

Zoning Board of Appeals Site Plan LYNNFIELD, MASS.

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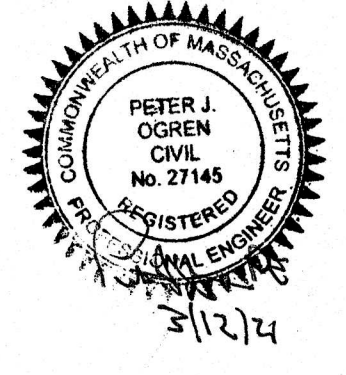
Hayes

Scale: 1" = 20'



March 10, 2021

SHOWING PROPOSED POOL & PATIO

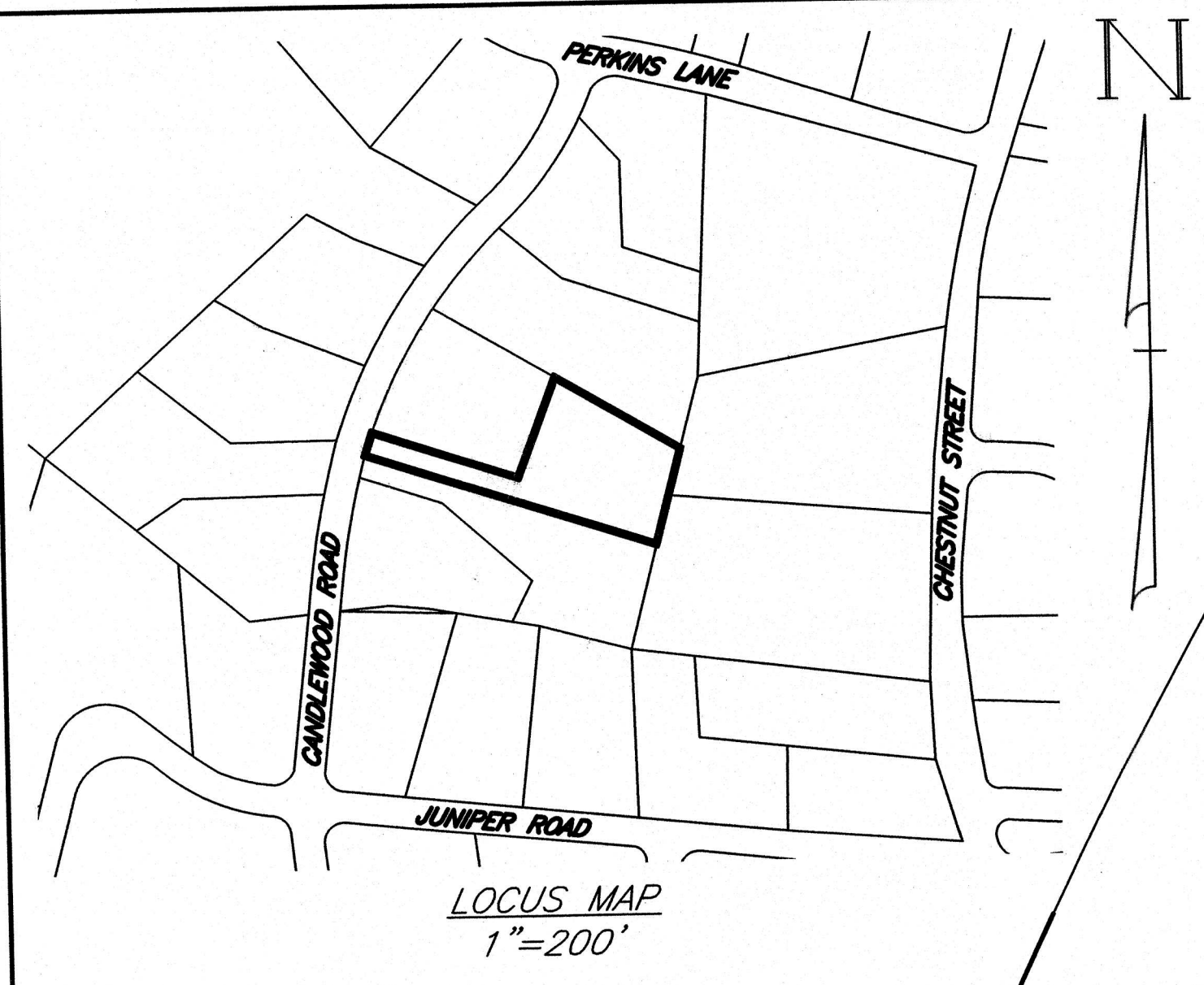
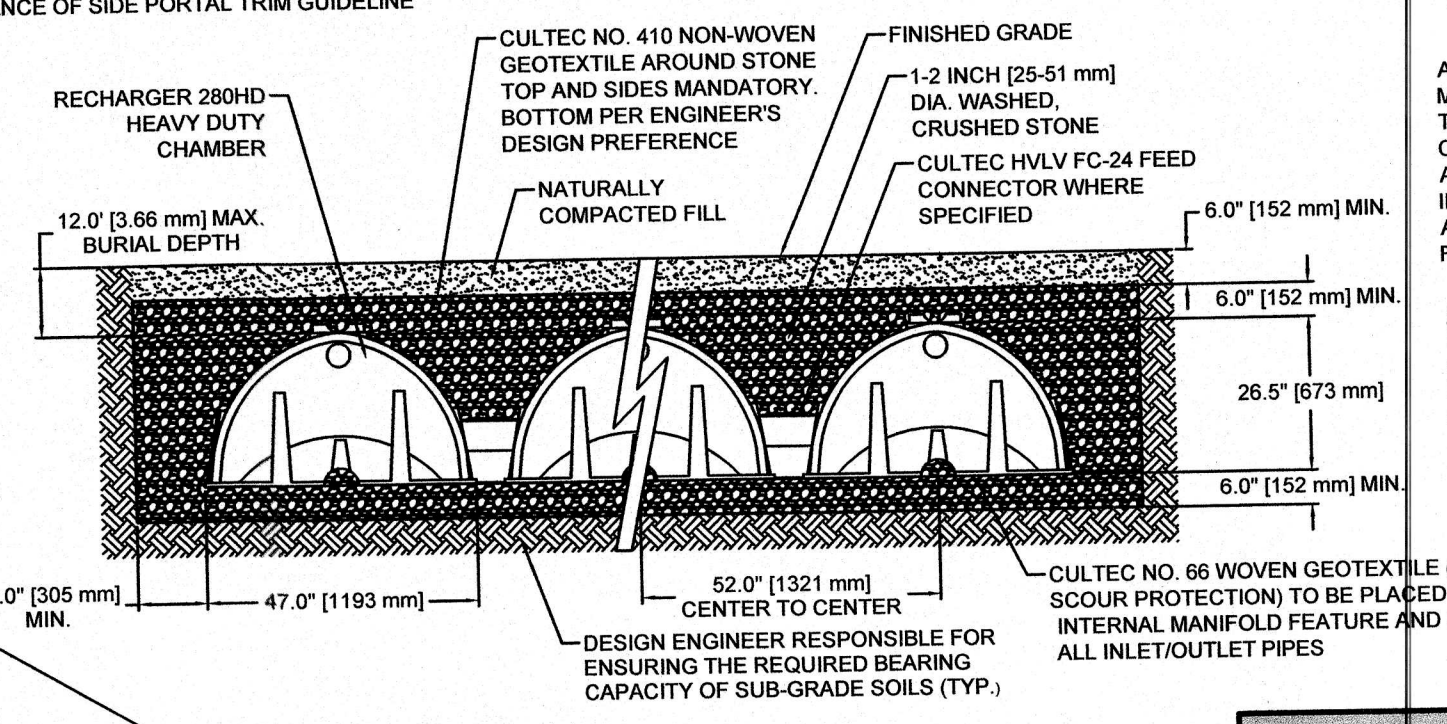
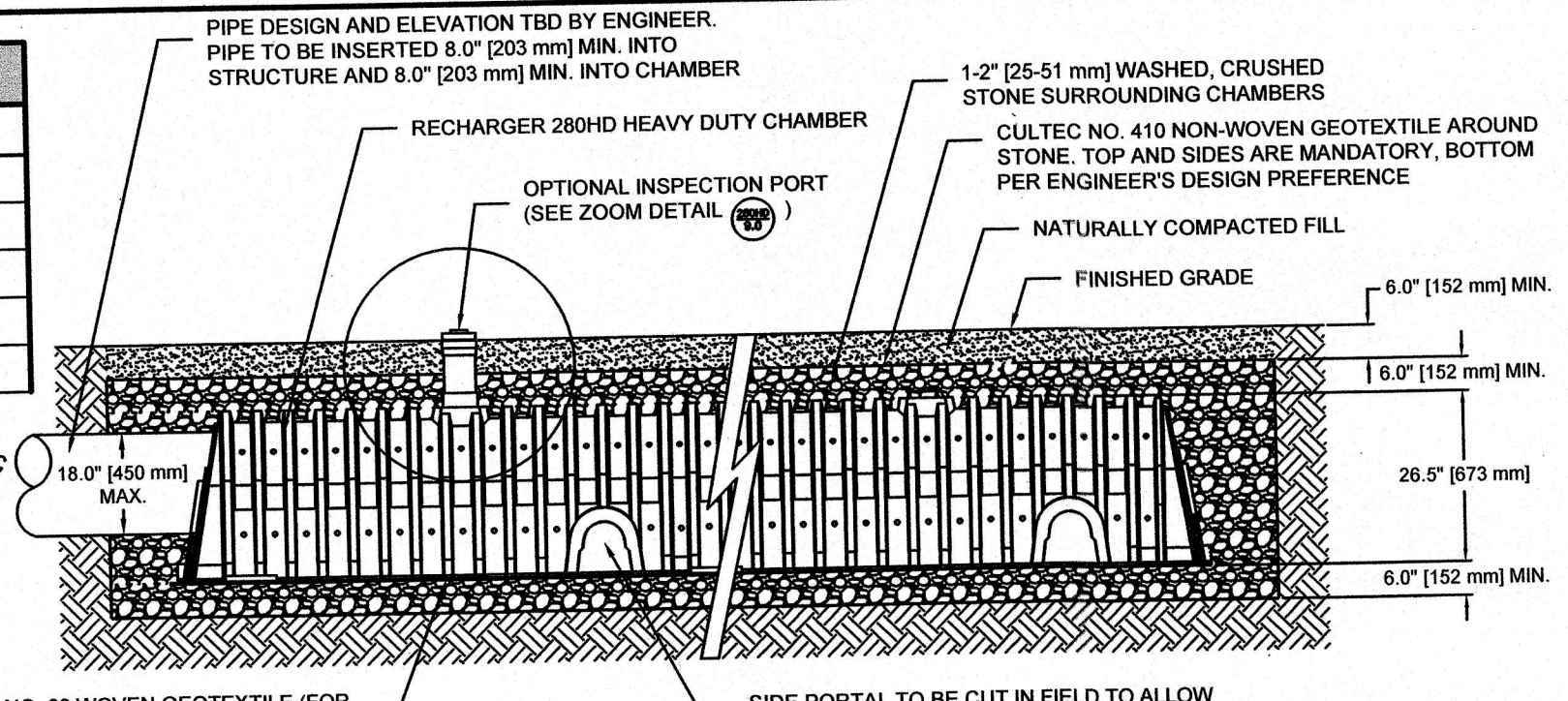


ALL RECHARGER 280HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 280HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

GENERAL NOTES
RECHARGER 280HD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 9.21 CF/FT (1.83 m³/m) PER DESIGN UNIT. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12' (3.66 m). THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

ZONING TABLE		
DIMENSIONAL CONTROLS	REQUIRED/ALLOWED	PROPOSED
FRONT YARD SETBACK	40 ft.	95.2 ft.
SIDE YARD SETBACK	20 ft.	20.4 ft.
REAR YARD SETBACK	20 ft.	23.8ft.
POOL SETBACK	20 FT.	*15.0 ft.
PERCENT IMPERVIOUSNESS	15.0%	*15.9%

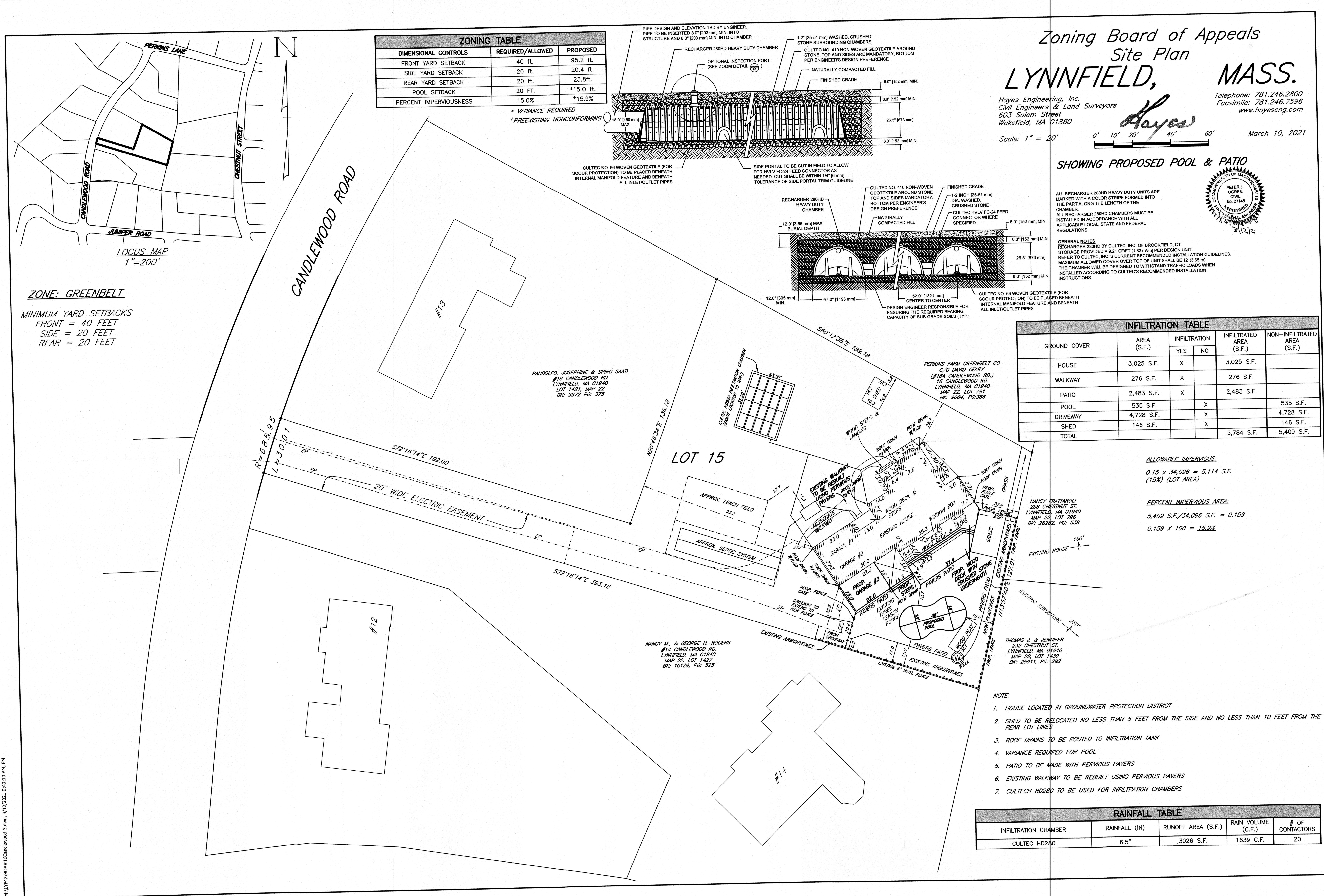
* VARIANCE REQUIRED
* PREEXISTING NONCONFORMING



ZONE: GREENBELT

MINIMUM YARD SETBACKS
FRONT = 40 FEET
SIDE = 20 FEET
REAR = 20 FEET

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GROUND COVER	AREA (S.F.)	INFILTRATION		INFILTRATED AREA (S.F.)	NON-INFILTRATED AREA (S.F.)
		YES	NO		
HOUSE	3,025 S.F.	X		3,025 S.F.	
WALKWAY	276 S.F.	X		276 S.F.	
PATIO	2,483 S.F.	X		2,483 S.F.	
POOL	535 S.F.		X		535 S.F.
DRIVEWAY	4,728 S.F.		X		4,728 S.F.
SHED	146 S.F.		X		146 S.F.
TOTAL				5,784 S.F.	5,409 S.F.

ALLOWABLE IMPERVIOUS:
0.15 x 34,096 = 5,114 S.F.
(15%) (LOT AREA)

PERCENT IMPERVIOUS AREA:
5,409 S.F./34,096 S.F. = 0.159
0.159 x 100 = 15.9%

- NOTE:
- HOUSE LOCATED IN GROUNDWATER PROTECTION DISTRICT
 - SHED TO BE RELOCATED NO LESS THAN 5 FEET FROM THE SIDE AND NO LESS THAN 10 FEET FROM THE REAR LOT LINES
 - ROOF DRAINS TO BE ROUTED TO INFILTRATION TANK
 - VARIANCE REQUIRED FOR POOL
 - PATIO TO BE MADE WITH PERVIOUS PAVERS
 - EXISTING WALKWAY TO BE REBUILT USING PERVIOUS PAVERS
 - CULTECH HD280 TO BE USED FOR INFILTRATION CHAMBERS

RAINFALL TABLE				
INFILTRATION CHAMBER	RAINFALL (IN)	RUNOFF AREA (S.F.)	RAIN VOLUME (C.F.)	# OF CONTACTORS
CULTECH HD280	6.5"	3026 S.F.	1639 C.F.	20