN 150 FEET OF ANY
WORK BASED ON AN EXAMINATION OF THE CONDITIONS
ON THE GROUND BY A QUALIFIED WETLAND SCIENTIST.

EXISTING CONDITIONS PLAN



DEFINITIVE PLAN
VALLIS WAY
LYNNFIELD, MASS.
ASSESSORS MAP 17 LOT 921

OWNER
LINDA C. VALLIS
109 LOWELL STREET
LYNNFIELD, MA 01940

APPLICANT
PAUL CACCIANO
26666 SEAGUL WAY, UNIT C201
MALIBU, CA 90265-4529

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=40'

April 12, 2021

LYNNFIELD
PLANNING BOARD

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

EXISTING SHEET 1 OF 1

SET SHEET 2 OF 10

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

I, CLERK OF THE TOWN OF LYNNFIELD,
DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN
BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT
THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY
DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK

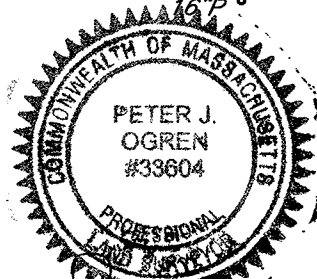
LEGEND

BIT BERM	BERM
SLOPED GRANITE CURB	SGC
CAPE COD BERM	CCB
PAINTED GAS LINE	G
CATCH BASIN	
DRAIN MANHOLE	
UTILITY POLE	
FIRE HYDRANT	
WATER SHUT OFF	
WATER GATE	
GAS GATE	

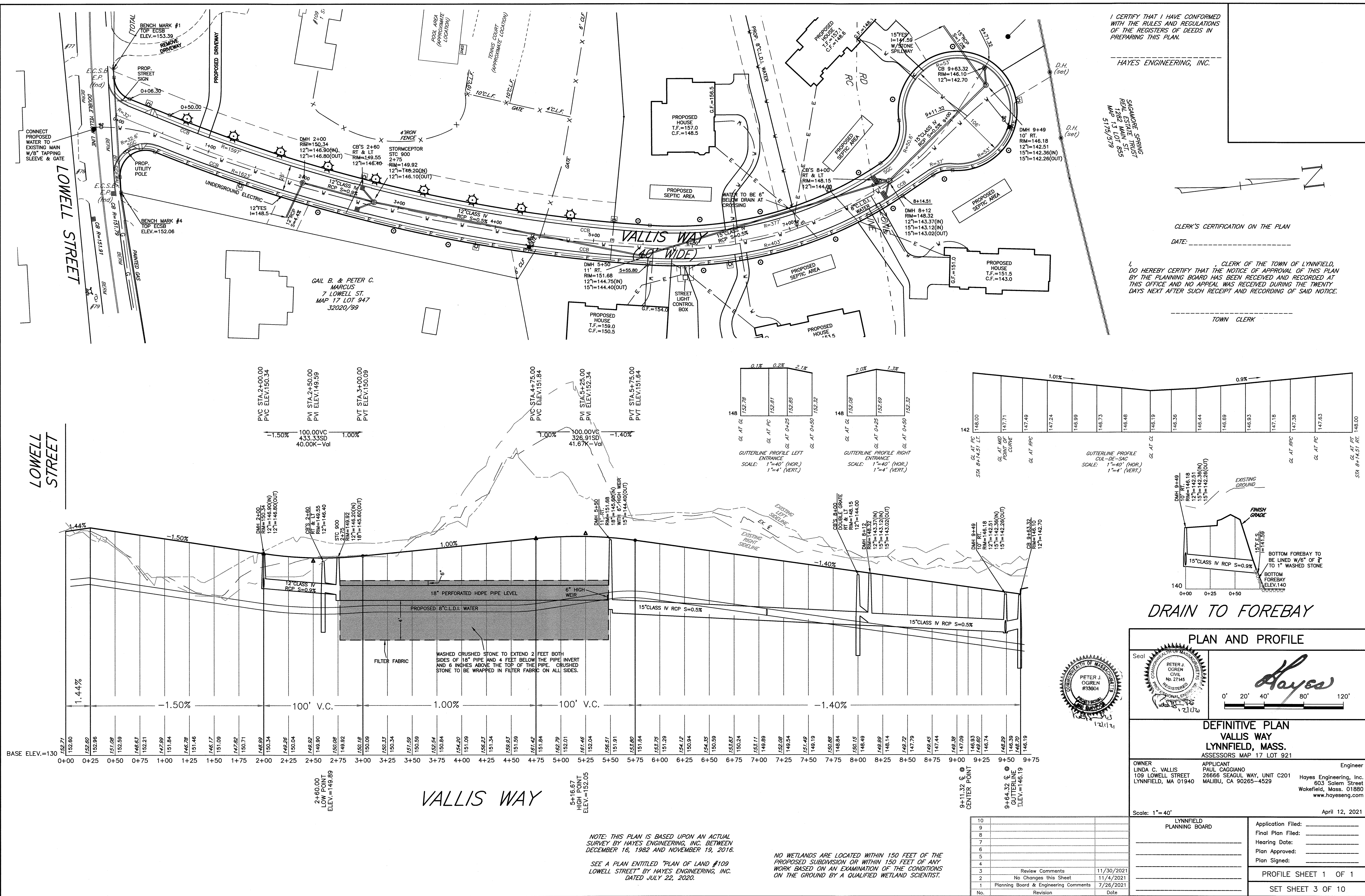
JOHN F. & PAULA A.
CARLEY
2 MOHAWK LN.
MAP 17 LOT 1042
24759/463

RICHARD J. & KRISTINA L.
MCARTHY
4 MOHAWK LN.
MAP 17 LOT 378
26944/364

JILL L. STELMAN
6 MOHAWK LN.
MAP 17 LOT 314
35664/540



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3	Review Comments	11/30/2021
2	Add individual trees	11/04/2021
1	No Changes This Sheet	7/26/2021
No.	Revision	Date



SMITH FARM TRAIL

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

NO WETLANDS ARE LOCATED WITHIN 150 FEET OF THE PROPOSED SUBDIVISION OR WITHIN 150 FEET OF ANY WORK BASED ON AN EXAMINATION OF THE CONDITIONS ON THE GROUND BY A QUALIFIED WETLAND SCIENTIST.

NOTE: ROOF DRAIN DESIGN CRITERIA AND SOIL TESTING MUST BE WITNESSED AND APPROVED BY THE TOWN ENGINEER.

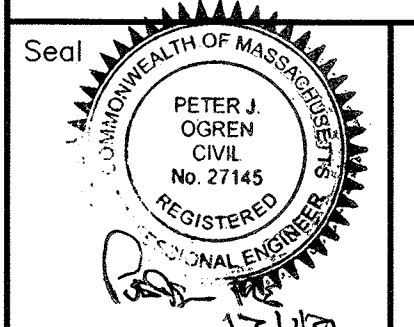
CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

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TOWN CLERK

TOPOGRAPHIC PLAN



Hayes
0' 20' 40' 80' 120'

DEFINITIVE PLAN VALLIS WAY LYNNFIELD, MASS. ASSESSORS MAP 17 LOT 921

OWNER: LINDA C. VALLIS, 109 LOWELL STREET, LYNNFIELD, MA 01940
APPLICANT: PAUL CAGGIANO, 26666 SEAGUL WAY, UNIT C201, MALIBU, CA 90265-4529
Engineer: Hayes Engineering, Inc., 603 Salem Street, Wakefield, Mass. 01880, www.hayeseng.com

Scale: 1"=40' April 12, 2021

LYNNFIELD PLANNING BOARD

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

TOPOGRAPHIC SHEET 1 OF 2

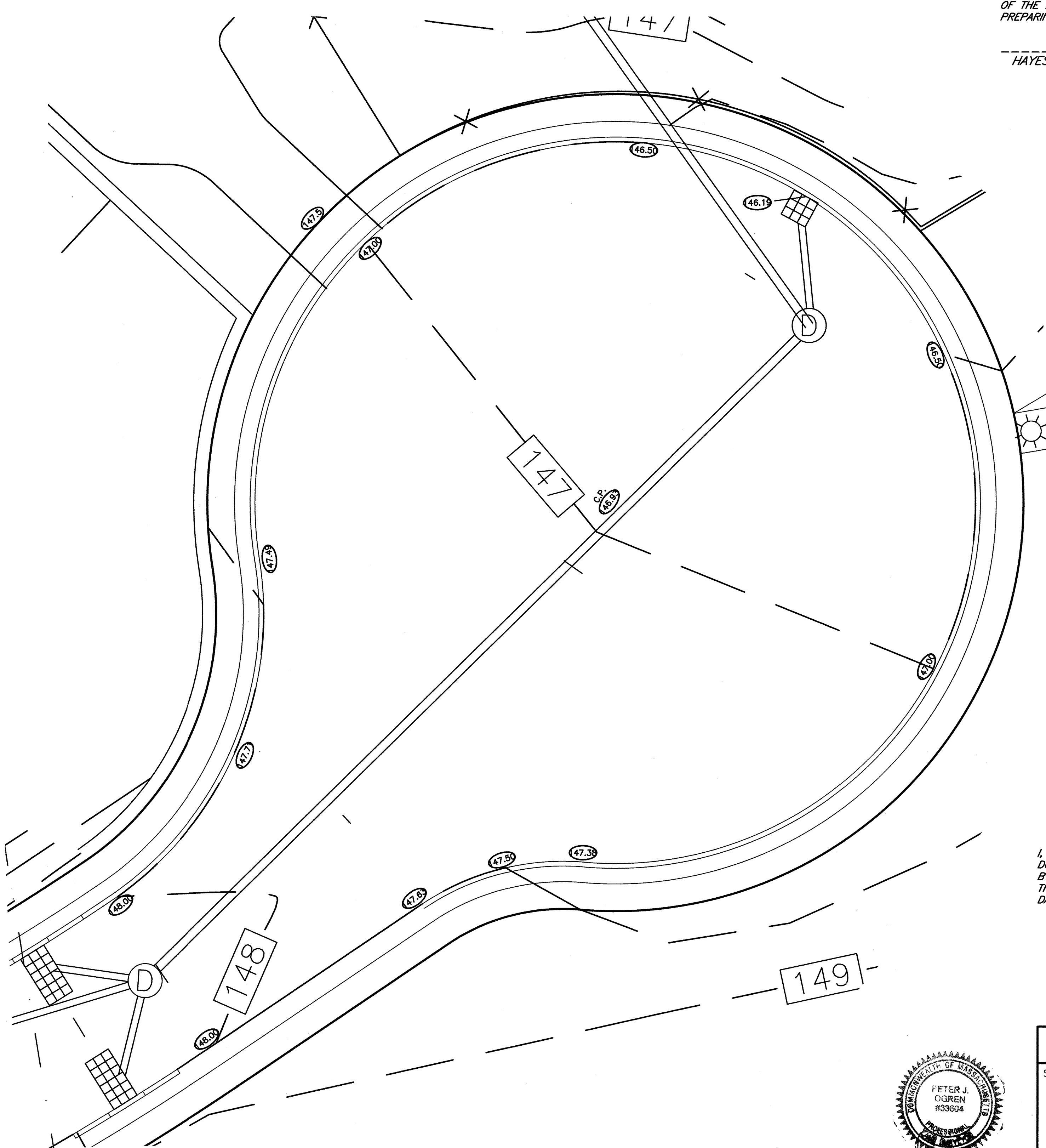
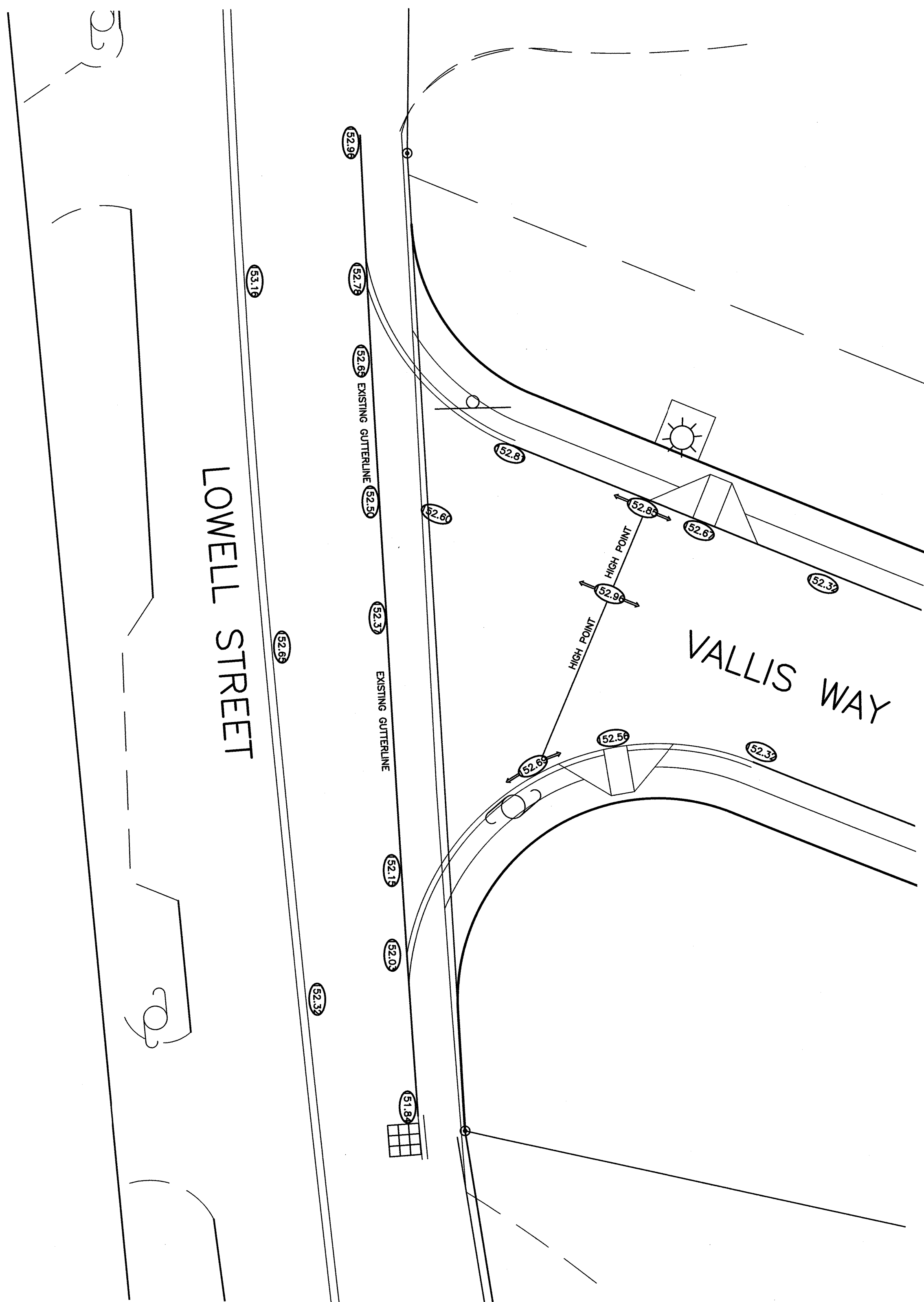
SET SHEET 4 OF 10

LEGEND

BIT BERM	BERM
SLOPED GRANITE CURB	SGC
CAPE COD BERM	CCB
PAINTED GAS LINE	G
CATCH BASIN	
DRAIN MANHOLE	
UTILITY POLE	
FIRE HYDRANT	
WATER SHUT OFF	
WATER GATE	
GAS GATE	

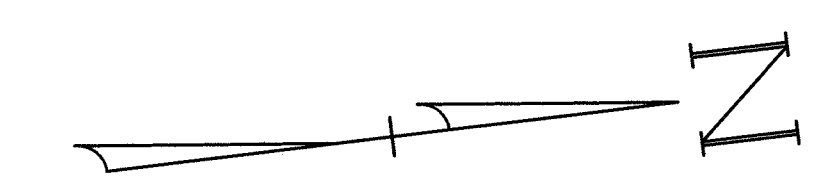
MOHAWK DRIVE

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3	Review Comments	11/30/2021
2	Add Individual Trees	11/4/2021
1	Planning Board & Engineering Comments	7/26/2021
No.	Revision	Date



I CERTIFY THAT I HAVE CONFORMED
WITH THE RULES AND REGULATIONS
OF THE REGISTERS OF DEEDS IN
PREPARING THIS PLAN.

HAYES ENGINEERING, INC.



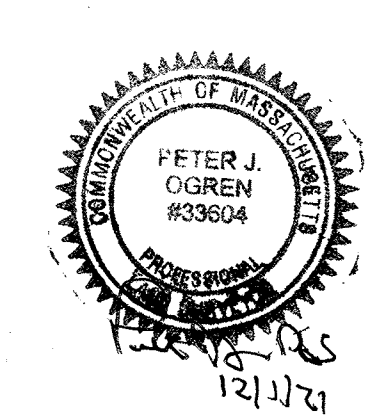
CLERK'S CERTIFICATION ON THE PLAN
DATE: _____

I, _____, CLERK OF THE TOWN OF LYNNFIELD,
DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN
BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT
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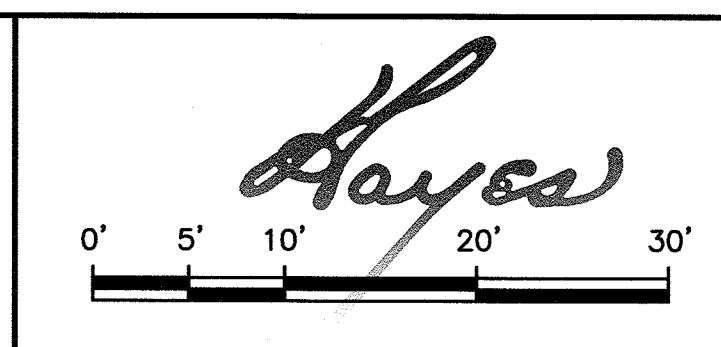
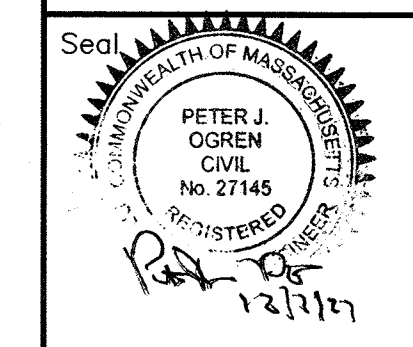
TOWN CLERK

LEGEND

- | | |
|---------------------|------|
| BIT BERM | BERM |
| SLOPED GRANITE CURB | SGC |
| CAPE COD BERM | CCB |
| PAINTED GAS LINE | G |
| CATCH BASIN | ■ |
| DRAIN MANHOLE | ⊙ |
| UTILITY POLE | ⊙ |
| FIRE HYDRANT | ⊙ |
| WATER SHUT OFF | ⊙ |
| WATER GATE | ⊙ |
| GAS GATE | ⊙ |



TOPOGRAPHIC PLAN



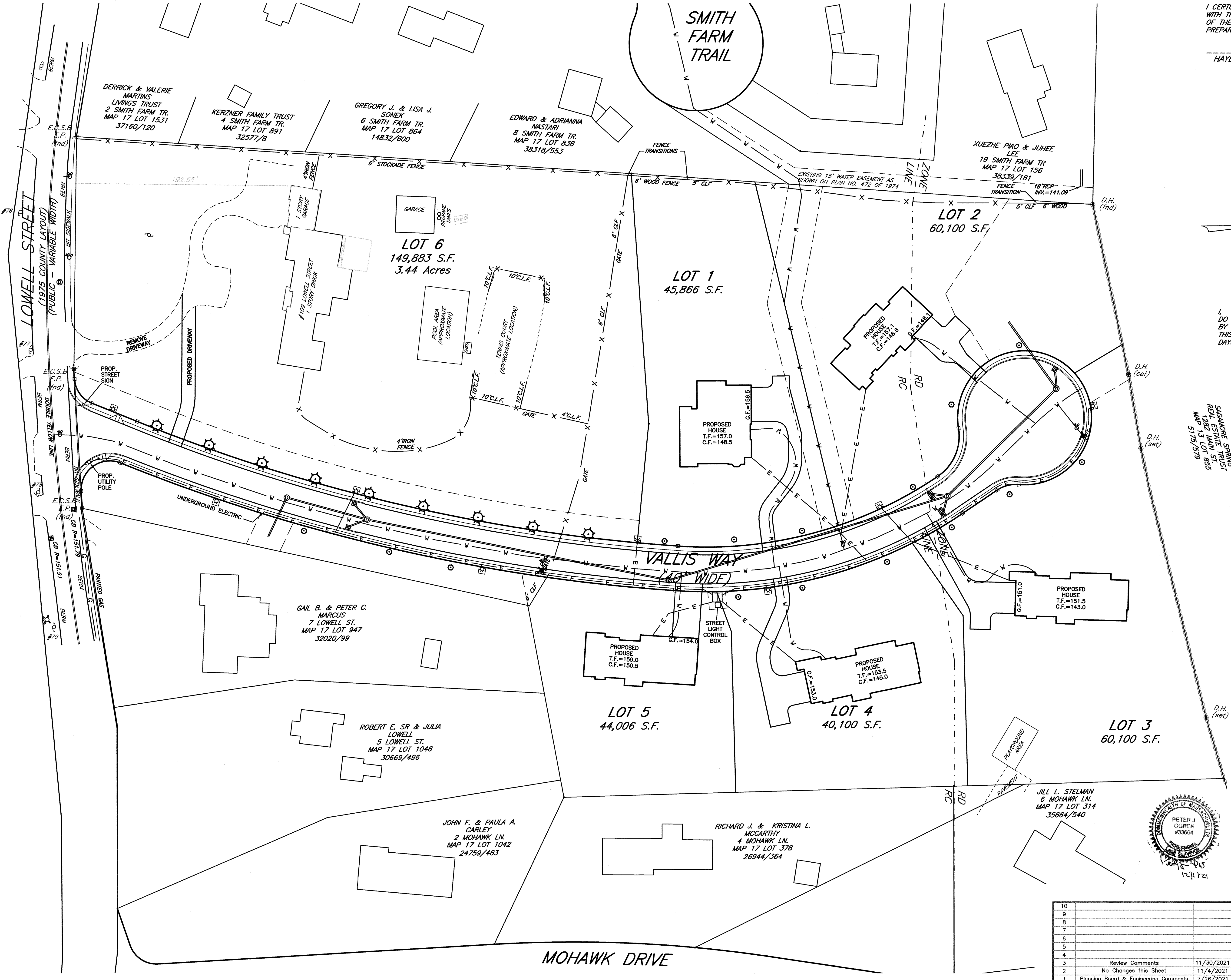
DEFINITIVE PLAN
VALLIS WAY
LYNNFIELD, MASS.
ASSESSORS MAP 17 LOT 921

OWNER LINDA C. VALLIS 109 LOWELL STREET LYNNFIELD, MA 01940	APPLICANT PAUL CAGGIANO 26666 SEAGUL WAY, UNIT C201 MALIBU, CA 90265-4529	Engineer Hayes Engineering, Inc. 603 Salem Street Wakefield, Mass. 01880 www.hayeseng.com
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Scale: 1"=10' LYNNFIELD PLANNING BOARD April 12, 2021

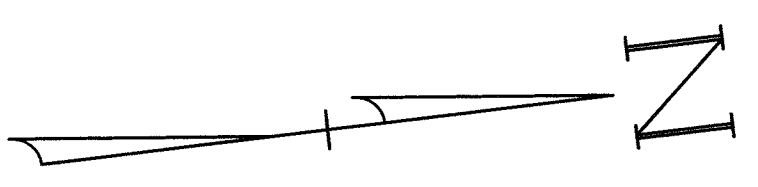
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3	Review Comments	11/30/2021
2	Add Individual Trees	11/4/2021
1	Planning Board & Engineering Comments	7/26/2021
No.	Revision	Date

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____
TOPOGRAPHIC SHEET 2 OF 2
SET SHEET 5 OF 10



I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.



CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

CLERK OF THE TOWN OF LYNNFIELD,
DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK

SQUADRO SPRING
REAL ESTATE TRUST
128 MAIN ST.
MAP 13 LOT 855
5179/519

Seal

0' 20' 40' 80' 120'

STREET LIGHTING PLAN

DEFINITIVE PLAN
VALLIS WAY
LYNNFIELD, MASS.
ASSESSORS MAP 17 LOT 921

OWNER
LINDA C. VALLIS
109 LOWELL STREET
LYNNFIELD, MA 01940

APPLICANT
PAUL CAGGIANO
26666 SEAGUL WAY, UNIT C201
MALIBU, CA 90265-4529

Engineer
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"= 40'

LYNNFIELD
PLANNING BOARD

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

LIGHTING SHEET 1 OF 1

SET SHEET 6 OF 10

April 12, 2021

10		
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3	Review Comments	11/30/2021
2	No Changes this Sheet	11/4/2021
1	Planning Board & Engineering Comments	7/26/2021
No.	Revision	Date

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

NOTE: ALL DISTURBED AREAS TO BE LANDSCAPED OR HYDROSEEDING
ALL CATCH BASINS (INCLUDING CATCH BASINS ON LOWELL STREET) TO BE FITTED WITH SILTSACKS UNTIL THE ENTIRE SITE IS STABILIZED.
SEE CPPP IN THE STORMWATER REPORT FOR OPERATIONAL DETAILS.

NO WETLANDS ARE LOCATED WITHIN 150 FEET OF THE PROPOSED SUBDIVISION OR WITHIN 150 FEET OF ANY WORK BASED ON AN EXAMINATION OF THE CONDITIONS ON THE GROUND BY A QUALIFIED WETLAND SCIENTIST.

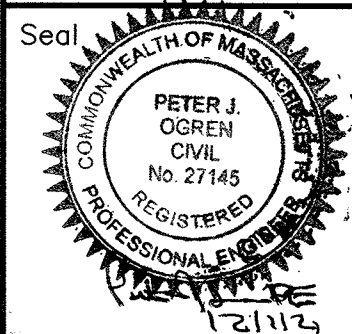
CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

I, _____, CLERK OF THE TOWN OF LYNNFIELD, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK

EROSION CONTROL PLAN



0' 20' 40' 80' 120'

DEFINITIVE PLAN VALLIS WAY LYNNFIELD, MASS. ASSESSORS MAP 17 LOT 921

OWNER: LINDA C. VALLIS, 109 LOWELL STREET, LYNNFIELD, MA 01940
APPLICANT: PAUL CAGGIANO, 26666 SEAGUL WAY, UNIT C201, MALIBU, CA 90265-4529
Engineer: Hayes Engineering, Inc., 603 Salem Street, Wakefield, Mass. 01880, www.hayeseng.com

Scale: 1"=40'

April 12, 2021

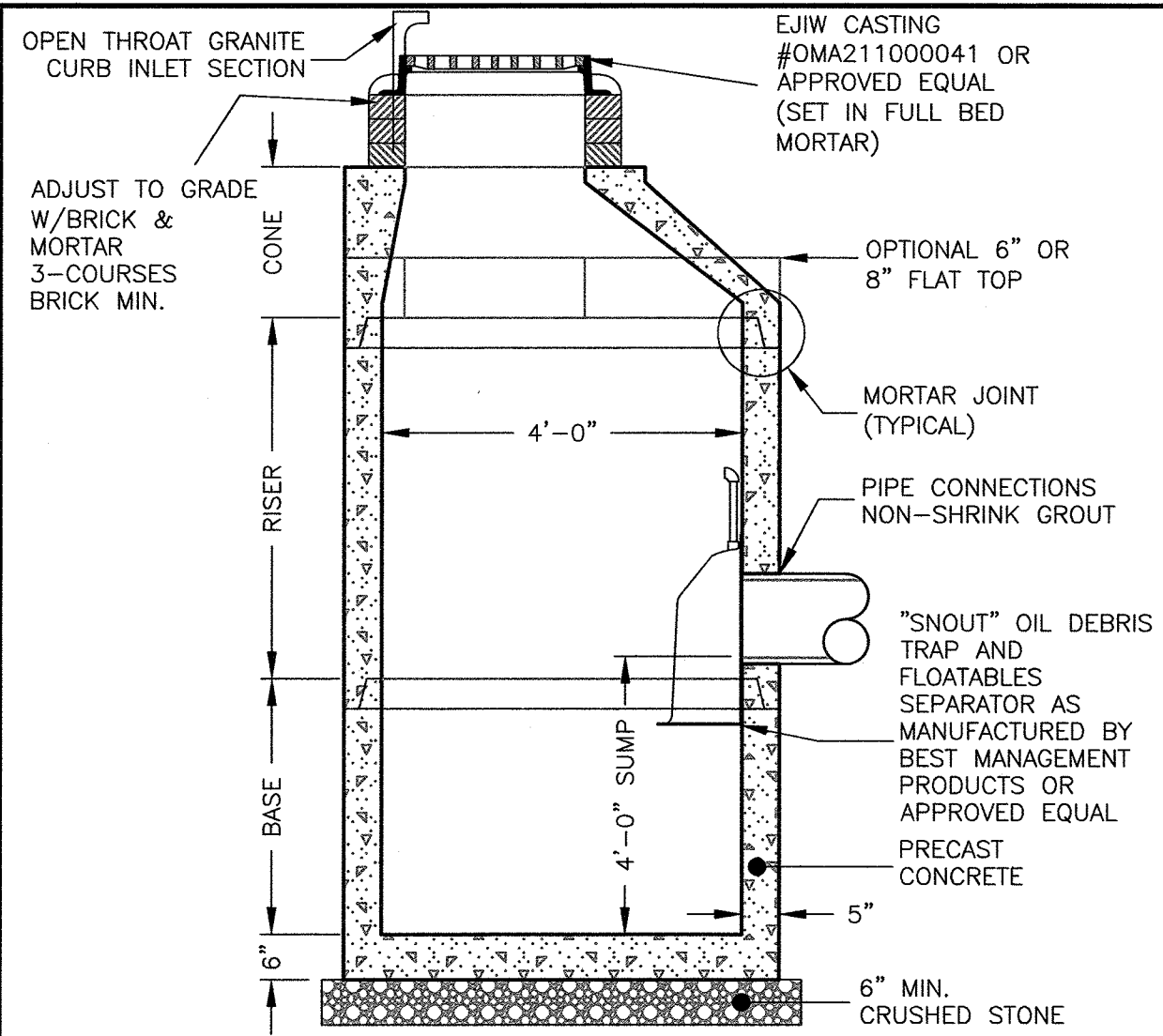
LYNNFIELD
PLANNING BOARD

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
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Plan Signed: _____

EROSION SHEET 1 OF 1

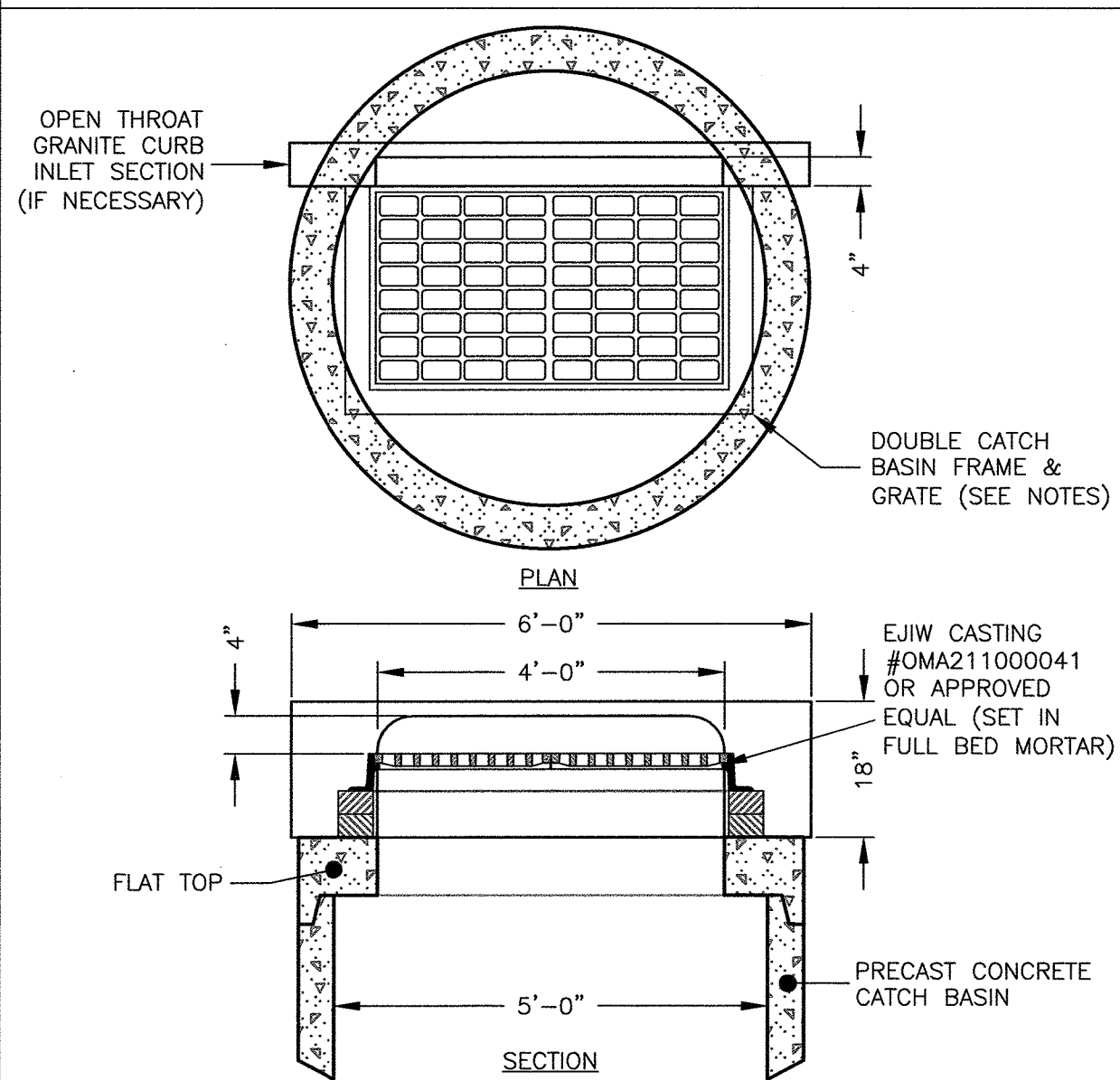
SET SHEET 7 OF 10

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3	Review Comments	11/30/2021
2	No Changes this Sheet	11/4/2021
1	Planning Board & Engineering Comments	7/26/2021
No.	Revision	Date



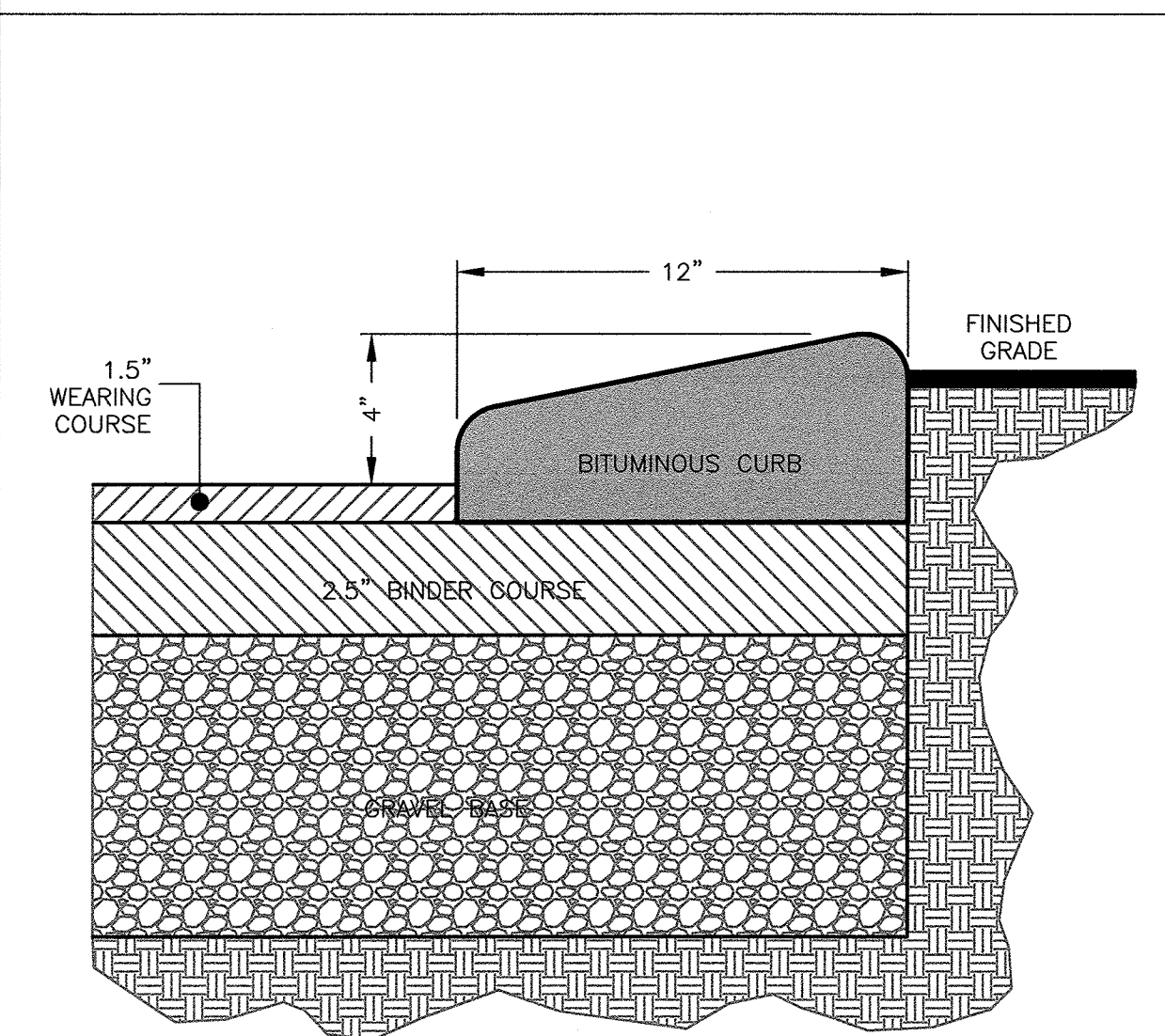
PRE-CAST CATCH BASIN
NOT TO SCALE

- NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
 3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."



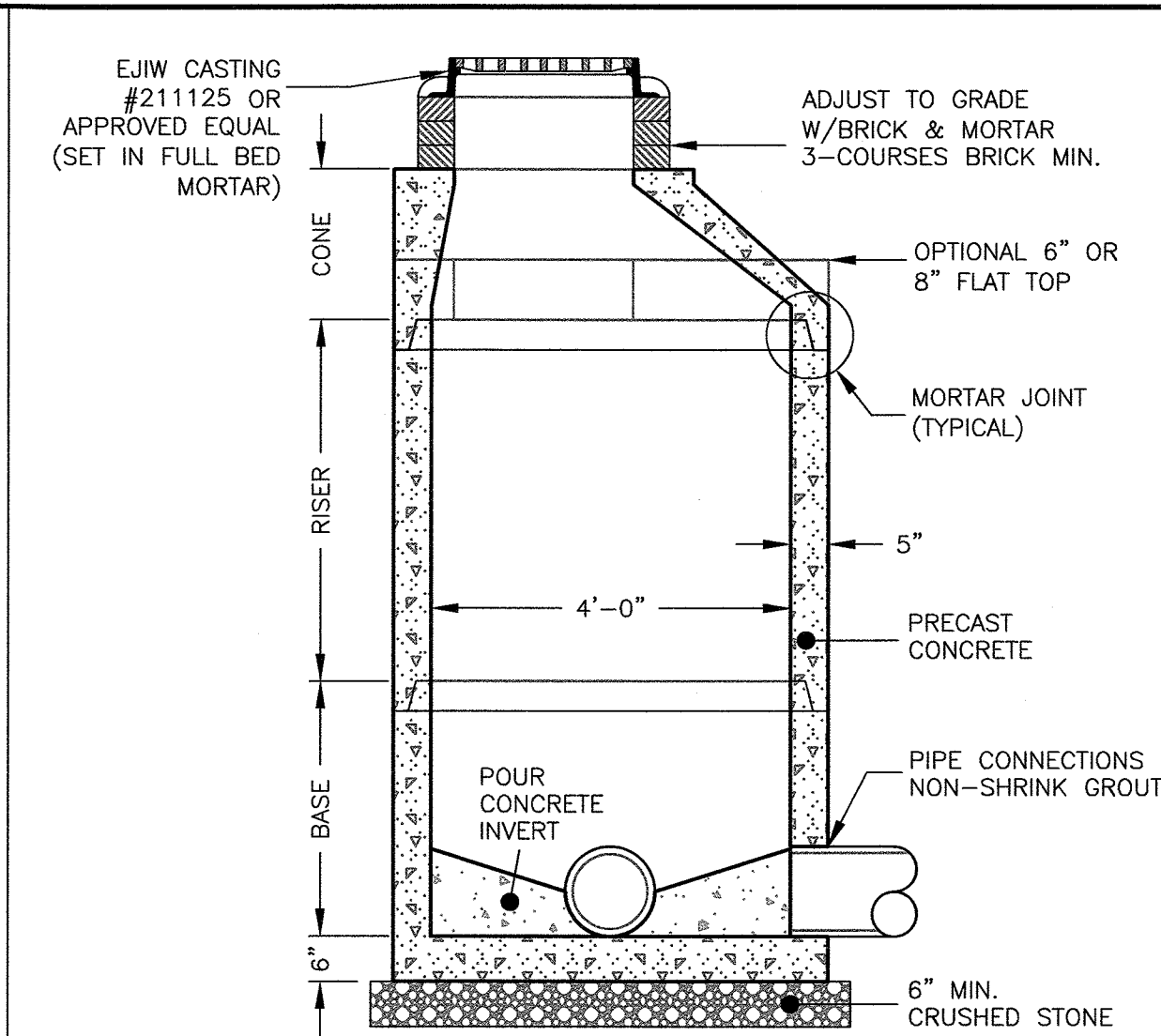
DOUBLE FRAME & GRATE
NOT TO SCALE

- NOTES:
1. ON SLOPES USE LEBARON LV2448-2-000 FRAME W/LEBARON LK120D-300 3 FLANGE CASCADE GRATE OR APPROVED EQUAL.
 2. AT LOW POINTS USE LEBARON LV2448-2-000 FRAME W/LEBARON LF248-2-000 3 FLANGE GRATE OR APPROVED EQUAL.



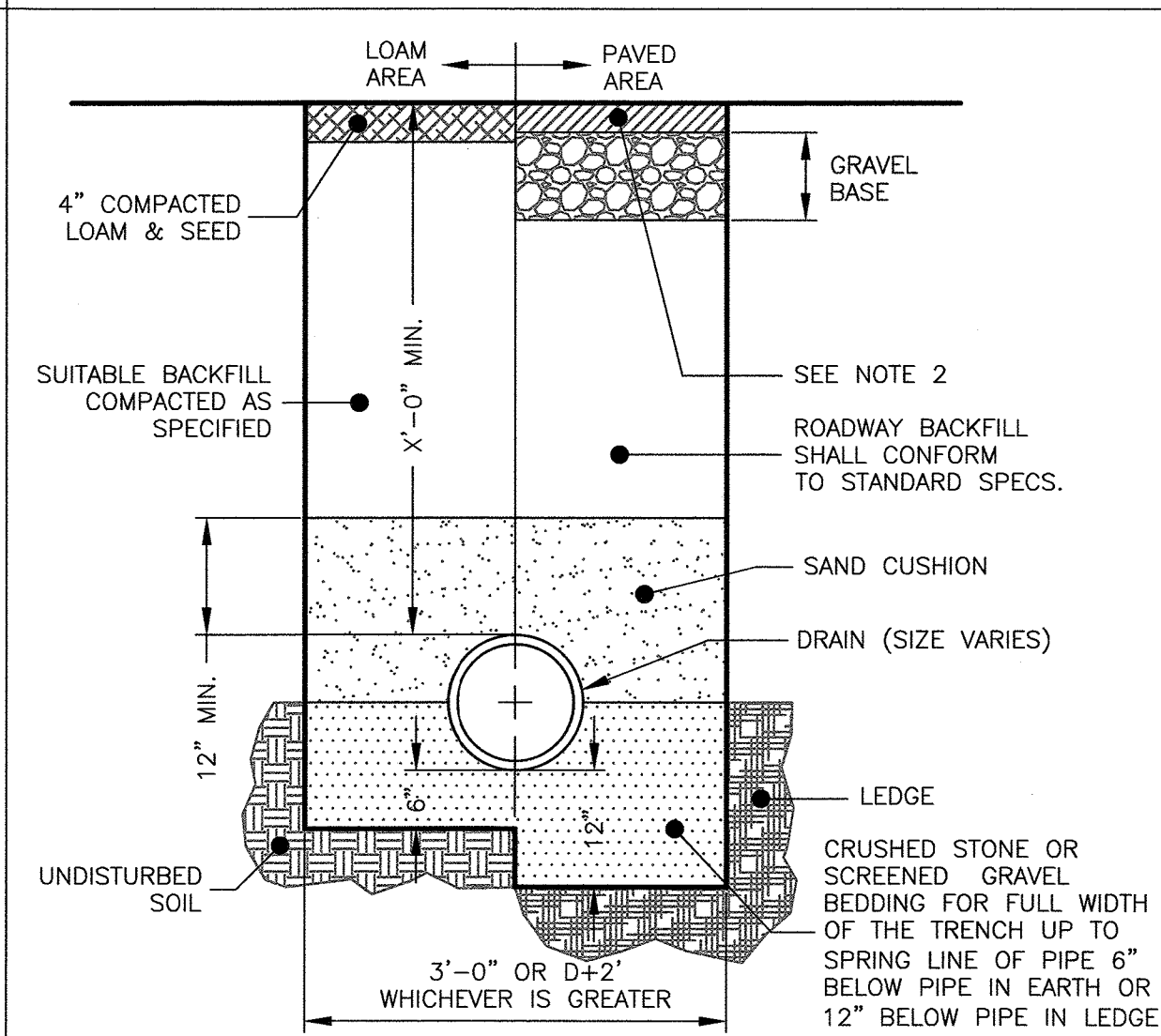
CAPE COD CURB
NOT TO SCALE

- NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
 3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."



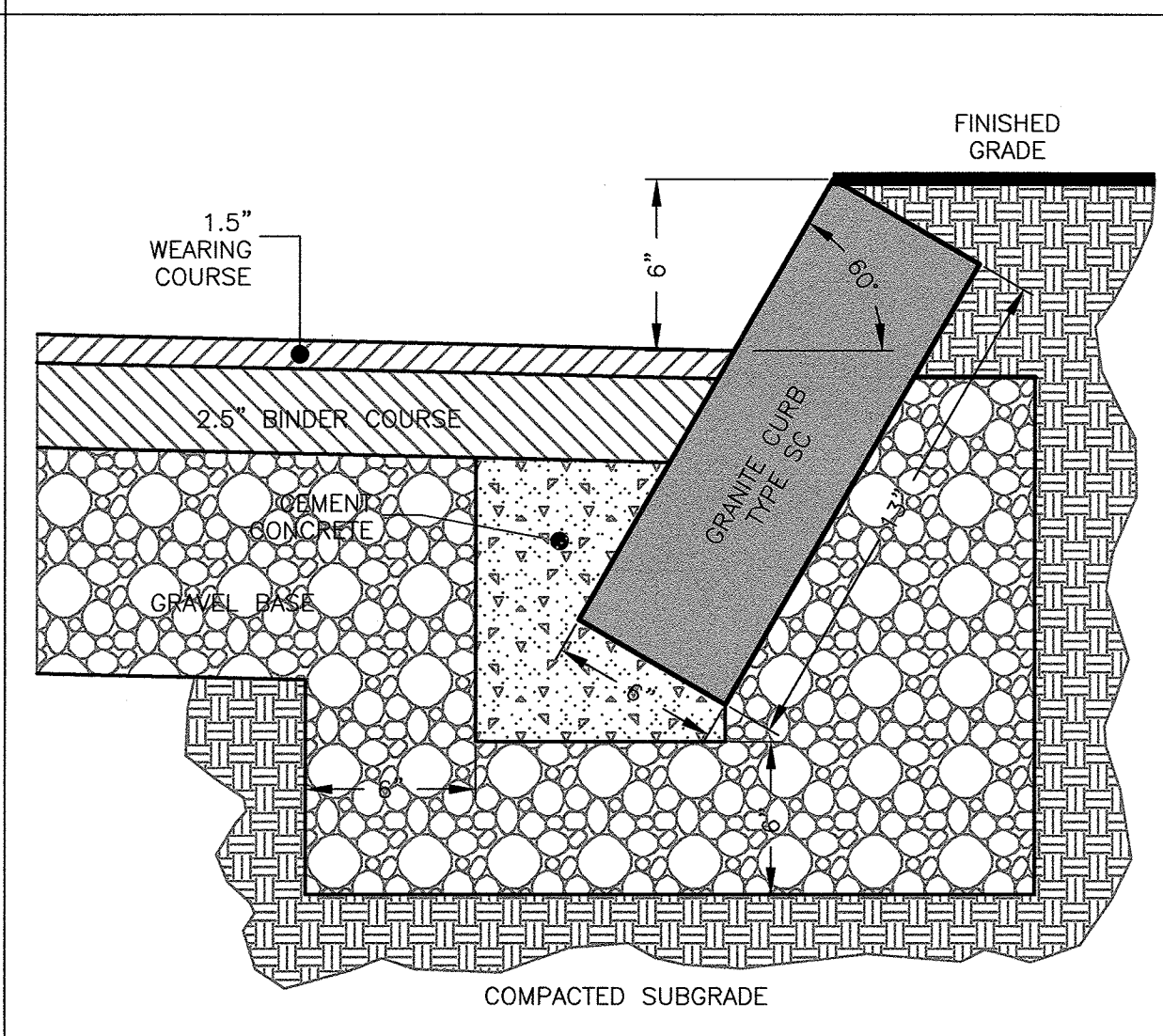
PRE-CAST DRAIN MANHOLE
NOT TO SCALE

- NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
 3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."



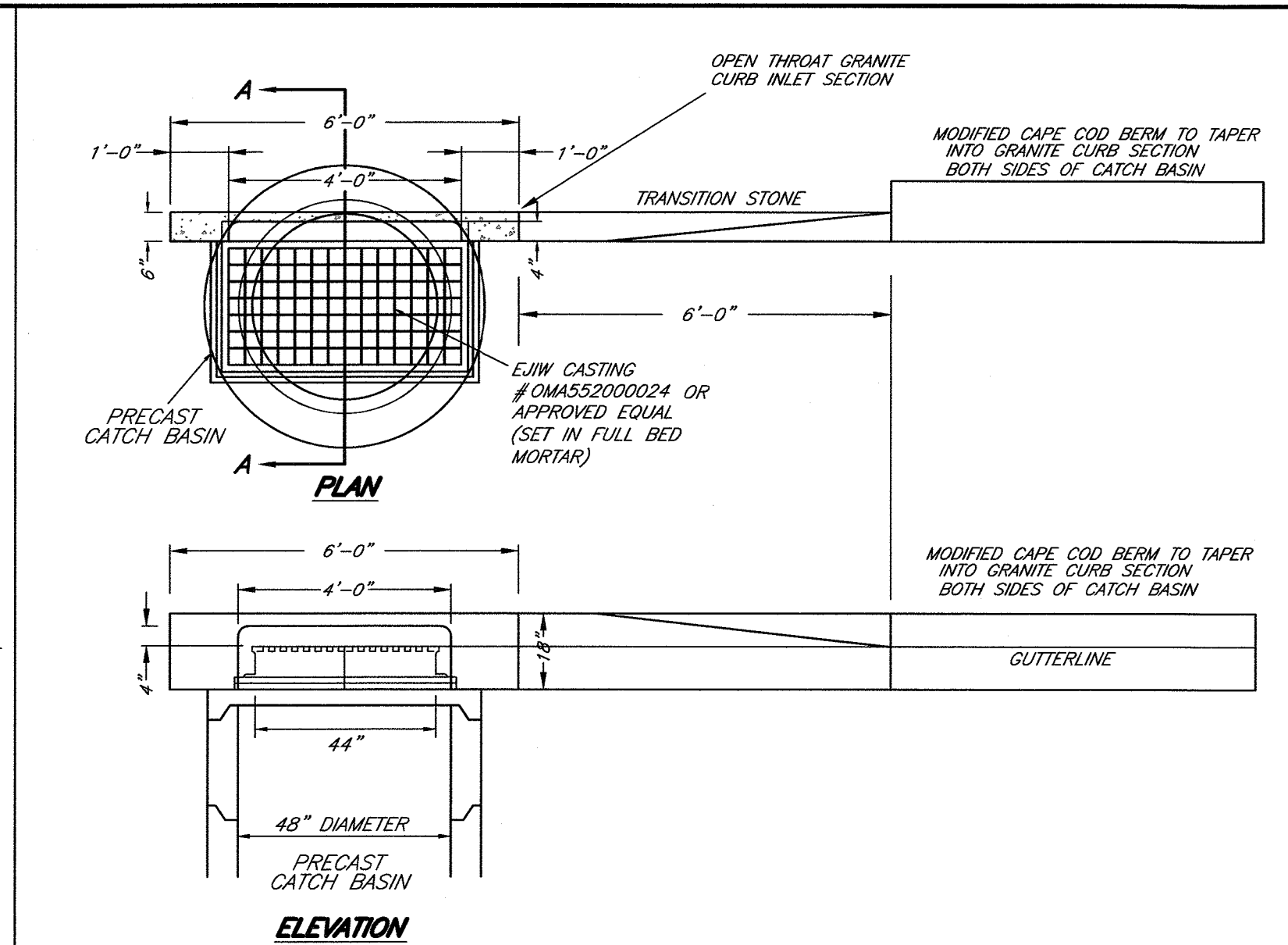
DRAIN TRENCH
NOT TO SCALE

- NOTES:
1. ALL MATERIAL SHALL CONFORM TO CITY/TOWN OF DEPARTMENT OF PUBLIC WORKS.
 2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO CITY/TOWN SPECIFICATIONS.
 3. IN LIEU OF THE 12" GRAVEL COURSE AND 9" OF CRUSHED GRAVEL, 18" OF CRUSHED GRAVEL OR RECLAIMED STABILIZED BASE MAY BE USED AS A BASE FOR THE PAVEMENT REPAIR.
 4. MATERIAL SHALL BE REPLACED IN KIND WHENEVER POSSIBLE.
 5. A MINIMUM 2" OUTBACK IS REQUIRED AT THE TOP OF THE TRENCH WALL OVER UNDISTURBED MATERIAL.



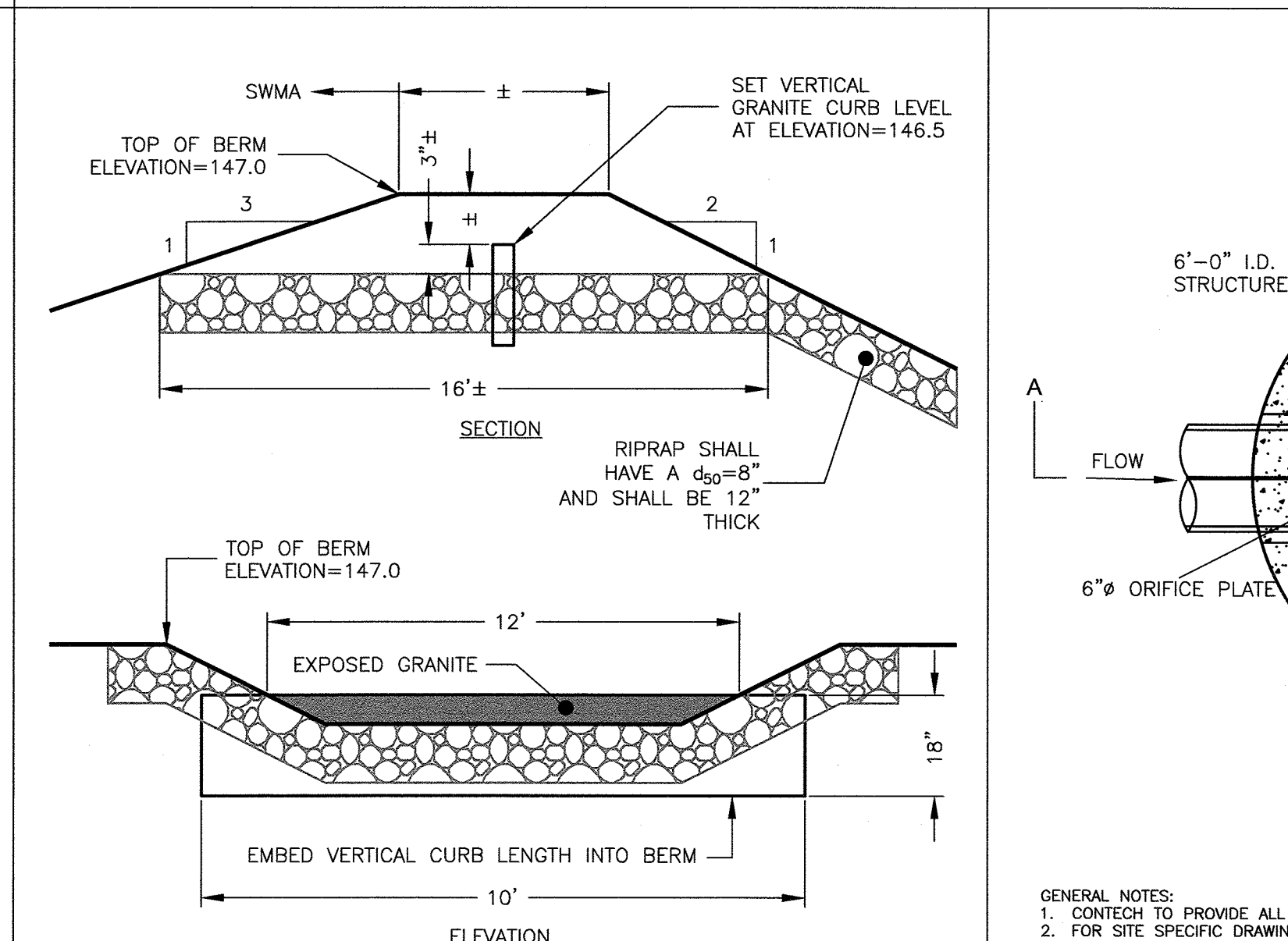
SLOPED GRANITE CURB
NOT TO SCALE

- NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
 3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."



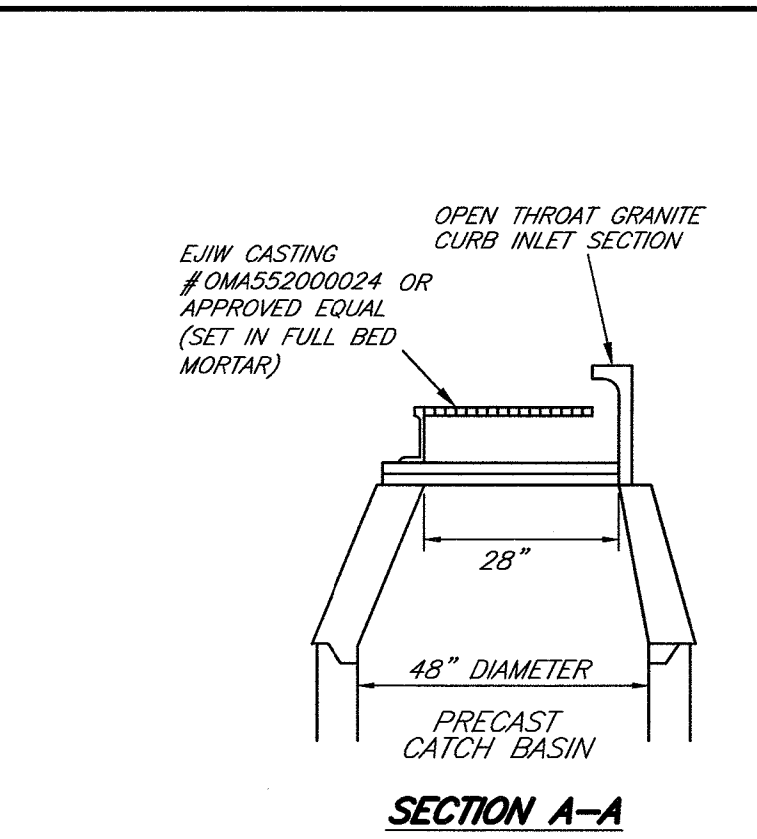
GRANITE CURB INLET
NOT TO SCALE

- NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
 3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."



SPILLWAY
NOT TO SCALE

- NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.conteches.com
 3. STORMCEPTOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 4. STORMCEPTOR STRUCTURE SHALL MEET ASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0'-2", AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET ASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
 5. STORMCEPTOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.



SECTION A-A



SECTION A-A

- NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
 3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."

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 3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

REQUESTED WAIVERS

PLAN WAIVERS: TO NOT SHOW THE FOLLOWING DETAILS.

375-6.4.G(1)(h) DETENTION BASIN EMBANKMENT

375-6.4.G(1)(m) WOOD/STEEL GUARDRAIL INSTALLATION

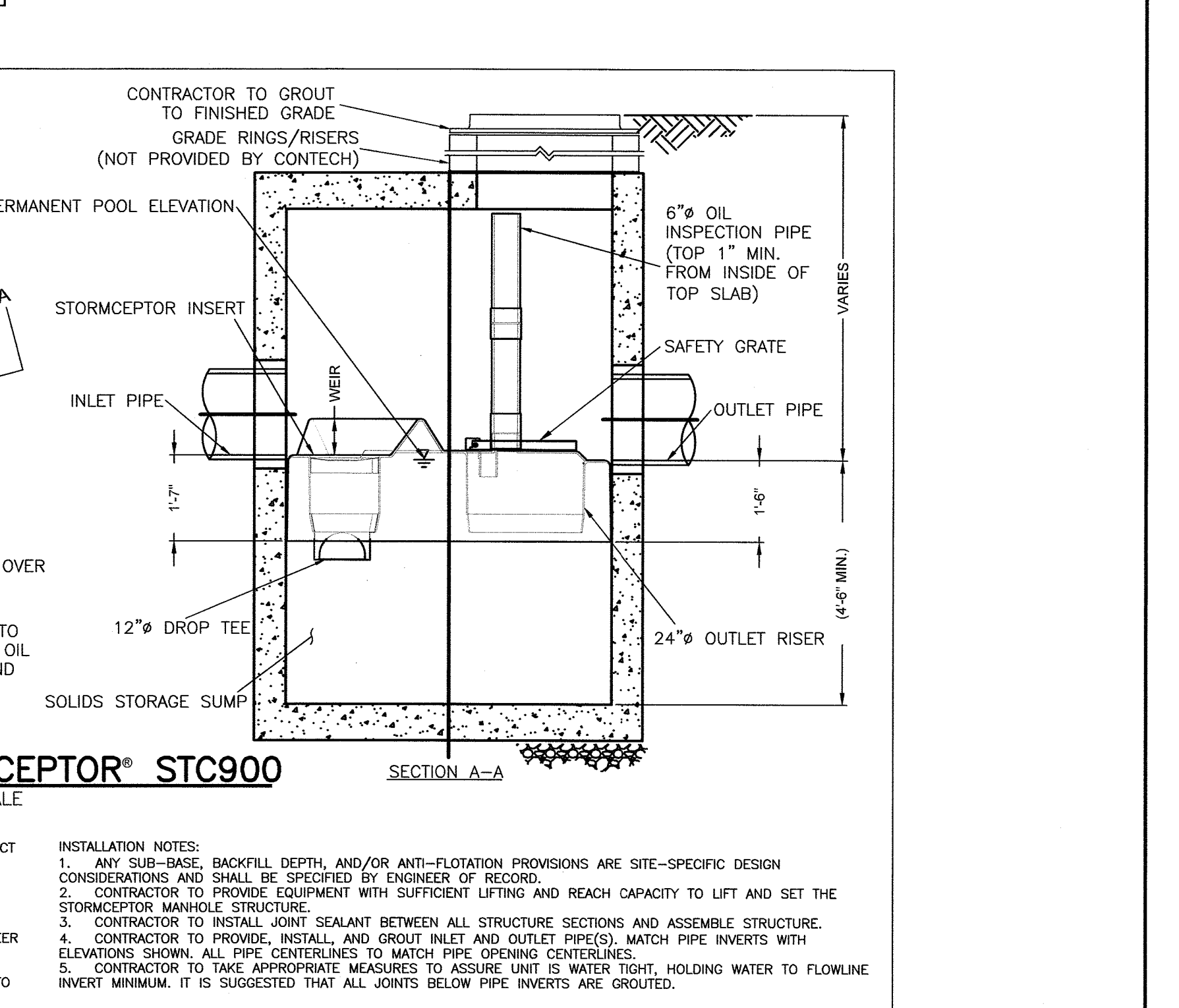
375-6.4.G(1)(u) DESIGNATED TREE PROTECTION ZONE

CLERK'S CERTIFICATION ON THE PLAN

DATE: _____

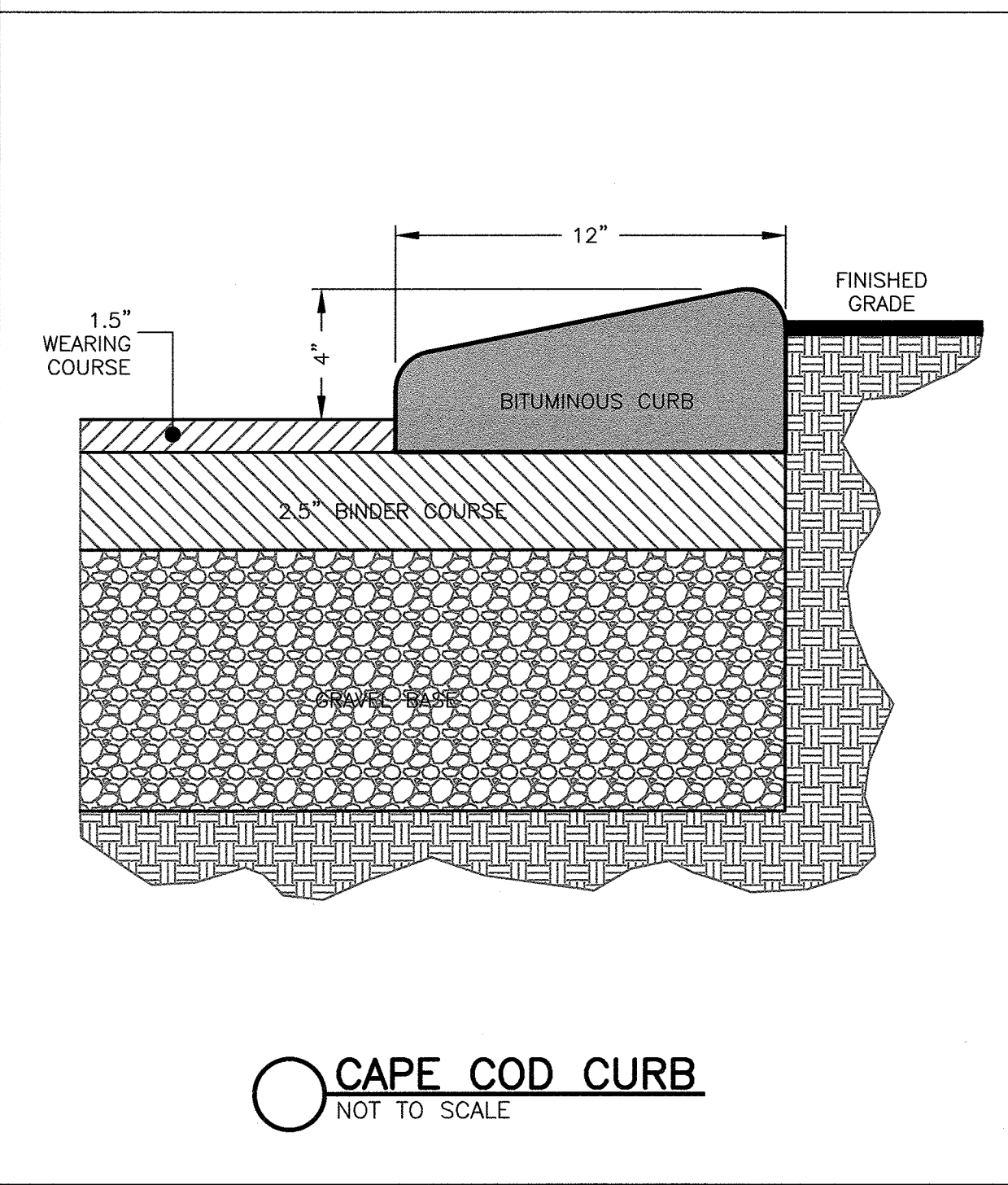
I, _____, CLERK OF THE TOWN OF LYNNFIELD, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK



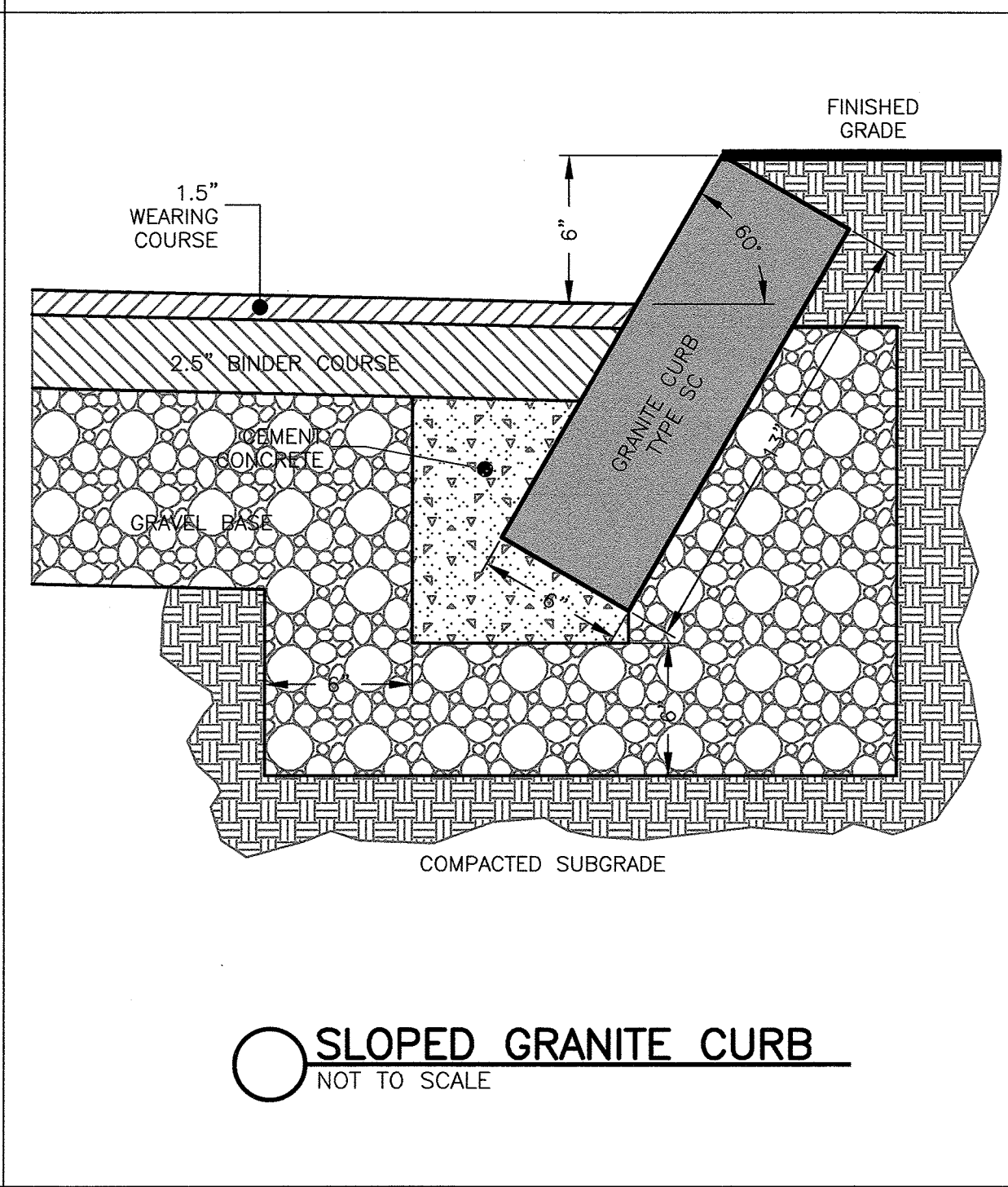
STORMCEPTOR® STC900
NOT TO SCALE

- GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.conteches.com
 3. STORMCEPTOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 4. STORMCEPTOR STRUCTURE SHALL MEET ASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0'-2", AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET ASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
 5. STORMCEPTOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
- INSTALLATION NOTES:
1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLUTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMCEPTOR MANHOLE STRUCTURE.
 3. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
 4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
 5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



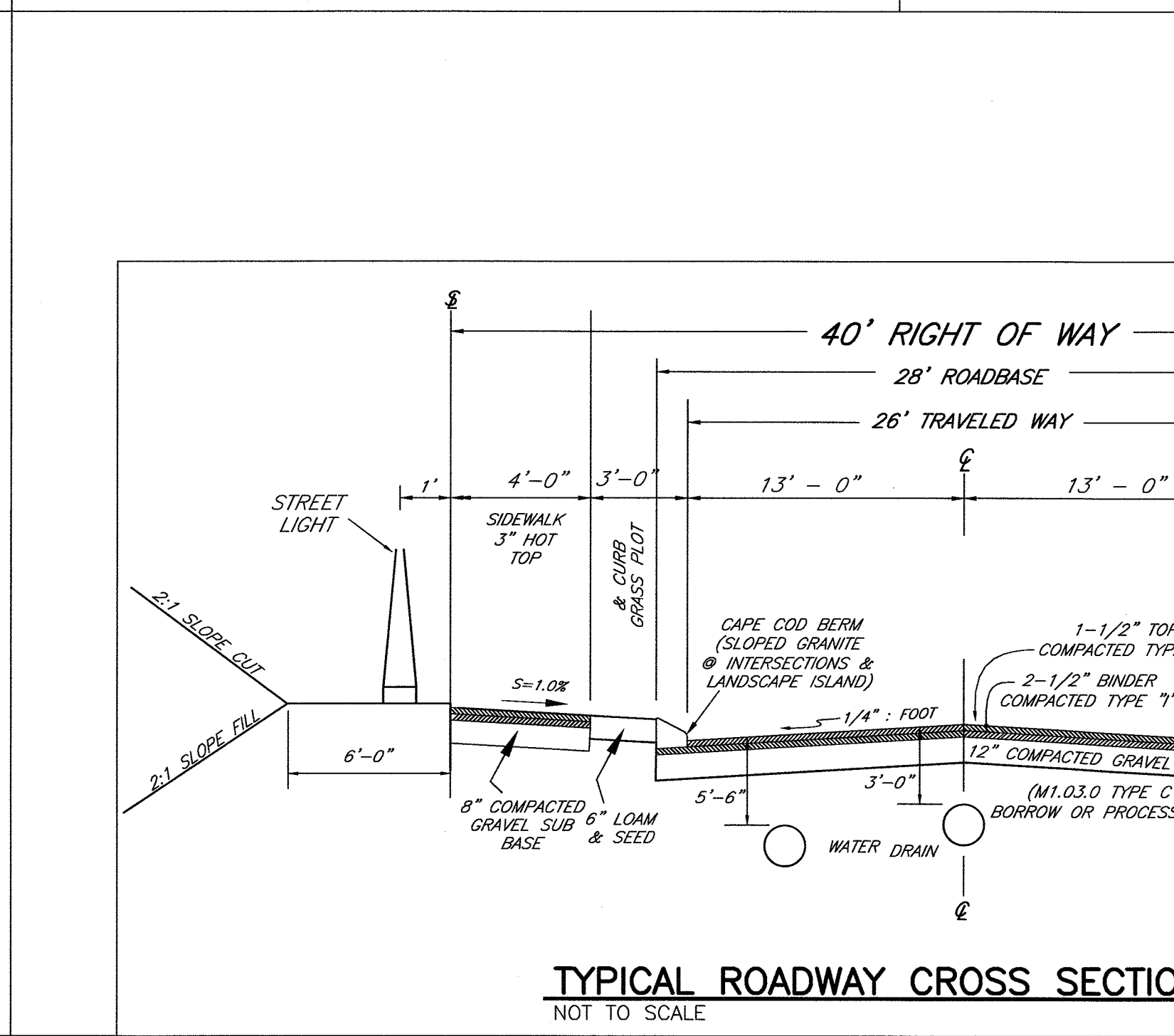
CAPE COD CURB
NOT TO SCALE

- NOTES:
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 2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
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SLOPED GRANITE CURB
NOT TO SCALE

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TYPICAL ROADWAY CROSS SECTION
NOT TO SCALE

- NOTES:
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DETAIL SHEET

Seal of Peter J. C. Green, Civil Engineer, No. 27145, Registered Professional Engineer, State of Massachusetts.

DEFINITIVE PLAN

VALLIS WAY

LYNNFIELD, MASS.

ASSESSORS MAP 17 LOT 921

OWNER: LINDA C. VALLIS, 109 LOWELL STREET, LYNNFIELD, MA 01940

APPLICANT: PAUL CAGGIANO, 26666 SEAGUL WAY, UNIT C201, MALIBU, CA 90265-4529

Engineer: Hayes Engineering, Inc., 603 Salem Street, Wakefield, Mass. 01880, www.hayeseng.com

Scale: 1"= 40'

April 12, 2021

LYNNFIELD PLANNING BOARD

Application Filed: _____

Final Plan Filed: _____

Hearing Date: _____

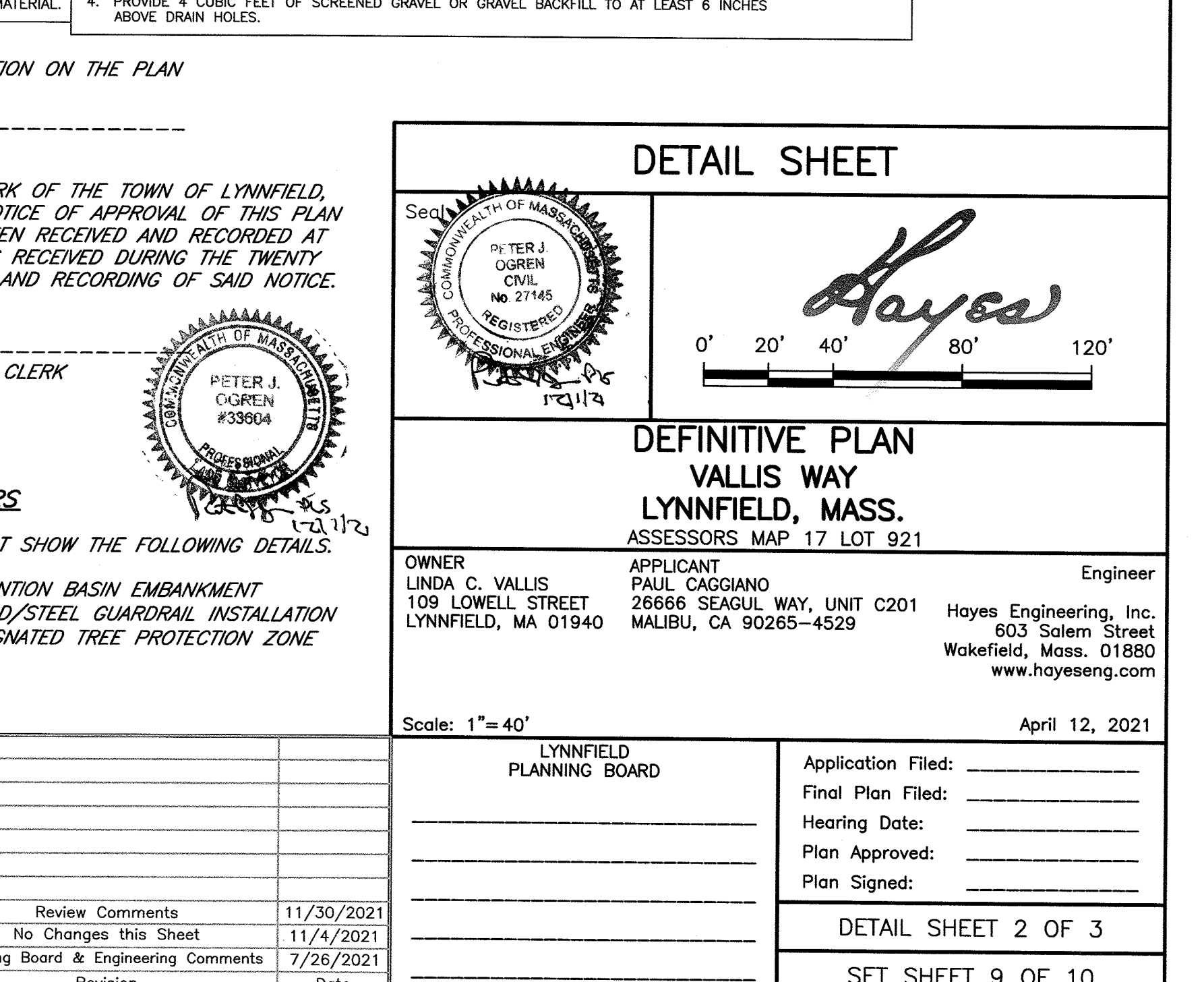
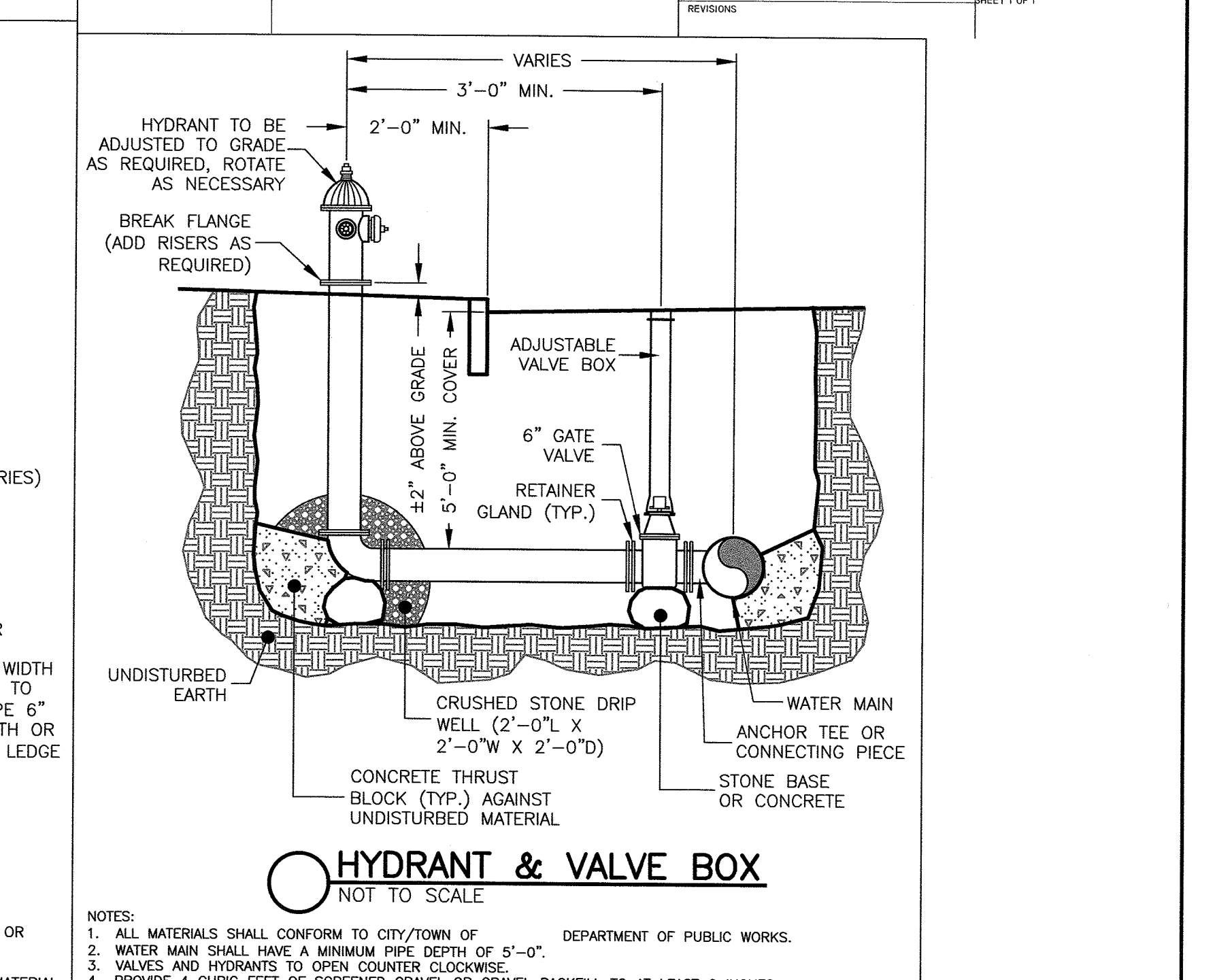
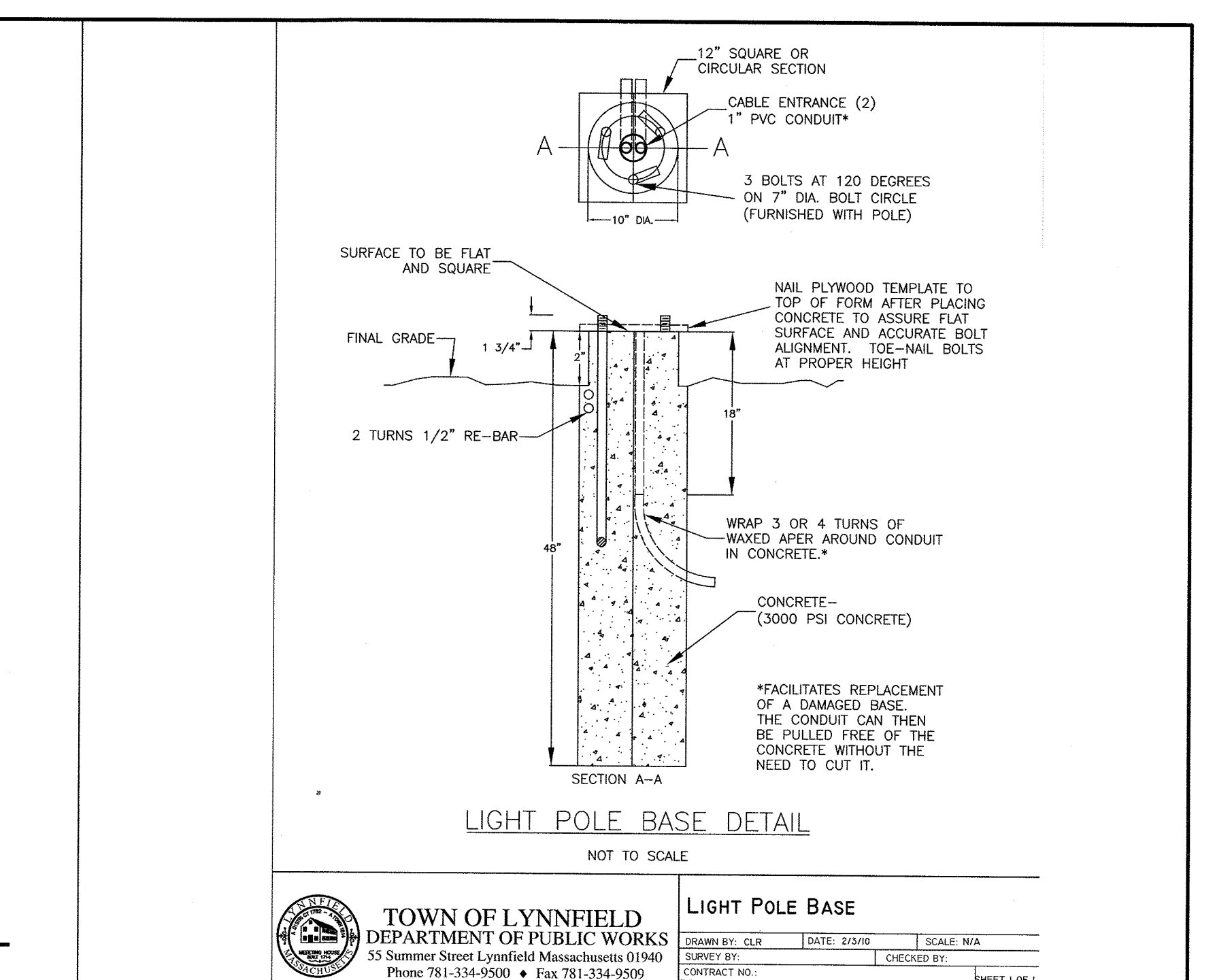
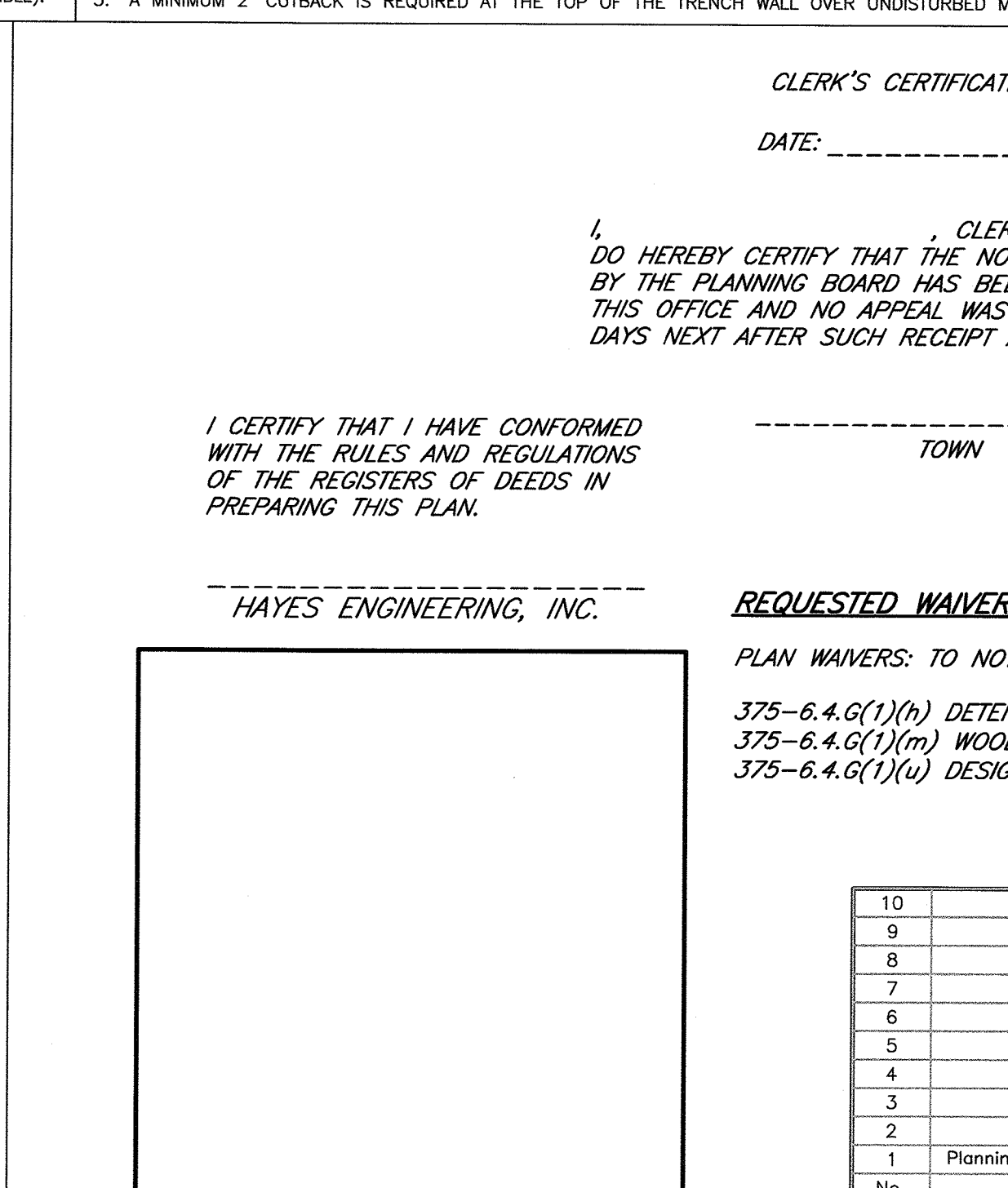
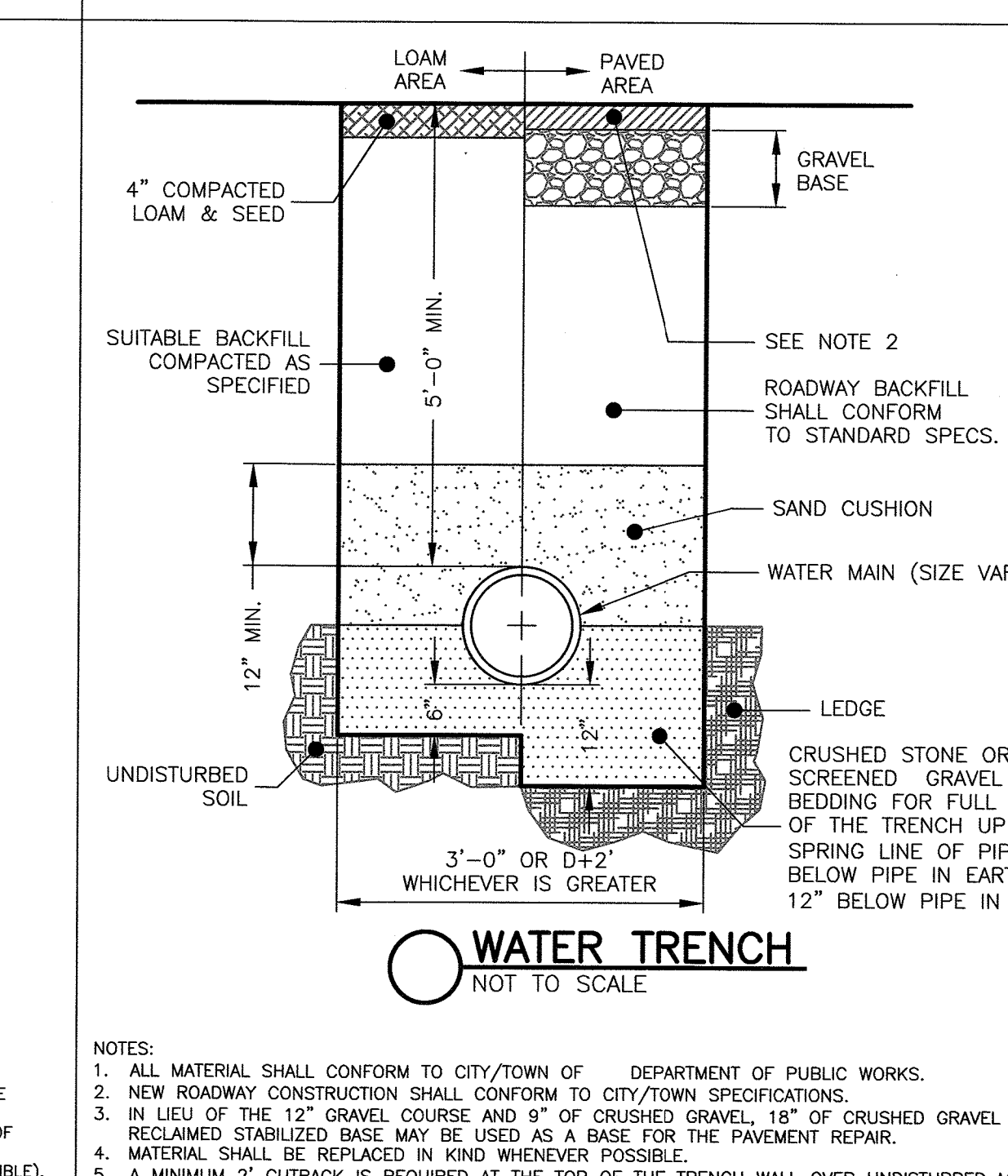
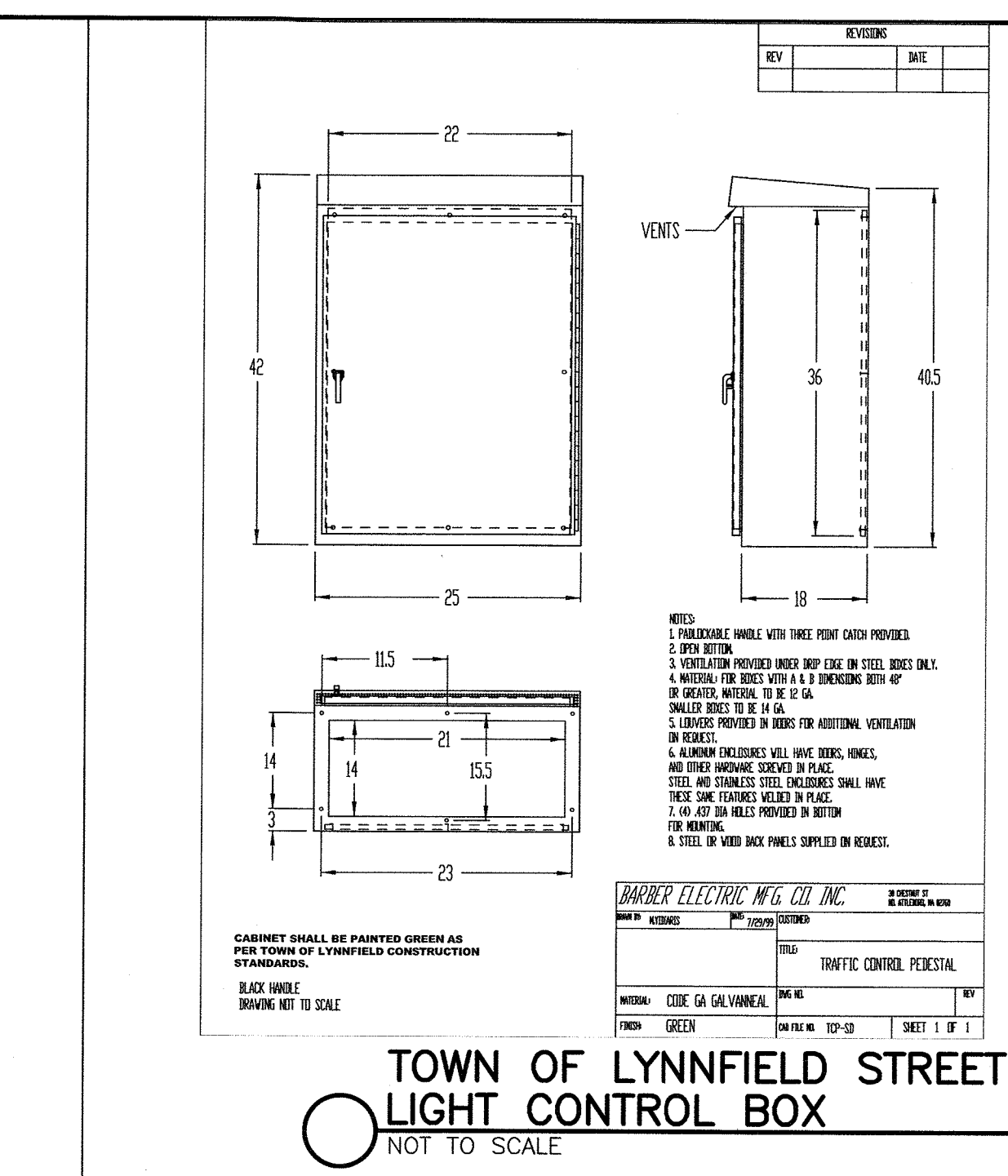
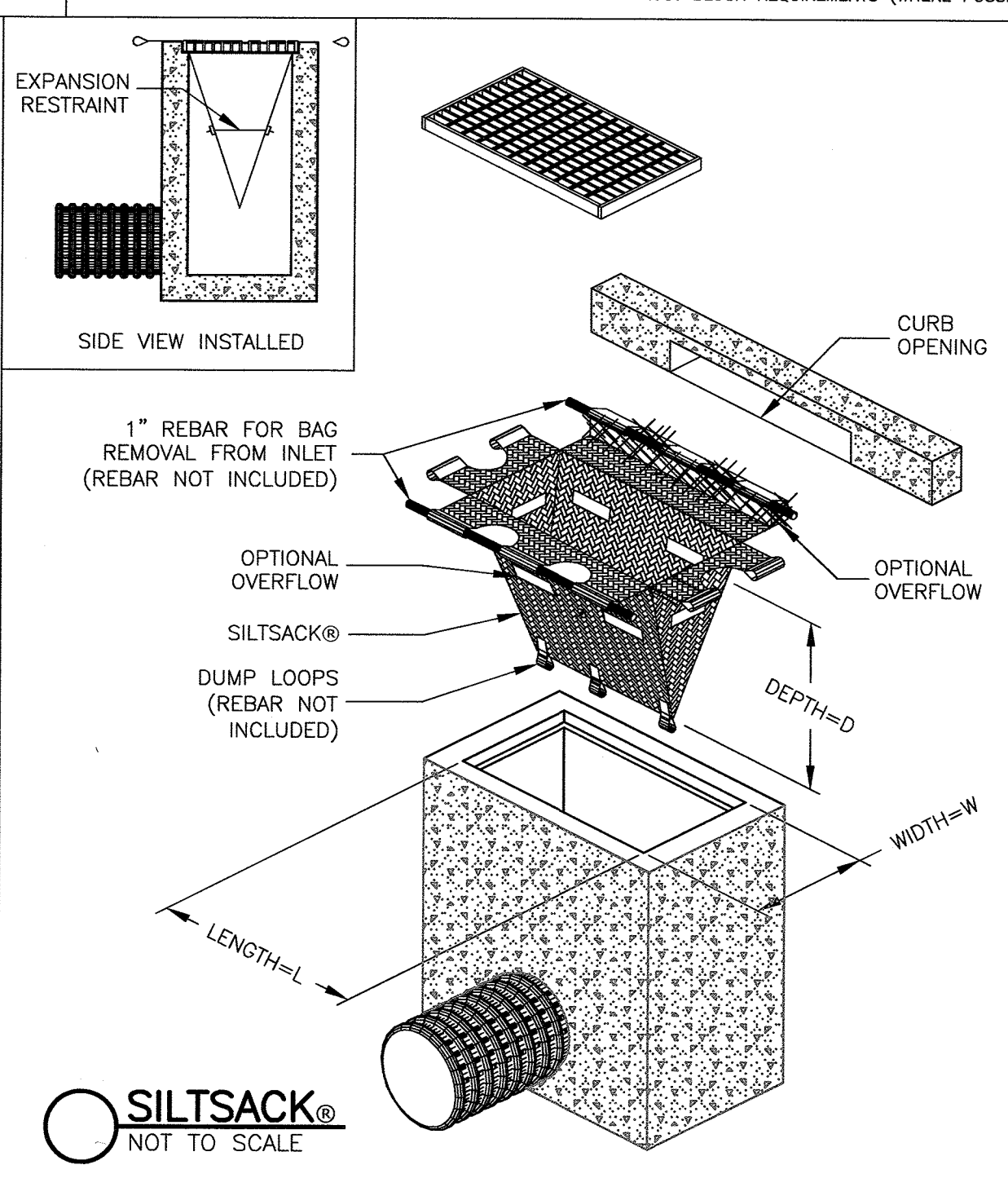
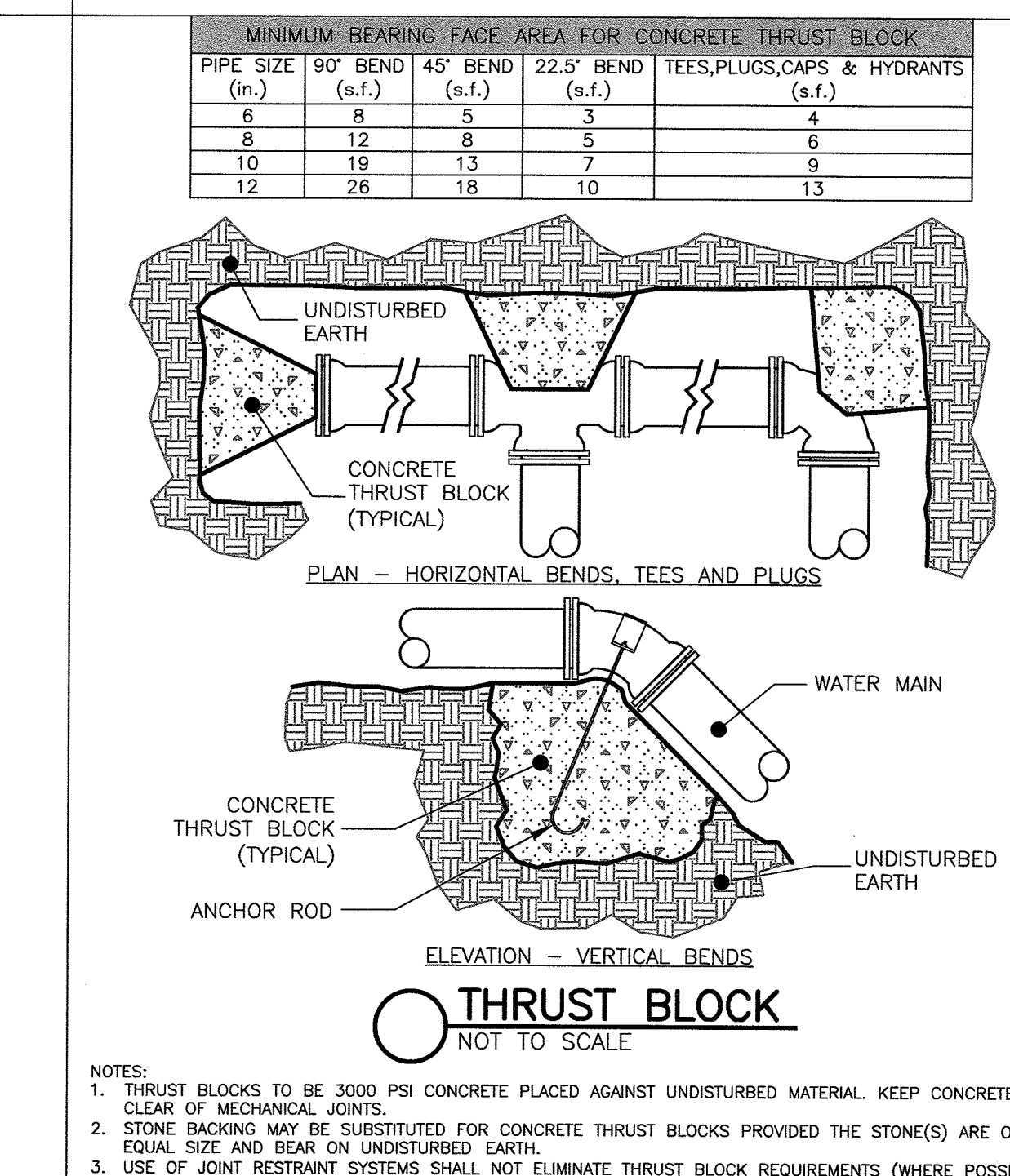
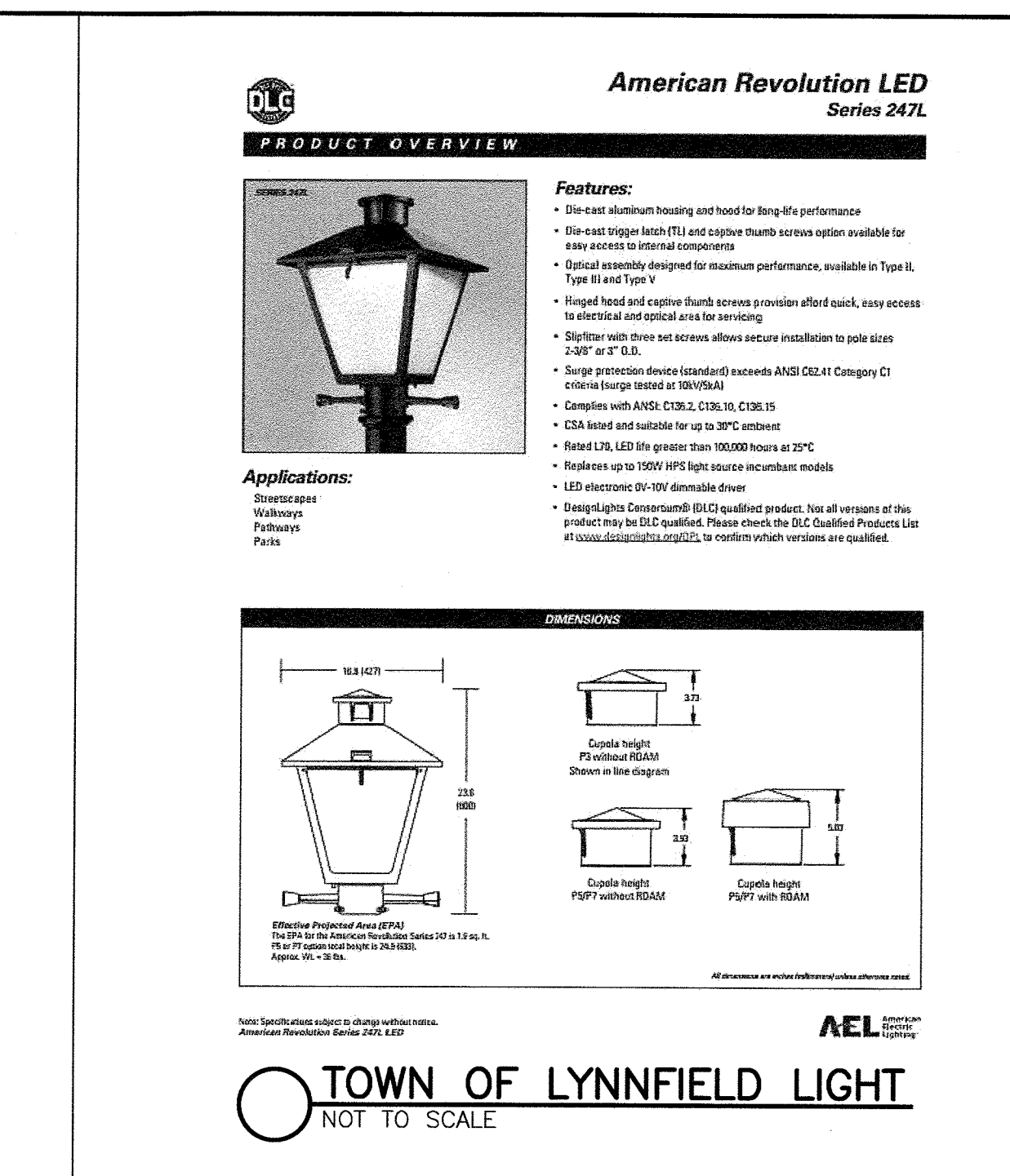
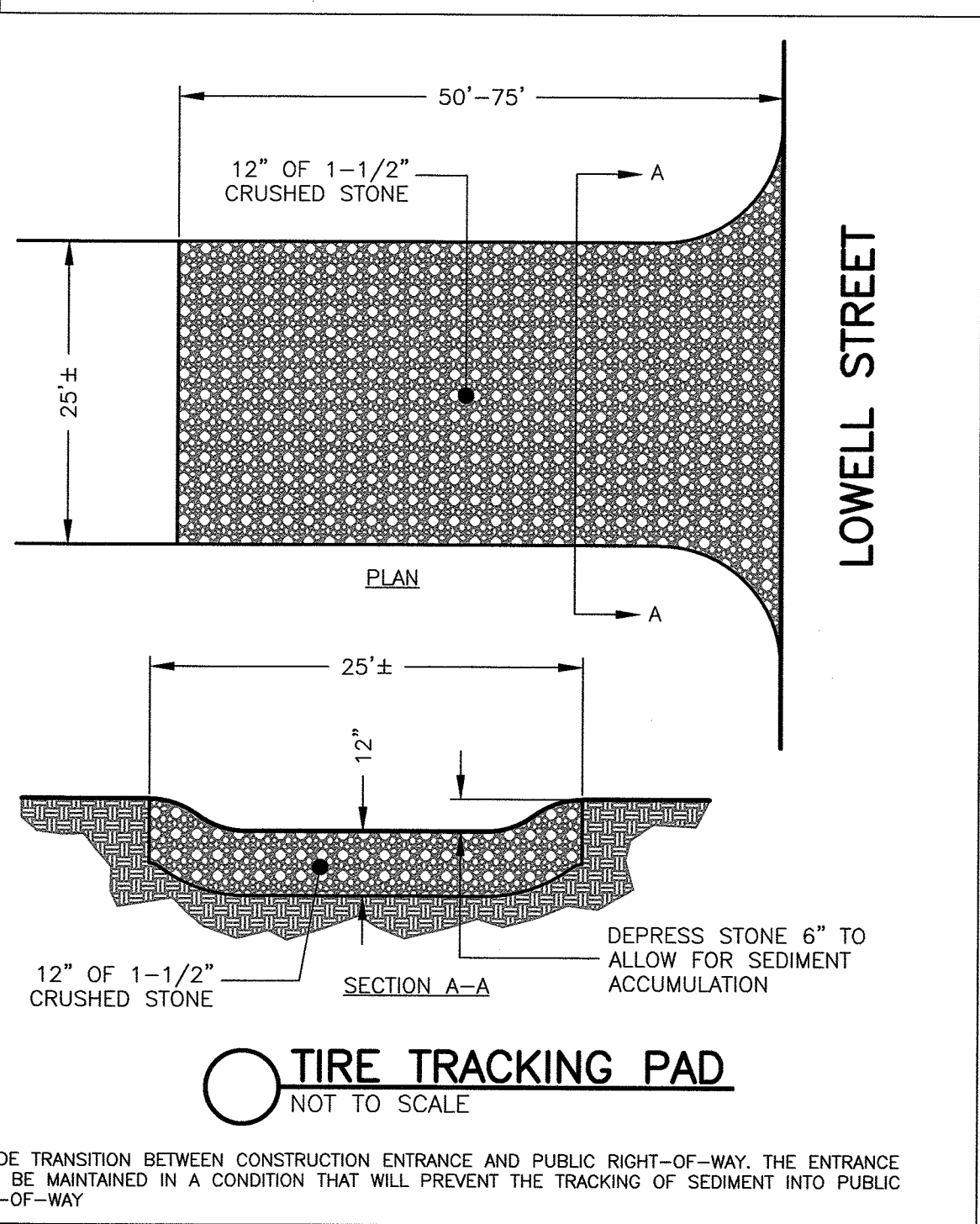
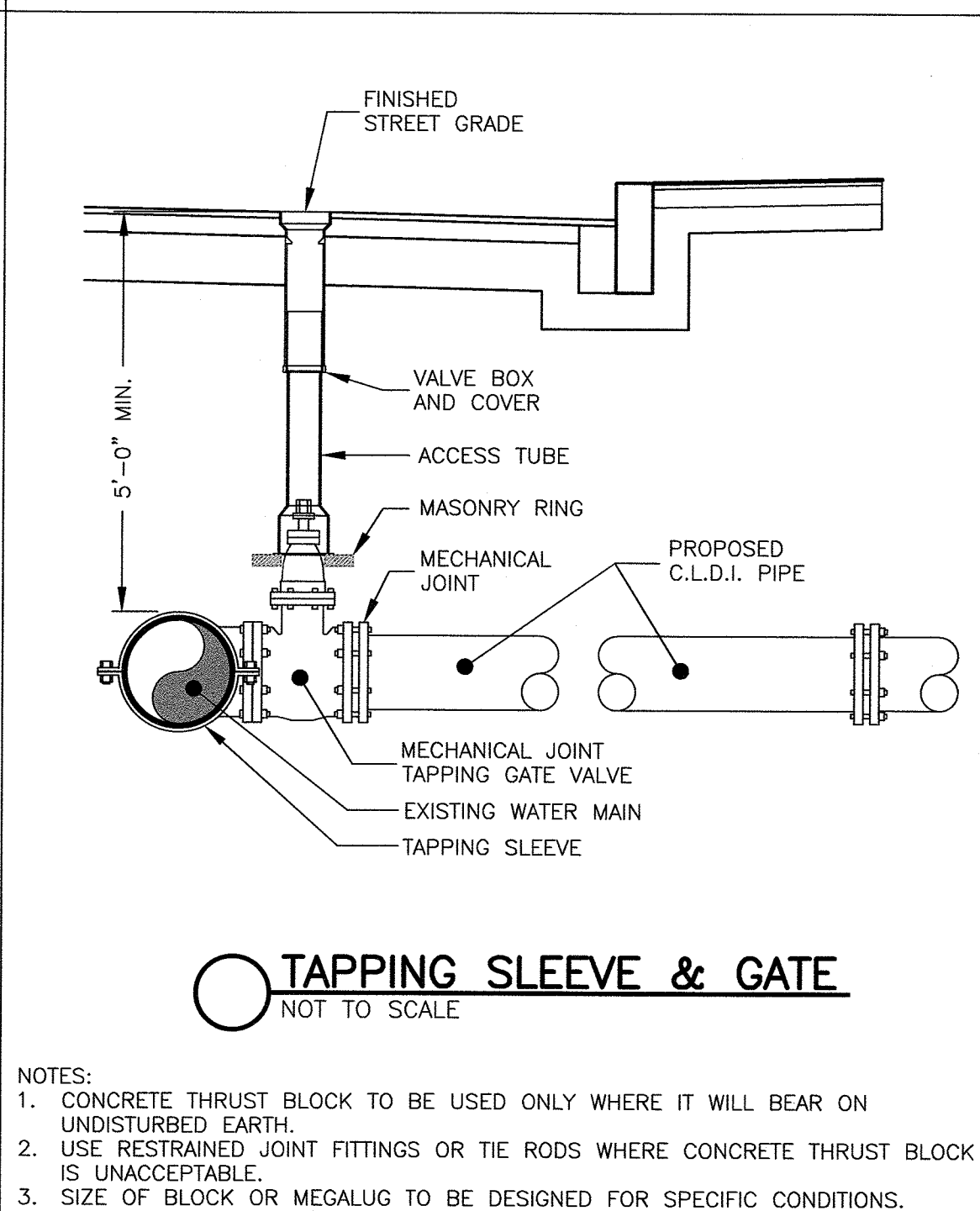
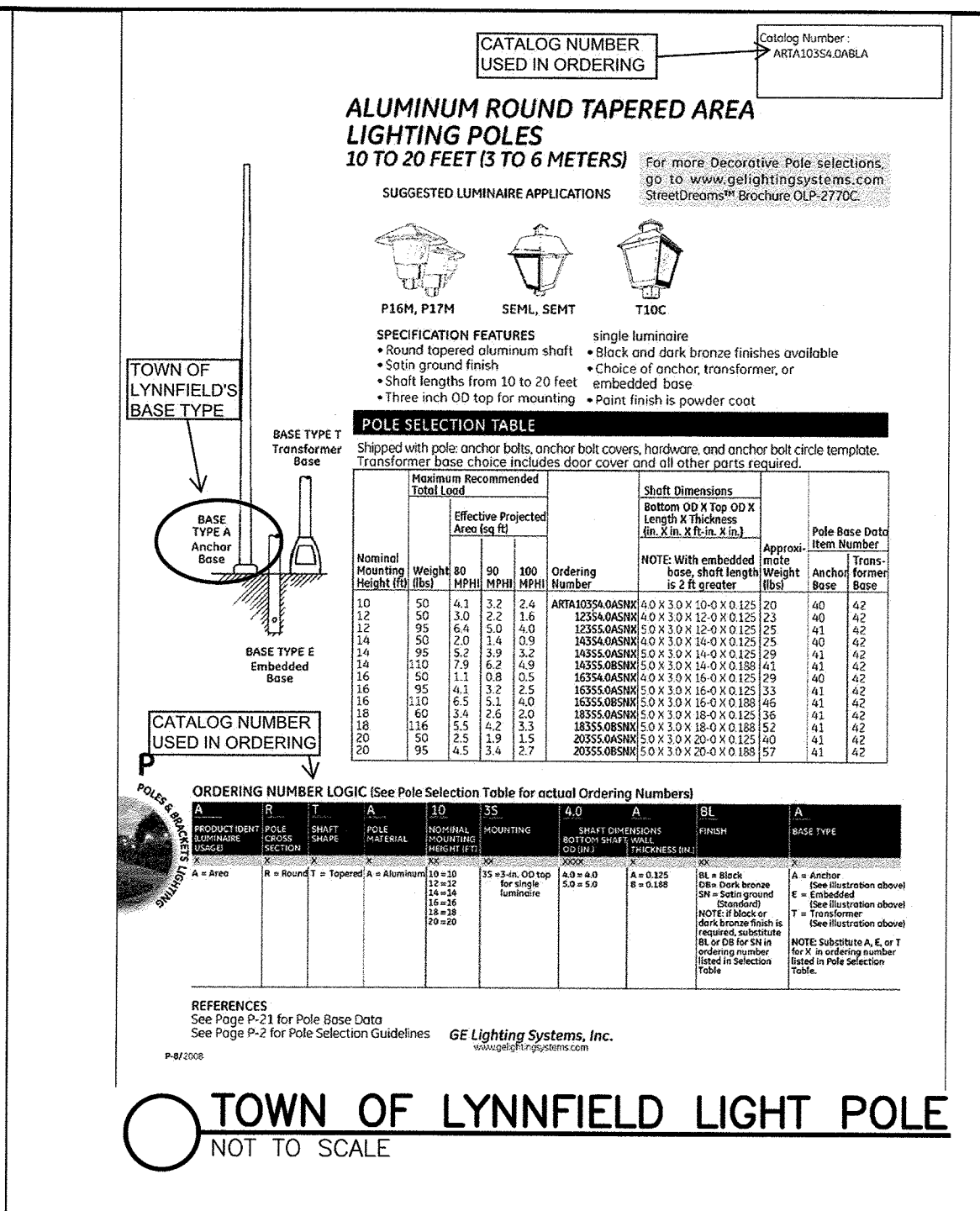
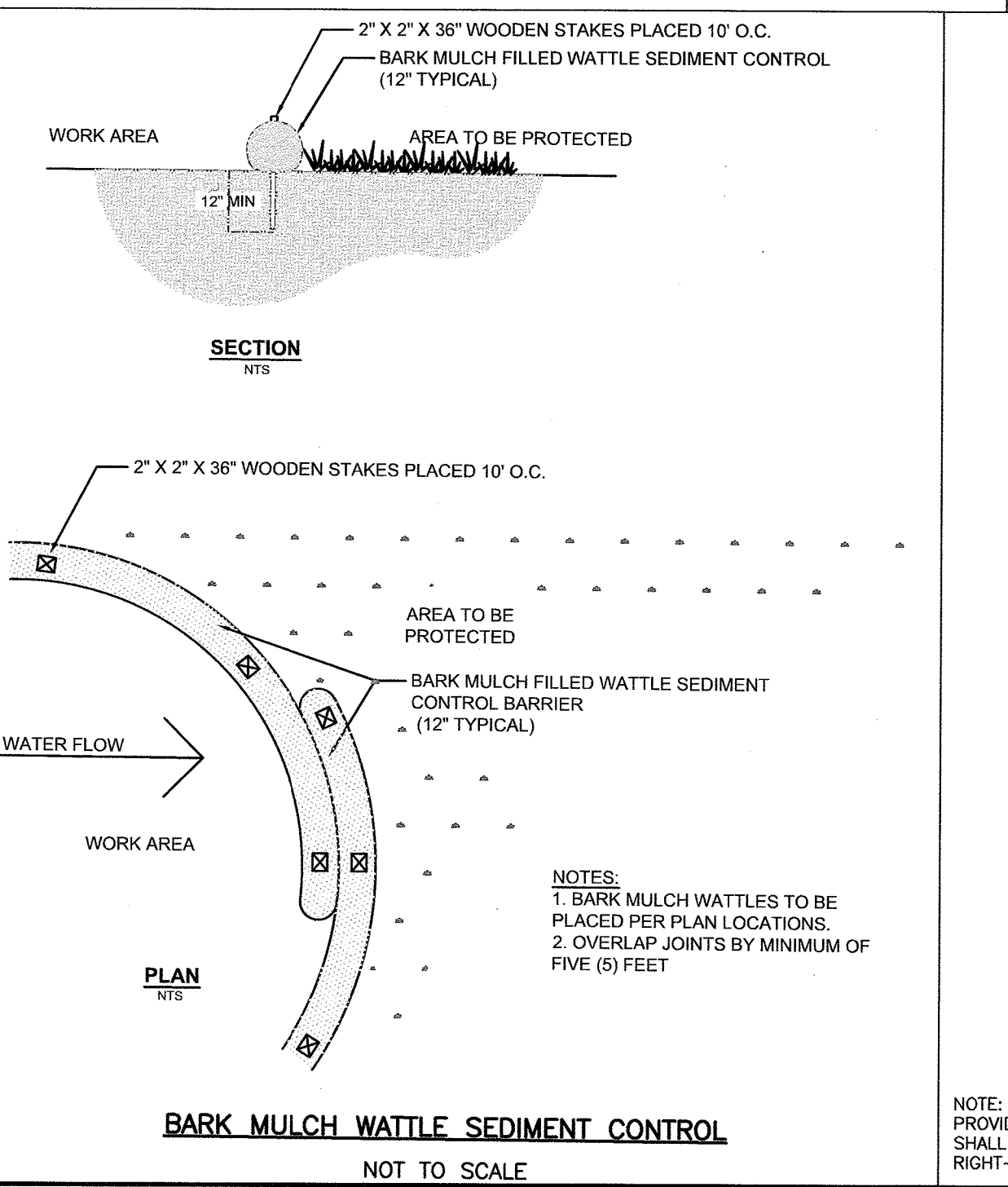
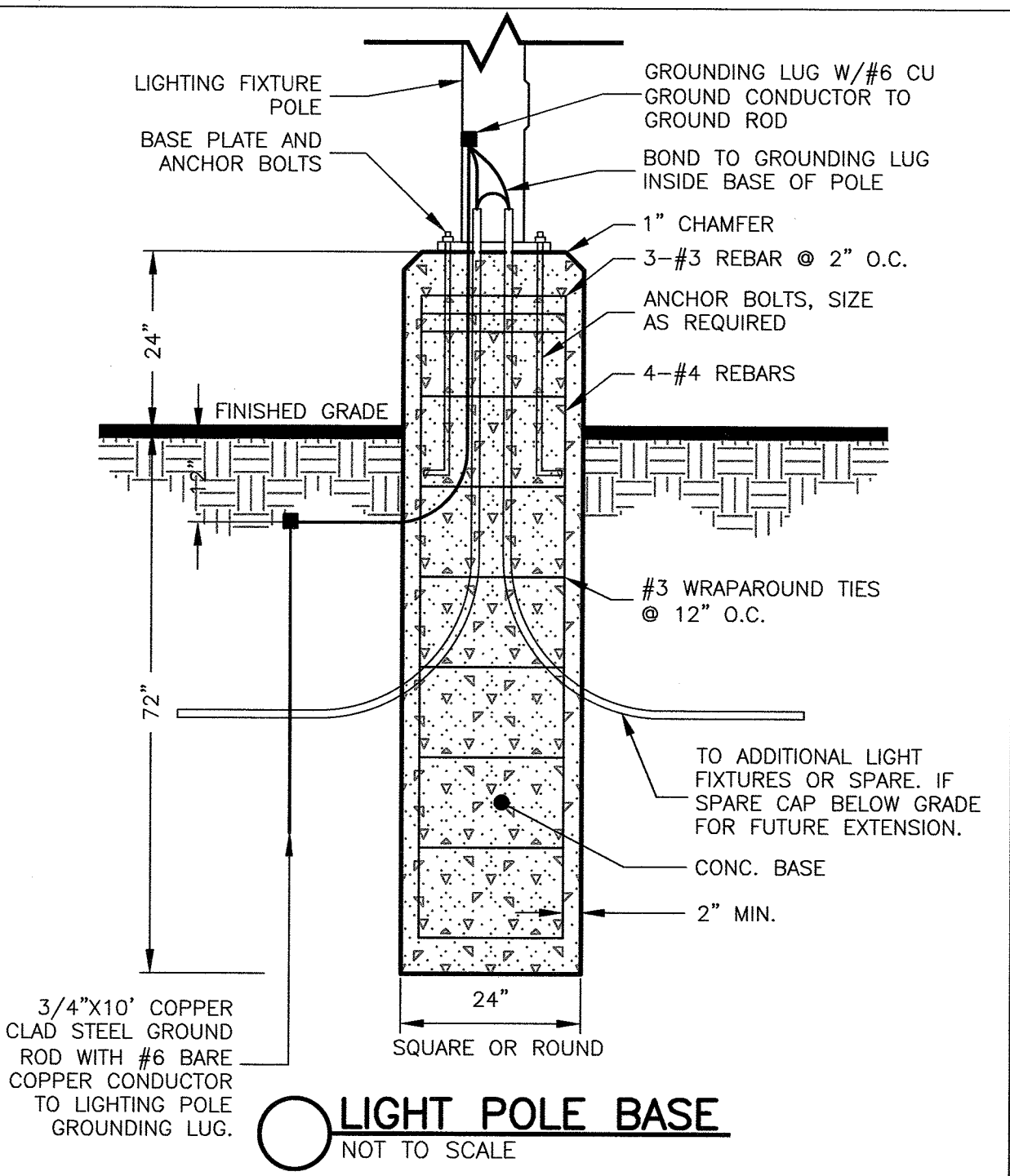
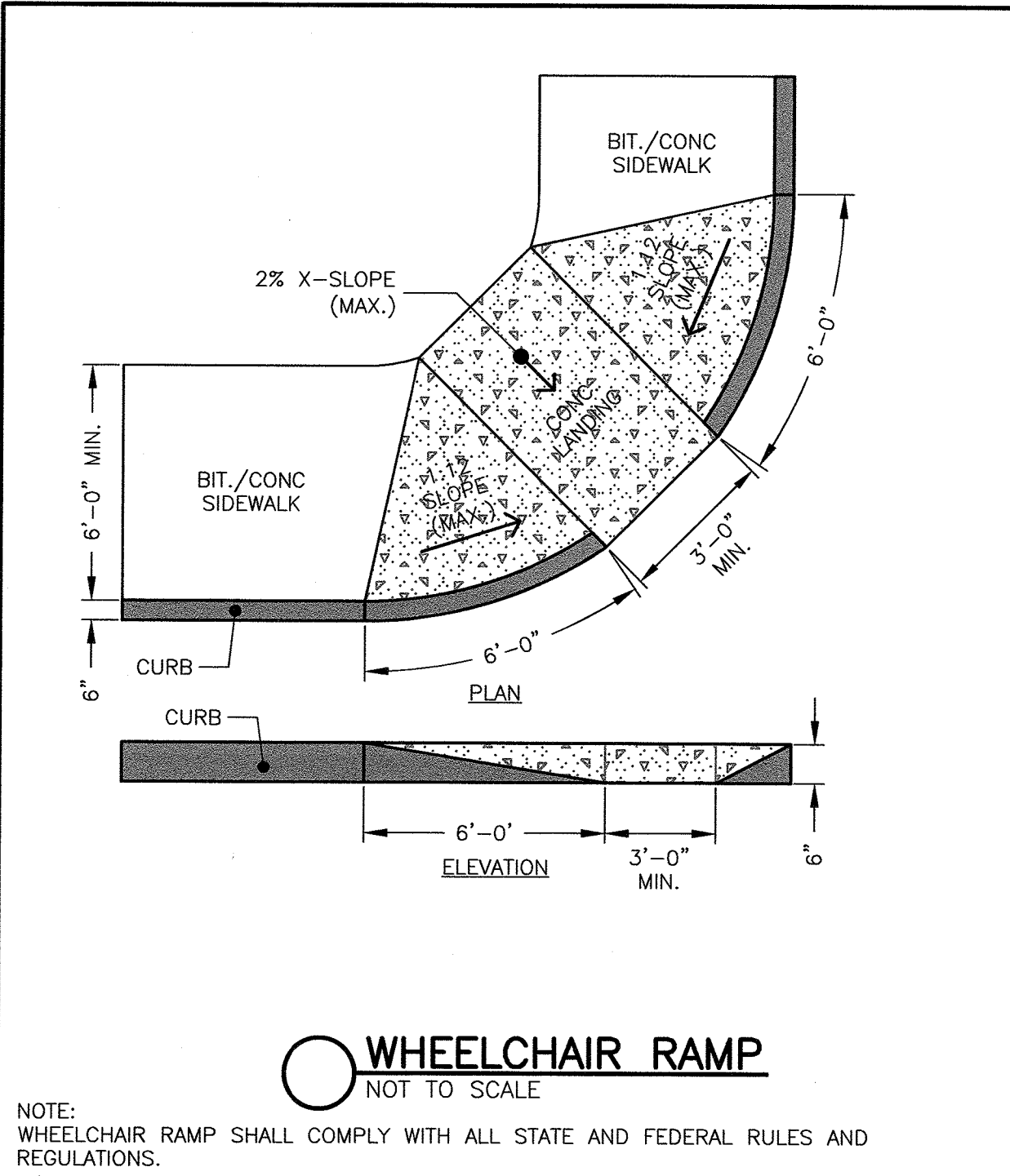
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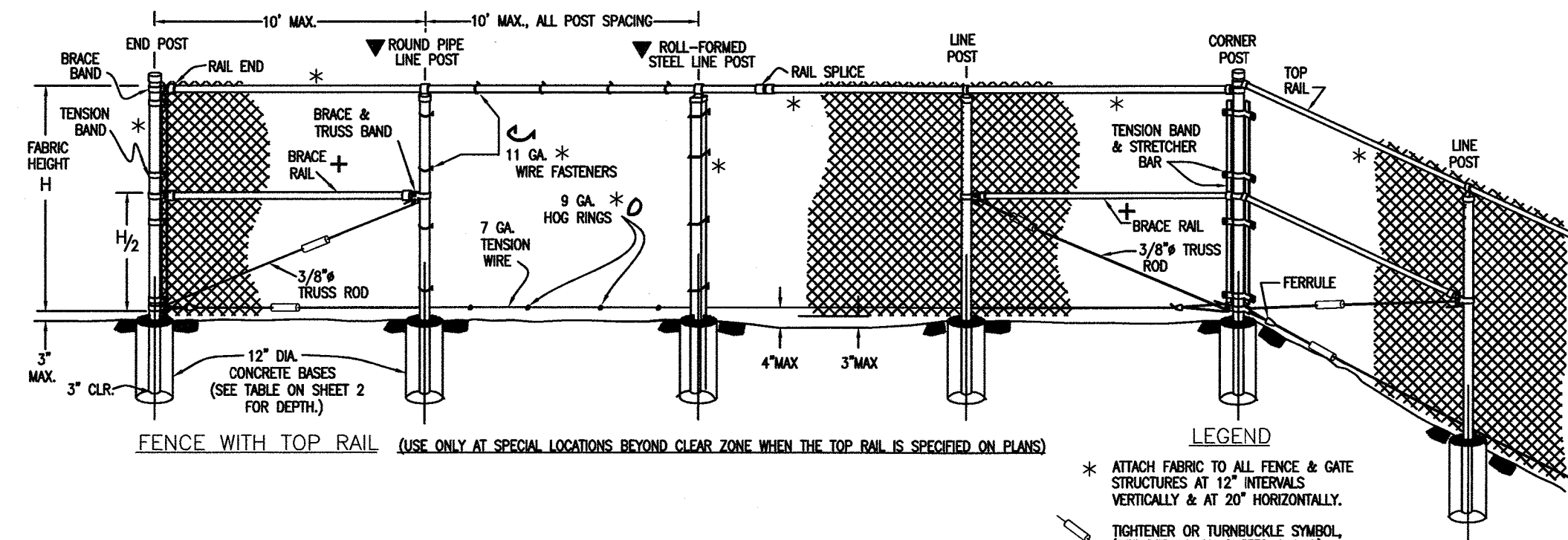
Plan Signed: _____

DETAIL SHEET 1 OF 3

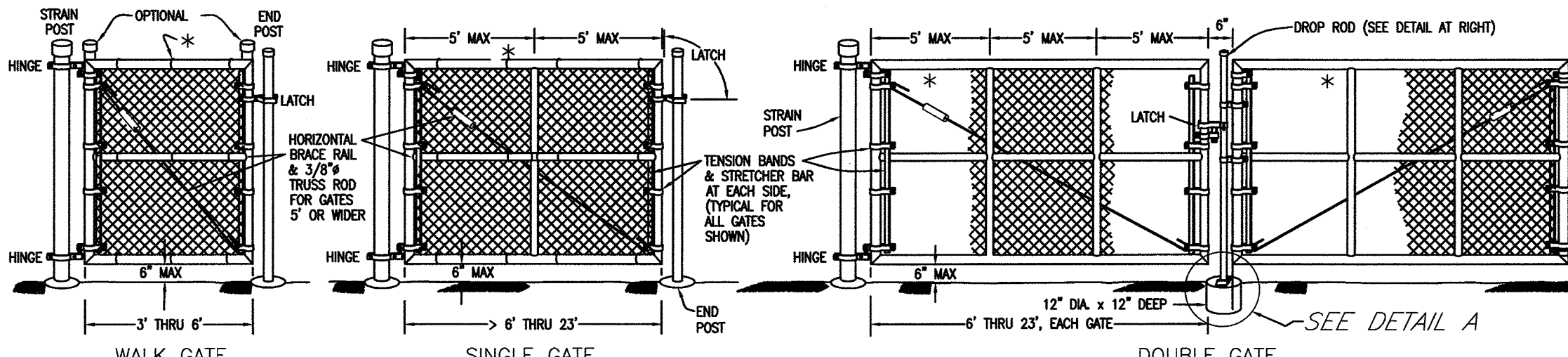
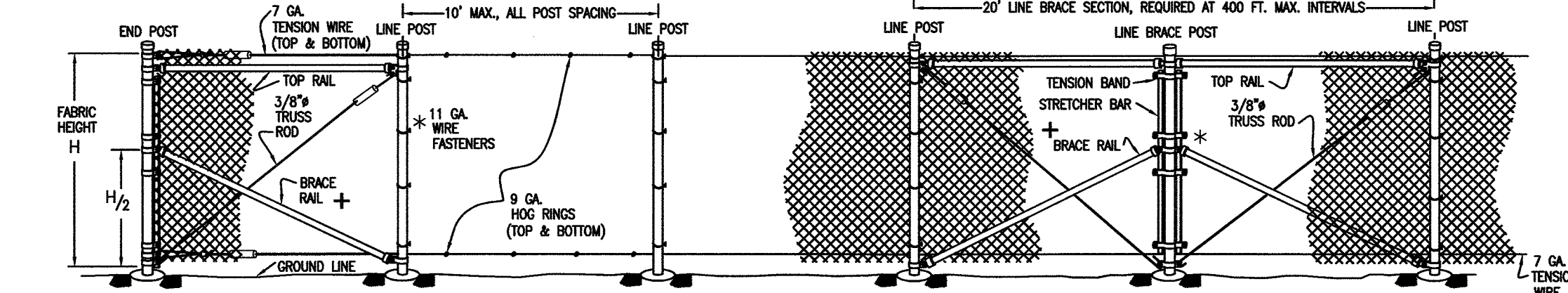
SET SHEET 8 OF 10

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3	Review Comments	11/30/2021
2	No Changes this Sheet	11/4/2021
1	Planning Board & Engineering Comments	7/26/2021

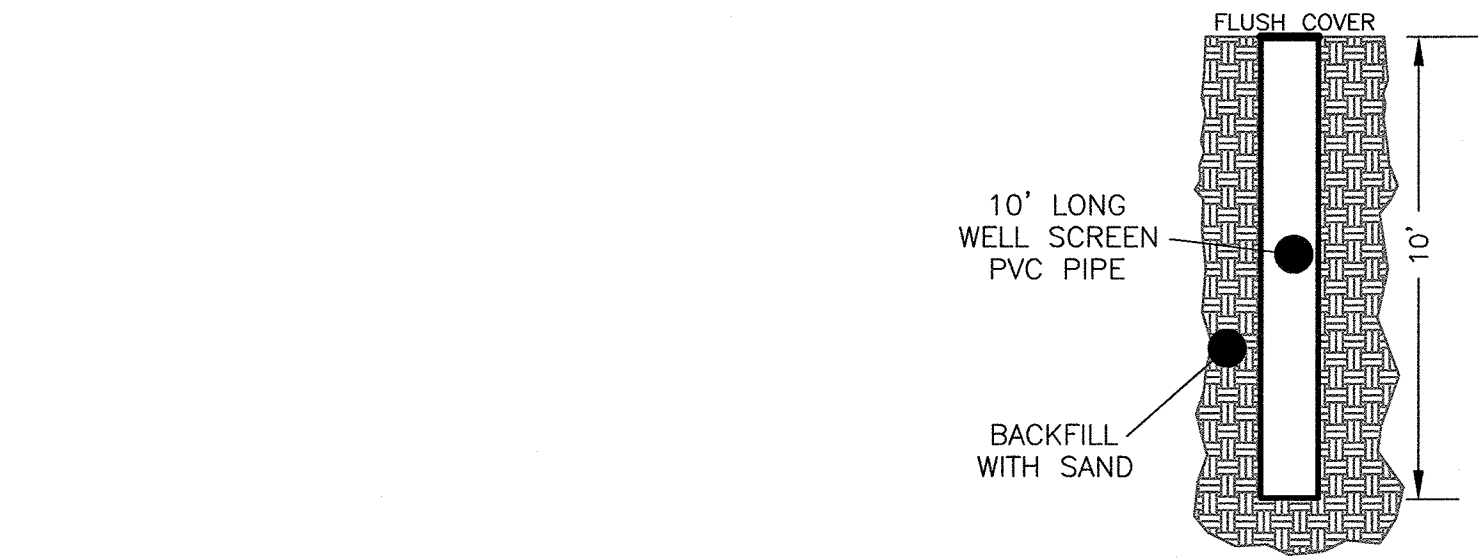




- ### GENERAL NOTES
1. H (HEIGHT OF FABRIC) SHALL BE AS SHOWN ON THE PLANS. FABRIC IS AVAILABLE IN THE FOLLOWING HEIGHTS: 36", 42", 48", 60", 72", 84", 96", 108", 120" AND 144".
 2. CHAIN LINK FABRIC SHALL CONFORM TO THE REQUIREMENTS OF AASTO M 181.
 3. CHAIN LINK FABRIC SHALL BE 2" MESH NO. 9 GAGE GALVANIZED OR ALUMINUM COATED WIRE SECURELY FASTENED TO TENSION WIRE. LINE POSTS, RAILS, BRACES AND STRETCHER BARS SPACED AS SHOWN HEREON. WIRE FASTENERS AND THE CLIPS SHALL BE NO. 11 GAGE (WAM) GALVANIZED STEEL WIRE OR NO. 7 GAGE (B&S) ALUMINUM WIRE. AND HOG RINGS SHALL BE NO. 9 GAGE, ALL IN CONFORMANCE WITH ASTM F 625.
 4. STEEL POSTS, RAILS AND GATE FRAMES SHALL CONFORM TO AASTO M 181 TYPE 1, GRADE 1 OR GRADE 2.
 5. AT THE CONTRACTOR'S OPTION, PIPE USED FOR FENCE CONSTRUCTION SHALL CONFORM TO THE DIMENSIONS AND WEIGHTS FOR EITHER "ORDINARY PIPE" OR "ALTERNATIVE PIPE". "ALTERNATIVE PIPE" SHALL BE HIGH STRENGTH STEEL PIPE MEETING THE REQUIREMENTS OF FED. SPEC. RR-F-191/30.
 6. TENSION WIRE SHALL BE CONTINUOUS BETWEEN END OR CORNER POST AND LINE POST. A TURNBUCKLE OR OTHER APPROVED TIGHTENING DEVICE SHALL BE USED FOR EACH CONTINUOUS SPAN OF TENSION WIRE.
 7. TENSION WIRE SHALL BE AS SPECIFIED IN AASTO M 181.
 8. CONCRETE FOOTINGS SHALL HAVE TOPS CROWNED AT GROUND LEVEL AND SHALL BE CLASS B. CONCRETE WITH LIGHTWEIGHT AGGREGATE CONFORMING TO AASTO M 195, WILL BE PERMITTED.
 9. TERMINATION OF FENCE AT BRIDGES OR OTHER STRUCTURES SHALL BE AS SHOWN ON PLANS.
 10. CHAIN LINK FABRIC UP TO 5 FEET HIGH SHALL BE KNUCKLED AT THE TOP AND BOTTOM SELVAGES. FABRIC OVER 5 FEET HIGH SHALL BE TWISTED AND BARRED ON THE TOP SELVAGE AND KNUCKLED ON THE BOTTOM SELVAGE.
 11. FENCE MAY BE CONSTRUCTED WITH EITHER ROUND PIPE OR ROLL-FORMED STEEL COMPONENTS. THE CONTRACTOR SHALL STATE THE TYPE OF CONSTRUCTION AND TYPE OF LINE POST TO BE USED THROUGHOUT THE PROJECT, AT THE PRECONSTRUCTION CONFERENCE.

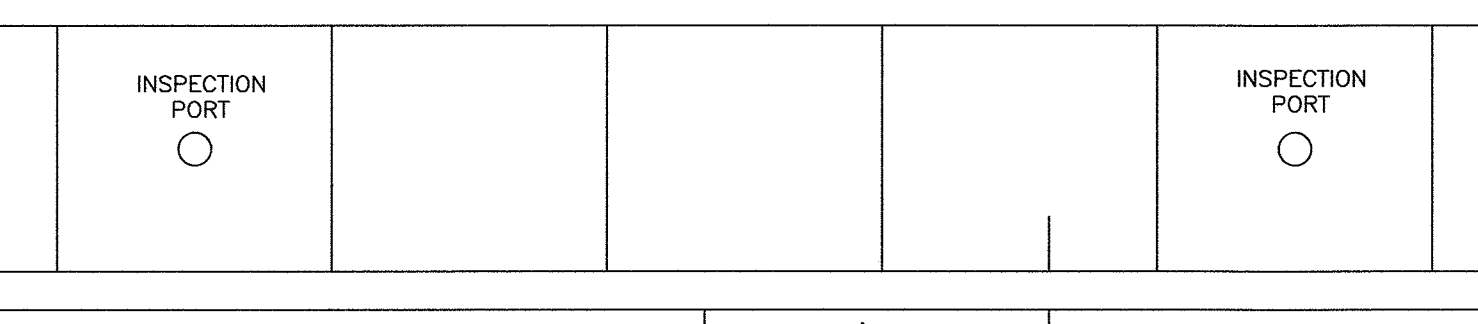


CHAIN LINK FENCE DETAILS
NOT TO SCALE



MONITORING WELL
NOT TO SCALE

(5)STORMTECH MC-3500 CHAMBERS W/INSPECTION PORTS (2 PLACES) MIN. FINISH GRADE=VARIES
TOP STONE=1' BELOW FINISH
TOP CHAMBER=2' BELOW FINISH
BOTTOM CHAMBER=5.75' BELOW FINISH
BOTTOM STONE=6.25' BELOW FINISH



TYPICAL ROOF RECHARGE SYSTEM
NOT TO SCALE

NOTE: ROOF DRAIN DESIGN CRITERIA AND SOIL TESTING MUST BE WITNESSED AND APPROVED BY THE TOWN ENGINEER.

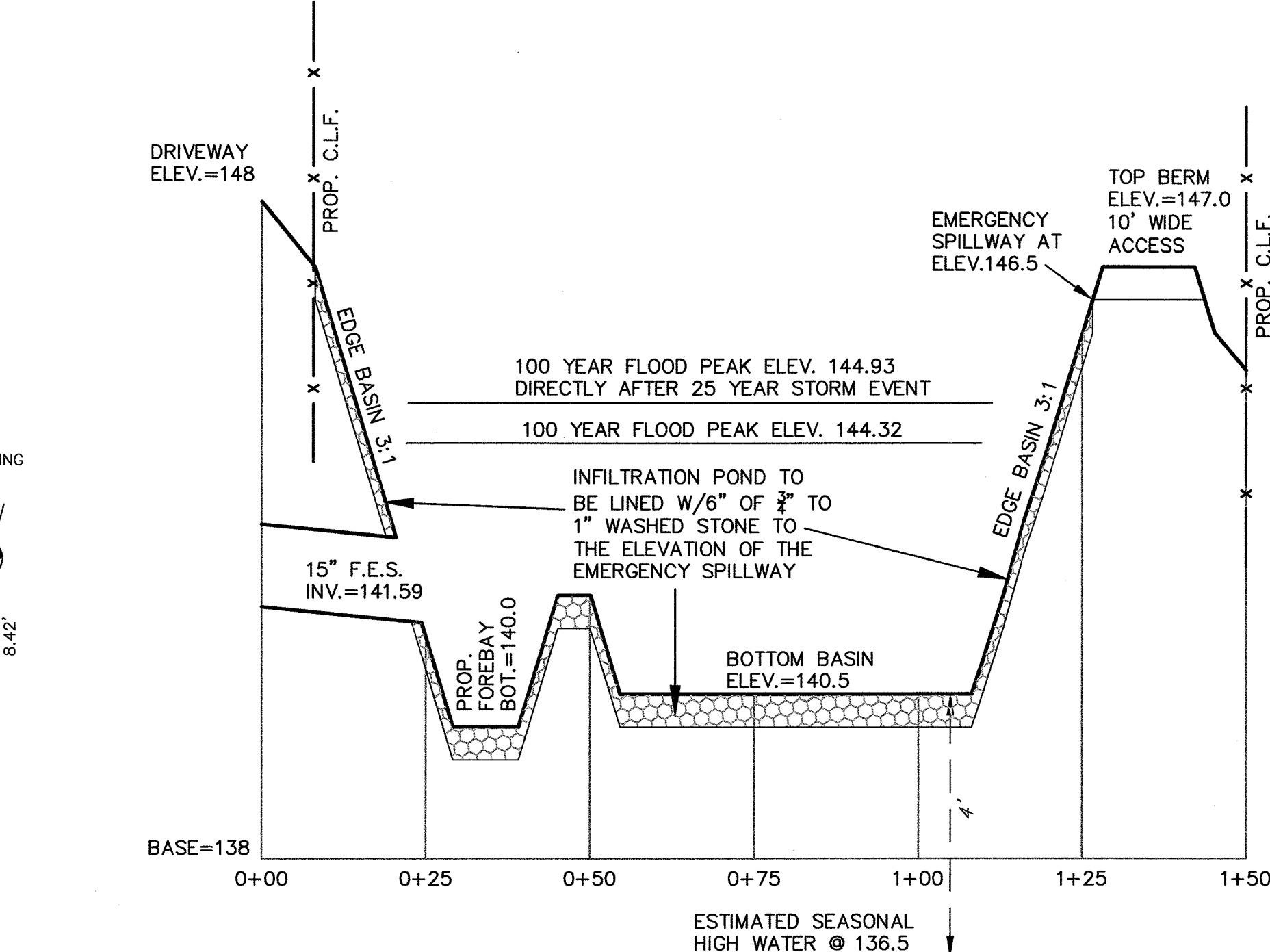
PROPOSED HOUSE

10'(MIN.)

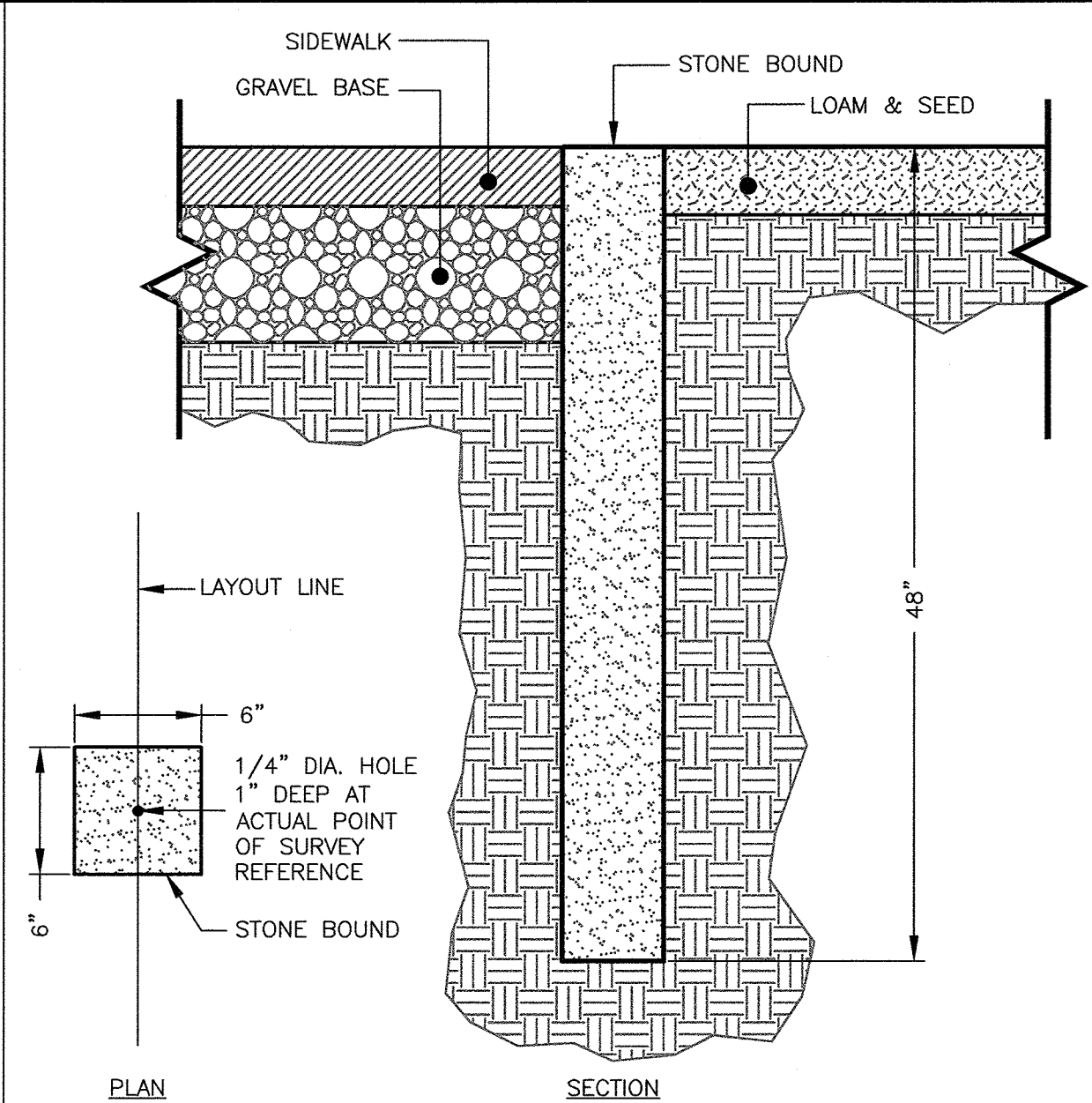
41.55'

12" SURROUNDING STONE

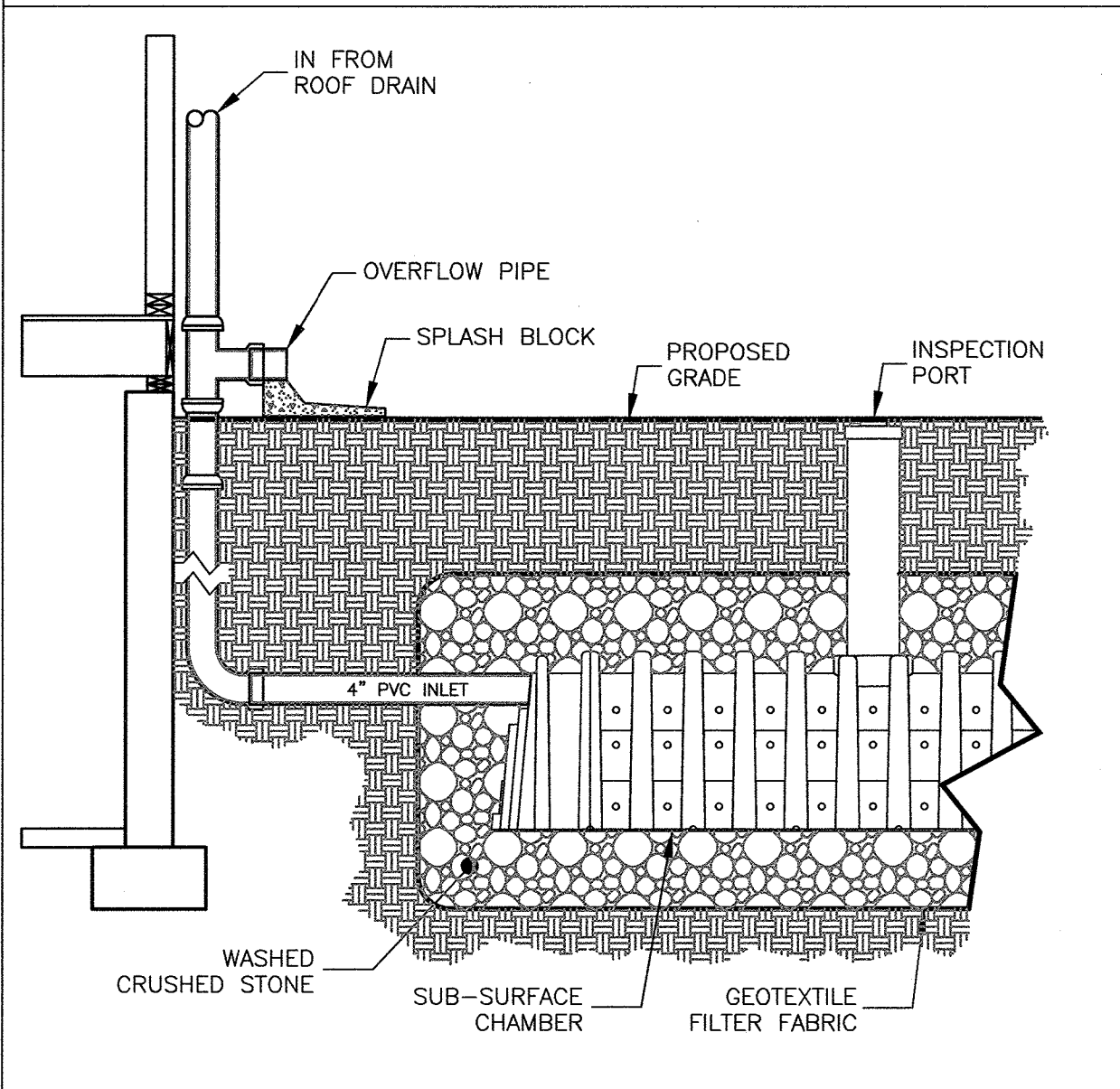
NOTE: ROOF DRAIN DESIGN CRITERIA AND SOIL TESTING MUST BE WITNESSED AND APPROVED BY THE TOWN ENGINEER.



BMP CROSS SECTION
SCALE: 1"=20' (HOR) & 1"=2' (VERT.)



STONE BOUND
NOT TO SCALE



ROOF DRAIN TO SUB-SURFACE CHAMBER
NOT TO SCALE

NOTE:
1. CHAMBERS SHALL BE INSTALLED A MINIMUM OF 10' FROM HOUSE.

CLERK'S CERTIFICATION ON THE PLAN
DATE: _____

I, _____, CLERK OF THE TOWN OF LYNNFIELD, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK
PETER J. OGDEN #33904

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

REQUESTED WAIVERS
PLAN WAIVERS: TO NOT SHOW THE FOLLOWING DETAILS.
375-6.4.G(1)(h) DETENTION BASIN EMBANKMENT
375-6.4.G(1)(m) WOOD/STEEL GUARDRAIL INSTALLATION
375-6.4.G(1)(u) DESIGNATED TREE PROTECTION ZONE

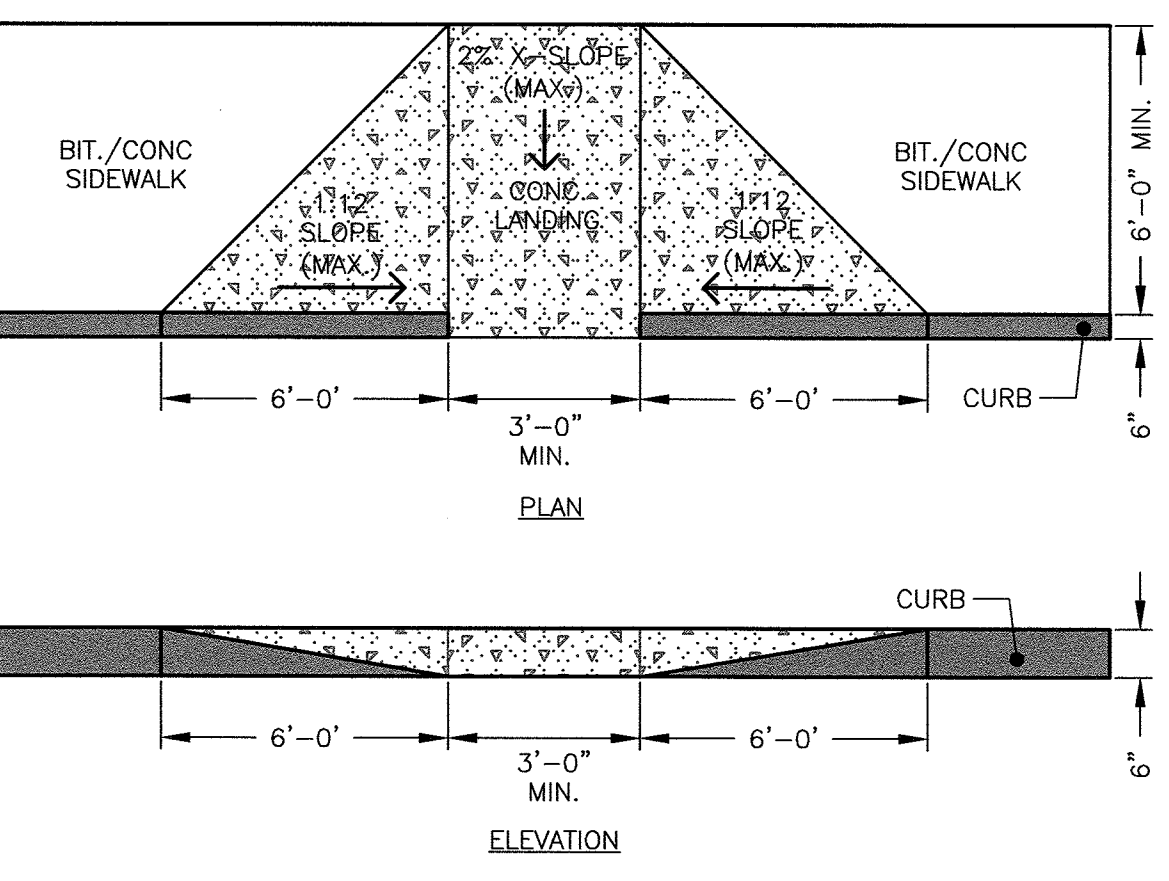
REVISIONS

10
9
8
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6
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1

Review Comments
No Changes this Sheet
Planning Board & Engineering Comments

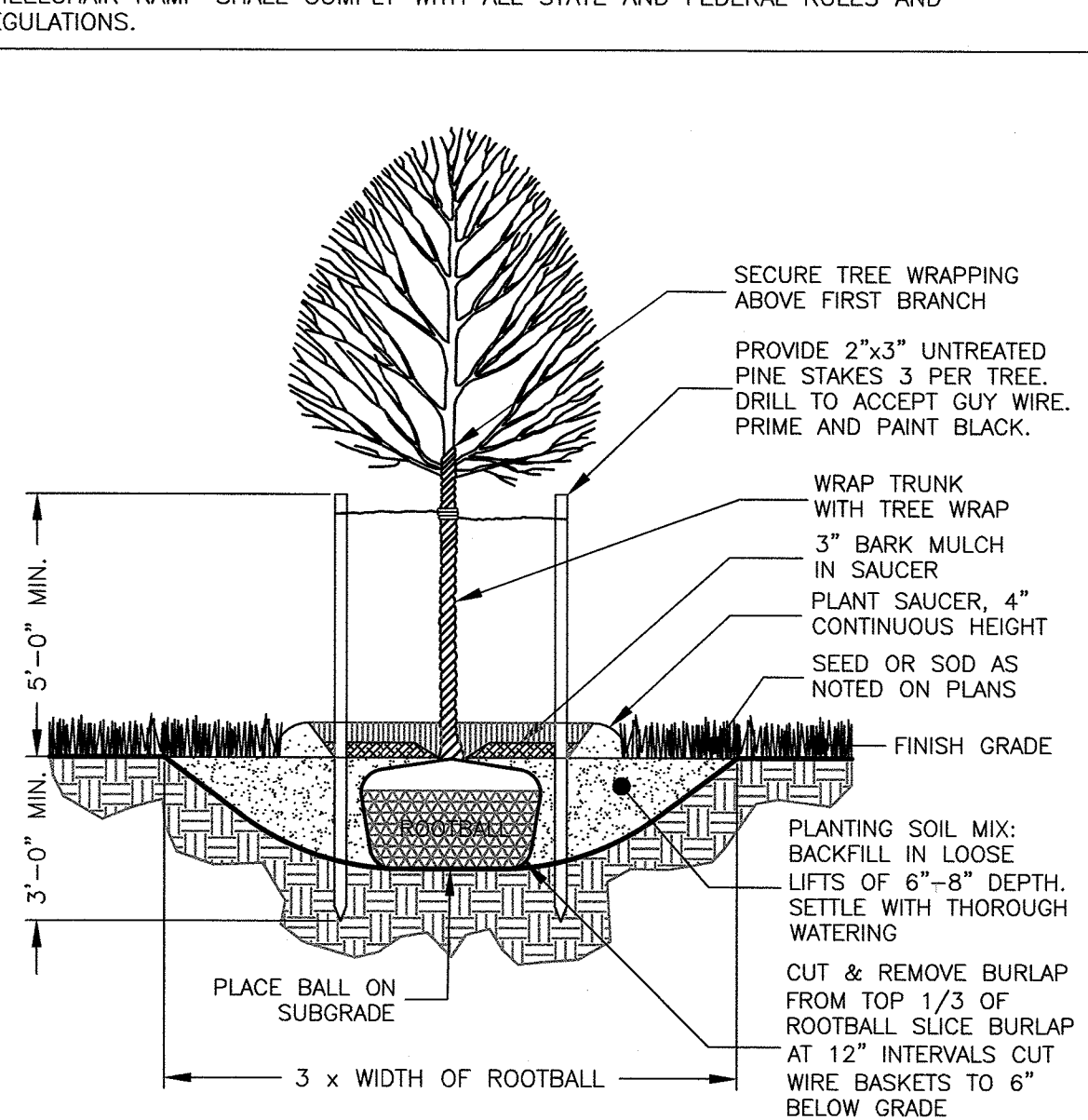
11/30/2021
11/4/2021
7/26/2021

No. Revision Date



WHEELCHAIR RAMP
NOT TO SCALE

NOTE:
WHEELCHAIR RAMP SHALL COMPLY WITH ALL STATE AND FEDERAL RULES AND REGULATIONS.



DECIDUOUS TREE PLANTING
NOT TO SCALE

NOTE:
TREE SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT DID TO NURSERY OR FIELD GRADE.

CLERK'S CERTIFICATION ON THE PLAN
DATE: _____

I, _____, CLERK OF THE TOWN OF LYNNFIELD, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK
PETER J. OGDEN #33904

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.

REQUESTED WAIVERS
PLAN WAIVERS: TO NOT SHOW THE FOLLOWING DETAILS.
375-6.4.G(1)(h) DETENTION BASIN EMBANKMENT
375-6.4.G(1)(m) WOOD/STEEL GUARDRAIL INSTALLATION
375-6.4.G(1)(u) DESIGNATED TREE PROTECTION ZONE

REVISIONS

10
9
8
7
6
5
4
3
2
1

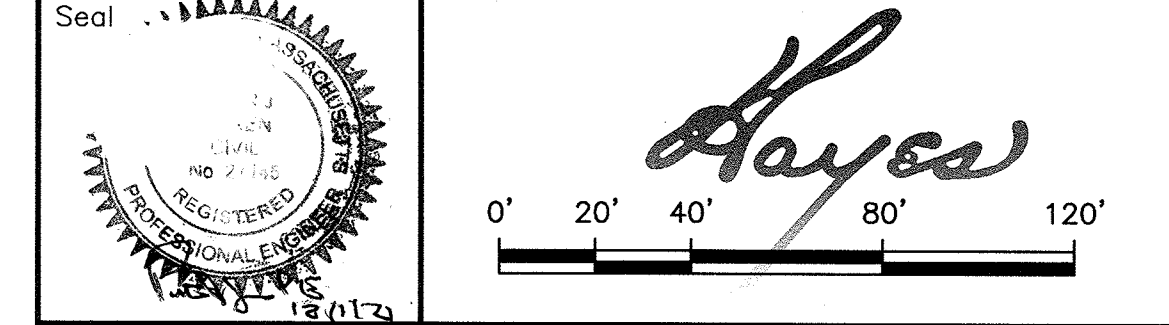
Review Comments
No Changes this Sheet
Planning Board & Engineering Comments

11/30/2021
11/4/2021
7/26/2021

No. Revision Date

NOTE: ROOF DRAIN DESIGN CRITERIA AND SOIL TESTING MUST BE WITNESSED AND APPROVED BY THE TOWN ENGINEER.

DETAIL SHEET



0' 20' 40' 80' 120'

DEFINITIVE PLAN
VALLIS WAY
LYNNFIELD, MASS.
ASSESSORS MAP 17 LOT 921

OWNER: LINDA C. VALLIS
109 LOWELL STREET
LYNNFIELD, MA 01940

APPLICANT: PAUL CAGGIANO
26666 SEAGUL WAY, UNIT C201
MALIBU, CA 90265-4529

Engineer: Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"= 40' April 12, 2021

LYNNFIELD PLANNING BOARD

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

DETAIL SHEET 3 OF 3

SET SHEET 10 OF 10