GRID NORTH MoCORS

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 NJL 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. YANNONE
ASSESSORS MAP 33 PARCEL 1044

N/F ELAINE F. HOWARD
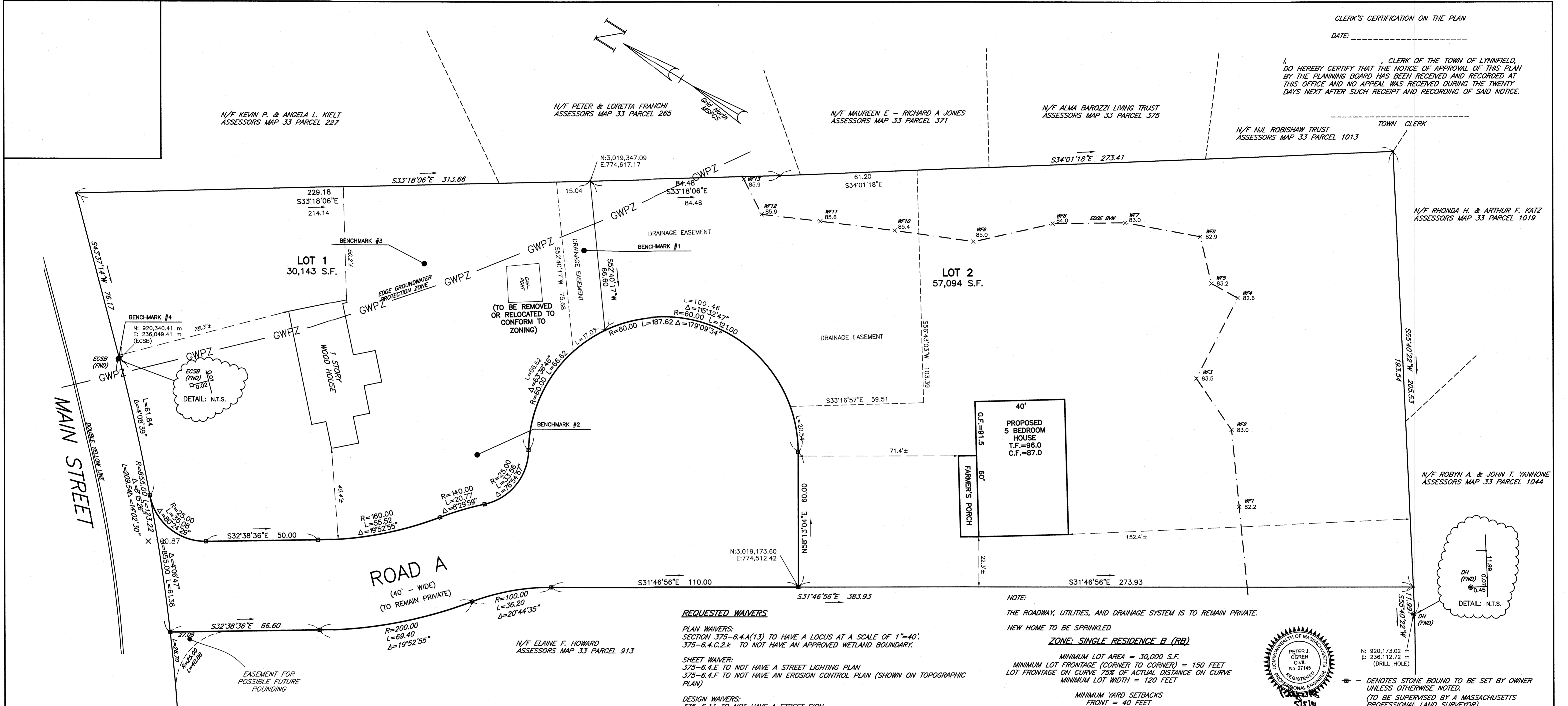ASSESSORS MAP 33 PARCEL 913

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

LOT 1
30,143 S.F.

LOT 2
57,094 S.F.

DRAINAGE EASEMENT
BENCHMARK #1

DRAINAGE EASEMENT

EDGE GROUNDWATER PROTECTION ZONE
GWPZ

CAR-PORT (TO BE REMOVED OR RELOCATED TO CONFORM TO ZONING)

1 STORY WOOD HOUSE

BENCHMARK #3

BENCHMARK #4
N: 920,340.41 m
E: 236,049.41 m
(ECSB)

BENCHMARK #2

MAIN STREET
DOUBLE YELLOW LINE

ECSB (FND)
GWPZ

ROAD A
(40' - WIDE)
(TO REMAIN PRIVATE)

40'
PROPOSED 5 BEDROOM HOUSE
T.F.=96.0
C.F.=87.0
G.F.=91.5

FARMER'S PORCH
60'

DRAINAGE EASEMENT

N:3,019,347.09
E:774,617.17

N:3,019,173.60
E:774,512.42

NOTE:
THE ROADWAY, UTILITIES, AND DRAINAGE SYSTEM IS TO REMAIN PRIVATE.

NEW HOME TO BE SPRINKLED

ZONE: SINGLE RESIDENCE B (RB)

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: DATUM NAVD88

#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 (DOWN 1') ELEVATION=101.02
#5 TOP STONE BOUND (DOWN 3") ELEVATION=99.37

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:
SECTION 375-6.4.A(13) TO HAVE A LOCUS AT A SCALE OF 1"=40'.
375-6.4.C.2.k TO NOT HAVE AN APPROVED WETLAND BOUNDARY.

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:
375-6.11 TO NOT HAVE A STREET SIGN.
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 HDPE DRAIN PIPES IN PLACE OF RCP & 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 OMS552000024 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

EASEMENT FOR POSSIBLE FUTURE ROUNDING

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

CONTROL LEGEND

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

Coordinate System

N: 925,790.972 m
E: 248,188.185 m

Massachusetts Mainland State Plane
Coordinates in meters based upon
MoCORS Real-Time Network
NAD 83 (2011) (Epoch 2010.00) datum

BENCHMARK #5

PETER J. OGREN
CIVIL
No. 27145
REGISTERED
PROFESSIONAL

PETER J. OGREN
#33604
PROFESSIONAL
LAND SURVEYOR

LOTTING PLAN

Hayes

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: _____

DEFINITIVE SHEET 1 OF 1

SHEET 1 OF 6

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

LOCUS

LOT	UPLAND AREA (ft²)	TOTAL LOT AREA (ft²)	FRONTAGE (ft)	DISTRICT
1	30,143	30,143	220.68*	SINGLE RES. B
2	36,206	57,094	150.75	SINGLE RES. B

ZONING TABLE

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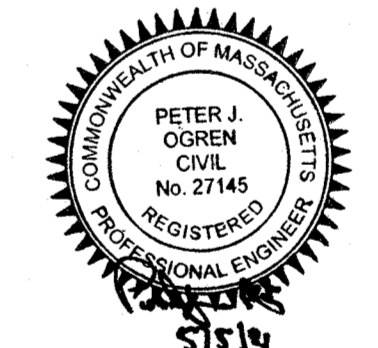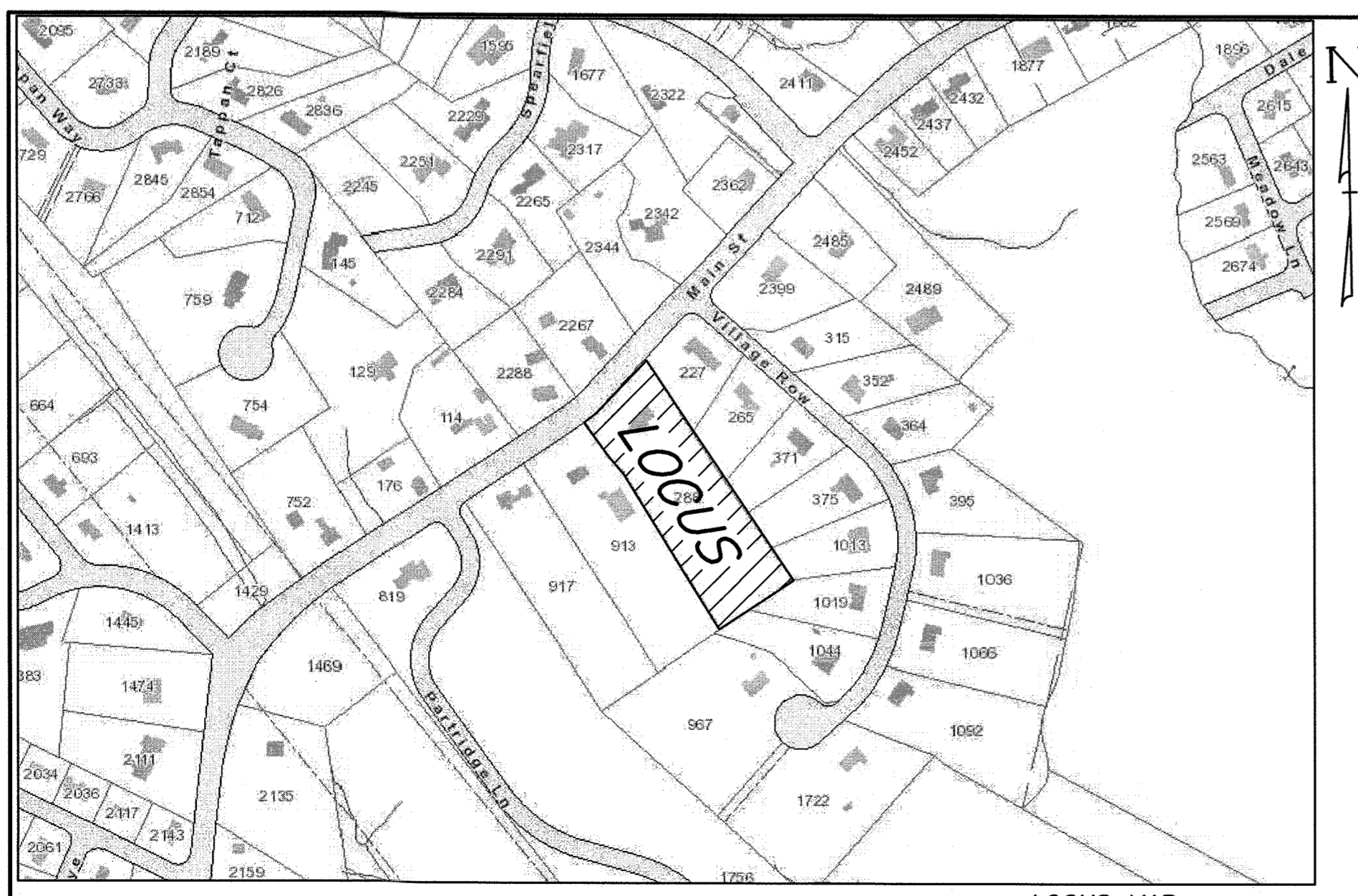TO THE PROPOSED LOT CORNER OF LOTS 1 & 2.

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3	Peer Review Comments	5-5-2021
2	Peer Review Comments	4-28-2021
1	Peer Review Comments	3-24-2021

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

MAIN STREET

25' WETLAND BUFFER
50' WETLAND BUFFER
100' WETLAND BUFFER
100' WETLAND BUFFER

NEW TREELINE
REMOVE TREES AS REQUIRED
REMOVE TREE
REMOVE TREES AS REQUIRED

ELECTRIC OUTLET (UNDERGROUND)

EDGE GROUNDWATER PROTECTION ZONE
GREY WATER SEPTIC (APPROX.)
SEPTIC (APPROX.)
1 STORY WOOD HOUSE
WOOD FENCE

EASEMENT FOR POSSIBLE FUTURE ROUNDING
APPROXIMATE LOCATION GARAGE
APPROXIMATE LOCATION EXISTING HOUSE #259

BENCHMARK #1
BENCHMARK #2
BENCHMARK #3
BENCHMARK #4
BENCHMARK #5

LEGEND

BIT BERM ——— BIT BERM
EDGE PAVEMENT ——— E.P.
SLOPED GRANITE CURB ——— SGC
FENCE —X——X—
BORDERING VEGETATED WETLAND ——— EDGE BVW
GRAVEL DRIVE
OVERHEAD WIRES — OHW — OHW —
UTILITY POLE
DEEP OBSERVATION HOLE ⊂⊃ DOH-2
PERCOLATION TEST HOLE ▨ P-2
EXISTING SPOT GRADE ✕ 99.3

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

GENERAL NOTES:

1. 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

2. CONTOURS IN WETLAND AREA AND UNDER TREE COVER TAKEN
FROM LIDAR.

BENCHMARKS: DATUM NAVD88

#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 (DOWN 1') ELEVATION=101.02
#5 TOP STONE BOUND (DOWN 3") ELEVATION=99.37

REQUESTED WAIVERS

PLAN WAIVERS:
375-6.4.B(8) TO NOT SHOW REGULATED RESOURCES WITHIN
150' FROM THE SUBDIVISION. RESOURCES ARE SHOWN ON
THE SUBDIVISION PROPERTY.

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

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

_____
HAYES ENGINEERING, INC.

EXISTING CONDITIONS & DEMOLITION PLAN

Seal

Hayes

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:_____
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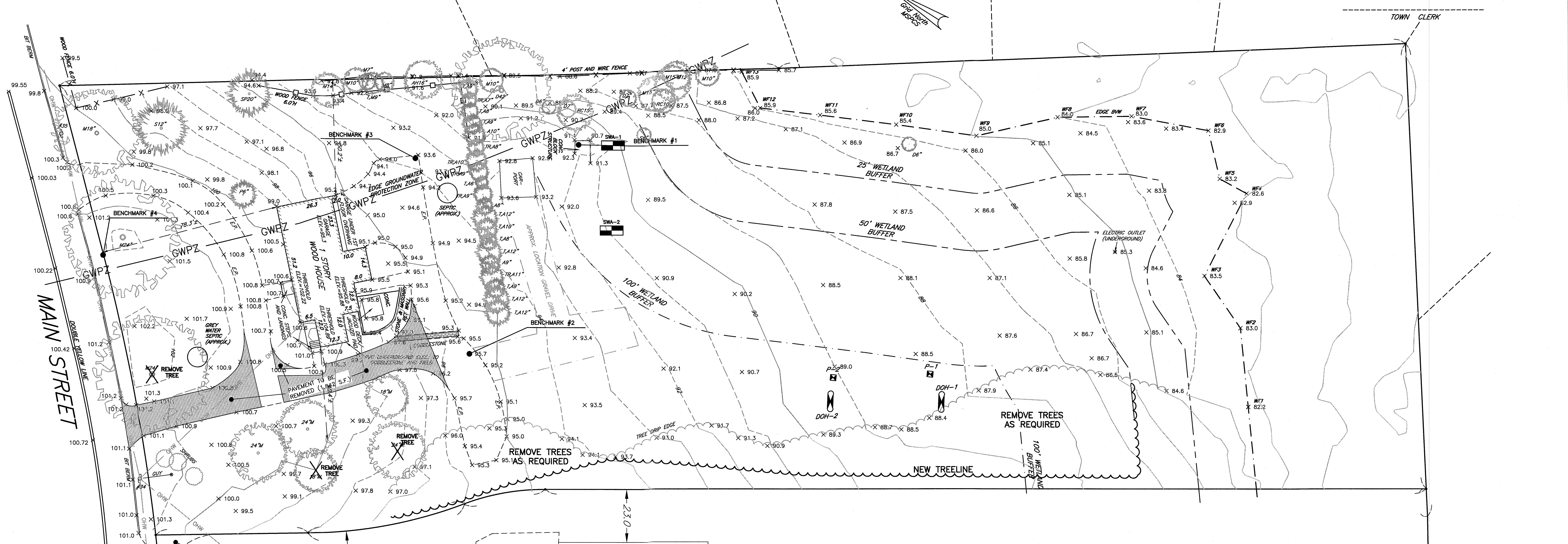| No.	Revision	Date
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1	Peer Review Comments	3-24-2021

EXISTING SHEET 1 OF 1

SHEET 2 OF 6

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LOT 1
30,143 S.F.

LOT 2
57,094 S.F.

MAIN STREET

ROAD A
(40' WIDE)
(TO REMAIN PRIVATE)

PROPOSED 1 STORY
WOOD HOUSE

25' WETLAND BUFFER
50' WETLAND BUFFER
100' WETLAND BUFFER

(20) STORMTECH SC310
W/INSPECTION PORTS
MIN. FINISH GRADE=92.7
TOP STONE=90.7
TOP CHAMBER=90.2
BOTTOM CHAMBER=88.9
BOTTOM STONE=88.4
8"HEADER I=89.00 (IN)
6"HEADER I=89.38 (OUT)
6'=88.5
W/6' LEVEL SPREADER

(20)STORMTECH SC310
W/INSPECTION PORTS
MIN. FINISH GRADE=86.0
TOP STONE=85.0
TOP CHAMBER=84.5
BOTTOM CHAMBER=83.2
BOTTOM STONE=82.7

(20)STORMTECH SC310
W/INSPECTION PORTS
MIN. FINISH GRADE=86.0
TOP STONE=85.0
TOP CHAMBER=84.5
BOTTOM CHAMBER=83.2
BOTTOM STONE=82.7

PROPOSED MONITORING WELL
PROPOSED MONITORING WELL
PROPOSED MONITORING WELL

BIO-RETENTION AREA
BOTTOM @ 86.5

TOP OVERFLOW LEVEL @ 87.5

GRASS/GRAVEL COMBINATION FILTER STRIP

40'
PROPOSED 5 BEDROOM HOUSE
T.F.=96.0
C.F.=87.0

FARMER'S PORCH
G.F.=91.5

PROPOSED 800 S.F.
SEPTIC AREA

ELECTRIC OUTLET (UNDERGROUND)

BENCHMARK #1
BENCHMARK #2
BENCHMARK #3
BENCHMARK #4

CB's 2+05
INLET
R=92.60
SUMP=86.00

CB's 2+05
TRANSITION CURBS
R=92.60
I=90.00
SUMP=86.00

STORMCEPTOR STC900
2+11.7 6' LT
R=92.48
I=89.85 (IN)
I=89.60 (OUT)

PROP. ELECTRIC, CATV, TELEPHONE CONDUITS
PROPOSED 2" PLASTIC WATER SERVICE
PROPOSED WATER SHUT OFF

STONE BOUND W/DRILL HOLE (TYPICAL)
STONE BOUND W/DRILL HOLE (TYPICAL)

CONNECT WATER TO EXISTING MAIN WITH (2)1" TAPS INTO A 1"x2"x1" TEE

CONNECT WATER TO EXISTING MAIN WITH 8" TAPPING SLEEVE & GATE

RELOCATED UTILITY POLE

PROP. BERM
PROP. BERM REMOVAL

GREY WATER SEPTIC (APPROX)
SEPTIC (APPROX)

PAVEMENT TO BE REMOVED

4' POST AND WIRE FENCE
WOOD FENCE

EDGE GROUNDWATER PROTECTION ZONE
GWPZ

CAP PORT
(TO BE REMOVED OR RELOCATED TO CONFORM TO ZONING)

12"HDPE DRAIN

ADS GEOSYNTHETICS 601T NON-WOVEN GEOTEXTILE ALL AROUND
CLEAN CRUSHED, ANGULAR STONE IN A & B LAYERS

PAVEMENT LAYER (DESIGNED BY SITE DESIGN ENGINEER)
PERIMETER STONE
EXCAVATION WALL (CAN BE SLOPED OR VERTICAL)
MIN. FINISH GRADE=92.7
SC-310 END CAP
SUBGRADE SOILS
PERMITTER STONE

6" (150 mm)
18" (450 mm) MIN*
8' (2.4 m) MAX
TOP STONE=90.7
TOP CHAMBER=90.2
16" (405 mm)
BOTTOM CHAMBER=88.9
BOTTOM STONE=88.4
DEPTH OF STONE TO BE DETERMINED BY SITE DESIGN ENGINEER 6" (150 mm) MIN

12" (300 mm) MIN
6" (150 mm) MIN
34" (865 mm)
12" (300 mm) TYP
E.S.H.W.=86.0

STORMTECH SC-310 CROSS SECTION
NOT TO SCALE

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

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

CLERK'S CERTIFICATION ON THE PLAN
DATE: _____
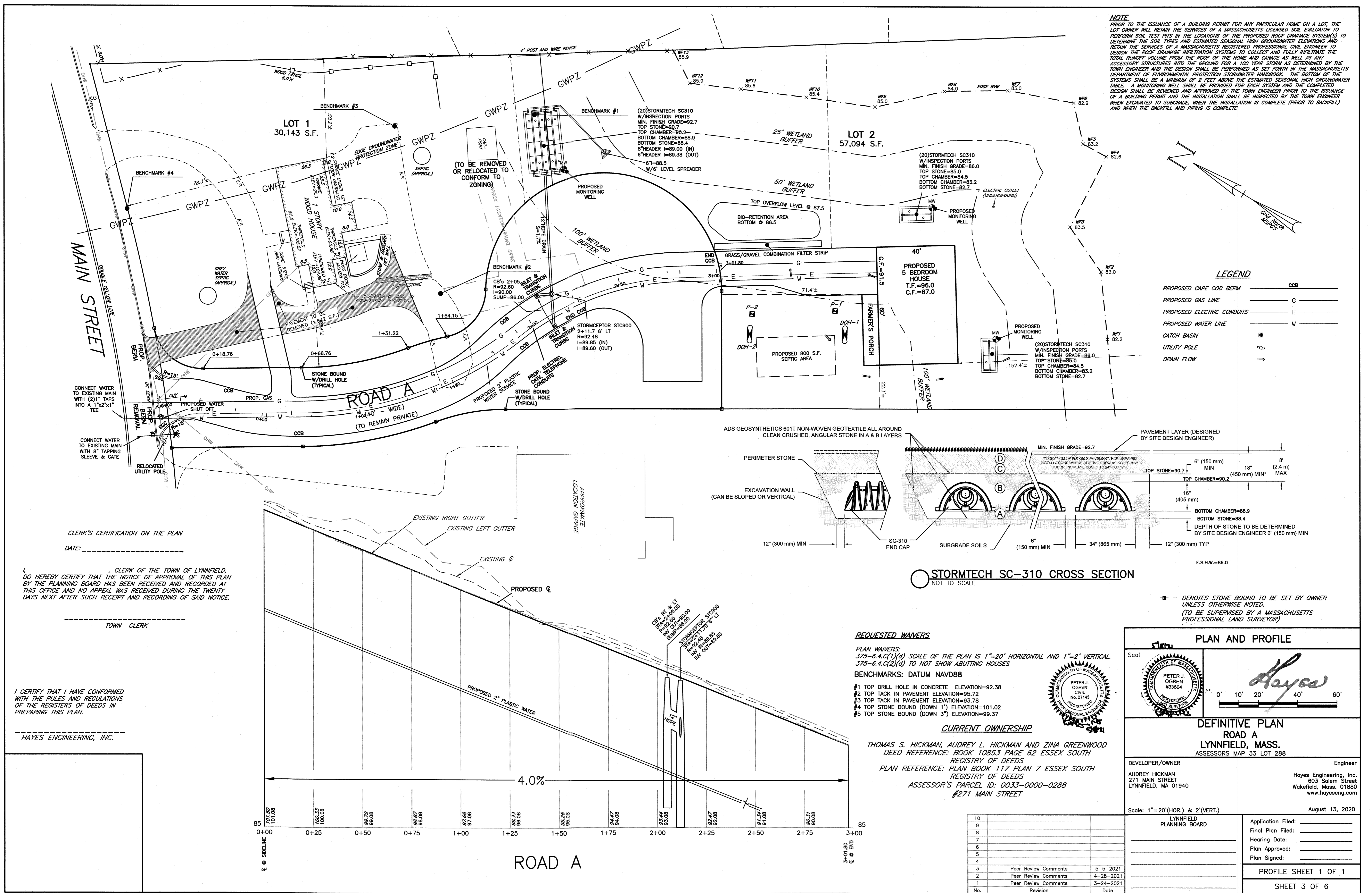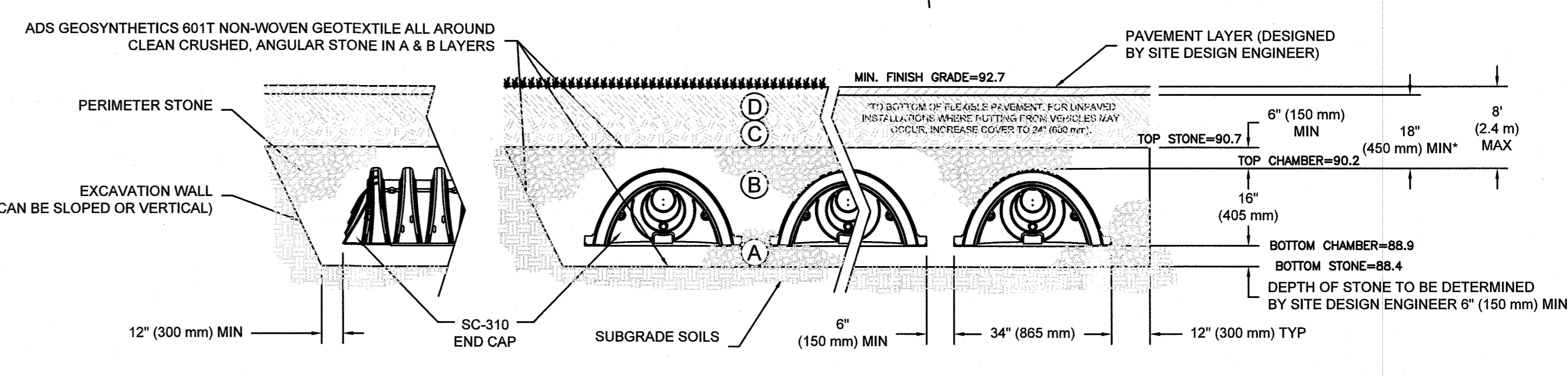
I CERTIFY THAT I HAVE CONFORMED
WITH THE RULES AND REGULATIONS
OF THE REGISTERS OF DEEDS IN
PREPARING THIS PLAN.

_____
HAYES ENGINEERING, INC.

EXISTING RIGHT GUTTER
EXISTING LEFT GUTTER
EXISTING ℄
APPROXIMATE LOCATION GARAGE
PROPOSED ℄
PROPOSED 2" PLASTIC WATER
12" HDPE

4.0%

CB RT & LT
STA 2+00.00
R=92.60
INV 89.85
SUMP=86.00

STORMCEPTOR STC900
STA 2+11.7 6' LT
R=92.48
INV IN=89.85
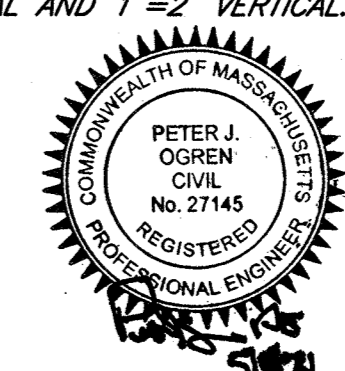INV OUT=89.60

ROAD A

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)(d) TO NOT SHOW ABUTTING HOUSES

BENCHMARKS: DATUM NAVD88

#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 (DOWN 1") ELEVATION=101.02
#5 TOP STONE BOUND (DOWN 3") ELEVATION=99.37

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

COMMONWEALTH OF MASSACHUSETTS
PETER J. OGREN
CIVIL
No. 27145
REGISTERED

PETER J. OGREN
#33604

PLAN AND PROFILE
Hayes

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

Scale: 1"=20'(HOR.) & 2'(VERT.)
August 13, 2020

LYNNFIELD PLANNING BOARD

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

PROFILE SHEET 1 OF 1

SHEET 3 OF 6

No.	Revision	Date
3	Peer Review Comments	5-5-2021
2	Peer Review Comments	4-28-2021
1	Peer Review Comments	3-24-2021

Site Plan Labels

LOT 1
30,143 S.F.

LOT 2
57,094 S.F.

MAIN STREET

ROAD A
(40' WIDE)
(TO REMAIN PRIVATE)

PROPOSED
5 BEDROOM
HOUSE
T.F.=96.0
C.F.=87.0

1 STORY
WOOD HOUSE

25' WETLAND BUFFER
50' WETLAND BUFFER
100' WETLAND BUFFER

BIO-RETENTION AREA

GRASS/GRAVEL COMBINATION FILTER STRIP

PROPOSED 800 S.F. SEPTIC AREA

FARMER'S PORCH

REMOVE TREES AS REQUIRED

PROP. STOCKPILE AND TEMPORARY STORAGE AREA

EQUIPMENT STORAGE AREA

NEW TREELINE

PROP. STRAW WATTLE/LIMIT OF WORK LINE

PROP. 12" STRAW WATTLE W/SILTFENCE HARROWED INTO THE GROUND/LIMIT OF WORK LINE

EDGE GROUNDWATER PROTECTION ZONE

GREY WATER SEPTIC (APPROX.)

REMOVE TREE
REMOVE TREES AS REQUIRED

PROP. TRACKING PAD
PROP. BERM REMOVAL
PROP. BERM

SILT SACKS

INLET & TRANSITION CURBS

END CCB

APPROXIMATE GARAGE
APPROXIMATE LOCATION GARAGE
APPROXIMATE EXISTING HOUSE #259

EASEMENT FOR POSSIBLE FUTURE ROUNDING

ELECTRIC OUTLET (UNDERGROUND)

Benchmarks

BENCHMARK #1
BENCHMARK #2
BENCHMARK #3
BENCHMARK #4
BENCHMARK #5

Clerk's Certification

Legend

BIT BERM	BIT BERM
EDGE PAVEMENT	E.P.
SLOPED GRANITE CURB	SGC
FENCE	X — X
BORDERING VEGETATED WETLAND	EDGE BVW
GRAVEL DRIVE	
OVERHEAD WIRES	OHW — OHW
UTILITY POLE	
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	→

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

Current Ownership

Benchmarks Note

BENCHMARKS: DATUM NAVD88

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#5 TOP STONE BOUND (DOWN 3") ELEVATION=99.37

Requested Waivers

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.

Notes

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.

Title Block

TOPOGRAPHIC PLAN & EROSION CONTROL PLAN

Seal

PETER J. OGREN
CIVIL
No. 27145
REGISTERED

PETER J. OGREN
#33604

Hayes

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: _____
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Plan Signed: _____

TOPOGRAPHIC SHEET 1 OF 1

SHEET 4 OF 6
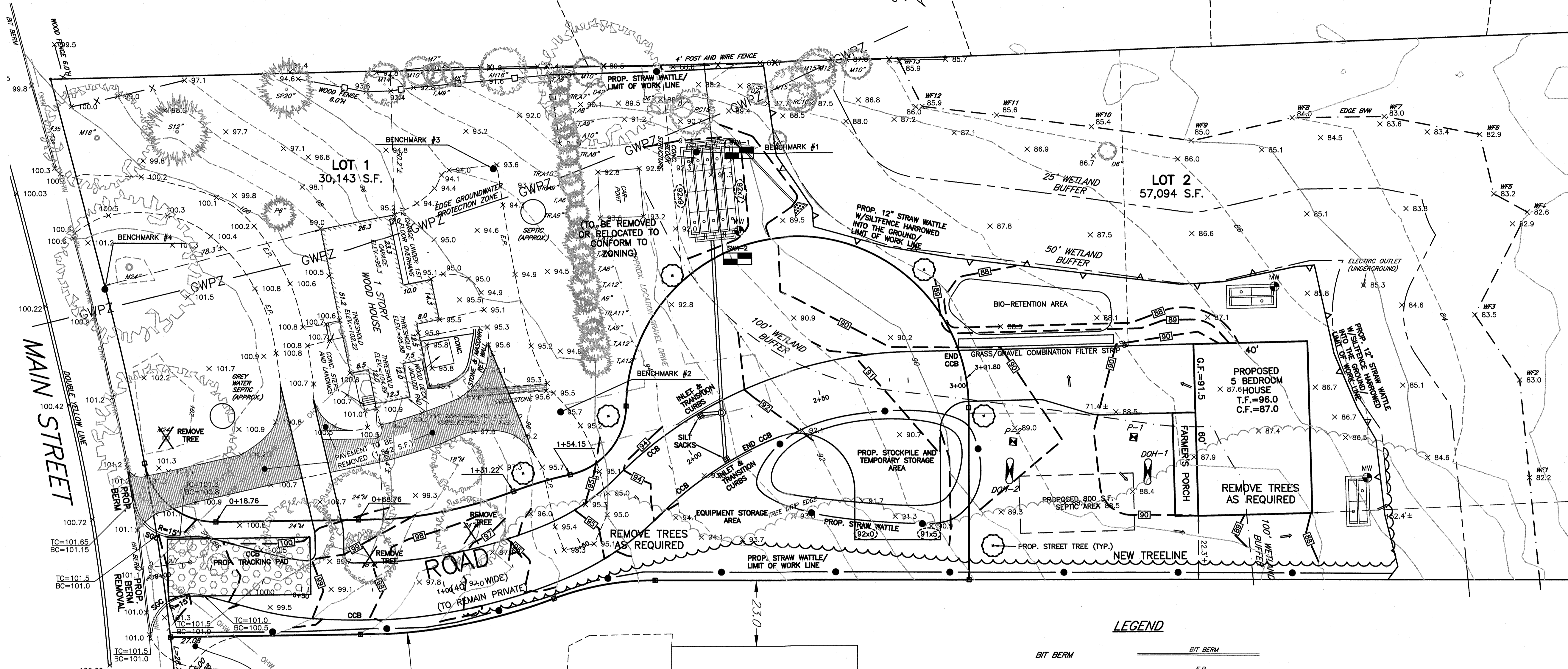
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REDUCED COVER CATCH BASIN
NOT TO SCALE

- OPEN THROAT GRANITE CURB INLET SECTION
- EJIW CASTING #OMA552000024 OR APPROVED EQUAL (SET IN FULL BED MORTAR)
- 2'-3 3/4" MIN. FOR 12" RCP
- 8" THICK H-20 FLAT TOP (REINFORCED)
- MORTAR JOINT (TYPICAL)
- 24"
- 5"
- PIPE CONNECTIONS NON-SHRINK GROUT
- "SNOUT" OIL DEBRIS TRAP AND FLOATABLES SEPARATOR AS MANUFACTURED BY BEST MANAGEMENT PRODUCTS OR APPROVED EQUAL
- PRECAST CONCRETE
- 4'-0" SUMP
- 4'-0"
- 6'
- 6" MIN. CRUSHED STONE

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."

TYPICAL ROADWAY CROSS SECTION
NOT TO SCALE

- 40' RIGHT OF WAY
- 22' ROADBASE
- 20' TRAVELED WAY
- 10'-0" GRASS PLOT & CURB
- 10'-0"
- 10'-0"
- 10'-0" GRASS PLOT & CURB
- 2:1 SLOPE CUT
- 2:1 SLOPE FILL
- S=1.0%
- S=1.0%
- CAPE COD BERM (SLOPED GRANITE @ INTERSECTIONS & LANDSCAPE ISLAND)
- 1-1/2" TOP
- 2-1/2" BINDER
- 1/4" : FOOT
- 12" COMPACTED GRAVEL SUB BASE (M1.03.0 TYPE C GRAVEL BORROW OR PROCESSED GRAVEL) WARNING TAPE
- 3'-0"
- 5'-6"
- DRAIN WATER
- CABLE T.V.
- FIRE ALARM
- TELEPHONE
- FLEX CONDUIT (ST. LIGHT)
- SECONDARY CONDUIT (DN.30")
- PRIMARY CONDUIT (DN.36")

CAPE COD CURB
NOT TO SCALE

- WEARING COURSE
- FINISHED GRADE
- 12"
- 4"
- BITUMINOUS CURB
- BINDER COURSE
- GRAVEL BASE
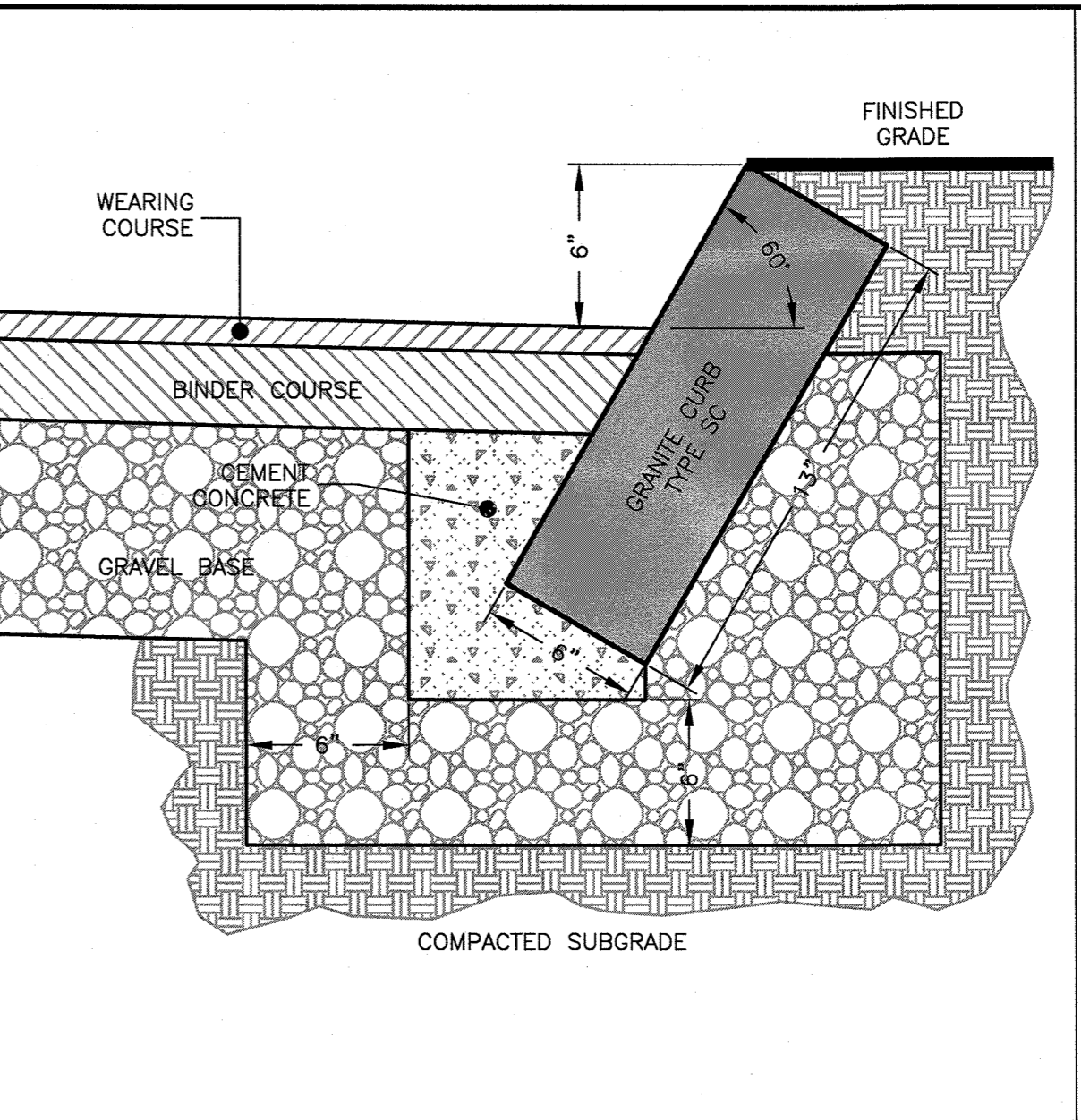
SLOPED GRANITE CURB
NOT TO SCALE

- WEARING COURSE
- FINISHED GRADE
- BINDER COURSE
- CEMENT CONCRETE
- GRAVEL BASE
- GRANITE CURB TYPE S2
- 6"
- COMPACTED SUBGRADE

SWA-1
- GR. ELEV.=90.5±
- 0"-30" FSL
- 30"-42" SL
- 84"-120" CS
- E.S.H.W. 85.9
- 42"-84" GRLS
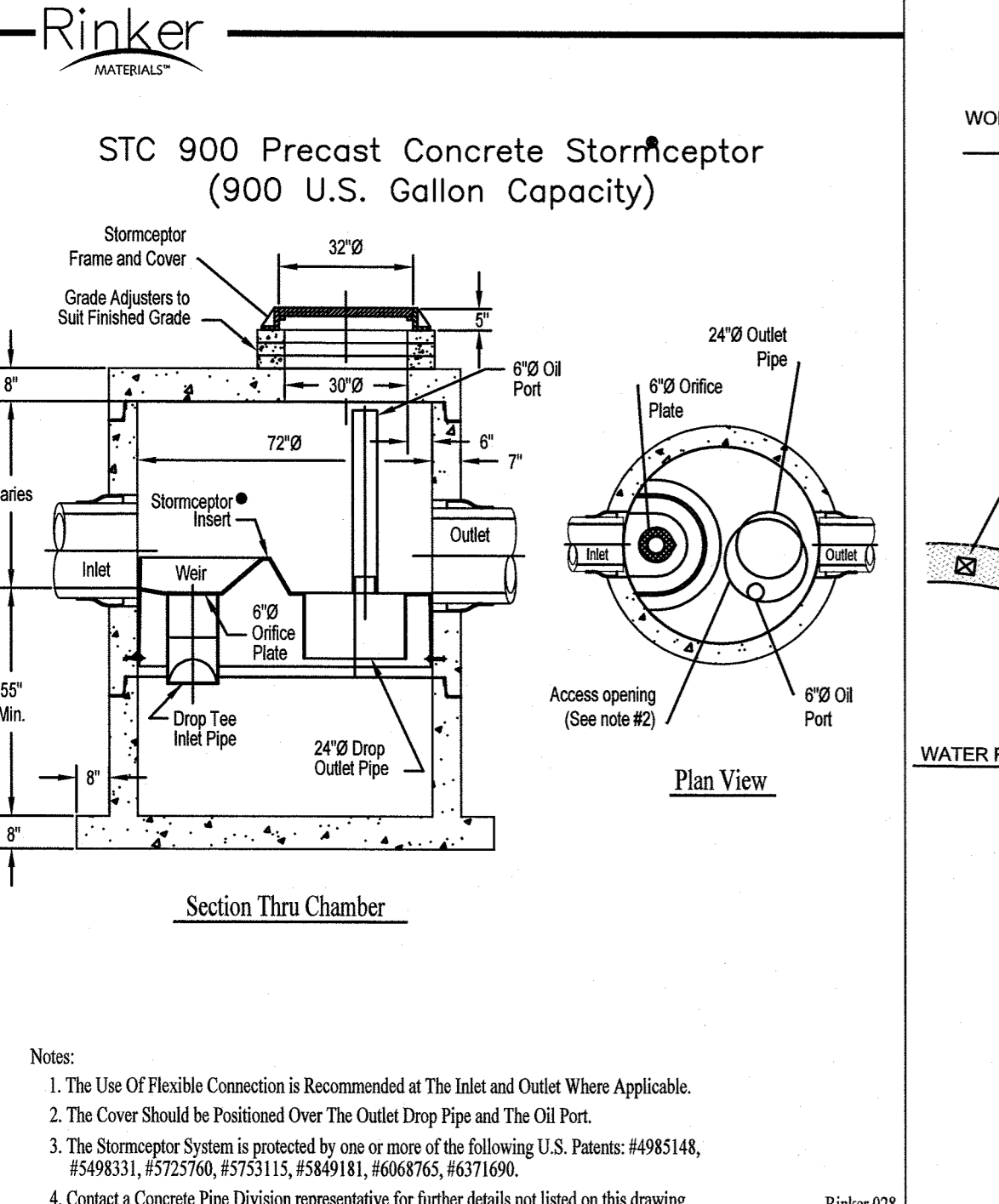
Rinker MATERIALS
STC 900 Precast Concrete Stormceptor (900 U.S. Gallon Capacity)

- Stormceptor Frame and Cover
- Grade Adjusters to Suit Finished Grade
- 32"Ø
- 30"Ø
- 72"Ø
- 6"Ø Oil Port
- 6"Ø Orifice Plate
- 24"Ø Outlet Pipe
- Outlet
- Inlet
- Weir
- 6"Ø Orifice Plate
- Stormceptor Insert
- Drop Tee Inlet Pipe
- 24"Ø Drop Outlet Pipe
- Varies
- 55" Min.
- Access opening (See note #2)
- 6"Ø Oil Port
- Plan View
- Section Thru Chamber

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, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

Rinker 028

STRAW WATTLE SEDIMENT CONTROL
NOT TO SCALE

- 2" X 2" X 36" WOODEN STAKES PLACED 10' O.C.
- STRAW WATTLE SEDIMENT CONTROL (12" TYPICAL)
- WORK AREA
- AREA TO BE PROTECTED
- 12" MIN.
- SECTION (NTS)
- 2" X 2" X 36" WOODEN STAKES PLACED 10' O.C.
- AREA TO BE PROTECTED
- STRAW WATTLE SEDIMENT CONTROL BARRIER (12" TYPICAL)
- WATER FLOW
- WORK AREA
- PLAN (NTS)

NOTES:
1. STRAW WATTLES TO BE PLACED PER PLAN LOCATIONS.
2. OVERLAP JOINTS BY MINIMUM OF FIVE (5) FEET.
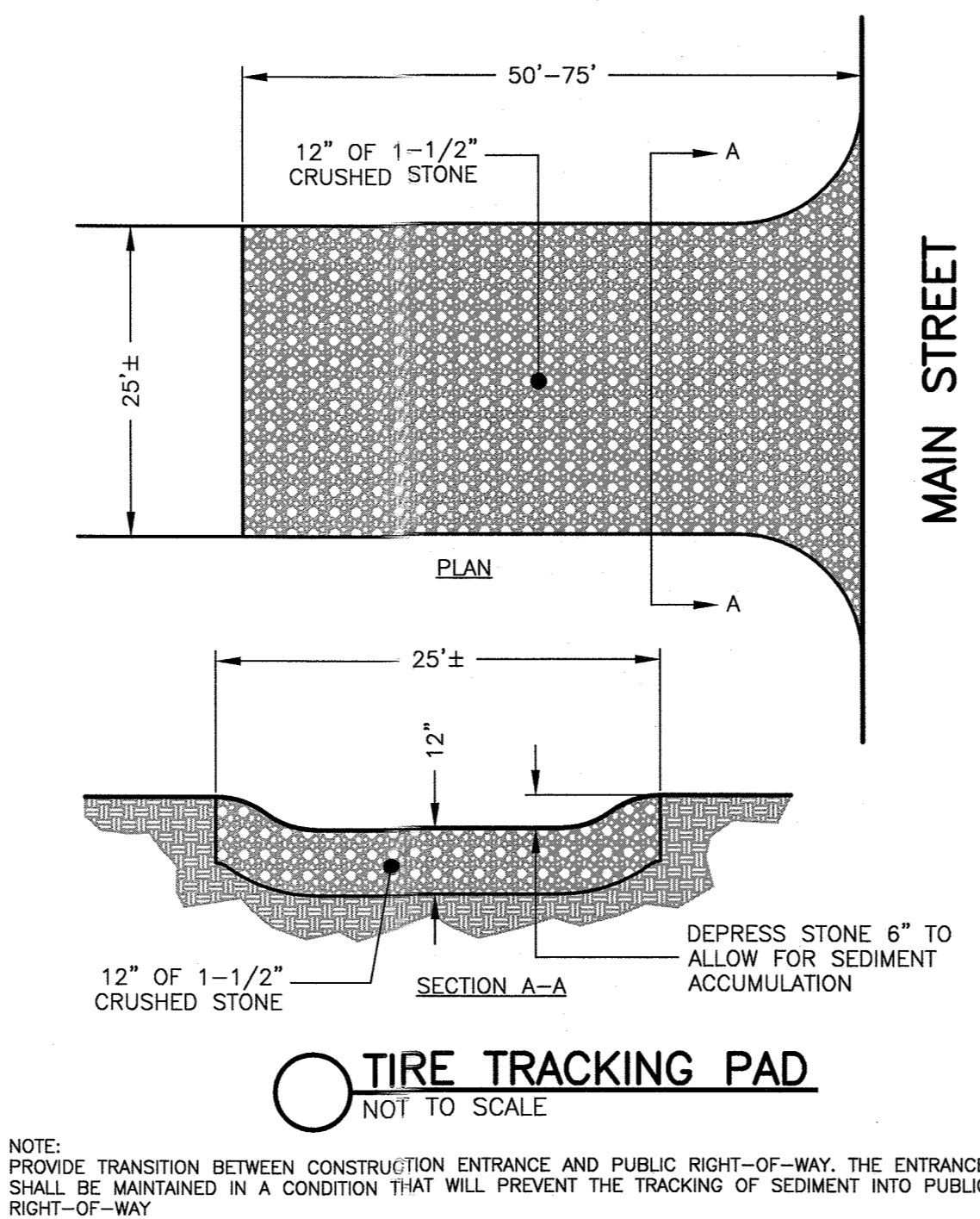
TIRE TRACKING PAD
NOT TO SCALE

- 50'-75'
- 12" OF 1-1/2" CRUSHED STONE
- 25'±
- A
- A
- PLAN
- 25'±
- 12"
- 12" OF 1-1/2" CRUSHED STONE
- DEPRESS STONE 6" TO ALLOW FOR SEDIMENT ACCUMULATION
- SECTION A-A

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

STONE BOUND
NOT TO SCALE

- SIDEWALK
- STONE BOUND
- GRAVEL BASE
- LOAM & SEED
- MAIN STREET
- LAYOUT LINE
- 6"
- 1/4" DIA. HOLE 1" DEEP AT ACTUAL POINT OF SURVEY REFERENCE
- STONE BOUND
- 6"
- 48"
- PLAN
- SECTION

DRAIN TRENCH
NOT TO SCALE

- LOAM AREA
- PAVED AREA
- GRAVEL BASE
- 4" COMPACTED LOAM & SEED
- SEE NOTE 2
- ROADWAY BACKFILL SHALL CONFORM TO STANDARD SPECS.
- SUITABLE BACKFILL COMPACTED AS SPECIFIED
- X'-0" MIN.
- 12" MIN.
- SAND CUSHION
- DRAIN (SIZE VARIES)
- UNDISTURBED SOIL
- 6"
- 12"
- LEDGE
- 3'-0" OR D+2' WHICHEVER IS GREATER
- CRUSHED STONE OR SCREENED GRAVEL BEDDING FOR FULL WIDTH OF THE TRENCH UP TO SPRING LINE OF PIPE 6" BELOW PIPE IN EARTH OR 12" BELOW PIPE IN LEDGE

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.

SWA-2
- GR. ELEV.=91.0±
- 0"-24" FSL
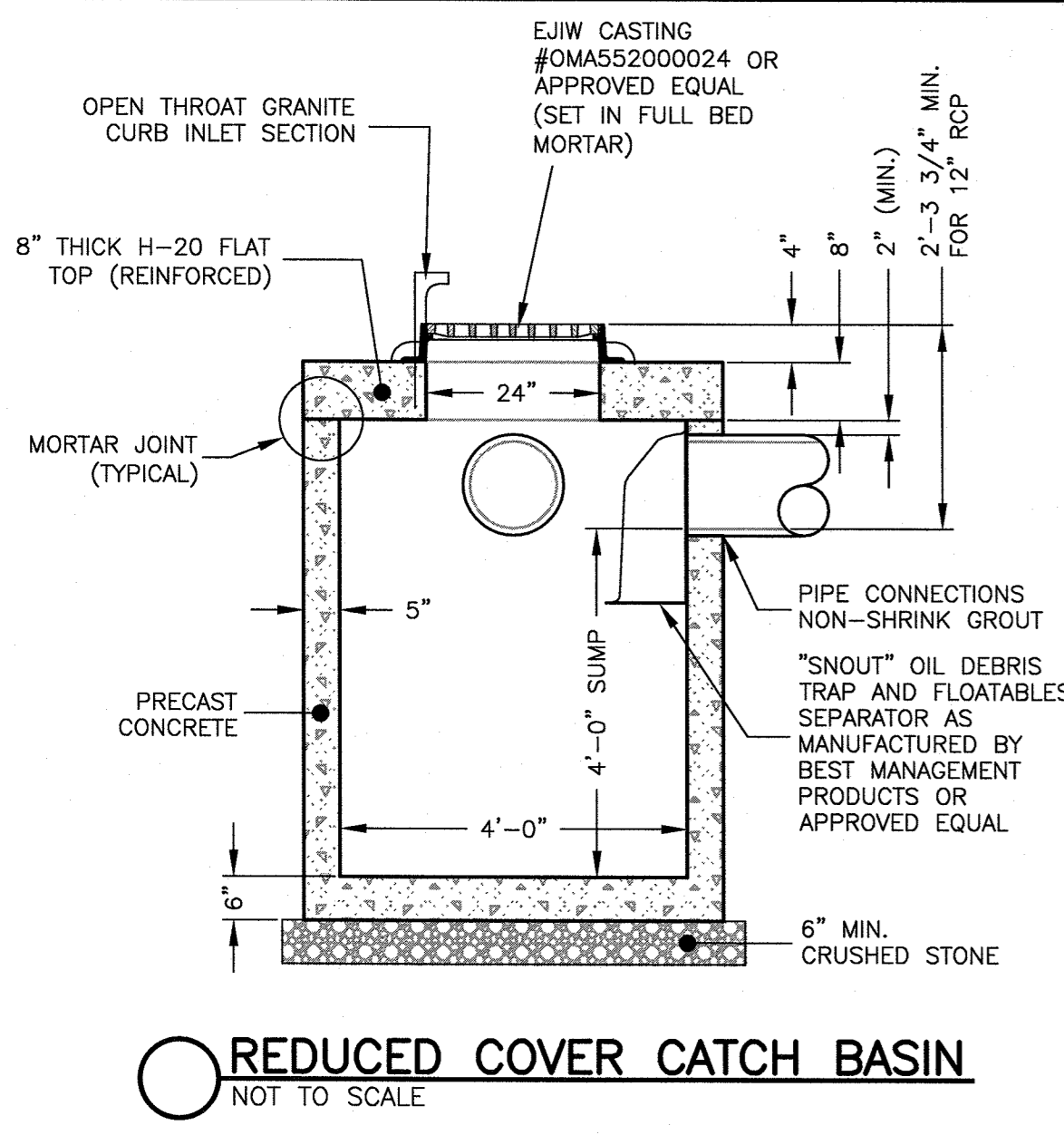- 24"-40" SL
- 40"-63" LS
- E.S.H.W. 86.0
- 63"-84" GRCS

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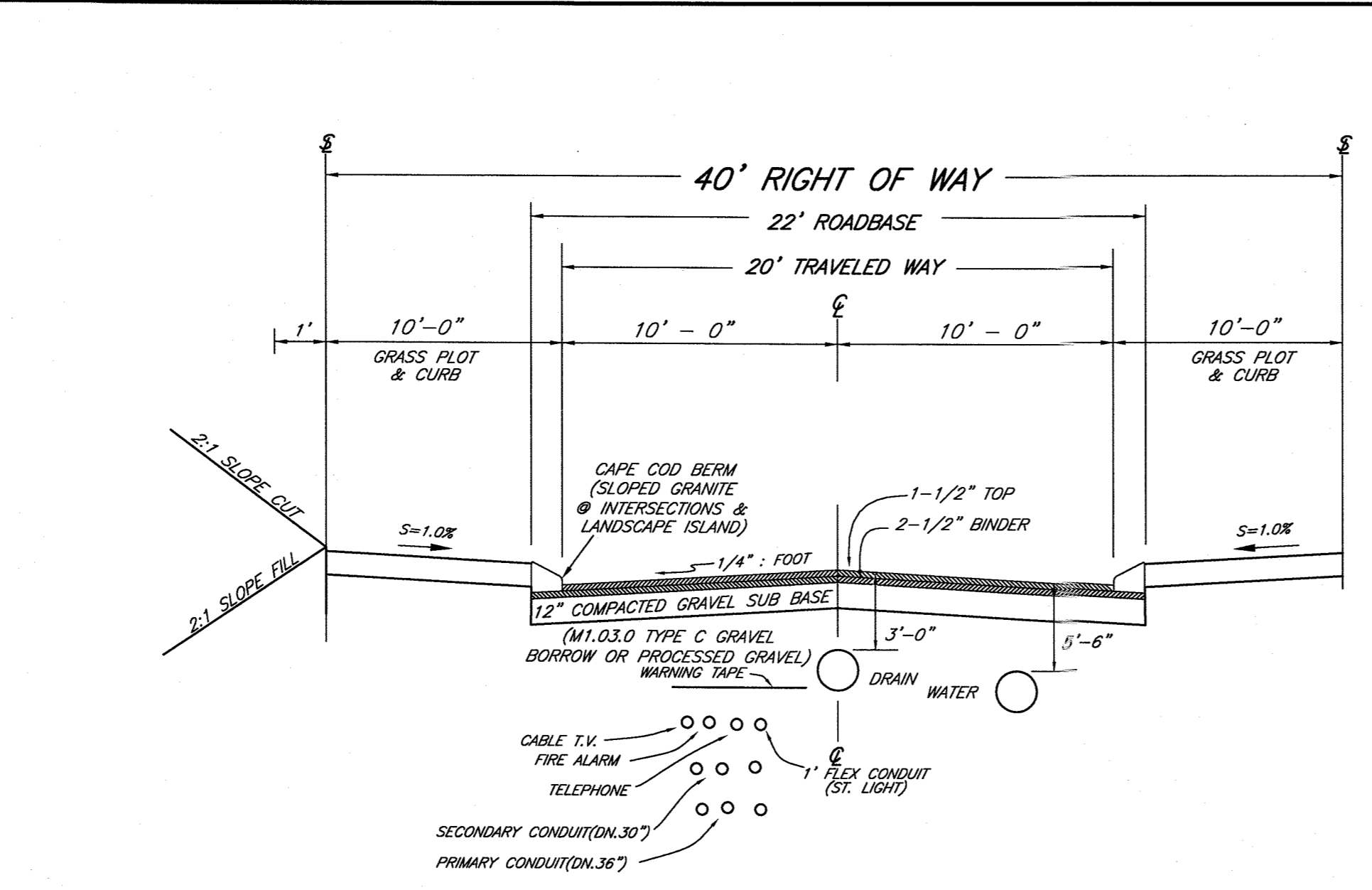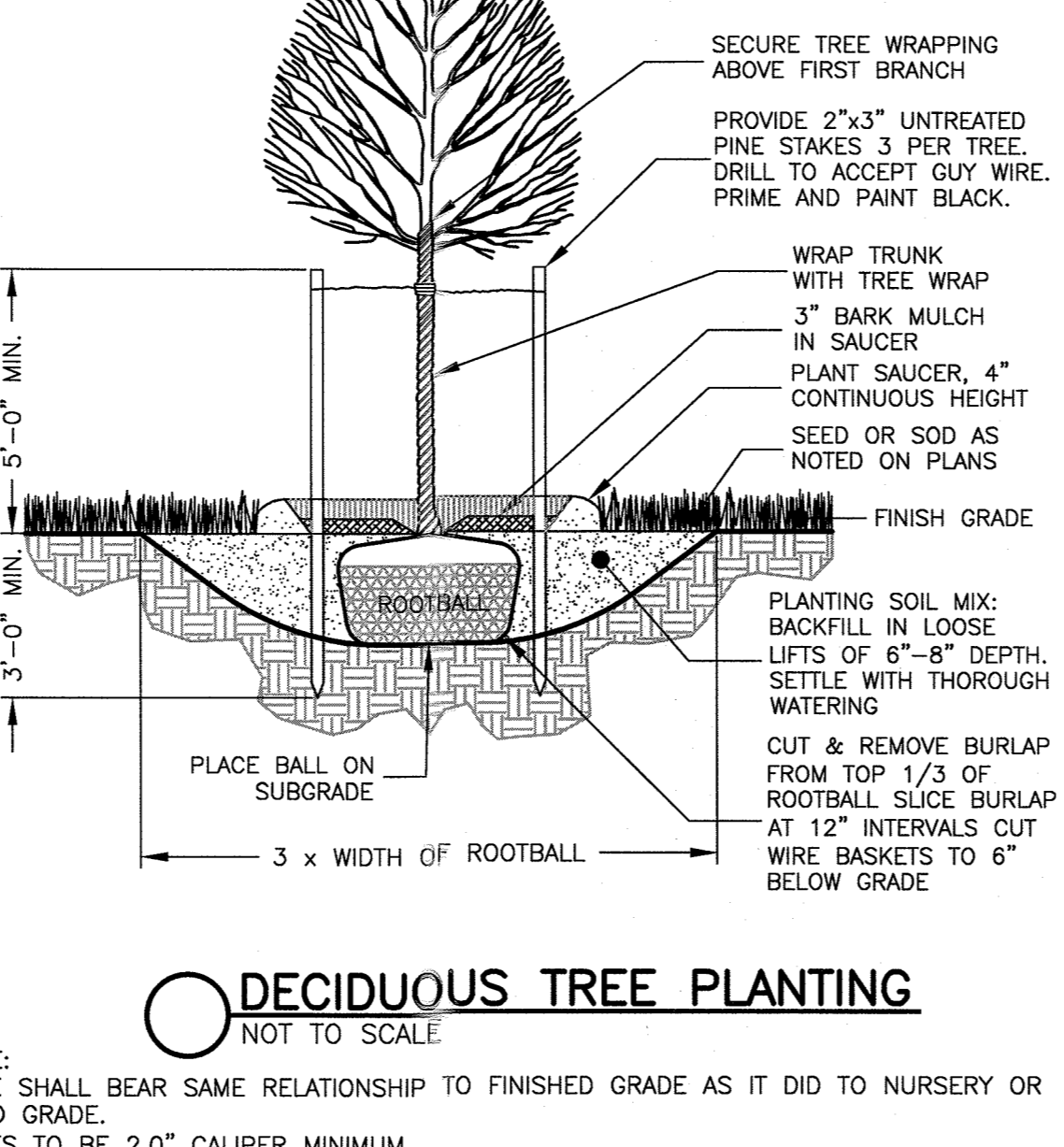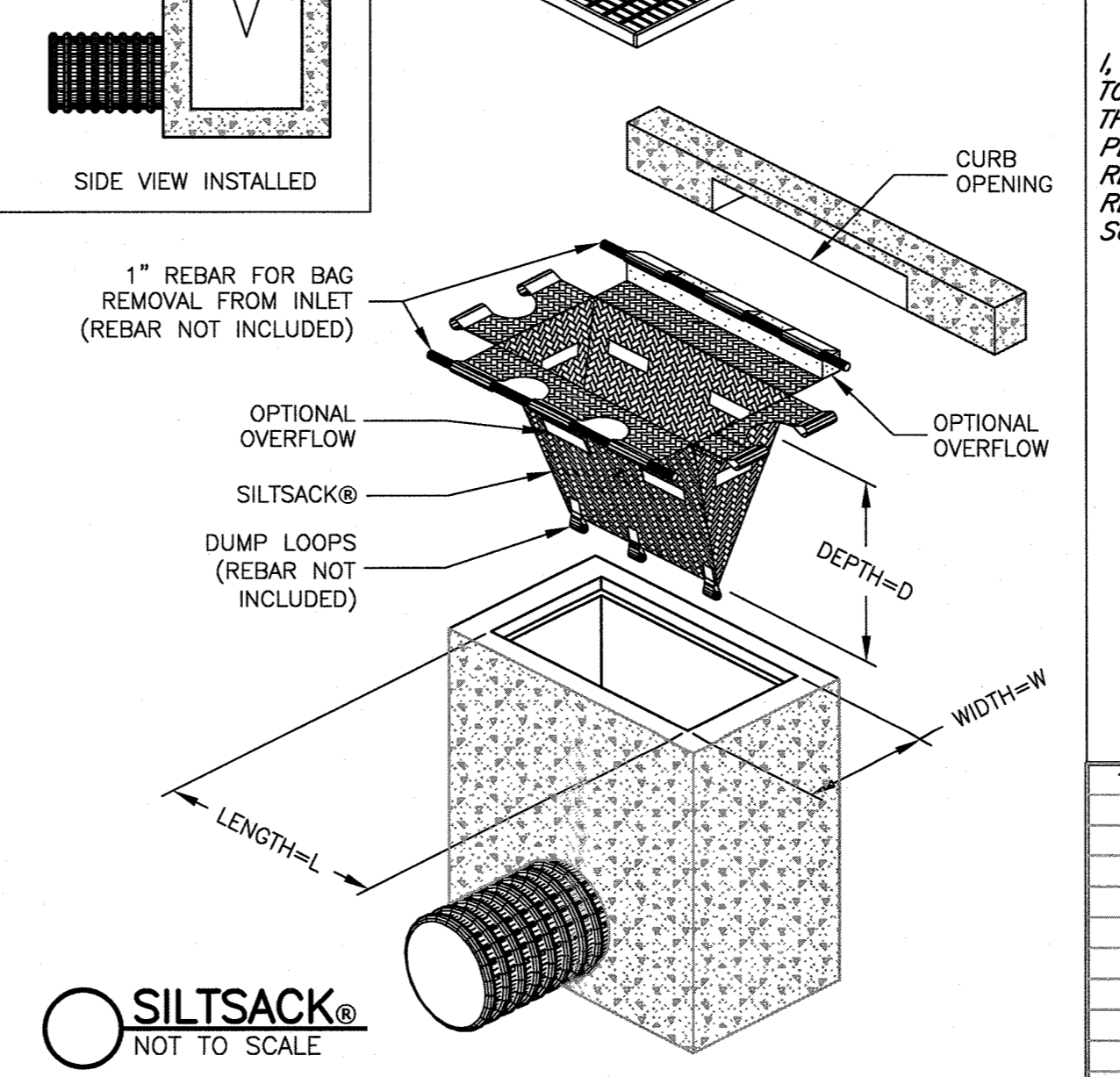
_____
HAYES ENGINEERING, INC.

LEVEL SPREADER
NOT TO SCALE

- FLARED END SECTION
- A
- 6" MIN.
- SEE SITE PLAN FOR LENGTH
- PLAN
- A
- PROP. FINISHED GRADE
- LEVEL EDGE
- EXISTING GRADE
- FLARED END SECTION
- RIP RAP SHALL HAVE A d50=12" AND SHALL BE 18" THICK
- SECTION A-A

DECIDUOUS TREE PLANTING
NOT TO SCALE

- SECURE TREE WRAPPING ABOVE FIRST BRANCH
- PROVIDE 2"x3" UNTREATED PINE STAKES 3 PER TREE. DRILL TO ACCEPT GUY WIRE. PRIME AND PAINT BLACK.
- WRAP TRUNK WITH TREE WRAP
- 3" BARK MULCH IN SAUCER
- PLANT SAUCER, 4" CONTINUOUS HEIGHT
- SEED OR SOD AS NOTED ON PLANS
- FINISH GRADE
- 5'-0" MIN.
- 3'-0" MIN.
- ROOTBALL
- PLANTING SOIL MIX: BACKFILL IN LOOSE LIFTS OF 6"-8" DEPTH. SETTLE WITH THOROUGH WATERING
- PLACE BALL ON SUBGRADE
- CUT & REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL. SLICE BURLAP AT 12" INTERVALS CUT WIRE BASKETS TO 6" BELOW GRADE
- 3 x WIDTH OF ROOTBALL

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

SILTSACK®
NOT TO SCALE

- EXPANSION RESTRAINT
- SIDE VIEW INSTALLED
- CURB OPENING
- 1" REBAR FOR BAG REMOVAL FROM INLET (REBAR NOT INCLUDED)
- OPTIONAL OVERFLOW
- SILTSACK®
- DUMP LOOPS (REBAR NOT INCLUDED)
- OPTIONAL OVERFLOW
- DEPTH=D
- WIDTH=W
- LENGTH=L

DETAIL SHEET

Seal — PETER J. OGREN #35604

Hayes

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
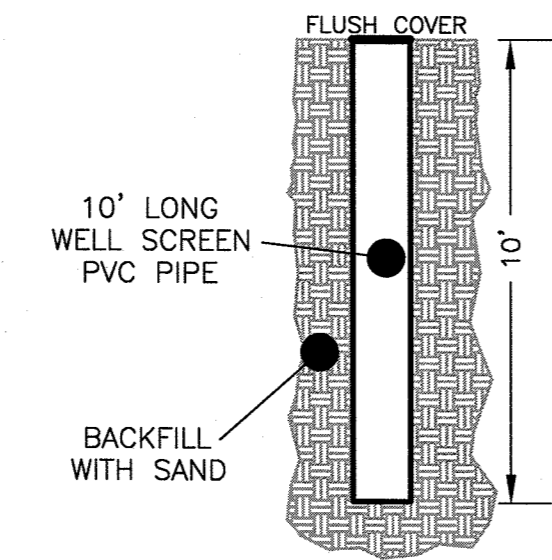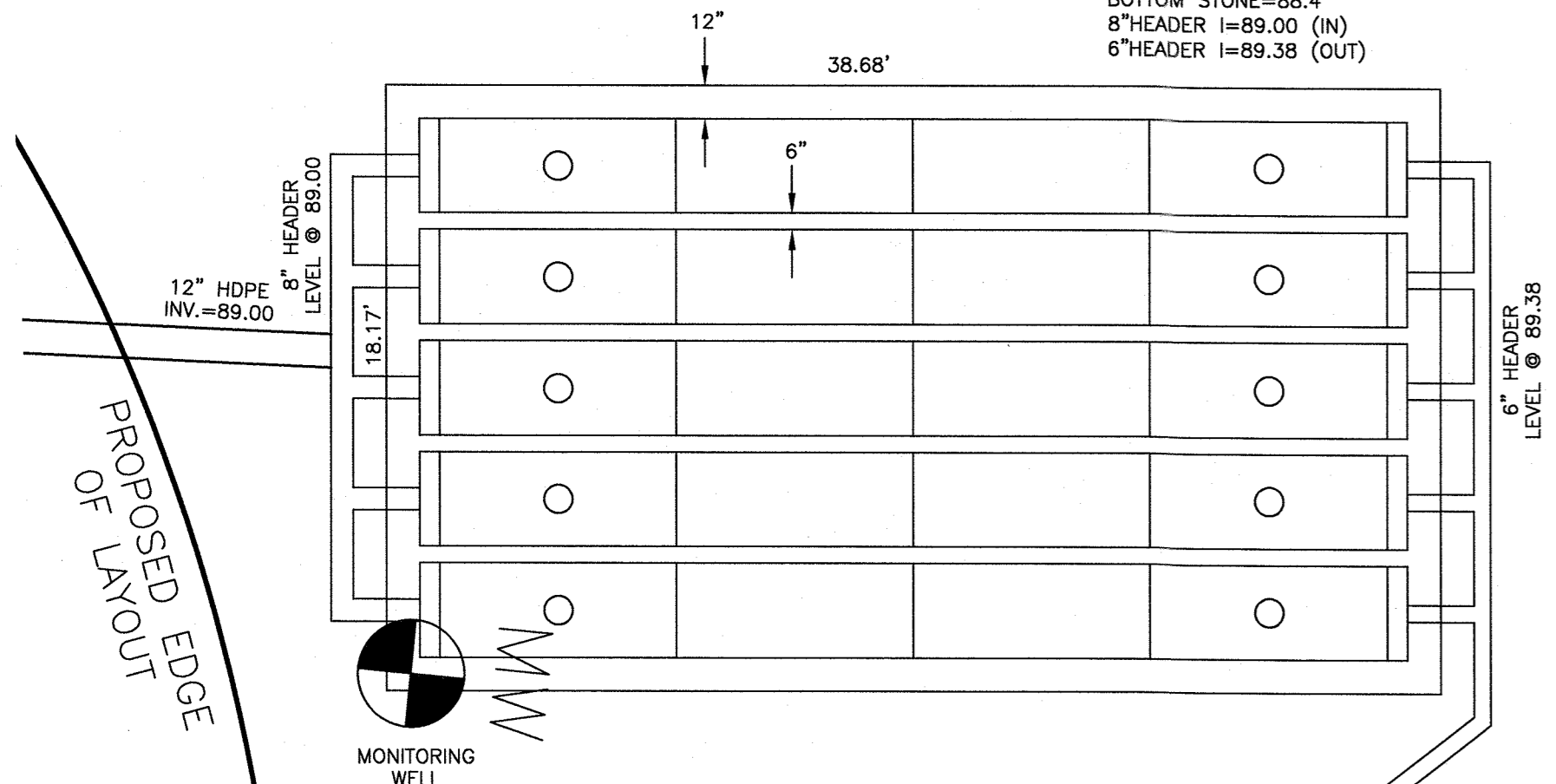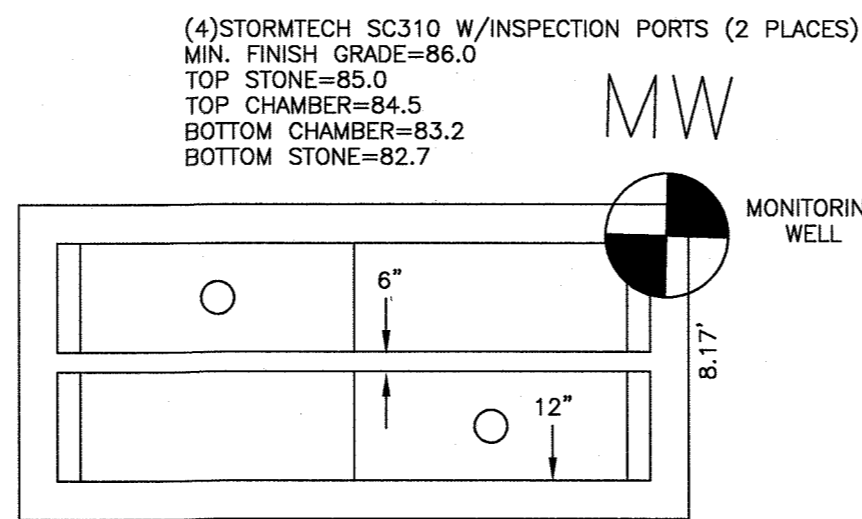Wakefield, Mass. 01880
www.hayeseng.com

August 13, 2020

Scale: 1"=20"

LYNNFIELD PLANNING BOARD

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

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3	Peer Review Comments	5-5-2021
2	Peer Review Comments	4-28-2021
1	Peer Review Comments	3-24-2021

DETAIL SHEET 1 OF 2

SHEET 5 OF 6

M:\LY129\D27\mainHSPCS_R.dwg, 5/5/2021 8:28:15 AM, EBL
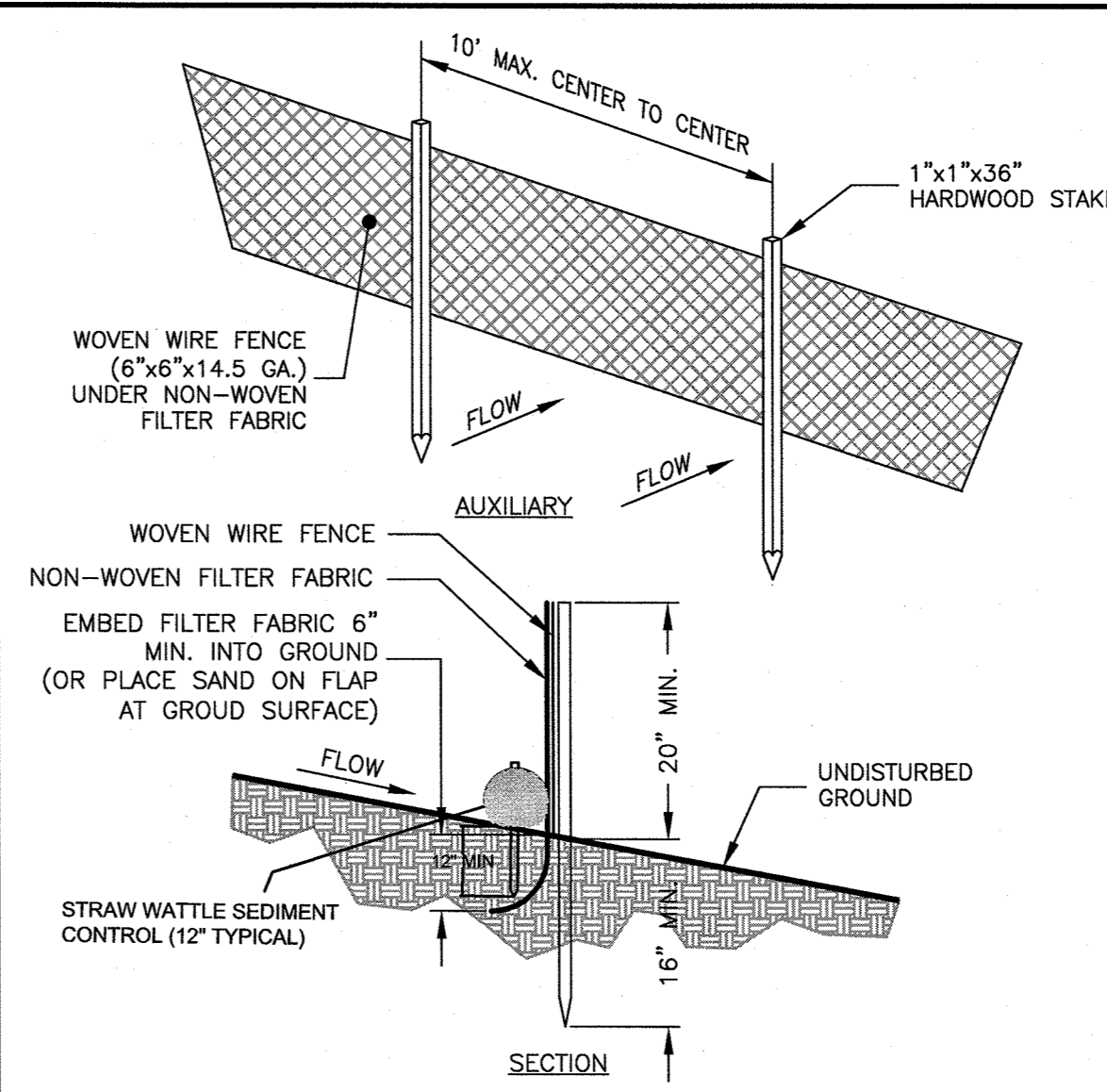
ROADWAY INFILTRATION CHAMBER DETAIL
NOT TO SCALE

(20)STORMTECH SC310 W/INSPECTION PORTS
MIN. FINISH GRADE=91.7
TOP STONE=90.7
TOP CHAMBER=90.2
BOTTOM CHAMBER=88.9
BOTTOM STONE=88.4
8"HEADER I=89.00 (IN)
6"HEADER I=89.38 (OUT)

12"
38.68'
6"
18.17"
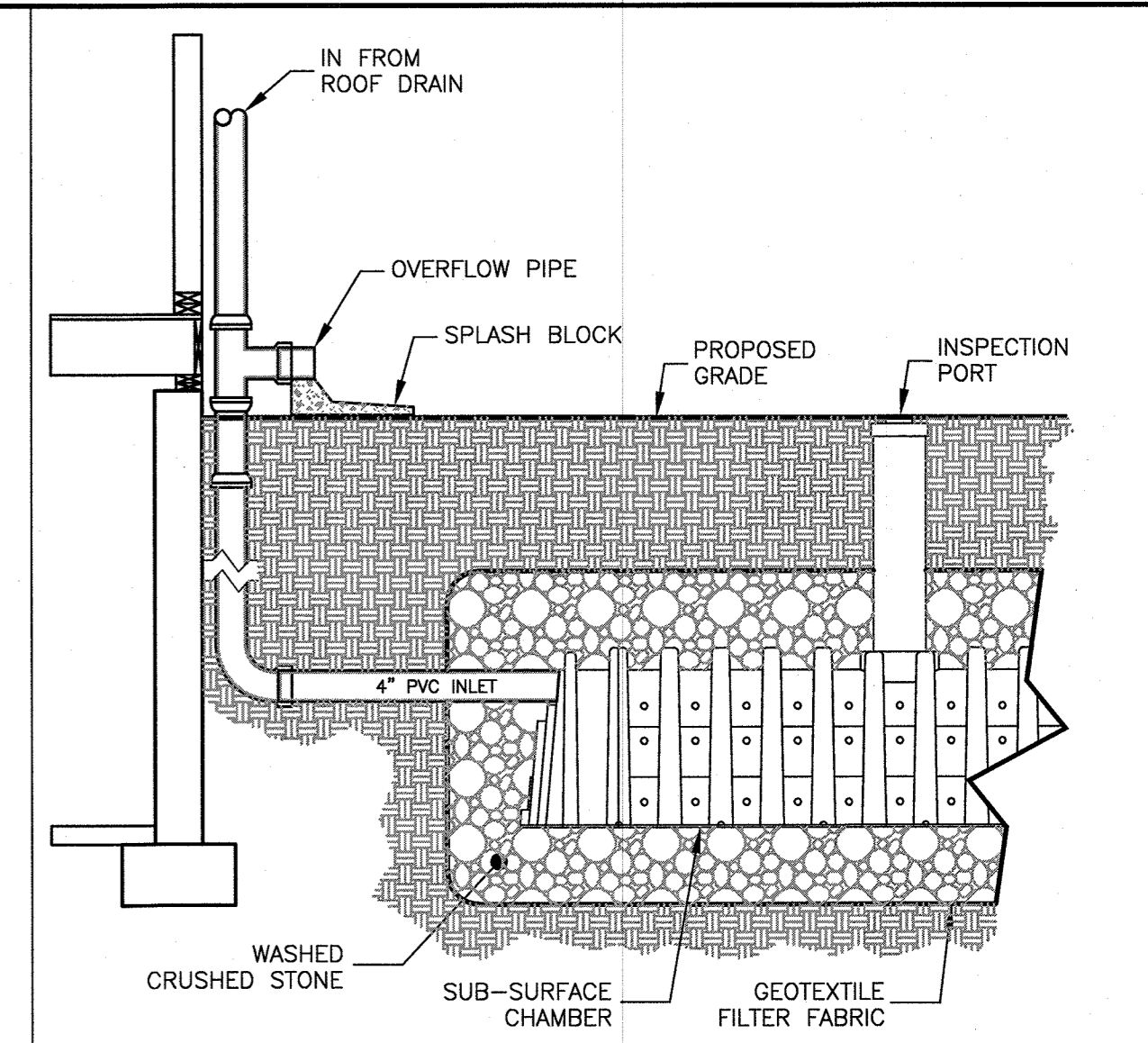12" HDPE INV.=89.00
8" HEADER LEVEL @ 89.00
6" HEADER LEVEL @ 89.38

PROPOSED EDGE OF LAYOUT

6" HDPE INV.=89.5
6" LEVEL SPREADER

MONITORING WELL
MW

MONITORING WELL
NOT TO SCALE

FLUSH COVER
10' LONG WELL SCREEN PVC PIPE
10'
BACKFILL WITH SAND

(4)STORMTECH SC310 W/INSPECTION PORTS (2 PLACES)
MIN. FINISH GRADE=86.0
TOP STONE=85.0
TOP CHAMBER=84.5
BOTTOM CHAMBER=83.2
BOTTOM STONE=82.7

MW
MONITORING WELL

6"
12"
8.17'

10'(MIN.)

PROPOSED HOUSE

TYPICAL ROOF RECHARGE CHAMBER DETAIL
NOT TO SCALE

SILT FENCE
NOT TO SCALE

10' MAX, CENTER TO CENTER
1"x1"x36" HARDWOOD STAKE
WOVEN WIRE FENCE (6"x6"x14.5 GA.) UNDER NON-WOVEN FILTER FABRIC
FLOW
AUXILIARY
FLOW
WOVEN WIRE FENCE
NON-WOVEN FILTER FABRIC
EMBED FILTER FABRIC 6" MIN. INTO GROUND (OR PLACE SAND ON FLAP AT GROUND SURFACE)
FLOW
UNDISTURBED GROUND
20" MIN.
16" MIN.
STRAW WATTLE SEDIMENT CONTROL (12" TYPICAL)
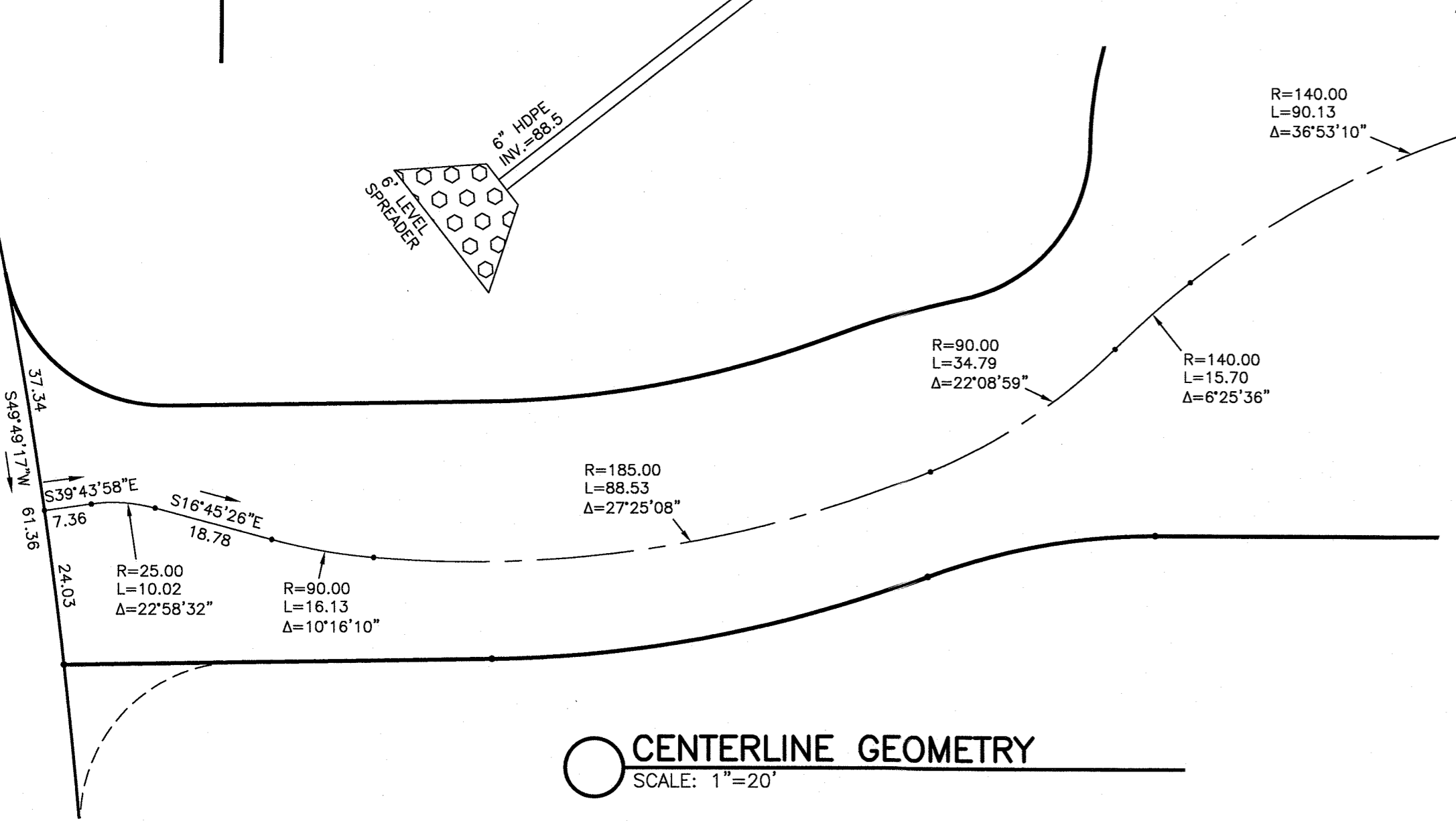SECTION

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./SY.
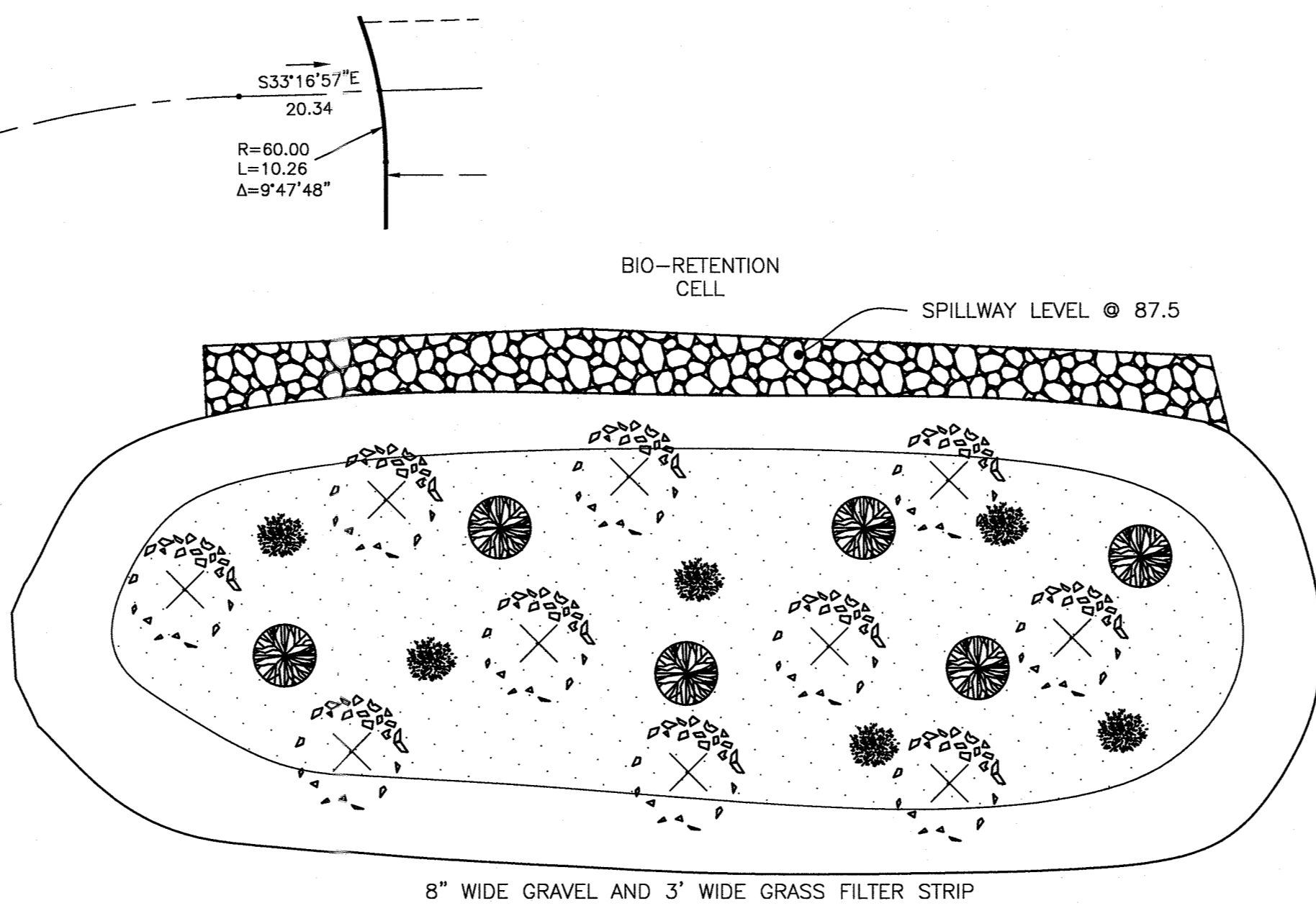2. USE MULTIPLE ROWS OF SILT FENCE FOR LONG STEEP SLOPES IF NECESSARY.

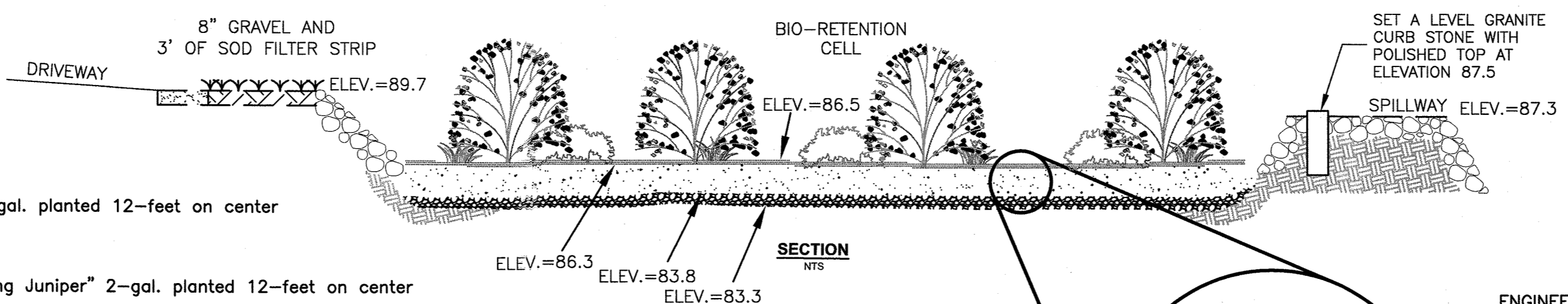## ROOF DRAIN TO SUB-SURFACE CHAMBER
NOT TO SCALE

IN FROM ROOF DRAIN
OVERFLOW PIPE
SPLASH BLOCK
PROPOSED GRADE
INSPECTION PORT
4" PVC INLET
WASHED CRUSHED STONE
SUB-SURFACE CHAMBER
GEOTEXTILE FILTER FABRIC

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

CENTERLINE GEOMETRY
SCALE: 1"=20'

R=140.00 L=90.13 Δ=36°53'10"
R=60.00 L=10.26 Δ=9°47'48"
S33°16'57"E 20.34
R=90.00 L=34.79 Δ=22°08'59"
R=140.00 L=15.70 Δ=6°25'36"
R=185.00 L=88.53 Δ=27°25'08"
R=90.00 L=16.13 Δ=10°16'10"
R=25.00 L=10.02 Δ=22°58'32"
37.34 S48°48'17"W
61.36 S39°43'58"E 7.36
S16°45'26"E 18.78
24.03

BIO-RETENTION CELL
SPILLWAY LEVEL @ 87.5

8" WIDE GRAVEL AND 3' WIDE GRASS FILTER STRIP

PLAN
NTS

GRANITE CURB INLET
NOT TO SCALE

A
OPEN THROAT GRANITE CURB INLET SECTION
MODIFIED CAPE COD BERM TO TAPER INTO GRANITE CURB SECTION BOTH SIDES OF CATCH BASIN
TRANSITION STONE
1'-0" 6'-0" 1'-0"
4'-0"
6'-0"
PRECAST CATCH BASIN
EJIW CASTING #OMA552000024 OR APPROVED EQUAL (SET IN FULL BED MORTAR)
A
PLAN

6'-0"
4'-0"
MODIFIED CAPE COD BERM TO TAPER INTO GRANITE CURB SECTION BOTH SIDES OF CATCH BASIN
GUTTERLINE
44"
48" DIAMETER
PRECAST CATCH BASIN
ELEVATION

EJIW CASTING #OMA552000024 OR APPROVED EQUAL (SET IN FULL BED MORTAR)
OPEN THROAT GRANITE CURB INLET SECTION
28"
48" DIAMETER
PRECAST CATCH BASIN
SECTION A-A

TYPICAL BIO-RETENTION AREA
NOT TO SCALE

DRIVEWAY
8" GRAVEL AND 3' OF SOD FILTER STRIP
ELEV.=89.7
BIO-RETENTION CELL
ELEV.=86.5
SET A LEVEL GRANITE CURB STONE WITH POLISHED TOP AT ELEVATION 87.5
SPILLWAY ELEV.=87.3
ELEV.=86.3
ELEV.=83.8
ELEV.=83.3
SECTION
NTS

2-3" HARDWOOD MULCH
30" ENGINEERED SOIL
GRAVEL

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)

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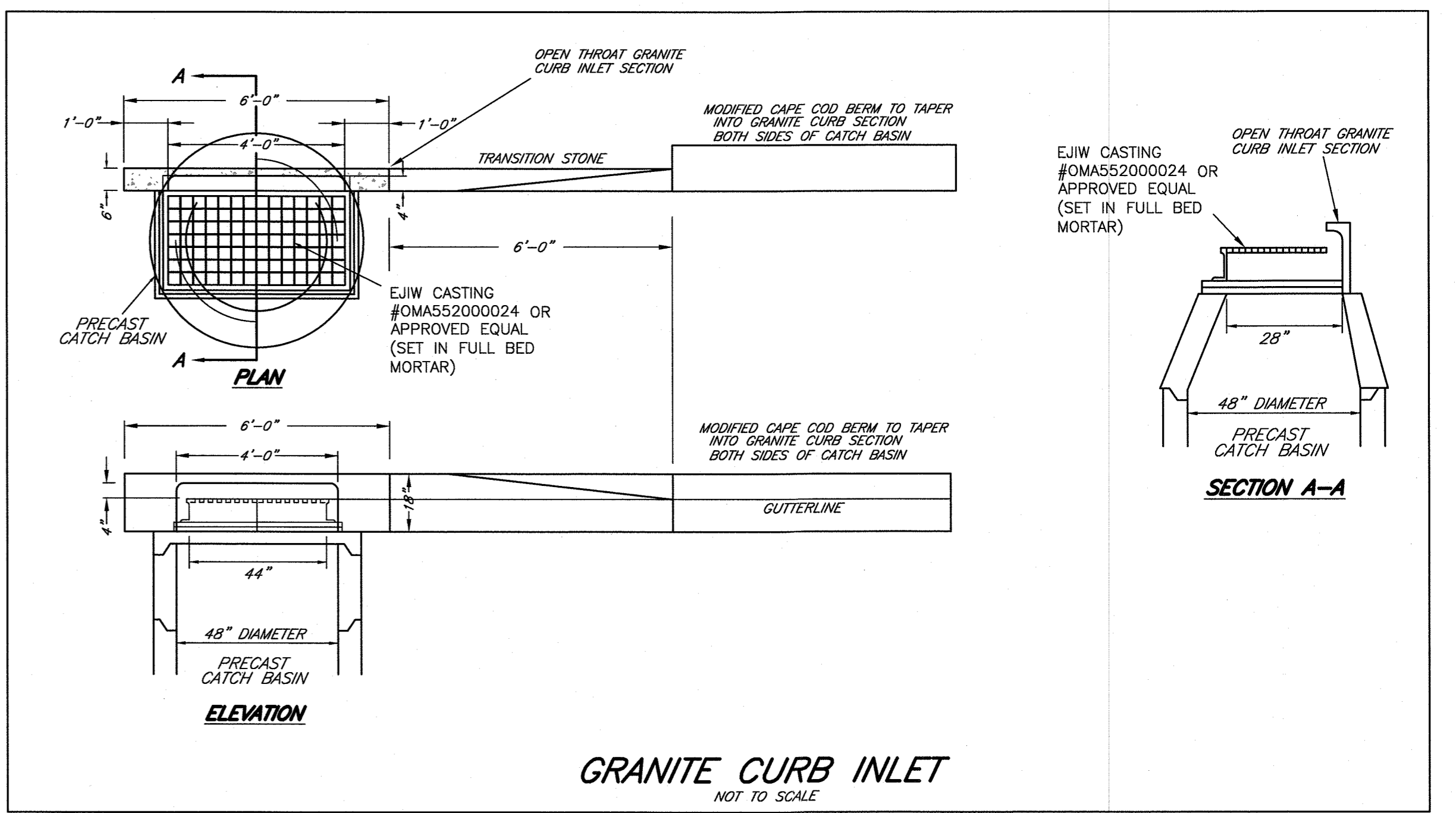
PROVIDE A MINIMUM OF 2' OF SEPARATION FROM ESTIMATED SEASONAL HIGH WATER TABLE TO TOP OF HARDWOOD MULCH LAYER

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

_____
HAYES ENGINEERING, INC.

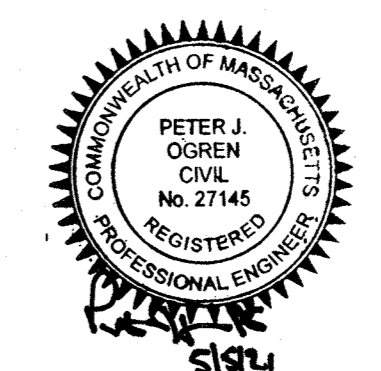CLERK'S CERTIFICATION ON THE PLAN

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

Seal
PETER J. OGREN
CIVIL
#33604
REGISTERED
PROFESSIONAL ENGINEER

Hayes

0' 10' 20' 40' 60'

DETAIL SHEET

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: _____

No.	Revision	Date
10		
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3	Peer Review Comments	5-5-2021
2	Peer Review Comments	4-28-2021
1	Peer Review Comments	3-24-2021

DETAIL SHEET 2 OF 2

SHEET 6 OF 6

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