

LIST OF REQUESTED WAIVERS

- SECTION 7.1.4.1 WHICH REQUIRES DEAD END STREETS TO BE NO LONGER THAN 500' UNLESS, IN THE OPINION OF THE PLANNING BOARD, A GREATER LENGTH IS NECESSITATED BY TOPOGRAPHY OR OTHER LOCAL CONDITIONS, AND, IN PLACE THEREOF, ALLOW A LENGTH OF 828' AS SHOWN.
- SECTION 8.3.2.1 WHICH REQUIRES AT LEAST 3 FEET OF COVER OVER ALL DRAINS, AND, IN PLACE THEREOF, ALLOW LESS THAN 3 FEET.

ZONING TABLE

LOT #	LOT AREA (S.F.)	UPLAND AREA (S.F.)	FRONTAGE (FT.)	DISTRICT
1	30,091±	30,091±	150.00*	RB
2	30,080±	30,080±	164.42	RB
3	30,096±	30,096±	209.81	RB
4	30,686±	30,686±	211.84	RB
5	76,900±***	69,400±***	150.00**	RB
6	30,736±	30,736±	201.94	RB
7	30,234±	30,234±	175.02	RB
8	30,306±	30,306±	183.23	RB
9	30,220±	30,220±	201.93*	RB

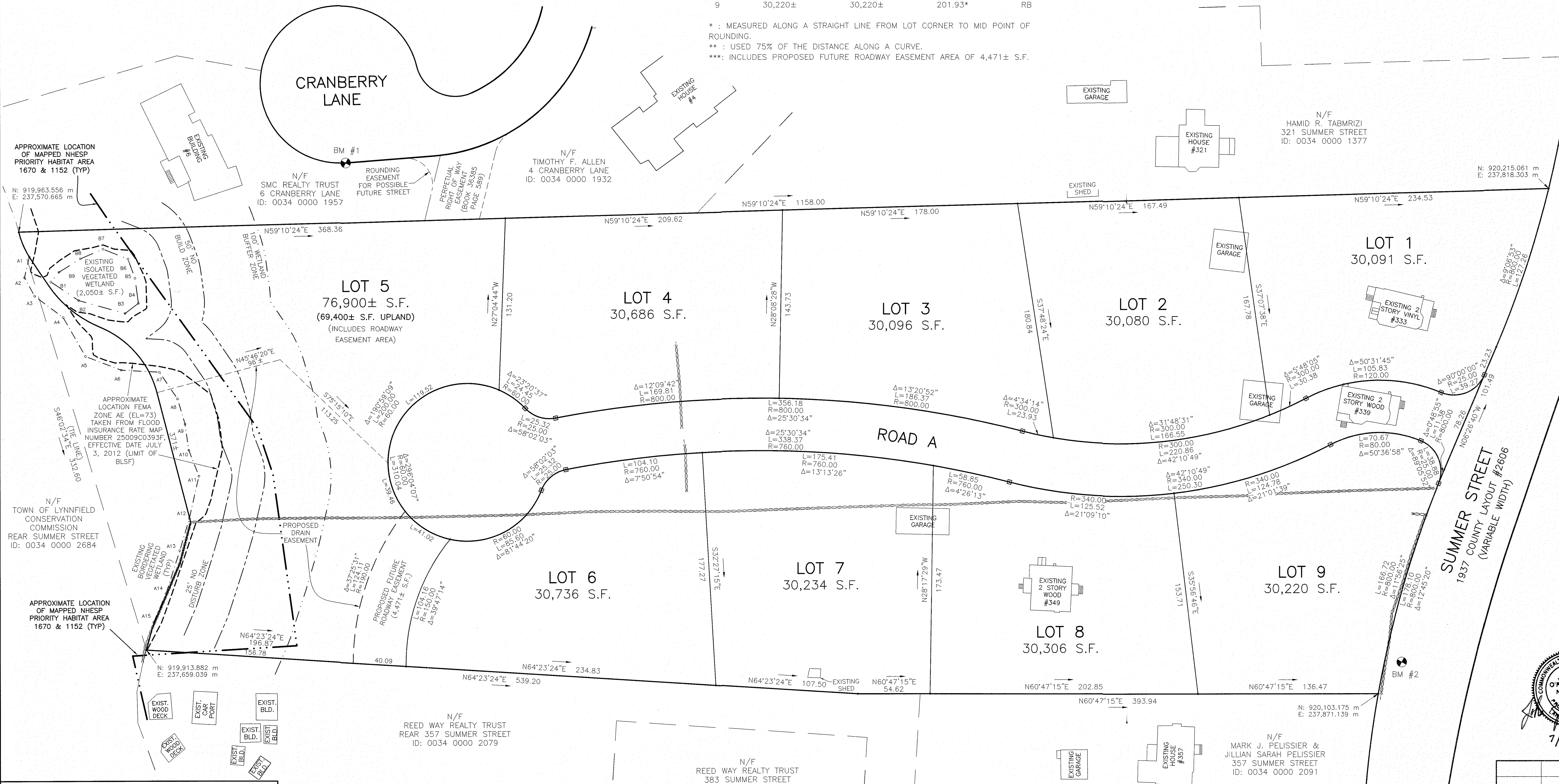
* : MEASURED ALONG A STRAIGHT LINE FROM LOT CORNER TO MID POINT OF ROUNDING.
 ** : USED 75% OF THE DISTANCE ALONG A CURVE.
 ***: INCLUDES PROPOSED FUTURE ROADWAY EASEMENT AREA OF 4,471± S.F.

COORDINATE SYSTEM:

COORDINATES SHOWN ON THIS PLAN ARE ON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (1983 DATUM IN METERS).

BENCHMARKS: (N.A.V.D. 88)

- #1) TOP OF STONE BOUND DRILL HOLE FRONT OF #6 CRANBERRY LANE - ELEV.=93.80
- #2) TOP OF MAG NAIL IN SIDEWALK FRONT OF #349 SUMMER STREET - ELEV.=105.53

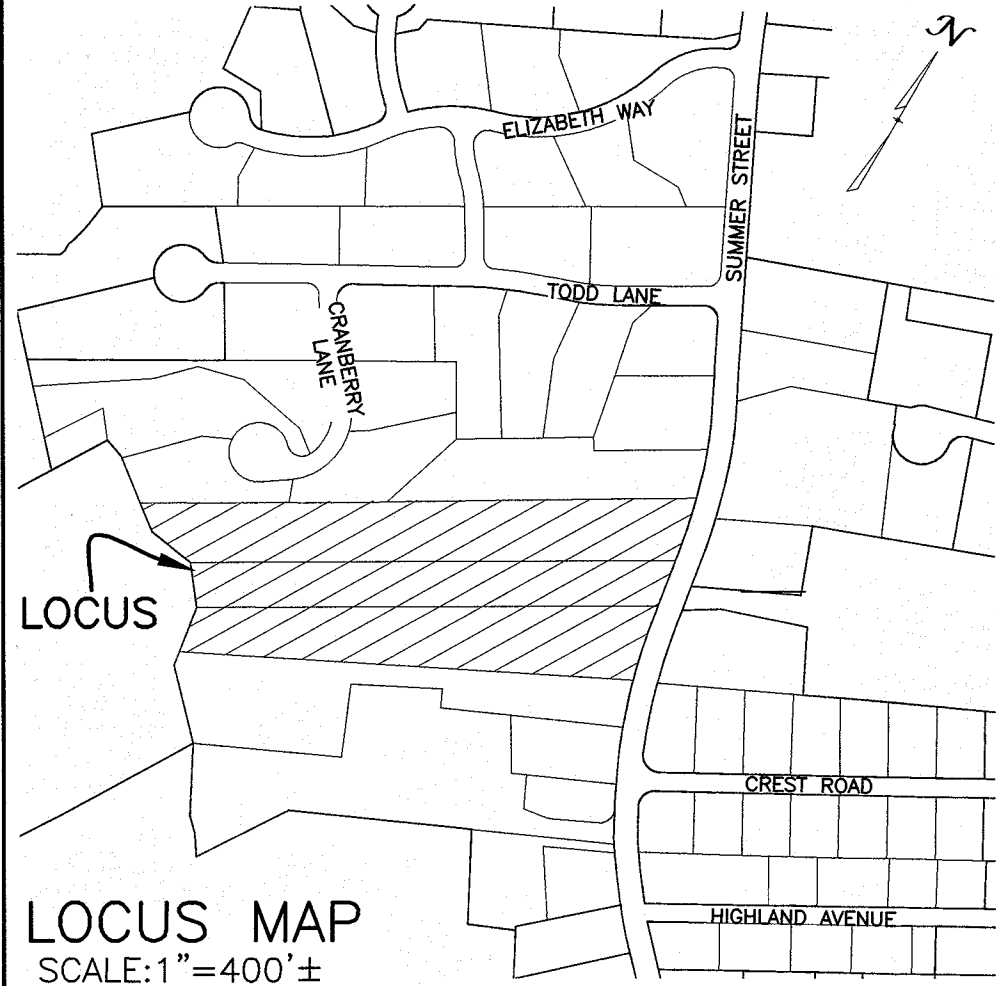
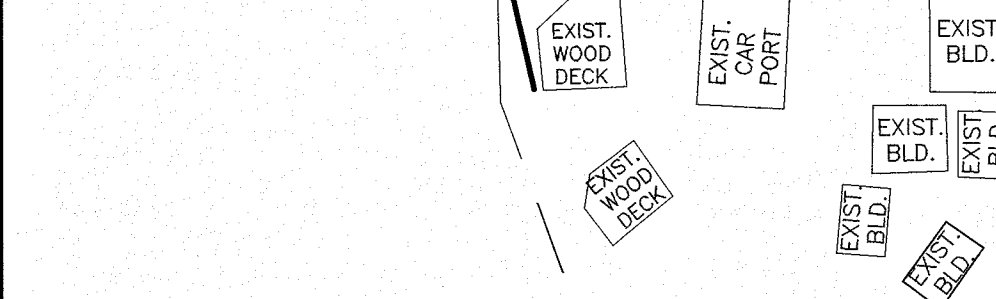


APPROXIMATE LOCATION OF MAPPED NHESP PRIORITY HABITAT AREA 1670 & 1152 (TYP)

APPROXIMATE LOCATION FEMA ZONE AE (EL=73) TAKEN FROM FLOOD INSURANCE RATE MAP NUMBER 2500903383 EFFECTIVE DATE JULY 3, 2012 (LIMIT OF BLSF)

N/F TOWN OF LYNNFIELD CONSERVATION COMMISSION REAR SUMMER STREET ID: 0034 0000 2684

APPROXIMATE LOCATION OF MAPPED NHESP PRIORITY HABITAT AREA 1670 & 1152 (TYP)



NOTES:

- WETLAND RESOURCES FLAGGED BY WILLIAMS AND SPARGES, LLC ON APRIL 10, 2018.
- WETLAND RESOURCE FLAGS AND FEMA ZONE AE (EL=73) LOCATED BY AN ACTUAL FIELD SURVEY PERFORMED BY WILLIAMS & SPARGES, LLC ON APRIL 23, 2018.
- TOPOGRAPHIC INFORMATION SHOWN IS FROM AN ACTUAL FIELD SURVEY BY WILLIAMS AND SPARGES, LLC BETWEEN APRIL 24, 2018 AND MAY 11, 2018 UNLESS OTHERWISE NOTED.
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- EXISTING STRUCTURES ARE TO BE RAZED.

LYNNFIELD PLANNING BOARD

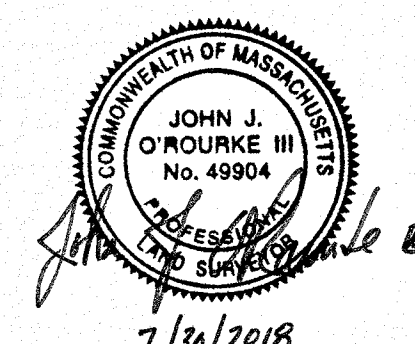
ZONING DISTRICT: RB

MINIMUM LOT AREA = 30,000 S.F.
 MINIMUM LOT FRONTAGE = 150 FEET
 FRONT YARD SETBACK = 40 FEET
 (OR 60 FROM STREET CENTER LINE)
 SIDE YARD SETBACK = 20 FEET
 REAR YARD SETBACK = 20 FEET

PLAN SET INDEX

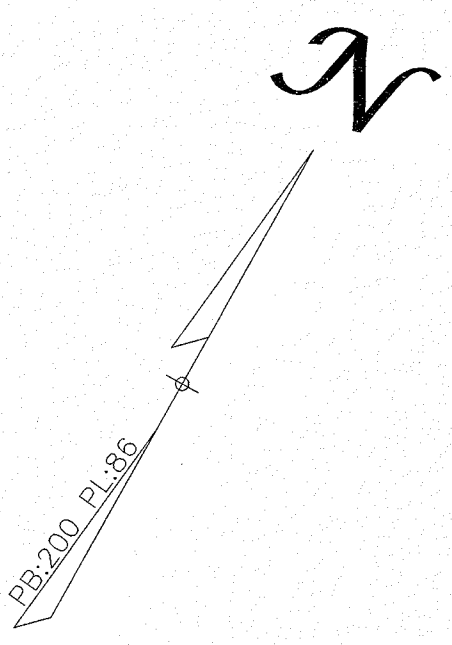
- SHEET 1: PRELIMINARY LOTTING PLAN
- SHEET 2: PRELIMINARY PLAN & PROFILE
- SHEET 3: PRELIMINARY TOPOGRAPHIC PLAN

DATE: _____



□ - DENOTES A GRANITE STONE BOUND WITH A DRILL HOLE TO BE SET.

NO.	REVISION	DATE
PRELIMINARY LOTTING PLAN		
ROAD A		
LYNNFIELD, MA		
APPLICANT/SUBDIVIDER: HPI, LLC 23 STILES ROAD - SUITE 104 SALEM, NH 03079		
OWNER: SEE ABOVE		
ASSESSOR'S REFERENCE: MAP 34 LOTS 2015, 2027, & 2055		
<p>SCALE: 1"=40'</p>		
JULY 24, 2018		
		WILLIAMS & SPARGES ENGINEERS & PLANNERS 183 NORTH MAIN STREET SUITE 101 MIDDLETON, MA 01949 PHONE: (978) 339-8088 FAX: (978) 539-8200 WSENGINEERS.COM
LOTGING SHEET 1 OF 1		SHEET 1 OF 3

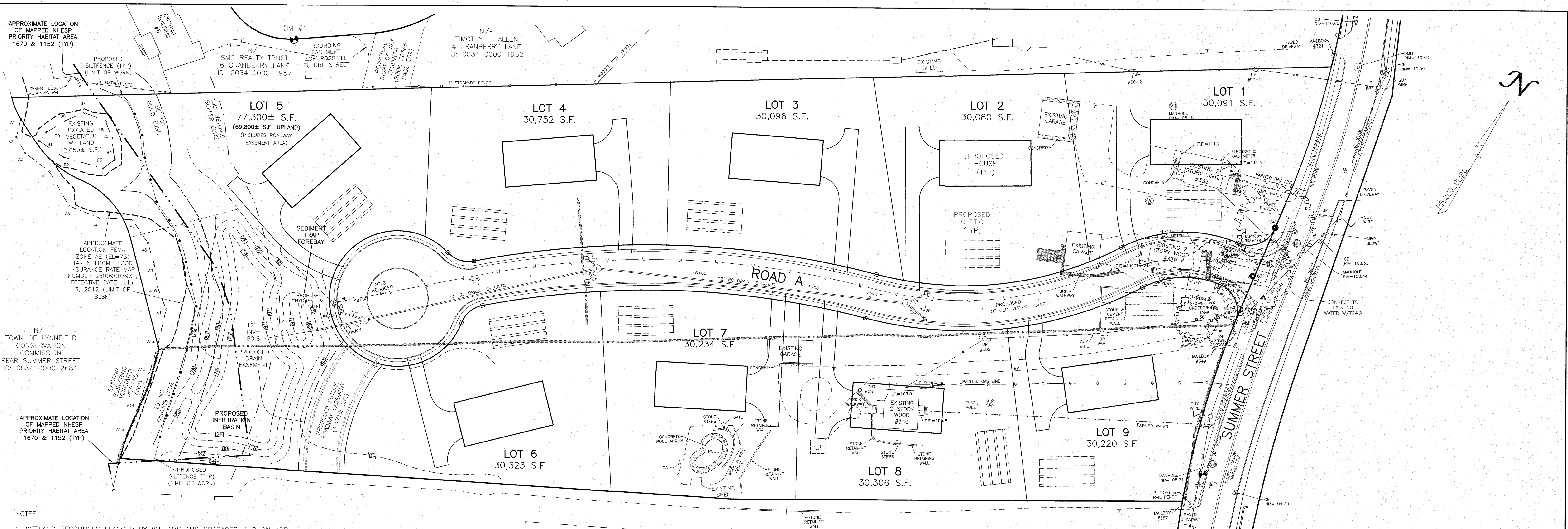


OWNERS:
 JANET M. TOBIN & ANNMARIE PENDOLA, CO-TRUSTEES OF THE DEGIOVANNI FAMILY TRUST
 333 SUMMER STREET
 LYNNFIELD, MA 01940
 DEED REFERENCE: BOOK 32543 PAGE 434
 ASSESSOR'S REFERENCE: MAP 34 LOT 2015

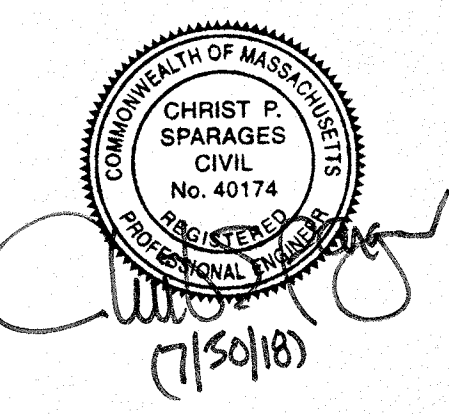
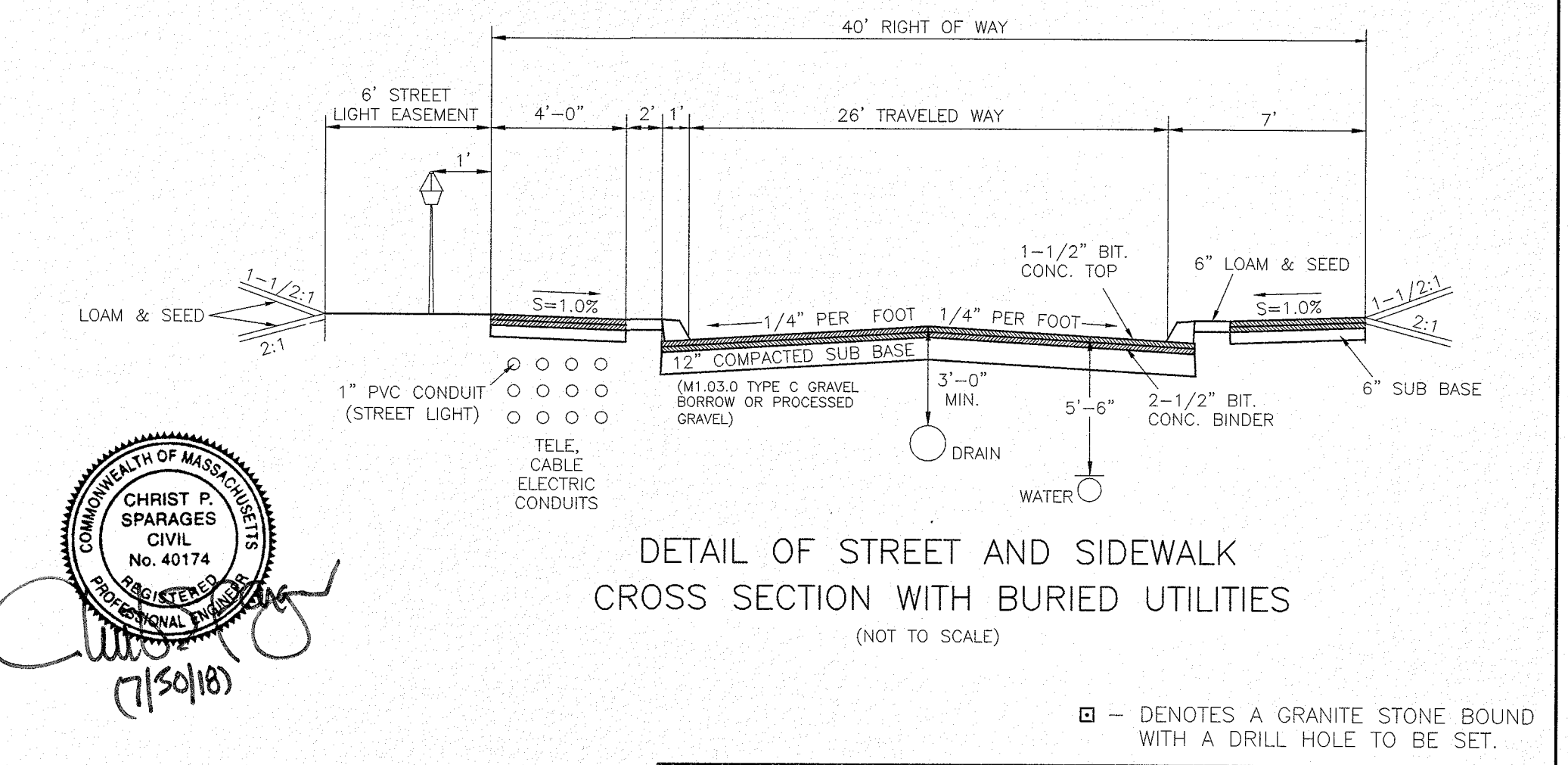
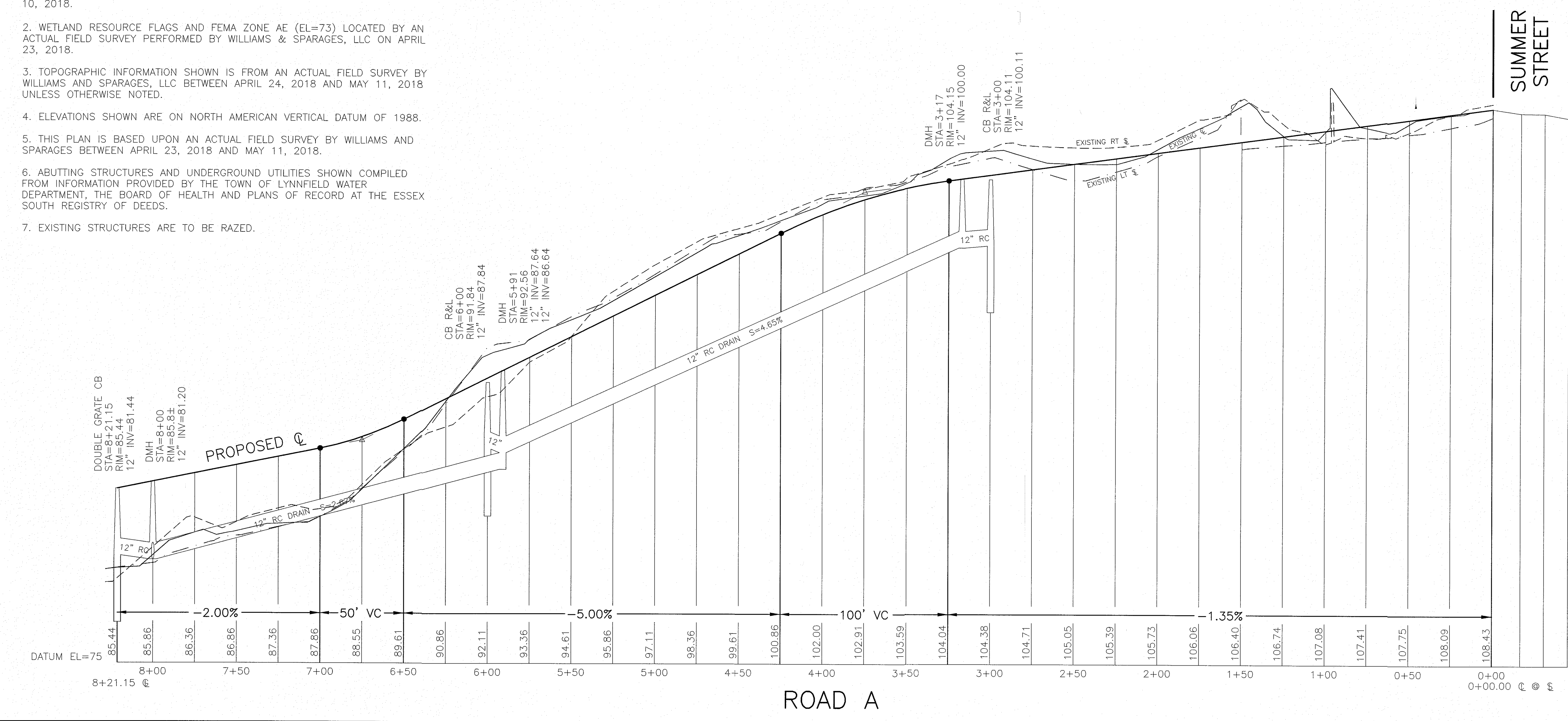
STEPHEN C. WALLACE & LAURA SINGLETON WALLACE
 339 SUMMER STREET
 LYNNFIELD, MA 01940
 DEED REFERENCE: BOOK 32841 PAGE 114
 ASSESSOR'S REFERENCE: MAP 34 LOT 2027

JANE W. COONROD
 349 SUMMER STREET
 LYNNFIELD, MA 01940
 DEED REFERENCE: BOOK 6466 PAGE 334
 ASSESSOR'S REFERENCE: MAP 34 LOT 2055

PLAN REFERENCES:
 PLAN 210 OF 1941
 PLAN BOOK 200 PLAN 86
 PLAN BOOK 444 PLAN 49
 PLAN BOOK 2019 PAGE 241
 PLAN BOOK 2081 PAGE 386



- NOTES:
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LYNNFIELD PLANNING BOARD

DATE: _____

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LYNNFIELD, MA		
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OWNER: SEE SHEET 1		
ASSESSOR'S REFERENCE: MAP 34 LOTS 2015, 2027, & 2055		
0' 20' 40' 80'		
SCALE: 1"=40'		
JULY 24, 2018		
		WILLIAMS & SPARAGES <small>INCORPORATED 1988</small> 189 NORTH MAIN STREET SUITE 101 MIDDLETON, MA 01949 PHONE: (978) 539-8088 FAX: (978) 539-8200 WSENGINEERS.COM
		PROFILE PLAN 1 OF 1 SHEET 2 OF 3

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APPROXIMATE LOCATION OF MAPPED NHESP PRIORITY HABITAT AREA 1670 & 1152 (TYP)

N/F TOWN OF LYNNFIELD CONSERVATION COMMISSION REAR SUMMER STREET ID: 0034 0000 2864

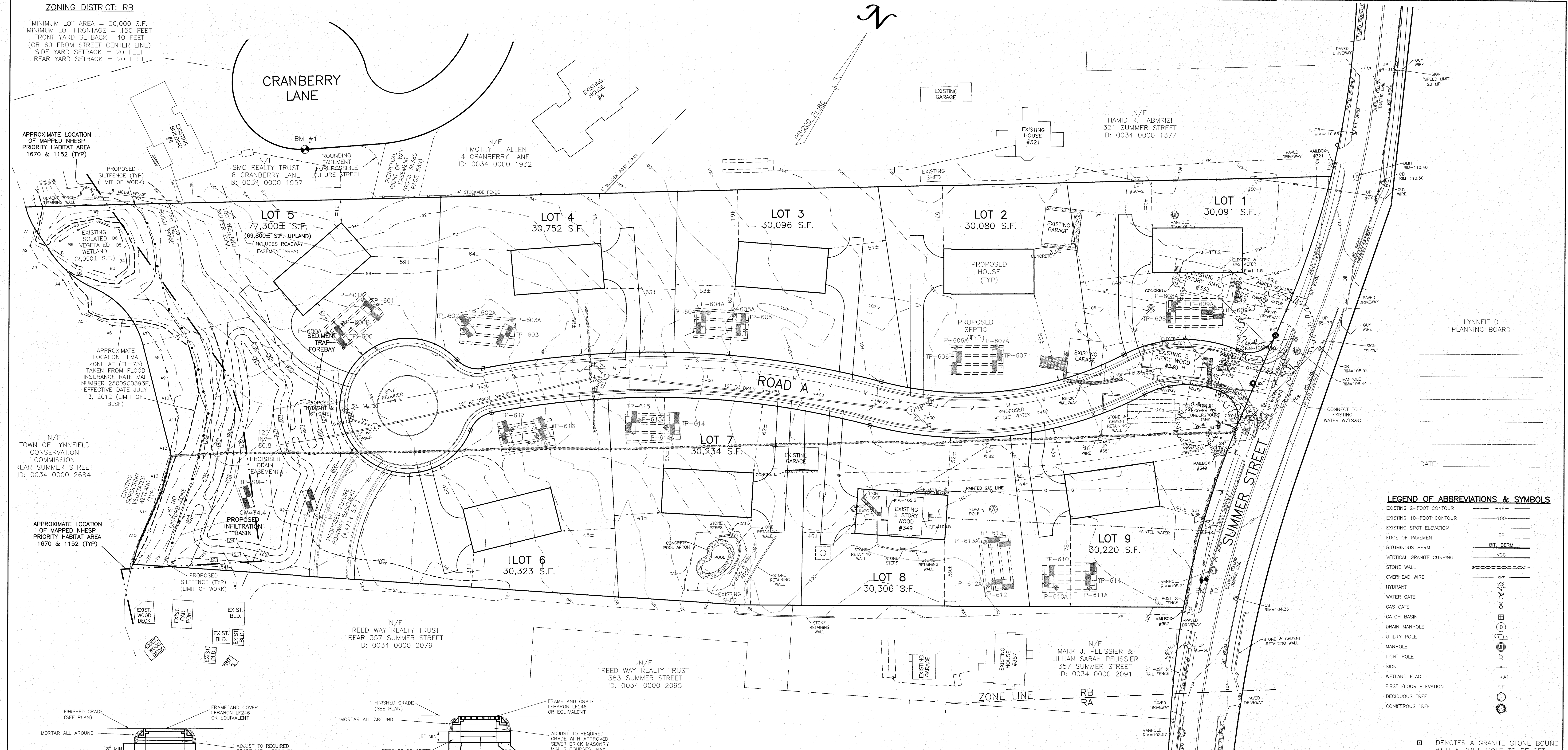
APPROXIMATE LOCATION OF MAPPED NHESP PRIORITY HABITAT AREA 1670 & 1152 (TYP)

EXIST. WOOD DECK
EXIST. BLD.
EXIST. BLD.
EXIST. BLD.
EXIST. BLD.

N/F REED WAY REALTY TRUST REAR 357 SUMMER STREET ID: 0034 0000 2079

N/F REED WAY REALTY TRUST 363 SUMMER STREET ID: 0034 0000 2095

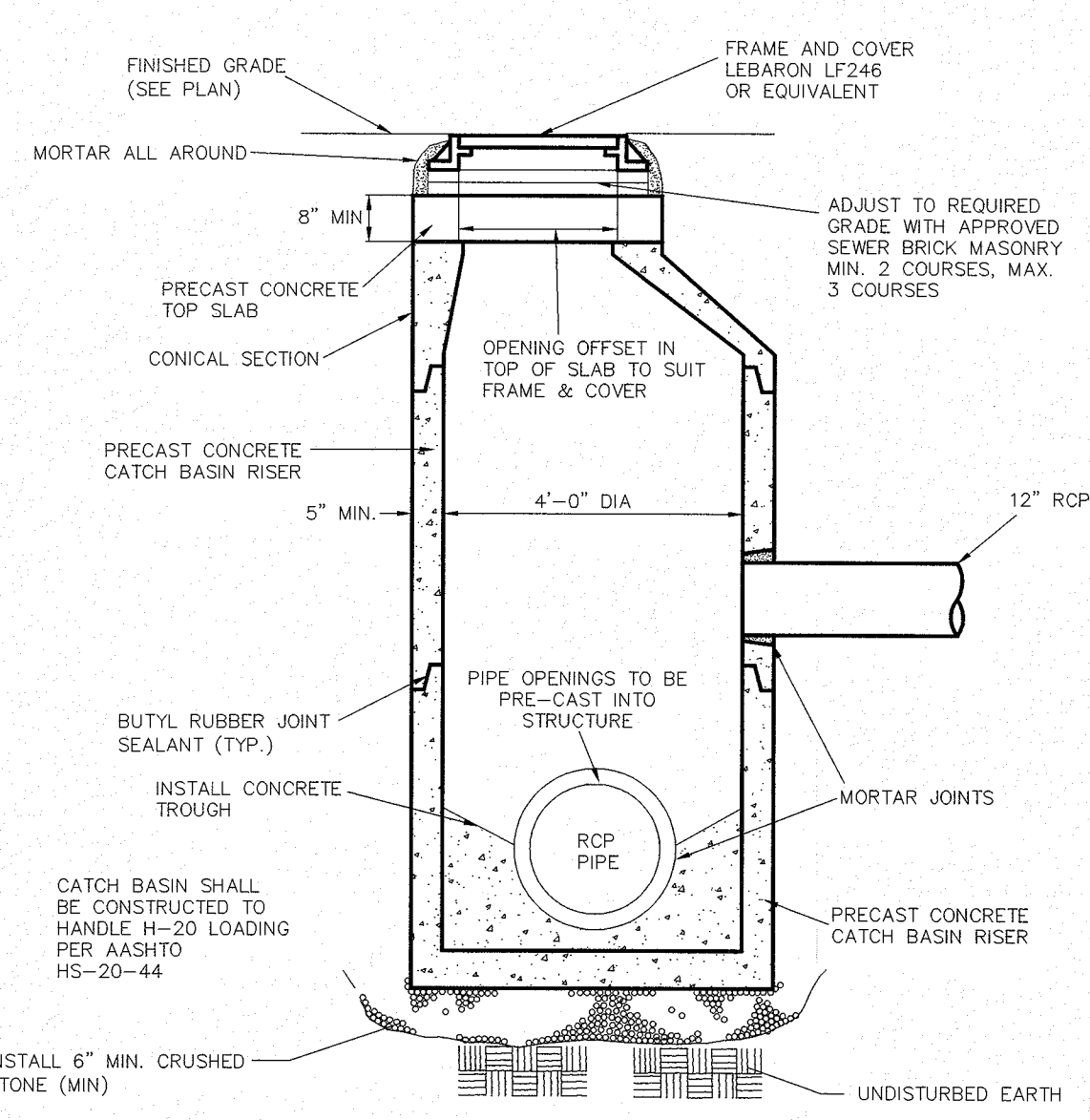
N/F MARK J. PELLISSIER & JILLIAN SARAH PELLISSIER 357 SUMMER STREET ID: 0034 0000 2091



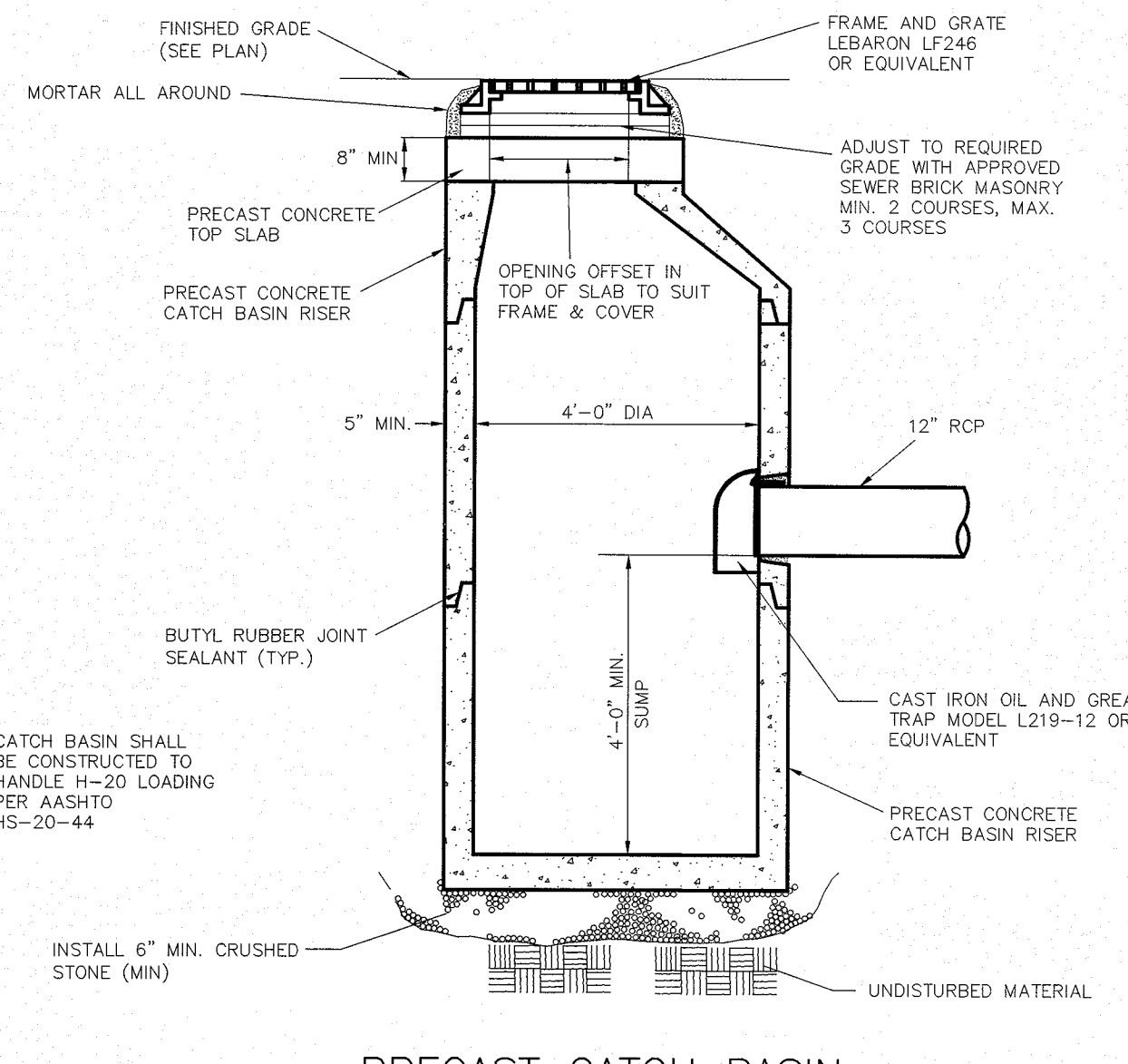
LEGEND OF ABBREVIATIONS & SYMBOLS

- EXISTING 2-FOOT CONTOUR -98-
EXISTING 10-FOOT CONTOUR -100-
EXISTING SPOT ELEVATION EP
EDGE OF PAVEMENT BIT_BERM
BITUMINOUS BERM BIT_BERM
VERTICAL GRANITE CURBING VGC
STONE WALL
OVERHEAD WIRE
HYDRANT
WATER GATE
GAS GATE
CATCH BASIN
DRAIN MANHOLE
UTILITY POLE
MANHOLE
LIGHT POLE
SIGN
WETLAND FLAG
FIRST FLOOR ELEVATION
DECIDUOUS TREE
CONIFEROUS TREE

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MANHOLE DETAIL (NOT TO SCALE)



PRECAST CATCH BASIN DETAIL (NOT TO SCALE)

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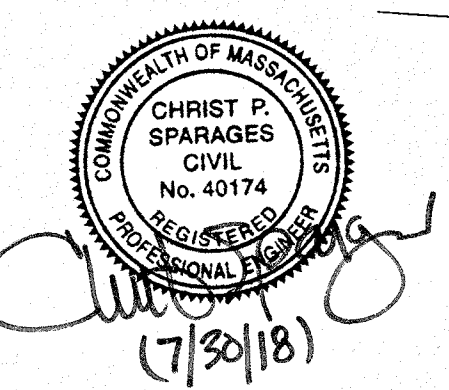


Table with columns NO., REVISION, DATE. Includes project title PRELIMINARY TOPOGRAPHIC & DETAIL PLAN ROAD A LYNNFIELD, MA, applicant HPI, LLC, owner information, assessor's reference, scale 1"=40', and date JULY 24, 2018. Also includes Williams & Sparages logo and contact info.

P:\1\1\1\000139 & 148 Summer Street\Drawings\18E\Summer#139&148.dwg, JDT