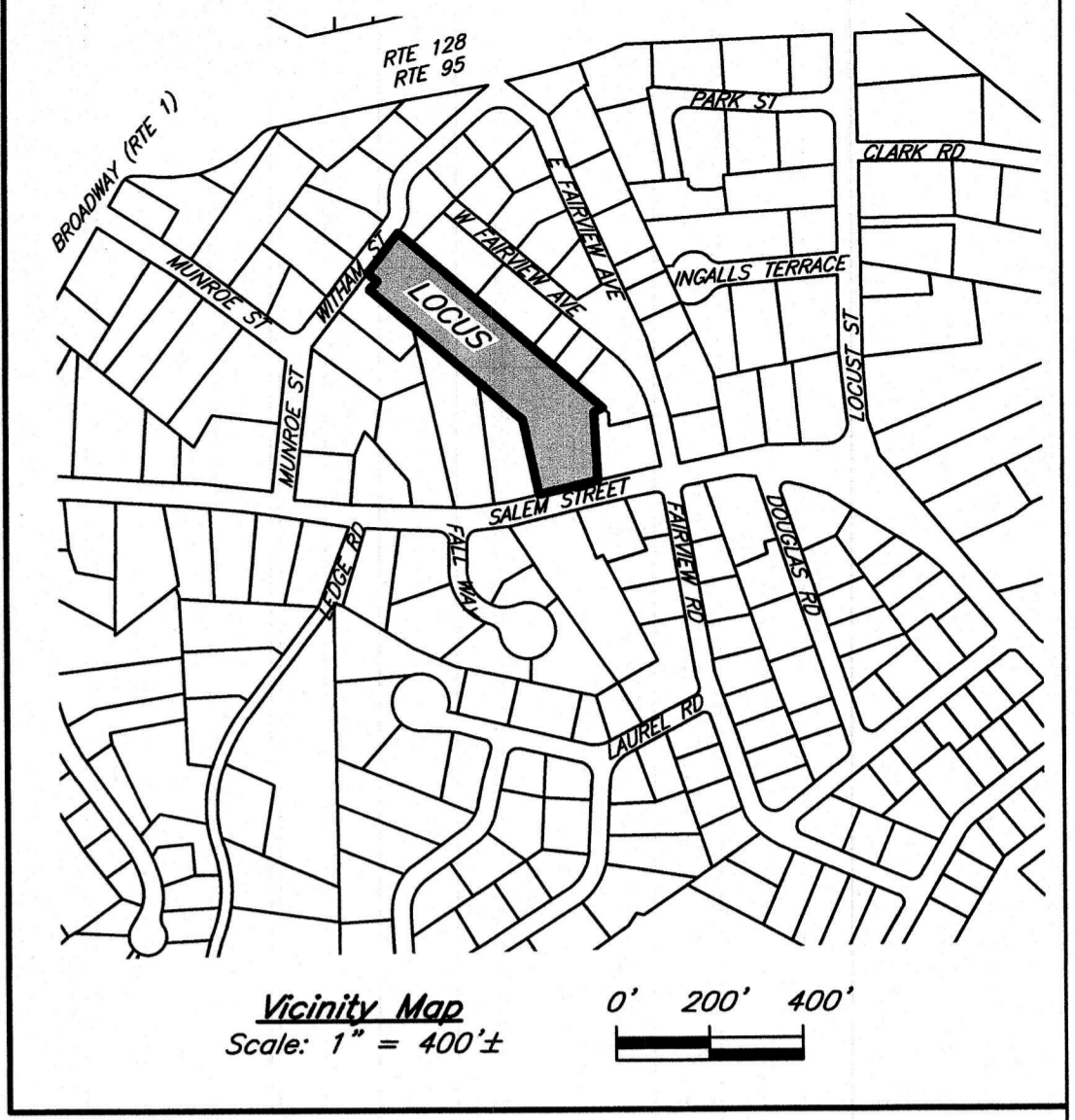
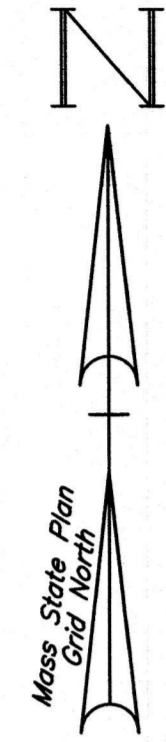


I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

HAYES ENGINEERING, INC.



LEGEND OF ABBREVIATIONS

6712/470 - BOOK/PAGE REFERENCE RECORDED AT THE ESSEX SOUTH DISTRICT REGISTRY OF DEEDS

(FD) - FOUND

SBDH - STONE BOUND DRILL HOLE

BENCHMARKS (NAVD 88):

- 1) TOP TACK ELEVATION = 135.74
- 2) TOP PK NAIL ELEVATION = 128.49

Coordinate System

N 925,790.972 m
E 248,188.185 m

Massachusetts Mainland State Plane
Coordinates in meters based upon Beverly
Airport Primary Control Station designation
BYV D (PID - A15565) NAD 83(2011) position.

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

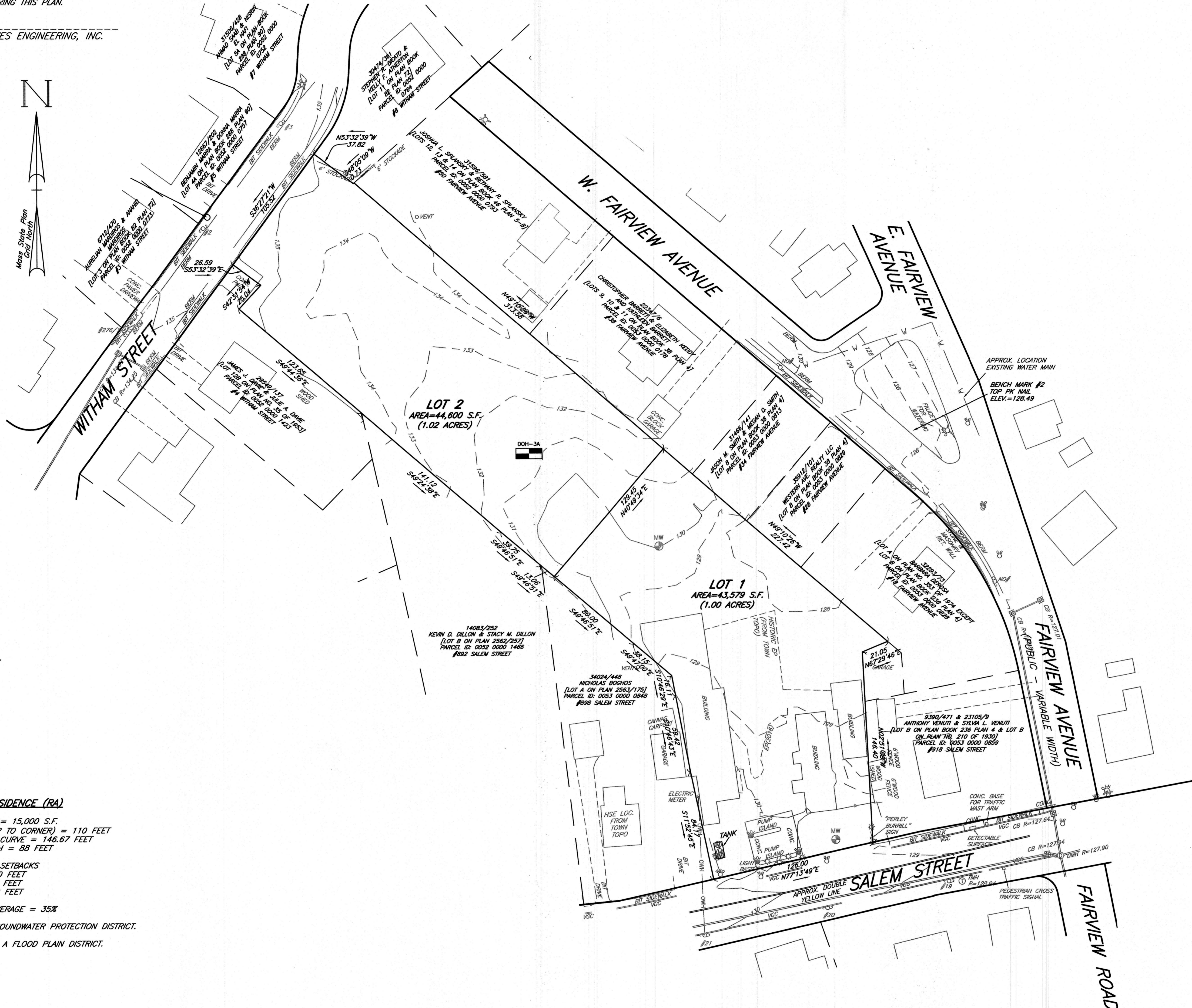
PERMITTED LOT COVERAGE = 35%

PROPERTY IS NOT LOCATED IN THE GROUNDWATER PROTECTION DISTRICT.

PROPERTY IS NOT LOCATED IN A FLOOD PLAIN DISTRICT.

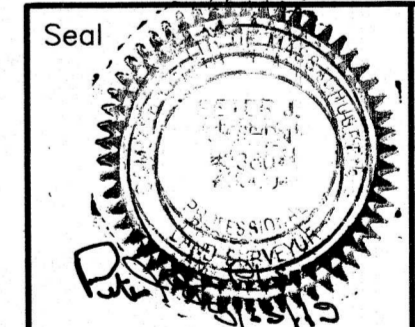
GENERAL NOTE:

PROPERTY LINE INFORMATION TAKEN FROM "LOTING PLAN OF LAND IN LYNNFIELD, MA" BY HANCOCK ASSOCIATES DATED APRIL 5, 2018 REVISED TO JULY 1, 2018 AND RECORDED BY THE SOUTHERN ESSEX REGISTRY OF DEEDS AS PLAN BOOK 467 PLAN 33



LEGEND

- VERTICAL GRANITE CURB --- VGC
- BIT BERM --- BBM
- EDGE OF PAVEMENT --- EP
- CHAIN LINK FENCE --- X 3"X6" X
- STOCKADE FENCE --- 4" STOCKADE
- WOOD FENCE --- 6" WOOD FENCE
- STONE WALL --- S.W.
- PAINTED WATER LINE --- V W
- OVERHEAD WIRES --- OWH
- EXISTING 1" CONTOUR --- 1.31
- EXISTING 5" CONTOUR --- 1.30
- DRAIN MANHOLE --- DM
- 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 --- MM
- TELEPHONE MANHOLE --- TM
- EXISTING SPOT GRADE --- X 128.39
- EXISTING MONITORING WELL --- MW
- EXISTING MONITORING WELL --- DWH
- PROPOSED SLOPED GRANITE CURB --- SGC
- PROPOSED CAPE COD BERM --- CCB
- PROPOSED CONTOUR --- 1.30
- PROPOSED CATCH BASIN --- CB
- PROPOSED DRAIN MANHOLE --- DM
- PROPOSED SPOT GRADE --- 128.39
- EXISTING TREE --- T
- PROPOSED DRAINAGE FLOW PATH --- DF



Hayes
0' 20' 40' 80' 120'

**DEFINITIVE PLAN
LOTING PLAN
LYNNFIELD, MASS.**

ASSESSORS MAP 52 LOT 783 & MAP 53 & 843

OWNER & APPLICANT
914 Salem Street, LLC
17 Wing Road
Lynnfield, MA 01940

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

Scale: 1" = 40' July 30, 2019

10		
9		
8		
7		
6		
5		
4		
3		
2		
1	Sheet layout & Abutters Property lines	8/23/2019
No.	Revision	Date

LYNNFIELD PLANNING BOARD	Application Filed: _____ Final Plan Filed: _____ Hearing Date: _____ Plan Approved: _____ Plan Signed: _____
LOTING SHEET 1 OF 1	
SHEET 1 OF 3	

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