

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.

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

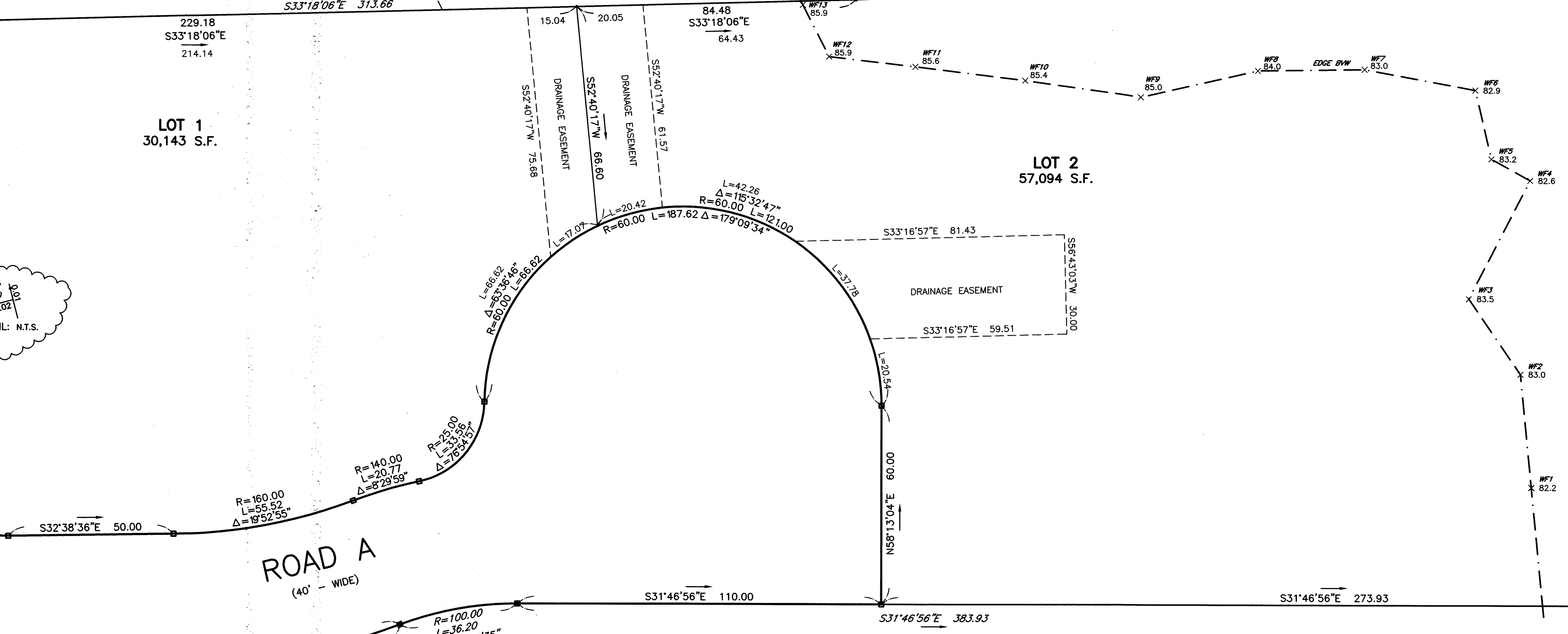
N/F ALMA BAROZZI LIVING TRUST
ASSESSORS MAP 33 PARCEL 375

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. YANNONE
ASSESSORS MAP 33 PARCEL 1044

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



REQUESTED WAIVERS

PLAN WAIVERS:
SECTION 375-6.4.A(6) TO NOT SHOW TWO BENCH MARKS ON THIS SHEET.
SECTION 375-6.4.A(9) TO NOT SHOW BUILDING SETBACKS ON THIS SHEET.
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.(6) TO NOT HAVE CURBING BEYOND THE CATCH BASIN SINCE THE DRAINAGE IS TO FLOW OFF OF THE PAVEMENT INTO A GRASS SWALE.
375-8.2.B.(11) REQUEST NO SIDEWALKS.
375-8.3.B.(1) TO ALLOW HDPE DRAIN PIPES IN PLACE OF RCP.
375-8.3.B.(2) TO ALLOW A DIFFERENT CASTING. LEBARON WHICH IS REQUIRED IS NO LONGER IN BUSINESS.
375-8.5 REQUEST NO STREET LIGHTING.

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

Thomas S. Hickman
PROFESSIONAL LAND SURVEYOR

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:

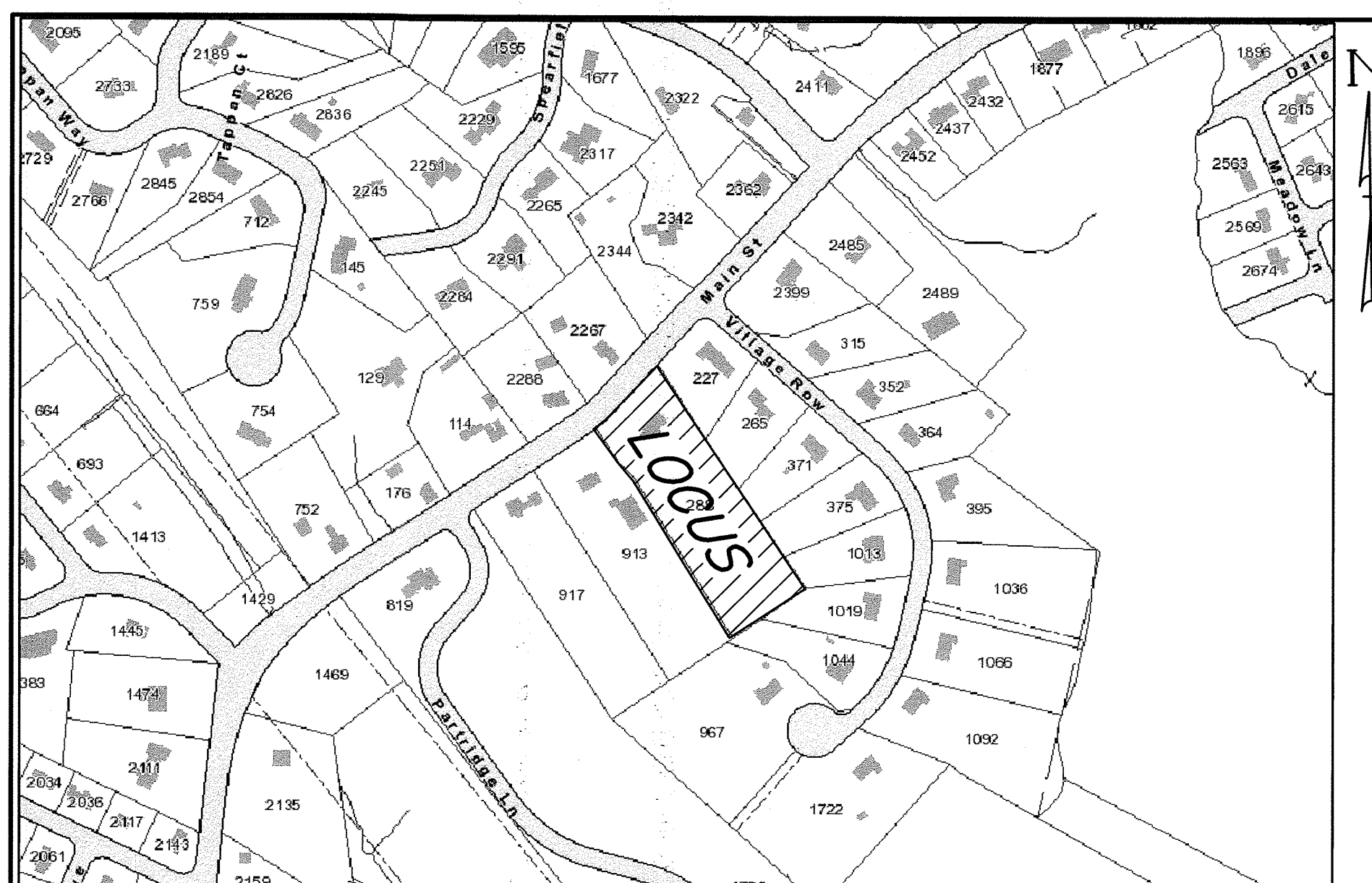
- #1 TOP DRILL HOLE IN CONCRETE ELEVATION=92.38
- #2 TOP TACK IN PAVEMENT ELEVATION=95.72
- #3 TOP TACK IN PAVEMENT ELEVATION=93.78

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

N: 920,173.02 m
E: 236,112.72 m
(DRILL HOLE)

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



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

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.

No.	Revision	Date
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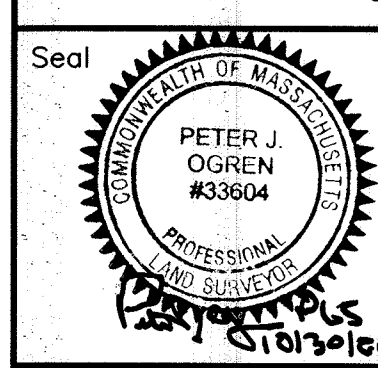
CONTROL LEGEND

- 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
NAD 83 (2011) (Epoch 2010.00) datum

LOTING 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.hoyeseng.com

Scale: 1"=20' August 13, 2020

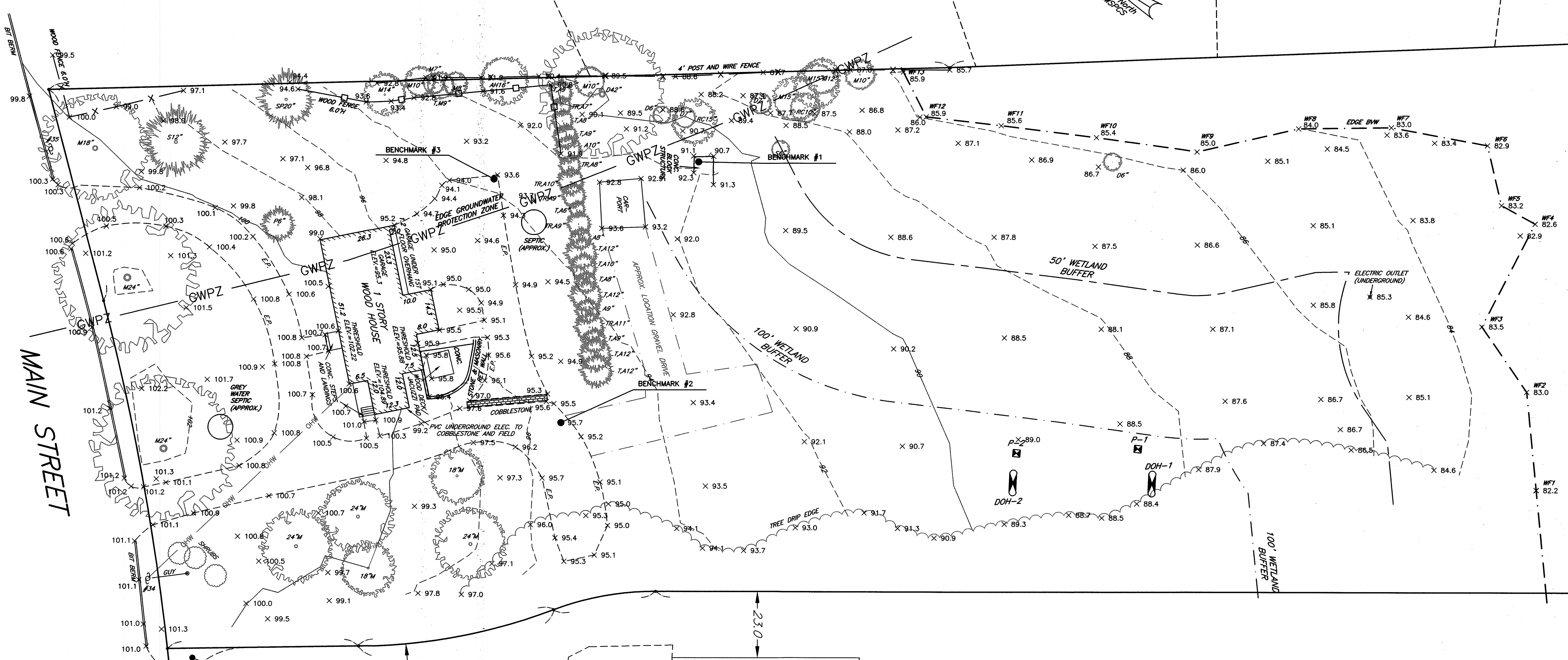
LYNNFIELD PLANNING BOARD		Application Filed: _____	
_____	_____	Final Plan Filed: _____	_____
_____	_____	Hearing Date: _____	_____
_____	_____	Plan Approved: _____	_____
_____	_____	Plan Signed: _____	_____

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

CLERK'S CERTIFICATION ON THE PLAN
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 DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK



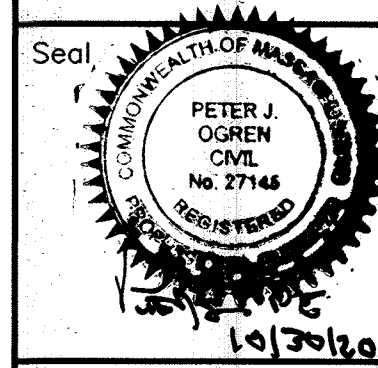
MAIN STREET

LEGEND

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

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

EXISTING CONDITIONS & DEMOLITION PLAN



Hayes
 0' 10' 20' 40' 60'

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

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

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

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

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

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.

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

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No.	Revision	Date

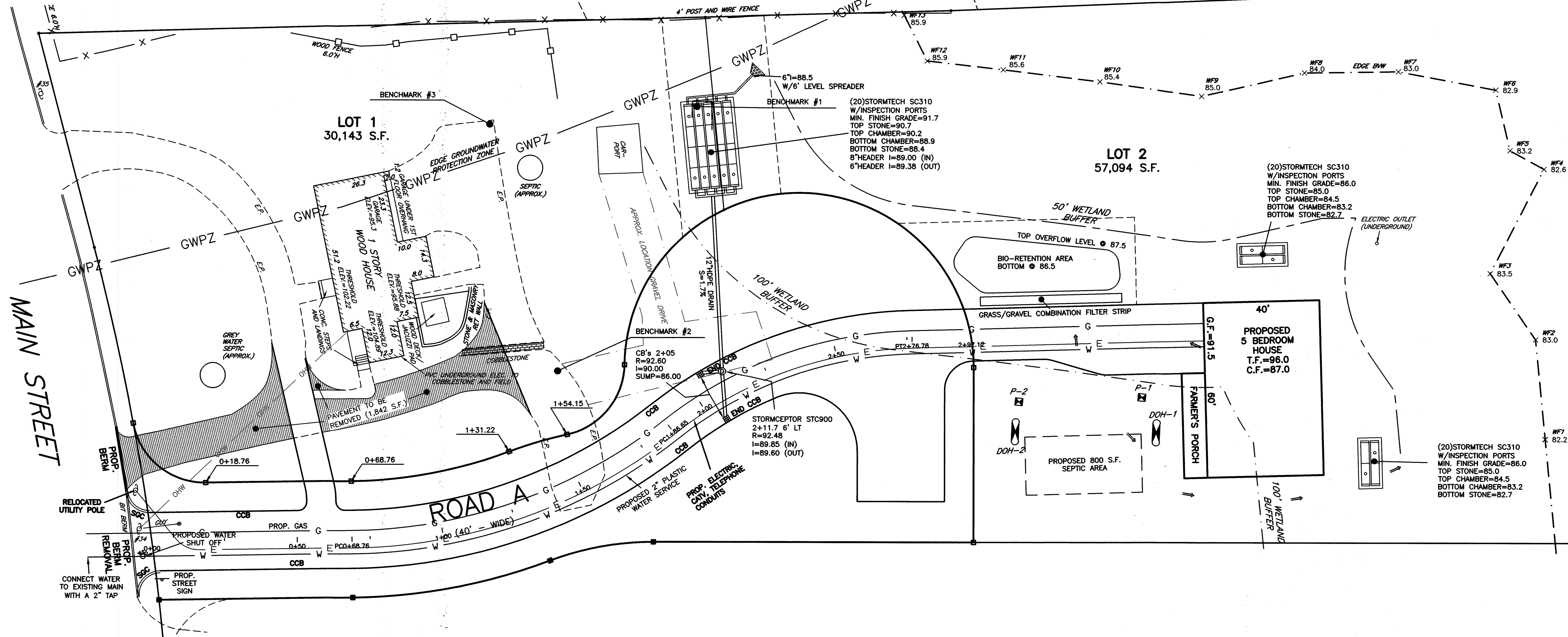
LYNNFIELD PLANNING BOARD
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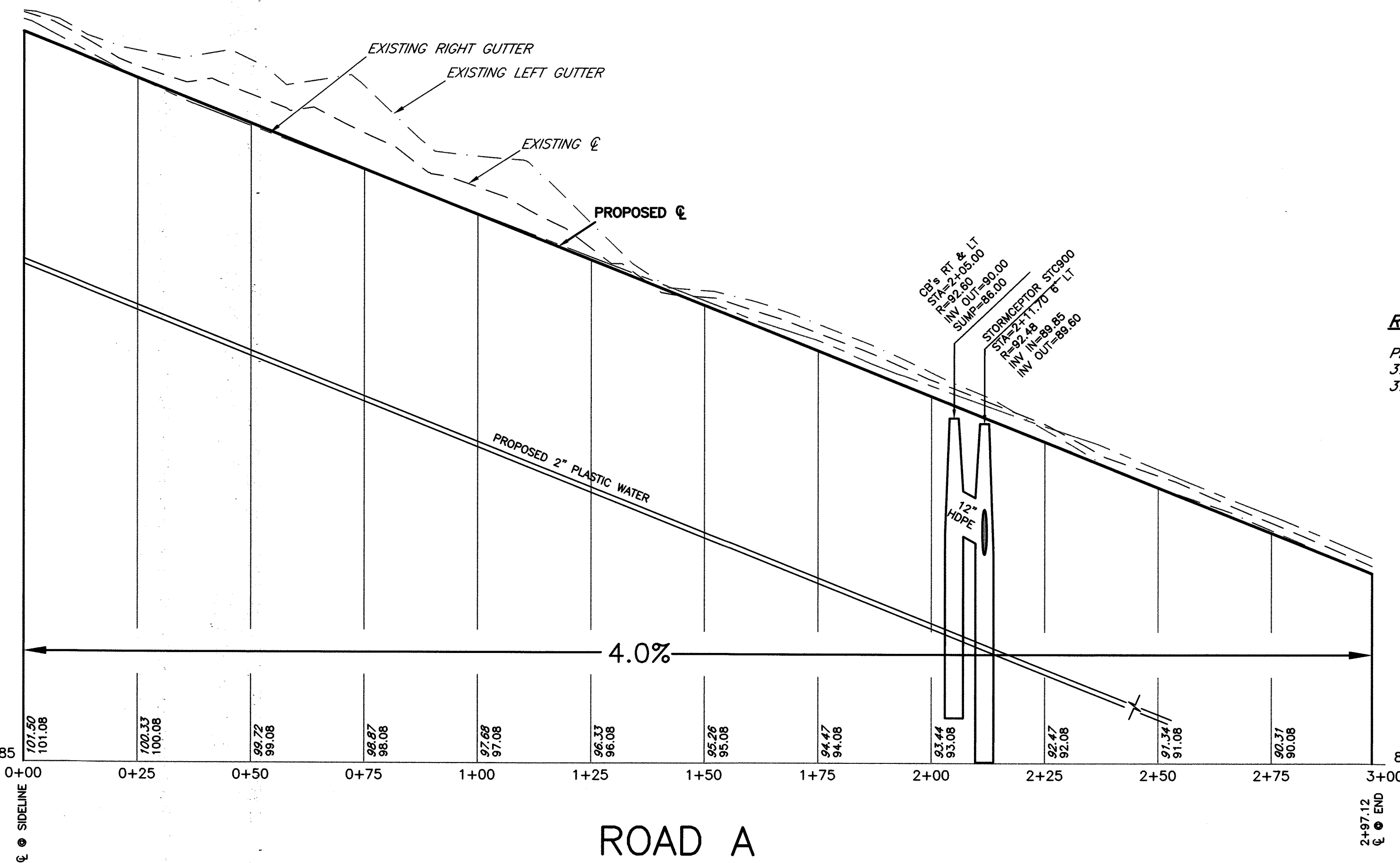
TOWN CLERK



LEGEND

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

--- 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)(d) TO NOT SHOW ADJUTING HOUSES

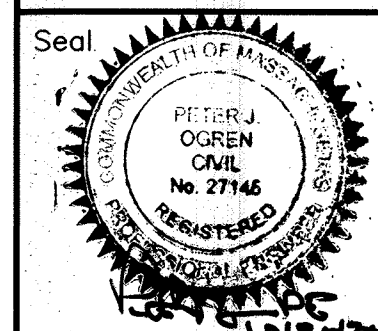
CURRENT OWNERSHIP

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

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HAYES ENGINEERING, INC.

PLAN AND PROFILE



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
August 13, 2020

Table with columns for Application Filed, Final Plan Filed, Hearing Date, Plan Approved, Plan Signed, and Profile Sheet 1 of 1. Includes a revision table at the bottom.

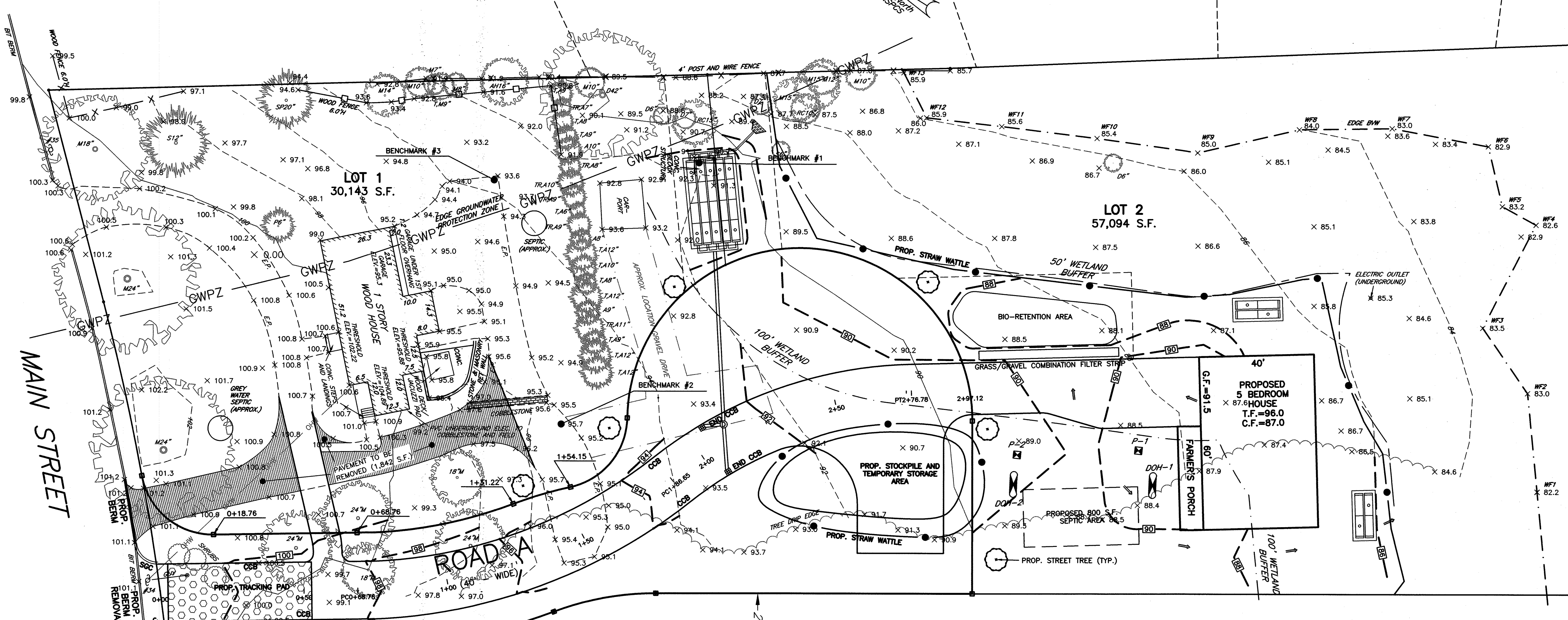
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TOWN CLERK



MAIN STREET

LOT 1
30,143 S.F.

LOT 2
57,094 S.F.

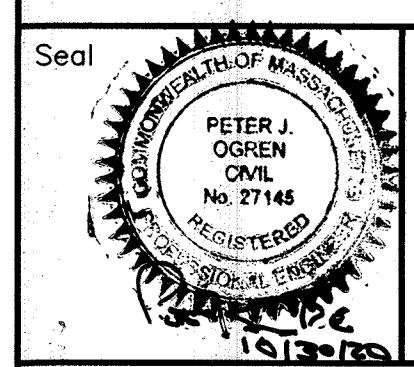
PROPOSED
5 BEDROOM
HOUSE
T.F.=96.0
C.F.=87.0

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
PROPOSED CAPE COD BERM
PROPOSED CONTOUR
PROPOSED DRAINAGE FLOW

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

TOPOGRAPHIC PLAN & EROSION CONTROL 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
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
www.hayeseng.com

Scale: 1"=20' August 13, 2020

Table with columns for Application Filed, Final Plan Filed, Hearing Date, Plan Approved, Plan Signed, TOPOGRAPHIC SHEET 1 OF 1, SHEET 4 OF 6

BENCHMARKS: (NAVD99)
#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

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: 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.

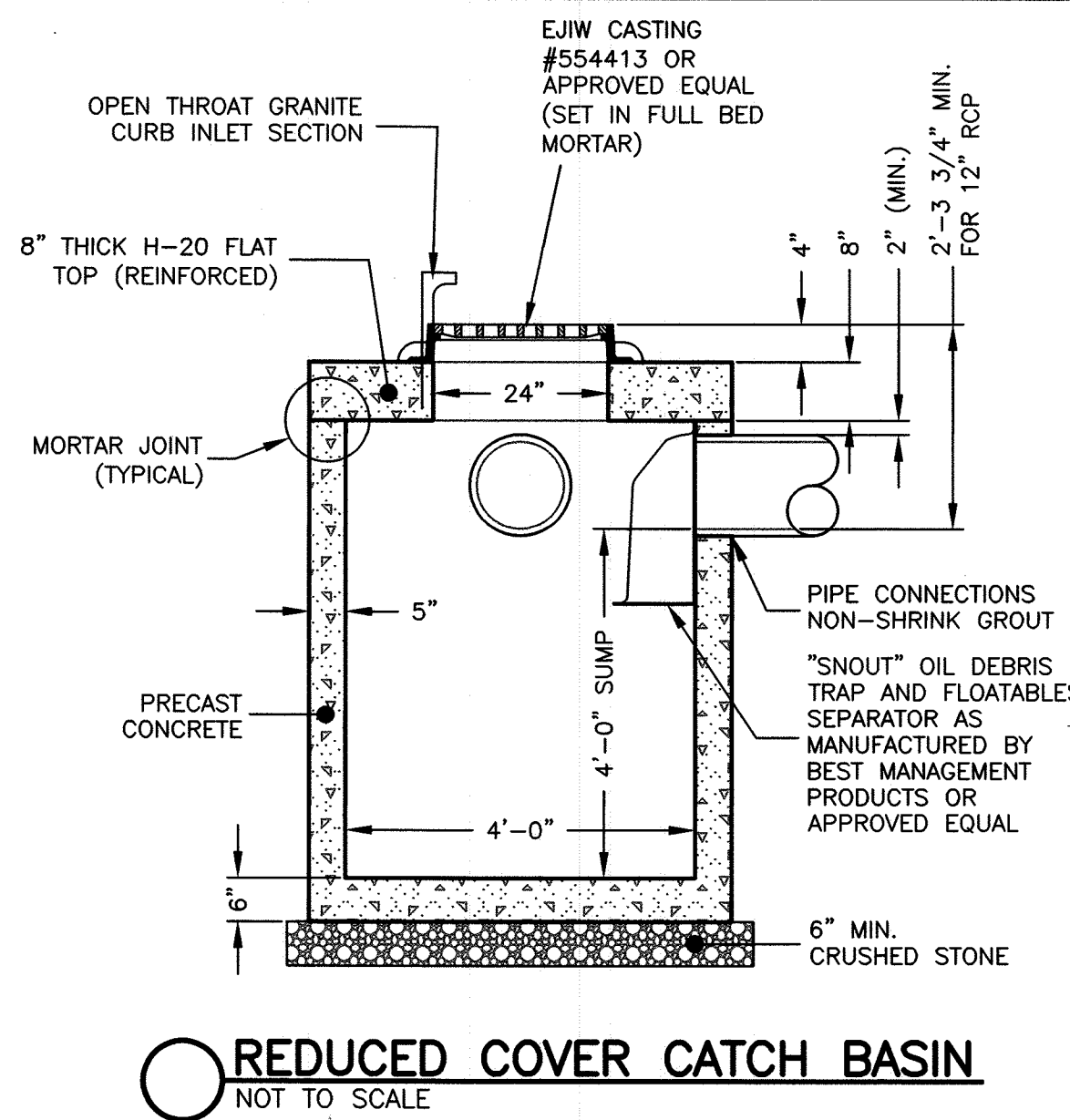
Hayes Engineering, Inc.

CURRENT OWNERSHIP

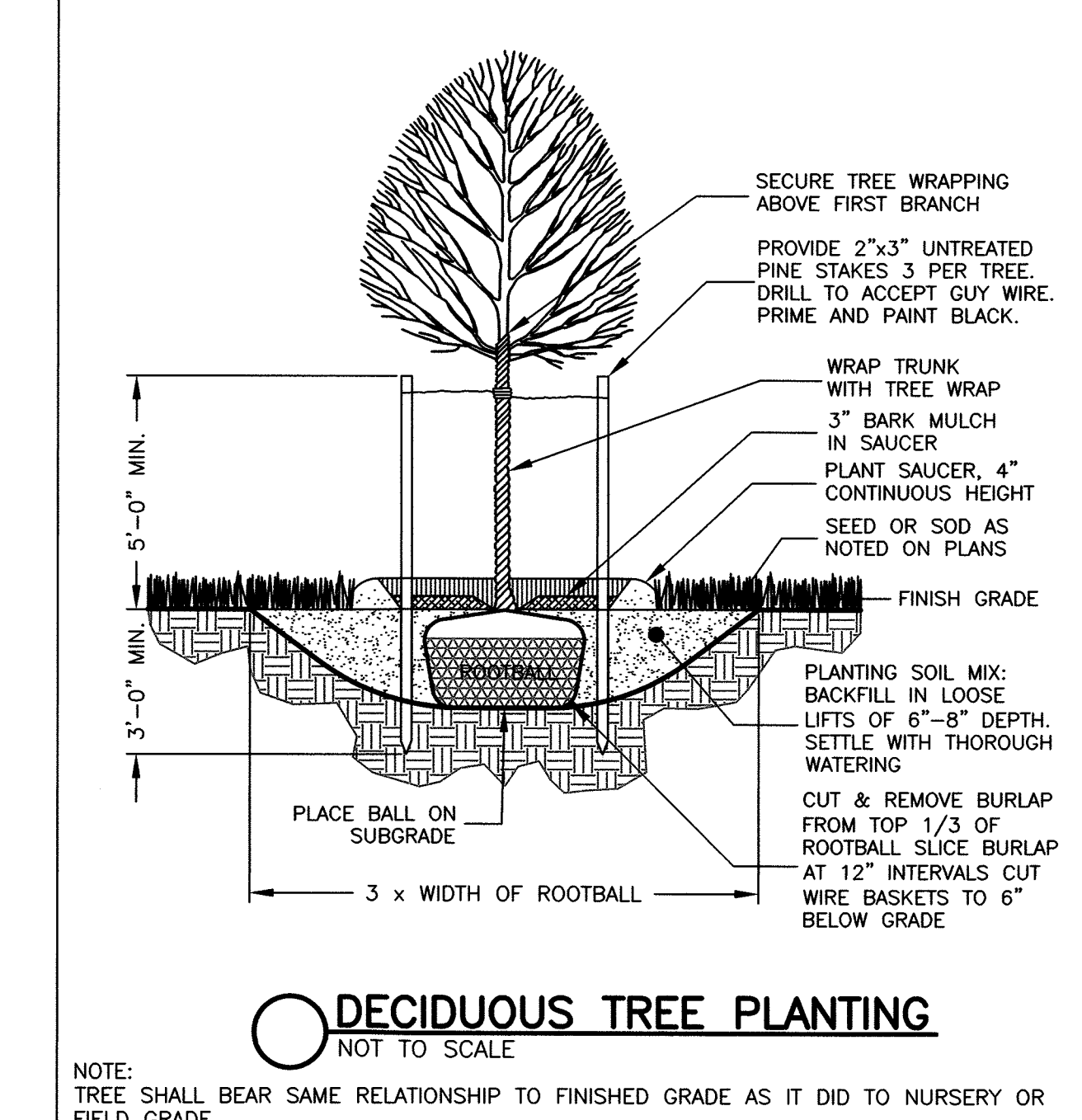
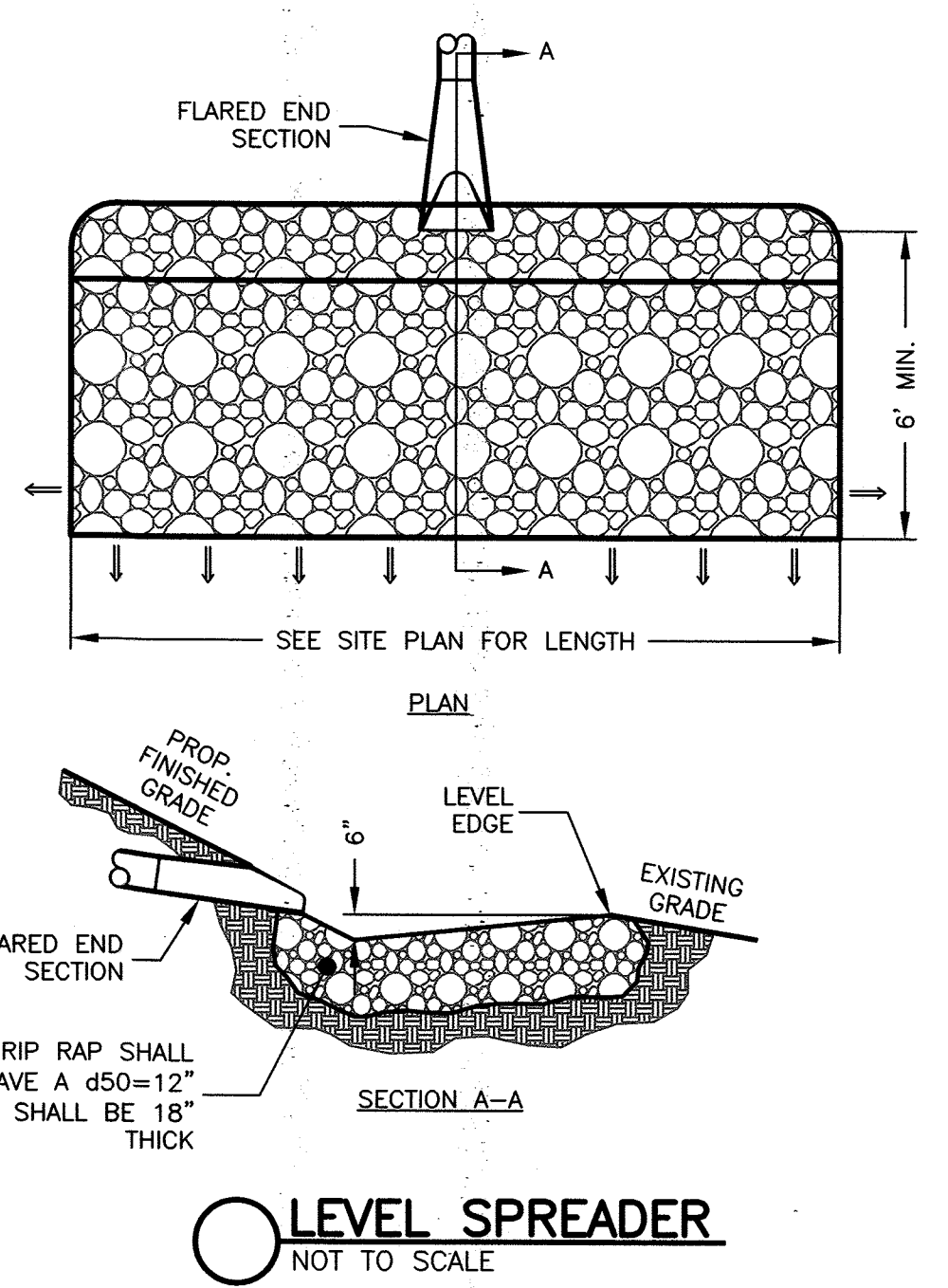
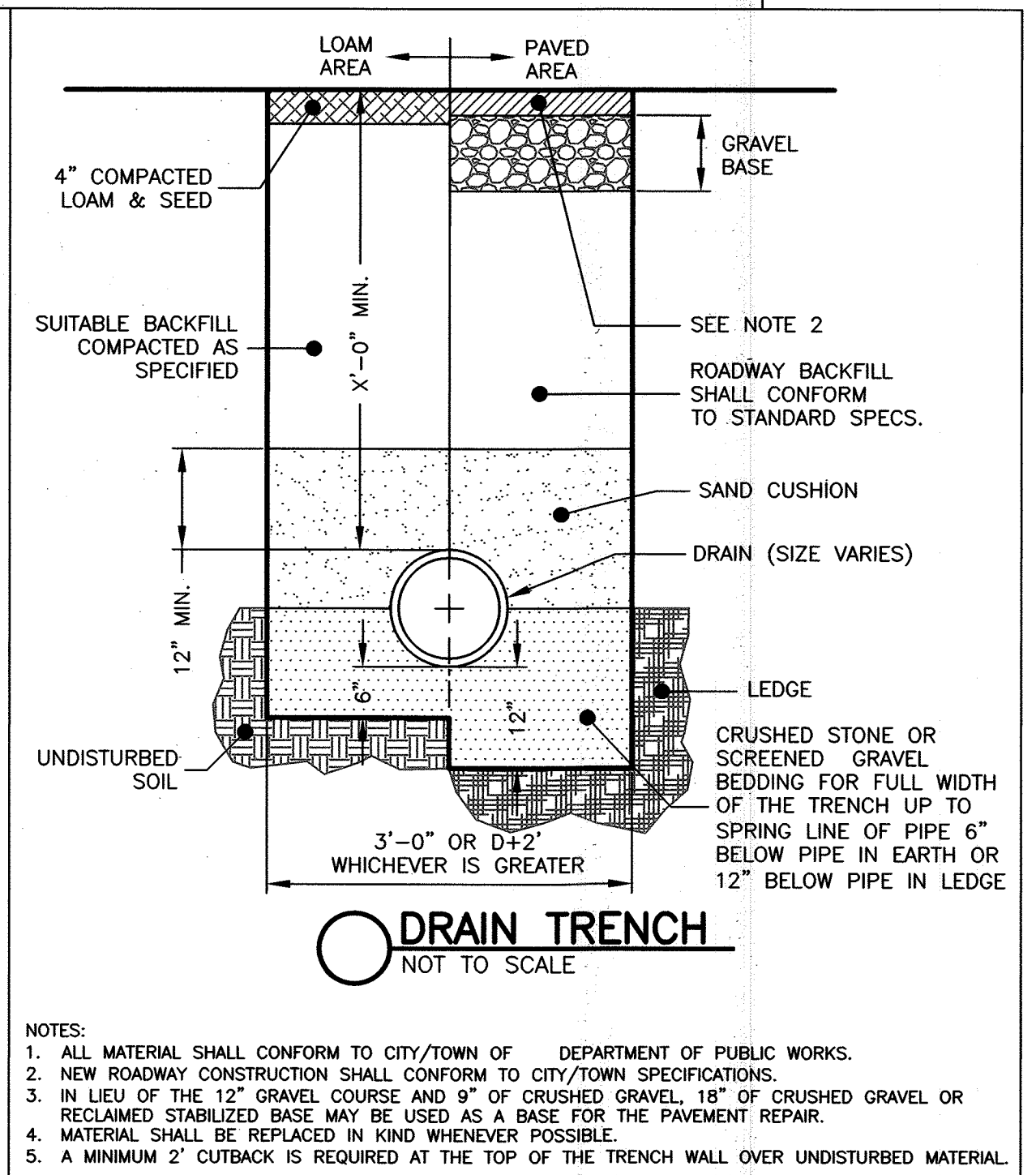
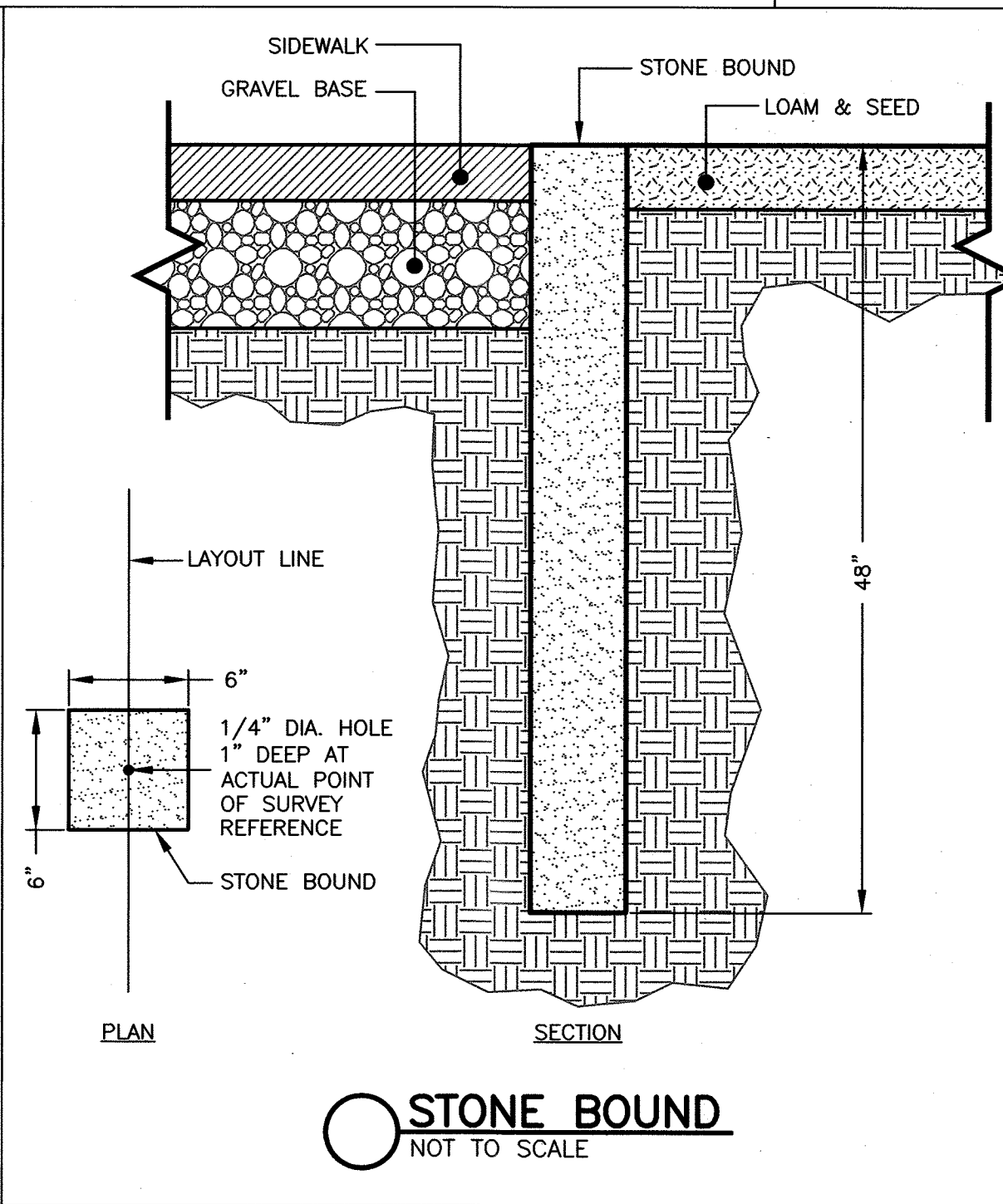
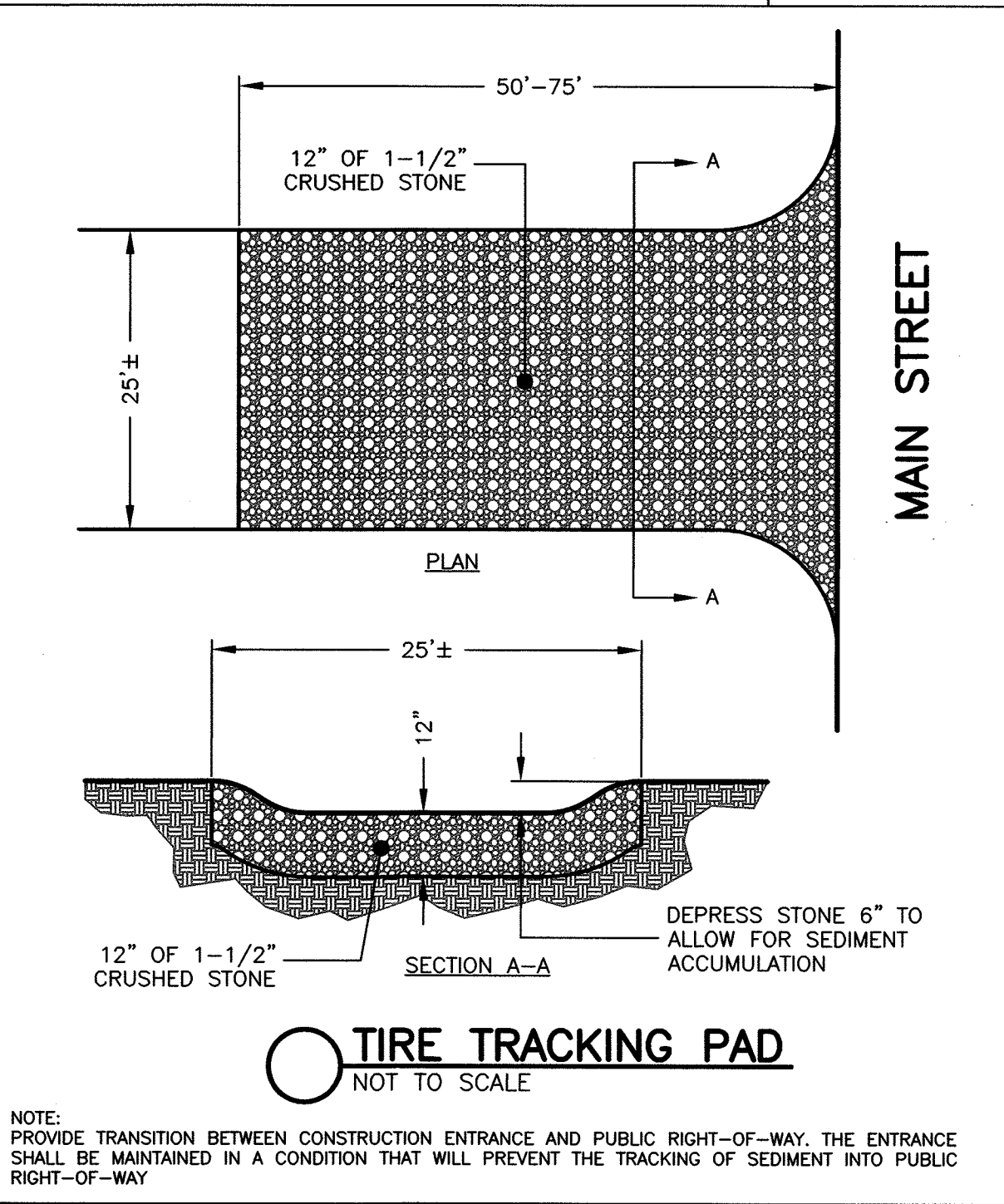
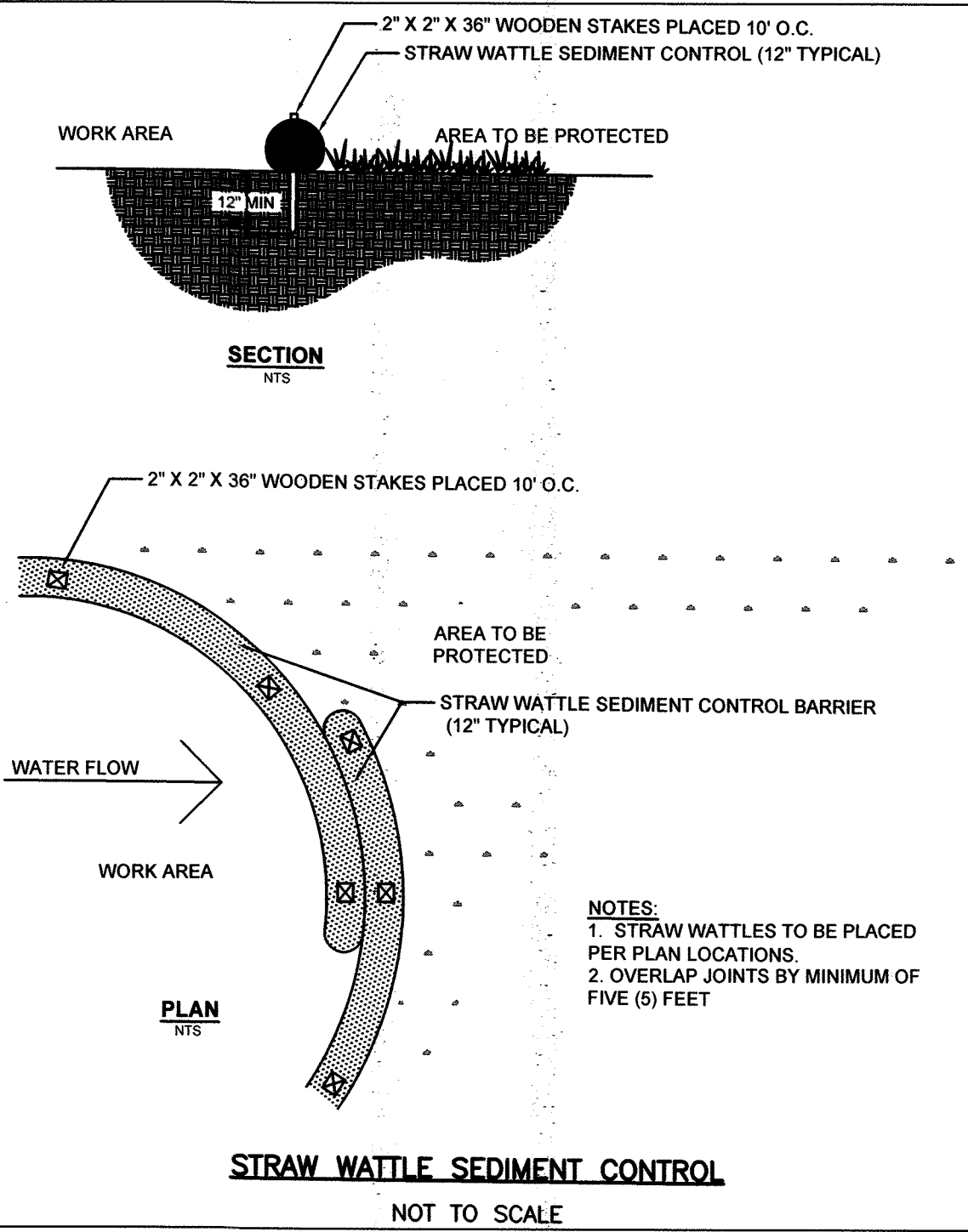
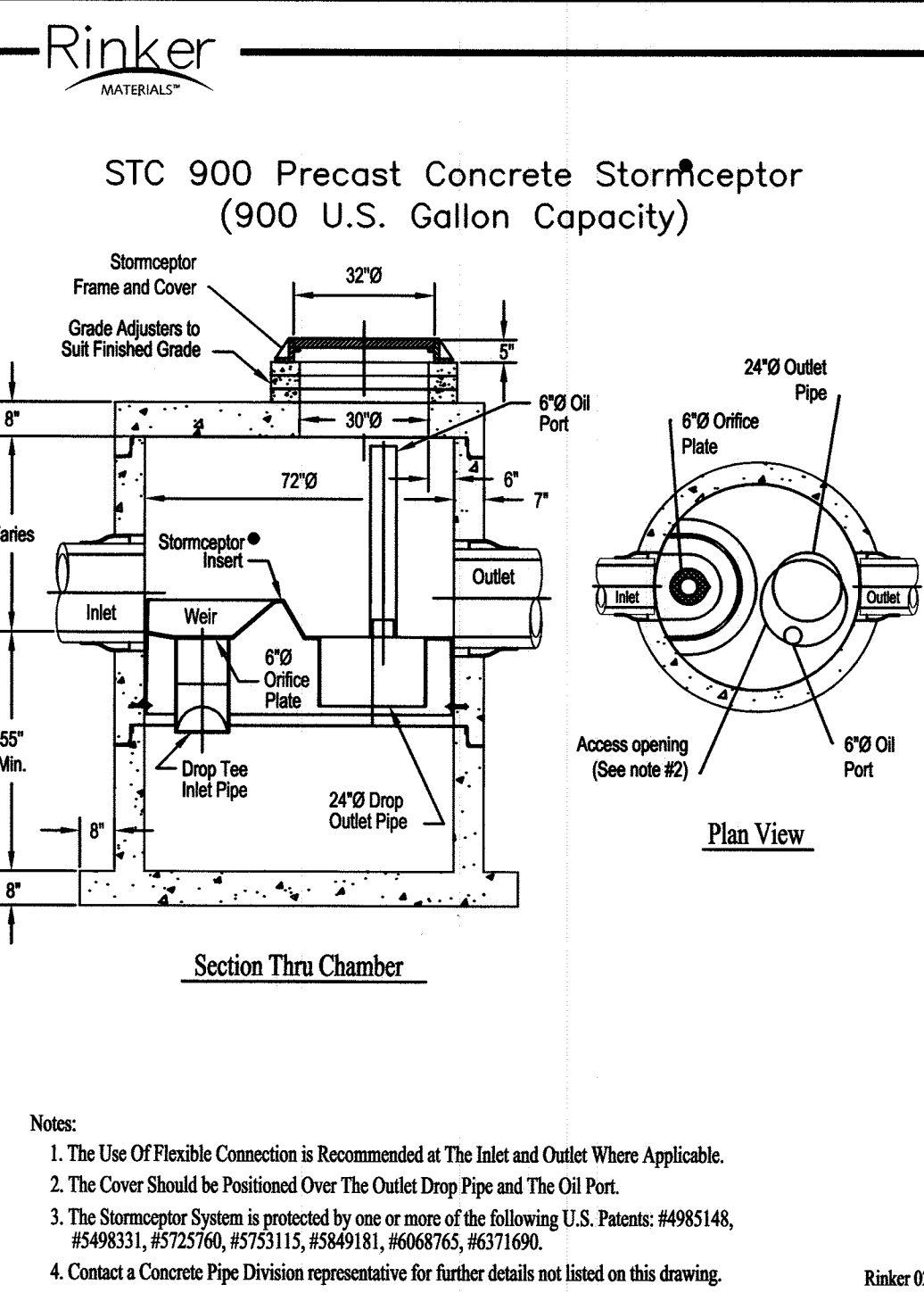
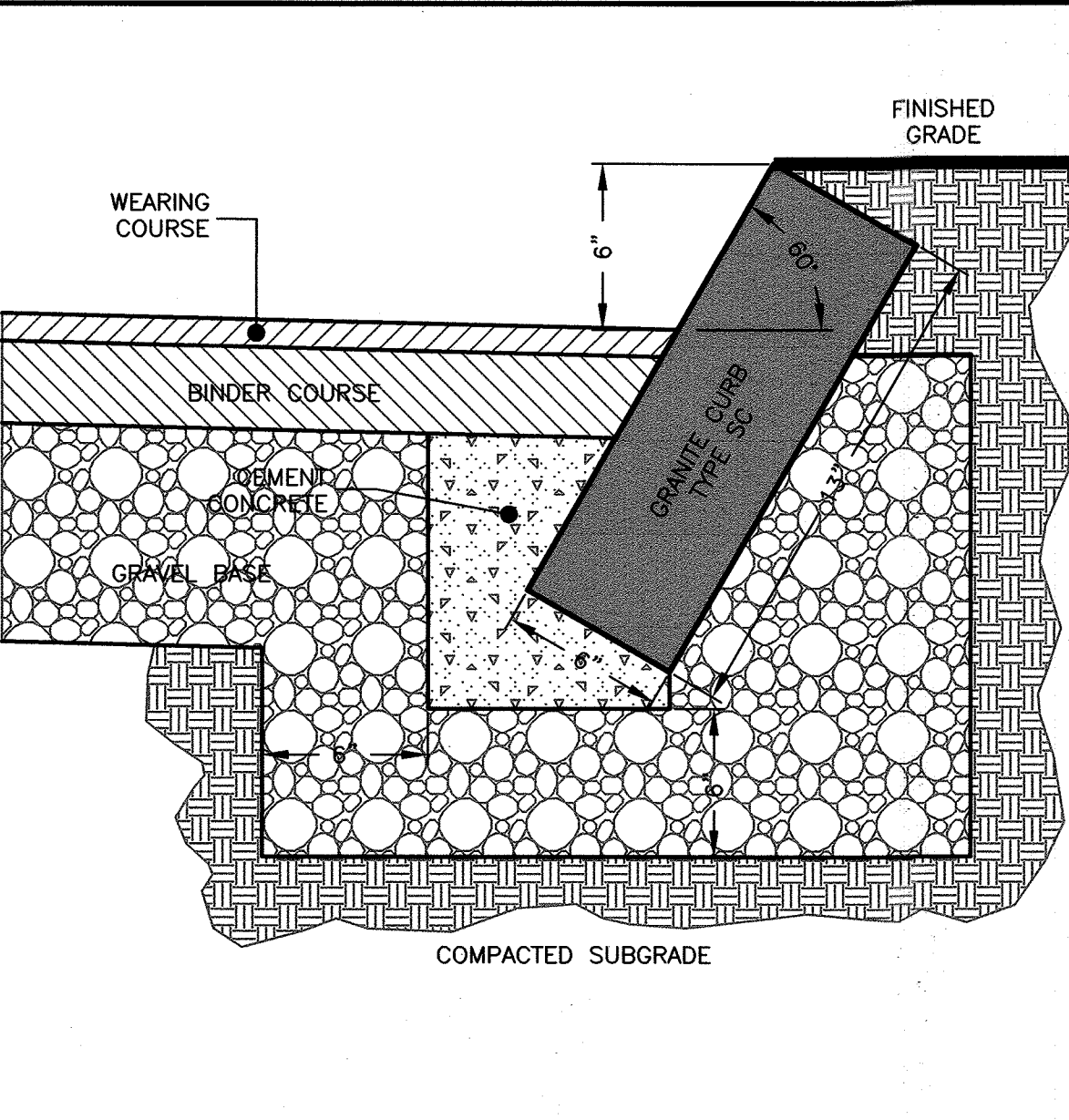
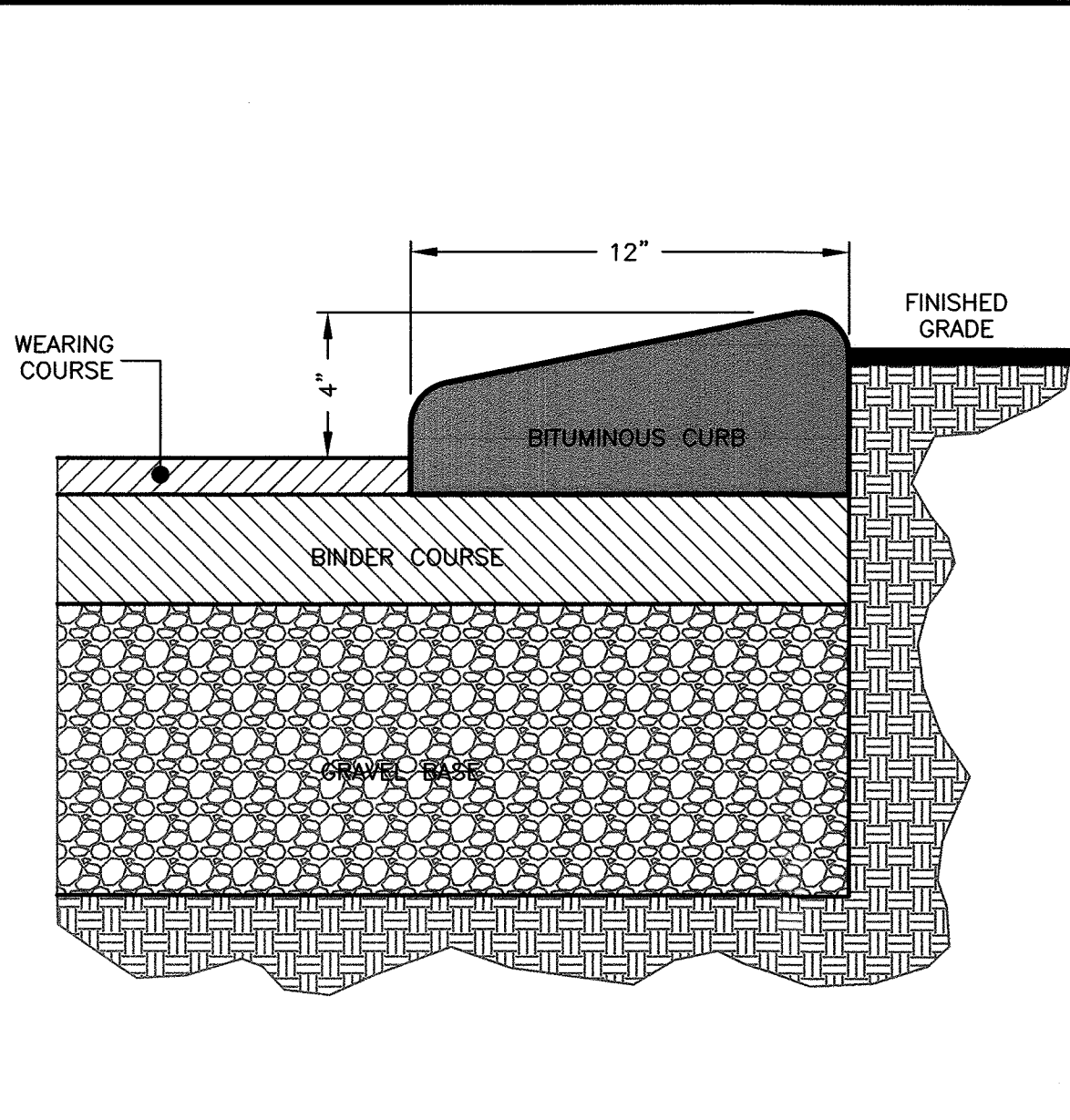
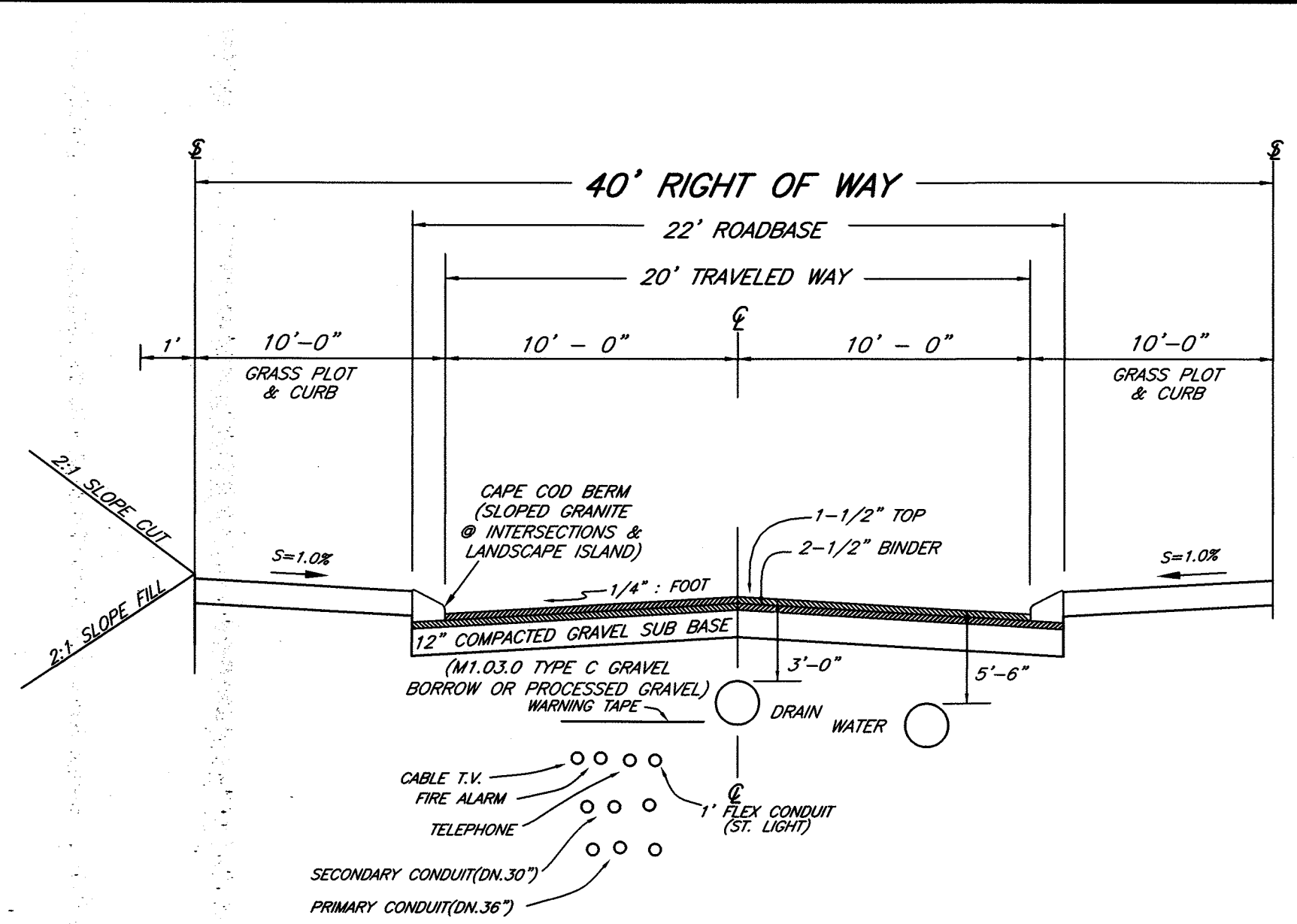
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PLAN REFERENCE: PLAN BOOK 117 PLAN 7 ESSEX SOUTH
REGISTRY OF DEEDS
ASSESSOR'S PARCEL ID: 0033-0000-0288
#271 MAIN STREET

Table with columns for No., Revision, Date

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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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TOWN CLERK

REQUESTED WAIVERS
PLAN WAIVERS:
375-6.4.G.(1) TO NOT SHOW DETAILS NOT APPLICABLE TO THE SUBDIVISION.

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

DETAIL SHEET

Seal:

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.hoyeseng.com

Scale: 1"=20'

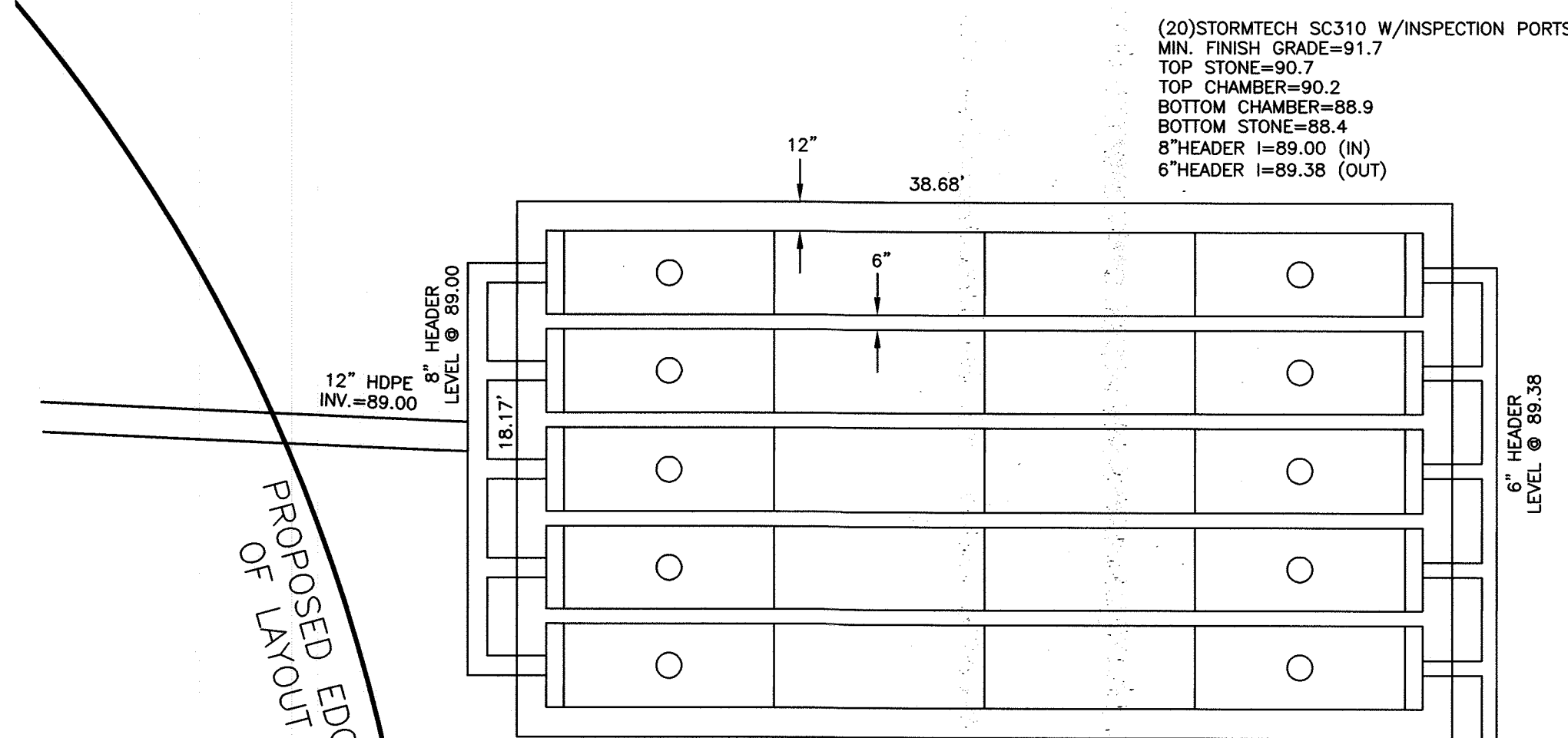
August 13, 2020

LYNNFIELD PLANNING BOARD

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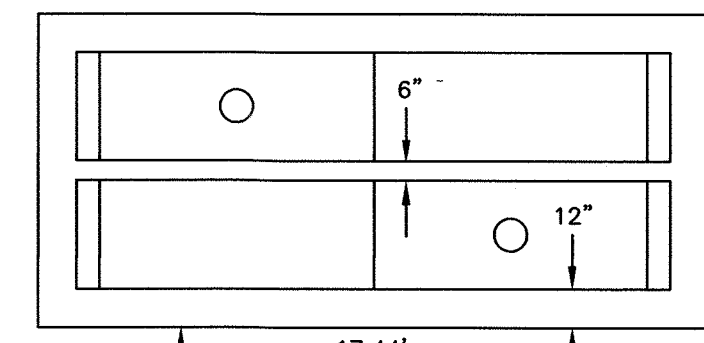
DETAIL SHEET 1 OF 2
SHEET 5 OF 6

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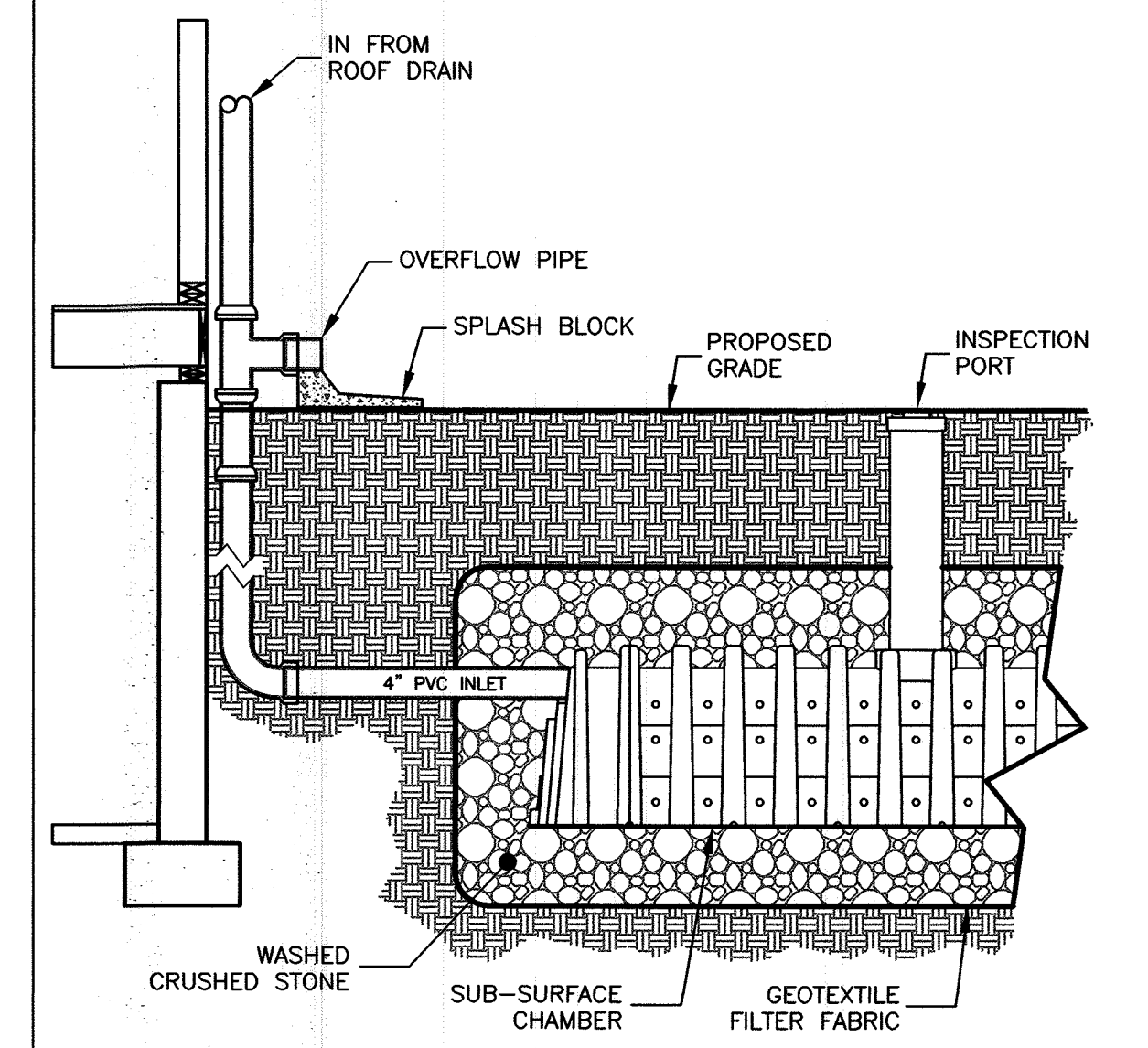


ROADWAY INFILTRATION CHAMBER DETAIL
 NOT TO SCALE

(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

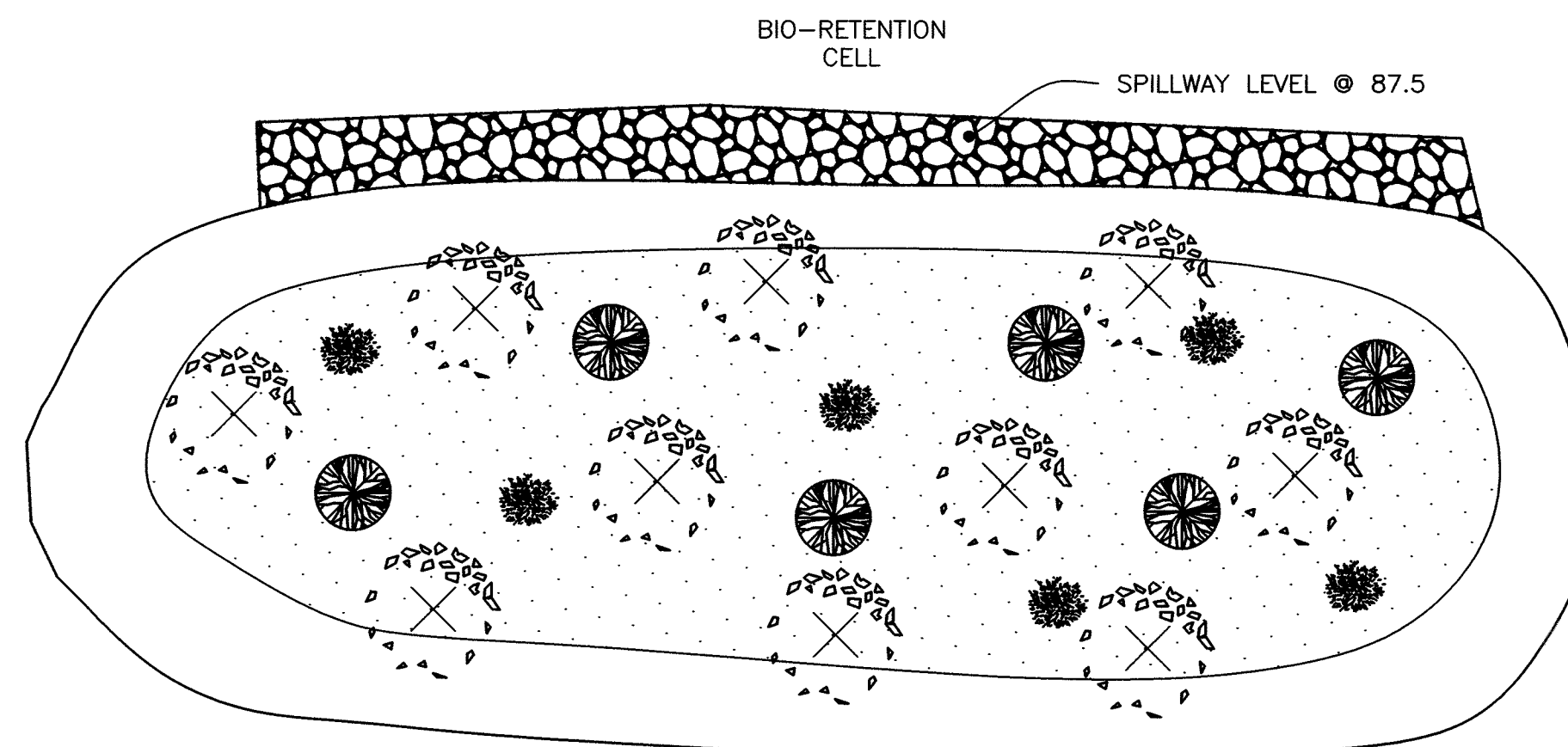


TYPICAL ROOF RECHARGE CHAMBER DETAIL
 NOT TO SCALE

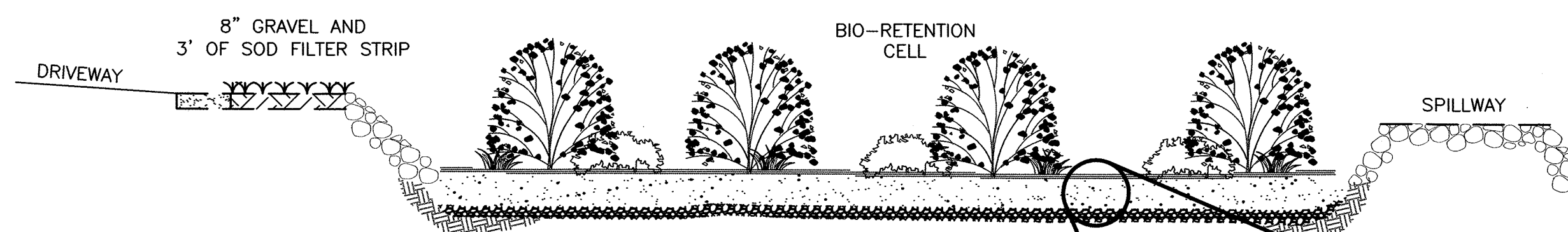


ROOF DRAIN TO SUB-SURFACE CHAMBER
 NOT TO SCALE

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

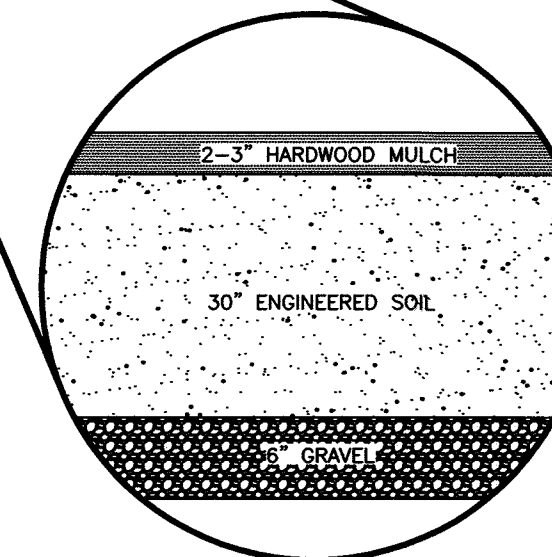


PLAN
 NTS



SECTION
 NTS

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



REQUESTED WAIVERS

PLAN WAIVERS:
 375-6.4.G.(1) TO NOT SHOW DETAILS NOT APPLICABLE TO THE SUBDIVISION.

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)

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

P. J. Hayes
 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

TYPICAL BIO-RETENTION AREA
 NOT TO SCALE

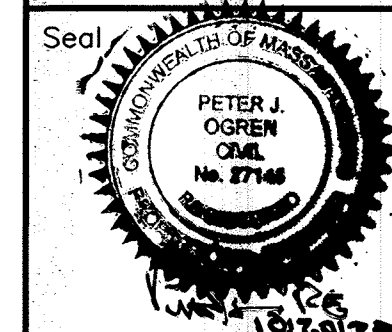
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 TOWN CLERK

DETAIL SHEET



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.hoyeseng.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	

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