

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.

*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%

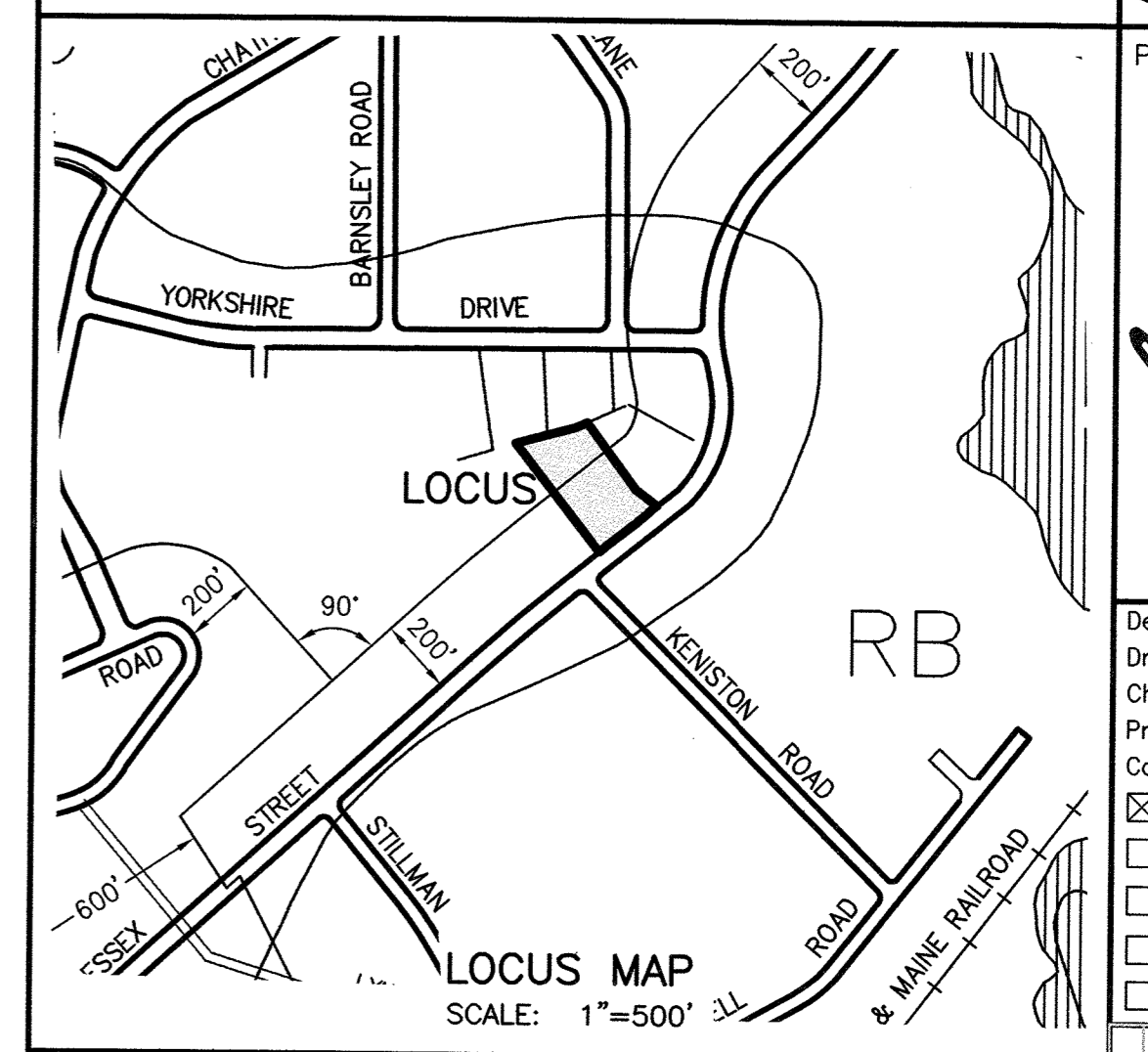
- ⊗ 6" STREET TREE TO BE REMOVED
- ⊗ 6" PROTECTED TREE TO BE REMOVED
- ⊗ 6" OTHER TREE TO BE REMOVED
- 6" TO BE REMAIN

NOTE:

- THIS LOT DOES LIE WITHIN A NITROGEN SENSITIVE AREA. MINIMUM LOT AREA=50,000 S.F. FOR 5 BEDROOM
- ELEVATIONS ARE BASED ON NAVD 1988
- THERE ARE NO EXISTING WELLS LOCATED WITHIN 100' OF THE PROPOSED SEPTIC SYSTEM.
- THERE ARE NO WETLAND RESOURCES WITHIN 100' OF THE PROPOSED SEPTIC SYSTEM.
- TOTAL NUMBER OF HABITABLE ROOMS NOT TO EXCEED 11 ROOMS WITHOUT DEED RESTRICTION IN ACCORDANCE WITH 310 CMR 15.002.
- THERE ARE NO WATER SUPPLY TRIBUTARIES WITHIN 100 FEET OF PROPOSED LEACH FIELD.
- THERE ARE NO RESERVOIRS WITHIN 400 FEET OF PROPOSED LEACH FIELD.
- LEACH SYSTEM TO BE STAKED IN FIELD BY DESIGN ENGINEER PRIOR TO INSTALLING.
- EXISTING LEACH CESSPOOL TO BE CRUSHED AND ABANDONED IN ACCORDANCE WITH 310CMR 15.354.

- 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:
 Hayes Engineering, Inc.
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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

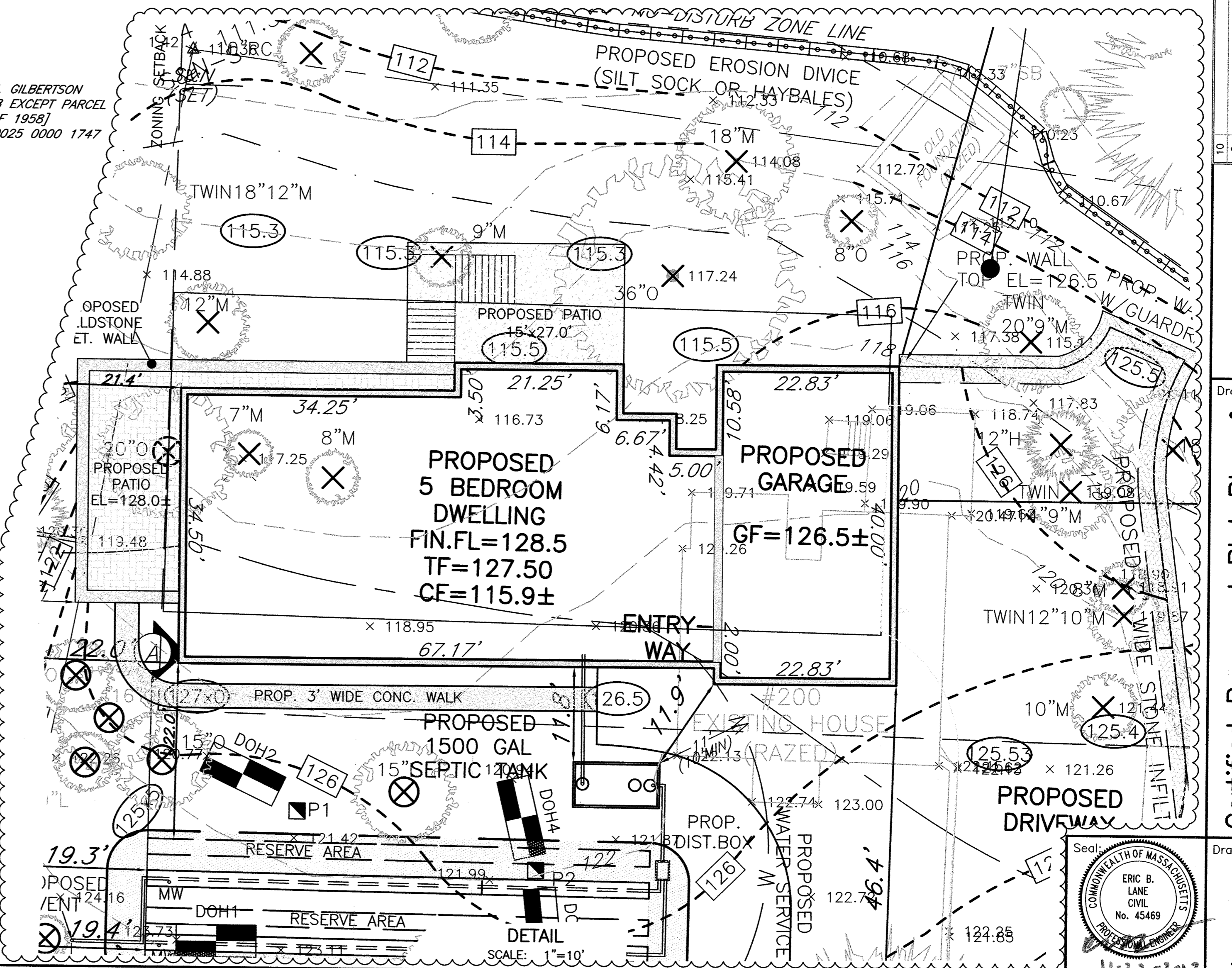
No.	Revision	Date
1	Chambers added	3-8-2023
2	House revised	7-25-2023
3	Driveway opening	10-11-2023
4	Driveway opening	11-22-2023

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

Drawing No.:
 PL

SHEET 1 OF 2



Seal:
 ERIC B. LANE
 CIVIL
 No. 45469
 PROFESSIONAL ENGINEERING