

EXISTING 2-FOOT CONTOUR

BITUMINOUS BERM

RETAINING WALL

EDGE OF PAVEMENT

STOCKADE FENCE

EDGE OF DISTURBED

CATCH BASIN

UTILITY POLE

ELECT. HAND HOLE

LIGHT POLE

TW=99.7

BW=90.0

EDGE OF BORDERING

VEGETATED WETLAND

100' WETLAND BUFFER ZONE

EDGE OF WATER

102

CURB

PTA

EP

TOP OF WALL & BOT. OF WALL ELEV.

AS

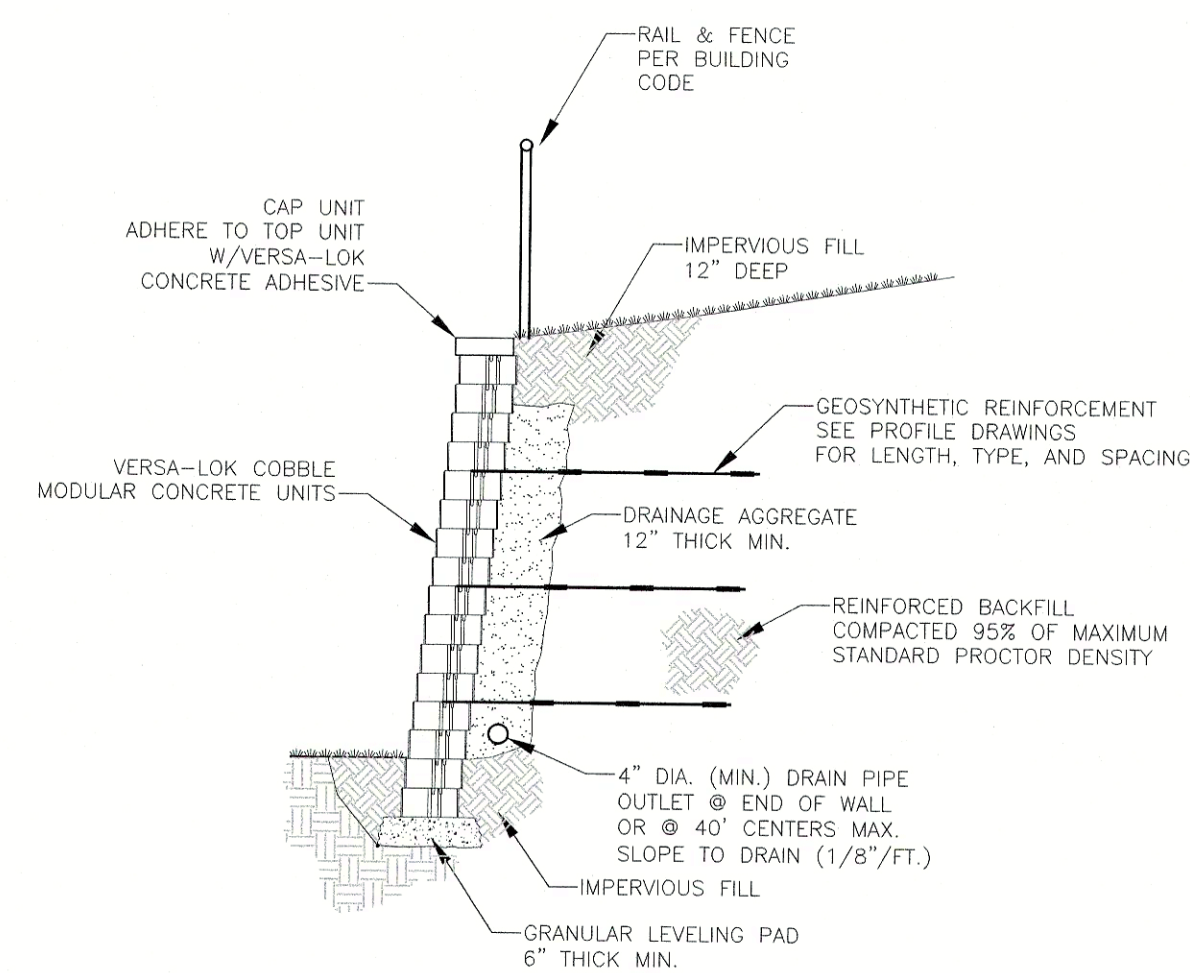
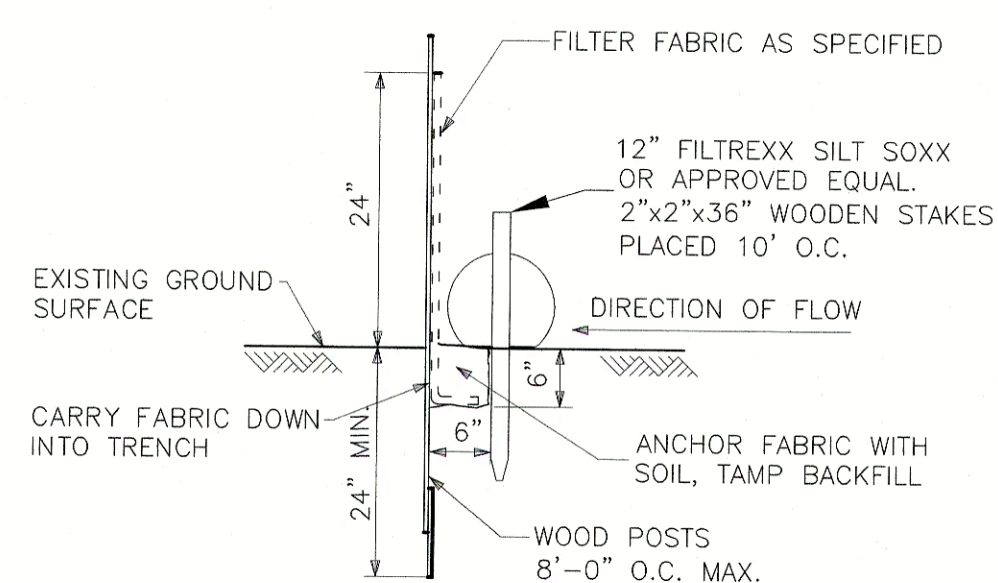
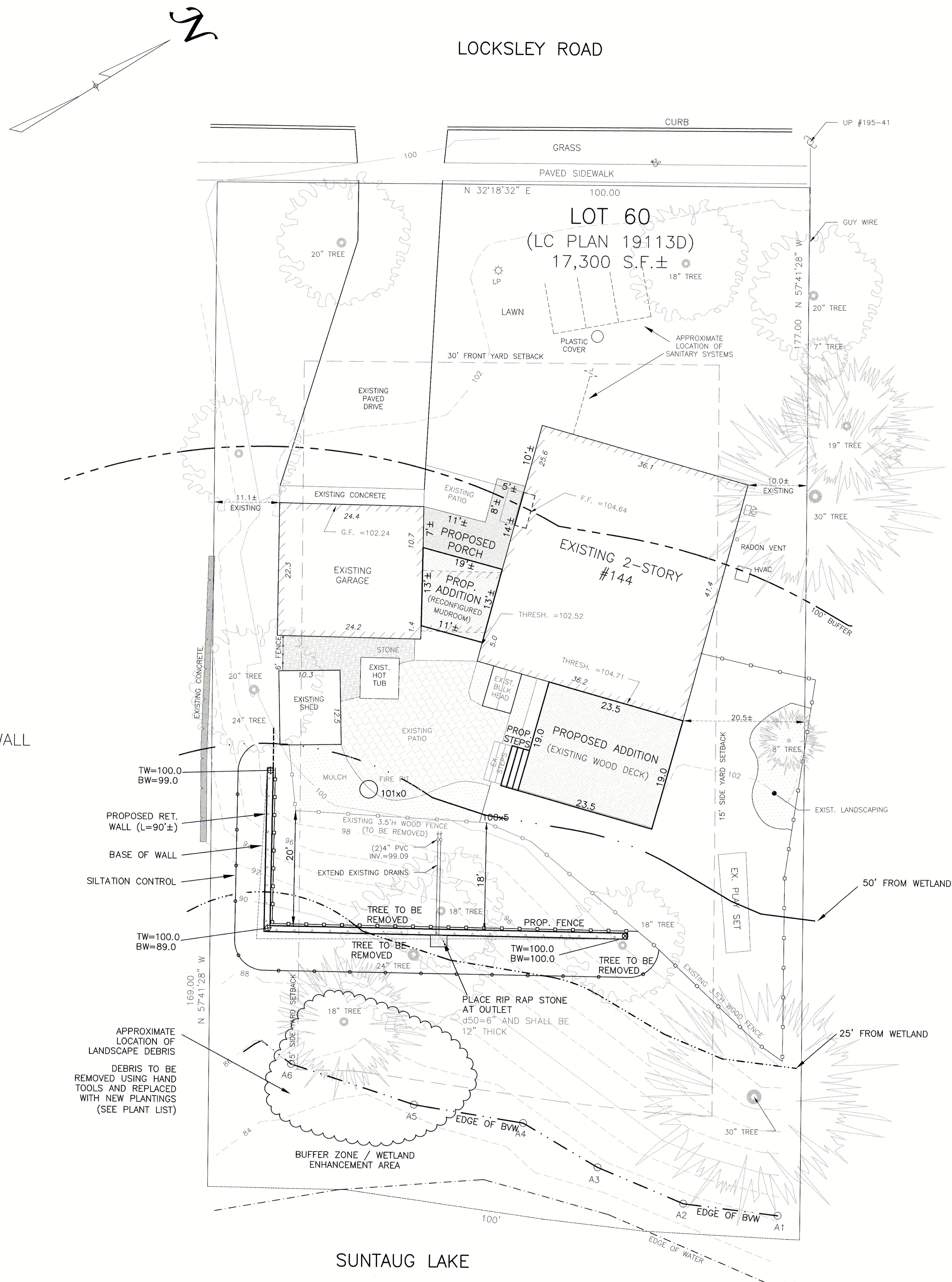


Diagram illustrating the installation of filter fabric on a slope. The fabric is held in place by a vertical wood post. The height of the fabric installation is indicated as 24". Labels include "FILTER FABRIC AS SPECIFIED" and "WOOD POST".



SILTFENCE W/SILT
"SOXX" DETAIL
(NOT TO SCALE)

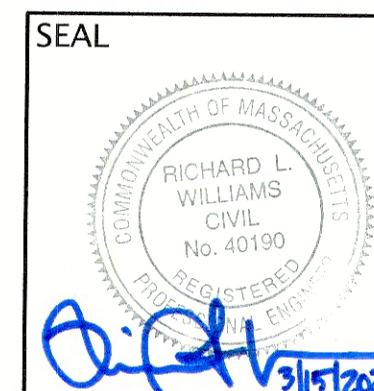


ZONING DISTRICT: RA
 MINIMUM LOT AREA = 15,000 S.F.
 MINIMUM LOT FRONTAGE = 110 FEET
 FRONT YARD SETBACK= 30 FEET (OR 50
 FROM STREET CENTER LINE IF GREATER)
 SIDE YARD SETBACK = 15 FEET
 REAR YARD SETBACK = 20 FEET
 LOT COVERAGE = 35%

1. EXISTING TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ACTUAL INSTRUMENT SURVEY PERFORMED BY WILLIAMS & SPARGES LLC CONDUCTED IN JUNE 2021.
2. THE EDGE OF BORDERING VEGETATED WERE DELINEATED AND LOCATED BY WILLIAMS & SPARGES LLC IN JUNE 2021.
3. ALL ELEVATIONS SHOWN ARE ASSUMED.
4. THE UTILITIES SHOWN ARE THE RESULT OF AN ACTUAL INSTRUMENT SURVEY PERFORMED BY WILLIAMS & SPARGES LLC. FROM VARIOUS PLANS ON FILE WITH THE TOWN OF LYNNFIELD AND OTHER PLANS OF RECORD. NO REPRESENTATION OR WARRANTY IS MADE AS TO THE ACCURACY OF THE LOCATION OF THE SUBSURFACE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE.
5. ALL UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN THAT WILL PREVENT THE PROPOSED WORK FROM BEING COMPLETED AS INTENDED.
6. IF DURING CONSTRUCTION A CONFLICT SHOULD ARISE BETWEEN AN EXISTING UTILITY AND PROPOSED WORK THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING FOR RESOLUTION OF THE CONFLICT.
7. CONTRACTOR TO CALL DIGSAFE PRIOR TO CONSTRUCTION (411), TO UPDATE TICKET AND/OR VERIFY TICKET VALIDATION. DIGSAFE TICKET IS VALID 30 DAYS FROM THE DATE OF ISSUE. BEYOND THIS POINT, TICKETS ARE VALID INDEFINITELY, PROVIDED THAT 1) THE MARKS ARE MAINTAINED, AND 2) THE WORK IS CONTINUOUS.
8. THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS AND ARCHITECTURAL SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION.
9. VERIFY ROOF DRAIN LOCATIONS WITH ARCHITECTURAL PLANS.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ABUTTING PROPERTIES FROM DAMAGE IN RELATION TO ALL PROPOSED IS SITE WORK.
11. THE FOUNDATION PERIMETER DRAIN SHALL BE INSTALLED IN ACCORDANCE WITH 780 CMR 5405 (THE MASSACHUSETTS STATE BUILDING CODE).
13. SEE ORDER OF CONDITIONS PRIOR TO SITE WORK.
14. SANITARY SYSTEM SHOWN IS FROM MORTGAGE SURVEY PLOT PLAN PROVIDE BY THE TOWN OF LYNNFIELD BOH. LOCATION IS APPROXIMATE AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
15. RETAINING WALL TO BE DESIGNED BY PROFESSIONAL ENGINEER AND TO MEET BUILDING CODE WITH FENCE/RAIL ON TOP.
16. ACCESS TO THE REAR YARD FOR CONSTRUCTION ACTIVITIES WILL BE THROUGH BREEZEWAY WHICH WILL BE DEMOLISHED IN PREPARATION FOR TO NEW BREEZEWAY.

QUANTITY	BOTANICAL NAME	COMMON NAME	NOTES
4	SILKY DOGWOOD	CORNUS AMOMUM	24"x36"
4	WINTERBERRY HOLLY	ILEX VERTICILLATA	24"x36"
4	HIGHBUSH BLUEBERRY	VACCINIUM CORYMBOSUM	24"x36"

1. PLANTINGS TO BE PLACED BY A PROFESSIONAL WETLAND SCIENTIST FOLLOWING THE REMOVAL OF THE LANDSCAPE DEBRIS.
2. AREA TO BE SEEDED WITH NEW ENGLAND CONSERVATION / WILDLIFE MIX OR EQUAL.
3. ALL TREES AND SHRUBS SHALL BE NURSERY GROWN WITHIN A U.S.D.A. PLANT HARDINESS ZONE WHICH IS THE SAME AS, OR COLDER THAN, THE ZONE IN WHICH THE PROJECT IS LOCATED.
4. ALL DISTURBED AREAS TO BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE CONDITIONS.
5. ALL WORK TO COMPLY TO ORDER OF CONDITIONS ISSUED FOR PROJECT. SEE CONDITIONS PRIOR TO LANDSCAPE WORK.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES BY "THE AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN, INC.
7. ALL TREES TO RECEIVE A MINIMUM OF 3" OF MULCH. ALL SHRUBS TO RECEIVE A MINIMUM OF 2" OF MULCH.
8. CONTRACTOR TO PROVIDE TWO YEAR GUARANTEE ON ALL PLANTING MATERIAL.
9. NO PLANTING PRIOR TO APPROVAL OF FINISHED GRADE.



PLAN TO ACCOMPANY A NOTICE OF INTENT
144 LOCKSLEY ROAD
LYNNFIELD, MA

Owner:
Jennifer and Devin Abramowitz
144 Locksley Road
Lynnfield, MA 01940

Applicant:

Same as owner

Designed By: JST
 Drawn By: JST
 Reviewed By: RLW
 Project Manager:
 Project Number: 1
 Drawing File Folder

☐ Drawing Issued for Review Only
☒ Drawing Issued for Permit
☐ Drawing Issued for Construction

WILLIAMS
SPARGES

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MIDDLETON, MA 01949
PHONE: (978) 539-8088
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WSENGINEERS.COM

DRAWING: NOI

SHEET 1 OF 1

A horizontal scale bar with a total length of 20 feet. It is divided into two equal segments, each labeled '10'.

0
0
0
0
7
2
0
4
2
0
0
0
0

2/28/2023

CONSERVATION COMMENTS

4	3
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1	
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