

**ZONE: RC (RESIDENTIAL C)**  
 MINIMUM SETBACKS:  
 FRONT = 40'  
 SIDE = 25'  
 REAR = 20'  
 MIN. FRONTAGE = 180'  
 MIN. LOT AREA = 40,000 S.F.  
 LOT COVERAGE = 35%

- LEGEND:**
- 104 --- MINOR CONTOUR
  - 105 --- MAJOR CONTOUR
  - x 105.49 SPOT ELEVATION
  - BUILDING OVERHANG
  - TREELINE
  - WETLANDS
  - FLOOD ZONE
  - RESOURCE AREA BUFFERS
  - OVERHEAD WIRE
  - FENCE
  - EASEMENT
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - CATCH BASIN
  - ⊛ LIGHT
  - CONC. CONCRETE
  - EM ELECTRIC METER
  - EOP EDGE OF PAVEMENT
  - GF GARAGE FLOOR
  - OH OVERHANG
  - RD AG ROOF DRAIN ABOVE GROUND
  - RWS RETAINING WALL - STONE
  - RWSM RETAINING WALL - STONE & MASONRY
  - S.F. SQUARE FEET
  - THRESH THRESHOLD
  - 181 --- PROPOSED CONTOUR
  - PEOP --- PROPOSED EDGE OF PAVEMENT
  - PROP. --- PROPOSED
  - × TREE TO BE REMOVED

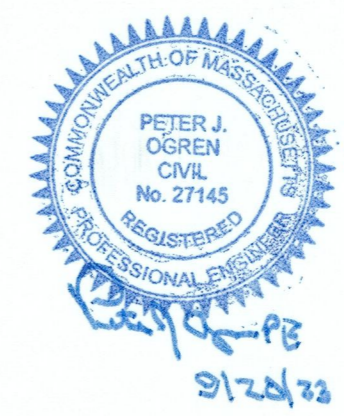
**RECORD OWNER:**  
 THEODORE A. & CLAUDIA M. D'AMATO  
 211 SALEM STREET, MALDEN, MA  
 DEED BOOK 6239 PAGE 407  
 LOTS 3B & 4 ON PLAN BOOK 137 PLAN 69  
 ASSESSORS MAP 42 LOT 337  
 #34 EDMERE ROAD, LYNNFIELD, MA

- NOTES:**
- THIS PLAN IS BASED ON AN ACTUAL ON-THE-GROUND FIELD SURVEY CONDUCTED BY HAYES ENGINEERING, INC. ON AUGUST 3, 2023.
  - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE GROUNDWATER PROTECTION DISTRICT.
  - THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED UPON MACORS REAL-TIME NETWORK NAD 83 (2011) (EPOCH 2010.00) DATUM USING GEOID 2018 FOR ORTHOMETRIC HEIGHTS.
  - THE SUBJECT PROPERTY LIES PARTIALLY WITHIN A SPECIAL FLOOD HAZARD ZONE (ZONE AE, ELEV=98, NAVD88) PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25009C0394F WITH AN EFFECTIVE DATE OF 7/3/2012.
  - THE WETLAND FLAGS DEPICTED HEREON WERE PLACED IN THE FIELD BY HAYES ENGINEERING ON AUGUST 3, 2023. THE UNFLAGGED PORTION OF THE WETLAND LIMITS DEPICTED HEREON WAS DELINEATED IN THE FIELD BY HAYES ENGINEERING IN NOVEMBER 2022, AND IS APPROXIMATE ONLY.

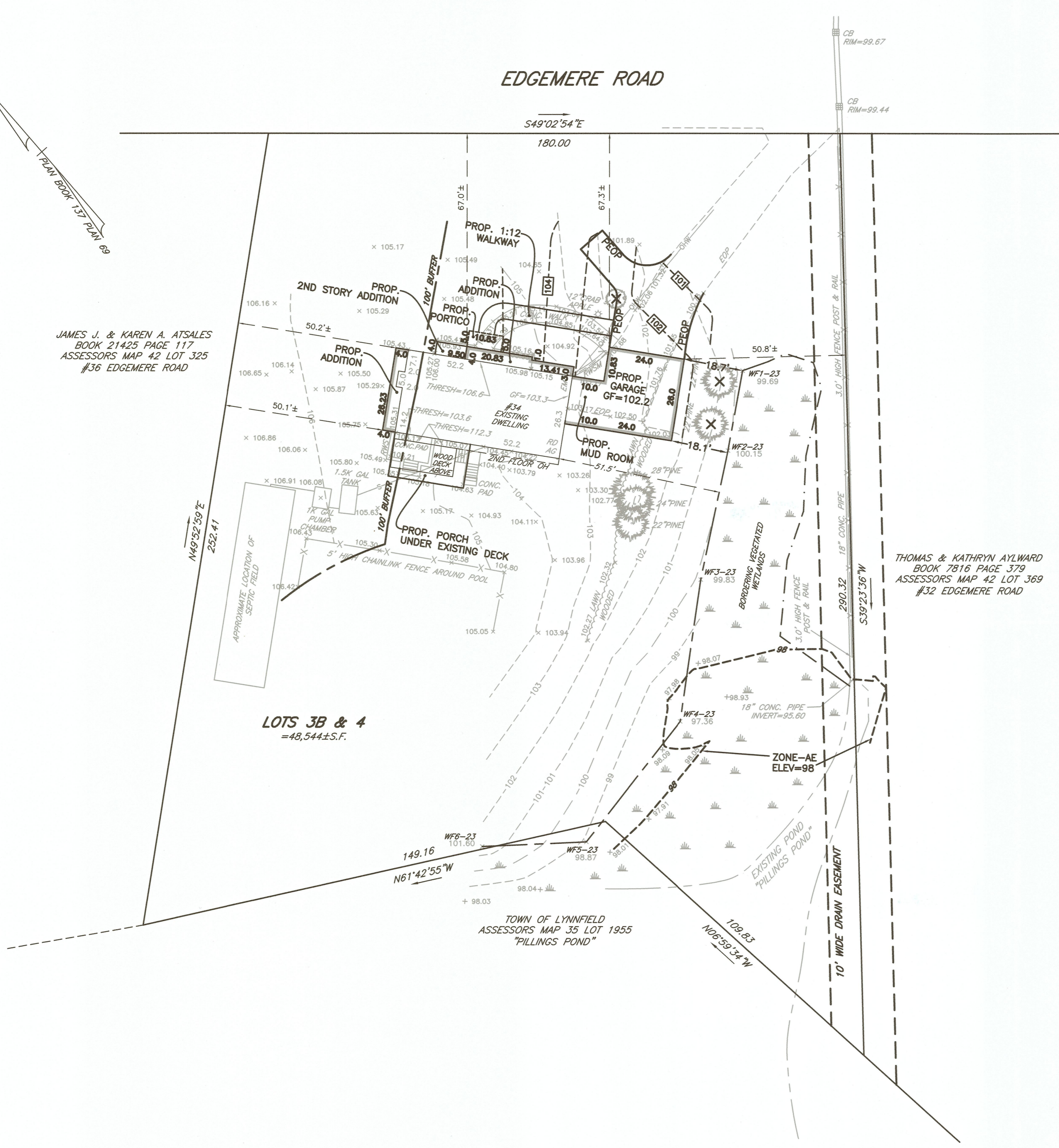
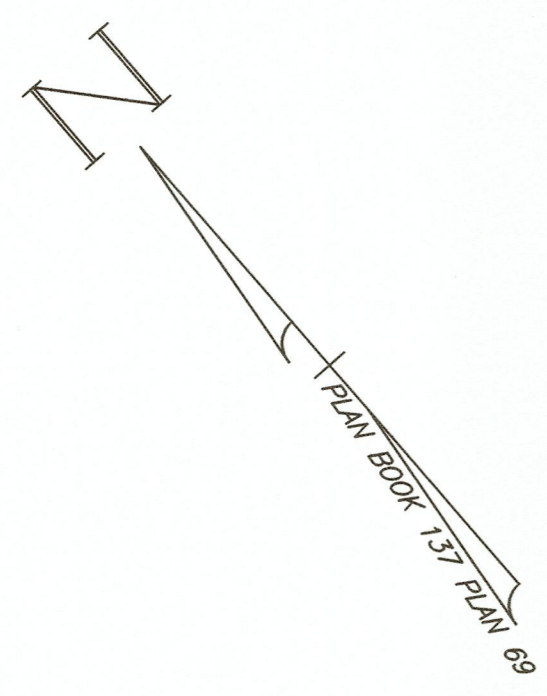
# Plan to Accompany a Notice of Intent in LYNNFIELD, MASS.

Hayes Engineering, Inc.  
 Civil Engineers & Land Surveyors  
 603 Salem Street  
 Wakefield, MA 01880  
 Telephone: 781.246.2800  
 www.hayeseng.com

Scale: 1" = 20' September 19, 2023



#34 Edgemere Road  
 Assessors Map 42 Lot 337  
 Showing Proposed Additions



JAMES J. & KAREN A. ATSALES  
 BOOK 21425 PAGE 117  
 ASSESSORS MAP 42 LOT 325  
 #36 EDMERE ROAD

LOTS 3B & 4  
 =48,544±S.F.

THOMAS & KATHRYN AYLWARD  
 BOOK 7816 PAGE 379  
 ASSESSORS MAP 42 LOT 369  
 #32 EDMERE ROAD

TOWN OF LYNNFIELD  
 ASSESSORS MAP 35 LOT 1955  
 "PILLINGS POND"