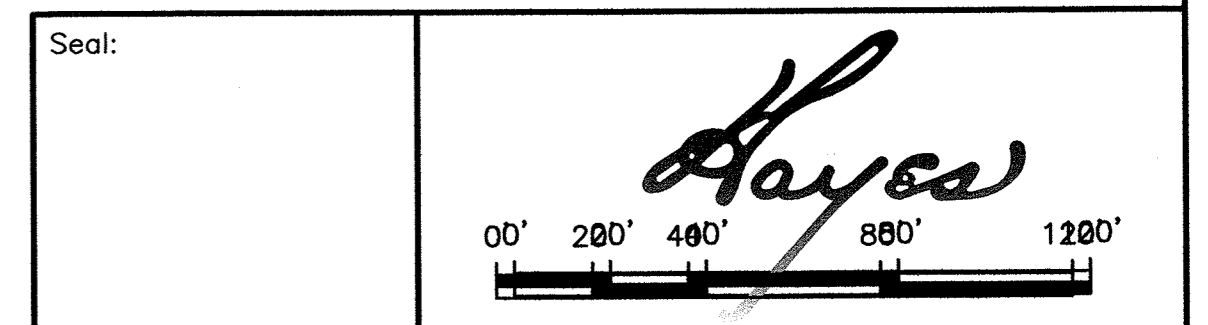


ZONE: SINGLE RESIDENCE D
 MINIMUM SETBACKS:
 FRONT = 40 ft.
 SIDE = 30 ft.
 REAR = 20 ft.
 MIN. FRONTAGE = 210 ft.
 MIN. LOT AREA = 60,000 s.f.



**Construction Topographic Plan
 Sagamore Place
 Lynnfield, Mass.**

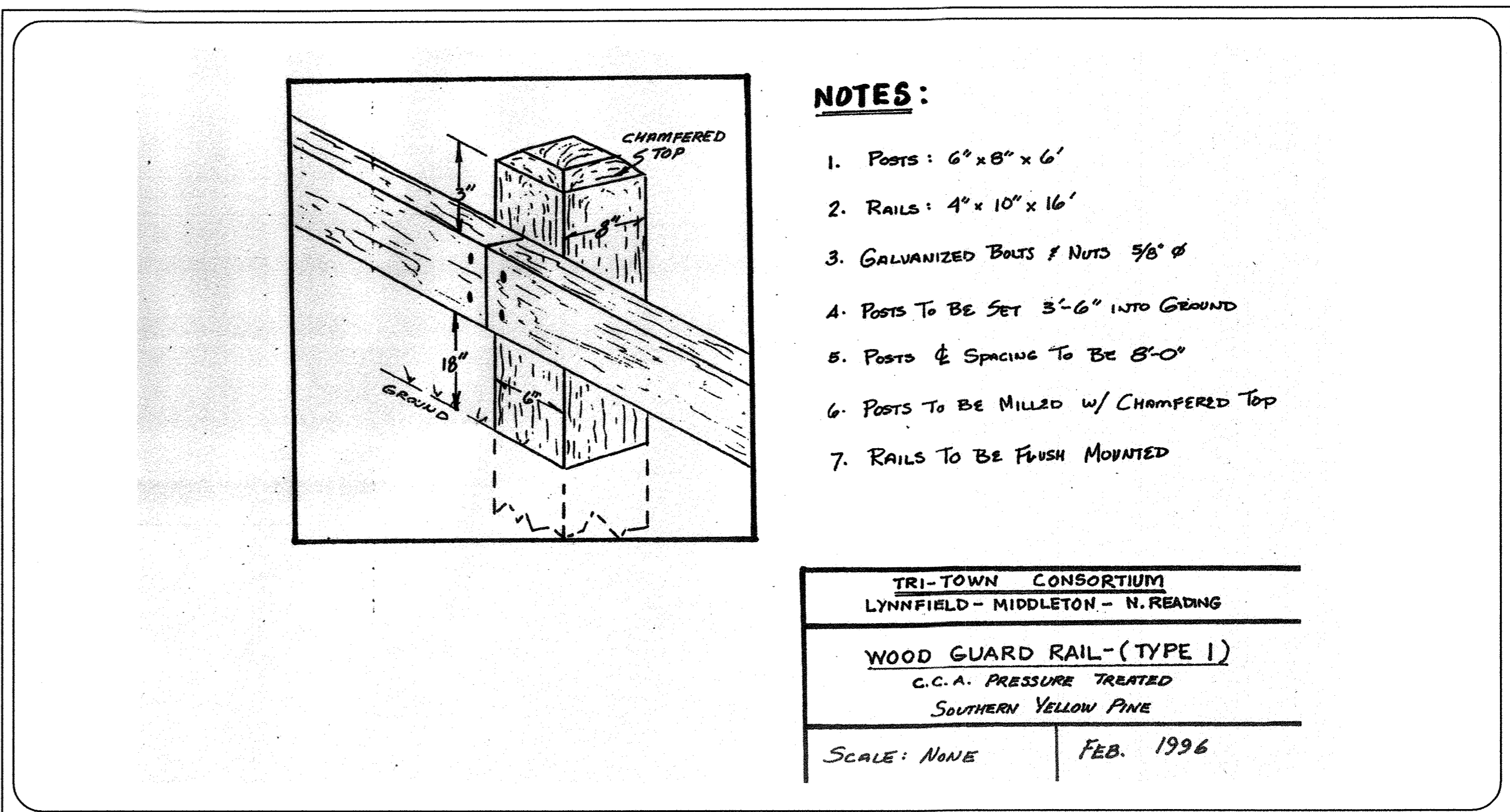
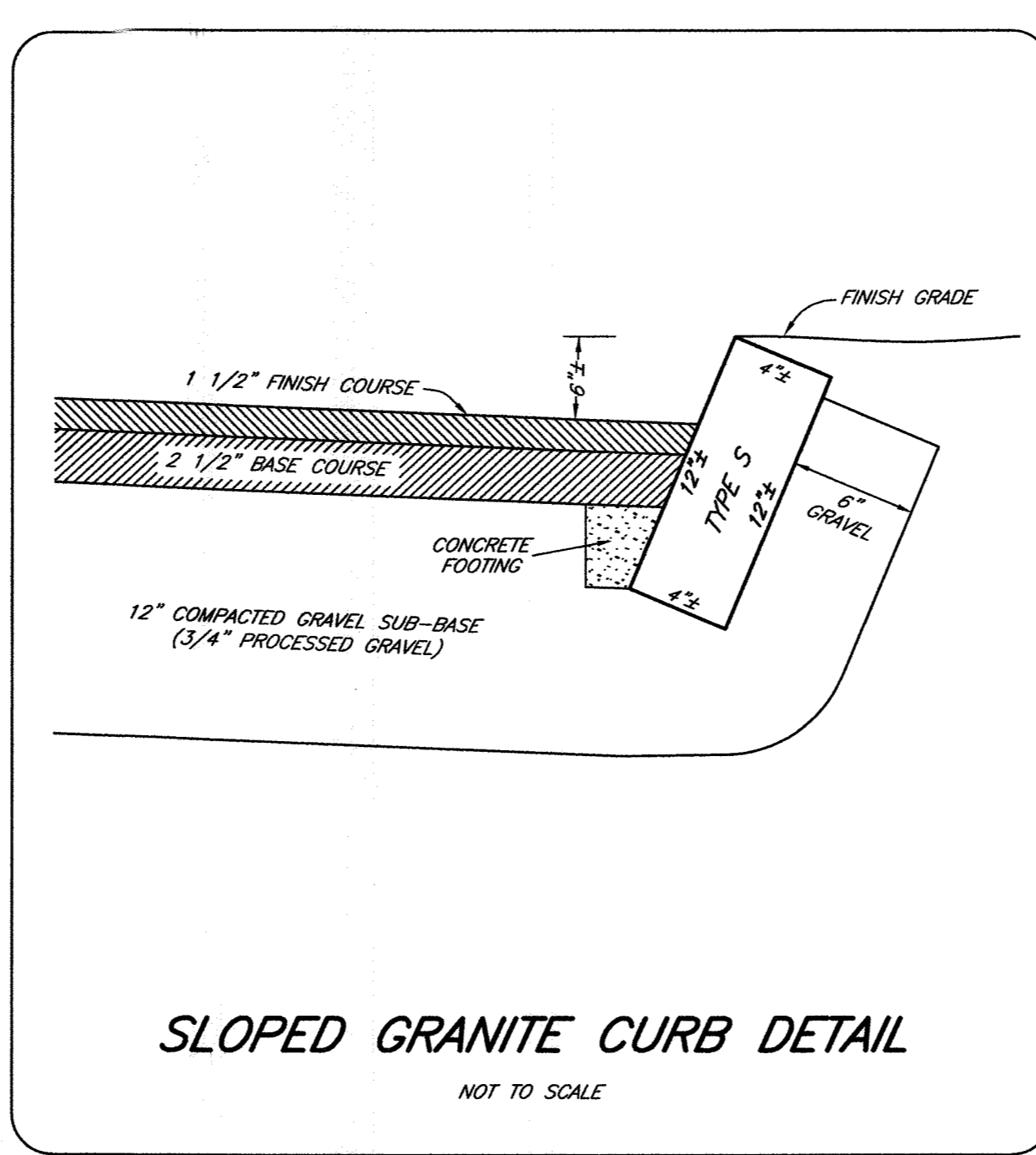
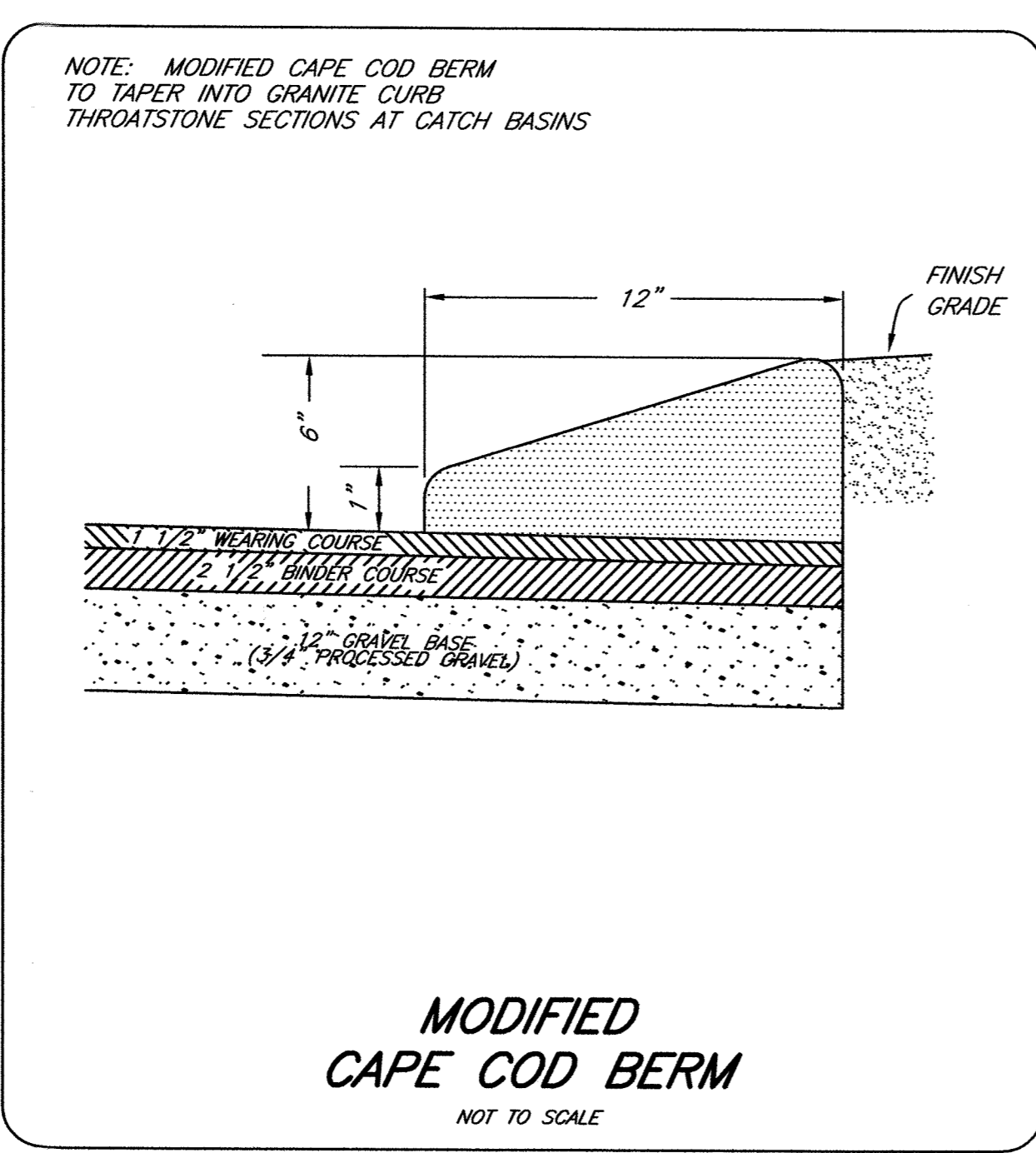
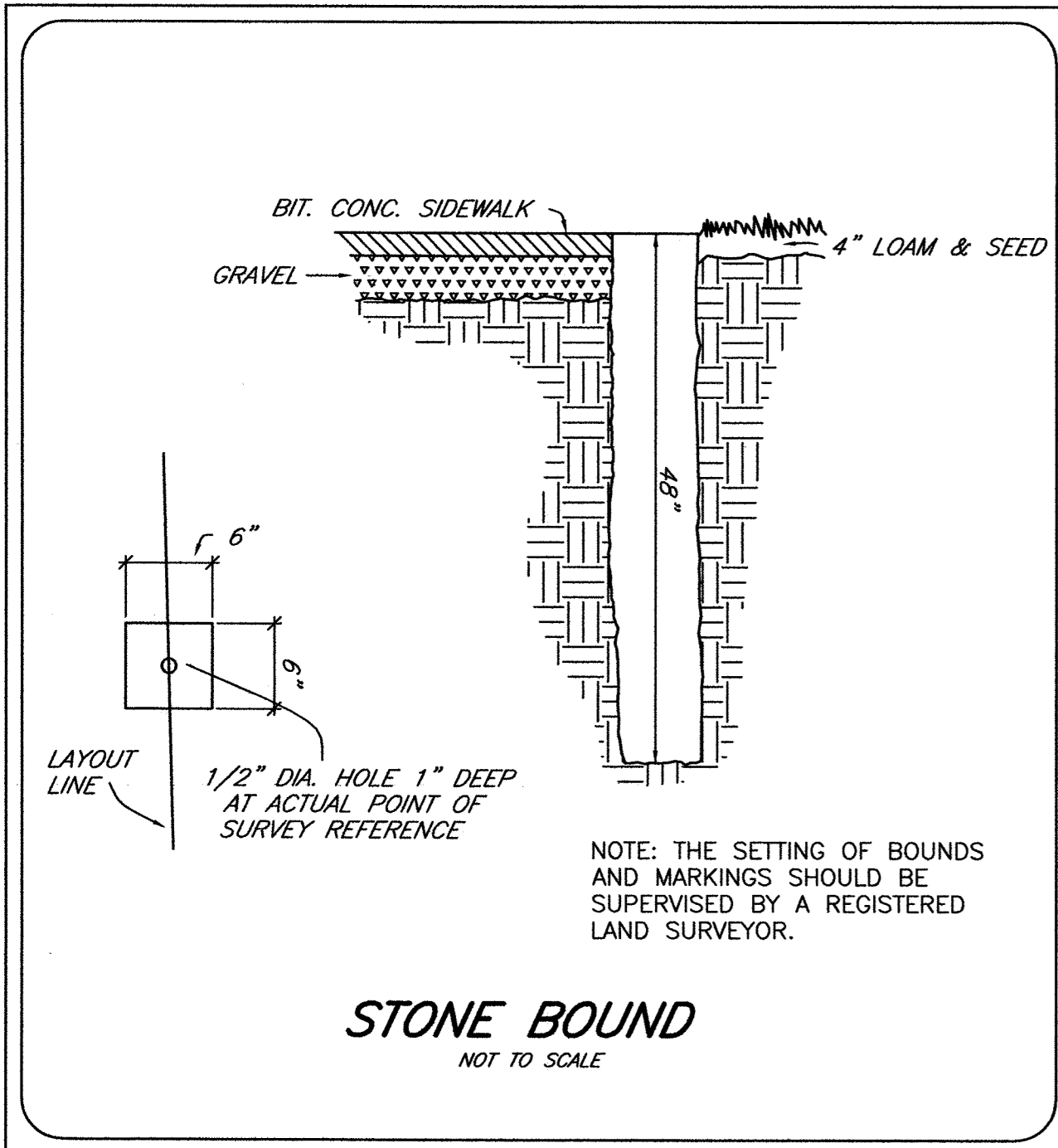
Applicant: Sagamore Place Realty Trust
 20 West Emerson Street
 Melrose, MA 02176

Engineer: Hayes Engineering, Inc.
 603 Salem Street
 Wakefield, Mass. 01880
 Tel. 781-246-2800
 www.hayeseng.com

Scale: 1"=40'
 Assessor's Map 9 Lot 175
 January 28, 2019

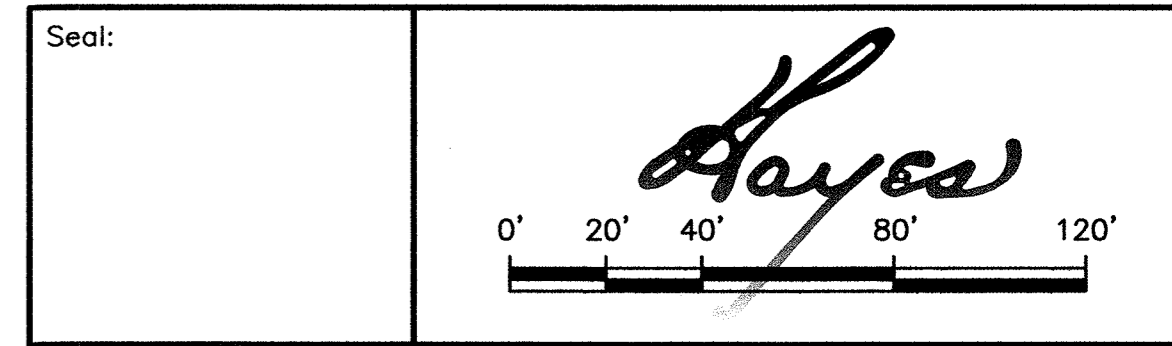
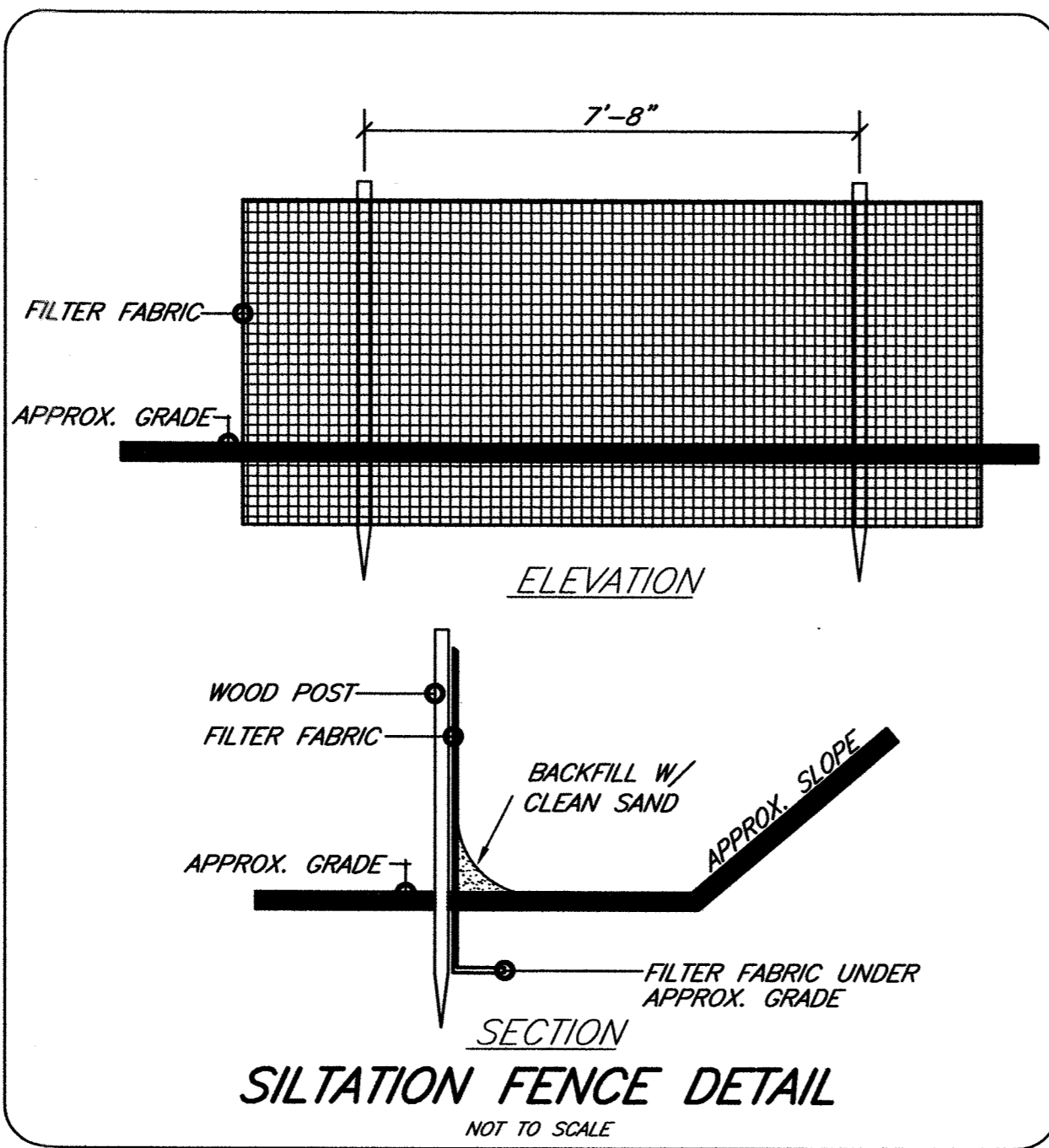
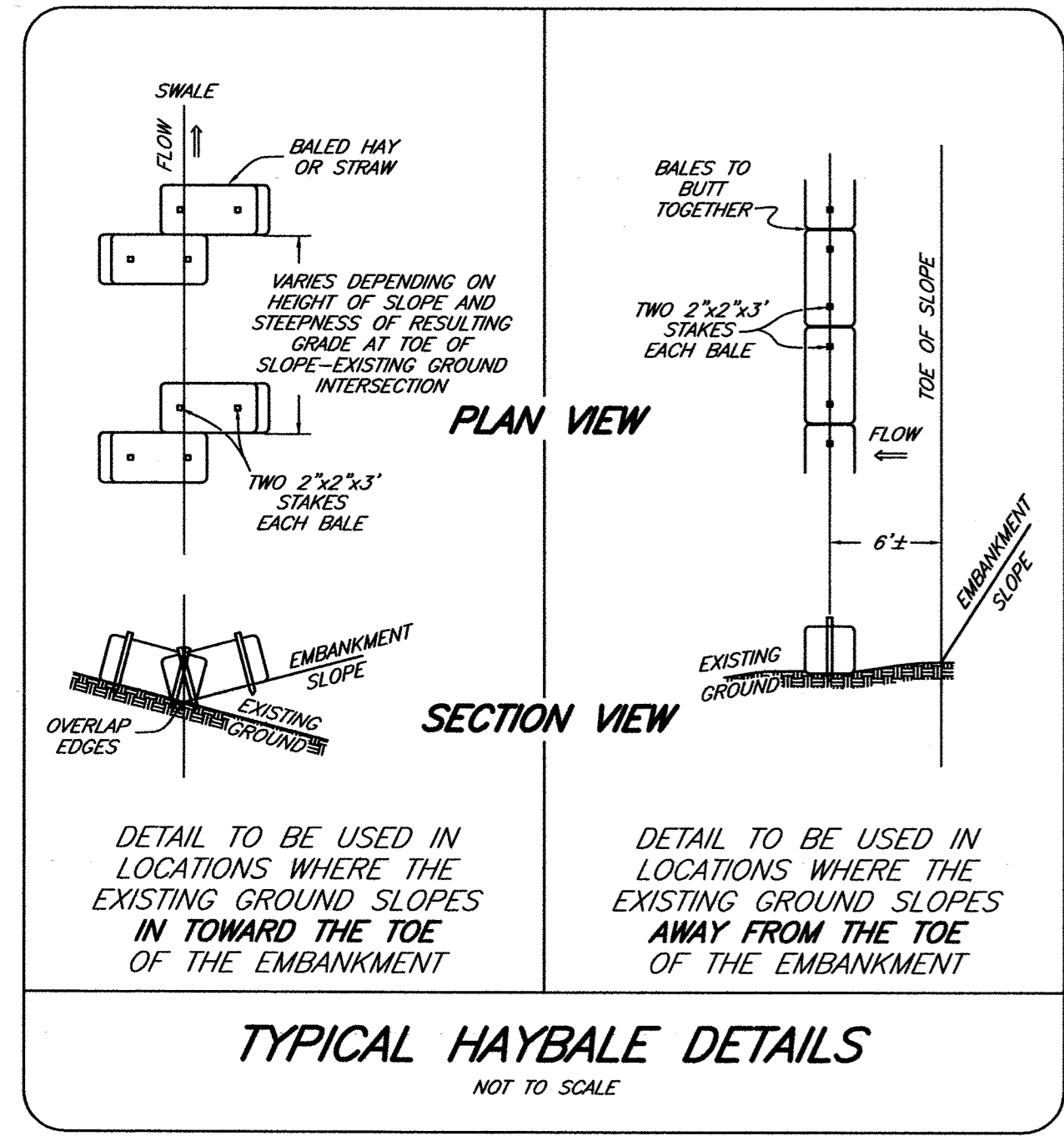
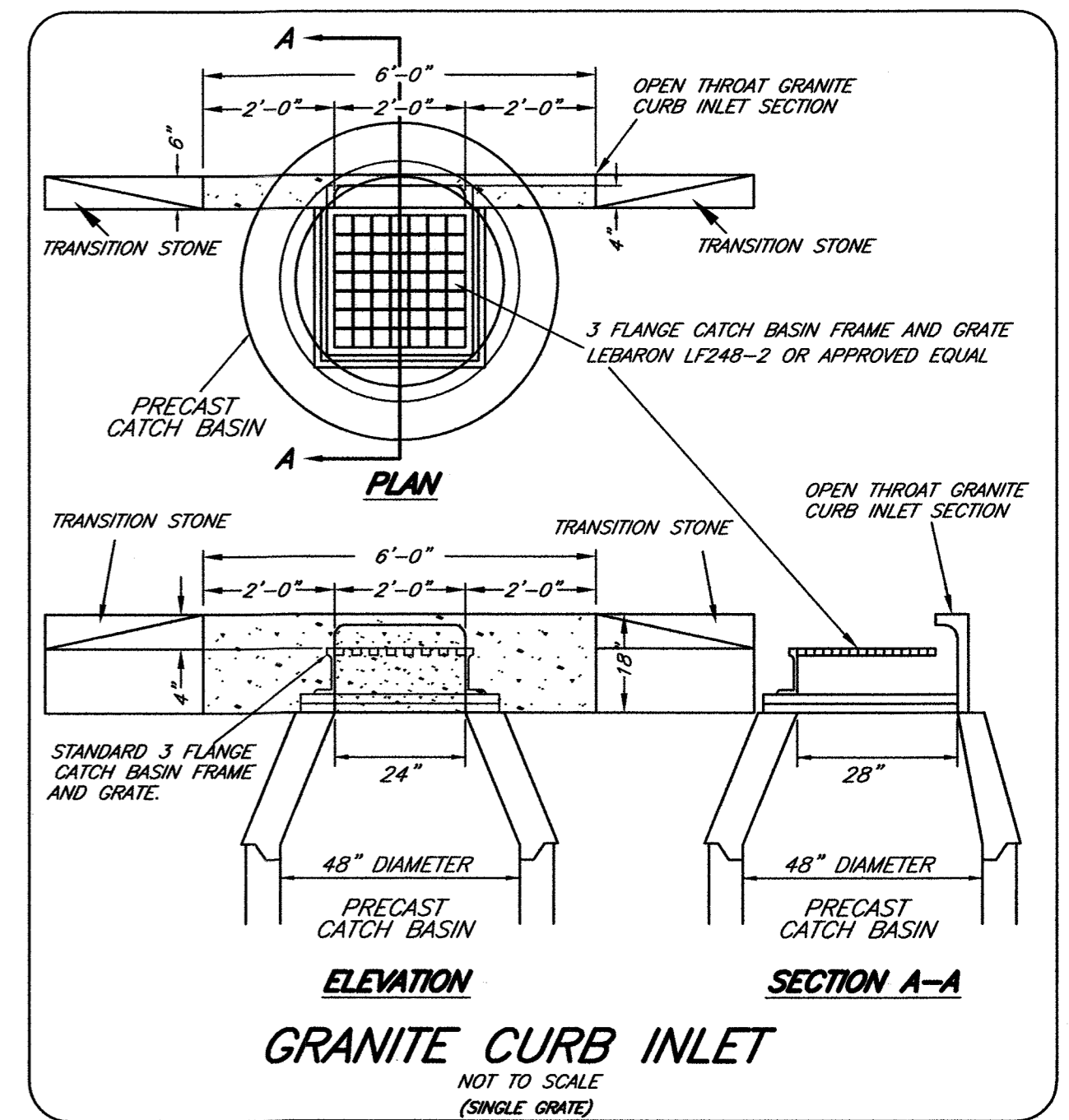
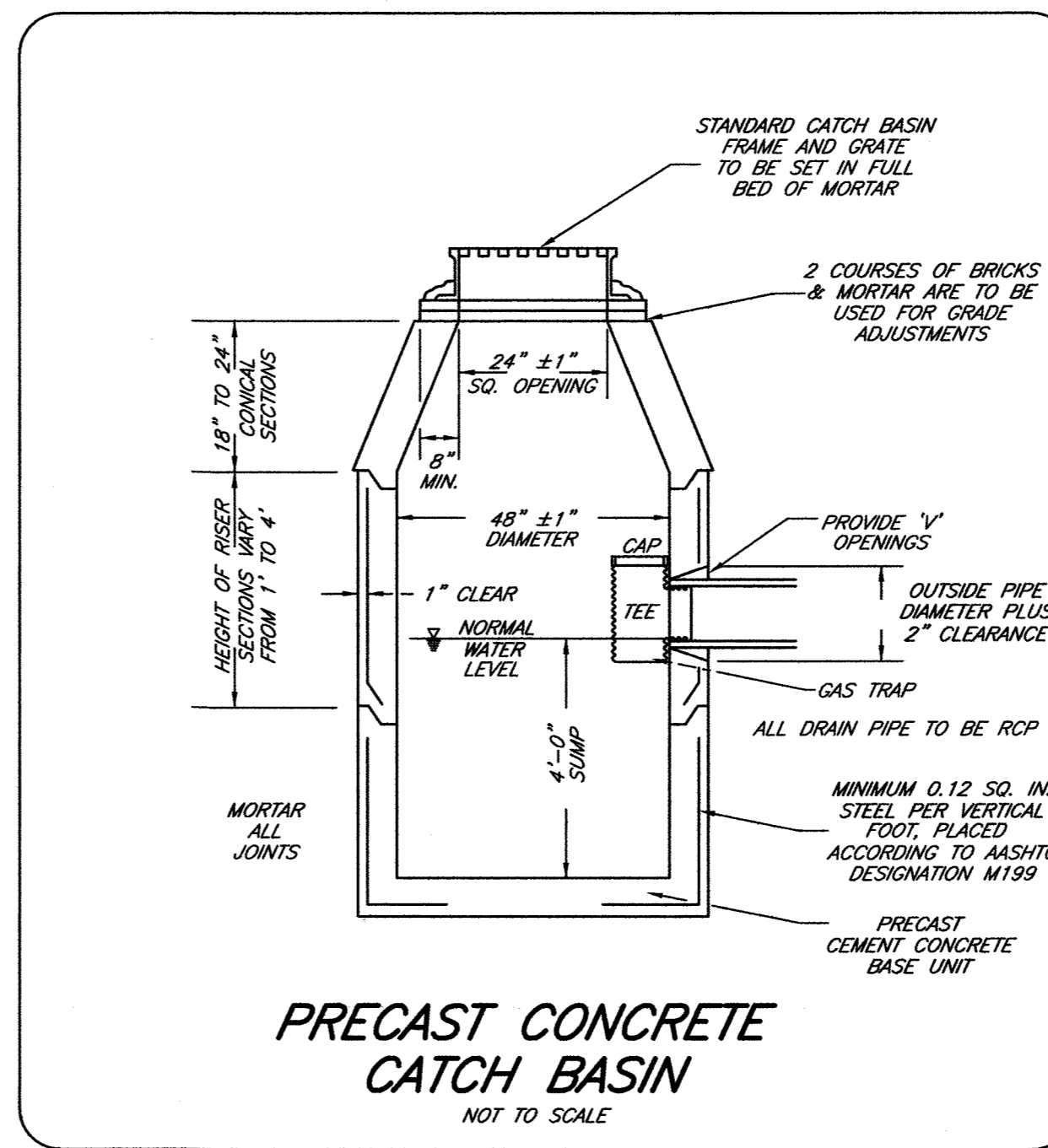
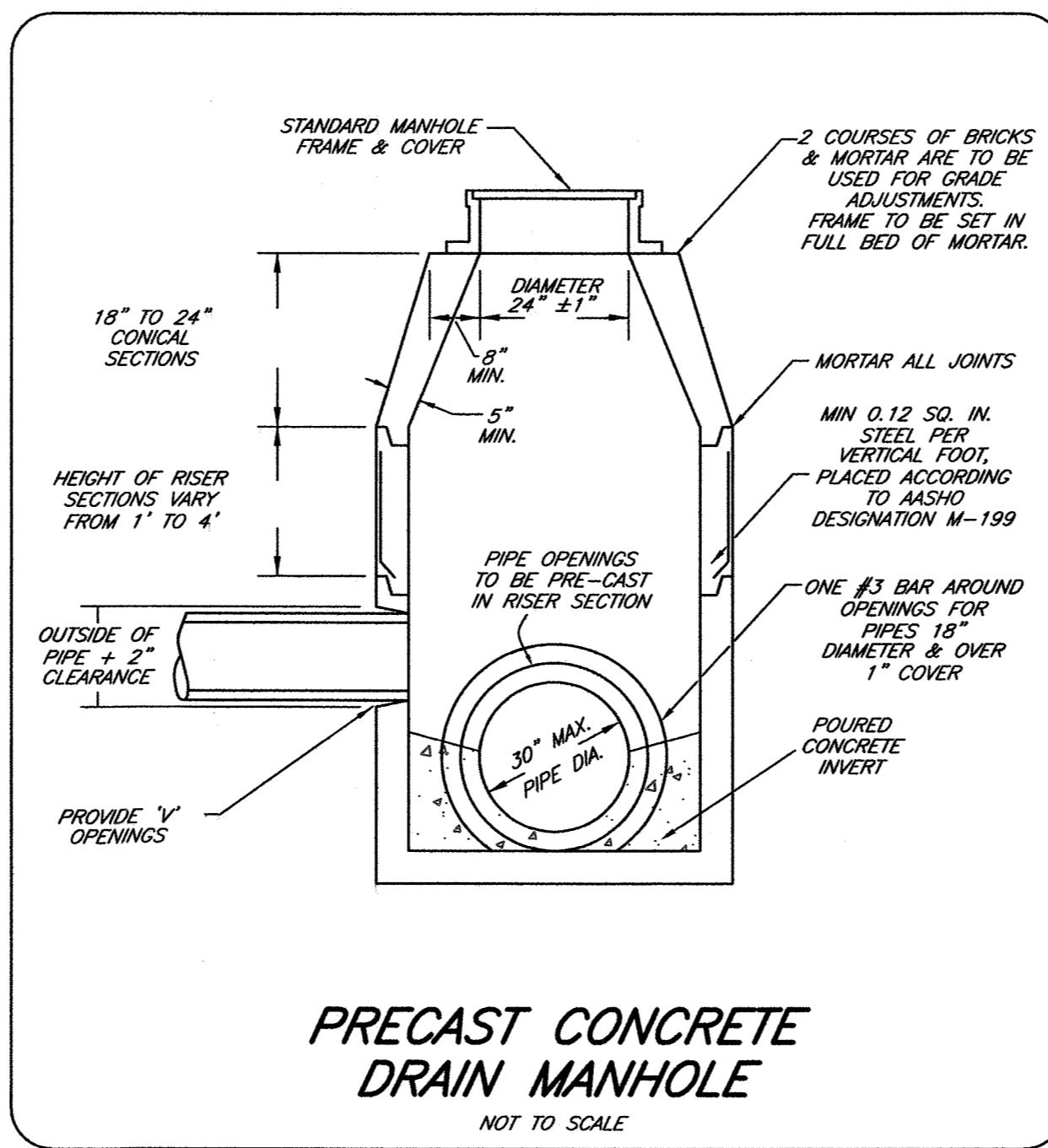
LYNNFIELD PLANNING BOARD		Application Filed: _____
_____		Hearing Date: _____
_____		Plan Approved: _____
_____		Plan Signed: _____
SHEET 1 OF 4		

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No.	Revision	Date



DIA	A	B	C	D	E	G	K	L	P	S	W	BD	R1	R2
12"	4"	24"	48.89"	73.38"	24"	2.5"	54.08"	79.08"	19.94"	4"	2"	20"	10.08"	9"
15"	6"	27"	46"	73.50"	30"	2.5"	51.69"	78.69"	24.31"	4"	2.25"	24"	12.50"	11"
18"	9"	27"	46"	73"	36"	2.75"	51.88"	78.88"	29.00"	4"	2.50"	28"	15.50"	12"
24"	9.5"	43.5"	30"	73"	48"	3.0"	36.04"	80.00"	33.19"	4"	3"	36"	16.81"	14"

REINFORCED CONCRETE FLARED END SECTION
NOT TO SCALE



Seal: *Hayes*

Construction Detail Sheet
Sagamore Place
Lynnfield, Mass.

Applicant:
Sagamore Place Realty Trust
20 West Emerson Street
Melrose, MA 02176

Engineer:
Hayes Engineering, Inc.
603 Salem Street
Wakefield, Mass. 01880
Tel. 781-246-2800
www.hayeseng.com

Scale: 1"=40'
Assessor's Map 9 Lot 175

January 28, 2019

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No.	Revision	Date

Application Filed: _____
Final Plan Filed: _____
Hearing Date: _____
Plan Approved: _____
Plan Signed: _____

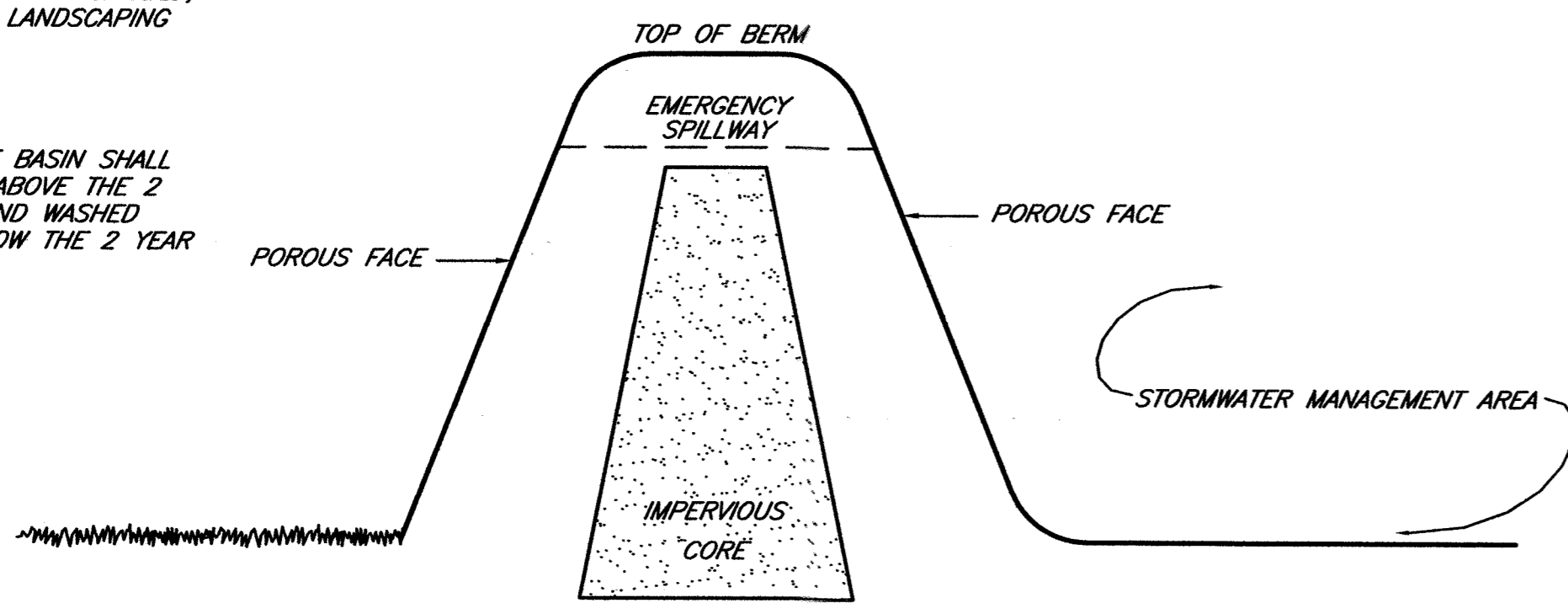
SHEET 3 OF 4

NOTE:

THE TERM "POROUS FACE" SHALL CONSIST OF TREATMENTS THAT ARE NOT IMPERVIOUS AND INCLUDE, BUT ARE NOT LIMITED TO, LOAM & SEED, RIP-RAP AND OTHER LANDSCAPING OR PLANTINGS.

NOTE:

THE SURFACE OF THE BASIN SHALL BE LOAM AND SEED ABOVE THE 2 YEAR STORM LEVEL AND WASHED CRUSHED STONE BELOW THE 2 YEAR STORM LEVEL.



PROPOSED STORMWATER MANAGEMENT AREA EARTH BERM CONSTRUCTION

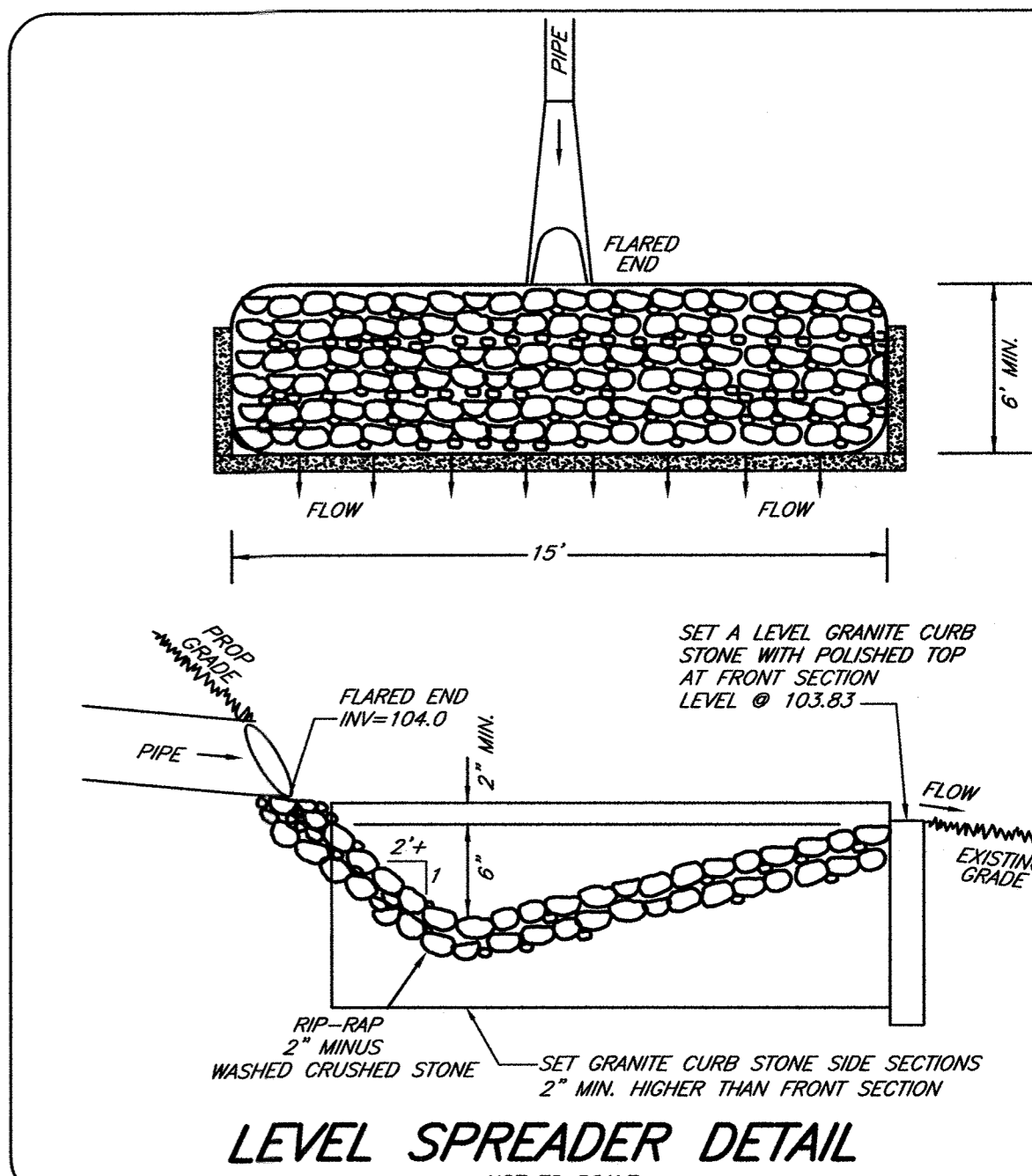
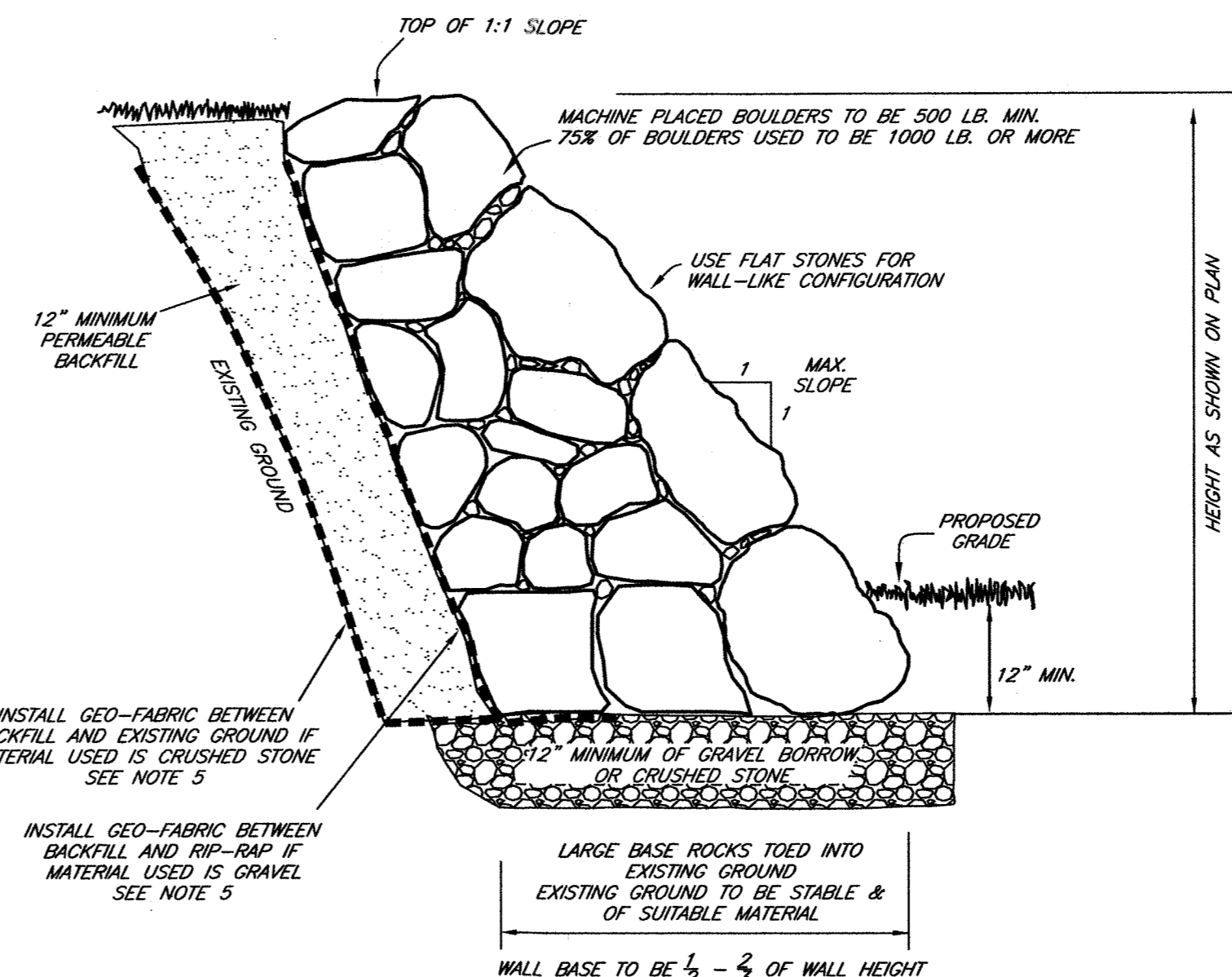
(DETAIL - N.T.S.)

CONSTRUCTION NOTES:

- IF FILL IS REQUIRED UNDER RIP-RAP IT SHALL BE COMPACTED IN LIFTS.
- RIP-RAP WALL TO BE INSPECTED BY ENGINEER DURING CONSTRUCTION.
- AREAS TO BE PROTECTED BY REVETMENT SHALL BE FREE OF BRUSH, TREES, STUMPS AND OTHER ORGANIC MATERIAL AND BE DRESSED TO A SMOOTH SURFACE. ALL SOFT OR SPONGY MATERIAL SHALL BE REMOVED TO THE DEPTH SHOWN ON THE PLANS AS DIRECTED BY THE ENGINEER AND REPLACED WITH APPROVED MATERIALS. A TRENCH SHALL BE DUG AND MAINTAINED UNTIL THE REVETMENT IS PLACED. PROTECTION FOR STRUCTURE FOUNDATIONS SHALL BE PROVIDED AS EARLY AS THE FOUNDATION CONSTRUCTION PERMITS. THE AREA TO BE PROTECTED SHALL BE CLEANED OF ANY WASTE MATERIALS AND THE SURFACE TO BE PROTECTED PREPARED AS SHOWN ON THE PLANS. WHERE SHOWN ON THE PLANS A FOUNDATION SHALL BE PLACED ON THE AREA BEFORE THE STONE IS PLACED. THE FOUNDATION WILL BE SPECIFIED AS EITHER GRAVEL BORROW OR CRUSHED STONE AND AT LEAST 12" IN THICKNESS.
- THE STONES SHALL BE PLACED UPON AN APPROVED BED OF GRAVEL, CRUSHED STONE OR OTHER ACCEPTABLE MATERIAL TO THE LINES AND GRADES SHOWN ON THE PLANS OR AS DIRECTED. EACH STONE SHALL BE CAREFULLY PLACED BY HAND OR MACHINE, ON A PREPARED BED, NORMAL TO THE SLOPE AND FIRMLY EMBEDDED THEREON. THE LARGER STONES SHALL BE PLACED CLOSELY TOGETHER AND THE INTERVENING SPACES FILLED WITH SMALLER STONES IN SUCH A MANNER THAT THE ENTIRE SURFACE WILL FORM A COMPACT MASS.
- 12" MINIMUM OF PERMEABLE MATERIAL SHALL BE PLACED BEHIND THE RIP-RAP SLOPE. IF THE MATERIAL IS CRUSHED-STONE, THEN A LAYER OF GEO-FABRIC SHALL BE INSTALLED BETWEEN THE EXISTING GROUND AND THE BACKFILL. IF THE MATERIAL IS GRAVEL THEN A LAYER OF GEO-FABRIC SHALL BE INSTALLED BETWEEN THE GRAVEL AND THE RIP-RAP TO PREVENT THE GRAVEL FROM WASHING THROUGH THE GAPS IN THE RIP-RAP SLOPE.

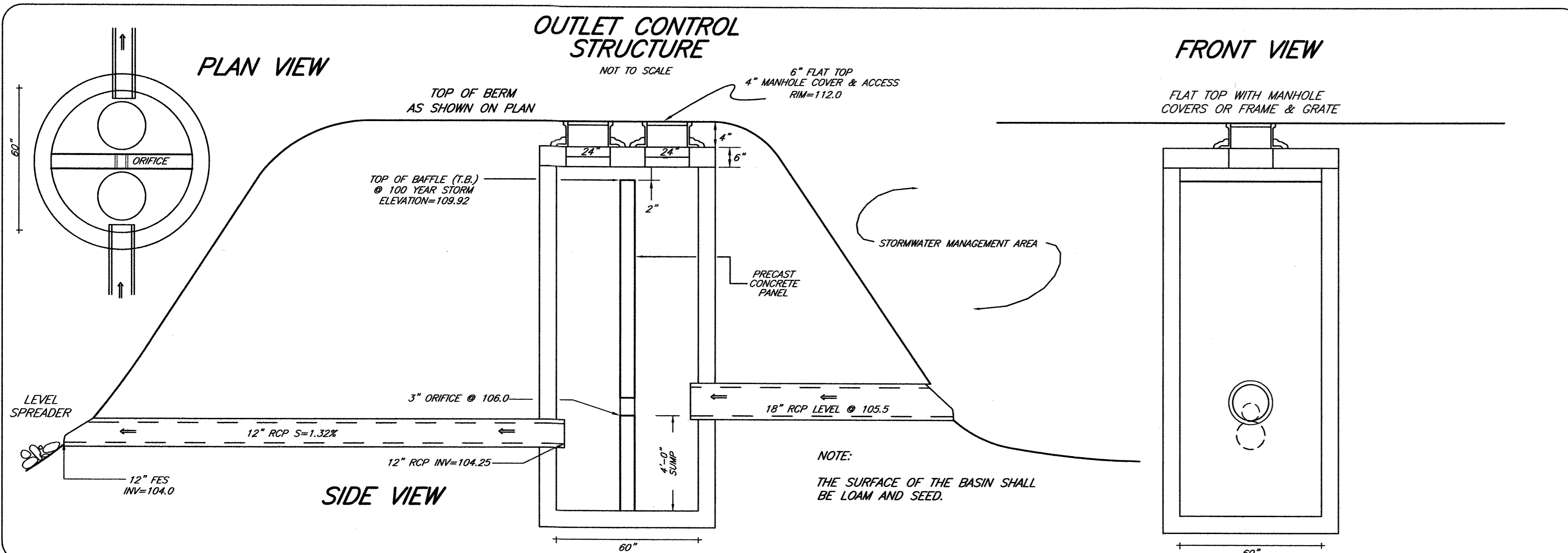
1:1 RIP-RAP DETAIL

NOT TO SCALE



LEVEL SPREADER DETAIL

NOT TO SCALE



OUTLET CONTROL STRUCTURE

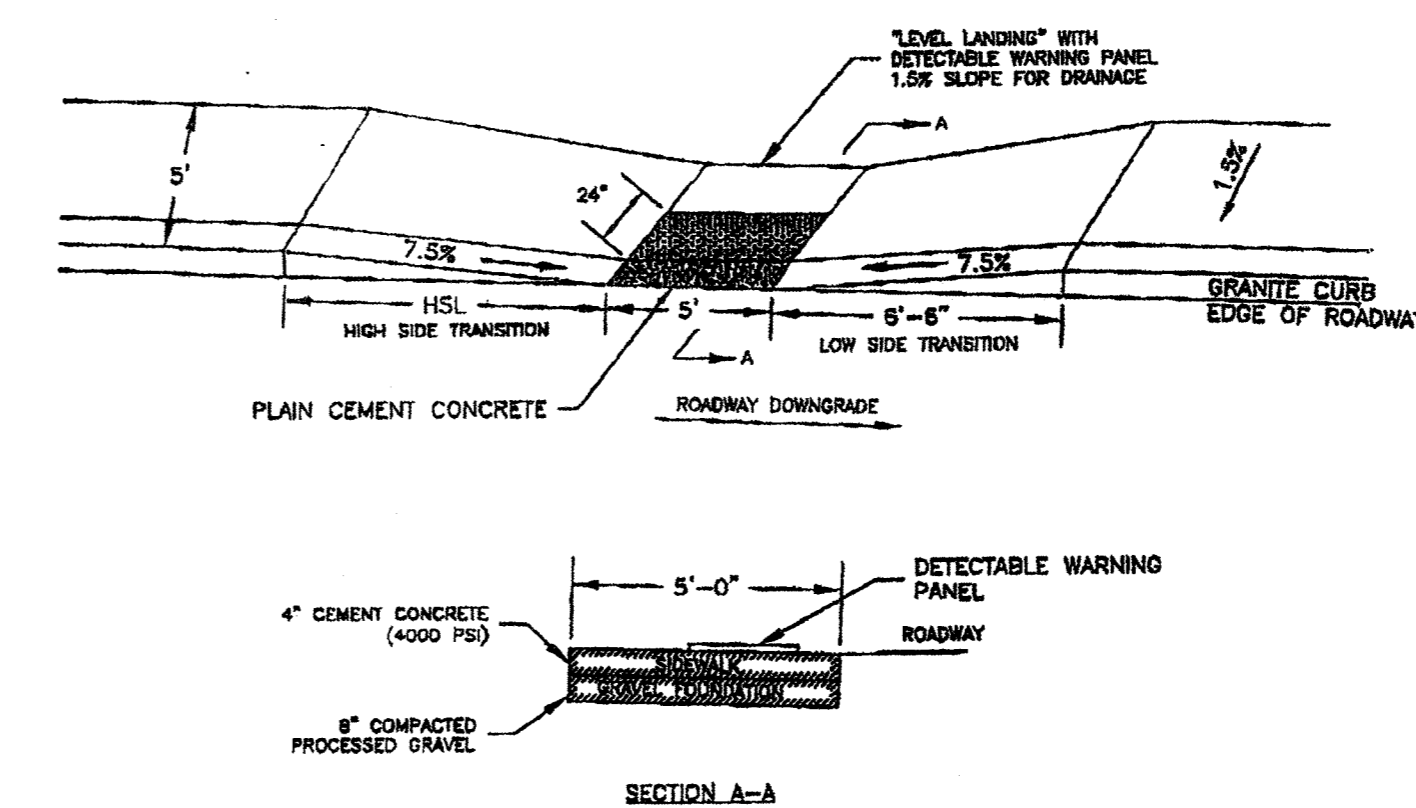
NOT TO SCALE

FRONT VIEW

FLAT TOP WITH MANHOLE COVERS OR FRAME & GRATE

SIDE VIEW

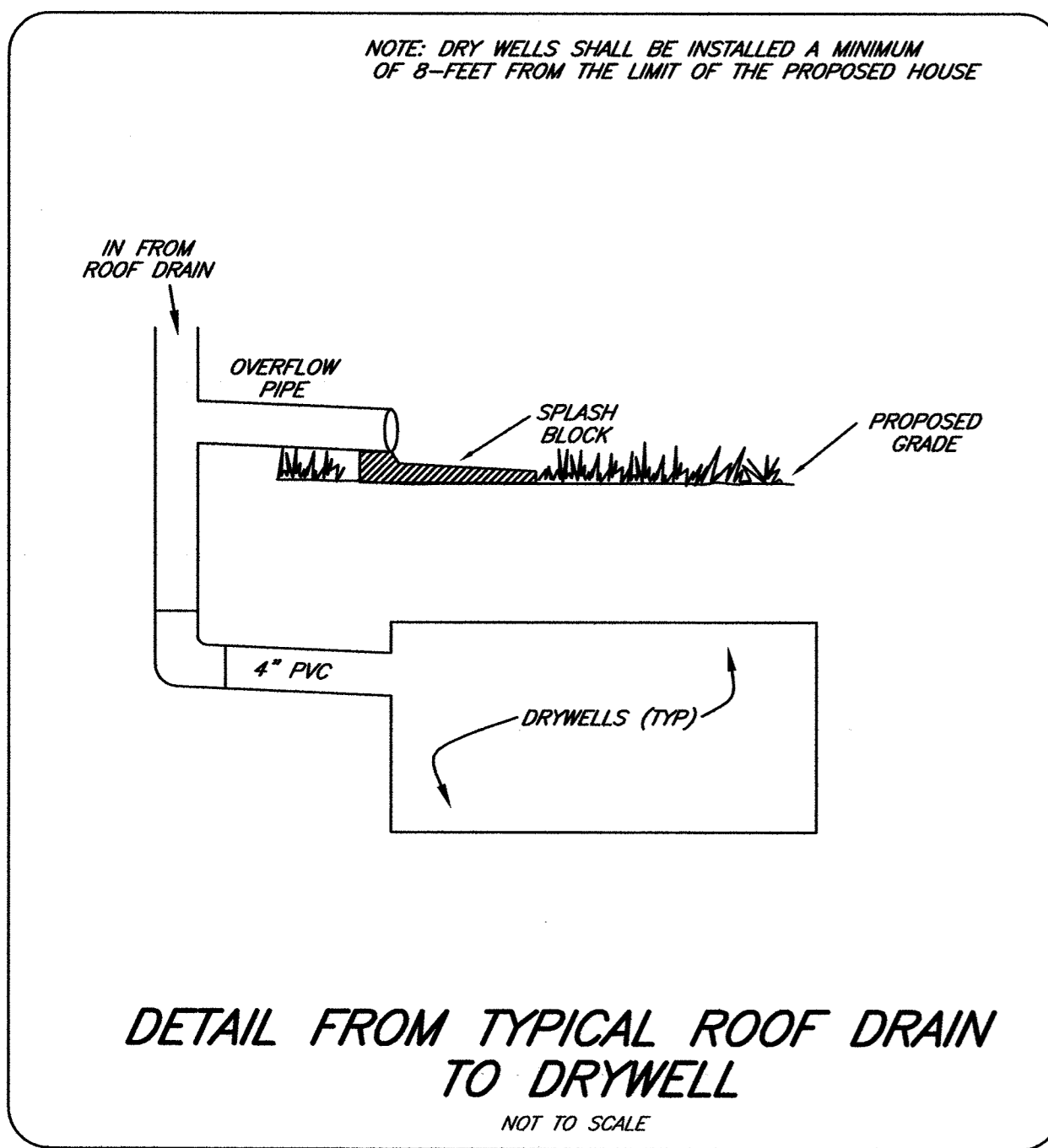
NOTE:
THE SURFACE OF THE BASIN SHALL BE LOAM AND SEED.



CONCRETE WHEEL-CHAIR RAMPS WITH DETECTABLE WARNING PANEL

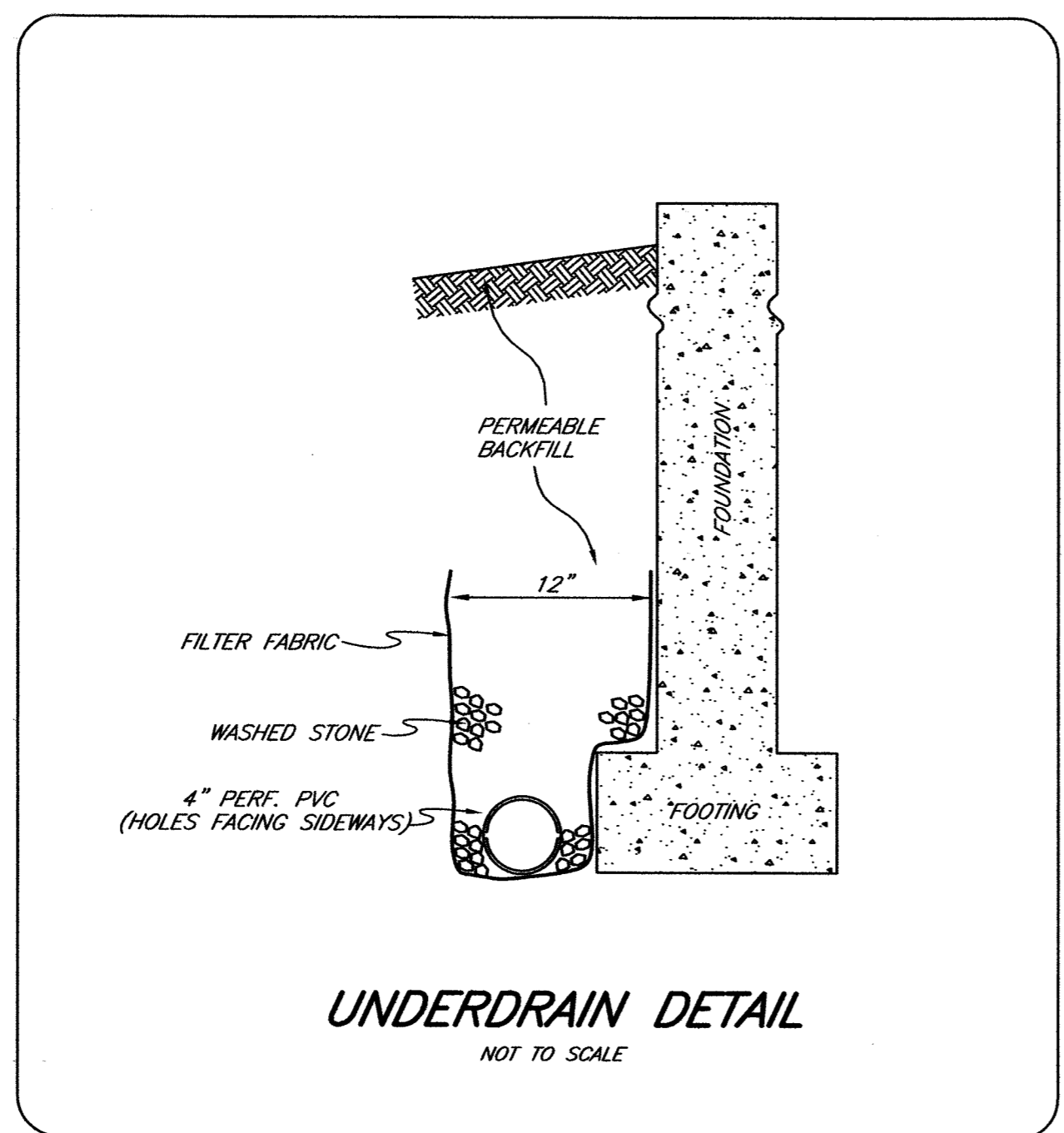
SCALE: N/A

- NOTES:**
- HSL = HIGH SIDE TRANSITION LENGTH (SEE N/E 107.0.0)
 - TOLERANCE FOR CONSTRUCTION IS +/- 0.5%
 - DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9", A HEIGHT OF NOMINAL 0.2" AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35" AND SHALL BE BRICK RED.



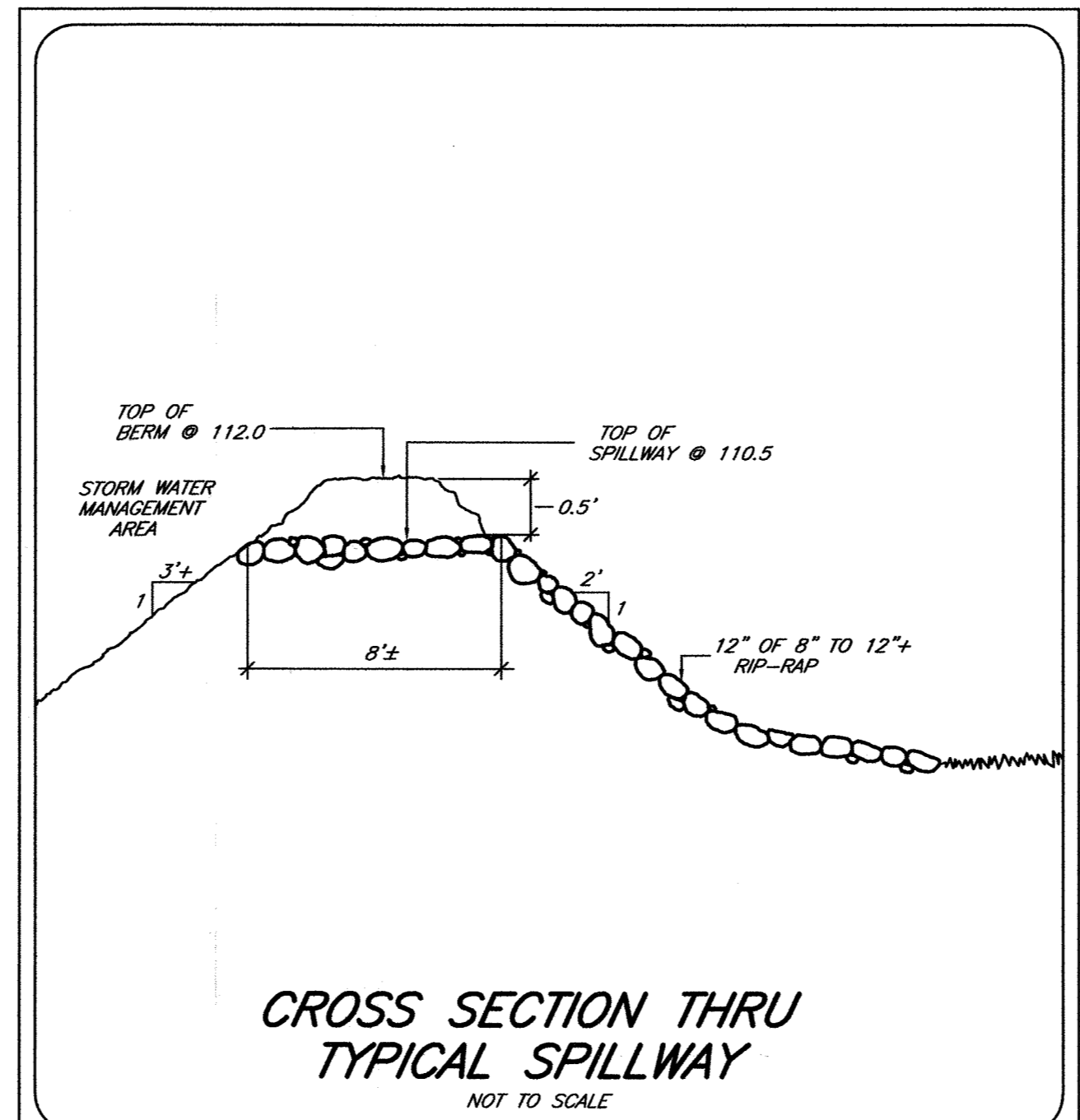
DETAIL FROM TYPICAL ROOF DRAIN TO DRYWELL

NOT TO SCALE



UNDERDRAIN DETAIL

NOT TO SCALE



CROSS SECTION THRU TYPICAL SPILLWAY

NOT TO SCALE

TOWN OF LYNNFIELD
DEPARTMENT OF PUBLIC WORKS
55 Summer Street Lynnfield Massachusetts 01940
Phone 781-334-3143 • Fax 781-334-7661

WHEEL-CHAIR RAMP DETAIL	
DRAWN BY: CLR	DATE: 8-18-07
CHECKED BY:	SCALE: N/A
CONTRACT NO.: 07-01	SHEET 1 OF 1
REVISIONS:	

Seal:

0' 20' 40' 80' 120'

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Scale: 1"=40'
Assessor's Map 9 Lot 175

January 28, 2019

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