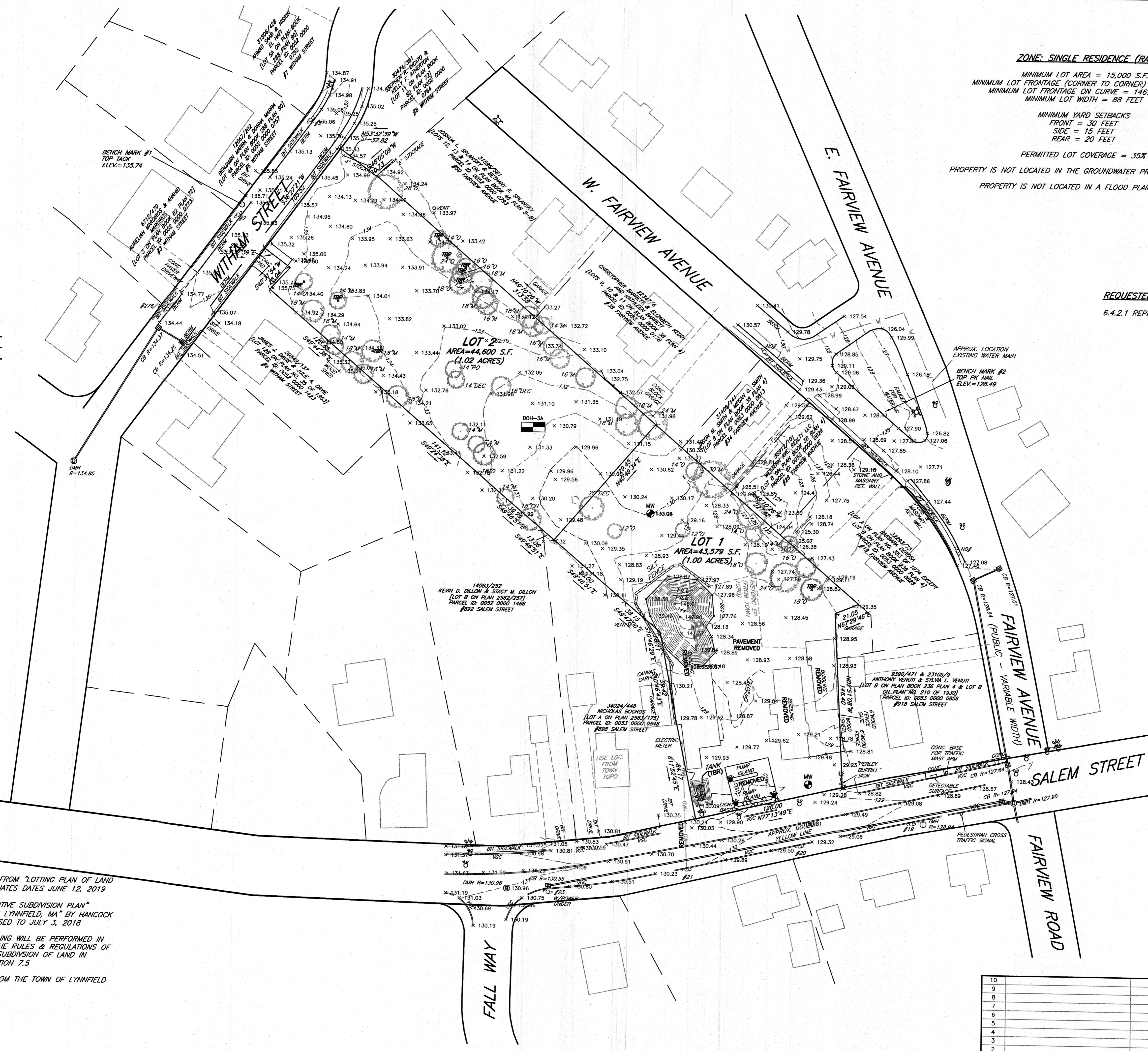
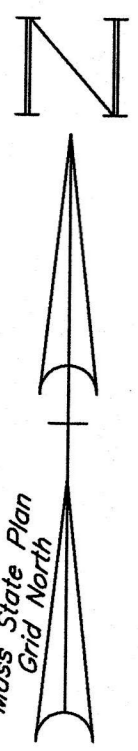


**LEGEND**

- VERTICAL GRANITE CURB = VGC
- BIT BERM = BBM
- EDGE OF PAVEMENT = EP
- CHAIN LINK FENCE = X-STL.F.-X
- STOCKADE FENCE = 4'-STOCKADE
- WOOD FENCE = 6'-WOOD FENCE
- STONE WALL = SW
- PAINTED WATER LINE = PWL
- OVERHEAD WIRES = OWH
- EXISTING 1' CONTOUR = 1.1
- EXISTING 5' CONTOUR = 1.5
- DRAIN MANHOLE = DMH
- CATCH BASIN = CB
- FIRE HYDRANT = FH
- WATER GATE = WG
- WATER SHUTOFF = WS
- GAS GATE = GG
- UTILITY POLE = UP
- BOLLARD = B
- LIGHT POLE = LP
- MISC. MANHOLE = MMH
- TELEPHONE MANHOLE = TMH
- EXISTING SPOT GRADE = SG
- EXISTING MONITORING WELL = MW
- EXISTING MONITORING WELL = DMH
- PROPOSED SLOPED GRANITE CURB = SGC
- PROPOSED CAPE COD BERM = CCB
- PROPOSED CONTOUR = C
- PROPOSED CATCH BASIN = CB
- PROPOSED DRAIN MANHOLE = DMH
- PROPOSED SPOT GRADE = SG
- PROPOSED STREET TREE = STT
- PROPOSED DRAINAGE FLOW PATH = DFP
- TBR - TO BE REMOVED



**ZONE: SINGLE RESIDENCE (RA)**

MINIMUM LOT AREA = 15,000 S.F.  
 MINIMUM LOT FRONTAGE (CORNER TO CORNER) = 110 FEET  
 MINIMUM LOT FRONTAGE ON CURVE = 146.67 FEET  
 MINIMUM LOT WIDTH = 88 FEET

MINIMUM YARD SETBACKS  
 FRONT = 30 FEET  
 SIDE = 15 FEET  
 REAR = 20 FEET

PERMITTED LOT COVERAGE = 35%

PROPERTY IS NOT LOCATED IN THE GROUNDWATER PROTECTION DISTRICT.  
 PROPERTY IS NOT LOCATED IN A FLOOD PLAIN DISTRICT.

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

HAYES ENGINEERING, INC.

**REQUESTED SHEET WAIVERS**

6.4.2.1 REPLACE REQUIREMENT OF 2' CONTOURS WITH 1' CONTOURS

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

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

Seal

0' 20' 40' 80' 120'

**DEFINITIVE PLAN  
 EXISTING CONDITIONS & DEMOLITION PLAN  
 LYNNFIELD, MASS.**

ASSESSORS MAP 52 LOT 783 & MAP 53 LOTS 829 & 843

OWNER: Joseph Pedoto, Trustee  
 The Little Joe Realty Trust  
 914 Salem Street  
 Lynnfield, MA 01940

APPLICANT: Western Ave 1069 Realty Trust  
 20 Railroad Ave  
 Revere, MA 01510

Engineer: Hayes Engineering, Inc.  
 603 Salem Street  
 Wakefield, Mass. 01880  
 www.hayeseng.com

Scale: 1"=40' August 19, 2019

10		
9		
8		
7		
6		
5		
4		
3		
2		
1		
No.	Revision	Date

LYNNFIELD PLANNING BOARD

Application Filed: \_\_\_\_\_  
 Final Plan Filed: \_\_\_\_\_  
 Hearing Date: \_\_\_\_\_  
 Plan Approved: \_\_\_\_\_  
 Plan Signed: \_\_\_\_\_

EXISTING SHEET 1 OF 1  
 SHEET 3 OF 4

- GENERAL NOTES:**
- PROPERTY LINE INFORMATION TAKEN FROM "LOTING PLAN OF LAND IN LYNNFIELD, MA" BY HANCOCK ASSOCIATES DATES JUNE 12, 2019
  - EXISTING TREES TAKEN FROM "DEFINITIVE SUBDIVISION PLAN" "EXISTING CONDITIONS PLAN OF LAND IN LYNNFIELD, MA" BY HANCOCK ASSOCIATES DATED APRIL 5, 2018 REVISED TO JULY 3, 2018
  - 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
  - EXISTING ABUTTING HOMES TAKEN FROM THE TOWN OF LYNNFIELD TOPOGRAPHIC MAPS.
- BENCHMARKS (NAVD 88):**
- TOP TACK ELEVATION = 135.74
  - TOP PK NAIL ELEVATION = 128.49