

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	3,522± s.f.
PAVERS PATIOS & WALKS	823± s.f.
TOTAL	7,597± 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%

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

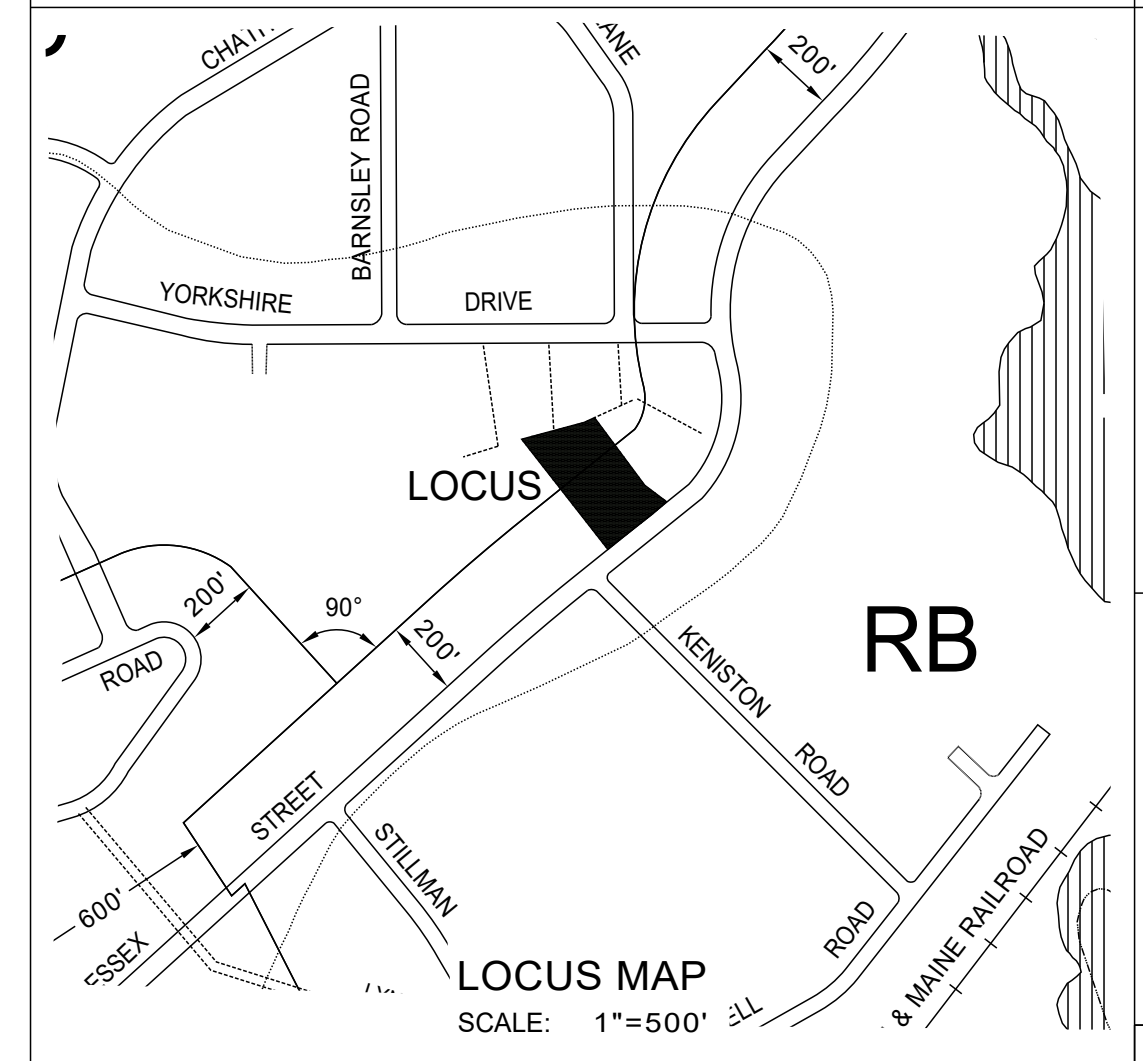
- NOTE:
- 1.) THIS LOT DOES NOT LIE WITHIN A NITROGEN SENSITIVE AREA. MINIMUM LOT AREA=50,000 S.F. FOR 5 BEDROOM
 - 2.) ELEVATIONS ARE BASED ON NAVD 1988.
 - 3.) THERE ARE NO EXISTING WELLS LOCATED WITHIN 100' OF THE PROPOSED SEPTIC SYSTEM.
 - 4.) THERE ARE NO WETLAND RESOURCES WITHIN 100' OF THE PROPOSED 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 PRIOR TO INSTALLING.
 - 9.) EXISTING LEACH CESSPOOL TO BE CRUSHED AND ABANDONED IN ACCORDANCE WITH 310CMR 15.354.

- ⊗ 6" STREET TREE TO BE REMOVED
- ⊕ 6" PROTECTED TREE TO BE REMOVED
- ⊗ 6" OTHER TREE TO BE REMOVED
- 6" TO REMAIN

LEGEND OF SYMBOLS & ABBREVIATIONS:

- 100.0 EXIST. SPOT ELEVATION
- 100' EXIST. CONTOUR
- ⊙ 100.0 PROP. SPOT ELEVATIONS
- 100' PROP. CONTOURS
- PROP. WATER SUPPLY LINE
- ⊙ MW PROP. INSPECTION PORT/MONITORING WELL
- ⊗ TEST HOLE
- ⊕ PERC TEST
- ⊙ DRAIN MANHOLE
- ⊕ CATCH BASIN
- ⊕ 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'



Prepared For:
 Applicant: Area=59,321 s.f. Map 25 Lot 1662

Prepared By:
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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	House revised Chambers added	7-25-2032
2		3-8-2023
1		

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:
 Drawing No.:
PL
 SHEET 1 OF 2