

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 HAS BEEN RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

N/F KEVIN P. & ANGELA L. KIELT
ASSESSORS MAP 33 PARCEL 227

N/F PETER & LORETTA FRANCHI
ASSESSORS MAP 33 PARCEL 265

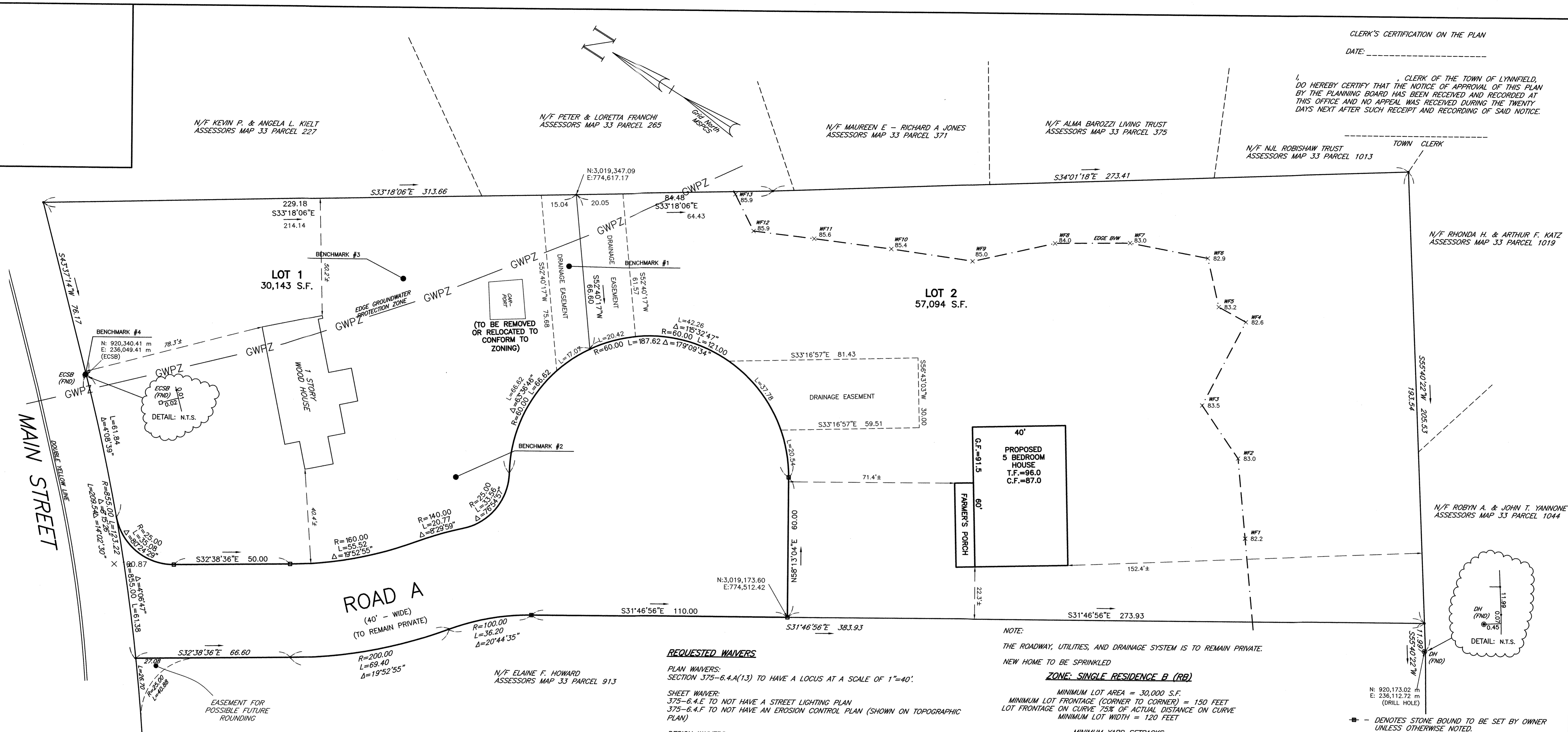
N/F MAUREEN E - RICHARD A JONES
ASSESSORS MAP 33 PARCEL 371

N/F ALMA BAROZZI LIVING TRUST
ASSESSORS MAP 33 PARCEL 375

N/F NUL ROBISHAW TRUST
ASSESSORS MAP 33 PARCEL 1013

N/F RHONDA H. & ARTHUR F. KATZ
ASSESSORS MAP 33 PARCEL 1019

N/F ROBYN A. & JOHN T. YANNOFF
ASSESSORS MAP 33 PARCEL 1044



REQUESTED WAIVERS

PLAN WAIVERS:
SECTION 375-6.4.A(13) TO HAVE A LOCUS AT A SCALE OF 1"=40'.
SHEET WAIVER:
375-6.4.E TO NOT HAVE A STREET LIGHTING PLAN
375-6.4.F TO NOT HAVE AN EROSION CONTROL PLAN (SHOWN ON TOPOGRAPHIC PLAN)
DESIGN WAIVERS:
375-7.1.A(10) TO HAVE AN ENTRANCE ROUNDING LESS THAN 25 FEET.
375-8.2.B(1) TO REDUCE PAVEMENT WIDTH TO 20 FEET AND TO ALLOW THE PAVEMENT CENTERLINE TO NOT COINCIDE WITH THE CENTERLINE OF THE ROADWAY.
375-8.2.B(2) TO UTILIZE A TURN-OUT CONFIGURATION IN PLACE OF A CUL-DE-SAC.
375-8.2.B(6) TO NOT HAVE CURBING ALONG THE ENTIRE ROADWAY SINCE THE DRAINAGE IS TO FLOW OFF OF THE PAVEMENT INTO A GRASS SWALE.
375-8.2.B(8) TO NOT HAVE STONE BOUNDS THE START AND END OF EVERY CURVE.
375-8.2.B(11) REQUEST NO SIDEWALKS.
375-8.3.B(1) TO ALLOW HOPE DRAIN PIPES IN PLACE OF ROP & REDUCE COVER BELOW 3 FEET.
375-8.3.B(2) TO ALLOW A DIFFERENT CASTING, LEBARON WHICH IS REQUIRED IS NO LONGER IN BUSINESS. USE EAST JORDAN IRON WORKS MODEL OMS55200024 OR APPROVED EQUAL.
375-8.5 REQUEST NO STREET LIGHTING.
375-8.7.A REQUEST A WAIVER OF THE REQUIREMENT FOR UNDERGROUND ELECTRIC.

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 ON MAY 17, 1990, DECEMBER 24, 2019 AND JANUARY 16, 2020.

DATE: AUGUST 13, 2020

PROFESSIONAL LAND SURVEYOR

NOTE:
THE ROADWAY, UTILITIES, AND DRAINAGE SYSTEM IS TO REMAIN PRIVATE.
NEW HOME TO BE SPRINKLED

ZONE: SINGLE RESIDENCE B (RR)

MINIMUM LOT AREA = 30,000 S.F.
MINIMUM LOT FRONTAGE (CORNER TO CORNER) = 150 FEET
LOT FRONTAGE ON CURVE 75% OF ACTUAL DISTANCE ON CURVE
MINIMUM LOT WIDTH = 120 FEET

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

PERMITTED LOT COVERAGE = 35%

A PORTION OF THE PROPERTY IS LOCATED IN THE GROUNDWATER PROTECTION DISTRICT.

PROPERTY IS NOT LOCATED IN A FLOOD PLAIN DISTRICT.

BENCHMARKS:

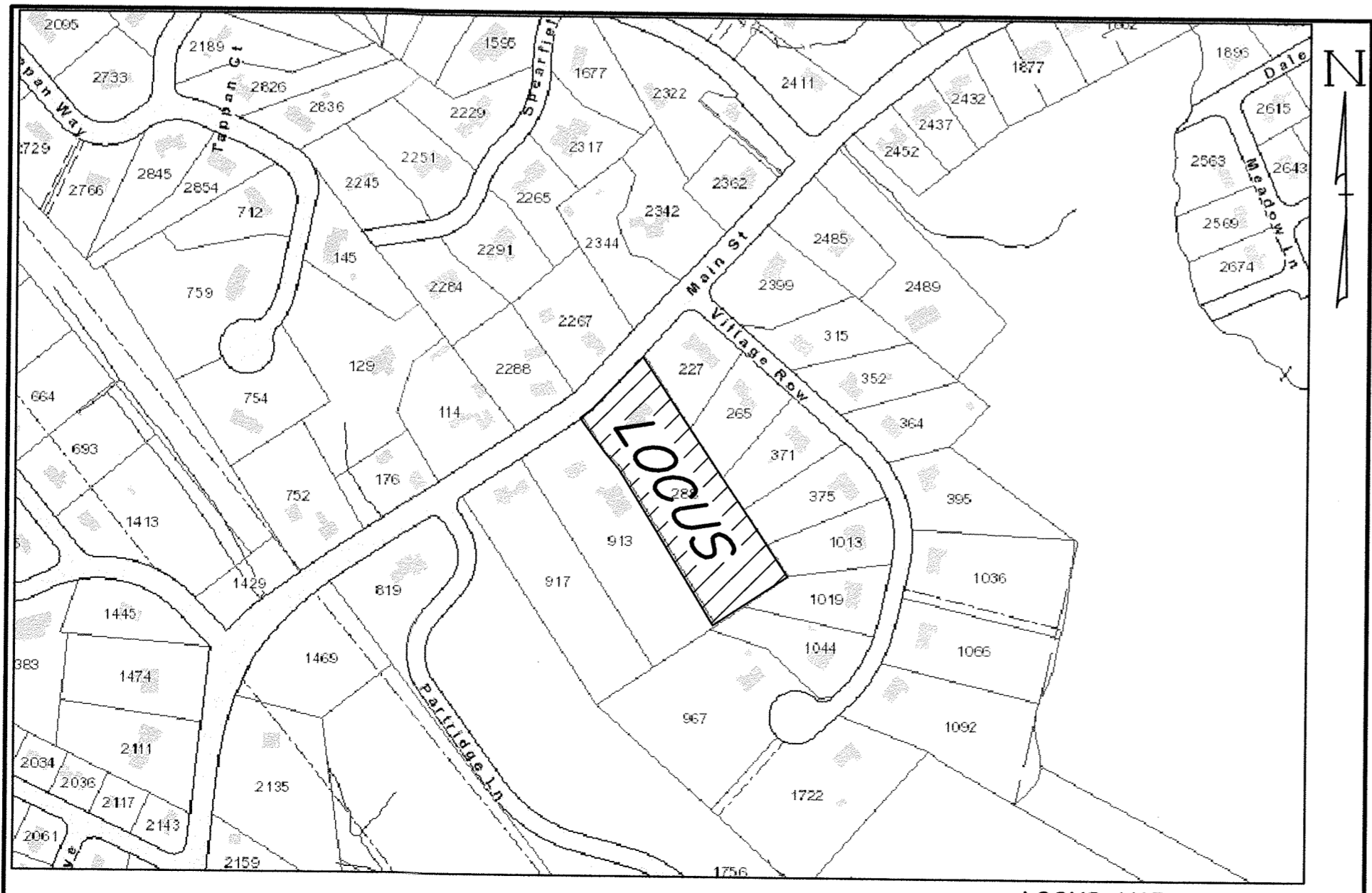
- #1 TOP DRILL HOLE IN CONCRETE ELEVATION=92.38
- #2 TOP TACK IN PAVEMENT ELEVATION=95.72
- #3 TOP TACK IN PAVEMENT ELEVATION=93.78
- #4 TOP STONE BOUND ELEVATION=101.78

CURRENT OWNERSHIP

THOMAS S. HICKMAN, AUDREY L. HICKMAN AND ZINA GREENWOOD
DEED REFERENCE: BOOK 10853 PAGE 62 ESSEX SOUTH
REGISTRY OF DEEDS
PLAN REFERENCE: PLAN BOOK 117 PLAN 7 ESSEX SOUTH
REGISTRY OF DEEDS
ASSESSOR'S PARCEL ID: 0033-0000-0288
#271 MAIN STREET

ZONING TABLE				
LOT	UPLAND AREA (ft ²)	TOTAL LOT AREA (ft ²)	FRONTAGE (ft)	DISTRICT
1	30,143	30,143	220.68*	SINGLE RES. B
2	36,206	57,094	150.75	SINGLE RES. B

* - STRAIGHT LINE DISTANCE FROM POINT OF INTERSECTION OF PROPOSED SIDELINE OF NEW ROAD AND THE SIDELINE OF MAIN STREET TO THE PROPOSED LOT CORNER OF LOTS 1 & 2.



LOCUS MAP:
SCALE: 1"=300'± SOURCE: LYNNFIELD GIS

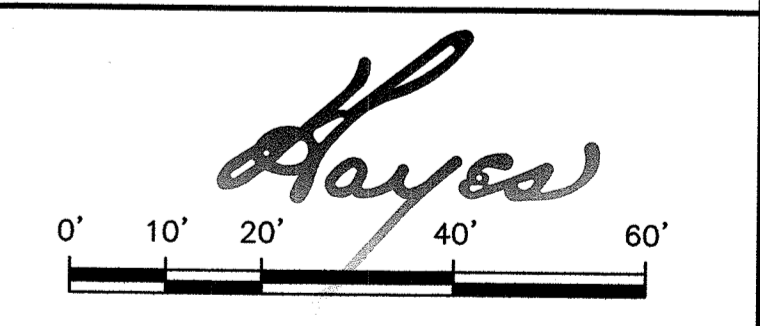
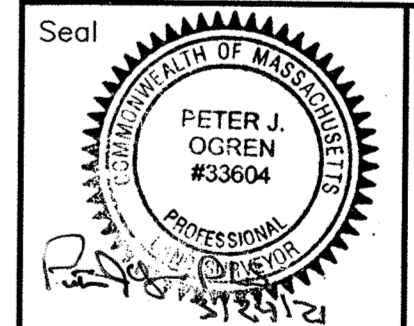
CONTROL LEGEND

- ESSEX COUNTY STONE BOUND
- DRILL HOLE
- FOUND
- ECSB
- DH
- (FND)

Coordinate System

N: 925,790.972 m
E: 248,188.185 m
Massachusetts Mainland State Plane
Coordinates in meters based upon
NAD 83 (2011) (Epoch 2010.00) datum

LOTTING PLAN



DEFINITIVE PLAN
ROAD A
LYNNFIELD, MASS.
ASSESSORS MAP 33 LOT 288

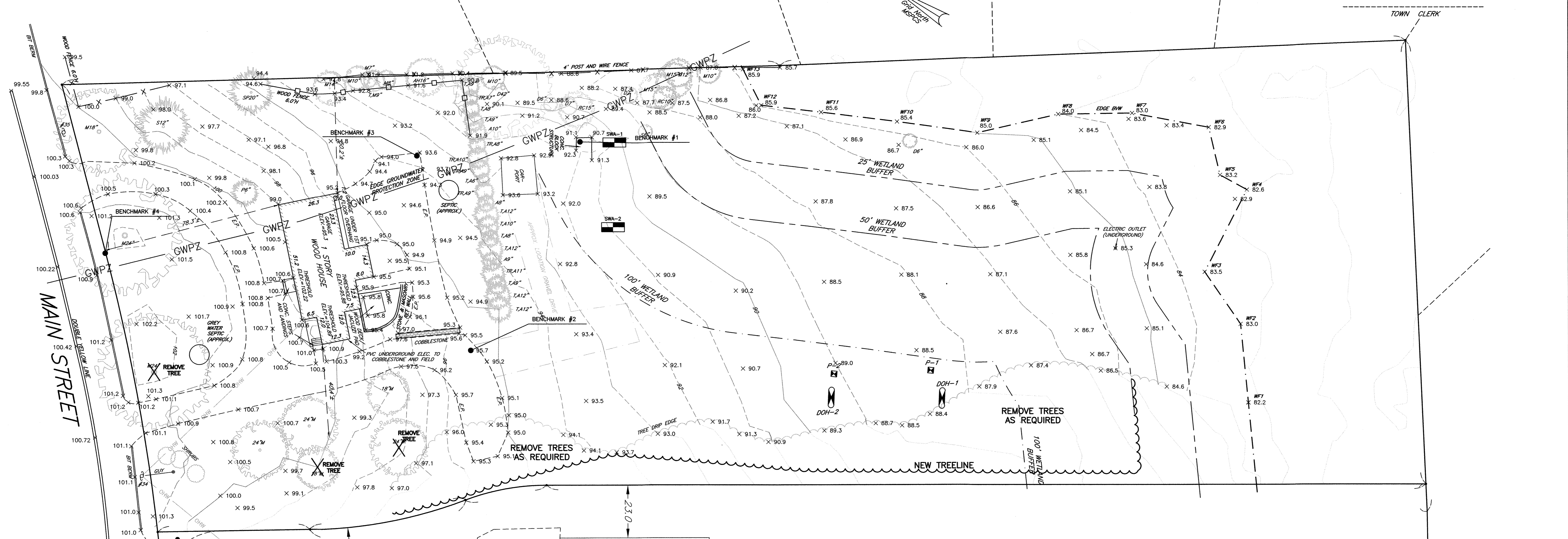
DEVELOPER/OWNER: AUDREY HICKMAN, 271 MAIN STREET, LYNNFIELD, MA 01940
Engineer: Hayes Engineering, Inc., 603 Salem Street, Wakefield, Mass. 01880, www.hayeseng.com
Scale: 1"=20'
August 13, 2020

LYNNFIELD PLANNING BOARD	Application Filed: _____
	Final Plan Filed: _____
	Hearing Date: _____
	Plan Approved: _____
	Plan Signed: _____
DEFINITIVE SHEET 1 OF 1	
SHEET 1 OF 6	

TREE ABBREVIATIONS:
 A - ARBOR
 AH - ASH
 D - DECIDUOUS
 M - MAPLE
 RC - RUM CHERRY
 S - SUMAC
 SP - SPRUCE
 T - TWIN
 TR - TRIPLE
 P - PINE

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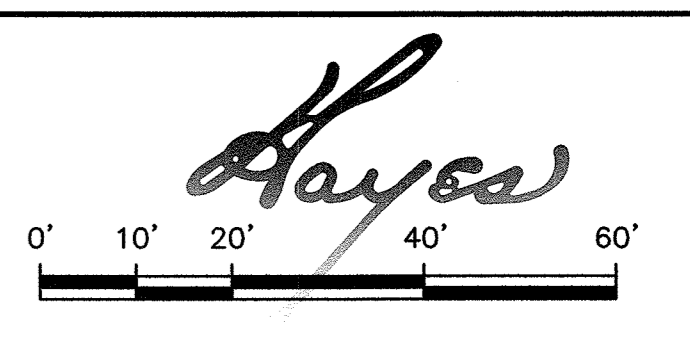
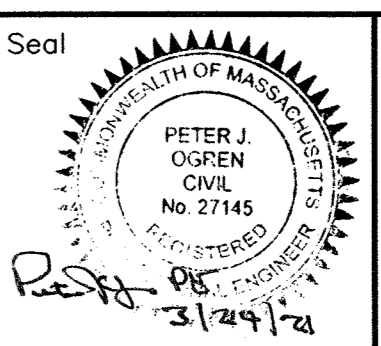
MAIN STREET

LEGEND

- BIT BERM
- EDGE PAVEMENT
- SLOPED GRANITE CURB
- FENCE
- BORDERING VEGETATED WETLAND
- GRAVEL DRIVE
- OVERHEAD WIRES
- UTILITY POLE
- DEEP OBSERVATION HOLE
- PERCOLATION TEST HOLE
- EXISTING SPOT GRADE

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

EXISTING CONDITIONS & DEMOLITION PLAN



**DEFINITIVE PLAN
 ROAD A
 LYNNFIELD, MASS.
 ASSESSORS MAP 33 LOT 288**

DEVELOPER/OWNER: **AUDREY HICKMAN**, 271 MAIN STREET, LYNNFIELD, MA 01940
 Engineer: **Hayes Engineering, Inc.**, 603 Salem Street, Wakefield, Mass. 01880, www.hayeseng.com

Scale: 1"=20' August 13, 2020

LYNNFIELD PLANNING BOARD	Application Filed: _____
	Final Plan Filed: _____
	Hearing Date: _____
	Plan Approved: _____
	Plan Signed: _____

EXISTING SHEET 1 OF 1
 SHEET 2 OF 6

CURRENT OWNERSHIP

THOMAS S. HICKMAN, AUDREY L. HICKMAN AND ZINA GREENWOOD
 DEED REFERENCE: BOOK 10853 PAGE 62 ESSEX SOUTH
 REGISTRY OF DEEDS
 PLAN REFERENCE: PLAN BOOK 117 PLAN 7 ESSEX SOUTH
 REGISTRY OF DEEDS
 ASSESSOR'S PARCEL ID: 0033-0000-0288
 #271 MAIN STREET

REQUESTED WAIVERS

PLAN WAIVERS:
 3.75-6.4.B(8) TO NOT SHOW REGULATED RESOURCES WITHIN 150' FROM THE SUBDIVISION. RESOURCES ARE SHOWN ON THE SUBDIVISION PROPERTY.

GENERAL NOTES:

- ALL CLEARING, EXCAVATING, AND FILLING WILL BE PERFORMED IN ACCORDANCE WITH SECTION 8.2.1 OF THE RULES & REGULATIONS OF THE PLANNING BOARD GOVERNING THE SUBDIVISION OF LAND IN LYNNFIELD, MASSACHUSETTS (R&R) SECTION 7.5
- CONTOURS IN WETLAND AREA AND UNDER TREE COVER TAKEN FROM LIDAR.

BENCHMARKS:

- #1 TOP DRILL HOLE IN CONCRETE ELEVATION=92.38
- #2 TOP TACK IN PAVEMENT ELEVATION=95.72
- #3 TOP TACK IN PAVEMENT ELEVATION=93.78

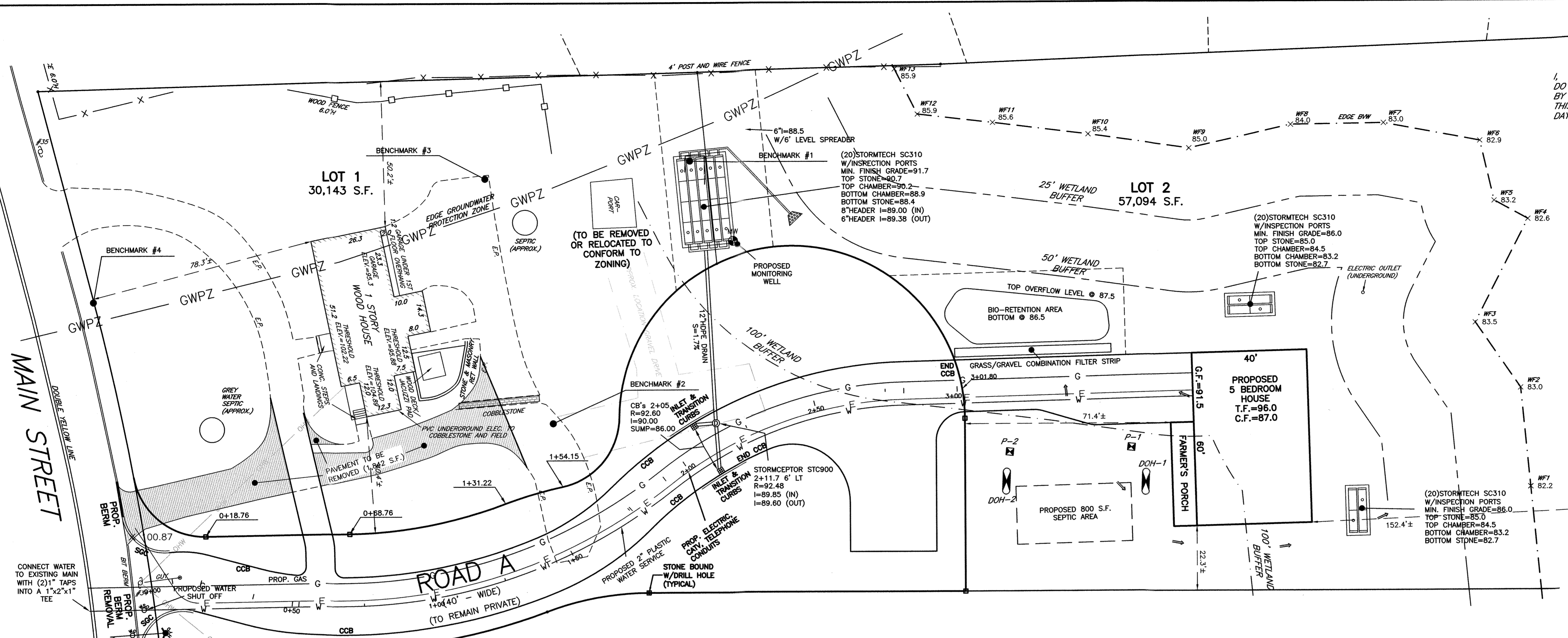
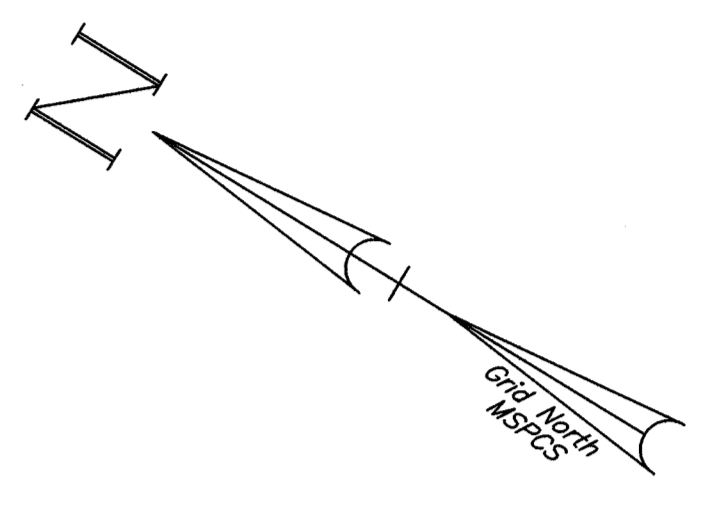
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HAYES ENGINEERING, INC.

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TOWN CLERK



LEGEND

- PROPOSED CAPE COD BERM ——— CCB
- PROPOSED GAS LINE ——— G
- PROPOSED ELECTRIC CONDUITS ——— E
- PROPOSED WATER LINE ——— W
- CATCH BASIN ———
- UTILITY POLE ———
- DRAIN FLOW ———>

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

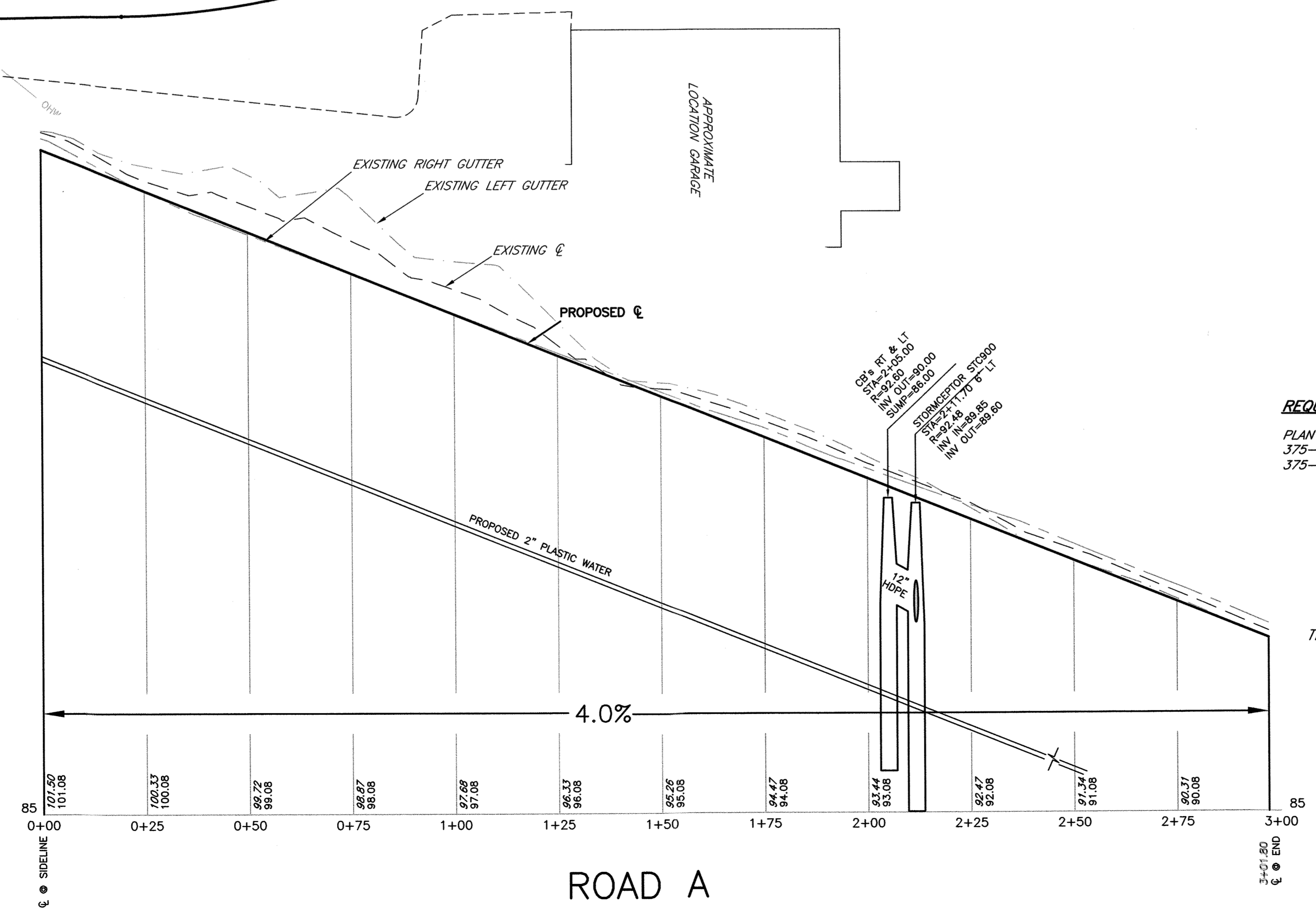
REQUESTED WAIVERS

PLAN WAIVERS:
375-6.4.C(1)(d) SCALE OF THE PLAN IS 1"=20' HORIZONTAL AND 1"=2' VERTICAL.
375-6.4.C(2)(a) TO NOT SHOW ABUTTING HOUSES

CURRENT OWNERSHIP

THOMAS S. HICKMAN, AUDREY L. HICKMAN AND ZINA GREENWOOD
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REGISTRY OF DEEDS
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ASSESSOR'S PARCEL ID: 0033-0000-0288
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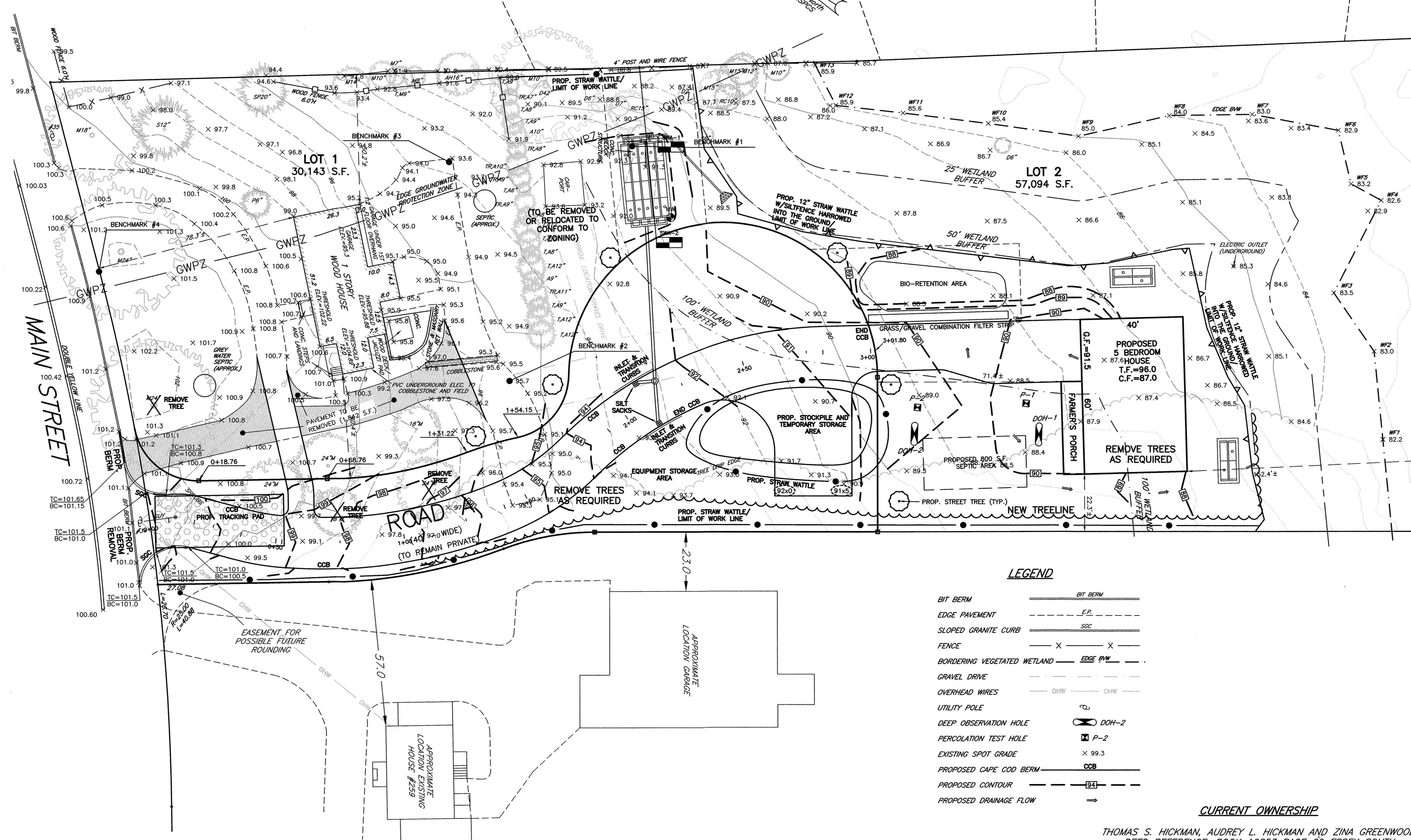


PLAN AND PROFILE	
DEFINITIVE PLAN	
ROAD A	
LYNNFIELD, MASS.	
ASSESSORS MAP 33 LOT 288	
DEVELOPER/OWNER AUDREY HICKMAN 271 MAIN STREET LYNNFIELD, MA 01940	Engineer Hayes Engineering, Inc. 603 Salem Street Wakefield, Mass. 01880 www.hayeseng.com
Scale: 1"=20'(HOR.) & 2'(VERT.)	August 13, 2020
LYNNFIELD PLANNING BOARD	Application Filed: _____ Final Plan Filed: _____ Hearing Date: _____ Plan Approved: _____ Plan Signed: _____
Peer Review Comments Revision	3-24-2021 Date
PROFILE SHEET 1 OF 1	
SHEET 3 OF 6	

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TOWN CLERK



MAIN STREET

LEGEND

- BIT BERM ——— BIT BERM
- EDGE PAVEMENT ——— E.P.
- SLOPED GRANITE CURB ——— SGC
- FENCE — X — X
- BORDERING VEGETATED WETLAND ——— EDGE BVW
- GRAVEL DRIVE ——— OHW
- OVERHEAD WIRES ——— OHW
- UTILITY POLE ——— U
- DEEP OBSERVATION HOLE ——— DOH-2
- PERCOLATION TEST HOLE ——— P-2
- EXISTING SPOT GRADE ——— X 99.3
- PROPOSED CAPE COD BERM ——— CCB
- PROPOSED CONTOUR ——— 94
- PROPOSED DRAINAGE FLOW ——— →

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#271 MAIN STREET

BENCHMARKS: (NAVD99)

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REQUESTED WAIVERS

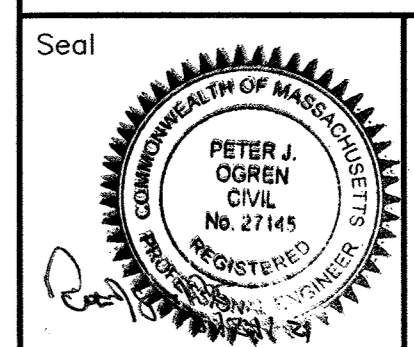
PLAN WAIVERS:
375-6.4.D(2) TO SHOW TWO FOOT CONTOURS IN PLACE OF ONE FOOT CONTOURS.
375-6.4.D(8) TO NOT SHOW TOP AND BOTTOM OF CURB ELEVATIONS.
375-6.4.D(11) TO NOT SHOW STORMWATER DETAIL ON THIS SHEET.
375-6.4.D(12) TO NOT SHOW SIGHT DISTANCES.

NOTE: ANY AREA THAT HAS BEEN DISTURBED AND WILL BE EXPOSED FOR MORE THAN 10 DAYS SHALL BE MULCHED OR OTHERWISE TREATED TO PREVENT EROSION. IF EXPOSURE WILL BE MORE THAN 30 DAYS, THE AREA SHALL BE COVERED WITH ANNUAL RYE.
THE TRACKING PAD SHALL BE INSTALLED IN THE INITIAL STAGE OF CONSTRUCTION.
ACCUMULATED SEDIMENTS MUST BE REMOVED ON A REGULAR BASIS FROM THE SITE ENTRANCE AND ADJACENT ROADWAY VIA STREET SWEEPING OR HAND SWEEPING AS NECESSARY.
EROSION CONTROLS SHALL BE INSPECTED AND MAINTAINED AT LEAST EVERY 14 DAYS AND FOLLOWING ANY STORM EVENT OF 0.5 INCHES OR GREATER.
NOTE: ALL DISTURBED AREAS TO BE LOAMED AND HYDRO-SEEDED.

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

HAYES ENGINEERING, INC.

TOPOGRAPHIC PLAN & EROSION CONTROL PLAN



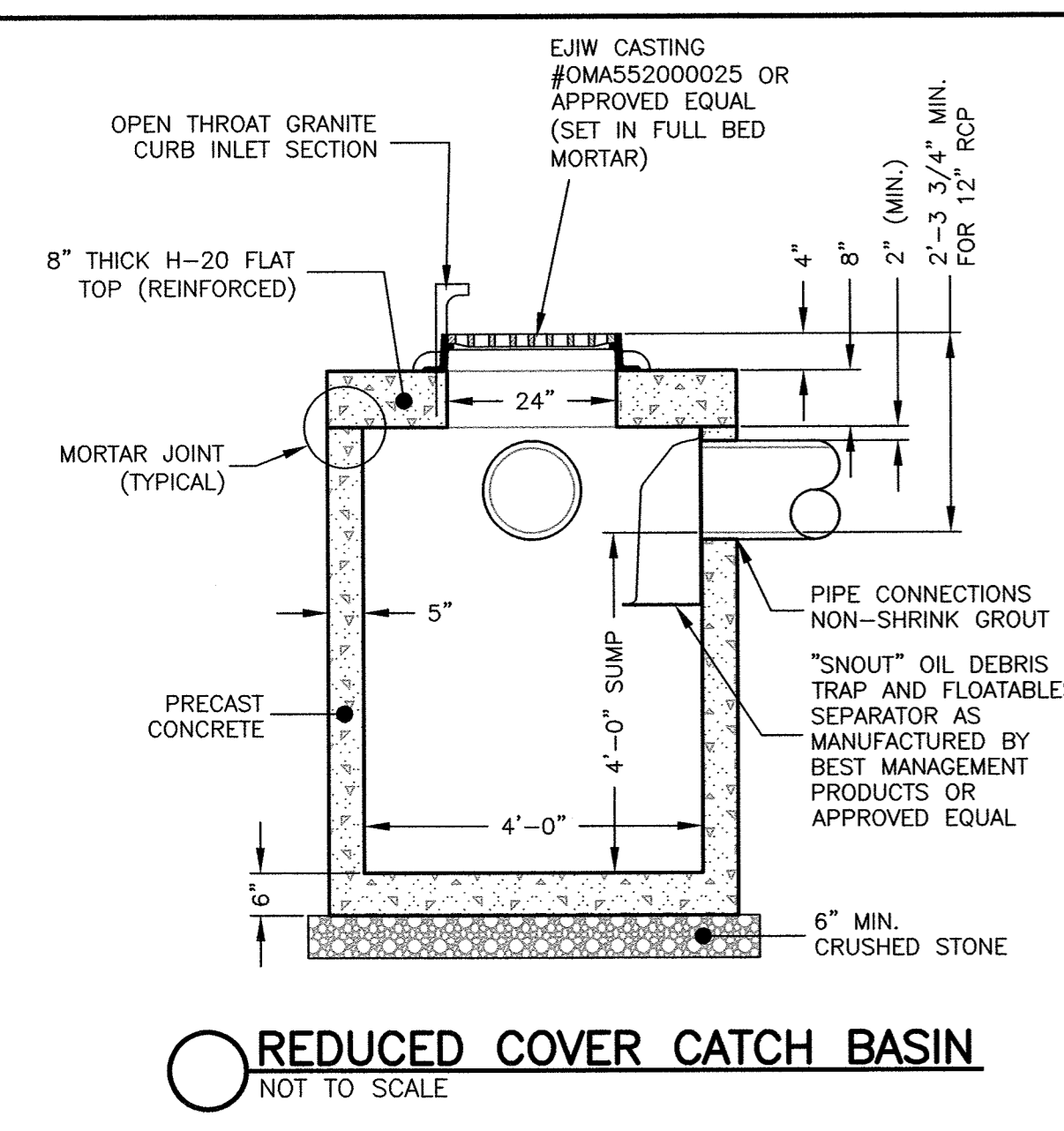
Hayes
0' 10' 20' 40' 60'

**DEFINITIVE PLAN
ROAD A
LYNNFIELD, MASS.
ASSESSORS MAP 33 LOT 288**

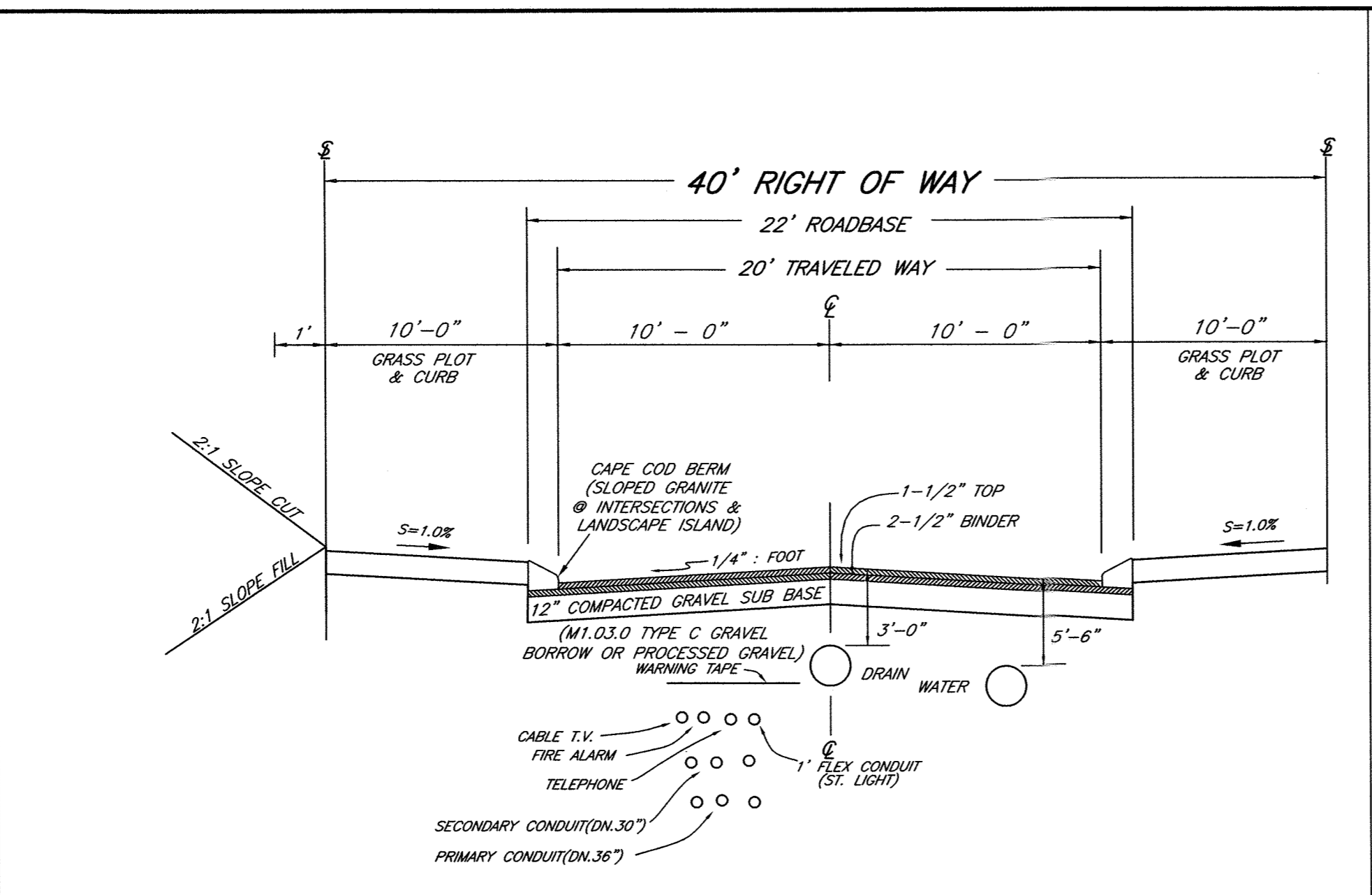
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Scale: 1"=20' August 13, 2020

10		
9		
8		
7		
6		
5		
4		
3		
2		
1	Peer Review Comments	3-24-2021
No.	Revision	Date

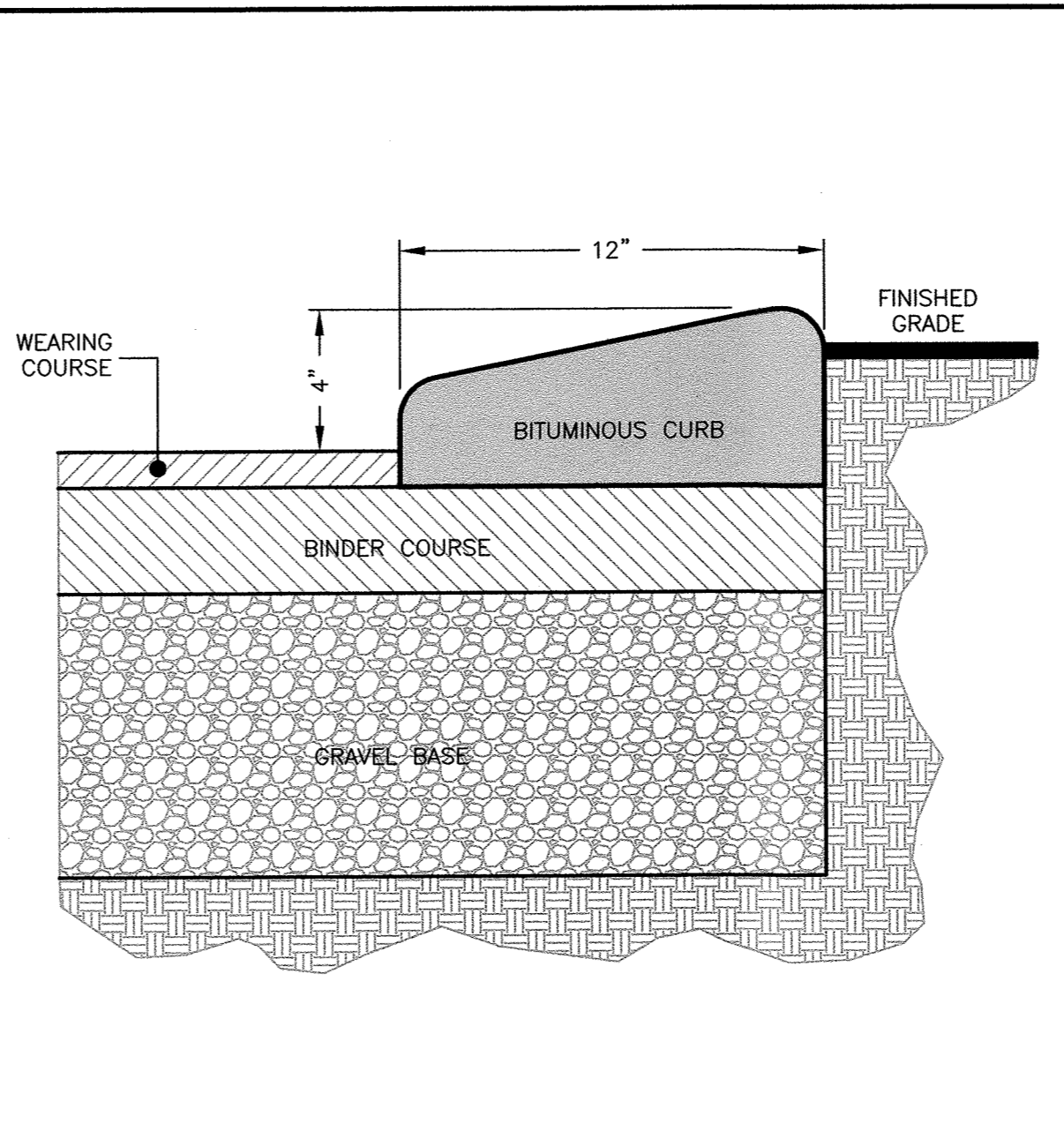
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TOPOGRAPHIC SHEET 1 OF 1
SHEET 4 OF 6



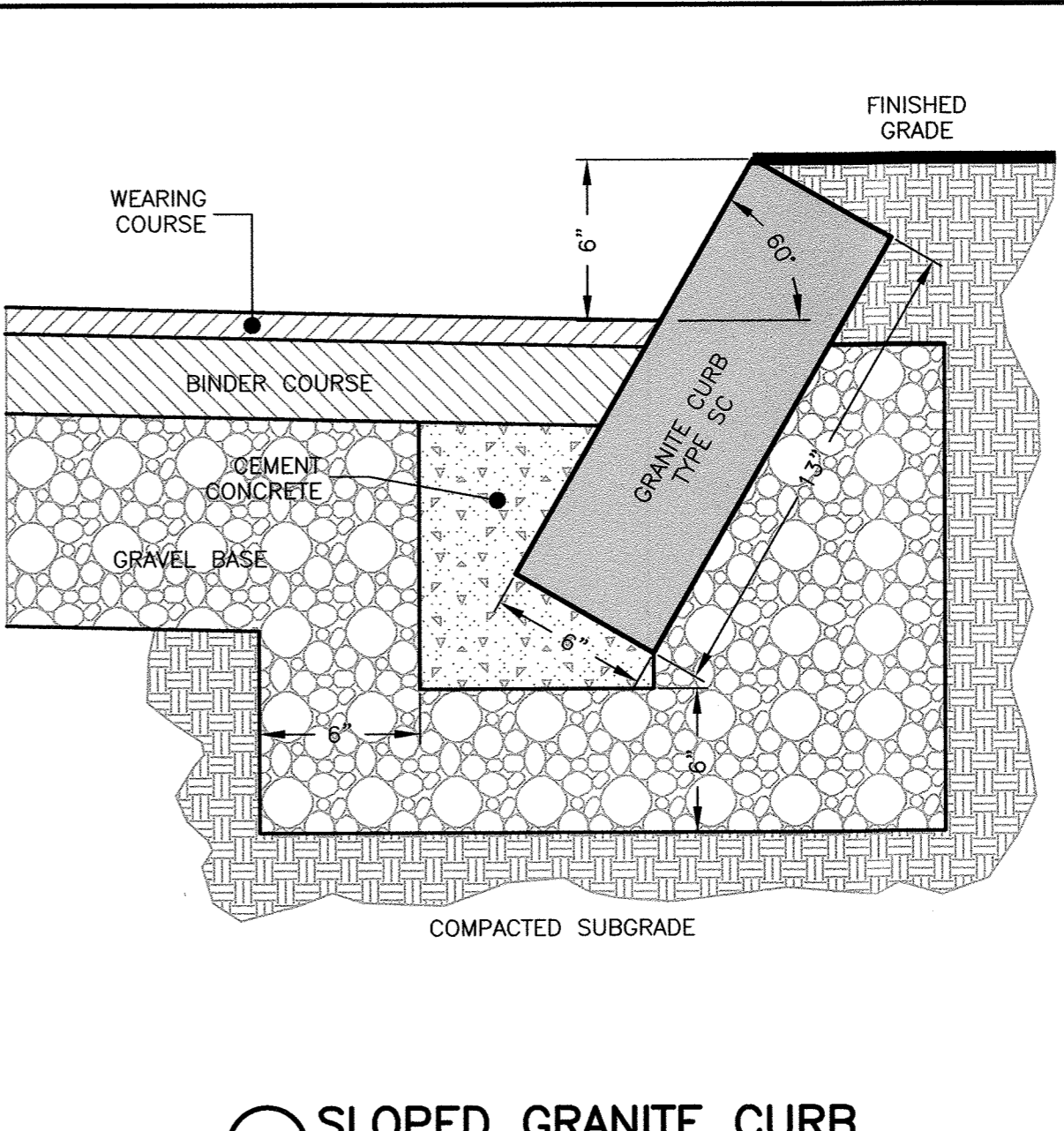
NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER AASHTO HS-20-44, ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."



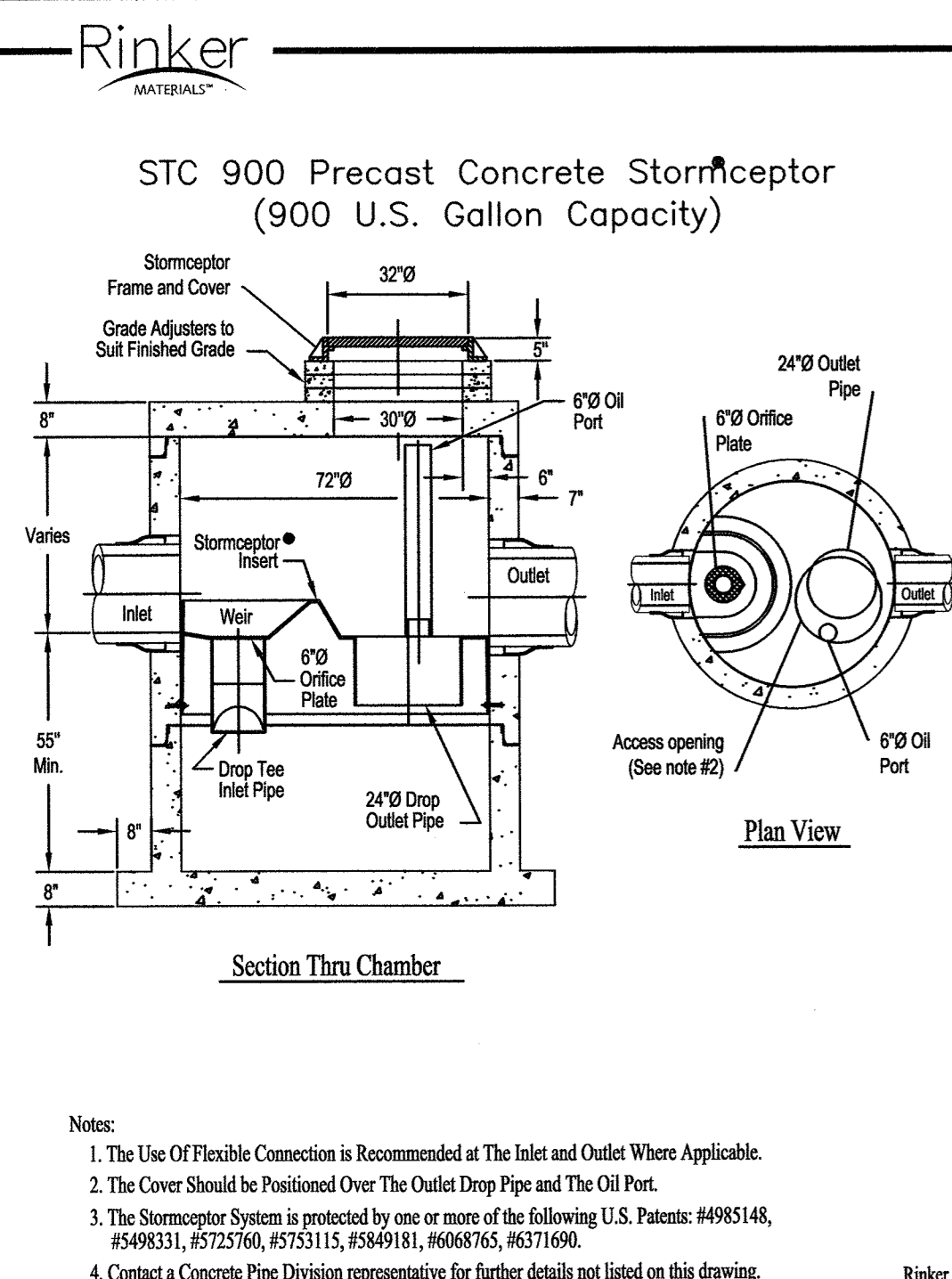
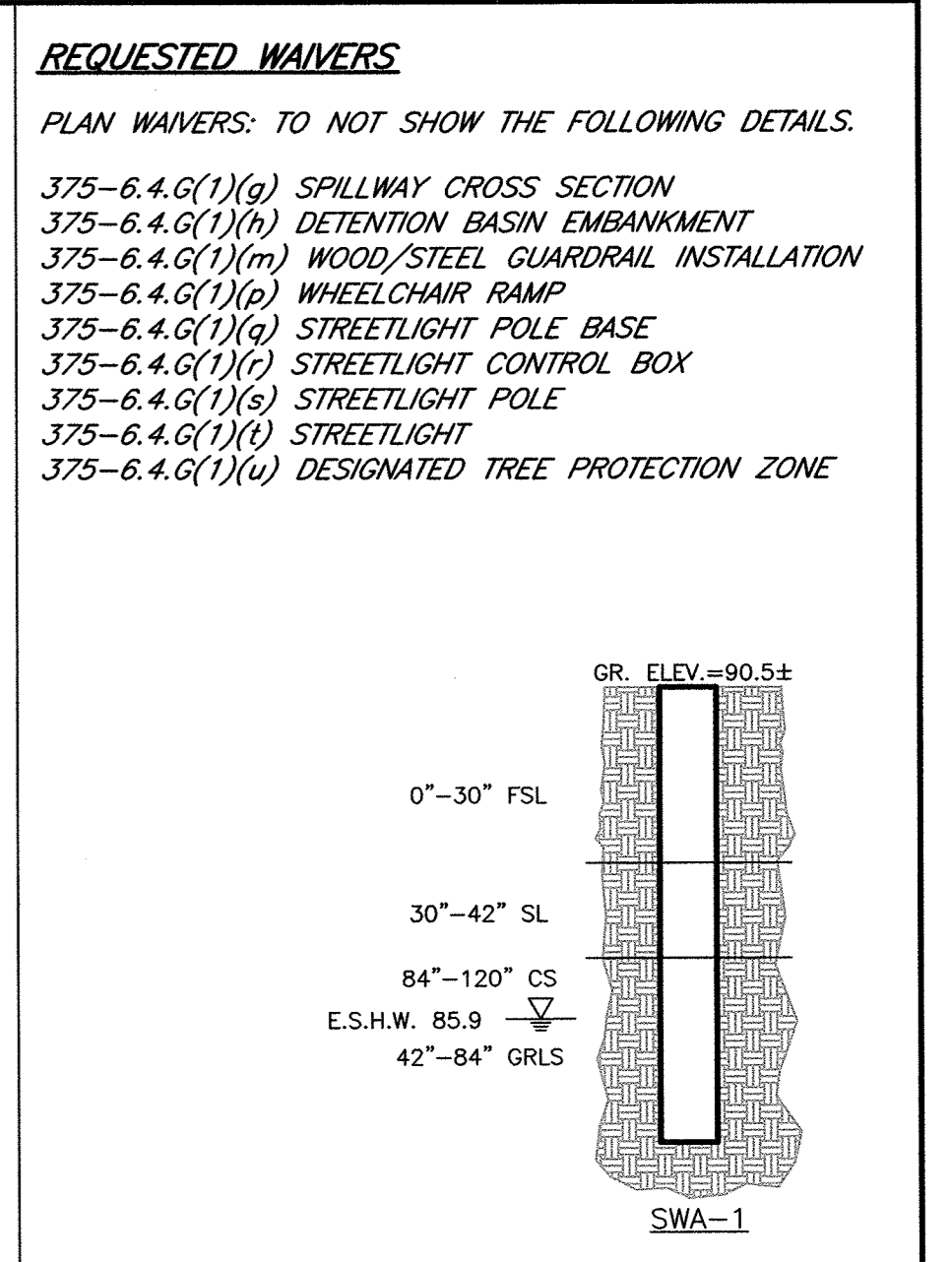
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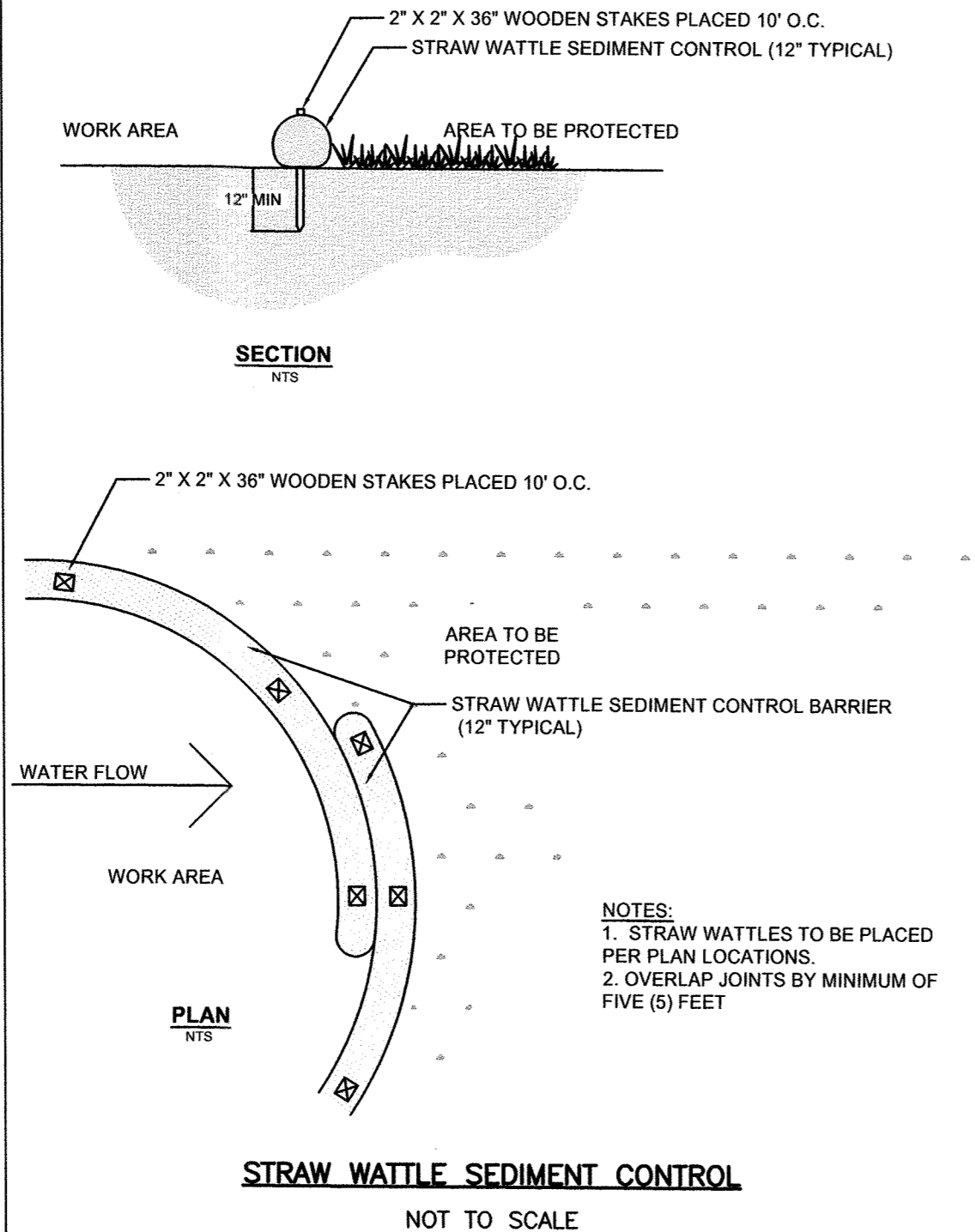
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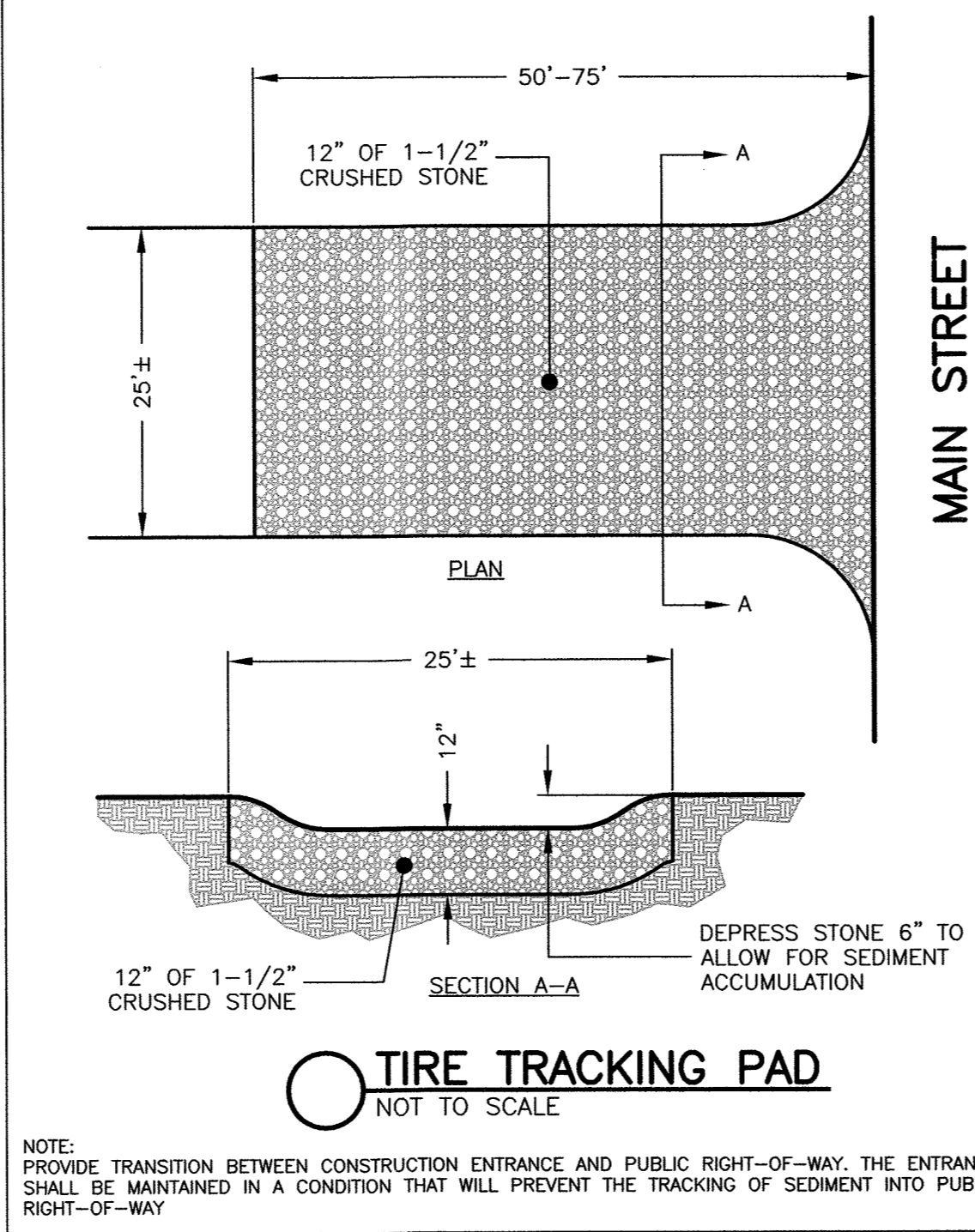
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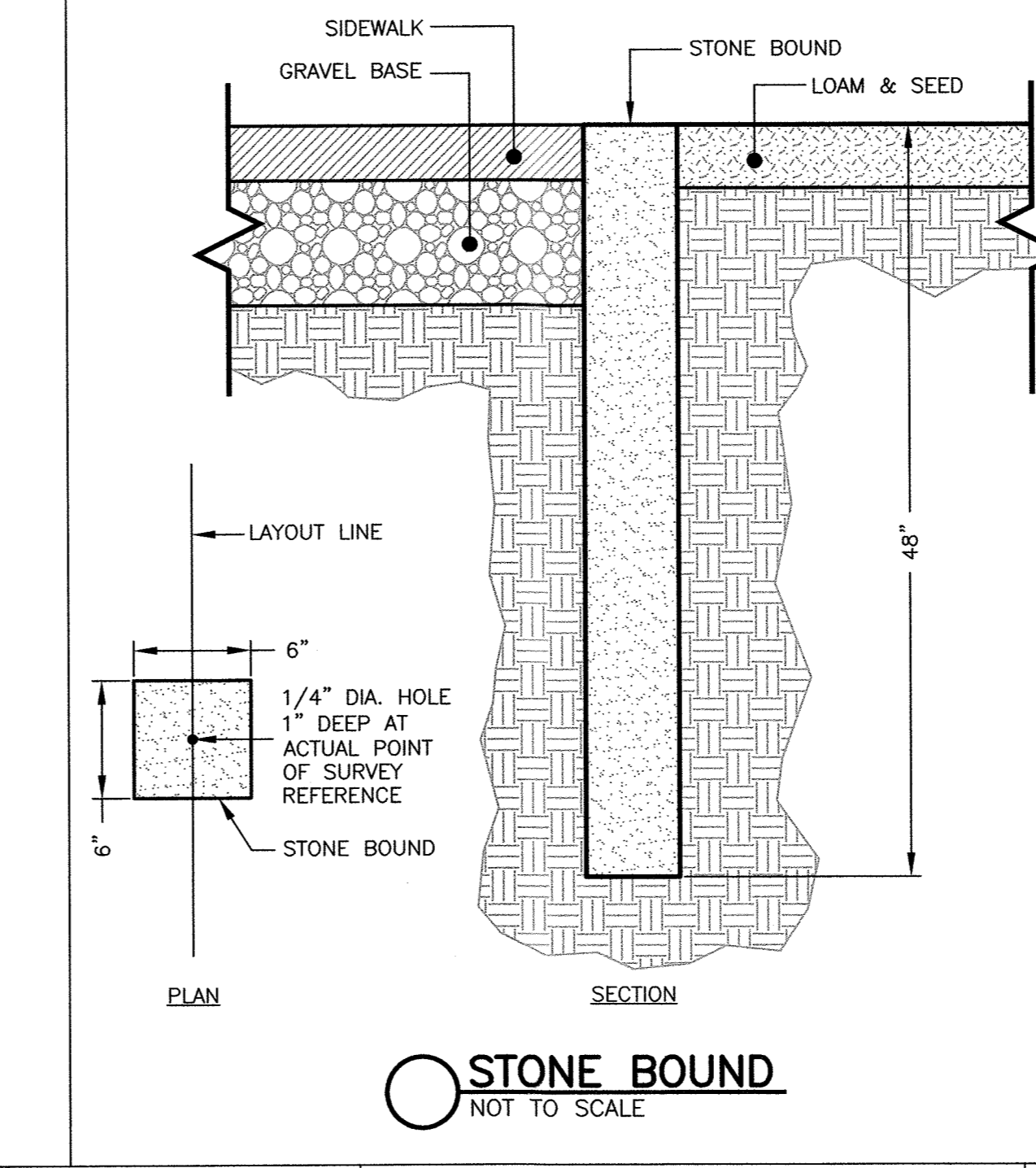
Notes:
1. The Use of Flexible Connection is Recommended at the Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over the Outlet Drop Pipe and the Oil Port.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498311, #5725760, #5753115, #5949181, #6068765, #6371690.
4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.



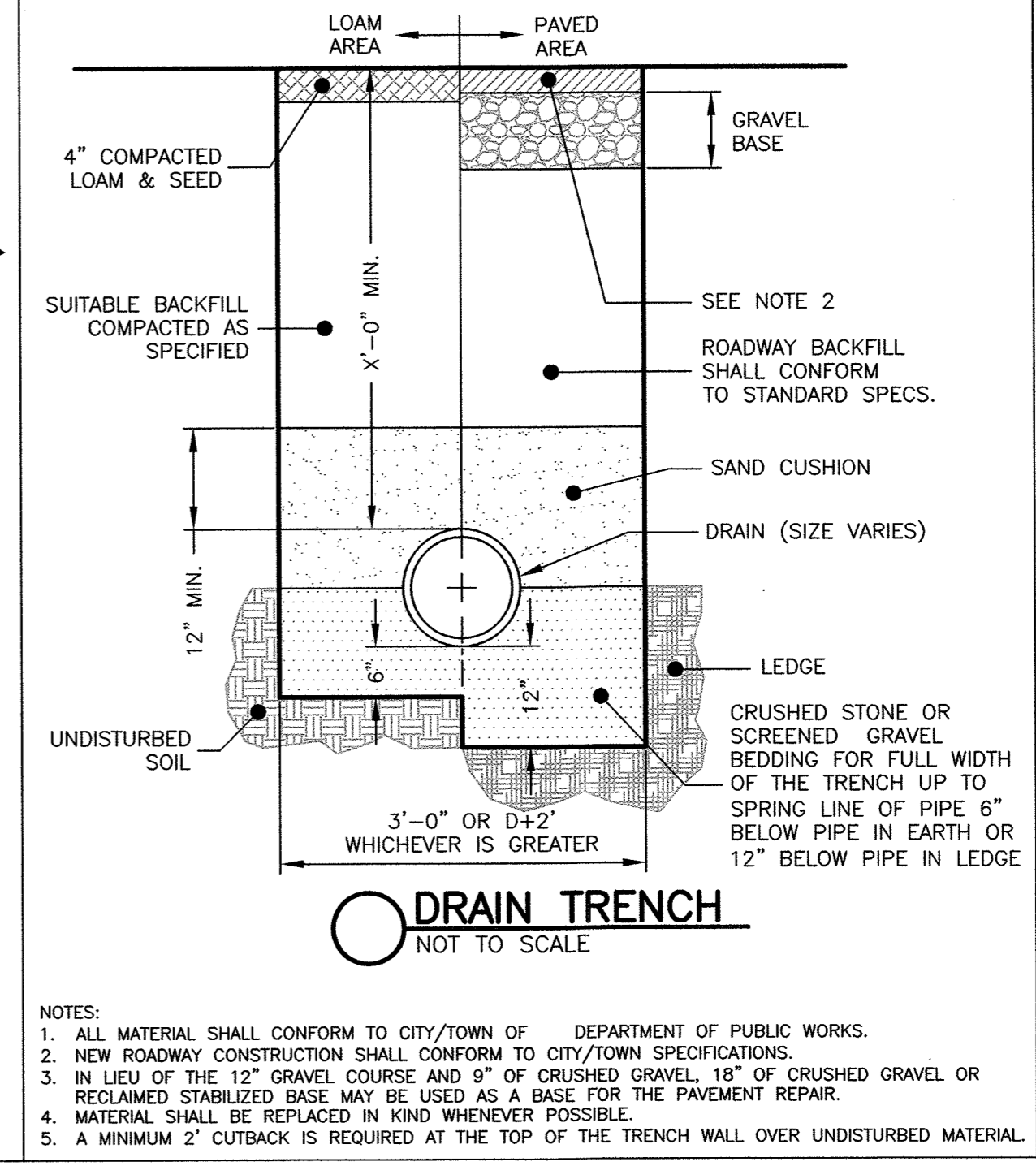
Notes:
1. STRAW WATTLES TO BE PLACED PER PLAN LOCATIONS.
2. OVERLAP JOINTS BY MINIMUM OF FIVE (5) FEET



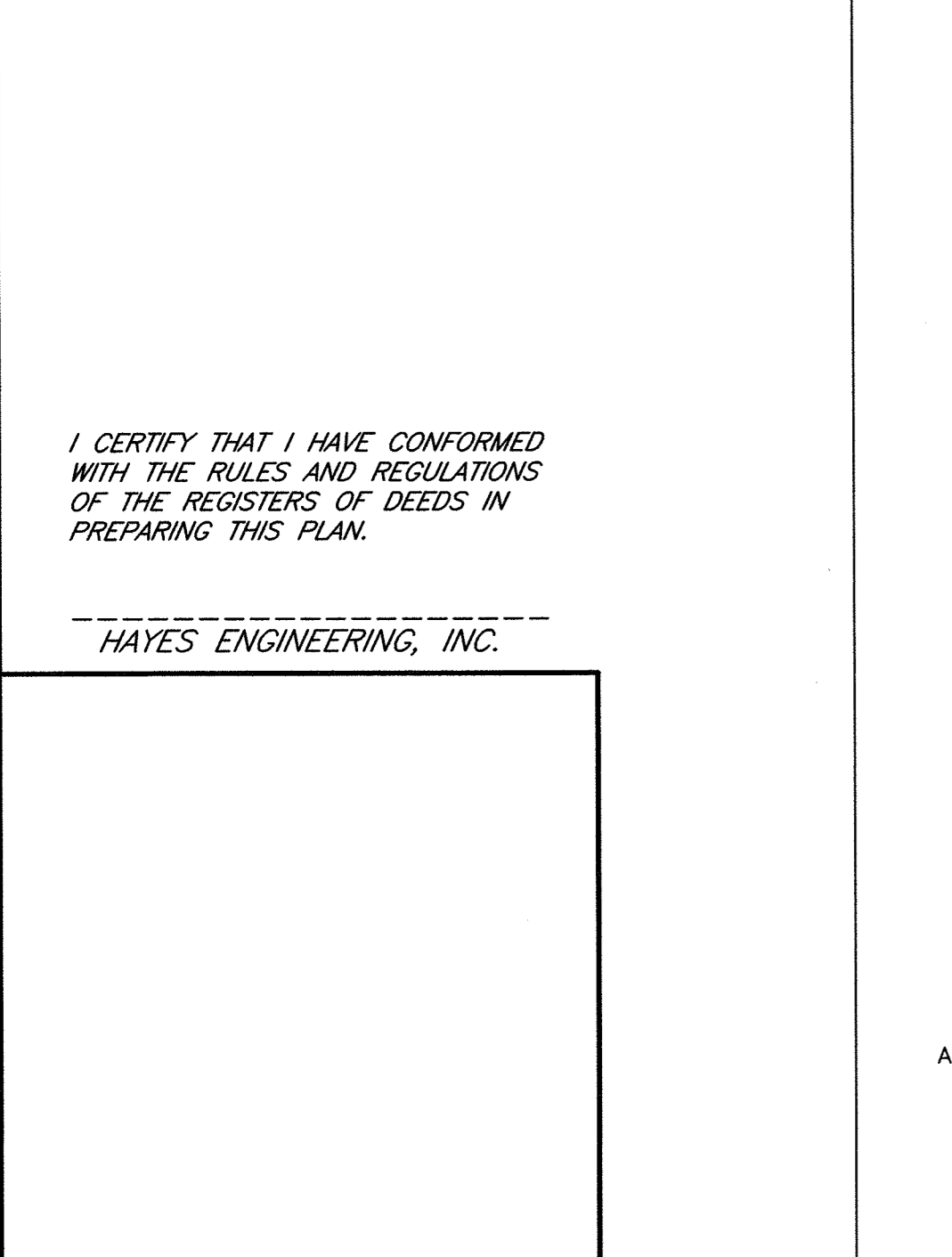
NOTE: PROVIDE TRANSITION BETWEEN CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY



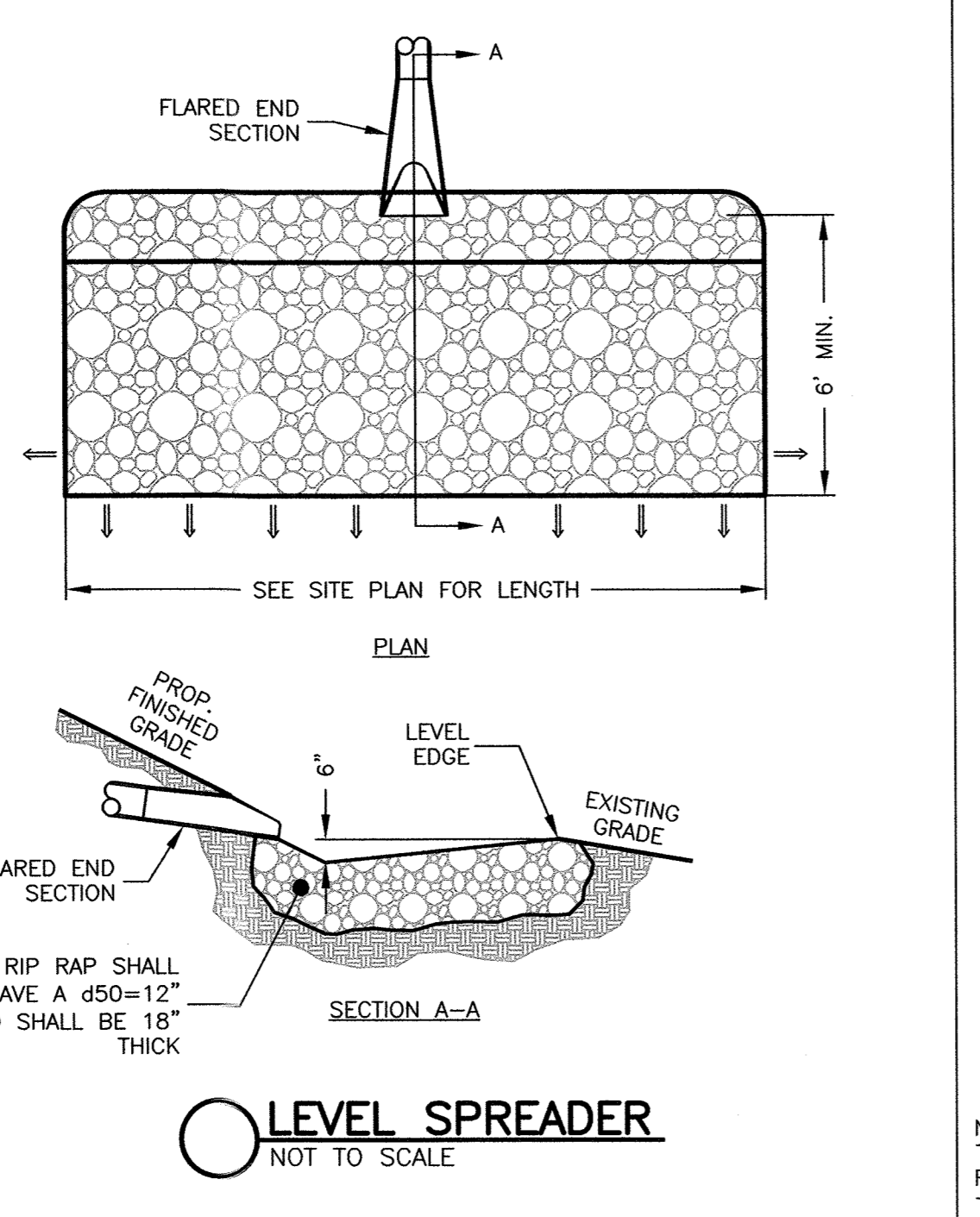
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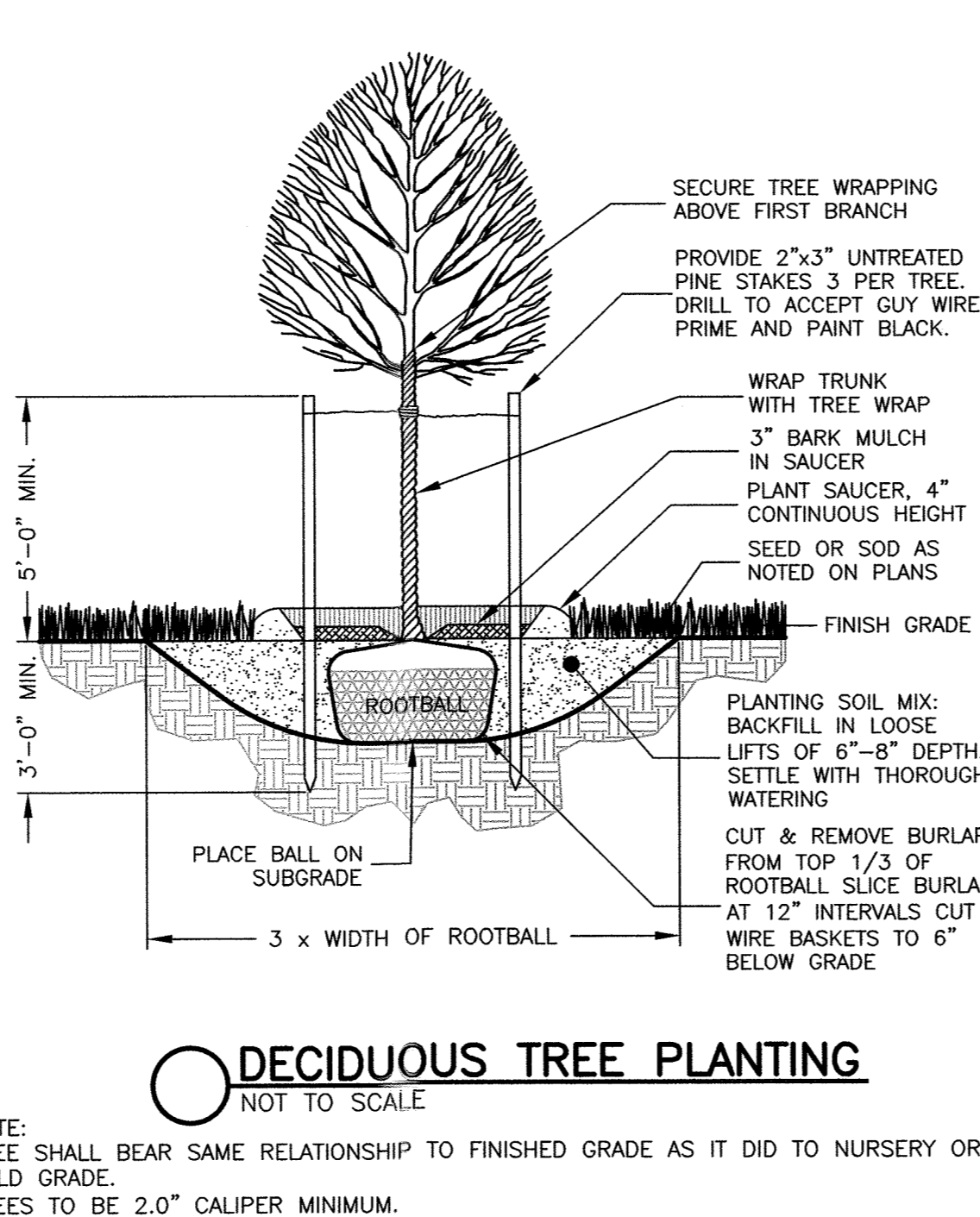
NOTES:
1. ALL MATERIAL SHALL CONFORM TO CITY/TOWN OF DEPARTMENT OF PUBLIC WORKS.
2. NEW ROADWAY CONSTRUCTION SHALL CONFORM TO CITY/TOWN SPECIFICATIONS.
3. IN LIEU OF THE 12" GRAVEL COURSE AND 9" OF CRUSHED GRAVEL, 18" OF CRUSHED GRAVEL OR RECLAIMED STABILIZED BASE MAY BE USED AS A BASE FOR THE PAVEMENT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



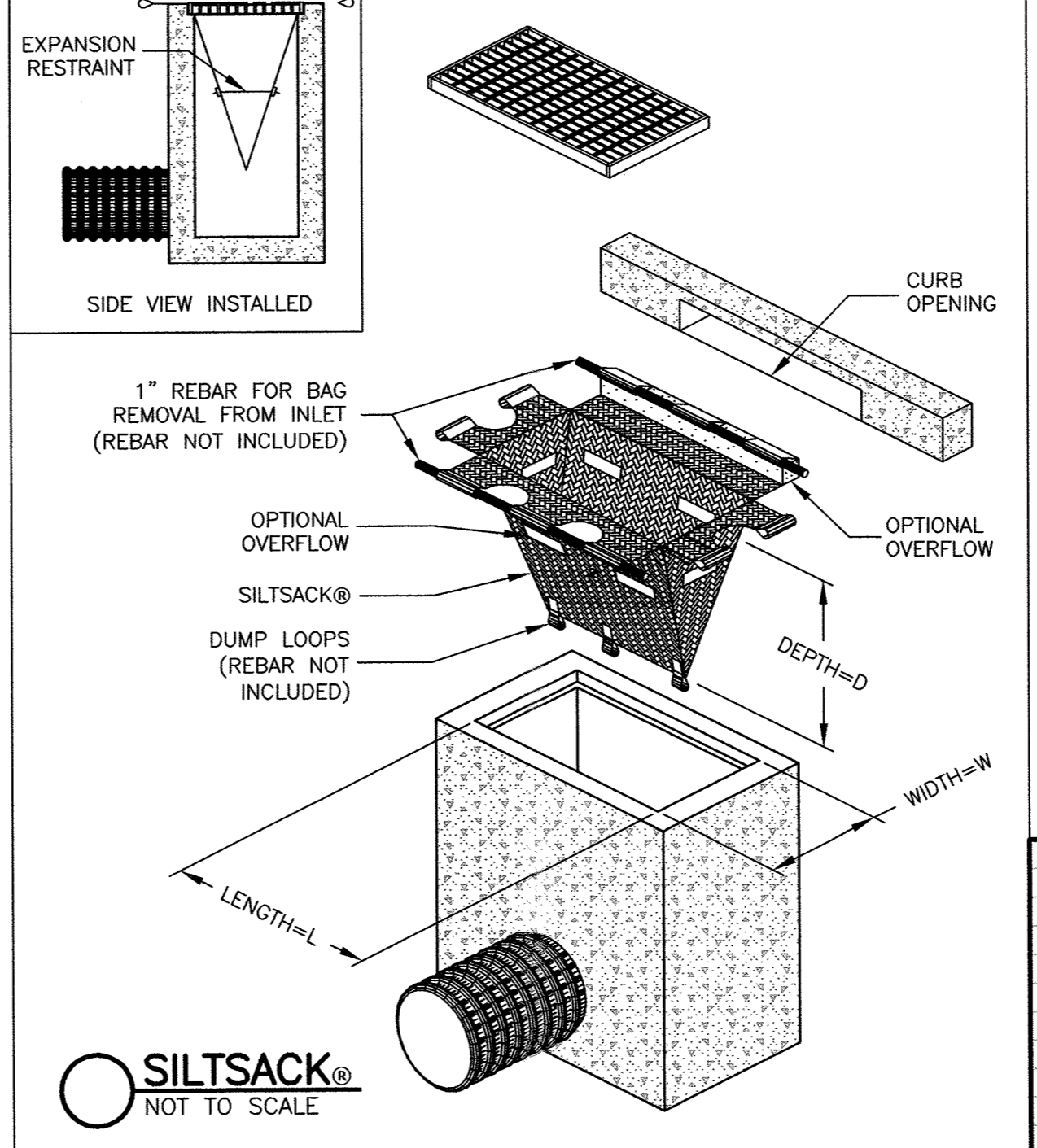
I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.
HAYES ENGINEERING, INC.



NOTE: TREE SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT DID TO NURSERY OR FIELD GRADE. TREES TO BE 2.0" CALIPER MINIMUM.



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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' CUTBACK IS REQUIRED AT THE TOP OF THE TRENCH WALL OVER UNDISTURBED MATERIAL.

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

DETAIL SHEET
Scale: 1" = 20'
August 13, 2020

DEFINITIVE PLAN
ROAD A
LYNNFIELD, MASS.
ASSESSORS MAP 33 LOT 288

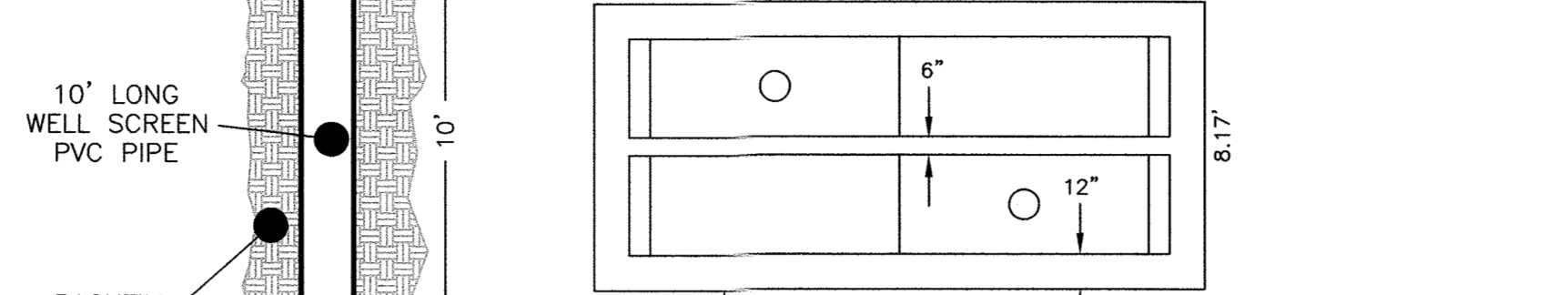
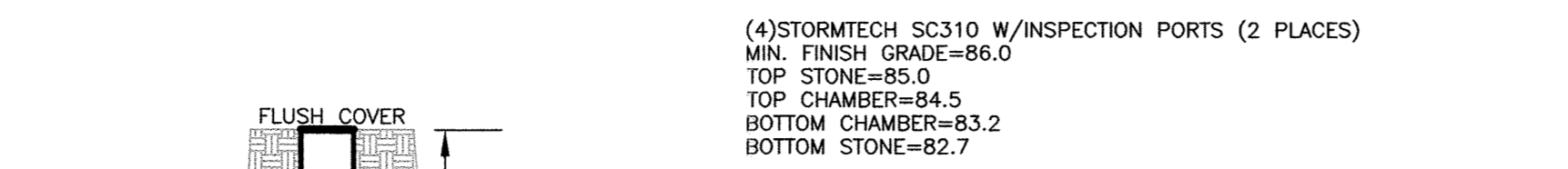
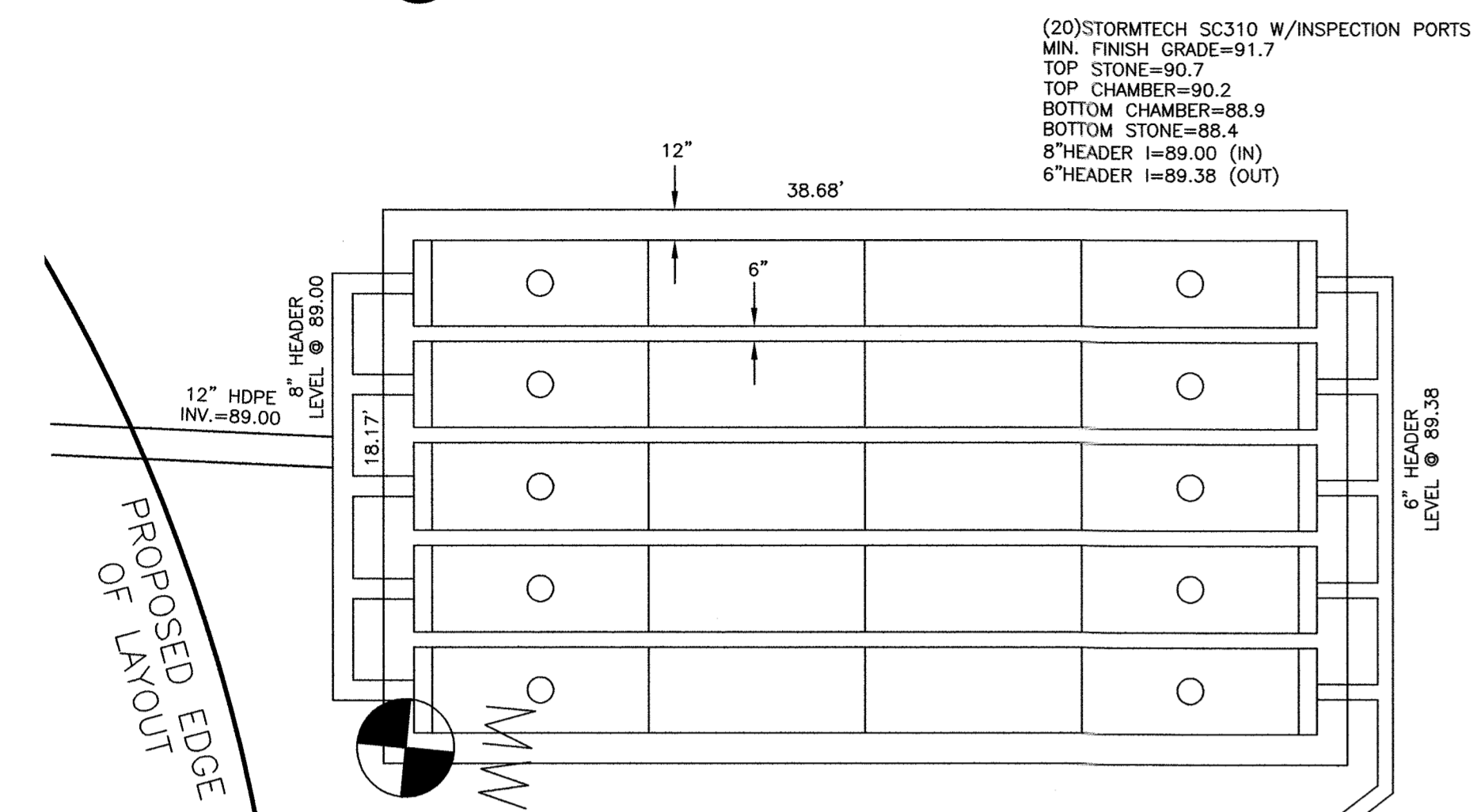
DEVELOPER/OWNER: AUDREY HICKMAN, 271 MAIN STREET, LYNNFIELD, MA 01940
Engineer: Hayes Engineering, Inc., 603 Salem Street, Wakefield, Mass. 01880, www.hayeseng.com

10	Peer Review Comments	3-24-2021
9	Revision	Date
8		
7		
6		
5		
4		
3		
2		
1		

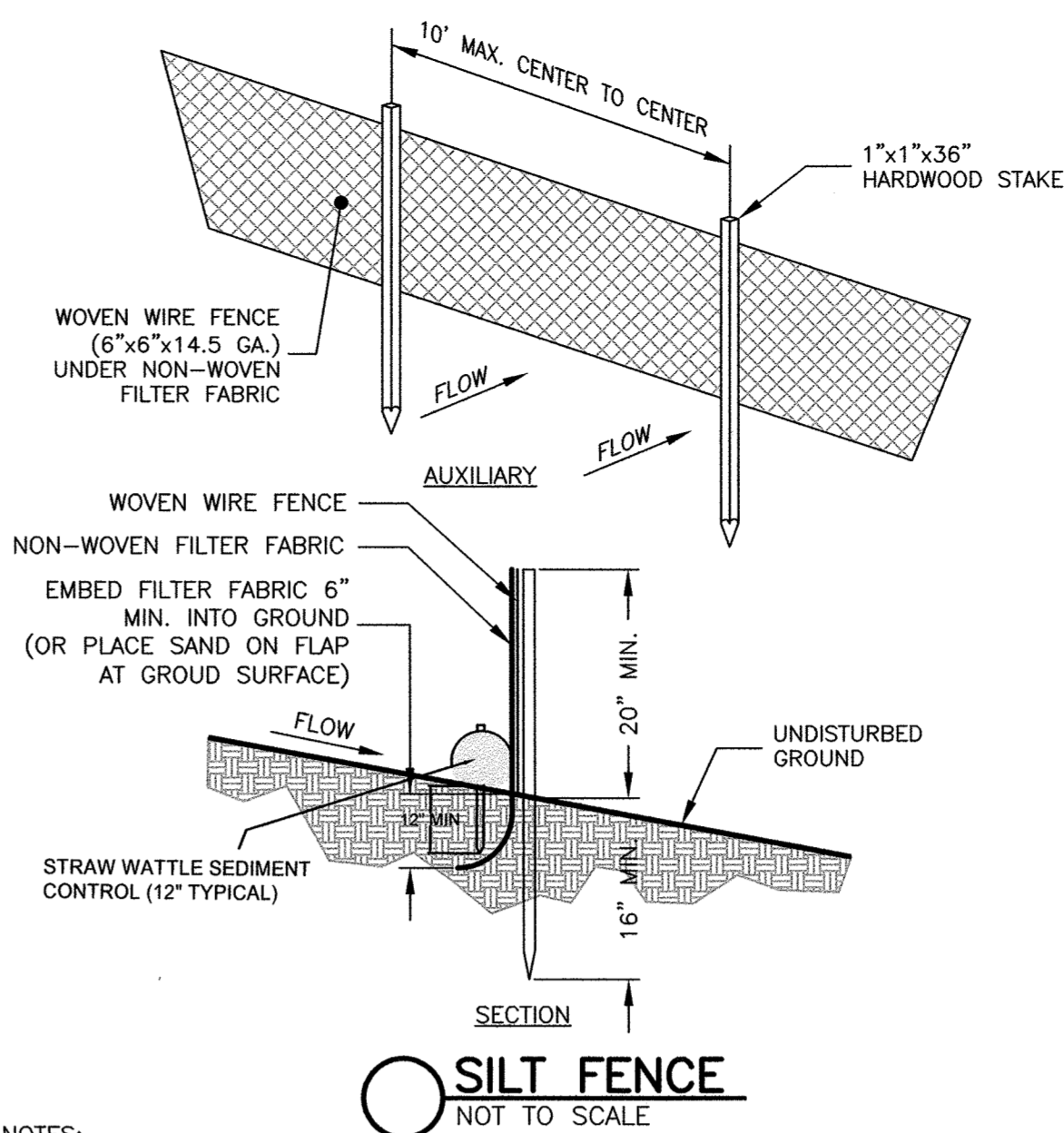
Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____
DETAIL SHEET 1 OF 2
SHEET 5 OF 6

M:\LYNF\2020\2021\main\SPCS_R.dwg, 3/24/2021 1:30:05 PM, EBL

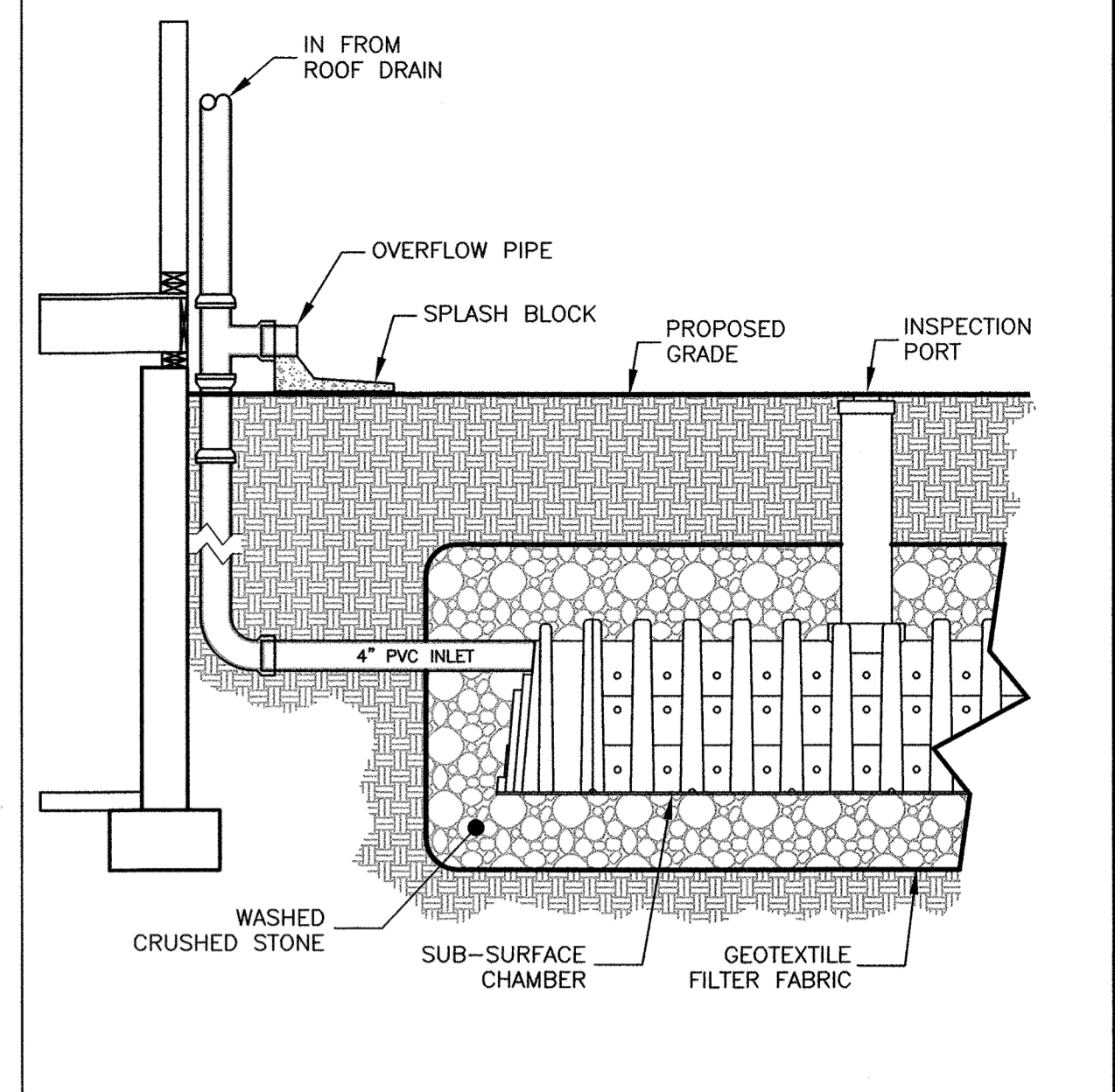
ROADWAY INFILTRATION CHAMBER DETAIL
NOT TO SCALE



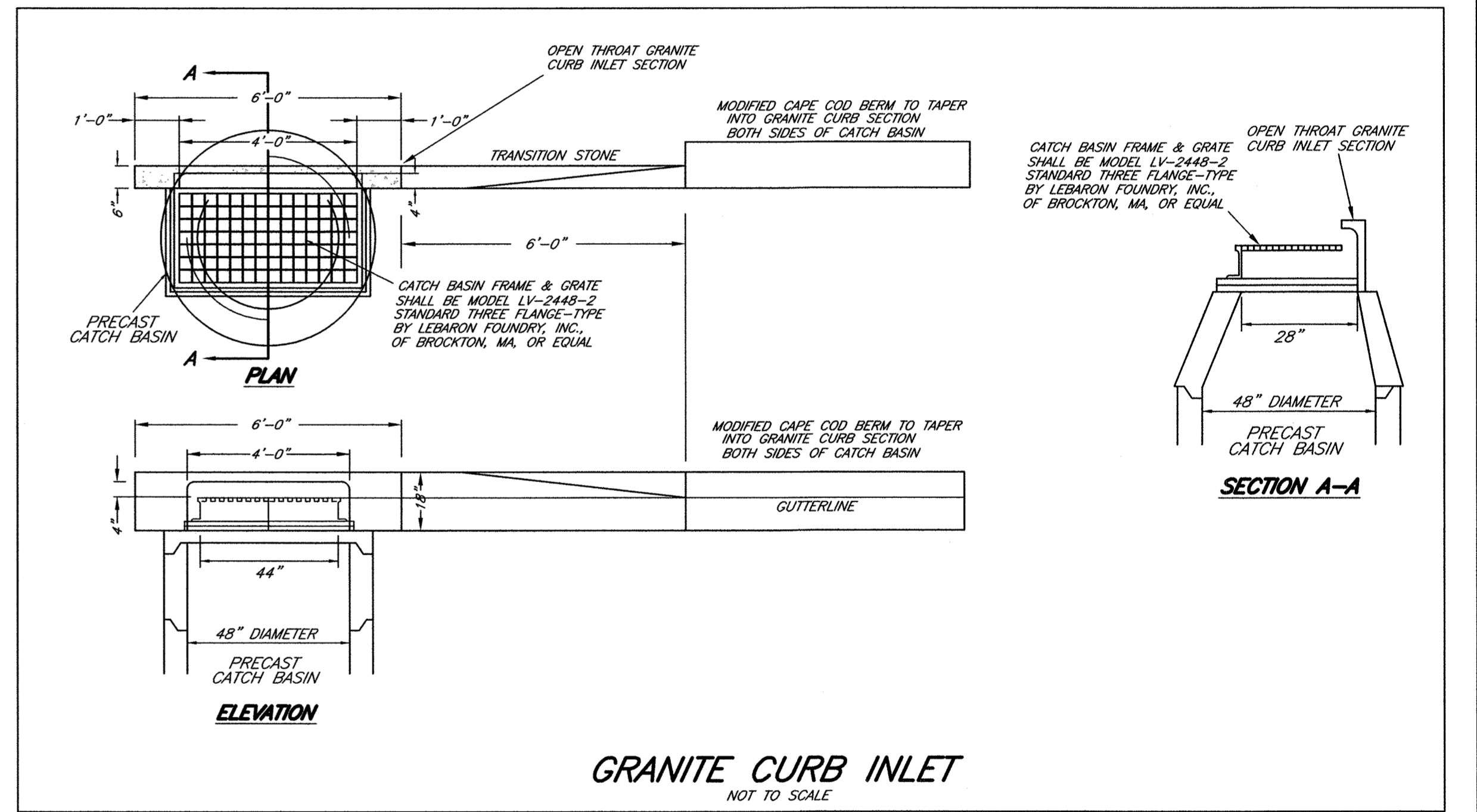
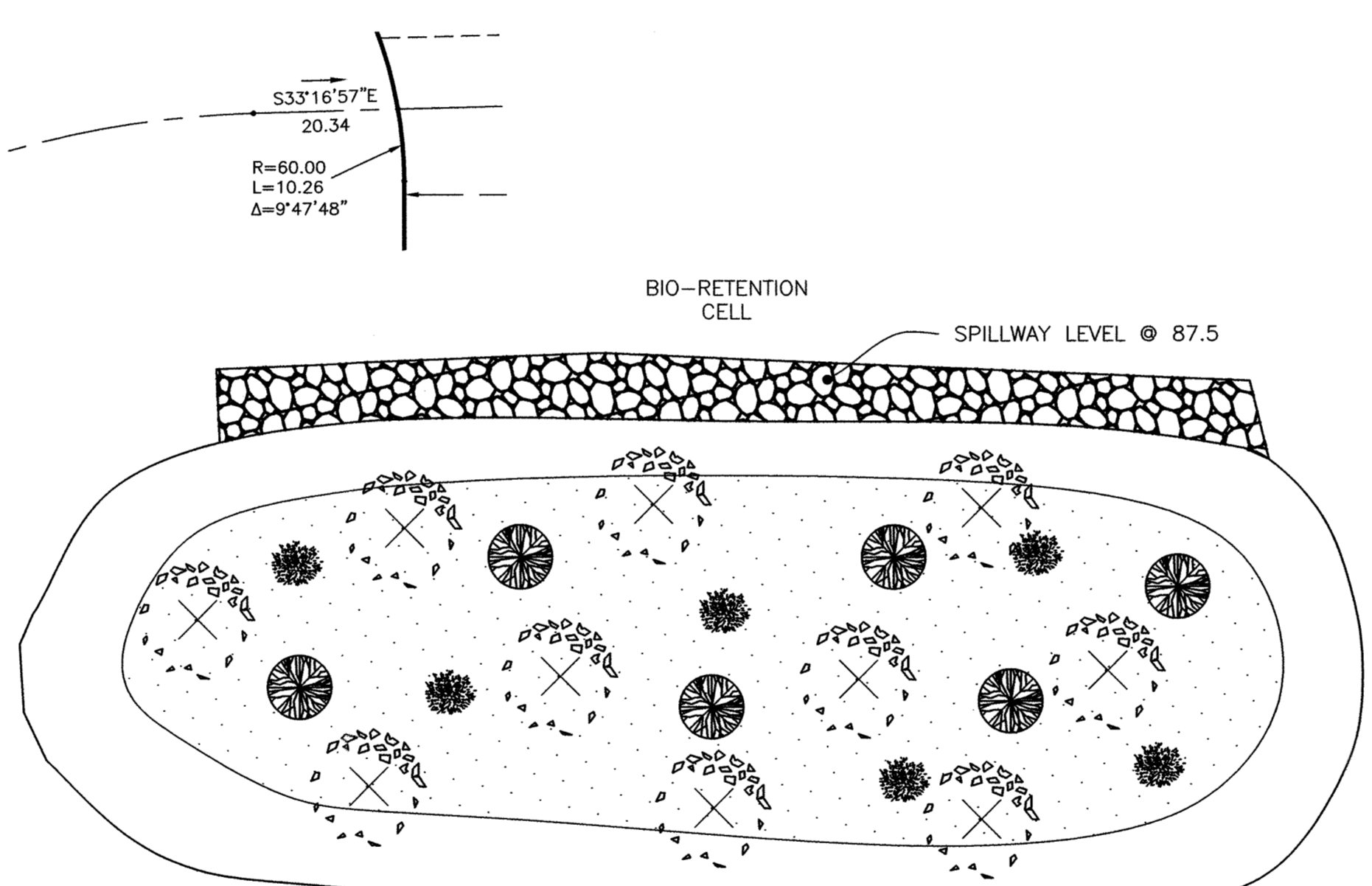
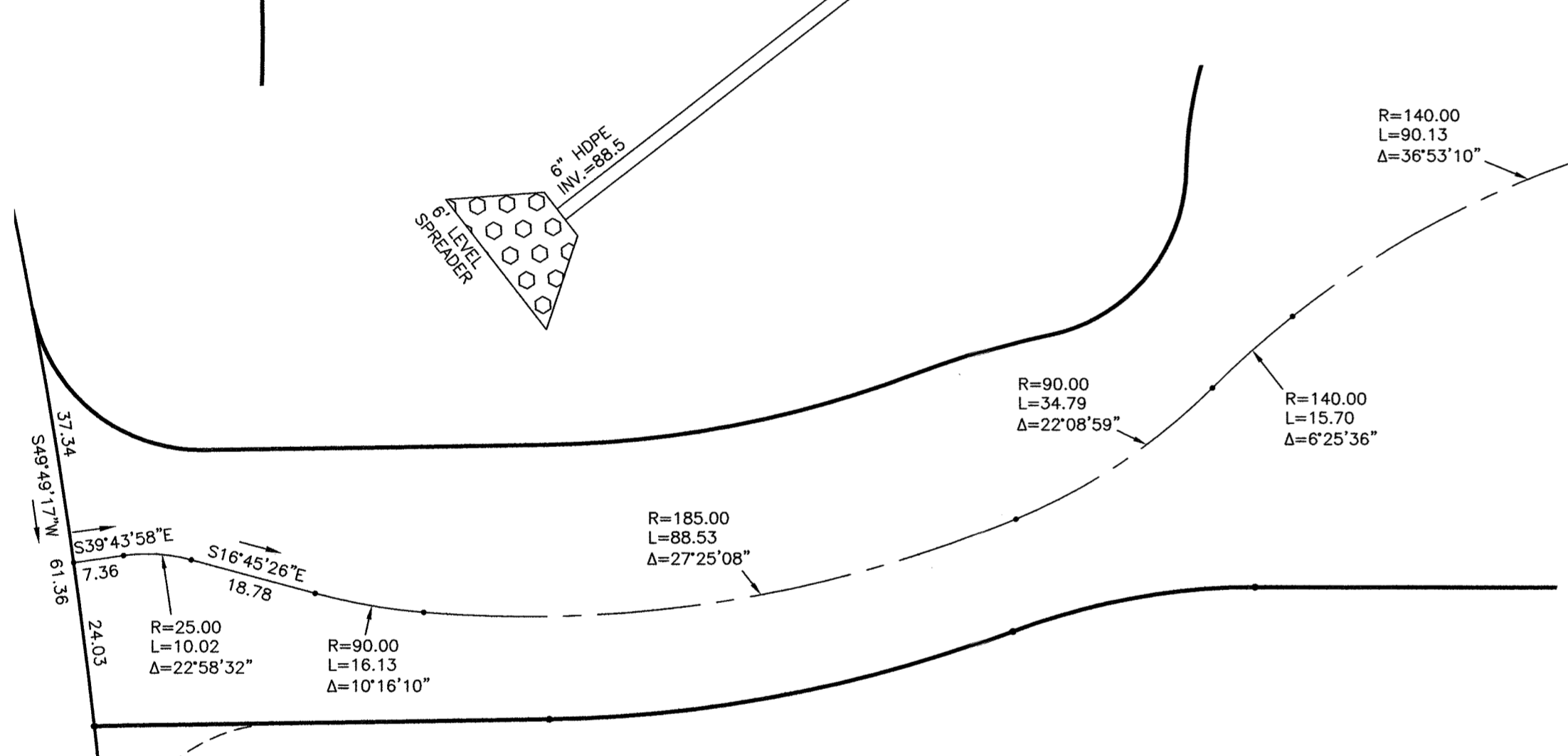
TYPICAL ROOF RECHARGE CHAMBER DETAIL
NOT TO SCALE



NOTES:
1. WOVEN WIRE FENCE (6"x6"x14.5 GA.) UNDER NON-WOVEN FILTER FABRIC TO BE USED AT ALL WETLAND CROSSINGS AND ALL AREAS WITHIN 25' OF THE WETLAND LINE. ALL OTHER LOCATIONS THE FILTER FABRIC TO BE UV RESISTANT POLYPROPYLENE WITH A MINIMUM WEIGHT OF 2.5 OZ./SQ. YD.
2. USE MULTIPLE ROWS OF SILT FENCE FOR LONG STEEP SLOPES IF NECESSARY.



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



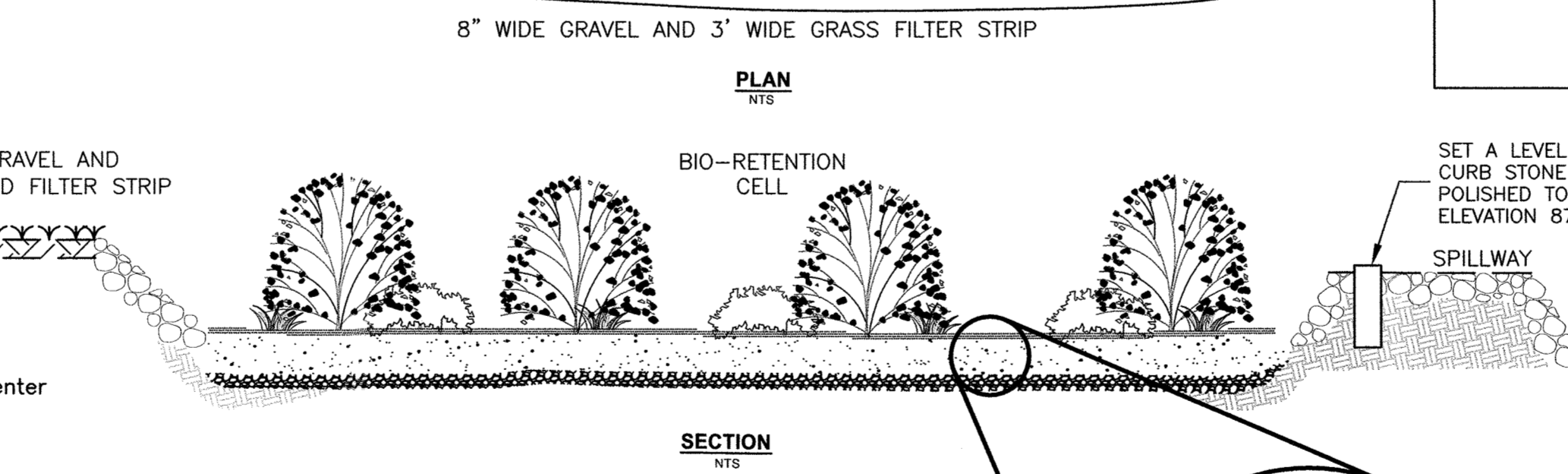
I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.
HAYES ENGINEERING, INC.

- Agrostis Alba "Redtop" Perennial Grass 2-gal. planted 12-feet on center
- Juniperus horizontalis 'Bar Harbor' "Creeping Juniper" 2-gal. planted 12-feet on center
- Viburnum dentatum "Arrow-wood" 2-gal. planted 8-feet on center

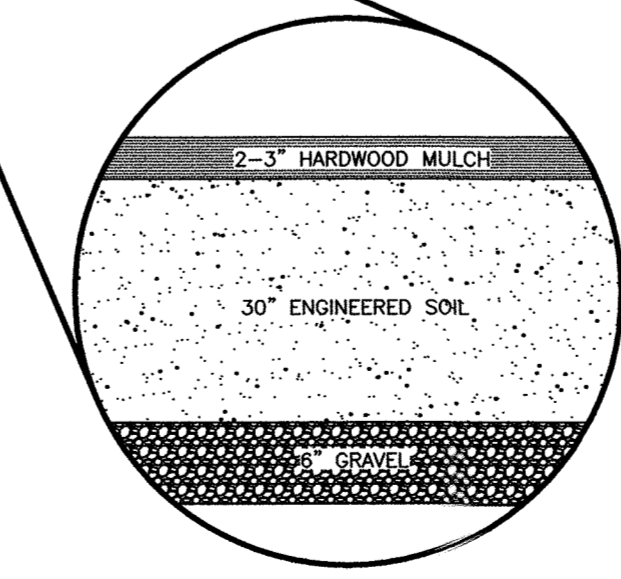
CLERK'S CERTIFICATION ON THE PLAN
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CLERK OF THE TOWN OF LYNNFIELD,
DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT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

TOWN CLERK



PROVIDE A MINIMUM OF 2' OF SEPARATION FROM ESTIMATED SEASONAL HIGH WATER TABLE TO TOP OF HARDWOOD MULCH LAYER



ENGINEERED SOIL MIX FOR BIO-RETENTION SHALL CONSIST OF:
• 40% SAND
• 20-30% TOP SOIL; AND
• 30-40% COMPOST
(REFER TO VOLUME 2, CHAPTER 2 OF THE MASSACHUSETTS STORM WATER HANDBOOK)

10		
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3		
2		
1	Peer Review Comments	3-24-2021
No.	Revision	Date

DETAIL SHEET

Seal
PETER J. O'GREN
CIVIL ENGINEER
No. 27145
REGISTERED
3/24/21

0' 10' 20' 40' 60'

DEFINITIVE PLAN
ROAD A
LYNNFIELD, MASS.
ASSESSORS MAP 33 LOT 288

DEVELOPER/OWNER
AUDREY HICKMAN
271 MAIN STREET
LYNNFIELD, MA 01940

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

Scale: 1"=20'
August 13, 2020

LYNNFIELD PLANNING BOARD

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

DETAIL SHEET 2 OF 2
SHEET 6 OF 6