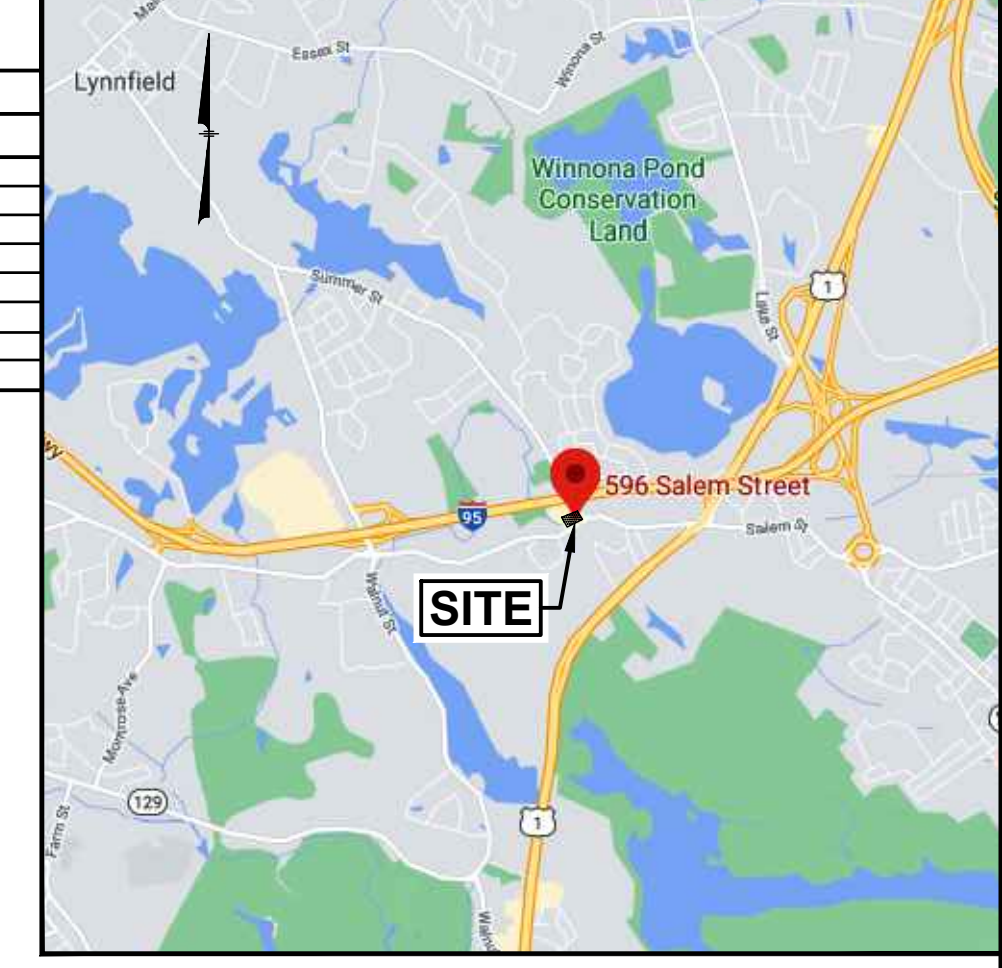




TABLE OF ZONING REGULATIONS - LYNNFIELD, MA

ZONE: LIMITED BUSINESS (LB)

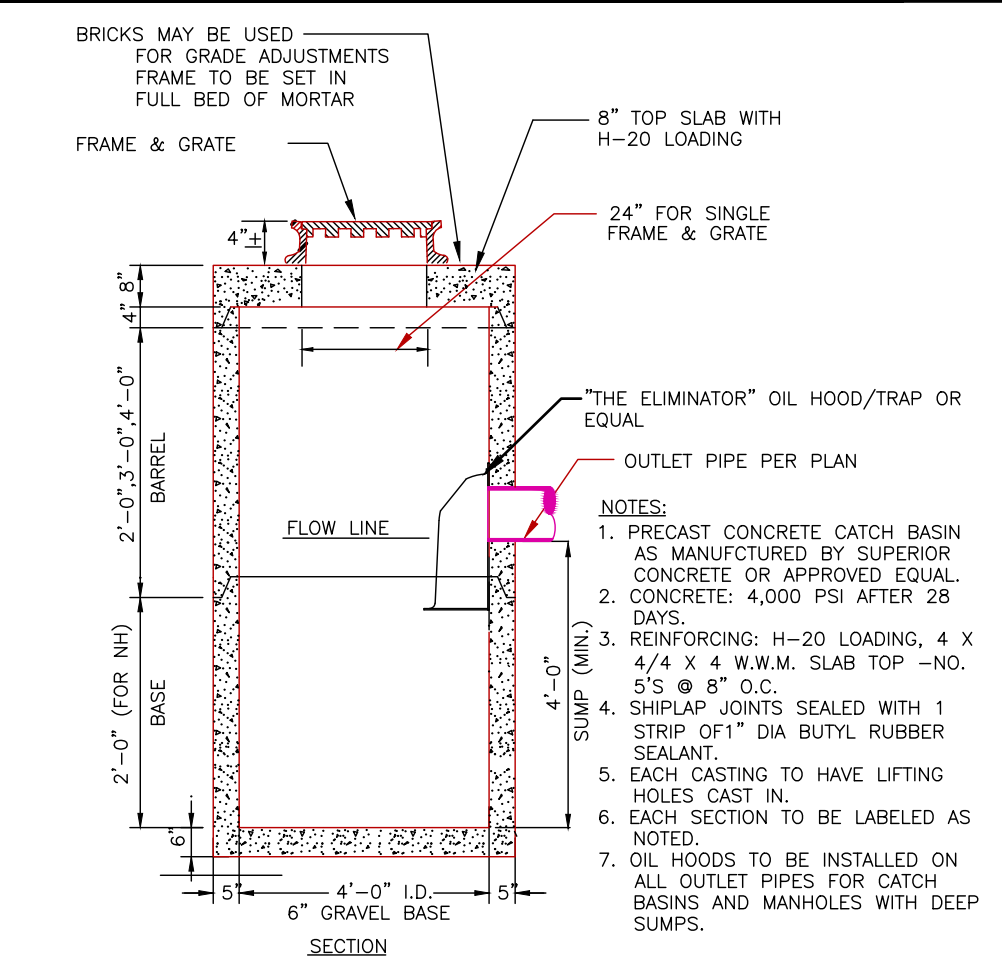
DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA - Sq. Ft.	NONE	37,372 SF
MINIMUM LOT FRONTAGE	NONE	217.07'
MINIMUM FRONT YARD DEPTH	40'	37.2' (CANOPY)
MINIMUM SETBACK FROM STREET CENTERLINE	60'	62.2' (CANOPY)
MINIMUM REAR YARD BUILDING SETBACK	NONE	17.3'
MINIMUM SIDE YARD BUILDING SETBACK	NONE	34.4'
MAXIMUM BUILDING HEIGHT	40'	< 40'
MAXIMUM LOT COVERAGE	35%	3,936/37,372 = 10.5%



GPI Engineering Design Planning Construction Management
 603.893.0720 GPINET.COM
 Greenman-Pedersen, Inc.
 44 Siles Road, Suite One
 Salem, NH 03079

PREPARED FOR
KHOURY GROUP, INC
 596 SALEM STREET
 LYNNFIELD, MA 01940

- NOTES:**
- 1) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED ADDITION TO THE EXISTING BUILDING TO ADD A THIRD AUTO REPAIR BAY.
 - 2) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN JUNE 2011 AND SEPTEMBER 2020.
 - 3) BEARINGS SHOWN HEREON ARE BASED ON THE ESSEX COUNTY LAYOUT NO. 2194 OF 1916.
 - 4) ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM.



ASSESSORS MAP 51 LOT 1454
596 SALEM STREET
LYNNFIELD, MA

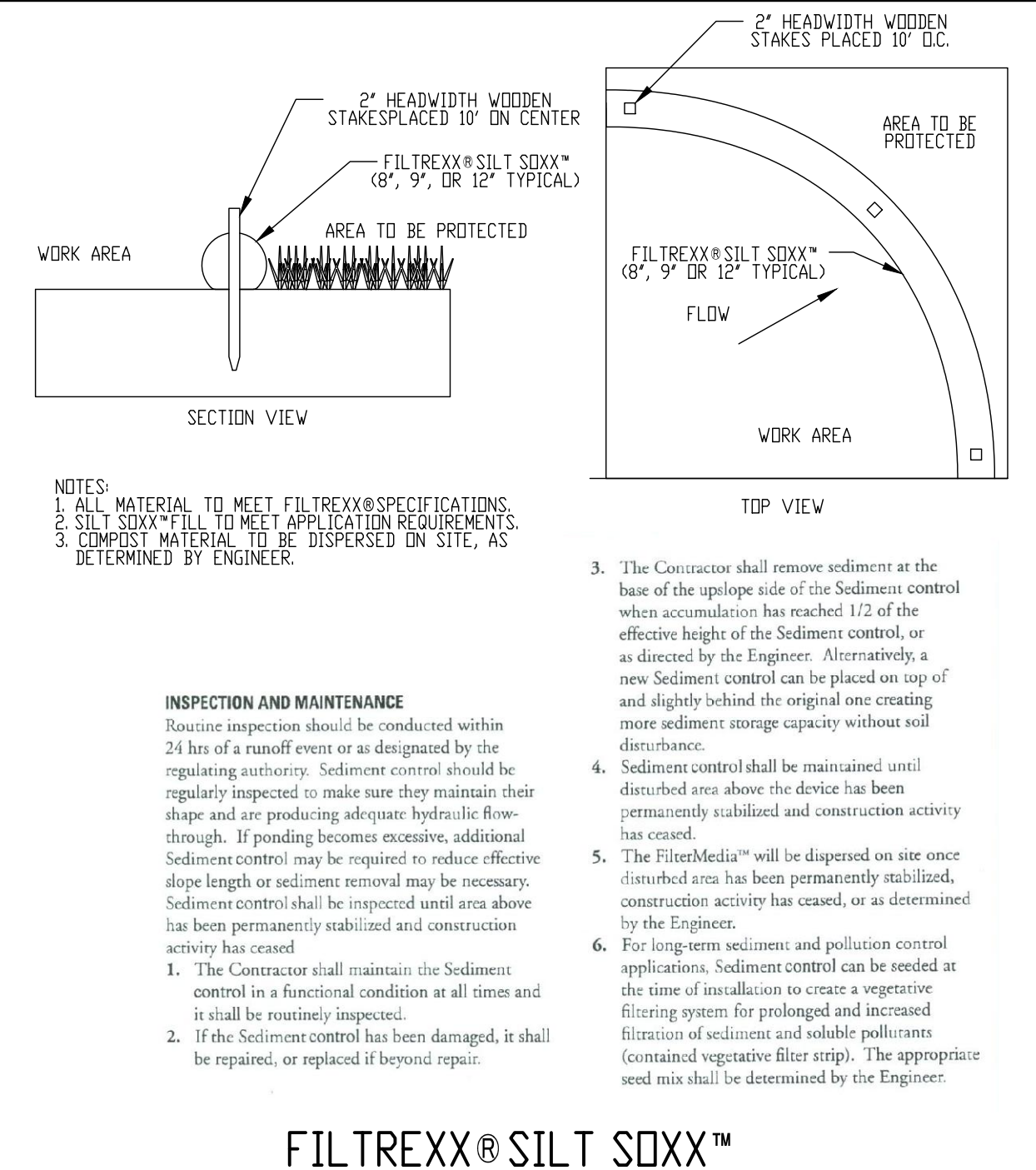
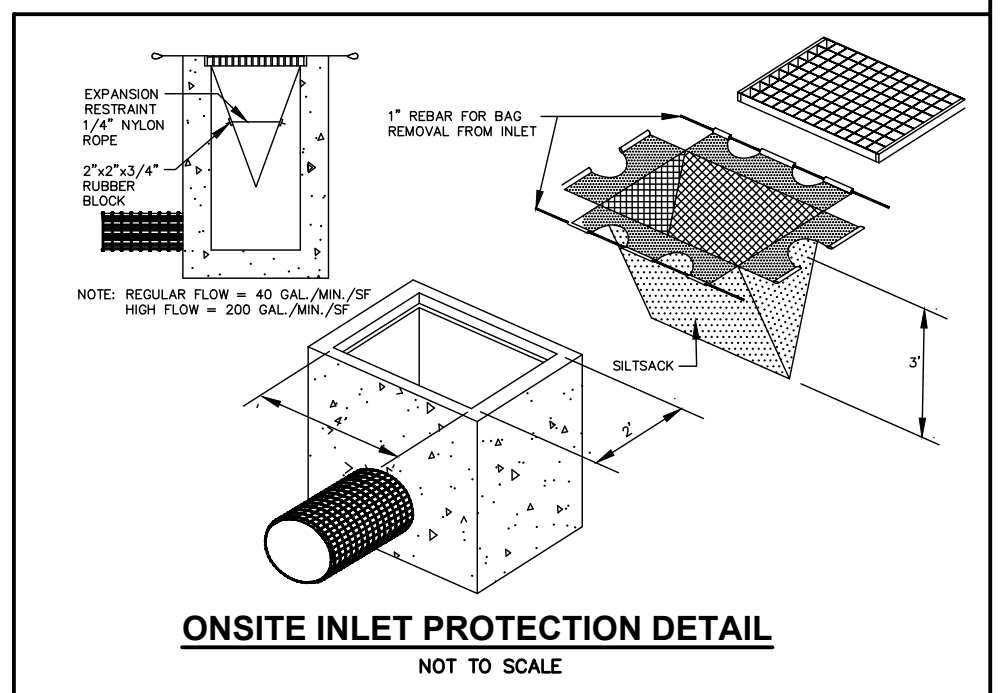


NOTE: INSTALL INLET PROTECTION IN EXISTING AND PROPOSED CATCH BASIN DURING CONSTRUCTION.

NOTE: REGRADE AS NECESSARY TO DIRECT WATER TO NEW CATCH BASIN.

- PLAN REFERENCES:**
 ESSEX COUNTY (SOUTH) REGISTRY OF DEEDS
- 1) 479 OF 1969
 - 2) PLAN BOOK 362 PLAN 55
 - 3) PLAN BOOK 73 PLAN 113
 - 4) PLAN BOOK 11 PLAN 104
 - 5) LAYOUT NO. 2194

OWNER OF RECORD:
 MAP 51 LOT 1454
 LYNNFIELD PROPERTIES, LLC
 596 SALEM STREET
 LYNNFIELD, MA 01940
 BOOK 35571 PAGE 245



HDPE PIPE TRENCH
 NOT TO SCALE

RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	25"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	55"
36"	64"
42"	72"
48"	80"
54"	89"
60"	98"

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

PIPE DIAM.	H-25 SURFACE LIVE LOADING CONDITION	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48"	12"	48"
54" - 60"	24"	60"

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

MINIMUM RECOMMENDED COVER BASED ON RAILWAY LOADING CONDITIONS

PIPE DIAM.	COOPER E-80**
UP TO 24"	24"
30"-36"	36"
42"-50"	48"

** COVER IS MEASURED FROM TOP OF PIPE TO BOTTOM OF RAILWAY TIE
 *** E-80 COVER REQUIREMENTS, ARE ONLY APPLICABLE TO ASTM F 2506 PIPE.

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS II OR III, OR THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-500mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO THE PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 18" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

6/20/2022, INC.

ADVANCED DRAINAGE SYSTEMS, INC. (ADS) HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THE DRAWING IS INTENDED TO BE USED BY THE CONTRACTOR AS SHOWN. ADS MAKES NO WARRANTY OR GUARANTEE FOR THIS PRODUCT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THIS PRODUCT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THIS PRODUCT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THIS PRODUCT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THIS PRODUCT.

DATE: 02/20/22
 DRAWING NUMBER: STD-101

REVISIONS

NO.	REVISION	DATE
3	ADD BUFFERS & EROS	9/15/22
2	REMOVE OIL TANK, ADD CB MAINT.	9/12/22
1	ADD CATCH BASIN	8/22/22
NO.	REVISION	DATE

JUNE 20, 2022

DRAWN/DESIGN BY	CHECKED BY
DPD	DRJ

SITE PLAN

SCALE: 1"=20'

NEX-2020227

1 OF 1

F:\Projects\NEX-2020227 - Lynnfield, MA - Khoury Group\CAD Files\2022\SP-Render 9-15-22.dwg ECP 10/10/22 9:43am ccall