

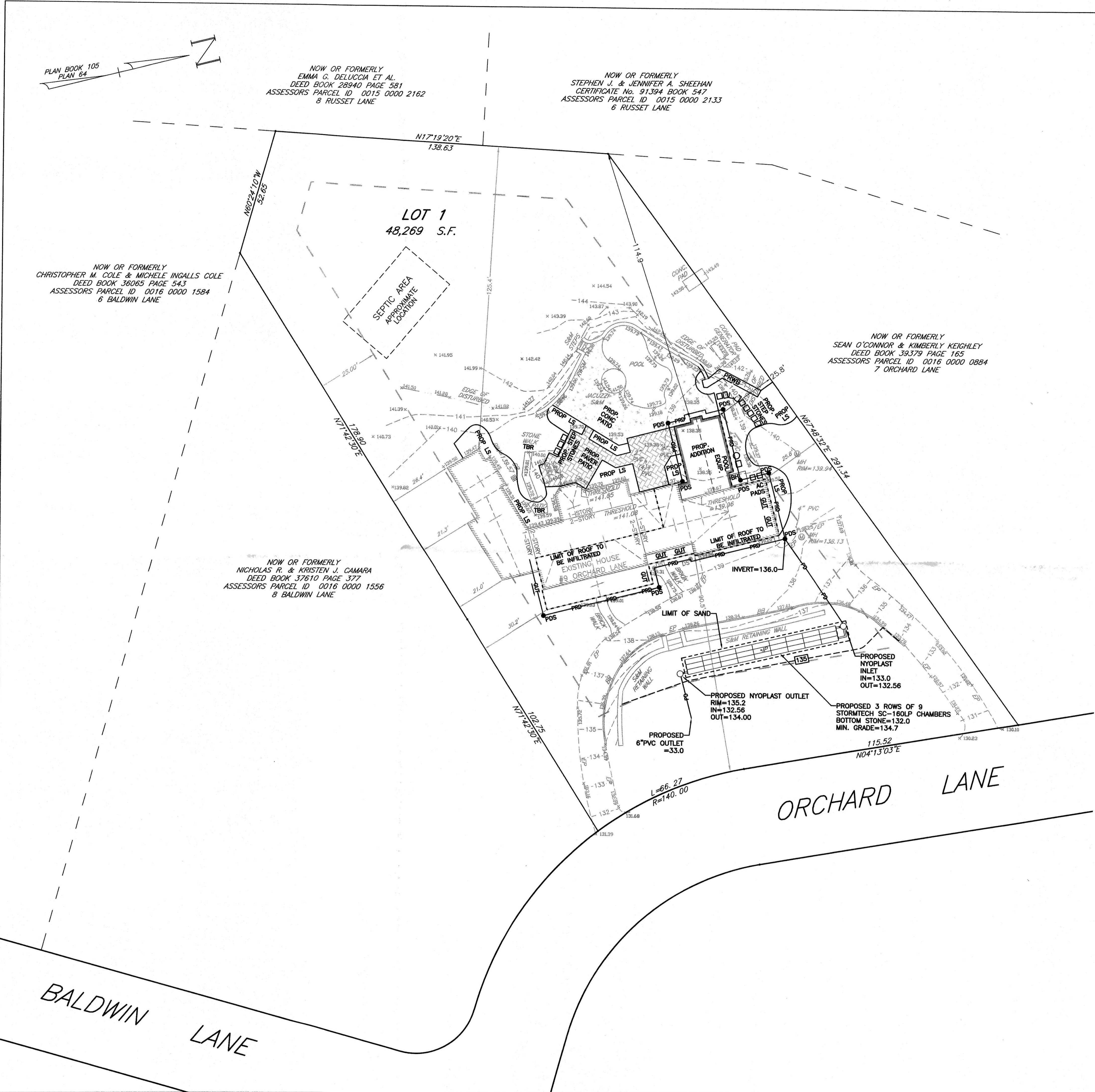
PLAN BOOK 105  
PLAN 64

NOW OR FORMERLY  
EMMA G. DELUCCIA ET AL.  
DEED BOOK 28940 PAGE 581  
ASSESSORS PARCEL ID 0015 0000 2162  
8 RUSSET LANE

NOW OR FORMERLY  
STEPHEN J. & JENNIFER A. SHEEHAN  
CERTIFICATE No. 91394 BOOK 547  
ASSESSORS PARCEL ID 0015 0000 2133  
6 RUSSET LANE

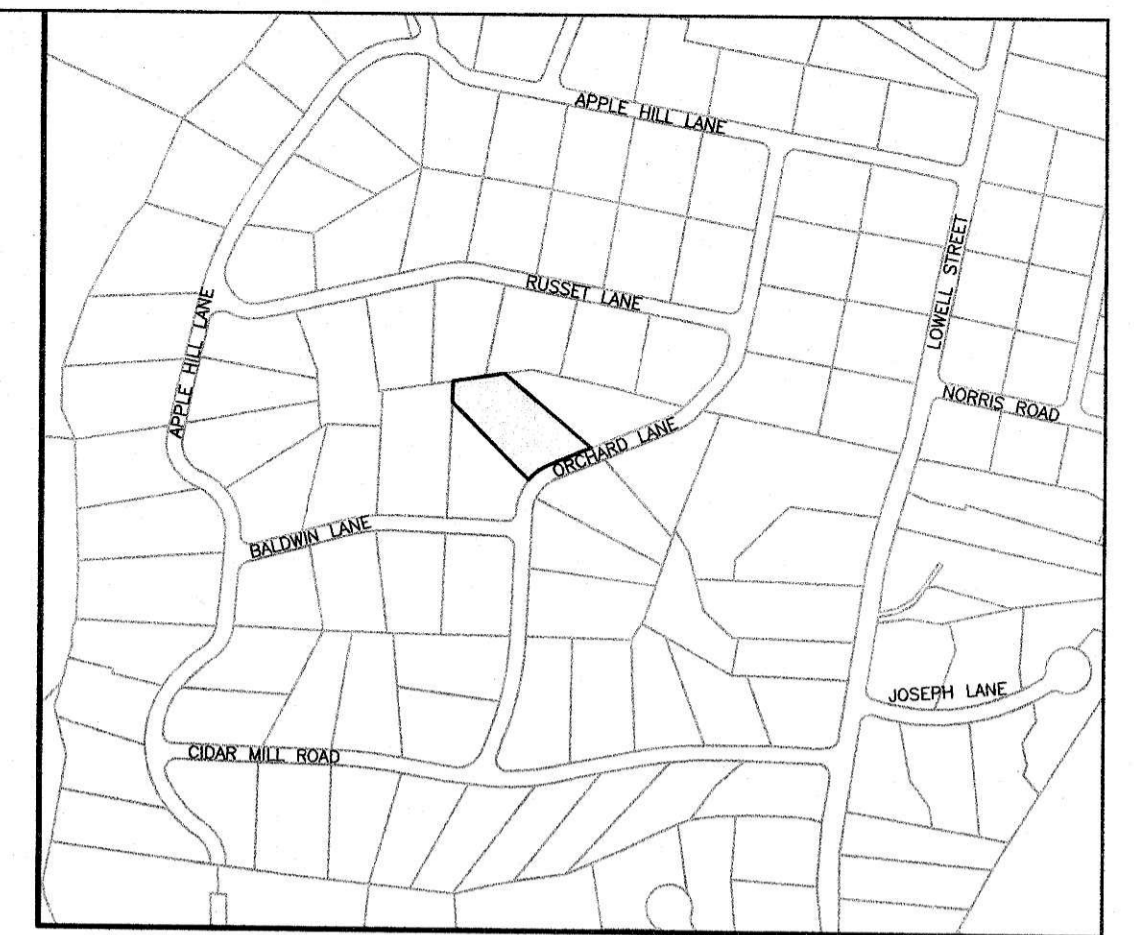
NOW OR FORMERLY  
CHRISTOPHER M. COLE & MICHELE INGALLS COLE  
DEED BOOK 36065 PAGE 543  
ASSESSORS PARCEL ID 0016 0000 1584  
6 BALDWIN LANE

NOW OR FORMERLY  
NICHOLAS R. & KRISTEN J. CAMARA  
DEED BOOK 37610 PAGE 377  
ASSESSORS PARCEL ID 0016 0000 1556  
8 BALDWIN LANE



LEGEND:

- 143 --- CONTOUR
- x 143.39 SPOT ELEVATION
- ⊙ MANHOLE
- ⊞ CATCH BASIN
- ⊙ DS DOWNSPOUT
- BB BITUMINOUS BERM
- CONC. CONCRETE
- EP EDGE OF PAVEMENT
- PVC POLYVINYL CHLORIDE
- S&M STONE AND MASONRY
- RWSM RETAINING WALL - STONE AND MASONRY
- S.F. SQUARE FEET
- 139 --- PROPOSED CONTOUR
- PRO --- PROPOSED DRAIN
- PD --- PROPOSED ROOF DRAIN
- PDS PROPOSED DOWNSPOUT
- AC AIR CONDITIONER
- BH BULKHEAD
- EQUIP. EQUIPMENT
- GUT GUTTER
- LS LANDSCAPING
- PROP. PROPOSED
- PRWB PROPOSED RETAINING WALL - BOULDERS TO BE REMOVED
- TBR TO BE REMOVED



LOCUS MAP:  
(1"=300')

NOTES:

- THIS PLAN IS BASED ON AN ACTUAL ON-THE-GROUND FIELD SURVEY CONDUCTED BY HAYES ENGINEERING, INC. ON AUGUST 21, 2023.
- THE ELEVATIONS DEPICTED HEREON ARE 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.
- THIS PROPERTY DOES NOT LIE WITHIN FLOOD HAZARD AREAS (ZONE A OR V) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25009C0391F; EFFECTIVE DATE: 7/3/2012.
- THIS PROPERTY LIES WITHIN THE GROUNDWATER PROTECTION DISTRICT.
- NO TREES ARE TO BE CUT DOWN WITHIN THE YARD SETBACKS.

RECORD OWNER:

J&C REALTY TRUST  
9 ORCHARD LANE  
LYNNFIELD, MA 01940  
DEED BOOK 40875 PAGE 178  
PLAN BOOK 105 PLAN 64  
ASSESSORS PARCEL ID 0016 0000 1527  
#9 ORCHARD LANE

| IMPERVIOUS AREAS           |             |                        |              |                        |
|----------------------------|-------------|------------------------|--------------|------------------------|
|                            | EXISTING    | EXISTING NOT RECHARGED | PROPOSED     | PROPOSED NOT RECHARGED |
| BUILDING                   | 4,363± s.f. | 4,363± s.f.            | 5,002± s.f.  | 2,102 s.f.             |
| PAVEMENT                   | 4,275± s.f. | 4,275± s.f.            | 4,275± s.f.  | 4,275± s.f.            |
| CONCRETE                   | 58± s.f.    | 58± s.f.               | 1,409± s.f.  | 1,409± s.f.            |
| WALL AND STEPS             | 360± s.f.   | 360± s.f.              | 454± s.f.    | 454± s.f.              |
| PAVER PATIOS & STONE WALKS | 262± s.f.   | 262± s.f.              | 1,045± s.f.  | 1,045± s.f.            |
| POOL & SPA                 | 657 s.f.    | 657 s.f.               | 657± s.f.    | 657± s.f.              |
| TOTAL                      | 9,975± s.f. | 9,975± s.f.            | 12,842± s.f. | 9,942± s.f.            |

EXISTING NON-CONFORMANCE:  
\*GROUNDWATER RECHARGE REQUIRED IF GREATER OF 15% LOT AREA OR 2,500 s.f. RENDERED IMPERVIOUS = 7,240± s.f.  
TOTAL INCREASE IN IMPERVIOUS AREA = 2,867±S.F.

| ZONING TABLE         |                         |             |             |
|----------------------|-------------------------|-------------|-------------|
| ZONE                 | SINGLE RESIDENCE C (RC) |             |             |
| DIMENSIONAL CONTROLS | REQUIRED/ALLOWED        | EXISTING    | PROPOSED    |
| FRONT YARD SETBACK   | 40 ft.                  | 90.5 ft.    | 90.5 ft.    |
| SIDE YARD SETBACK    | 25 ft.                  | 21.0 ft.    | 21.0 ft.    |
| REAR YARD SETBACK    | 20 ft.                  | 125.4 ft.   | 114.9 ft.   |
| MIN. FRONTAGE        | 180 ft.                 | 181.79 ft.  | 181.79 ft.  |
| MIN. LOT AREA        | 40,000 s.f.             | 48,269 s.f. | 48,269 s.f. |
| LOT COVERAGE         | 35%                     | 9.0%        | 10.4%       |

Site Plan in  
**LYNNFIELD, MASS.**

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



Scale: 1" = 20'  
September 13, 2023

#9 Orchard Lane  
Showing Proposed Improvements  
Sheet 1 of 2  
SEE BOARD OF APPEALS DECISION CASE #

RECEIVED  
TOWN ENGINEERING OFFICE  
LYNNFIELD, MASS.  
SEP 15 A 9 11