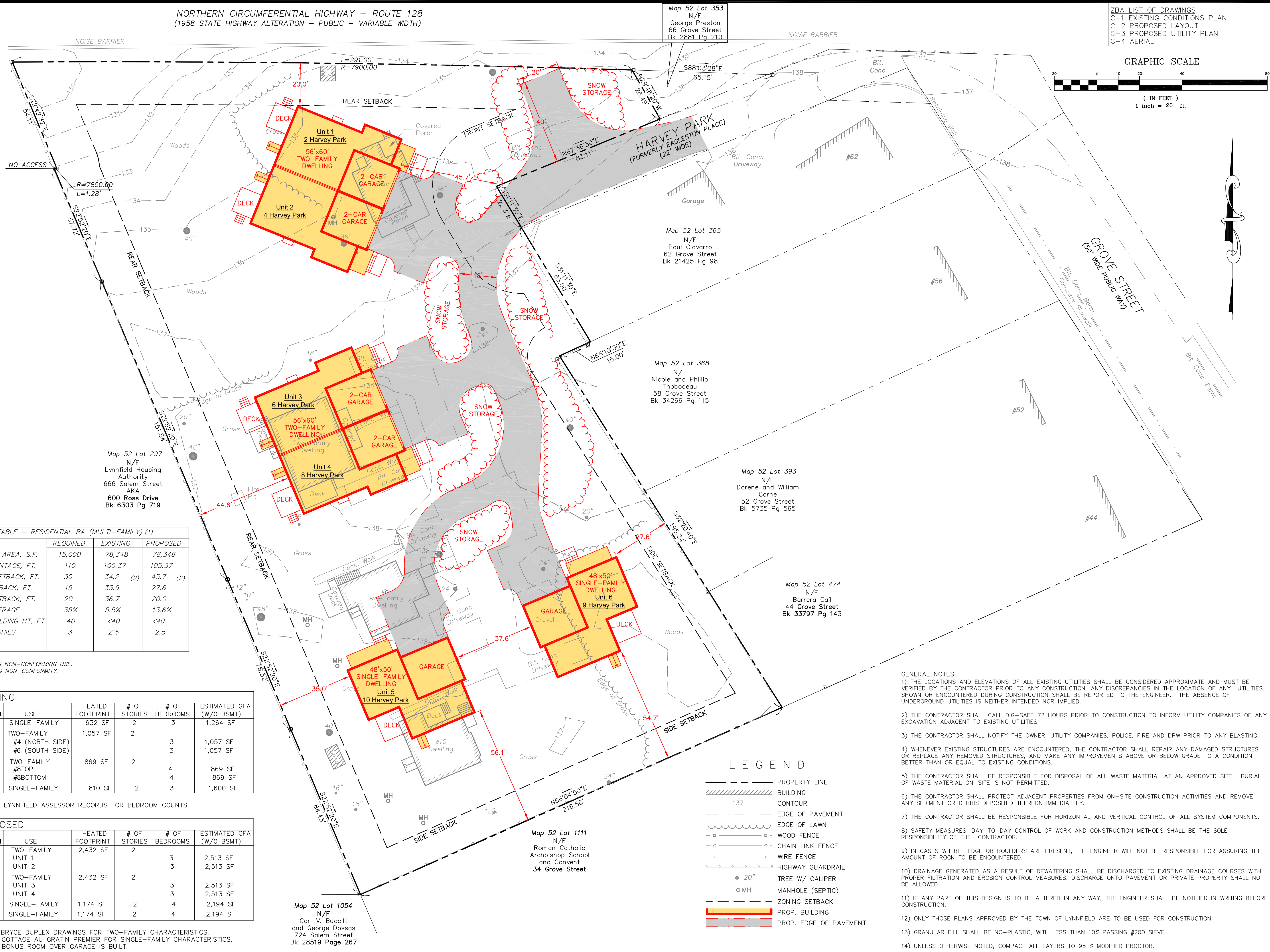


NORTHERN CIRCUMFERENTIAL HIGHWAY – ROUTE 128
(1958 STATE HIGHWAY ALTERATION – PUBLIC – VARIABLE WIDTH)

ZBA LIST OF DRAWINGS
C-1 EXISTING CONDITIONS PLAN
C-2 PROPOSED LAYOUT
C-3 PROPOSED UTILITY PLAN
C-4 AERIAL

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



ZONING TABLE – RESIDENTIAL RA (MULTI-FAMILY) (1)

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA, S.F.	15,000	78,348	78,348
MIN. FRONTAGE, FT.	110	105.37	105.37
FRONT SETBACK, FT.	30	34.2 (2)	45.7 (2)
SIDE SETBACK, FT.	15	33.9	27.6
REAR SETBACK, FT.	20	36.7	20.0
LOT COVERAGE	35%	5.5%	13.6%
MAX. BUILDING HT, FT.	40	<40	<40
MAX. STORIES	3	2.5	2.5

FOOTNOTES:
(1) EXISTING NON-CONFORMING USE.
(2) EXISTING NON-CONFORMITY.

EXISTING

LOCATION	USE	HEATED FOOTPRINT	# OF STORIES	# OF BEDROOMS	ESTIMATED GFA (W/O BSMT)
#2	SINGLE-FAMILY	632 SF	2	3	1,264 SF
#4&6	TWO-FAMILY #4 (NORTH SIDE) #6 (SOUTH SIDE)	1,057 SF	2	3	1,057 SF
#8	TWO-FAMILY #8TOP #8BOTTOM	869 SF	2	4	869 SF
#10	SINGLE-FAMILY	810 SF	2	3	1,600 SF

NOTES:
1. SEE LYNNFIELD ASSESSOR RECORDS FOR BEDROOM COUNTS.

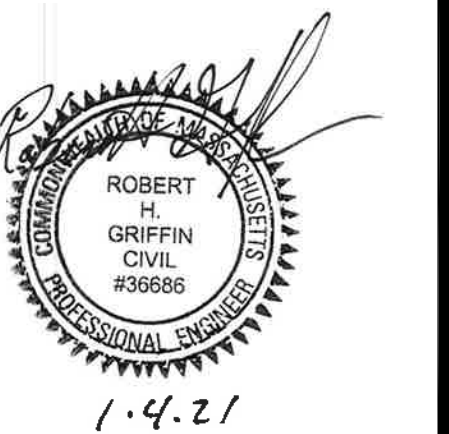
PROPOSED

LOCATION	USE	HEATED FOOTPRINT	# OF STORIES	# OF BEDROOMS	ESTIMATED GFA (W/O BSMT)
#2&4	TWO-FAMILY UNIT 1 UNIT 2	2,432 SF	2	3	2,513 SF
#6&8	TWO-FAMILY UNIT 3 UNIT 4	2,432 SF	2	3	2,513 SF
#9	SINGLE-FAMILY	1,174 SF	2	4	2,194 SF
#10	SINGLE-FAMILY	1,174 SF	2	4	2,194 SF

NOTES:
1. SEE BRYCE DUPLEX DRAWINGS FOR TWO-FAMILY CHARACTERISTICS.
2. SEE COTTAGE AU GRATIN PREMIER FOR SINGLE-FAMILY CHARACTERISTICS. ASSUME BONUS ROOM OVER GARAGE IS BUILT.

No. Date Description

Revisions



1.4.21



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LYNNFIELD, MA

PROPOSED
LAYOUT
PLAN

Scale: 1"=20'

Job No.:

File Name:

Date: 1/4/21

C-2

GENERAL NOTES

- THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES IN THE LOCATION OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER. THE ABSENCE OF UNDERGROUND UTILITIES IS NEITHER INTENDED NOR IMPLIED.
- THE CONTRACTOR SHALL CALL DIG-SAFE 72 HOURS PRIOR TO CONSTRUCTION TO INFORM UTILITY COMPANIES OF ANY EXCAVATION ADJACENT TO EXISTING UTILITIES.
- THE CONTRACTOR SHALL NOTIFY THE OWNER, UTILITY COMPANIES, POLICE, FIRE AND DPW PRIOR TO ANY BLASTING.
- WHENEVER EXISTING STRUCTURES ARE ENCOUNTERED, THE CONTRACTOR SHALL REPAIR ANY DAMAGED STRUCTURES OR REPLACE ANY REMOVED STRUCTURES, AND MAKE ANY IMPROVEMENTS ABOVE OR BELOW GRADE TO A CONDITION BETTER THAN OR EQUAL TO EXISTING CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL WASTE MATERIAL AT AN APPROVED SITE. BURIAL OF WASTE MATERIAL ON-SITE IS NOT PERMITTED.
- THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES FROM ON-SITE CONSTRUCTION ACTIVITIES AND REMOVE ANY SEDIMENT OR DEBRIS DEPOSITED THEREON IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HORIZONTAL AND VERTICAL CONTROL OF ALL SYSTEM COMPONENTS.
- SAFETY MEASURES, DAY-TO-DAY CONTROL OF WORK AND CONSTRUCTION METHODS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- IN CASES WHERE LEDGE OR BOULDERS ARE PRESENT, THE ENGINEER WILL NOT BE RESPONSIBLE FOR ASSURING THE AMOUNT OF ROCK TO BE ENCOUNTERED.
- DRAINAGE GENERATED AS A RESULT OF DEWATERING SHALL BE DISCHARGED TO EXISTING DRAINAGE COURSES WITH PROPER FILTRATION AND EROSION CONTROL MEASURES. DISCHARGE ONTO PAVEMENT OR PRIVATE PROPERTY SHALL NOT BE ALLOWED.
- IF ANY PART OF THIS DESIGN IS TO BE ALTERED IN ANY WAY, THE ENGINEER SHALL BE NOTIFIED IN WRITING BEFORE CONSTRUCTION.
- ONLY THOSE PLANS APPROVED BY THE TOWN OF LYNNFIELD ARE TO BE USED FOR CONSTRUCTION.
- GRANULAR FILL SHALL BE NO-PLASTIC, WITH LESS THAN 10% PASSING #200 SIEVE.
- UNLESS OTHERWISE NOTED, COMPACT ALL LAYERS TO 95% MODIFIED PROCTOR.

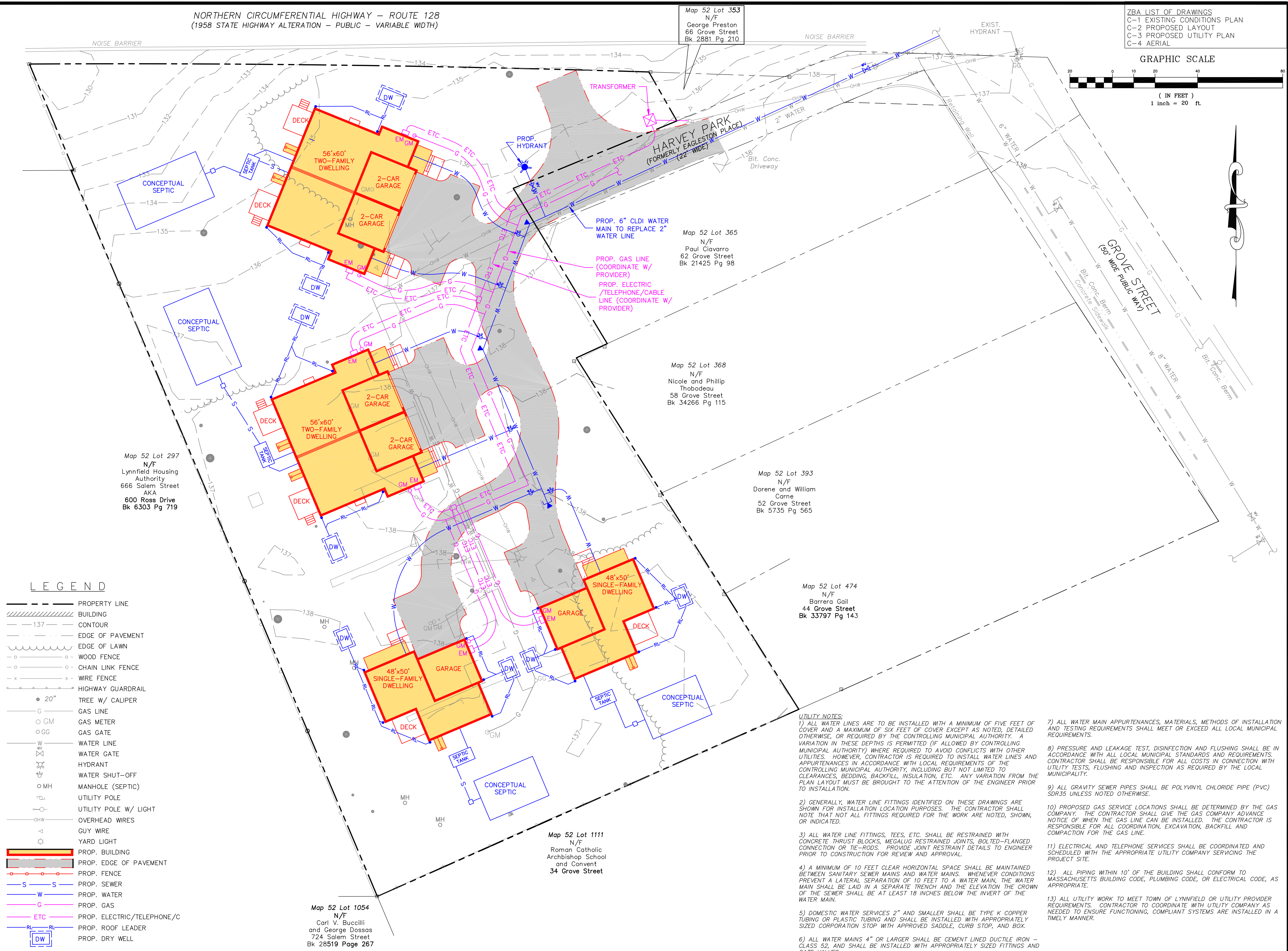
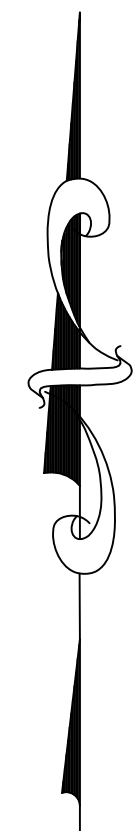
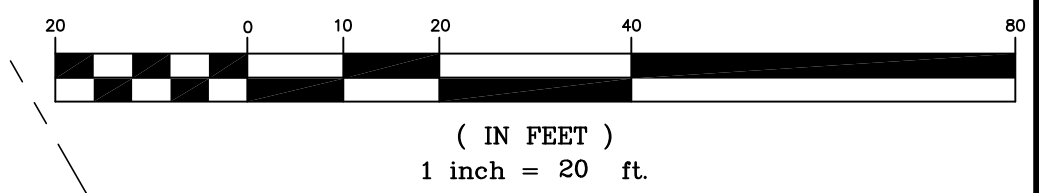
LEGEND

- — — — — PROPERTY LINE
- ▨ BUILDING
- — — — — CONTOUR
- — — — — EDGE OF PAVEMENT
- — — — — EDGE OF LAWN
- — — — — WOOD FENCE
- — — — — CHAIN LINK FENCE
- — — — — WIRE FENCE
- — — — — HIGHWAY GUARDRAIL
- 20" TREE W/ CALIPER
- MH MANHOLE (SEPTIC)
- — — — — ZONING SETBACK
- ▭ PROP. BUILDING
- ▭ PROP. EDGE OF PAVEMENT

NORTHERN CIRCUMFERENTIAL HIGHWAY – ROUTE 128
(1958 STATE HIGHWAY ALTERATION – PUBLIC – VARIABLE WIDTH)

ZBA LIST OF DRAWINGS
C-1 EXISTING CONDITIONS PLAN
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C-4 AERIAL

GRAPHIC SCALE



LEGEND

- PROPERTY LINE
- BUILDING
- 137- CONTOUR
- - - EDGE OF PAVEMENT
- - - EDGE OF LAWN
- WOOD FENCE
- CHAIN LINK FENCE
- × WIRE FENCE
- HIGHWAY GUARDRAIL
- 20" TREE W/ CALIPER
- G GAS LINE
- GM GAS METER
- GC GAS GATE
- W WATER LINE
- W WATER GATE
- ⊕ HYDRANT
- ⊕ WATER SHUT-OFF
- MH MANHOLE (SEPTIC)
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- OVERHEAD WIRES
- GUY WIRE
- YARD LIGHT
- PROP. BUILDING
- PROP. EDGE OF PAVEMENT
- PROP. FENCE
- S PROP. SEWER
- W PROP. WATER
- G PROP. GAS
- ETC PROP. ELECTRIC/TELEPHONE/C
- RL PROP. ROOF LEADER
- DW PROP. DRY WELL

Map 52 Lot 297
N/F
Lynnfield Housing Authority
666 Salem Street
AKA
600 Ross Drive
Bk 6303 Pg 719

Map 52 Lot 353
N/F
George Preston
66 Grove Street
Bk 2881 Pg 210

Map 52 Lot 365
N/F
Paul Ciavarrò
62 Grove Street
Bk 21425 Pg 98

Map 52 Lot 368
N/F
Nicole and Phillip
Thobodeau
58 Grove Street
Bk 34266 Pg 115

Map 52 Lot 393
N/F
Dorene and William
Carme
52 Grove Street
Bk 5735 Pg 565

Map 52 Lot 474
N/F
Barrera Gall
44 Grove Street
Bk 33797 Pg 143

Map 52 Lot 1111
N/F
Roman Catholic
Archbishop School
and Convent
34 Grove Street

Map 52 Lot 1054
N/F
Carl V. Buccilli
and George Dossas
724 Salem Street
Bk 28519 Page 267

UTILITY NOTES:

- 1) ALL WATER LINES ARE TO BE INSTALLED WITH A MINIMUM OF FIVE FEET OF COVER AND A MAXIMUM OF SIX FEET OF COVER EXCEPT AS NOTED, DETAILED OTHERWISE, OR REQUIRED BY THE CONTROLLING MUNICIPAL AUTHORITY. A VARIATION IN THESE DEPTHS IS PERMITTED (IF ALLOWED BY CONTROLLING MUNICIPAL AUTHORITY) WHERE REQUIRED TO AVOID CONFLICTS WITH OTHER UTILITIES. HOWEVER, CONTRACTOR IS REQUIRED TO INSTALL WATER LINES AND APPURTENANCES IN ACCORDANCE WITH LOCAL REQUIREMENTS OF THE CONTROLLING MUNICIPAL AUTHORITY, INCLUDING BUT NOT LIMITED TO CLEARANCES, BEDDING, BACKFILL, INSULATION, ETC. ANY VARIATION FROM THE PLAN LAYOUT MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO INSTALLATION.
- 2) GENERALLY, WATER LINE FITTINGS IDENTIFIED ON THESE DRAWINGS ARE SHOWN FOR INSTALLATION LOCATION PURPOSES. THE CONTRACTOR SHALL NOTE THAT NOT ALL FITTINGS REQUIRED FOR THE WORK ARE NOTED, SHOWN, OR INDICATED.
- 3) ALL WATER LINE FITTINGS, TEES, ETC. SHALL BE RESTRAINED WITH CONCRETE THRUST BLOCKS, MEGALUG RESTRAINED JOINTS, BOLTED-FLANGED CONNECTION OR TIE-RODS. PROVIDE JOINT RESTRAINT DETAILS TO ENGINEER PRIOR TO CONSTRUCTION FOR REVIEW AND APPROVAL.
- 4) A MINIMUM OF 10 FEET CLEAR HORIZONTAL SPACE SHALL BE MAINTAINED BETWEEN SANITARY SEWER MAINS AND WATER MAINS. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN, THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE CROWN OF THE SEWER SHALL BE AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN.
- 5) DOMESTIC WATER SERVICES 2" AND SMALLER SHALL BE TYPE K COPPER TUBING OR PLASTIC TUBING AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED CORPORATION STOP WITH APPROVED SADDLE, CURB STOP, AND BOX.
- 6) ALL WATER MAINS 4" OR LARGER SHALL BE CEMENT LINED DUCTILE IRON – CLASS 52, AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED FITTINGS AND GATE VALVES.
- 7) ALL WATER MAIN APPURTENANCES, MATERIALS, METHODS OF INSTALLATION AND TESTING REQUIREMENTS SHALL MEET OR EXCEED ALL LOCAL MUNICIPAL REQUIREMENTS.
- 8) PRESSURE AND LEAKAGE TEST, DISINFECTION AND FLUSHING SHALL BE IN ACCORDANCE WITH ALL LOCAL MUNICIPAL STANDARDS AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS IN CONNECTION WITH UTILITY TESTS, FLUSHING AND INSPECTION AS REQUIRED BY THE LOCAL MUNICIPALITY.
- 9) ALL GRAVITY SEWER PIPES SHALL BE POLYVINYL CHLORIDE PIPE (PVC) SDR35 UNLESS NOTED OTHERWISE.
- 10) PROPOSED GAS SERVICE LOCATIONS SHALL BE DETERMINED BY THE GAS COMPANY. THE CONTRACTOR SHALL GIVE THE GAS COMPANY ADVANCE NOTICE OF WHEN THE GAS LINE CAN BE INSTALLED. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION, EXCAVATION, BACKFILL AND COMPACTION FOR THE GAS LINE.
- 11) ELECTRICAL AND TELEPHONE SERVICES SHALL BE COORDINATED AND SCHEDULED WITH THE APPROPRIATE UTILITY COMPANY SERVICING THE PROJECT SITE.
- 12) ALL PIPING WITHIN 10' OF THE BUILDING SHALL CONFORM TO MASSACHUSETTS BUILDING CODE, PLUMBING CODE, OR ELECTRICAL CODE, AS APPROPRIATE.
- 13) ALL UTILITY WORK TO MEET TOWN OF LYNNFIELD OR UTILITY PROVIDER REQUIREMENTS. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY AS NEEDED TO ENSURE FUNCTIONING, COMPLIANT SYSTEMS ARE INSTALLED IN A TIMELY MANNER.

No.	Date	Description
Revisions		



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PROPOSED
UTILITY
PLAN

Scale: 1"=20'

Job No.:

File Name:

Date: 1/4/21

C-3