ZONING TABLE		
ZONE	SINGLE RESIDENCE B	
DIMENSIONAL CONTROLS	REQUIRED/ALLOWED	PROPOSED
FRONT YARD SETBACK	40 ft.	46.4± ft.
SIDE YARD SETBACK	20 ft.	21.4± ft.
REAR YARD SETBACK	20 ft.	215.5± ft.
MIN. FRONTAGE	150 ft.	196.72 ft.
MIN. LOT AREA	30,000 s.f.	59,321 s.f.
LOT COVERAGE	35%	5.5%

IMPERVIOUS AREAS	
	PROPOSED
BUILDING	3,252± s.f.
PAVEMENT	3,897± s.f.
PAVERS PATIOS & WALKS	1322± s.f.
TOTAL	8,471± s.f.

*GROUNDWATER RECHARGE REQUIRED IF GREATER OF 15% LOT AREA OR 2,500 s.f. RENDERED IMPERVIOUS = **8,898± s.f.**

ZONE: SINGLE RESIDENCE C

MINIMUM LOT AREA = 40,000 S.F.
MINIMUM LOT FRONTAGE = 180 FEET

MINIMUM YARD SETBACKS
FRONT = 40 FEET
SIDE = 25 FEET
REAR = 20 FEET

PERMITTED LOT COVERAGE = 35%

ZONE: SINGLE RESIDENCE B

MINIMUM LOT AREA = 30,000 S.F.
MINIMUM LOT FRONTAGE = 150 FEET

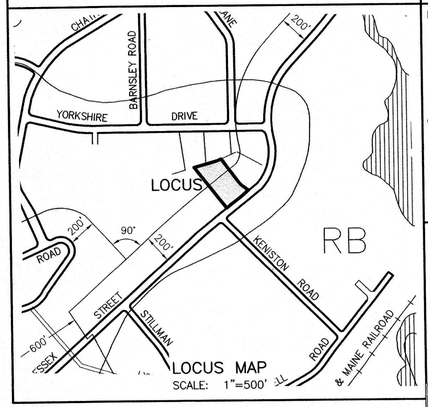
MINIMUM YARD SETBACKS
FRONT = 40 FEET
SIDE = 20 FEET
REAR = 20 FEET

PERMITTED LOT COVERAGE = 35%

LEGEND OF SYMBOLS & ABBREVIATIONS:

- × 100.0 — EXIST. SPOT ELEVATION
- 100 — EXIST. CONTOUR
- (100.0) — PROP. SPOT ELEVATIONS
- 100 — PROP. CONTOURS
- V — V — PROP. WATER SUPPLY LINE
- MW — PROP. INSPECTION PORT/MONITORING WELL
- TEST HOLE
- PERC TEST
- DRAIN MANHOLE
- CATCH BASIN
- (W) — WATER SUPPLY WELL

BENCHMARK REFERENCE DATUM: NAVD 1988
TOP OF ESSEX COUNTY STONE BOUND ELEV.=122.14'
CROSS CUT IN TELEPHONE MANHOLE. ELEV.=130.90'



LOCUS MAP
SCALE: 1"=500'

Prepared For:

Applicant

Area=59,321 s.f.
Map 25 Lot 1662

Prepared By:

Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880
Ph: 781.246.2800
Fax: 781.246.7586
www.hayeseng.com

Design By: gr
Drawn By: gr
Checked By: pjo
Project File: LYF-1270C
Comp. No: LYF339

- ☒ Issued For Permit
- ☐ Issued For Review
- ☐ Issued For Bid
- ☐ Issued For Construction
- ☐ Not For Construction

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3		
2	House revised	7-25-2023
1	Chambers added	3-8-2023

Scale: 1"=20'
0' 10' 20' 40'

Date: February 17, 2023

Drawing Title:

Certified Proposed Plot Plan & Sanitary Disposal System Plan
200 Essex Street
Lynnfield, Mass. 01940

Seal:
COMMONWEALTH OF MASSACHUSETTS
PETER J. OGREN
CIVIL
No. 27145
REGISTERED PROFESSIONAL ENGINEER

Drawing No.:
PL

SHEET 1 OF 2

7126/274
ROBERT P. TRAFTON & SHEILA E. TRAFTON
[LOT 4 ON PLAN BOOK 93 PLAN 69]
LYNNFIELD ASSESSOR'S PARCEL ID: 0025 0000 1072

31436/394
JASON P. CAGGIANO & CARLY CAGGIANO
[LOT 3 ON PLAN BOOK 92 PLAN 43]
LYNNFIELD ASSESSOR'S PARCEL ID: 0025 0000 1713

41153/6
PIERCE & CASSIE ALIBERTI
LYNNFIELD ASSESSOR'S PARCEL ID: 0025 0000 1662
LOT AREA=59,321 S.F.

4483/517
JOHN R. GILBERTSON & ELAINE M. GILBERTSON
[LOT C2 ON PLAN BOOK 90 PLAN 38 EXCEPT PARCEL SHOWN ON PLAN NO. 211 OF 1958]
LYNNFIELD ASSESSOR'S PARCEL ID: 0025 0000 1747

40913-535
MARK MURRAY REVOCABLE TRUST &
KAREN J MURRAY REVOCABLE TRUST
[LOT B ON PLAN BOOK 76 PLAN 13]
LYNNFIELD ASSESSOR'S PARCEL ID: 0025 0000 1625

N

MASS GIS Grid North

168.33' S43°32'00"E

29.67' S53°04'00"E

S24°54'25"W 219.28'

S06°24'41"W 67.73'

N66°24'20"W 96.56'

S67°57'00"E 35.16'

RESIDENCE C
RESIDENCE B
ZONE LINE

ESSEX STREET
(PUBLIC – 50 FEET WIDE)
(1956 ESSEX COUNTY LAYOUT RECORD NO. 2856)

BENCHMARK
X-CUT IN TELE. MH
ELEV=130.90

BENCHMARK
TOP OF STONE BOUND
ELEV=122.14

IRON PIPE (FND)
TACK (SET)
EP ECSB (FND)
IRON PIPE (FND)
100' BUFFER ZONE LINE IRON PIPE (FND)

BORDERING VEGETATED WETLANDS

WF1 106.70
WF2 107.75
WF3 107.08
WF4 107.20
WF5 106.95
WF6 107.66
WF7 107.78
WF8 107.94

15"UNKNOWN
16"M
18"M
9"M
8"O
36"O
12"M
7"M
8"M
12"H
20"O
10"M
15"O
20"O
14"P DEAD
TWIN18"12"M
TWIN20"9"M
TWIN12"10"M
TWIN20"18"M
TWIN20"O

PROPOSED 5 BEDROOM DWELLING
FIN.FL=128.5
TF=127.50
CF=115.9±

PROPOSED GARAGE
GF=126.5±

PROPOSED PATIO
16'x27.0'

PROPOSED PATIO
EL=128.0±

PROPOSED FIELDSTONE RET. WALL

PROPOSED 1500 GAL 15"SEPTIC TANK

PROPOSED DRIVEWAY

PROPOSED WATER SERVICE

PROPOSED VENT

PROP. DIST.BOX

PROP. 3' WIDE CONC. WALK

PROPOSED EROSION DIVICE (SILT SOCK OR HAYBALES)

PROP. WALL TOP EL=126.5

PROP. WALL TOP EL=124.5

PROP. WALL TOP EL=122.5

PROP. WALL W/GUARDRAIL

PROPOSED STONE INFILTRATION TRENCH

RESERVE AREA

DOH1

DOH2

DOH4

P1

P2

OG

DC

EXISITNG SILT FENCE & SILT SOCK

EXISTING HOUSE TO BE RAZED

EXISTING HOUSE

50' BUFFER ZONE LINE

100' BUFFER ZONE LINE

25' NO-DISTURB ZONE LINE

DISTURB ZONE LINE

ZONING SETBACK LINE

6"M STREET TREE TO BE REMOVED
6"M PROTECTED TREE TO BE REMOVED
6"M OTHER TREE TO BE REMOVED
6"M TO BE REMAIN

NOTE:

1.) THIS LOT DOES LIE WITHIN A NITROGEN SENSITIVE AREA. MINIMUM LOT AREA=50,000 S.F. FOR 5 BEDROOM
2.) ELEVATIONS ARE BASED ON NAVD 1988.
3.) THERE ARE NO EXISTING WELLS LOCATED WITHIN 100' OF THE PROPOSED SEPTIC SYSTEM.
4.) THERE ARE NO WETLAND RESOURCES WITHIN 100' OF THE PROPOSED SEPTIC SYSTEM.
5.) TOTAL NUMBER OF HABITABLE ROOMS NOT TO EXCEED 11 ROOMS WITHOUT DEED RESTRICTION IN ACCORDANCE WITH 310 CMR 15.002.
6.) THERE ARE NO WATER SUPPLY TRIBUTARIES WITHIN 100 FEET OF PROPOSED LEACH FIELD.
7.) THERE ARE NO RESERVOIRS WITHIN 400 FEET OF PROPOSED LEACH FIELD.
8.) LEACH SYSTEM TO BE STAKED IN FIELD BY DESIGN ENGINEER PRIPR TO INSTALLING.
9.) EXISING LEACH CESSPOOL TO BE CRUSHED AND ABANDONED IN ACCORDANCE WITH 310CMR 15:354.

DETAIL
SCALE: 1"=10'

PETER J. OGREN #33604 COMMONWEALTH OF MASSACHUSETTS LAND SURVEYOR PROFESSIONAL

M:\...\200Essex_R4.dwg, 7/27/2023 1:37:19 PM, MGR